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## Historic Architectural Review Commission Staff Report for Item 11

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

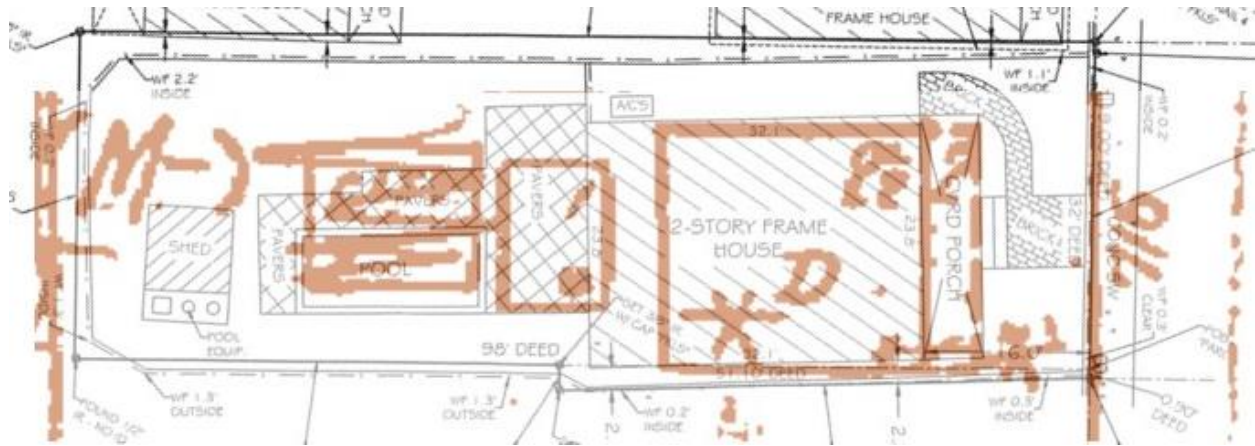
Address: 716 Thomas Street

### **Description of Work:**

Partial demolition of rear addition at main house and demolition of accessory structure.

### **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.*



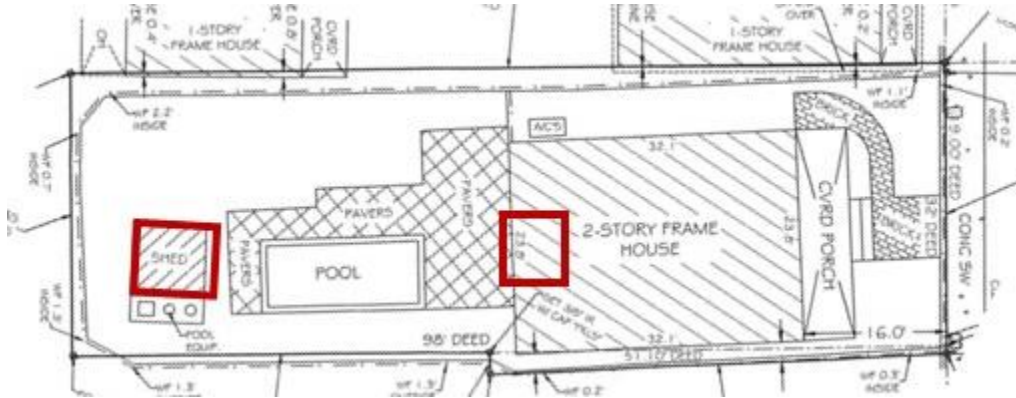
*716 Thomas Street circa 1965. Monroe County Library.*

**Ordinance Cited on Review:**

- Section 102-217 (3), demolition for historic but non-contributing, non-contributing, or non-historic structure of the Land Development Regulations.

## **Staff Analysis:**

The Certificate of Appropriateness proposes the partial demolition of a one-story non-historic rear addition. The design also includes the demolition of a non-historic shed located on the rear pf the property.



*Areas Proposed to be Demolished.*

The rear addition and the shed are not historic structures, therefore the evaluation for this request shall be based on section 102-217 (3) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (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;*

It is staff's opinion that the rear addition and rear shed are not character defining features that contributes to the historic value of the site.

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

The proposed structures to be demolished are not historic and do not have a distinctive relationship with the historic house and surroundings.

- (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.*

The non-historic structures under review are not resources that define the historic character of the site and neighborhood.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structures under review will not qualify to be contributing to the district in a near future.

Staff recommends to the Commission the consideration of this request for demolition as it will have no adverse effect on the historic fabric of house and its urban context. If the Commission finds the design to be appropriate this will be the only required reading for demolition.

# 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<br>KEY WEST, FL 33040    | EMAIL PHILTIMM6T@ICLOUD.COM        |
| APPLICANT NAME:              | MATTHEW STRATTON                       | PHONE NUMBER (305) 923-9670        |
| APPLICANT'S ADDRESS:         | 3801 FLAGLER AVE<br>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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

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

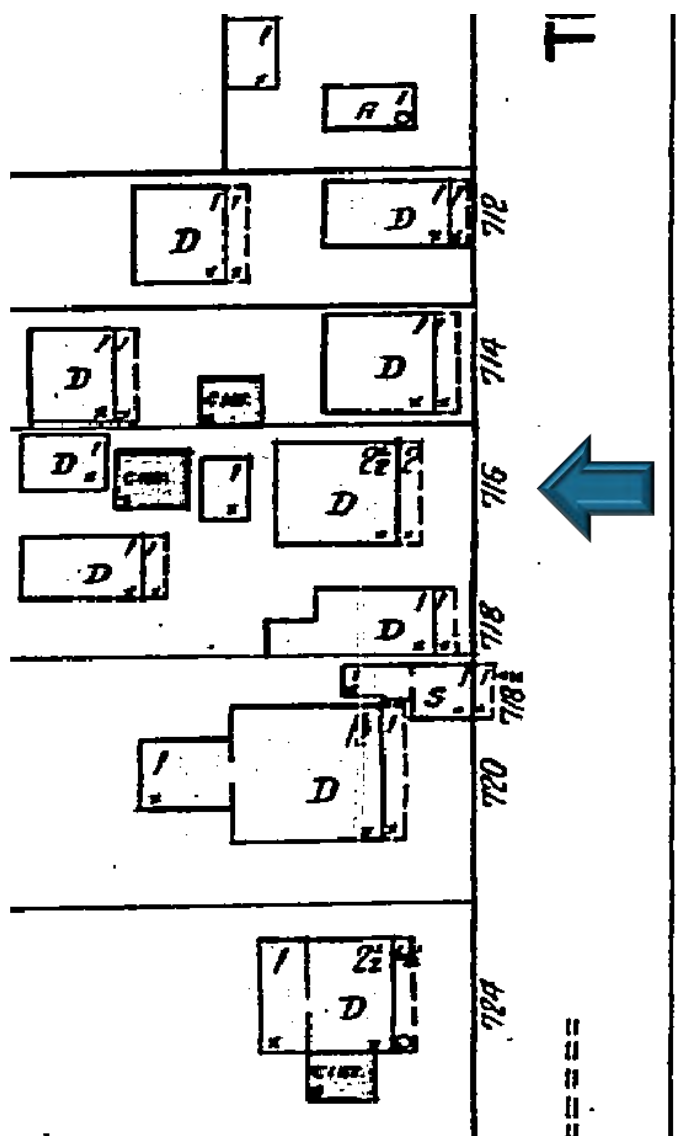
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

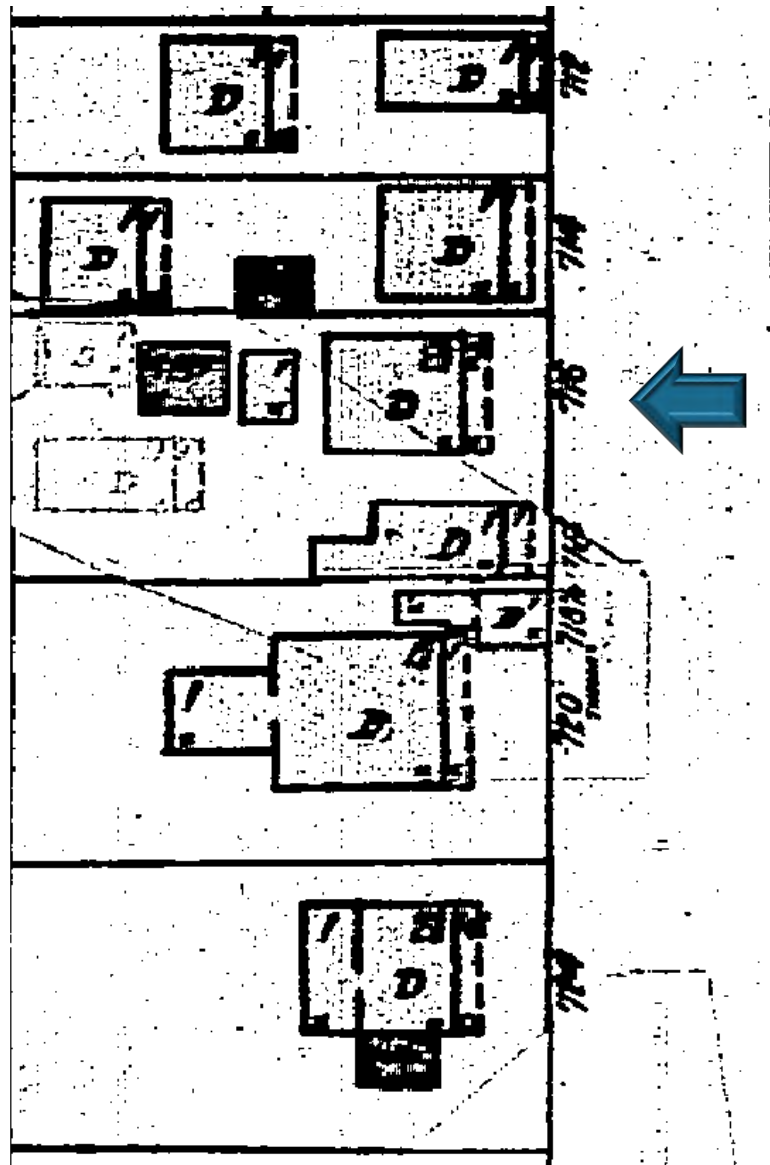
(4) Removing buildings or structures that would otherwise qualify as contributing.

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

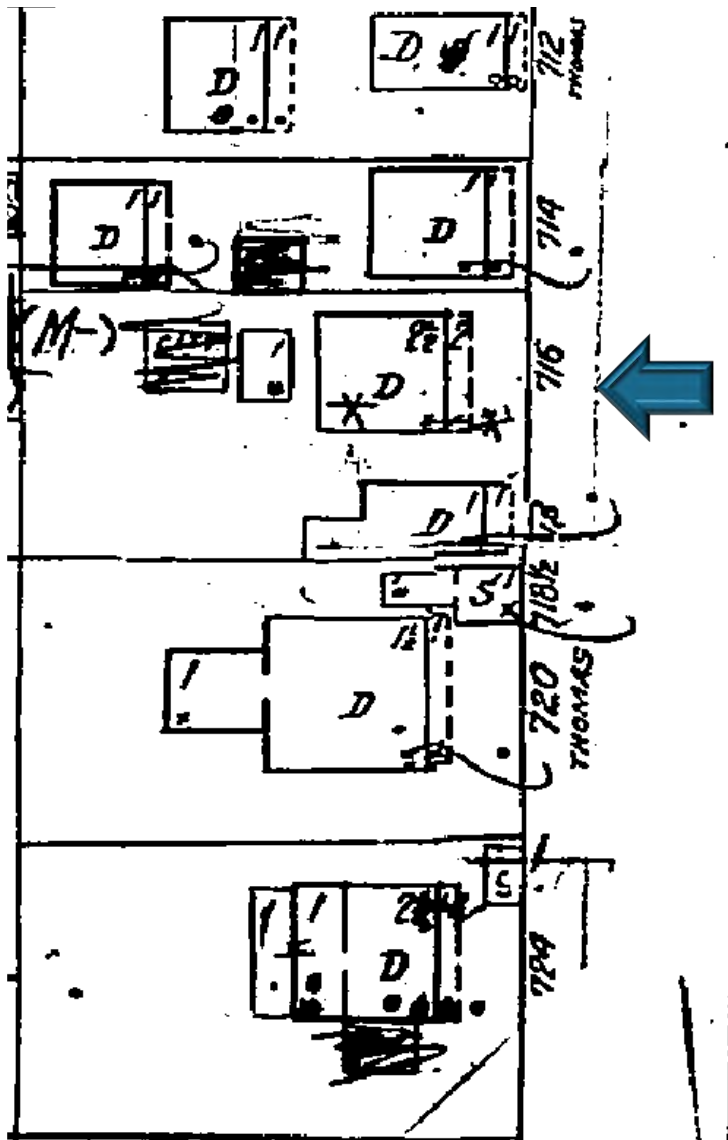
# SANBORN MAPS



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

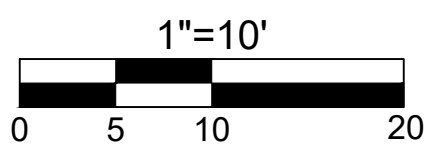
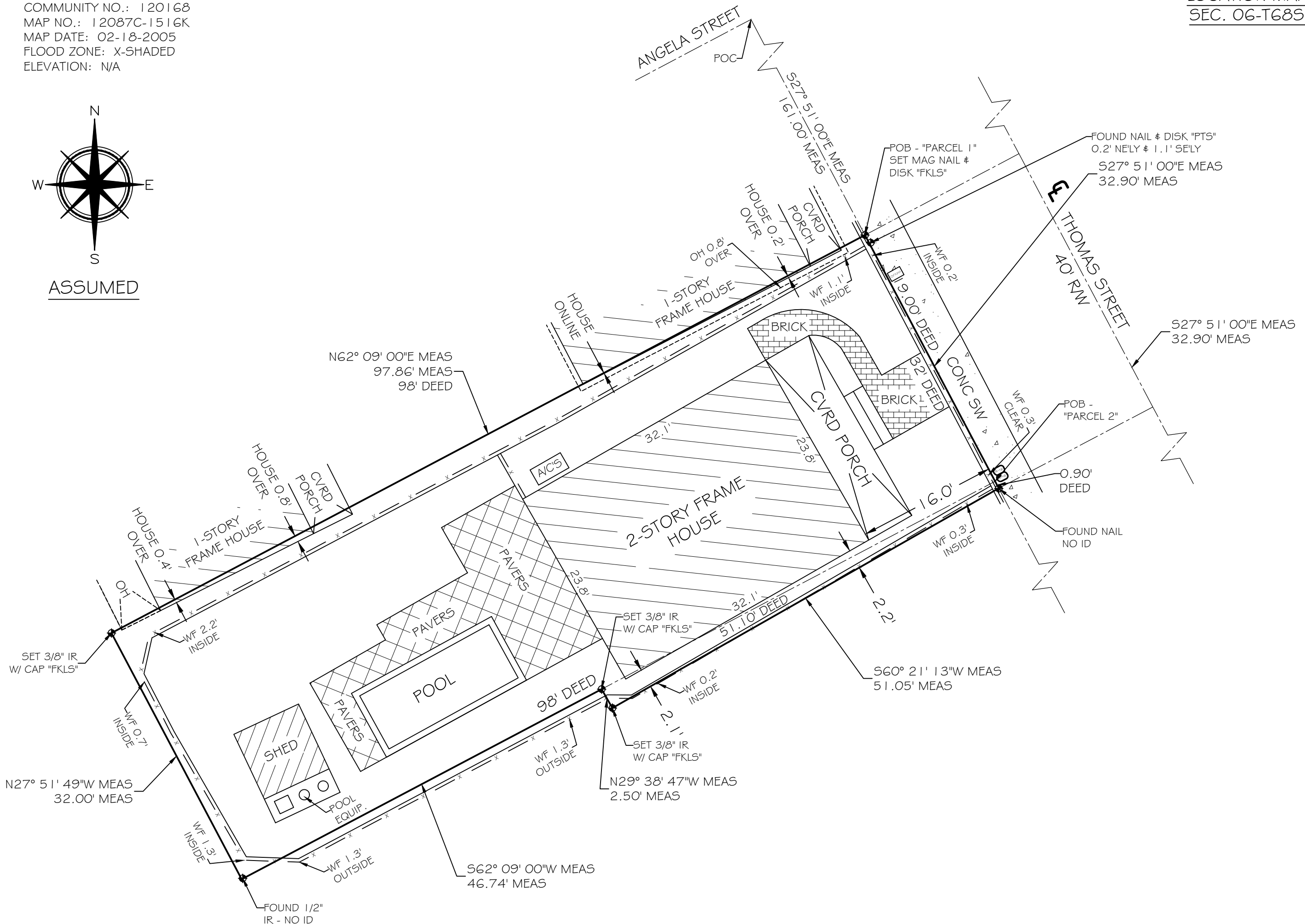
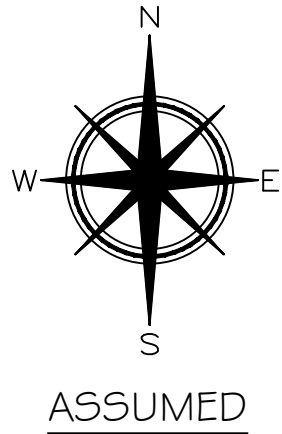
ADDRESS:  
716 THOMAS STREET,  
KEY WEST, FL 33040

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



### 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                                | RW = 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                    | PM = PARKING METER                             | TYP = TYPICAL                        |
| ENCL = ENCLOSURE                  | PC = POINT OF CURVE                            | UE = UTILITY EASEMENT                |
| EP = EDGE OF PAVEMENT             | PCC = POINT OF COMPOUND CURVE                  | WD = WOOD DECK                       |
| FF = FINISHED FLOOR ELEVATION     | PK = PARKER KALON NAIL                         | WF = WOOD FENCE                      |
| FI = FENCE INSIDE                 | POB = POINT OF BEGINNING                       | WL = WOOD LANDING                    |
| FND = FOUND                       | PI = POINT OF INTERSECTION                     | WM = WATER METER                     |
| FO = FENCE OUTSIDE                |  | WPP = WOOD POWER POLE                |
| FOL = FENCE ON LINE               |  | WRACK LINE = LINE OF DEBRIS ON SHORE |
|                                   |  | 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

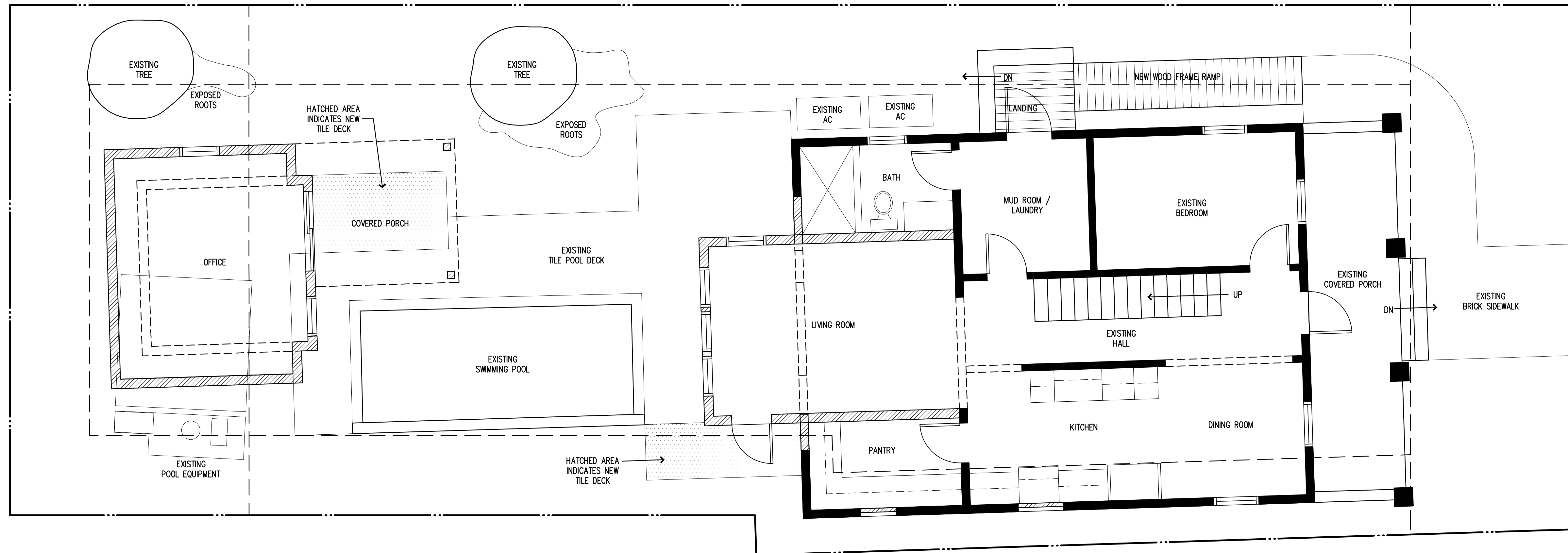


**FLORIDA KEYS  
LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

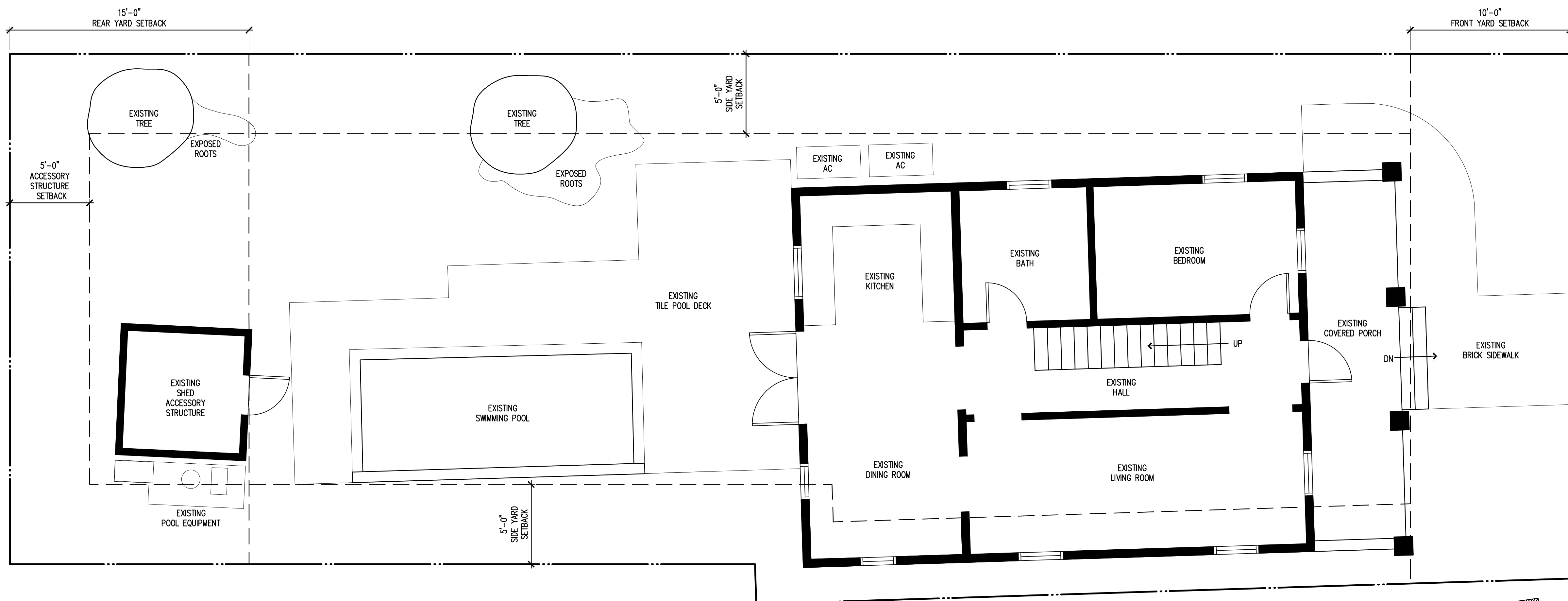


# PROPOSED DESIGN

# 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  
**716 Thomas Street**  
Key West, Florida 33040

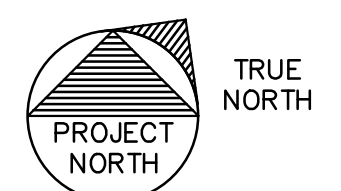
M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



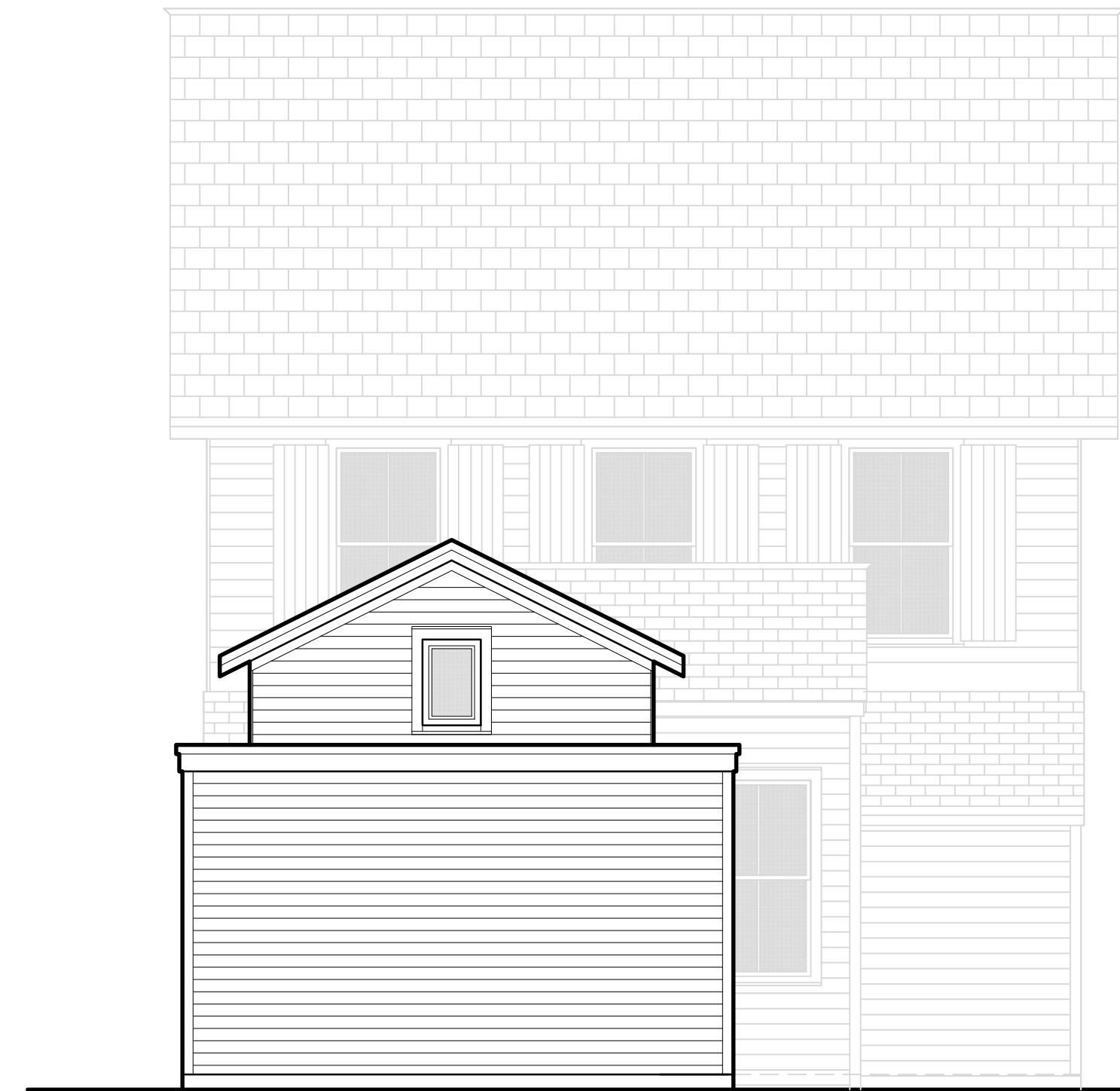
Date 11.22.23

Project #

THOMAS STREET



# PRELIMINARY - NOT FOR CONSTRUCTION

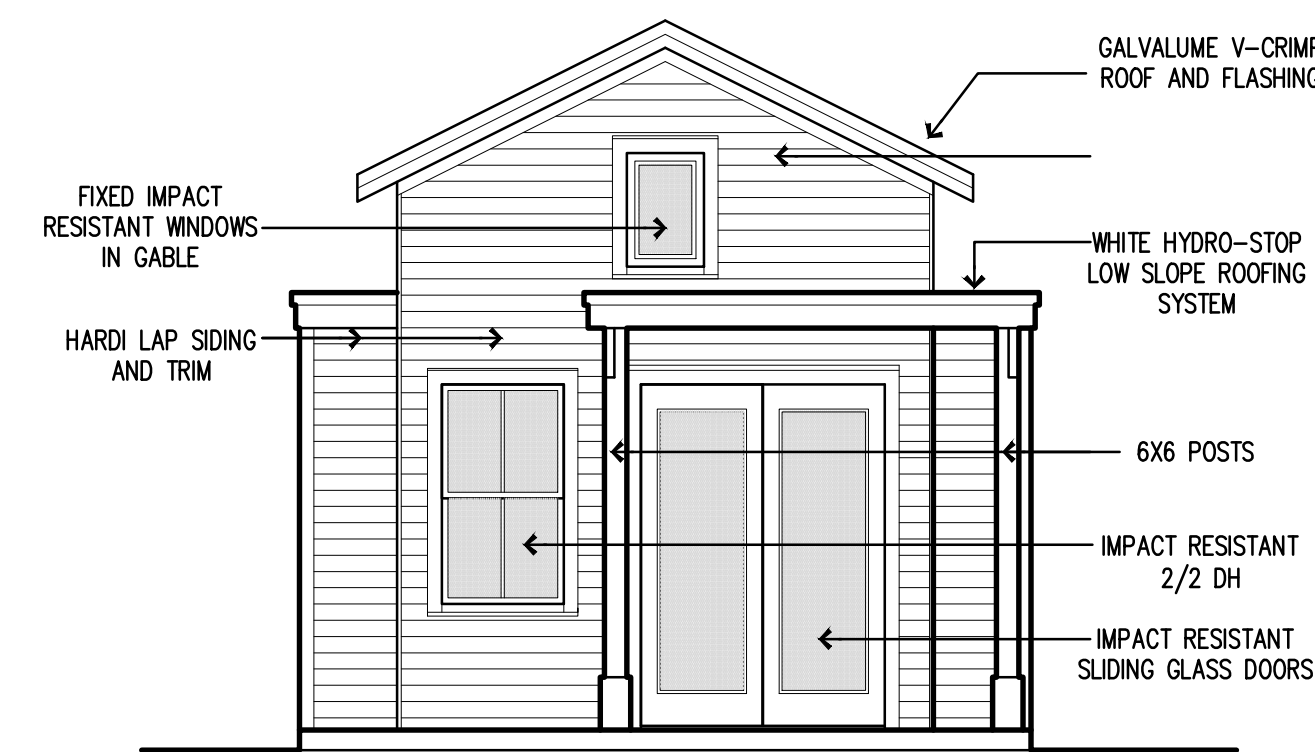


PROPOSED ACCESSORY STRUCTURE  
REAR ELEVATION  
1/4"=1'-0"

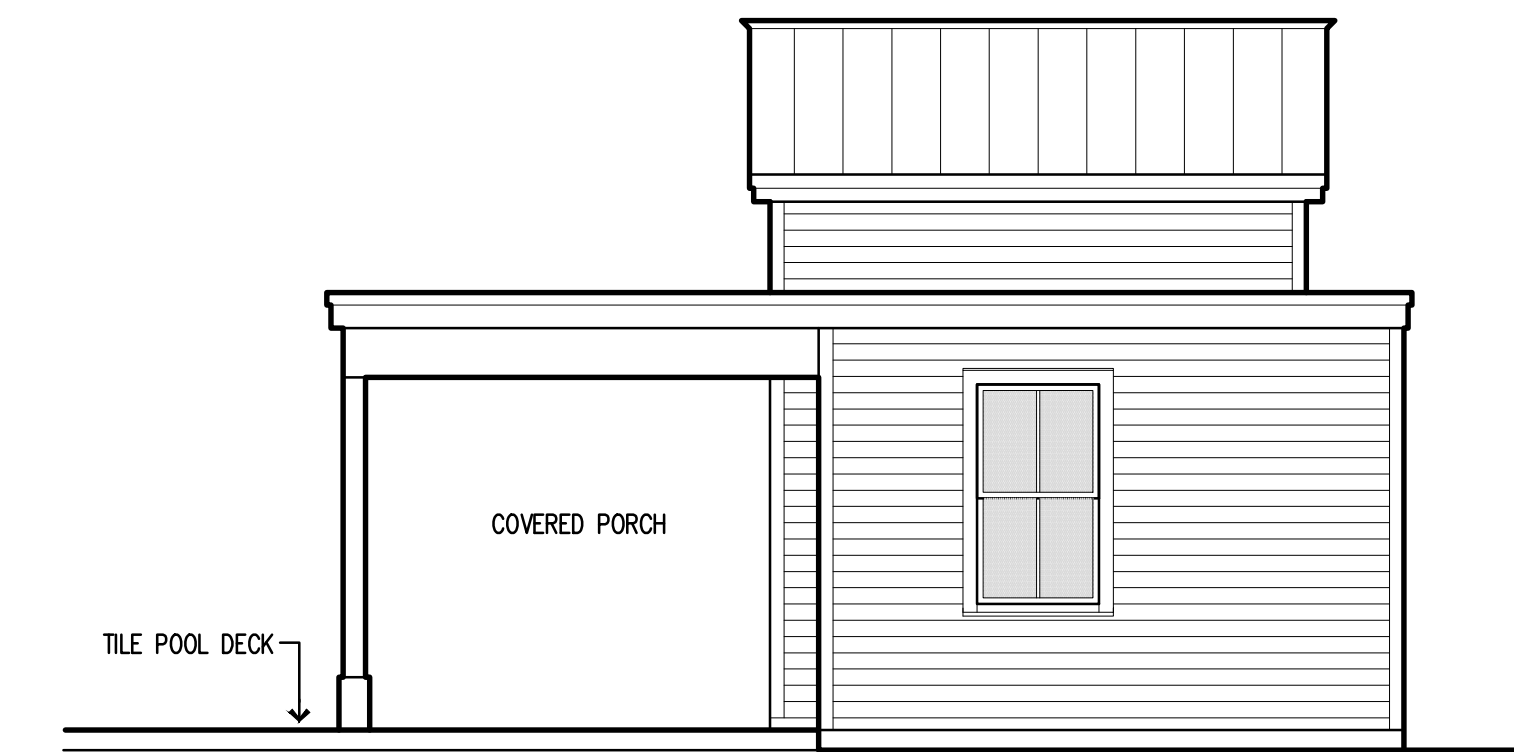


PROPOSED ACCESSORY STRUCTURE  
SOUTH SIDE ELEVATION  
1/4"=1'-0"

| SITE DATA CALCULATIONS |  |                  |                  |
|------------------------|--|------------------|------------------|
| HMDR<br>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%<br>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

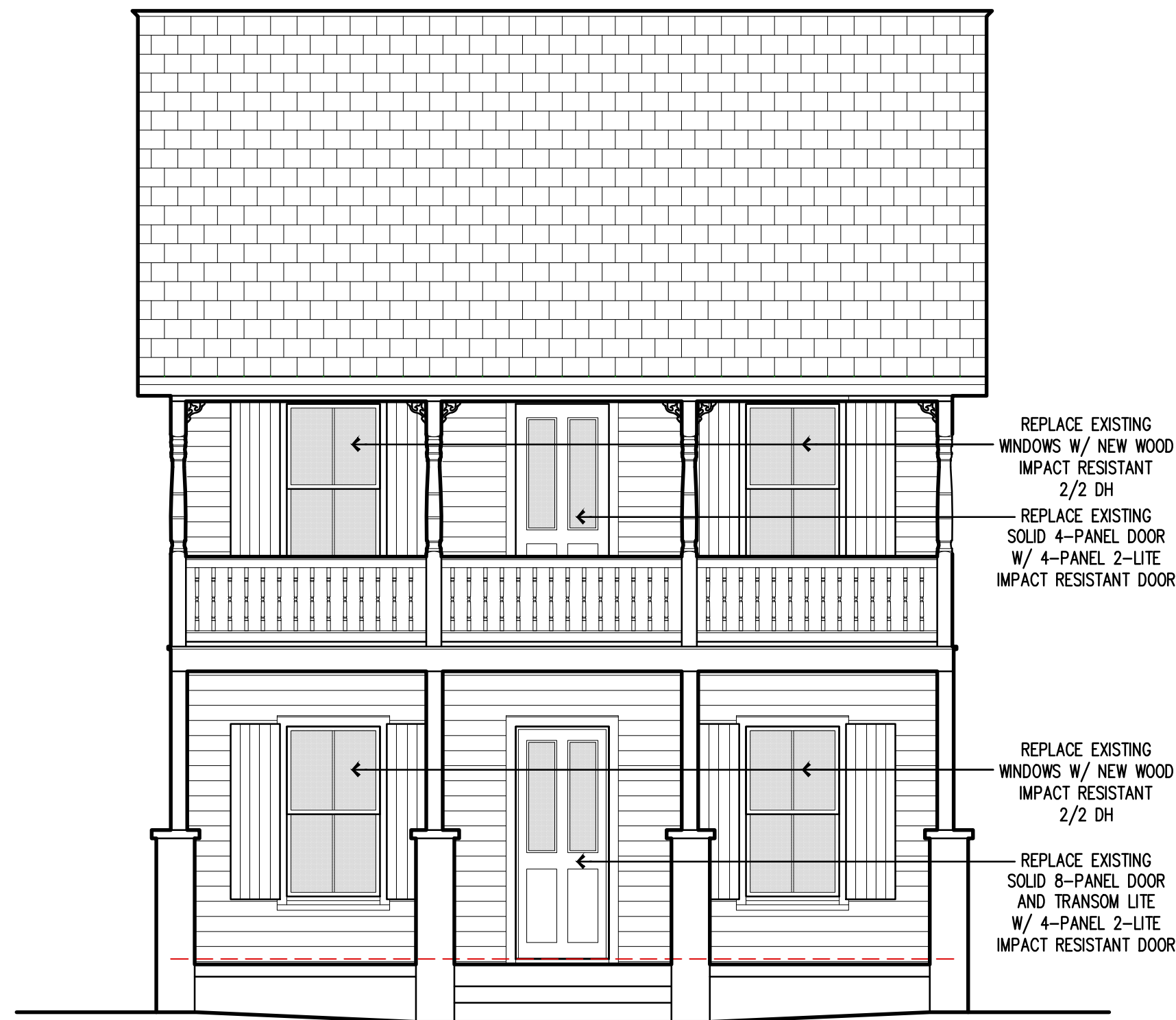
M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



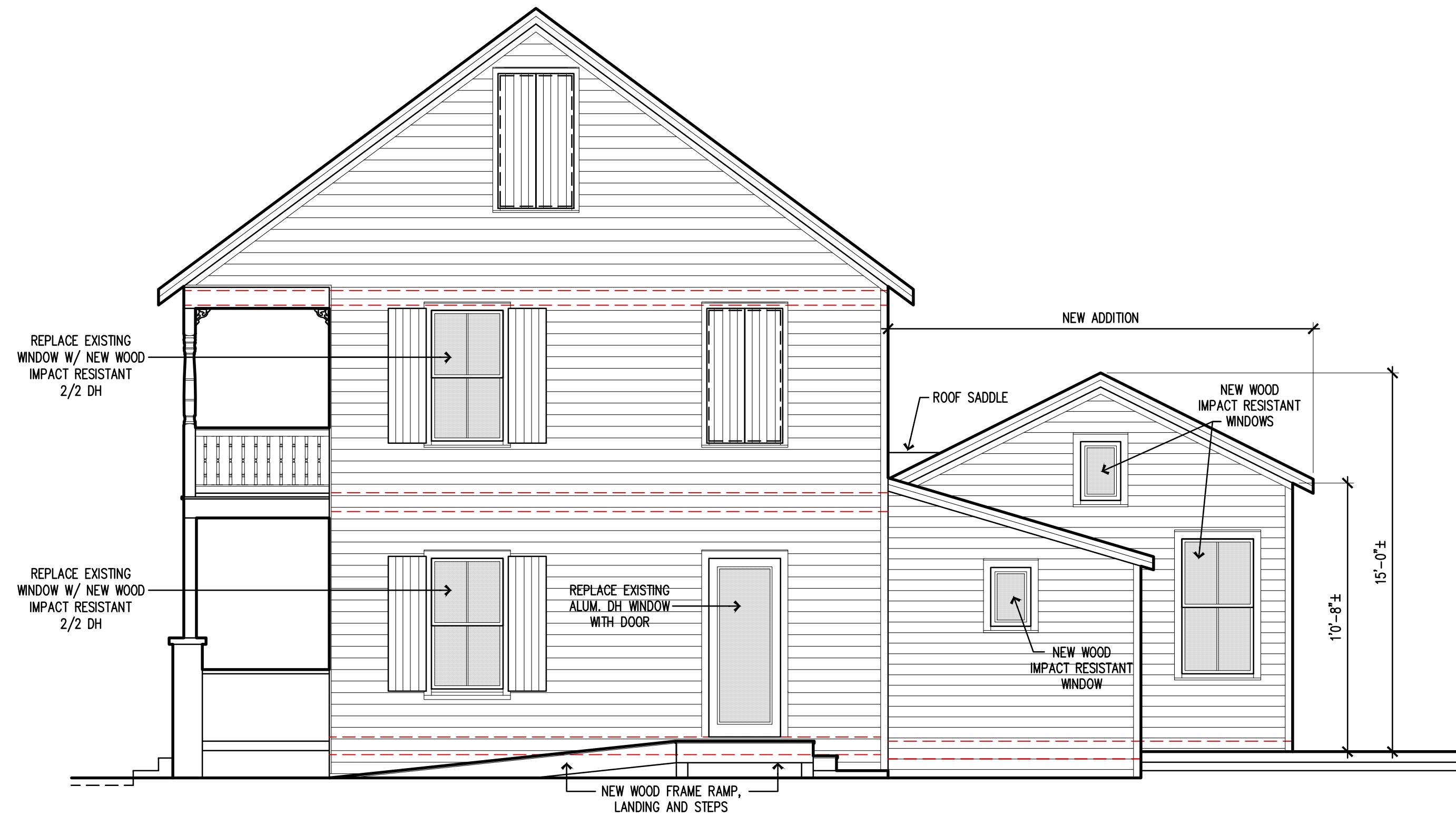
Date 11.22.23

Project #

# 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"

Improvements to  
**716 Thomas Street**  
Key West, Florida 33040

M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



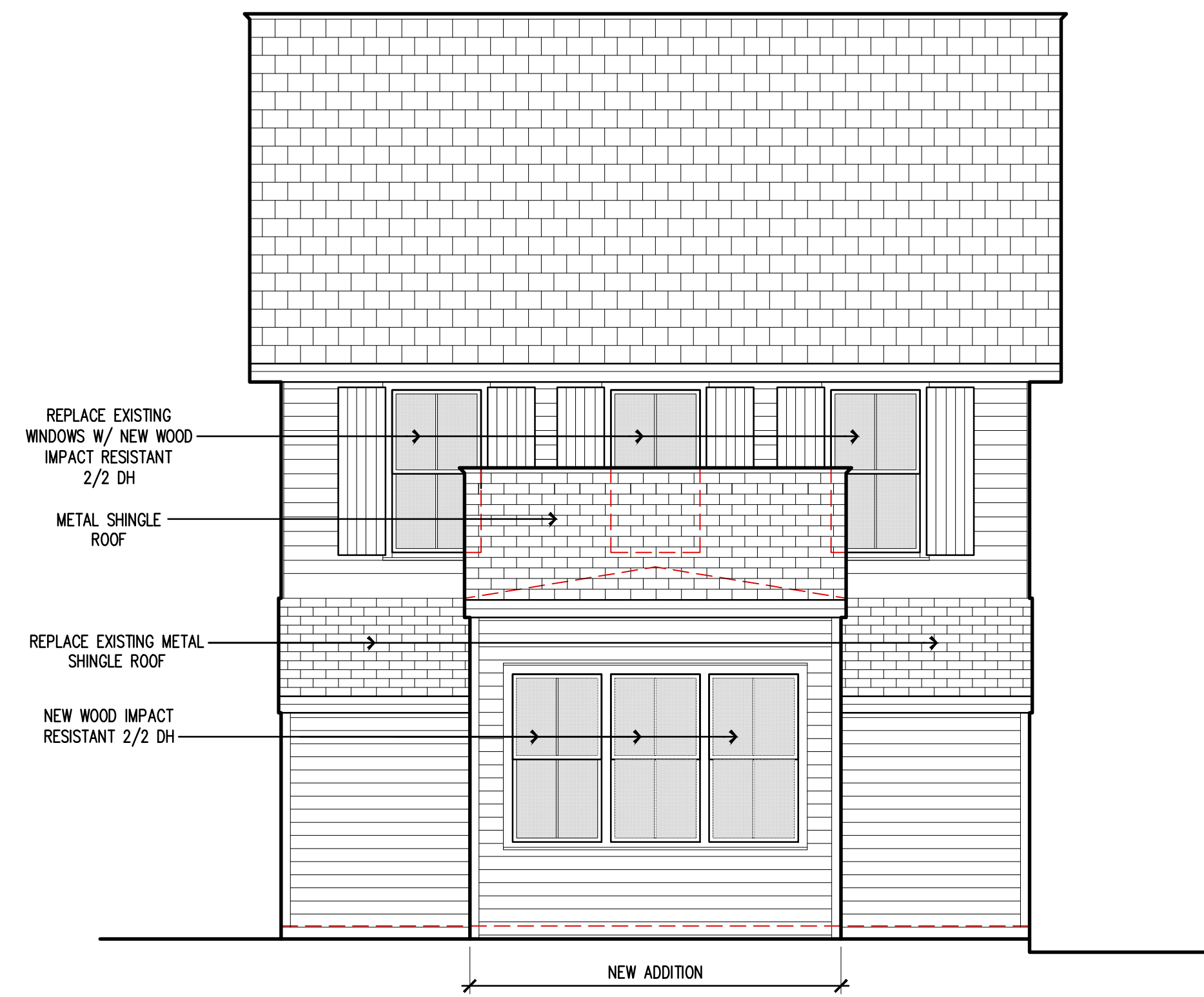
Date 11.22.23

Project #

# 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"

Improvements to  
**716 Thomas Street**  
Key West, Florida 33040

M. Stratton Architecture  
3801 Flagler Ave.  
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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](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 305-809-3811 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 13<sup>th</sup> 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 14<sup>th</sup> 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. Kozioł  
Print Name: Tippi Kozioł

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







**Public  
Meeting  
Notice**

NOTICE OF PUBLIC MEETING  
The following information is being provided to you for your information and to allow you to participate in the public meeting. The meeting will be held on the date and at the location indicated below. The meeting is open to the public and all interested parties are invited to attend. The meeting will be held in the presence of the public and all interested parties are invited to attend. The meeting will be held in the presence of the public and all interested parties are invited to attend.

# 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

|                       |                         |                           |                    |
|-----------------------|-------------------------|---------------------------|--------------------|
| <b>Building ID</b>    | 938                     | <b>Exterior Walls</b>     | ABOVE AVERAGE WOOD |
| <b>Style</b>          | 2 STORY ELEV FOUNDATION | <b>Year Built</b>         | 1933               |
| <b>Building Type</b>  | S.F.R. - R1 / R1        | <b>EffectiveYearBuilt</b> | 2016               |
| <b>Building Name</b>  |                         | <b>Foundation</b>         | CONCR FTR          |
| <b>Gross Sq Ft</b>    | 2154                    | <b>Roof Type</b>          | GABLE/HIP          |
| <b>Finished Sq Ft</b> | 1344                    | <b>Roof Coverage</b>      | METAL              |
| <b>Stories</b>        | 2 Floor                 | <b>Flooring Type</b>      | SFT/HD WD          |
| <b>Condition</b>      | AVERAGE                 | <b>Heating Type</b>       | FCD/AIR NON-DC     |
| <b>Perimeter</b>      | 208                     | <b>Bedrooms</b>           | 3                  |
| <b>Functional Obs</b> | 0                       | <b>Full Bathrooms</b>     | 2                  |
| <b>Economic Obs</b>   | 0                       | <b>Half Bathrooms</b>     | 0                  |
| <b>Depreciation %</b> | 6                       | <b>Grade</b>              | 600                |
| <b>Interior Walls</b> | WALL BD/WD WAL          | <b>Number of Fire Pl</b>  | 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         |
| <b>TOTAL</b> |                | <b>2,154</b> | <b>1,344</b>  | <b>0</b>  |

**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     |

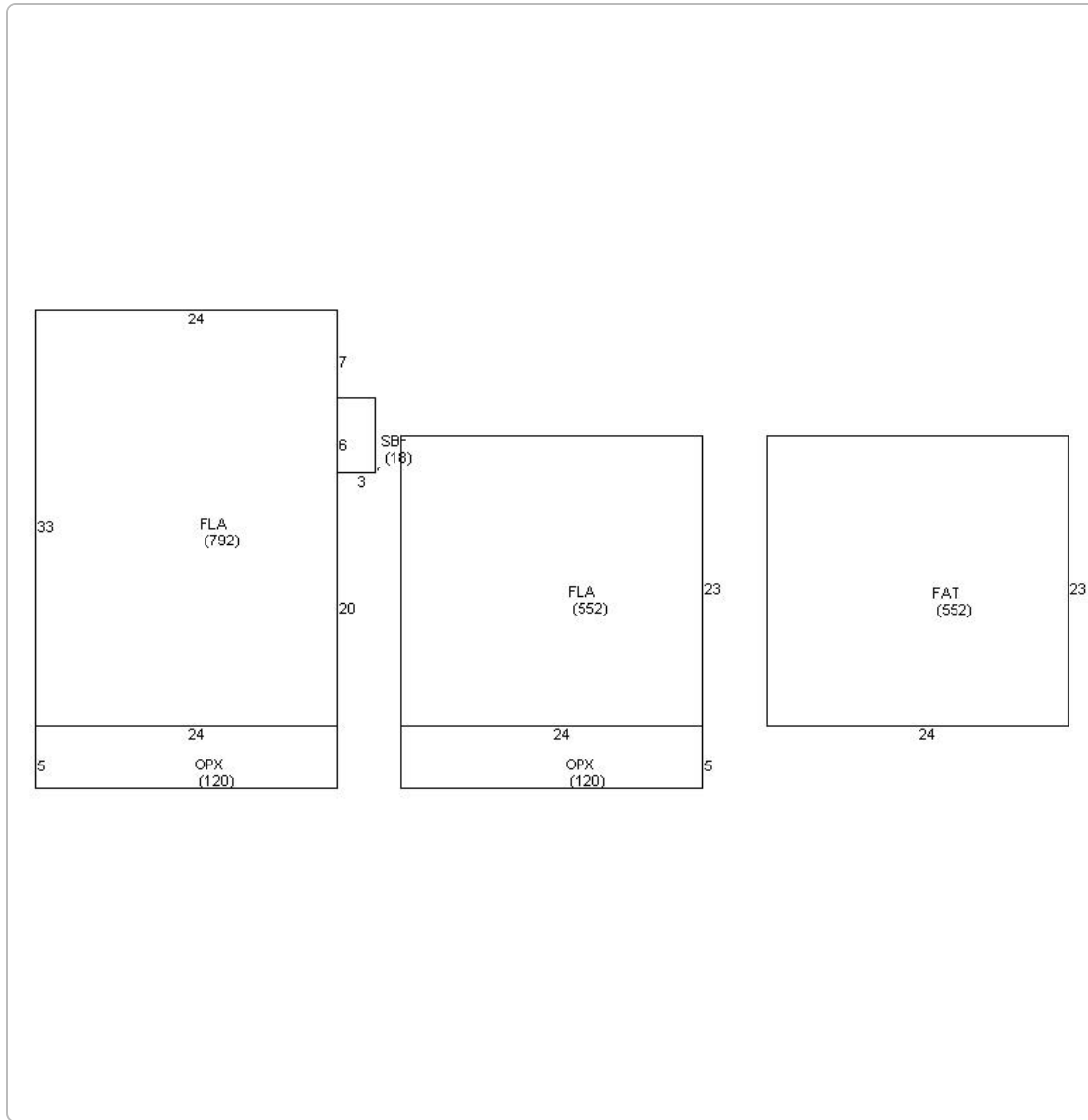
**Sales**

| 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

