



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: November 18, 2025

Applicant: Nautilus Drafting & Design Services

Application Number: C2025-0092

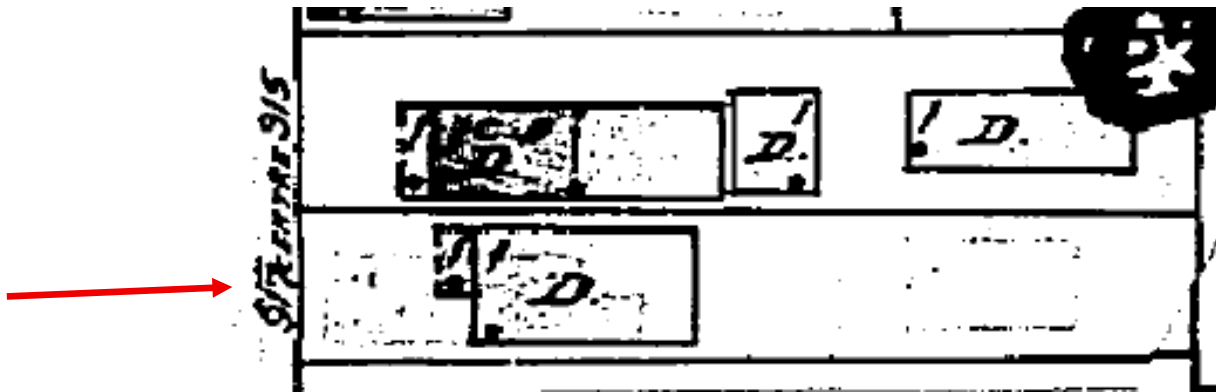
Address: 917 Center Street

Description of Work:

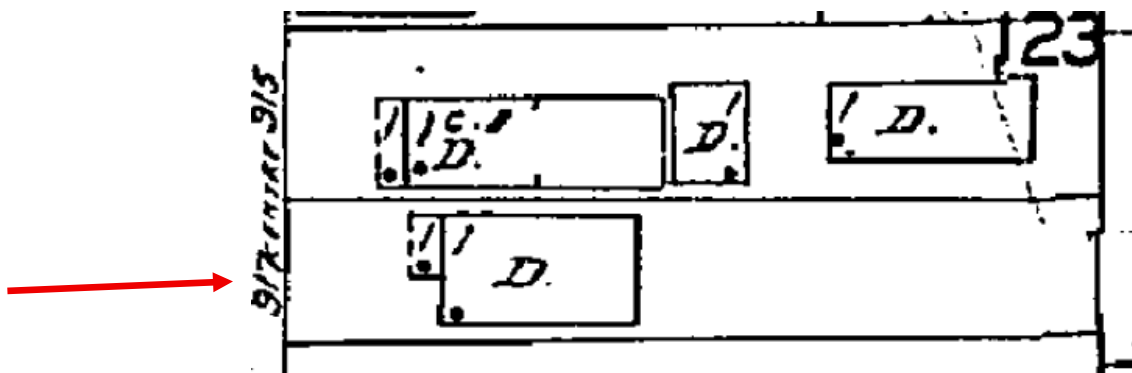
Renovations to contributing structure. Rear addition to main house, new pool, new pool deck, and new one-story accessory structure in rear of property. Demolition of rear wall of main structure to connect addition.

Site Facts:

The building under review is listed as being constructed in 1918 according to the Property Appraisers website. However, the current structure on the site is first visible in the 1948 Sanborn map. The site contains a one-story wood-framed structure. Currently the house sits on piers and is located within an X flood zone.



Sanborn Map of property under review 1948.



Sanborn Map of property under review 1962.



Photo of Front of Property Under Review.



Photo of Rear of Property under review.

Guidelines Cited on Review:

- Guidelines for Building Exteriors-wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (page 26-26a), specifically guidelines 1, 2, 3, 4 (first sentence), and 6.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 5, 6, 7, 8, 9) and B (1 and 3).
- Guidelines for Entrances, Porches, Doors, and exterior staircases (page 32), specifically guidelines 1, 2, 3, 4, 5, 7, 9, 12, 15 and 16.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5 (first sentence), 6 (first sentence), 11, 12, 13, 14, 17, 19, 21, 22, 23, 24, 26, 27, 28, 29, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 11, 12, 13 (first sentence), 14, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph and guidelines 1, 2, 3, and 4.
- Guidelines for Accessory Structures (pages 40-41), specifically guidelines 1, 3, 4, 9, 10 (first sentence), and 11.
- Guidelines for HVAC (pages 42-43), specifically guidelines 1 (first sentence), 4, 5, 6, and 7.

Ordinance Cited on Review:

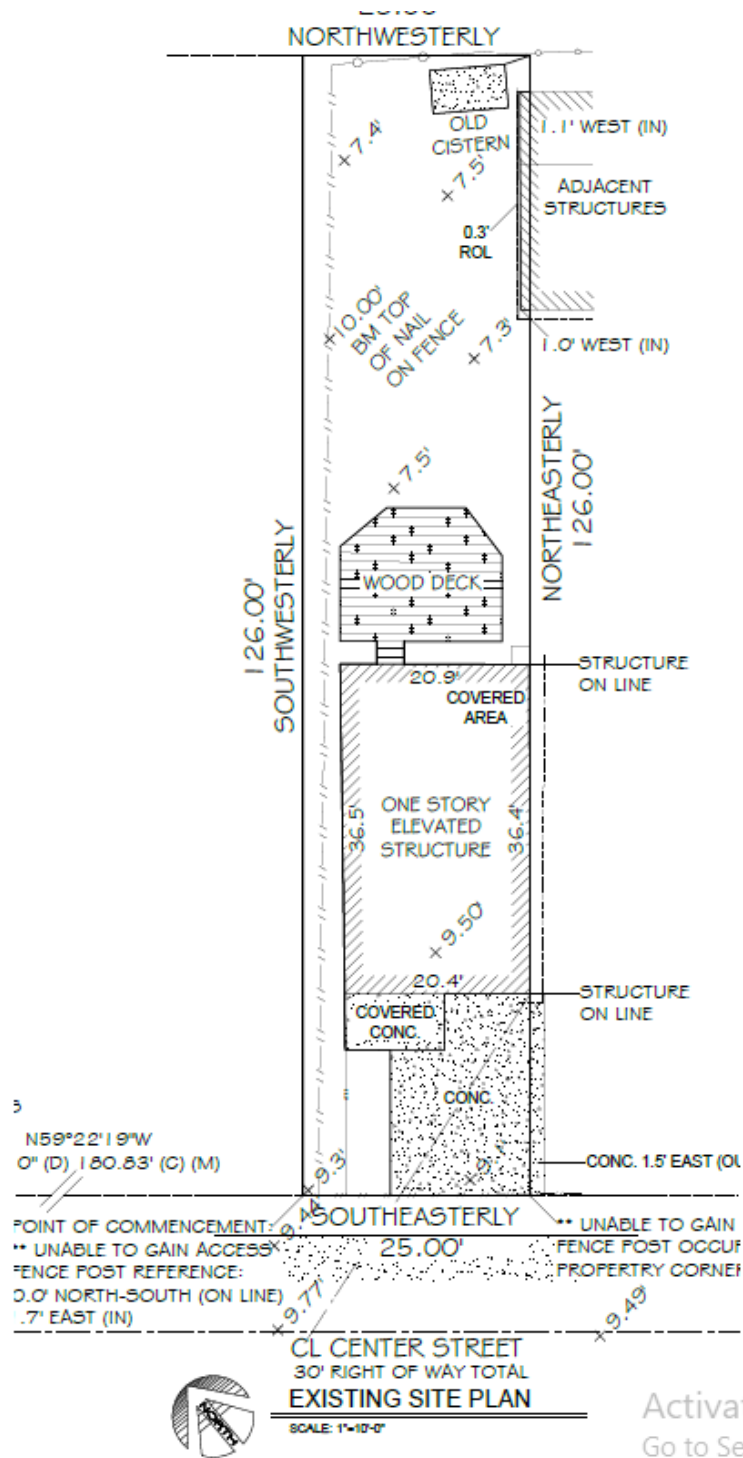
- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations for historic addition.
- Section 102-218 - Criteria for Demolition.

Staff Analysis:

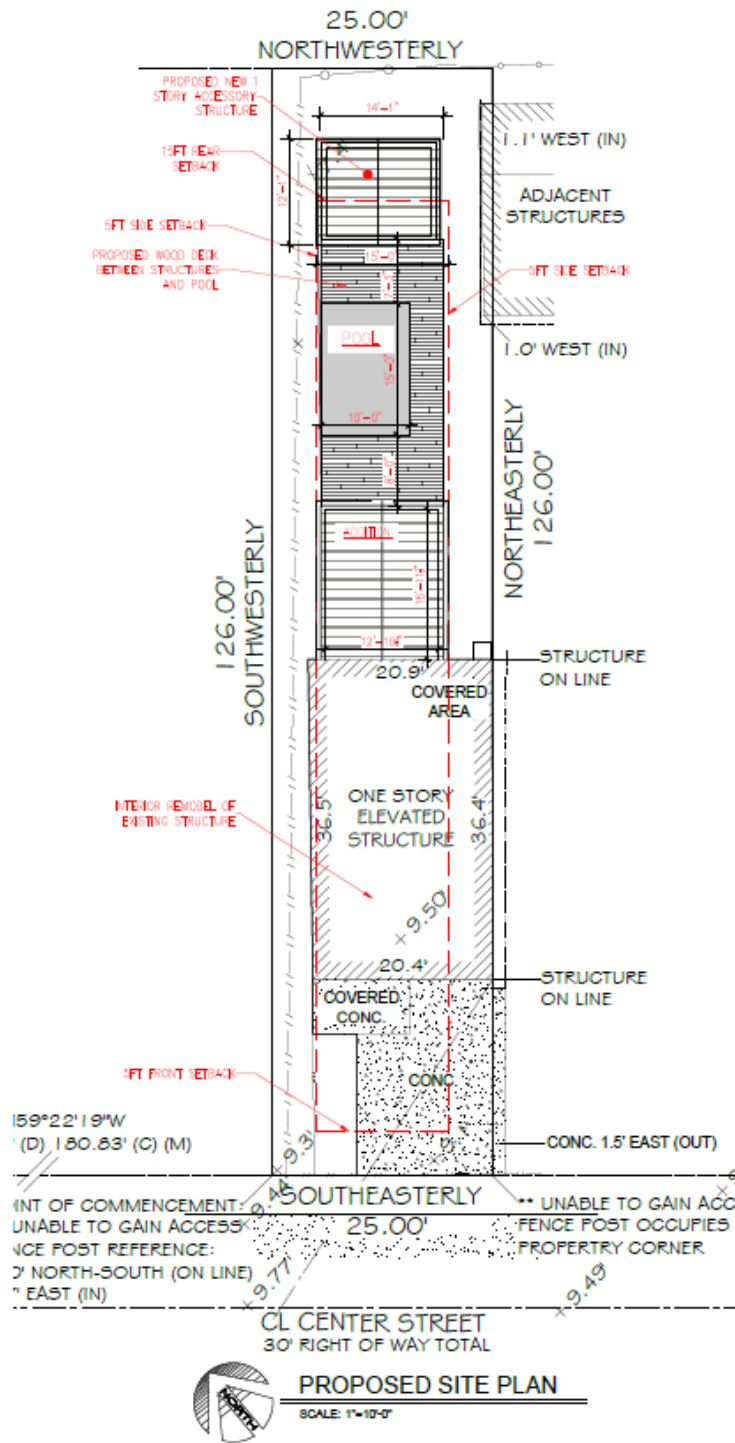
A Certificate of Appropriateness is currently under review for renovations to a contributing structure. The proposed plans include a new rear addition, new pool and pool deck, and a new 1-story accessory structure.

The proposed front elevation of the existing structure will have new wood windows and doors matching the existing configuration and location. All side windows will be replaced with aluminum windows. The rear of the proposed addition will have a sliding glass door. The proposed accessory structure will be 1-story and include a 5v crimp roof, hardi siding, and paired glass doors. The proposed pool and pool deck will be between the accessory structure and the main structure on the site.

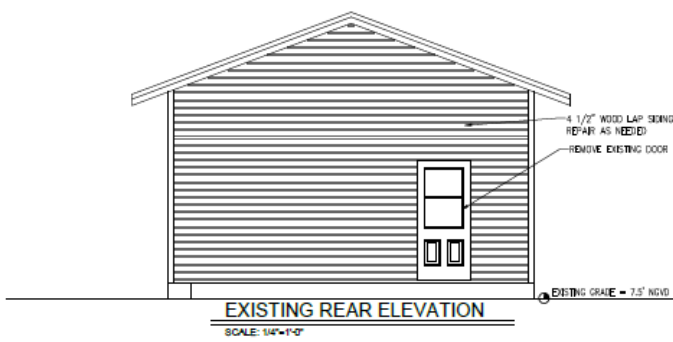
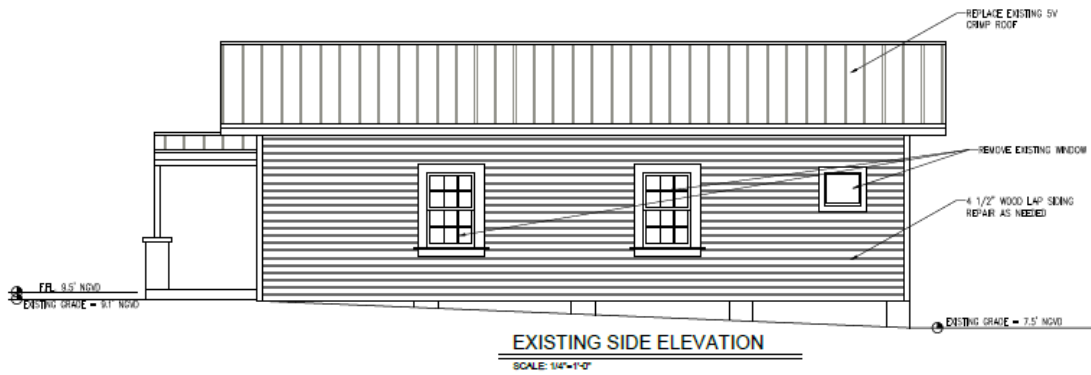
Demolition will include the rear wall of the existing structure and the existing non-historic rear deck.



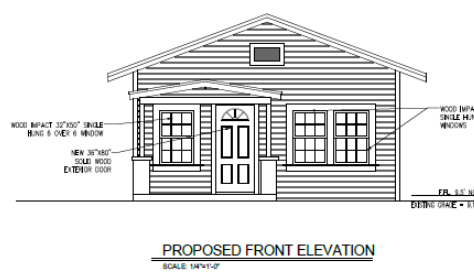
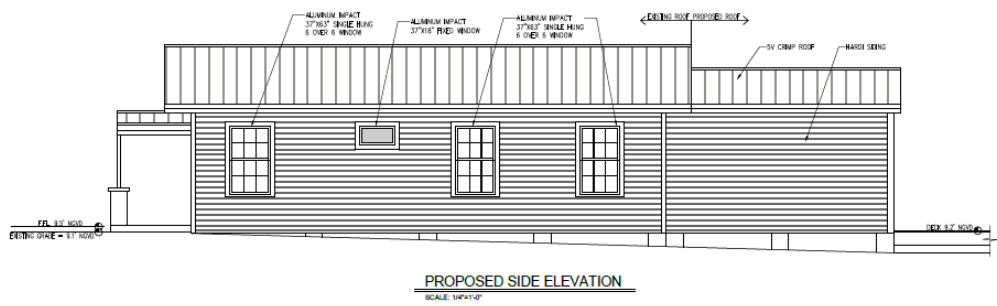
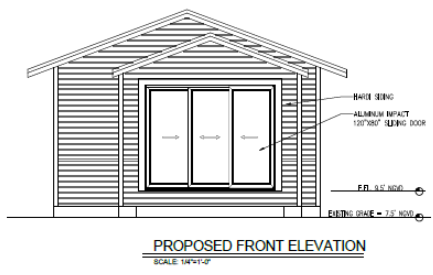
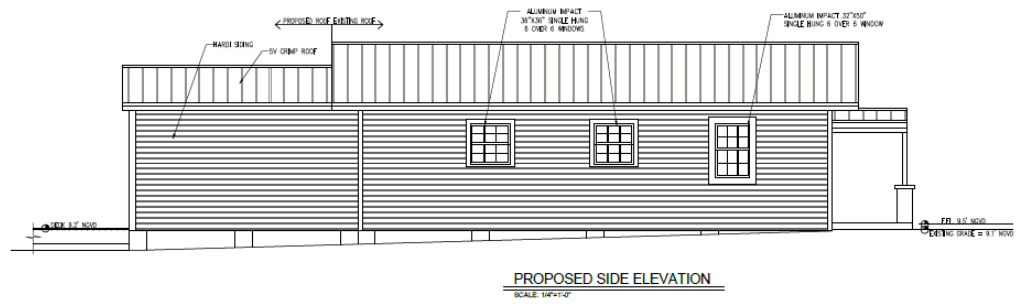
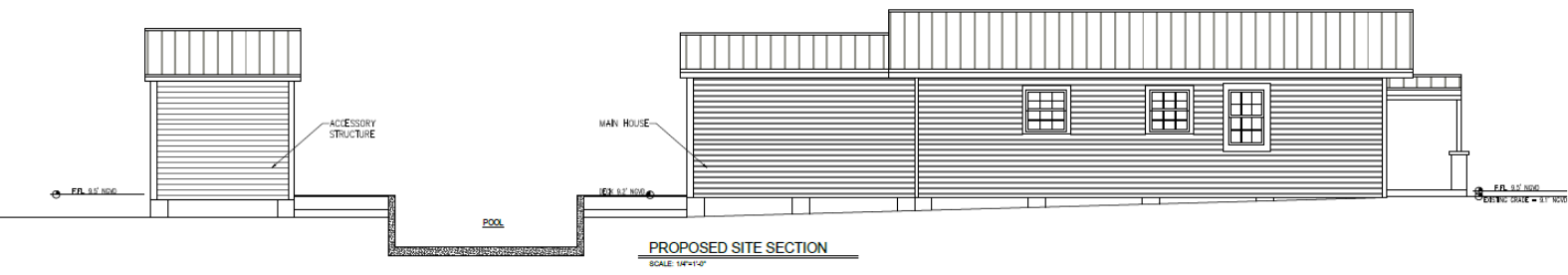
Existing Site Plan.



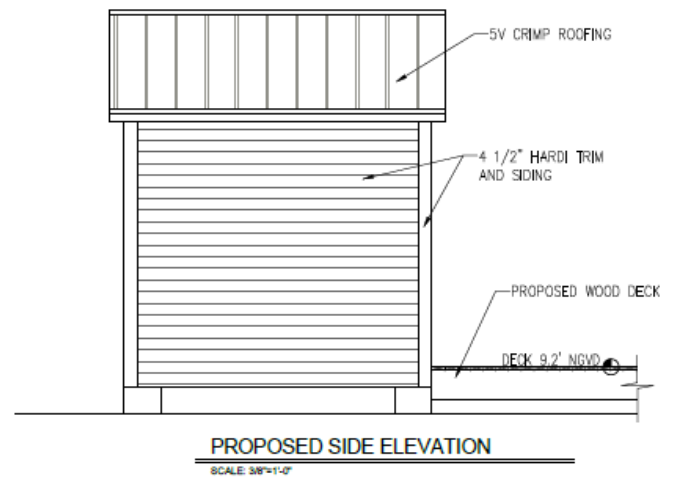
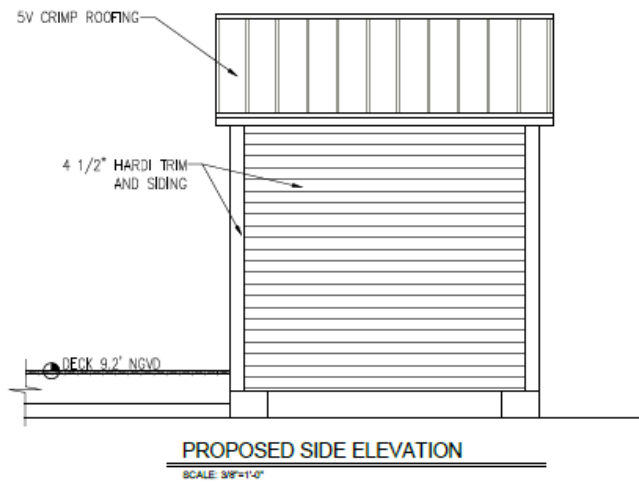
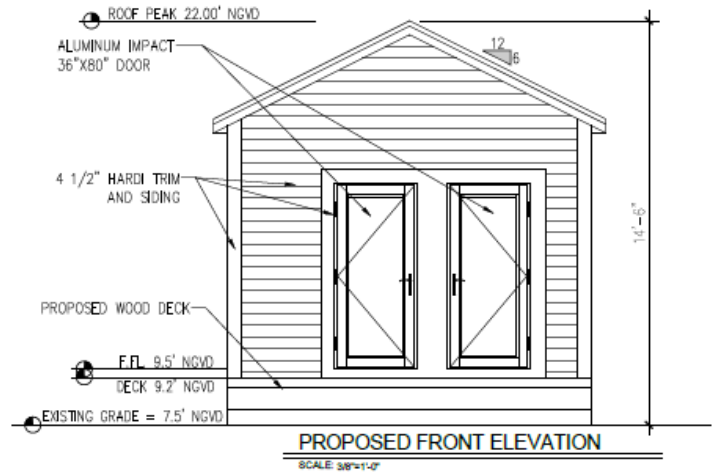
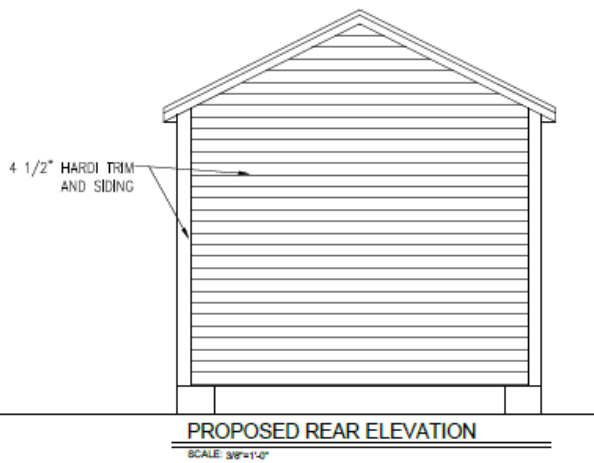
Proposed Site Plan.



Existing Elevations.



Proposed Elevations with Additions.



Proposed Accessory Structure in Rear.

Consistency with Cited Guidelines:

Staff finds the design to follow many of the HARC guidelines. The proposed work is generally consistent with the HARC Guidelines for the renovation of contributing structures. The project keeps the main house's traditional front porch design. The rear addition and pool house use compatible roof styles, materials, and proportions that fit the property and surrounding context. The pool and pool deck are both compatible with all of the pool guidelines.

The addition follows multiple of the Guidelines for additions including Guideline 1 which states "Additions shall require no or minimal changes to the character defining features of a building and its site." While the addition is in the place of the current historic rear wall, this wall does not have significant architectural features. The addition follows Guideline 6 which states "any proposed addition shall be attached to less public elevations." This addition is on the rear, which is not visible from the right-of-way. The addition also follows Guideline 11 which states "the addition shall be lower than the original building height." The height of the proposed addition is lower than the main building's height. Guideline 11 states "New additions shall incorporate architectural forms found in the main building and surrounding structures. For additions to contributing or historic buildings, the use of building forms that are foreign to the existing building and adjacent historic structures are prohibited." The addition keeps with the same gable roof form and siding material of the main structure. Guideline 19 states "The new addition must keep an appropriate massing and form and must preserve and maintain the building-to-lot proportion found on adjacent lots." The addition is lower than existing structure and maintains an appropriate mass and form.

Staff notes that the addition does not contain any side windows, which would create blank walls. This has been an area of concern by the Commission previously. However, staff would like to note that these sides are not visible from the street.

The new accessory structure meets many of the Guidelines for New Construction. The accessory structure follows Guideline 6 as it is situated with consideration to building setbacks, orientation and front and side yards open space. The accessory structure also meets Guidelines 22-24 as the proposed siding and roof materials will be the same as the existing main structure on the property. Also, the pattern and proportions of the window and door openings on the accessory structure fall within a range associated with similar buildings in the historic district. Similar to the proposed addition, there are no proposed windows on the accessory structure.

Criteria for Demolition:

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

The structure proposed for demolition is considered historic and contributing; however, the elements proposed to be demolished are not architecturally significant.

The following is the criteria of section 102-125:

- 1 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.*

Staff opines that the addition where the wall proposed to be demolished is located does not embody architectural significance.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff understanding that no significant events have ever happened on the site relevant to local, state, or national history.

- 3 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.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

- 4 Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city, though the structure does contribute to the overall historic fabric of the district.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

Staff believes that the existing building does not portray an era of history characterized by a distinctive architectural style.

- 7 *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.*

This is not the case.

- 8 *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; and*

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city. However, the building dates back to 1943.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

It is the staff's opinion that the request for demolition may be considered, as the features of the structure under review meet the criteria for demolition. Although the main house is historic and contributes to the historic district, the elements proposed to be demolished have limited architectural significance and are in the rear. If approved, the demolition will require two readings, as required for contributing structures within the historic district. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HNC-1	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	917 Center St. Key West, Florida	
NAME ON DEED:	Dave Valliant	PHONE NUMBER 410-310-4737
OWNER'S MAILING ADDRESS:	1024 James St. Key West	EMAIL dpvalliant@msn.com
APPLICANT NAME:	Nautilus Drafting & Design Services	PHONE NUMBER (305)-906-1530
APPLICANT'S ADDRESS:	21460 Overseas hwy Suite 3 Cudjoe Key, FL 33042	EMAIL Nautilusdrafting@gmail.com
APPLICANT'S SIGNATURE:	<i>Jonathan Juarez</i>	DATE 10/13/2025

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: Interior remodel and addition to main house, proposed pool, new rear deck, proposed accessory structure
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Demolition of interior of main home

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

ACCESSORY STRUCTURE(S): New rear accessory structure	
PAVERS:	FENCES:
DECKS: new deck between structures and around pool	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	proposed 10'x15' pool
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 HNC-1	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	917 Center St. Key West, Florida
PROPERTY OWNER'S NAME:	Dave Valliant
APPLICANT NAME:	Jonathan Tavarez (Nautilus Drafting and Design Services)

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.**

DocuSigned by: <i>David Valliant</i> A03C2B98D712456...	10/14/2025	David Valliant
PROPERTY OWNER'S SIGNATURE		DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Remove existing doors and windows, remove portion of rear wall for addition.

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.
The exterior wall demolitions have no distinctive characteristics as they are not original.

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.

Is not.

(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.

No

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

No

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

No

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

No

(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.

No

(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.

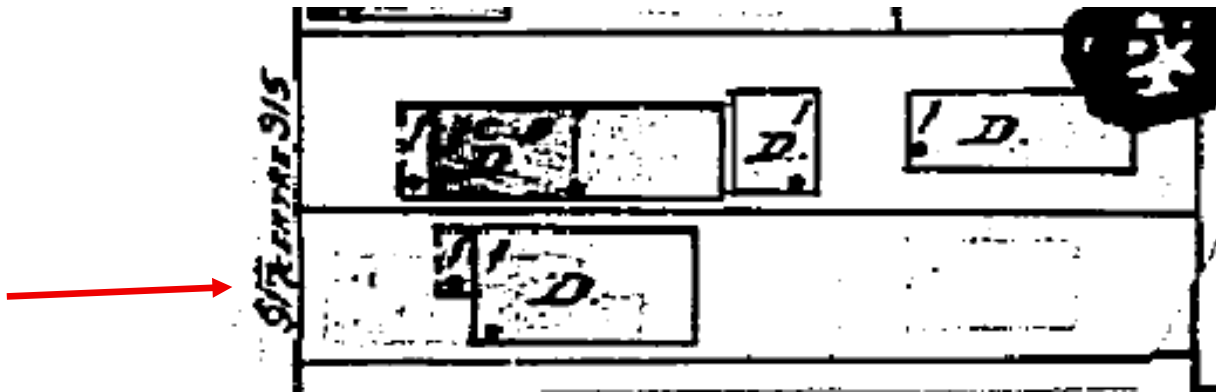
No

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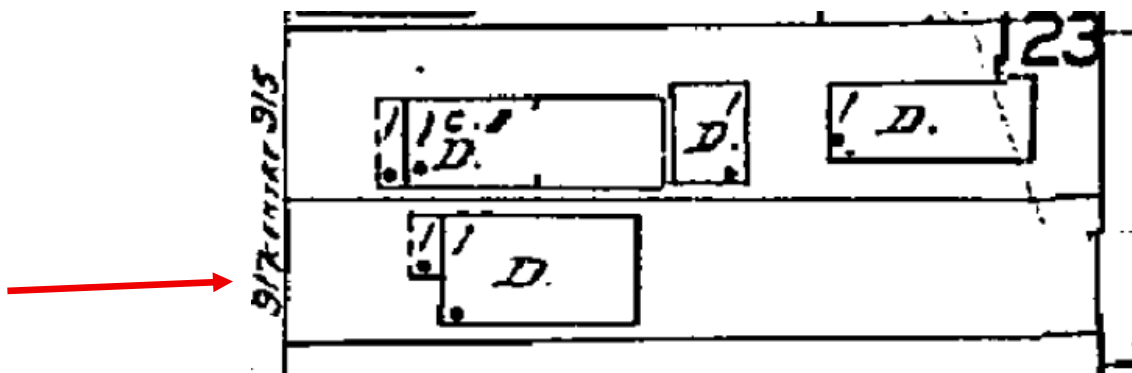
(i) Has not yielded, and is not likely to yield, information important in history,
No

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.	
No	
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.	
No	
(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.	
No	
(4) Removing buildings or structures that would otherwise qualify as contributing.	
No	

SANBORN MAPS



Sanborn Map of property under review 1948.



Sanborn Map of property under review 1962.

PROJECT PHOTOS

HARC Application photos 917 Center St.

1. Front of 917 Center St.



Prepared by Nautilus Drafting and Design Services

HARC Application photos 917 Center St.

2. Neighboring homes at 915 Center St. in relation to 917 Center St.



Prepared by Nautilus Drafting and Design Services

HARC Application photos 917 Center St.

3. Neighboring homes at 921 Center St. in relation to 917 Center St.



Prepared by Nautilus Drafting and Design Services

HARC Application photos 917 Center St.

4. Rear View of home



Prepared by Nautilus Drafting and Design Services

HARC Application photos 917 Center St.

5. Home across the Street



Prepared by Nautilus Drafting and Design Services

SURVEY

MAP OF BOUNDARY SURVEY

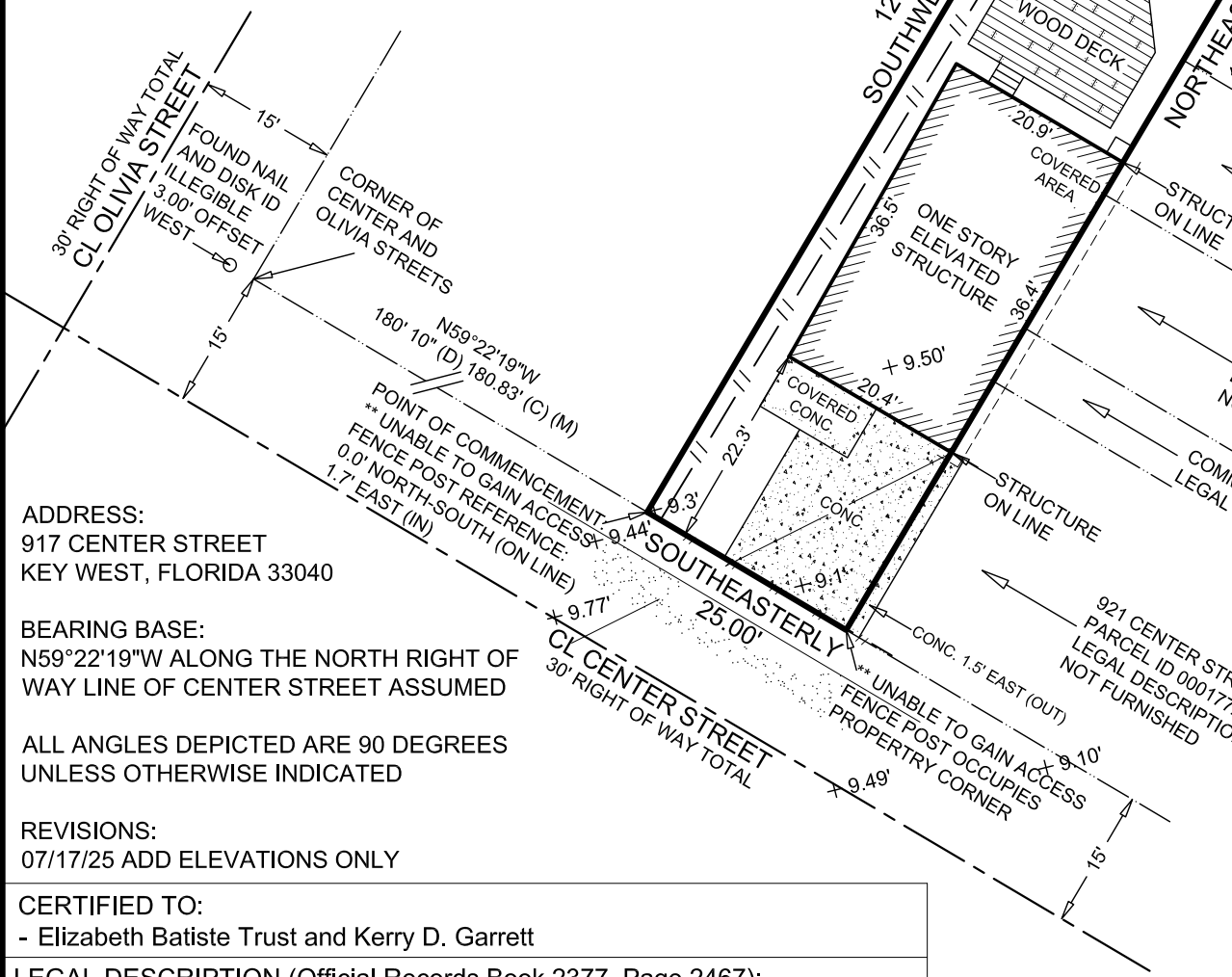
A PART OF TRACT 4
WM. A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST
AKA
A PART OF LOTS 1 AND 3 SQUARE 8, TRACT 4
SIMONTON AND WALL'S ADDITION
KEY WEST, MONROE COUNTY, FLORIDA

ELEVATIONS SHOWN AS
+X.XX REFER TO NGVD 1929

BENCHMARK USED: NGS PID AA0018
STAMPING: U 267 1966
MARK LOGO: CGS
ELEVATION: 11.63' NGVD 1929

FLOOD ZONE DATA:
COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02/18/05
REVISED EFFECTIVE DATE: 02/18/05
FLOOD ZONE: X
BASE FLOOD ELEVATION: NONE

** "5J-17.052 Standards of Practice: Specific
Survey, Map, and Report Requirements.
(b) Boundary monuments:
f. "When a corner falls in a hard surface such as
asphalt or concrete, alternate monumentation
may be used that is durable and identifiable."
(examples: fence post, bldg. corners, etc.)



ADDRESS:
917 CENTER STREET
KEY WEST, FLORIDA 33040

BEARING BASE:
N59°22'19\"W ALONG THE NORTH RIGHT OF
WAY LINE OF CENTER STREET ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED

REVISIONS:
07/17/25 ADD ELEVATIONS ONLY

CERTIFIED TO:
- Elizabeth Batiste Trust and Kerry D. Garrett

LEGAL DESCRIPTION (Official Records Book 2377, Page 2467):
On the Island of Key West and being a part of Tract Four (4), according to Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, but better described as being a part of Lots One (1) and Three (3) Square Eight (8), Tract Four (4), in Simonton and Wall's Addition, Commencing at a point Southeasterly One Hundred Eighty (180) feet and Ten (10) inches from the corner of Center and Olivia Streets, running thence Southeasterly on said Center Street, Twenty-Five (25) feet; thence at right angles Northeasterly, One Hundred and Twenty-six feet (126); thence at right angles Northwesterly Twenty-five (25) feet; thence Southwesterly One Hundred and Twenty-six (126) feet to the place of beginning.

GENERAL NOTES:
1. 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.
2. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
7. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
8. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
9. SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 20'

FIRE HYDRANT
UTILITY POLE CONC.
UTILITY POLE METAL
UTILITY POLE WOOD



ABBREVIATIONS:
(C) = CALCULATED
CL = CENTERLINE
CLF = CHAINLINK FENCE
(D) = DEED
EB = ELECTRIC BOX
EM = ELECTRIC METER
(F) = FIELD
FI = FENCE INSIDE
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
LB = LICENSE BUSINESS
LS = LICENSE SURVEYOR
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM 1988
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
P = PLAT
PID = PERMANENT IDENTIFIER
ROL = ROOF OVERHANG LINE
SMH = SANITARY MANHOLE
SV = SEWER VALVE
WM = WATER METER
WV = WATER VALVE

LINE NOT TO SCALE
PLATTED LOT LINES
PLASTIC FENCE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD WIRES
PROPERTY LINE



SCALE:	1"=20'
FIELD WORK DATE:	10/05/22
REVISION DATE:	07/22/25
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	22091204

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. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

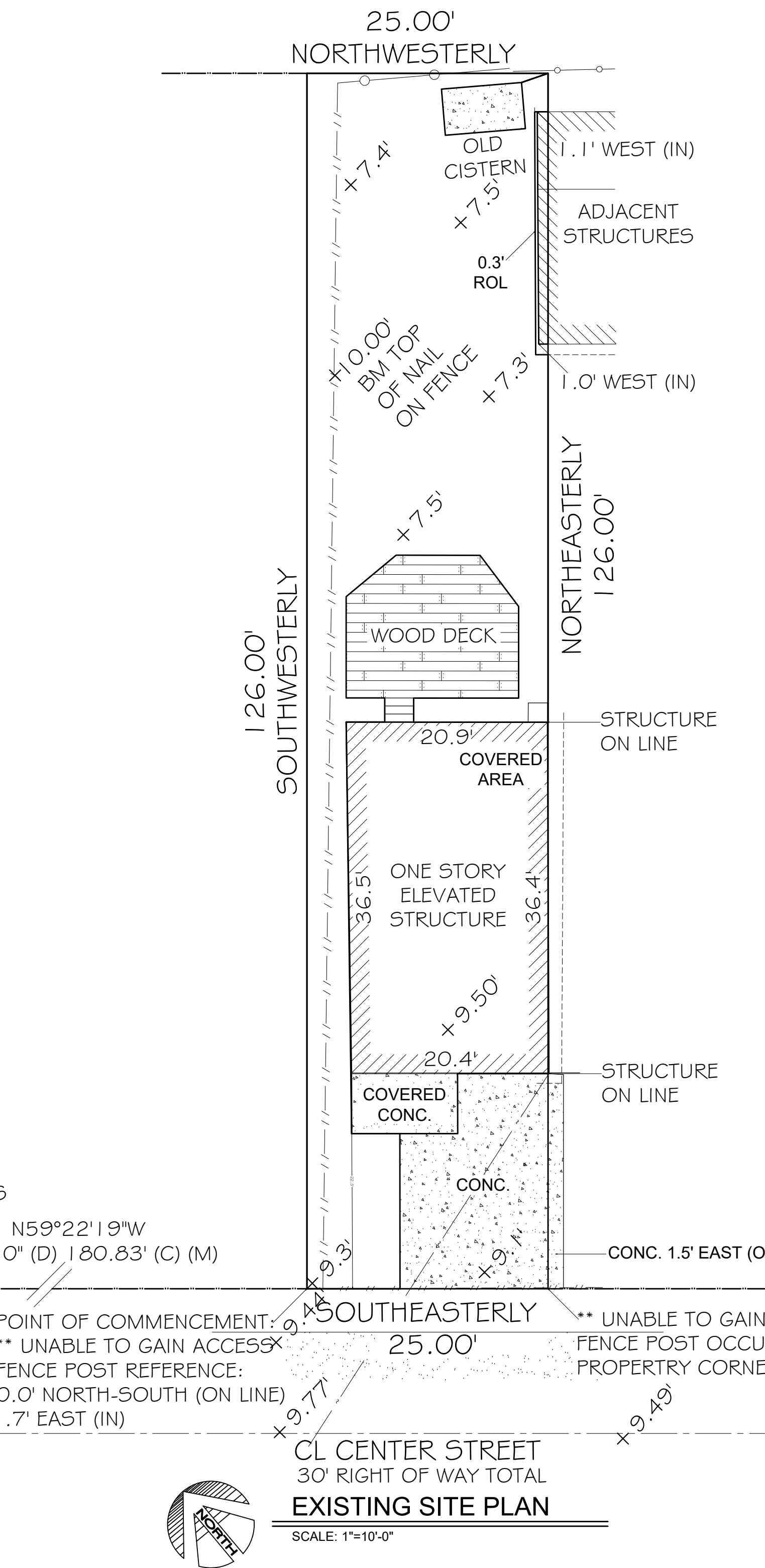
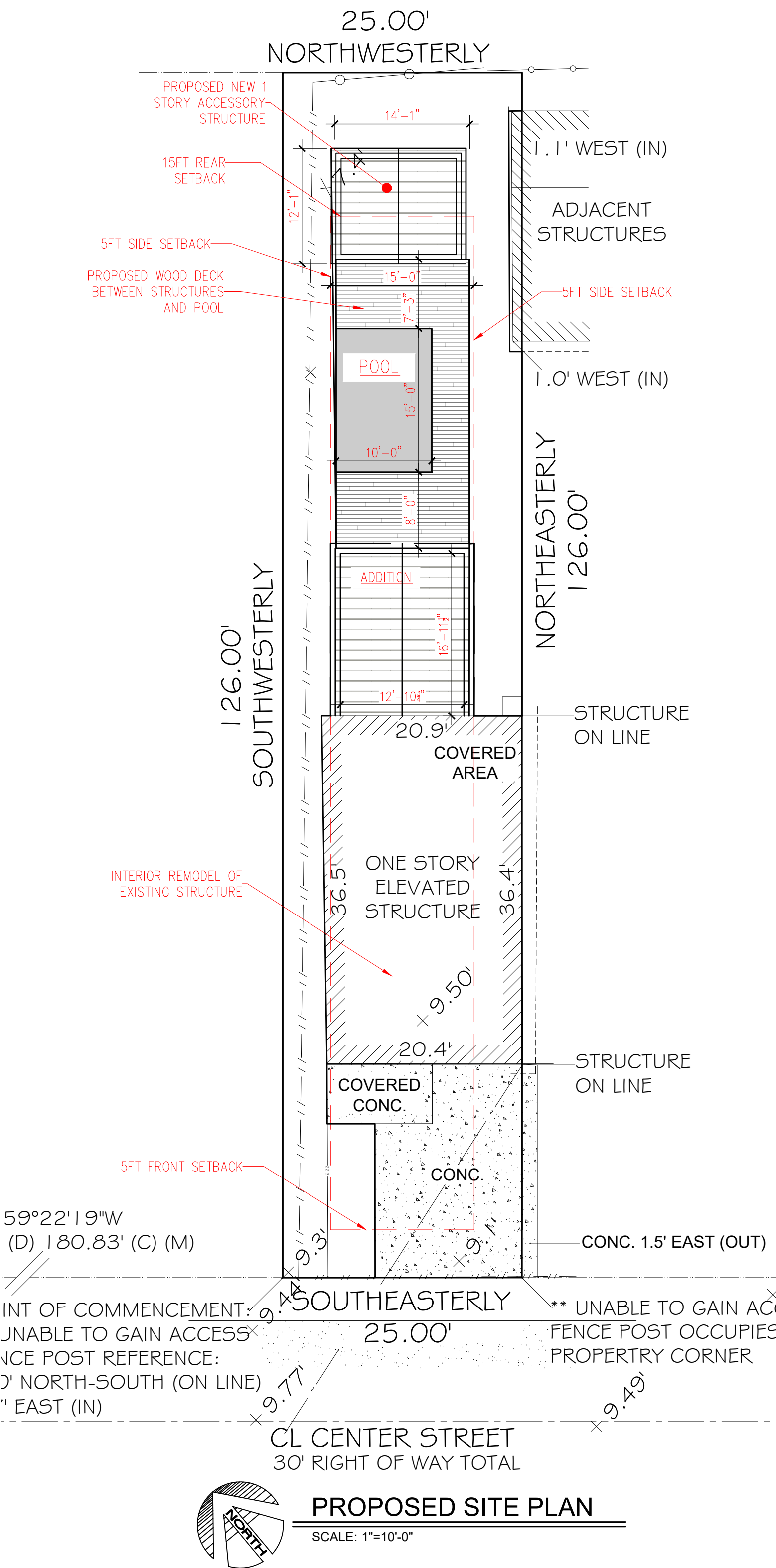
SIGNED _____
GINO FURLANO, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5044

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
31193 AVENUE A, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@REECESURVEYING.COM

PROPOSED DESIGN

SITE DATA RE: 00017710-000000 ZONING: HNC-1 SECTION/TOWNSHIP/RANGE: 6-68-25 LEGAL DESCRIPTION: KW PT LOTS 1-3 SQR 8 TR 4 G28-10 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY TYPE OF CONSTRUCTION: VB F.I.R.M.: DATE: 02-18-05 FRM PANEL: 12087C1516K FLOOD_ZONE: AE BASE FLOOD ELEVATION (BFE) X NGVD29 FLOOD_ZONE CONSTRUCTION STANDARD: ASCE 24-14
INDEX OF DRAWINGS SHEET CS-1 - EXISTING AND PROPOSED SITE PLAN SHEET D-1 - DEMOLITION PLAN AND ELEVATIONS SHEET A-1 - PROPOSED FLOOR PLANS SHEET A-2 - PROPOSED ELEVATIONS SHEET A-3 - ACCESSORY PLANS AND ELEVATIONS
SCOPE OF WORK - REMODEL EXISTING HISTORIC HOUSE - PROPOSED ADDITION TO HISTORIC HOUSE - PROPOSED NEW POOL - PROPOSED ACCESSORY STRUCTURE

PROJECT DATA						
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00017710-000000					
SETBACKS:						
FRONT	NO CHANGE		16'-1"		5'	NONE
LEFT SIDE	NO CHANGE		4'-1"		5'	NONE
RIGHT SIDE	5'-0" TO MAIN HOUSE ADDITION		0"		5'	NONE
REAR	49'-3" TO MAIN HOUSE ADDITION		67'-3"		15'	NONE
LOT SIZE	NO CHANGE		3,150 SQ.FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	1,238 SQ.FT.	39.3%	848 SQ.FT.	26.9%	50% MAX	NONE
ACCESSORY REAR YARD COVERAGE	100 SQ.FT.	26.6%	N/A		30% MAX	NONE
FLOOR AREA	1,170 SQ.FT.	.371	777 SQ.FT.	.246	1.0	NONE
BUILDING HEIGHT	14'-5" MAIN HOUSE		14'-5" MAIN HOUSE		30' MAX	NONE
IMPERVIOUS AREA	709 SQ.FT.	22.5%	440 SQ.FT.	13.96%	60% MAX	NONE
OPEN SPACE	1,098 SQ.FT.	36.1%	1,738 SQ.FT.	55.17%	35% MIN	NONE



HARC PLAN
917 CENTER ST.
KEY WEST, FLORIDA

Drawn By: JMT	
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

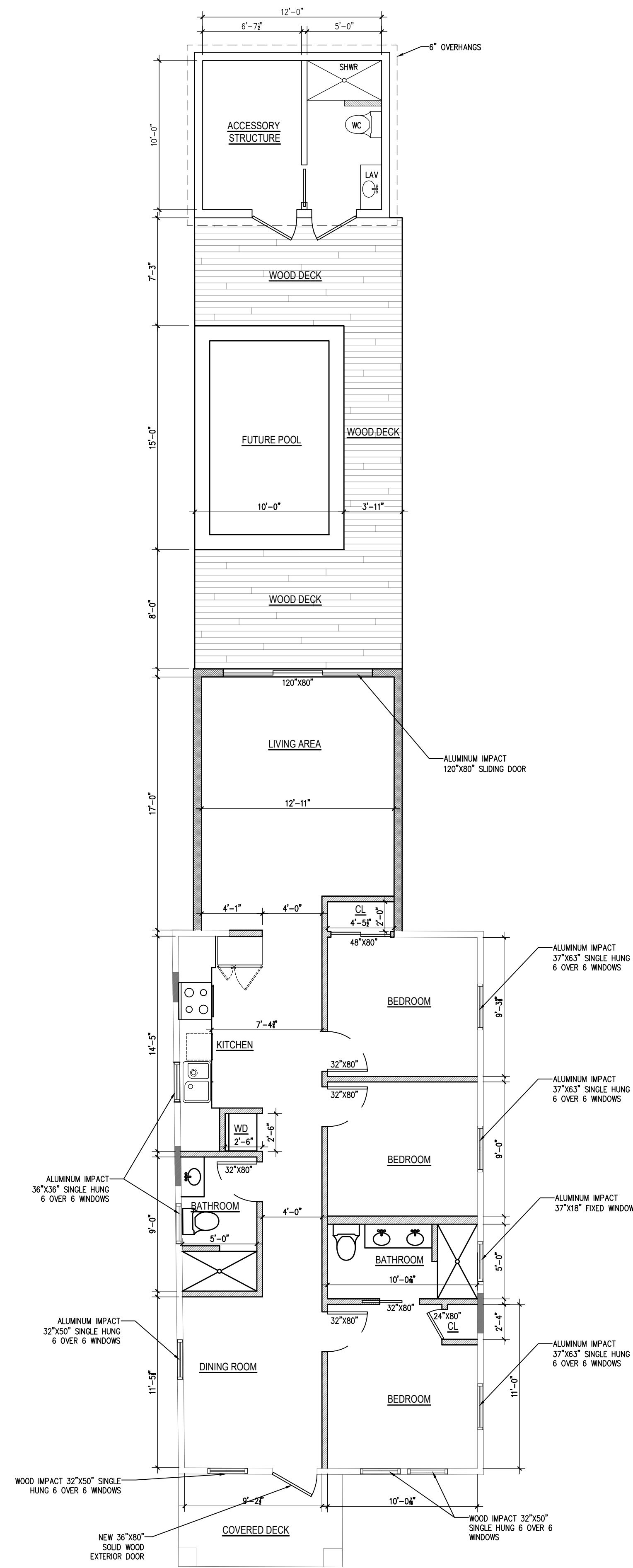
Title:

EXISTING AND
PROPOSED SITE
PLAN

Sheet Number:

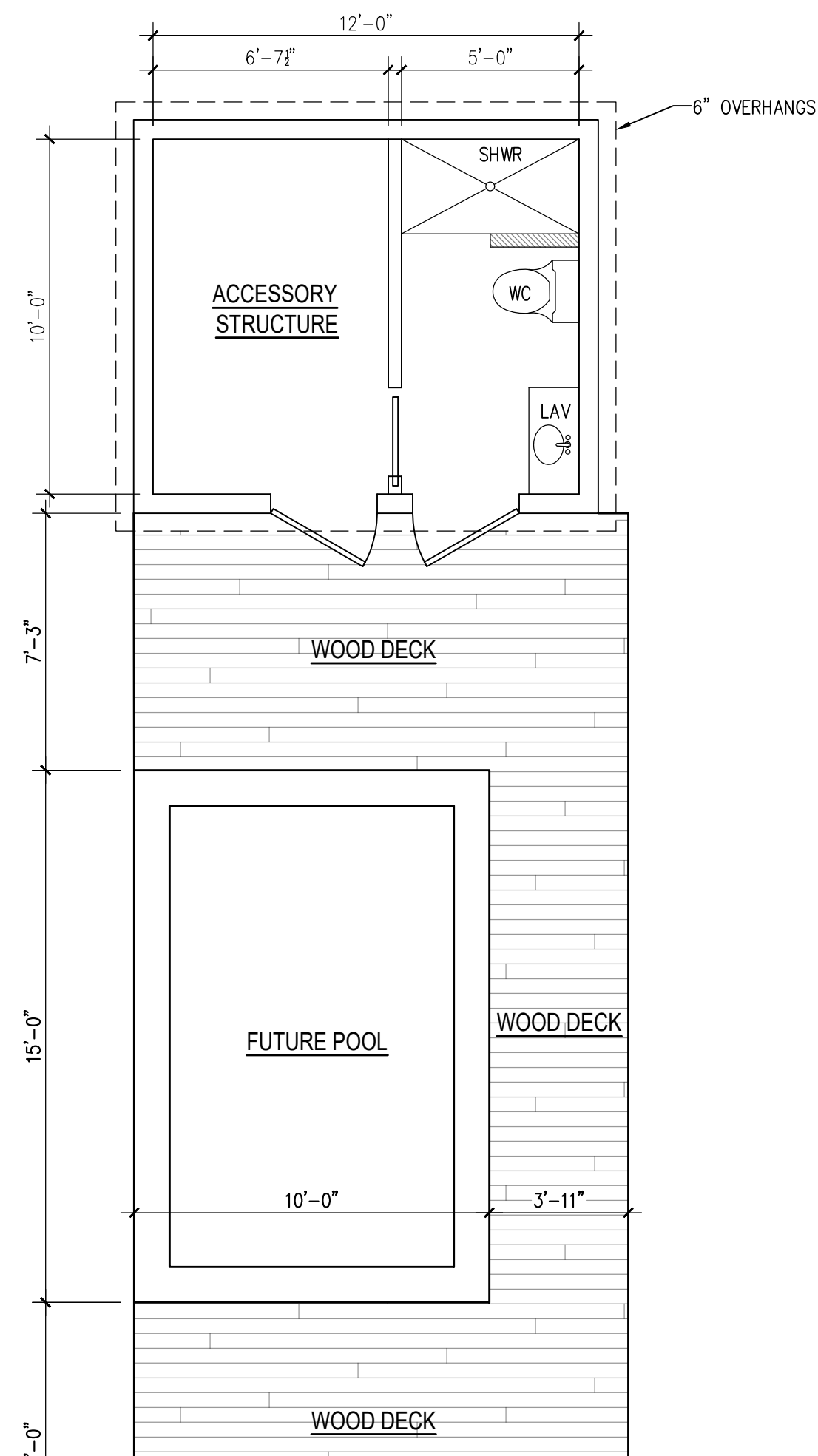
CS-1

Date: 10.13.2025



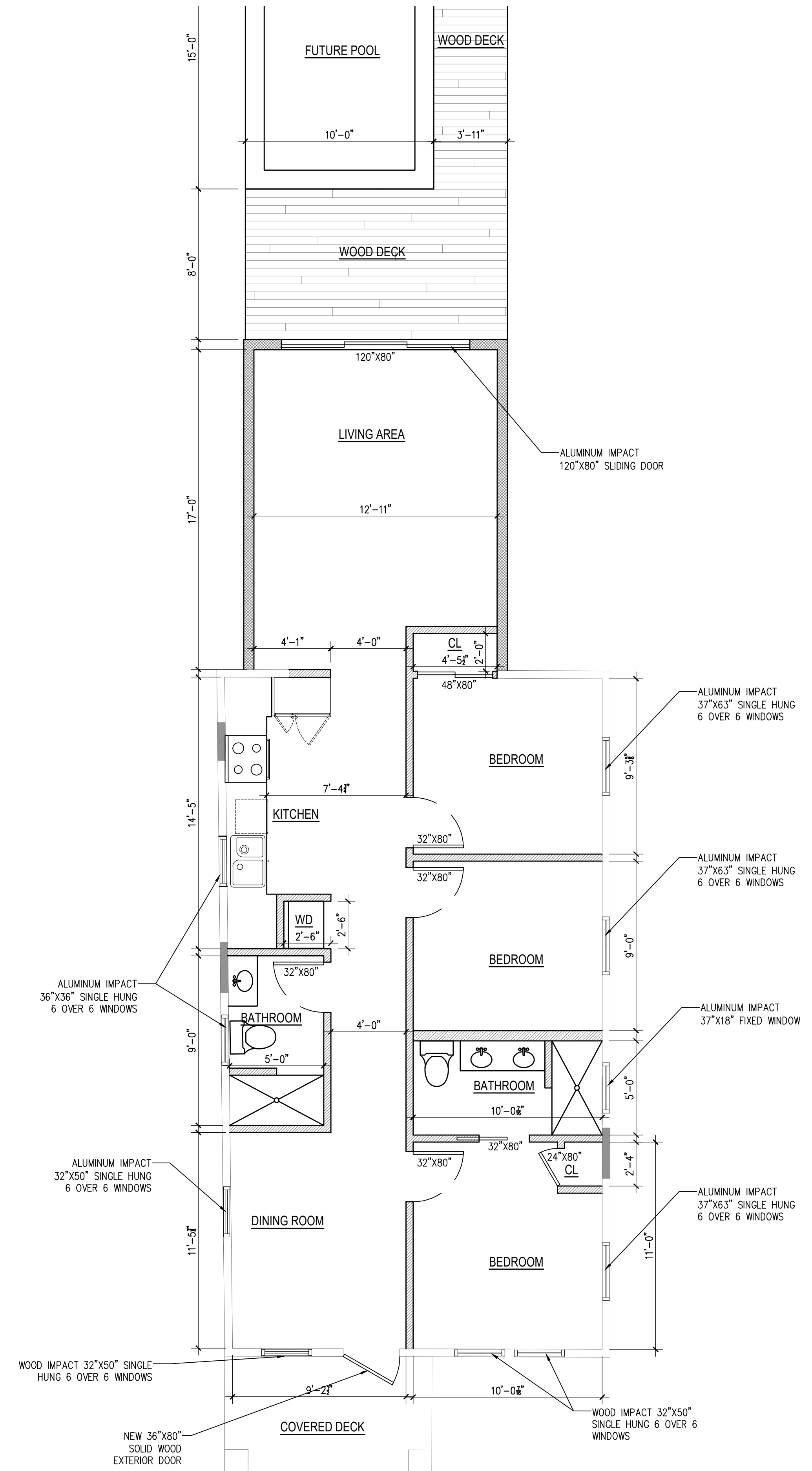
FULL MAIN HOUSE AND ACCESSORY PLAN

SCALE: 3/16"=1'-0"



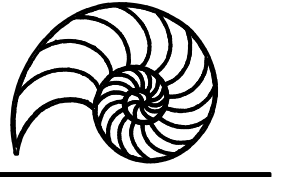
PROPOSED ACCESSORY PLAN
AND PARTIAL DECK AND POOL PLAN

SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN
AND PARTIAL DECK AND POOL PLAN

SCALE: 1/4"=1'-0"



NAUTILUS
DRAFTING & DESIGN
SERVICES

CONTACT INFO:
JONATHAN TAVAREZ
EMAIL:
NAUTILUSDRAFTING@GMAIL.COM
CELLPHONE:
305-906-1530

HARC PLAN

917 CENTER ST.
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.

Revisions:

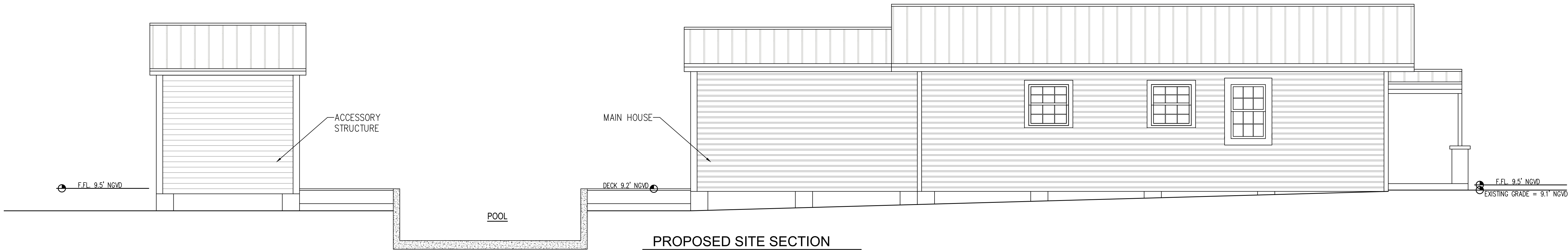
Title:

PROPOSED FLOOR
PLANS

Sheet Number:

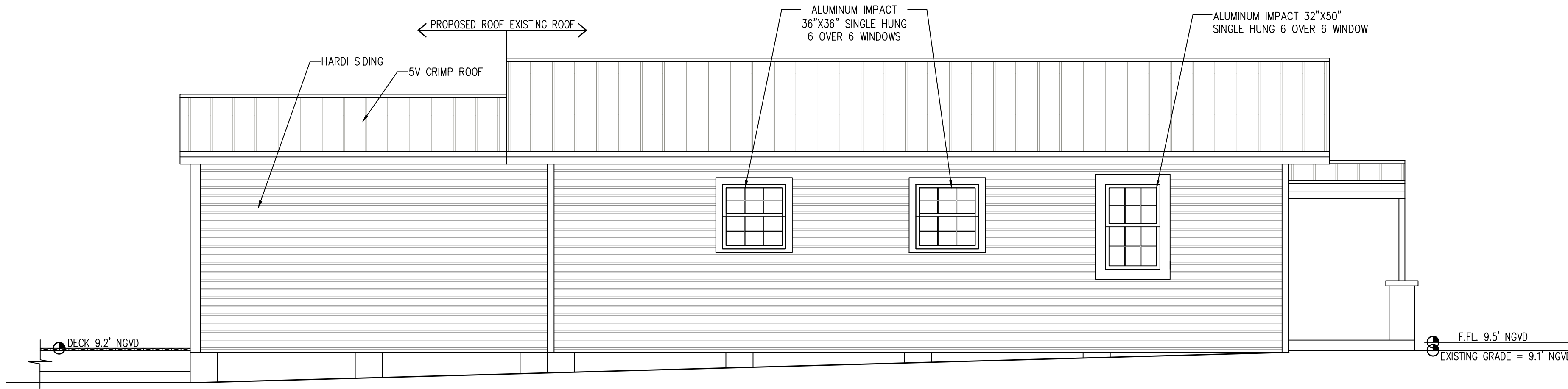
A-1

Date: 10.13.2025



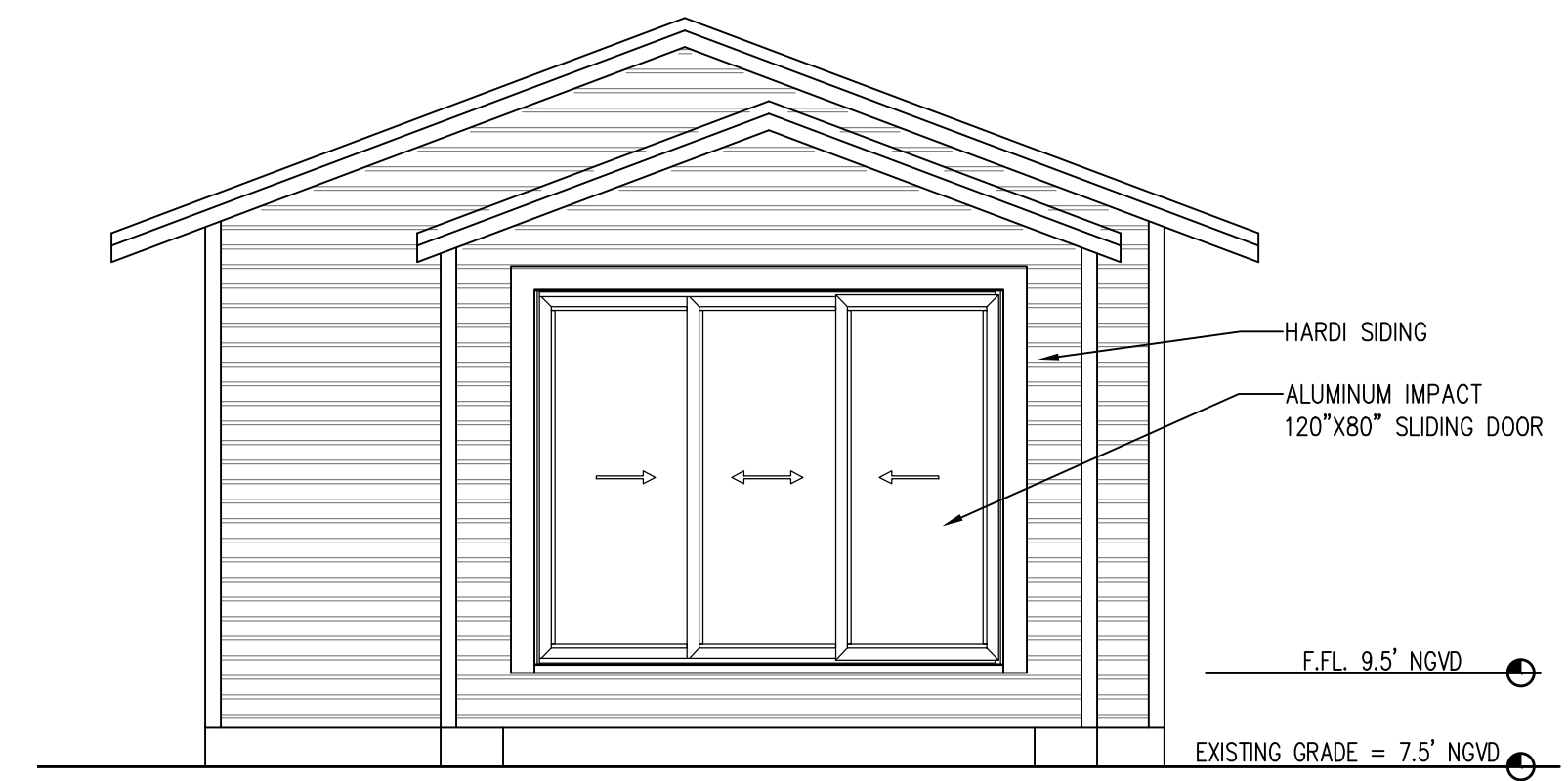
PROPOSED SITE SECTION

SCALE: 1/4"=1'-0"



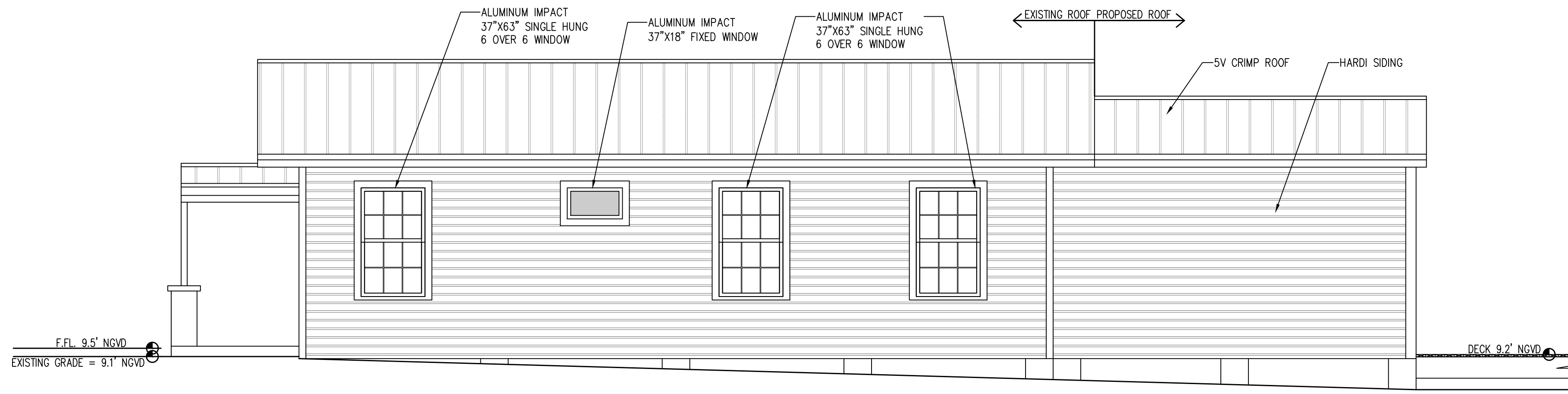
PROPOSED SIDE ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"



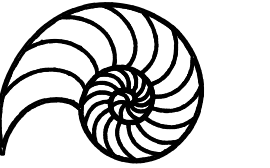
PROPOSED SIDE ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"



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HARC PLAN

917 CENTER ST.
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.

Revisions:

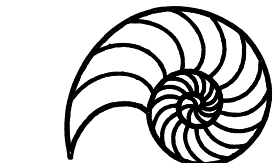
Title:

**PROPOSED
ELEVATIONS**

Sheet Number:

A-2

Date: 10.13.2025



NAUTILUS
DRAFTING & DESIGN
SERVICES

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HARC PLAN

917 CENTER ST.
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.

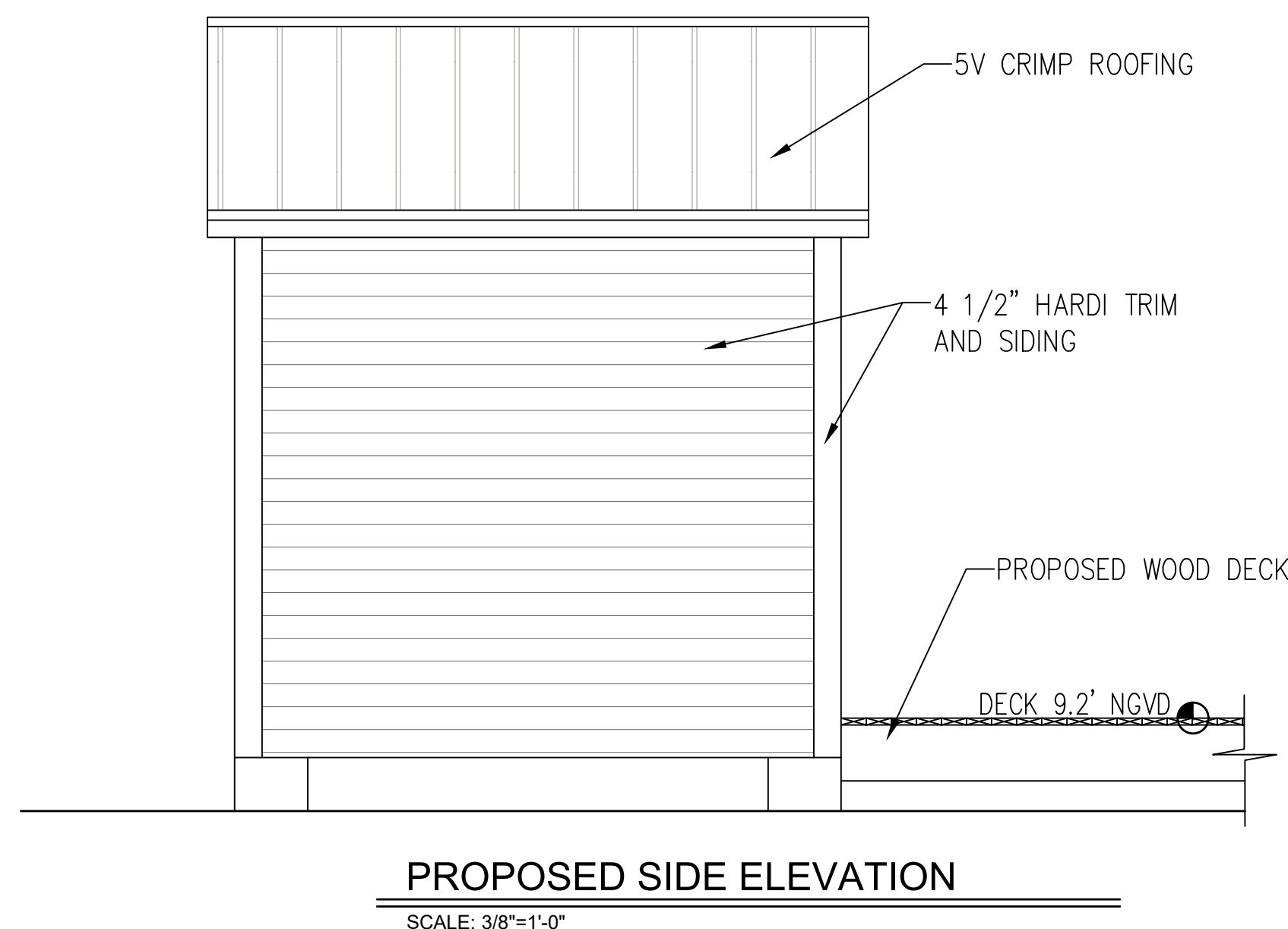
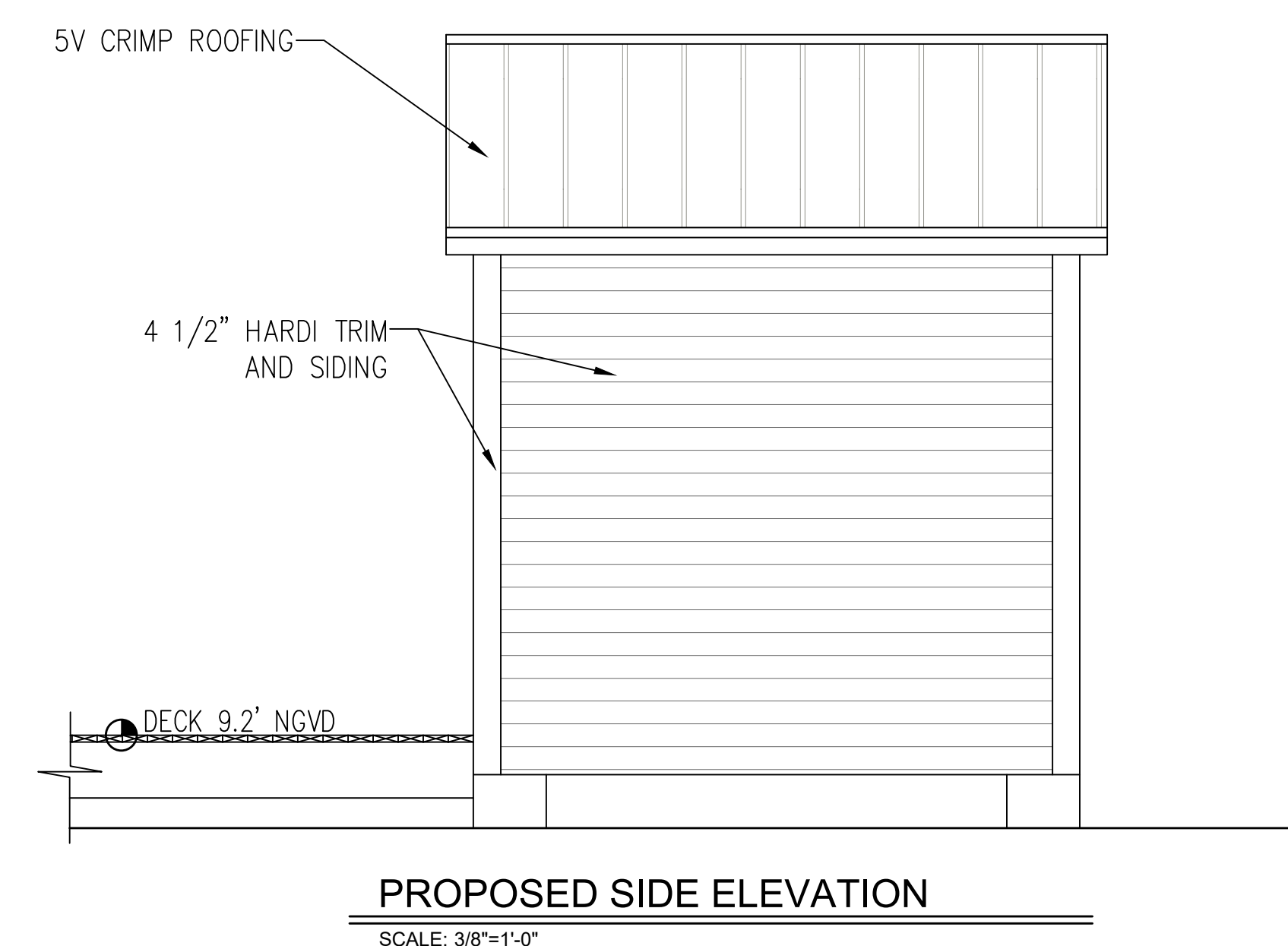
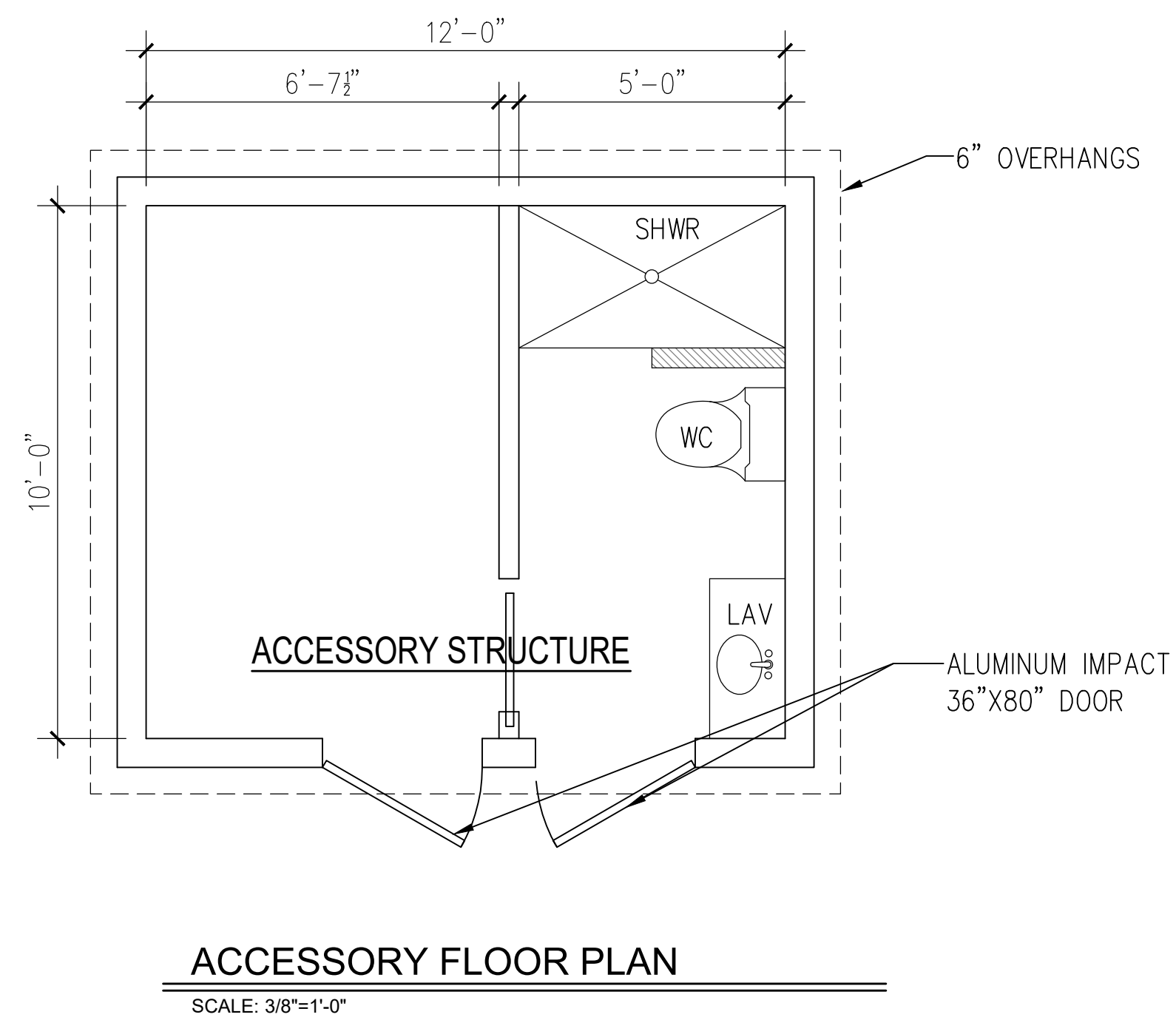
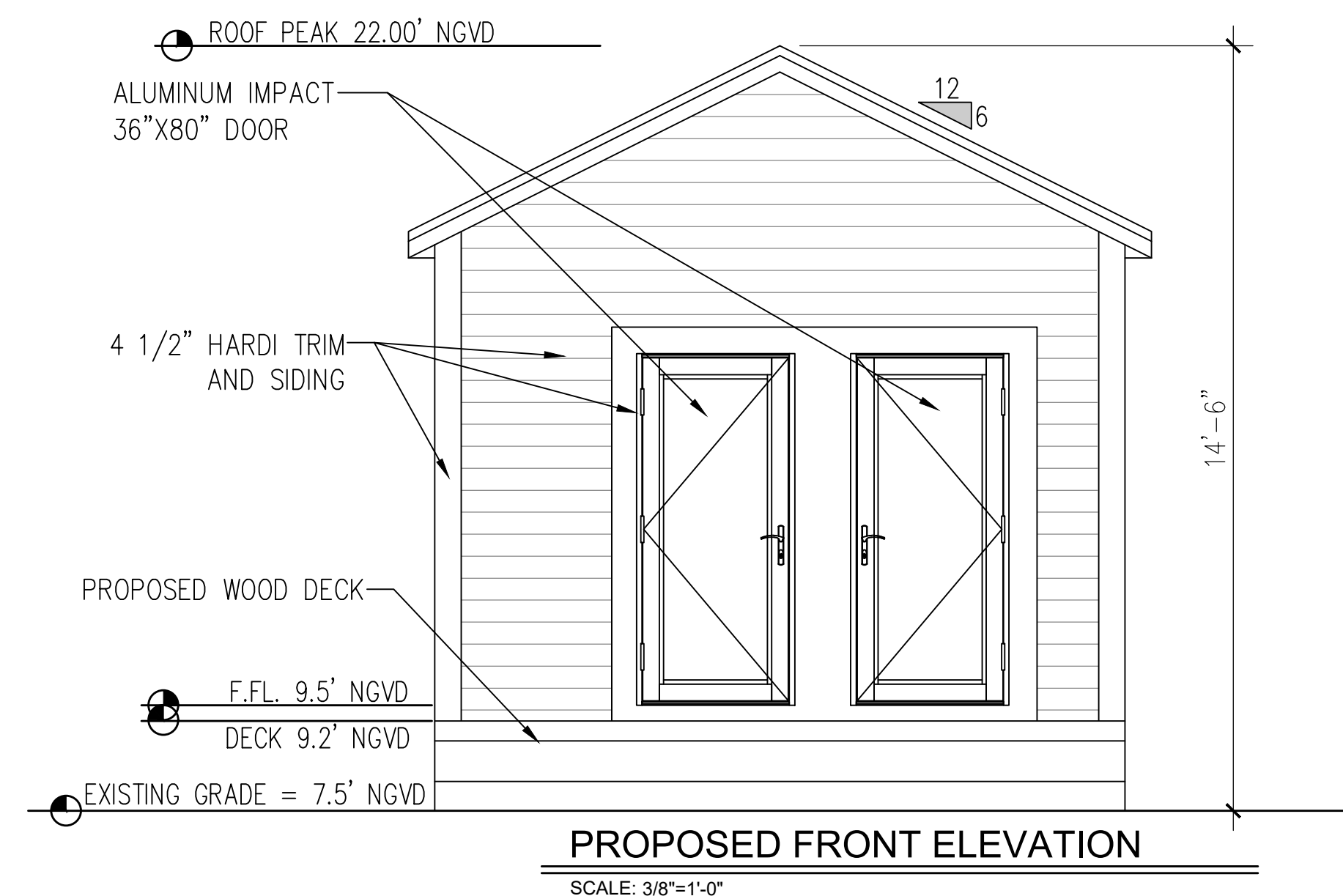
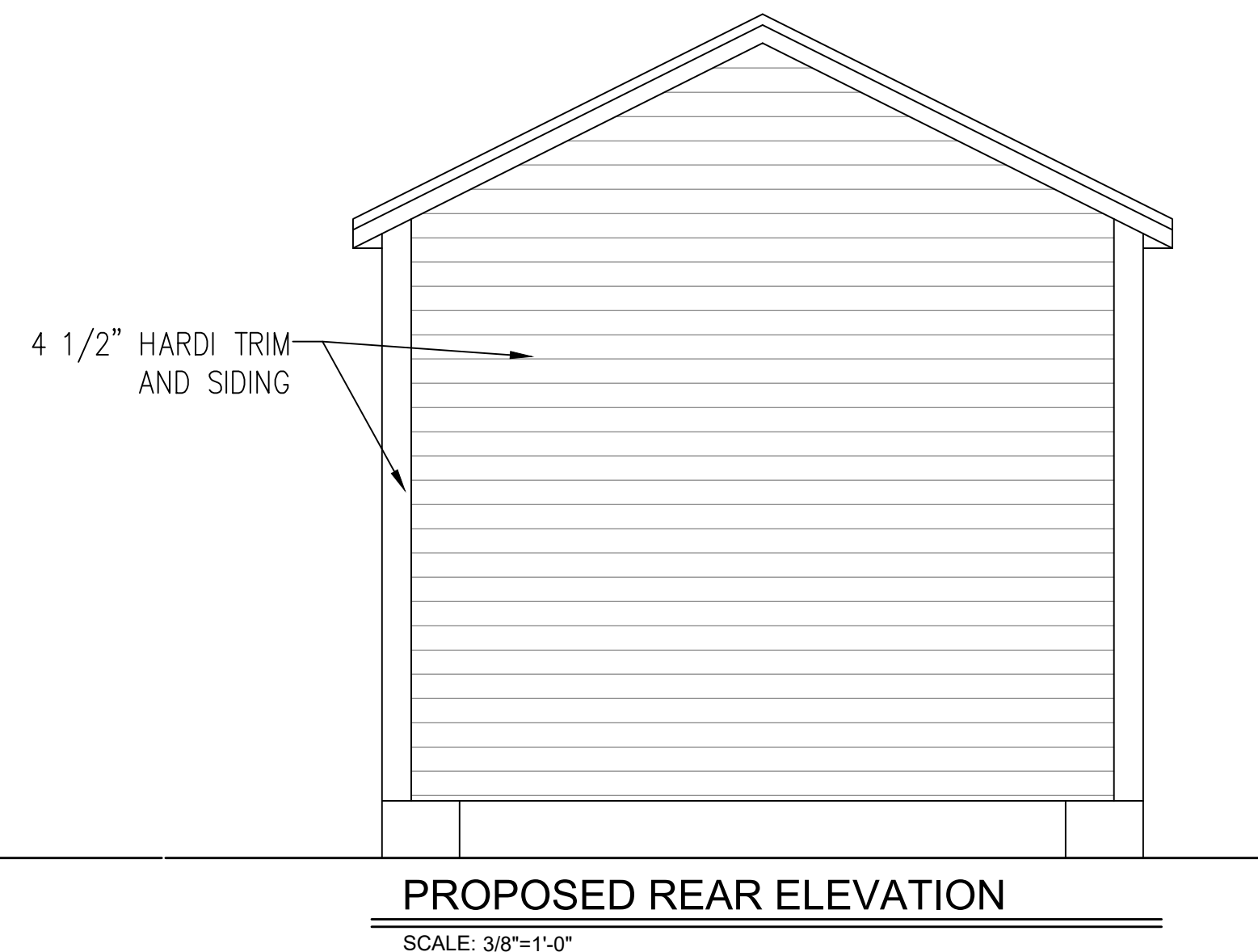
Revisions:

Title:
**PROPOSED
ACCESSORY PLAN
AND ELEVATIONS**

Sheet Number:

A-3

Date: 10.13.2025



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 18, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE. REAR ADDITION TO MAIN HOUSE, NEW POOL, NEW POOL DECK, AND NEW ONE-STORY ACCESSORY STRUCTURE IN REAR OF PROPERTY. DEMOLITION OF REAR WALL OF MAIN STRUCTURE TO CONNECT ADDITION.

#917 CENTER STREET

Applicant – Nautilus Drafting & Design Services Application #C2025-0092

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 305-809-3811 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 Jonathan Tavaréz, 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:
917 Center St. on the
13 day of November, 2025.

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 November 18, 2025.

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 C2025-0092.

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

Signed Name of Affiant:

Jonathan Tavaréz
Date: 11/13/25
Address: 21460 Over-Seas Hwy, Suite 3
City: Cudjoe Key
State, Zip: FL, 33042

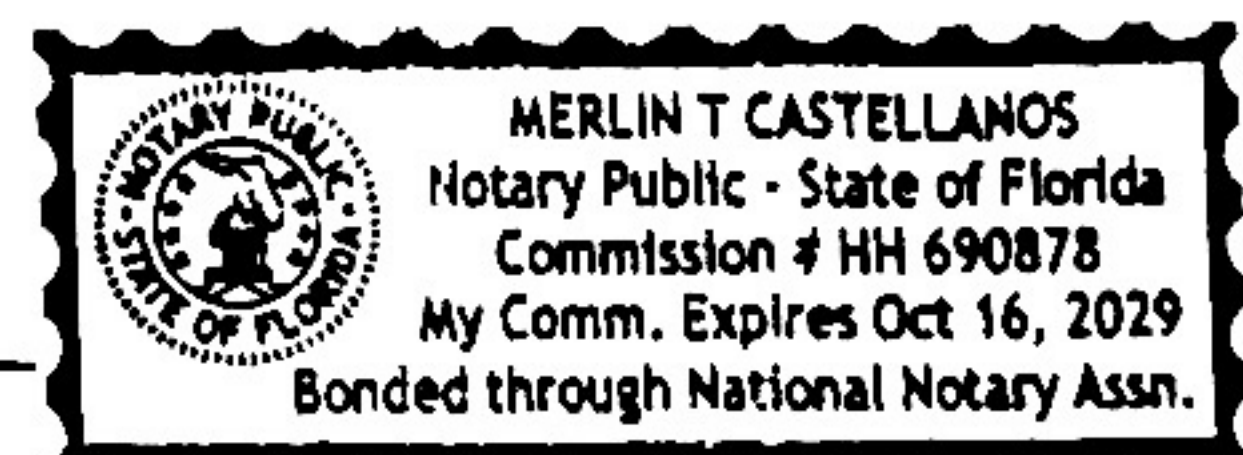
The forgoing instrument was acknowledged before me on this 13th day of November, 2025.

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

NOTARY PUBLIC

Sign Name: Merlin T. Castellanos
Print Name: Merlin T. Castellanos

Notary Public - State of Florida (seal)
My Commission Expires: 10/16/29



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FOR SALE
ShineGroup exp
786-686-2163
WWW.TWETOSHINEGROUP.COM

917

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#917 CENTER STREET

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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 800-955-0771 or 800-955-8770 (Voice) for the ADA Coordinator at 305-809-3811 in advance for sign language interpreters, assistance hearing devices, or materials in accessible format.



NO PARKING
AUTHORIZED
WILL BE
AWAY



FOR SALE
Shine Group exp
786-686-2163
WWW.TIMTOSHINEGROUP.COM

917

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RENOVATIONS TO CONTRIBUTING STRUCTURE, REAR ADDITION TO MAIN HOUSE, NEW POOL, NEW POOL DECK, ADDITION TO MAIN HOUSE, NEW POOL, NEW POOL DECK, AND NEW ONE-STORY ACCESSORY STRUCTURE IN REAR AND NEW ONE-STORY ACCESSORY STRUCTURE IN REAR OF PROPERTY, DEMOLITION OF REAR WALL OF MAIN STRUCTURE TO CONNECT ADDITION.

8217 CENTER STREET Application #C2025-0092
Applicant - Nevelin Drafting & Design Services

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 305-490-3975 or visit our website at www.cityofkeywest.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL FINAL DETERMINATION.



NO PARKING
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY
AT VEHICLE
OWNER'S EXPENSE
C.V.C.
POLICE PH.



PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

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 00017710-000000
 Account# 1018180
 Property ID 1018180
 Millage Group 10KW
 Location Address 917 CENTER St, KEY WEST
 Legal KW PT LOTS 1-3 SQR 8 TR 4 G28-10 OR9-123 OR1576-1976/1979 OR2377-2467
 Description OR2987-2313 OR3002-1186 OR3004-2111 OR3291-0230
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

1024 JAMES STREET LLC
 1026 James St
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$113,281	\$108,031	\$101,635	\$103,047
+ Market Misc Value	\$3,011	\$2,225	\$2,281	\$2,337
+ Market Land Value	\$1,085,273	\$1,079,979	\$905,277	\$701,457
= Just Market Value	\$1,201,565	\$1,190,235	\$1,009,193	\$806,841
= Total Assessed Value	\$1,201,565	\$790,491	\$718,628	\$653,298
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,201,565	\$1,190,235	\$1,009,193	\$806,841

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,079,979	\$108,031	\$2,225	\$1,190,235	\$790,491	\$0	\$1,190,235	\$0
2023	\$905,277	\$101,635	\$2,281	\$1,009,193	\$718,628	\$0	\$1,009,193	\$0
2022	\$701,457	\$103,047	\$2,337	\$806,841	\$653,298	\$0	\$806,841	\$0
2021	\$518,814	\$72,699	\$2,394	\$593,907	\$593,907	\$0	\$593,907	\$0
2020	\$514,843	\$72,699	\$2,450	\$589,992	\$589,992	\$0	\$589,992	\$0
2019	\$542,637	\$72,699	\$2,506	\$617,842	\$609,662	\$0	\$617,842	\$0
2018	\$477,785	\$73,891	\$2,562	\$554,238	\$554,238	\$0	\$554,238	\$0

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)	2,545.20	Square Foot	0	0

Buildings

Building ID	1297	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1918
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2002
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	828	Roof Type	GABLE/HIP
Finished Sq Ft	756	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	114	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	31	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	756	756	0
OPF	OP PRCH FIN LL	72	0	0
TOTAL		828	756	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1969	1970	0 x 0	1	24 SF	3
CONC PATIO	1969	1970	0 x 0	1	48 SF	2
FENCES	1996	1997	4 x 28	1	112 SF	2
CONC PATIO	1996	1997	0 x 0	1	278 SF	2
WALL AIR COND	1999	2000	0 x 0	1	2 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/30/2024	\$825,000	Warranty Deed	2473361	3291	0230	19 - Unqualified	Improved		
7/4/2013	\$0	Order (to be used for Order Det. Heirs, Probate in	2239299	2987	2313	11 - Unqualified	Improved		
6/10/2013	\$0	Order (to be used for Order Det. Heirs, Probate in	2250879	3002	1186	11 - Unqualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
9703795	11/01/1997	Completed	\$2,500		V-CRIMP ROOF
9703980	11/01/1997	Completed	\$1,000		PICKET FENCE
9701951	07/01/1997	Completed	\$10,000		RENOVATIONS

View Tax Info
[View Taxes for this Parcel](#)

Sketches (click to enlarge)