



**Historic Architectural Review Commission
Staff Report for Item 3**

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: H17-03-0020

Address: #1119 South Street

Description of Work:

Renovations to existing house. Two-story side and rear additions and new side pool.

Site Facts:

The two-story house at 1119 South is not listed as a contributing resource in the survey, but was recommended as contributing in the 2011 Survey that was not adopted by the City. Constructed in 1930, the building first appears on the 1948 Sanborn map as a simple two-story structure with an open two-story front porch. By 1962, the building had been altered, with the part of the second-floor porch enclosed and a two-story porch constructed on the east side of the structure. It appears that part of the house has been patched together, as it has many historic 2/2 windows, but they are of different sizes. The building has two units.

This project was scheduled for the June HARC meeting, but was postponed before the meeting was held for the applicant to redesign the project.

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.

2016 HARC Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 14, 19, 22, 24, 25, 29, 30, 31, and 33.

Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 2, 3, 8, and 13.

Staff Analysis

This Certificate of Appropriateness proposes renovations to a historic house, relocating any historic 2/2 windows to the side elevations, giving them more visibility. The front façade will be reconfigured to a more standard three-bay elevation, rather than the non-traditional (and most likely not original). The front of the house will have new wood windows, as the existing historic windows are of different sizes.

The plans also propose new additions to the main house. The existing two-story porch on the side will be rebuilt with a hip roof rather than a shed roof. Part of the porch will be enclosed. The west side of the building will have a one-story open porch installed. A new two-story addition will be constructed in the rear and part of it will jut out to the side and cover a small portion of the main building. The new additions will have wood siding and trim, aluminum impact rated windows, and metal shingles.

The plans also propose a new pool in the side yard. The pool has been pushed back so it is located in the rear half of the side yard.

Consistency with Guidelines

1. Even though the guidelines for entrances, porches, and doors state that original porch elements should be repaired to replicate original features. The existing porch configuration does not appear to be original, as it is not a traditional form of the porch. It is obvious that there have been many alterations to this structure. The proposed porch returns a more proportional, three-bay porch that is traditional to Key West.
2. Addition to Main House: The project proposes new additions on the sides and rear of the structure. Guideline 25 for additions state:

“New additions on non-historic and non-contributing structures that overshadow or diminish the historic character of contributing adjacent buildings is prohibited.”

The adjacent property, 1117 South Street, is a contributing, one-story structure. The new west-side addition is a two-story addition that will be taller than 1117 South Street, but the addition will be set approximately 60 feet from the front property line. Still, staff believes that the western two-story addition could be reduced a bit in massing to lessen its impact on the historic structure and the neighboring contributing structure at 1117 South Street.

It is staff's opinion that the proposed design mostly complies with the guidelines. The two-story addition proposed on the western side of the structure is large, and although it will be set back approximately 60 feet from the front property line, staff does believe that a reduction in width and height of the addition would lessen the addition's impact on the historic house and the surrounding contributing structures.

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 17-00300020 | | 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: | 1119 South Street | | | # OF UNITS | 2 |
| RE # OR ALTERNATE KEY: | Parcel ID 00040170-000000 | | | | |
| NAME ON DEED: | Carl Denny | PHONE NUMBER | 305-304-3606 | | |
| OWNER'S MAILING ADDRESS: | 1119 South Street | EMAIL | nativebuilders@gmail.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 | | | | |

MAY 30 2017

2208-43-01c

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 checked="" type="checkbox"/> REMODEL |
| | <input type="checkbox"/> CHANGE OF USE / OCCUPANCY | <input checked="" type="checkbox"/> ADDITION | <input type="checkbox"/> SIGNAGE | <input type="checkbox"/> WITHIN FLOOD ZONE _____ | |
| | <input checked="" 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., Renovate entire house- Replace existing porches & additions with new additions and porches, new pool, new deck, impact rated windows & doors, wood siding replacement, galvalume roofing and other work 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. |

Notary Public
Date: 5/30/17
Type: Building Permit
Amount: \$100.00
Receipt # 1235
14:52:15

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: ASBESTOS 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 AUTHORITY, 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: | |
| | | | | | |

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
 - (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
IT IS NOT CONTRIBUTING, BUT THE ADDITIONS TO BE REMOVED ARE EXTREMELY DETERIORATED & IRREVOCABLY COMPROMISED.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
HAS NO DISTINCTIVE CHARACTERISTICS
- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
NOT ASSOCIATED W/ SIGNIFICANT EVENTS.

Handwritten signature/initials

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

N/A

- (d) Is not the site of a historic event with a significant effect upon society.

N/A

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

N/A

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

N/A

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N/A

- (i) Has not yielded, and is not likely to yield, information important in history.

N/A

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

____ Yes Number of pages and date on plans _____

No Reason HAS NOT BEEN IN FRONT OF COMMISSION YET.

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N/A

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

N/A

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*


PROPERTY OWNER'S SIGNATURE

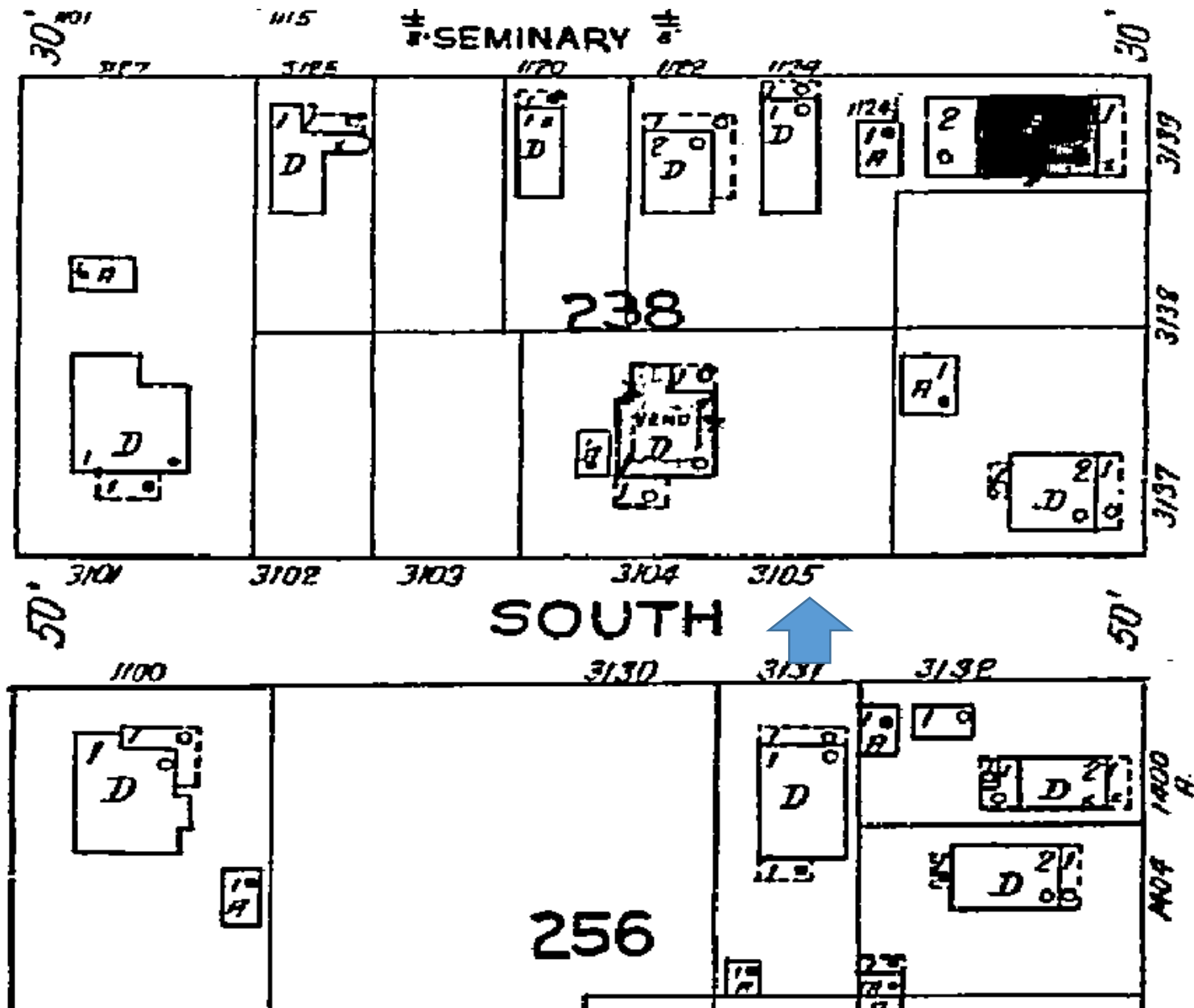
5-31-17 Carl Denny
DATE AND PRINT NAME

OFFICE USE ONLY

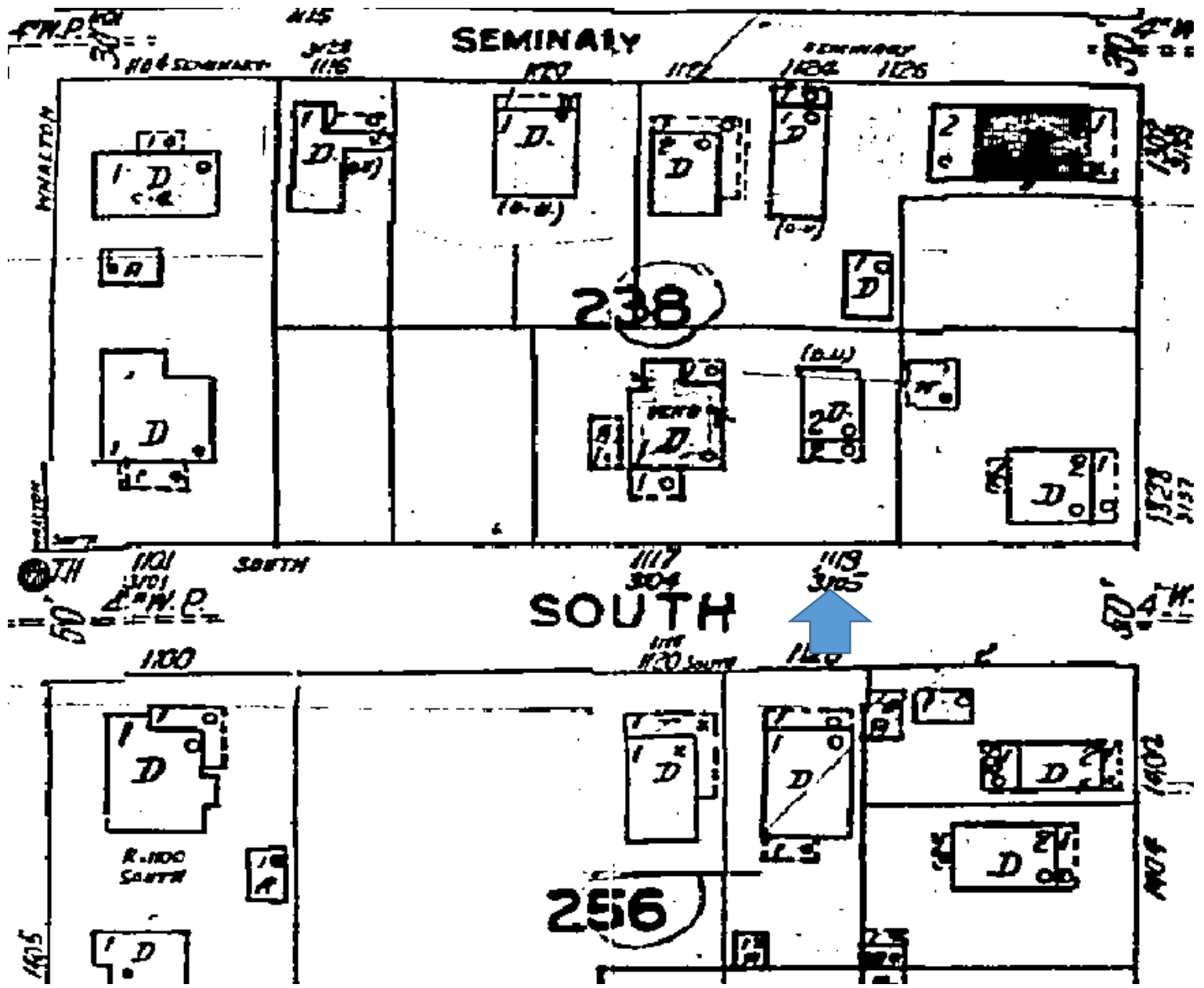
| BUILDING DESCRIPTION: | | | | |
|---------------------------------------|------------------|----------------|---|------------|
| <input type="checkbox"/> Contributing | Year built _____ | Style _____ | Listed in the NRHP <input type="checkbox"/> | Year _____ |
| <input type="checkbox"/> Not listed | Year built _____ | Comments _____ | | |

| | |
|---|----------------|
| <input type="checkbox"/> Reviewed by Staff on _____ | Staff Comments |
| <input type="checkbox"/> Notice of hearing posted _____ | |
| First reading meeting date _____ | |
| Second Reading meeting date _____ | |
| TWO YEAR EXPIRATION DATE _____ | |

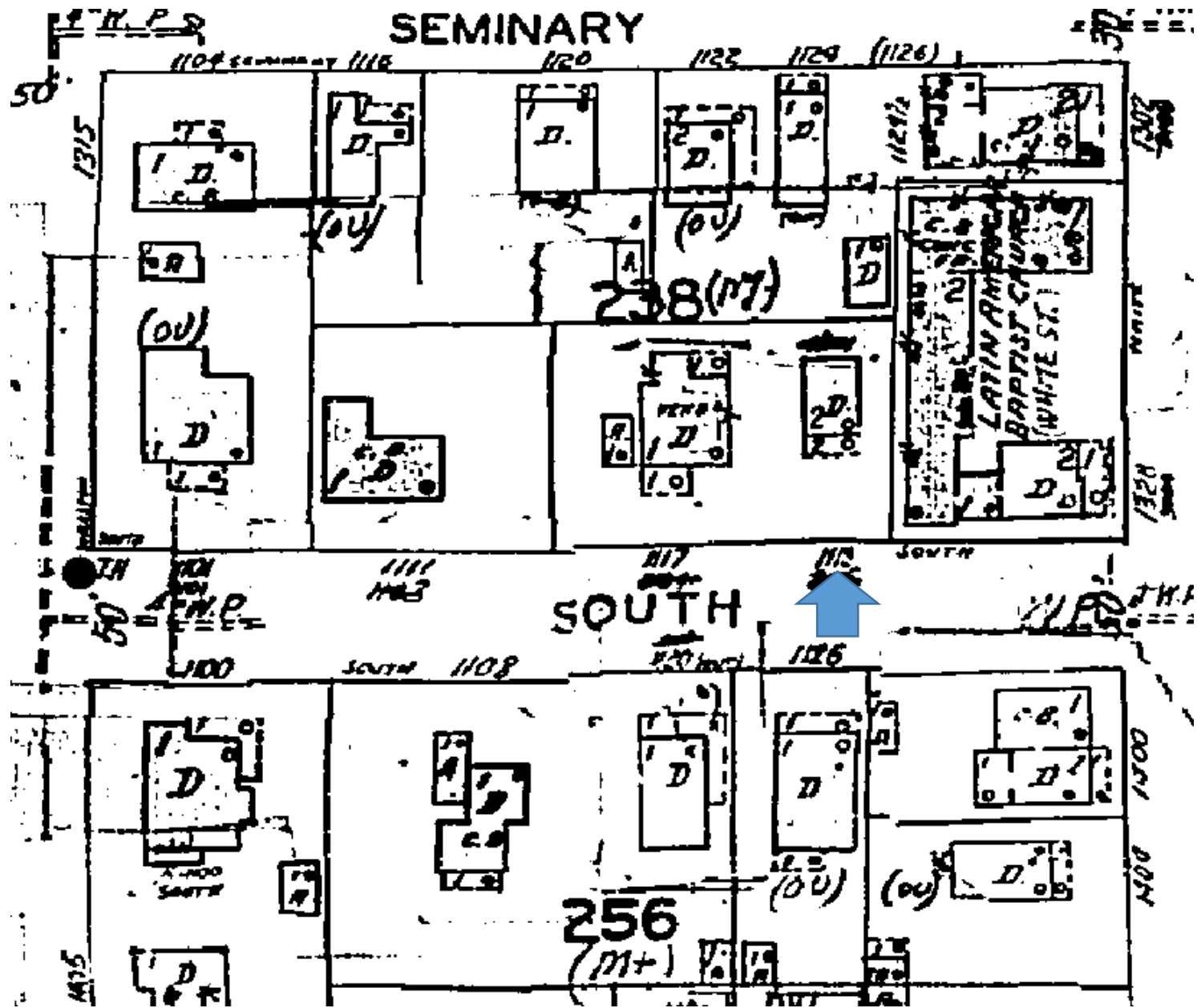
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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



Call for more info
at 305-998-1234

Call for more info
at 305-998-1234

Made in the USA

1119



Level
Wire

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Tyve
HomeWise

1119



CONTINENTAL



PLEASE CURB
YOUR DOG
PICK UP
REQUIRED
#89-01

Public
Meeting
Notice

MAK
ap
Hor
Made
in the
USA
DUPONT
Tyvek
HomeWrap





Public
Notice



M
in
U



Made
in
the
USA







Blue street sign

USA
Tvek

NO PARKING



A two-story white building with a flat roof and several windows. A green boat with a white canopy is parked on a trailer in front of it. A utility pole with power lines is in the foreground.

A two-story white building with a gabled roof and a garage door. A white van and a bus are parked in front of it.

A white van and a white bus. The bus has text on it: "COLESA DAUTRIA 'WHITE STREET'".

A green boat with a white canopy on a Continental trailer.

Several trash bins in various colors (green, blue, grey) lined up along the curb.

A portion of a white building with a porch and a door.

A yellow house with a gabled roof in the background.

Tropical trees and palm trees in the background.





Blue street sign with illegible text.

Made in the USA

CONTINENTAL



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General Contractor
Commercial & Residential
Subcontractors of Remodeling
354-7937 Fax 354-2916
www.wenonbuilders.com

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KIA



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General Contractor
1111 N. ...
...
...
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...



SUNNY MORTGAGE
Closing on
10/1/2024
1001 905-241
1001 904-311

KEY WEST
PLANNING, INC.
305-858-8891

KEY WEST
PLANNING, INC.
305-858-8891

115
RECYCLED

RJN 701
NEOS

TYPE

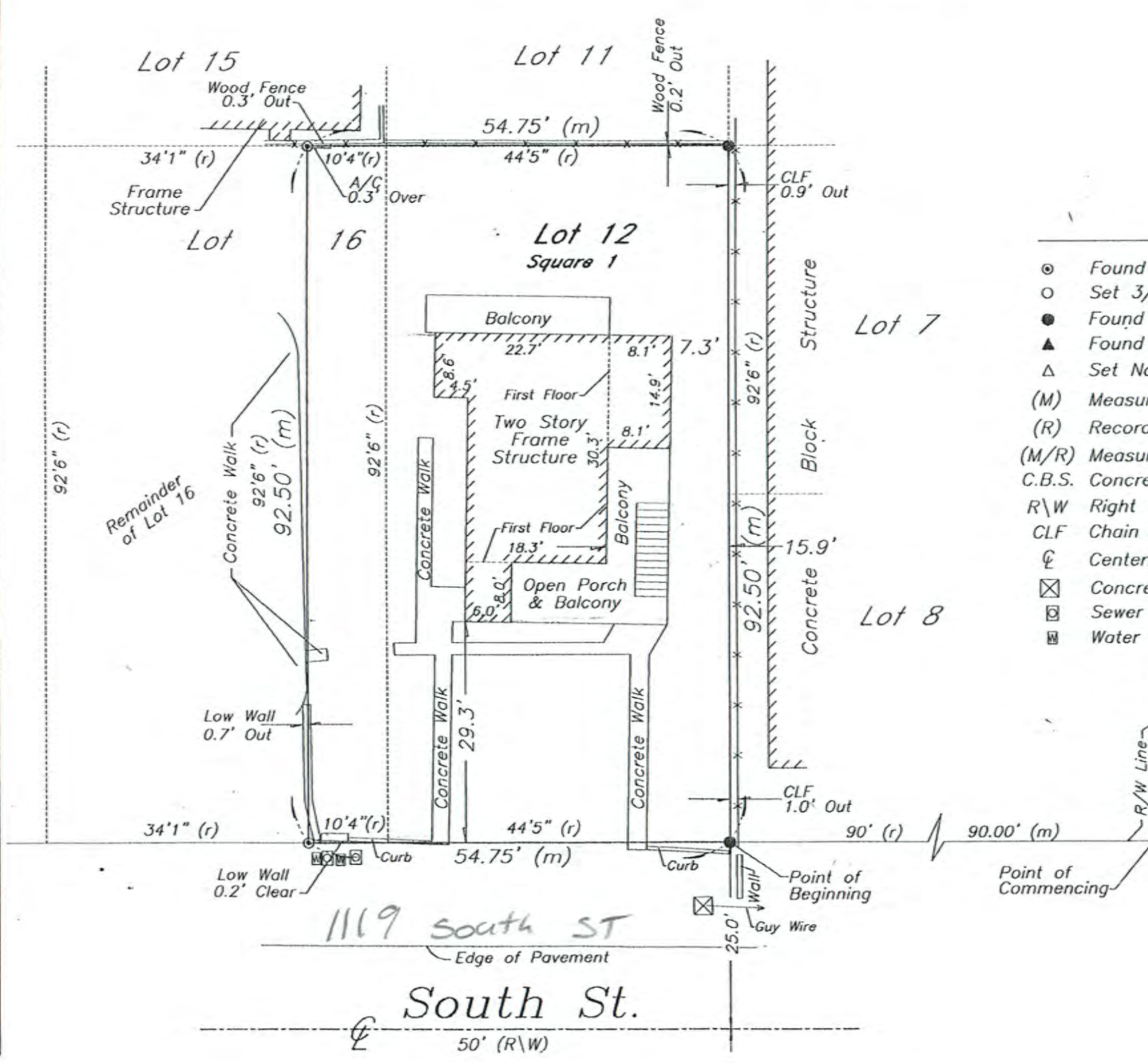
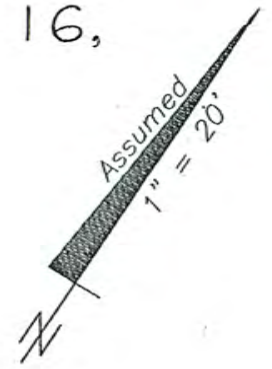






SURVEY

Boundary Survey Map of all of Lot 12, and part of Lot 16, Square 1, Tract 18, Island of Key West



LEGEND

- ⊙ Found 1/2" Iron Rod (R&W)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (6298)
- △ 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
- ⊗ Concrete Utility Pole
- ⊠ Sewer Cleanout
- ⊡ Water Meter

PROPOSED DESIGN

Seal:

Consultants:

Submissions / Revisions:
 H.A.R.C. SUBMISSION: 5.30.17
 REVISION 1: 8.21.17

1119 SOUTH STREET
 KEY WEST, FL
RESIDENTIAL RENOVATION

Drawing Size: 24x36 | Project #: 17019
 Title:

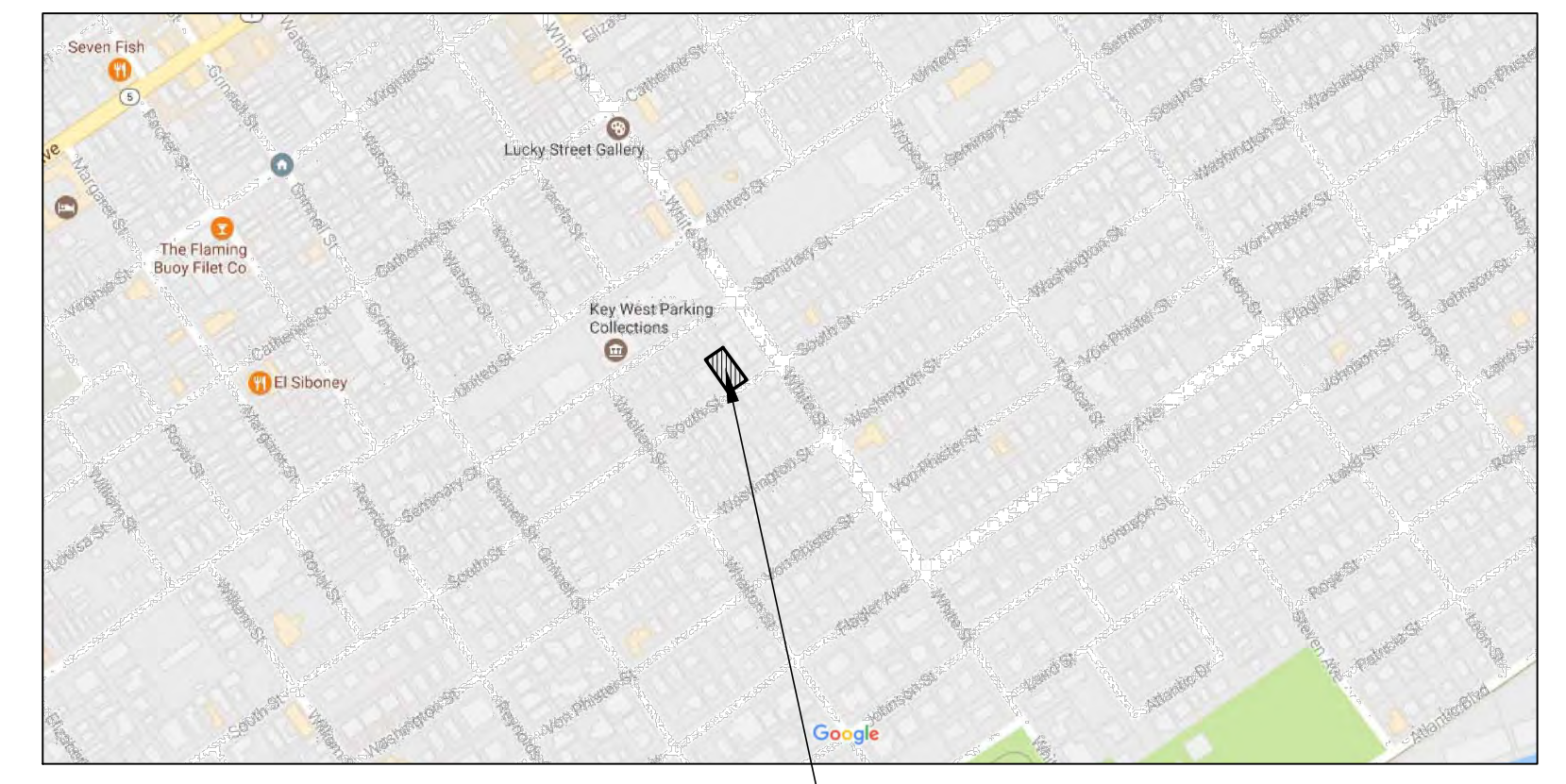
SITE PLAN /
 SURVEY /
 CALCS

Sheet Number:
A-1.1

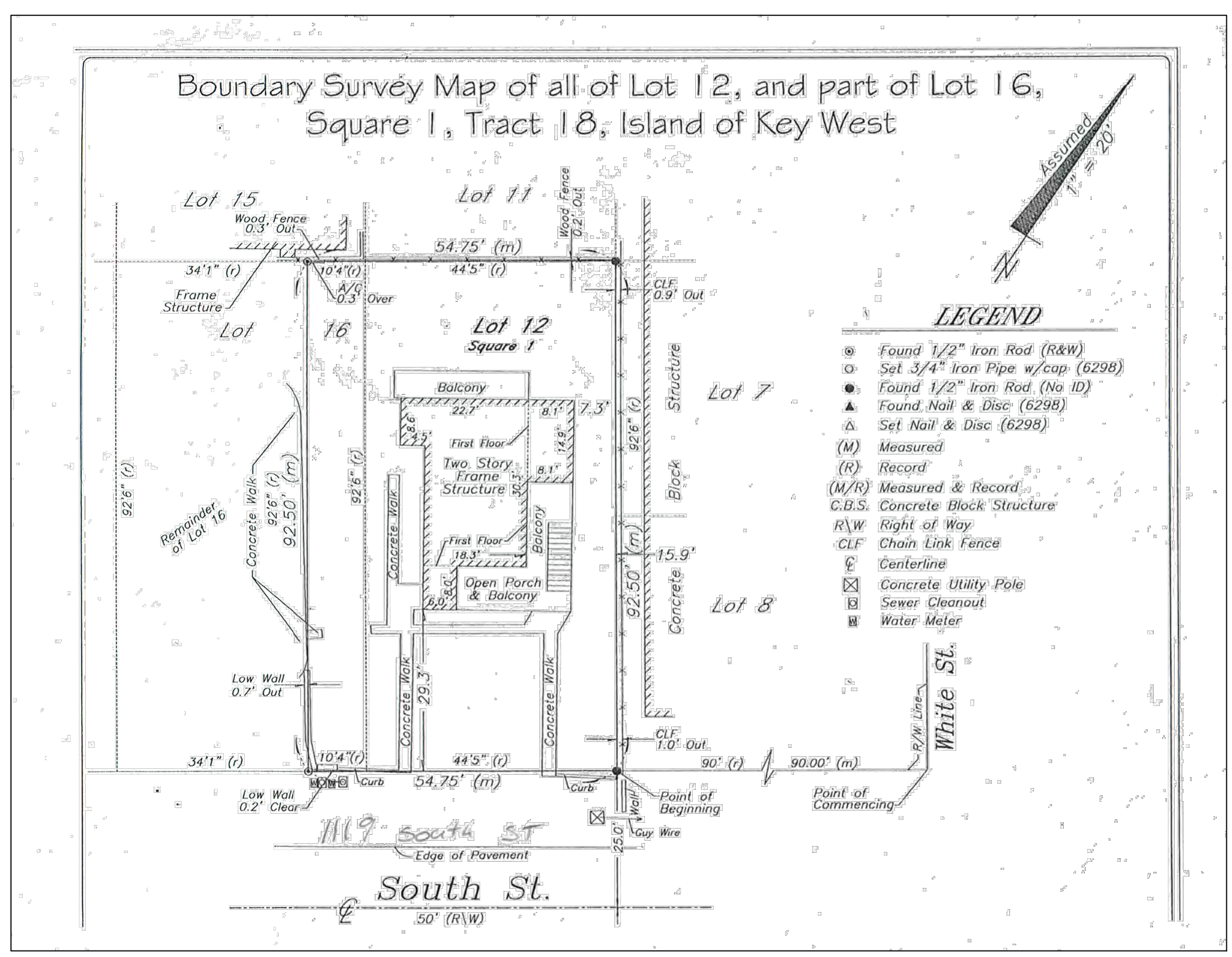
SITE CALCULATIONS

ZONING DISTRICT: HMDR - FLOOD ZONE: "X"

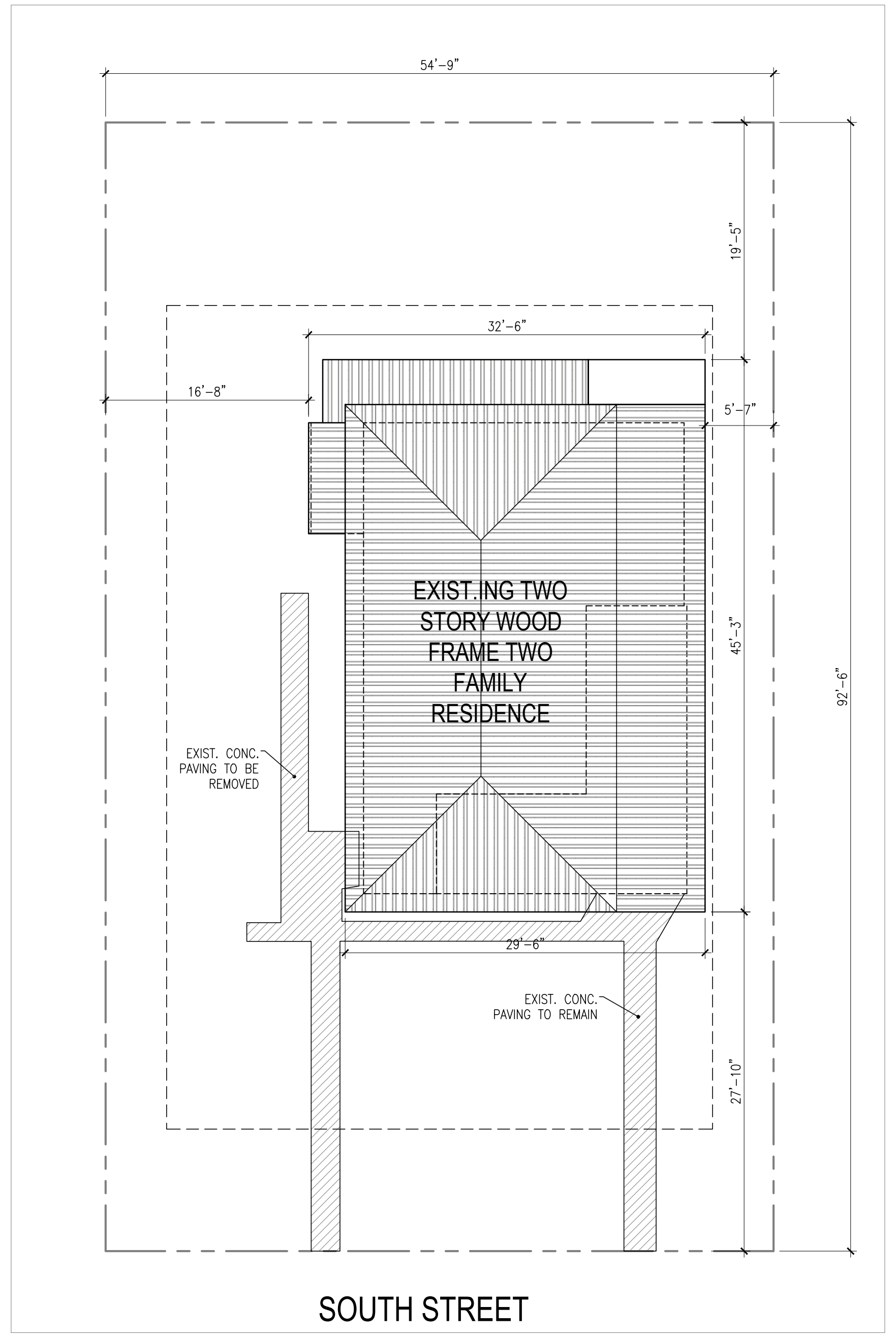
| | ALLOWED | EXISTING | PROPOSED |
|--------------------------|-----------------|--------------------|--------------------|
| HEIGHT | 30' | 24'-5" | 24'-5" |
| BUILDING COVERAGE | 40% | 1,361 s.f. (26.8%) | 1,858 s.f. (36.7%) |
| IMPERVIOUS SURFACE RATIO | 60% | 1,631 s.f. (32.2%) | 2,179 s.f. (43%) |
| LOT SIZE | Min. 4,000 s.f. | 5,064 s.f. | N/A |
| LOT WIDTH | Min. 40' | 54'-9" | N/A |
| LOT DEPTH | Min. 90' | 92'-6" | N/A |
| FRONT SETBACK | Min. 10' | 27'-10" | 27'-10" |
| SIDE SETBACK (EAST) | Min. 5' | 5'-7" | 5' |
| SIDE SETBACK (WEST) | Min. 5' | 16'-8" | 5' |
| STREET SIDE SETBACK | Min. 7.5' | N/A | N/A |
| REAR SETBACK | Min. 15' | 19'-5" | 15' |
| OPEN SPACE | Min. 35% | 3,433 s.f. (67.8%) | 2,717 s.f. (53.6%) |



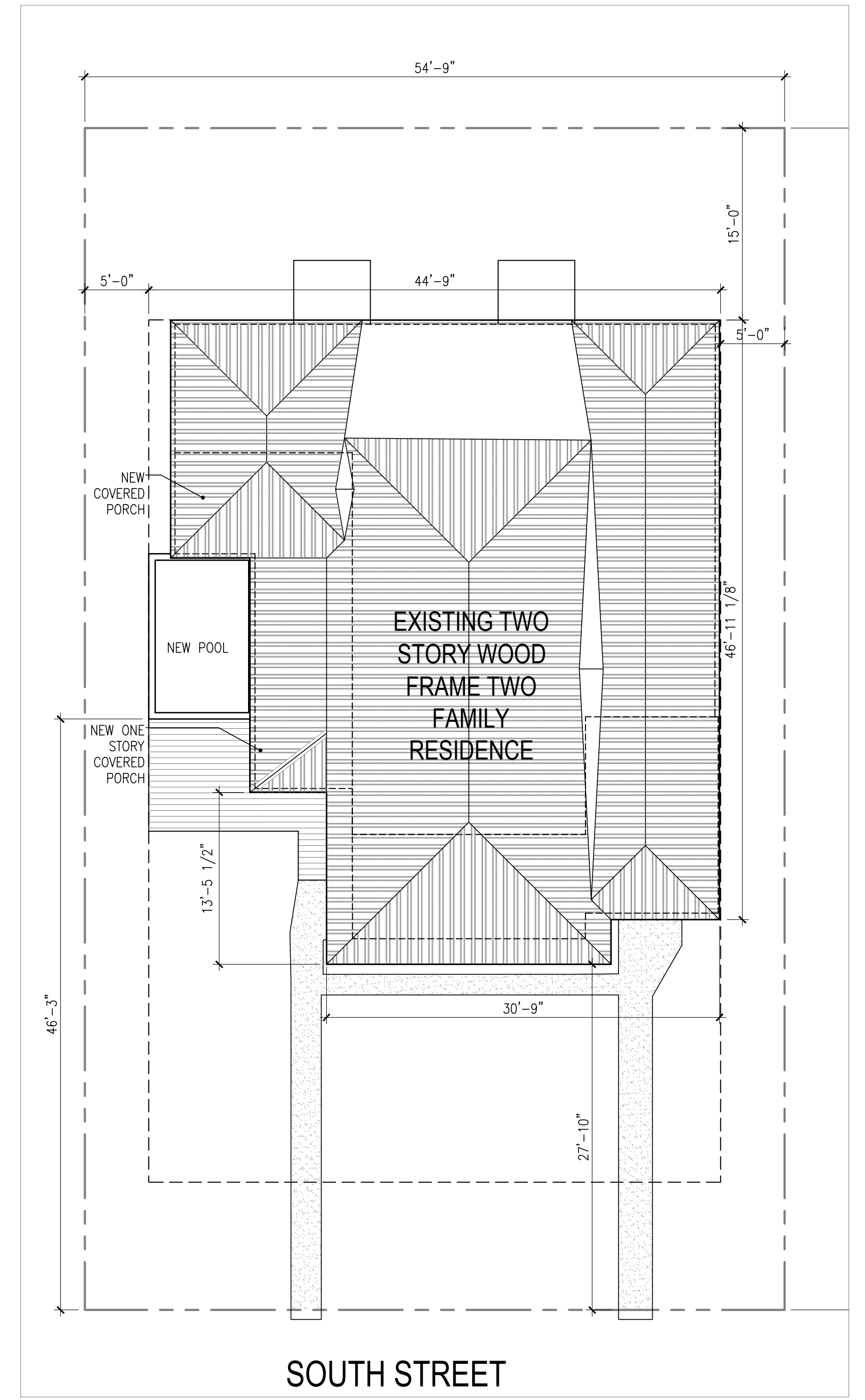
SITE LOCATION



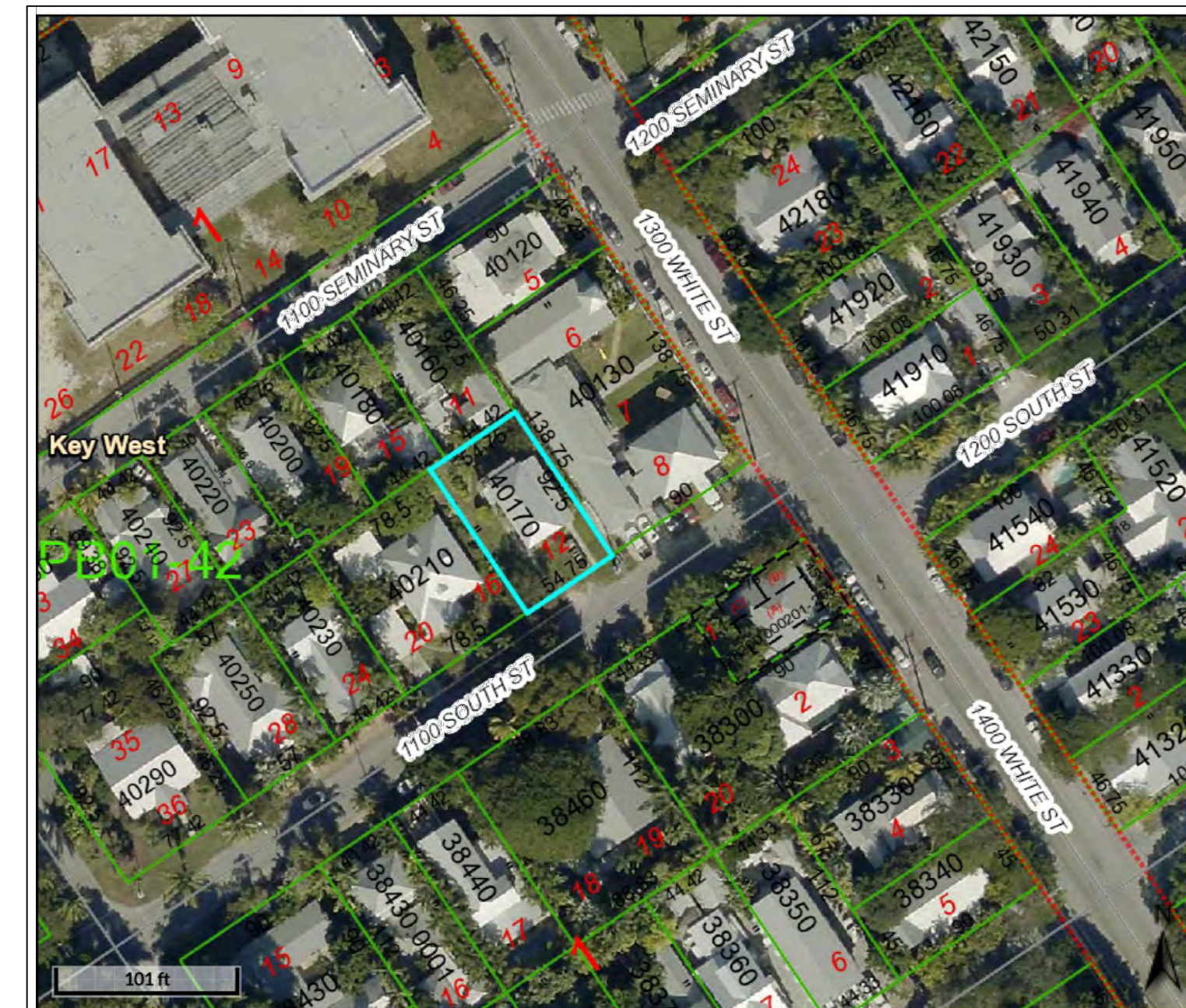
3 COPY OF SURVEY
 A1.1 SCALE: N.T.S.



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



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



3 AERIAL VIEW
SCALE: N.T.S.



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



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

Seal:

Consultants:

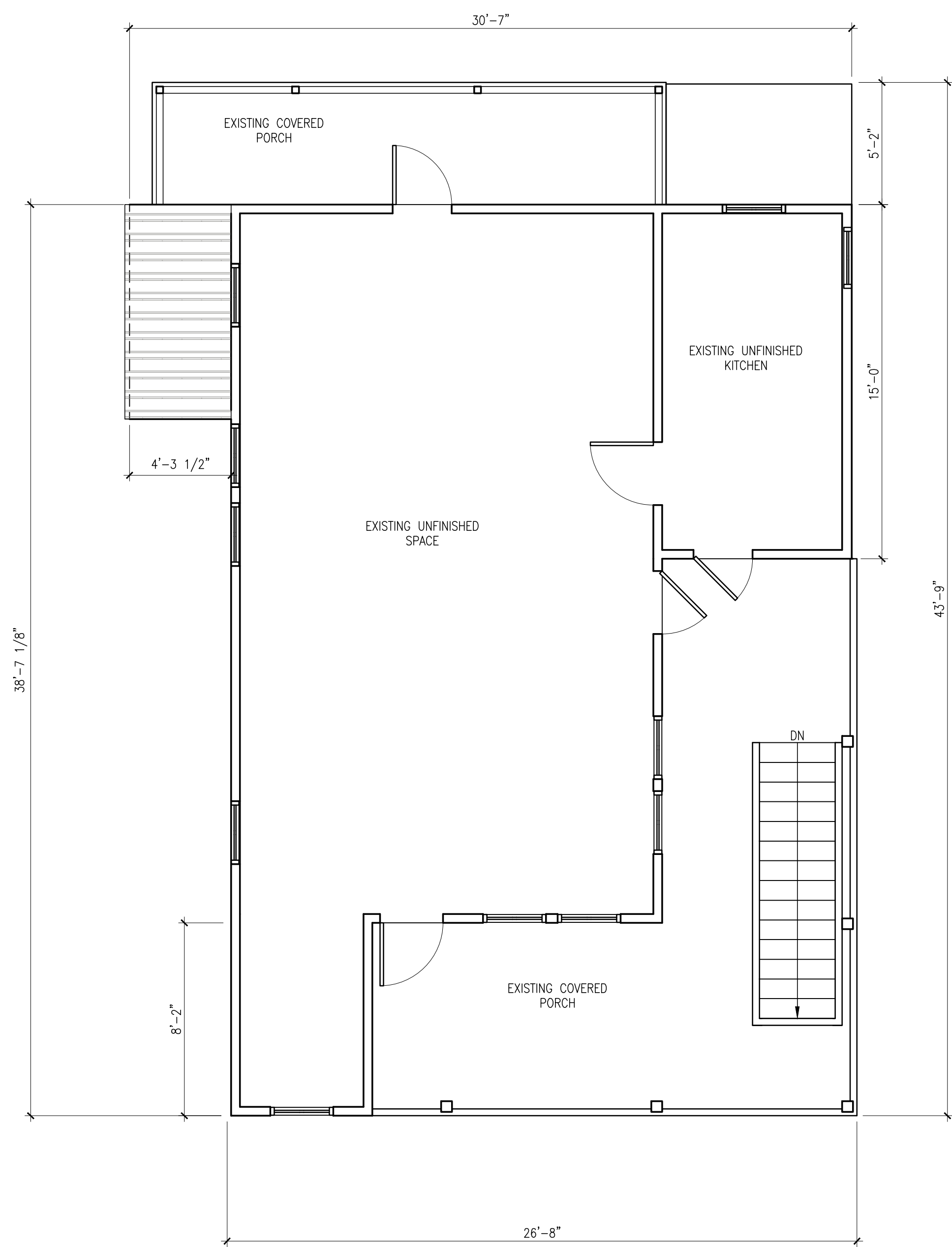
Submissions / Revisions:
H.A.R.C. SUBMISSION: 5.30.17
REVISION 1: 8.21.17

1119 SOUTH STREET
KEY WEST, FL
RESIDENTIAL RENOVATION

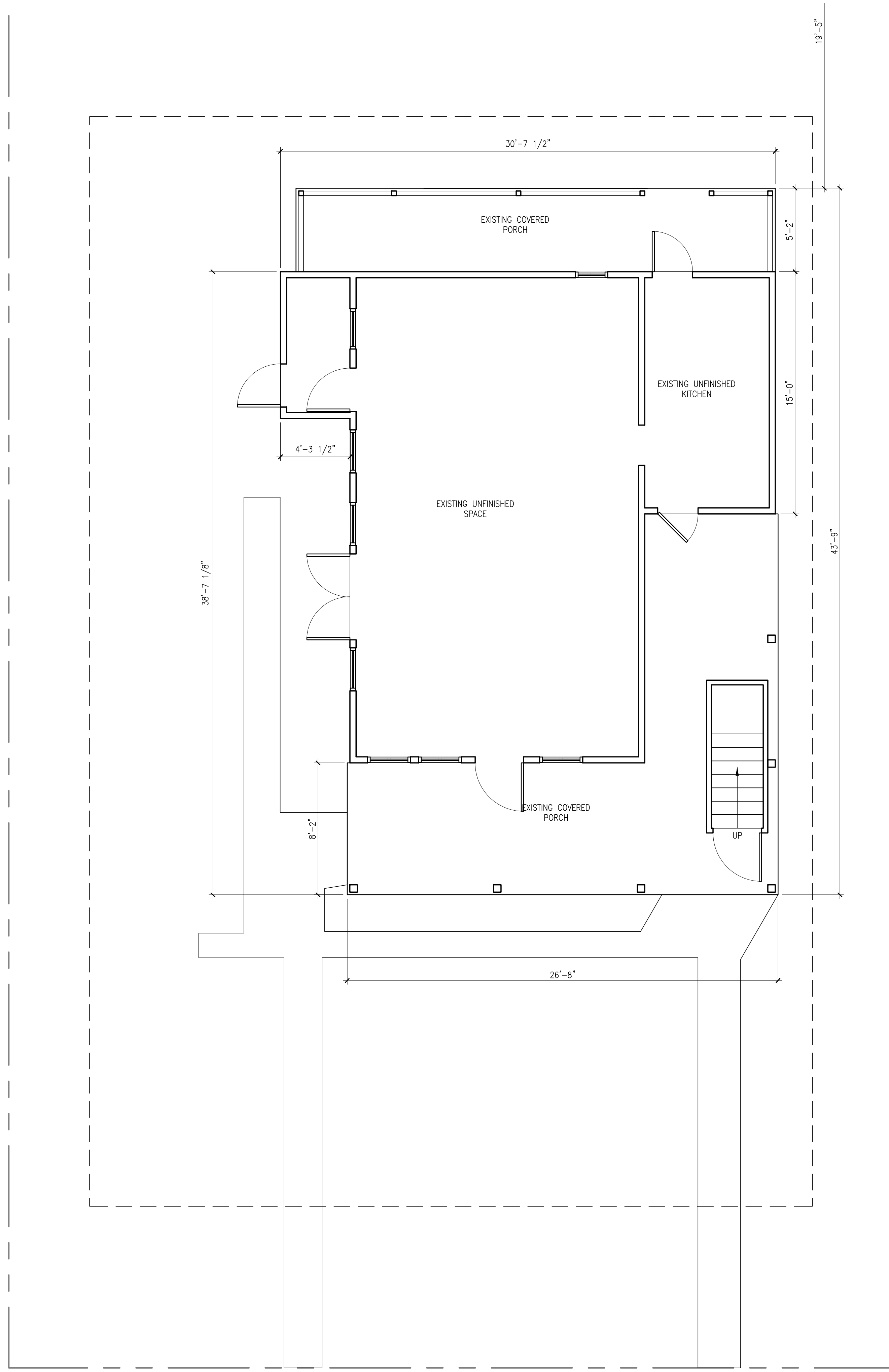
Drawing Size: 24x36 | Project #: 17019

Title:
CONTEXTUAL ELEVATIONS

Sheet Number:
A-1.2



2 EXISTING SECOND FLOOR PLAN
 AE2.1 SCALE: 1/4"=1'-0"



1 EXISTING FIRST FLOOR PLAN
 AE2.1 SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:

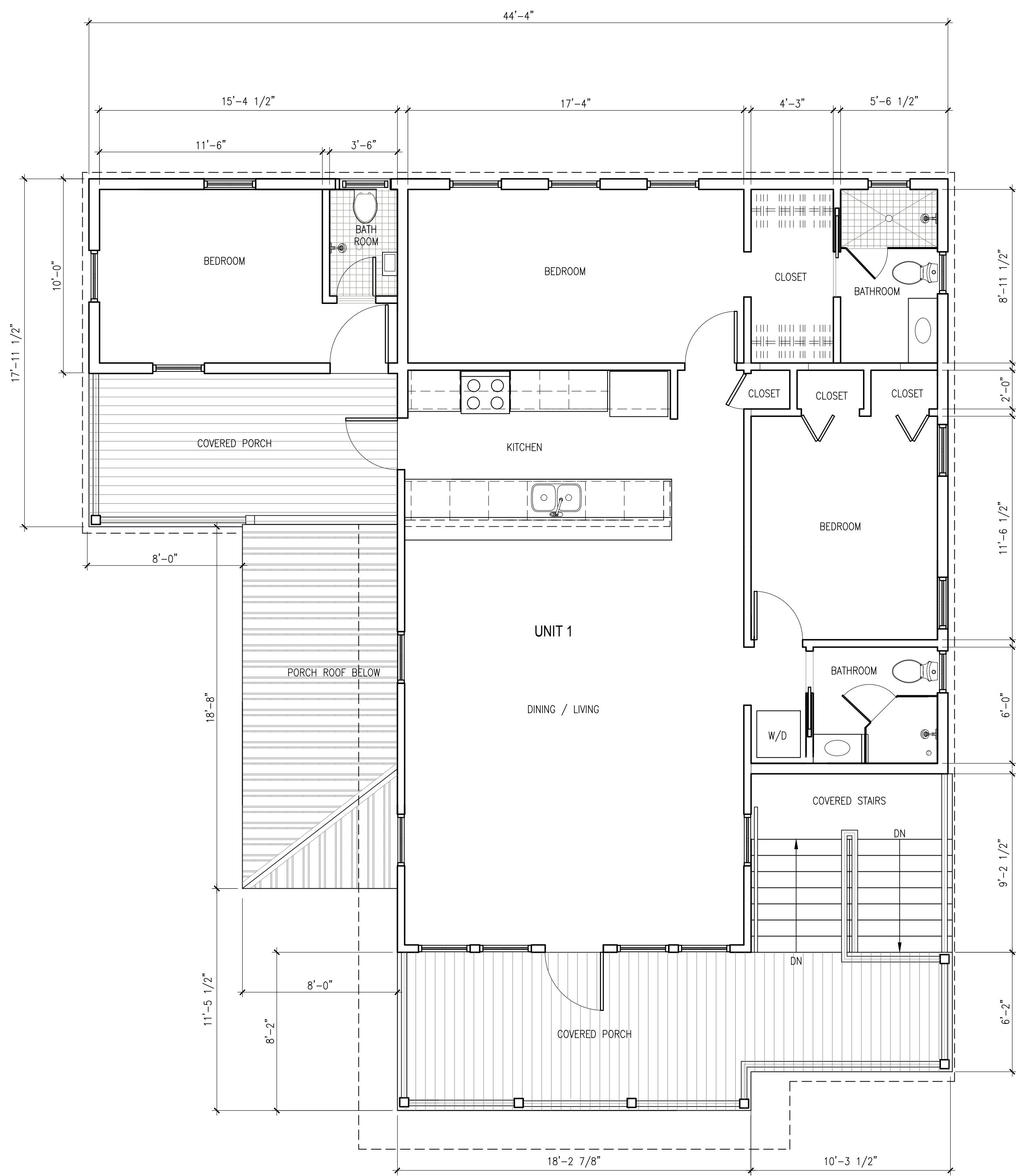
| | | |
|----------|-------------|---------|
| H.A.R.C. | SUBMISSION: | 5.30.17 |
| | REVISION 1: | 8.21.17 |
| | | |
| | | |
| | | |

1119 SOUTH STREET
 KEY WEST, FL
RESIDENTIAL RENOVATION

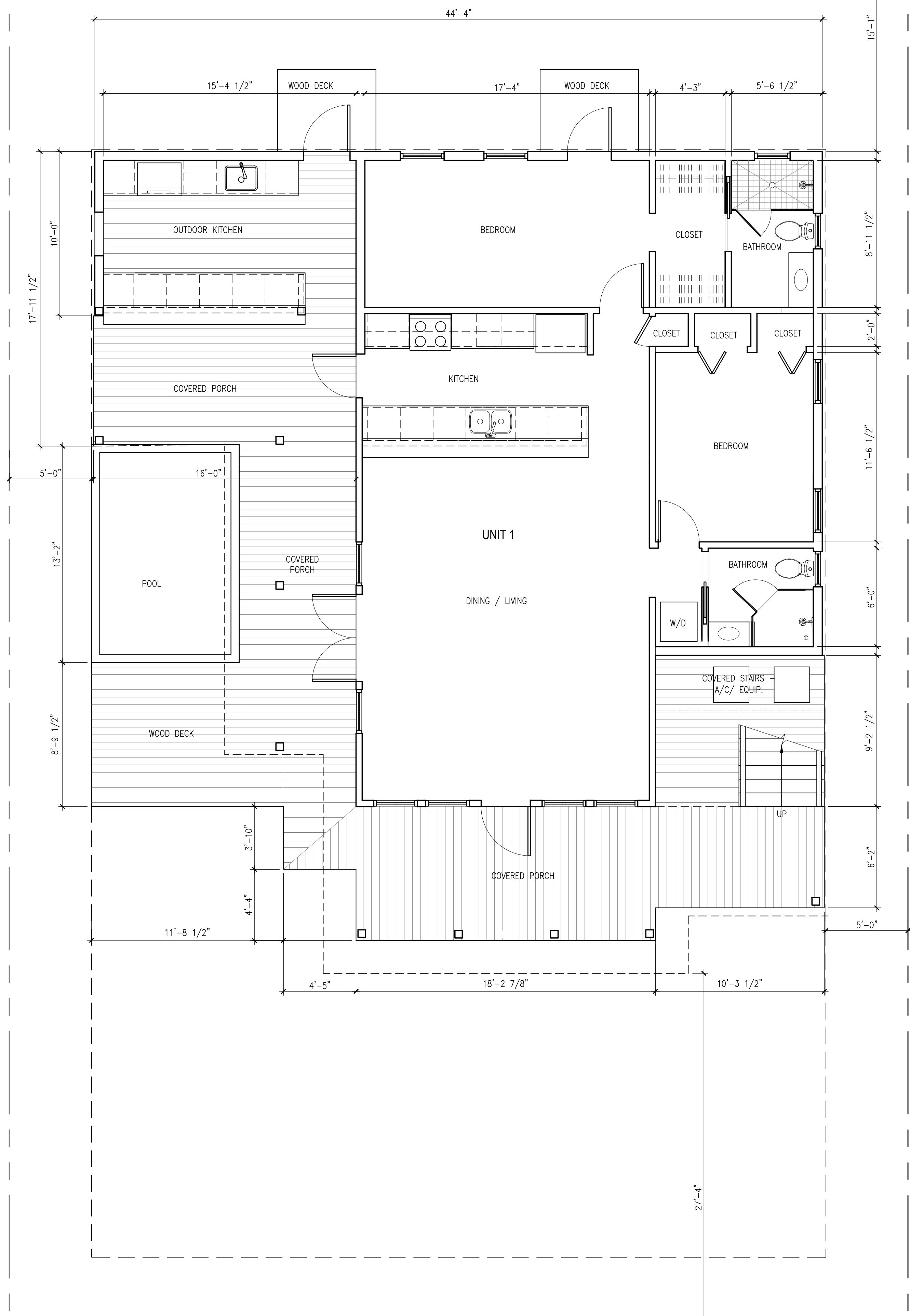
Drawing Size: 24x36 | Project #: 17019

Title:
EXISTING FLOOR PLANS

Sheet Number:
AE-2.1



2
A2.1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 5.30.17
REVISION 1: 8.21.17
REVISION 2: 10.18.17

1119 SOUTH STREET
KEY WEST, FL
RESIDENTIAL RENOVATION

Drawing Size: 24x36 | Project #: 17019

Title:

EXISTING ELEVATIONS

Sheet Number:

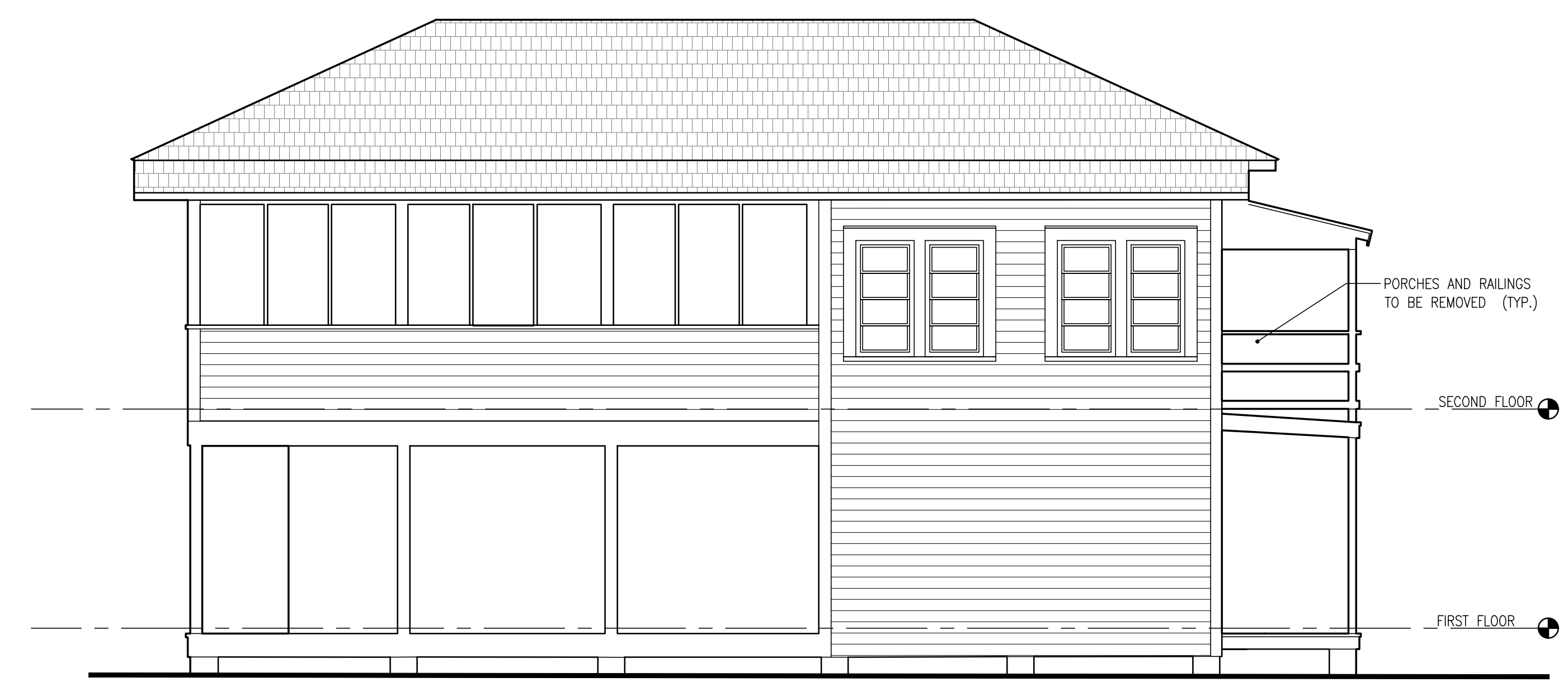
AE-3.1

Date: - MAY 28, 2017

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



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



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



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



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



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



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



1 SOUTH 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., June 27, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE. TWO-STORY SIDE AND REAR ADDITIONS AND NEW SIDE POOL. DEMOLITION OF REAR AND SIDE WALLS. DEMOLITION OF REAR PORCH, SIDE PORCH ROOF, AND ONE-STORY WEST ADDITION.

FOR- #1119 SOUTH STREET

Applicant – William Shepler

Application #H17-03-0020

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Carl Denny, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
1119 South Street on the 21 day of June, 2017.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on June 27, 2017.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H17-03-0020

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

CD
Date: 6-21-2017
Address: 1119 South ST
City: Key West
State, Zip: FL 33040

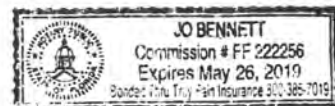
The forgoing instrument was acknowledged before me on this 21st day of June, 2017.

By (Print name of Affiant) Carl Denny who is personally known to me or has produced identification and who did take an oath.

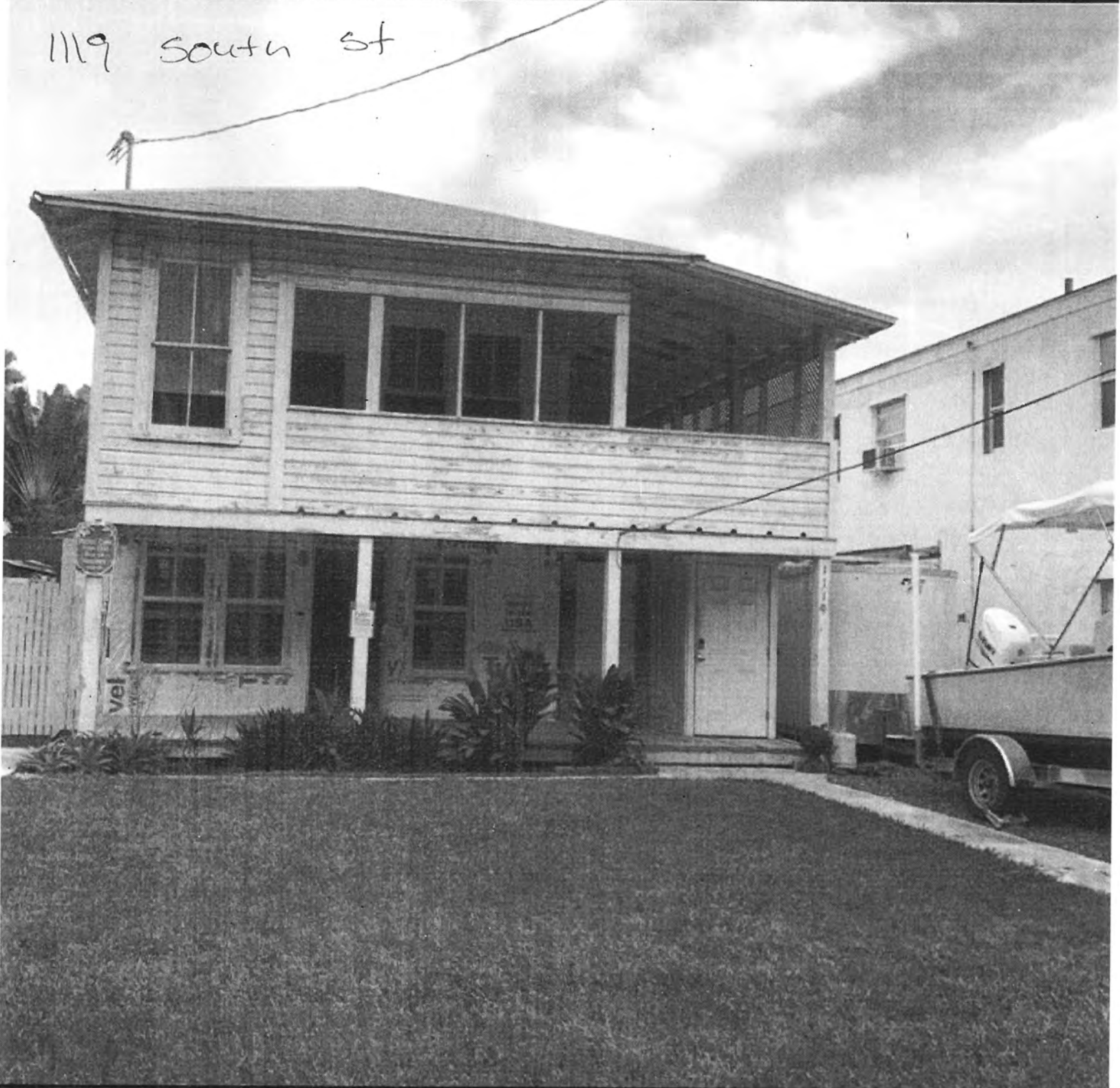
NOTARY PUBLIC

Sign Name: Jo Bennett
Print Name: Jo Bennett

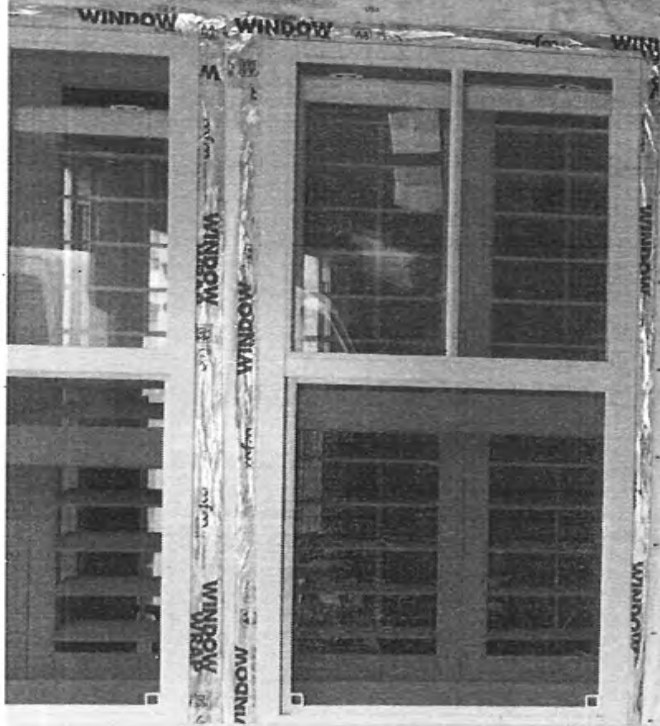
Notary Public - State of Florida (seal)
My Commission Expires: 2019



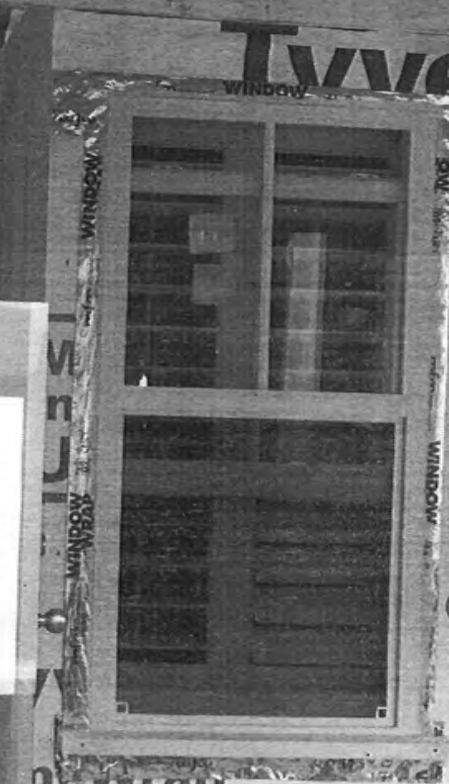
1119 South St



HomeWrap



Public Meeting Notice



Tyvek HomeWrap

Made in the USA



Tyvek HomeWrap

1119 South St

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The miracles of science

CALL 1-800-44-TYVEK WWW.CONSTRUCTION.TYVEK.COM
DUPONT The miracles of science

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:

RENOVATIONS TO EXISTING HOUSE. SIDE AND REAR ADDITIONS. NEW POOL AND DECK. DEMOLITION OF REAR WALL DEMOLITION OF REAR PORCH, SIDE PORCH ROOF, AND ONE-STORY WEST ADDITION.

FOR- #1119 SOUTH STREET

Applicant – William Shepler

Application #H17-03-0020

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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PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Summary

Parcel ID 00040170-000000
 Account # 1040886
 Property ID 1040886
 Millage Group 10KW
 Location 1119 SOUTH ST , KEY WEST
 Address
 Legal KW GEORGE W NICHOLS SUB PB1-42 LOT 12 SQR 1 TR 18 PT OF LOT 16 CO JUDGE
 Description SERIES 3-A-9 E1-448 OR375-428/429 OR375-490 OR839-1675/1676
 OR839-1704L/E OR1232-256D/C OR2792-198/99
 (Note: Not to be used on legal documents)
 Neighborhood 6131
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision George W Nichols Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

DENNY CARL
 1119 SOUTH ST
 KEY WEST FL 33040-4807

Valuation

| | 2016 | 2015 | 2014 | 2013 |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$51,826 | \$149,510 | \$150,766 | \$152,951 |
| + Market Misc Value | \$364 | \$317 | \$288 | \$288 |
| + Market Land Value | \$576,238 | \$441,700 | \$282,011 | \$262,335 |
| = Just Market Value | \$628,428 | \$591,527 | \$433,065 | \$415,574 |
| = Total Assessed Value | \$432,473 | \$393,158 | \$357,417 | \$324,925 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$628,428 | \$591,527 | \$433,065 | \$415,574 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|----------------------|-----------------|-------------|----------|-------|
| MULTI RES DRY (080D) | 5,064.00 | Square Foot | 0 | 0 |

Buildings

Building ID 3144
 Style
 Building Type M.F. - R2 / R2
 Gross Sq Ft 2288
 Finished Sq Ft 1248
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 224
 Functional Obs 0
 Economic Obs 0
 Depreciation % 78
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1930
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 1,248 | 1,248 | 0 |
| OPF | OP PRCH FIN LL | 448 | 0 | 0 |
| OUF | OP PRCH FIN UL | 406 | 0 | 0 |
| PTO | PATIO | 126 | 0 | 0 |
| SBF | UTIL FIN BLK | 60 | 0 | 0 |
| TOTAL | | 2,288 | 1,248 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|-------------|------------|-----------|----------|--------|-------|
| PATIO | 1959 | 1960 | 1 | 120 SF | 1 |

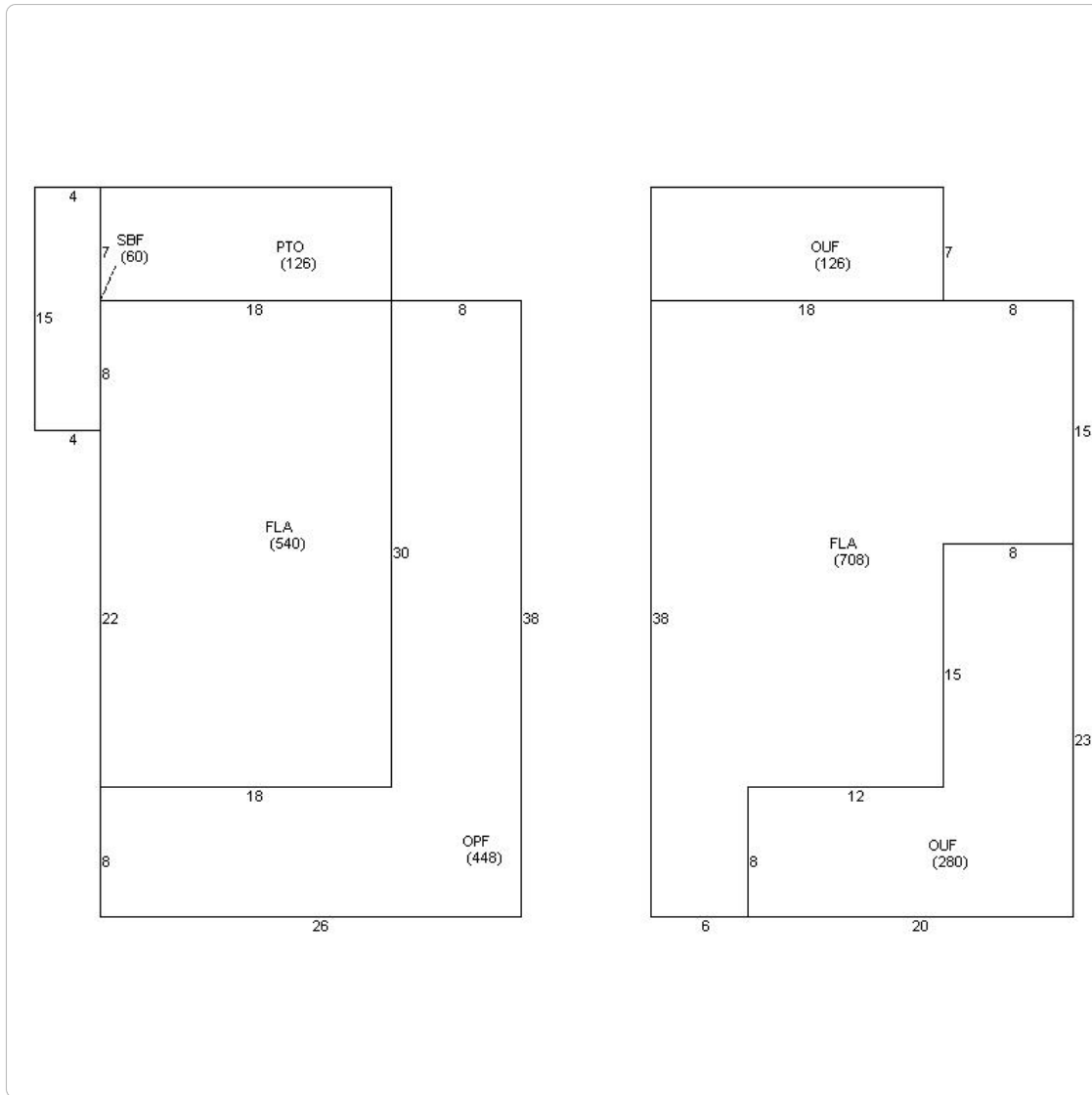
Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 4/14/2016 | \$650,000 | Warranty Deed | | 2792 | 198 | 03 - Qualified | Improved |
| 9/1/1981 | \$40 | Warranty Deed | | 839 | 1704 | U - Unqualified | Improved |

Permits

| Number ↕ | Date Issued ↕ | Date Completed ↕ | Amount ↕ | Permit Type ↕ | Notes ↕ |
|----------|---------------|------------------|----------|---------------|-------------------------|
| 0002603 | 9/25/2000 | 12/1/2000 | \$2,500 | | REPLACE ROTTEN FRAMING |
| 9800519 | 2/27/1998 | | \$2,000 | Residential | UPGRADE SERVICE 200 AMP |

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

Last Data Upload: 6/21/2017 1:33:07 AM

