



**Historic Architectural Review Commission
Staff Report for Item 12**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: October 24, 2017

Applicant: William Shepler, Architect

Application Number: H17-03-0048

Address: #914 Emma Street Rear aka #914 Williams Alley

Description of Work:

New one and a half-story wood frame single-family house on vacant lot. New pool, deck, and site improvements.

Site Facts:

The site in question has been vacant for the past year as there used to be a dilapidated mobile home. An old and large sapodilla tree dominated the vacant lot. The Planning Board approve a request for front and rear yards setbacks variances, as they found the sapodilla tree and the small lot size hardships for the development of the parcel. The city recognizes one unit on the lot.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, 22, 23, 24 and 25.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4 of page 40, pools.

Staff Analysis

This staff report is for the review of a new one and a half- story single-family frame house to be located on a vacant lot. The structure is rectangular in footprint with a small bump-

out towards the south. The design proposes for the house a full-covered three-bay front porch on its first floor. On the bump-out volume, the design proposes a small porch on the upper floor facing the alley. The entire design takes advantage of the existing sapodilla tree; all architectural components and accessory structures were designed around the tree.

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. Proposed finishes include hardi board for exterior walls, 2 over 2 impact resistant clear glass windows, shutters, and metal v-crimp panels for the roofing system.

The plan also calls for one pool in the rear yard and on the side of the house, a front yard 4' tall wood picket fence, and driveway.

Consistency with Guidelines

It is staff's opinion that the proposed design meets the cited guidelines. The new structure will not outsize the surrounding structures; because of the exposed rear yard, the design has taken into account the scale and proportions on adjacent houses located on Emma Street. The proposed building form, height, and architectural vocabulary used, makes this new design one harmonious and sensible to its urban context.

The applicant has made an effort of protecting the unique tree on the site while incorporating design strategies that meet the current guidelines for new construction. In addition, the applicant has met several times with staff to review several diagrams for consistency with the guidelines.



THE CITY OF KEY WEST

General Services

P.O. Box 1409, Key West, FL 33040

July 10, 2017

U.S. Post Office
Supervisor of Delivery
400 Whitehead Street
Key West, FL 33040

RE: Assignment of Street Addresses; 914 Williams Alley, Key West
RE # 00015380-000000

RE # 00015380-000000 is a parcel that has frontage along Williams Alley. An application is in place for a new structure to be built. Through this process, it has been discovered that the parcel has been addressed off Emma Street rather than Williams Alley from which it has right of way access, thus generating a new address.

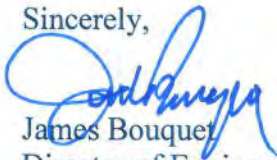
914 Williams Alley is in sequence with the neighborhood grid and shall so be assigned to that location.

Please refer to the attached map.

City of Key West Municipal Code requires the following;
Sec. 62-87. - Display of street number required; penalties.

Should you have any questions or require further information, please do not hesitate to contact me at (305) 809-3721.

Sincerely,


James Bouquet
Director of Engineering
General Services

Cc: Revenue Department
OMI
KEYS Energy
FKAA
Code Compliance Department
Monroe County Tax Appraiser

Building Department
Planning Department
Waste Management
KWPD – Lt. Ream
KWFD – Alan Averett
Comcast



qPublic.net

Monroe County, FL

Layers

Report

Map

Search

Sales Search

Results

Sales Results

Summary

Parcel ID	00015380-000000
Account #	1015750
Property ID	1015750
Millage Group	11KW
Location Address	914 EMMA ST, KEY WEST
Legal Description	KW PT SUB 4 LT 7 OF TR 3 OR195-135/136 OR761-233 OR761-248 CASE 77-769 OR2476-2168/68 OR2795-503/04 OR2833-1413/14 (Note: Not to be used on legal documents)
Neighborhood	6021
Property Class	MOBILE HOME SUB (0200)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

CRUMBLEY PHILLIP
3 Lowes LN
Key West FL 33040

PREATER STUART T/C
3 Lowes LN
Key West FL 33040

(305) 809-3951 (305) 809-3958 FAX

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 17-00300048		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %		

ADDRESS OF PROPOSED PROJECT:

914 Emma - Rear

1 ALLEY 914 Williams

OF UNITS **1**

RE # OR ALTERNATE KEY:

Parcel ID: 00015380-000000

NAME ON DEED:

Philip Crumbley / Stuart Preater

PHONE NUMBER **305.393.1031**

OWNER'S MAILING ADDRESS:

3 Lowes Lane

EMAIL **philpkey@gmail.com**

Key West, FL 33040

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

William Shepler Architect

PHONE NUMBER **305- 890-6191**

ARCHITECT / ENGINEER'S ADDRESS:

201 Front Street , Suite 203, Key West

EMAIL **will@wshepler.com**

FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:



FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> WITHIN FLOOD ZONE	AE-7
	<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., **New 1 1/2 Story Single Family House**

On vacant lot . Wood frame , V-Crimp galvalume roofing, Impact rated windows and doors, pool deck, and all other associated work as per attached drawings.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

11384-11769-01c

PART B:**SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☒ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☒ DECK ☒ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☒ 4 FT. ☒ 6 FT. SOLID ☒ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☒ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☒ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☒ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE _____ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C:**HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 ☐ STAFF APPROVAL: \$50 ☐ COMMISSION REVIEW \$100 ☒

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☒ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: _____

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.	<input type="checkbox"/>	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
Vacant lot guidelines new construction.					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

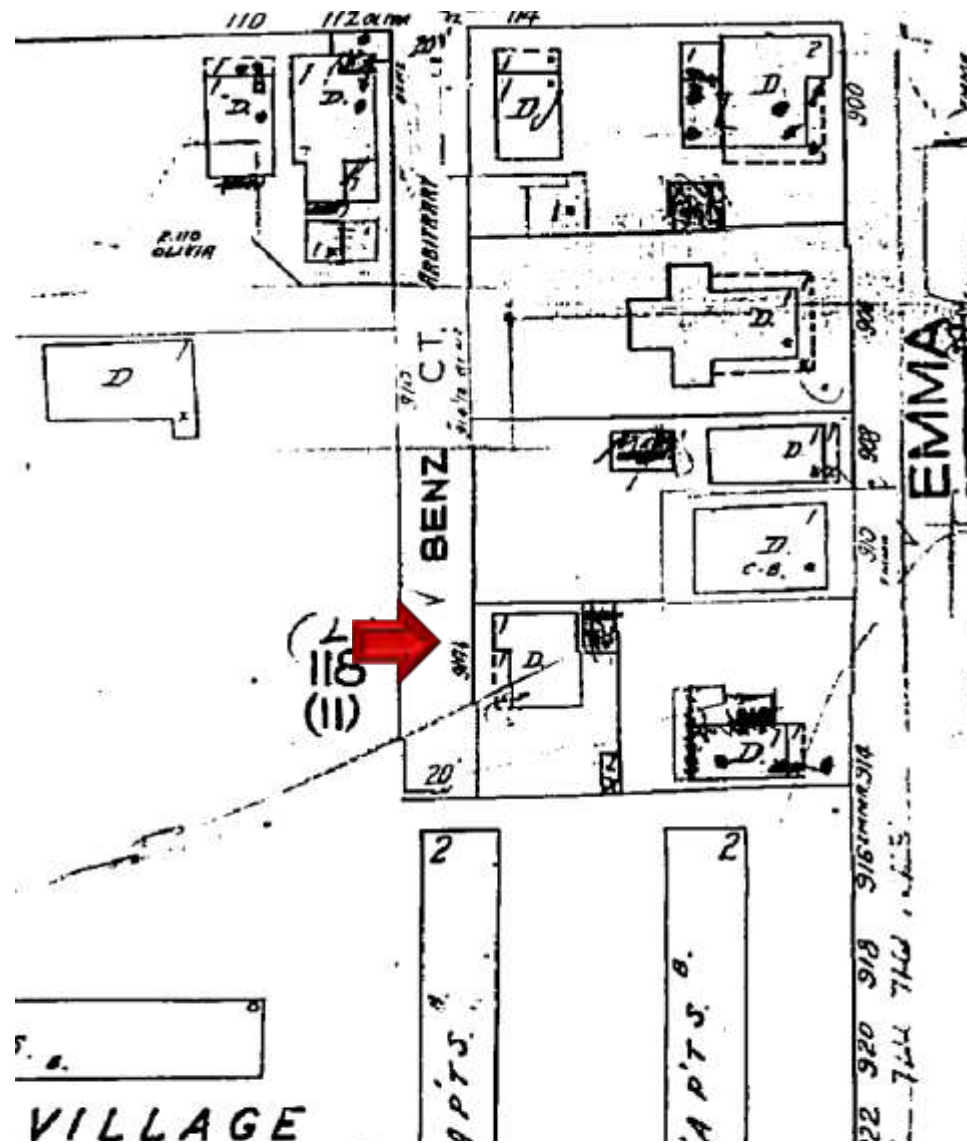
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

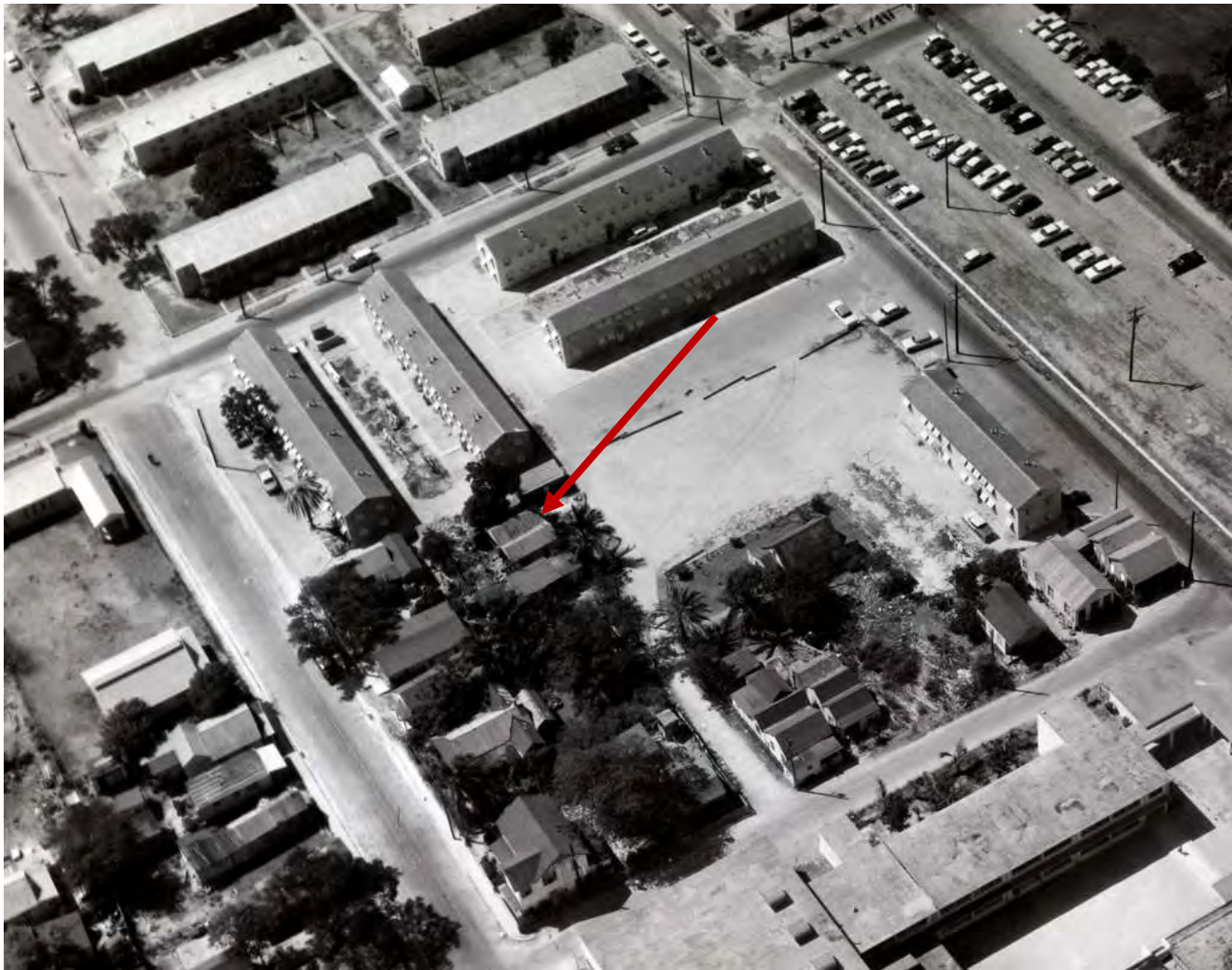
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



1963 Aerial Photograph. Monroe County Library.







July 11, 2017
SITE VISIT



July 11, 2017
SITE VISIT



July 11, 2017
SITE VISIT



July 11, 2017
SITE VISIT



July 11, 2017
SITE VISIT



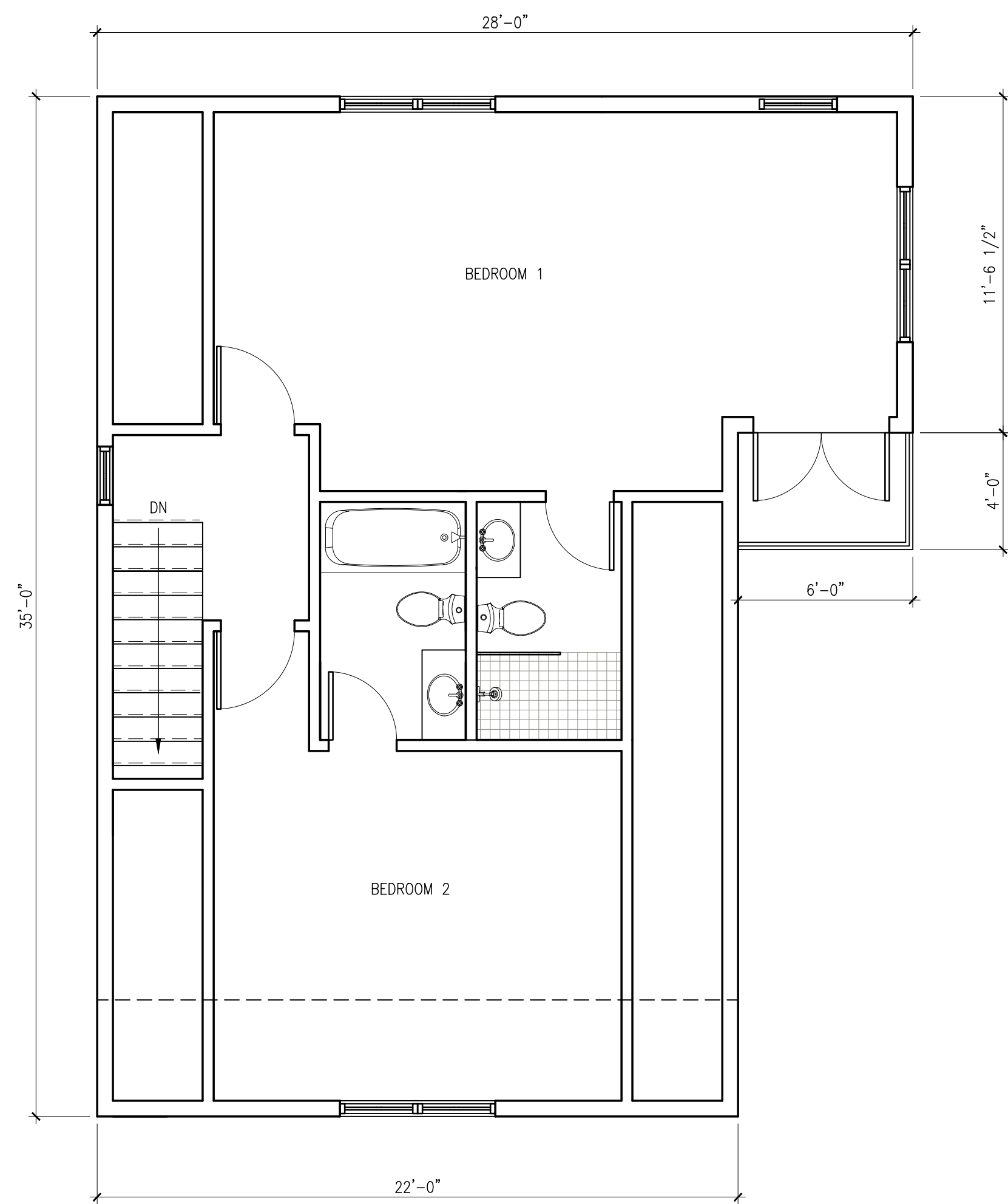
SURVEY

PROPOSED DESIGN

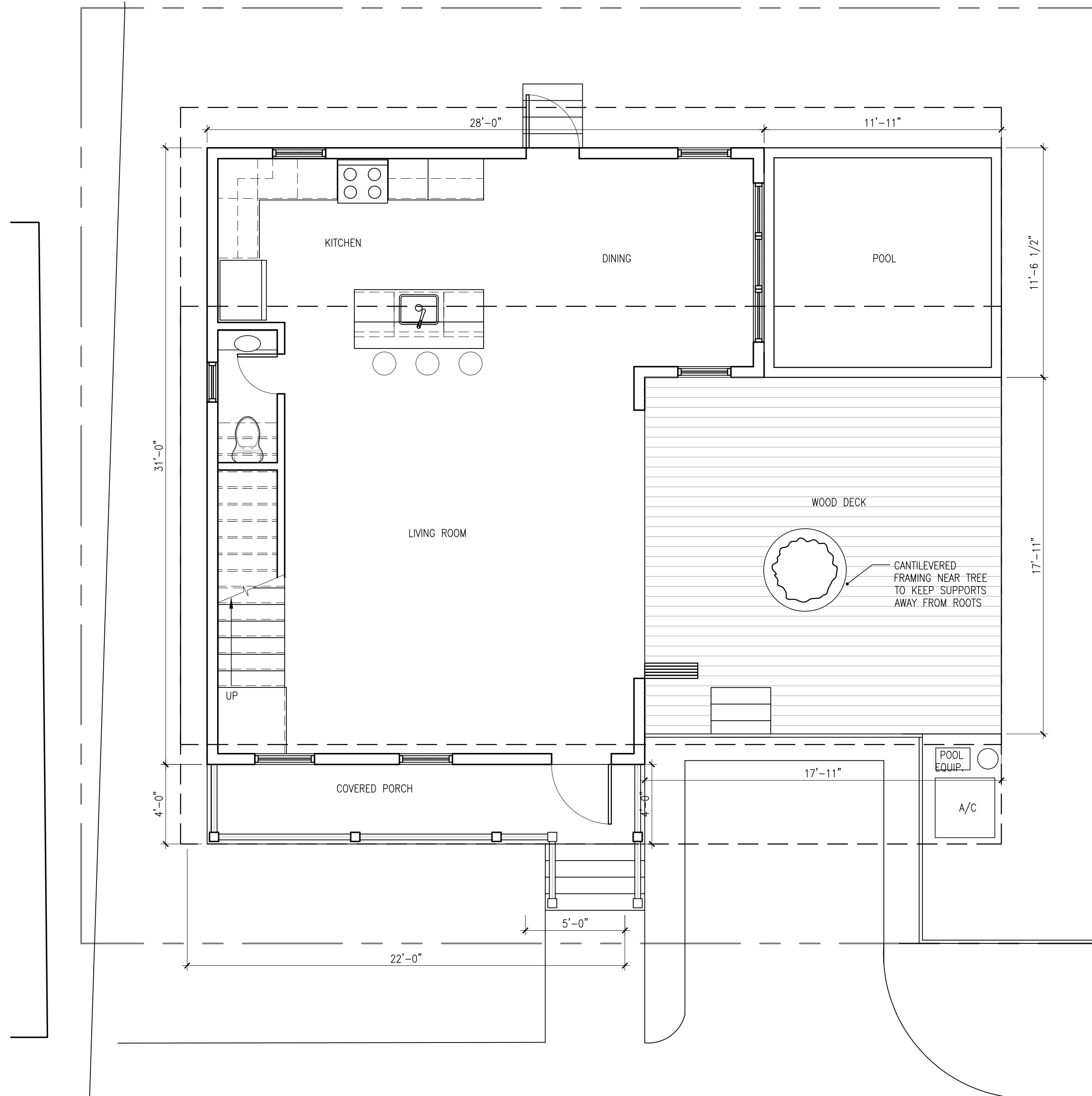
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	25'-9"	Yes
BUILDING COVERAGE	40%	N/A	866 s.f. (35.9%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	998 s.f. (41.1%)	Yes
LOT SIZE	Min. 4,000 s.f.	2,411 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	50.94'	N/A	N/A
LOT DEPTH	Min. 90'	47.06'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	4'-8"	No*
SIDE SETBACK (SOUTH)	Min. 5'	N/A	16'-7"	Yes
SIDE SETBACK (NORTH)	Min. 5'	N/A	6'-0"	Yes
REAR SETBACK	Min. 15'	N/A	6'-8"	No*
OPEN SPACE	35%	NA	1,117 s.f. (46.3%)	Yes

* VARIANCE GRANTED BY PLANNING BOARD 8/2017





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



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

Seal:

Consultants:

Submissions / Revisions:
PLANNING SUBMISSION: 4.17.17
REV 1: 6.14.17
H.A.R.C. SUBMISSION: 8.28.17

914 EMMA STREET - REAR
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size
24x36
Project #:
17015

Title:

FLOOR
PLANS

Sheet Number:

A-2.1

Date: - APRIL 17, 2017

©2017 by William Shepler Architect



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



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



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



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

Seal:

Consultants:

Submissions / Revisions:

PLANNING SUBMISSION:	4.17.17
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914 EMMA STREET - REAR
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size 24x36	Project #: 17015
-----------------------	---------------------

Title:

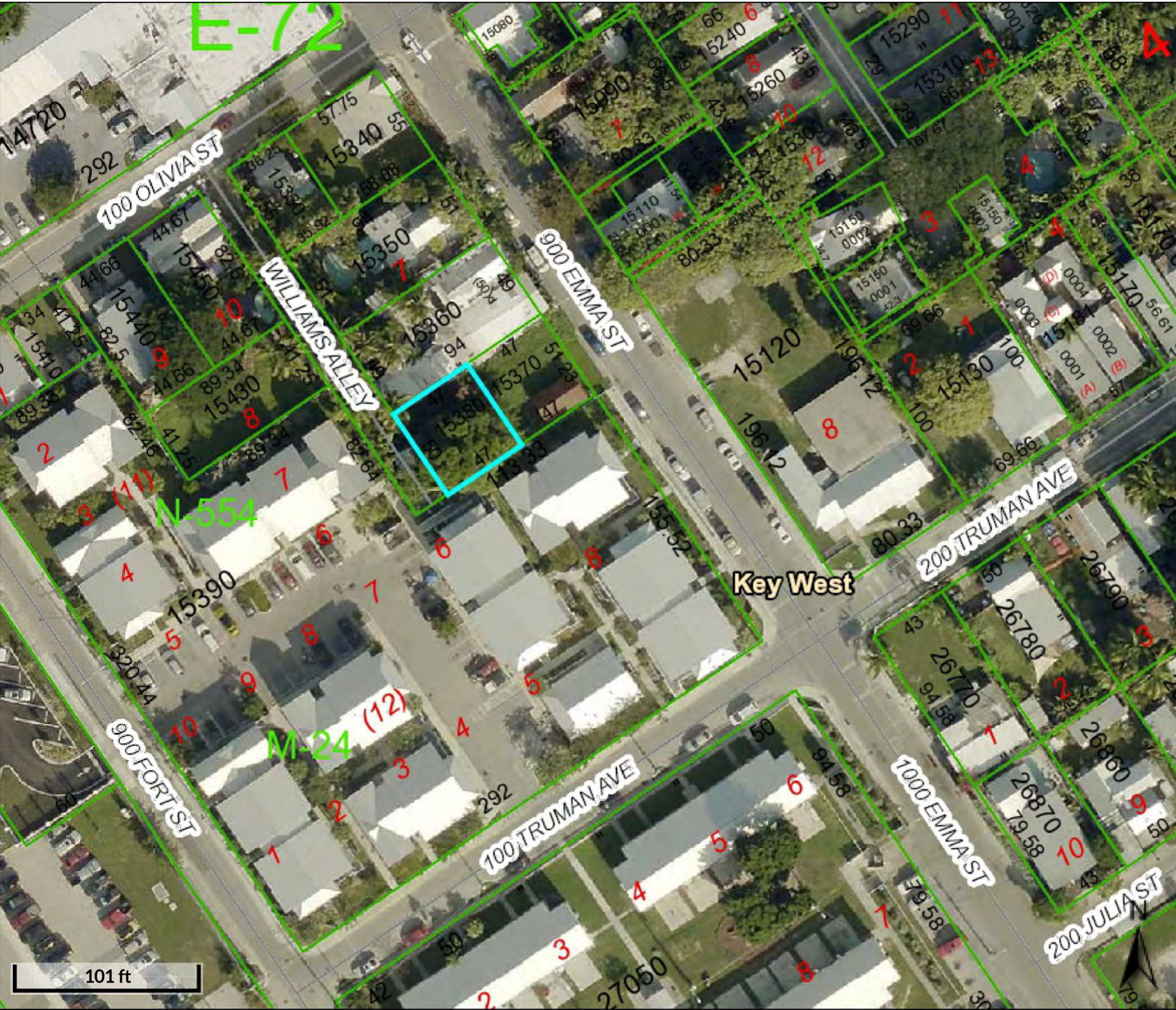
STREETSCAPE

Sheet Number:

A-1.2

Date: - APRIL 17, 2017

©2017 by William Shepler Architect



2
A1.2
AERIAL PHOTO
SCALE: N.T.S.



906 EMMA - REAR

908 EMMA - REAR

914 EMMA - REAR

HOUSING AUTHORITY

1
A1.2
STREETSCAPE - WILLIAM'S ALLEY
SCALE: 1/8"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., October 24, 2017 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE AND A HALF-STORY WOOD FRAME SINGLE-FAMILY HOUSE ON VACANT LOT. NEW POOL, DECK, AND SITE IMPROVEMENTS.

#914 EMMA STREET REAR aka #914 WILLIAMS ALLEY

Applicant –William Shepler Application #17-03-0048

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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



Summary

Parcel ID 00015380-000000
Account # 1015750
Property ID 1015750
Millage Group 11KW
Location 914 WILLIAMS ALLEY, KEY WEST
Address
Legal KW PT SUB 4 LT 7 OF TR 3 OR195-135/136 OR761-233 OR761-248
Description CASE 77-769 OR2476-2168/68 OR2795-503/04 OR2833-1413/14
 (Note: Not to be used on legal documents)
Neighborhood 6021
Property Class MOBILE HOME SUB (0200)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

CRUMBLY PHILLIP
 3 Lowes LN
 Key West FL 33040

PREATER STUART T/C
 3 Lowes LN
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$5,057	\$7,709	\$8,403	\$9,058
+ Market Misc Value	\$182	\$182	\$158	\$144
+ Market Land Value	\$216,629	\$291,378	\$184,334	\$150,863
= Just Market Value	\$221,868	\$299,269	\$192,895	\$160,065
= Total Assessed Value	\$221,868	\$193,678	\$176,071	\$160,065
- School Exempt Value	\$0	(\$5,000)	(\$5,000)	(\$5,000)
= School Taxable Value	\$221,868	\$294,269	\$187,895	\$155,065

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
PERMITTED SFR DRY (01DP)	2,350.00	Square Foot	47	50

Mobile Home Buildings

Style	MOBILE HOME	Roof Type	FLAT OR SHED
Building Type	S.F.R. - M1 / M1	Roof Coverage	METAL
Finished Sq Ft	450	Flooring Type	TERRAZZO
Stories	1 Floor	Heating Type	NONE with 0% NONE
Condition	POOR	Bedrooms	2
Interior Walls	MASONRY/MIN	Full Bathrooms	1
Exterior Walls	METAL/ALUM	Half Bathrooms	0
Year Built	1965	Grade	350
Effective Year Built	1965	Number of Fire Pl	0
Foundation	WD CONC PADS		

Yard Items

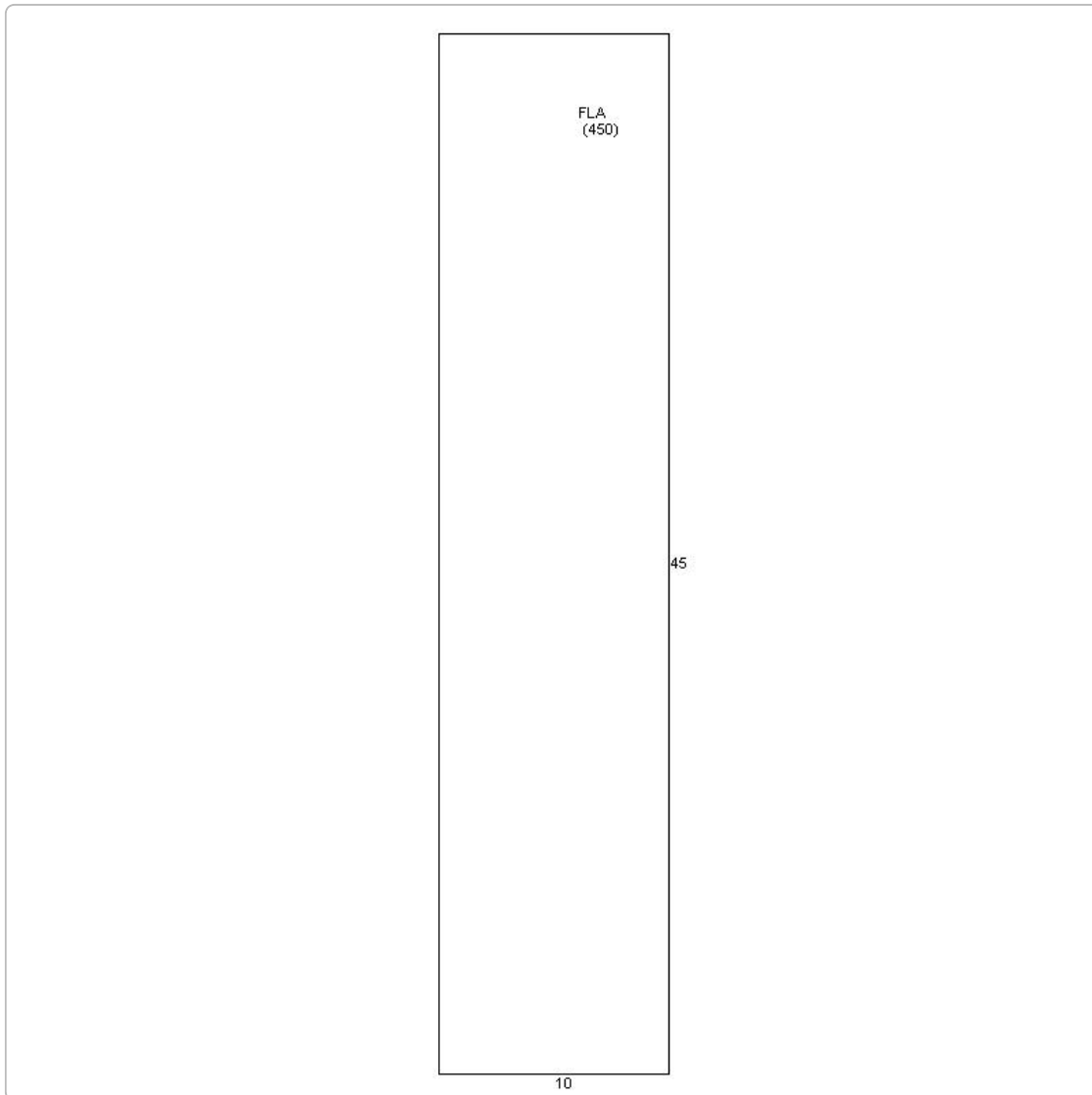
Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1984	1985	1	80 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/3/2017	\$195,000	Warranty Deed	2105509	2833	1413	03 - Qualified	Improved
5/3/2016	\$65,000	Warranty Deed		2795	503	37 - Unqualified	Improved
7/21/2010	\$100	Quit Claim Deed		2476	2168	11 - Unqualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
17-206	1/3/2017	2/10/2017	\$2,300	Residential	REMOVE 2 SHEDS, CHAIN LINK FENCE, EXISTING MOBILE HOME

Sketches (click to enlarge)**Photos**

Map



No data available for the following modules: Buildings, Commercial 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

Last Data Upload: 10/13/2017 6:37:52 AM



Schneider

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Corporation