



**Historic Architectural Review Commission
Staff Report for Item 5**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: October 24, 2017

Applicant: William Shepler

Application Number: H17-03-0028

Address: #922 Thomas Street

Description of Work:

New one story frame addition.

Site Facts:

The one-story house at 922 Thomas Street is listed as a contributing resource in the survey, and was constructed in 1938 according to the survey. The building does not appear on the 1962 Sanborn map, but in the c.1965 photograph, it is clear that the building is not a new structure, as there are dirt stains on the metal shingled roof and the eaves show some wear and tear. It is most likely that the building was relocated to that site. The building has a front porch that has been enclosed.

This project came in front of the HARC Commission in the August 2017 and was postponed for redesign.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 3, 4, 5, 6, 9, and 10.

HARC Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 5, 6, 11, 12, 13, 14, 19, 22, 23, 29, 30, and 31.

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns

Staff Analysis

This Certificate of Appropriateness proposes some renovations to the contributing house, including repair/replacement of existing wood siding as required, new 2/2 wood windows on the sides of the structure.

A new addition will be connected onto the rear. The addition will have a height of 16 feet, 3 inches, approximately two feet shorter than the main house (18 feet, 1 inch). The new addition is connected through a smaller connector. The front of the new addition will have a gable front roof, which will differentiate it from the main structure. The new addition will have board and batten siding and aluminum impact windows and v-crimp roofing.

Consistency with Guidelines

1. The proposed addition will be shorter than the main house by approximately 2 feet, and will double the footprint of the existing building. The revised design has shifted the roofline of the side addition to a gable and reduced the massing of the addition so that it does not compete with the main structure. The side addition will be set back 52 feet from the front property line, so it will be less visible from the street.

It is staff's opinion that the revised design is consistent with the guidelines for additions and alterations.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 17-00300028		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____%

ADDRESS OF PROPOSED PROJECT:	922 Thomas Street		# OF UNITS	1
RE # OR ALTERNATE KEY:				
NAME ON DEED:	James Hamilton	PHONE NUMBER	305-923-0054	
OWNER'S MAILING ADDRESS:	321 Catherine Street	EMAIL	hamiltonbuilders1@hotmail.com	
	Key West, FL 33040			
CONTRACTOR COMPANY NAME:		PHONE NUMBER		
CONTRACTOR'S CONTACT PERSON:		EMAIL		
ARCHITECT / ENGINEER'S NAME:	William Shepler Architect	PHONE NUMBER	305- 890-6191	
ARCHITECT / ENGINEER'S ADDRESS:	201 Front Street , Suite 203, Key West	EMAIL	will@wshepler.com	
	FL 33040			

JUN 26 2017

710-5188-2877

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., New 1 story wood frame addition
 impact rated windows, f.c siding, new railings & shed roof over existing front porch,
 galvalume roofing and all other work / design elements as per attached drawings.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT: OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Oper: KEYWAYC Type: BP Drawer: 1
 Date: 5/26/17 50 Receipt no: 20158
 2017 300028
 PT * BUILDING PERMITS-NEW
 1.00 as identification
 Trans number: 3107127
 CK CHECK 1220 \$100.00
 Trans date: 5/26/17 Time: 14:45:32

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A/C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.	<input type="checkbox"/>	<input type="checkbox"/>
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

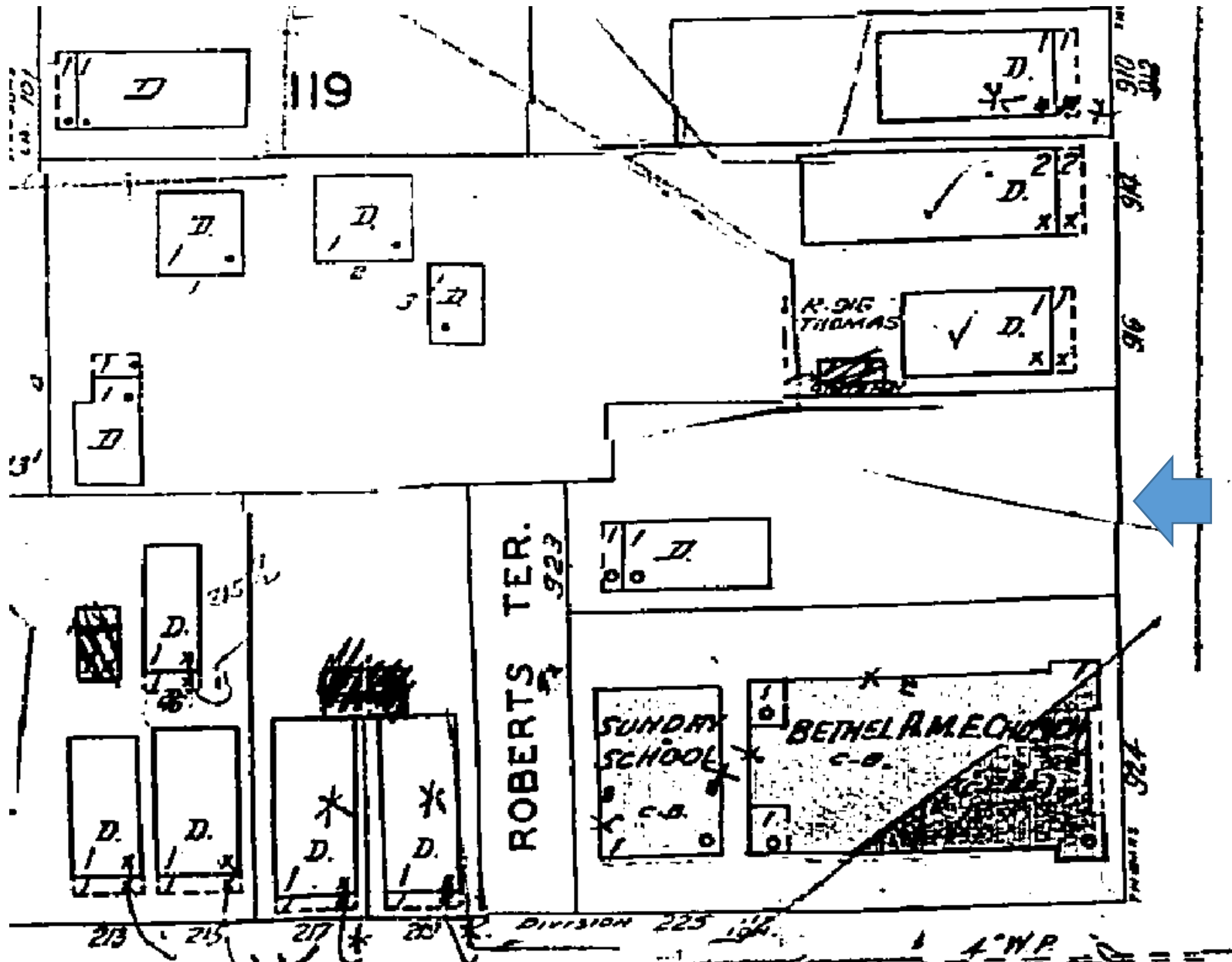
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

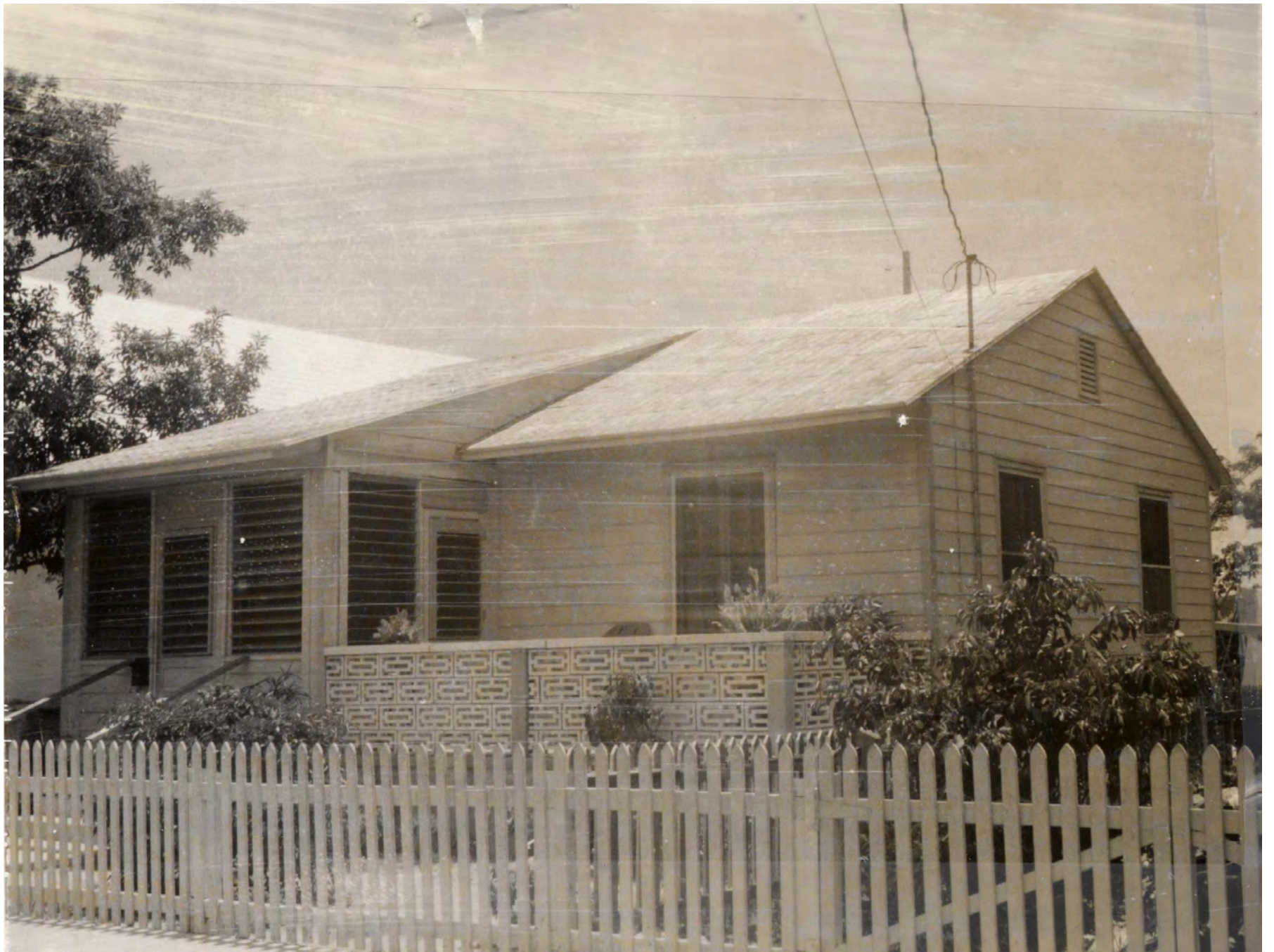
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.



9
2
2

1000
1000
1000







EXISTING HOUSE FROM THOMAS ST.



RECEIVED
NOV 29 2010
By _____



FRONT PORCH

NOV 29 2010



FRONT FACADE OF HOUSE



SIDE OF HOUSE BY CHUNCH



RECEIVED
NOV 29 2010



BACK OF HOUSE



RECEIVED
NOV 29 2010
By _____

WINDOW IN BACK OF HOUSE THAT IS OLD CASEMENT



BACKYARD OF SITE

RECEIVED
29 2010
By _____









NO TRESPASSING





SCHOOL WALK

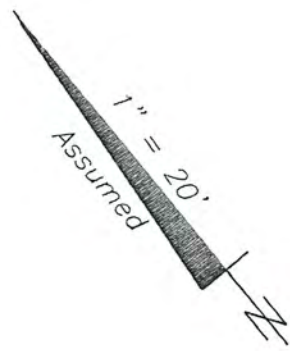


Church



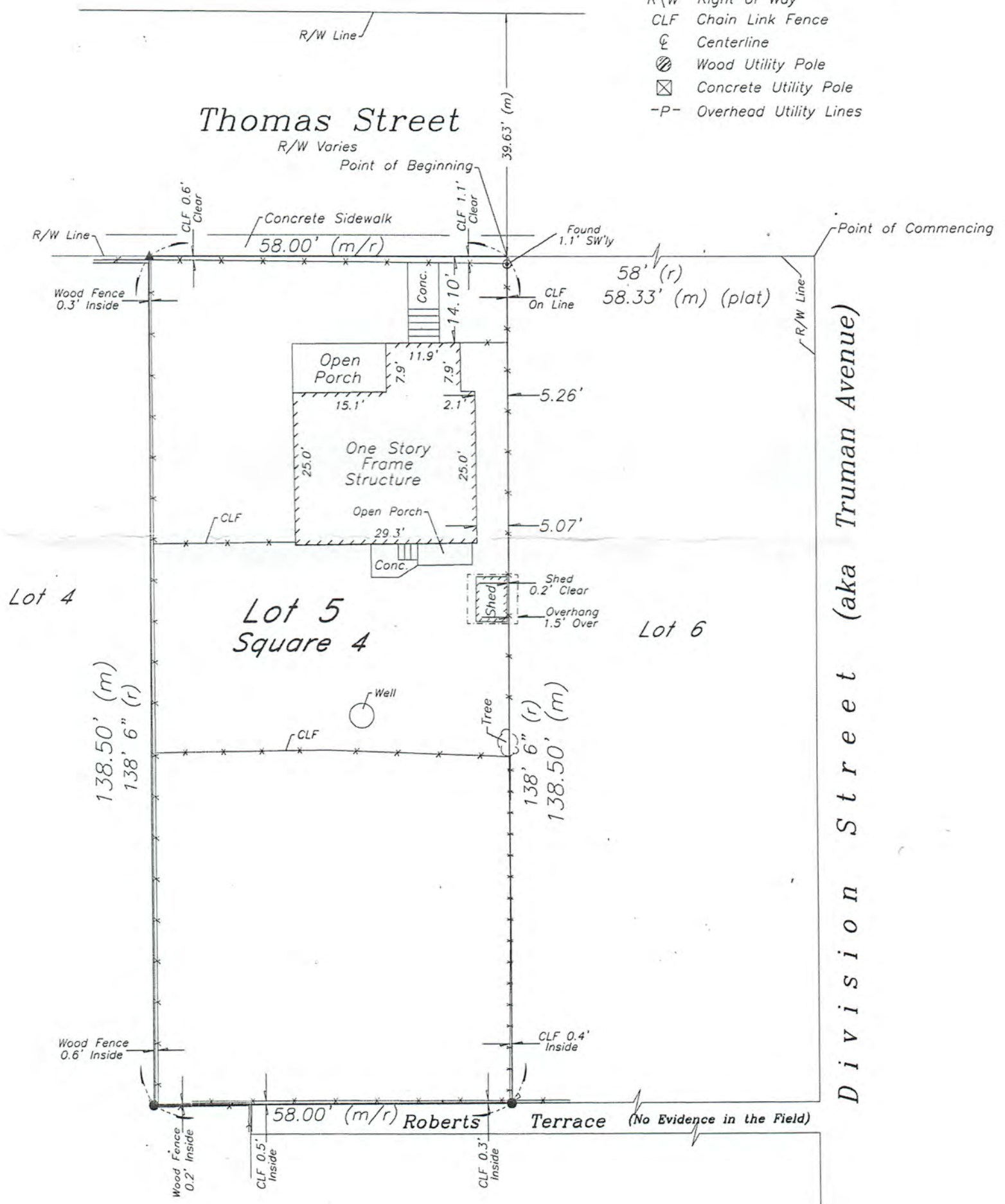
SURVEY

Boundary Survey Map of Lot 5, Square 4 of C.W. Tift's Diagram on the Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (LB 2863)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

REVISED DESIGN

Seal:

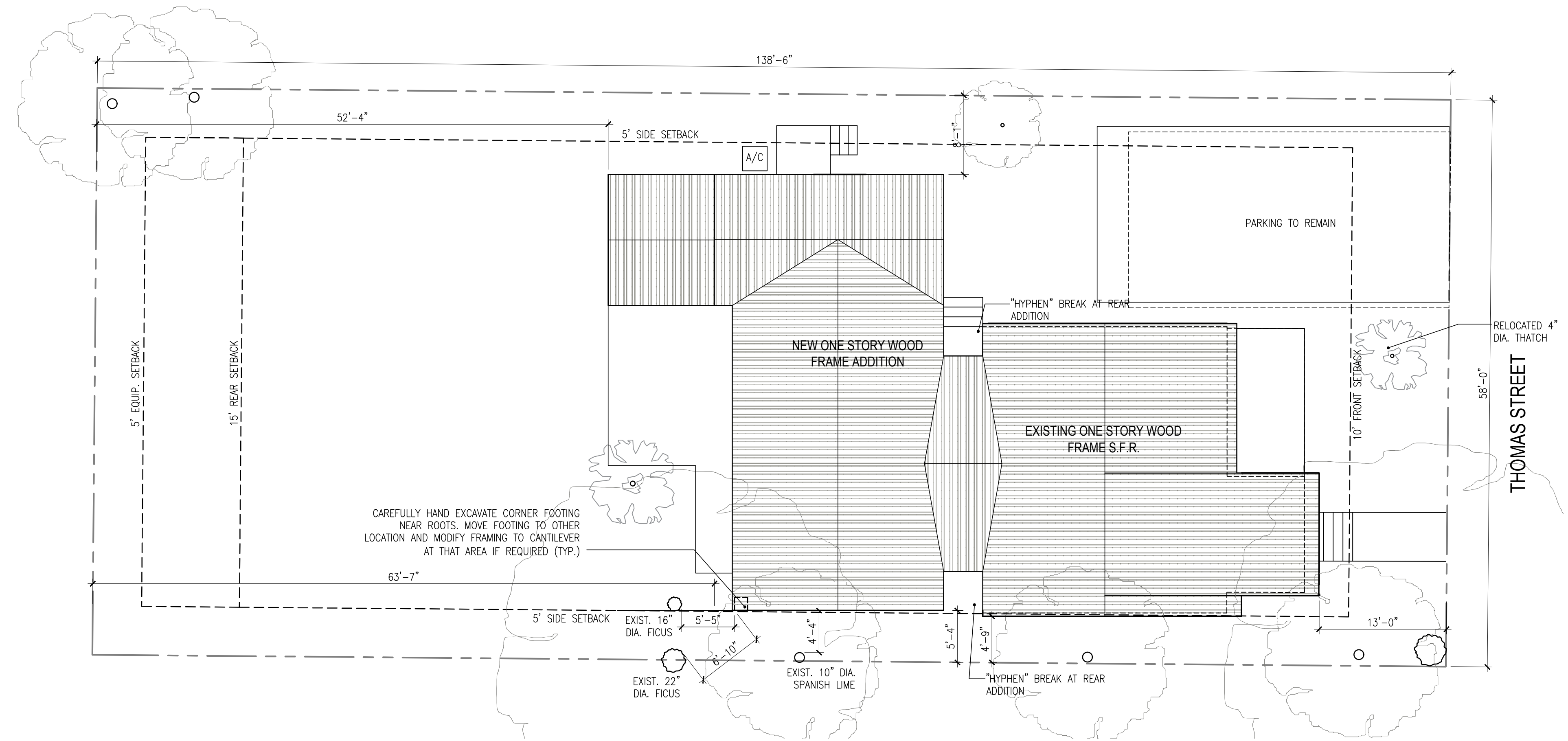
Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17
H.A.R.C. REV. 3: 9.22.17
H.A.R.C. REV. 4: 10.9.17

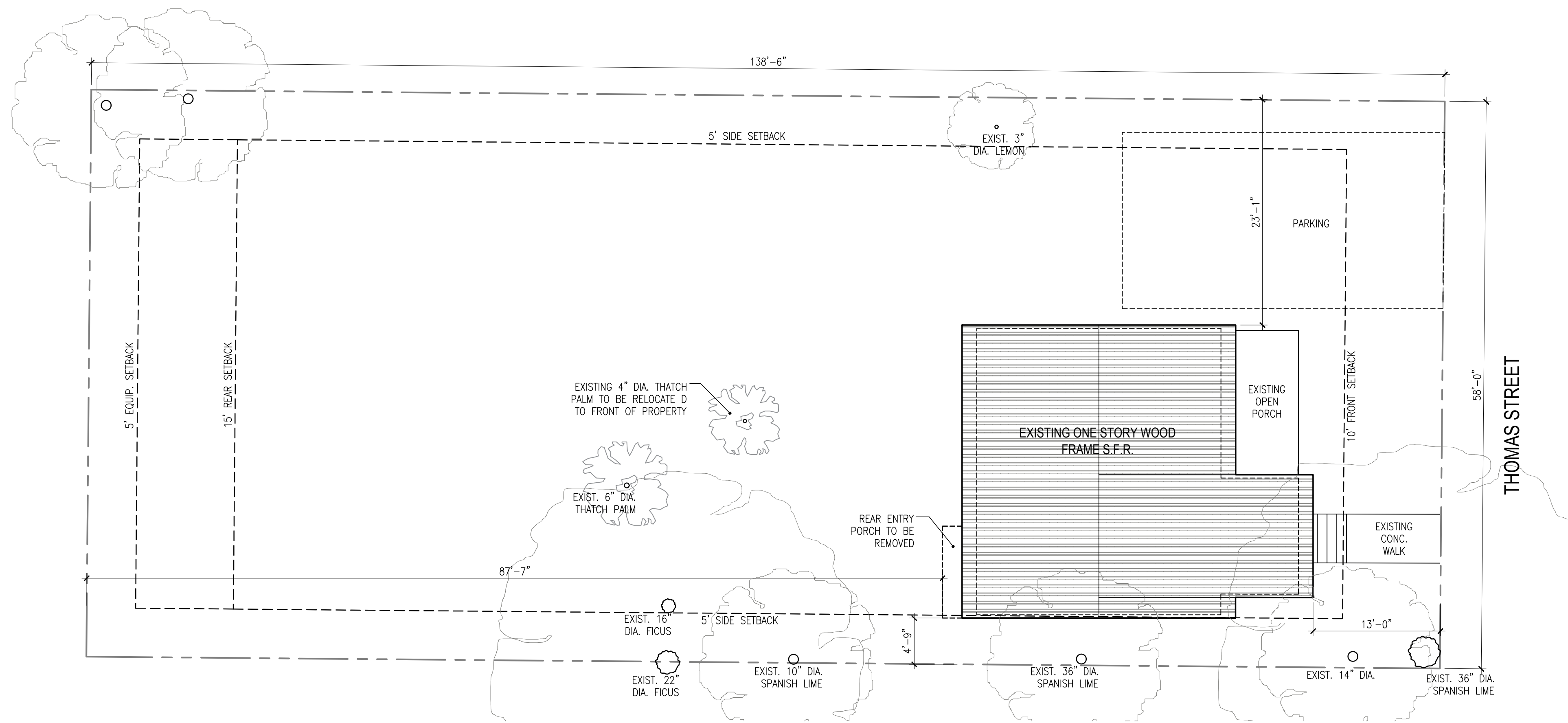
SITE CALCS - ZONING DISTRICT: HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	18'-1"	No Change	Yes
BUILDING COVERAGE	40%	956s.f. (11.9%)	2,110 s.f. (26.2%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,118 s.f. (13.9%)	2,277 s.f. (28.3%)	Yes
LOT SIZE	Min. 4,000 s.f.	8,033 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	58'	N/A	N/A
LOT DEPTH	Min. 90'	138.5'	N/A	N/A
FRONT SETBACK	Min. 10'	13'	No Change	Yes
SIDE SETBACK (SOUTH)	Min. 5'	4'-9"*	No Change	N/A
SIDE SETBACK (NORTH)	Min. 5'	23'-1"	8'-3"	Yes
REAR SETBACK	Min. 15'	87'-7"	52'-4"	Yes
OPEN SPACE	Min. 35%	86.10%	71.70%	Yes

*Existing Non-Conforming Condition



2 PROPOSED SITE PLAN
A1.1 SCALE: 1/8"=1'-0"



1 EXISTING SITE PLAN
A1.1 SCALE: 1/8"=1'-0"

922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 Project #: 17026

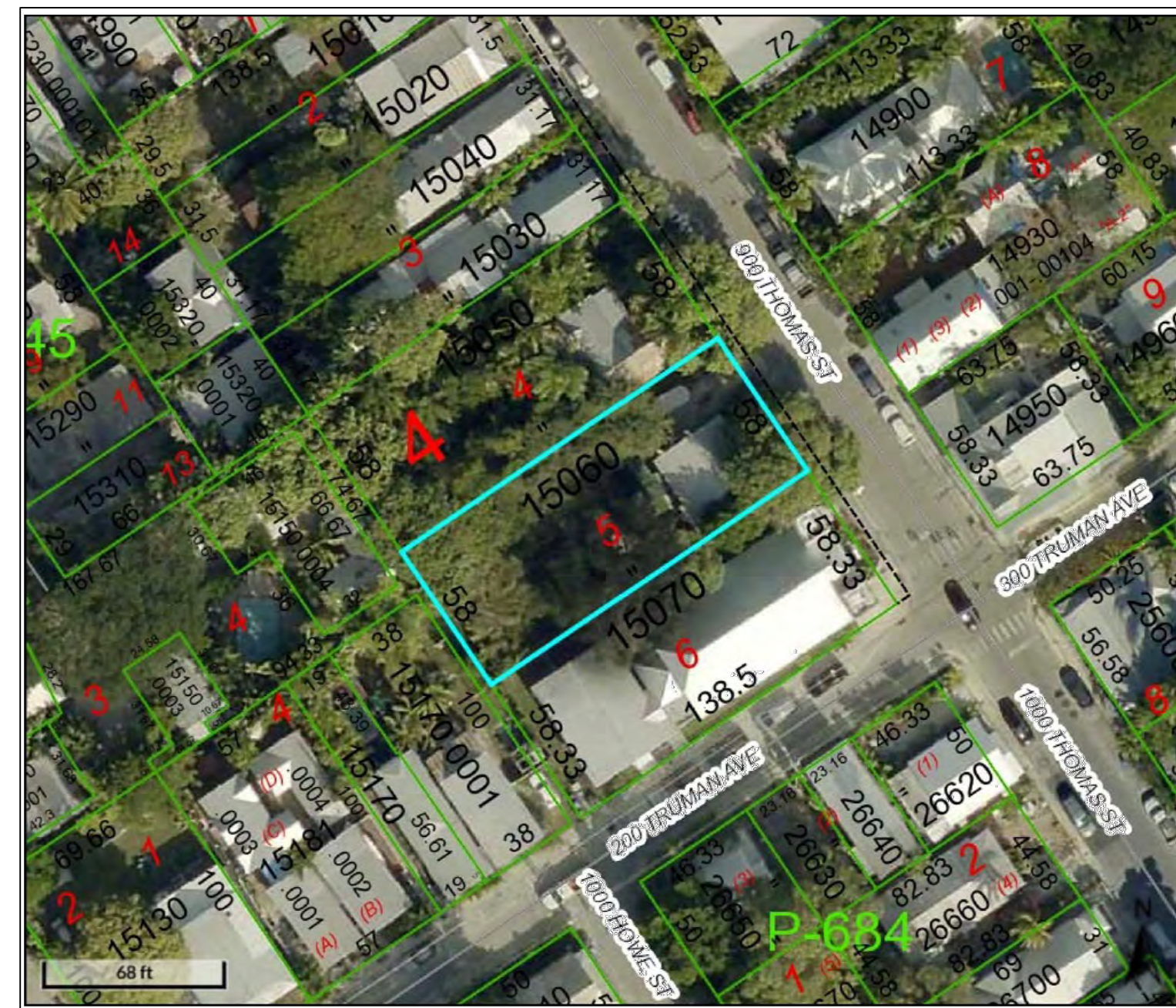
Title:

SITE PLANS/
ZONING
CALCS

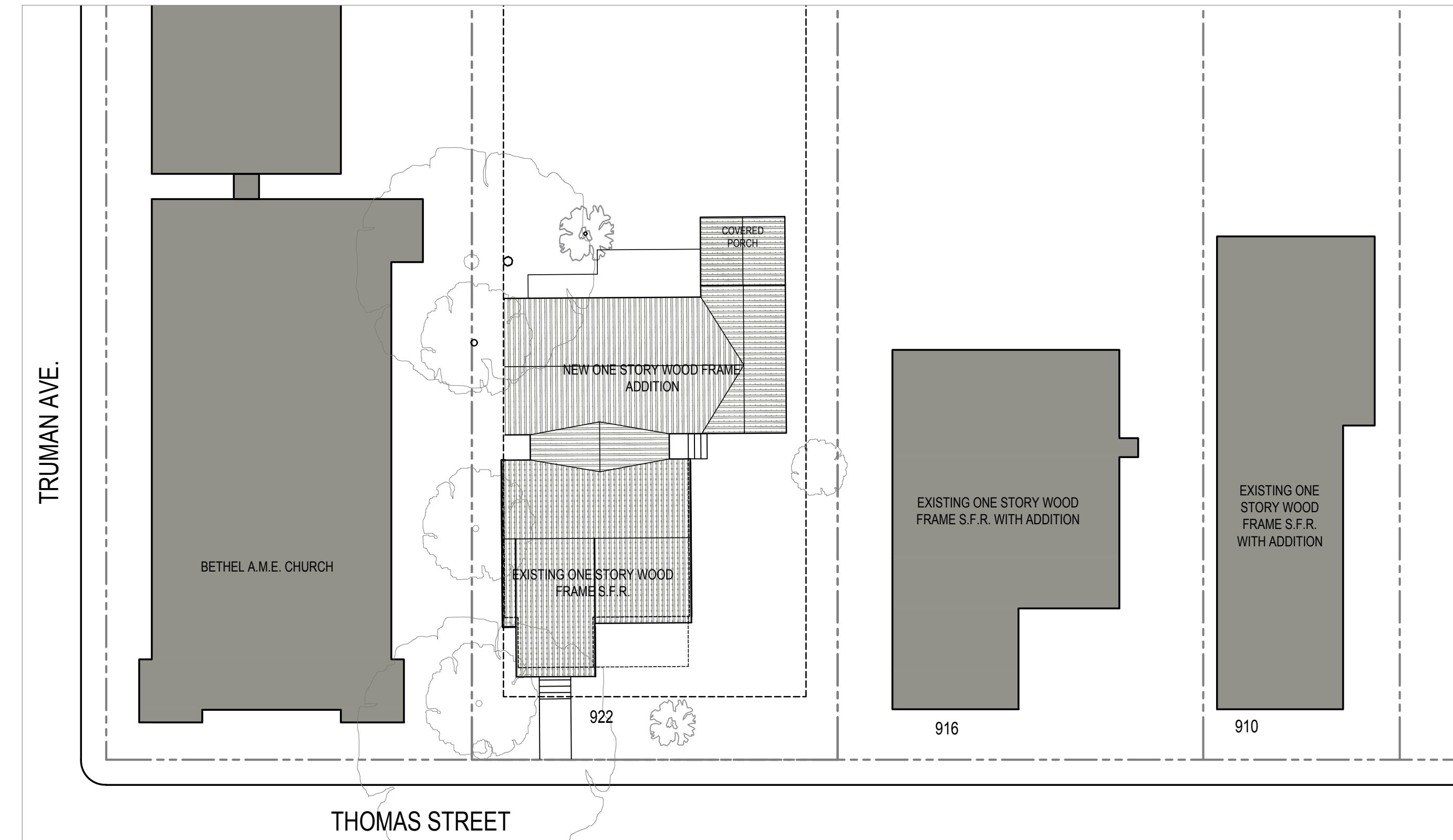
Sheet Number:
A-1.1

Date: - OCTOBER 10, 2017

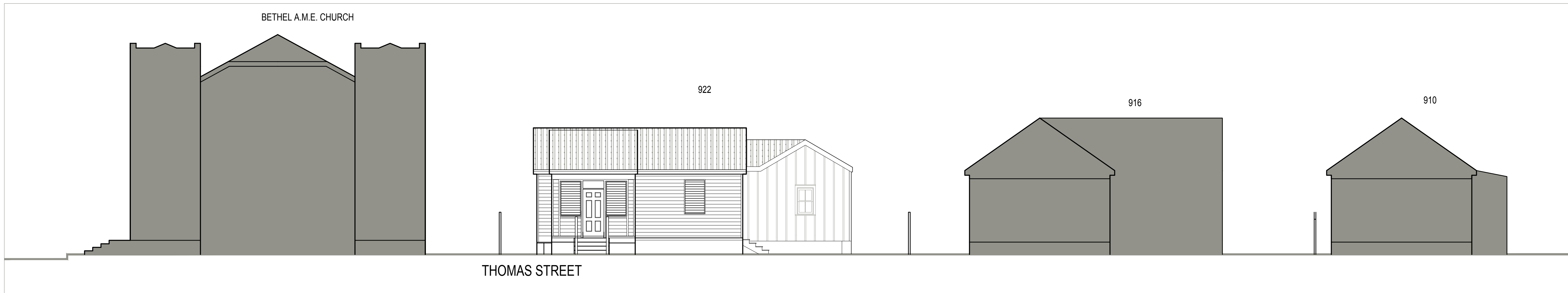
©2017 by William Shepler Architect



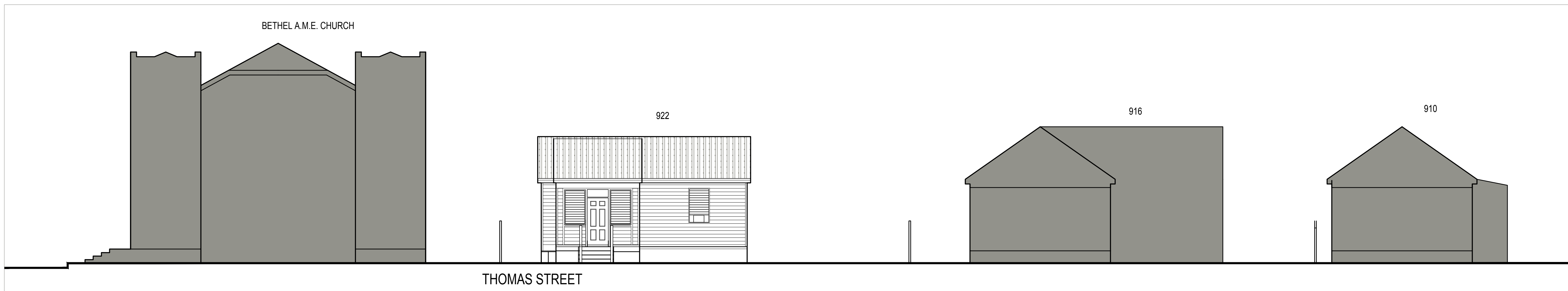
4 AERIAL SITE PLAN
SCALE: N.T.S.



3 CONTEXTUAL SITE PLAN
SCALE: 1/16"=1'-0"



2 PROPOSED STREETSCAPE
SCALE: 1/8"=1'-0"



1 EXISTING STREETSCAPE
SCALE: 1/8"=1'-0"

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17
H.A.R.C. REV. 3: 9.22.17
H.A.R.C. REV. 4: 10.9.17

922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 17026

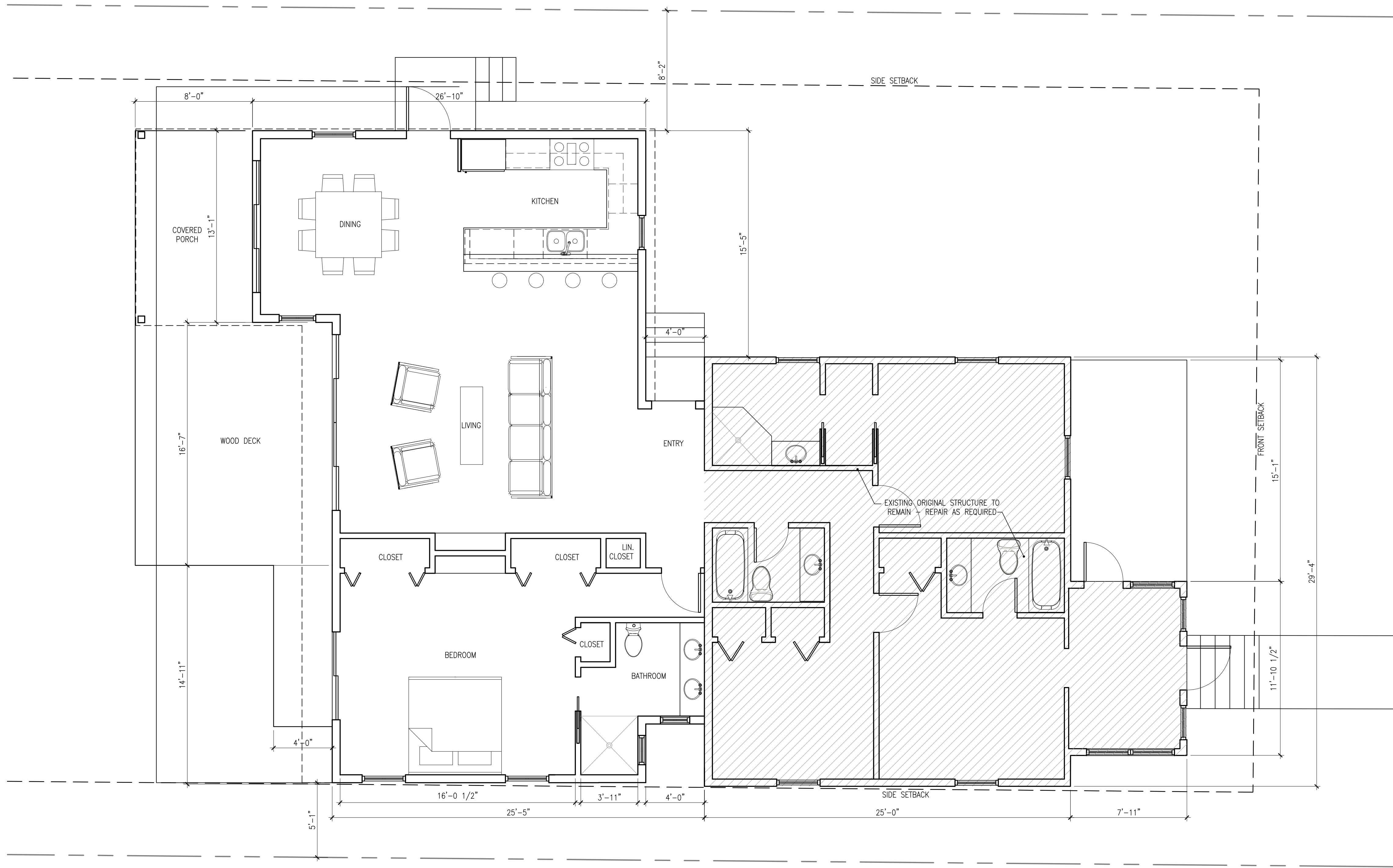
Title:
CONTEXTUAL SITE PLAN AND ELEVATIONS

Sheet Number:
A-1.2

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17
H.A.R.C. REV. 3: 9.22.17
H.A.R.C. REV. 4: 10.9.17



1 FLOOR PLAN
A2.1 SCALE: 1/4"=1'-0"

922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 17026

PROPOSED FLOOR PLAN

Sheet Number:
A-2.1

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17

922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 17028

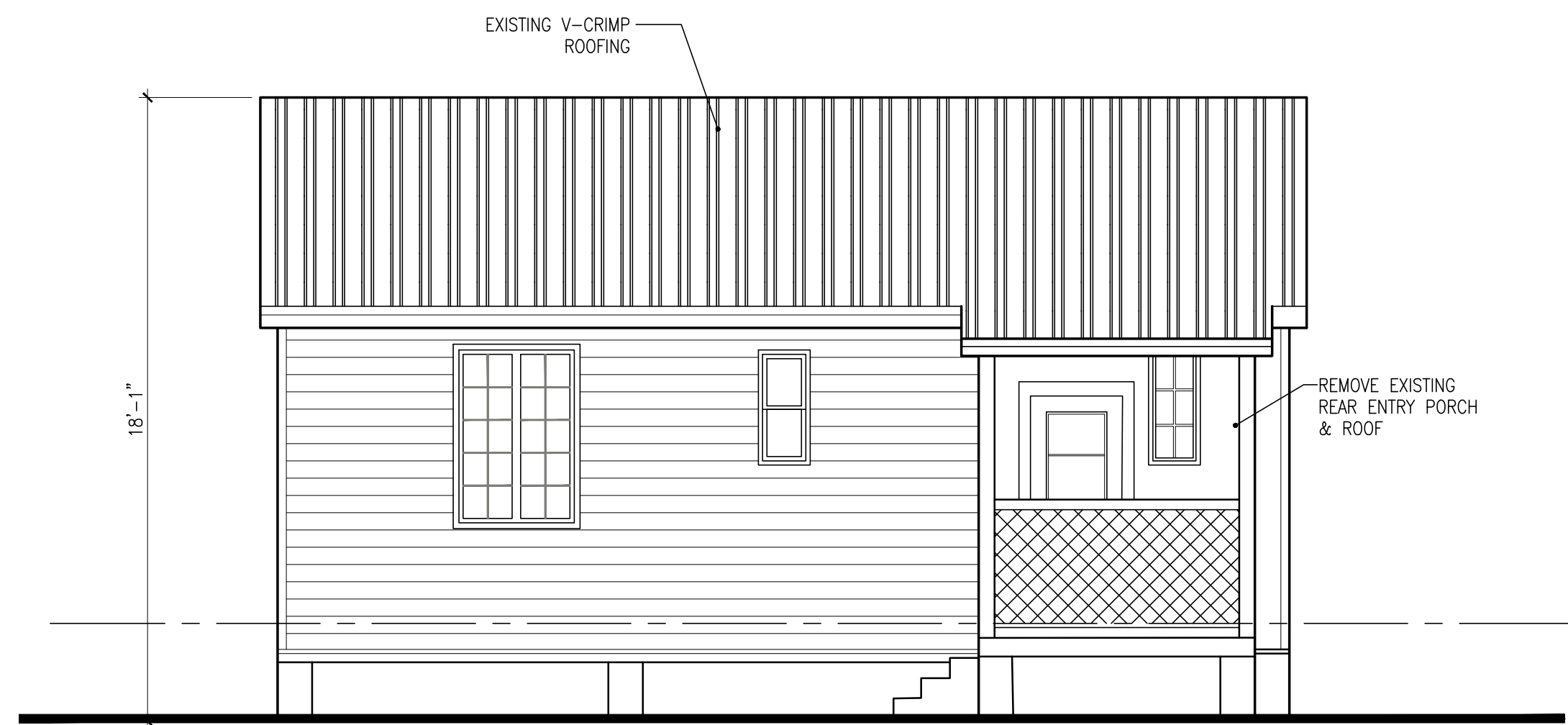
Title:

EXISTING ELEVATIONS

Sheet Number:

AE-3.1

Date: - JULY 15, 2017
©2017 by William Shepler Architect



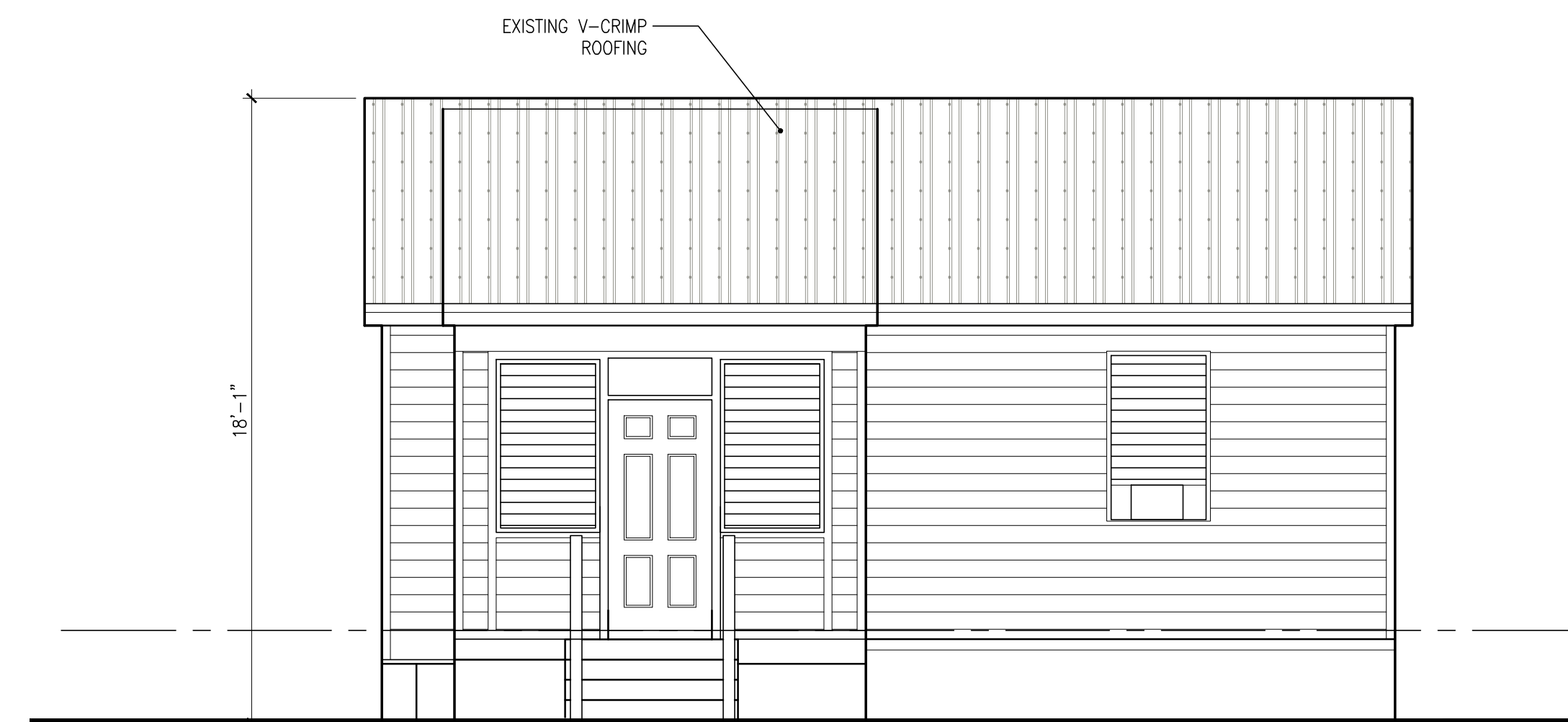
3 WEST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



1 EAST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17
H.A.R.C. REV. 3: 9.22.17
H.A.R.C. REV. 4: 10.9.17

922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 17028

Title:

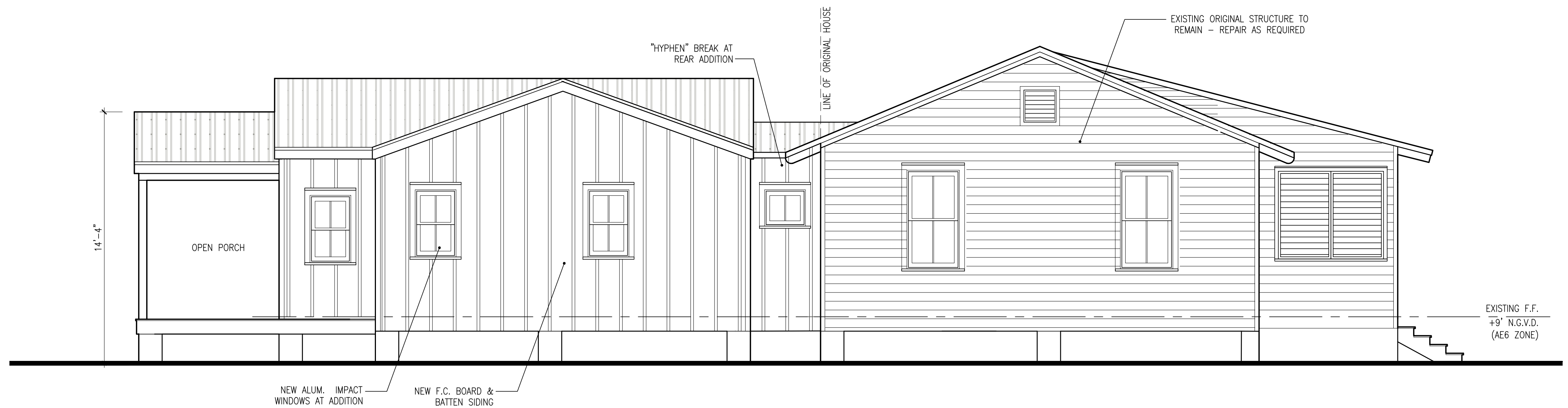
PROPOSED ELEVATIONS

Sheet Number:

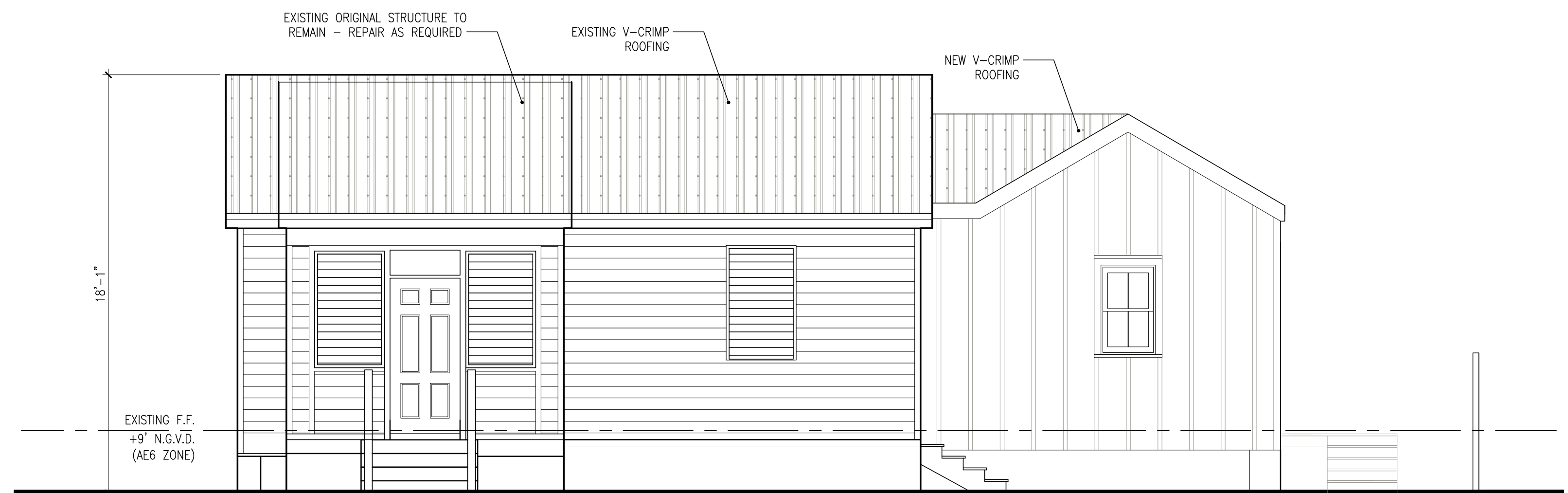
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Date: - OCTOBER 10, 2017

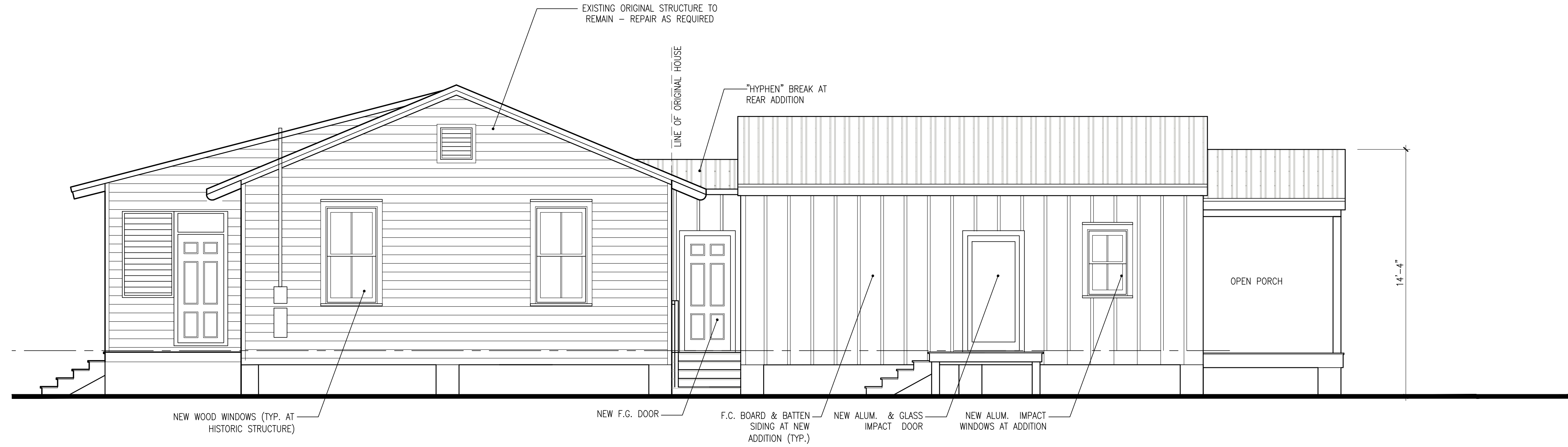
©2017 by William Shepler Architect



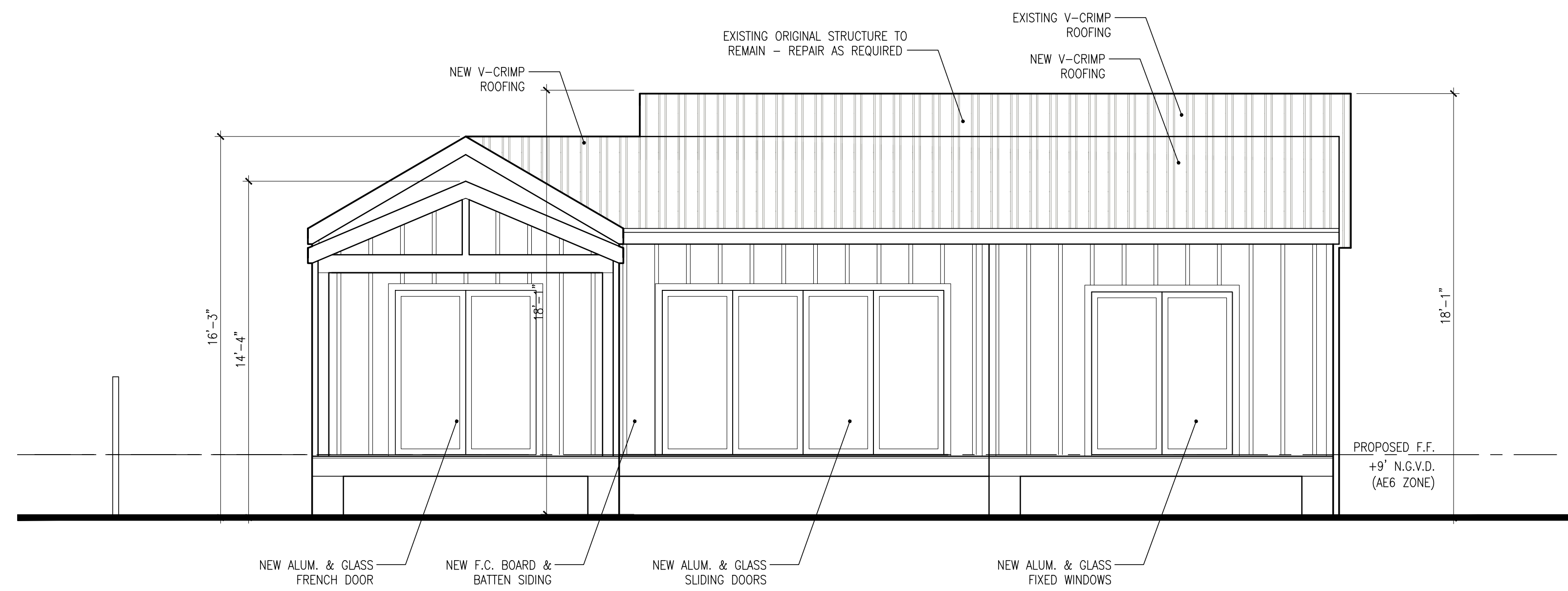
2 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
A3.2 SCALE: 1/4"=1'-0"



1 WEST ELEVATION
A3.2 SCALE: 1/4"=1'-0"

922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36
Project #: 17028

Title:

PROPOSED ELEVATIONS

Sheet Number:

A-3.2

Date: - OCTOBER 10, 2017

Seal:

Consultants:

Submissions / Revisions:
 H.A.R.C. SUBMISSION: 10.27.16

317 ANGELA STREET
 KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

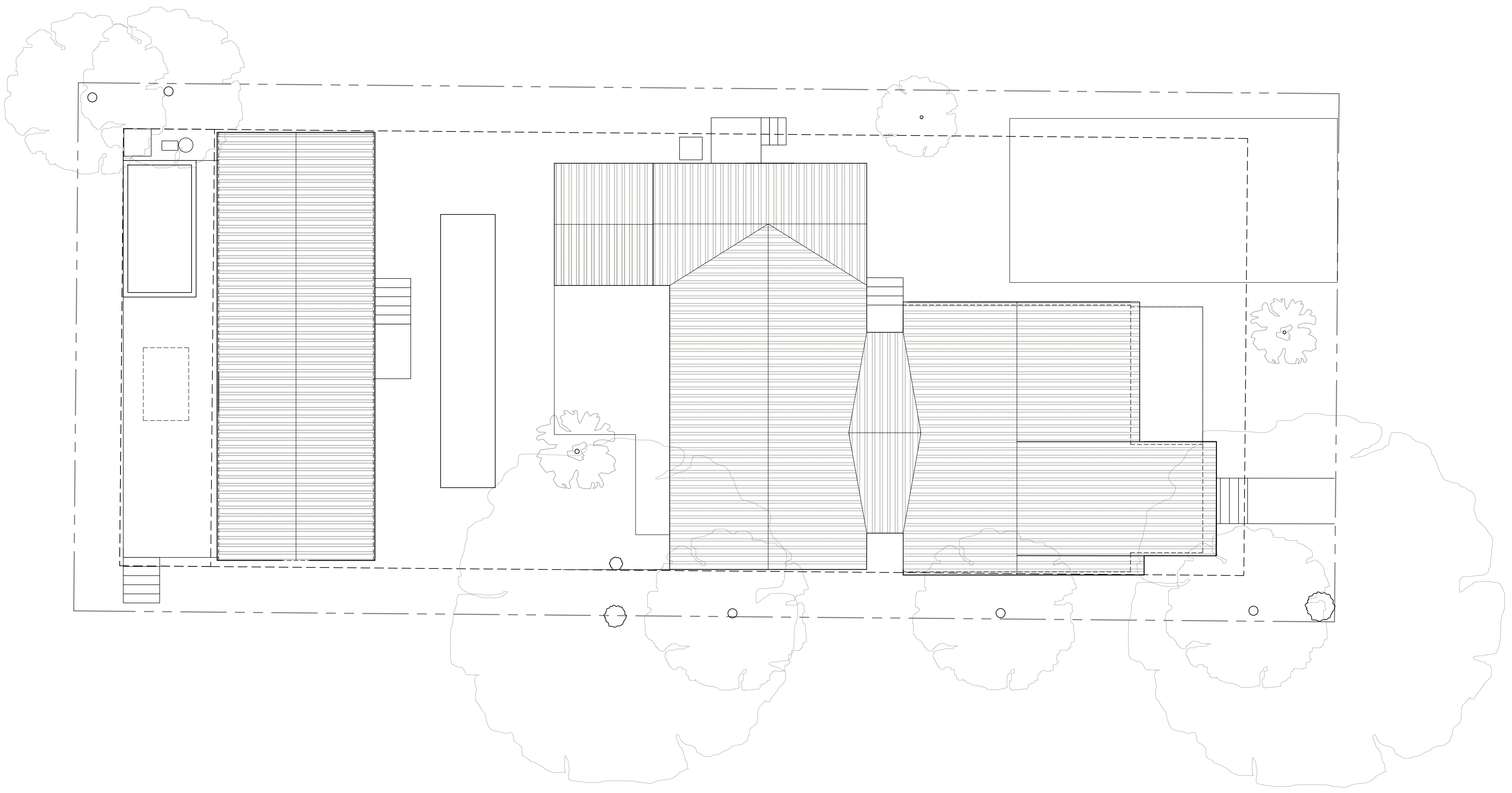
Drawing Size: 24x36 | Project #: 15018

Title:

SITE PLAN w/
 B.P.A.S. UNIT

Sheet Number:

A-1.1



1 SITE PLAN
 A1.1 SCALE: 3/16"=1'-0"

PREVIOUSLY SUBMITTED DESIGN

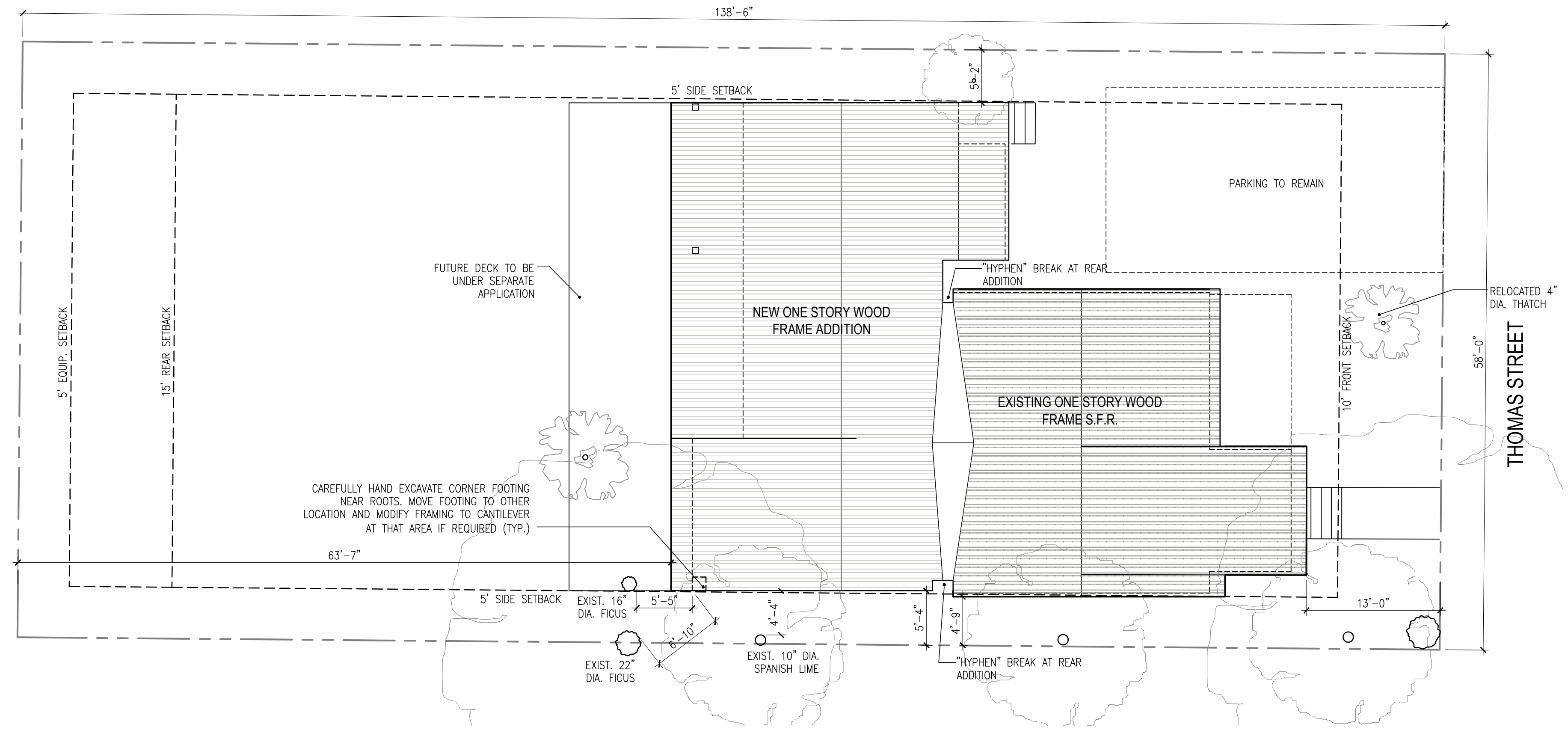
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Consultants:

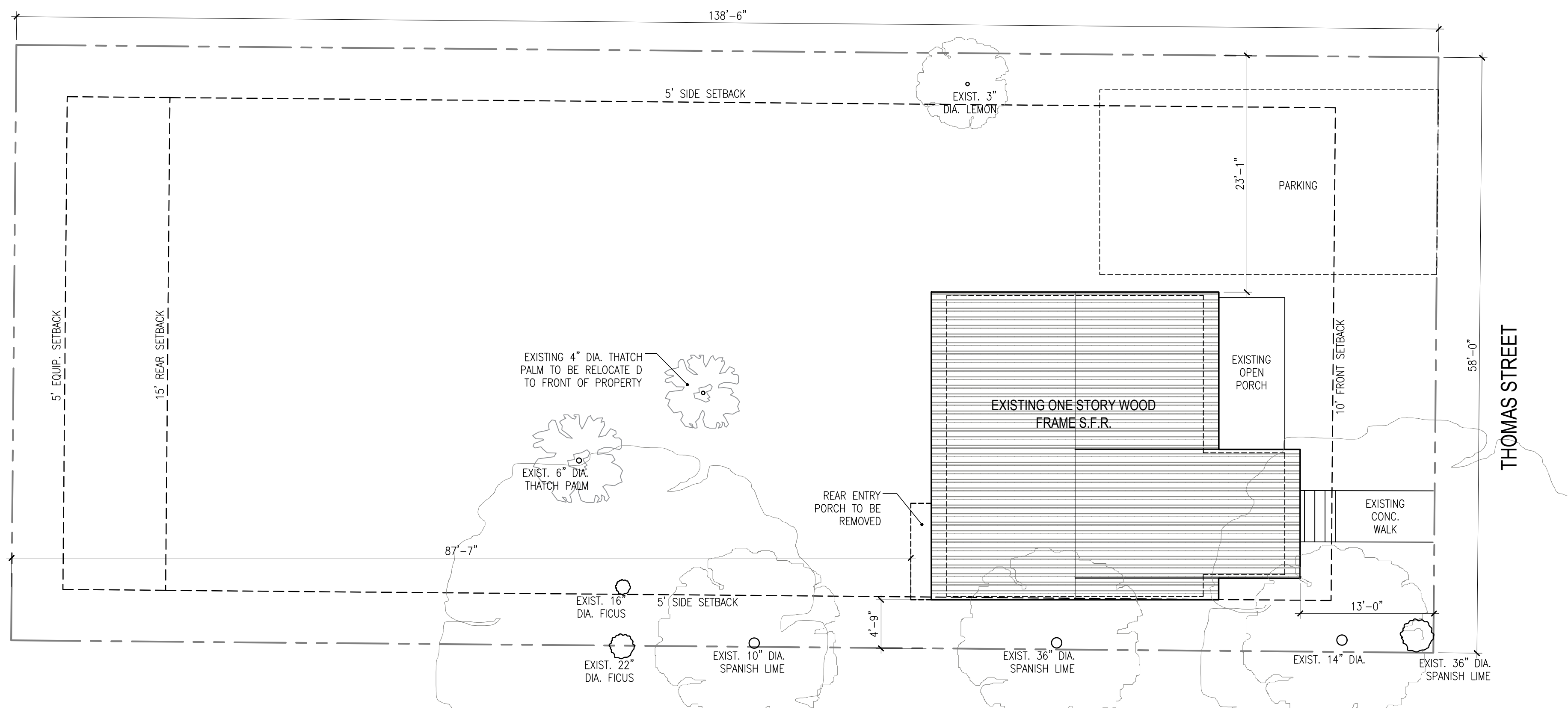
Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17

SITE CALCS - ZONING DISTRICT: HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	18'-1"	No Change	Yes
BUILDING COVERAGE	40%	956s.f. (11.9%)	2,434 s.f. (30.3%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,118 s.f. (13.9%)	2,499s.f. (31.1%)	Yes
LOT SIZE	Min. 4,000 s.f.	8,033 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	58'	N/A	N/A
LOT DEPTH	Min. 90'	138.5'	N/A	N/A
FRONT SETBACK	Min. 10'	13'	No Change	Yes
SIDE SETBACK (SOUTH)	Min. 5'	4'-9"	No Change	N/A
SIDE SETBACK (NORTH)	Min. 5'	23'-1"	5'-2"	Yes
REAR SETBACK	Min. 15'	87'-7"	63'-7"	Yes
OPEN SPACE	Min. 35%	86.10%	68.90%	Yes



2 PROPOSED SITE PLAN
A1.1 SCALE: 1/8"=1'-0"



1 EXISTING SITE PLAN
A1.1 SCALE: 1/8"=1'-0"

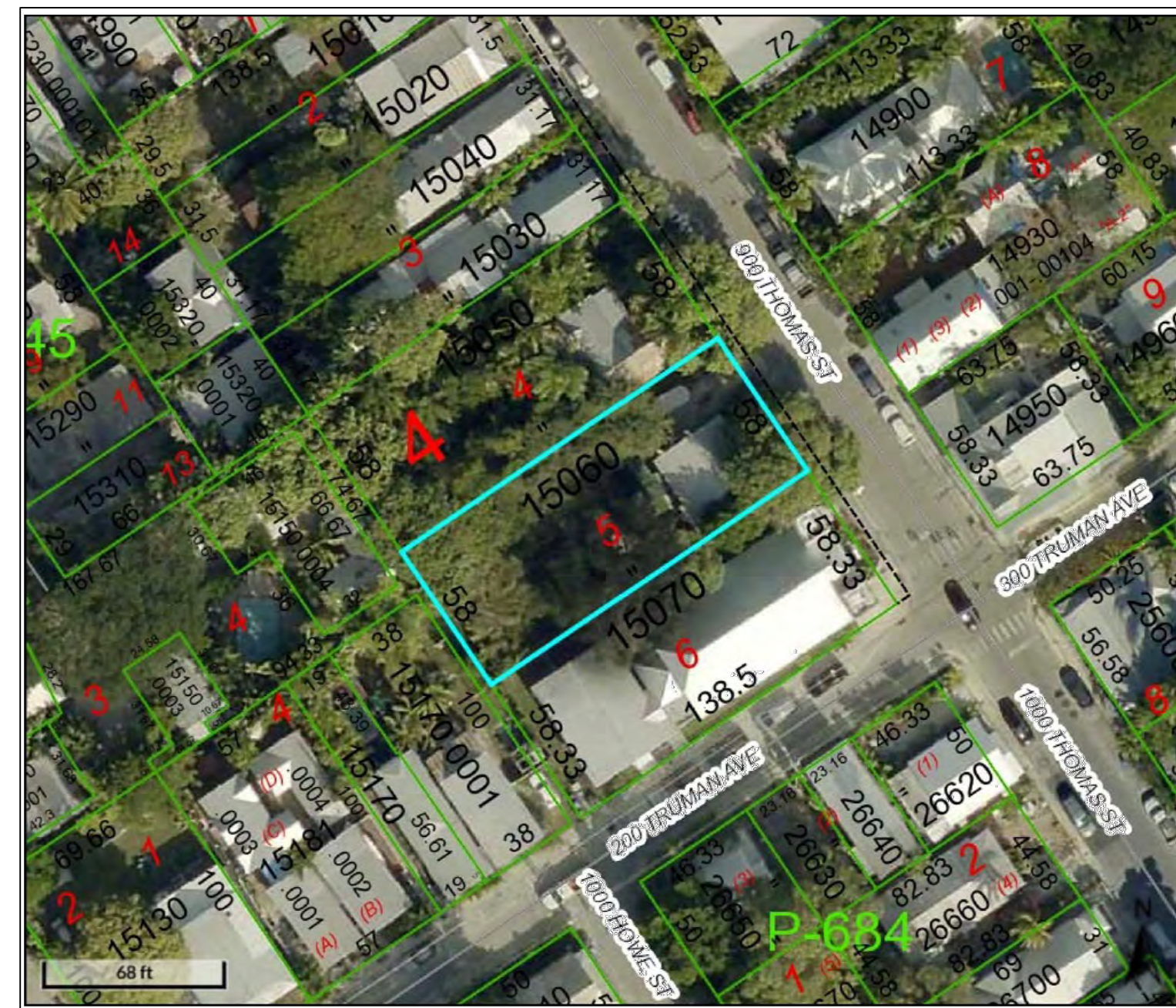
922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 17026

Title:

SITE PLANS/
ZONING
CALCS

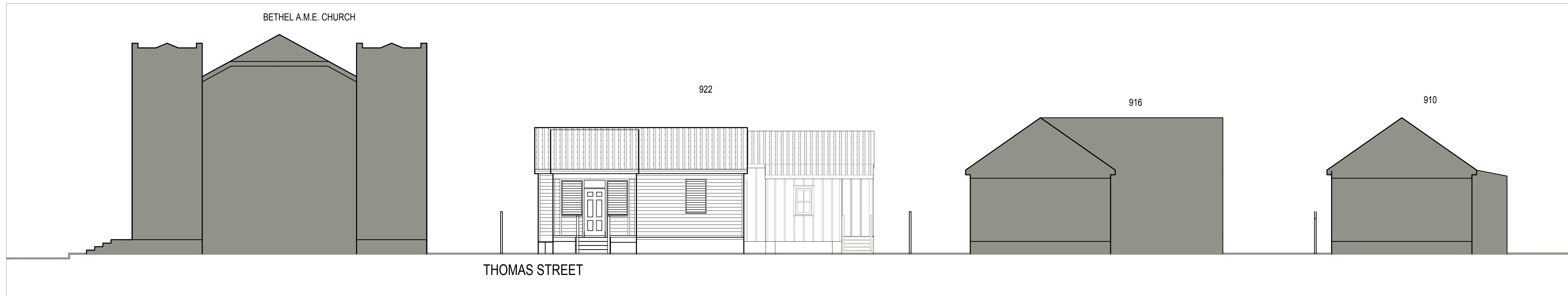
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A-1.1



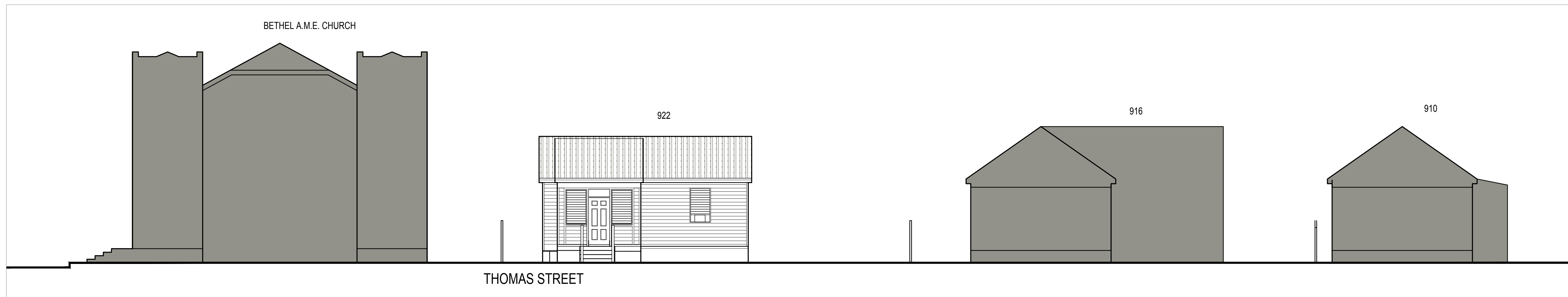
4 AERIAL SITE PLAN
SCALE: N.T.S.



3 CONTEXTUAL SITE PLAN
SCALE: 1/16"=1'-0"



2 PROPOSED STREETSCAPE
SCALE: 1/8"=1'-0"



1 EXISTING STREETSCAPE
SCALE: 1/8"=1'-0"

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17

922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 17026

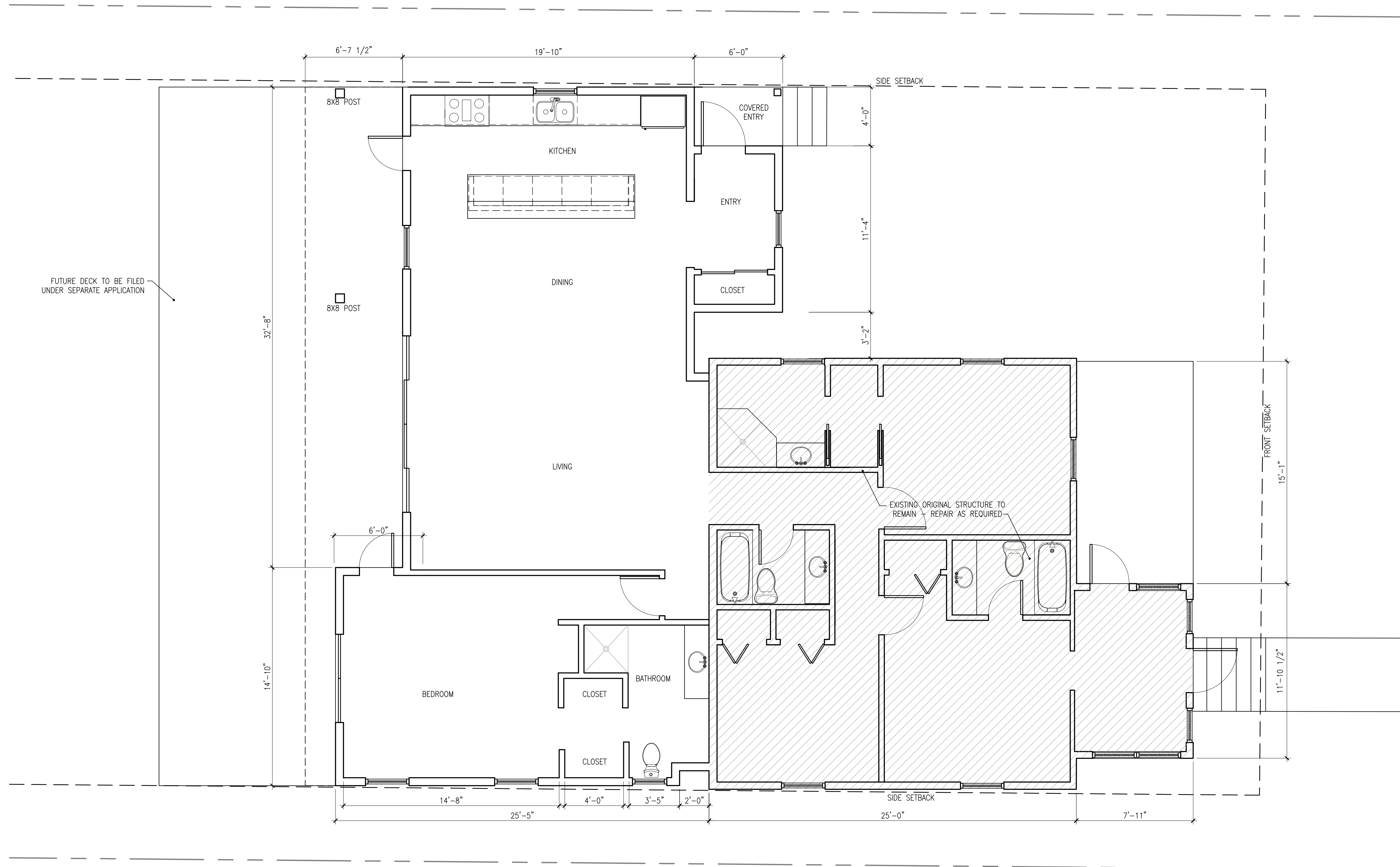
Title:
CONTEXTUAL SITE PLAN AND ELEVATIONS

Sheet Number:
A-1.2

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17



1 FLOOR PLAN
A2.1 SCALE: 1/4"=1'-0"

Drawing Size: 24x36 | Project #: 17026

Title:

PROPOSED FLOOR PLAN

Sheet Number:

A-2.1

Date: - JULY 15, 2017

©2017 by William Shepler Architect

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17

922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 17028

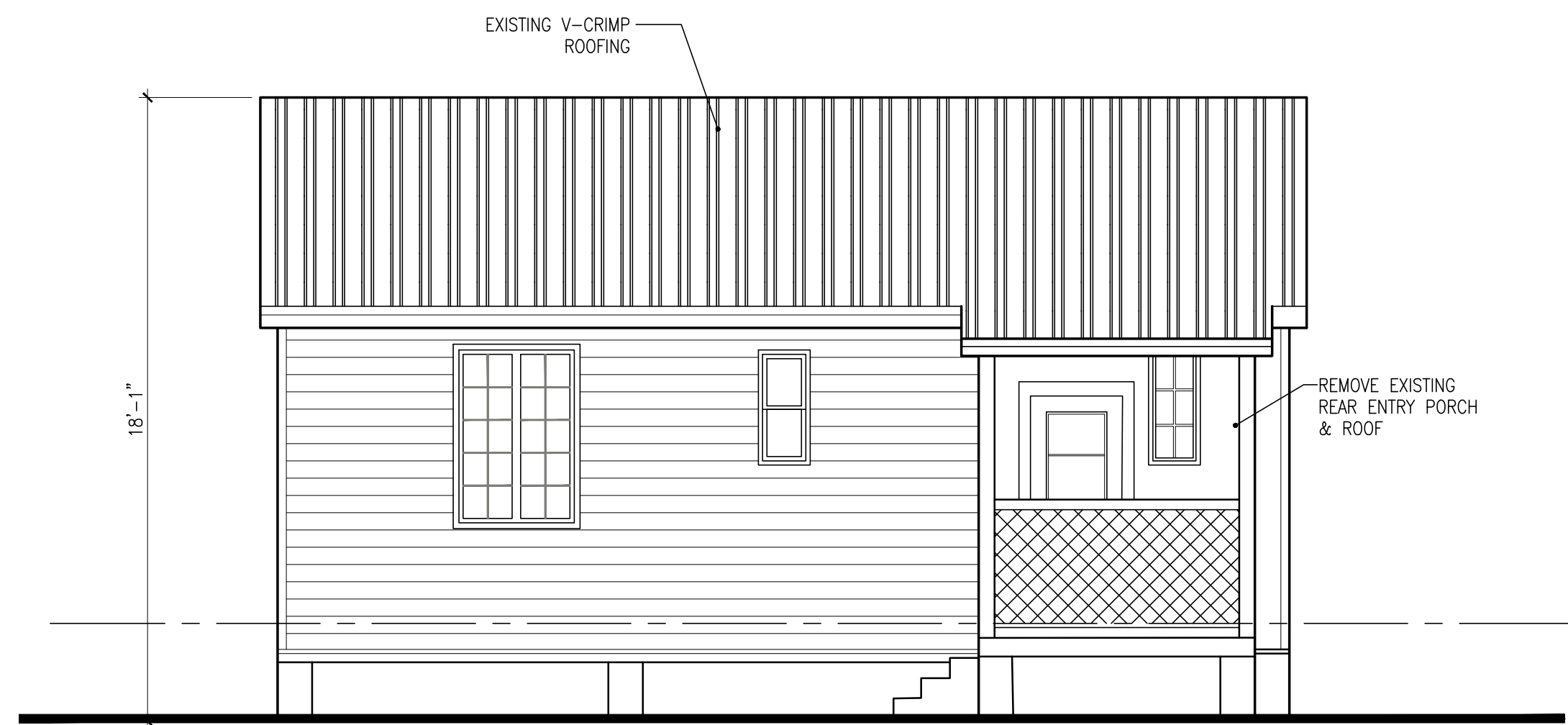
Title:

EXISTING ELEVATIONS

Sheet Number:

AE-3.1

Date: - JULY 15, 2017
©2017 by William Shepler Architect



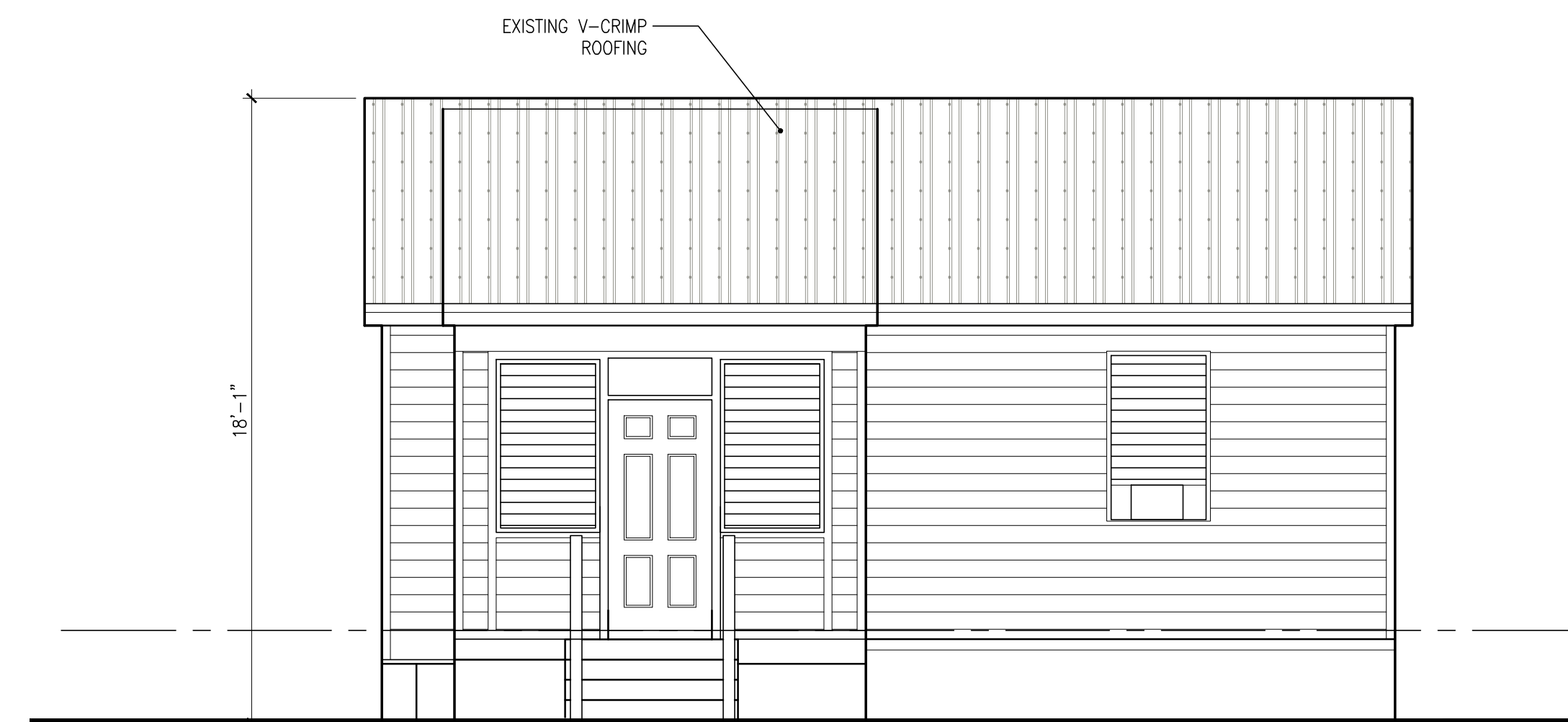
3 WEST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



1 EAST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17

922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 17028

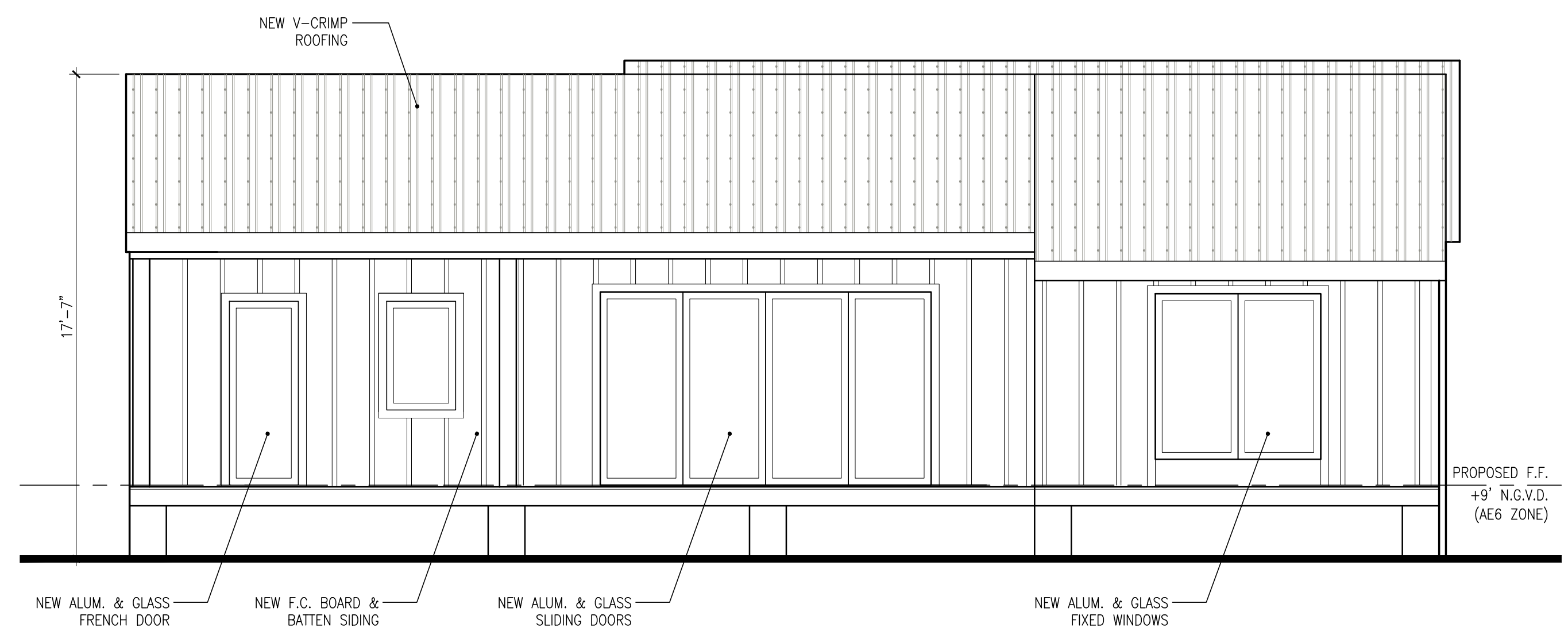
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PROPOSED ELEVATIONS

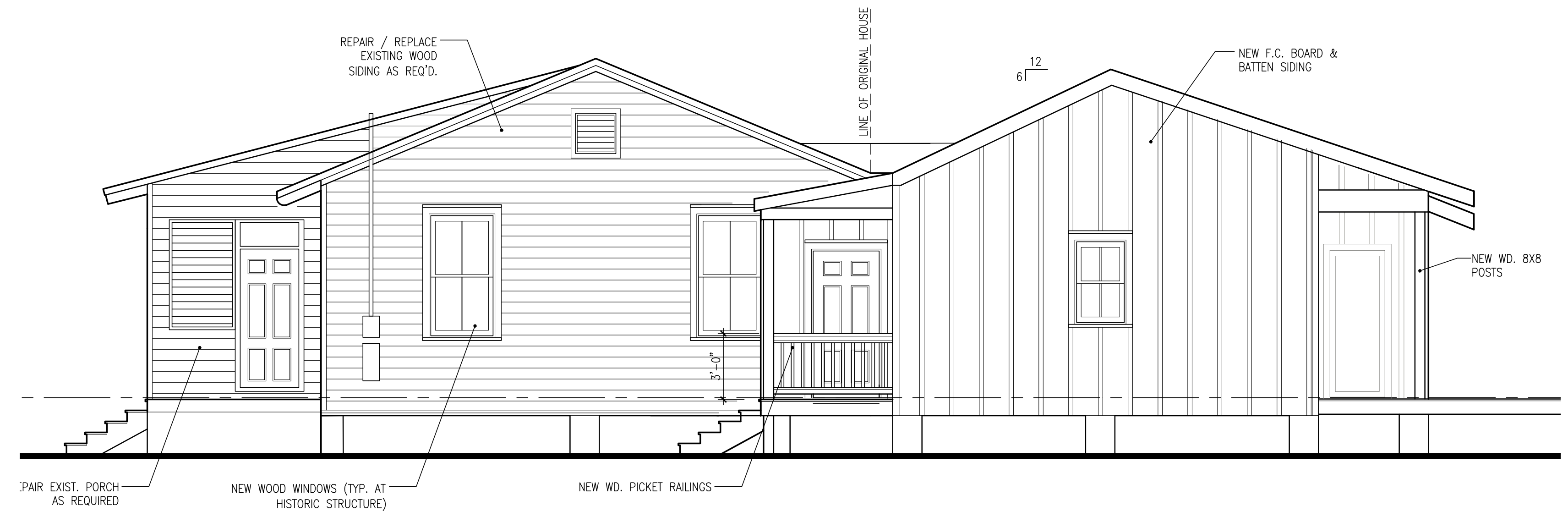
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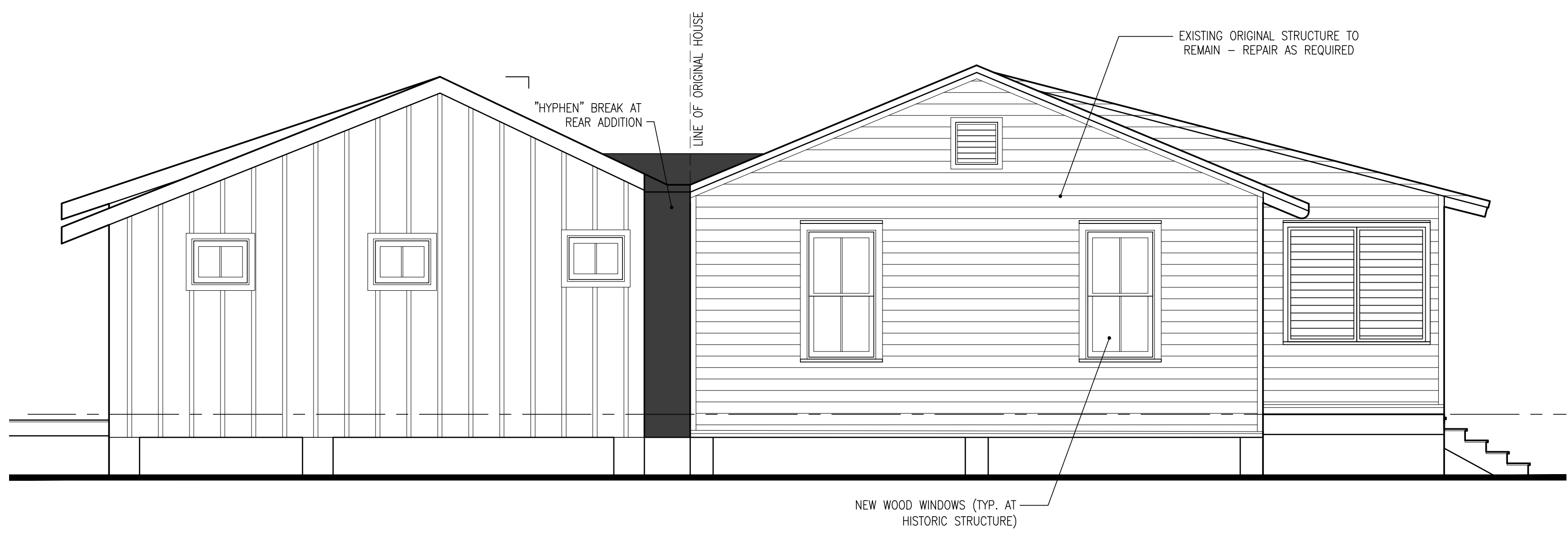
Date: - JULY 15, 2017
©2017 by William Shepler Architect



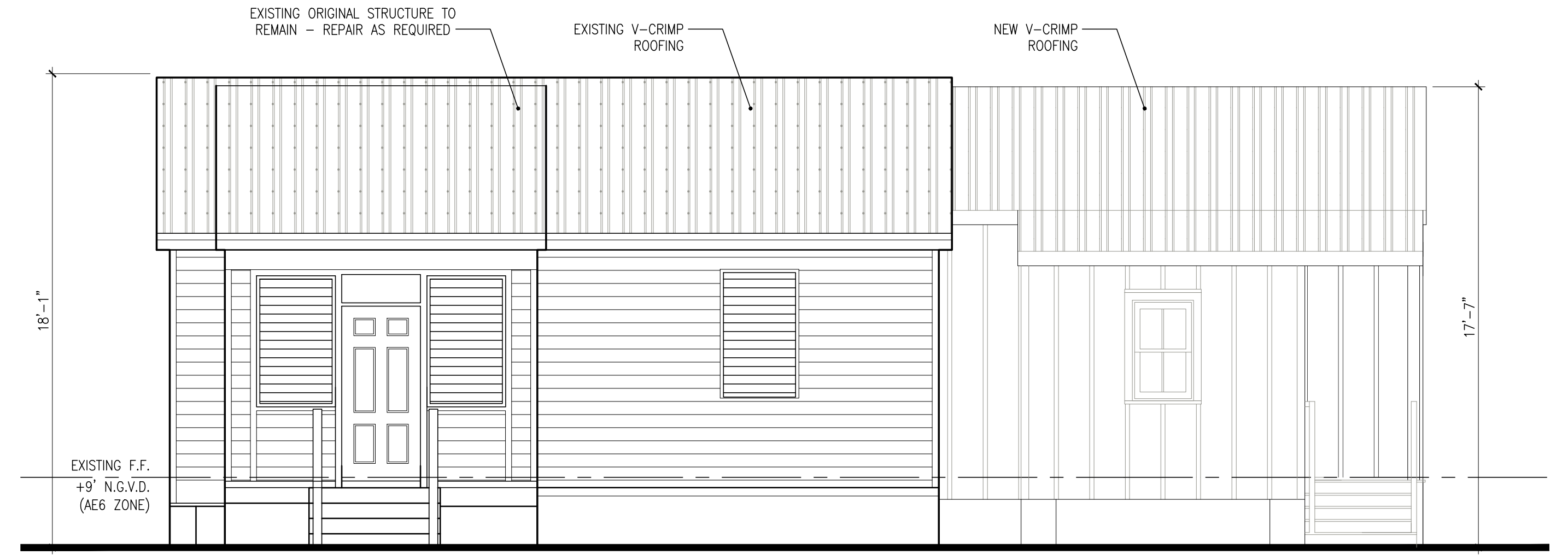
3 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



1 EAST ELEVATION
SCALE: 1/4"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 22, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE STORY FRAME ADDITION. NEW SHED ROOF OVER EXISTING FRONT PORCH AND RENOVATIONS. DEMOLITION OF REAR WALL OF EXISTING BUILDING.

FOR- #922 THOMAS STREET

Applicant – William Shepler

Application #H17-03-0028

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

9
2
2

Public Meeting Notice

NEW ONE-STORY FRAME ADDITION, NEW SHED ROOF OVER EXISTING FRONT PORCH AND RENOVATIONS, DEMOLITION OF REAR WALL OF EXISTING BUILDING.
2001 10111 BROADWAY, SEATTLE

NO PARKING
ANYTIME



Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 24, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY FRAME ADDITION.
PARTIAL DEMOLITION OF REAR
WALL OF EXISTING BUILDING.**

FOR- #922 THOMAS STREET

Applicant – William Shepler

Application #H17-03-0028

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 24, 2017 at Key West City Hall, 1380 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY FRAME ADDITION.
PARTIAL DEMOLITION OF REAR
WALL OF EXISTING BUILDING.**

FOR- #922 THOMAS STREET

Applicant – William Shepler

Application #H17-03-0028

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 365-889-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 365-889-8777 or 365-889-8770 (VOICE) or the ADA Coordinator at 365-889-3721, at least five business days in advance for site inspection, interpretation, assistive technology devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Summary

Parcel ID 00015060-000000
 Account # 1015407
 Property ID 1015407
 Millage Group 11KW
 Location Address 922 THOMAS ST, KEY WEST
 Legal Description KW LT 5 SQR 4 TR 3 G8-380 OR459-685/686 OR635-428/31 OR2453-301 OR2465-1752/53C
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

HAMILTON JAMES D AND EVA M
 321 CATHERINE ST
 KEY WEST FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$84,483	\$78,299	\$75,155	\$76,245
+ Market Misc Value	\$831	\$723	\$655	\$655
+ Market Land Value	\$551,205	\$347,967	\$284,852	\$339,109
= Just Market Value	\$636,519	\$426,989	\$360,662	\$416,009
= Total Assessed Value	\$422,065	\$383,696	\$348,815	\$317,105
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$636,519	\$426,989	\$360,662	\$416,009

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	8,004.00	Square Foot	58	138.5

Buildings

Building ID	1094	Exterior Walls	WD FRAME	
Style		Year Built	1938	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	977	Roof Type	GABLE/HIP	
Finished Sq Ft	821	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	CONC S/B GRND	
Condition	AVERAGE	Heating Type	NONE with 0% NONE	
Perimeter	124	Bedrooms	2	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	26	Grade	450	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	821	821	0
OPU	OP PR UNFIN LL	120	0	0
OPF	OP PRCH FIN LL	36	0	0
TOTAL		977	821	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	936 SF	1

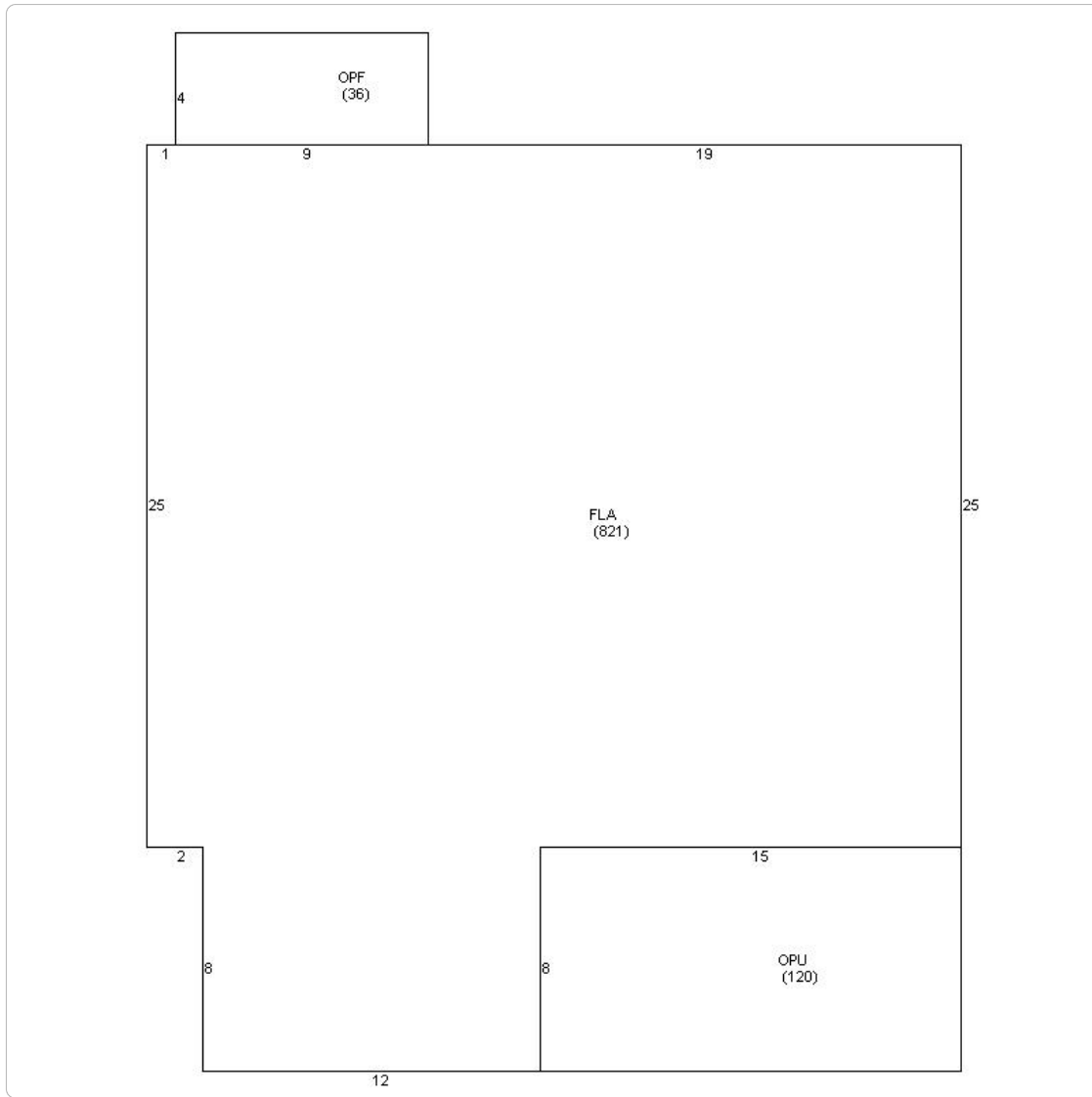
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/4/2010	\$300,000	Warranty Deed		2453	301	02 - Qualified	Improved
1/4/2010	\$0	Warranty Deed		2465	1752	11 - Unqualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
09-0385	2/12/2009	4/22/2009	\$6,700	Residential	DEMO OF SFR 630 SF AS PER CODE COMPLIANCE AND HARC
06-4564	8/1/2006	9/29/2006	\$1,500	Residential	INSTALL 750 SF OF MASONITE, COVER W/ VINYL TILE.
9802680	9/2/1998	1/1/1999	\$5,000	Residential	INSTALL V-CRIMP ROOF
9801264	4/22/1998	1/1/1999	\$600	Residential	REPAIR SEWER LINE ONLY
9702281	7/1/1997	12/1/1997	\$1,500	Residential	UPDATE ELECTRICAL

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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