



Historic Architectural Review Commission Staff Report for Item 27

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: April 26, 2016

Applicant: William Shepler

Application Number: H16-03-0030

Address: #822 Sawyers Lane

Description of Work:

New two-story frame structure. New swimming pool, deck, and fences. Shoring of an exterior wall.

Site Facts:

The one-story, cbs building located at 822 Sawyers Lane first appears on the 1962 Sanborn map, making it historic. It is also similar to 818 Sawyers Lane in that it is oriented towards the north and not towards any road. It is an interior lot with only a walkway to Robert's Lane.

This property came before HARC last December as part of the relocation of 818 Sawyers Lane and the construction of a new building. The project was postponed.

Guidelines Cited in Review:

New Construction (pages 38-38a), specifically guidelines 3, 4, 5, and 6.

Additions and Alterations (pages 36-37), specifically guidelines 1 through 8.

Staff Analysis

The Certificate of Appropriateness proposes a new two-story house at 822 Sawyers Lane. The new house will be 28 feet, 6 inches tall and contemporary in design. The frame structure will have two large masses connected by smaller link. The structure will have metal v-crimp roof, fiber cement lap and board and batten siding, aluminum impact windows and doors. The house has traditional elements, but the proportions, massing, materials, and details will have the structure read as new construction.

The rear of the property will have a 13 foot, 6 inch bracing to stabilize the portion of the wall that is on 310 Margaret's property. Site work includes a new deck, swimming pool, and fences.

Consistency with the Guidelines

1. New Construction: The new residence is large. While the new design has created different forms to break up the massing, the structure still appears out of scale and massive compared to the historic eyebrow house. The guidelines for "Proportion, scale, and mass" say that "no new construction shall be enlarged so that its proportions are out of scale with its surroundings...No structure shall outsize the majority of structures in the streetscape or historic zone." The new house will be located in an interior lot, but will still be visible from Roberts Lane. The surrounding structures are the one-and-a-half-story eyebrow house and other one-story structures. The only structure it is comparable to is the large compound on Sawyers Lane, which is also too tall, massive, and out of scale for the area. The compatibility guideline retains the theme saying, "All new construction must be in keeping with the *historic character* in terms of size, scale, design, materials, color, and texture."
2. Alteration to leave a portion of a wall: The proposed project also includes demolishing the existing 822 Sawyers Lane structure, with the exception of the portion that is on 310 Margaret Street. That portion, which is almost 14 feet, will be braced on the side property line of 822 Sawyers Lane. Staff believes that leaving a remnant of a building is inappropriate for the historic district. Not only will part of the building remain, but any character-defining features that exist will be removed, so that the remnant will have no context. The remnant will also lose its symmetry and balance. Therefore, the proposed alteration is inconsistent with guidelines.

It is staff's opinion that the new two-story house is massive and out of scale compared to the neighboring *historic* structures. Therefore the new residence is inconsistent with the guidelines in regards to proportion, scale, and mass and compatibility. Staff also feels that leaving a remnant of a wall is not an appropriate alteration in the historic district.

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

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %		

ADDRESS OF PROPOSED PROJECT:

822 SAWYERS LN

OF UNITS

1

RE # OR ALTERNATE KEY:

00003110-000000

NAME ON DEED:

ROBERT CALTILI

PHONE NUMBER

215 510-0440

OWNER'S MAILING ADDRESS:

8217 MARSHALL AVE.

EMAIL

keywestroxxllc@yahoo.com

MARGATE CITY, NJ 08402

CONTRACTOR COMPANY NAME:

MCKENDRY BUILDERS INC.

PHONE NUMBER

305 745-4228

CONTRACTOR'S CONTACT PERSON:

BRIAN MCKENDRY

EMAIL

bmckendrybuildersinc@comcast.net

ARCHITECT / ENGINEER'S NAME:

WILLIAM SHEPLER ARCHITECT

PHONE NUMBER

305 890-6191

ARCHITECT / ENGINEER'S ADDRESS:

201 FRONT ST., STE 203

EMAIL

will@wshepler.com

KEY WEST, 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 type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> WITHIN FLOOD ZONE	<input type="checkbox"/>
	<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

DEMOLISH AN EXISTING CBS STRUCTURE. CONSTRUCT A NEW 2-STORY STRUCTURE. CONSTRUCT POOL, DECK, AND FENCES AS PER ATTACHED DRAWINGS

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

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

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

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

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

POOLS: ☒ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☒ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING
☒ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

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

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE
☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS
☐ A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE
☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

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

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

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

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

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

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

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

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

ADDITIONAL INFORMATION:

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

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

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

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

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

BUSINESS LICENSE # _____

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

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

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.			
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.

N/A

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.

THE EXISTING STRUCTURE EMBODIES NO DISTINCTIVE CHARACTERISTICS, ETC. AS DESCRIBED ABOVE.

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

IS NOT ASSOCIATED WITH SIGNIFICANT EVENTS, ETC. AS DESCRIBED ABOVE.

- (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.

DOES NOT HAVE ANY SIGNIFICANT CHARACTER, ETC.
AS DESCRIBED ABOVE

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

IS NOT AS DESCRIBED ABOVE,

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

IT DOES NOT.

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

IT DOES NOT. IT IS A SIMPLE CBS
COTTAGE WITH NO DISTINCTIVE ARCHITECTURAL
STYLE.

- (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.

IS NOT RELATED TO A SQUARE, PARK OR OTHER
DISTINCTIVE AREA. THE STRUCTURE IS LOCATED
NEXT TO AN ACTIVE PARKING LOT.

- (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.

IT DOES NOT. THE STRUCTURE IS CONSTRUCTED
OF CONCRETE BLOCK WHERE AS THE SURROUNDING
STRUCTURES ARE WOOD FRAME.

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

HAS NOT AND WILL NOT.

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 _____
☒ No Reason NEEDS HARC APPROVAL

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.

THE REMOVAL WILL NOT AFFECT THE ABOVE CRITERIA.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

THE REMOVAL WILL NOT AFFECT THE ABOVE CRITERIA.

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.

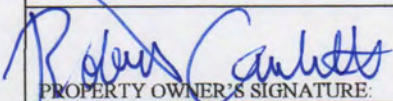
THE REMOVAL DOES NOT RELATE TO THE ABOVE CRITERIA.

(4) Removing buildings or structures that would otherwise qualify as contributing.

THE STRUCTURE BEING REMOVED DOES NOT QUALIFY.

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:

ROBERT CAUTAIN 4/1/2016
DATE AND PRINT NAME:

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 ___

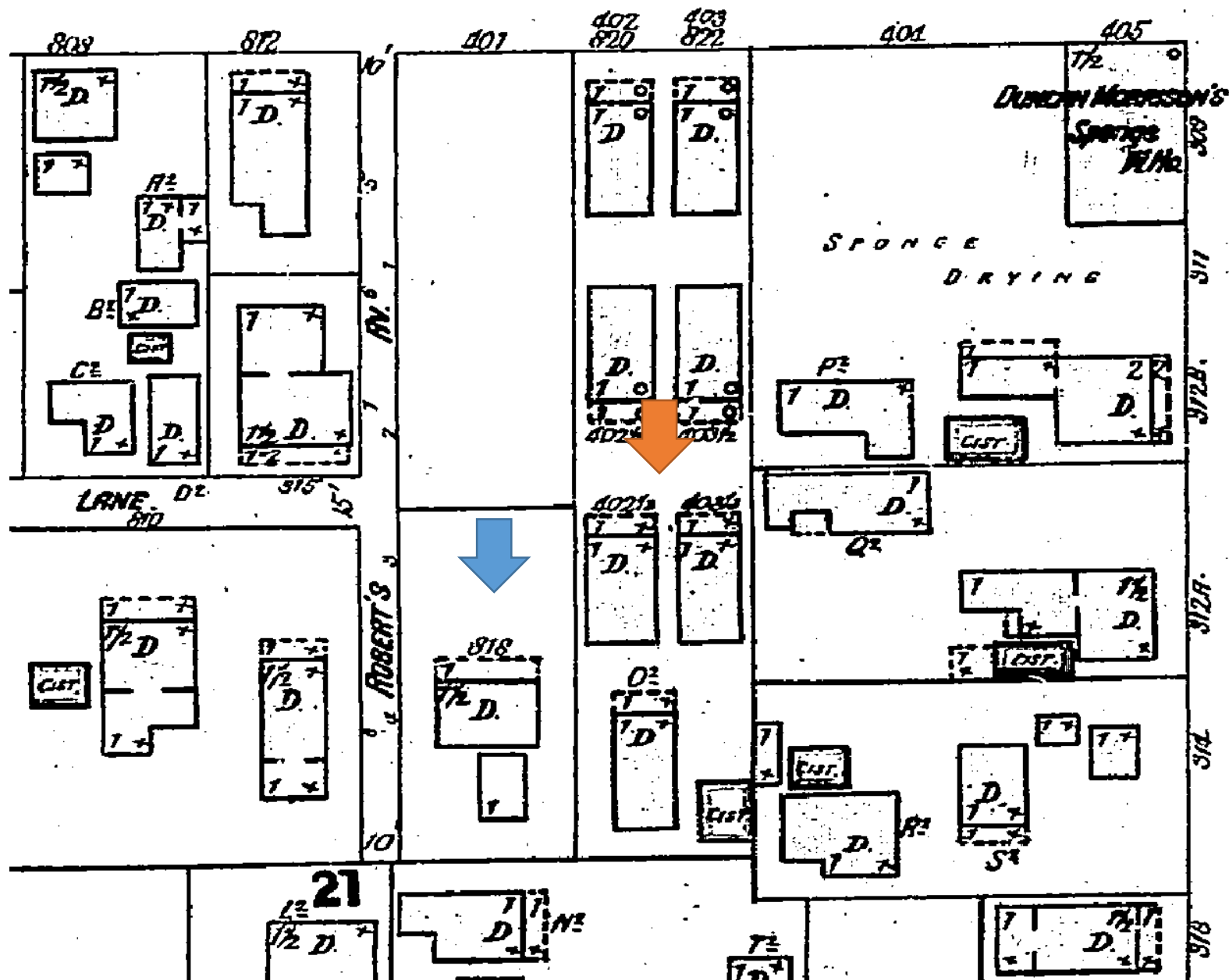
Staff Comments

SANBORN MAPS

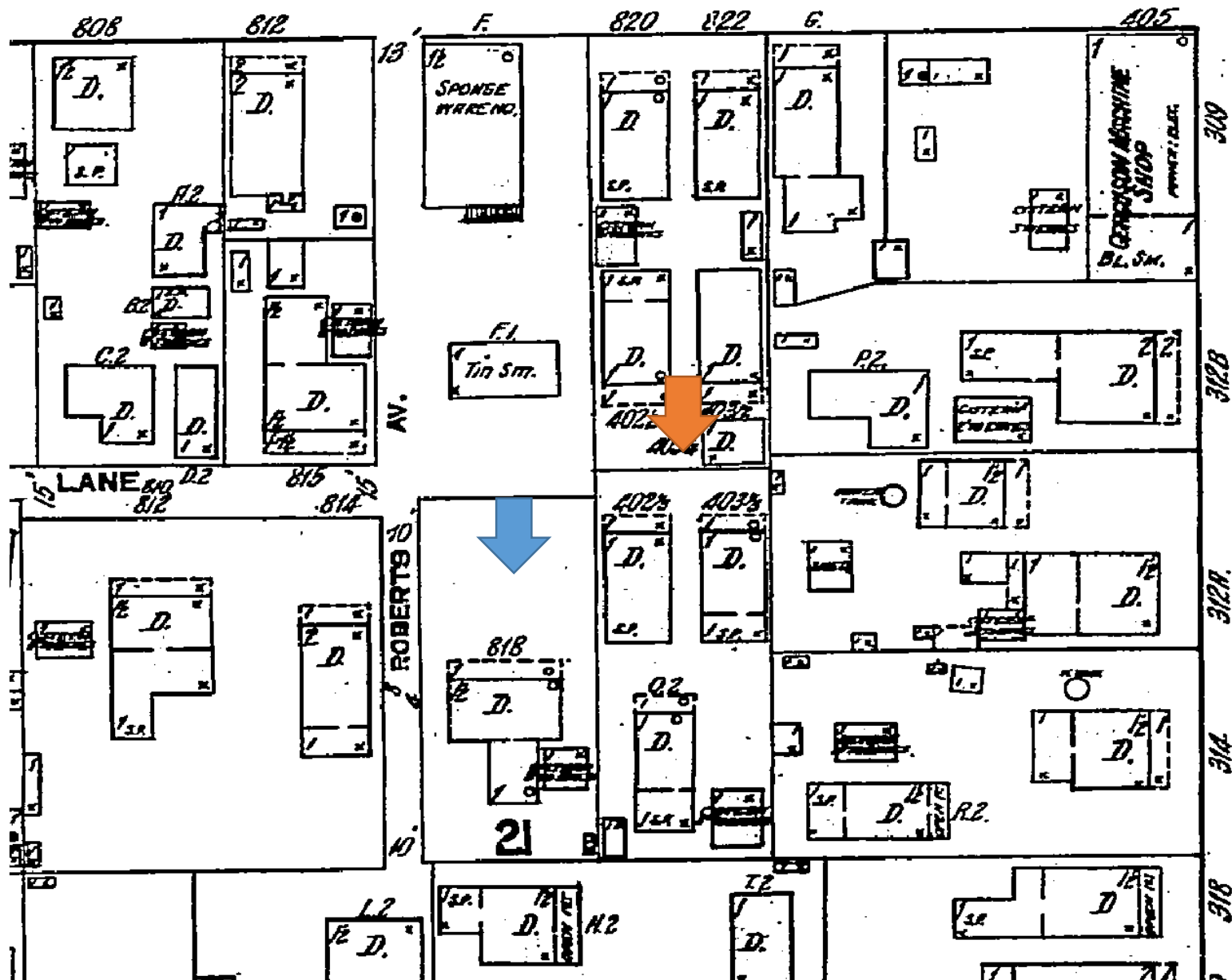
CAROLINE



1892 Sanborn Map

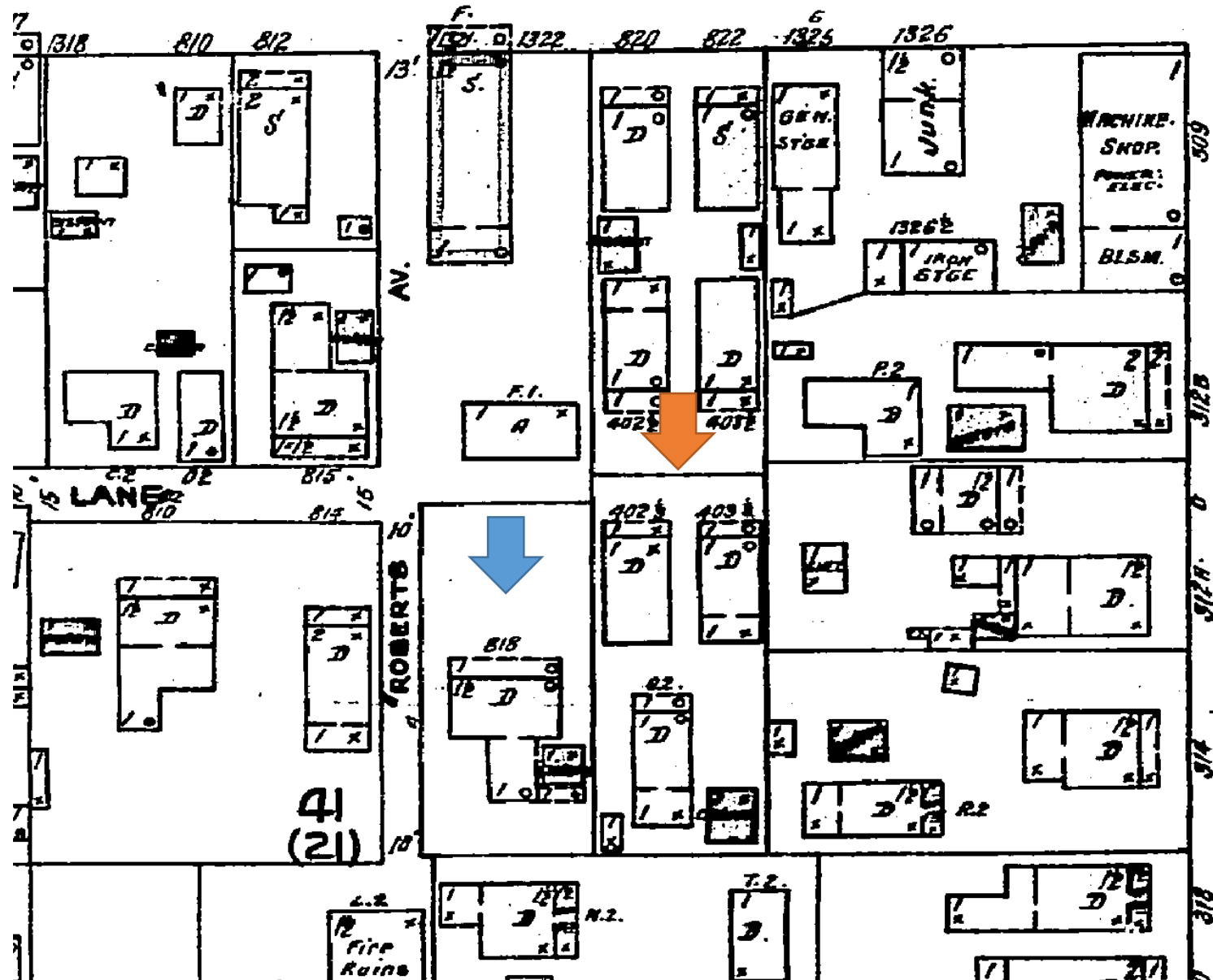


1899 Sanborn Map

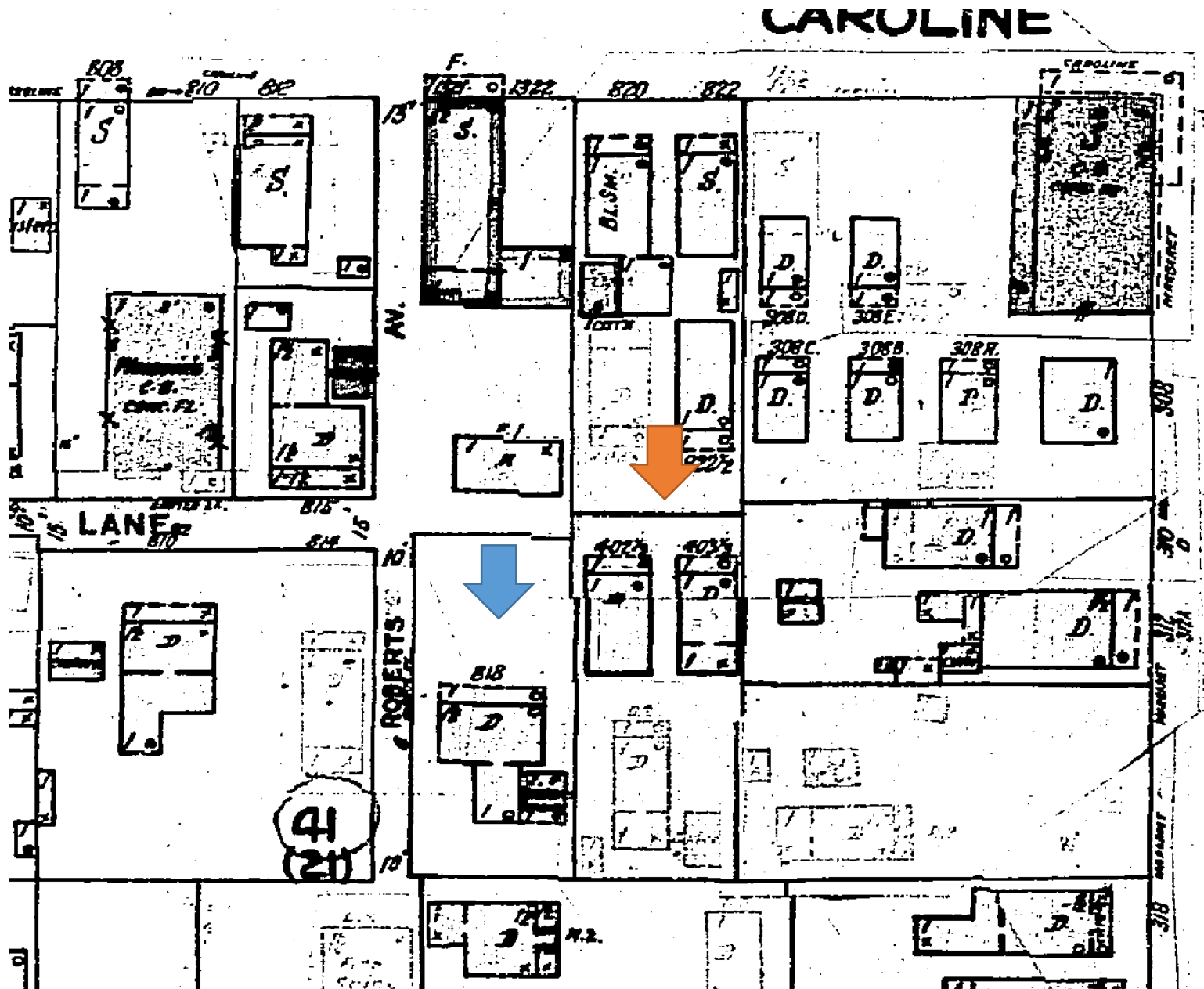


1912 Sanborn Map

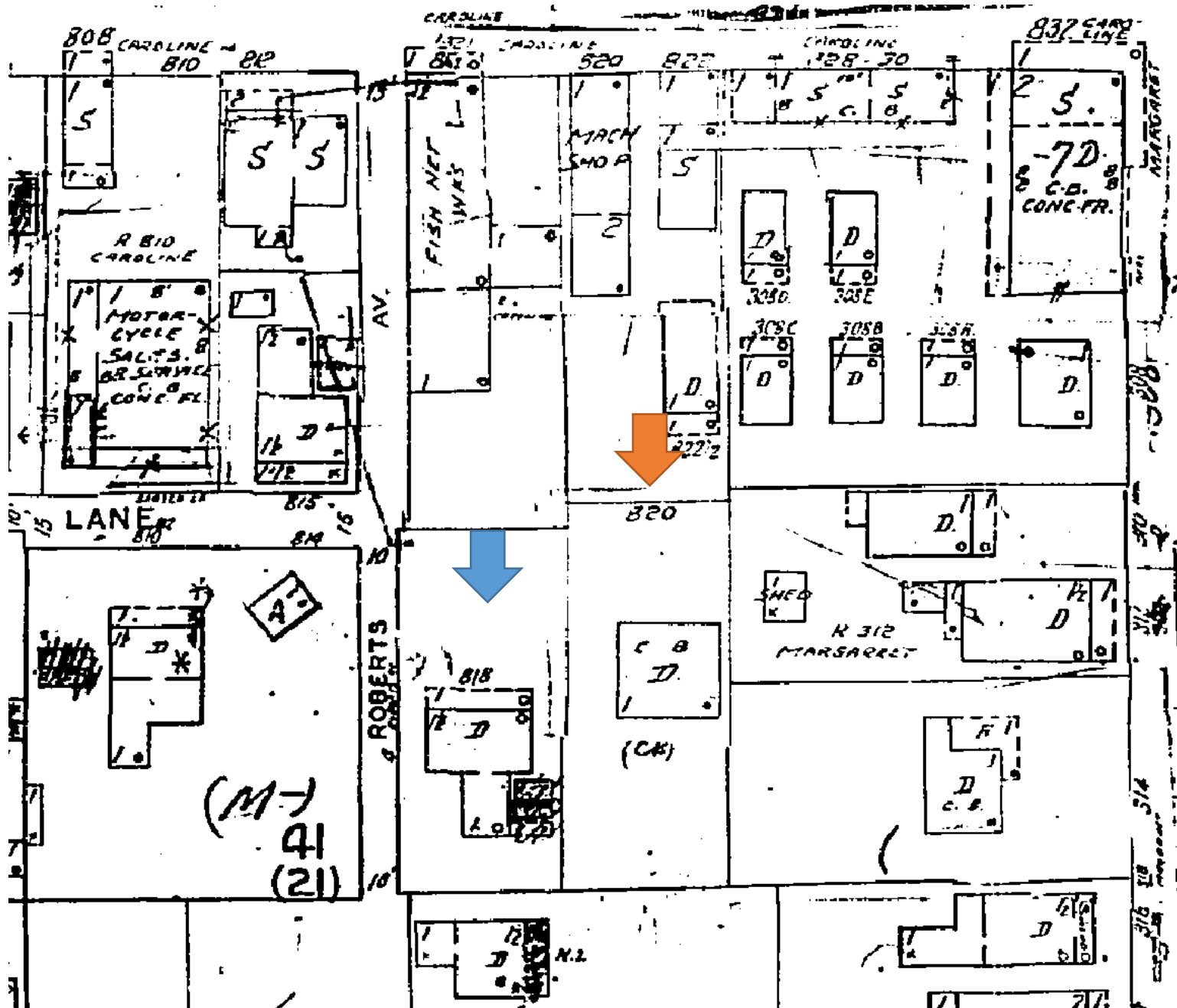
MADGADGET



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



822 Sawyers Lane. Property Appraiser's Photograph, c. 1965.



822 Sawyers Lane



822 Sawyers Lane







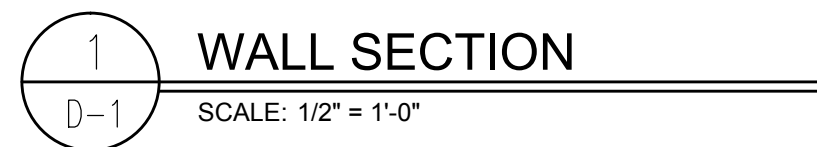








PROPOSED DESIGN



SITE CALCULATIONS - ZONING DISTRICT HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	40%	N/A	1,844 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,000 s.f. (43%)	Yes
LOT SIZE	Min. 4,000 s.f.	4,610 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	44'-11"	N/A	N/A
LOT DEPTH	Min. 90'	100'-10"	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	10'	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	5'	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 15'	N/A	22'-0"	Yes
OPENSOURCE	35%	N/A	46%	Yes

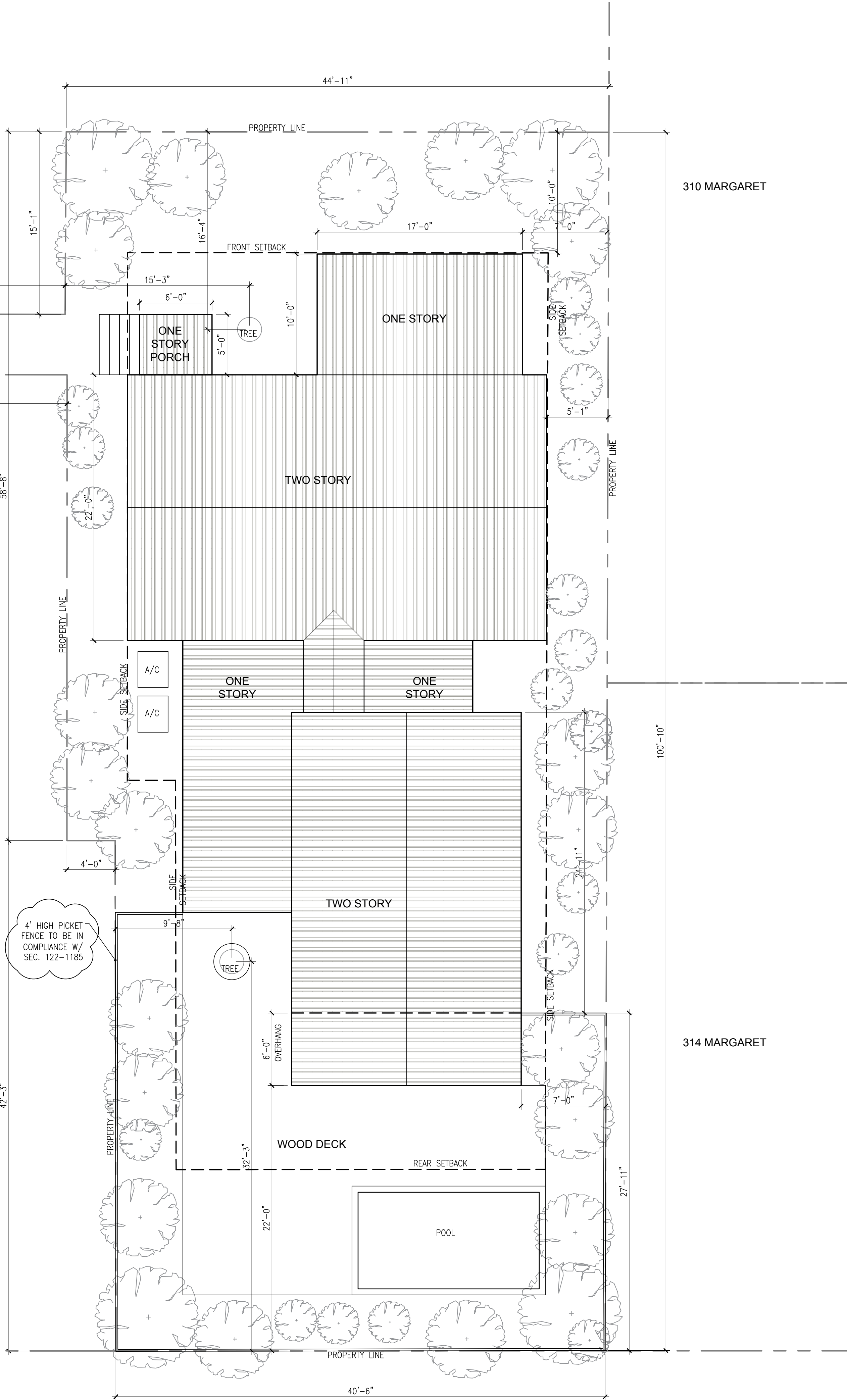
SAWYERS LANE

ROBERTS LANE

818 SAWYERS LANE

310 MARGARET

314 MARGARET



1
A1.1

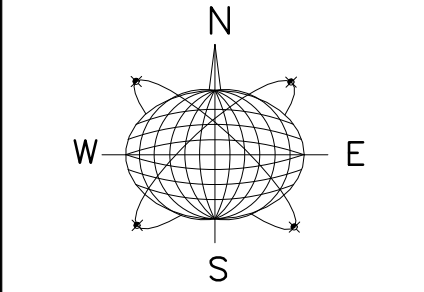
SITE PLAN

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



william shepler & associates
architecture

Tel: 305-890-6191
Email: info@wshepler.com



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2016.4.1
H.A.R.C. REV. 1 - 2016.4.15

822 SAWYERS LANE
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size
24x36

Project #
15015

Title:

SITE PLAN

Sheet Number:

A-1.1

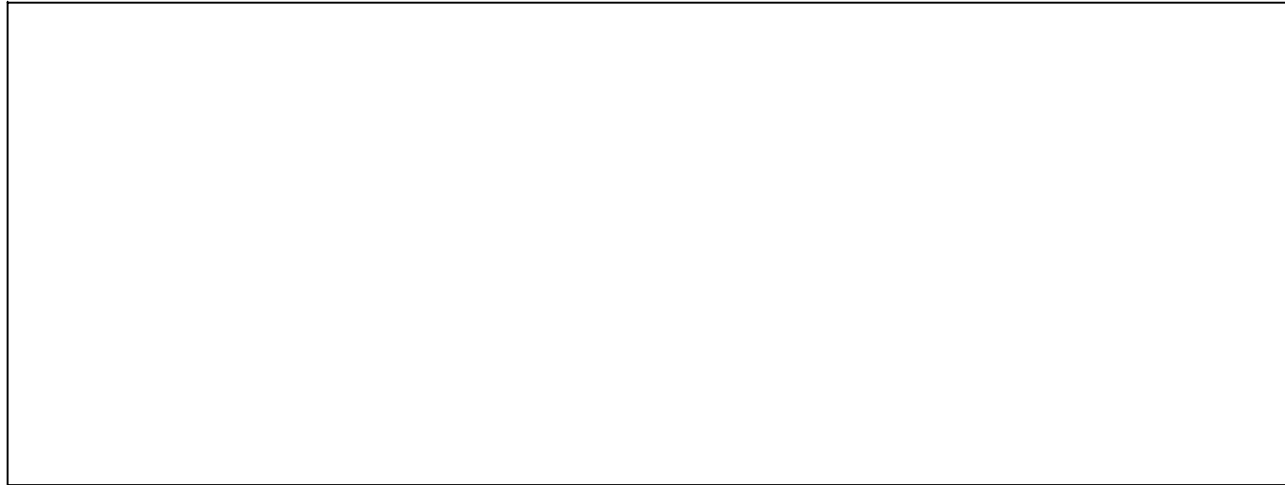
Date: - APRIL 1, 2016

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SAWYERS LANE

ROBERTS LANE

SITE CALCULATIONS - ZONING DISTRICT HMDR



818 SAWYERS LANE

310 MARGARET

314 MARGARET

NOTE:
UNSHADED
PORTION
TO REMAIN

4" HIGH PICKET
FENCE TO BE IN
COMPLIANCE W/
SEC. 122-1185

1
A1.1

SITE PLAN

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

wsa

william shepler & associates

architecture

Tel: 305-690-6191

Email: info@wshepler.com

N

W

E

S

Meridian Engineering LLC

201 Front Street, Suite 210

Key West, Florida 33040

AUTHORIZATION #29401

ph:305-293-3263 fax:293-4899

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2016.4.1

H.A.R.C. REV. 1 - 2016.4.15

822 SAWYERS LANE

KEY WEST , FL

NEW SINGLE FAMILY RESIDENCE

Drawing Size

24x36

Project #:

15015

Title:

SITE PLAN

Sheet Number:

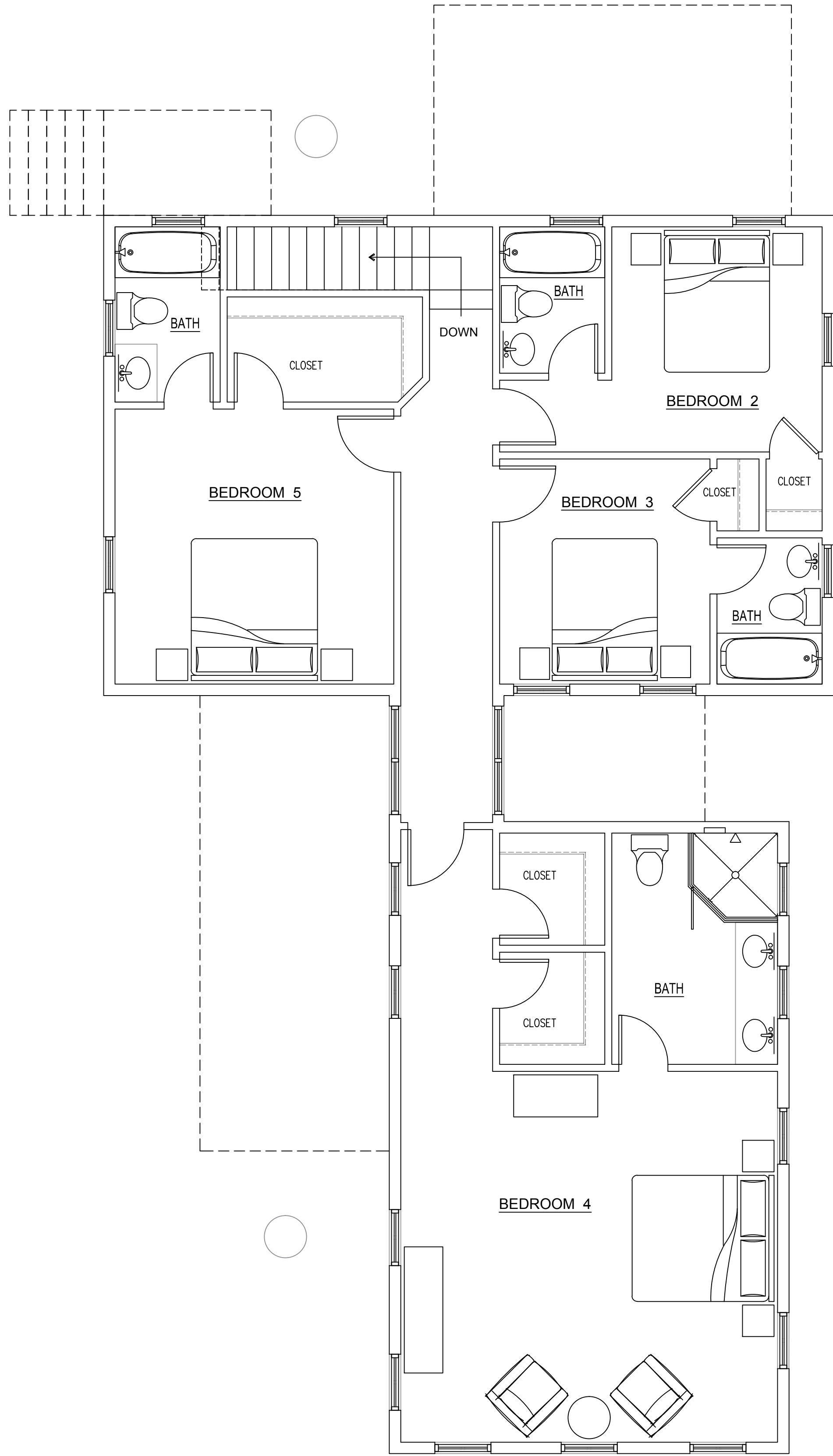
A-1.1

Date: - APRIL 1, 2016

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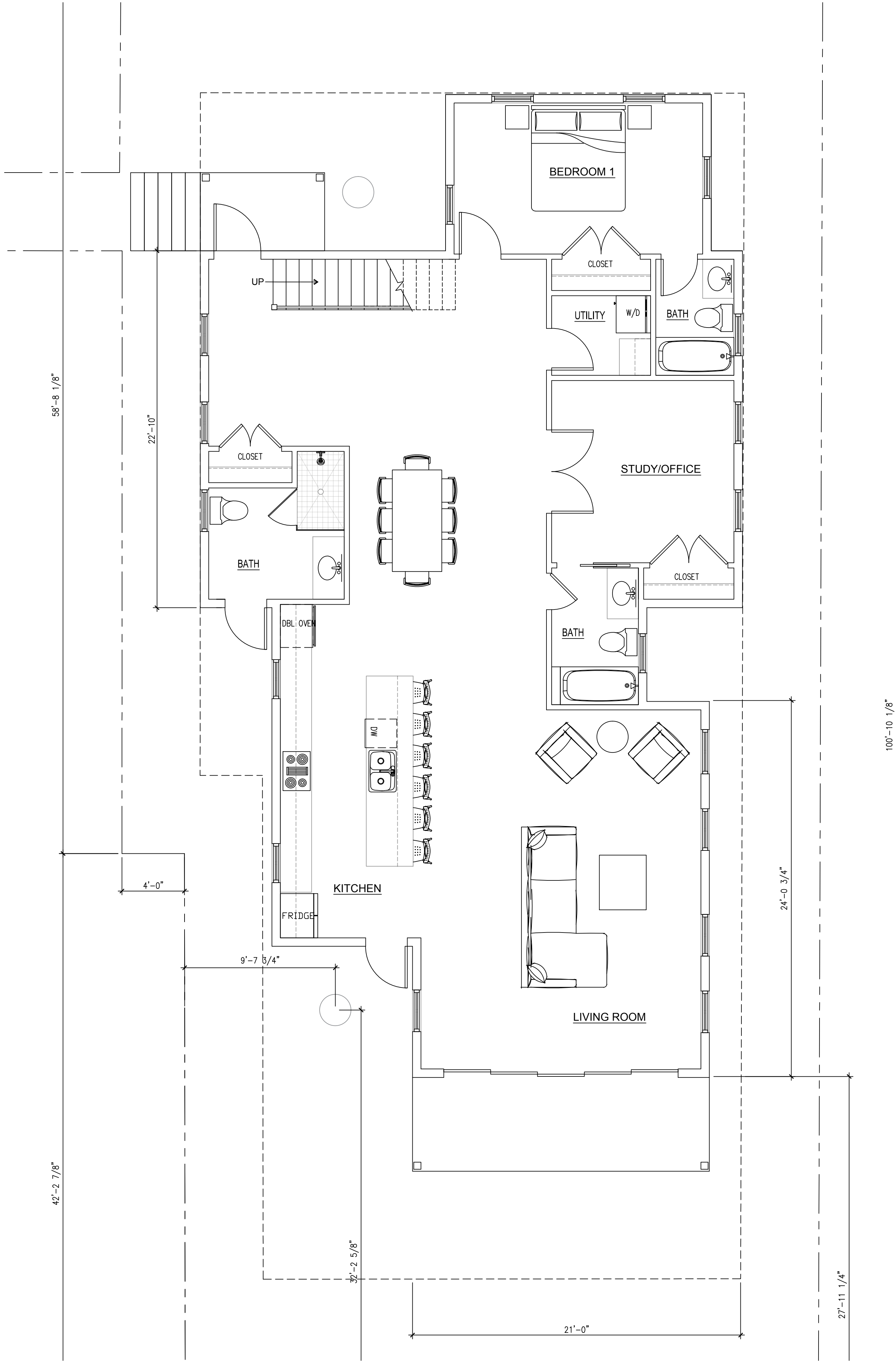
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



wsa

william shepler & associates
architecture

Tel: 305-890-6191
Email: info@wshepler.com

N
W
E
S

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. — 2016.4.1

822 SAWYERS LANE
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size
24x36

Project #:
15015

Title:

**PROPOSED
FLOOR
PLANS**

Sheet Number:
A-2.1

Date: ~ APRIL 1, 2016
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2 SOUTH ELEVATION
A3.2 SCALE: 1/4"=1'-0"



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

wsa

william shepler & associates
architecture

Tel: 305-890-6191
Email: info@wshepler.com

N

W

E

S

Meridian Engineering LLC

201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2016.4.1

822 SAWYERS LANE

KEY WEST, FL

NEW SINGLE FAMILY RESIDENCE

Drawing Size
24x36

Project #:
15015

Title:

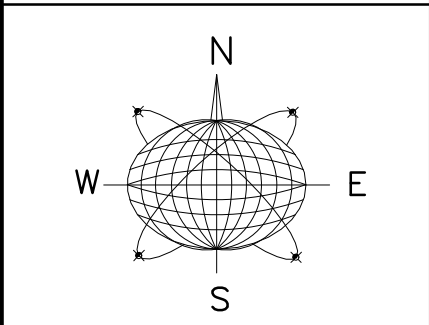
ELEVATIONS

Sheet Number:

A-3.2

Date: - APRIL 1, 2016

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Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-293-3283 fax: 293-4899

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2016.4.1

822 SAWYERS LANE
KEY WEST , FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 Project #: 15015

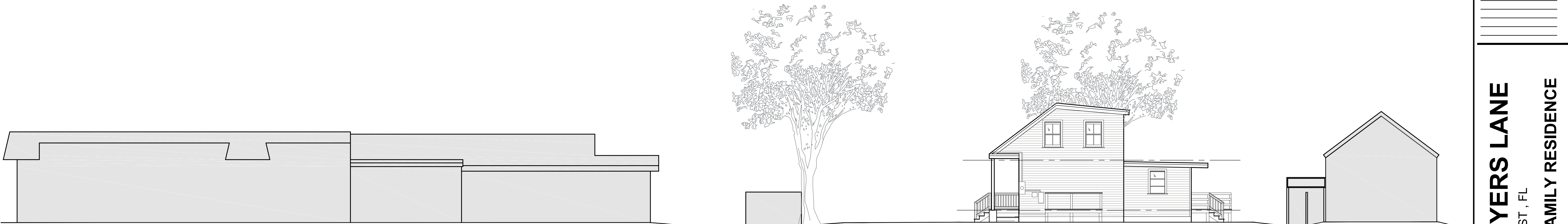
Title:

**EXIST. &
PROPOSED
STREET
SCAPES,
SITE PLAN**

Sheet Number:

A-3.3

Date: - APRIL 1, 2016
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2
A-3.3

EXISTING STREETSCAPE (ROBERTS LANE)
SCALE: 1/8"=1'-0"

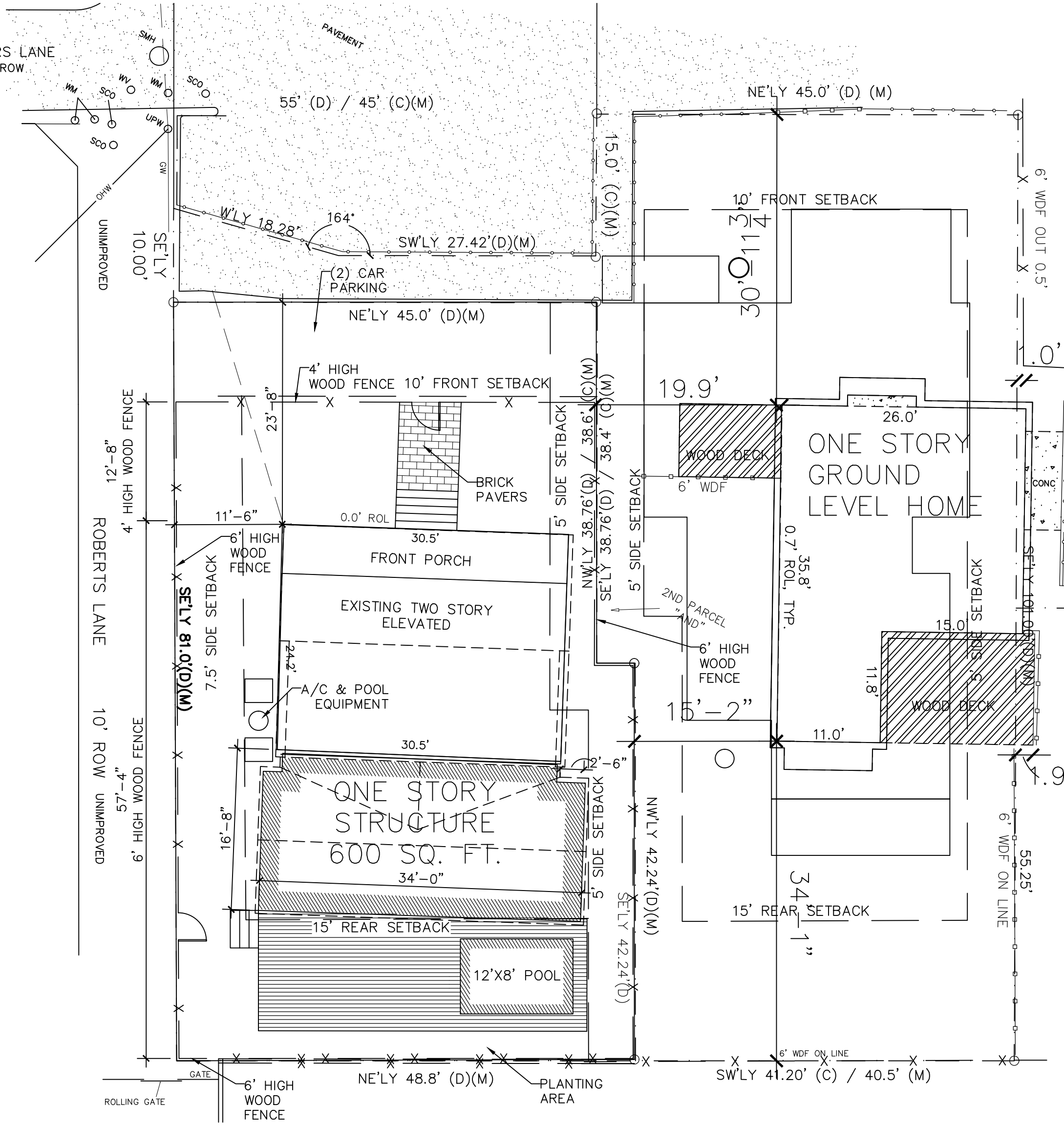


1
A-3.3

PROPOSED STREETSCAPE (ROBERTS LANE)
SCALE: 1/8"=1'-0"

ZONING CALCULATIONS

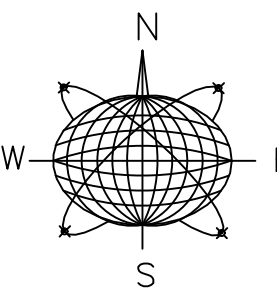
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	40%	1,160 s.f. (26.8%)	1,720 s.f. (39.7%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,160s.f. (26.8%)	1,881 s.f. (43.5%)	Yes
LOT SIZE	Min. 4,000 s.f.	3,801 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	48.80'	N/A	N/A
LOT DEPTH	Min. 90'	81'	N/A	N/A
FRONT SETBACK	Min. 10'	23'-8"	No Change	N/A
SIDE SETBACK (EAST)	Min. 5'	5'	5'	Yes
SIDE SETBACK (WEST)	Min. 5'	6'-0"	No Change	Yes
REAR SETBACK	Min. 15'	31'-2"	15'-0"	Yes
OPENSOURCE	35%			Yes



3 SITE PLAN
A-3.4 SCALE: 1" = 10'-0"

2 EXISTING STREETSCAPE (SAWYERS LANE)
A-3.4 SCALE: 1/8"=1'-0"

1 PROPOSED STREETSCAPE (SAWYERS LANE)
A-3.4 SCALE: 1/8"=1'-0"



Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. - 2016.4.1
H.A.R.C. REV. 1 - 2016.4.15

822 SAWYERS LANE
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size 24x36 | Project #: 15015

Title: EXIST. & PROPOSED STREET SCAPES, SITE PLAN, SITE CALC.S

Sheet Number:

A-3.4

Date: - APRIL 1, 2016

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NOTICING



Public Meeting Notice

NEW TWO-STORY FRAME STRUCTURE. NEW SWIMMING POOL, DECK, AND FENCES. SHORING OF AN EXTERIOR WALL. PARTIAL DEMOLITION OF ONE-STORY CBS STRUCTURE.

FOR- #872 SAWYERS LANE

Applicant - William Shepler

Application #2011-011-00130

If you wish to see the application or have any questions, you may visit the Planning Department during regular business hours at 1100 North 1st Street, Suite 1000, St. Paul, MN 55401. For more information, please contact the staff at 651-222-2222.

THIS NOTICE IS NOT BE CONSIDERED THE SIGNATURE, NAME, SEAL OR AUTHORIZATION

[illegible]

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 26, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY FRAME STRUCTURE. NEW SWIMMING POOL, DECK, AND FENCES. SHORING OF AN EXTERIOR WALL. PARTIAL DEMOLITION OF ONE-STORY CBS STRUCTURE.

FOR- #822 SAWYERS LANE

Applicant – William Shepler

Application #H16-03-0030

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, 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.

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1003221 Parcel ID: 00003110-000000

Ownership Details

Mailing Address:

CAUTILLI ROBERT
8217 MARSHALL AVE
MARGATE CITY, NJ 08402-1645

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 12KW

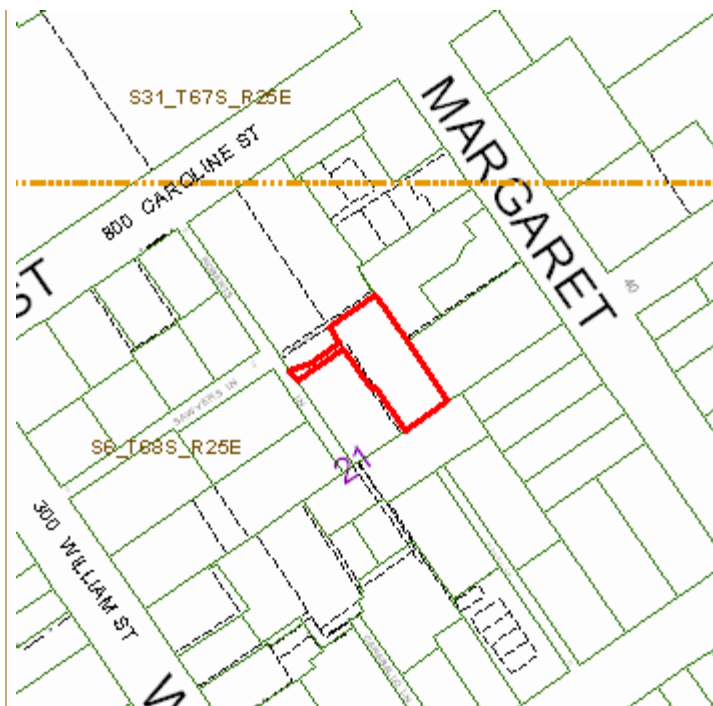
**Affordable
Housing:** No

**Section-
Township-Range:** 06-68-25

**Property
Location:** 822 SAWYERS LN KEY WEST

Legal Description: KW PT LOT 2 SQR 21 TT-179 TT-180 G9-292 G45-238 OR514-376 OR514-378 OR650-604 OR930-506
OR1248-1935/37 OR2050-591/92 OR2058-2178/79 OR2267-2274/76C/T OR2314-1069/71 OR2389-1135/38
OR2723-2462/64

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	0	0	4,655.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 768
Year Built: 1945

Building 1 Details

Building Type R1

Effective Age 26

Year Built 1945

Functional Obs 0

Condition A

Perimeter 124

Special Arch 0

Economic Obs 0

Quality Grade 450

Depreciation % 32

Grnd Floor Area 768

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Heat 1 NONE

Heat Src 1 NONE

Roof Cover METAL

Heat 2 NONE

Heat Src 2 NONE

Foundation CONCR FTR

Bedrooms 1

Extra Features:

2 Fix Bath 0

3 Fix Bath 0

4 Fix Bath 0

5 Fix Bath 0

6 Fix Bath 0

7 Fix Bath 0

Extra Fix 0

Vacuum 0

Garbage Disposal 0

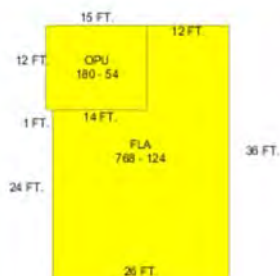
Compactor 0

Security 0

Intercom 0

Fireplaces 0

Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
3	FLA	5:C.B.S.	1	1945		N			768
4	OPU		1	1945					180

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	FN2:FENCES	90 SF	15	6	1989	1990	2	30

4	AC2:WALL AIR COND	2 UT	0	0	1988	1989	1	20
5	CL2:CH LINK FENCE	596 SF	149	4	1964	1965	1	30

Appraiser Notes

BEHIND KEY WEST MARINE - BKC

PER OR2058-2178/2179 A STRIP OF LAND TRANSFERRED FROM NEIGHBOR NOW GIVES ACCESS TO OWNER ON SAWYER LANE. \$35,000 SALE IS FOR THIS PARCEL OF LAND WHICH CONSISTS OF 268.95 SQ FT.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04-2033	06/22/2004	12/16/2004	5,500		REPLACE SOFFITTS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	76,949	951	491,257	569,157	459,261	0	569,157
2014	72,661	863	406,096	479,620	417,510	0	479,620
2013	73,714	863	350,416	424,993	379,555	0	424,993
2012	73,714	863	270,473	345,050	345,050	0	345,050
2011	74,767	863	394,158	469,788	469,788	0	469,788
2010	81,800	863	491,113	573,776	573,776	0	573,776
2009	103,074	863	582,060	685,997	685,997	0	685,997
2008	94,793	863	698,607	794,263	794,263	0	794,263
2007	158,079	893	879,541	1,038,513	710,455	25,000	685,455
2006	302,139	905	477,465	780,509	693,127	25,000	668,127
2005	239,793	914	432,232	672,939	672,939	25,000	647,939
2004	132,777	922	290,760	424,459	167,224	25,000	142,224
2003	110,898	934	179,302	291,134	164,106	25,000	139,106
2002	116,845	942	164,764	282,551	160,260	25,000	135,260
2001	94,295	10,320	164,764	269,379	157,737	25,000	132,737
2000	94,295	12,358	98,132	204,785	153,143	25,000	128,143
1999	71,638	9,488	99,343	180,469	149,117	25,000	124,117
1998	63,758	8,708	99,343	171,809	146,769	25,000	121,769
1997	57,310	8,096	89,651	155,057	144,316	25,000	119,316
1996	44,057	6,405	89,651	140,113	140,113	25,000	115,113
1995	44,057	6,610	89,651	140,318	138,775	25,000	113,775
1994	39,401	6,075	89,651	135,127	135,127	25,000	110,127
1993	39,401	6,259	89,651	135,311	135,311	25,000	110,311
1992	36,128	6,047	89,910	132,085	132,085	25,000	107,085

1991	36,128	6,211	89,910	132,249	132,249	25,000	107,249
1990	30,053	6,230	77,760	114,044	114,044	25,000	89,044
1989	27,321	5,808	77,760	110,889	110,889	25,000	85,889
1988	23,468	5,311	77,760	106,539	106,539	25,000	81,539
1987	23,188	5,439	41,808	70,435	70,435	25,000	45,435
1986	23,322	0	40,678	64,000	64,000	25,000	39,000
1985	12,318	0	17,399	29,717	29,717	0	29,717
1984	11,633	0	17,399	29,032	29,032	25,000	4,032
1983	11,633	0	17,399	29,032	29,032	25,000	4,032
1982	11,844	0	17,399	29,243	29,243	25,000	4,243

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/30/2015	2723 / 2462	555,000	<u>WD</u>	<u>30</u>
11/18/2008	2389 / 1135	382,900	<u>WD</u>	<u>K</u>
6/12/2007	2314 / 1069	480,000	<u>WD</u>	<u>S</u>
11/5/2004	2058 / 2178	35,000	<u>WD</u>	<u>O</u>
10/7/2004	2050 / 591	600,000	<u>WD</u>	<u>Q</u>
1/1/1985	930 / 506	83,800	<u>WD</u>	<u>Q</u>
2/1/1976	650 / 604	20,000	00	<u>Q</u>

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Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176