



**Historic Architectural Review Commission
Staff Report for Item 15**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: October 23, 2018

Applicant: William Shepler

Application Number: H2018-0009

Address: #1319-A William Street

Description of Work:

Removal of existing skylights and new dormers at front and rear elevations and changes to fenestrations.

Site Facts:

1319 William Street is not listed in the surveys at all. The property contains two buildings – Building A and Building B – that have been connected. Building B does not show on any Sanborn maps, but there is a historic photograph of the structure from c.1965. Building A was constructed sometime after 1972, and that is the structure under review for this application.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically standards 9 and 10.

Dormers (page 27), specifically guidelines 2, 3, and 5.

Additions and Alterations (pages 37a-37k), specifically guidelines 9, 13, 22, and 25.

Staff Analysis

The Certificate of Appropriateness in review proposes new dormers at the front and rear of a non-historic building. The structure is currently a large one-story structure with attic space, and the addition of the dormers will convert the attic into a second floor. The front of the building will have four small dormers that end below the ridge of the roof. They are proportionate to the roof. The rear will have two large dormers that meet at the ridge of the roof.

The plans also include changes to fenestrations on the west, south, and north elevations of the buildings.

Consistency with Guidelines

The proposed dormers on the rear are very large – with the two dormers taking up more than half the roof. The dormers also meet at the ridge of the roof, which is contrary to the guidelines for dormers. The guidelines state that “dormer size must be in proportion to the building and its roof. Oversized or undersized dormers are inappropriate.” Guideline 5 of dormers says that “The juncture of a dormer roof with the main roof should be *below the ridgeline* of the main roof” (Emphasis in the guidelines). These dormers are inconsistent with the guidelines and should be lowered so that the juncture of the dormer roof and the main roof are below the ridge of the roof. Also, the dormers are oversized. While these dormers are located on the rear of the building, that building faces Royal Street.

The proposed fenestration changes to the west and north elevation are consistent with the guidelines, but the addition of a new window on the south elevation – the front elevation of the building adds a new smaller window that will break up the rhythm and balance of the existing windows. This is contrary to guideline 22 which states:

New additions must incorporate similar proportions, window and door sizes, and rhythms found in the main building. The installation of windows or doors that are visually incompatible with the existing building is discouraged.

The proposed window is visually incompatible with the existing building and therefore, inconsistent with the guidelines.



Therefore, staff finds that the dormers on the rear of the building do not meet the guidelines as they are oversized and meet at the ridge of the roof. Staff also finds that the introduction of a window on the south elevation is inconsistent with the guidelines in regards to additions and alterations.

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 #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1319 WILLIAM ST. , BUILDING "A" , KEY WEST	
NAME ON DEED:	PPKW LLC	PHONE NUMBER 219-793-2232
OWNER'S MAILING ADDRESS:	101 GULFVIEW DR. ISLAMORADA, FL	EMAIL MISCH1225 @GMAIL
APPLICANT NAME:	WILL SHEPLER	PHONE NUMBER 305-890-6191
APPLICANT'S ADDRESS:	201 FRONT ST. SUITE 203 KEY WEST, FL	EMAIL WILL@WSHEPLER.COM
APPLICANT'S SIGNATURE:		DATE 9-24-18

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:	ADDING DORMERS TO SECOND FLOOR / HALF STORY - DEMO EXISTING WOOD TRELLIS @ ENTRANCE, ADDING WINDOWS TO NORTH FACADE.
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:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 1319 WILLIAM ST. - BUILDING "A"

PROPERTY OWNER'S NAME: PPKW LLC

APPLICANT NAME: WILLIAM SHEPLER

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	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE EXISTING WOOD TRELLIS AT FRONT ENTRY, SMALL OPENINGS IN EXISTING WALLS FOR NEW WINDOWS

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.

(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.

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.

(c) Has no significant character, interest, or value as part fo 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.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(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.

(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.

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.

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 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.

N/A

(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



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)
 CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
 1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM
 FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects Plus the Following Schedule if The Project Proposes:	\$400.00 ✓	H2
Demolition of non-historic or non-contributing structures	\$100.00 ✓	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$ _____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 500.00

Project Address: 1319 Williams St.

Comments: PDF's, 1 copy of plans, separate survey photos.

Date of Pre-Application Meeting: Sept 21, 2018

By Staff: Emidy

SANBORN MAPS

PROJECT PHOTOS



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



1319

 hospice & visiting nurse association

GENERAL 289-
DISPOSAL 5528
BUREAU





**GENERAL
DISPOSAL
BOBCA**





MAXIMUM LOAD LEVEL

GENERAL
DISPOSAL
ROB CAT

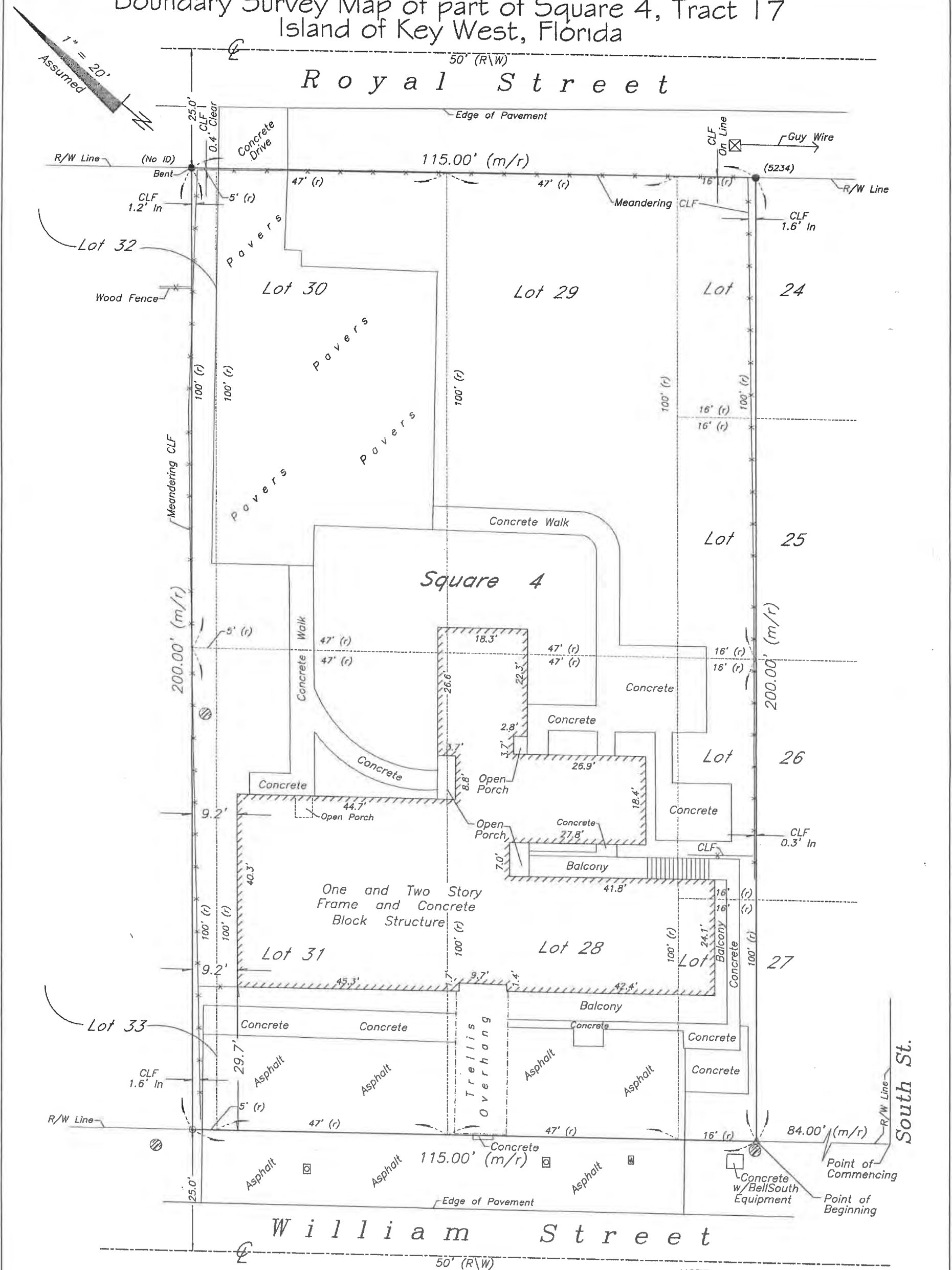
305

WORK SIGN



SURVEY

Boundary Survey Map of part of Square 4, Tract 17 Island of Key West, Florida



LEGEND

- | | |
|--------------------------------------|---------------------------------|
| ⊙ Found 2" Iron Pipe (FHH) | R\W Right of Way |
| ○ Set 3/4" Iron Pipe w/cap (6298) | CLF Chain Link Fence |
| ● Found 1/2" Iron Rod (5234) (No ID) | ⊕ Centerline |
| ▲ Found Nail & Disc (PTS) | ⊗ Wood Utility Pole |
| △ Set Nail & Disc (6298) | ⊠ Concrete Utility Pole |
| (M) Measured | -P- Overhead Utility Lines |
| (R) Record | C.B.S. Concrete Block Structure |
| (M/R) Measured & Record | |

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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #8298

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

Boundary Survey Report of part of Square 4, Tract 17
Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1319 William Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 17, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

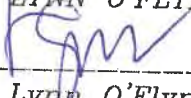
BOUNDARY SURVEY OF: In the City of Key West and is known as a part of Lots 24, 25, 26, 27, 32 and 33 and all of Lots 28, 29, 30, and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4, Tract 17 as recorded in Deed Book "N", Page 613, of the Public Records of Monroe County, Florida:

Commencing at a point on the Northeast side of William Street, 84 feet Northwesterly from the corner of South and Williams Streets, and running thence Northwesterly on the Northeast side of William Street, a distance of 115 feet; thence at right angles in a Northeasterly direction 200 feet to Royal Street; thence at right angles along the Southwest side of Royal Street in a Southeasterly direction 115 feet; thence at right angles in a Southwesterly direction 200 feet, back to the point of beginning.

BOUNDARY SURVEY FOR: Royal Williams LLC;
Centennial Bank;
Highsmith & Van Loon, P.A.;
Old Republic National Title Insurance Co.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.



J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

April 30, 2018

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



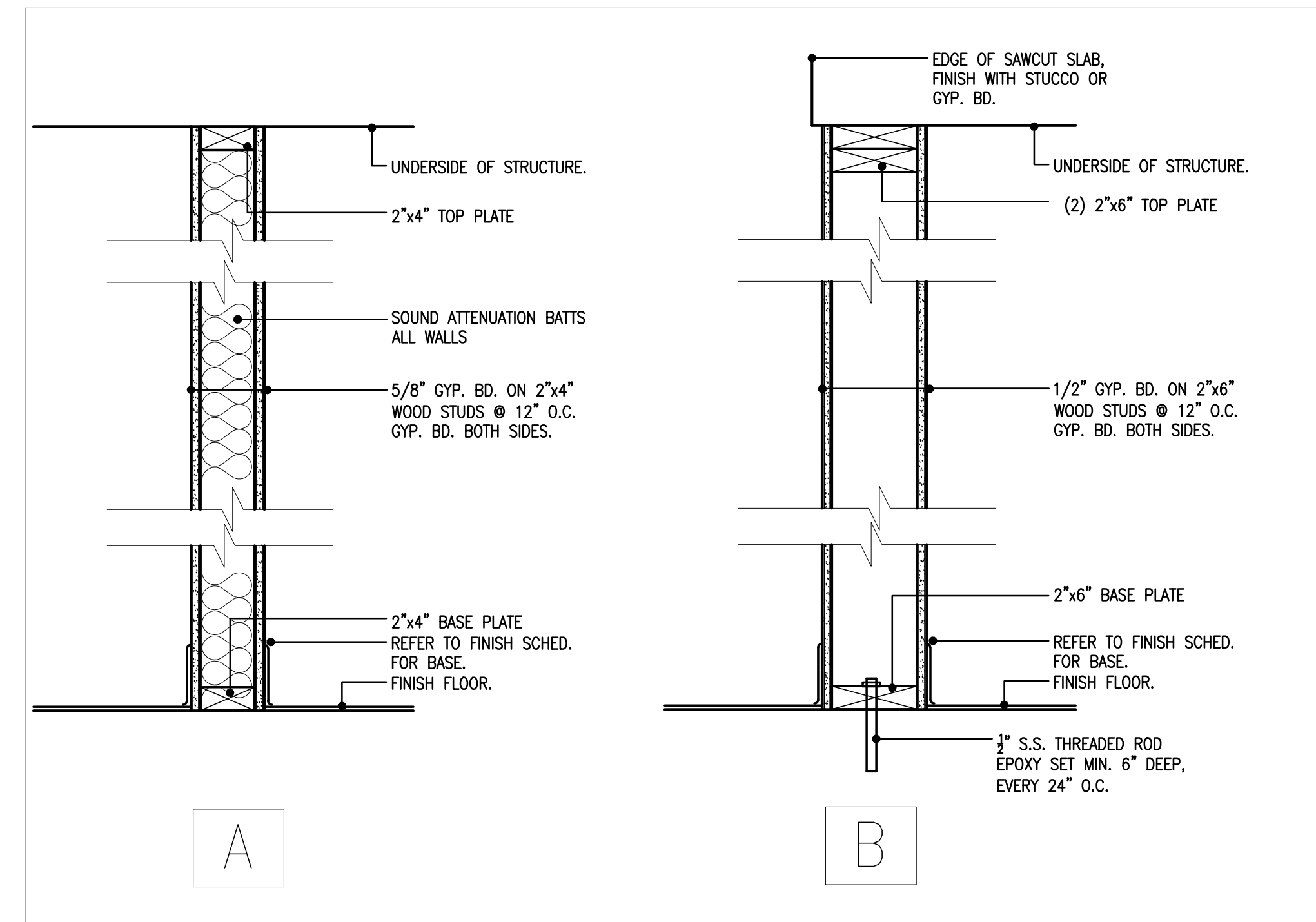
Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

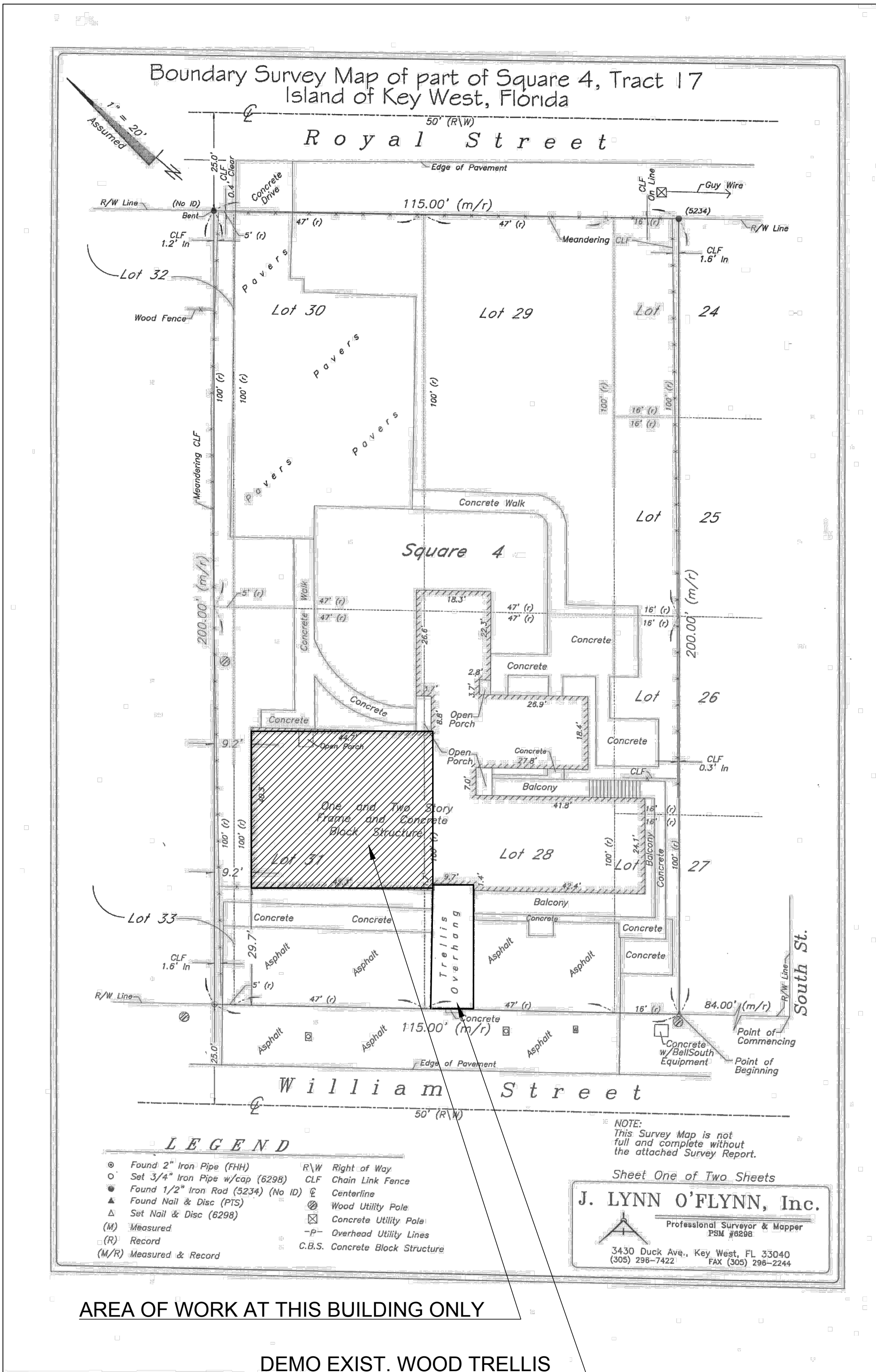
NOTES:

- GENERAL CONDITIONS:**
- ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY ARCHITECT AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUE(S) PRIOR TO THE BEGINNING OF ANY WORK.
 - IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EACH AND EVERY DETAIL.
 - THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE TO THE PLANS, FLORIDA BUILDING CODE 2017, CURRENT NEC, LOCAL CODES AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS, AND ACCEPTABLE TRADE PRACTICES. IN THE EVENT OF CONFLICT BETWEEN THE ABOVE MENTIONED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
 - CONTRACTOR SHALL NOT SCALE DRAWINGS, ANY INFORMATION THAT CANNOT BE OBTAINED FROM THE DIMENSIONS, DETAILS OR SCHEDULES SHALL BE OBTAINED FROM ARCHITECT
 - CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
 - SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A REGISTERED FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY APPLICABLE CODES AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO ORDER CONFIRMATION AND CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POLICE FOR ALL TRAFFIC CONTROL, BARRIERS, OR NOTICES. WORK SHALL BE PERFORMED ONLY DURING HOURS AND DAYS ALLOWED BY LAW.
 - CONTRACTOR SHALL COORDINATE ALL WORK, BOTH INTERIOR AND EXTERIOR WITH DRAWINGS BY ENGINEERS FOR ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL, CIVIL, AND ALL AFFECTED DISCIPLINES.
 - THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HEREON. THESE PLANS ARE NO TO BE REPRODUCED OR USED FOR ANY OTHER LOCATION.
 - THERE SHALL BE NO DEVIATION FROM THE INTENT OF THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.
 - ALL WORK SHALL BE PERFORMED TO THE BEST TRADE STANDARDS. ALL CONSTRUCTION IS TO BE PLUMB, SQUARE, LEVEL, AND FREE OF DEFECTS OR OBTRUSIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL MATERIAL IS TO BE NEW, ALL WOOD IS TO BE PRESSURE TREATED, AND ALL CONNECTORS ARE TO BE GALVANIZED, UNLESS OTHERWISE STATED ON THE DRAWINGS.
 - BUILDER IS RESPONSIBLE FOR COORDINATING THE SHUTOFF AND CAPPING OF ALL UTILITIES PROVIDED TO THE SITE. BUILDER SHALL DISPOSE OF ALL RUBBLE AND DEBRIS IN A SAFE MANNER AND IN ADHERENCE TO ALL APPLICABLE LAWS. BUILDER IS RESPONSIBLE FOR ENSURING THAT SUBCONTRACTORS ARE FULLY AWARE OF THE REQUIREMENTS OF THIS PROJECT AND ARE SUPPLIED WITH ALL REQUIRED DRAWINGS.
 - PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND COMPARE THEM TO THE CONSTRUCTION DRAWINGS FOR ACCURACY AND COMPLETENESS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. WORK SHALL STOP IN THAT AREA UNTIL THE ISSUE IS RESOLVED.
 - THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR LOSS AT THE JOB TO ALL PERSONS EMPLOYED ON THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. HE SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
 - THE GENERAL CONTRACTOR SHALL PROVIDE AN ON SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
 - THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. IF ANY CONFLICT AMONG THE ABOVE; THE MOST STRINGENT REQUIREMENT SHALL GOVERN THE WORK.
 - ANY CHANGES MADE PRIOR TO APPROVAL BY THE OWNER AND/OR ARCHITECT ARE DISALLOWED AS EXTRAS AND THE CONTRACTOR MAY HAVE TO RESTORE ALL CHANGES TO CONFORM TO PLANS WITHOUT ADDITIONAL COMPENSATION.
 - SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS SHALL BEAR THE SEAL OF THE REGISTERED FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT SCALE DRAWINGS, ANY INFORMATION THAT CANNOT BE OBTAINED BY DIMENSIONS, DETAIL OR SCHEDULE, SHALL BE OBTAINED FROM THE ARCHITECT.
 - THE CONTRACTOR SHALL CHECK AND COORDINATE THE WORK OF VARIOUS TRADES TO PREVENT ANY CONFLICTS.
 - THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
 - THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
 - ALL ELECTRICAL WORK SHALL BE DONE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE (CURRENT EDITION) AND THE MONROE COUNTY CODE.
 - PORTABLE REST ROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
 - COMPLETE, HOT AND COLD WATER SYSTEMS AND VENT WASTE AND DRAIN SYSTEMS ALL TO CODE, SHALL BE FURNISHED.
 - PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, AND FOUNDATIONS, ETC. AS REQUIRED FOR UTILITY SERVICES.
 - ALL INTERIOR BATHROOM WALLS WILL HAVE SOUND ATTENUATION BLANKET BETWEEN STUDS.
 - ALL PLASTIC PIPES WILL HAVE SOUND INSULATION WRAP AND ALL PENETRATIONS AND STRAPS WILL BE INSULATED FOR SOUND.
 - ALL BOLTS, CLIPS, HANGERS ETC. SHALL BE GALVANIZED (690 MINIMUM)
 - CAST IN PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318, ACI 301, AND FLORIDA BUILDING CODE, FC=4.0 KSI IN 28 DAYS OR AS INDICATED IN STRUCTURAL NOTES AND DETAILS.
 - ALL TIMBER CONSTRUCTION SHALL CONFORM TO AFC LATEST EDITION.
 - NO PIPE, CONDUIT, OR JUNCTION BOXES TO BE PLACED IN THE SLAB OR COLUMNS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.
 - NEW CONCRETE EXPOSED TO DIRECT SUN SHALL BE SPRAYED OR MOPPED WITH A CURING COMPOUND TO SEAL IN MOISTURE AFTER THE FINISH HAS SET, OR THE CONCRETE CAN BE COVERED AND SOAKED WITH WATER.
 - CONCRETE SHALL NOT BE MIXED IN PLACE IN A WET AUGER HOLE.
 - ALL WOOD WITHIN 18" OF GRADE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
 - ALL FORMS SHALL BE WET JUST PRIOR TO PLACING CONCRETE.
 - ALL SOILS TO BE TREATED FOR BUG INFESTATION PRIOR TO ANY POURS OR COVERINGS.
 - ALL FOUNDATION OPENINGS, WALL OPENINGS, FLOOR OPENINGS, ELECTRICAL BOXES, AND PENETRATIONS OF ANY KIND SHALL BE SEALED WITH NONFLAMMABLE, HIGH DENSITY FOAM.
 - THESE PLANS WERE DESIGNED TO MEET FLORIDA BUILDING CODE ASCE 7-98 AND WIND LOAD DESIGN IS BASED ON 180 MILES PER HOUR.
 - ALLOWANCE: CONTRACTOR SHALL INCLUDE AND ENUMERATE IN HIS BASE BID THE TOTAL SUMS FOR ALL ALLOWANCES ITEMS. ALLOWANCES SUMS SHALL INCLUDE ITEMS SELECTED BY OWNER. QUANTITIES, PURCHASE, DELIVERY AND INSTALLATION SHALL BE BY CONTRACTOR. ALL OVERAGES OF ALLOWANCE AMOUNTS SHALL BE PAID FOR BY OWNER. ALL SAVINGS OF ALLOWANCE AMOUNTS SHALL BE CREDITED TO OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, DELIVERY AND INSTALLATION DATES. ALLOWANCE ITEMS, IF ANY SHALL BE LISTED IN WRITING BY THE OWNER/ARCHITECT PRIOR TO BIDDING.
 - DESIGN: IN ACCORDANCE WITH THE FLORIDA RESIDENTIAL BUILDING CODE 2017.
 - LIVE LOADS USED IN DESIGN: (SEE STRUCTURAL)
 - A. WIND VELOCITY.....180 MPH AS PER ASCE 7-10
 -
- HEALTH, SAFETY, AND WELFARE:**
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EMERGENCY EGRESS AREAS AND SYSTEMS AS REQUIRED BY LOCAL BUILDING CODES.
 - THE GENERAL CONTRACTOR WILL VERIFY WITH THE ARCHITECT ANY EXISTING SECURITY ITEMS TO BE REMOVED AND REUSED. THE GENERAL CONTRACTOR WILL REINSTALL AS DIRECTED.
 - THE CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK, TAKING CARE TO PREVENT OVERLOADING OF FLOOR ASSEMBLY AND PROTECTION OF ADJACENT EXISTING CONSTRUCTION.
 - DURING DEMOLITION, THE CONTRACTOR(S) SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STRUCTURAL AND OTHER DAMAGE TO THE BUILDING'S EXISTING WALLS.
 - ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE REUSED SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTORS AS AGREED UPON AND DIRECTED BY THE OWNER OR THEIR AGENT.



2 WALL TYPES
SCALE: 1 1/2"=1'-0"

<p>SCOPE OF WORK</p> <p>THIS IS AN INTERIOR RENOVATION PROJECT OF AN EXISTING WOOD FRAME BUILDING. THERE WILL BE LIMITED DEMOLITION /REMOVAL OF EXISTING INTERIOR WALLS AND THE ADDITION OF A NEW KITCHEN AND NEW BATHROOMS. LIMITED ROOF DEMOLITION FOR NEW DORMERS</p>	<p>CODE INFORMATION</p> <p>THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING:</p> <ol style="list-style-type: none"> CODE OF ORDINANCES - CITY OF KEY WEST, FL FLORIDA BUILDING CODE 2017: <ul style="list-style-type: none"> 2.1. RESIDENTIAL BUILDING CODE 2017 2.1. EXISTING BUILDING CODE 2017
<p>DRAWING INDEX</p> <ul style="list-style-type: none"> A-1.1 SITE PLAN, NOTES, WALL TYPES AE-2.1 EXISTING FLOOR/DEMO PLANS A-2.1 PROPOSED FLOOR PLANS AE-3.1 EXISTING ELEVATIONS A-3.1 EXISTING ELEVATIONS A-3.2 PROPOSED ELEVATIONS 	<p>ZONING INFORMATION</p> <ol style="list-style-type: none"> HMDR ZONING DISTRICT NO CHANGE TO BUILDING COVERAGE OR IMPERVIOUS SURFACE RATIO



1 SITE PLAN / SURVEY
SCALE: N.T.S.

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION 9-24-18

1319 WILLIAM STREET
KEY WEST, FL BLDG - A
SINGLE FAMILY REMODELING PROJECT

Drawing Size: 24x36 Project #: 18025

Title:

SITE PLAN

Sheet Number:
A-1.1

Date: - SEPTEMBER, 20 2018
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Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION 9-24-18

1319 WILLIAM STREET
KEY WEST, FL BLDG - A
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Drawing Size: 24x36 Project #: 18025

Title:

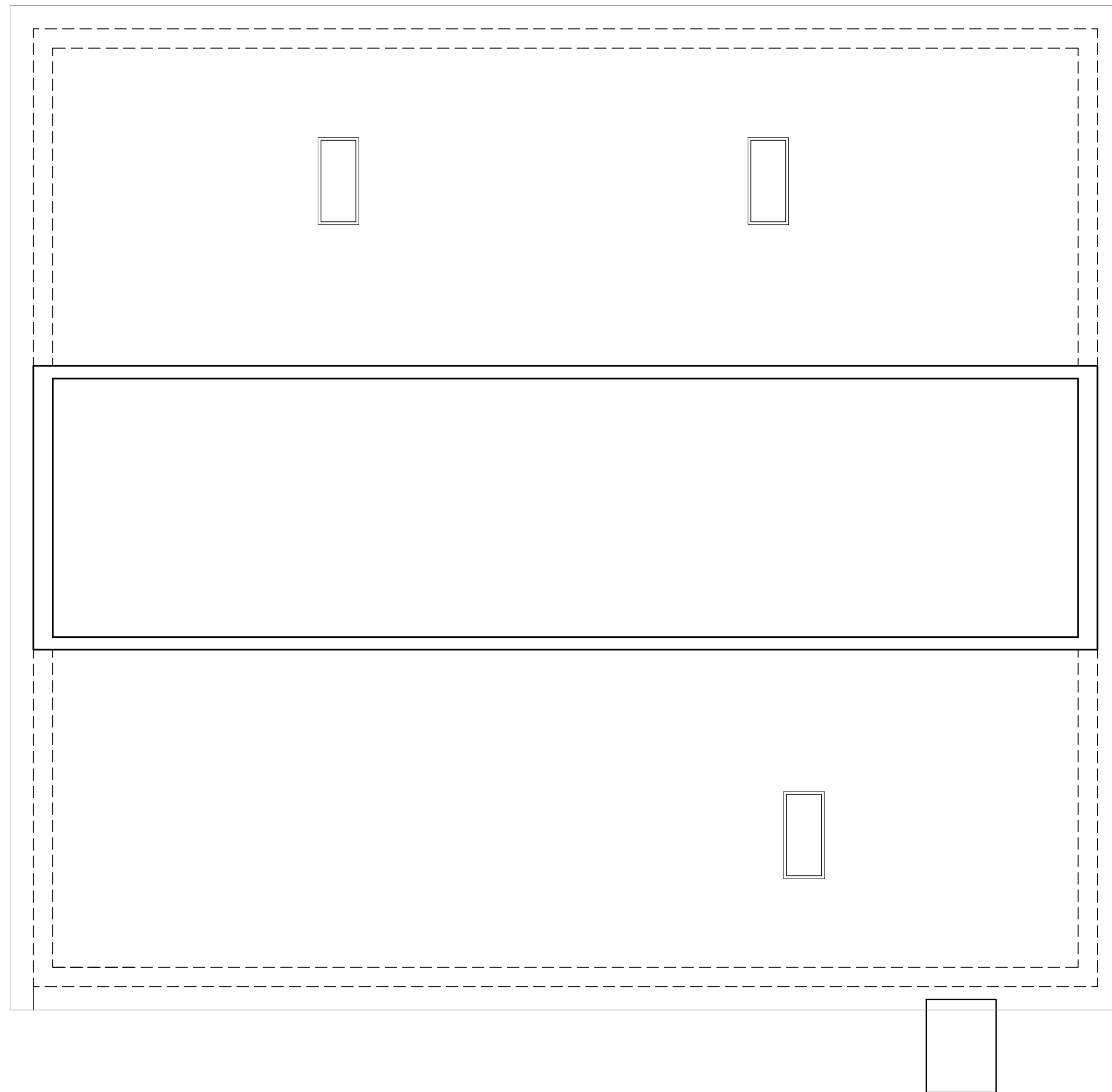
EXISTING
FLOOR/DEMO
PLAN

Sheet Number:

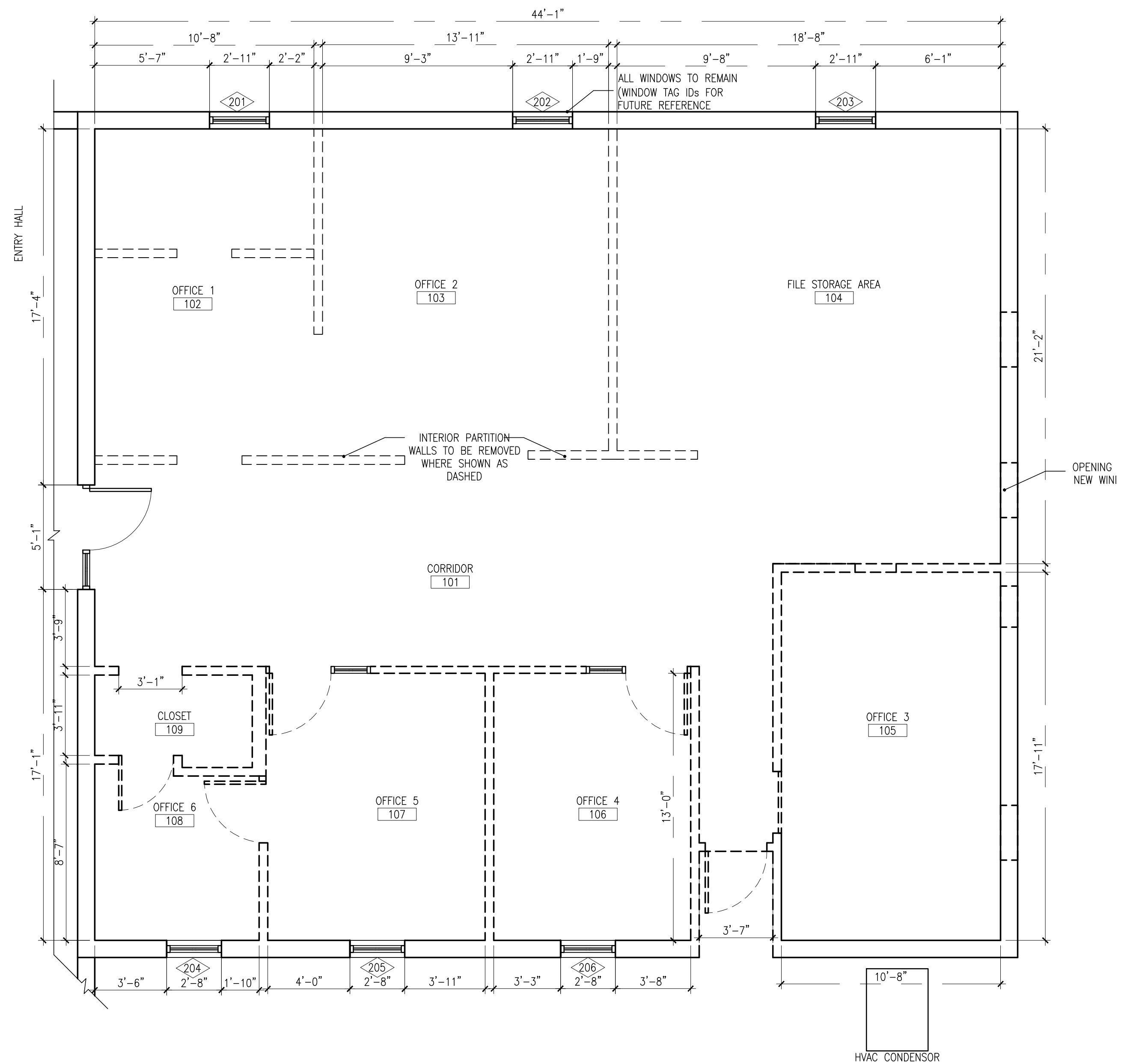
AE-2.1

Date: - SEPTEMBER, 20 2018

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2 EXISTING ATTIC
A1 SCALE: 1/4"=1'-0"



1 EXISTING FIRST FLOOR / DEMO PLAN
A1 SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION 9-24-18

1319 WILLIAMS STREET
KEY WEST, FL BLDG - A
SINGLE FAMILY REMODELING PROJECT

Drawing Size | Project #:
24x36 | 18025

Title:

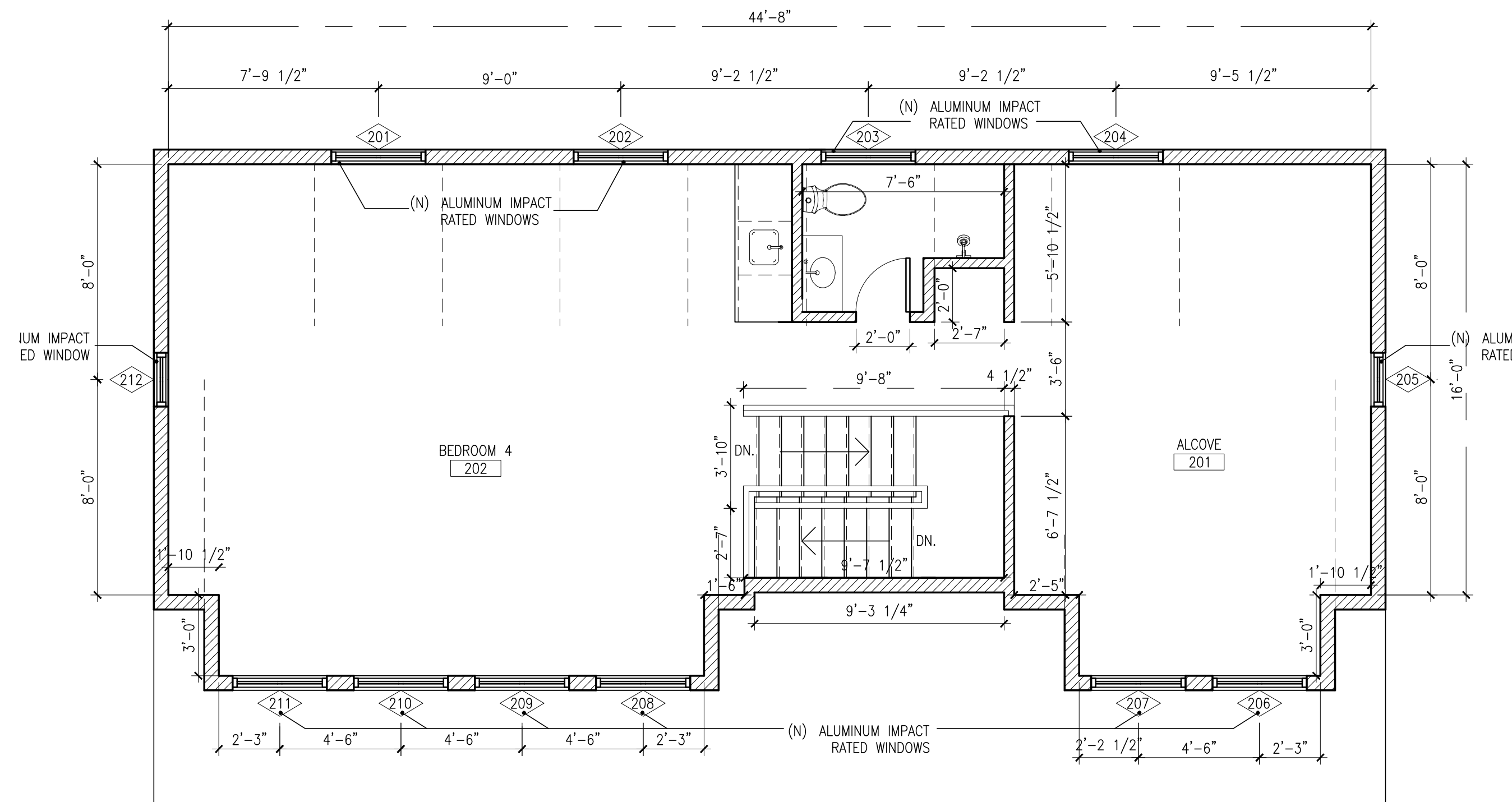
PROPOSED FLOOR PLANS

Sheet Number:

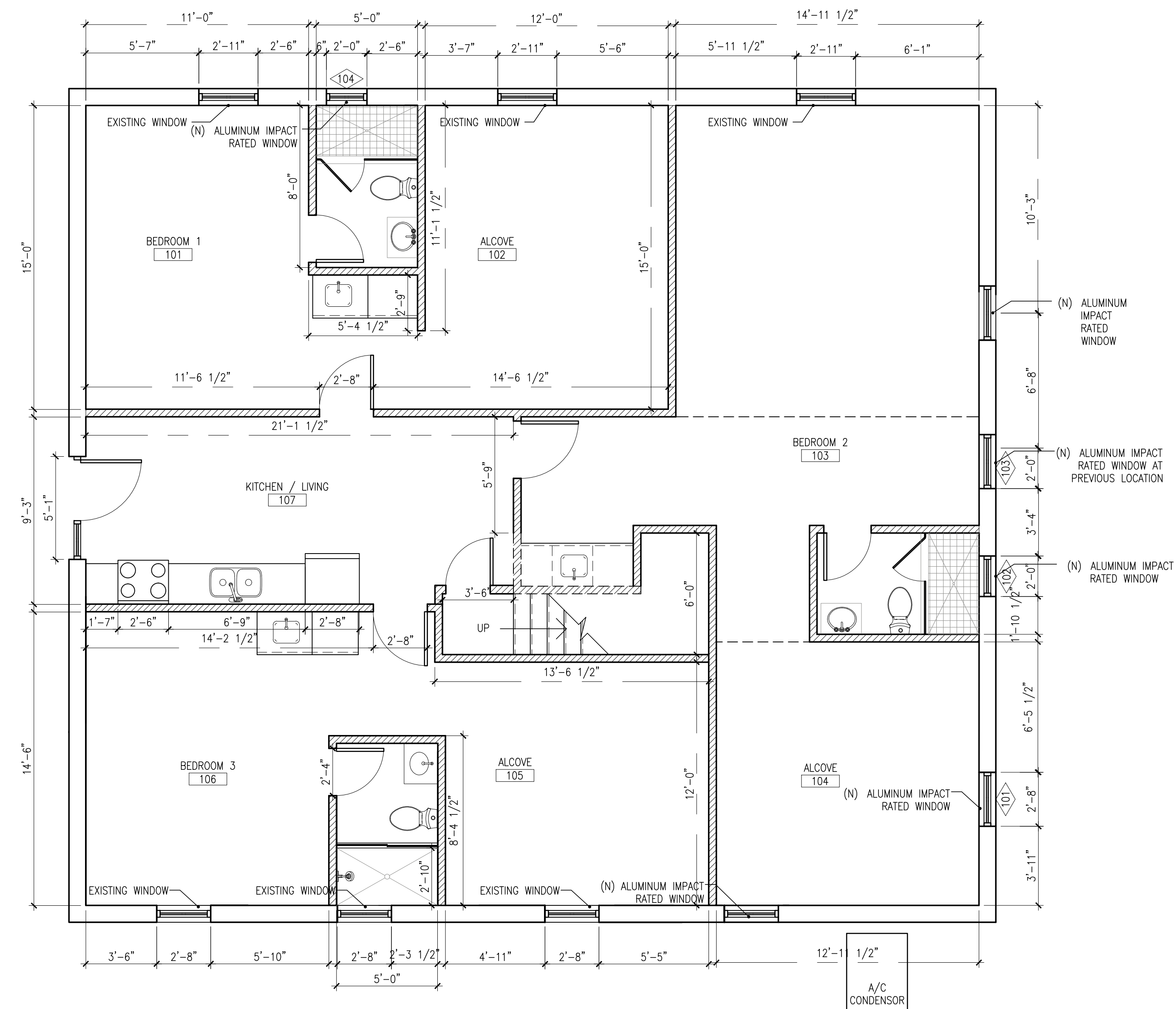
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Date: - SEPTEMBER, 20 2018

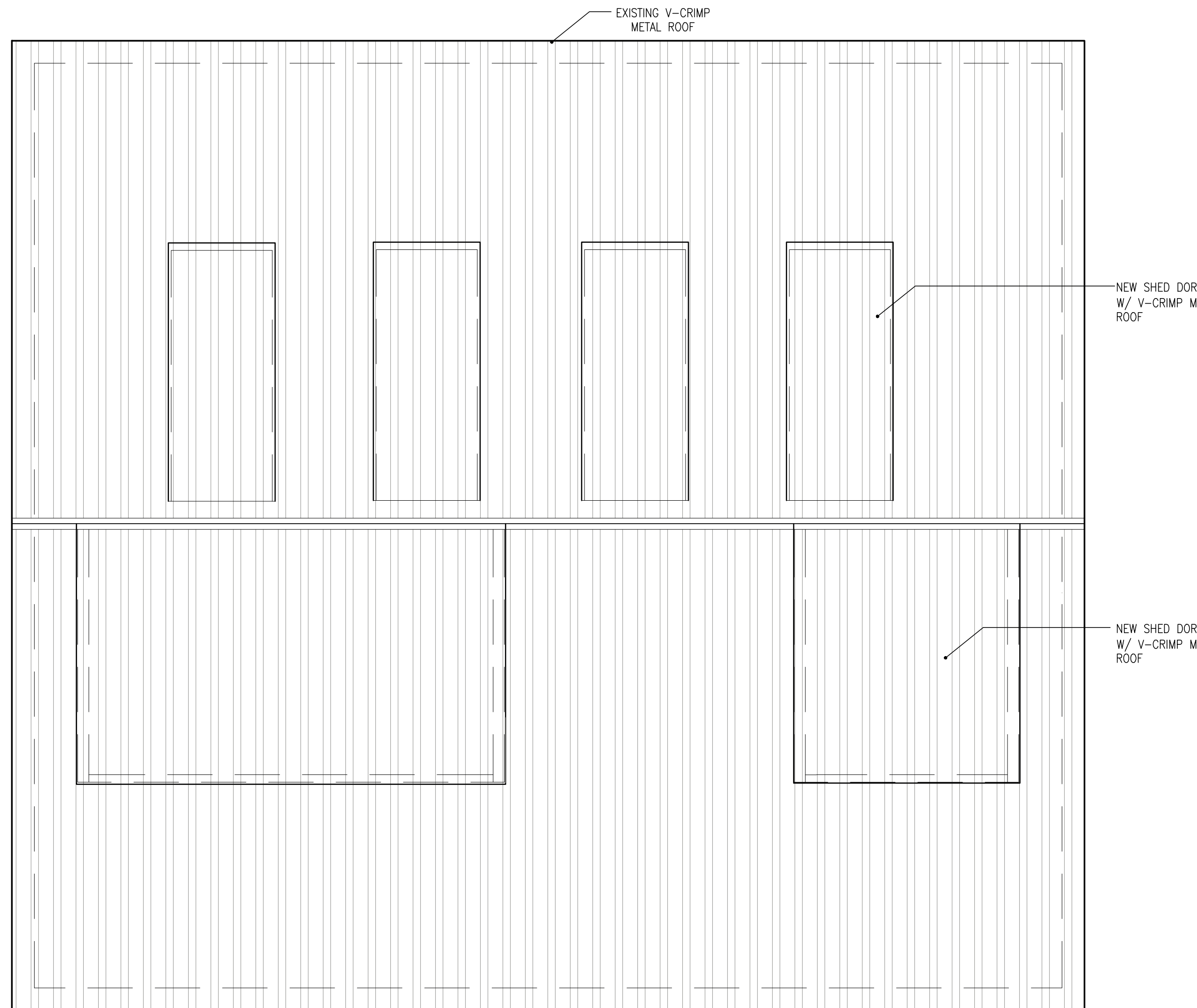
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2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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



3 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

1319 WILLIAM STREET
KEY WEST, FL BLDG - A
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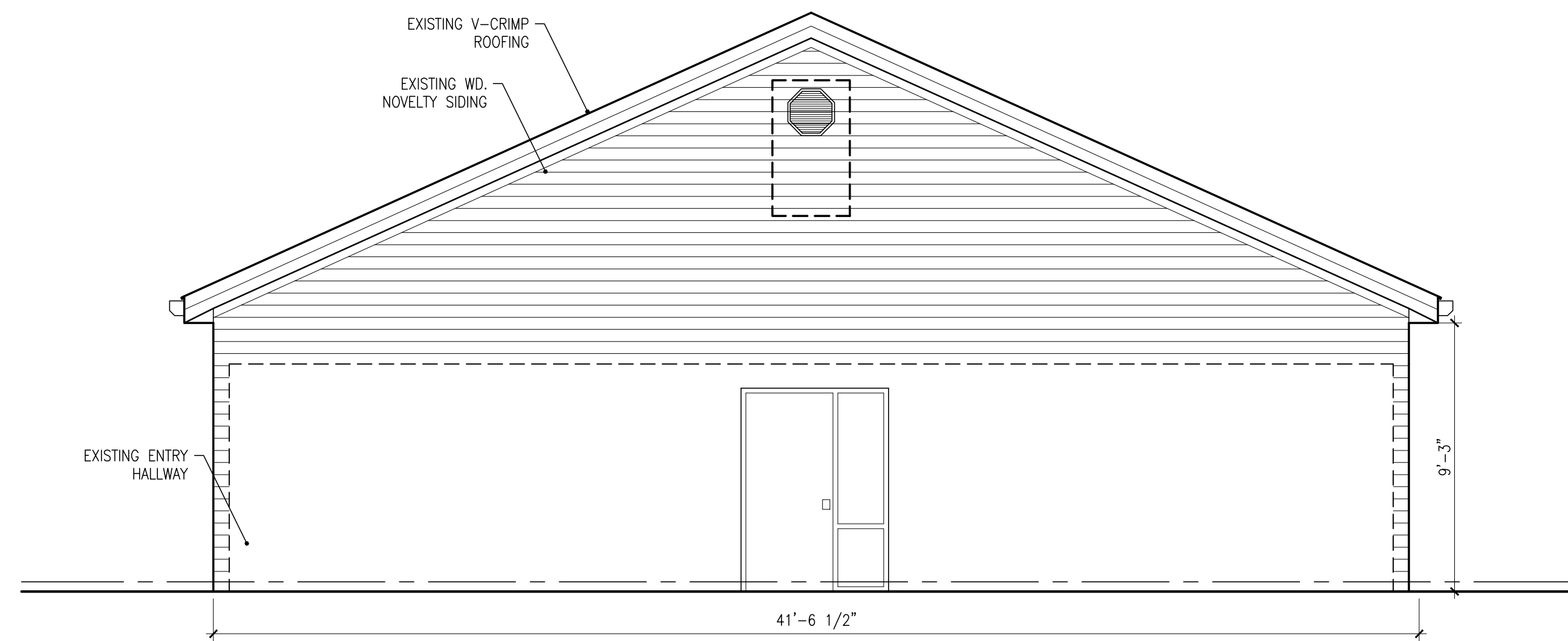
Drawing Size: 24x36 | Project #: 18025

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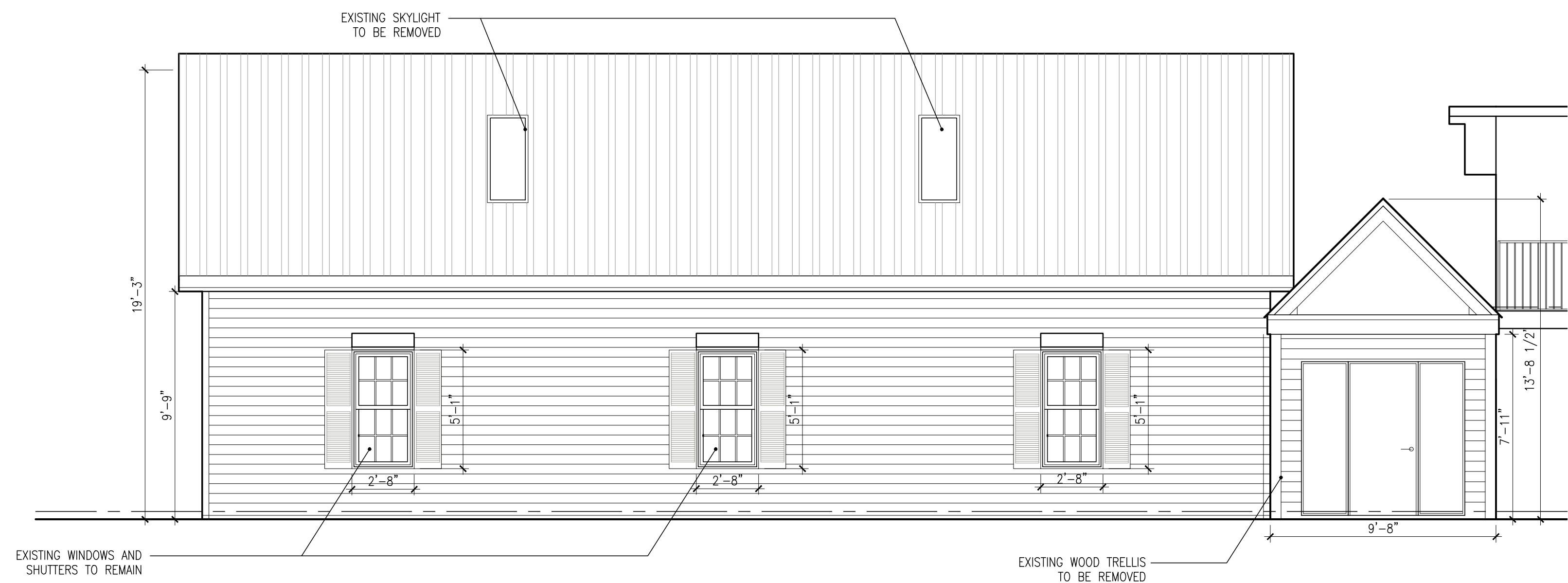
EXISTING ELEVATIONS

Sheet Number:

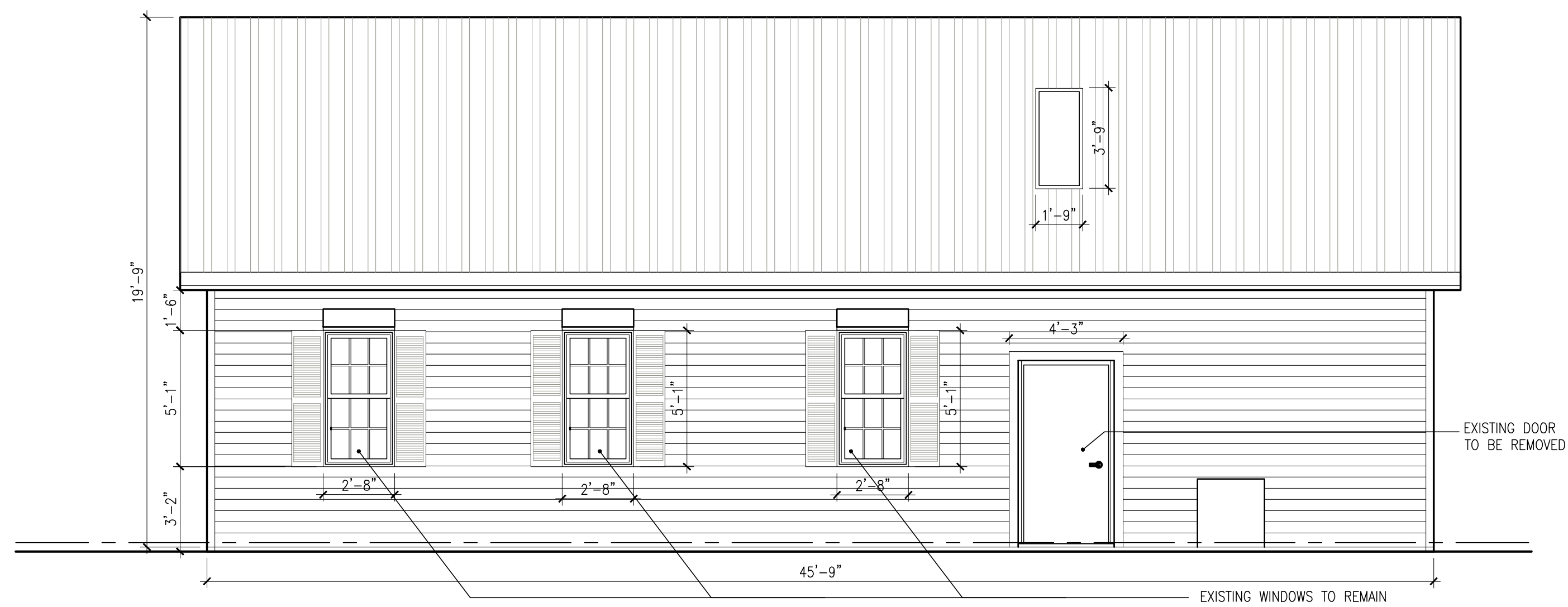
AE-3.1



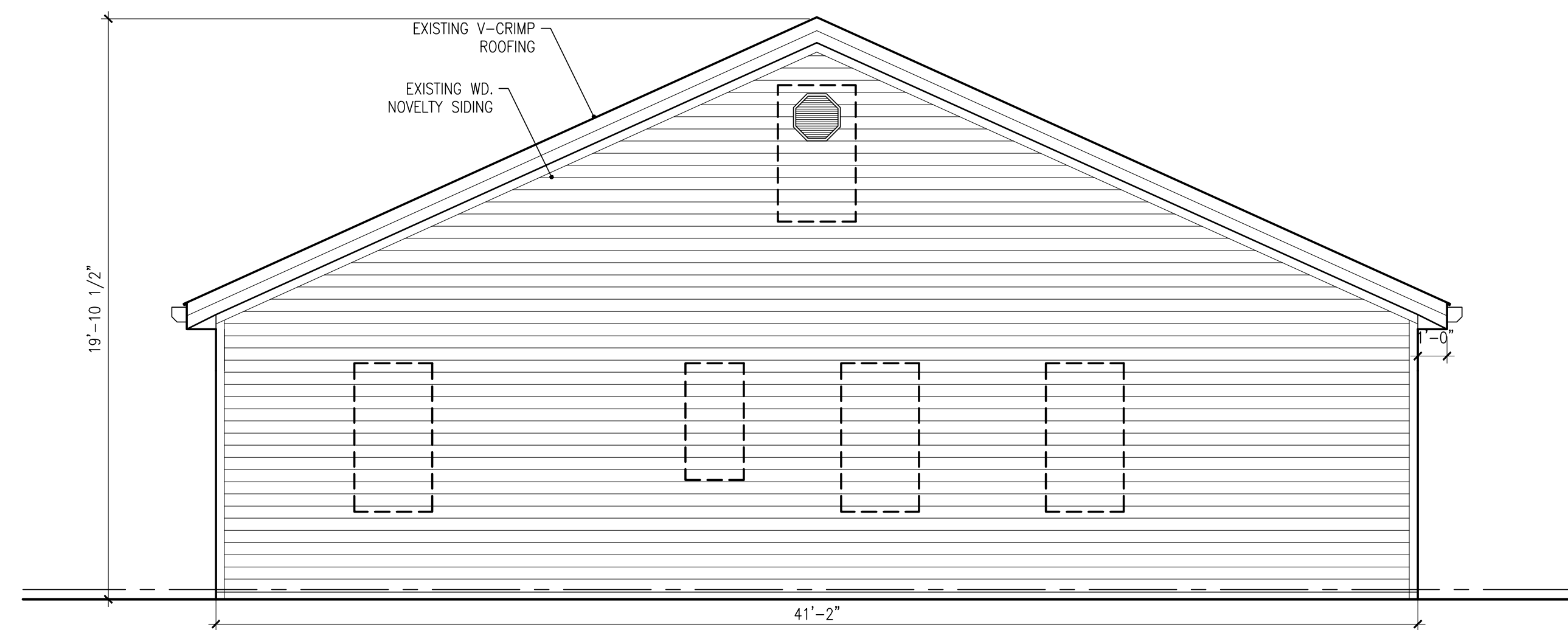
3 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



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



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



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

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION 9-24-18

1319 WILLIAM STREET
KEY WEST, FL **BLDG - A**
SINGLE FAMILY REMODELING PROJECT

Drawing Size: 24x36 | Project #: 18025

Title:
EXISTING & PROPOSED FRONT ELEVATION

Sheet Number:

A-3.1

Date: - SEPTEMBER, 20 2018
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2
A3.1 **PROPOSED STREET VIEW ELEVATION**
SCALE: 1/4"=1'-0"



1
A3.1 **EXISTING STREET VIEW ELEVATION**
SCALE: 1/4"=1'-0"

1319 WILLIAM STREET
KEY WEST, FL BLDG - A
SINGLE FAMILY REMODELING PROJECT

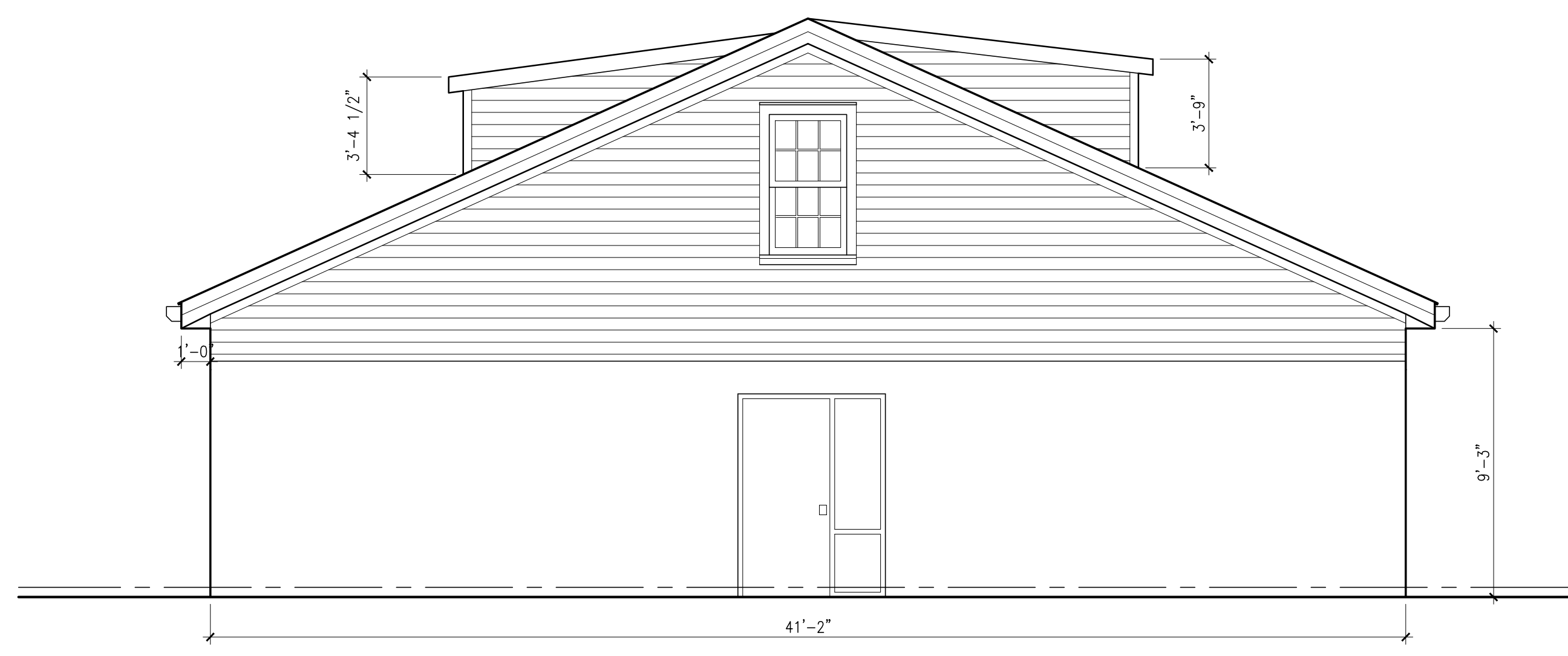
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Title:

PROPOSED ELEVATIONS

Sheet Number:

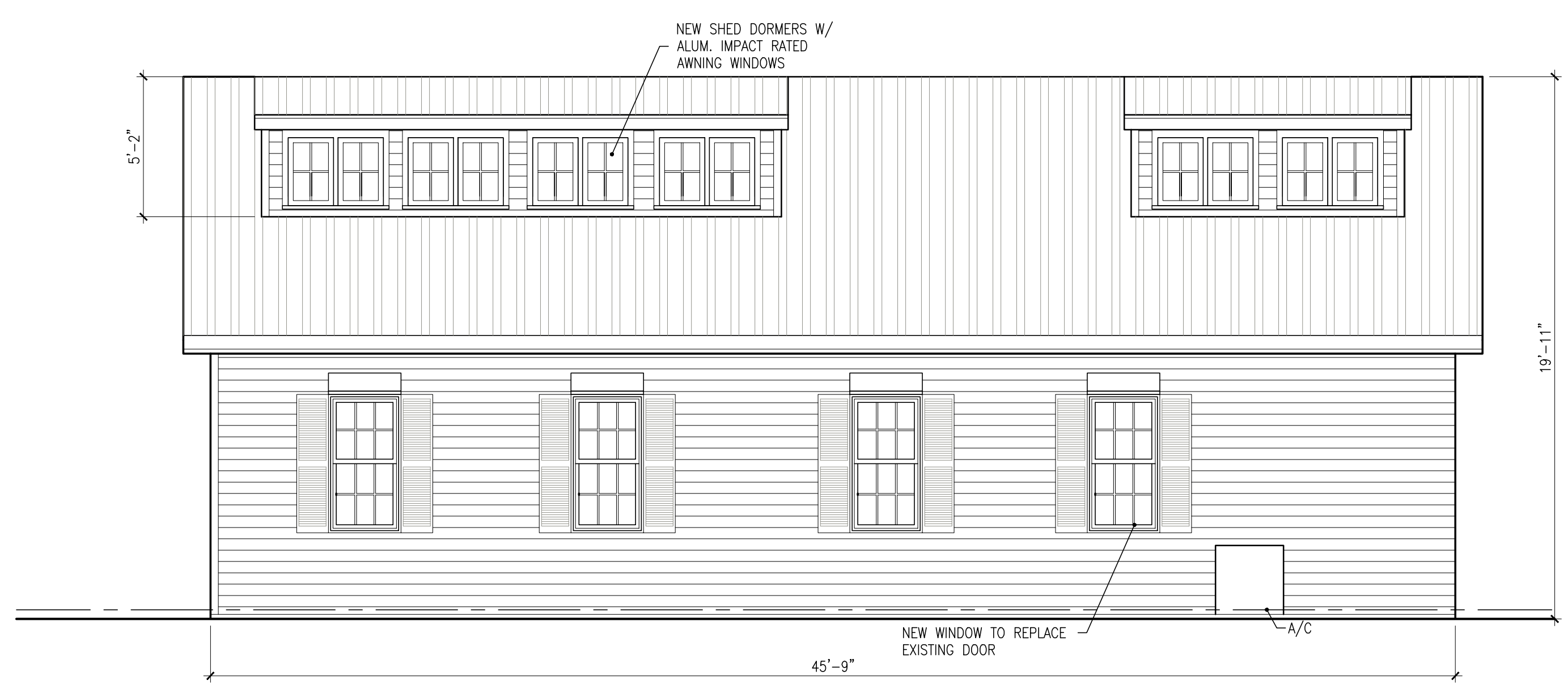
A-3.2



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



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



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



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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 23, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REMOVAL OF EXISTING SKYLIGHTS AND NEW DORMERS AT FRONT AND REAR ELEVATIONS AND CHANGES TO FENESTRATIONS. PARTIAL DEMOLITION OF ROOF AND DEMOLITION OF FRONT TRELLIS.

FOR #1319-A WILLIAM STREET

Applicant – William Shepler

Application #H2018-0009

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.

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

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 00036920-000000
 Account # 1037737
 Property ID 1037737
 Millage Group 10KW
 Location 1319 WILLIAM St., KEY WEST
 Address
 Legal Description KW WHITE & PIERCE DIAGRAM N-613 PT LOT 28 & PT LOT 29 & ALL LOTS 30 & 31 & PT LOTS 32 & 33 SQR 4 TR 17 OR423-89 OR773-830 OR985-2291/2292 OR1218-408/09 OR2917-79/81
 (Note: Not to be used on legal documents)
 Neighborhood 32100
 Property Class CONVEL/REST HOMES (7800)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

ROYAL WILLIAMS LLC
 1207 Von Phister St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$440,789	\$440,789	\$497,994	\$526,451
+ Market Misc Value	\$23,271	\$24,053	\$25,616	\$22,959
+ Market Land Value	\$955,420	\$955,420	\$961,738	\$961,738
= Just Market Value	\$1,419,480	\$1,420,262	\$1,485,348	\$1,511,148
= Total Assessed Value	\$1,419,480	\$1,420,262	\$1,485,348	\$1,511,148
- School Exempt Value	(\$1,419,480)	(\$1,420,262)	(\$1,485,348)	(\$1,511,148)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	23,000.00	Square Foot	115	200

Commercial Buildings

Style OFF BLDG-1 STY-B / 17B
 Gross Sq Ft 6,436
 Finished Sq Ft 5,234
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1969
 Year Remodeled

Effective Year Built 1992

Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,234	5,234	0
OOU	OP PR UNFIN UL	387	0	0
OPF	OP PRCH FIN LL	703	0	0
OUF	OP PRCH FIN UL	112	0	0
TOTAL		6,436	5,234	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1979	1980	1	2706 SF	1
WALL AIR COND	1981	1982	1	1 UT	2
ASPHALT PAVING	1987	1988	1	1827 SF	2
PATIO	1992	1993	1	1862 SF	2
TILE PATIO	1992	1993	1	2464 SF	1

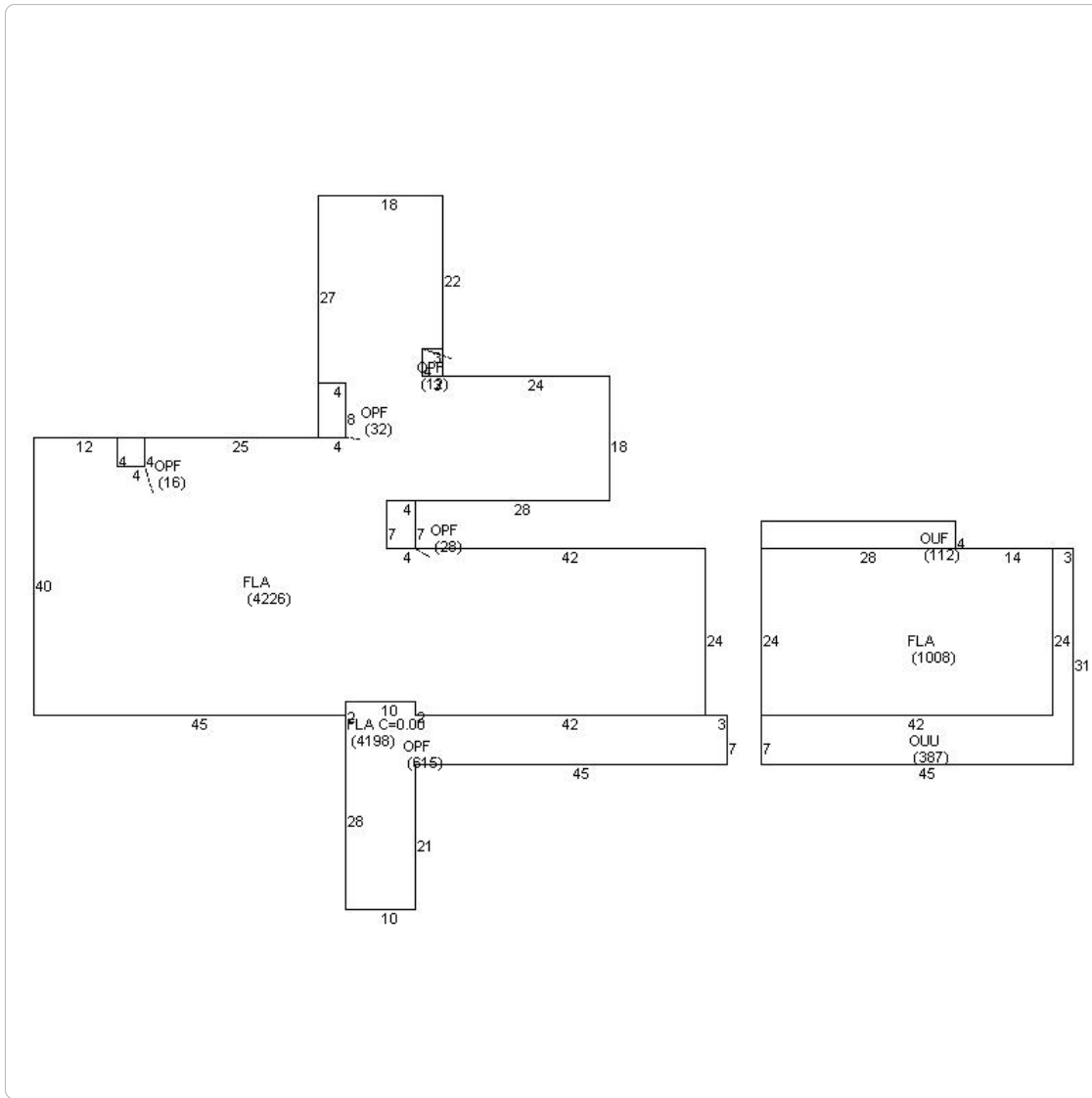
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/10/2018	\$2,300,000	Warranty Deed	2178072	2917	79	01 - Qualified	Improved
6/1/1992	\$440,000	Warranty Deed		1218	408	U - Unqualified	Improved
9/1/1986	\$270,000	Warranty Deed		985	2291	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10-1163	4/15/2010		\$7,775	Commercial	INSTALL 475SF OF METAL ROOF
07-1271	3/14/2007		\$9,845	Commercial	INTERIOR WORK ONLY-1200 SF DRYWALL
06-4876	8/21/2006	9/28/2006	\$11,540	Commercial	REPLACE T & G ROOF W/ 14 SQRS BITUMEN.
04-3079	9/24/2004	11/17/2004	\$11,500	Commercial	SPALLING, SIDING, RAILING, ETC
04-0152	1/23/2004	11/17/2004	\$2,000	Commercial	R&R 5-TON A/C
00-0656	5/8/2000	8/16/2000	\$5,800	Commercial	SHUTTERS
96-0401	1/1/1996	8/1/1996	\$1,500	Commercial	RENOVATIONS
A95-4293	12/1/1995	8/1/1996	\$1,600	Commercial	ROOF

Sketches (click to enlarge)



Photos



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: 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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