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**Historic Architectural Review Commission  
Staff Report for Item 6**

**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

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**Description of Work:**

Demolition of rear wall. Demolition of rear porch, side porch roof and one-story west addition.

**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.

**Ordinances Cited in Review:**

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

## Staff Analysis

This Certificate of Appropriateness proposes the demolition of the rear wall, side porch, and front porch enclosure, which all appear in the c.1965 historic photograph or Sanborn maps. Because the front porch enclosure and side porch were not appropriate to begin with, staff does not feel that they meet any of the criteria listed in Sec. 102-218, and therefore can be considered for demolition:

- (1) The additions do not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction.
- (2) The additions are not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The additions have no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and are not associated with the life of a person significant in the past;
- (4) The additions to be demolished are not the site of a historic event with a significant effect upon society;
- (5) The additions do not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) The additions do not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The additions are not related to a square, park, or other distinctive area.
- (8) The additions do 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 do not exemplify the best remaining architectural type in a neighborhood; and
- (9) The wall has not yielded, and is not likely to yield, information important in history.

Since these elements are historic, two readings are required for demolition.

Staff believes the side addition and rear porch are not historic, as they do not appear in the Sanborn maps or historic photographs, and therefore, meets the following criteria:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will not affect the front building façade.

- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore, this request can be considered for demolition. As these elements are not historic, only one reading is required for demolition.

# 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 17-00300020		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:	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			

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 type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> 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:	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.

2208-43-01C

**PART B:****SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☒ SITEACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☒ DECK ☒ FENCE ☐ OUTBUILDING / SHEDFENCE STRUCTURES: ☒ 4 FT. ☒ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPENPOOLS: ☒ 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 ☐ OTHERFLORIDA 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 TANKSA/C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGESERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE \_\_\_\_\_ AMPS☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKSRESTROOMS: ☐ 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](mailto: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:					
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 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:



**CITY OF KEY WEST  
CERTIFICATE OF APPROPRIATENESS  
APPENDIX 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 ADDITIONS TO  
BE REMOVED ARE EXTREMELY DETEIORATED &  
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.

*John*

- (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**  
**APPENDIX 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 COMMISSION 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

5-31-17 Carl Denny  
DATE AND PRINT NAME

OFFICE USE ONLY

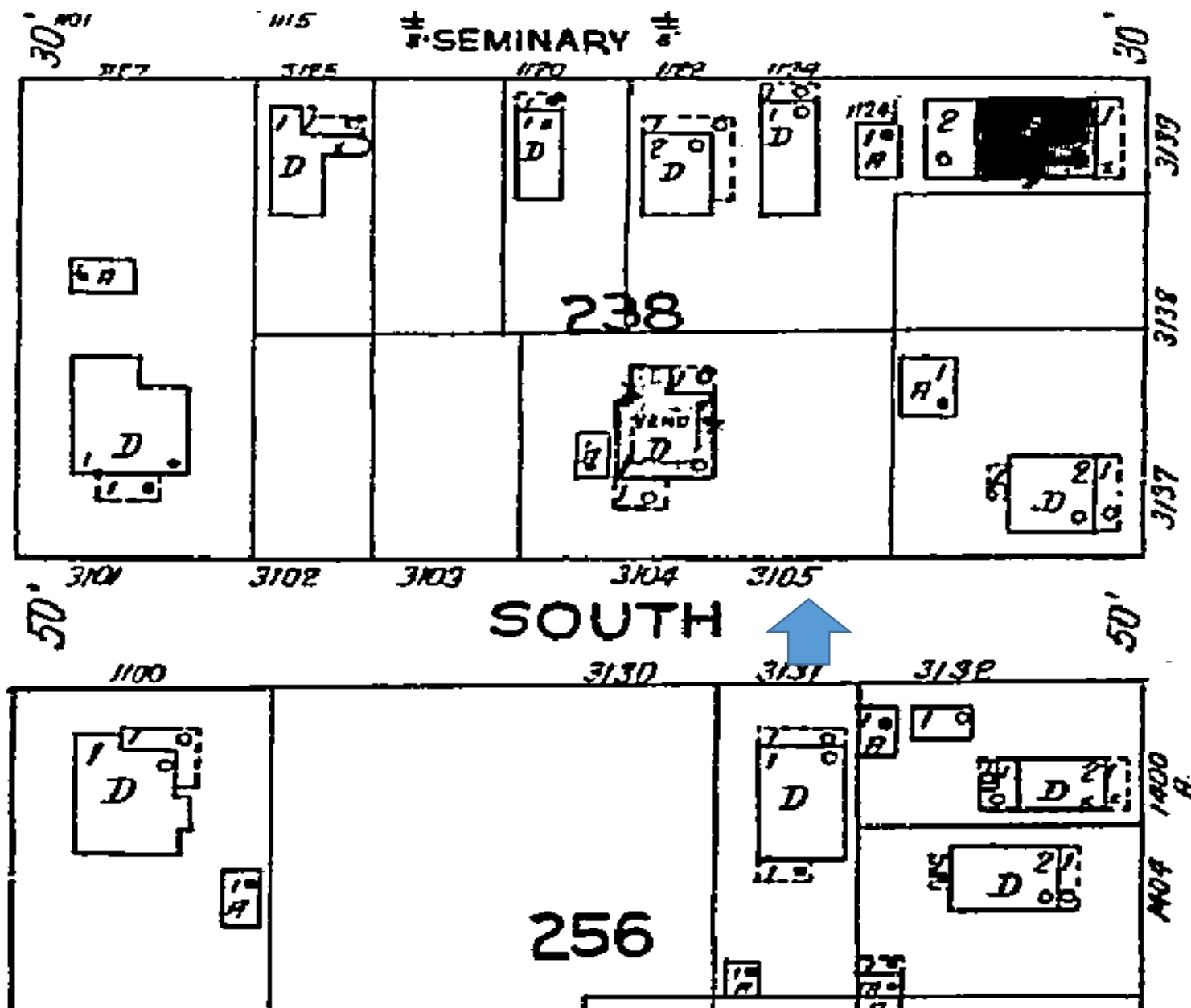
BUILDING DESCRIPTION:

☐ Contributing    Year built \_\_\_\_\_    Style \_\_\_\_\_    Listed in the NRHP \_\_\_\_\_    Year \_\_\_\_\_  
☐ Not listed    Year built \_\_\_\_\_    Comments \_\_\_\_\_

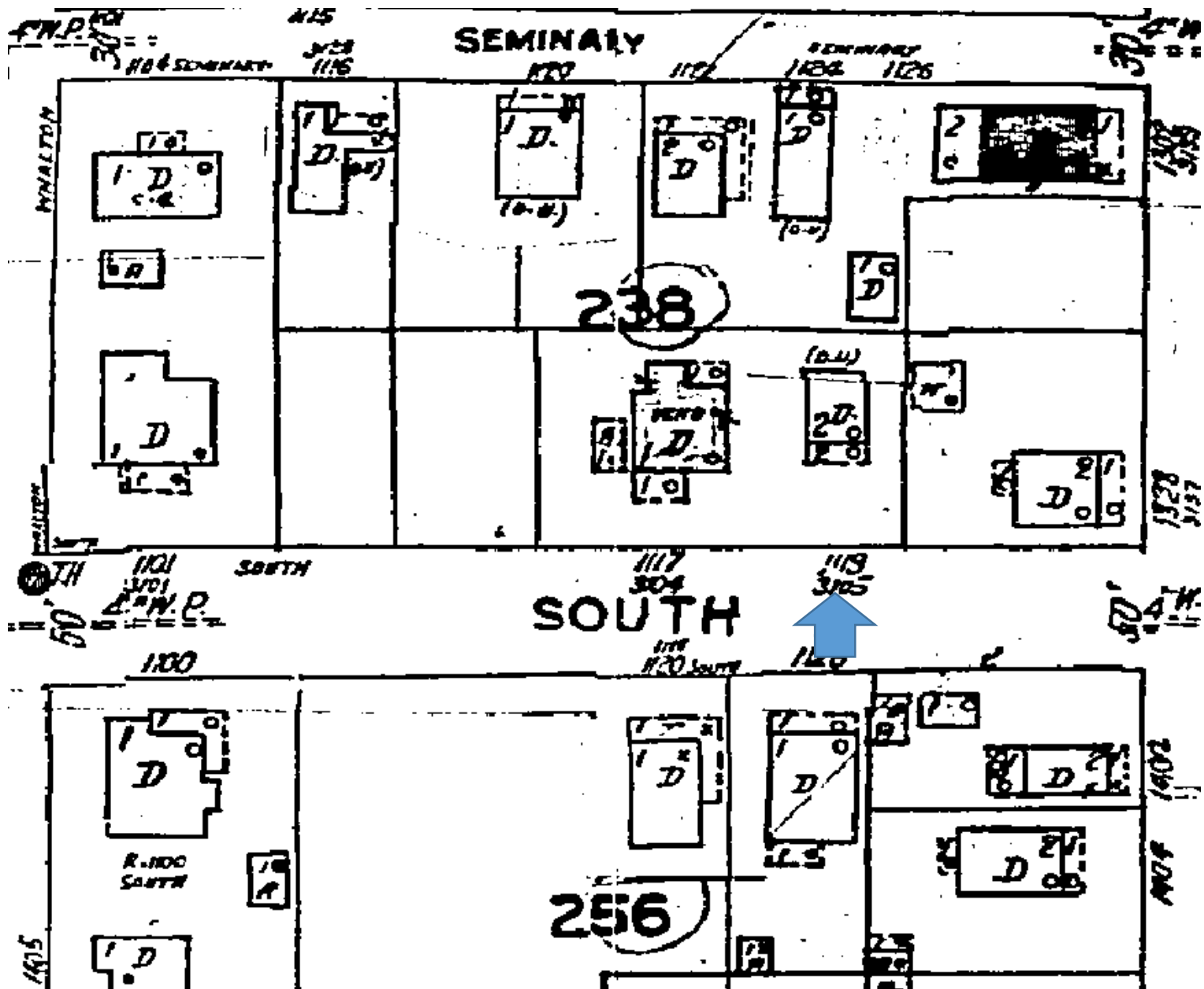
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
---	----------------

# SANBORN MAPS





1926 Sanborn Map



1948 Sanborn Map



# PROJECT PHOTOS



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









Made in the USA

Tyve

HomeWise

vel

Wing

CONTINER





PLEASE CURB  
YOUR DOG  
PICK UP  
REQUIRED  
#89-01

Public  
Meeting  
Notice

Made  
in the  
USA

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HomeWrap

































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RENT  
FREE  
KITCHEN  
(813) 965-5100  
(813) 394-3111









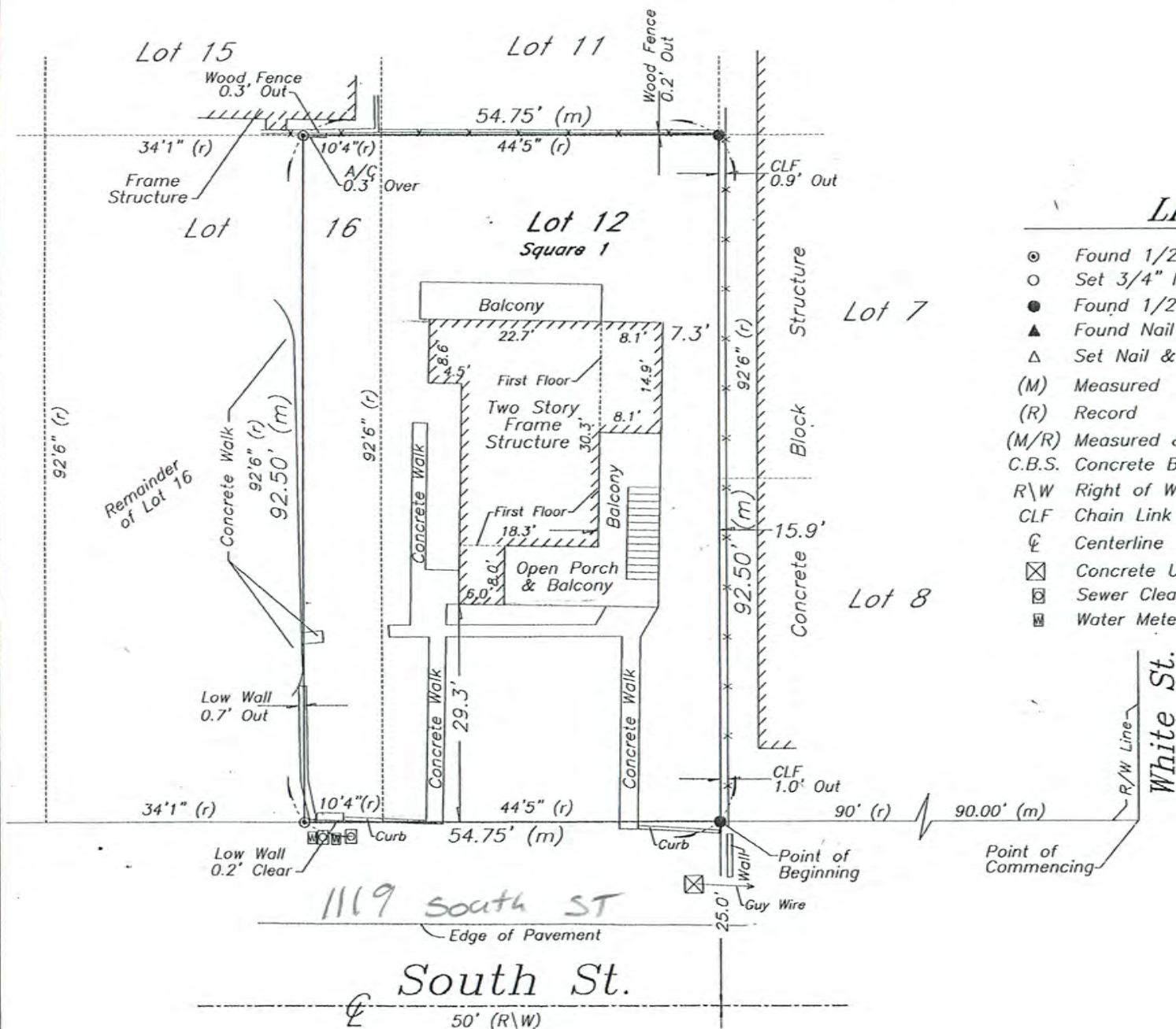




# SURVEY

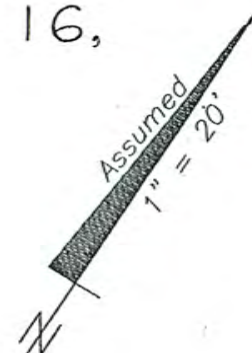


# Boundary Survey Map of all of Lot 12, and part of Lot 16, Square 1, Tract 18, Island of Key West



## 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



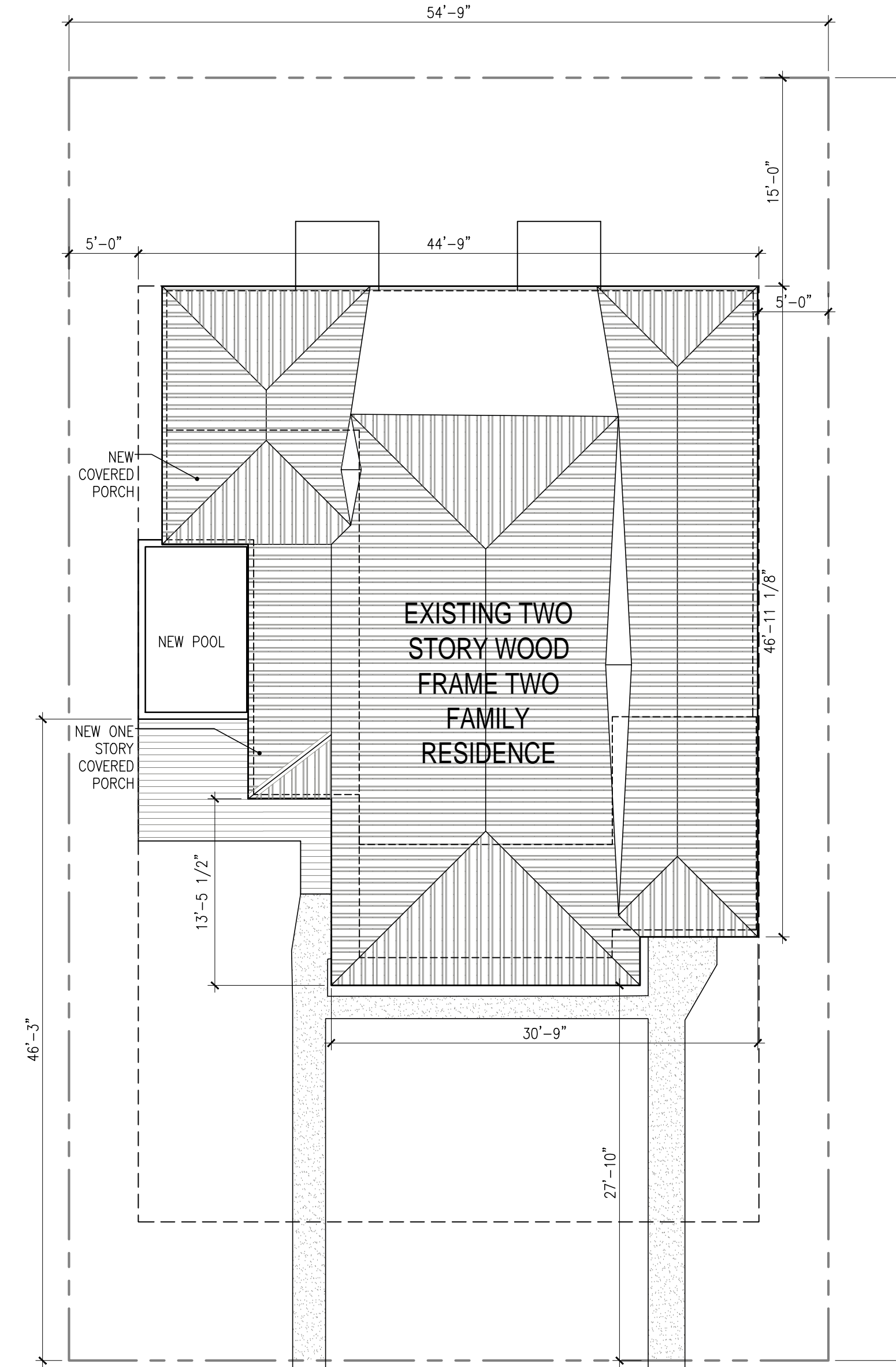
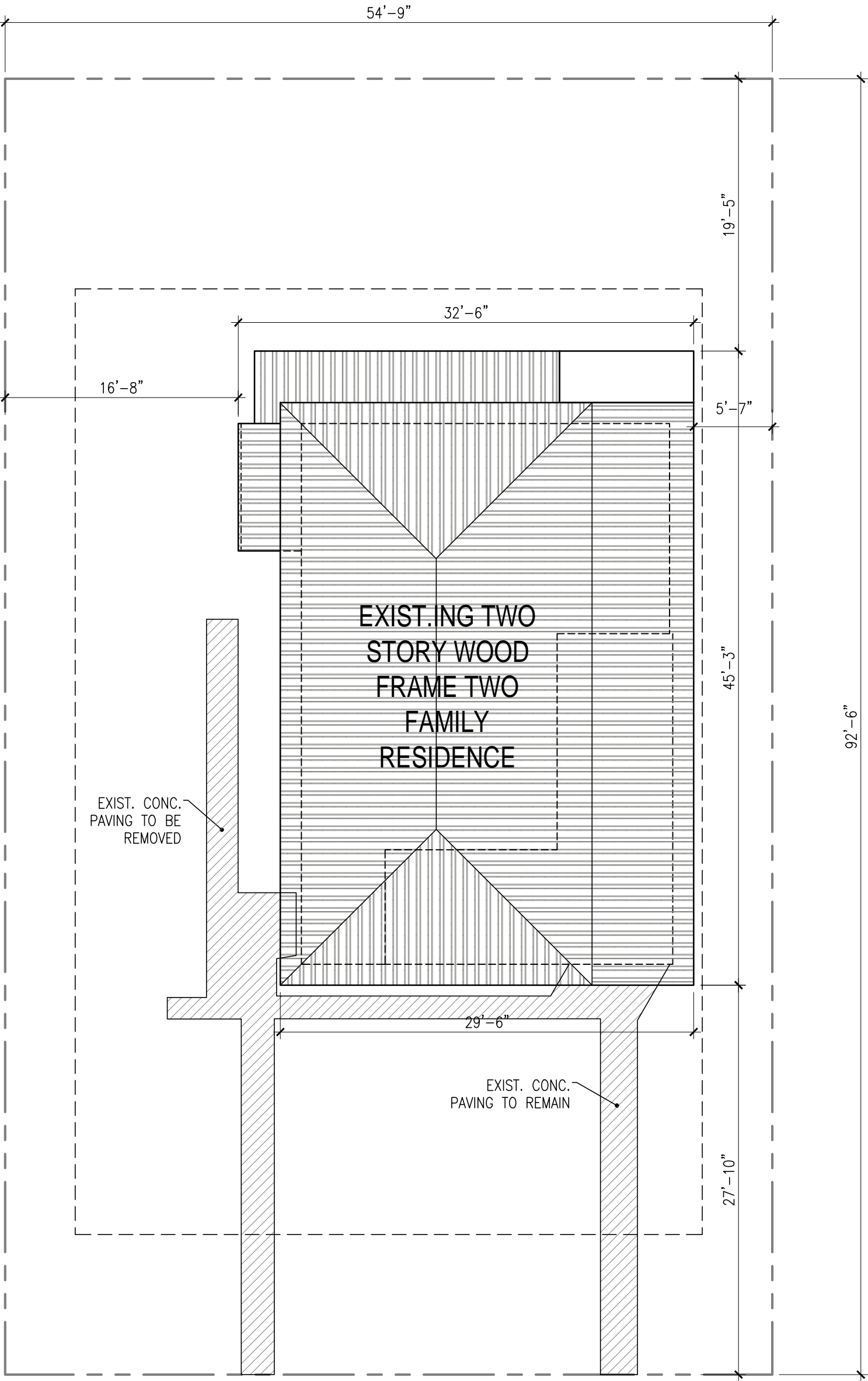
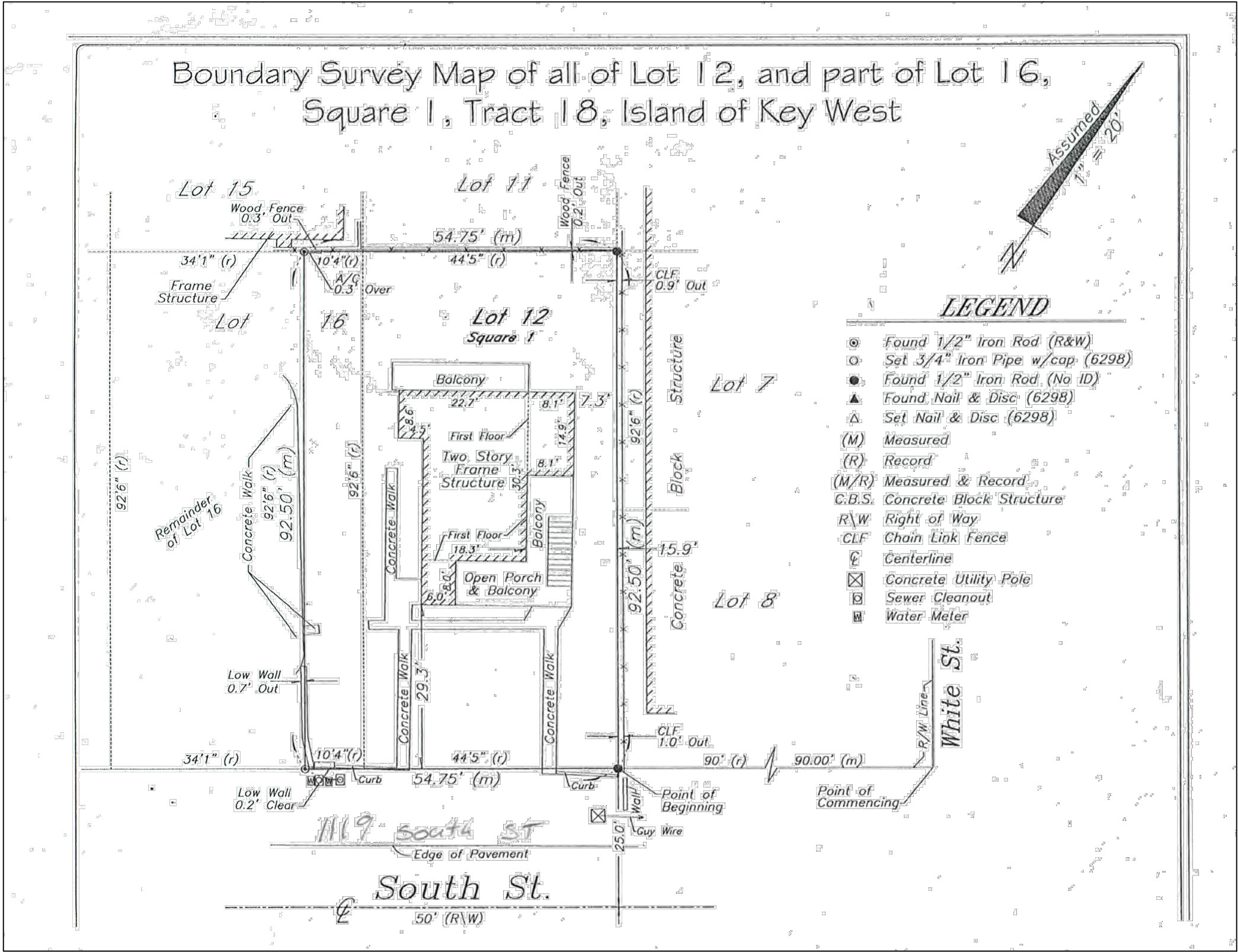
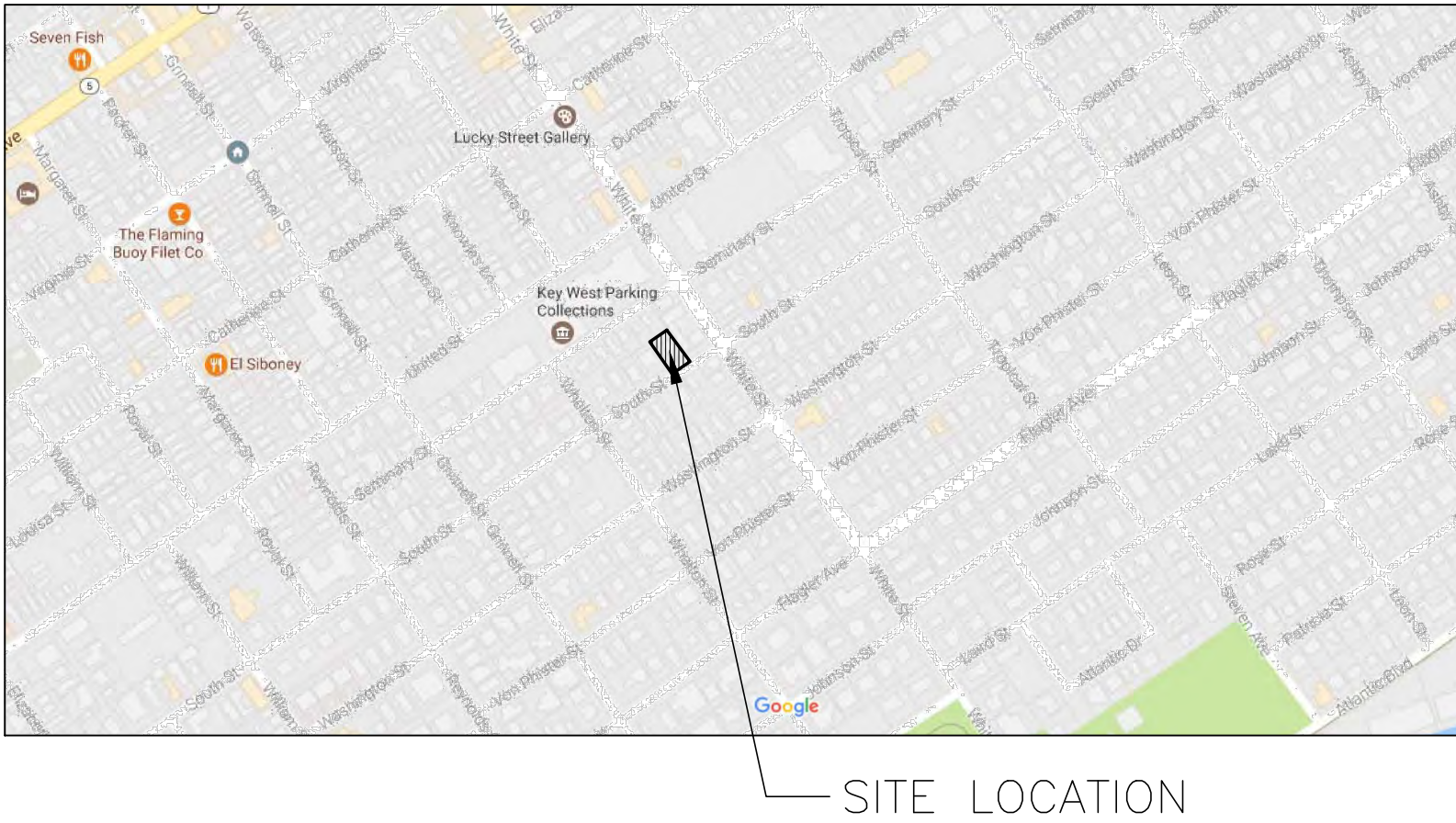
# PROPOSED DESIGN



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%)



wsa

william shepler & associates

architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: will@wshepler.com

Seal:

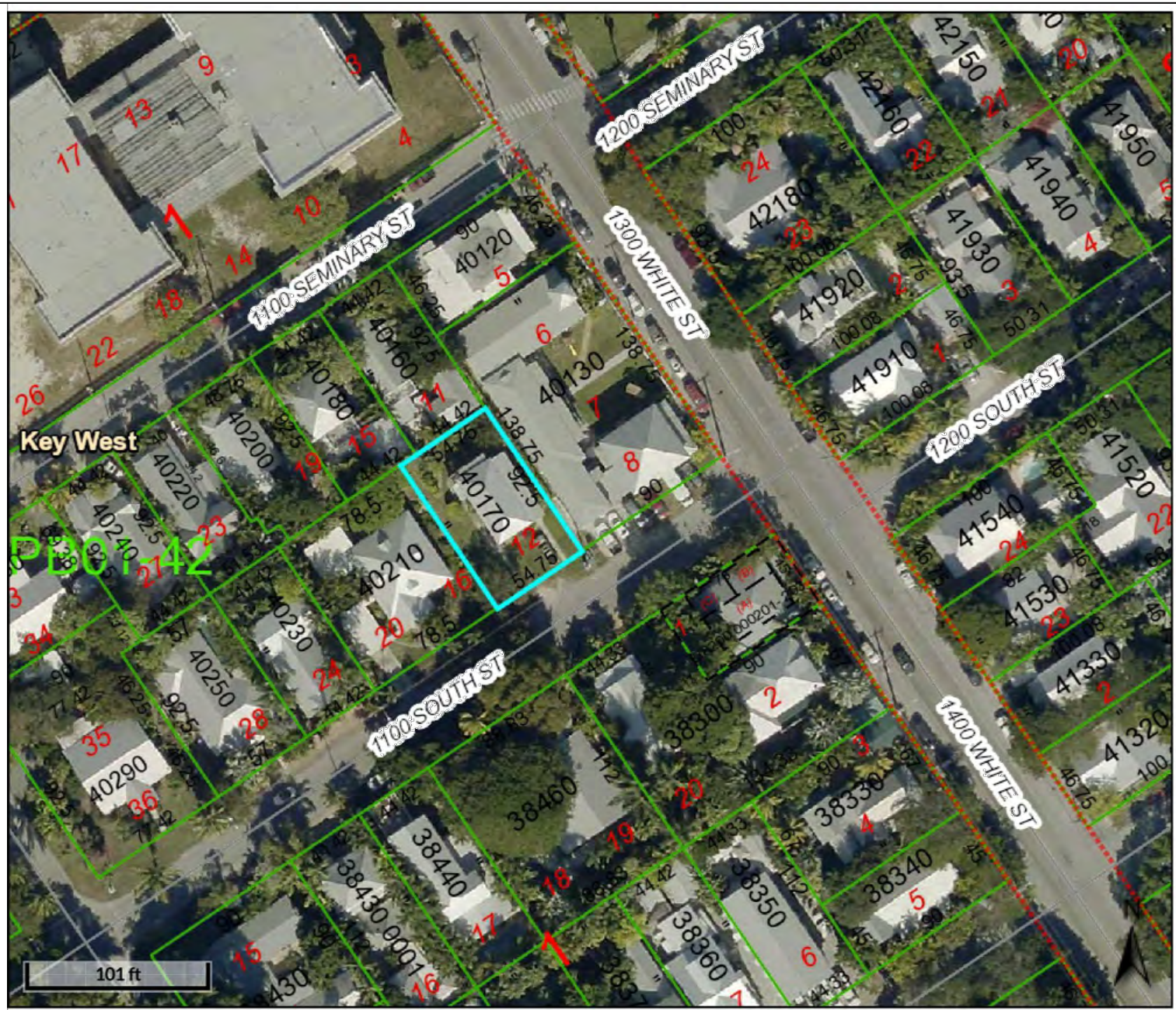
Consultants:

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: 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.

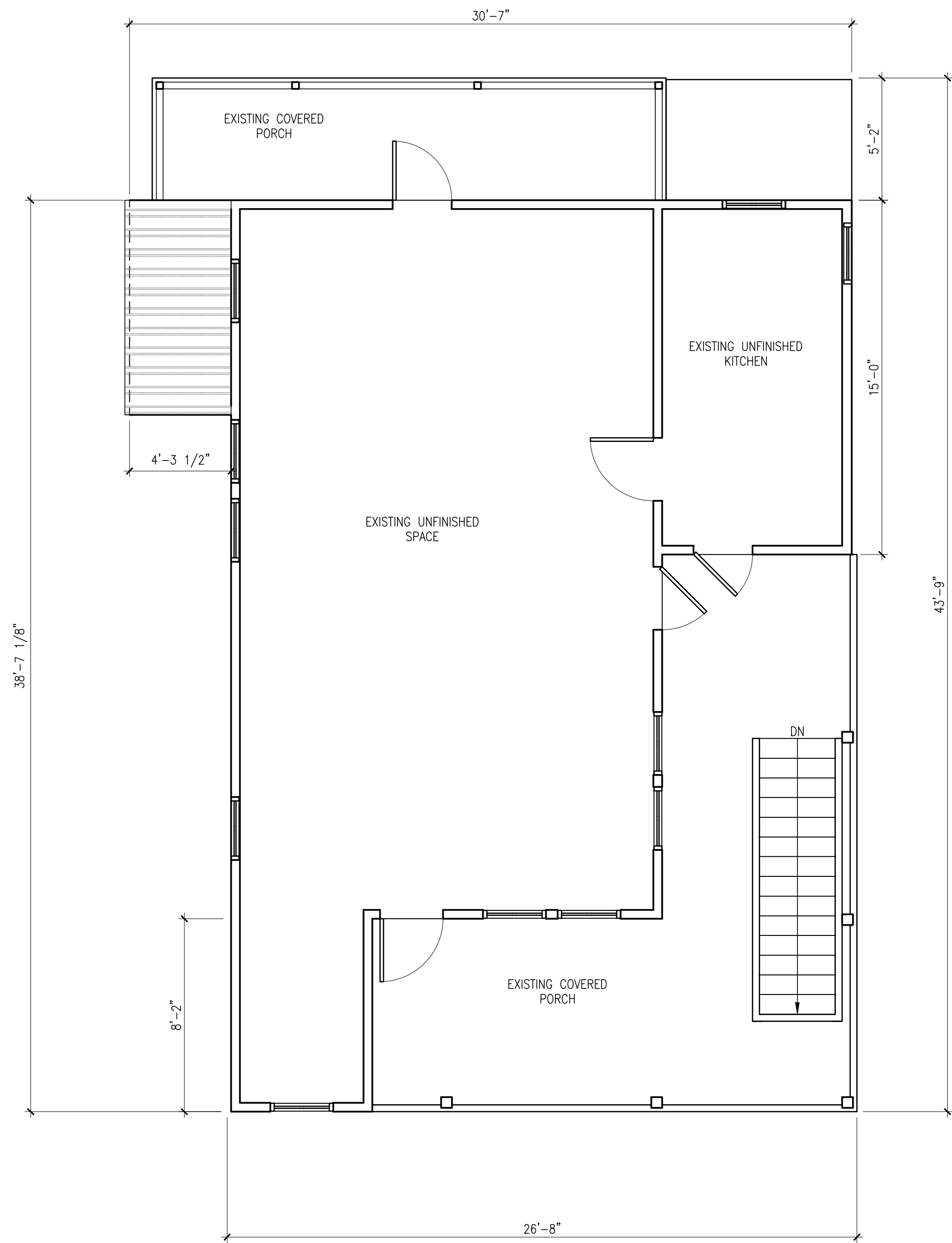


2  
A12  
PROPOSED STREETSCAPE - SOUTH STREET  
SCALE: 1/8"=1'-0"

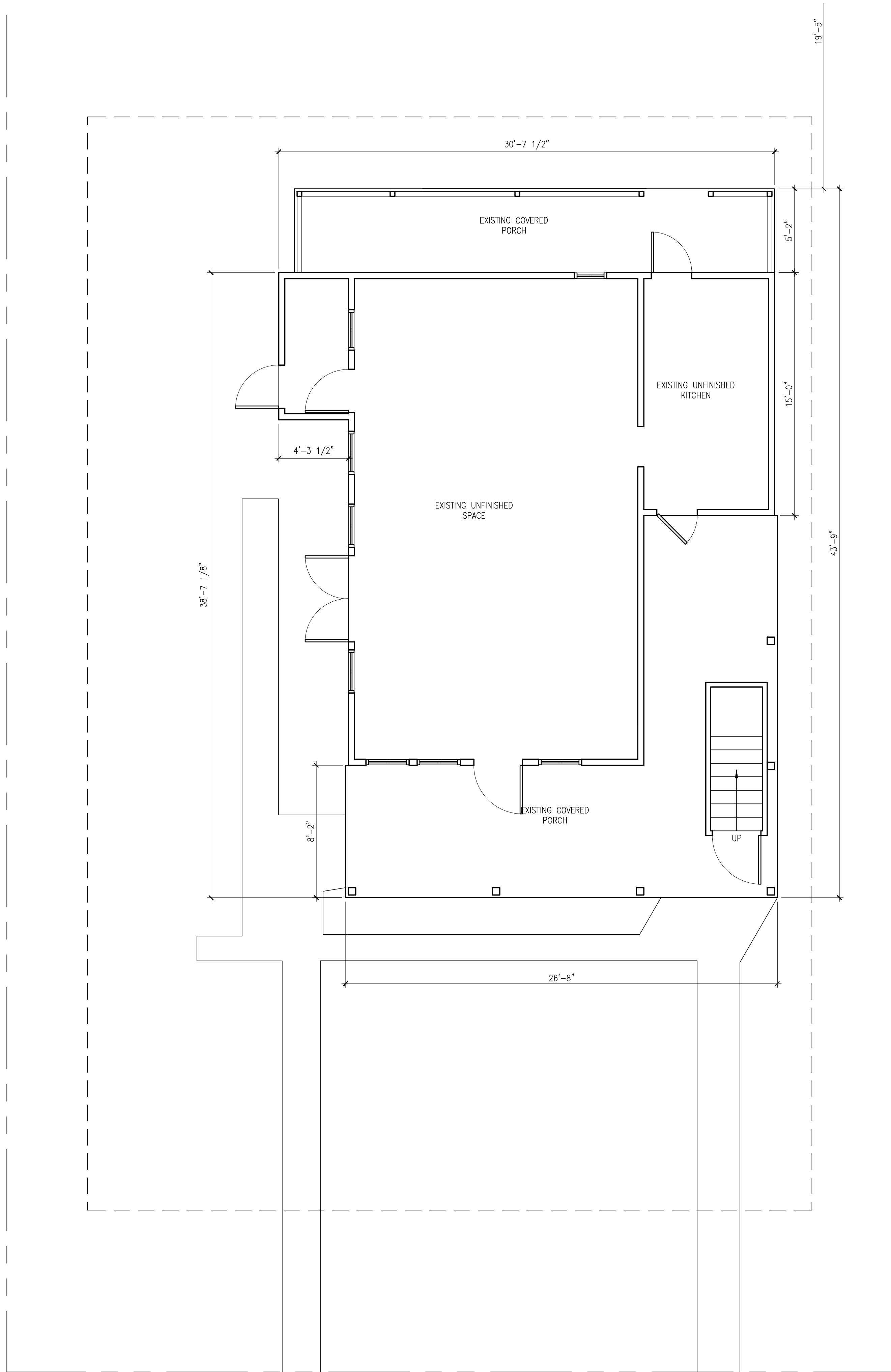


1  
A12  
EXISTING STREETSCAPE - SOUTH STREET  
SCALE: 1/8"=1'-0"





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  
24x36

Project #:  
17019

Title:

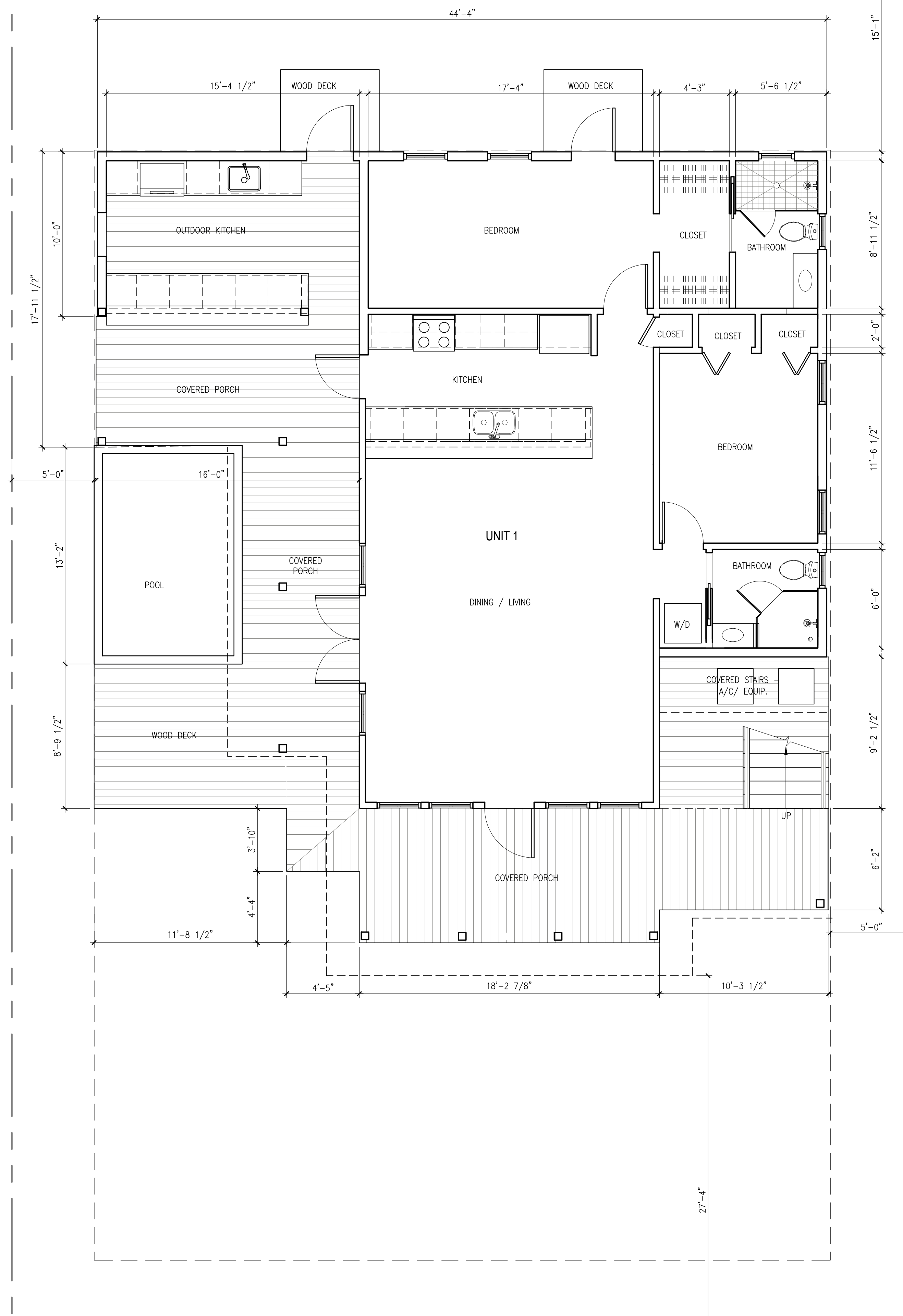
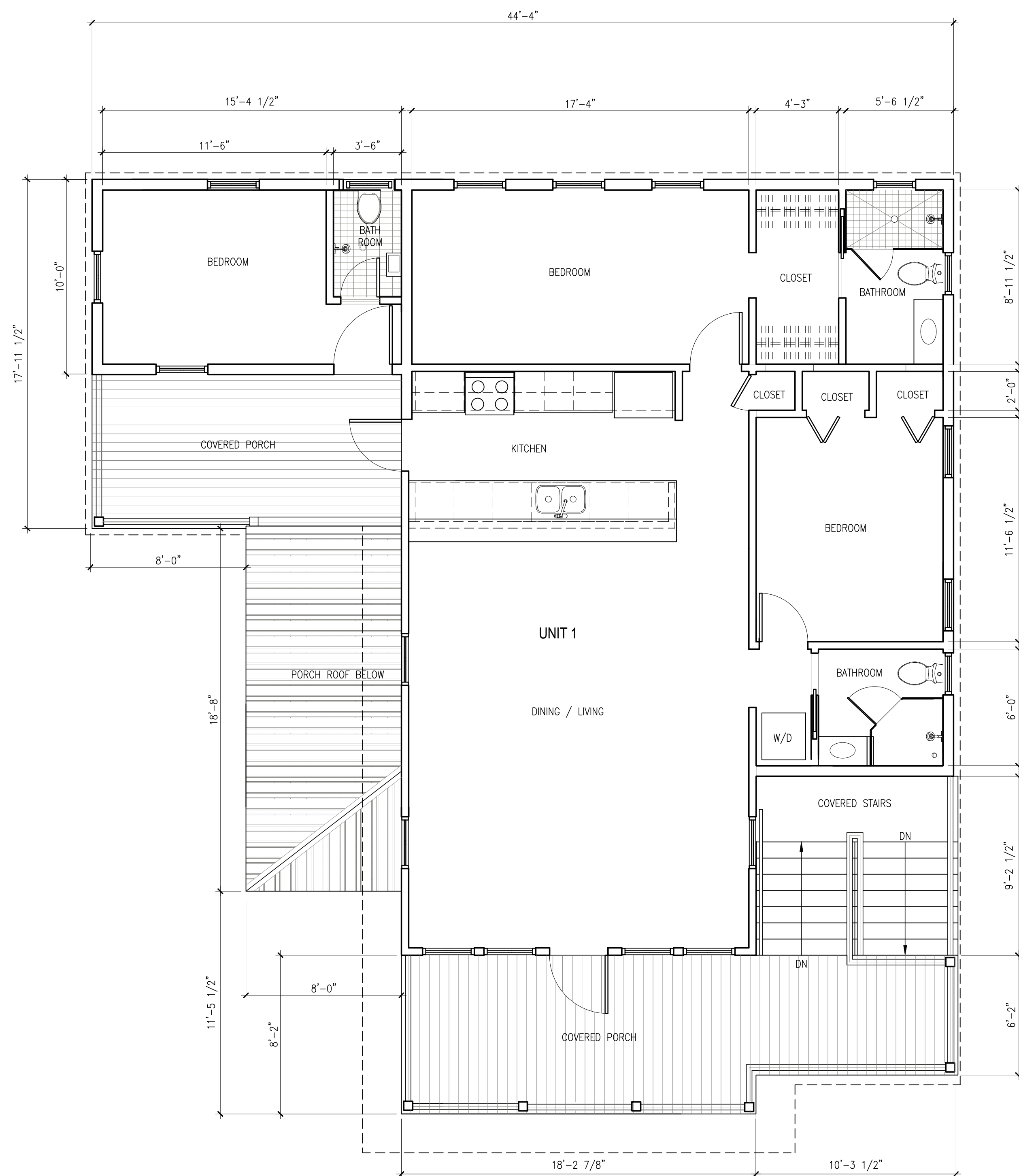
EXISTING  
FLOOR  
PLANS

Sheet Number:

AE-2.1

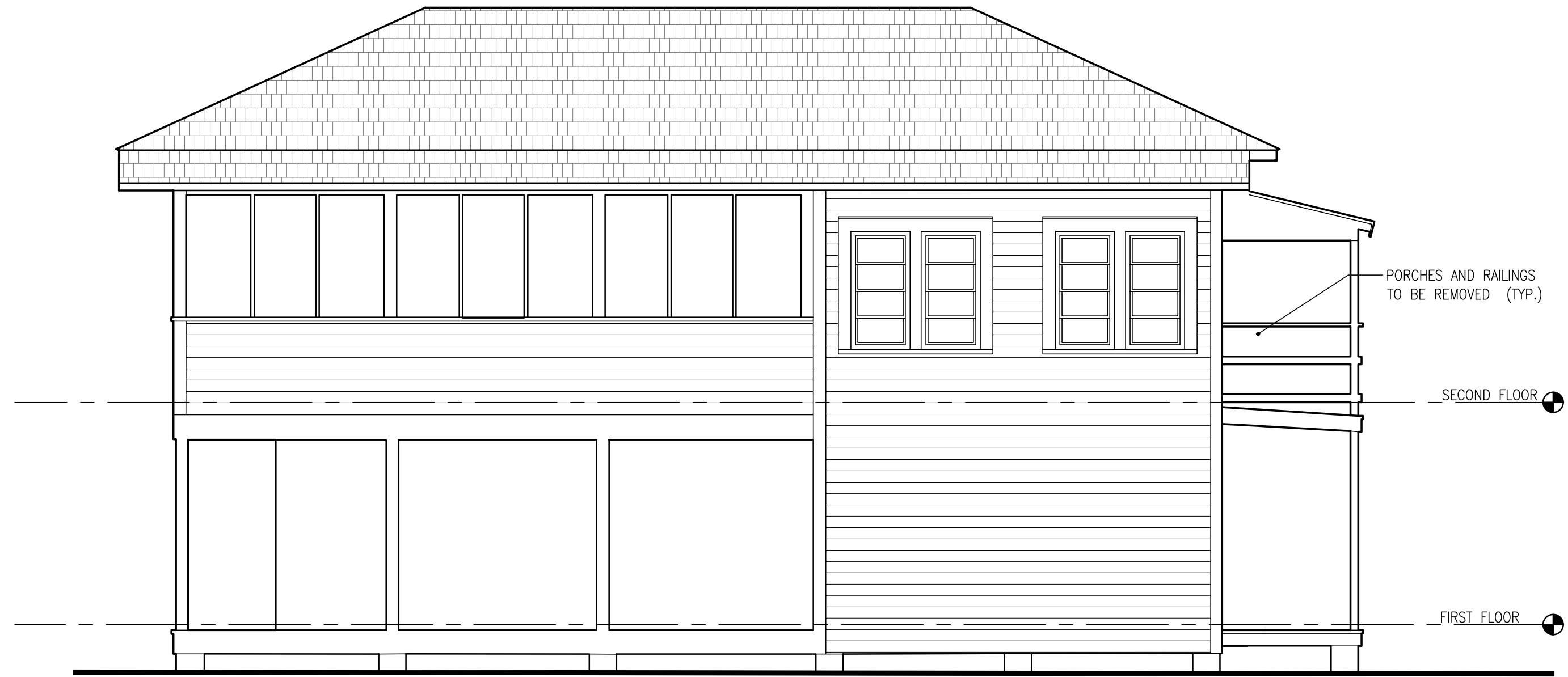
Date: - MAY 28, 2017

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3 NORTH ELEVATION  
AE3.1 SCALE: 1/4"=1'-0"



2 EAST ELEVATION  
AE3.1 SCALE: 1/4"=1'-0"



4 WEST ELEVATION  
AE3.1 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION  
AE3.1 SCALE: 1/4"=1'-0"

1119 SOUTH STREET  
KEY WEST, FL  
RESIDENTIAL RENOVATION

Drawing Size  
24x36

Project #:  
17019

Title:

PROPOSED  
ELEVATIONS

Sheet Number:

A-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"

# 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](http://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:

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

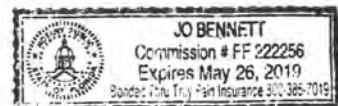
The forgoing instrument was acknowledged before me on this 21<sup>st</sup> day of June, 2017.

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

## NOTARY PUBLIC

Sign Name: Jo Bennett  
Print Name: Jo Bennett

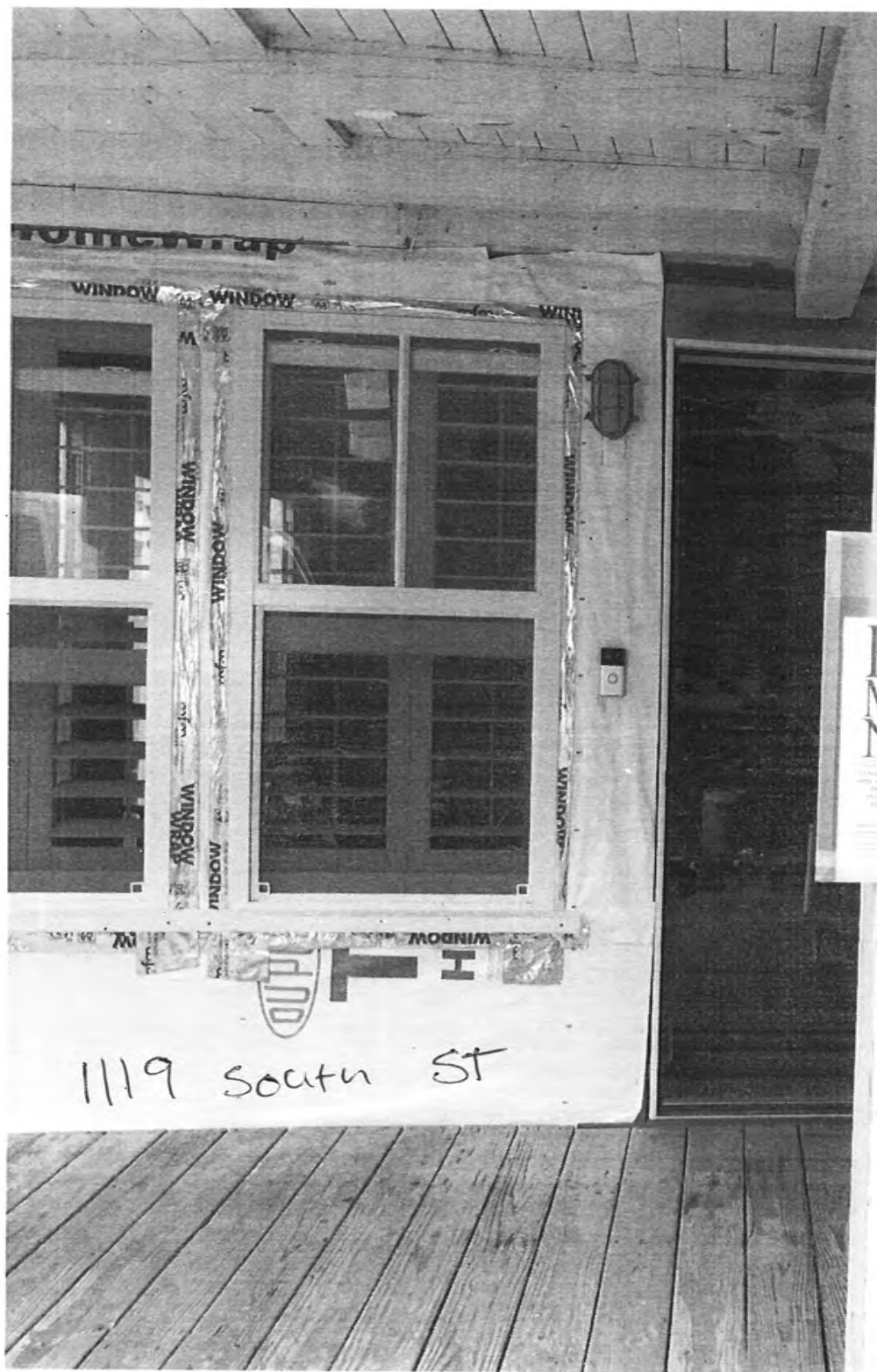
Notary Public - State of Florida (seal)  
My Commission Expires: 2019



1119 South St









# 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](http://www.cityofkeywest-fl.gov).**

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# PROPERTY APPRAISER INFORMATION





## Summary

**Parcel ID** 00040170-000000  
**Account #** 1040886  
**Property ID** 1040886  
**Millage Group** 10KW  
**Location** 1119 SOUTH ST , KEY WEST  
**Address**  
**Legal** KW GEORGE W NICHOLS SUB PB1-42 LOT 12 SQR 1 TR 18 PT OF LOT 16 CO JUDGE  
**Description** 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** No  
**Housing**



1040886 1119 SOUTH ST 04/26/12

## 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  
**Style**  
**Building Type** M.F. - R2 / R2  
**Gross Sq Ft** 2288  
**Finished Sq Ft** 1248  
**Stories** 2 Floor  
**Condition** AVERAGE  
**Perimeter** 224  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 78  
**Interior Walls** WALL BD/WD WAL  
**Exterior Walls** ABOVE AVERAGE WOOD  
**Year Built** 1930  
**Foundation** WD CONC PADS  
**Roof Type** GABLE/HIP  
**Roof Coverage** METAL  
**Flooring Type** CONC S/B GRND  
**Heating Type** NONE with 0% NONE  
**Bedrooms** 3  
**Full Bathrooms** 2  
**Half Bathrooms** 0  
**Grade** 450  
**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
<b>TOTAL</b>		<b>2,288</b>	<b>1,248</b>	<b>0</b>

## Yard Items

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

**Sales**

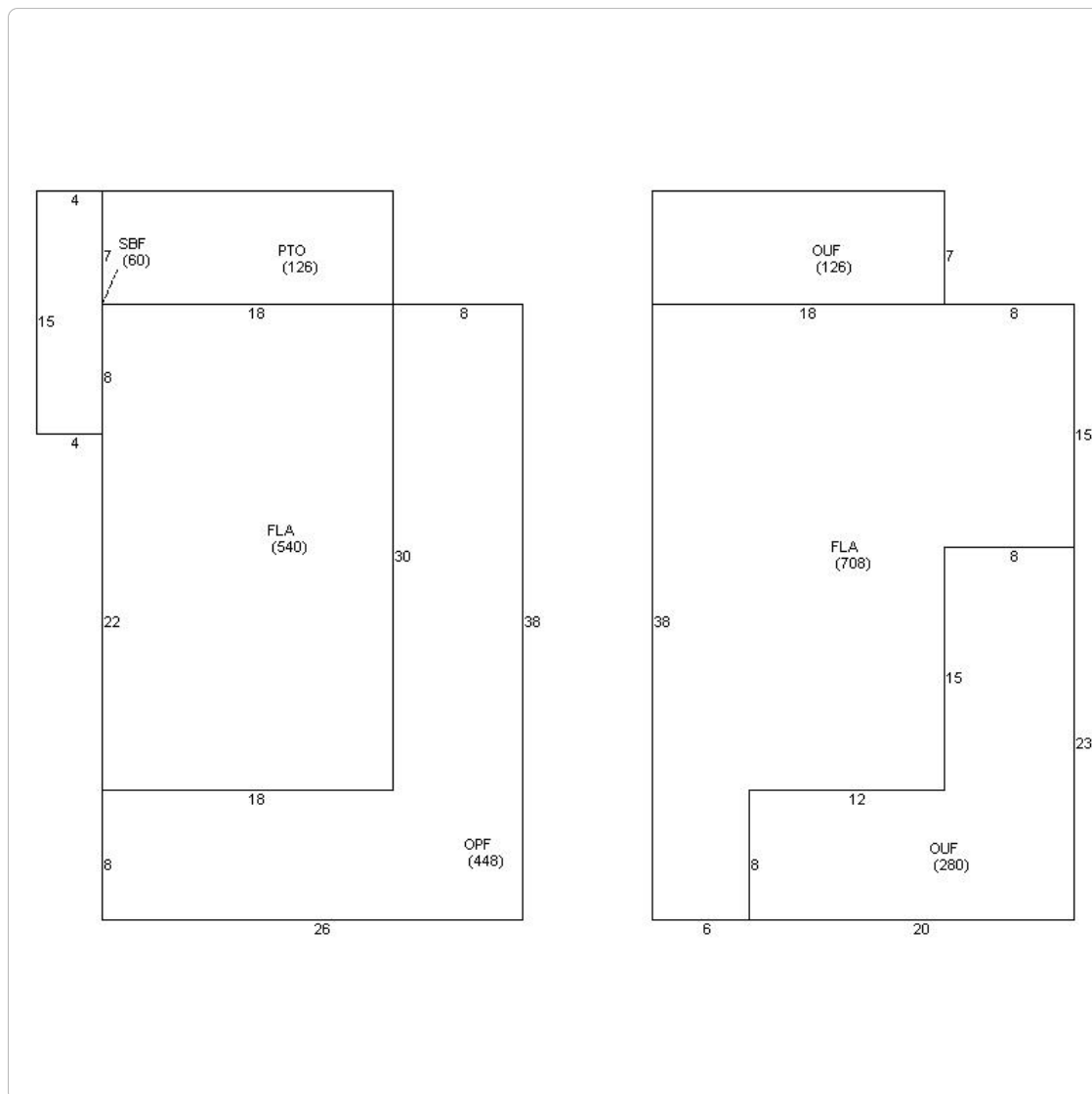
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/14/2016	\$650,000	Warranty Deed		2792	198	03 - Qualified	Improved
9/1/1981	\$40	Warranty Deed		839	1704	U - Unqualified	Improved

**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)**





## Photos





#### 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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