



**Historic Architectural Review Commission
Staff Report for Item 2**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 24, 2019

Applicant: William Shepler, Architect

Application Number: H2019-0022

Address: #322 Amelia Street

Description of Work

Two new frame construction single-family residences on vacant lot. Site improvements including two pools, driveways, decks, and fences.

Site Facts

The site under review is vacant. The lot has been vacant for over 60 years. According to the 1926 Sanborn map a one-story frame structure with a full front porch used to be in the lot. On February 4, 2014, the owners received a beneficial use allocation for one single family on the site

In 2014, the Commission approved a design that proposed a two-story structure. The Commission also approved, in 2015 a design for an accessory structure and a swimming pool, both to be in the rear yard of the lot. Both projects obtained building permits; the previously approved house and the accessory structure and pool. The construction of the approved house has not commenced, nor the construction of the accessory structure and pool. The lot is between AE-7 and AE-6 flood zones, been the AE-7 zone the one that applies to the new construction. Surrounding historic houses are one-story, but are lower than FEMA flood requirements.

On March 28, 2018, the Commission approved COA# 2017-03-0005 for a one-story frame single-family house and site improvements. Building permits were never obtained for this Certificate of Appropriateness.

This year the city gave to the owner of the lot a BPAS allocation for one additional unit, as he submitted on his BPAS application that he is combining 322 Amelia Street with 321 Catherine Street. The lot size is 8,633 square feet. At the time of this report, the unity of title for both lots has not been recorded in the County. The city recognizes two units on the lot and one unit on the Catherine Street site, which is the existing house.

Guidelines Cited on Review

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 8, 9, 11, 12, 14, 17, 18, 22, 23, 24 and 25.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4 of page 40, pools.
- Fences and walls (pages 41-42), specifically guidelines 1, 2, 4, and 9.

Staff Analysis

A Certificate of Appropriateness is under review for two new one and a half- story frame structures for a vacant lot. The proposed design, based on traditional architecture, does not mimic any specific structure found in the district. The proportions, building form, rhythms of fenestrations, roof forms, textures, and materials are compatible with similar typology found in the surrounding urban context. The proposed new structures are rectangular in footprint, with a maximum building height of 24'-9 ½" from crown of the road. The westernmost building will be smaller in footprint than the easternmost one. The design incorporates gable roofs for both structures. Both structures first floor is elevated 4'- 1 ¼" in order to comply with current FEMA requirements.

Both houses will have a three bay one-story front porch. Both houses will have dormers at mid-point of the roof. Proposed finishes include hardie lap siding for exterior walls, 2 over 2 impact resistant windows, aluminum sliders on the rear elevation and metal v-crimp panels for the roofing system. The plan also includes two pools and deck in the rear yard and concrete stripes on the front as a double driveway.

Consistency with Guidelines Cited Guidelines

It is staff's opinion that the proposed design meets the cited guidelines. Although the majority of the buildings within the urban context are one story, by FBC these new structures must be built at the proposed floor elevation. Staff finds the proportions, scale and design is harmonious with the existing historic context.

If approved, staff recommends that a condition requesting the unity of title of 322 Amelia Street and 321 Catherine Street parcels be recorded, prior to the submittal of any building permits specific for any site or construction work for these architectural drawings. Staff will verify this condition during their review for construction plans.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # H19-0022	REVISION #	INITIAL & DATE
FLOOD ZONE AE-7	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

322 AMELIA STREET

NAME ON DEED:

JAMES HAMILTON

PHONE NUMBER

305-923-0054

OWNER'S MAILING ADDRESS:

321 CATHERINE ST.
KEY WEST, FL

EMAIL

HAMILTONBUILDERS1@HOTMAIL

APPLICANT NAME:

WILL SHEPLER

PHONE NUMBER

305-890-6191

APPLICANT'S ADDRESS:

201 FRONT ST., SUITE 203

EMAIL

WILL@WSHEPLER.COM

APPLICANT'S SIGNATURE:

[Handwritten Signature]

DATE

5/22/19

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: (2) NEW 1 1/2 STORY SINGLE FAMILY RESIDENCES.
WOOD FRAME CONSTRUCTION W/ F.C. SIDING, METAL V-CRUMP
ROOFING, ALUM. & GLASS IMPACT WINDOWS & REAR DOORS. F.G.
FRONT DOORS

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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

ACCESSORY STRUCTURE(S):

PAVERS:

FENCES: 175' 6" HIGH OPEN WOOD PICKET FENCES, 70' 4" HIGH OPEN WOOD PICKET FENCES

DECKS: 610 S.F. NEW WOOD DECKS

PAINTING:

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

POOLS (INCLUDING EQUIPMENT): (2) 80 S.F. POOLS & ASSOCIATED EQUIP (PUMPS & HEATERS)

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

(2) OUTDOOR AC UNITS

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:

Use cant lot.

FIRST READING FOR DEMO:

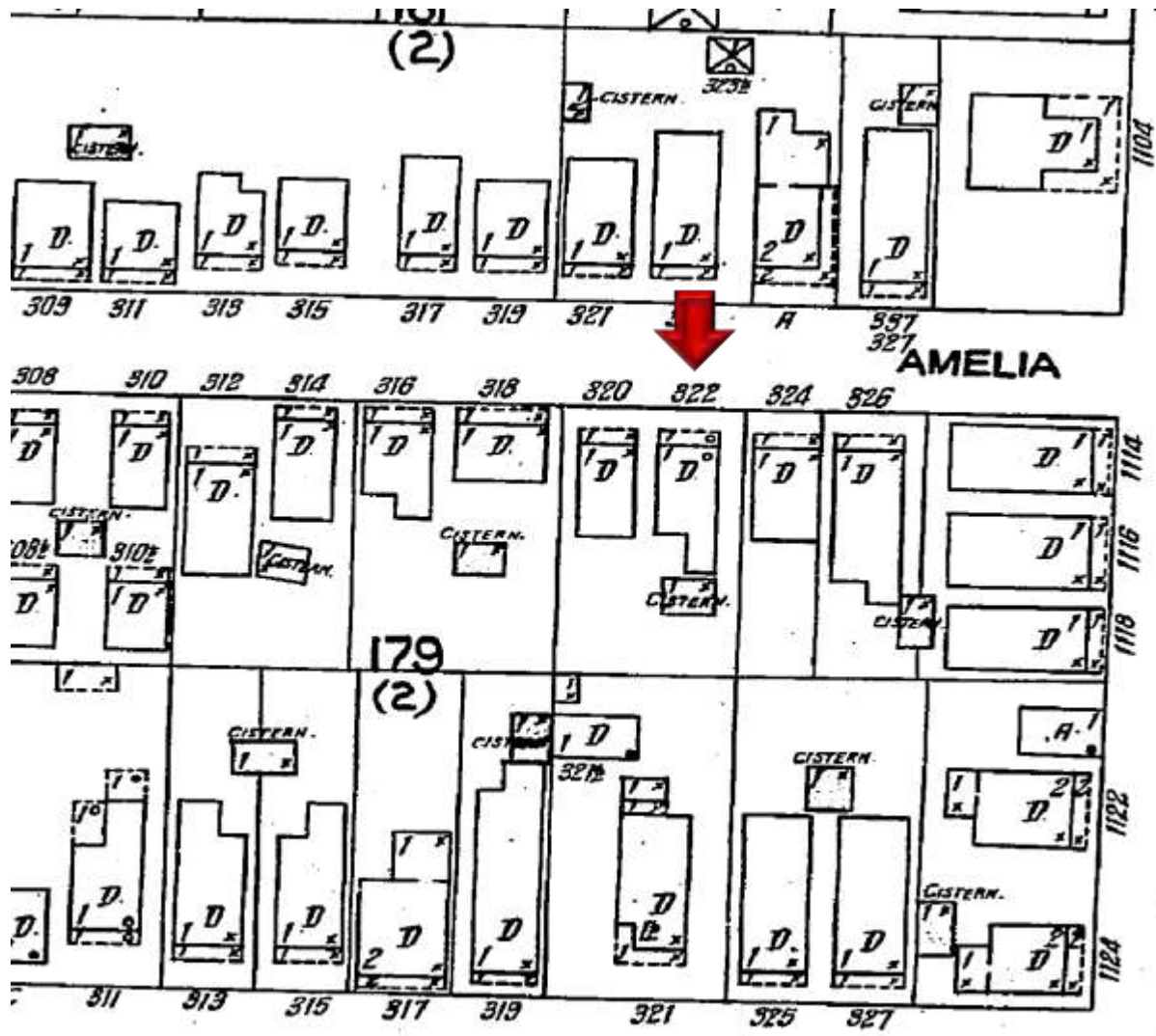
SECOND READING FOR DEMO:

HARC STAFF SIGNATURE AND DATE:

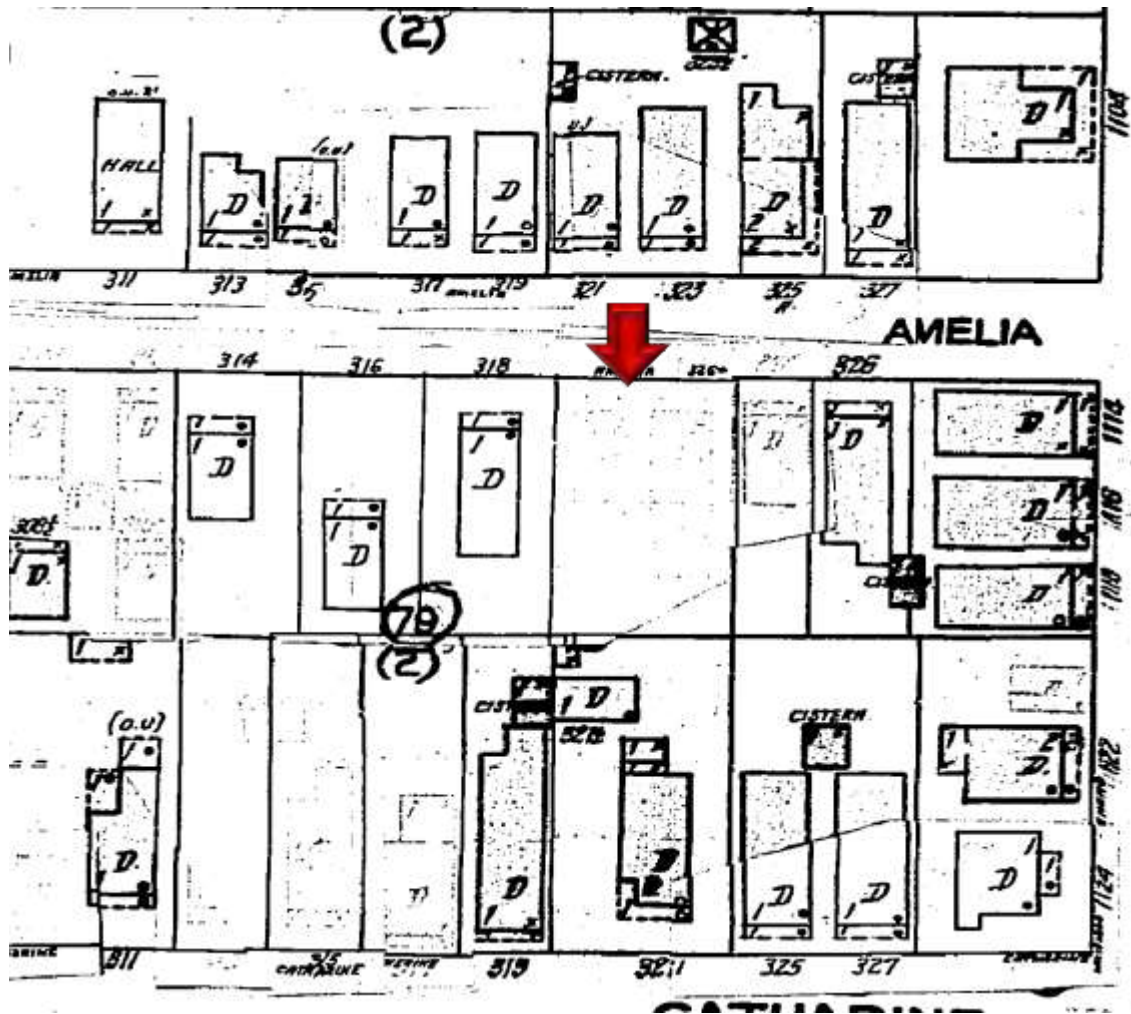
HARC CHAIRPERSON SIGNATURE AND DATE:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

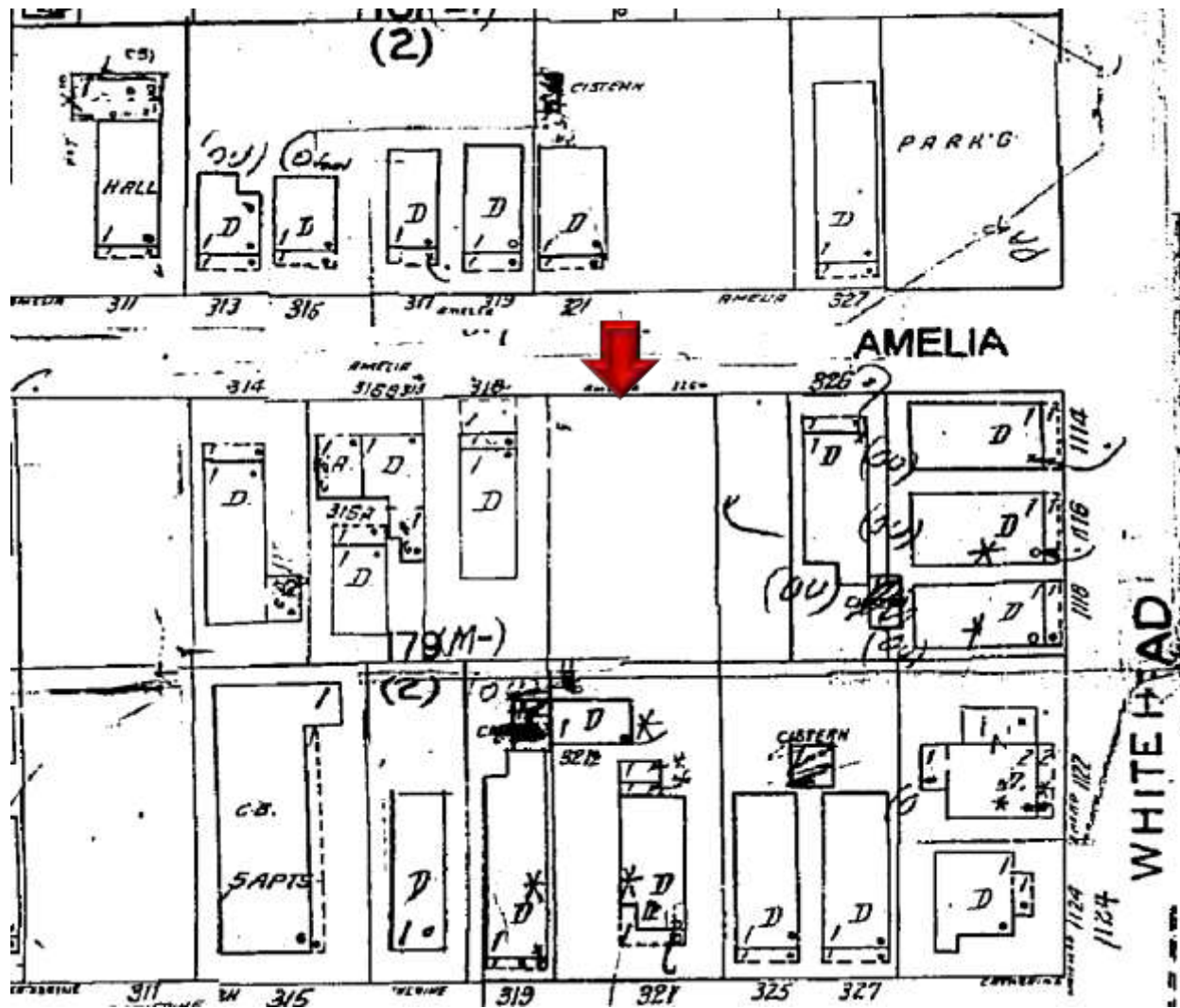
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



318 Amelia Street



322 Amelia Street



Across Amelia from Site



322 Amelia street



View looking west down Amelia street



310 Amelia Street



315 Amelia Street



Similar project recently approved on Catherine Street



View down Amelia Street towards Thomas Street



315 & 317 Catherine Street

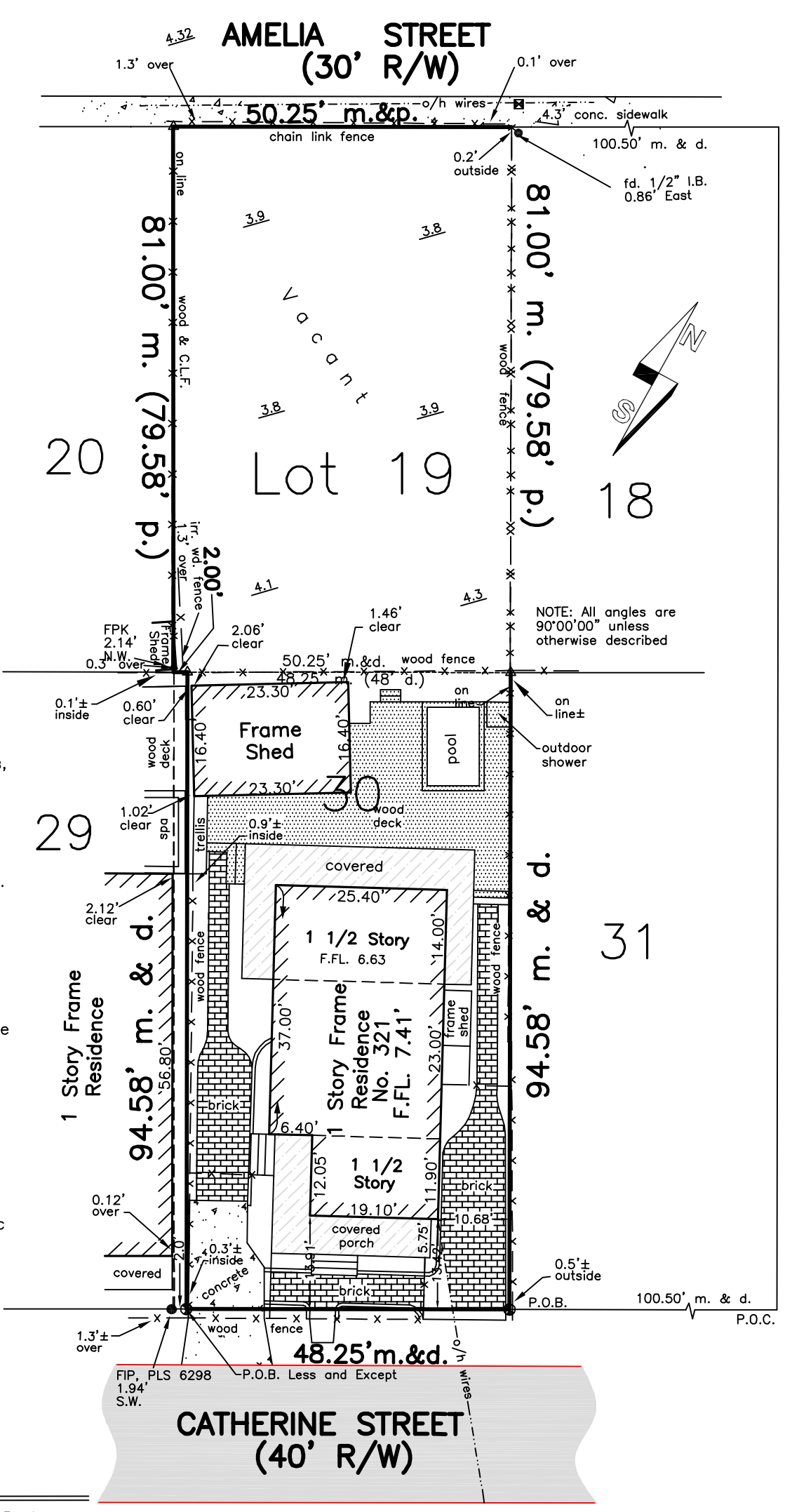
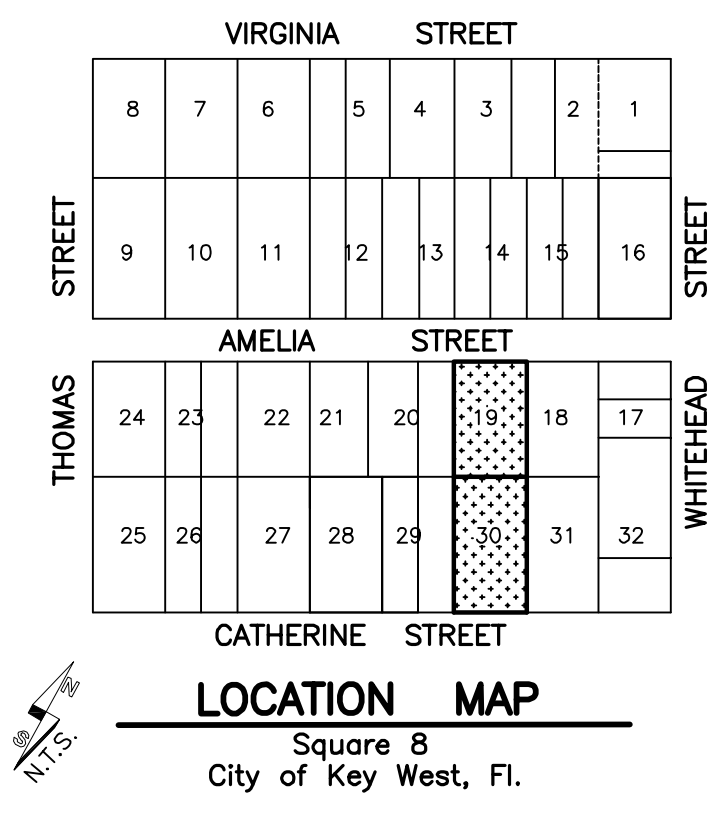


325 & 327 Amelia Street



326 Amelia Street

SURVEY



LEGAL DESCRIPTION:
 On the Island of Key West in Tract Ten (10) of William A. Whitehead's subdivision of said Island delineated February, 1829 but better described in a diagram drawn by Edward C. Howe, as Lot Thirty (30) in Square Two (2) and beginning at a point on Catherine Street distant Fifty (50) feet and Three (3) inches and extending back at right angles thereto Ninety-four (94) feet and Seven (7) inches, the said lot being the same conveyed to Enselio Alvarez by Edward C. Howe by deed of conveyance under date of the Twentieth of September 1875 and recorded in Book R of Deeds, Page 520 and 521 Monroe County Records.

Less and except:
 On the Island of Key West in Tract Ten (10) of William A. Whitehead's subdivision of said Island delineated February, 1829 but better described in a diagram drawn by Edward C. Howe, as Lot Thirty (30) in Square Two (2). Commencing at the intersection of the Southeasterly right of way line of Whitehead Street and the Northwesterly right of way line of Catherine Street and run thence Southwesterly along the Northwesterly right of way line of said Catherine Street for a distance of 148.50 feet to the Point of Beginning; thence continue Southwesterly along the Northwesterly right of way line of said Catherine Street for a distance of 2.00' feet; thence Northwesterly and at right angles for a distance of 94.58 feet; thence Northeasterly and at right angles for a distance of 2.00 feet; thence Southeasterly and at right angles for a distance of 95.58 feet back to the Point of Beginning.

AND:
 Lot 19 in Square Two (2) of Tract ten (10), Edward C. Howe's Diagram, Deed Book A-5, Page 582 of the Public Records of Monroe County, Florida,

- MONUMENTATION:**
- ▲ = Found P.K. Nail
 - △ = Set P.K. Nail, P.L.S. No. 2749
 - ⊙ = Set 1/2" I.B., P.L.S. No. 2749
 - = Found 1/2" iron pipe

LEGEND

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	Number	
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
⊕	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FPK	Found PK nail	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve
P.E.	Pool Equipment		

SYMBOLS

⊕	Concrete Utility Pole	☀	Street Light
⊙	Fire Hydrant	⊕	Water Meter
⊕	Sanitary Sewer Clean Out	⊕	Wood Utility Pole

CATHERINE STREET (40' R/W)

FIP, PLS 6298
 1.94' S.W.
 P.O.B. Less and Except

CERTIFICATION:
 I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida



6/29/17: Combine lots, update catherine NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

James Hamilton 321 Catherine St., 322 Almeria St. Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 17-253	
Scale: 1"=20'	Ref. 201-61 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 8/25/10		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
3/31/11: revised Lot size			
4/13/16: numerous improvements to lot			
fred\drw\keywest\blk.102\321catherine			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040

(305) 293-0466
 Fax. (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

SURVEYOR'S NOTES:
 North arrow based on Plat
 Bearing based on R/W Catherine Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324
 Title search has not been performed on said or surrounding properties

Field Work performed on: 6/6/17

PROPOSED DESIGN

Seal:

Consultants:

Submissions / Revisions:

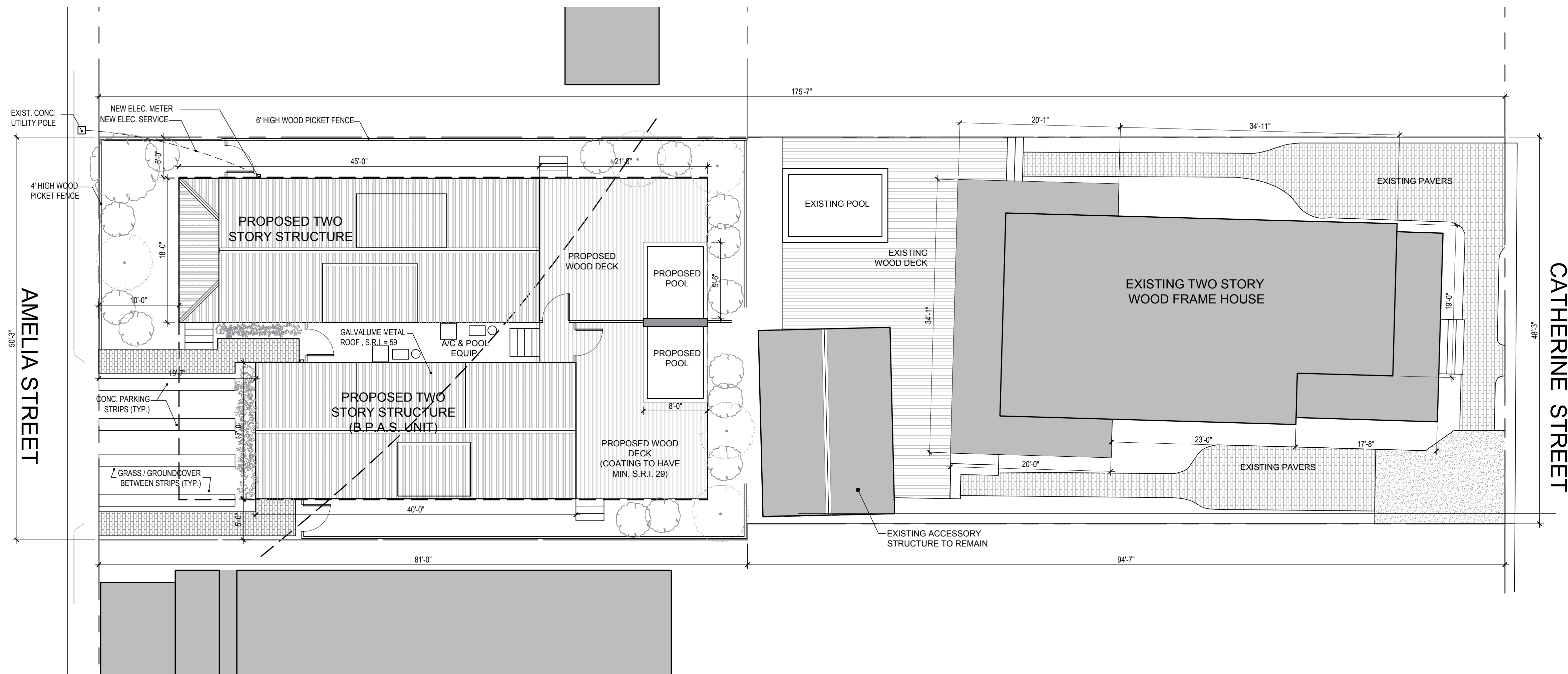
R.P.A.S. SUBMISSION - 2018.11.07
H.A.R.C. SUBMISSION - 2019.5.28



2 STREETScape
A1.1 SCALE: 1/8"=1'-0"

SITE CALCULATIONS - ZONING : HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	21'-11"	Yes
BUILDING COVERAGE	40%	2,078s.f. (24%)	3,448 s.f. (39.9%)	Yes
IMPERVIOUS SURFACE RATIO	60%	3,115s.f. (36%)	4,653 s.f. (53.9%)	Yes
LOT SIZE	Min. 4,000 s.f.	8,633 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	50.25'	N/A	N/A
LOT DEPTH	Min. 90'	175.5'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	10'-0"	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	5'	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 15'	N/A	N/A	Yes
OPEN SPACE	Min. 35%	N/A	3,108s.f. (36%)	Yes



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

322 AMELIA STREET
KEY WEST, FL
TWO NEW SINGLE FAMILY RESIDENCES

Drawing Size: 24x36 | Project #: 13032.3

Title:

SITE PLAN

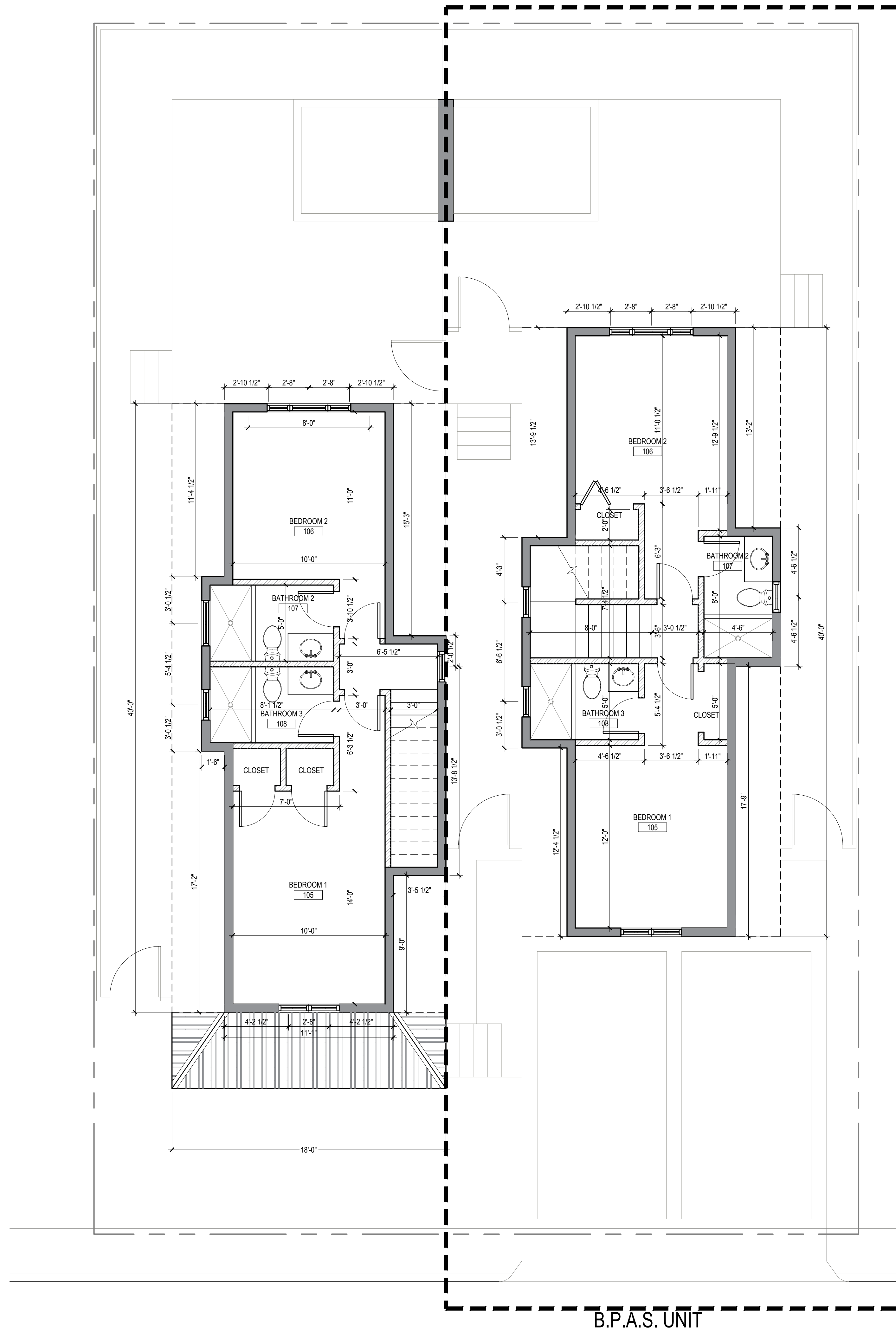
Sheet Number:

A-1.1

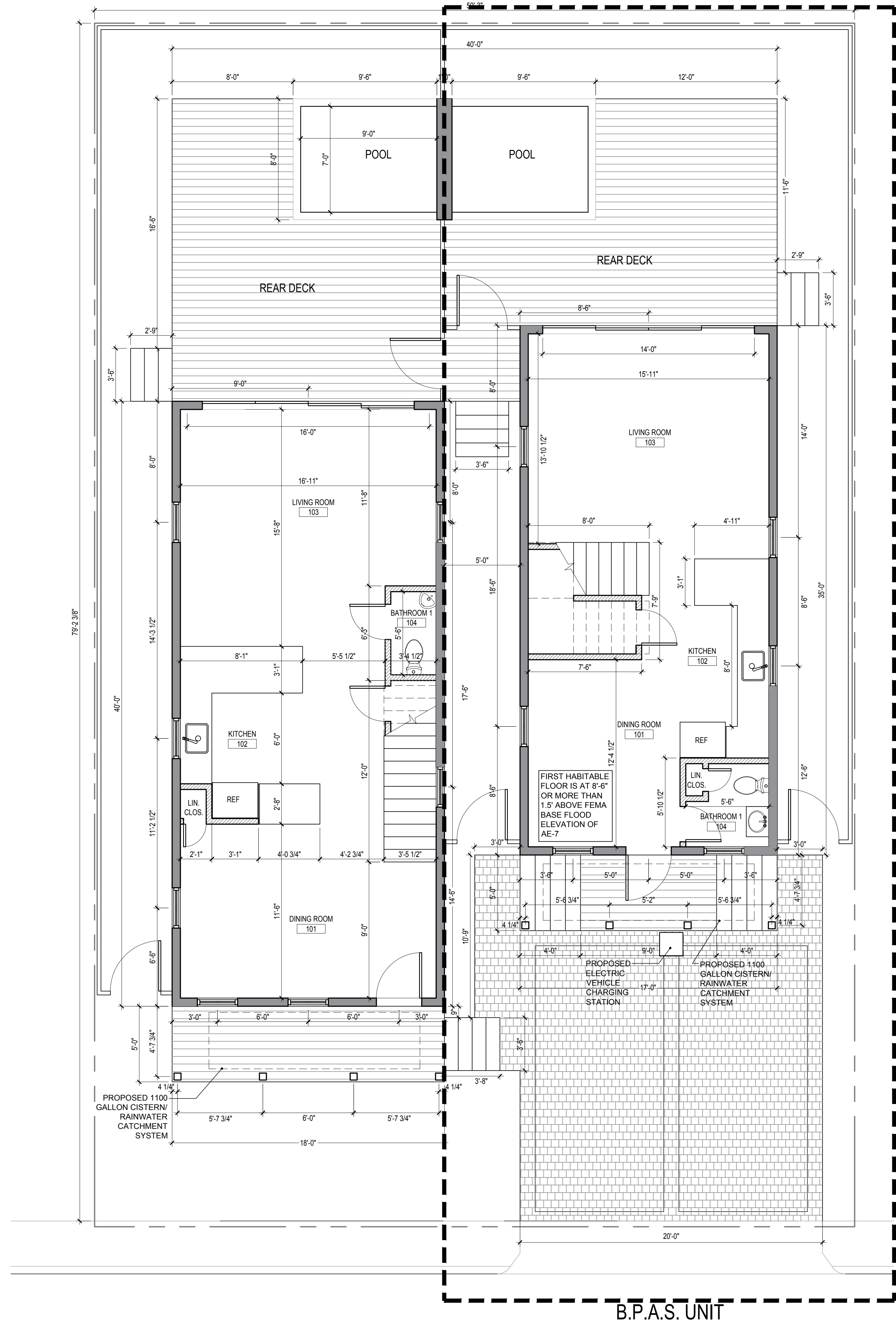
Date: - MAY 31, 2019

©2019 by William Shepler Architect

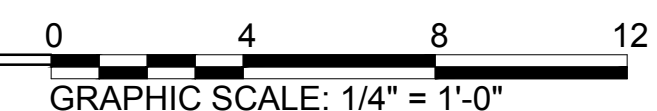
322 AMELIA STREET
KEY WEST, FL
TWO NEW SINGLE FAMILY RESIDENCES



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



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



Seal:

Consultants:

Submissions / Revisions:
R.P.A.S. SUBMISSION - 2018.11.07
H.A.R.C. SUBMISSION - 2019.5.28

322 AMELIA STREET
KEY WEST, FL
TWO NEW SINGLE FAMILY RESIDENCES

Drawing Size: 24x36 | Project #: 13032.3

Title:

ELEVATIONS

Sheet Number:

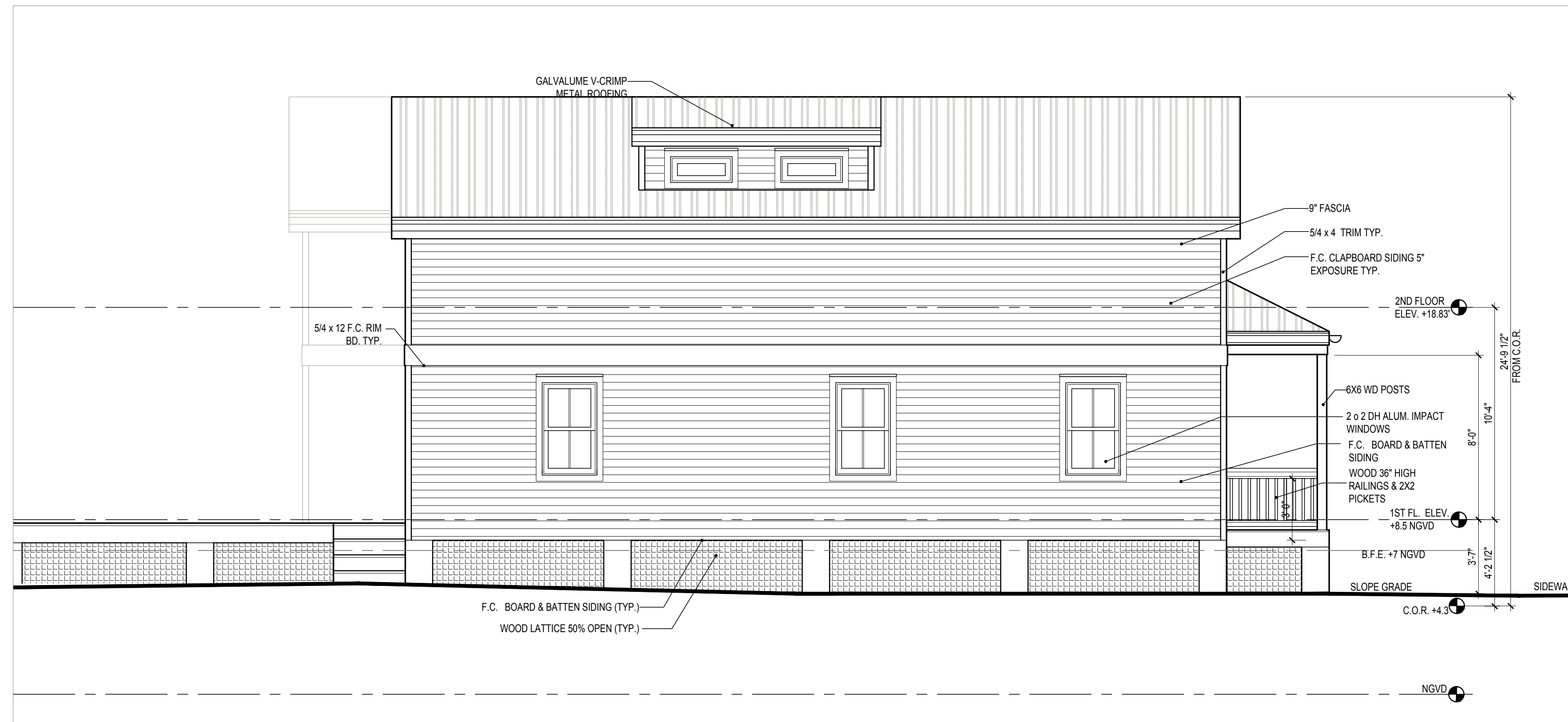
A-3.1

Date: - MAY 21, 2019

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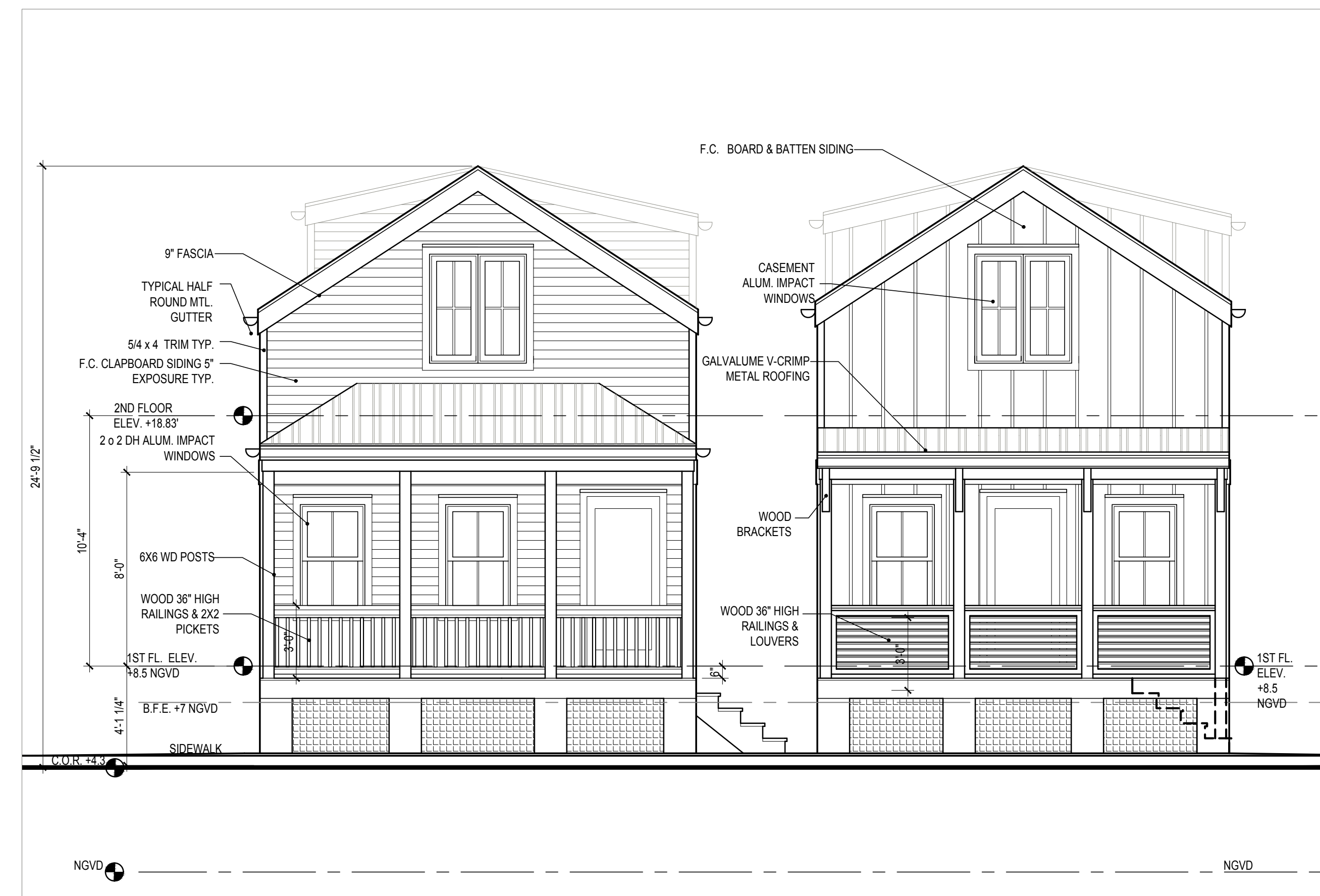
4 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



3 EAST OUTSIDE ELEVATION HOUSE A
A3.1 SCALE: 1/4"=1'-0"



2 WEST OUTSIDE ELEVATION HOUSE B
A3.1 SCALE: 1/4"=1'-0"



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



Seal:

Consultants:

Submissions / Revisions:
B.P.A.S. SUBMISSION - 2018.11.07
H.A.R.C. SUBMISSION - 2019.5.28

322 AMELIA STREET
KEY WEST, FL
TWO NEW SINGLE FAMILY RESIDENCES

Drawing Size: 24x36 | Project #: 13032.3

Title:

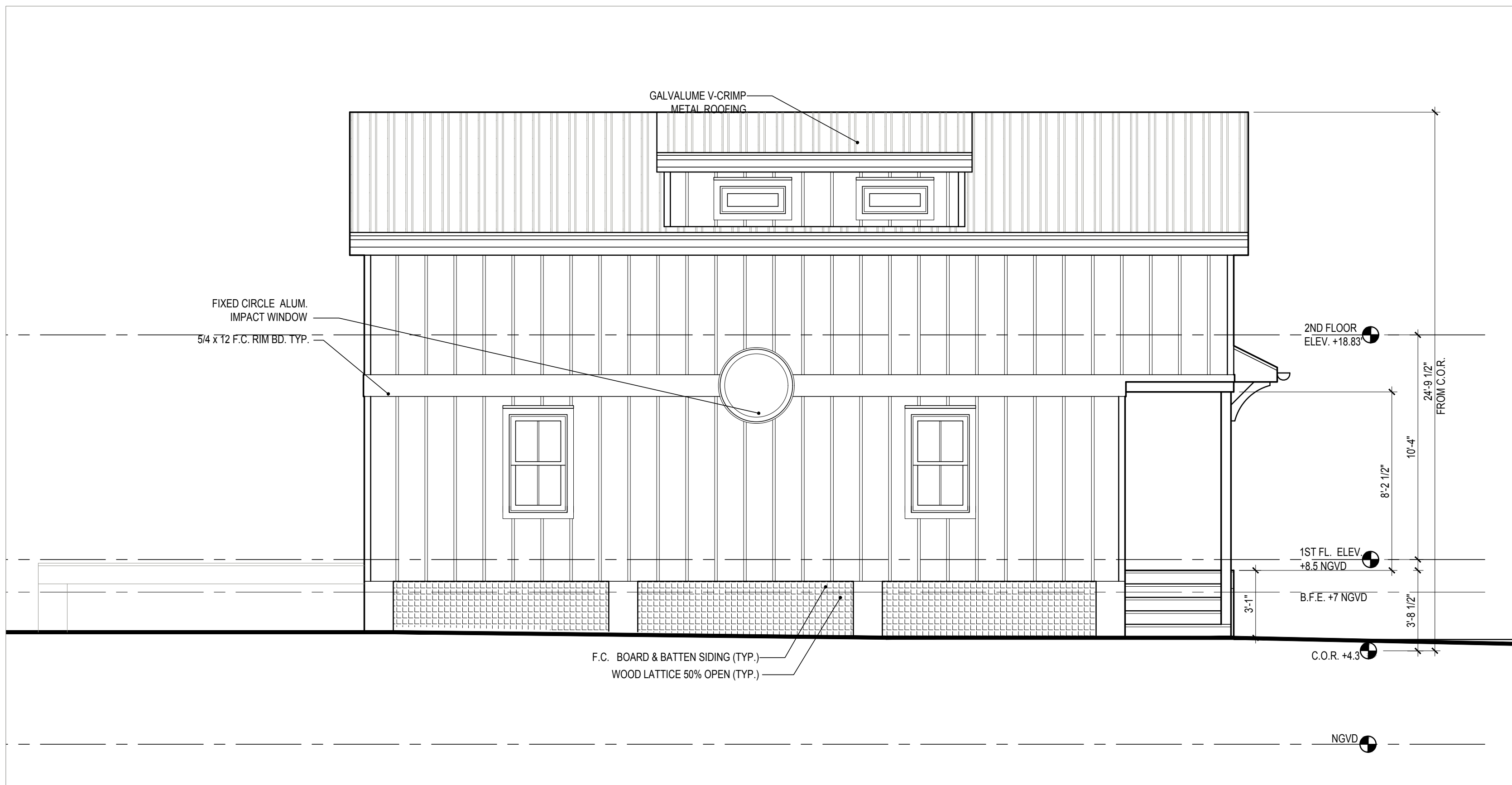
SIDE ELEVATIONS

Sheet Number:

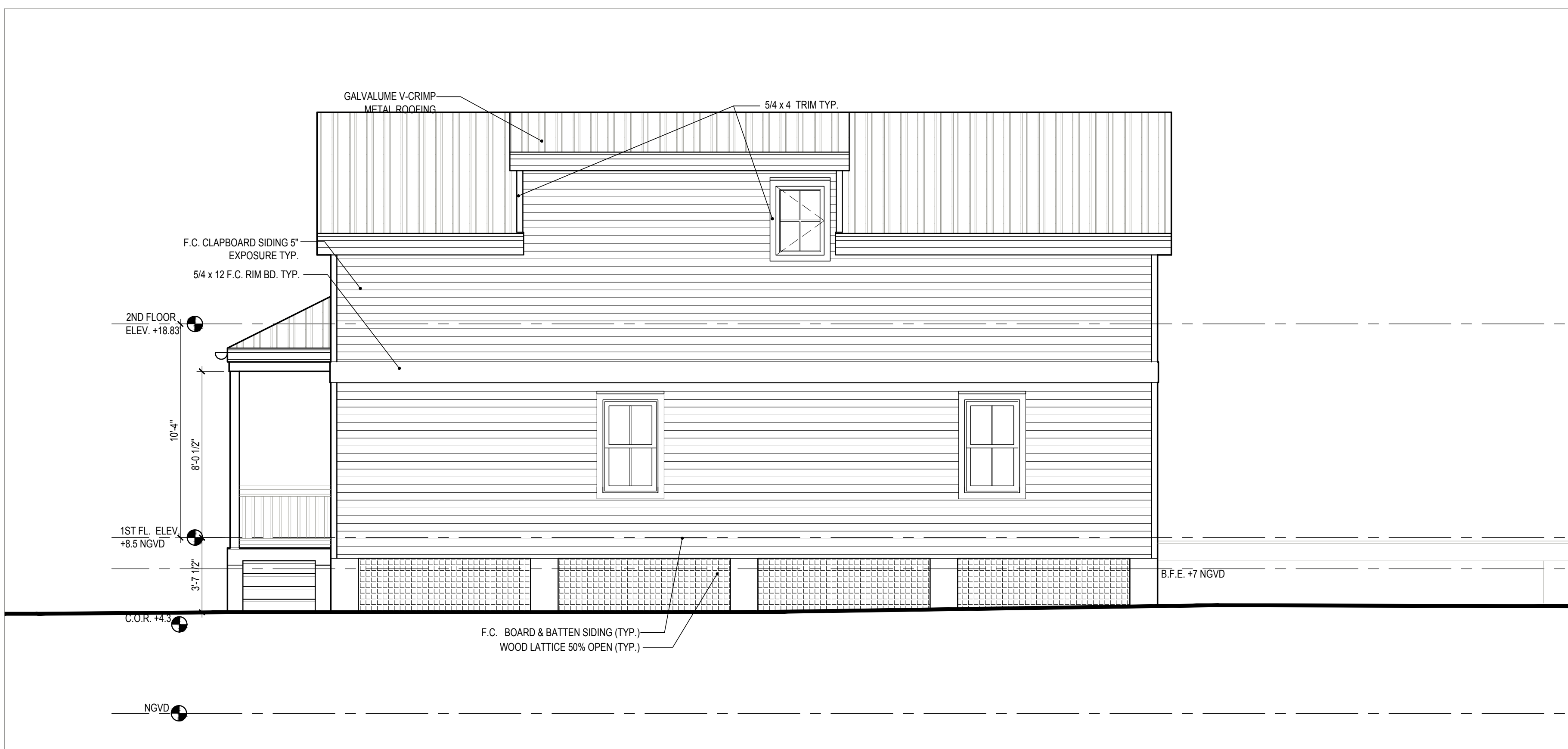
A-3.2

Date: - MAY 21, 2019

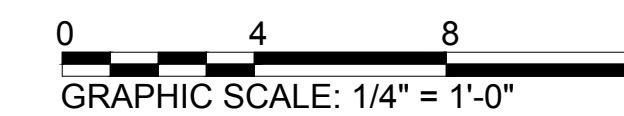
©2019 by William Shepler Architect



2 EAST INSIDE ELEVATION HOUSE B
A3.2 SCALE: 1/4"=1'-0"



1 WEST INSIDE ELEVATION HOUSE A
A3.2 SCALE: 1/4"=1'-0"



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., June 19, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

TWO NEW FRAME CONSTRUCTION SINGLE-FAMILY RESIDENCES ON VACANT LOT. SITE IMPROVEMENTS INCLUDING TWO POOLS, DRIVEWAYS, DECKS, AND FENCES.

#322 AMELIA STREET

Applicant – William Shepler Application #H2019-0022

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.

PROPERTY APPRAISER INFORMATION



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 00026220-000000
Account# 1026999
Property ID 1026999
Millage Group 11KW
Location Address 322 AMELIA St, KEY WEST
Legal Description KW PB1-25-40 LOT 19 SQR 2 TR 10 G8-558 OR490-1091/92 OR635-428/31 OR1289-2363C OR2467-1045 OR2556-835/36
(Note: Not to be used on legal documents.)
Neighborhood 6021
Property Class VACANT RES (0000)
Subdivision Tracts 10 and 15
Sec/Twp/Rng 06/68/25
Affordable Housing No

Owner

[HAMILTON JAMES D](#)
 319 Catherine St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$178	\$178	\$178	\$154
+ Market Land Value	\$166,878	\$166,878	\$148,139	\$134,023
= Just Market Value	\$167,056	\$167,056	\$148,317	\$134,177
= Total Assessed Value	\$167,056	\$162,121	\$147,383	\$133,985
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$167,056	\$167,056	\$148,317	\$134,177

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,999.00	Square Foot	50.3	79.6

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	200 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/8/2012	\$100,000	Warranty Deed		2556	835	37 - Unqualified	Vacant
5/24/2010	\$100	Warranty Deed		2467	1046	11 - Unqualified	Vacant
2/1/1971	\$3,000	Conversion Code		635	428	Q - Qualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-2752	9/30/2015	9/28/2017	\$250,000	Residential	NEW 1900SF HOUSE & 580SF EXTERIOR DECKS AS PER HARC APP PLANS

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge), Photos.

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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