



## **Historic Architectural Review Commission Staff Report for Item 3**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: December 16, 2020

Applicant: Spottswood, Spottswood, Spottswood and Sterling

Application Number: H2020-0037

Address: #914 Thomas Street

### **Description of Work:**

New frame house with off-street parking. New walkways and pool. New fences.

### **Site Facts:**

The site under review is a vacant lot behind the structure located at 916 Thomas Street. The address of the subject site is 914 Thomas Street. 914 and 916 Thomas Street make up the Thomas Street Homeowners Association (HOA), which was recorded in 2019.

The 1912 Sanborn map shows 3 structures on one lot: 914, 916 and 916½ Thomas Street. In 1912, 914 Thomas was a structure situated between 916 and 910 Thomas, with a frontage on the street. The structure at 916 Thomas sat where it still does today, and 916½ was a structure that sat directly behind 916 Thomas, where this application is now proposing a new structure. The structure that sat at 914 Thomas was razed around 1973, while the structure that sat at 916½ was razed sometime between 1948 and 1962.

A build-back letter was written for the lot at 914 Thomas Street in October 2017, establishing one residential dwelling unit on the property. The applicant has submitted a letter clarifying that this application is to be reviewed as a new residence, and not pursuant to the build-back letter.

### Guidelines Cited on Review:

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 11, 13 and 14.

### Staff Analysis:

The applicant previously submitted a proposal for this address under HARC2020-0011. When considering the immediate context, staff found the previous proposal to be out of scale. The previous application was withdrawn at the HARC meeting on August 25, 2020.

A new application is now under review for a revised proposal. The proposal includes the construction of a new, 1,700 square foot, 27.5-foot-tall structure at 914 Thomas Street, as well as off-street parking, walkways, a pool, and fencing.

The design proposes an “eyebrow” style house, the height of which is just over 8 feet taller than the 19-feet 2-and-3/8-inch height of the existing structure at 916 Thomas.

The main roof is to have an 8 over 12 pitch. All new roofing material is to be 5 v-crimp metal. The siding of the new structure is to be painted HardiePlank lap siding with Hardie trim.

The design also includes two covered porches, one at the front and one at the rear. The porches are to be wood with composite decking and Hardie trim.

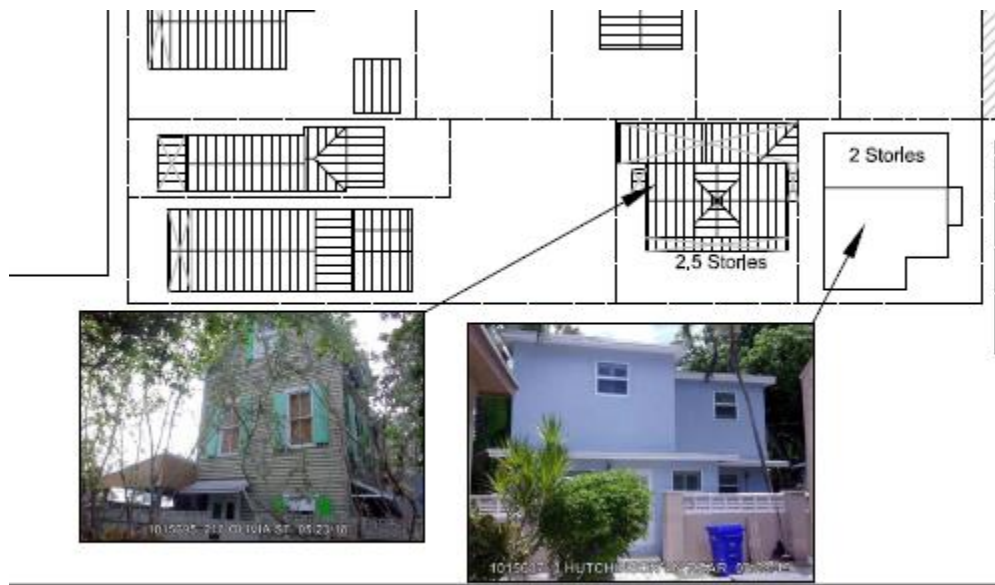
This proposal also includes a ribbon driveway for off-street parking, new walkways, a 22-foot by 8-foot in-ground pool, and fencing.

## Consistency with Cited Guidelines:

It is staff's opinion that the proposed design does not meet the cited guidelines.

The scale, form and massing of the proposed structure are incompatible with the immediate context. Paragraph four on page 38-i of the Guidelines for New Construction reads, "Buildings that are *compatible* take cues from their immediate context. They attempt to respect—rather than overwhelm or detract from their surroundings. That means, for example, that a compatible new building is not significantly taller, or shorter, than the buildings around it..." Staff feels that the proposal will overwhelm the adjacent historic buildings in scale and height.

According to numbers 13 and 14 under Guidelines for New Construction, a new building should be consistent with the existing height, scale and proportion of buildings of same land use *immediately adjacent* to it. The proposed height of 27-feet 5-inches is taller than that of all immediately adjacent structures. The 2.5-story structure at 218 Olivia Street and the 2-story structure at 3 Hutchinson Lane, which are noted on the submitted sheet E.1.2, are not historic and are out of character in scale, form, and massing in the surrounding context (see below clip of the submitted sheet for reference).



Overall, staff feels the scale and height of the proposed structure are too large for the existing historic context. However, staff finds no conflict in the guidelines with the proposed materials, parking, walkways, pool, or fencing.

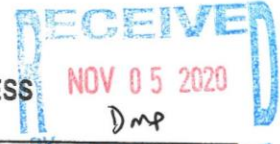
# APPLICATION





# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

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

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

ADDRESS OF PROPOSED PROJECT:	914 Thomas Street, Key West Florida 33040		
NAME ON DEED:	Thomas St Partners LLC	PHONE NUMBER	863 602 0332
OWNER'S MAILING ADDRESS:	2209 Long Leaf Circle Lakeland, FL 33810	EMAIL	ironwoodvg@tampabayrr.com
APPLICANT NAME:	Spottswood, Spottswood, Spottswood and Sterling PLLC	PHONE NUMBER	305 294 9556
APPLICANT'S ADDRESS:	500 Fleming Street, Key West, Florida 33040	EMAIL	dcraig@spottswoodlaw.com and erica@spottswoodlaw.com
APPLICANT'S SIGNATURE:			DATE 10/27/2020

**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 ☒

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Replacement of a two story residence which burned down with a new 1 and 1/2 residence, offstreet parking, walkways and a pool together with fencing
<b>MAIN BUILDING:</b> Create a new 1700 sq. ft. one and a half story residence behind an existing residence. The new residence is one of many two-story and 1.5 story residences in the immediate area (please see street elevations). The new structure is shielded from Thomas St. by the structure in front and by heavy vegetation. The new structure is designed as an "eyebrow" structure to minimize mass and scale. The proposed home has been re-designed and reduced in size in response to staff comments
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>

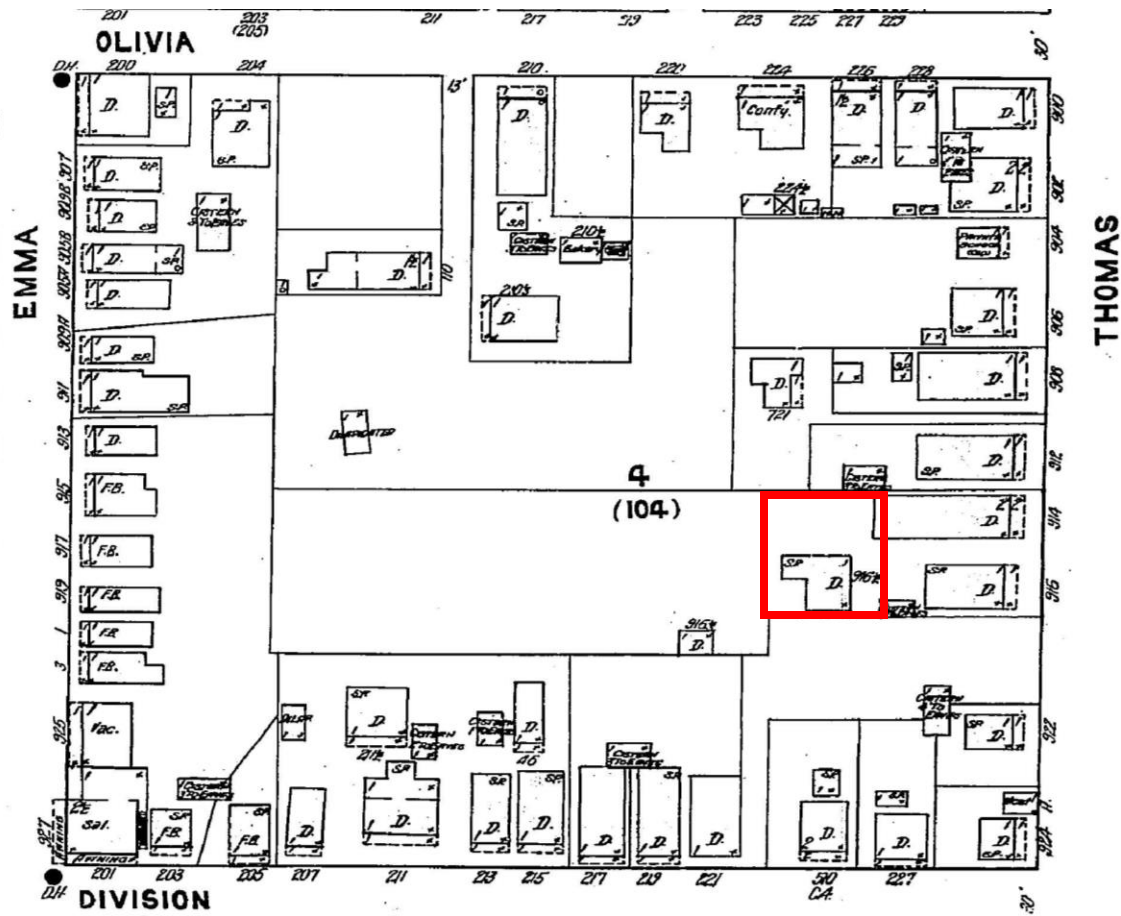
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS: yes brick pavers	FENCES: yes wooden fences
DECKS: yes wooden deck	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Landscaping will be added	a swimming pool will be added
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
AC Condensers will be used	

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:		

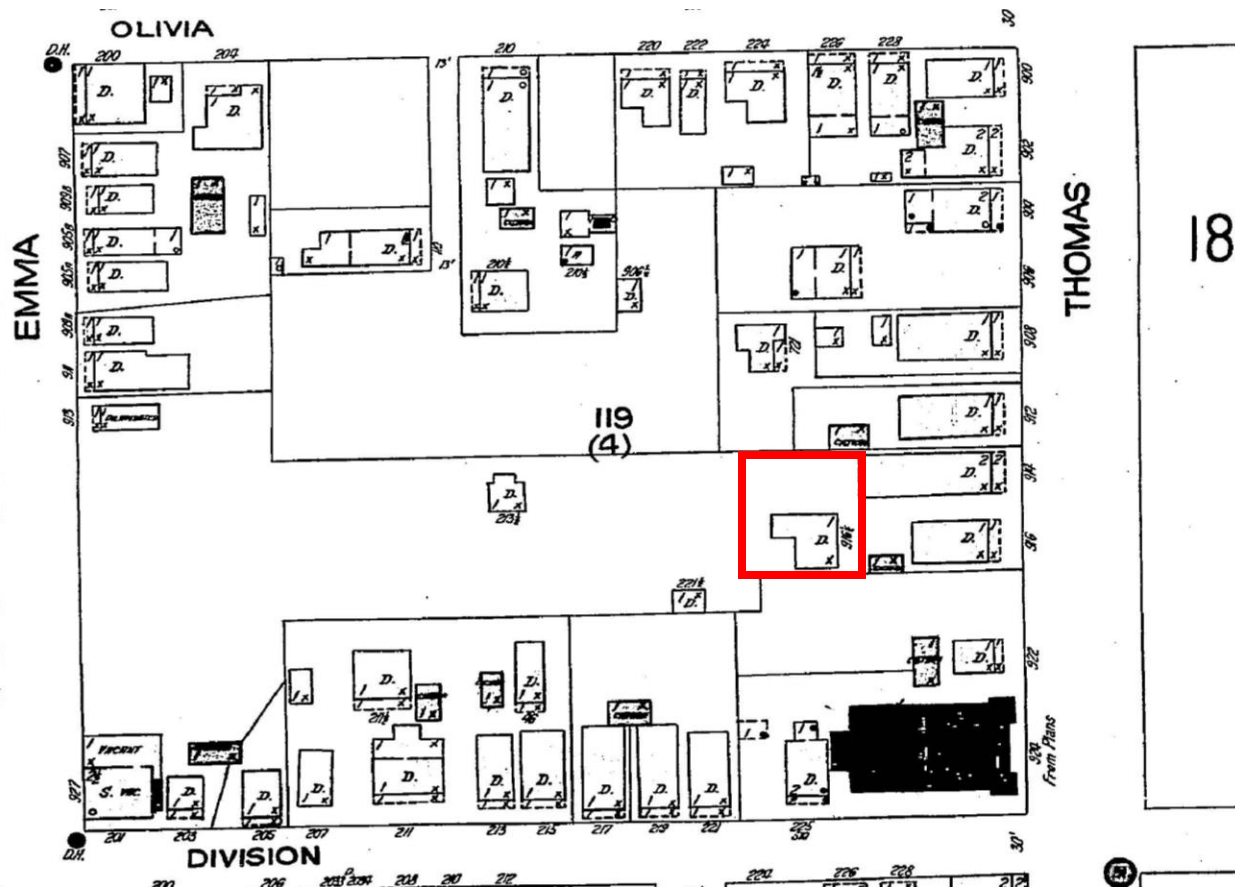
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# SANBORN MAPS

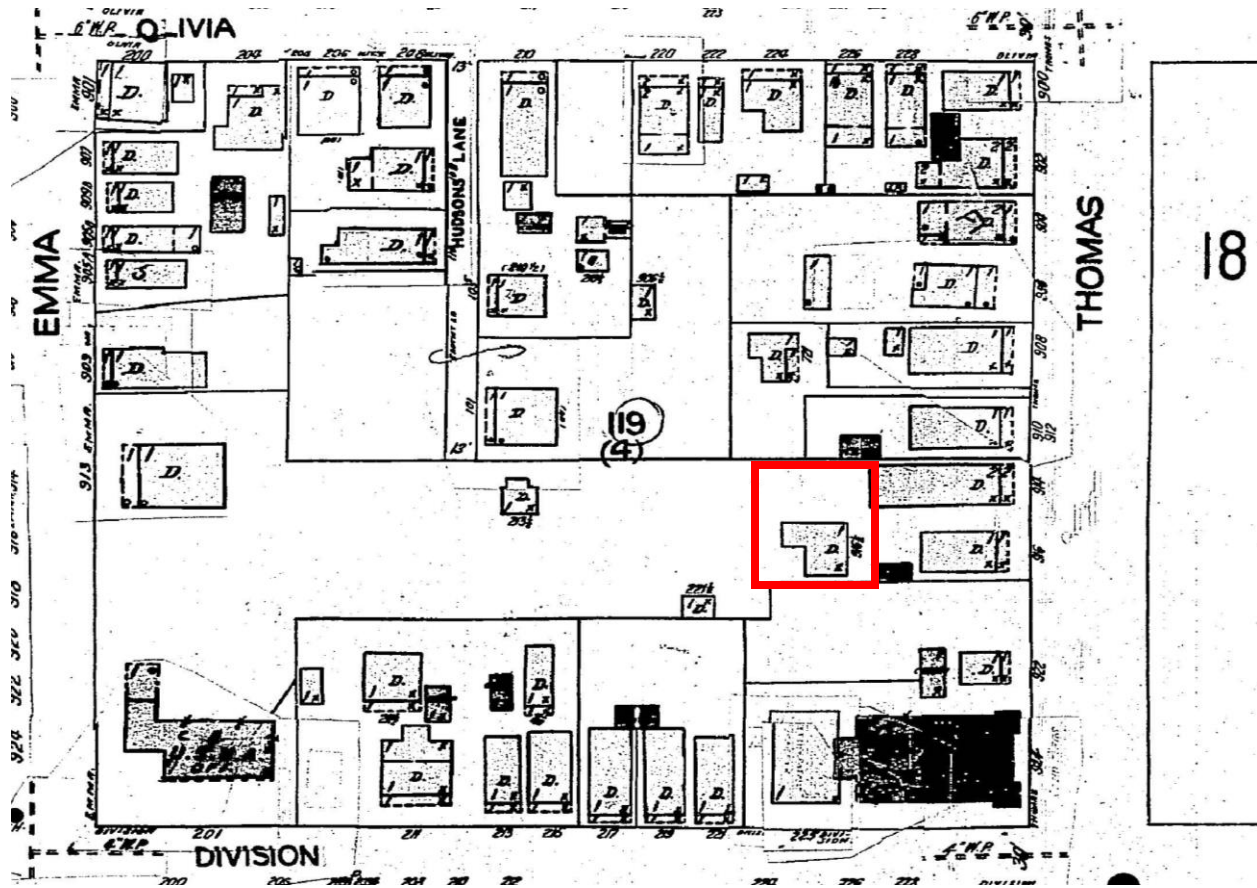


18

1912 Sanborn map indicating the location of the newly proposed structure.

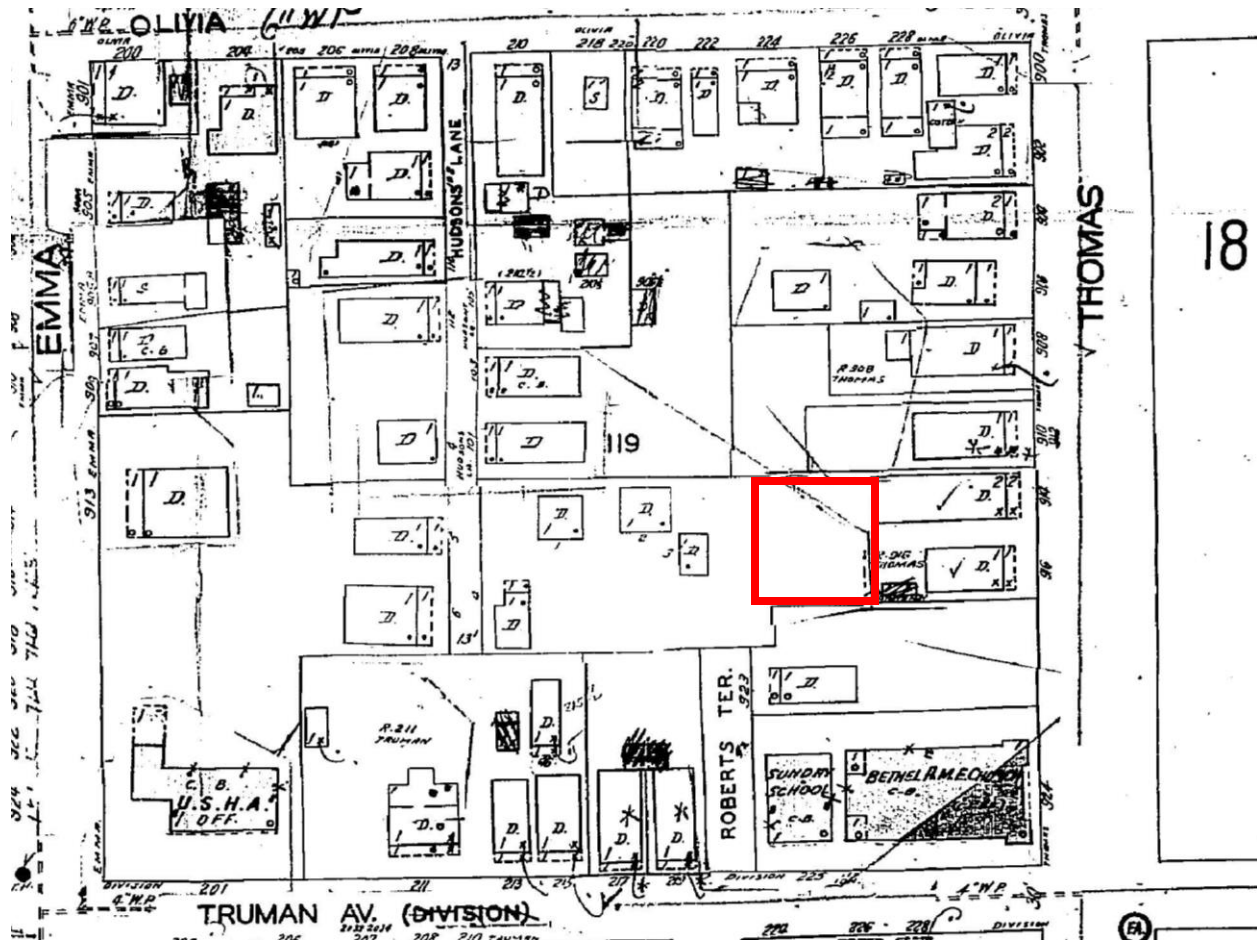


1926 Sanborn map indicating the location of the newly proposed structure.



1948 Sanborn map indicating the location of the newly proposed structure.





1962 Sanborn map indicating the location of the newly proposed structure.

# PROJECT PHOTOS





1965 photo of the structure that once fronted 914 Thomas Street. The structure was razed in 1973.



1965 photo of the structure at 916 Thomas Street. The structure that stood directly behind it at 916½ Thomas Street was razed sometime between 1948 and 1962.





916 Thomas Street.



914 Thomas Street lot entry.





910 Thomas Street.



922 Thomas Street.





911 Thomas Street.



917 Thomas Street.





927 & 921 Thomas Street.



Looking at entry parking.





Looking from front right to front left corner.



Looking from front right to back right corner.





Looking from front right to back left corner.



Looking from back left to back right corner.





Looking from back right corner to front left.



Back right corner – view of 3 Hutchinson Lane and 219 Olivia Street.

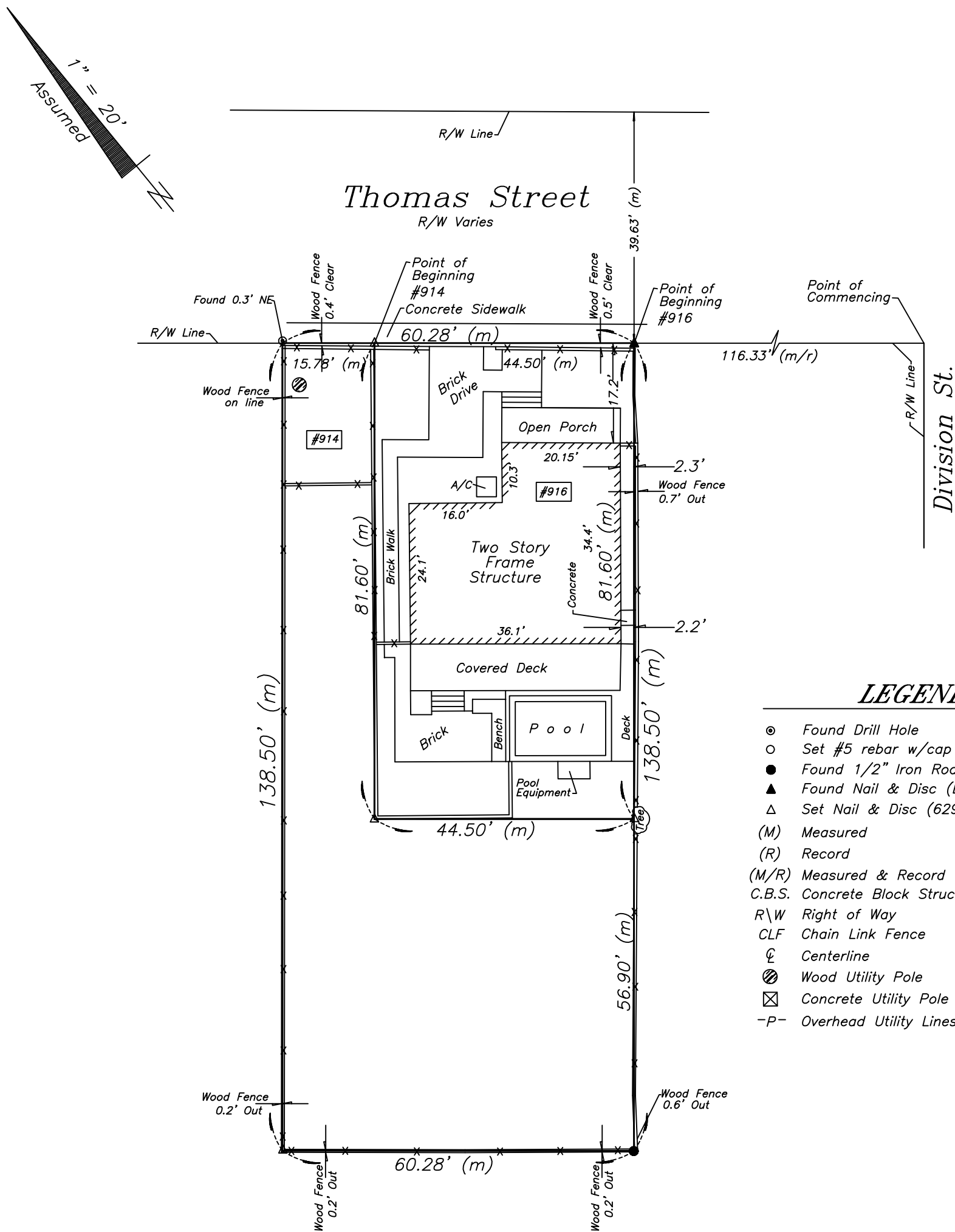




Looking at front right corner from center – view of 910 Thomas Street.

# SURVEY

Boundary Survey Map of Lot 4, Square 4 of C.W. Tift's Diagram  
on the Island of Key West



LEGEND

- Found Drill Hole
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- Found Nail & Disc (LB 2863)
- 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
- Wood Utility Pole
- Concrete Utility Pole
- P- Overhead Utility Lines

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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

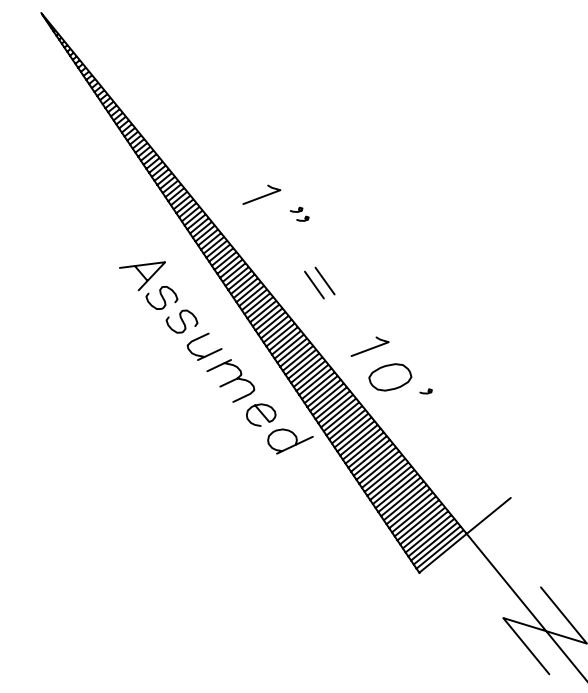


Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN

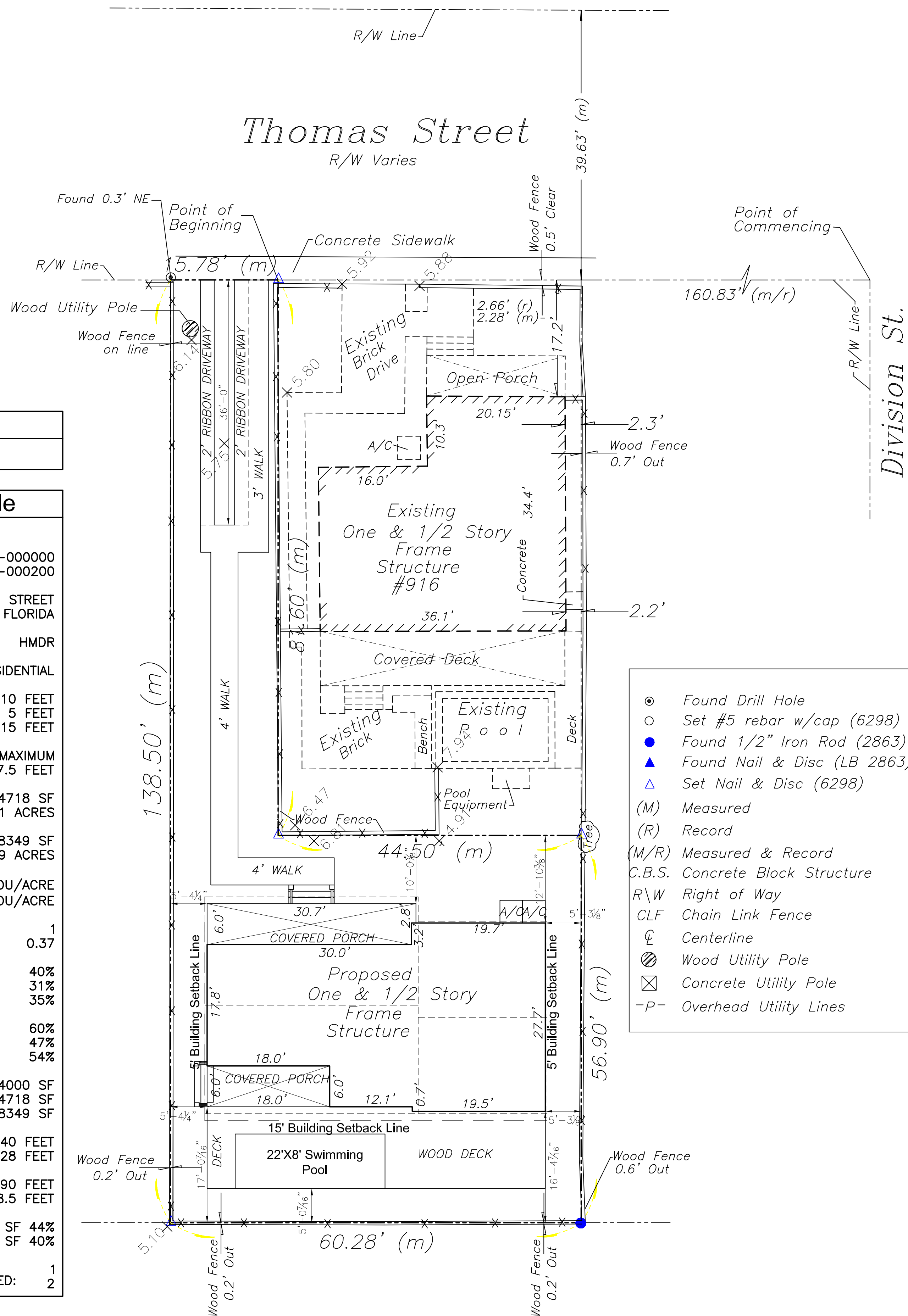




### Site Notes

1.) THE EXISTING SITE IS VACANT

Building & Site Data Table	
DESCRIPTION:	
PARCEL ID NUMBER:	00015050-000000 & 00015050-000200
PROJECT ADDRESS:	914 THOMAS STREET KEY WEST, FLORIDA
ZONING:	HMDR
USE:	SINGLE FAMILY RESIDENTIAL
MINIMUM SETBACKS:	FRONT: 10 FEET SIDE: 5 FEET REAR: 15 FEET
BUILDING HEIGHT ALLOWED:	30 FEET MAXIMUM
ACTUAL BUILDING HEIGHT:	27.5 FEET
SITE AREA:	4718 SF 0.11 ACRES
MASTER PARCEL AREA:	8349 SF 0.19 ACRES
MAXIMUM DENSITY ALLOWED:	16 DU/ACRE
ACTUAL DENSITY:	10.09 DU/ACRE
MAXIMUM FLOOR AREA RATIO:	1
ACTUAL FLOOR AREA RATIO:	0.37
MAXIMUM BUILDING COVERAGE:	40%
ACTUAL BUILDING COVERAGE:	31%
MASTER PARCEL BUILDING COVERAGE:	35%
MAXIMUM IMPERVIOUS SURFACE RATIO:	60%
ACTUAL IMPERVIOUS SURFACE RATIO:	47%
MASTER PARCEL IMPERVIOUS SURFACE RATIO:	54%
MINIMUM LOT SIZE:	4000 SF
ACTUAL LOT SIZE:	4718 SF
MASTER PARCEL SIZE:	8349 SF
MINIMUM LOT WIDTH:	40 FEET
ACTUAL LOT WIDTH:	60.28 FEET
MINIMUM LOT DEPTH:	90 FEET
ACTUAL LOT DEPTH:	138.5 FEET
OPEN SPACE:	2095 SF 44%
MASTER PARCEL OPEN SPACE:	3304 SF 40%
REQUIRED OFF-STREET PARKING SPACES:	1
ACTUAL OFF-STREET PARKING SPACES PROVIDED:	2



914 Thomas Street Legal Description:  
A parcel of land on the Island of Key West, in the County of Monroe, State of Florida, and delineated on G. W. Tift's plan thereof on file in the records of said County, as part of Lot Four in Subdivision of Square Four in part of Tract Three:  
Commencing at a intersection of the Northwesternly right-of-way line of Truman Avenue (Division Street) with the Southwesterly right-of-way line of Thomas Street and run thence Northwesternly along the Southwesterly right-of-way line of the said Thomas Street for a distance of 116.33 feet; thence Southwesterly and at right angles for a distance of 81.60 feet to the Point of Beginning; thence continue Southwesterly along the previously described course for a distance of 56.90 feet; thence Northwesternly and at right angles for a distance of 60.28 feet; thence Northeasterly and at right angles for a distance of 98.50 feet; thence Southeasterly and at right angles for a distance of 15.78 feet; thence Southwesterly and at right angles for a distance of 41.60 feet; thence Southeasterly and at right angles for a distance of 44.50 feet back to the Point of Beginning, containing 4,087 square feet, more or less.

Common Area:  
A parcel of land on the Island of Key West, in the County of Monroe, State of Florida, and delineated on G. W. Tift's plan thereof on file in the records of said County, as part of Lot Four in Subdivision of Square Four in part of Tract Three:  
Commencing at a intersection of the Northwesternly right-of-way line of Truman Avenue (Division Street) with the Southwesterly right-of-way line of Thomas Street and run thence Northwesternly along the Southwesterly right-of-way line of the said Thomas Street for a distance of 160.83 feet to the Point of Beginning; thence continue Northwesternly along said the Southwesterly right-of-way line of the said Thomas Street for a distance of 15.78 feet; thence Southwesterly and at right angles for a distance of 40.00 feet; thence Southeasterly and at right angles for a distance of 15.78 feet; thence Northeasterly and at right angles for a distance of 40.00 feet back to the Point of Beginning, containing 631 square feet, more or less.

Master Parcel Legal Description: All that certain piece or parcel of land situated on the Island of Key West, in the County of Monroe, State of Florida, and delineated on G. W. Tift's plan thereof on file in the records of said County, as Lot Four in Subdivision of Square Four in part of Tract Three: Commencing at a point distant One Hundred and Eighty four feet and four inches from the corner of Thomas and Olivia Streets, and having a front on Thomas Street of Fifty eight feet and extending back at right angles therewith one hundred and Thirty eight feet and six inches, and which lot is more fully described in a diagram of the said part of Tract Three recorded in Monroe County Records Book I, Page 421, reference being had to deed recorded in Deed Book L, Page 591, of the Public Records of Monroe County, Florida.

ALSO;

All that parcel of land lying in Key West, Monroe County, Florida, and more particularly described as: Commencing 116.33 feet from the corner of Thomas and Division (Truman Avenue) Streets and running thence along Thomas Street in a Northwesternly direction 2.66 feet; thence at right angles in a Southwesterly direction 138 feet, 6 inches; thence at right angles in a Southeasterly direction 2.66 feet; thence at right angles in a Northeasterly direction 138 feet, 6 inches to the Place of Beginning on Thomas Street.

Project No. APC-1934 - Scale: 1"=10'-0"

Date Issued: 10-02-20

Site Plan

ALDERMAN Planning  
COMPANY

Phone: 813.833.5161  
PO Box 55755 St. Petersburg FL, 33732

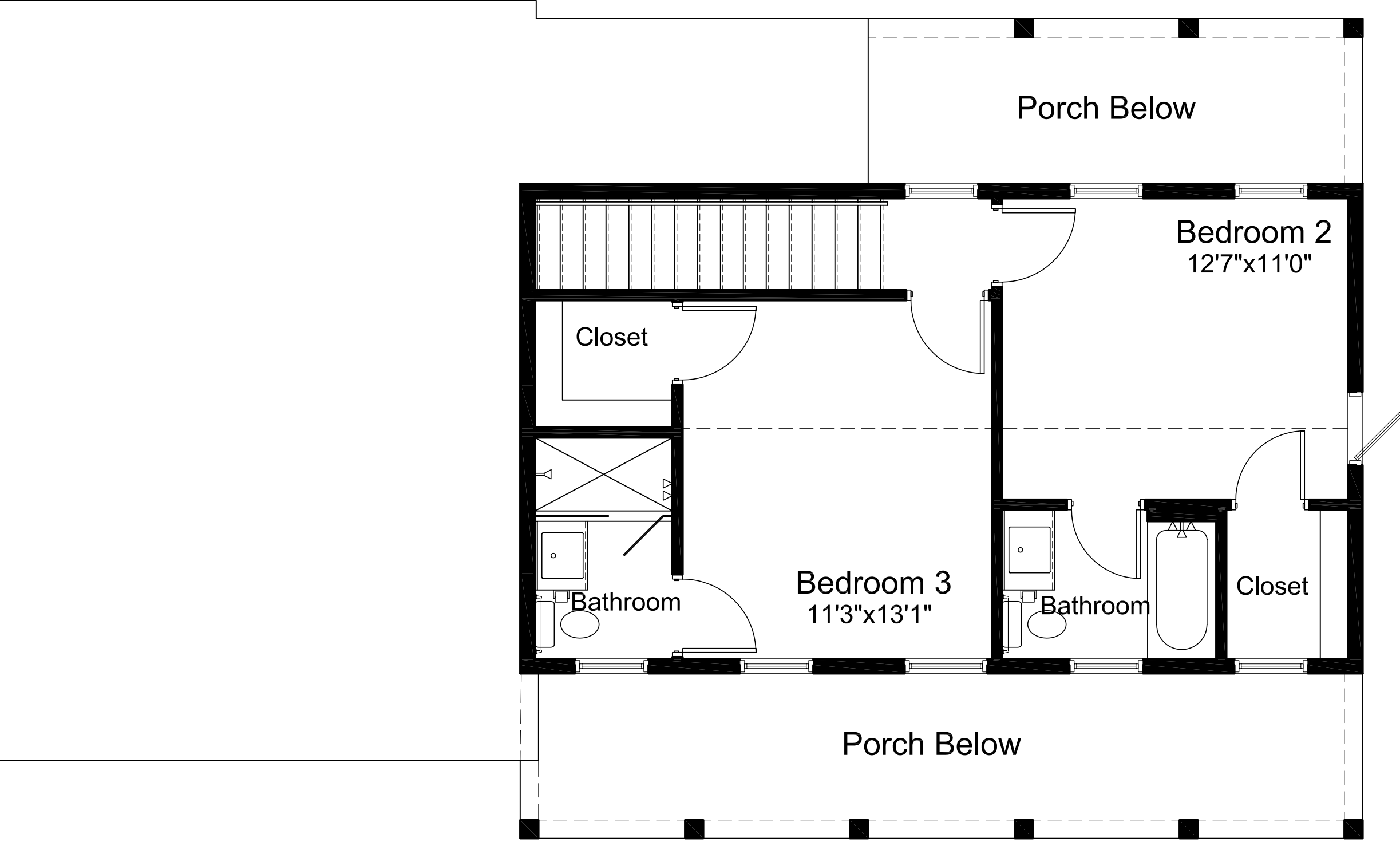
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A.0.1

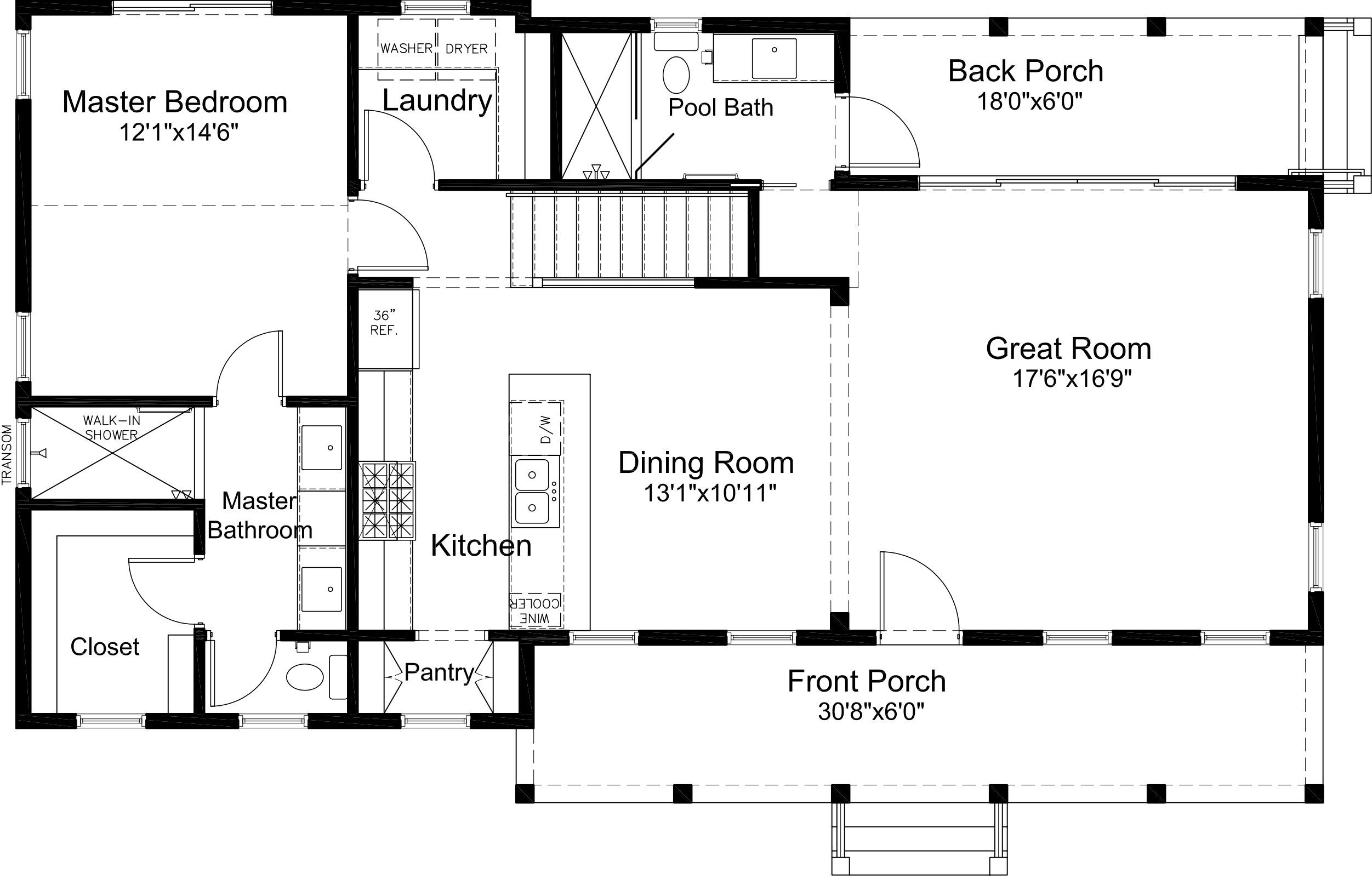
THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS FOR THE PROPOSED CONSTRUCTION. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER.

J. S. NACAMALA, P.E. No. 19241  
TEMPLE TERRACE, FL 33617  
PHONE: (813) 988-0727

DATE

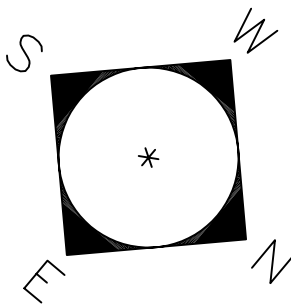


2nd Floor



1st Floor

Area Tabulation	
LIVING AREA:	
FIRST FLOOR:	1151 SqFt
SECOND FLOOR:	547 SqFt
TOTAL LIVING:	1698 SqFt
COVERED AREAS:	290 SqFt
TOTAL UNDER ROOF:	1988 SqFt



Floor Plans

**ALDERMAN Planning**  
COMPANY  
Phone: 813.833.5161  
PO Box 55755 St. Petersburg FL, 33732

Sheet

A.1.1

Date Issued: 10-02-20

No.:	Date:	Revision:

Project No. APC-1934 - Scale: 1/4"=1'-0"

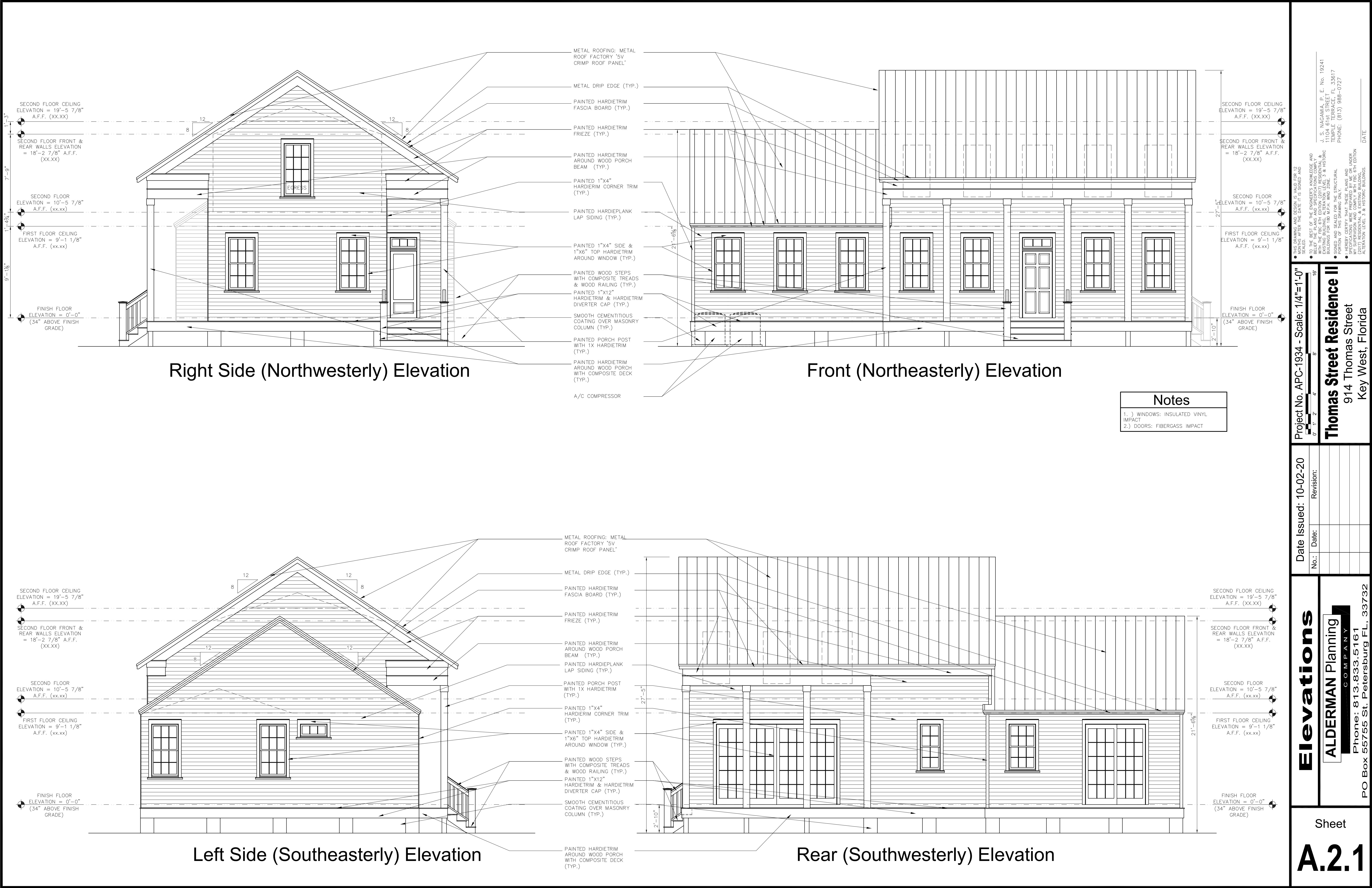
**Thomas Street Residence II**  
914 Thomas Street  
Key West, Florida

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND  
• TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS AND BUILDING ALTERNATION LEVEL 3 & HISTORIC BUILDINGS FOR 180 M.P.H. WIND ZONE.  
• I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS AND BUILDING ALTERNATION LEVEL 3 & HISTORIC BUILDINGS.

J. S. NAGAMAL, P.E. No. 19241  
J. S. NAGAMAL, P.E. No. 19241  
TEMPLE TERRACE, FL 33617  
PHONE: (813) 988-0727

DATE





Project No. APC-1934 - Scale: 1/4"=1'-0"

16

8

4

2

1

0

Date Issued: 10-02-20

No.:

Date:

Revision:

Elevations

ALDERMAN Planning

COMPANY

Phone: 813.833.5161

PO Box 55755 St. Petersburg FL, 33732

Sheet

A.2.1

J. S. NAGAWA, P.L.E. No. 19241  
J. S. NAGAWA, P.L.E. No. 33617  
TEMPLE TERRACE, FL 33617  
PHONE: (813) 988-0727

DATE

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.  
TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS FOR THE PROPOSED CONSTRUCTION.  
I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH THE 6TH EDITION OF THE FLORIDA BUILDING CODE, 2013 EDITION, AS AMENDED, AND ALL APPLICABLE LOCAL ORDINANCES, RULES AND REGULATIONS.



Thomas Street



PROPERTY LINE

19'-2 3/4"



Existing Residence #916 (1.5 Stories)

Pedestrian Line of Site close side of street

Pedestrian Line of Site far side of street

PROPERTY LINE

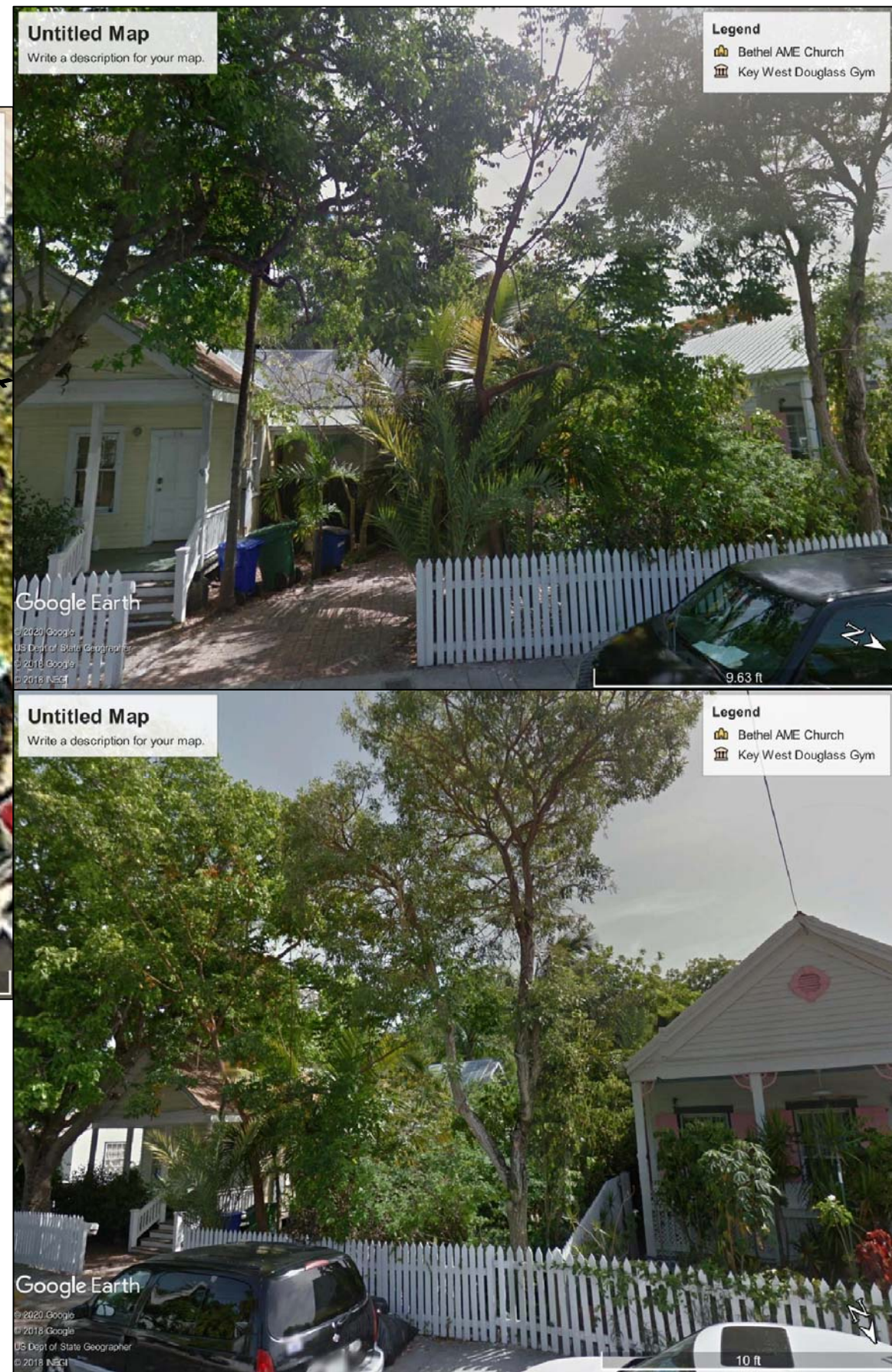
27'-5"



Proposed Residence #914

PROPERTY LINE

Right Side (Northwesterly) Site Profile



Project No. APC-1934 - Scale: 1"=5'-0"

0' 2.5' 5' 10' 20'

**Thomas Street Residence II**

914 Thomas Street  
Key West, Florida

Date Issued: 10-02-20

No.: Revision:

**Exhibit 1**

**ALDERMAN Planning**

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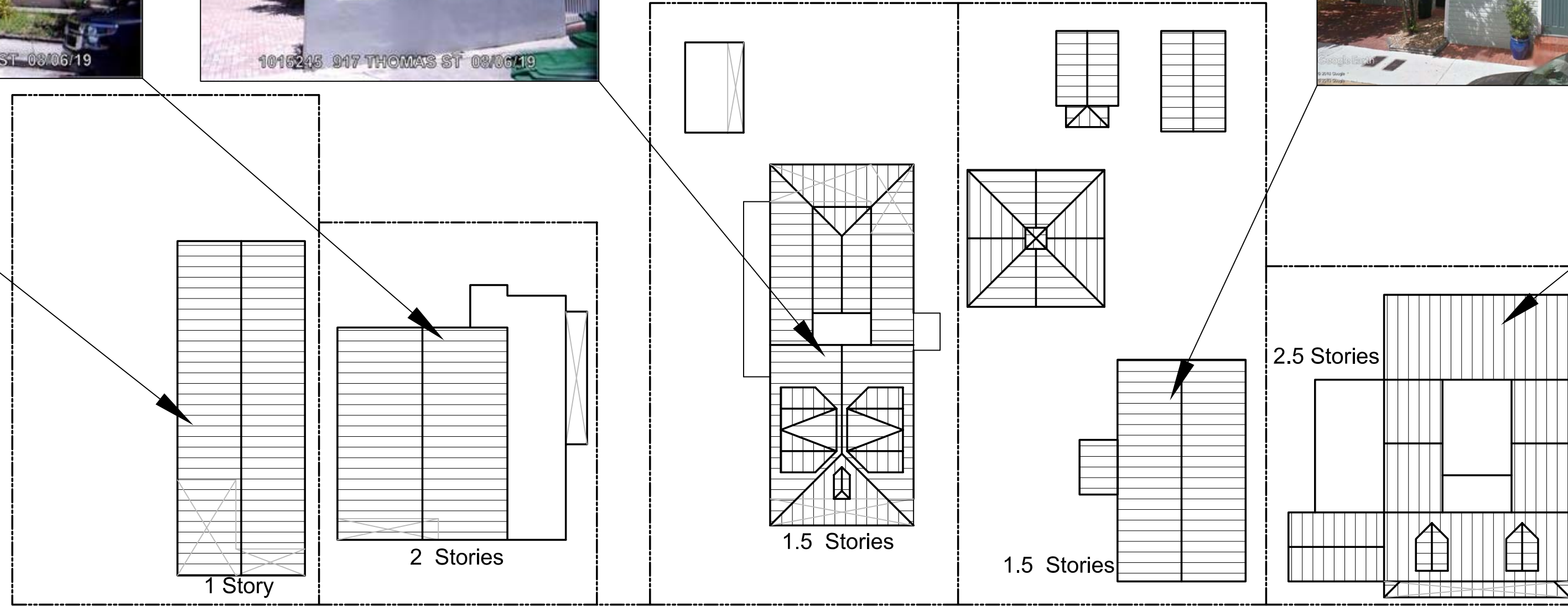
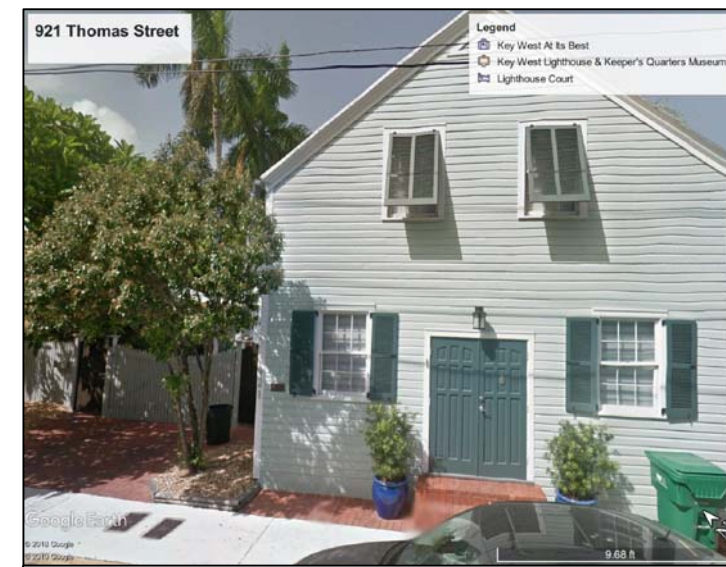
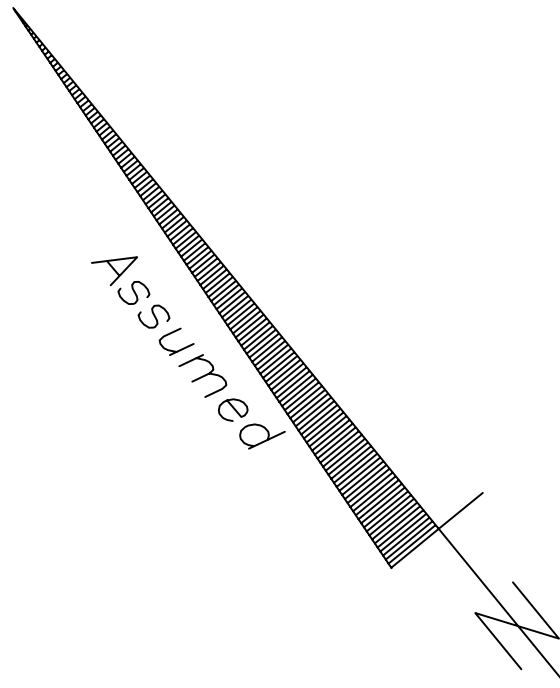
Sheet

**E.1.1**

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND  
TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS FOR THE PROPOSED CONSTRUCTION AND EXISTING BUILDING ALTERATION LEASE 3 & HISTORIC BUILDINGS FOR THE M.P.H. WIND ZONE.  
I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS FOR THE PROPOSED CONSTRUCTION AND EXISTING BUILDING ALTERATION LEASE 3 & HISTORIC BUILDINGS.  
DATE \_\_\_\_\_

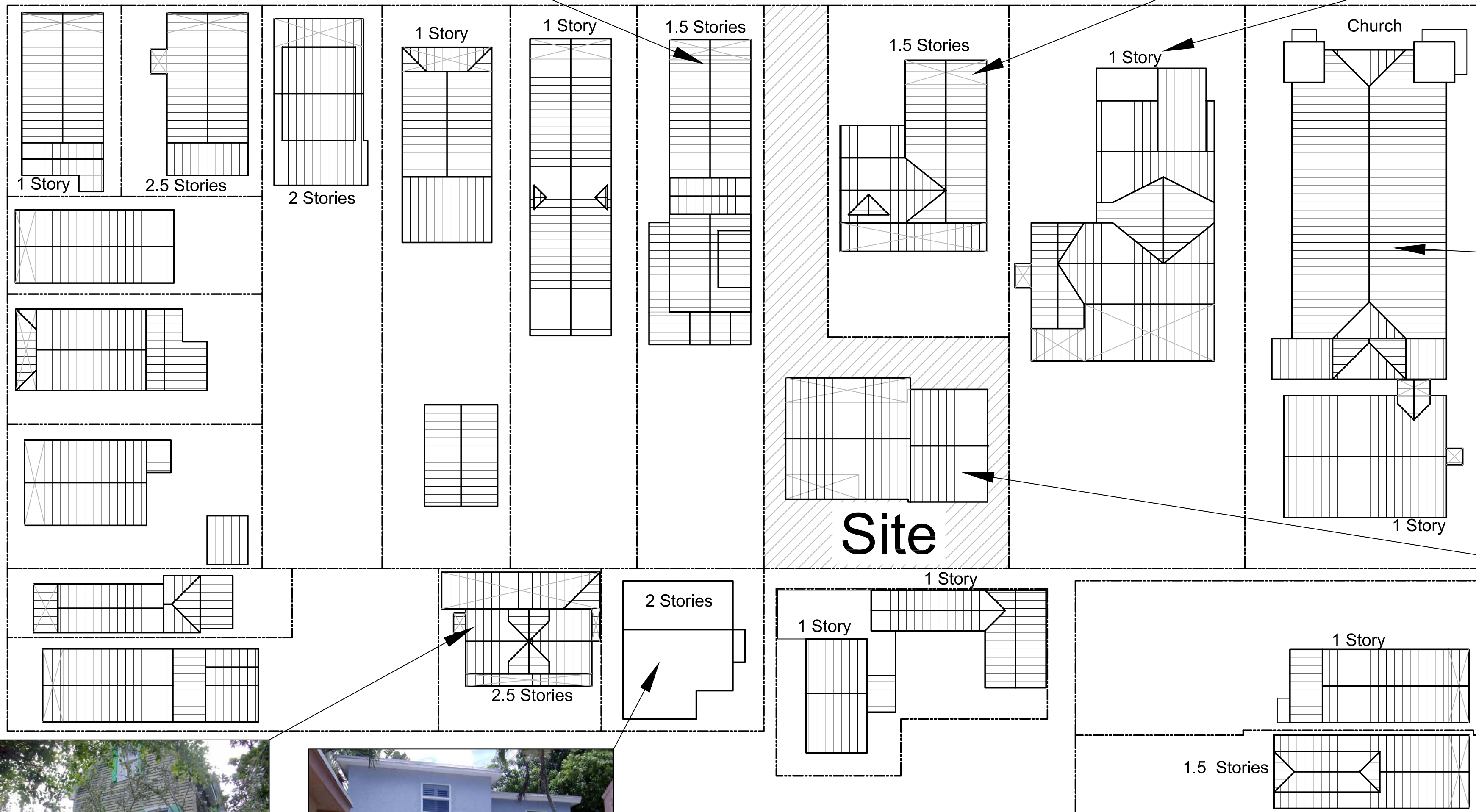
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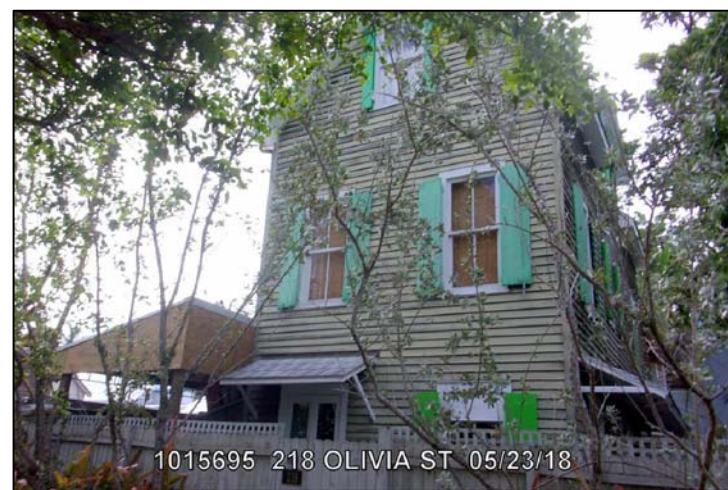
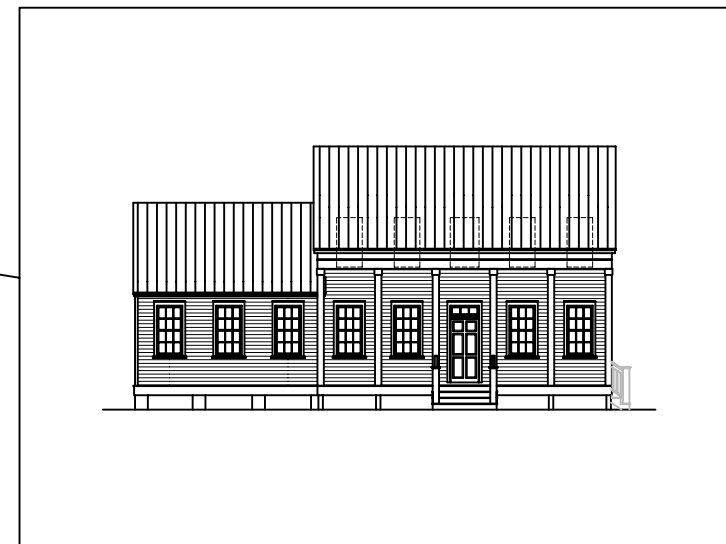


Thomas Street

Olivia Street



Truman Avenue



Address	# of Stories	1st Floor	2nd Floor	2nd Floor	Total	Distance
1 914 Thomas St	2	1033	786	0	1769	Subject
2 916 Thomas St	1.5	1068	434	0	1502	Adjacent
3 922 Thomas St	1	2456	0	0	2456	Adjacent
4 930 Thomas St	1.5	1240	560	0	1800	Adjacent
5 3 Hutchinson Ln	2	855	449	0	1304	Adjacent
6 218 Olivia St	3	495	496	496	1487	40'
7 501 Truman St	2.5	3449	1616	1050	5115	69'
8 501 Truman St	1.5	989	989	0	1978	40'
9 917 Thomas St	1.5	1464	552	0	2016	40'
10 911 Thomas St	2	1590	1714	0	3304	43'
11 907 Thomas St	1	1249	0	0	1249	78'
12 11 Hutchinson Ln	1	1123	0	0	1123	Adjacent
13 217 Truman	1.5	774	248	0	1022	69'
14 218 Truman	1	702	0	0	702	77'
Avg # of Stories =	1.64					
					Avg Area =	1316.21429

Project No. APC-1934 - Scale: 1"=20'-0"

Date Issued: 10-02-20

**Exhibit 2**

**ALDERMAN Planning**

COMPANY

Phone: 813.833.5161

PO Box 55755 St. Petersburg FL, 33732

No.: Date: Revision:

Thomas Street Residence II

914 Thomas Street

Key West, Florida

DATE

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS FOR EXISTING BUILDING ALTERATION LEVEL 3 & HISTORIC BUILDINGS FOR THE M-P-H WIND ZONE. I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS FOR EXISTING BUILDING ALTERATION LEVEL 3 & HISTORIC BUILDINGS.

J. S. NAGAMIA, P.E. No. 19241

TEMPLE TERRACE, FL 33617

PHONE: (813) 988-0727

Sheet

**E.1.2**



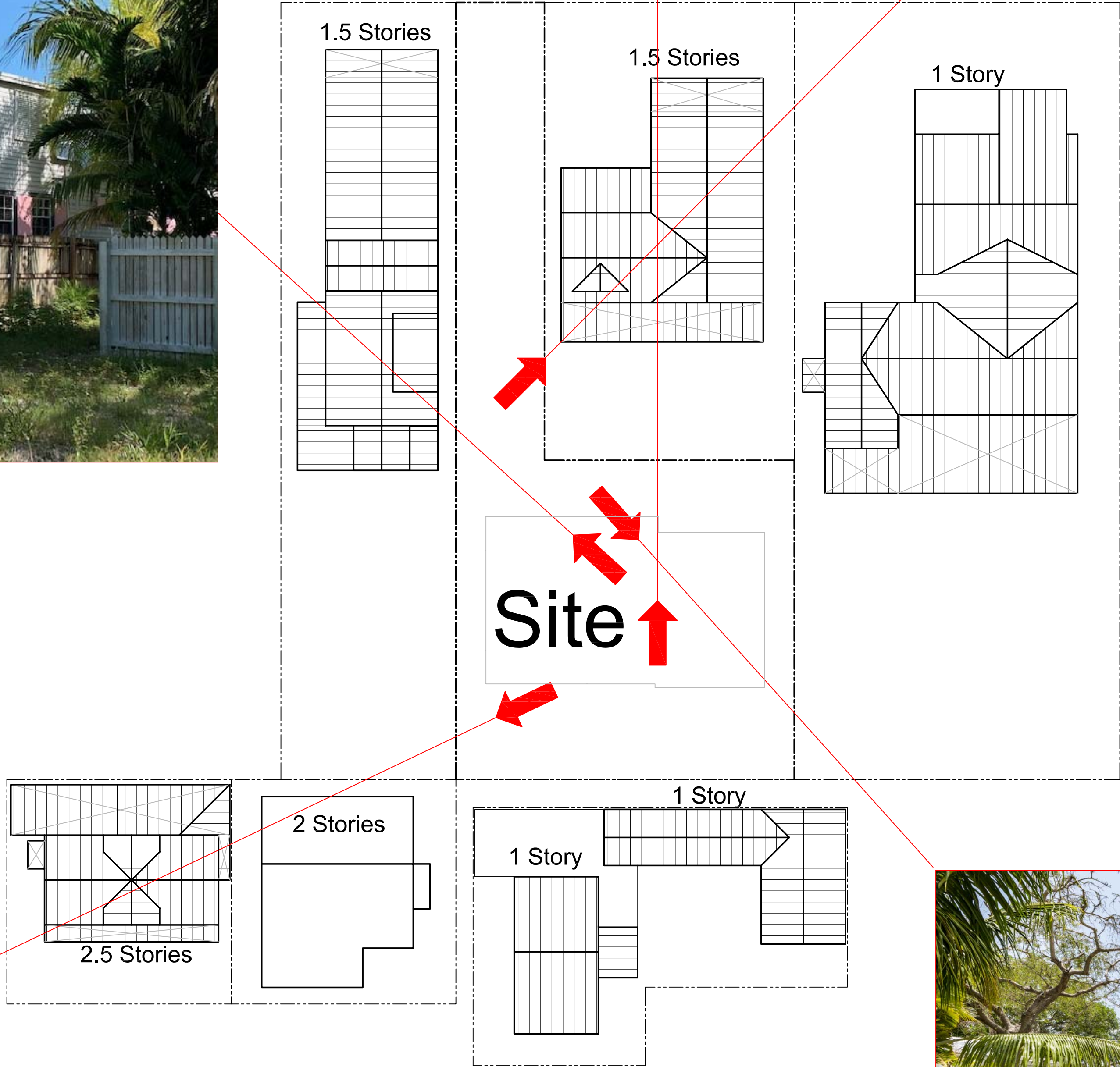
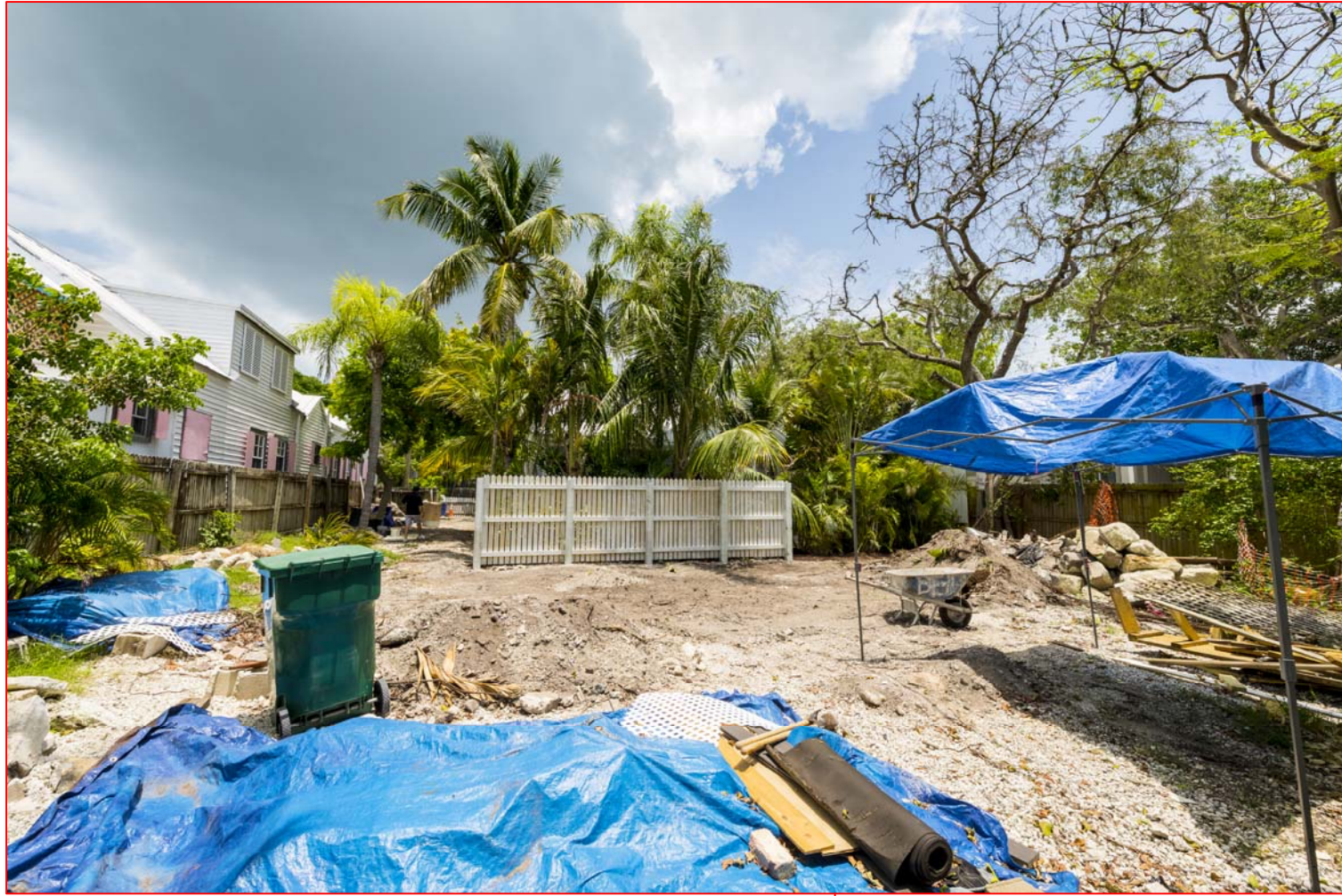
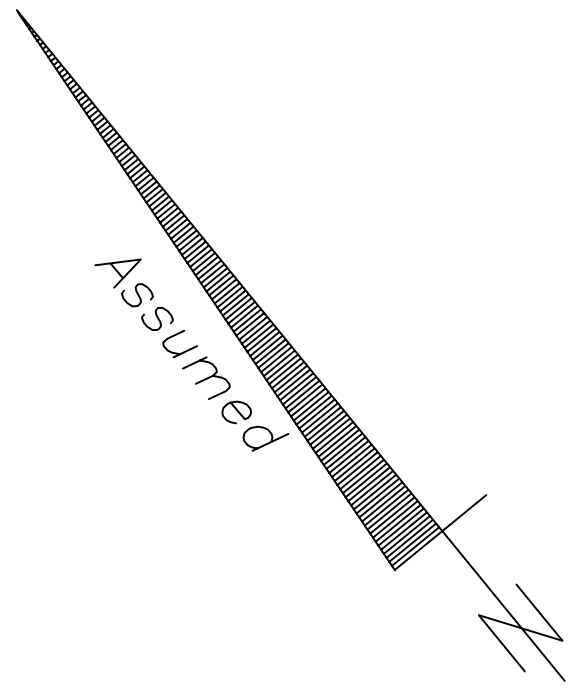


## Existing Front (Northeasterly) Thomas Street Profile



## Proposed Front (Northeasterly) Thomas Street Profile





Project No. APC-1934 - Scale: 1"=15'-0"

**Thomas Street Residence II**

914 Thomas Street  
Key West, Florida

Date Issued: 10-02-20

No.:      Date:      Revision:

**Exhibit 4**

**ALDERMAN Planning**  
COMPANY

Phone: 813.833.5161  
PO Box 55755 St. Petersburg FL, 33732

Sheet

**E.1.4**

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND  
• TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND BUILDINGS FOR 180 M.P.H. WIND ZONE.  
• I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND BUILDINGS FOR 180 M.P.H. WIND ZONE.  
• I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND BUILDINGS FOR 180 M.P.H. WIND ZONE.

J. S. NAGAMIA, P.E. No. 19241  
TEMPLE TERRACE, FL 33617  
PHONE: (813) 988-0727

DATE





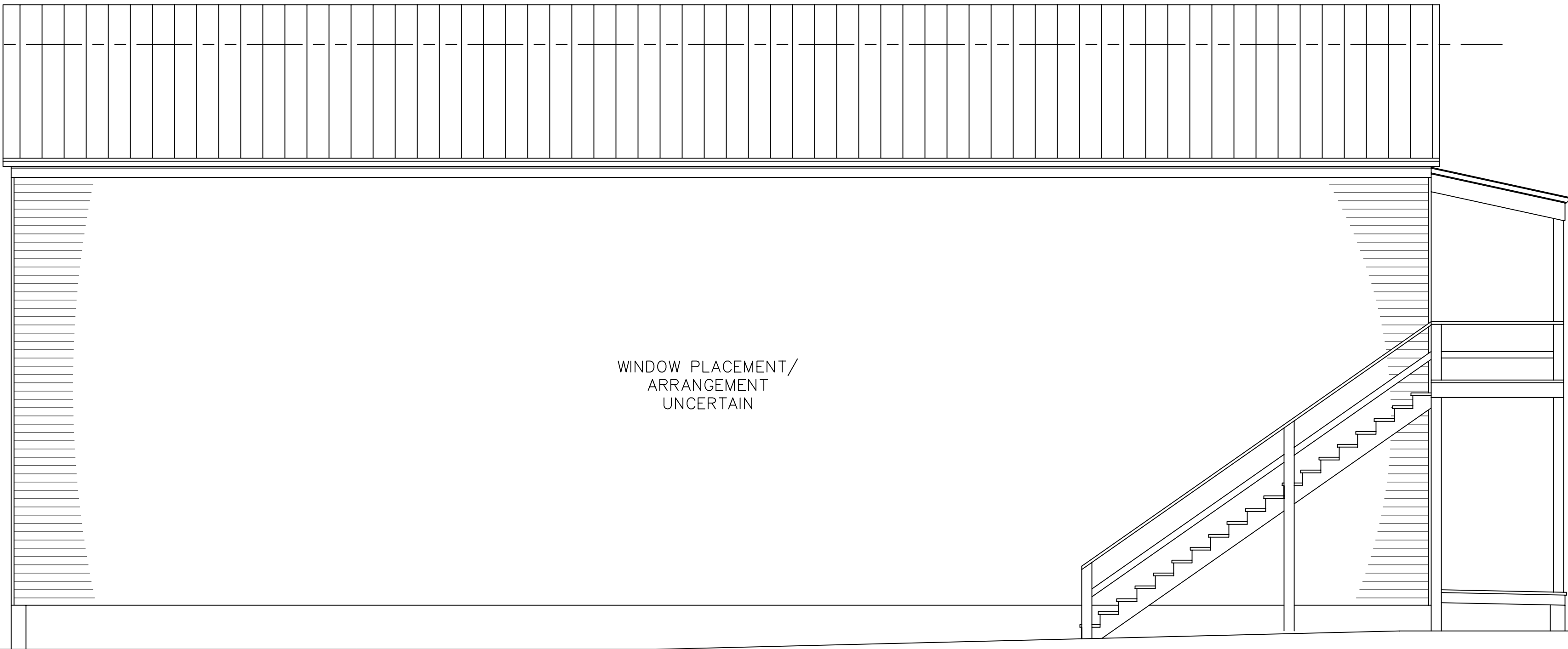
Proposed Residence #914 End View



Former Residence #914 End View  
(Razed in 1973)



Proposed Residence #914 Longitudinal View



Former Residence #914 Longitudinal View  
(Razed in 1973)

Project No. APC-1934 - Scale: 1/4"=1'-0"

0' 1" 2' 4' 8' 16'

Thomas Street Residence II

914 Thomas Street  
Key West, Florida

Date Issued: 10-02-20

No.: Date: Revision:

Exhibit 5

ALDERMAN Planning

COMPANY

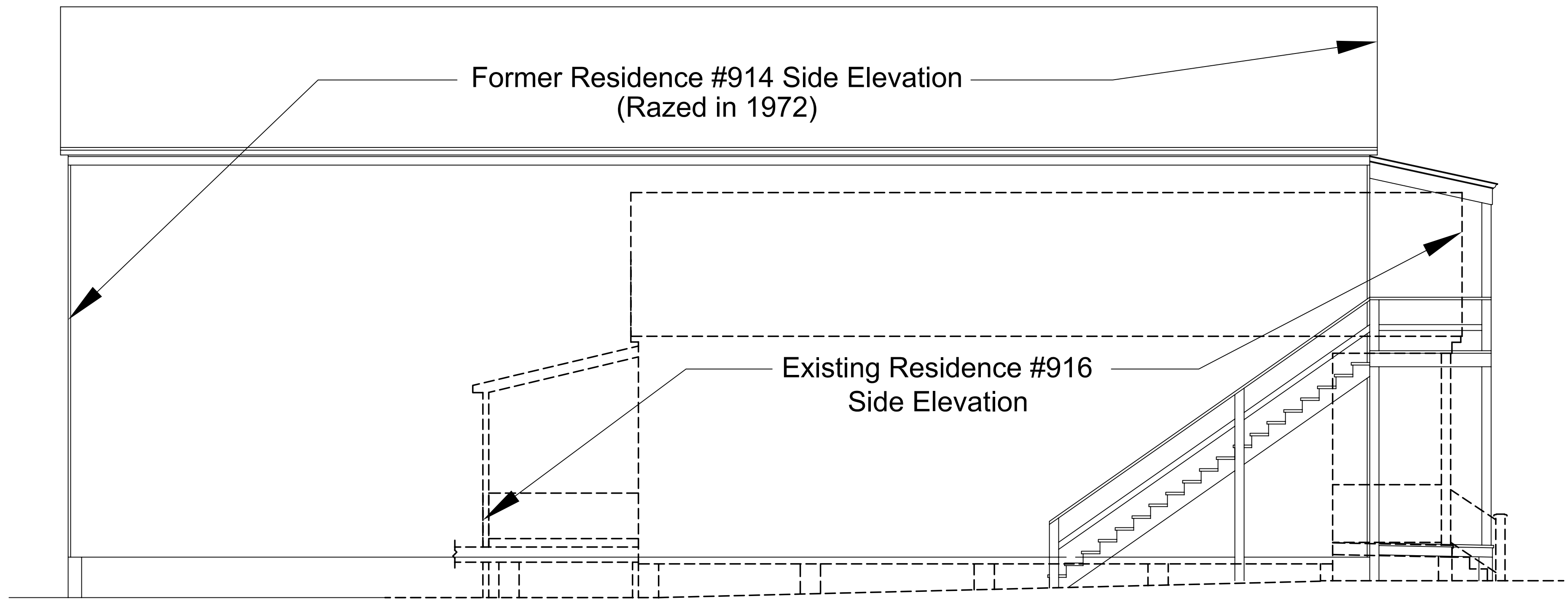
Phone: 813.833.5161

PO Box 55755 St. Petersburg FL, 33732

Sheet  
E.1.5

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND  
• TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS FOR EXISTING BUILDING ALTERATION LEVEL 3 & HISTORIC BUILDINGS FOR 180 M.P.H. WIND ZONE.  
• I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS FOR EXISTING BUILDING ALTERATION LEVEL 3 & HISTORIC BUILDINGS.  
J. S. NAGAMIA, P.E. No. 19241  
TEMPLE TERRACE, FL 33617  
PHONE: (813) 988-0727

DATE



Residence #916

Residence #914  
(Razed in 1973)

Residence #910

1912 Historic Front (Northeasterly) Thomas Street Profile

**Exhibit 6**

**ALDERMAN Planning**  
COMPANY

Phone: 813.833.5161  
PO Box 55755 St. Petersburg FL, 33732

Date Issued: 10-02-20

No.:	Date:	Revision:

Project No. APC-1934 - Scale: 1/4"=1'-0"

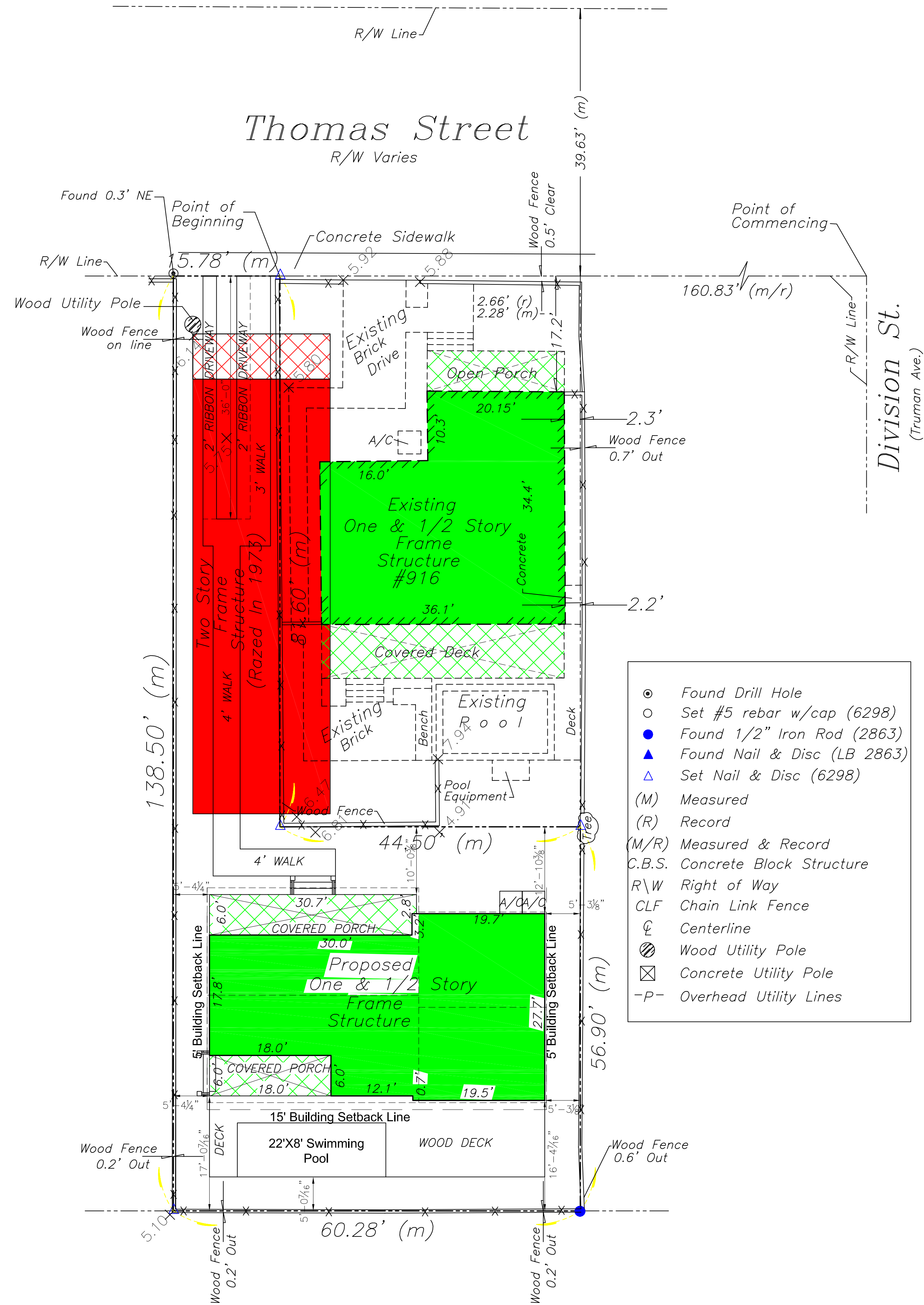
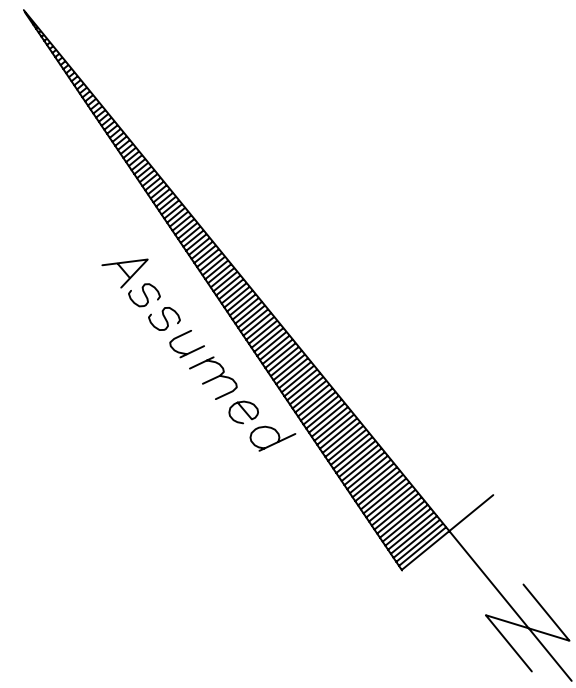
**Thomas Street Residence II**  
914 Thomas Street  
Key West, Florida

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.  
TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS FOR THE PROPOSED CONSTRUCTION AND EXISTING BUILDING ALTERATION LEASE 3 & HISTORIC BUILDINGS FOR 180 M.P.H. WIND ZONE.  
I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS FOR THE PROPOSED CONSTRUCTION AND EXISTING BUILDING ALTERATION LEASE 3 & HISTORIC BUILDINGS.

J. S. NAGAMIA, P.E. No. 19241  
J. S. NAGAMIA, P.E. No. 19241  
TEMPLE TERRACE, FL 33617  
PHONE: (813) 988-0727

Sheet

**E.1.6**



# Exhibit 7

ALDERMAN Planning  
COMPANY

Phone: 813.833.5161  
PO Box 55755 St. Petersburg FL, 33732

Date Issued: 10-02-20

No.:  
Date:  
Revision:

Project No. APC-1934 - Scale: 1"=10'-0"

Thomas Street Residence II

914 Thomas Street  
Key West, Florida

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS FOR EXISTING BUILDING ALTERATION LEVEL 3 & HISTORIC BUILDINGS FOR 180 M.P.H. WIND ZONE. I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS FOR EXISTING BUILDING ALTERATION LEVEL 3 & HISTORIC BUILDINGS.

J. S. NAGAMAI, P.E. No. 19241  
TEMPLE TERRACE, FL 33617  
PHONE: (813) 988-0727

DATE

Sheet

E.1.7

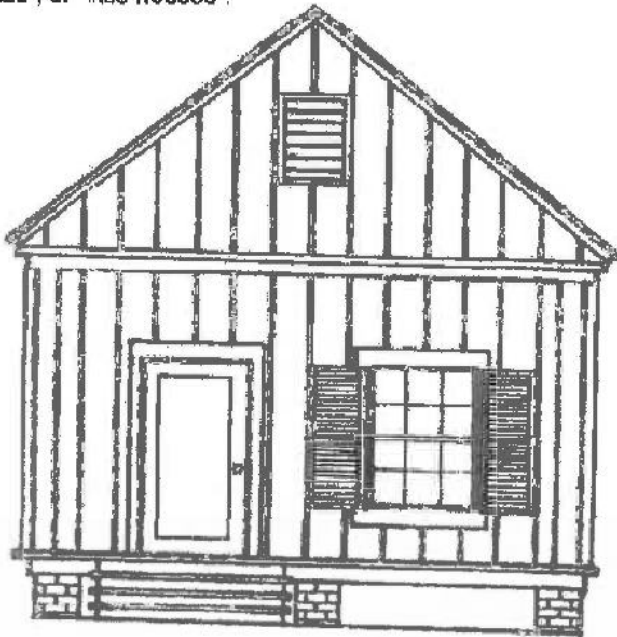


# Pages From Historic Architectural Guidelines - City of Key West

### Cigar Maker's Cottage

More than 9,000 cigar workers needed housing in Key West by 1883. To meet the demand many quickly constructed cottages were built. These one-story, one-room white houses typically featured three rooms and a narrow hallway. They had a side-gable roof with a two or three-bay porch and doorway on the front elevation. Windows were shuttered, as were other Key West buildings, to keep out the heat and sunlight. Scuttles, hinged roof openings, provided additional ventilation. These simple cottages were often expanded to contain numerous additions, which usually extended from the rear of the house. In Tampa, such cottages were called "casitas", or "little houses".

- Characteristics**
- Plan: square or rectangular
  - Foundation: raised on piers
  - Height: one and a half-story
  - Exterior: wood cladding
  - Roof type: front gable
  - Detailing: Simple



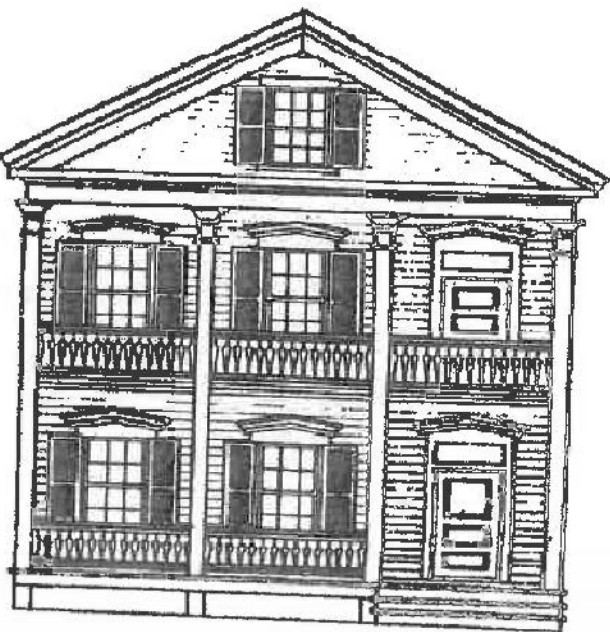
5/14/02

61

### Classical Revival, Double Gallery House

The Classical Revival style in Key West is derived from the Greek Revival style, which was the national architectural style of the United States from the mid 1830's until the Civil War. High-style Greek Revival Architecture soon gave way to the Key West "Temple Form" variants fashioned primarily in wood, which mimicked the proportions of classical idealism. A simple building could be formed into a facsimile of a Greek Temple by extending the gable to create a portico. Squared pillars topped with ornate moldings were a substitute for formal columns. The Classical Revival style tended to linger in the South long after it had ceased to be fashionable in the Northern states, and buildings with classical motifs continued to be built. Whitehead's drawings of Key West show temple front classical revival houses in the city in 1838. There are over 300 temple form houses in Key West, 200 of these are two-story homes. All are constructed of wood.

- Characteristics**
- Plan: rectangular
  - Foundation: raised on piers
  - Height: two & one-half stories
  - Exterior: wood cladding
  - Roof type: front gable
  - Detailing: Classical Revival



5/14/02

63

### Classical Revival, Key West Eyebrow House

The Eyebrow House is a style unique to Key West which features a second set of smaller windows perched above the primary first floor windows and tucked under the roofline so that they appear to be peeking out from under the eaves. They are similar in structure to the five-bay, gabled houses of Louisiana, but those do not feature the usual attribute of windows hooded underneath the roofline. The Roberts family of Key West built several eyebrow houses in the 1870's and 1880's. Porches extend the full length of the facade as they do on other Key West houses and include many Classical Revival details.

- Characteristics**
- Plan: square or rectangular
  - Foundation: raised on piers
  - Height: two-story
  - Exterior: wood cladding
  - Roof type: side gable
  - Detailing: Classical Revival



5/14/02

62

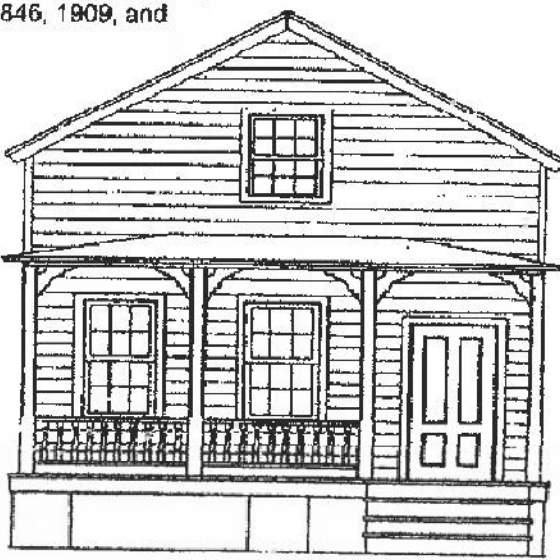
### VIII. Architectural Styles of Key West

(based on *The Historic Architecture of Key West: The Triumph of Vernacular Form in a Nineteenth Century Florida Town*, Ph. D. 1987 by William Carl Shiver)

#### Single Gallery Frame Vernacular House

Similar to the even simpler Cigar Maker's House, the frame vernacular house was a step up from its Spartan lines. With more elaborate detailing, often with a faintly classical influence or Folk Victorian brackets and other decorative woodwork, these one and a half-story cottages had a front porch, which was usually covered with a shed or hip roof. Their clapboarded exteriors were supported by the new balloon framing and mass produced wire nails rather than massive pegged timber frames and cut nails. Many of these were built to replace the many homes destroyed by the hurricanes of 1846, 1909, and 1910.

- Characteristics**
- Plan: square or rectangular
  - Foundation: raised on piers
  - Height: one and a half-story
  - Exterior: wood cladding
  - Roof type: front gable
  - Detailing: Folk Victorian or Classical Revival



5/14/02

60

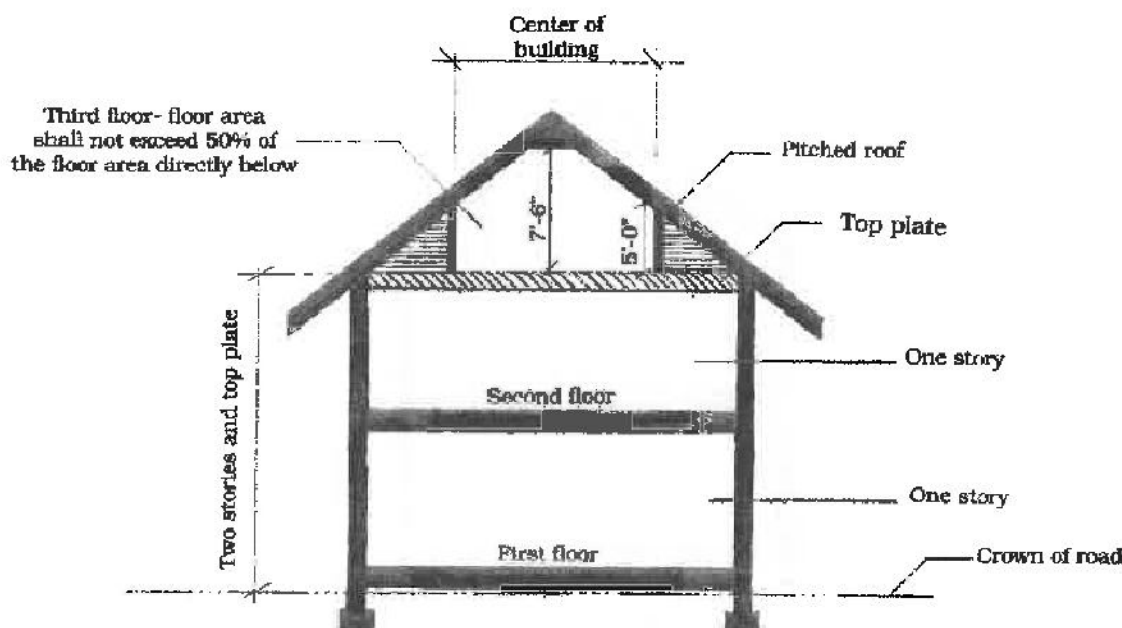


Figure 1

Two and one half story building with pitched roof and extended eaves

Approved by City Commission- January 5, 2010  
Approved by DCA- March 12, 2010

77

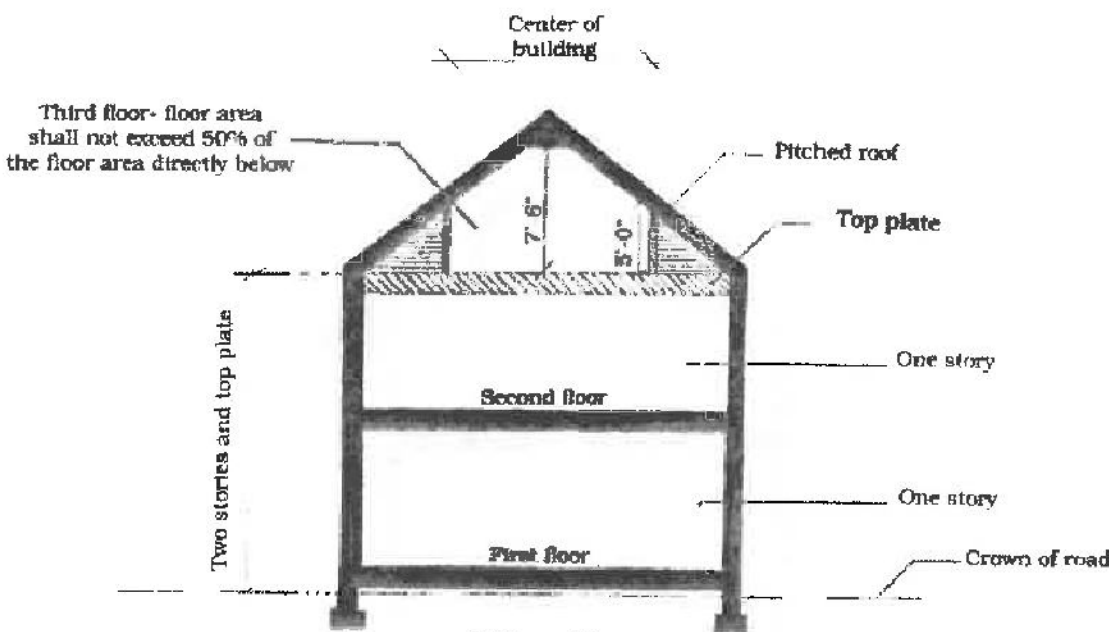


Figure 2

Two and one half story building with pitched roof

Approved by City Commission- January 5, 2010  
Approved by DCA- March 12, 2010

78

### Historic Architectural Guidelines - City of Key West - IX Architectural Glossary

**Story:** That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, or any portion of the building used for human occupancy between the top most floor and the roof. A basement or cellar not used for human occupancy should not be counted as a story.

**Two and One Half Story Building:** A building with two full stories above the crown of the road plus a third floor (known as a "half story") that does not exceed in floor area one-half of the floor area of the floor immediately below within the same building. Typically the half story is located beneath a pitched roof. The following criteria will be apply for the review:

1. The roof rafters must rest on and be supported by the top plate of the second story wall;
2. The height of the floor area considered to constitute the half story shall be not less than seven feet six inches high at its highest point and five feet high at its lowest point;
3. No exterior wall should stand beyond the second floor top plate (Figures 1 and 2 pages 77-78). If the half story is located on a flat roof, its interior height shall not exceed seven feet six inches high and it shall be set back from the second story roofline equally proportioned on it four sides.

Project No. APC-1934 - Scale: 1"=10'-0"

Date Issued: 10-02-20

**Exhibit 8**

**ALDERMAN Planning**

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**Thomas Street Residence II**

914 Thomas Street  
Key West, Florida

Revision:

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**E.1.8**

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH THE CITY OF KEY WEST'S HISTORIC BUILDING CODE, ALTERNATIVE LEVEL 3 & HISTORIC DISTRICT REGULATIONS. I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH THE CITY OF KEY WEST'S HISTORIC BUILDING CODE, ALTERNATIVE LEVEL 3 & HISTORIC DISTRICT REGULATIONS.

J. S. NAGAMIA, P.E. No. 19241  
J. S. NAGAMIA, P.E. No. 19241  
TEMPLE TERRACE, FL 33617  
PHONE: (813) 988-0727



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 16, 2020 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: [http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

## **NEW FRAME HOUSE WITH OFF-STREET PARKING. NEW WALKWAYS AND POOL. NEW FENCES.**

### **#914 THOMAS STREET**

**Applicant – Spottswood, Spottswood, Spottswood and Sterling    Application #H2020-0037**

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 305-809-3811 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 Barry Barroso, 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: 914 Thomas Street on the 8<sup>th</sup> day of December, 2020

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 12-16-20, 2020.

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 \_\_\_\_\_.

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

**Signed Name of Affiant:**

B. Barroso  
**Date:** 12-8-20  
**Address:** 1014 White St  
**City:** Key West  
**State, Zip:** FL, 33040

The forgoing instrument was acknowledged before me on this 8<sup>th</sup> day of December, 2020.

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

**NOTARY PUBLIC**

Sign Name: Jacobs

Print Name: Cornelia Jacobs

Notary Public - State of Florida (seal)

My Commission Expires: 12/17/22



CORNELIA W. JACOBS  
Commission # GG 285036  
Expires December 17, 2022  
Bonded Thru Budget Notary Services









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Public  
Meeting  
Notice

# PROPERTY APPRAISER INFORMATION



**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00015050-000200  
 Account# 9104458  
 Property ID 9104458  
 Millage Group 11KW  
 Location 914 THOMAS ST, KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR4 TR3 G11-244 (AKA UNIT 914 THOMAS ST HOA) OR946-1481D/C OR946-1482/87 OR951-1909/10 OR946-1488D/C OR946-1490/92 OR992-916/917 OR992-918/19 OR1077-375 OR1099-263 OR1107-1635 OR1122-145/46 OR1168-761 OR1168-1024/1025F/J OR1304-1/2 OR1514-1459/61 OR2321-421C OR2779-2196D/C OR2897-1009/10 OR2976-706DEC  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class VACANT RES (0000)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing

**Owner**

[THOMAS ST PARTNERS LLC](#)  
 6565 Heritage Park Pl  
 Lakeland FL 33813

**Valuation**

	2019
+ Market Improvement Value	\$0
+ Market Misc Value	\$0
+ Market Land Value	\$326,500
= Just Market Value	\$326,500
= Total Assessed Value	\$326,500
- School Exempt Value	\$0
= School Taxable Value	\$326,500

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,087.00	Square Foot	0	0

**View Tax Info**

[View Taxes for this Parcel](#)

**Map**

**TRIM Notice**

Trim Notice

**2019 Notices Only**

**No data available for the following modules:** Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sales, Permits, Sketches (click to enlarge), Photos.

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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