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**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:** January 23, 2017

**Applicant:** William Shepler

**Application Number:** H17-03-0020

**Address:** #1119 South Street

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**Description of Work:**

Demolition of rear wall. Demolition of rear porch, side porch roof and one-story west addition.

**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 approved for first reading at last month's meeting.

**Ordinances Cited in Review:**

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

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 demolition of the rear wall, side porch, and front porch enclosure, which all appear in the c.1965 historic photograph or Sanborn maps. Because the front porch enclosure and side porch were not appropriate to begin with, staff does not feel that they meet any of the criteria listed in Sec. 102-218, and therefore can be considered for demolition:

- (1) The additions do not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction.
- (2) The additions are not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The additions 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 additions to be demolished are not the site of a historic event with a significant effect upon society;
- (5) The additions do not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) The additions do not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The additions are not related to a square, park, or other distinctive area.
- (8) The additions 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 do not exemplify the best remaining architectural type in a neighborhood; and
- (9) The wall has not yielded, and is not likely to yield, information important in history.

Since these elements are historic, two readings are required for demolition. This will be the final reading for review.

# 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](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: 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:	

1119 South ST

CITY OF KEY WEST  
CERTIFICATE OF APPROPRIATENESS  
APENDIX 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/ SIGNIFIGANT EVENTS.

*JHW*

- (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

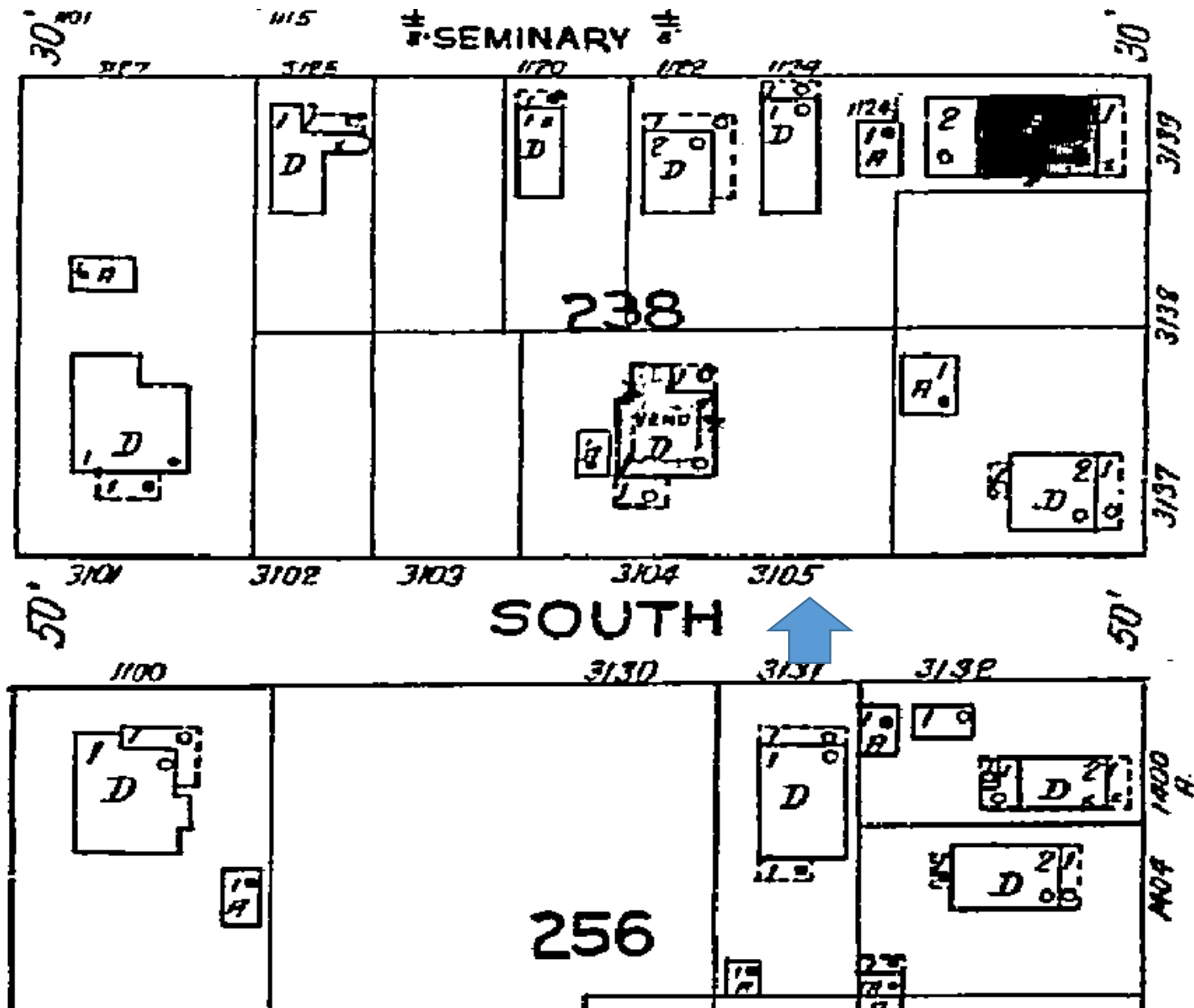
**OFFICE USE ONLY**

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 _____		

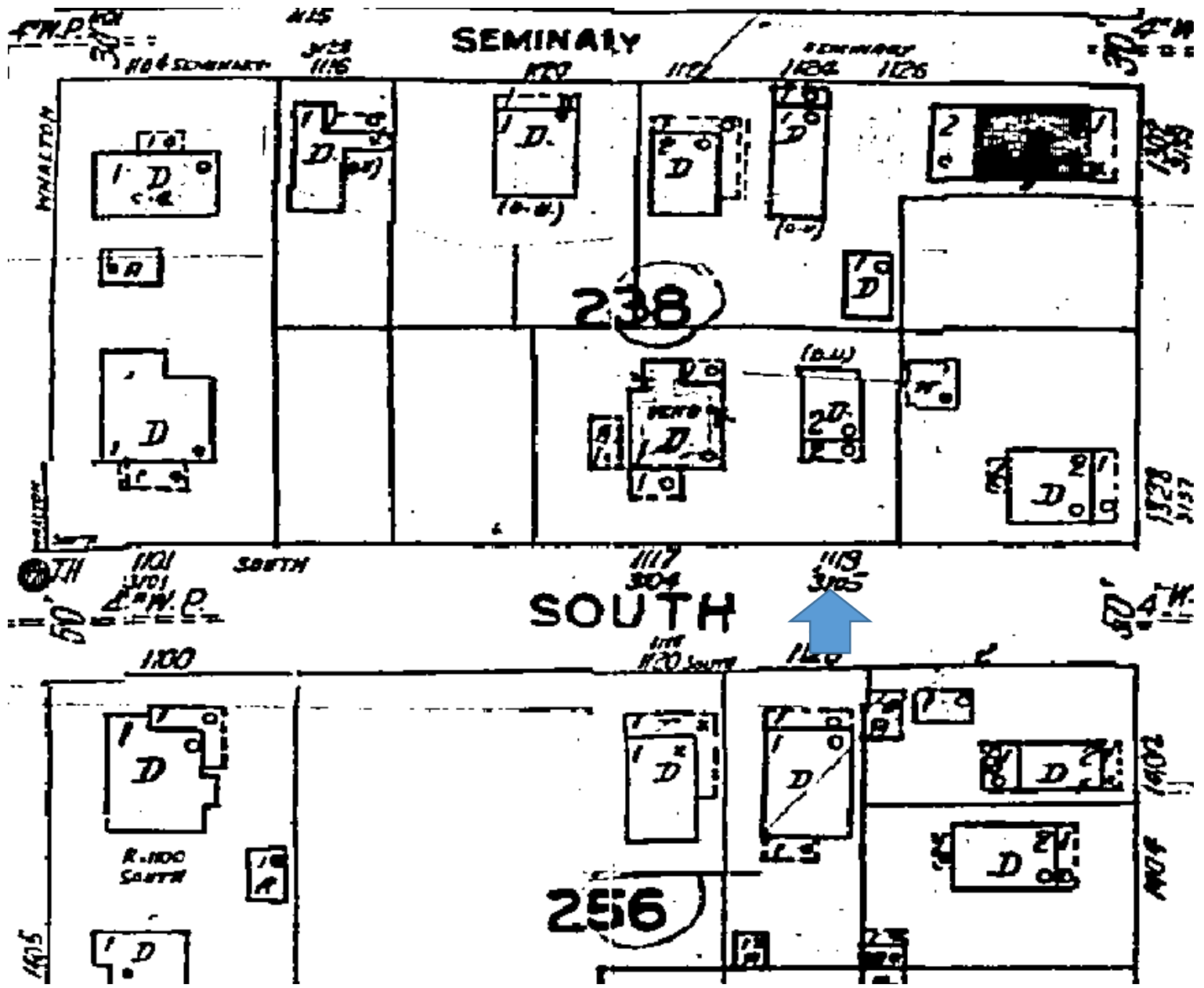
<input type="checkbox"/> Reviewed by Staff on _____	Staff Comments
<input type="checkbox"/> Notice of hearing posted _____	
First reading meeting date _____	
Second Reading meeting date _____	
<b>TWO YEAR EXPIRATION DATE</b> _____	



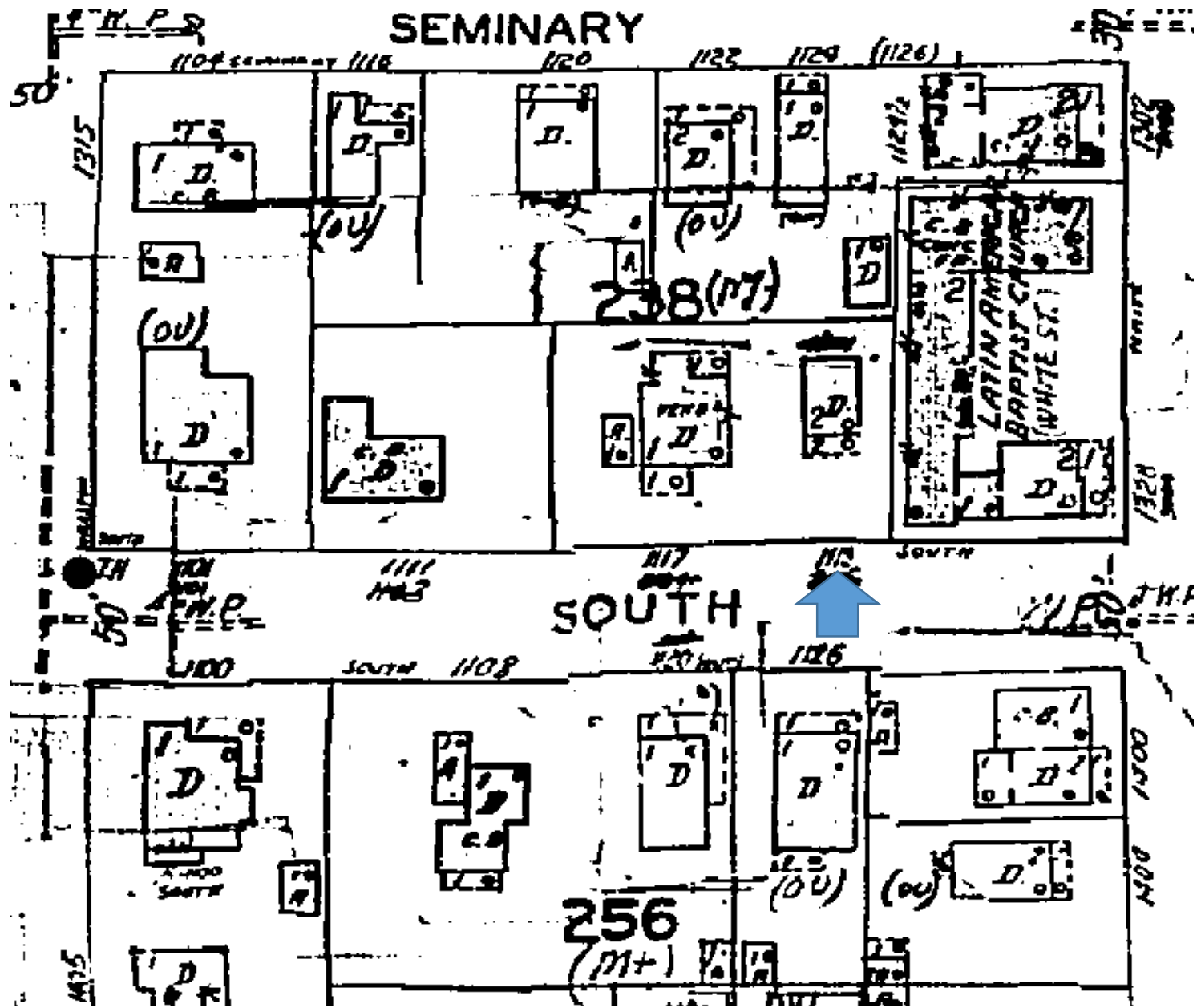
# SANBORN MAPS



1926 Sanborn Map

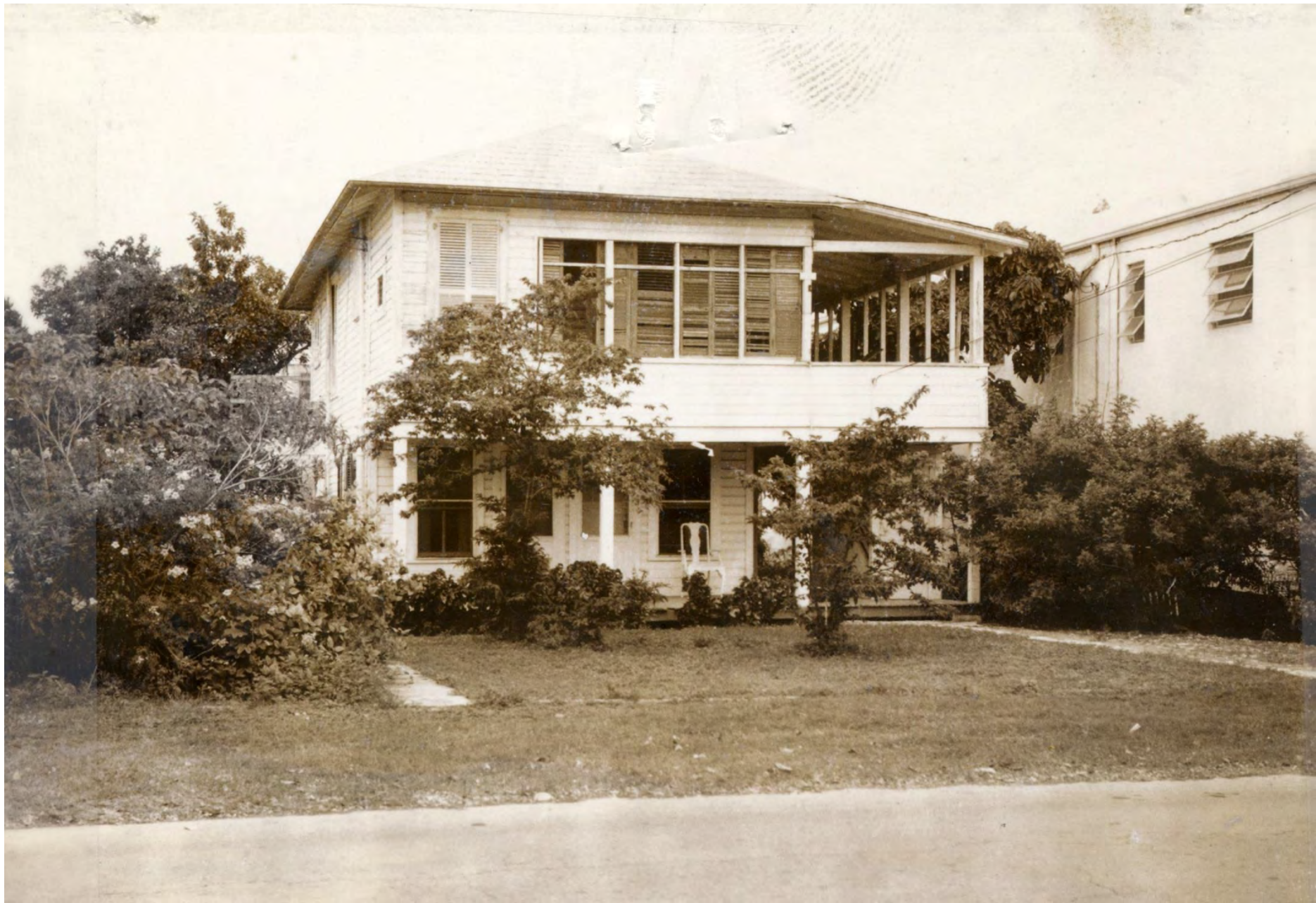


1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



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









Made in the USA  
Tyve  
HomeWise



1119







PLEASE CURB  
YOUR DOG  
PICK UP  
REQUIRED  
#89-01

Public  
Meeting  
Notice

MAK  
ap  
Hor  
Made  
in the  
USA  
DUPONT  
Tyvek  
HomeWrap

















Blue street sign

USA  
Tvek  
SA

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 stands in front of the building.

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'".

Several trash bins in various colors (green, blue, grey) are lined up in front of the building.

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

A person is visible in the garage door of the building.

A yellow house with a gabled roof is visible in the background.

Palm trees and other tropical vegetation are visible on the right side of the image.









Blue street sign with illegible text.

Made in the USA

CONTINENTAL





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

1117

123

KIA





**WALKER BUILDERS**  
General Contractor  
1234 Main St.  
555-1234





SANTA MARIA  
Caring for you  
and your home  
305.962.3111  
305.344.3111

KEY WEST  
PLUMBING, INC.  
305-858-8891

KEY WEST  
PLUMBING, INC.  
305-858-8891

115  
RECYCLED

RJN 701  
NEOS

KEY WEST  
PLUMBING, INC.  
305-858-8891









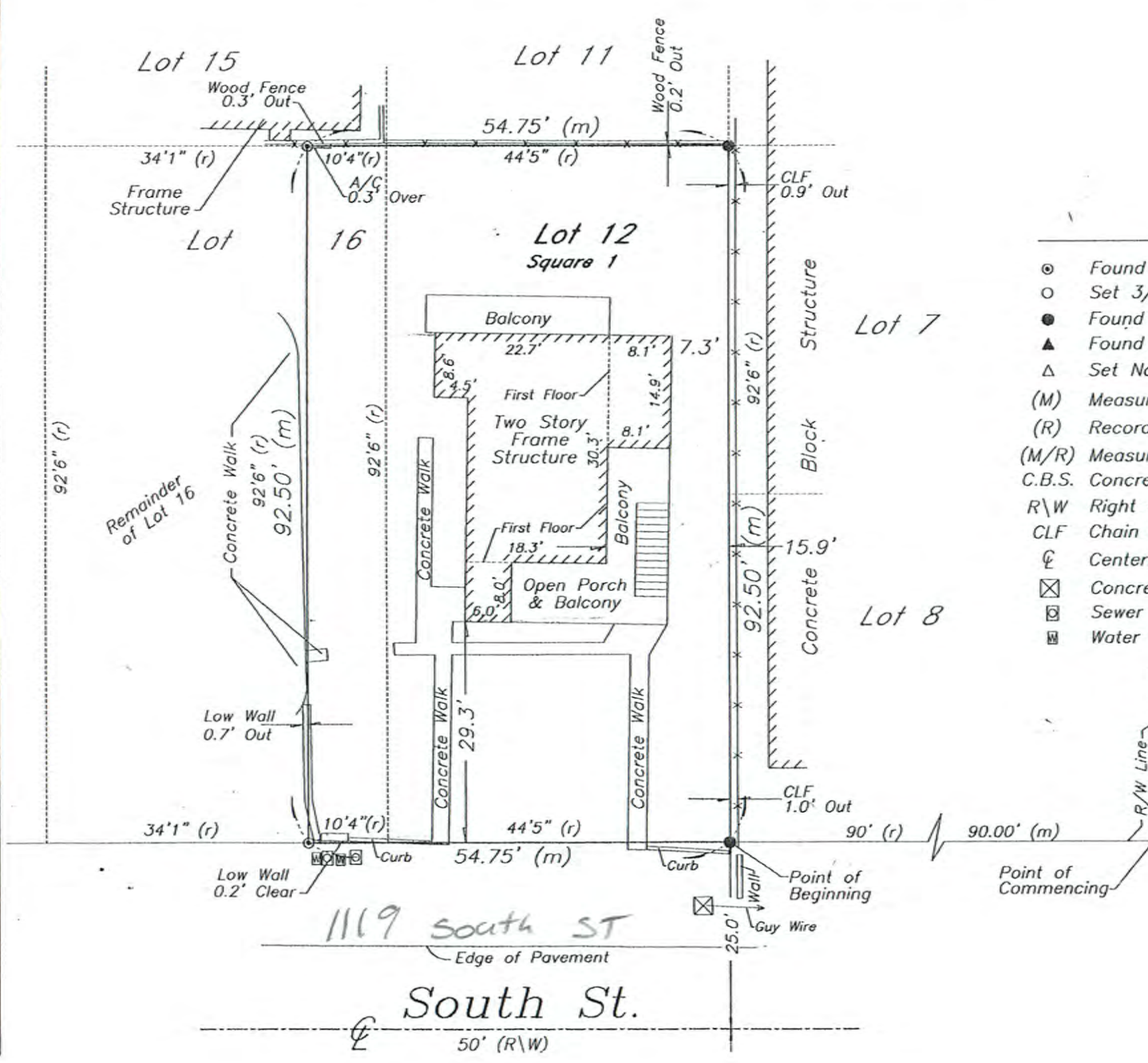
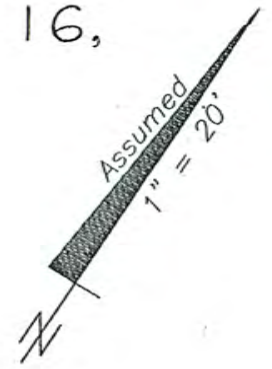




# SURVEY



# 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

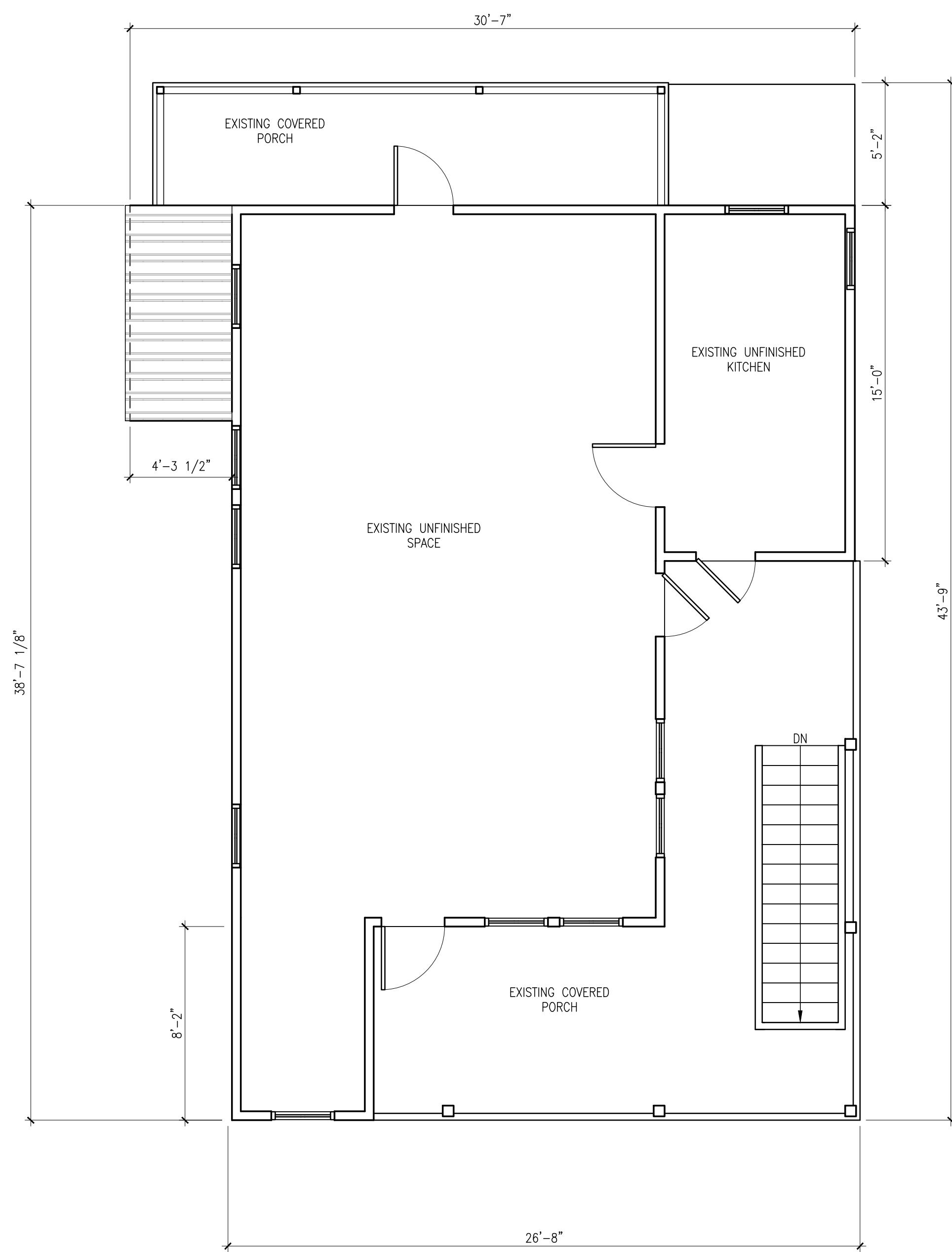




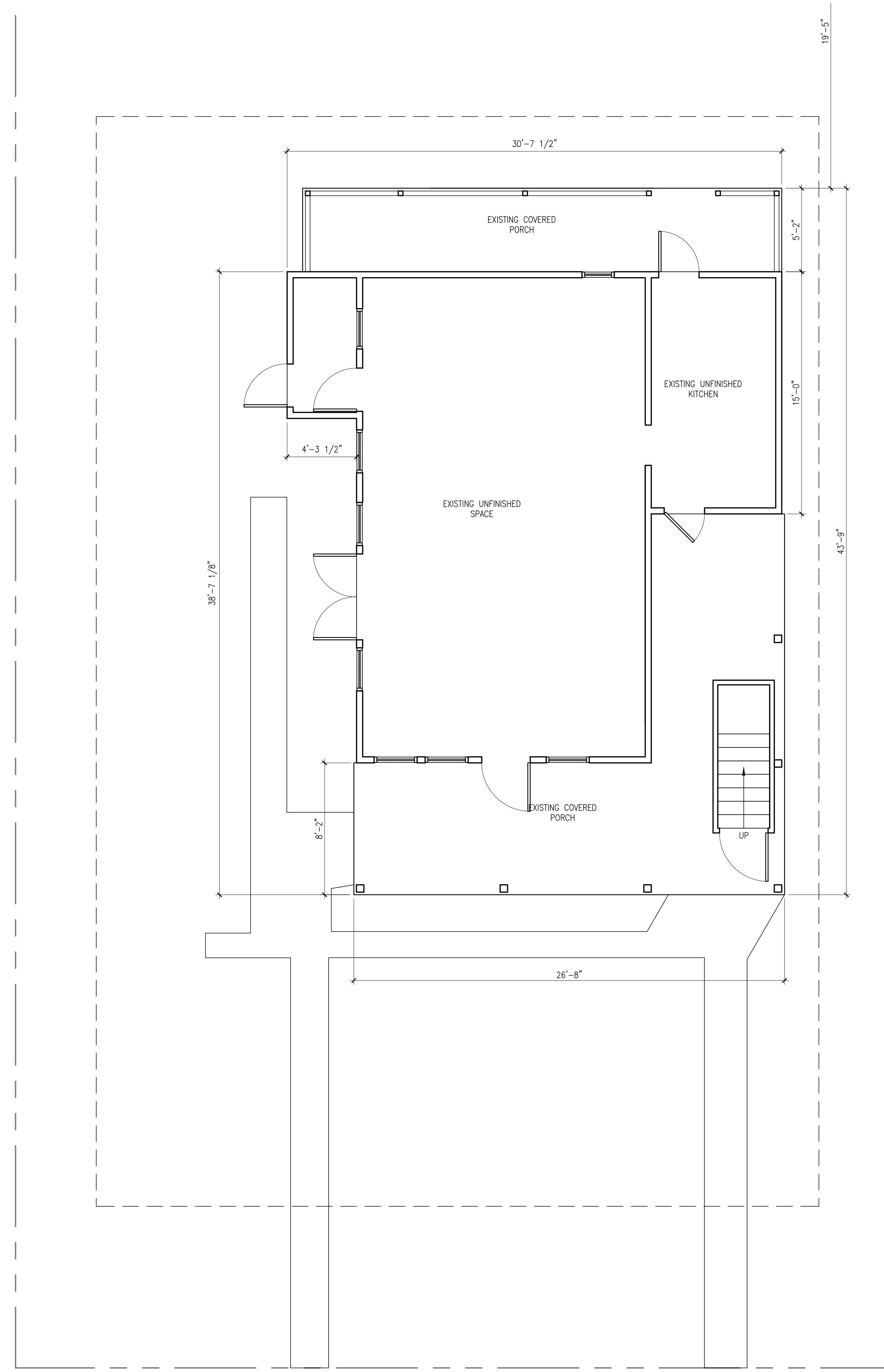








**2** EXISTING SECOND FLOOR PLAN  
 AE2.1 SCALE: 1/4"=1'-0"



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

Seal:  
 \_\_\_\_\_  
 \_\_\_\_\_

Consultants:  
 \_\_\_\_\_  
 \_\_\_\_\_

Submissions / Revisions:

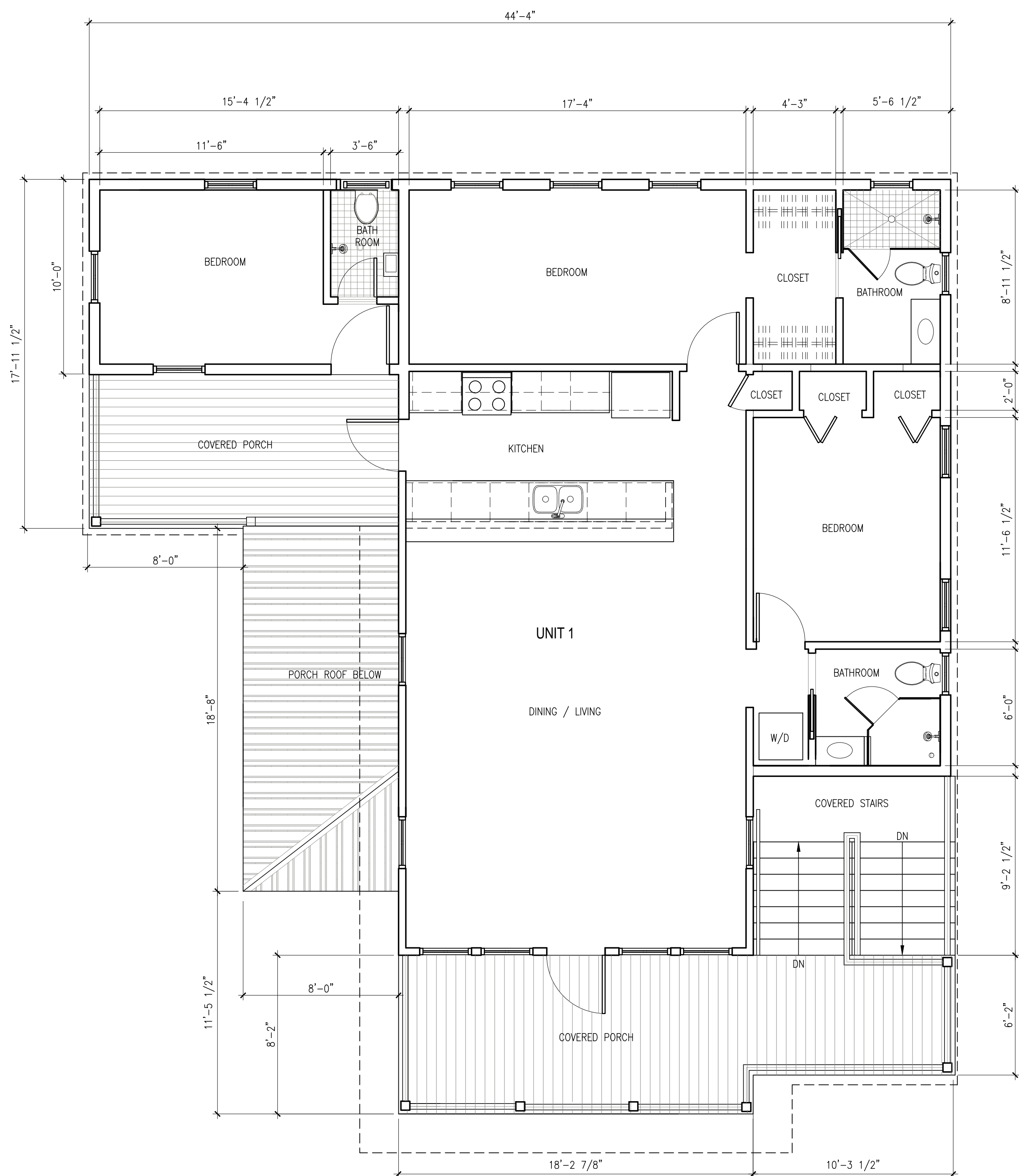
H.A.R.C.	SUBMISSION:	5.30.17
	REVISION 1:	8.21.17

**1119 SOUTH STREET**  
 KEY WEST, FL  
**RESIDENTIAL RENOVATION**

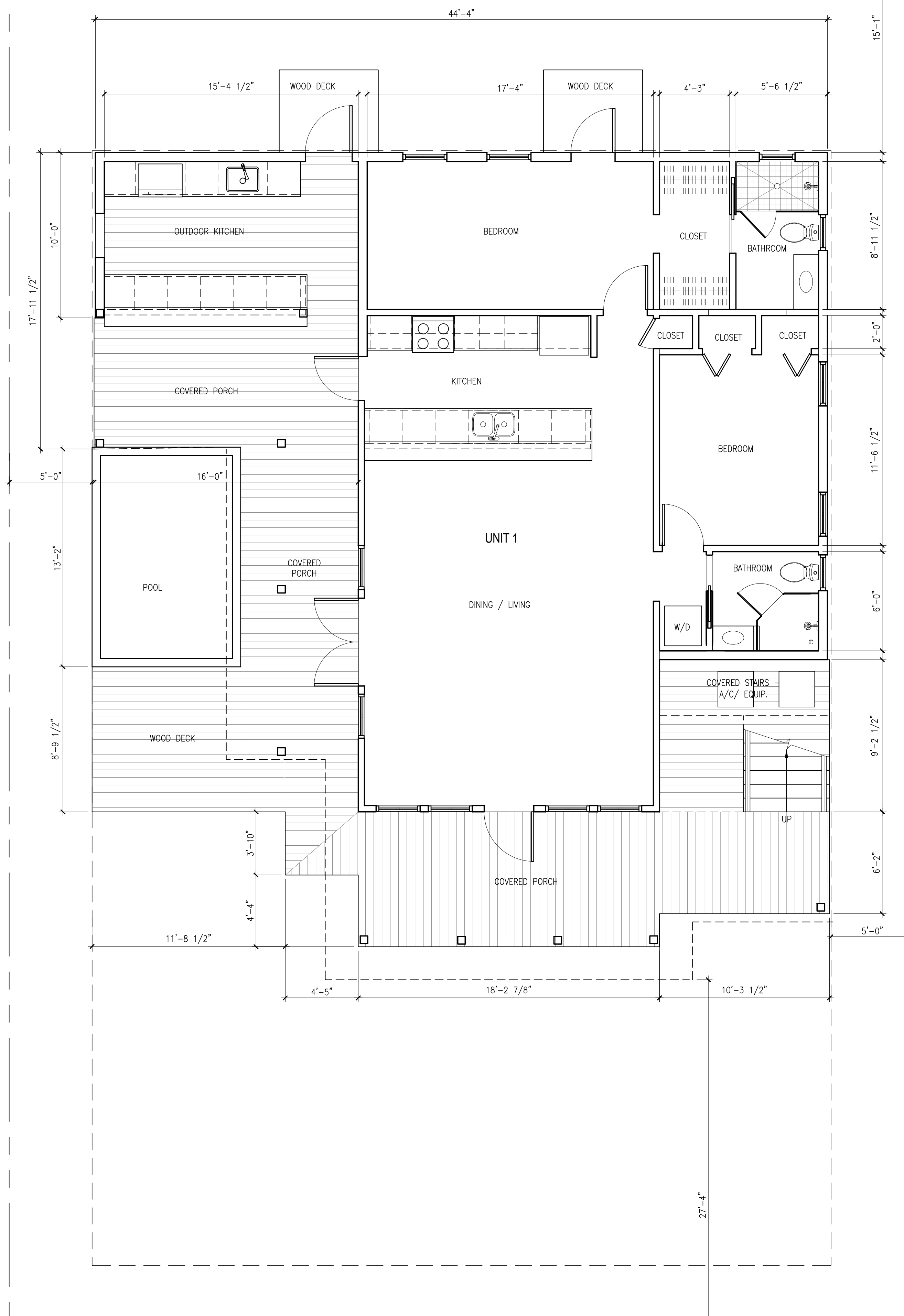
Drawing Size: 24x36 | Project #: 17019

Title:  
**EXISTING FLOOR PLANS**

Sheet Number:  
**AE-2.1**



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



**1** PROPOSED FIRST FLOOR PLAN  
 A2.1 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:  
**PROPOSED FLOOR PLANS**

Sheet Number:  
**A-2.1**

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

©2017 by William Shepler Architect



**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](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.

# 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

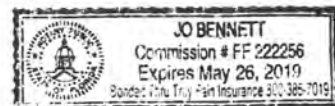
The forgoing instrument was acknowledged before me on this 21<sup>st</sup> day of June, 2017.

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**

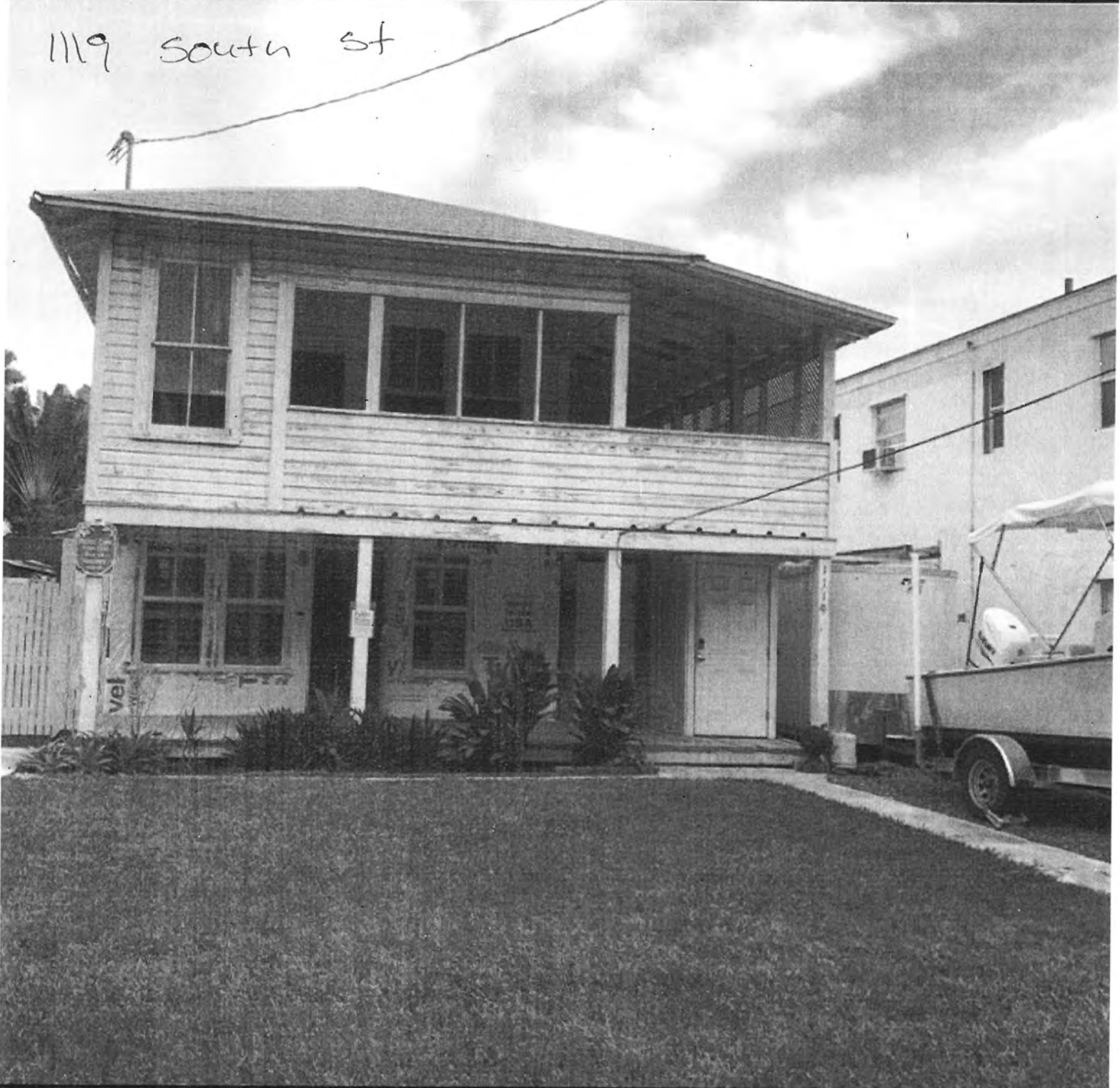
Sign Name: Jo Bennett  
Print Name: Jo Bennett

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





1119 South St







# 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](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.

# 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



1040886 1119 SOUTH ST 04/26/12

**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
<b>TOTAL</b>		<b>2,288</b>	<b>1,248</b>	<b>0</b>

**Yard Items**

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

**Sales**

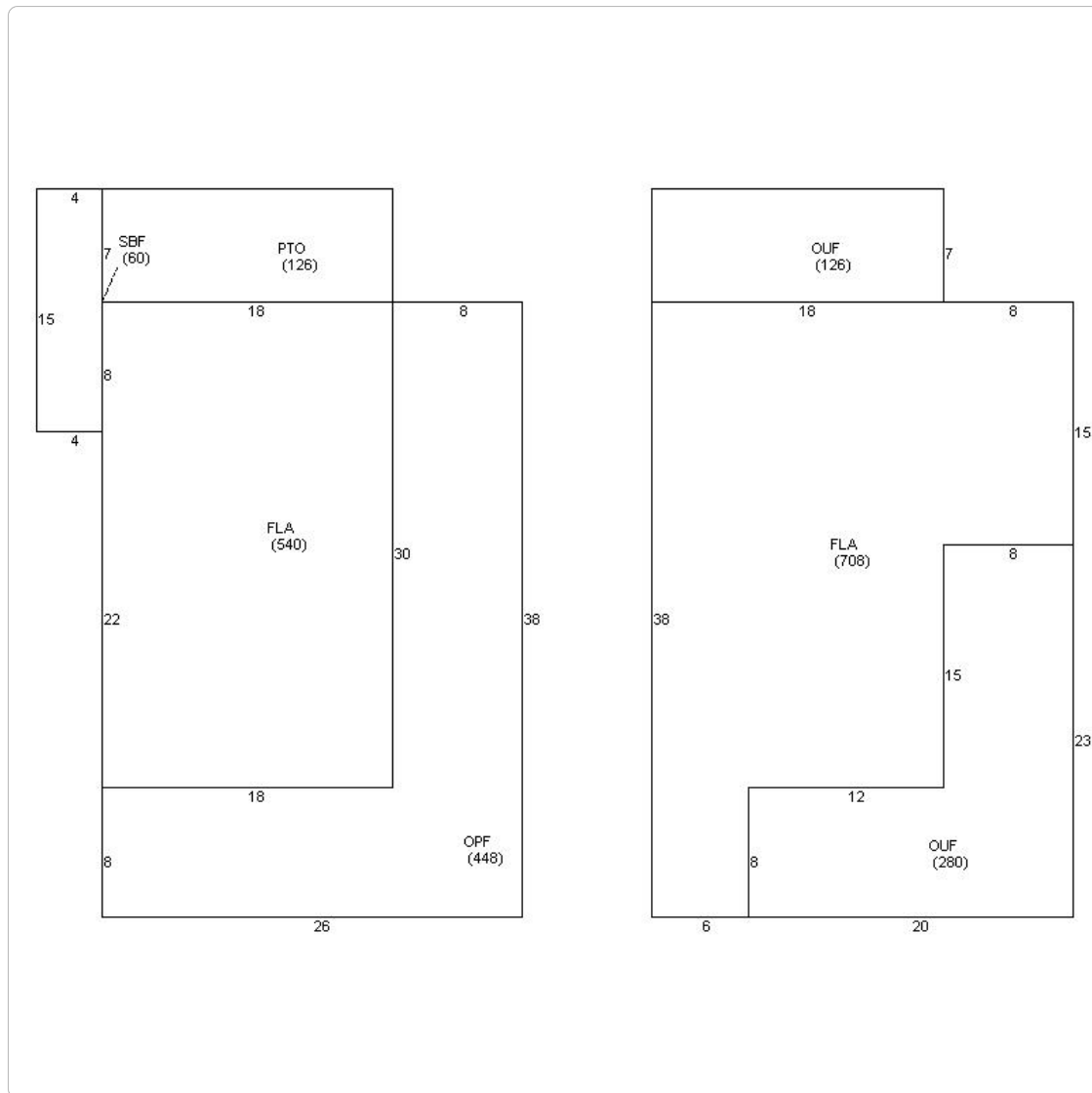
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/14/2016	\$650,000	Warranty Deed		2792	198	03 - Qualified	Improved
9/1/1981	\$40	Warranty Deed		839	1704	U - Unqualified	Improved

**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

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