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**Historic Architectural Review Commission  
Staff Report for Item 4**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** January 23, 2017

**Applicant:** William Shepler

**Application Number:** H17-03-0028

**Address:** #922 Thomas Street

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**Description of Work:**

Partial demolition of rear wall of existing building.

**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 was approved for its first reading for demolition in November 2017.

**Ordinances Cited in Review:**

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

**Staff Analysis**

This Certificate of Appropriateness proposes the partial demolition of the rear wall of a contributing building and a small rear covered porch. Because the demolition request is for a very

small portion of the rear wall, staff does not feel that it meets any of the criteria listed in Sec. 102-218, and therefore can be considered for demolition:

- (1) The wall and porch do not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction.
- (2) The wall and porch are not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The wall and porch have no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and are not associated with the life of a person significant in the past;
- (4) The wall and porch to be demolished are not the site of a historic event with a significant effect upon society;
- (5) The wall and porch do not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) The wall and porch do not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The wall and porch are not related to a square, park, or other distinctive area.
- (8) The wall and porch do 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; and
- (9) The wall and porch have not yielded, and are not likely to yield, information important in history.

Since the wall is historic, two readings are required for demolition. This will be the final reading for demolition.

# 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:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE \_\_\_\_\_  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  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](mailto: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

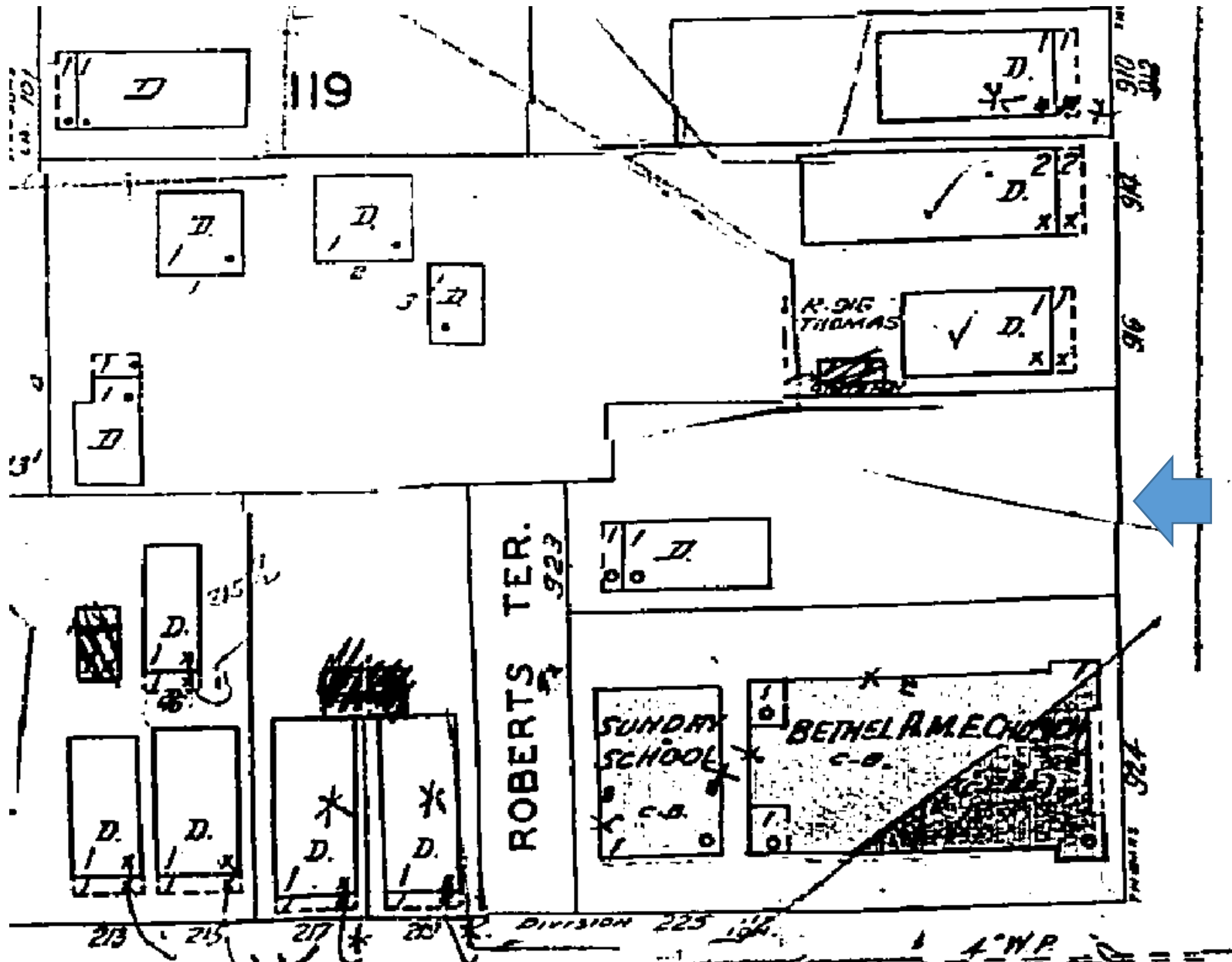
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

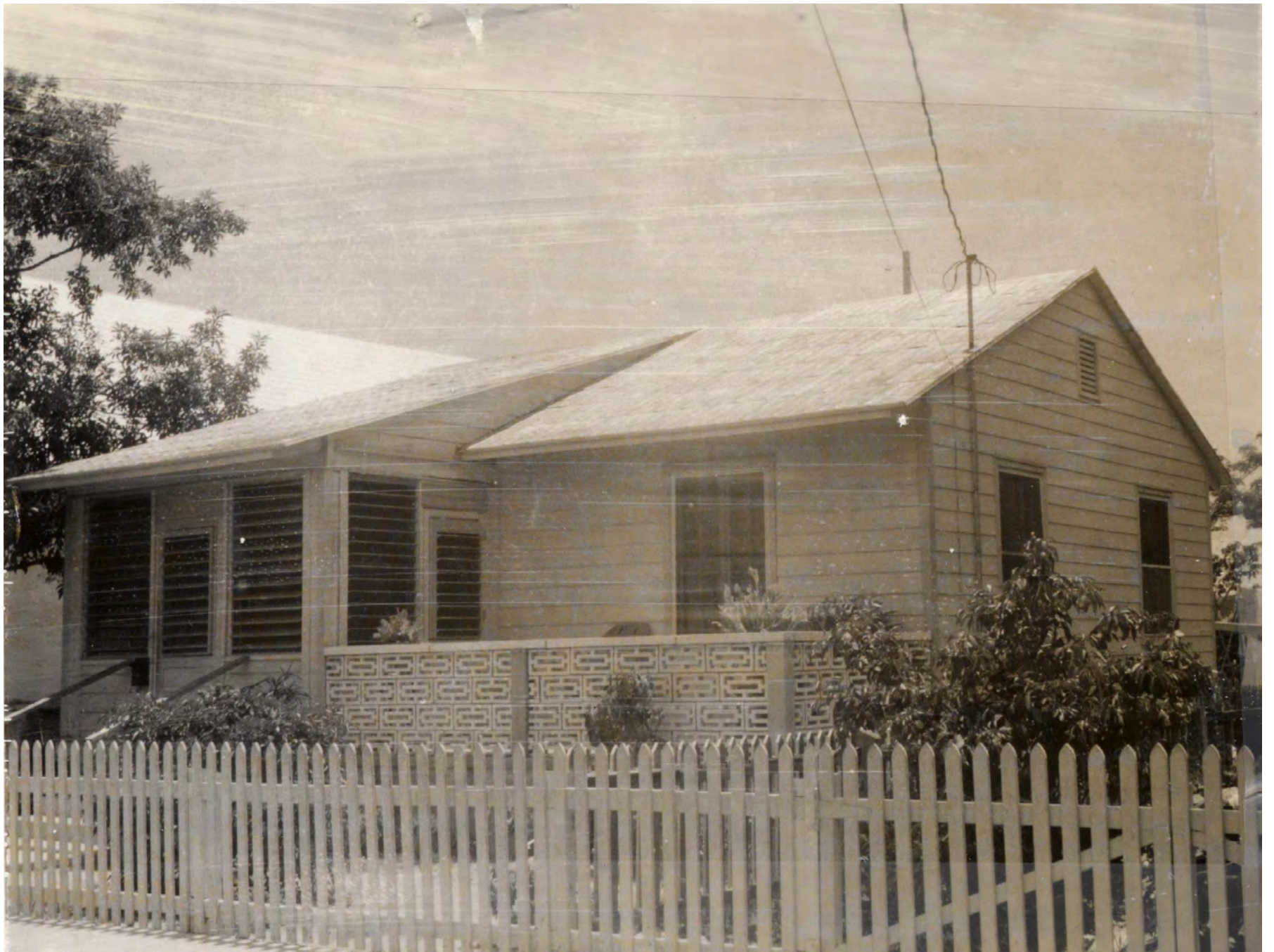
# SANBORN MAPS



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



RECEIVED  
29 2010  
By \_\_\_\_\_

BACKYARD OF SITE







91





NO TRESPASSING





SCHOOL WALK

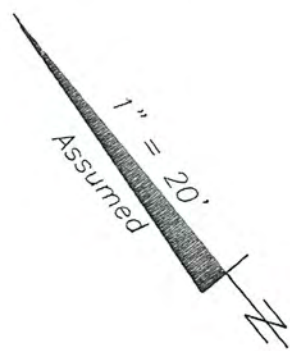






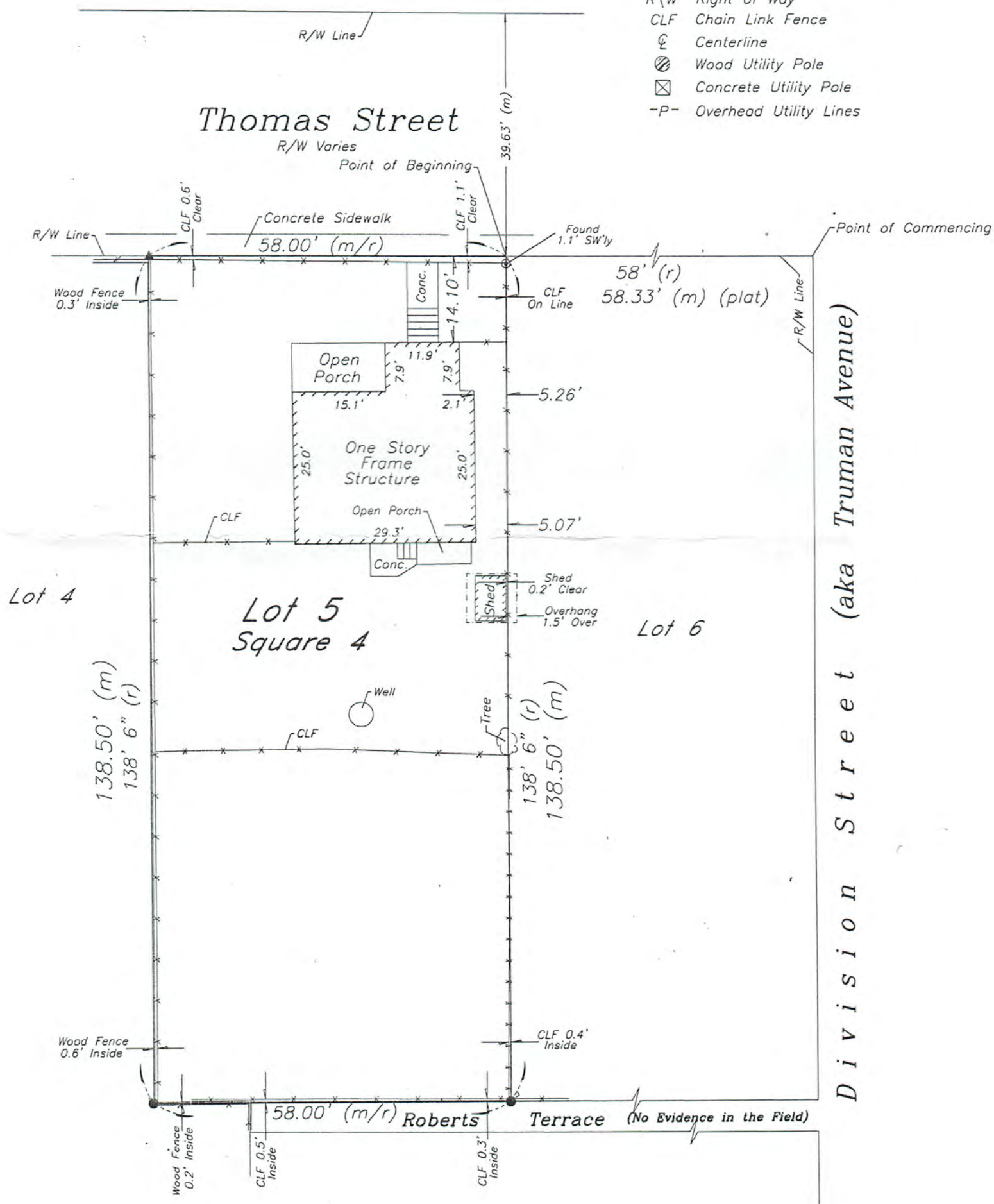
# SURVEY

# 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



Sheet One of Two Sheets

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

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

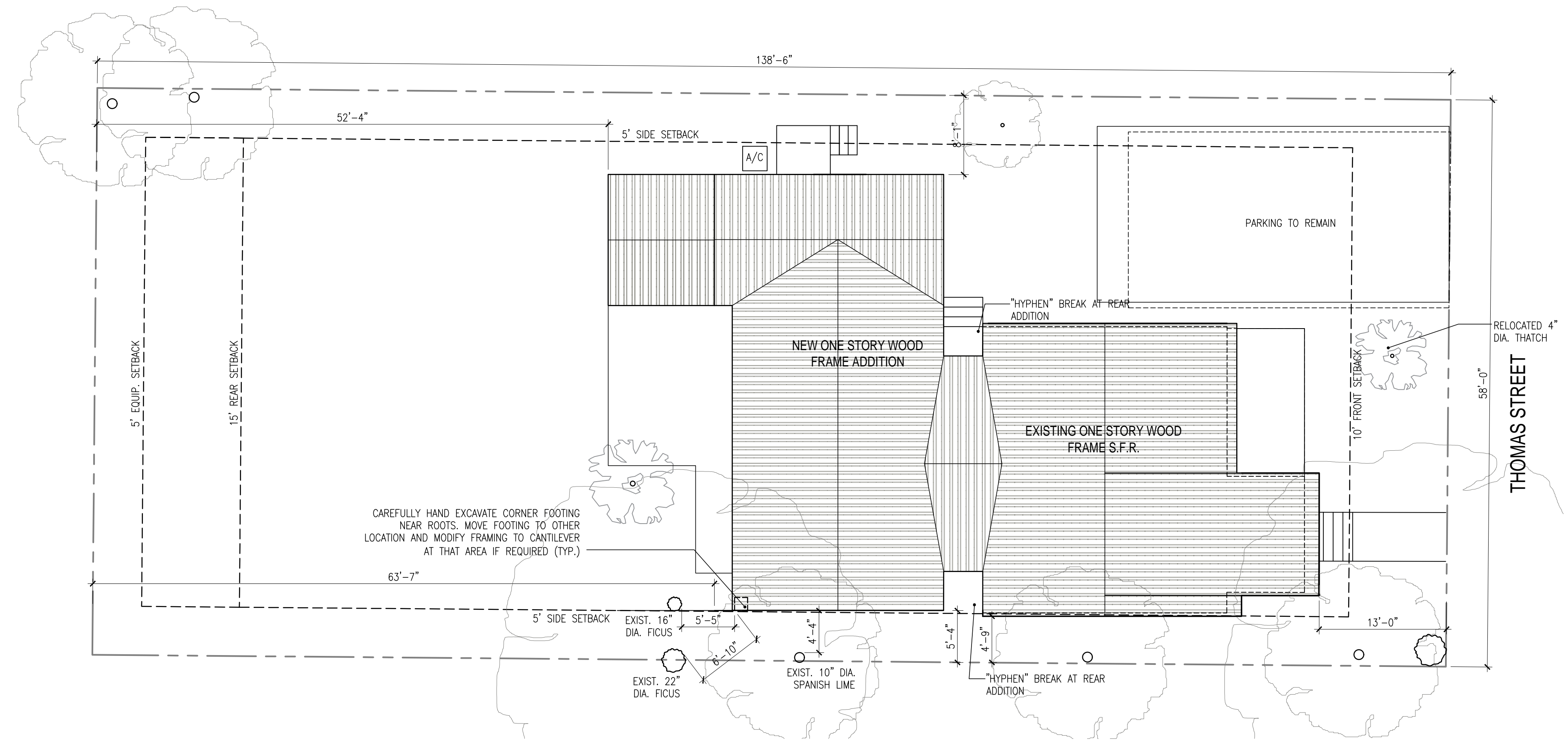
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# REVISED DESIGN

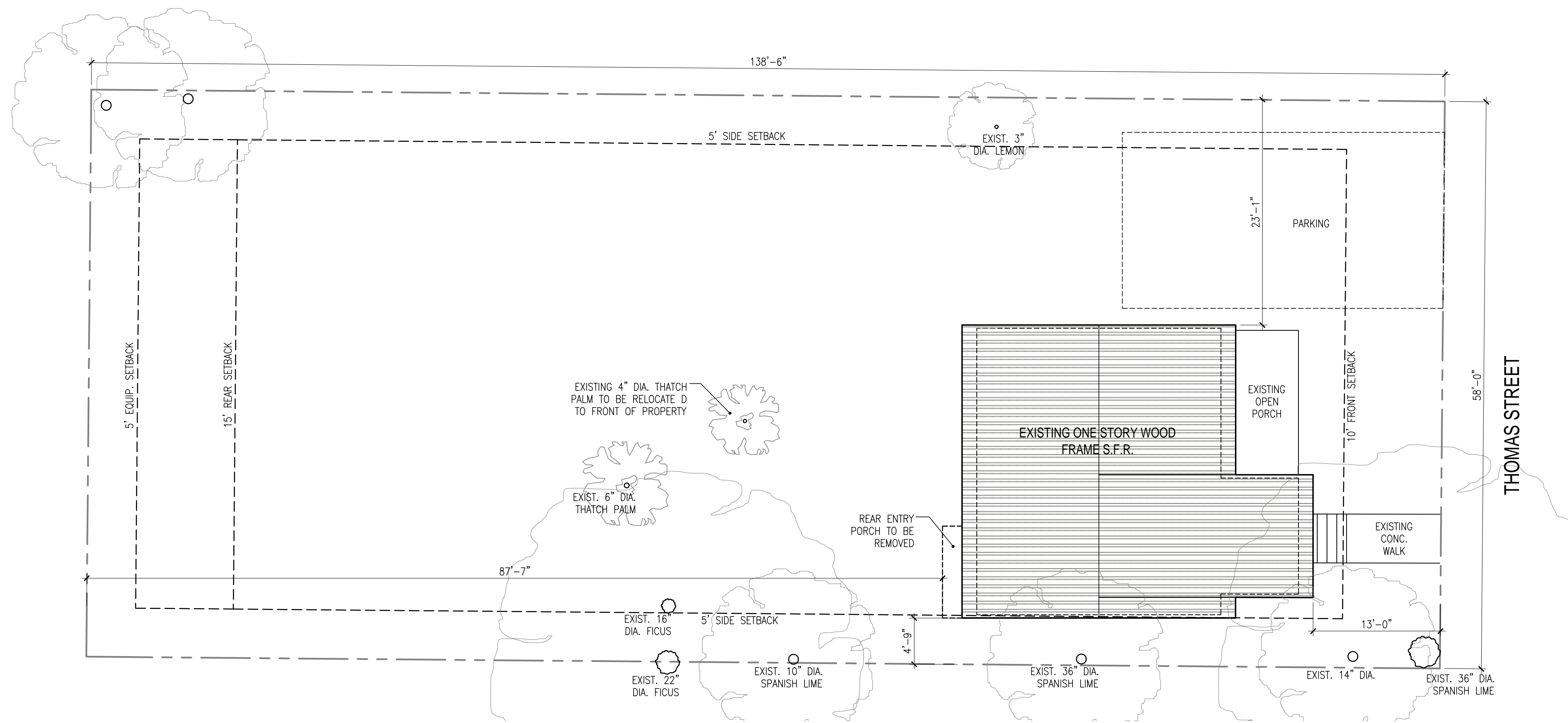
SITE CALCS - ZONING DISTRICT: HMDR

	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"

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

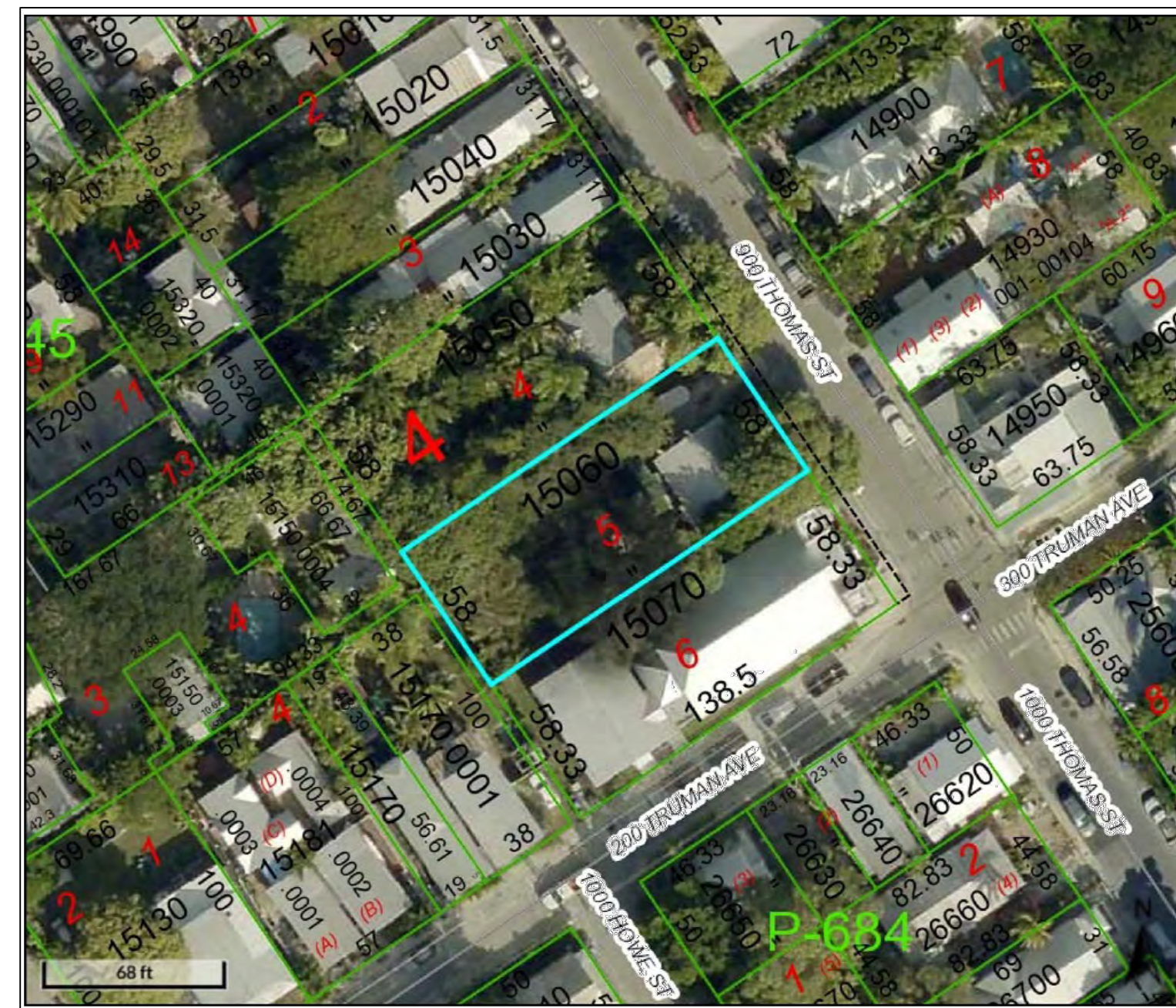
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Title:

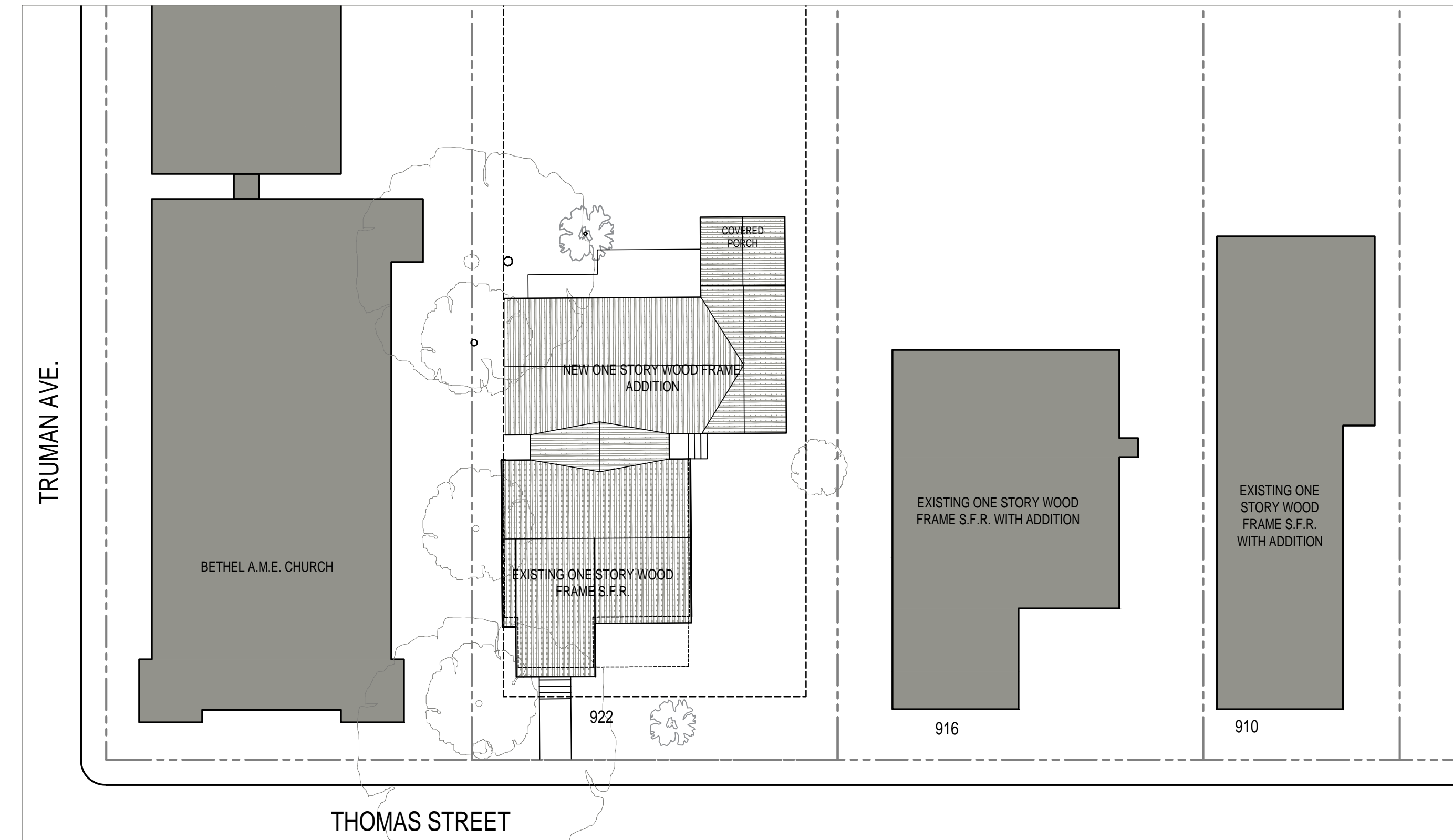
SITE PLANS/  
ZONING  
CALCS

Sheet Number:

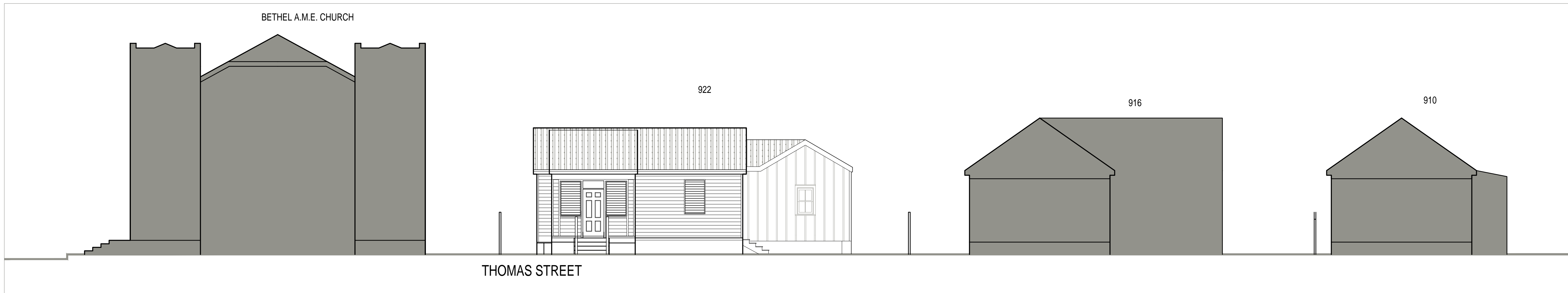
A-1.1



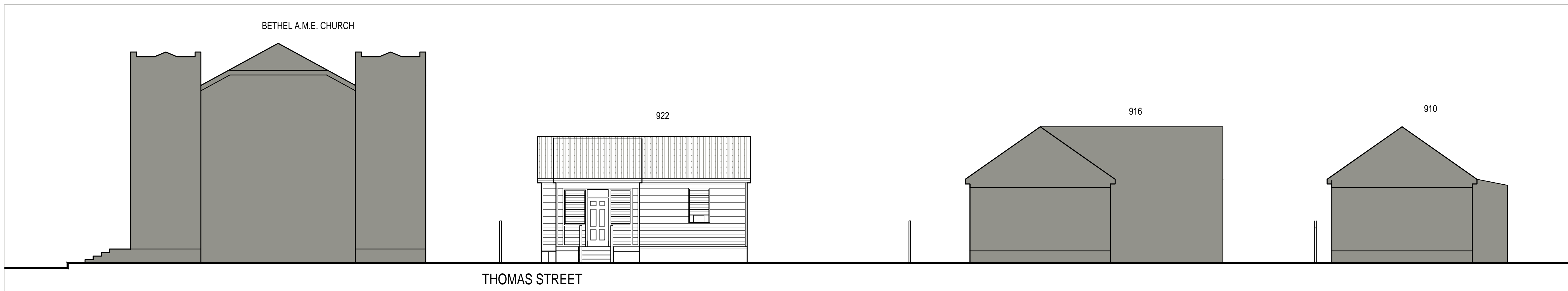
4 AERIAL SITE PLAN  
SCALE: N.T.S.



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



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



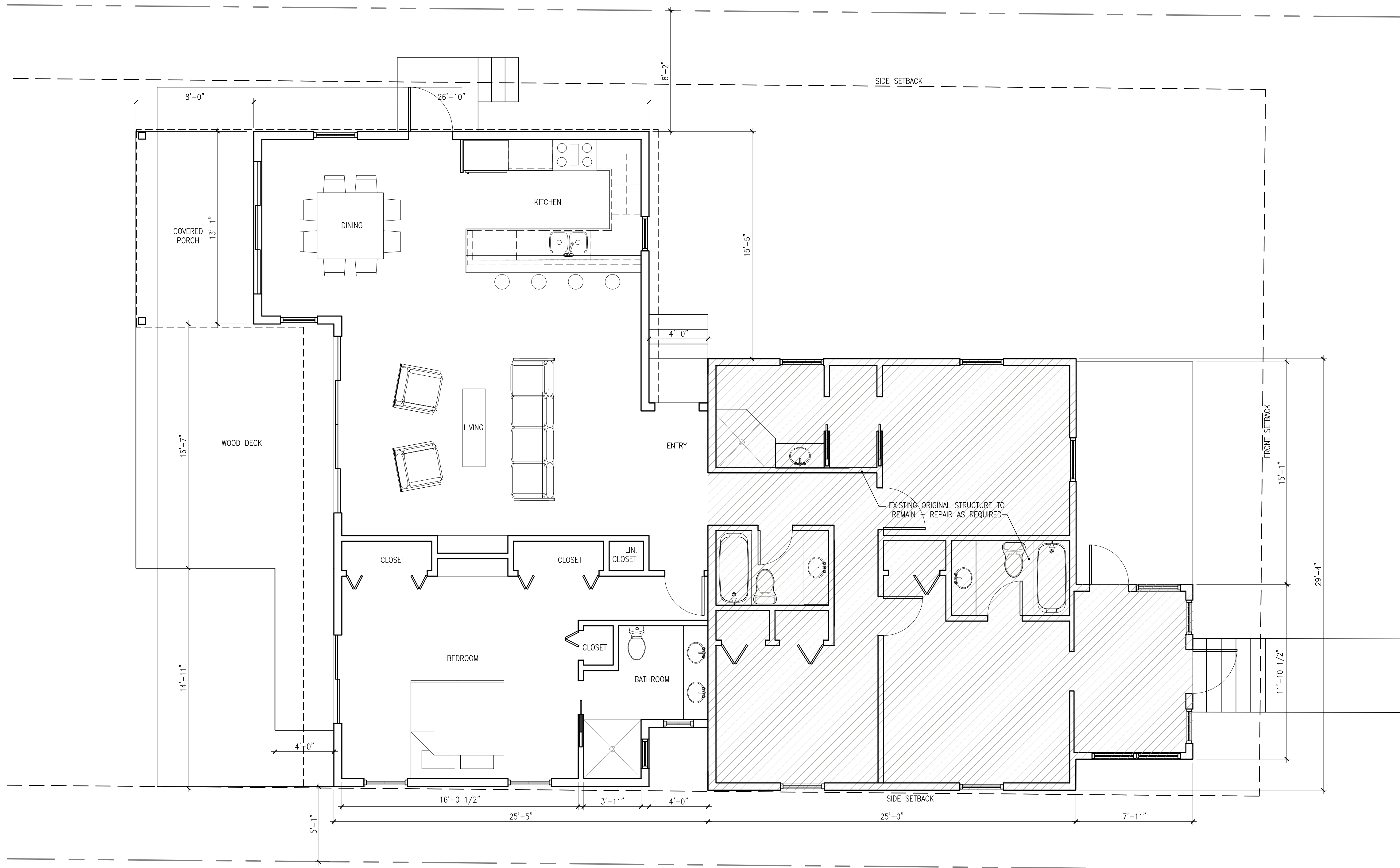
1 EXISTING STREETSCAPE  
SCALE: 1/8"=1'-0"

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
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

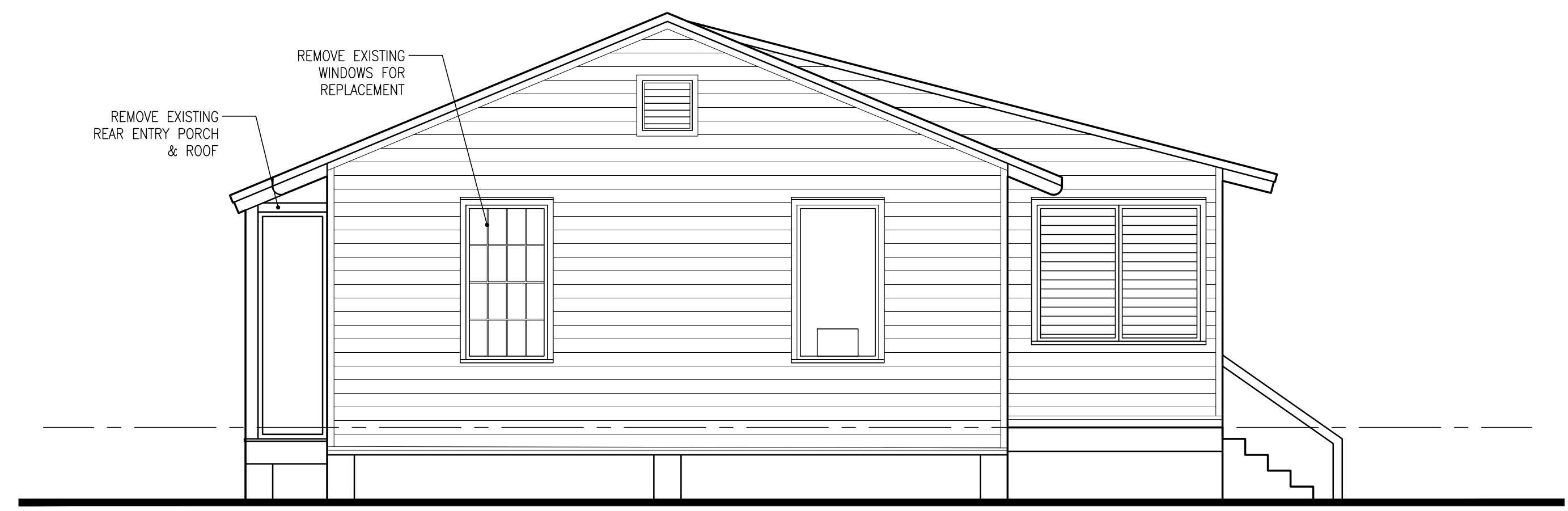
©2017 by William Shepler Architect



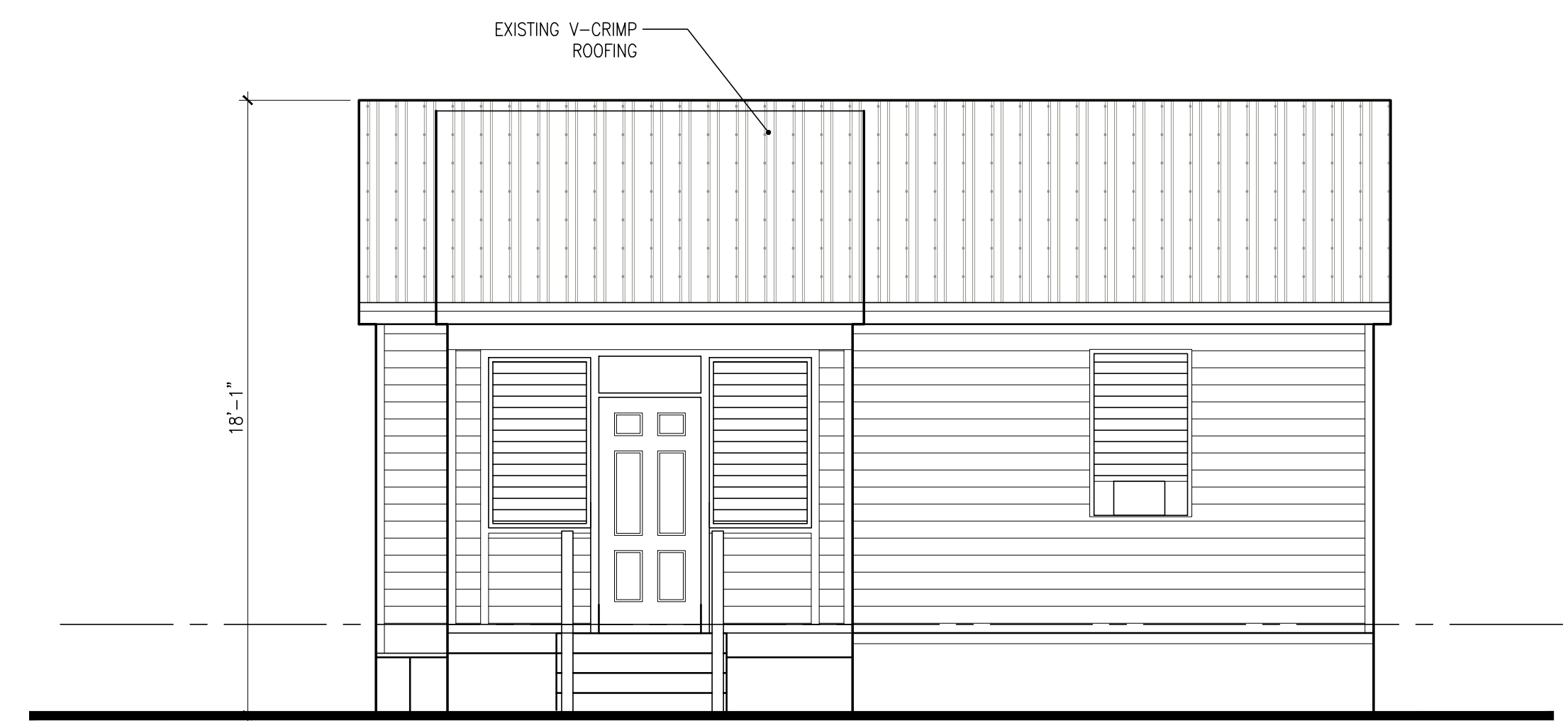
**3 WEST ELEVATION**  
SCALE: 1/4"=1'-0"



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



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

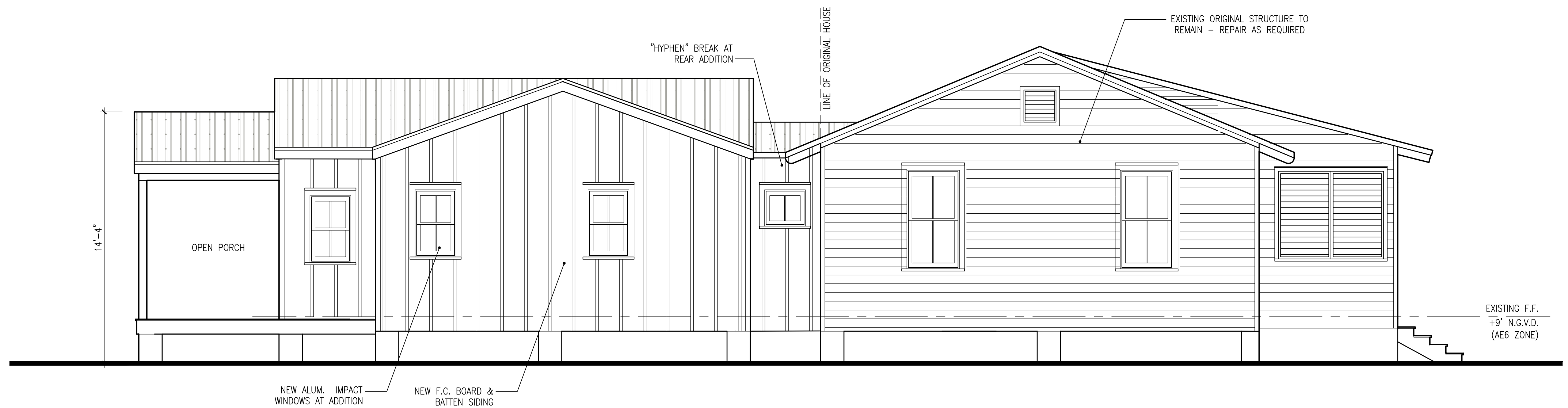


**1 EAST ELEVATION**  
SCALE: 1/4"=1'-0"

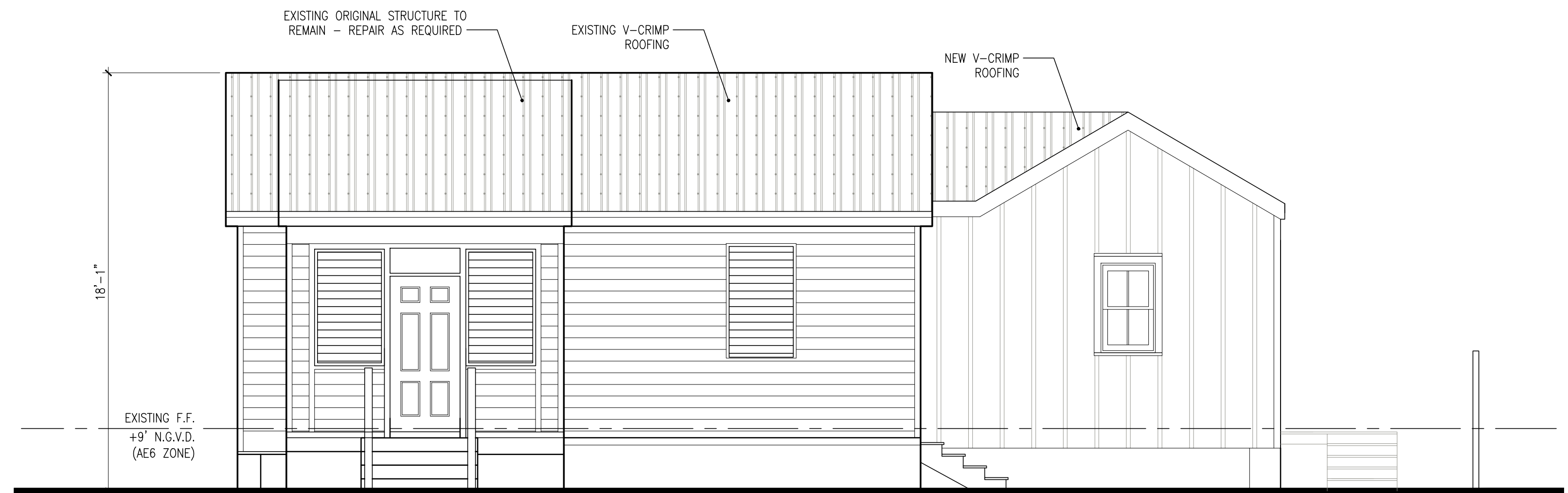
Seal:

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



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



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

**922 THOMAS STREET**  
KEY WEST, FL  
**RESIDENTIAL ADDITION**

Drawing Size: 24x36 | Project #: 17028

Title:

**PROPOSED ELEVATIONS**

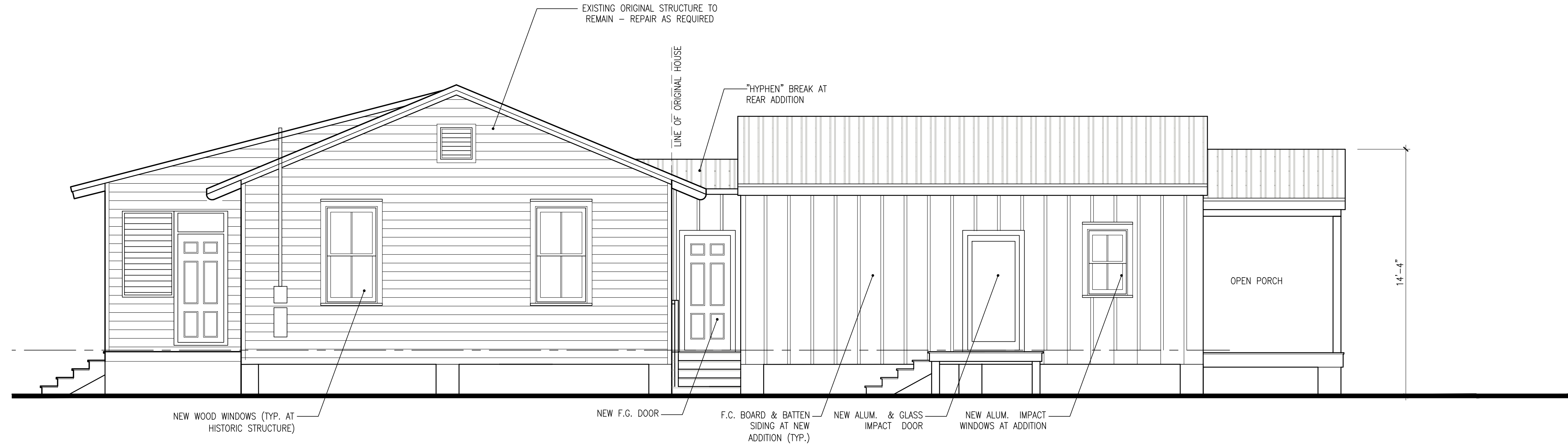
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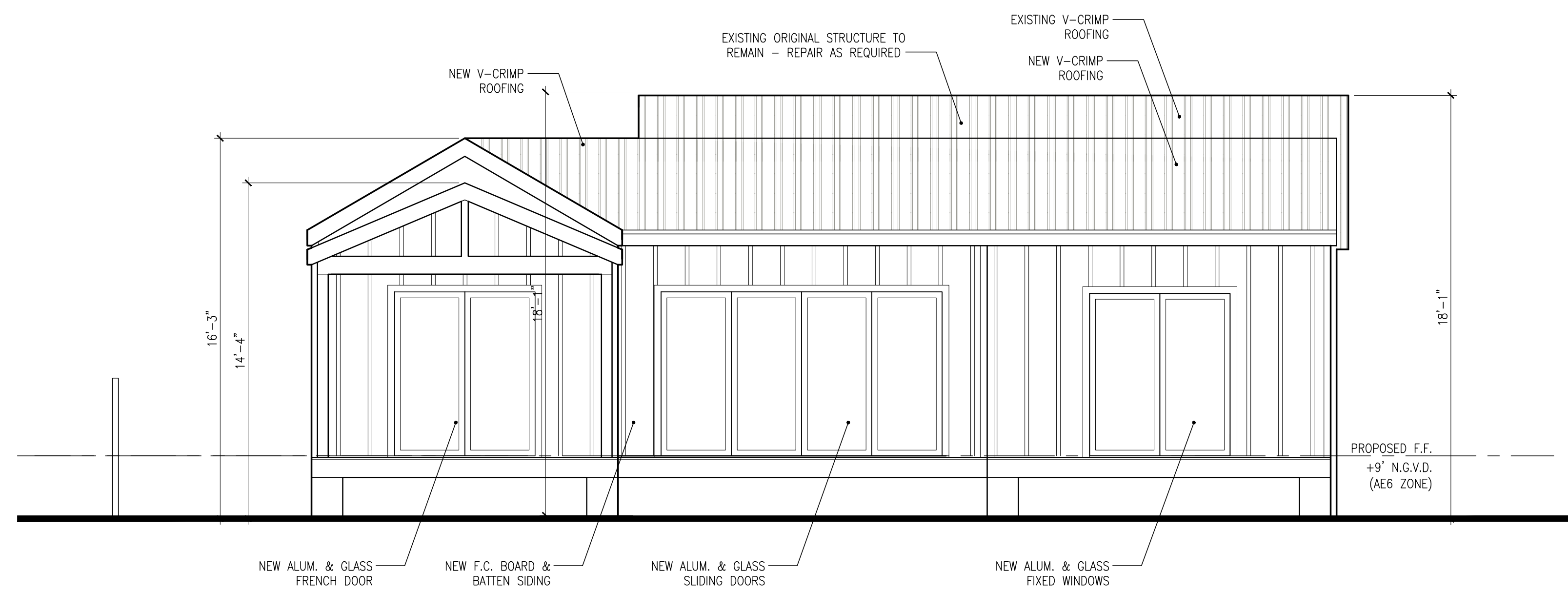
Date: - OCTOBER 10, 2017

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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

©2017 by William Shepler Architect

Seal:

Consultants:

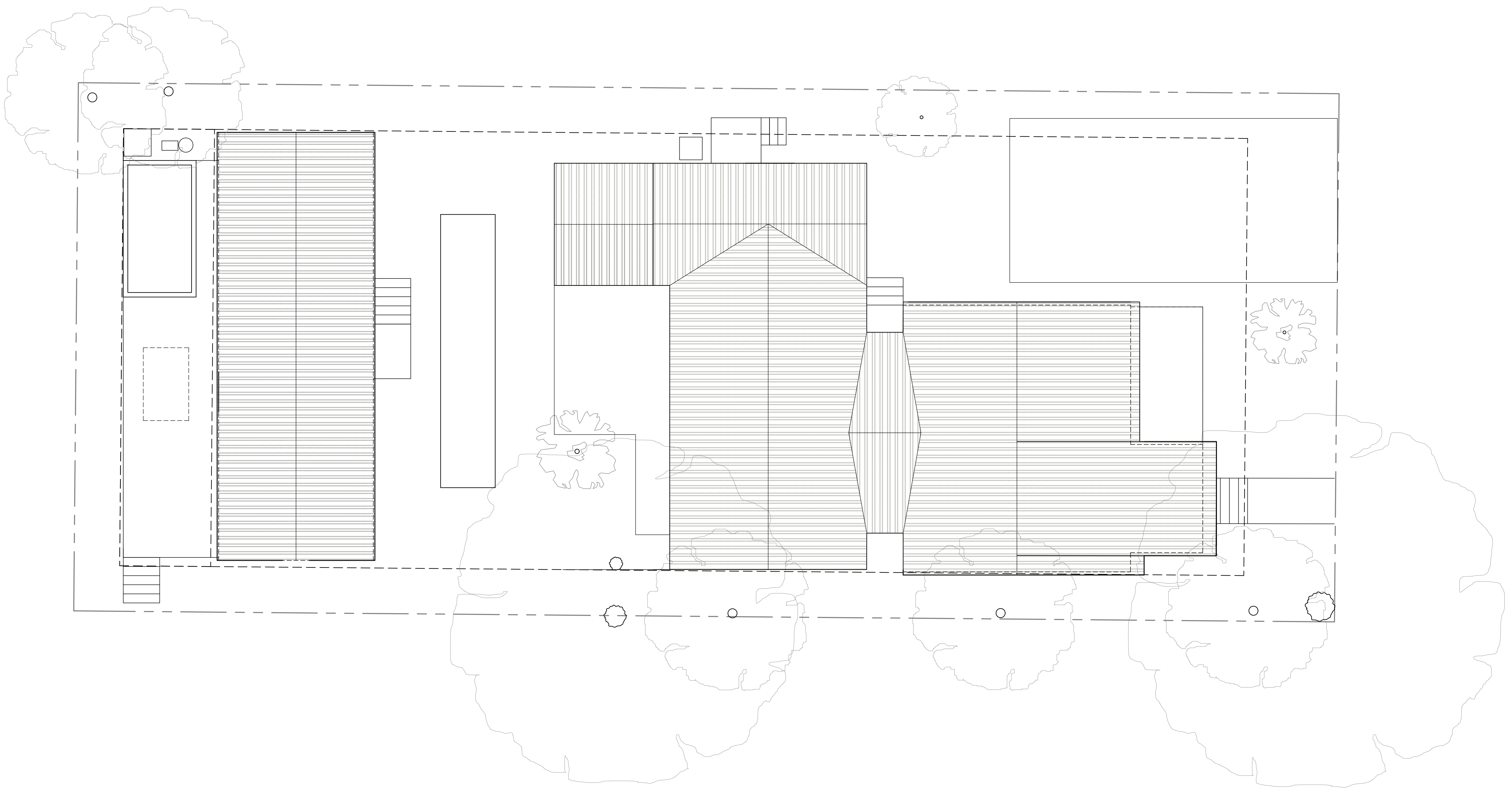
Submissions / Revisions:  
H.A.R.C. SUBMISSION: 10.27.16

**317 ANGELA STREET**  
KEY WEST, FL  
**NEW SINGLE FAMILY RESIDENCE**

Drawing Size: 24x36 | Project #: 16018

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

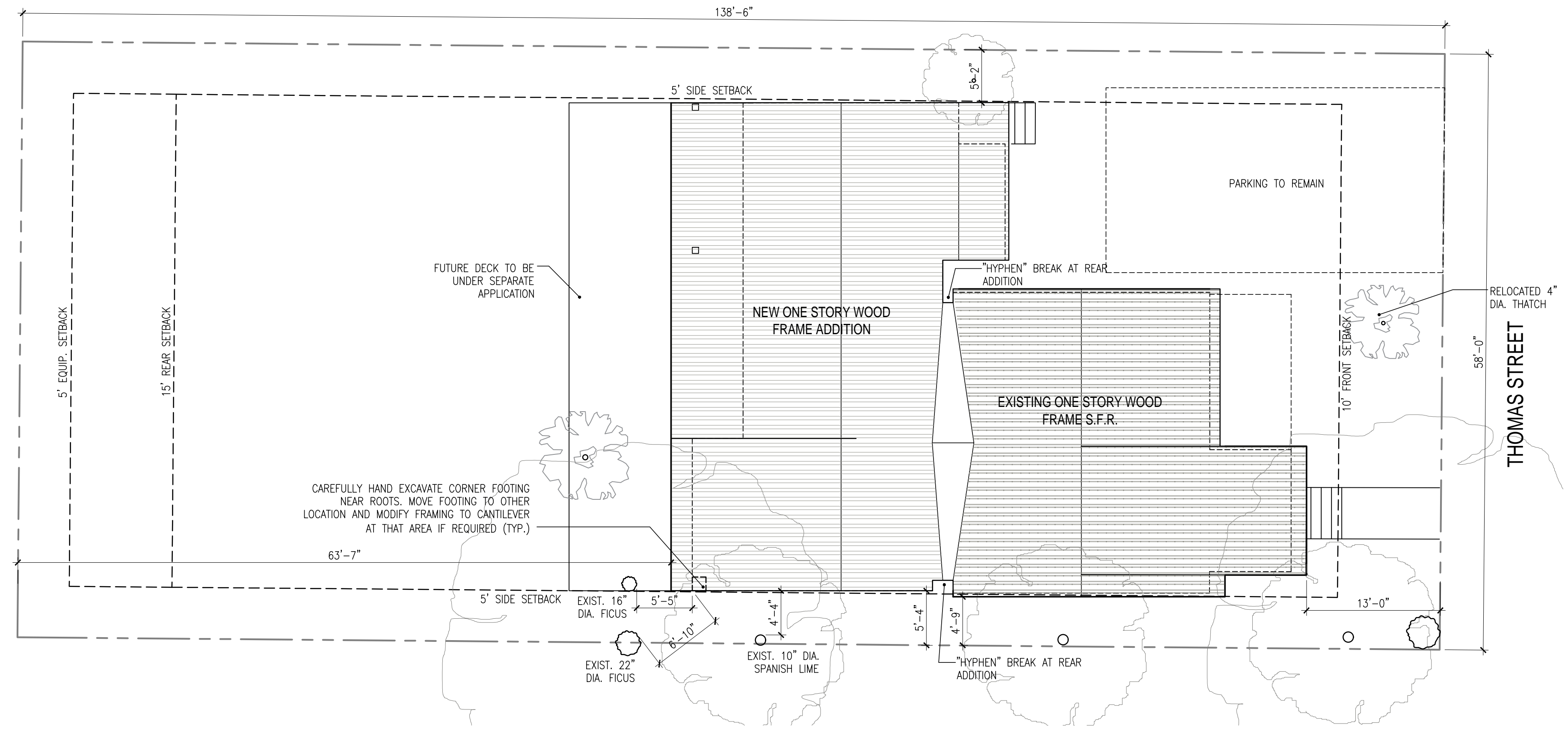
Seal:

Consultants:

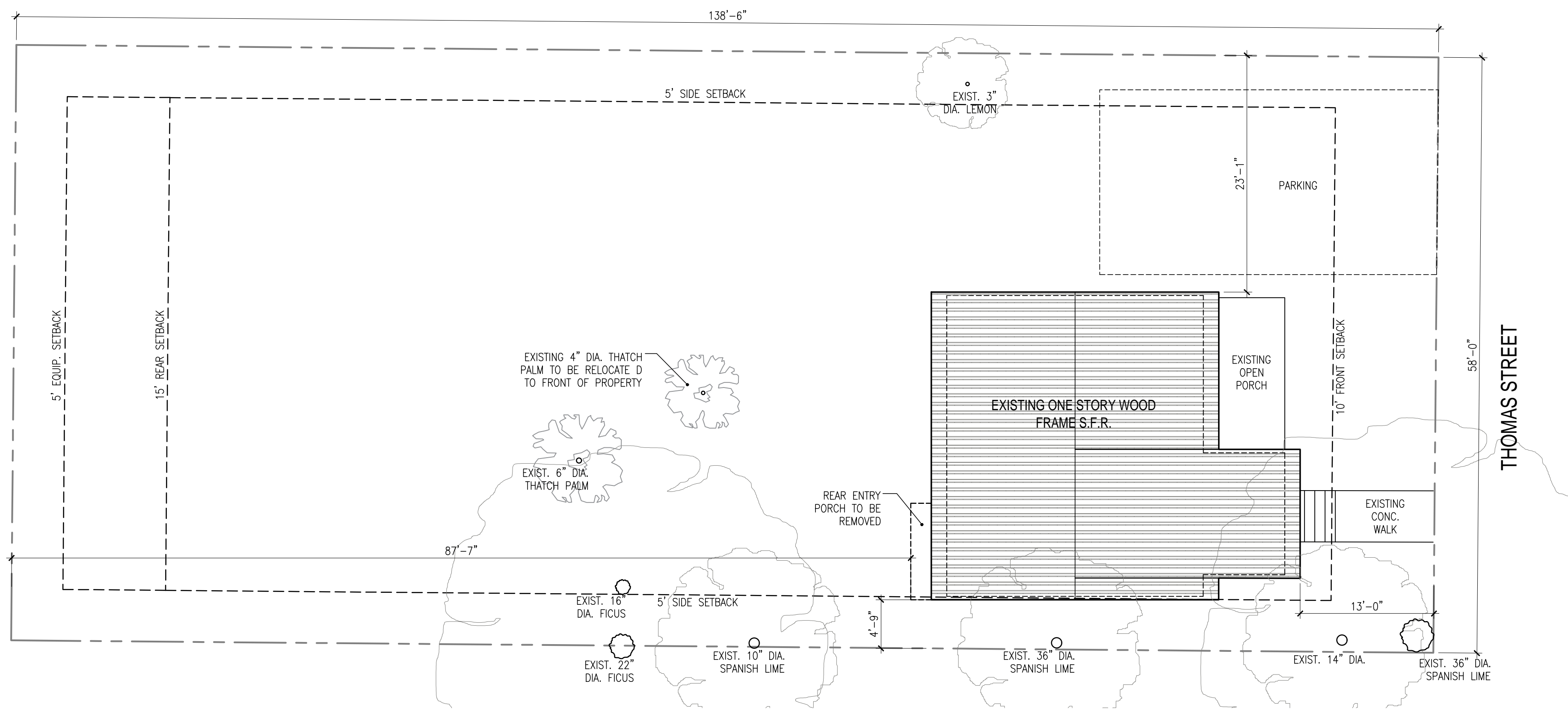
Submissions / Revisions:  
H.A.R.C. SUBMISSION: 6.26.17  
H.A.R.C. REV. 1: 7.15.17  
H.A.R.C. REV. 2: 8.12.17

**SITE CALCS - ZONING DISTRICT: HMDR**

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
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IMPERVIOUS SURFACE RATIO	60%	1,118 s.f. (13.9%)	2,499s.f. (31.1%)	Yes
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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**

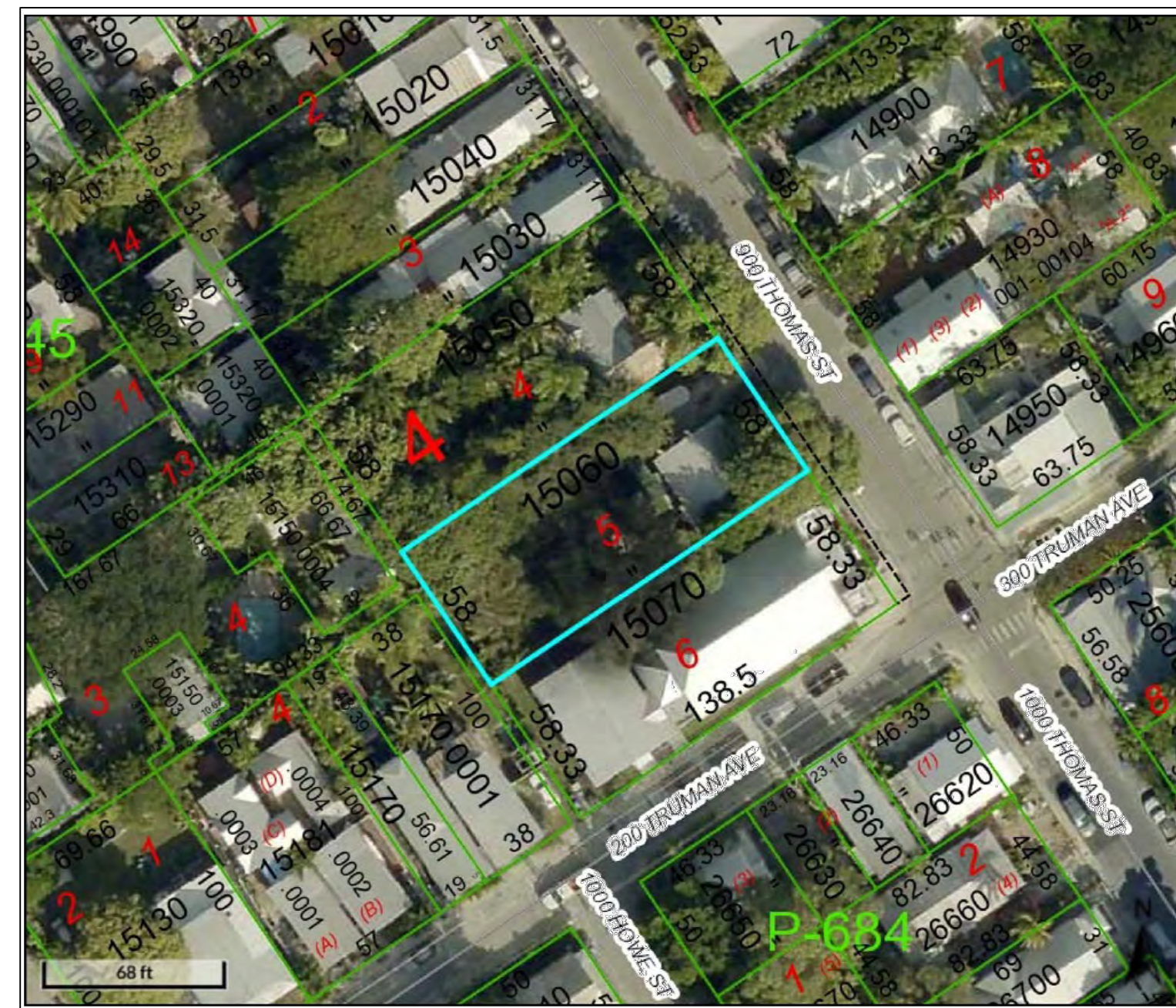
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Title:

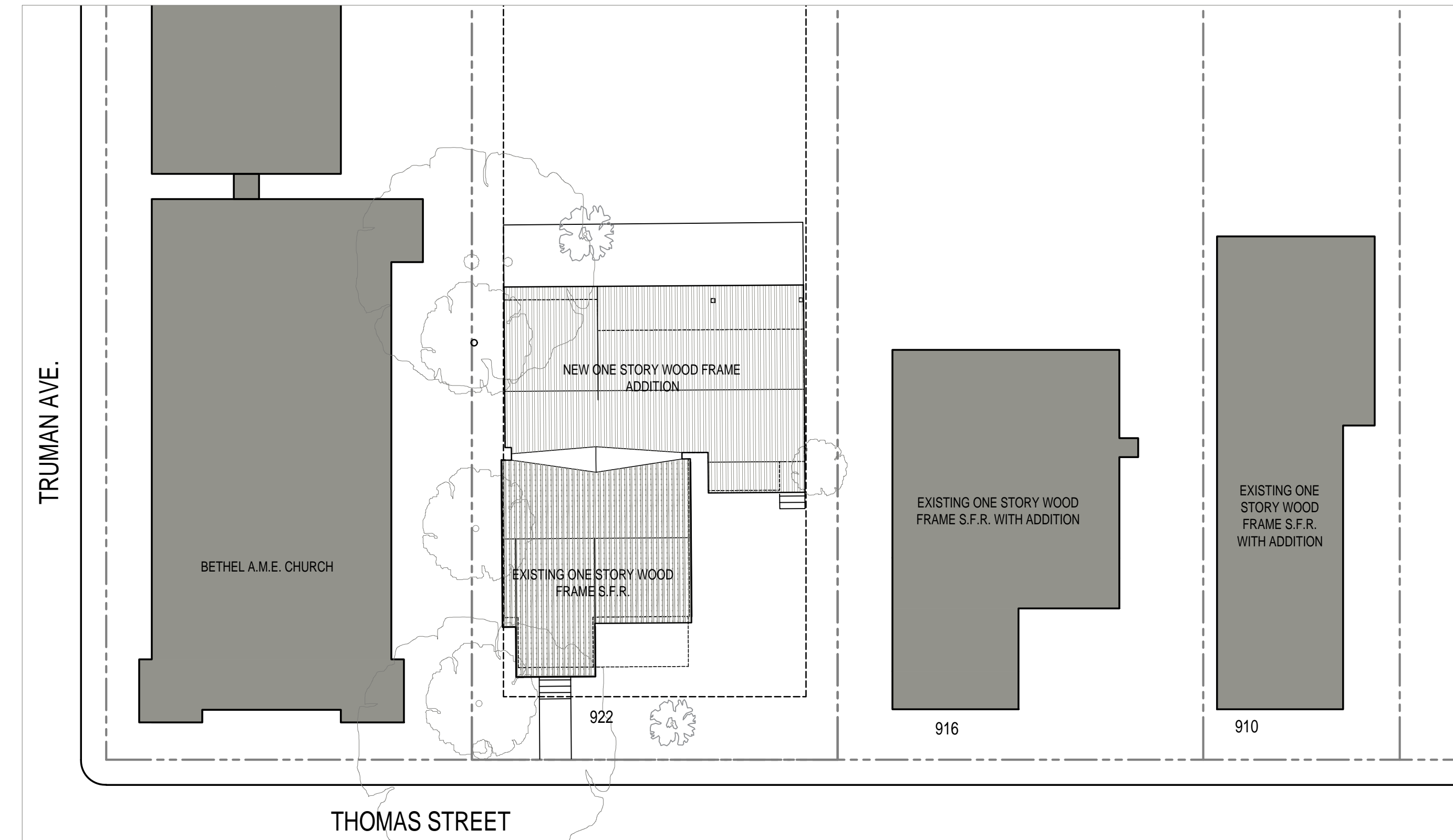
**SITE PLANS/  
ZONING  
CALCS**

Sheet Number:

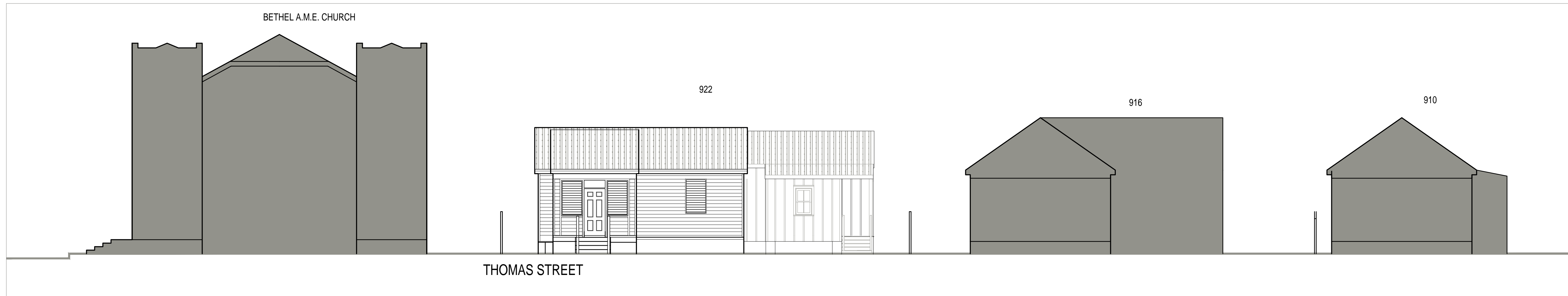
**A-1.1**



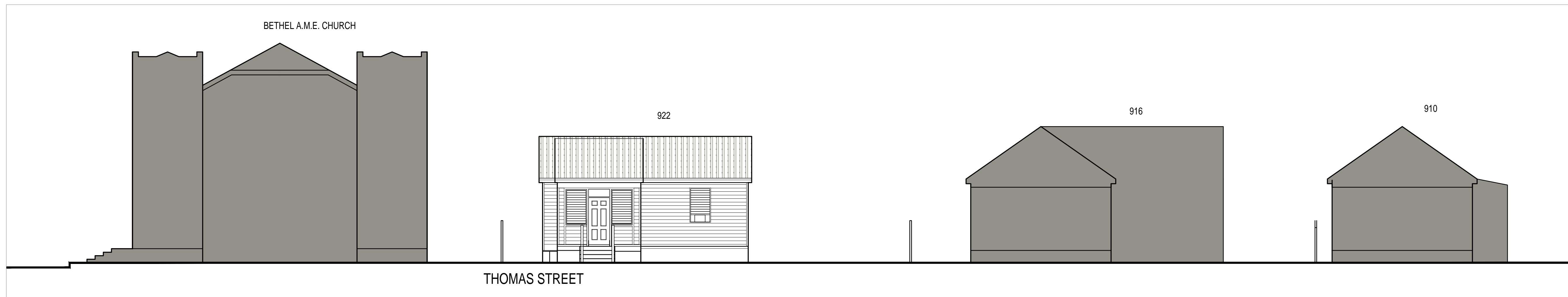
4 AERIAL SITE PLAN  
SCALE: N.T.S.



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



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

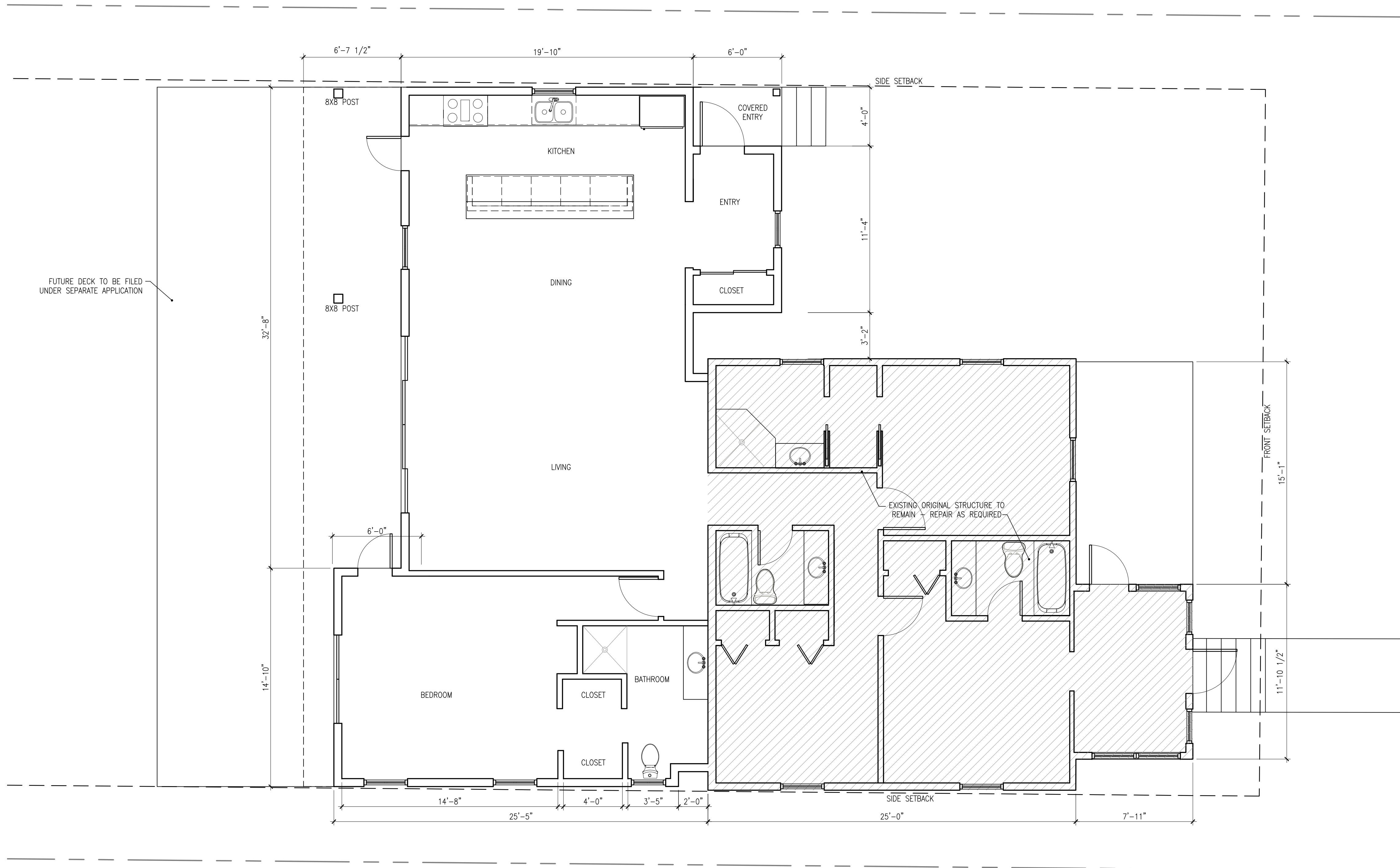


1 EXISTING STREETSCAPE  
SCALE: 1/8"=1'-0"

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



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

**922 THOMAS STREET**  
KEY WEST, FL  
**RESIDENTIAL ADDITION**

Drawing Size: 24x36 | Project #: 17026

Title:

**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

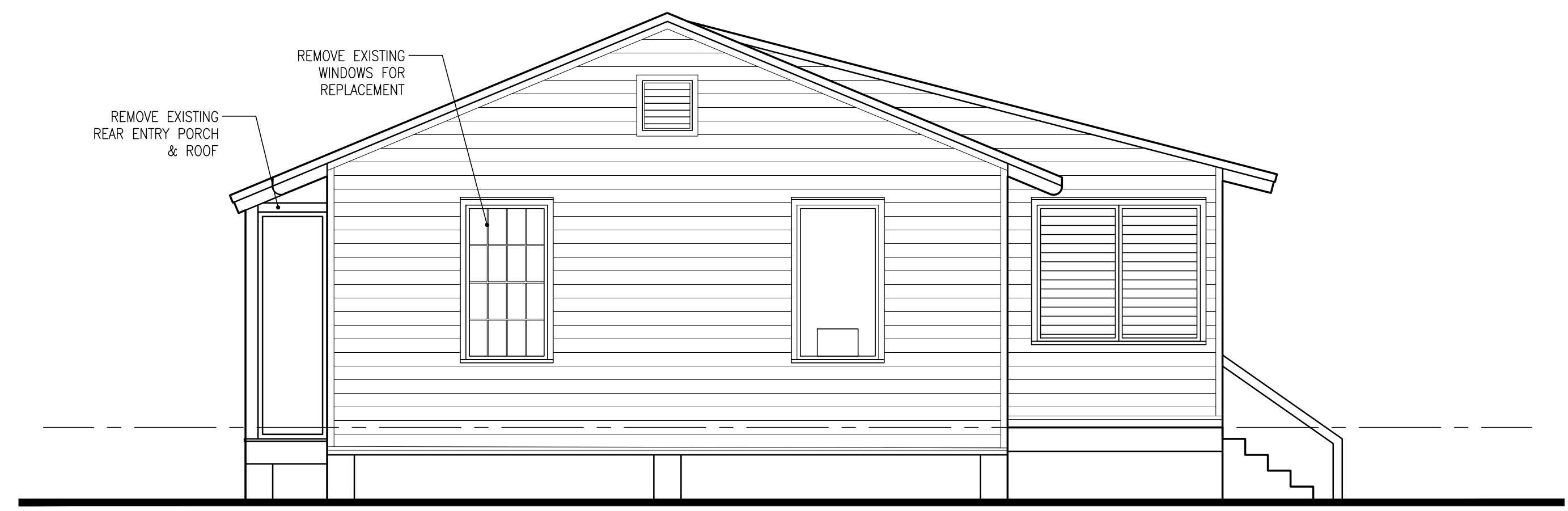
©2017 by William Shepler Architect



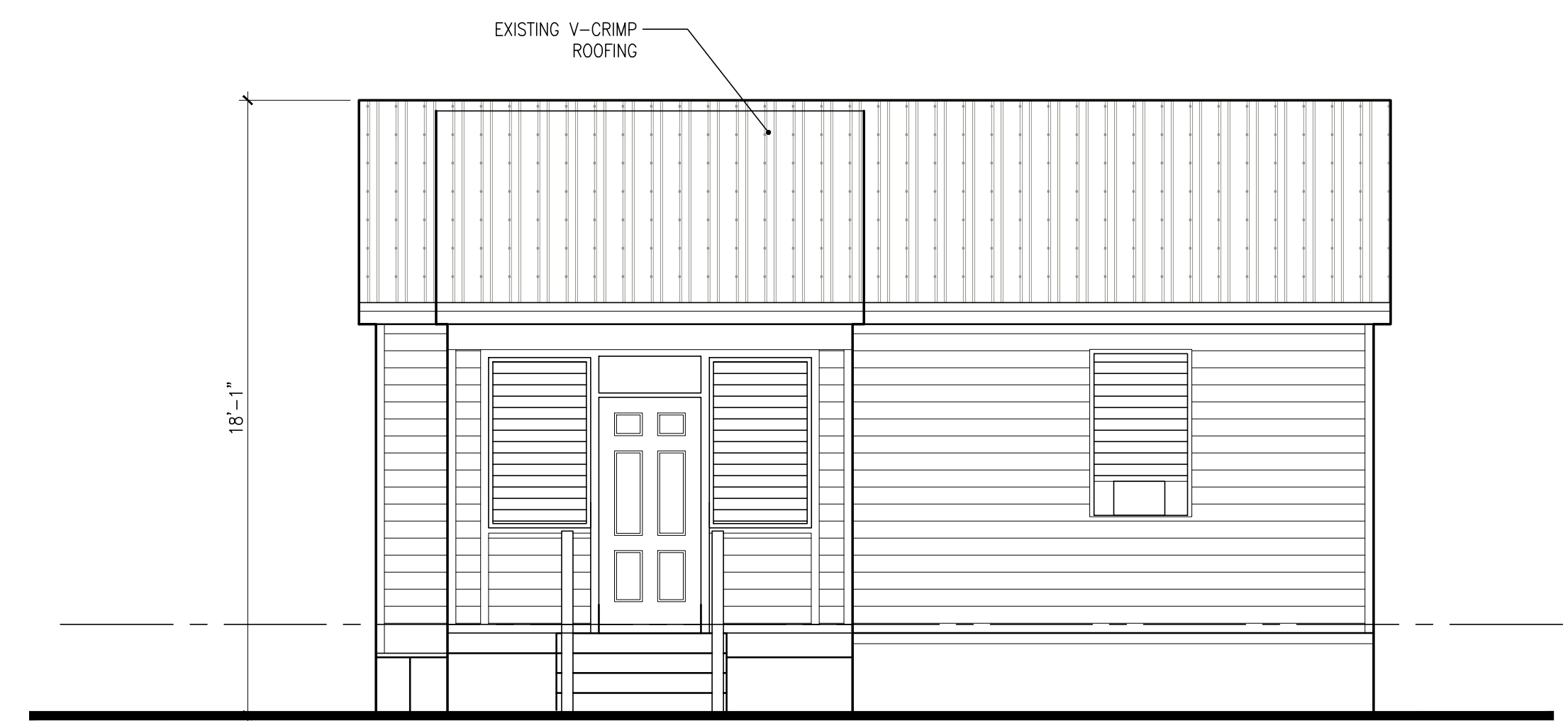
**3 WEST ELEVATION**  
SCALE: 1/4"=1'-0"



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



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



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

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

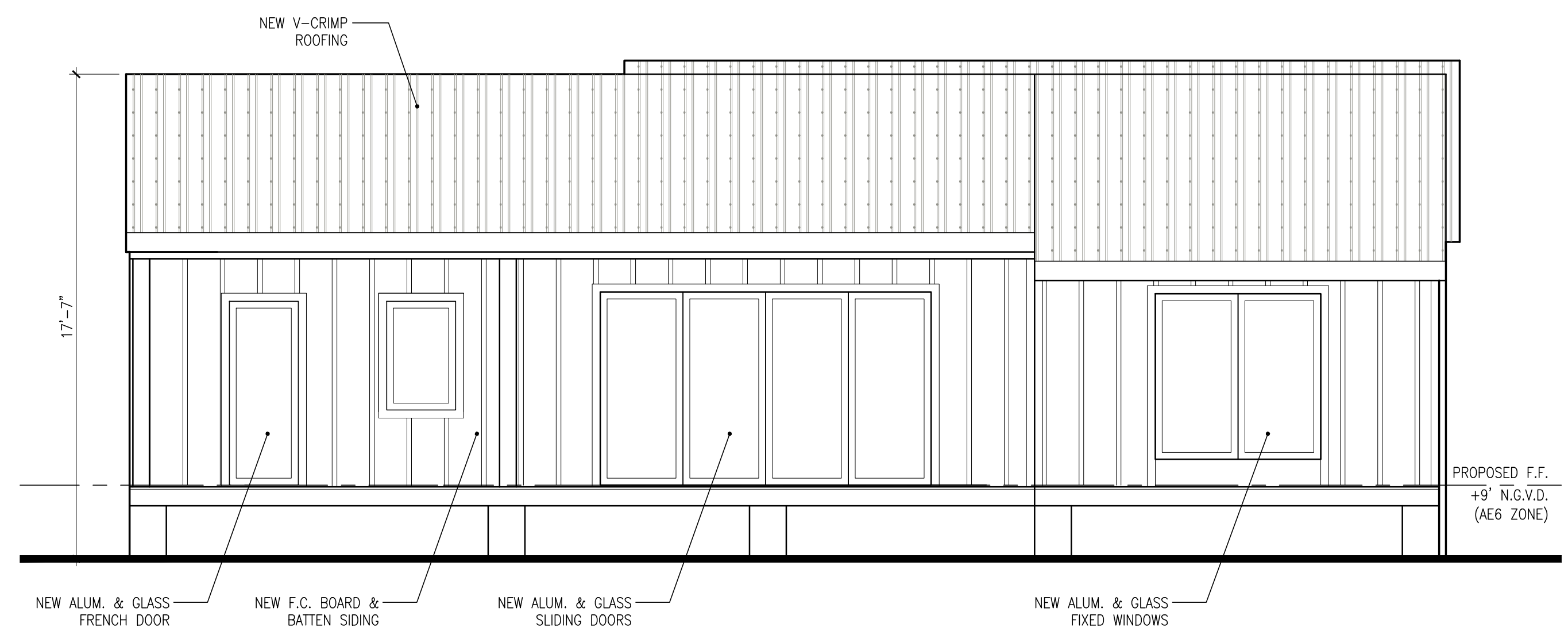
Title:

**PROPOSED ELEVATIONS**

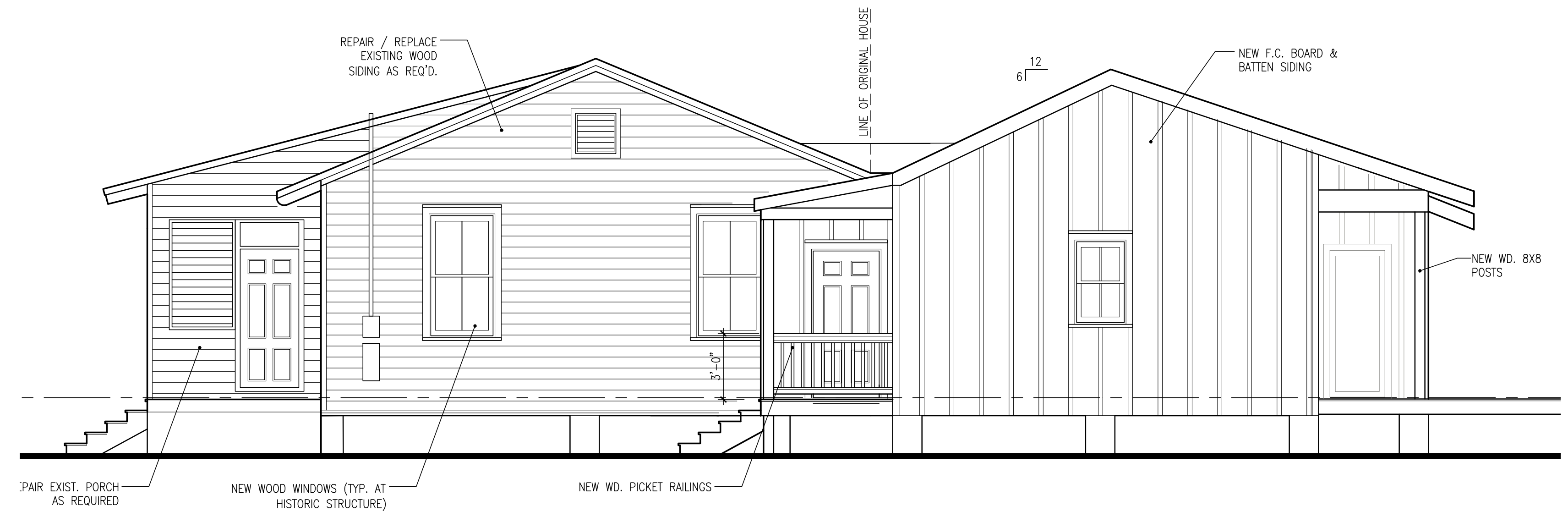
Sheet Number:

**A-3.1**

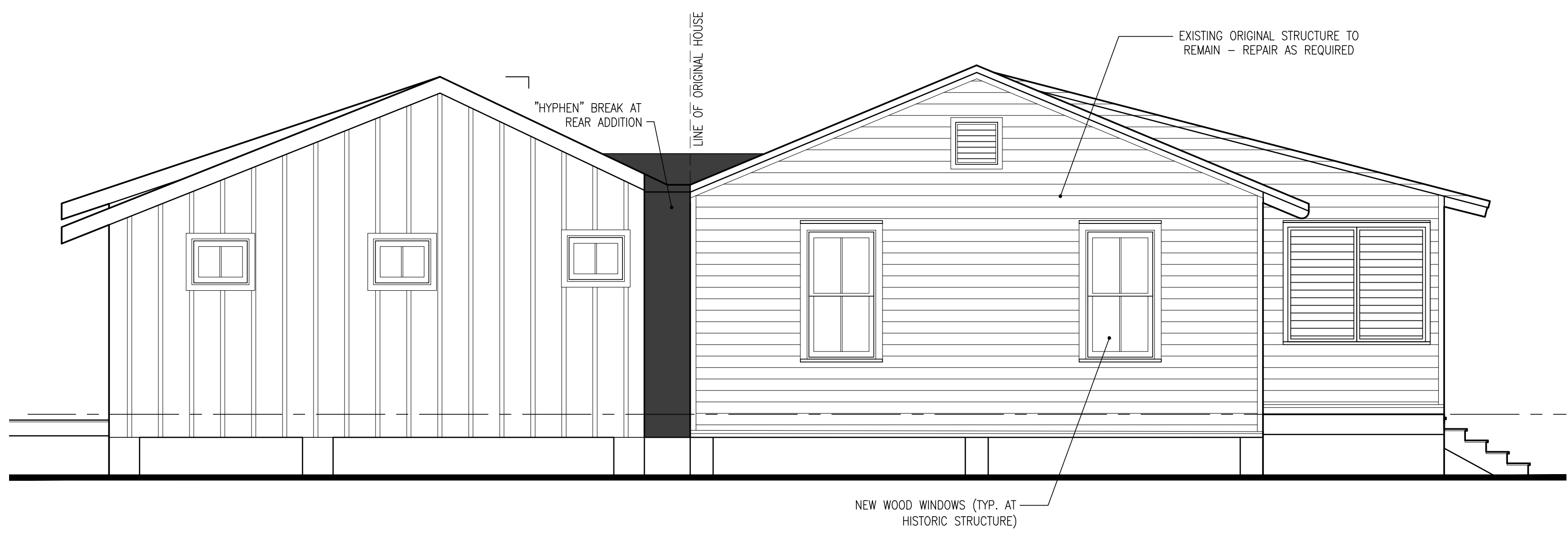
Date: - JULY 15, 2017  
©2017 by William Shepler Architect



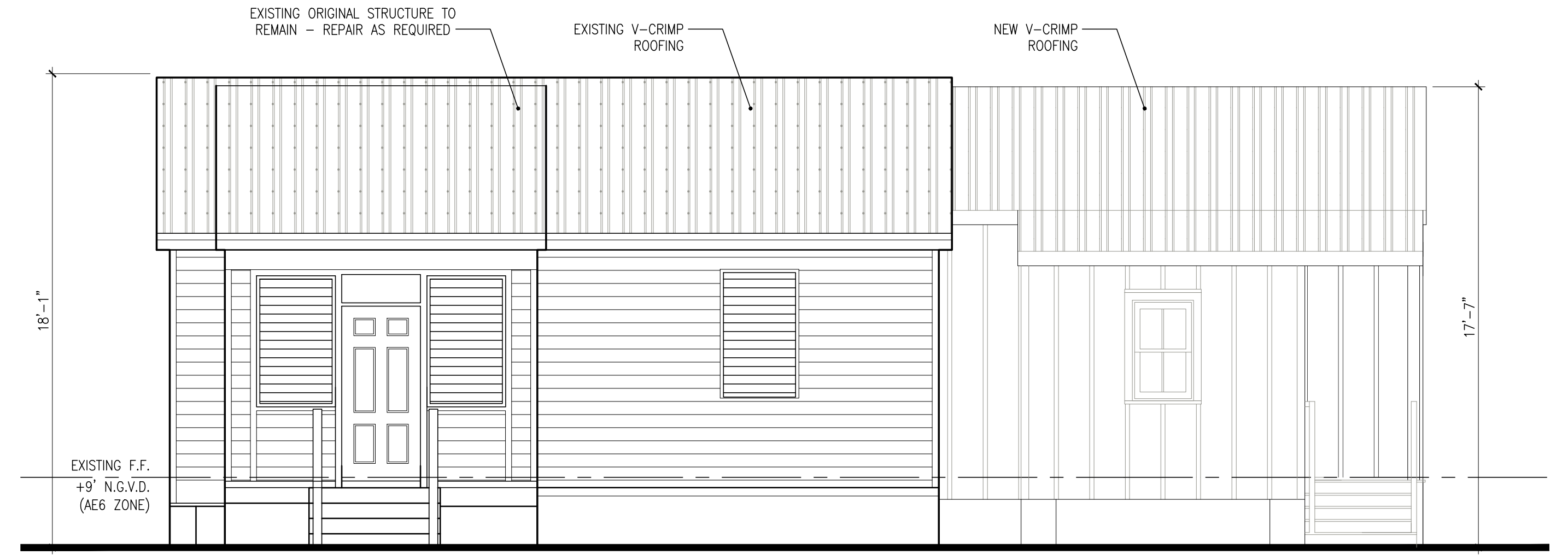
**3 WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**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](http://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 10TH AVE S.W.

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](http://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](http://www.cityofkeywest-fl.gov).

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**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



**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
<b>TOTAL</b>		<b>977</b>	<b>821</b>	<b>0</b>

**Yard Items**

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

**Sales**

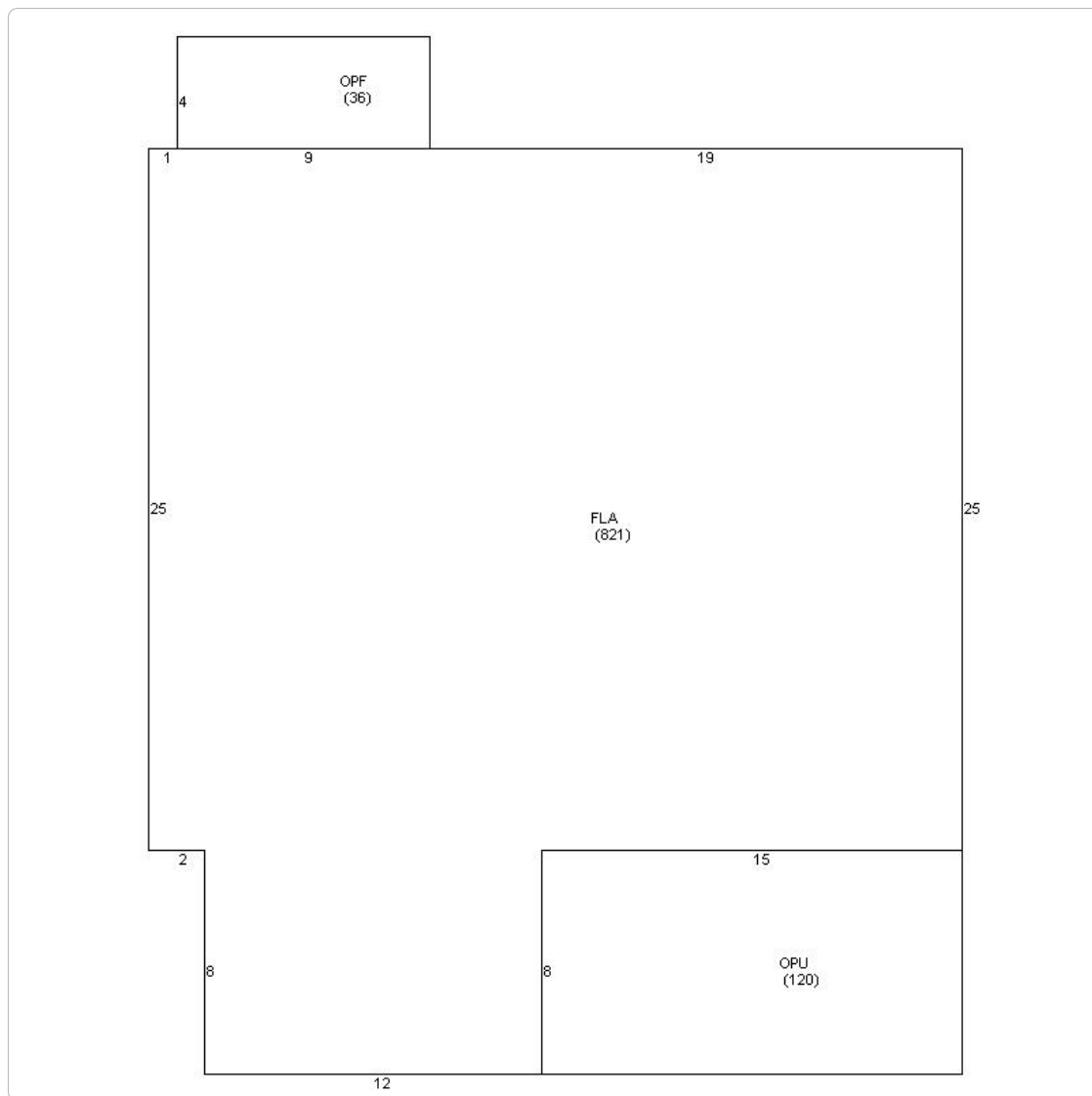
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/4/2010	\$300,000	Warranty Deed		2453	301	02 - Qualified	Improved
1/4/2010	\$0	Warranty Deed		2465	1752	11 - Unqualified	Improved

**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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The Schneider  
Corporation