



Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: December 19, 2023

Applicant: Matthew Stratton, Architect

Application Number: H2023-0048

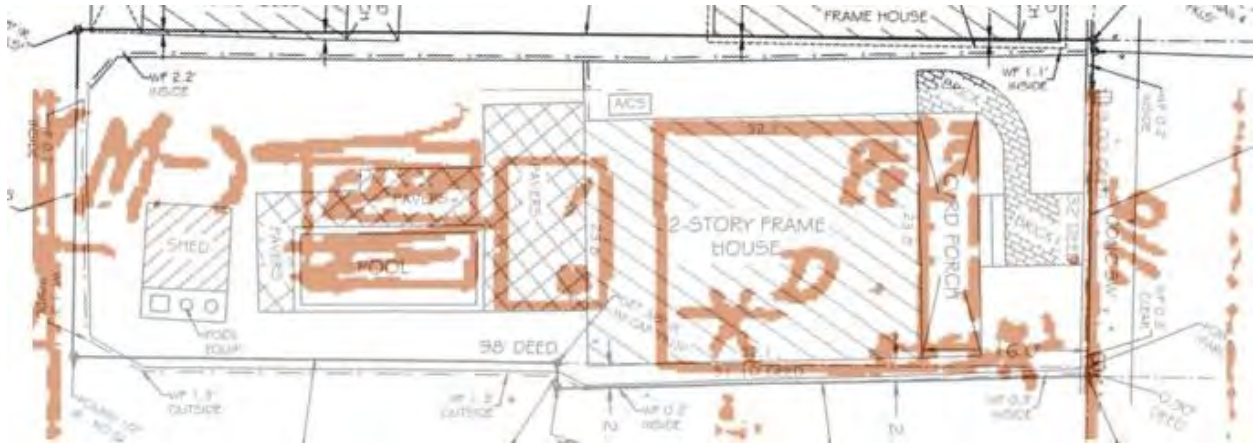
Address: 716 Thomas Street

Description of Work:

Renovations to existing house. New one-story addition at rear. New accessory structure. New ramp and landing.

Site Facts:

The principal building in the site is listed as a contributing resource to the district. The two-story frame vernacular house was built circa 1920. The house has maintained its original footprint except on its rear, where a one-story addition was added after 1972. A non-historic accessory structure and a pool can be found at the rear of the property.



Current Survey and. 1962 Sanborn Map Overlay.



716 Thomas Street circa 1965. Monroe County Library.

Guidelines Cited on Review:

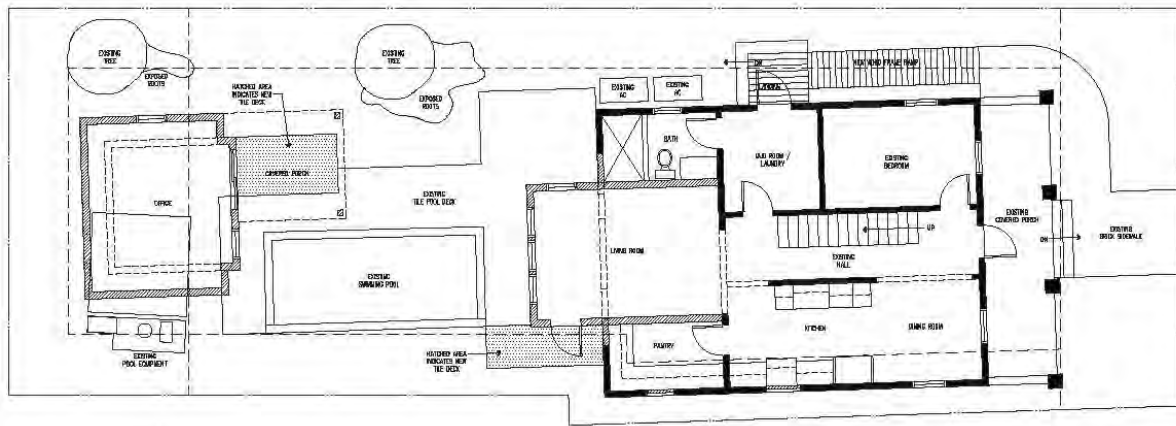
- Additions (page 37a-k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, 19, and 30.
- New Construction (pages 38a-q), specifically guidelines 1, 2, 11, 12, 13, 14, 18, 20, 22, and 23
- Outbuildings (page 40), specifically guidelines 1, 3, and 9.



Current Façade.

Staff Analysis:

The Certificate of Appropriateness under review proposes the construction of a one-story small addition at the rear of the contributing building. The proposed design will require the removal of the central portion of the rear non-historic addition to accommodate the new structure. Due to the noncompliant status of the south portion of the rear addition the owners want to keep that portion of the building intact. The structure will have a side gable roof and will have wood siding, wood impact windows and metal singles be used as roofing finish. The design also includes replacement of windows and doors with compliant units. Front replacement doors will be wood.



Proposed Site Plan.



In addition, the design includes a new accessory structure to replace a non-historic building at the rear of the property. The proposed one-story frame structure will have a covered porch on its front that will serve the pool. The structure will have a front gable roof with a maximum height of 14'-11 1/2" from grade and will be finished with 5 v-crimp metal panels. Siding will be cementitious horizontal boards and doors and windows will be aluminum. The structure will not be visible from the street and has the same scale and mass as accessory structures within the neighboring area.



Front Elevation of Proposed Accessory Structure.

The plan also includes a wooden ramp to be on the north side of the house. The ramp will start parallel with the front wall of the principal building.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design meets all cited guidelines. The proposed addition is smaller in size, and its form will not obscure the historic upper part of the rear façade of the historic house. The proposed one-story accessory structure will be located on required setbacks and it will have a small scale in relation to existing and surrounding accessory structures. The proposed ramp will have no adverse effect to the historic house or the urban context.

APPLICATION

NOV 27 2023
BY: Tk

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
HARC 2023-0048	0048	Tk 11/27/23
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	716 THOMAS STREET	
NAME ON DEED:	PHILIP & KRISTEN TIMM	PHONE NUMBER (305) 987-2485
OWNER'S MAILING ADDRESS:	716 THOMAS ST KEY WEST, FL 33040	EMAIL PHILTIMM6T@ICLOUD.COM
APPLICANT NAME:	MATTHEW STRATTON	PHONE NUMBER (305) 923-9670
APPLICANT'S ADDRESS:	3801 FLAGLER AVE KEY WEST, FL 33040	EMAIL MSTRATTONARCHITECT@GMAIL.COM
APPLICANT'S SIGNATURE:	<i>Matthew Stratton</i>	DATE 11/22/2023

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	
MAIN BUILDING: CONSTRUCT 189 SF 1-STORY ADDITION AT REAR. REPLACE ALL WINDOWS AND DOORS WITH IMPACT RESISTANT. REPAIR SIDING & TRIM - PAINT EXTERIOR. CONVERT WINDOW TO DOOR AT SIDE/REAR. CONSTRUCT WOOD RAMP AND LANDING.	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
REMOVE 124 SF OF REAR ADDITION	
REMOVE 68 SF NON-HISTORIC SHED IN REAR YARD	

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
CONSTRUCT NEW 190 SF 1-STORY ACCESSORY STRUCTURE W/ 83 SF COVERED PORCH IN REAR YARD	
PAVERS: MODIFY EXISTING TILE POOL DECK - NO NET GAIN	FENCES: N/A
DECKS: NEW 64 SF RAMP AND LANDING AT SIDE YARD	PAINTING: 100% EXTERIOR
SITE (INCLUDING GRADING, FILL, TREES, ETC): N/A	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): N/A	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

NOV 27 2023

TK

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
HARC 2023	0048
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

716 THOMAS STREET

PROPERTY OWNER'S NAME:

PHILIP AND KRISTEN TIMM

APPLICANT NAME:

MATTHEW STRATTON

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 a final inspection is 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		11/22/2023 Philip R Timm
		DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE 124 SF OF REAR ADDITION BUILT IN THE 1960's.

REMOVE EXISTING 68 SF SHED (NON-HISTORIC) IN REAR YARD

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

N/A

(2) Or explain how the building or structure meets the criteria below:

(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.

THE STRUCTURE APPEARS TO BE A PORCH BUILT IN THE 1960's THAT WAS ENCLOSED AT A LATER DATE. WOOD NOVELTY SIDING CONTRASTS THE ORIGINAL HISTORIC STRUCTURES LAP SIDING. DOORS AND WINDOWS ARE MISMATCHED ALUMINUM AND INTERIOR FINISHES ARE DRYWALL.

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.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

N/A

(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 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

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) Has not yielded, and is not likely to yield, information important in history,

N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THE STRUCTURE TO BE DEMOLISHED IS NOT VISIBLE FROM THE PUBLIC RIGHT OF WAY AND HAS NO IMPACT ON THE NEIGHBORHOOD

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

THE NEW STRUCTURE REPLACING THE DEMOLISHED STRUCTURE HAS A MASS AND SCALE THAT WILL BETTER BLEND AND IMPROVE THE RELATIONSHIP BETWEEN BUILDINGS AND OPEN SPACE.

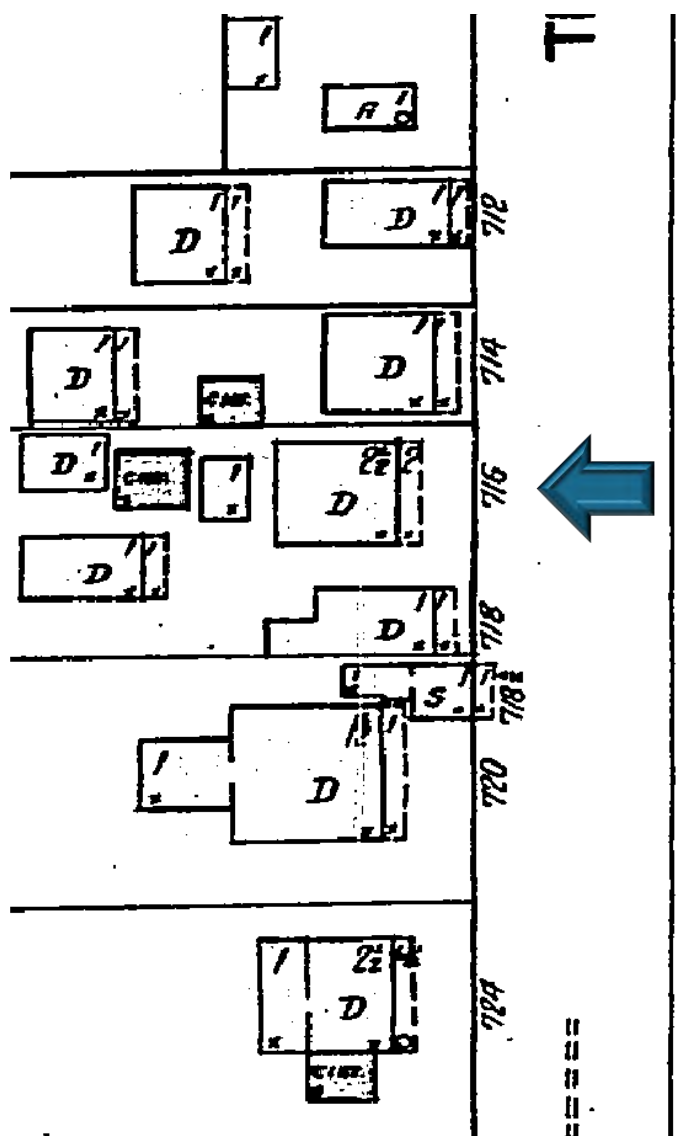
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

THE ENCLOSED PORCH ADDITION AT THE REAR OF THE ORIGINAL HISTORIC STRUCTURE OFFERS NO CHARACTER DEFINING FEATURES.

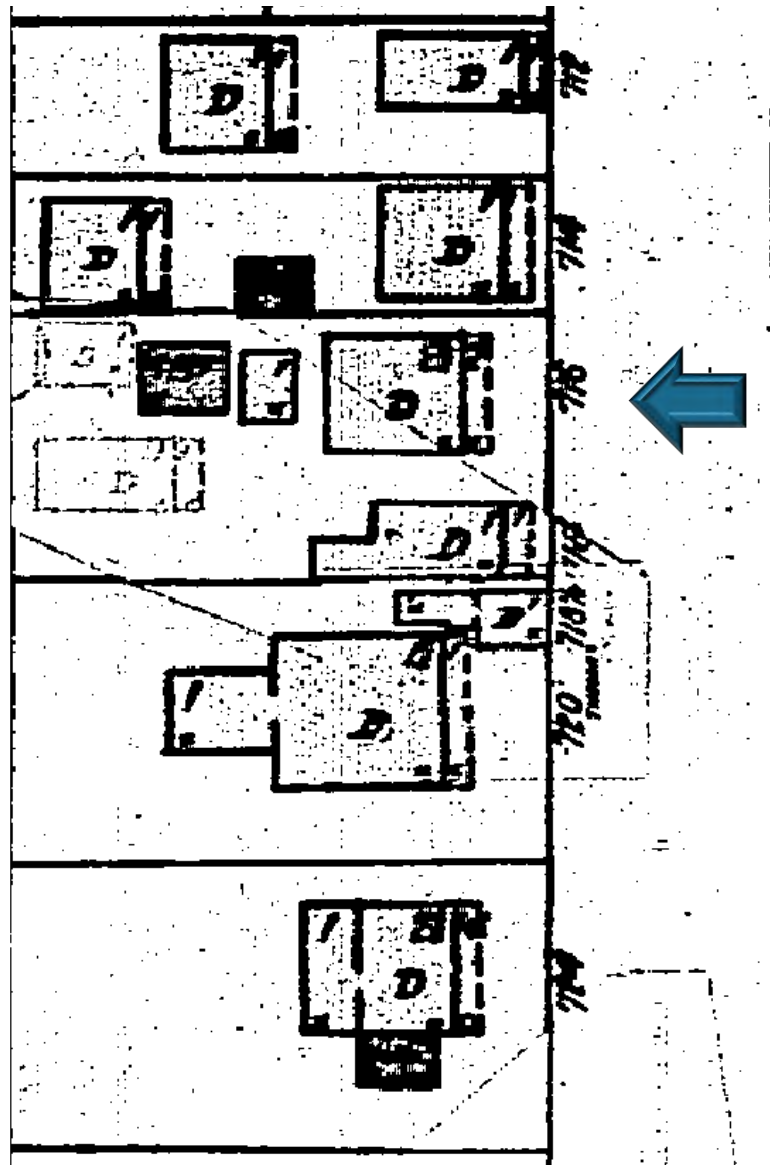
(4) Removing buildings or structures that would otherwise qualify as contributing.

THE 1960'S EPA ADDITION HAS NO CHARACTERISTICS OR MATERIALS THAT WOULD QUALIFY AS CONTRIBUTING

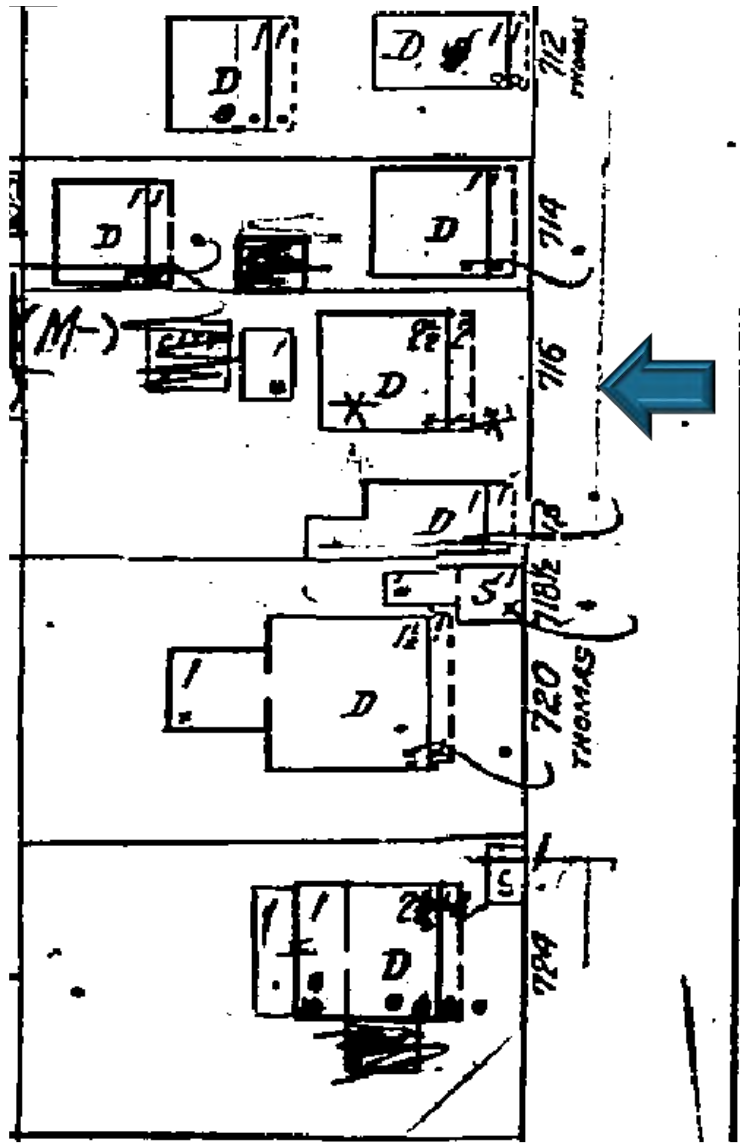
SANBORN MAPS



Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



716 Thomas Street circa 1965. Monroe County Library.



716 Thomas FRONT



Front Porch



REAR YARD

Pool and Shed

Neighbor to Rear and Neighbor on North side



REAR YARD

Neighbor (compound) on North side



REAR

Back of House

Neighbor (compound) on North side



REAR YARD

Shed

Neighbor to Rear



REAR

Pool equipment on south side of shed



REAR

Back of Shed



REAR

Back of House and Pool



REAR

Back of House



North Side of House looking towards rear



North Side of House looking towards front



North Side of House – altered window



South Side of House looking towards front

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S27°51'00"E ASSUMED
ALONG THE CENTERLINE OF
THOMAS STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

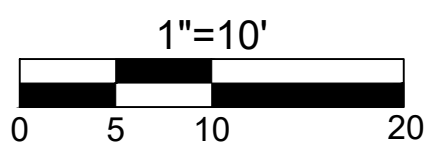
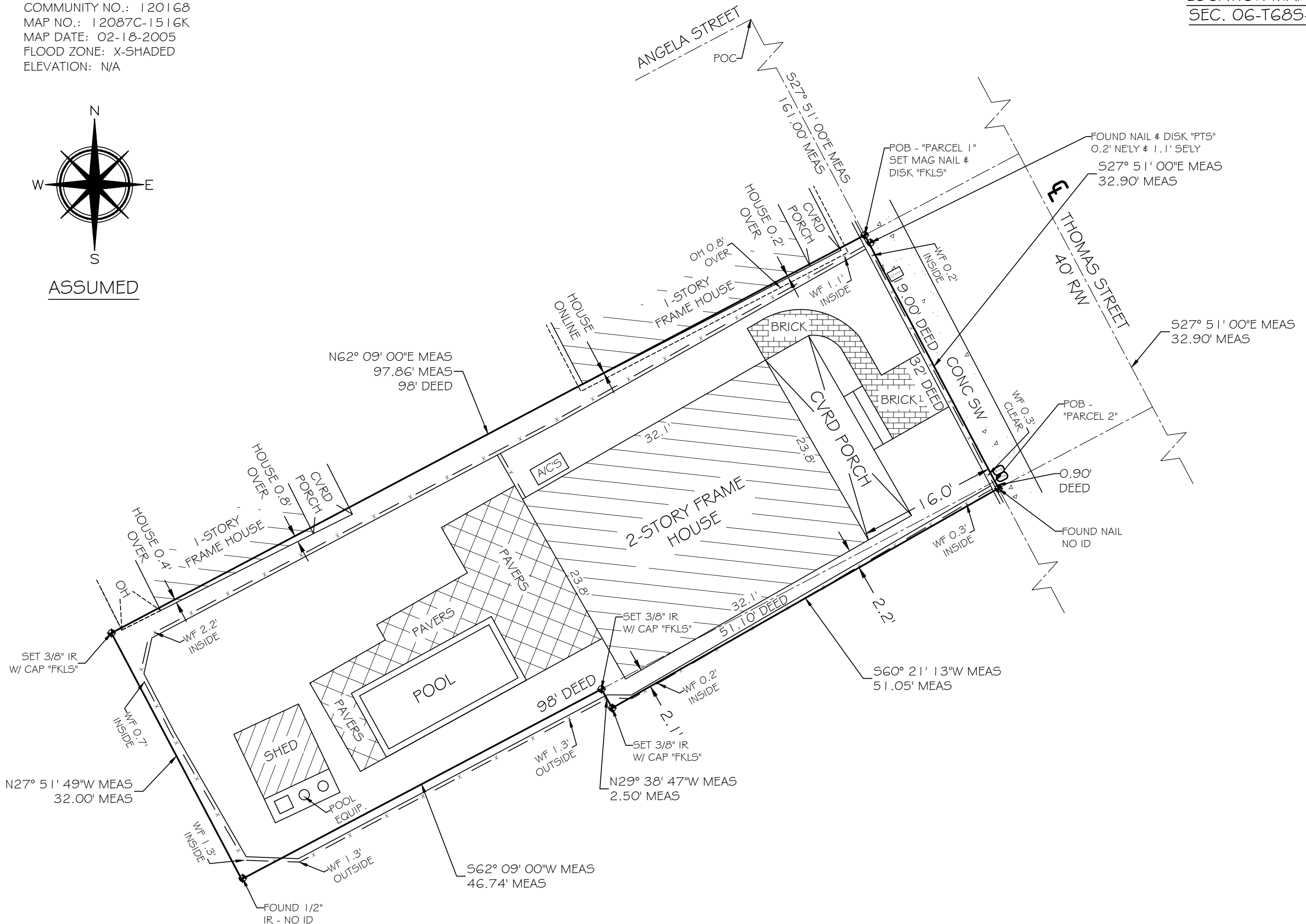
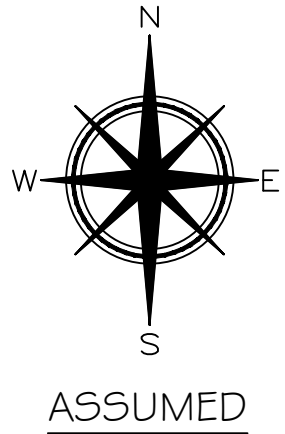
ADDRESS:
716 THOMAS STREET,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED
ELEVATION: N/A

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



TOTAL AREA = 3,218.09 SQFT±

LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE

NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

CERTIFIED TO -

KRISTIN TIMM;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GLY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	LS = LANDSCAPING	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	MB = MAILBOX	R = RADIUS
CL = CENTERLINE	MEAS = MEASURED	R/W = RIGHT OF WAY LINE
CLP = CHAINLINK FENCE	MF = METAL FENCE	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MHWL = MEAN HIGH WATER LINE	SW = SIDE WALK
CONC = CONCRETE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	NTS = NOT TO SCALE	TOB = TOP OF BANK
CVRD = COVERED	OH = ROOF OVERHANG	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	OHV = OVERHEAD WIRES	TS = TRAFFIC SIGN
EL = ELEVATION	OP = OVERPASS	TYP = TYPICAL
ENCL = ENCLOSURE	OPM = OVERPASS METER	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PK = PARKING METER	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	WF = WOOD FENCE
FH = FIRE HYDRANT	PCP = POINT OF COMPOUND CURVE	WL = WOOD LANDING
FI = FENCE INSIDE	PKC = PARKER KALON POINT	WM = WATER METER
FND = FOUND	POB = POINT OF BEGINNING	WFP = WOOD POWER POLE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

LEGAL DESCRIPTION -

PARCEL 1
On the Island of Key West, and known on W. A. Whitehead's Map of the Island and City of Key West, County of Monroe, State of Florida, delineated in February, A.D. 1829, as part of Tract Three (3). Commencing at a point on Thomas Street 161 feet from the Southwest corner of Thomas and Angela streets, and runs thence Southeasterly on Thomas Street 32 feet; thence at right angles Southwesterly 98 feet; thence at right angles Northwesterly 32 feet; thence at right angles Northeasterly 98 feet to the place of beginning.

PARCEL 2
On the Island of Key West, and known as part of Tract 3 according to Wm. A. Whitehead's map of the Island of Key West, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southeasterly right of way line of Angela Street with Southwesterly right of way line of Thomas Street and run thence Southeasterly along the Southwesterly right of way line of the said Thomas Street for a distance of 193.00 feet the Point of Beginning; thence continue Southeasterly along the Southwesterly right of way line of the said Thomas Street for a distance of 0.90 feet; thence Southwesterly with a deflection angle of 88°12'13" to the right for a distance of 51.10 feet back to the Point of Beginning.

SCALE: 1"=10'
FIELD WORK DATE: 05/22/2023
MAP DATE: 06/09/2023
REVISION DATE: XXXXXXXX
SHEET: 1 OF 1
DRAWN BY: IDG
JOB NO.: 23-109

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

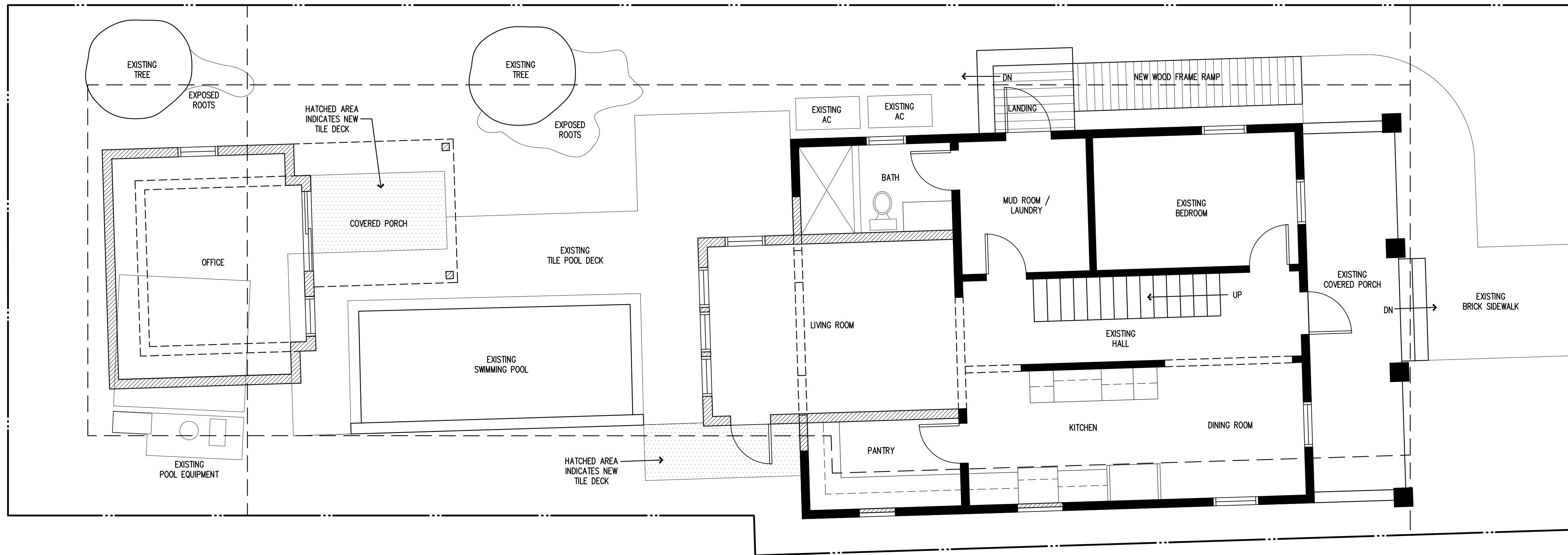
SIGNED: ERIC A. ISAACS, FS# 6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



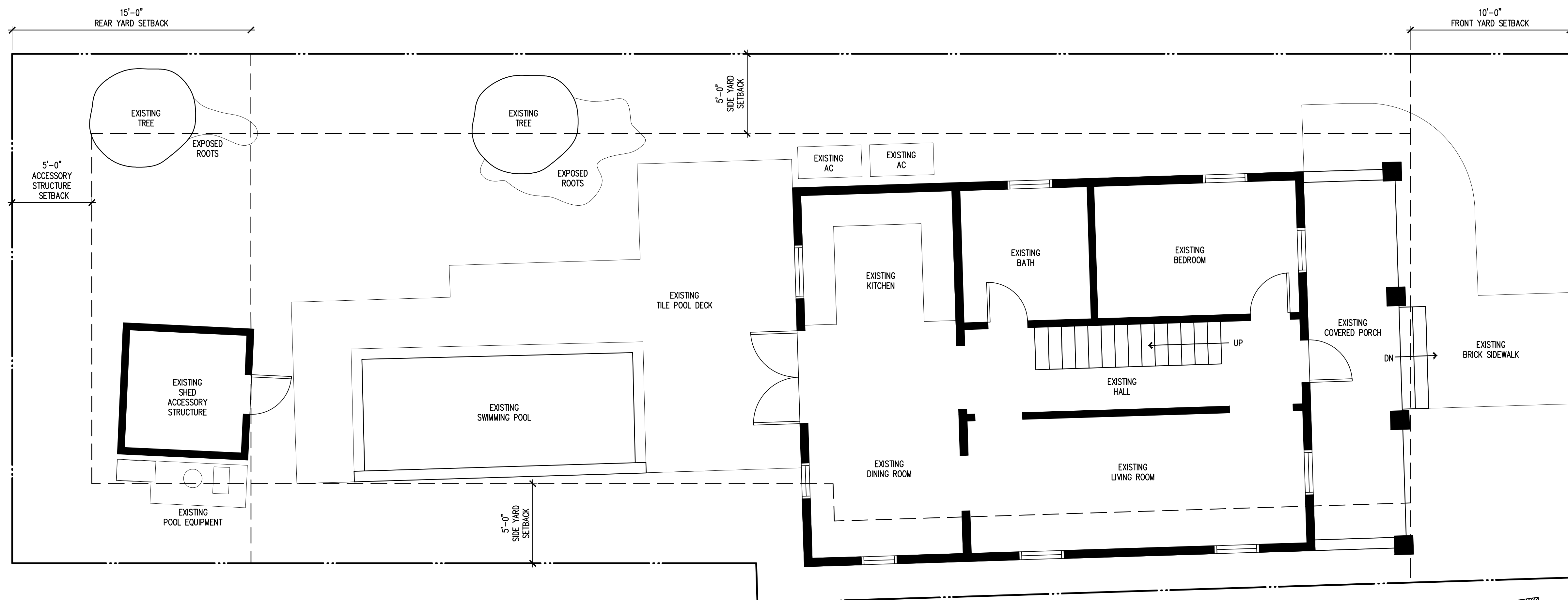
**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

PROPOSED DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED SITE PLAN / FIRST FLOOR PLAN
1/4"=1'-0"



EXISTING SITE PLAN / FIRST FLOOR PLAN
1/4"=1'-0"

THOMAS STREET

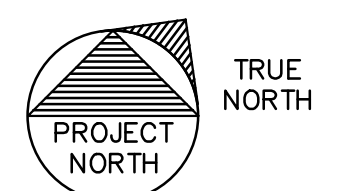
Improvements to
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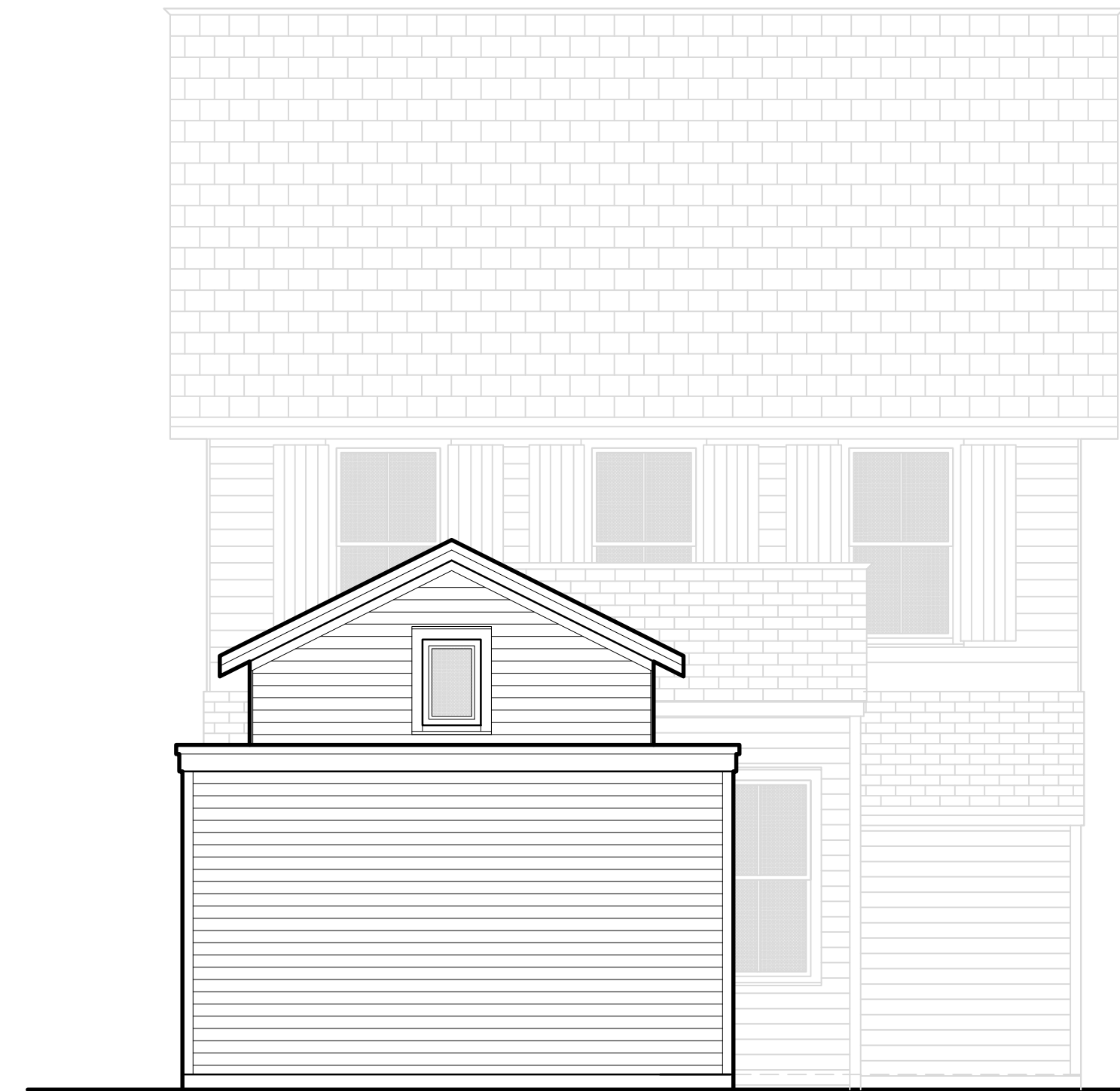


Date 11.22.23
Project #

THOMAS STREET



PRELIMINARY - NOT FOR CONSTRUCTION

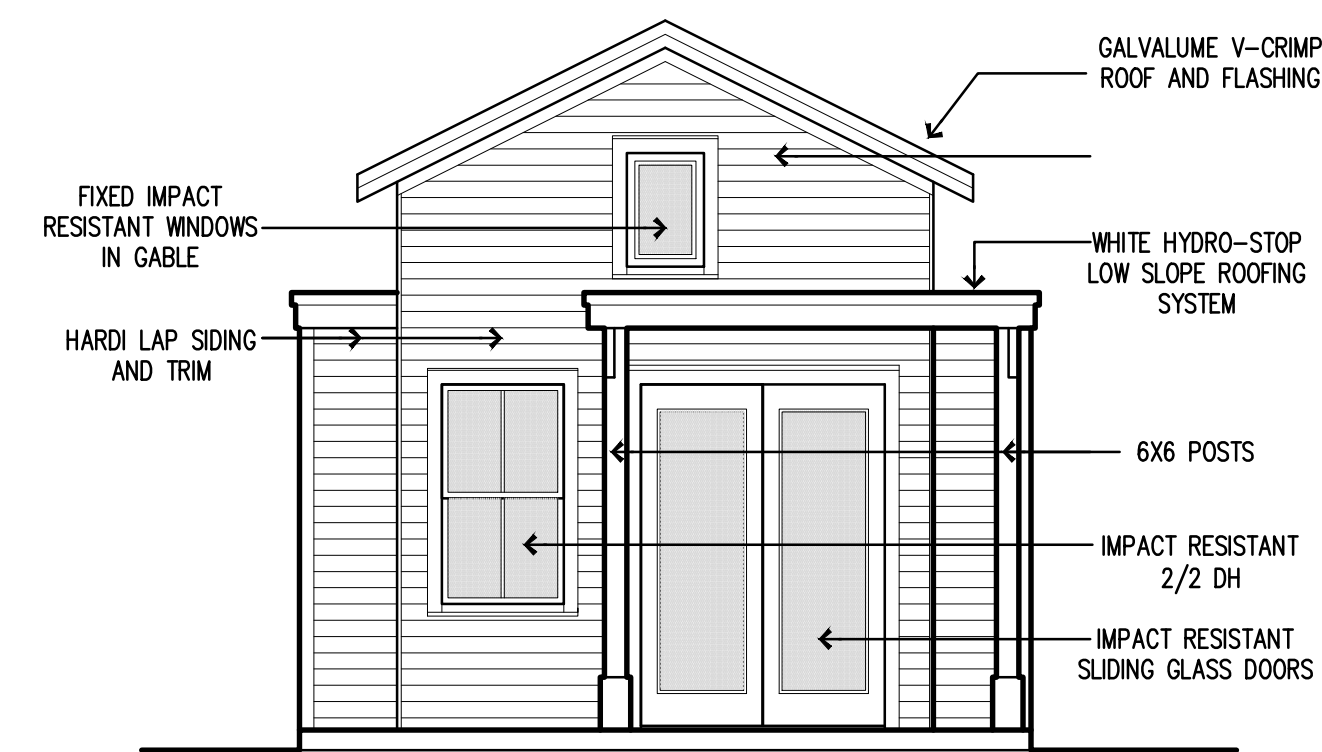


PROPOSED ACCESSORY STRUCTURE
REAR ELEVATION
1/4"=1'-0"

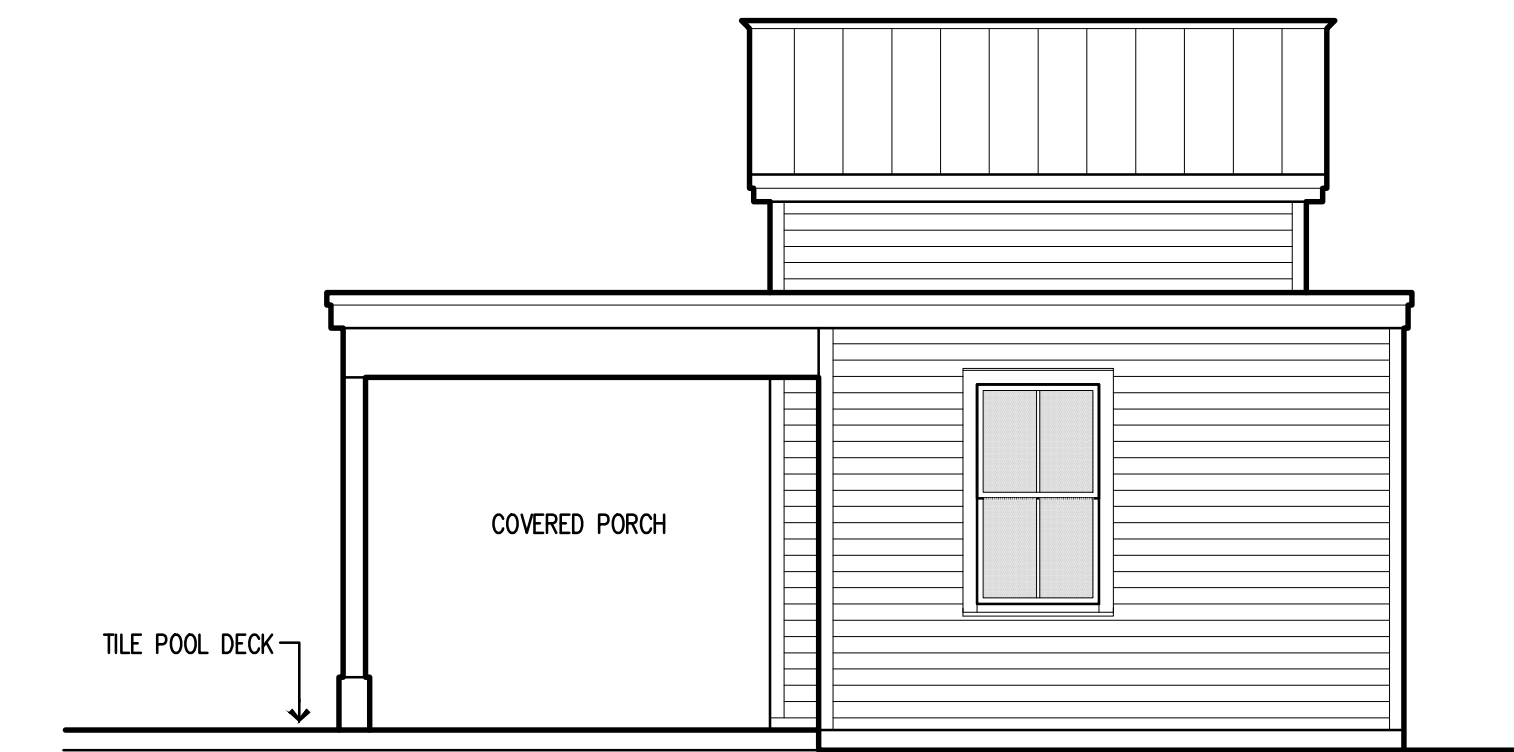


PROPOSED ACCESSORY STRUCTURE
SOUTH SIDE ELEVATION
1/4"=1'-0"

SITE DATA CALCULATIONS			
HMDR 3,218 SF LOT	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	1,287 SF (40%) MAX.	996 SF (31.0%)	1,274 SF (39.6%)
IMPERVIOUS SURFACE	1,931 SF (60%) MAX.	1,660 SF (51.6%)	1,854 SF (57.6%)
OPEN SPACE	1,126 SF (35%) MIN.	1,558 SF (48.4%)	1,290 SF (40.1%)
FRONT YARD SETBACK	10'	9'-6"±	UNCHANGED
SIDE YARD SETBACK	5'	6'-3"± / 1'-4"±	UNCHANGED
REAR YARD SETBACK	15'	49'-4"±	43'-2"±
REAR YARD COVERAGE	480 SF REAR YARD X 30% MAX. COVERAGE = 144 SF	384 SF (29.9%)	133 SF (27.7%)
BUILDING HEIGHT	30'	30'±	UNCHANGED



PROPOSED ACCESSORY STRUCTURE
FRONT ELEVATION (FACING POOL AND HOUSE)
1/4"=1'-0"



PROPOSED ACCESSORY STRUCTURE
NORTH SIDE ELEVATION
1/4"=1'-0"

Improvements to
716 Thomas Street
Key West, Florida 33040

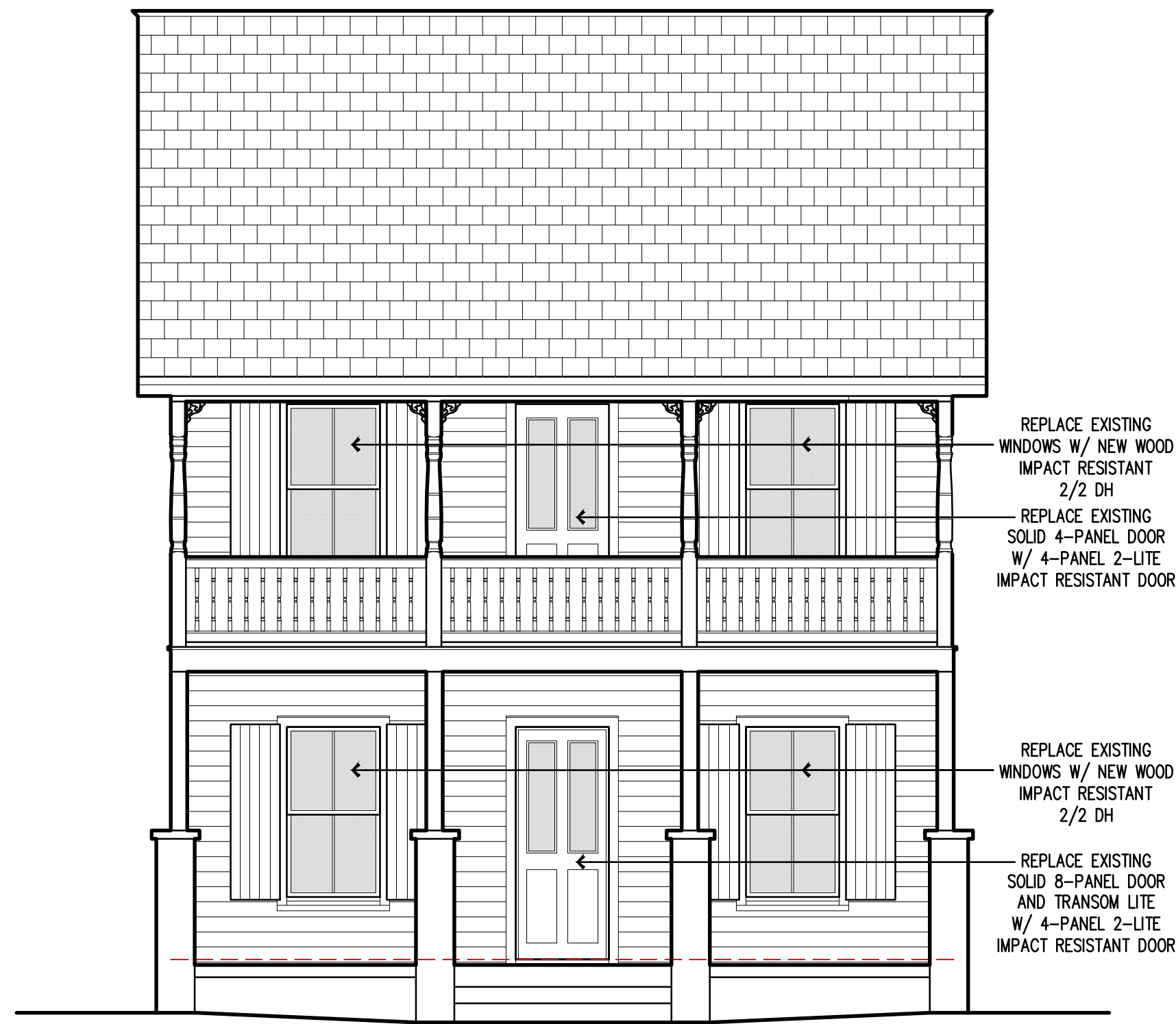
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Matthew@MStrattonArchitecture.com



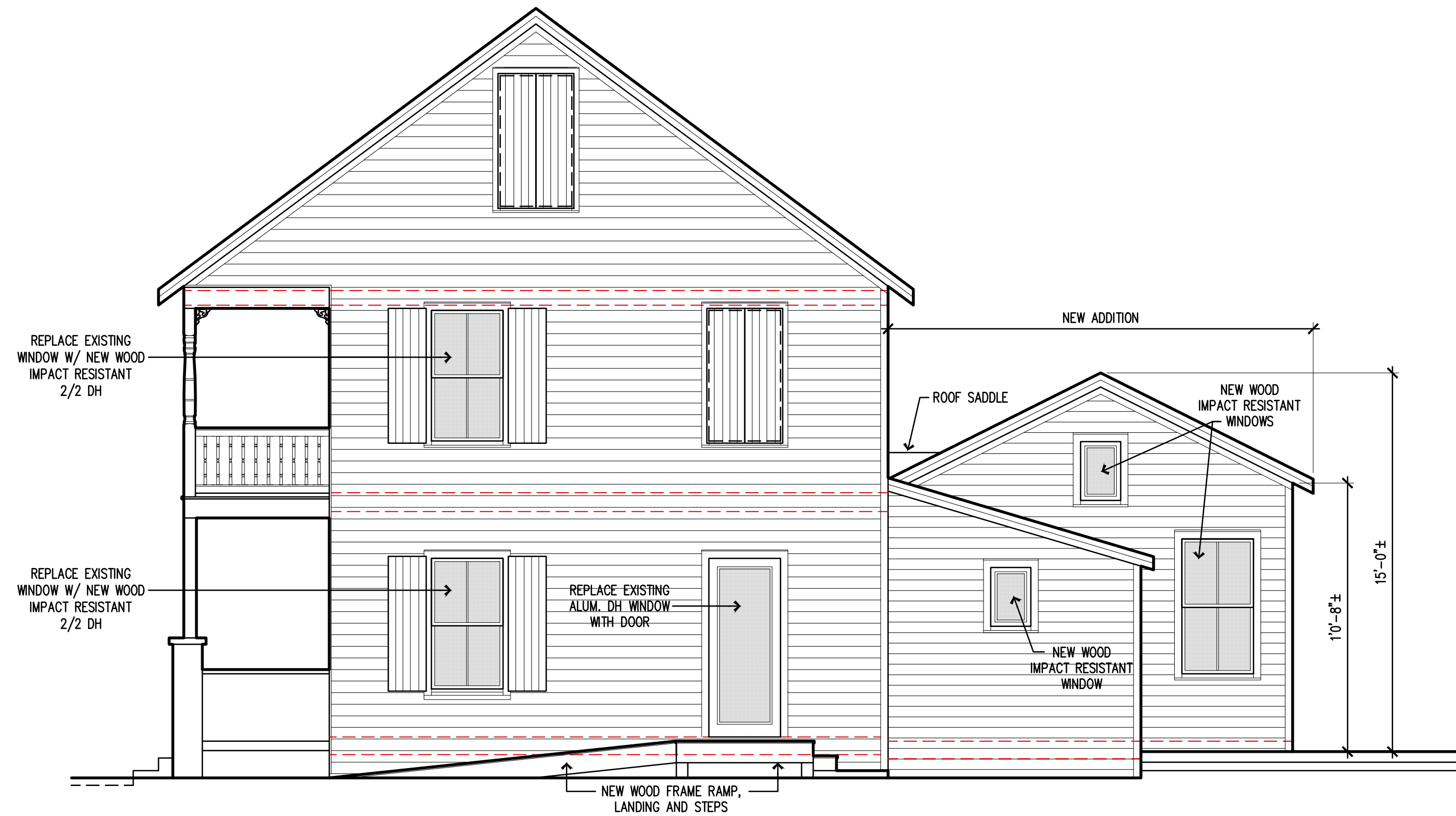
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PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED FRONT ELEVATION
1/4"=1'-0"



PROPOSED NORTH SIDE ELEVATION
1/4"=1'-0"



EXISTING FRONT ELEVATION
1/4"=1'-0"



EXISTING NORTH SIDE ELEVATION
1/4"=1'-0"

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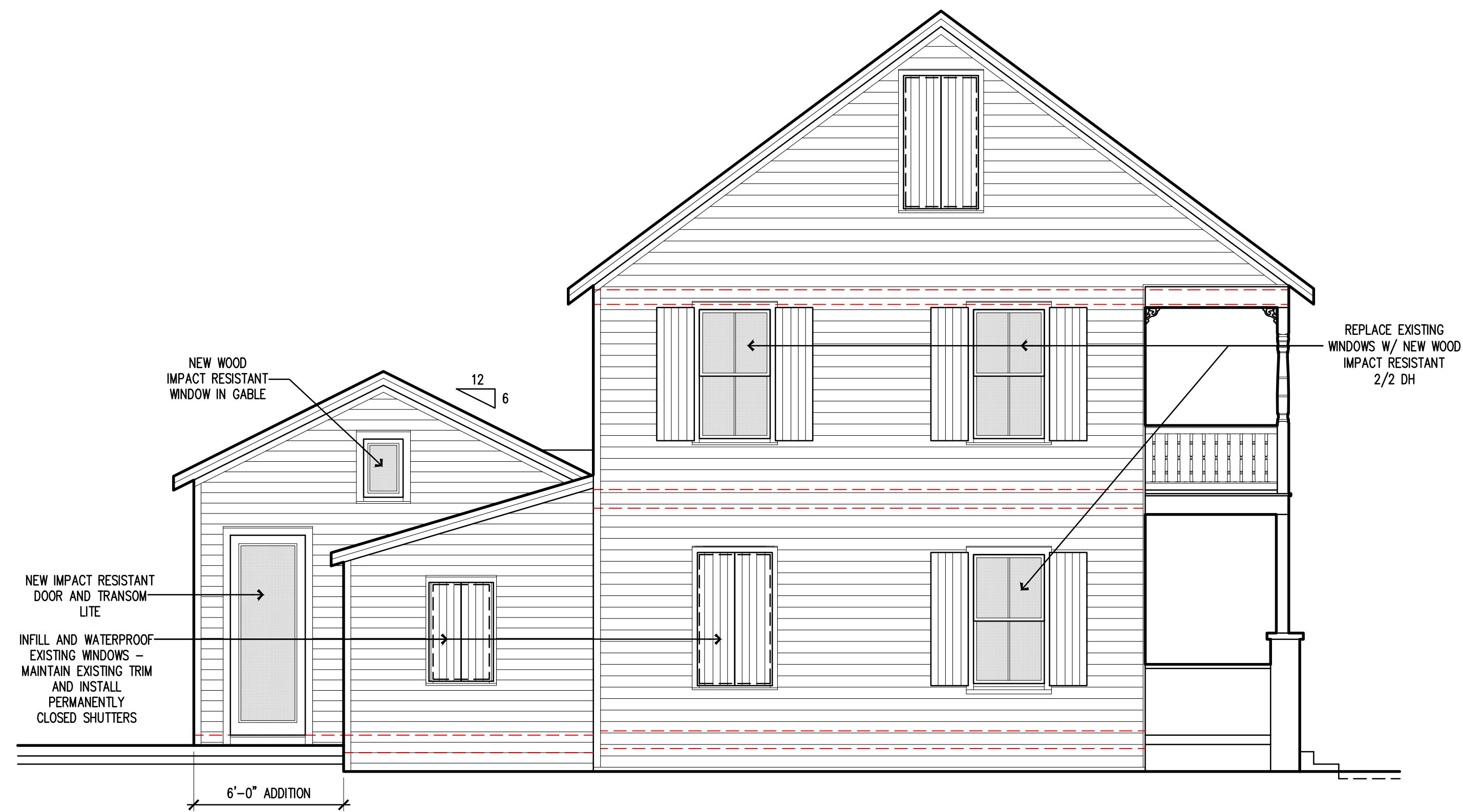
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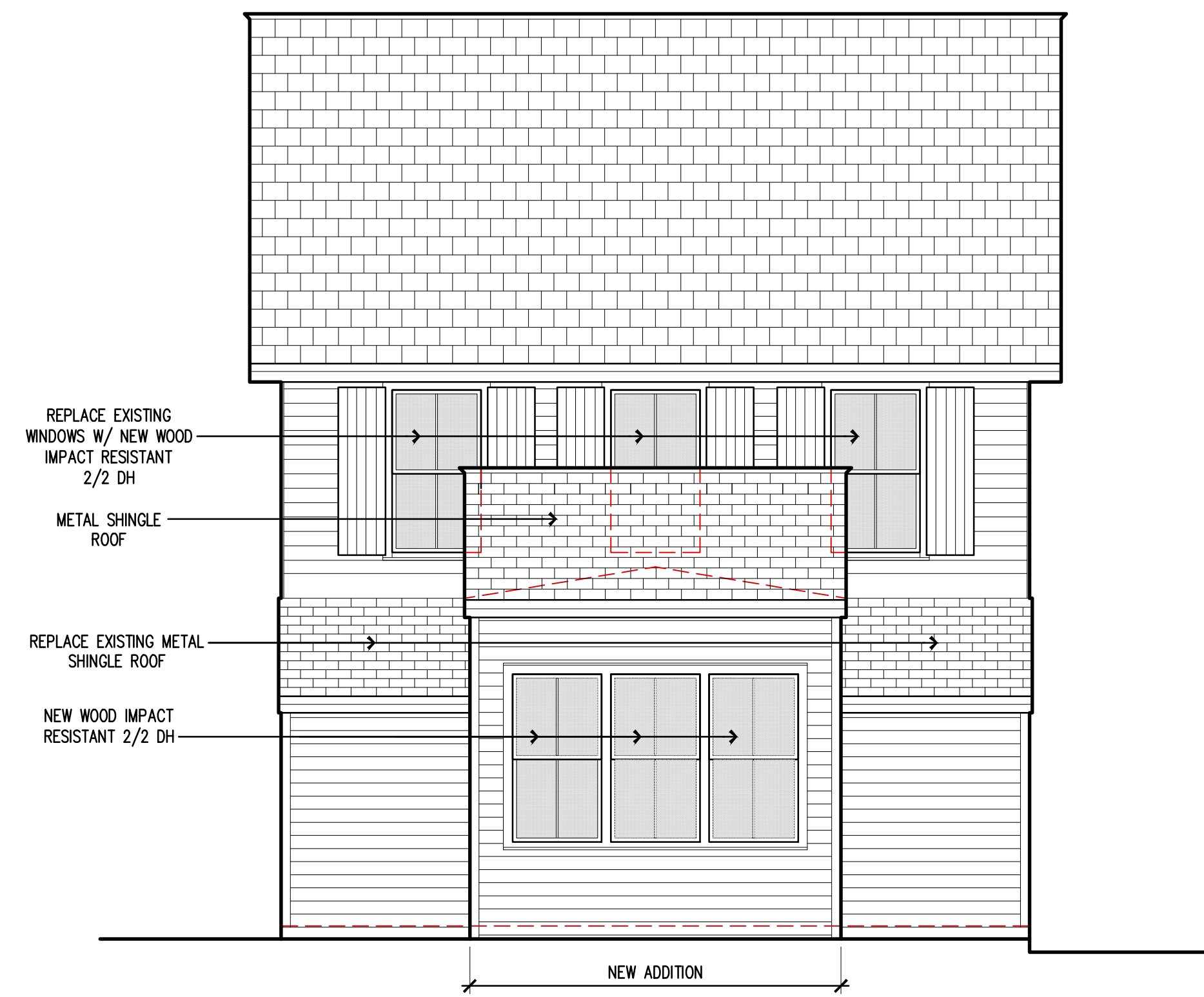
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PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED SOUTH SIDE ELEVATION
1/4"=1'-0"



PROPOSED REAR ELEVATION
1/4"=1'-0"



EXISTING SOUTH SIDE ELEVATION
1/4"=1'-0"



EXISTING REAR ELEVATION
1/4"=1'-0"

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305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

Date 11.22.23

Project #

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 19, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE. NEW ONE-STORY ADDITION AT REAR. NEW ACCESSORY STRUCTURE. NEW RAMP AND LANDING. PARTIAL DEMOLITION OF REAR ADDITION AT MAIN HOUSE AND DEMOLITION OF ACCESSORY STRUCTURE.

#716 THOMAS STREET

Applicant – Matthew Stratton, Architect Application #H2023-0048

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 305-809-3973 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 305-809-3811 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 MATTHEW STRATTON, 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: 716 THOMAS STREET on the 13th day of DECEMBER, 2023.

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 DECEMBER 19, 2023.

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 H2023-0048

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

Signed Name of Affiant: Matthew Stratton

Date: 12/13/23

Address: 3801 FLAGLER AVE

City: KEY WEST

State, Zip: FL 33040

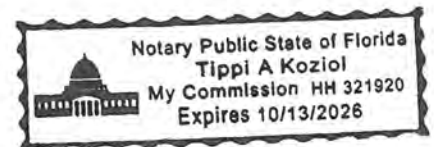
The forgoing instrument was acknowledged before me on this 14th day of December, 2023.

By (Print name of Affiant) Matthew Stratton who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Tippi A. Koziol
Print Name: Tippi Koziol

Notary Public - State of Florida (seal)
My Commission Expires: 10/13/26





**Public
Meeting
Notice**

NOTICE OF PUBLIC MEETING
The following meeting will be held at the residence of the applicant on the premises described above on the date and at the hour specified herein. The purpose of the meeting is to receive public comments on the proposed use of the property. The meeting will be held at the residence of the applicant on the premises described above on the date and at the hour specified herein. The purpose of the meeting is to receive public comments on the proposed use of the property.

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PROPERTY APPRAISER INFORMATION

Monroe County, FL

Disclaimer

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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00013420-000000
Account# 1013803
Property ID 1013803
Millage Group 11KW
Location 716 THOMAS St, KEY WEST
Address
Legal KW PT LOT 2 SQR 2 TR 3 G17-213 OR104-87/88 OR1380-879 OR1651-2095/96 OR1669-401/03 OR1669-516/17 OR1735-1191/92 OR1749-1292/94 OR1969-1334/36 OR2475-720 OR2620-1544/46 OR2620-1547/48 OR2757-413/14 OR2882-554/62 OR2983-1881
Description
(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



Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$318,509	\$321,862	\$279,034	\$264,050
+ Market Misc Value	\$30,080	\$30,818	\$31,558	\$1,487
+ Market Land Value	\$874,883	\$530,667	\$430,271	\$415,928
= Just Market Value	\$1,223,472	\$883,347	\$740,863	\$681,465
= Total Assessed Value	\$673,006	\$653,404	\$634,373	\$578,204
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$648,006	\$628,404	\$609,373	\$553,204

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$530,667	\$321,862	\$30,818	\$883,347	\$653,404	\$25,000	\$628,404	\$229,943
2021	\$430,271	\$279,034	\$31,558	\$740,863	\$634,373	\$25,000	\$609,373	\$106,490
2020	\$415,928	\$264,050	\$1,487	\$681,465	\$578,204	\$25,000	\$553,204	\$103,261
2019	\$443,179	\$234,835	\$1,076	\$679,090	\$347,317	\$25,500	\$321,817	\$331,773
2018	\$438,199	\$168,468	\$1,086	\$607,753	\$340,842	\$25,500	\$315,342	\$266,911

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,223.00	Square Foot	32.9	98

Buildings

Building ID	938	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2016
Building Name		Foundation	CONCR FTR
Gross Sq Ft	2154	Roof Type	GABLE/HIP
Finished Sq Ft	1344	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR NON-DC
Perimeter	208	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	6	Grade	600
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	240	0	0
FAT	FINISHED ATTIC	552	0	0
FLA	FLOOR LIV AREA	1,344	1,344	0
SBF	UTIL FIN BLK	18	0	0
TOTAL		2,154	1,344	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1996	1997	12 x 10	1	120 SF	2
FENCES	2020	2021	6 x 167	1	1002 SF	2
RES POOL	2020	2021	8 x 17	1	136 SF	3
FENCES	2020	2021	4 x 45	1	180 SF	2
CUSTOM PATIO	2020	2021	0 x 0	1	548 SF	4

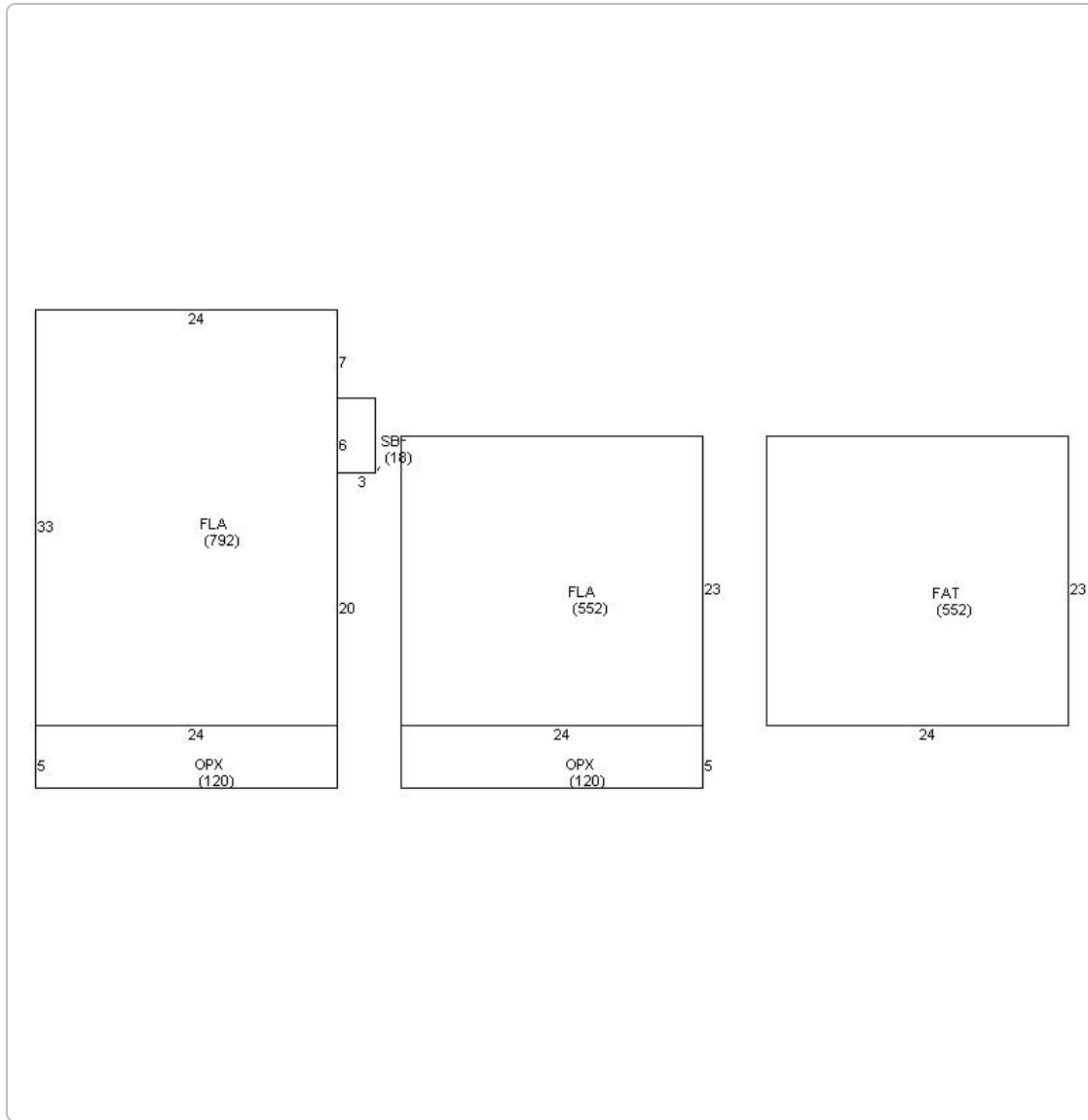
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/19/2019	\$825,000	Warranty Deed				01 - Qualified	Improved		
3/27/2013	\$315,000	Warranty Deed				12 - Unqualified	Improved		
10/30/2012	\$100	Warranty Deed				11 - Unqualified	Improved		
8/24/2001	\$22,000	Warranty Deed				K - Unqualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-3392	6/8/2020	8/27/2020	\$0	Residential	Install a 2 Ton Mini Split System with 6000,9000,&12000BTU A/H & 1 1/2 TON Mini Split system with 6000,9000 VTU A/H , Mitsubishi - MXZ3C24 & MSZGL06,09 & 12 - MXZZB2O & MSZ06 & 09 with Fresh Air
20-1170	6/8/2020	8/12/2020	\$40,000	Residential	New 8' x 17' Swimming with new equipment, New 8' x 17' Shotcrete Swimming Pool 3' to 5' Depth
20-1302	6/8/2020	10/26/2020	\$18,500	Residential	Remove existing chain link fence and install 260' white picket fencing, 4' high at front and partially down sides of lot rising to 6'. N.O.C. RECV'D 5/19/2020
13-1724	4/24/2013	7/3/2013	\$2,400	Residential	RE-ROUGH TWO LAVS. TOILETS, IN TWO SHOWERS & WASHER. RELOCATE HEATERS.
13-1237	4/9/2013	7/3/2013	\$10,000	Residential	REMOVE EXISTING CONCH SHINGLES, INSTALL GRACE EQUIVALENT TO CONCH SHINGLES, 12 SQS.
05-1383	3/28/2005	7/24/2007	\$2,000	Residential	REPLACE 130 SF OF SIDING, REPAIR WINDOWS, CASING, RAILING, & PAINT HOUSE WHITE W/ GREEN TRIM.
01-3759	12/4/2001	10/7/2002	\$1,000	Residential	SIDING & FURING
9701588	5/1/1997	8/1/1997	\$2,000	Residential	REPLACE WOOD WINDOWS
E950479	2/1/1995	10/1/1995	\$1,200	Residential	ELECTRICAL REPAIRS
B950119	1/1/1995	10/1/1995	\$15,000	Residential	REPL 2ND STY DECK/REPAIRS

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Owner, View Tax Info, TRIM Notice.

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Contact Us

