Historic Architectural Review Commission
Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: November 28, 2017

Applicant: William Shepler

Application Number: H17-03-0020

Address: #1119 South Street

Description of Work:

Renovations to existing house. Two-story side and rear additions and new side pool.

Site Facts:

The two-story house at 1119 South is not listed as a contributing resource in the survey, but was recommended as contributing in the 2011 Survey that was not adopted by the City. Constructed in 1930, the building first appears on the 1948 Sanborn map as a simple two-story structure with an open two-story front porch. By 1962, the building had been altered, with the part of the second-floor porch enclosed and a two-story porch constructed on the east side of the structure. It appears that part of the house has been patched together, as it has many historic 2/2 windows, but they are of different sizes. The building has two units.

This project was scheduled for the June HARC meeting, but was postponed before the meeting was held for the applicant to redesign the project.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 3, 4, 5, 6, 9, and 10.

2016 HARC Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 14, 19, 22, 24, 25, 29, 30, 31, and 33.

Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 2, 3, 8, and 13.

Staff Analysis

This Certificate of Appropriateness proposes renovations to a historic house, relocating any historic 2/2 windows to the side elevations, giving them more visibility. The front façade will be reconfigured to a more standard three-bay elevation, rather than the non-traditional (and most likely not original). The front of the house will have new wood windows, as the existing historic windows are of different sizes.

The plans also propose new additions to the main house. The existing two-story porch on the side will be rebuilt with a hip roof rather than a shed roof. Part of the porch will be enclosed. The west side of the building will have a one-story open porch installed. A new two-story addition will be constructed in the rear and part of it will jut out to the side and cover a small portion of the main building. The new additions will have wood siding and trim, aluminum impact rated windows, and metal shingles.

The plans also propose a new pool in the side yard. The pool has been pushed back so it is located in the rear half of the side yard.

Consistency with Guidelines

1. Even though the guidelines for entrances, porches, and doors state that original porch elements should be repaired to replicate original features. The existing porch configuration does not appear to be original, as it is not a traditional form of the porch. It is obvious that there have been many alterations to this structure. The proposed porch returns a more proportional, three-bay porch that is traditional to Key West.

2. Addition to Main House: The project proposes new additions on the sides and rear of the structure. Guideline 25 for additions state:

   "New additions on non-historic and non-contributing structures that overshadow or diminish the historic character of contributing adjacent buildings is prohibited."

   The adjacent property, 1117 South Street, is a contributing, one-story structure. The new west-side addition is a two-story addition that will be taller than 1117 South Street, but the addition will be set approximately 60 feet from the front property line. Still, staff believes that the western two-story addition could be reduced a bit in massing to lessen its impact on the historic structure and the neighboring contributing structure at 1117 South Street.

It is staff's opinion that the proposed design mostly complies with the guidelines. The two-story addition proposed on the western side of the structure is large, and although it will be set back approximately 60 feet from the front property line, staff does believe that a reduction in width and height of the addition would lessen the addition's impact on the historic house and the surrounding contributing structures.

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	BUILDING PERMIT NUMBER	INITIAL & DATE
17-00300020		

FLOODPLAIN PERMIT	REVISION #

FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			☐ YES ☐ NO _____%

ADDRESS OF PROPOSED PROJECT:	1119 South Street	# OF UNITS 2
RE # OR ALTERNATE KEY:	Parcel ID 00040170-000000	
NAME ON DEED:	Carl Denny	PHONE NUMBER 305-304-3606
OWNER'S MAILING ADDRESS:	1119 South Street	EMAIL nativebuilders@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	

MAY 30 2017

2208 - 43-01

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: x 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: ☑ ONE OR TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ NEW ☑ REMODEL
☐ CHANGE OF USE / OCCUPANCY ☑ ADDITION ☐ SIGNAGE ☐ WITHIN FLOOD ZONE _____
☑ DEMOLITION ☑ SITE WORK ☑ INTERIOR ☑ EXTERIOR ☐ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Renovate entire house- Replace existing porches & additions with new additions and porches, new pool, new deck, impact rated windows & doors , wood siding replacement , galvalume roofing and other work as per attached drawings.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T 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: STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____. Personally known or produced _____ as identification.	Notary Signature as to qualifier: STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____. Personally known or produced _____ as identification.

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

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION ☐ TABLED FOR ADD'L. INFO. ☐

HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

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 ATHORITY, 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 USDEP 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:

1119 South ST

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

IT IS NOT CONTRIBUTING, BUT THE ADDITION(S) TO BE REMOVED ARE EXTREMELY DETERIORATED & IRREVOCABLY COMPROMISED.

OR THAT THE BUILDING OR STRUCTURE;

(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.

HAS NO DISTINCTIVE CHARACTERISTICS

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

NOT ASSOCIATED W/ SIGNIFIGANT EVENTS.

Stu

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

N/A

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

N/A

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

N/A

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

N/A

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N/A

(i) Has not yielded, and is not likely to yield, information important in history.

N/A

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-___-___-___-_____

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

X No Reason HAS NOT BEEN IN FRONT OF COMISSION YET.

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; and

N/A

AND

(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

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 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 there will be a final inspection required under this application. I also understand that any* ***changes to an approved Certificate of Appropriateness must be submitted for review.***

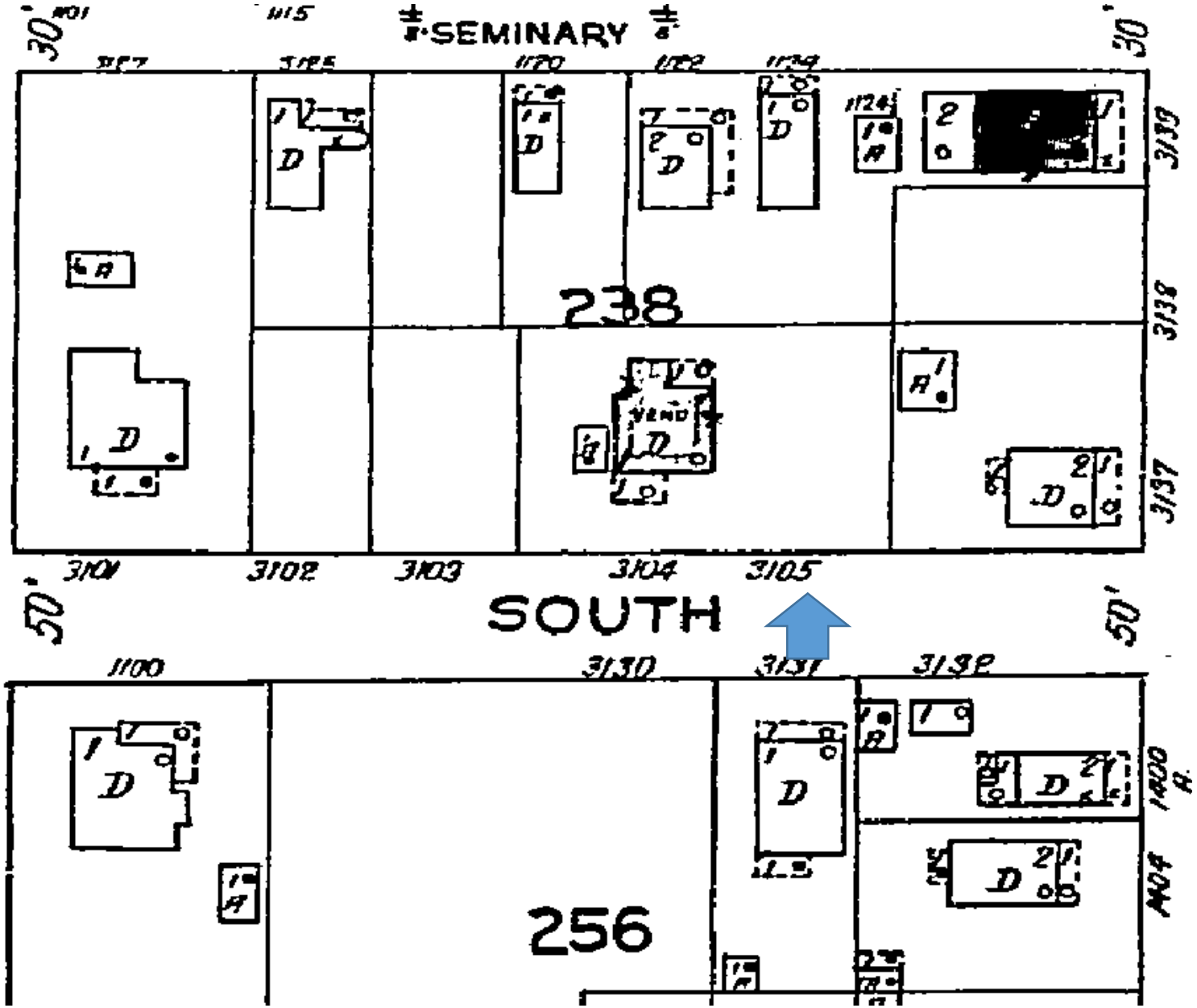
PROPERTY OWNER'S SIGNATURE:	DATE AND PRINT NAME: 5-31-17 Carl Denny

OFFICE USE ONLY

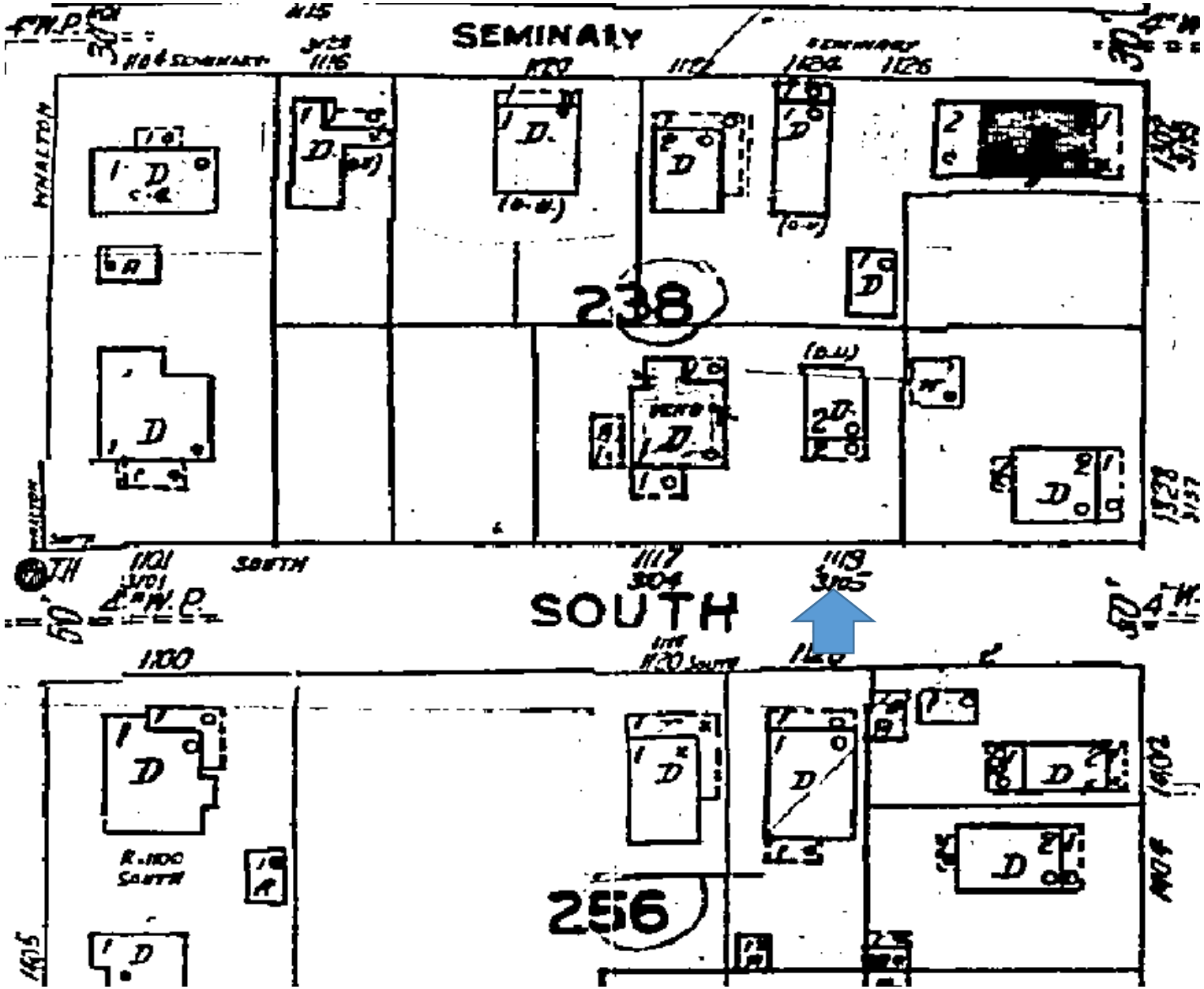
BUILDING DESCRIPTION:				
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
___ Not listed	Year built _____	Comments _____		

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ **TWO YEAR EXPIRATION DATE** _____	Staff Comments

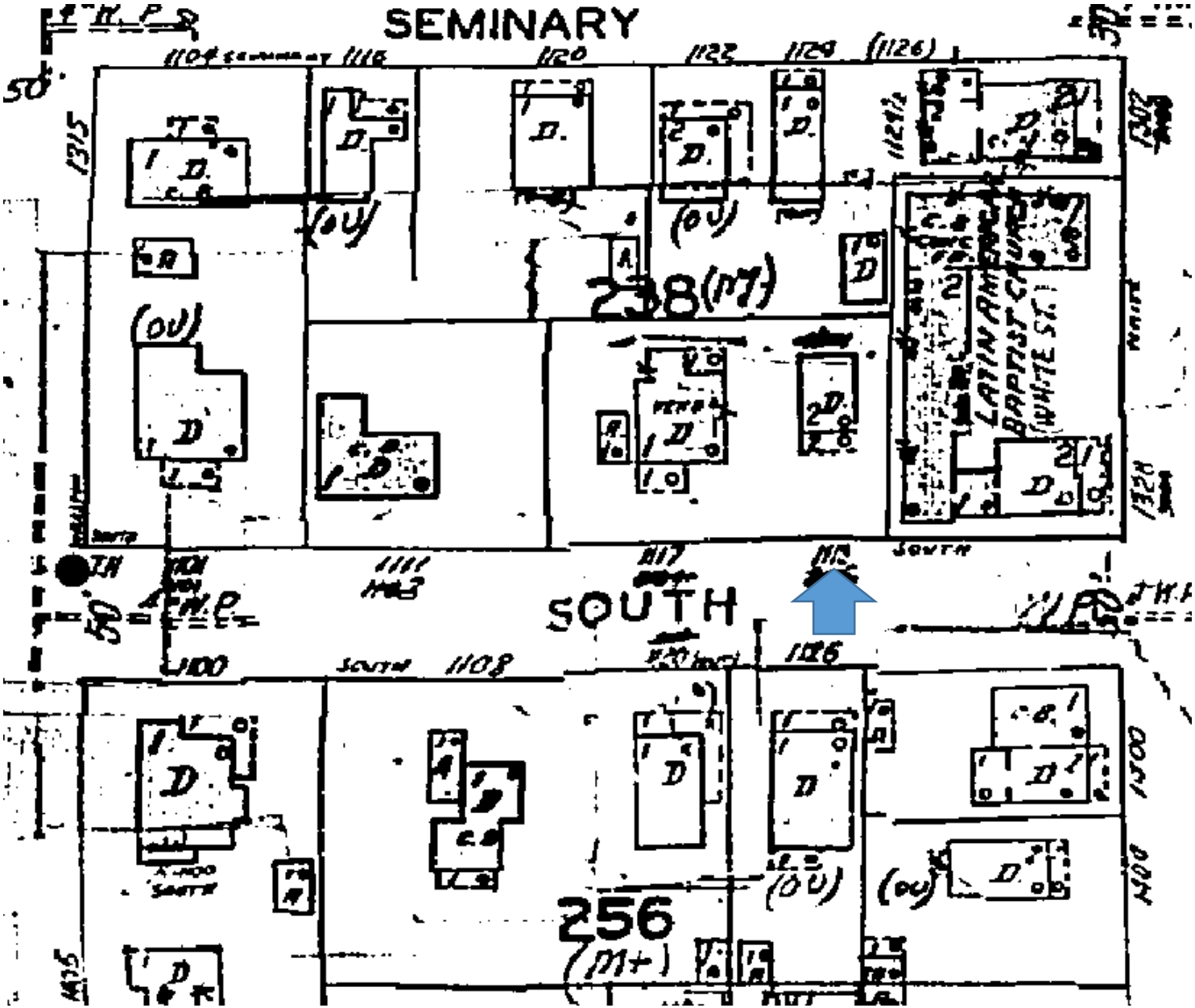
SANBORN MAPS



1926 Sanborn Map

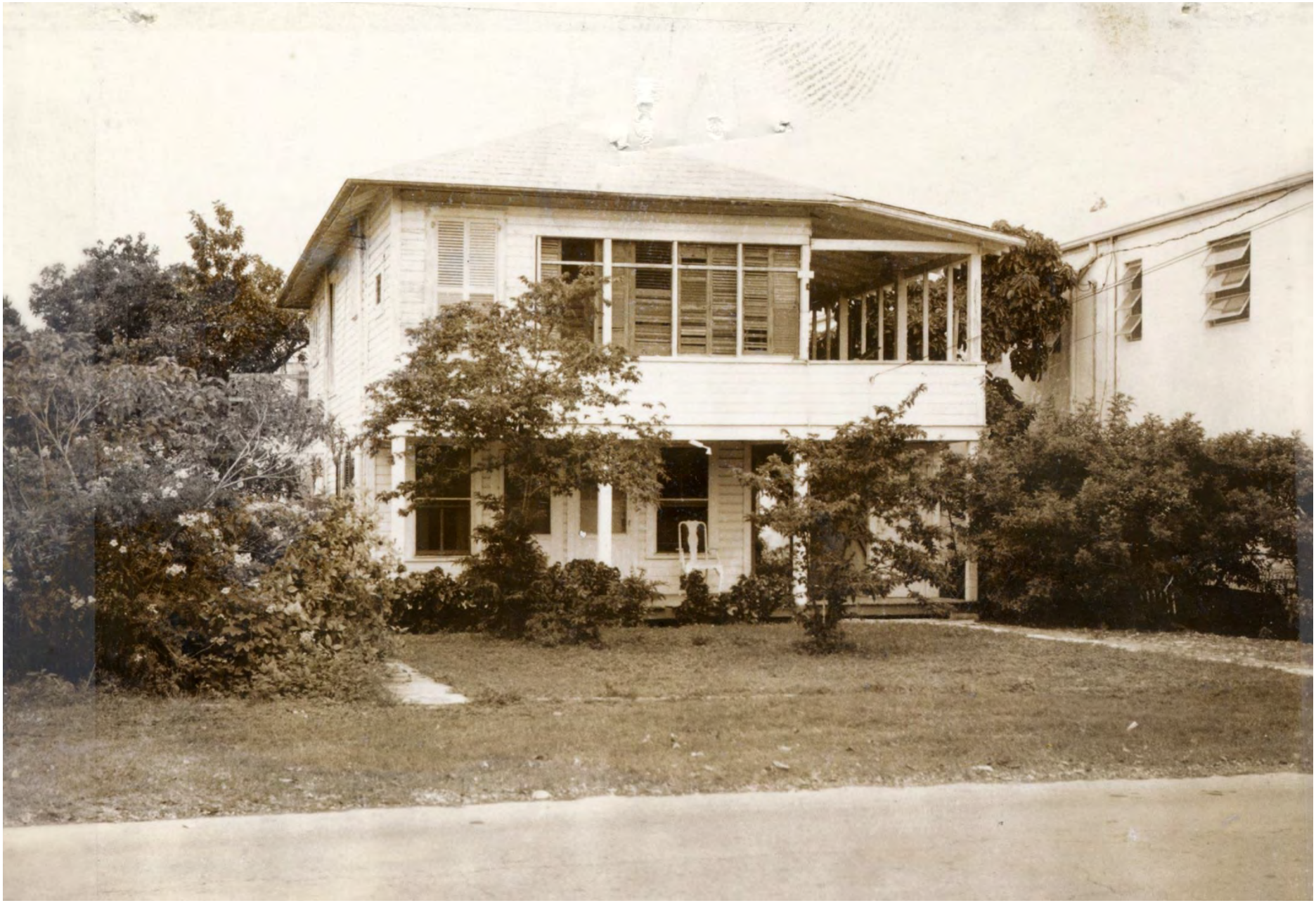


1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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

Made in the USA

Made in the USA
Tyve
CONTINE

Please Curb
Your Dog
Pick Up
Required
#89-01
Public
Meeting
Notice
Made
in the
USA
DuPont
Tyvek
HomeWrap

Public Meeting Notice
Made in the USA

NO PARKING

CONTINENTAL
IGLESIA BAUTISTA
"WHITE STREET"

Made in the USA
CONTINENTAL

General Contractor
123

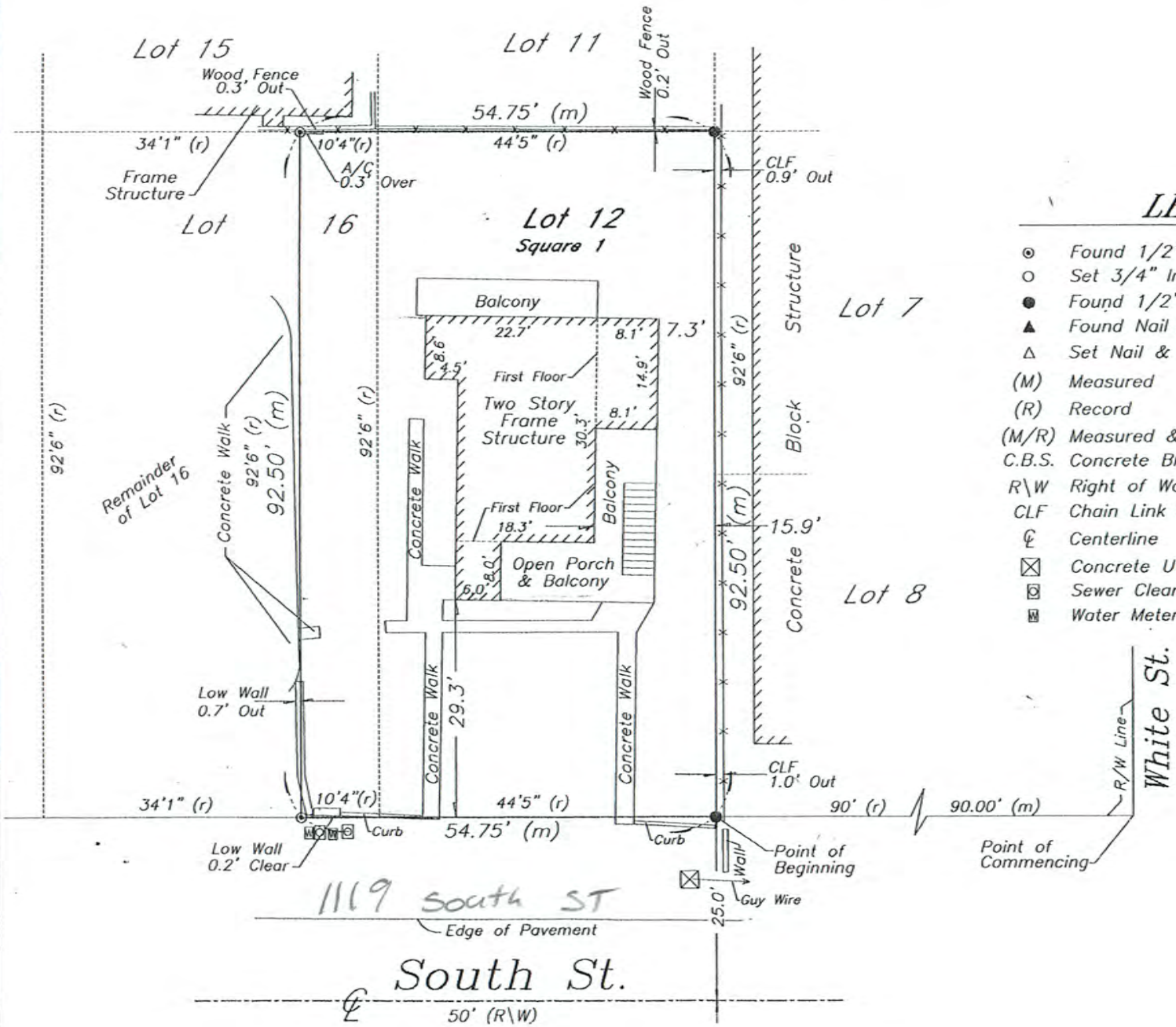
General Contractor

1117
KEY WEST
PLUMBING, INC
305-896-8891

F150
4X4

SURVEY

Boundary Survey Map of all of Lot 12, and part of Lot 16, Square 1, Tract 18, Island of Key West



LEGEND

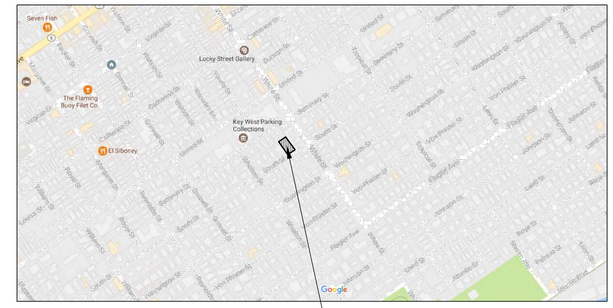
- Found 1/2" Iron Rod (R&W)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- Found Nail & Disc (6298)
- Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- Concrete Utility Pole
- Sewer Cleanout
- Water Meter

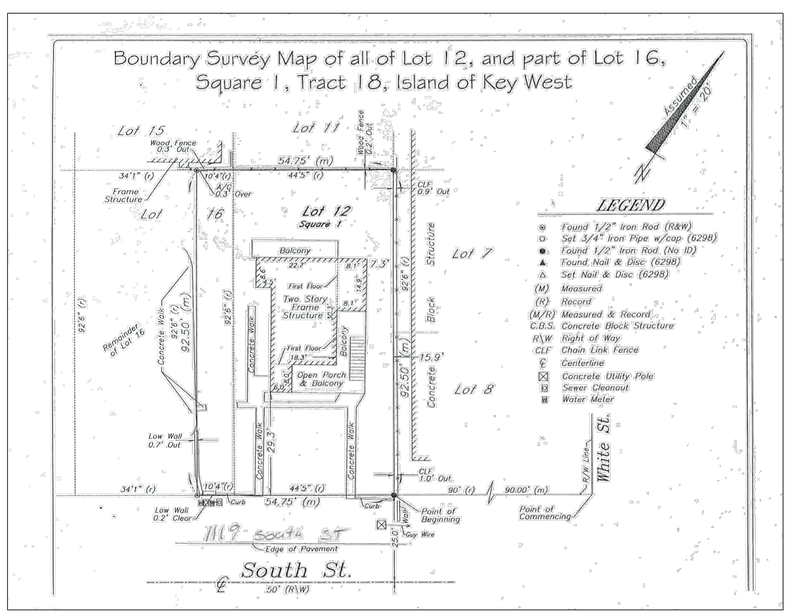
PROPOSED DESIGN

SITE CALCULATIONS

ZONING DISTRICT: HMDR – FLOOD ZONE: "X"

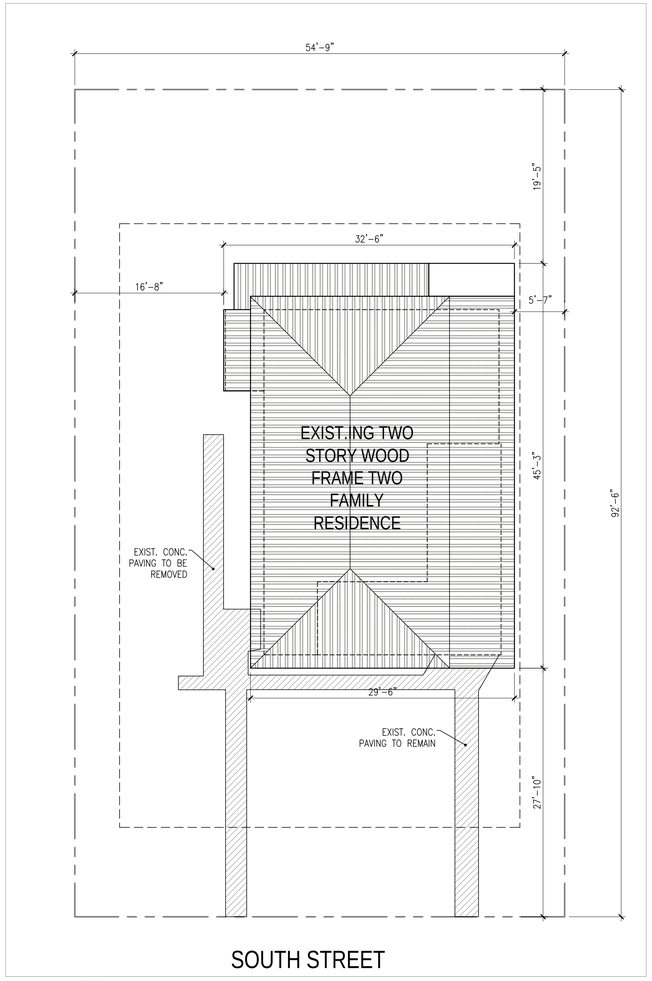
	ALLOWED	EXISTING	PROPOSED
HEIGHT	30'	24'-5"	24'-5"
BUILDING COVERAGE	40%	1,361 s.f. (26.8%)	1,858 s.f. (36.7%)
IMPERVIOUS SURFACE RATIO	60%	1,631 s.f. (32.2%)	2,179 s.f. (43%)
LOT SIZE	Min. 4,000 s.f.	5,064 s.f.	N/A
LOT WIDTH	Min. 40'	54'-9"	N/A
LOT DEPTH	Min. 90'	92'-6"	N/A
FRONT SETBACK	Min. 10'	27'-10"	27'-10"
SIDE SETBACK (EAST)	Min. 5'	5'-7"	5'
SIDE SETBACK (WEST)	Min. 5'	16'-8"	5'
STREET SIDE SETBACK	Min. 7.5'	N/A	N/A
REAR SETBACK	Min. 15'	19'-5"	15'
OPEN SPACE	Min. 35%	3,433 s.f. (67.8%)	2,717 s.f. (53.6%)





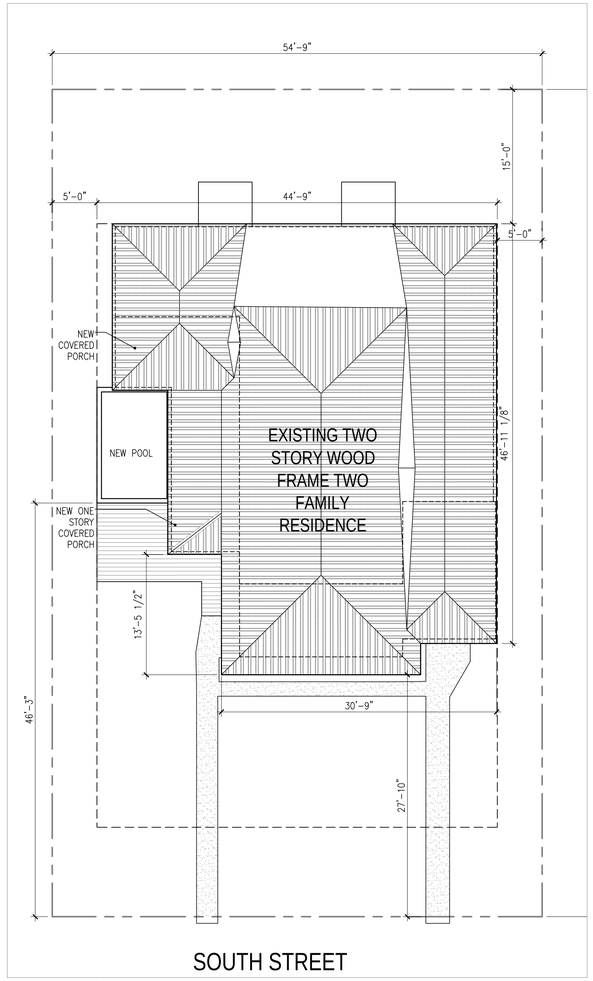
3 / A1.1 COPY OF SURVEY

SCALE: N.T.S.



2 / A1.1 EXISTING SITE PLAN

SCALE: 1/8"=1'-0"



1 / A1.1 PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040

Tel: 305-735-3131
Email: will@wshepler.com

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 5.30.17

REVISION 1: 8.21.17

1119 SOUTH STREET

KEY WEST , FL

RESIDENTIAL RENOVATION

Drawing Size: 24x36

Project #: 17019

Title:

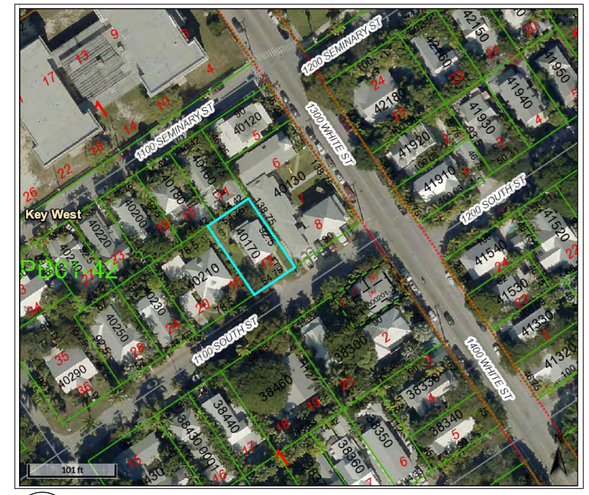
SITE PLAN / SURVEY / CALCS

Sheet Number:

A-1.1

Date: - MAY 28, 2017

©2017 by William Shepler Architect



3 A12 AERIAL VIEW

SCALE: N.T.S.

2 A12 PROPOSED STREETSCAPE - SOUTH STREET

SCALE: 1/8"=1'-0"

1 A12 EXISTING STREETSCAPE - SOUTH STREET

SCALE: 1/8"=1'-0"

wsa
william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040

Tel: 305-735-3131
Email: will@wshepler.com

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 5.30.17
REVISION 1: 8.21.17

1119 SOUTH STREET
KEY WEST , FL
RESIDENTIAL RENOVATION

Drawing Size	Project #:
24x36	17019

Title:

CONTEXTUAL ELEVATIONS

Sheet Number:

A-1.2

Date: - MAY 28, 2017

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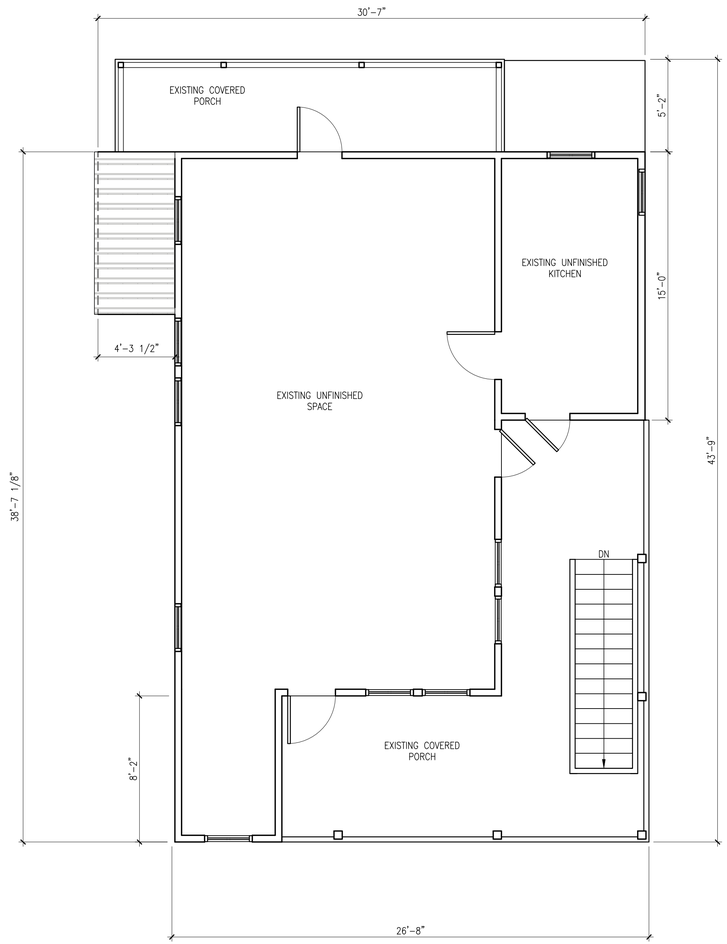
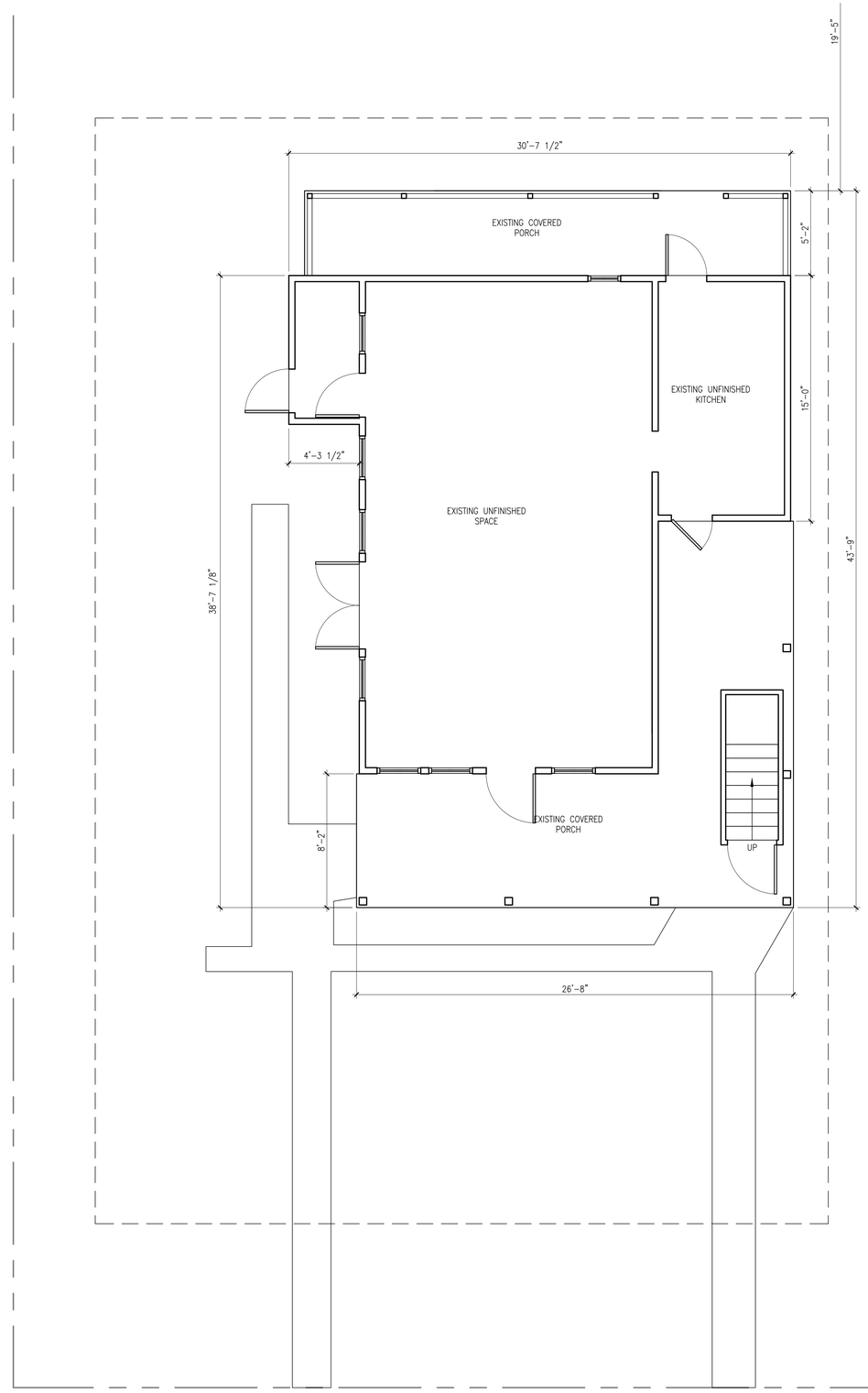


2
AE2.1

EXISTING SECOND FLOOR PLAN

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



1
AE2.1

EXISTING FIRST FLOOR PLAN

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

wsa
william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040

Tel: 305-735-3131
Email: will@wshepler.com

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 5.30.17
REVISION 1: 8.21.17

1119 SOUTH STREET

KEY WEST , FL

RESIDENTIAL RENOVATION

Drawing Size	Project #:
24x36	17019

Title:

EXISTING FLOOR PLANS

Sheet Number:

AE-2.1

Date: - MAY 28, 2017

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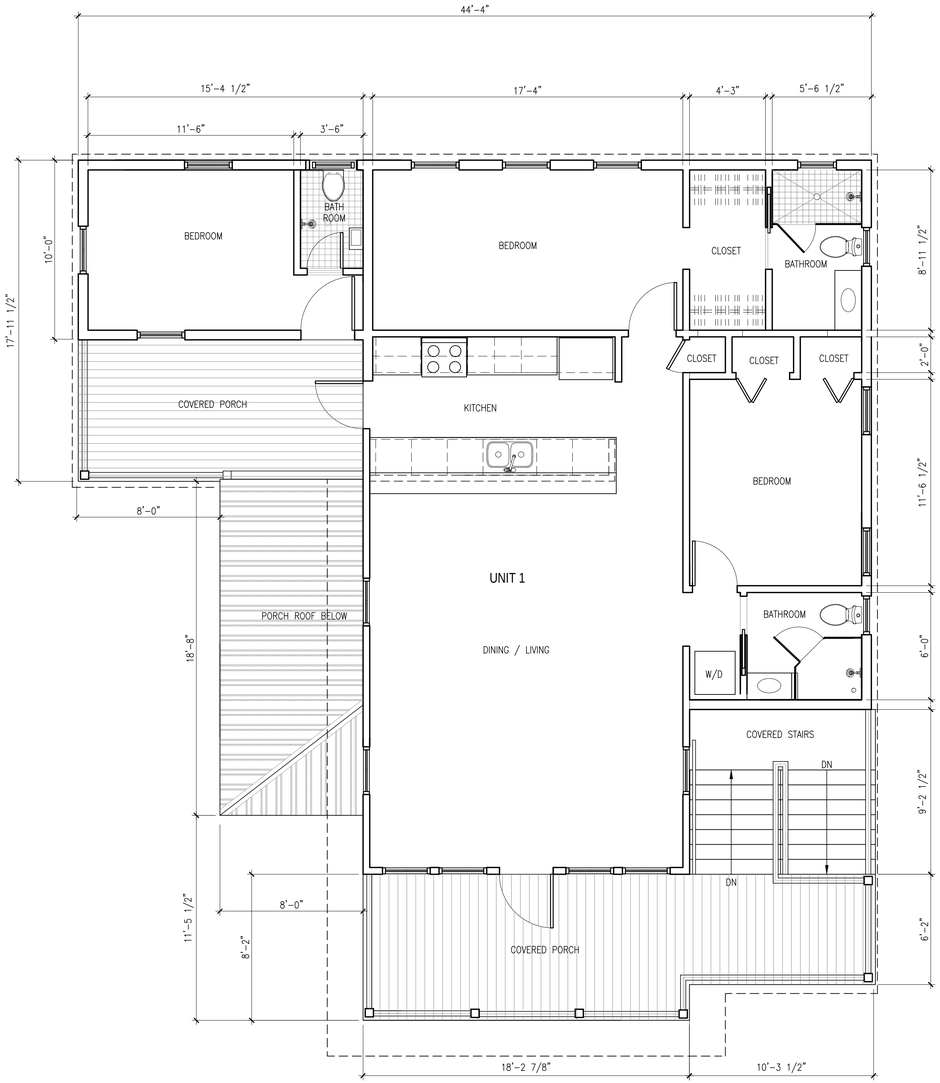
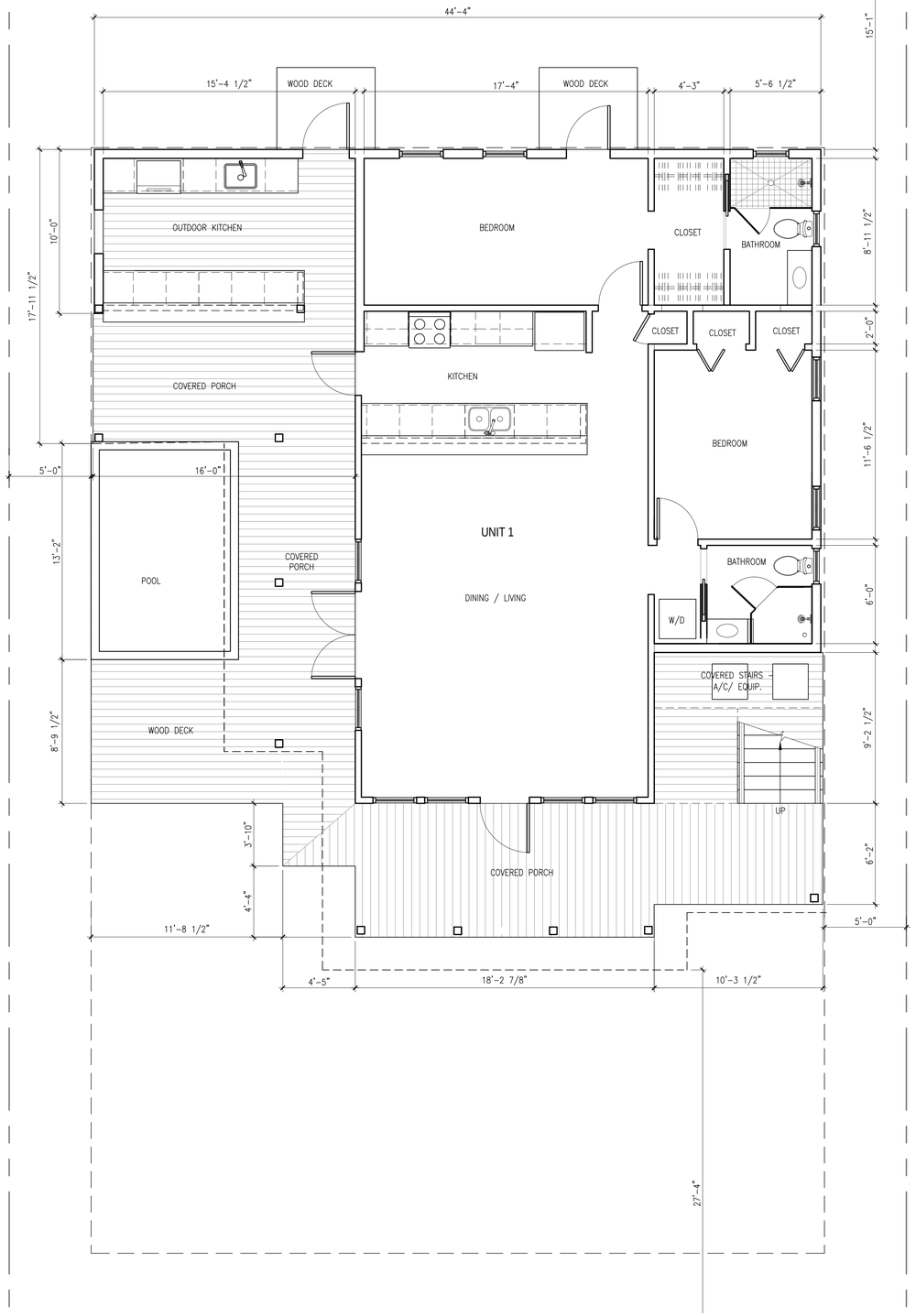


2 / A2.1

PROPOSED SECOND FLOOR PLAN

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



1 / A2.1

PROPOSED FIRST FLOOR PLAN

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

wsa
william shepler & associates
architecture

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PROPOSED FLOOR PLANS

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A-2.1

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3 / AE3.1 NORTH ELEVATION

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

2 / AE3.1 EAST ELEVATION

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

4 / AE3.1 WEST ELEVATION

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

1 / AE3.1 SOUTH ELEVATION

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

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REVISION 2: 10.19.17

1119 SOUTH STREET
KEY WEST , FL
RESIDENTIAL RENOVATION

Drawing Size	Project #:
24x36	17019

Title:

EXISTING ELEVATIONS

Sheet Number:

AE-3.1

Date: - MAY 28, 2017

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3 / A3.1 NORTH ELEVATION

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

2 / A3.1 EAST ELEVATION

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

4 / A3.1 WEST ELEVATION

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

1 / A3.1 SOUTH ELEVATION

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

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H.A.R.C. SUBMISSION: 5.30.17
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REVISION 2: 10.19.17

1119 SOUTH STREET
KEY WEST , FL
RESIDENTIAL RENOVATION

Drawing Size	Project #:
24x36	17019

Title:

PROPOSED ELEVATIONS

Sheet Number:

A-3.1

Date: - MAY 28, 2017

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., June 27, 2017 at Key West City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE. TWO-STORY SIDE AND REAR ADDITIONS AND NEW SIDE POOL. DEMOLITION OF REAR AND SIDE WALLS. DEMOLITION OF REAR PORCH, SIDE PORCH ROOF, AND ONE-STORY WEST ADDITION.

FOR- #1119 SOUTH STREET

Applicant – William Shepler **Application #H17-03-0020**

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Carl Denny, 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: 1119 South Street on the 21 day of June, 2017.

   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 June 27, 2017.

   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 H17-03-0020

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

Signed Name of Affiant: C D

Date: 6-21-2017
Address: 1119 South ST
City: Key West
State, Zip: Fl 33040

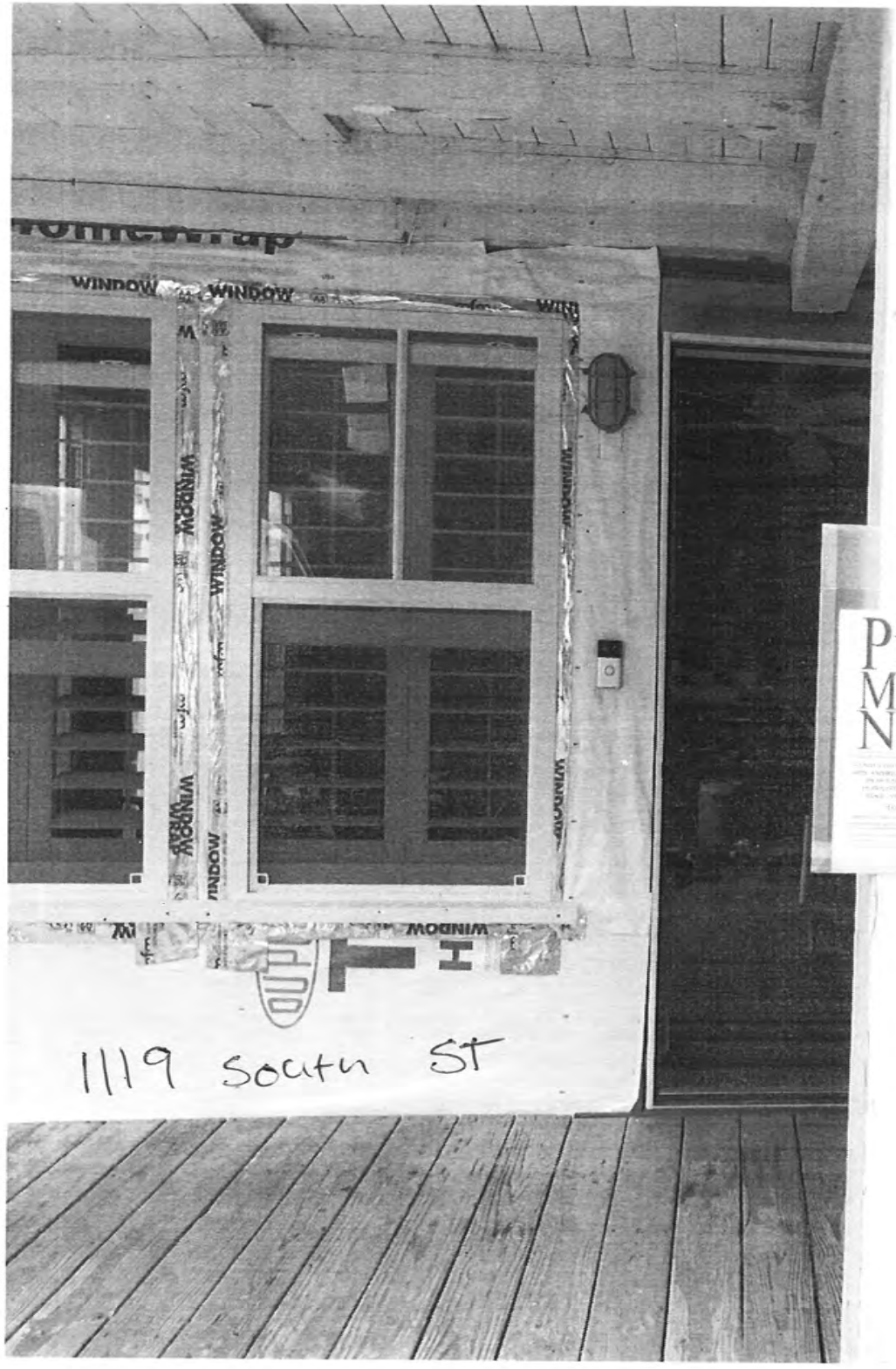
The forgoing instrument was acknowledged before me on this 21st day of June, 2017.

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

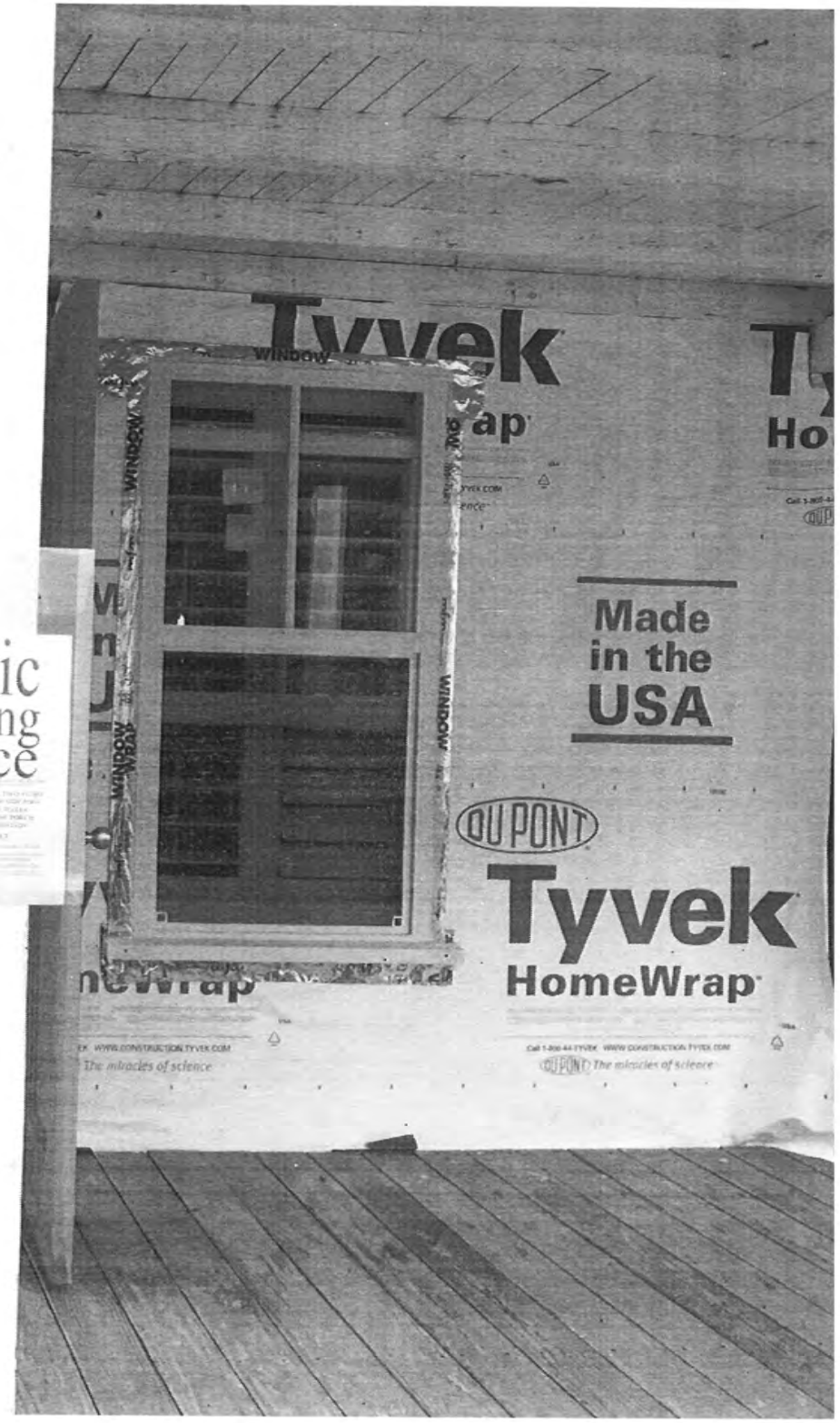
NOTARY PUBLIC
Sign Name: Jo Bennett
Print Name: Jo Bennett
Notary Public - State of Florida (seal)
My Commission Expires: 2019

JO BENNETT
Commission # FF 222256
Expires May 26, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

1119 South St



Public
Meeting
Notice



Public Meeting Notice

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

RENOVATIONS TO EXISTING HOUSE. SIDE AND REAR ADDITIONS. NEW POOL AND DECK. DEMOLITION OF REAR WALL DEMOLITION OF REAR PORCH, SIDE PORCH ROOF, AND ONE-STORY WEST ADDITION.

FOR- #1119 SOUTH STREET

Applicant – William Shepler **Application #H17-03-0020**

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.

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PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Summary

Parcel ID	00040170-000000
Account #	1040886
Property ID	1040886
Millage Group	10KW
Location Address	1119 SOUTH ST , KEY WEST
Legal Description	KW GEORGE W NICHOLS SUB PB1-42 LOT 12 SQR 1 TR 18 PT OF LOT 16 CO JUDGE SERIES 3-A-9 E1-448 OR375-428/429 OR375-490 OR839-1675/1676 OR839-1704L/E OR1232-256D/C OR2792-198/99 (Note: Not to be used on legal documents)
Neighborhood	6131
Property Class	MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision	George W Nichols Sub
Sec/Twp/Rng	05/68/25
Affordable Housing	No

Owner

DENNY CARL
1119 SOUTH ST
KEY WEST FL 33040-4807

Valuation

		2016	2015	2014	2013
+	Market Improvement Value	$51,826	$149,510	$150,766	$152,951
+	Market Misc Value	$364	$317	$288	$288
+	Market Land Value	$576,238	$441,700	$282,011	$262,335
=	**Just Market Value**	**$628,428**	**$591,527**	**$433,065**	**$415,574**
=	**Total Assessed Value**	**$432,473**	**$393,158**	**$357,417**	**$324,925**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$628,428**	**$591,527**	**$433,065**	**$415,574**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	5,064.00	Square Foot	0	0

Buildings

Building ID	3144	**Exterior Walls**	ABOVE AVERAGE WOOD
Style		**Year Built**	1930
Building Type	M.F. - R2 / R2	**Foundation**	WD CONC PADS
Gross Sq Ft	2288	**Roof Type**	GABLE/HIP
Finished Sq Ft	1248	**Roof Coverage**	METAL
Stories	2 Floor	**Flooring Type**	CONC S/B GRND
Condition	AVERAGE	**Heating Type**	NONE with 0% NONE
Perimeter	224	**Bedrooms**	3
Functional Obs	0	**Full Bathrooms**	2
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	78	**Grade**	450
Interior Walls	WALL BD/WD WAL	**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,248	1,248	0
OPF	OP PRCH FIN LL	448	0	0
OUF	OP PRCH FIN UL	406	0	0
PTO	PATIO	126	0	0
SBF	UTIL FIN BLK	60	0	0
TOTAL		**2,288**	**1,248**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1959	1960	1	120 SF	1

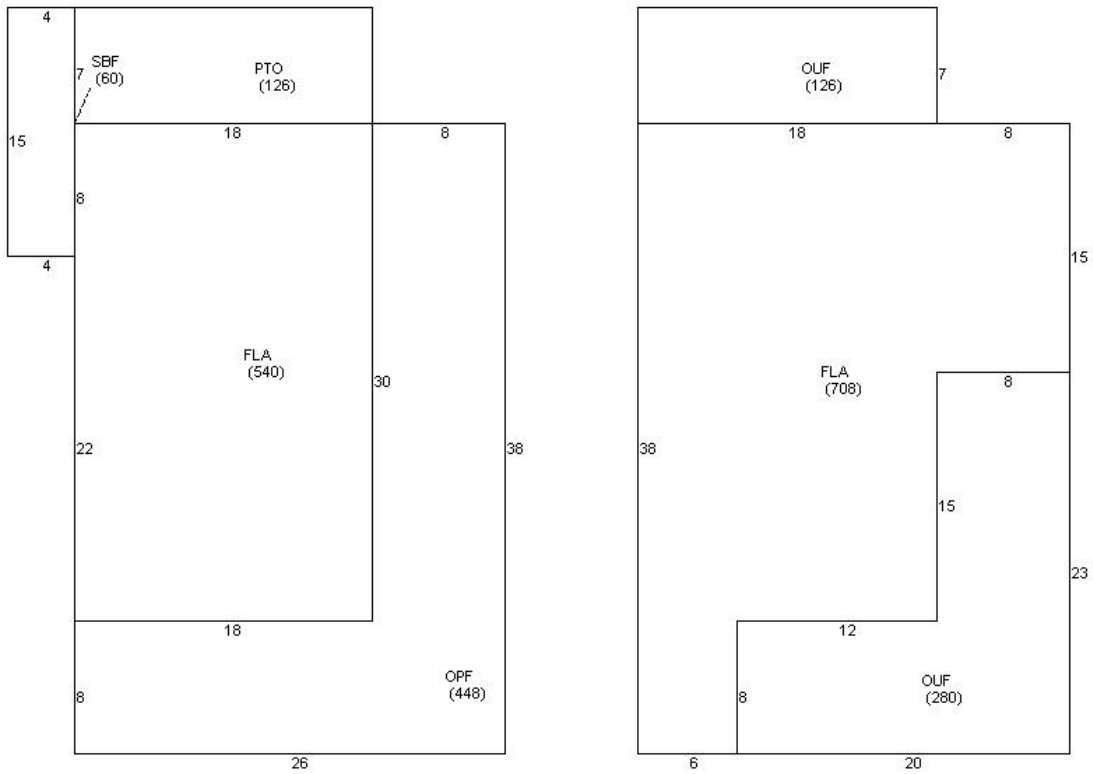
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/14/2016	$650,000	Warranty Deed		2792	198	03 - Qualified	Improved
9/1/1981	$40	Warranty Deed		839	1704	U - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0002603	9/25/2000	12/1/2000	$2,500		REPLACE ROTTEN FRAMING
9800519	2/27/1998		$2,000	Residential	UPGRADE SERVICE 200 AMP

Sketches (click to enlarge)


4
7
SBF
(60)
PTO
(126)
15
18
8
8
4
FLA
(540)
30
22
38
18
OPF
(448)
8
26
OUF
(126)
7
18
8
15
FLA
(708)
8
38
15
23
12
OUF
(280)
8
6
20

Photos

1040886 1119 SOUTH ST 04/26/12

1040886 1119 SOUTH ST 05/05/16

Map

No data available for the following modules: Commercial 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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