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## **Historic Architectural Review Commission Staff Report for Item 10**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** May 24, 2016

**Applicant:** William Shepler

**Application Number:** H16-03-0030

**Address:** #822 Sawyers Lane

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### **Description of Work:**

Demolition of one-story cbs structure.

### **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 month, but was postponed by the applicant before the meeting.

### **Ordinance Cited in Review:**

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

### **Staff Analysis**

This Certificate of Appropriateness proposes the partial demolition of a historic cbs structure. The structure appears to have been greatly altered over the years and has little original character left. The structure currently sits on three different addresses: 822 Sawyers Lane, 314 Margaret Street, and 310 Margaret Street. The demolition proposed is

only for the portions of the building that are on 314 Margaret and 822 Sawyers Lane. Staff feels that these elements do not meet the following criteria stated in Sec.102-218(a):

- (1) The structure does not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction.
- (2) The structure is not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The structure has 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 structure to be demolished is not the site of a historic event with a significant effect upon society;
- (5) The structure does not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) The structure does not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The structure is not related to a square, park, or other distinctive area.
- (8) The structure 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 do not exemplify the best remaining architectural type in a neighborhood; and
- (9) The structure has not yielded, and are not likely to yield, information important in history.

Since staff feels that the house does not meet any of the nine criteria, the Commission can consider demolition. As the structure is historic, two readings are 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

[www.cityofkeywest-fl.gov](http://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](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.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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

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

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



**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.

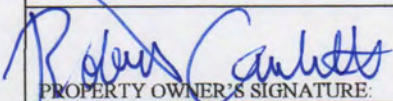
THE REMOVAL DOES NOT RELATE TO THE ABOVE CRITERIA.

(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:			
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____ Year _____
<input type="checkbox"/> 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 _____ <b>TWO YEAR EXPIRATION DATE</b> _____	<b>Staff Comments</b>           
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# SANBORN MAPS

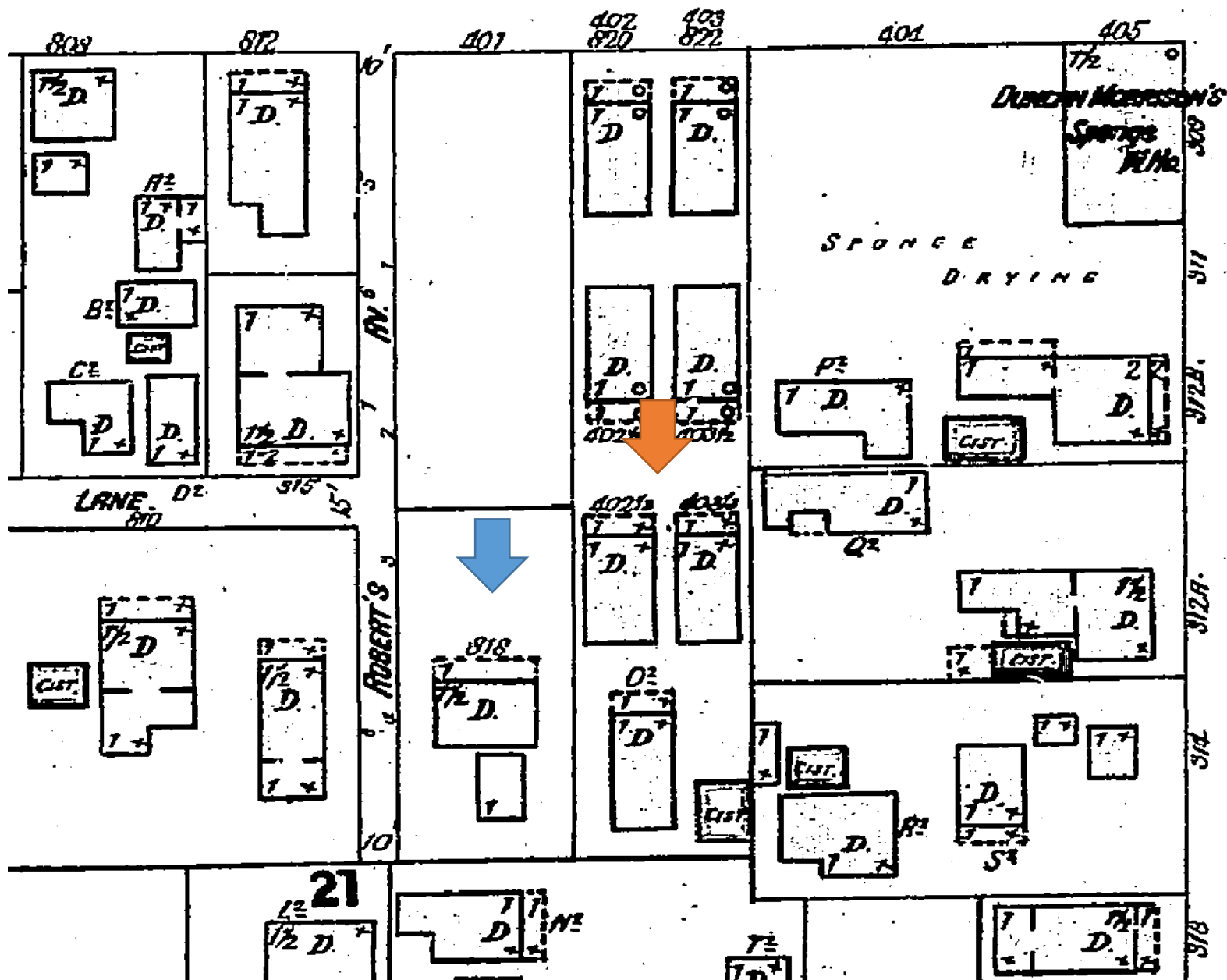




# CAROLINE

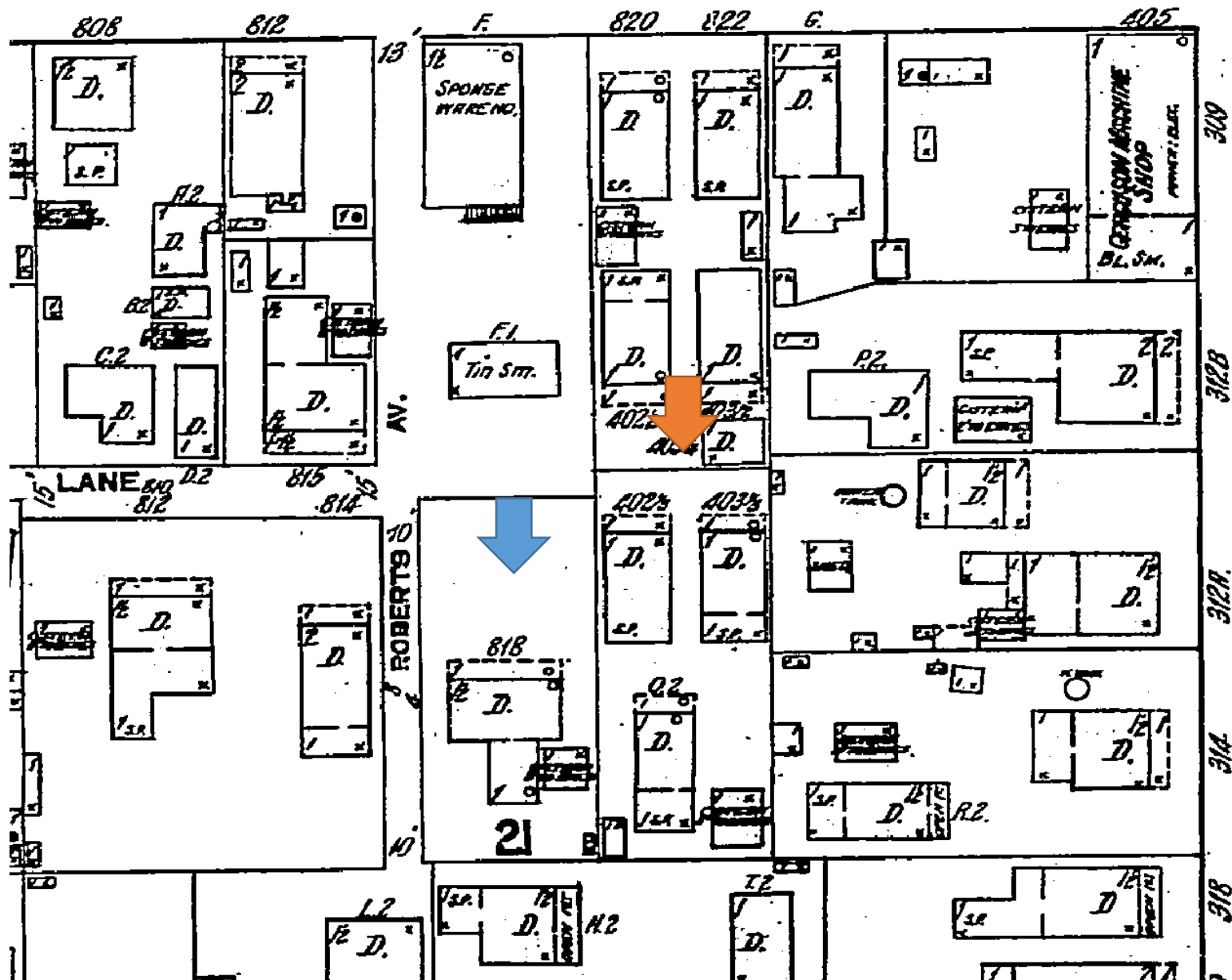


1892 Sanborn Map

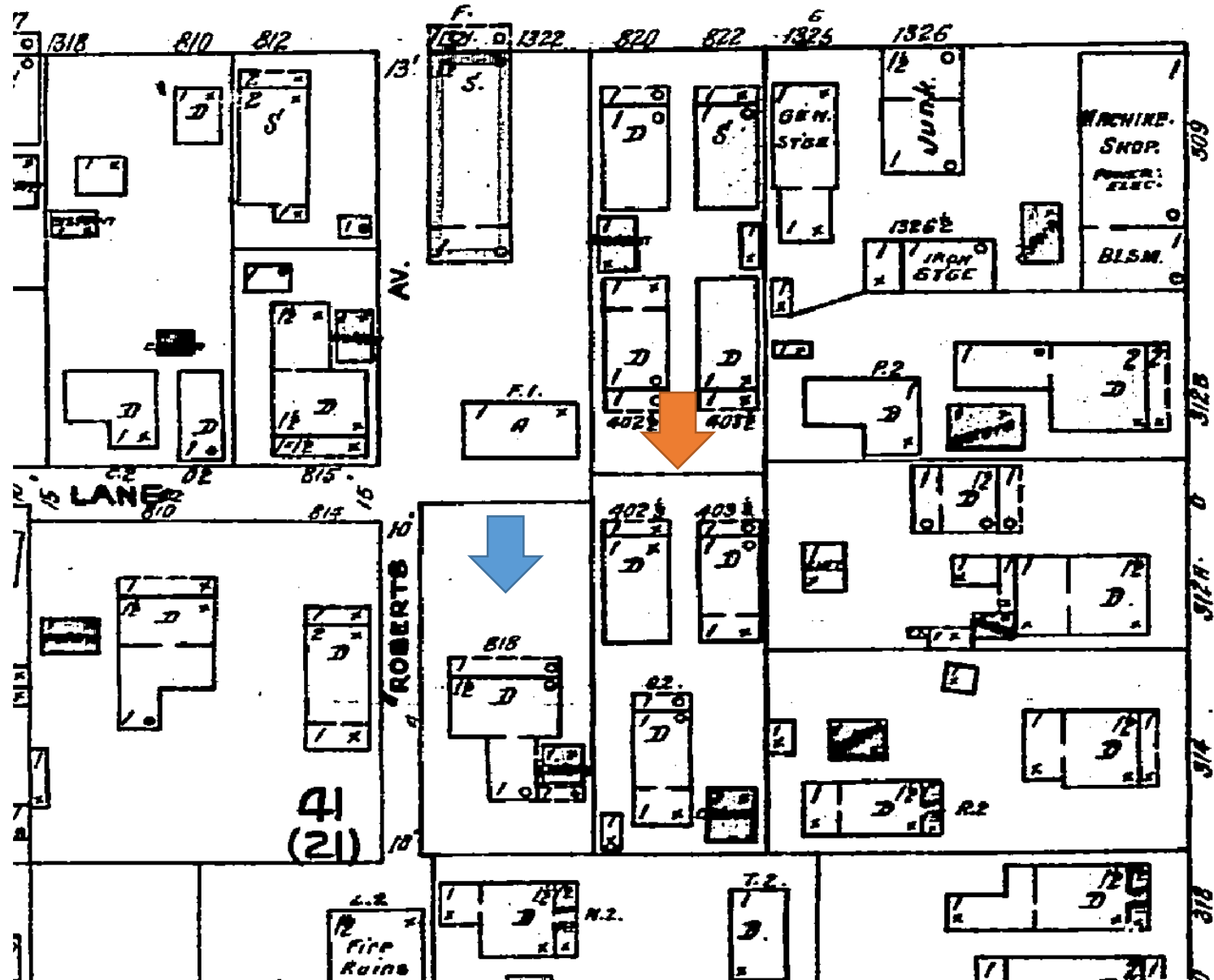


1899 Sanborn Map

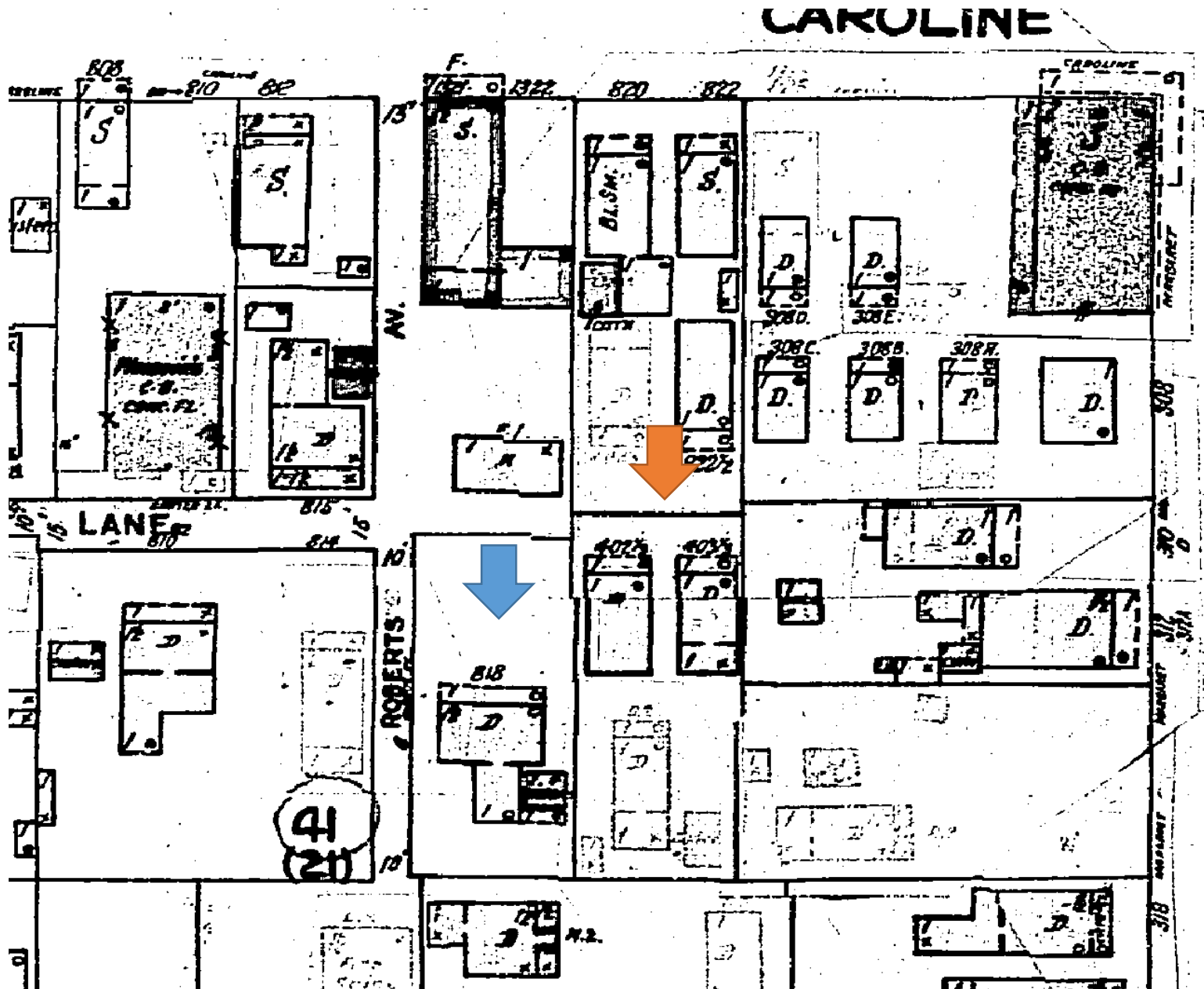




# MADCADET



# 1926 Sanborn Map



1948 Sanborn Map





# PROJECT PHOTOS



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





822 Sawyers Lane



822 Sawyers Lane





















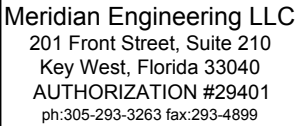








# PROPOSED DESIGN



Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI  
PE #58315

## NEW SINGLE FAMILY RESIDENCE

822 SAWYERS LANE  
KEY WEST, FLORIDA

Drawn By: PCS  
Checked By: RJM

Revisions:

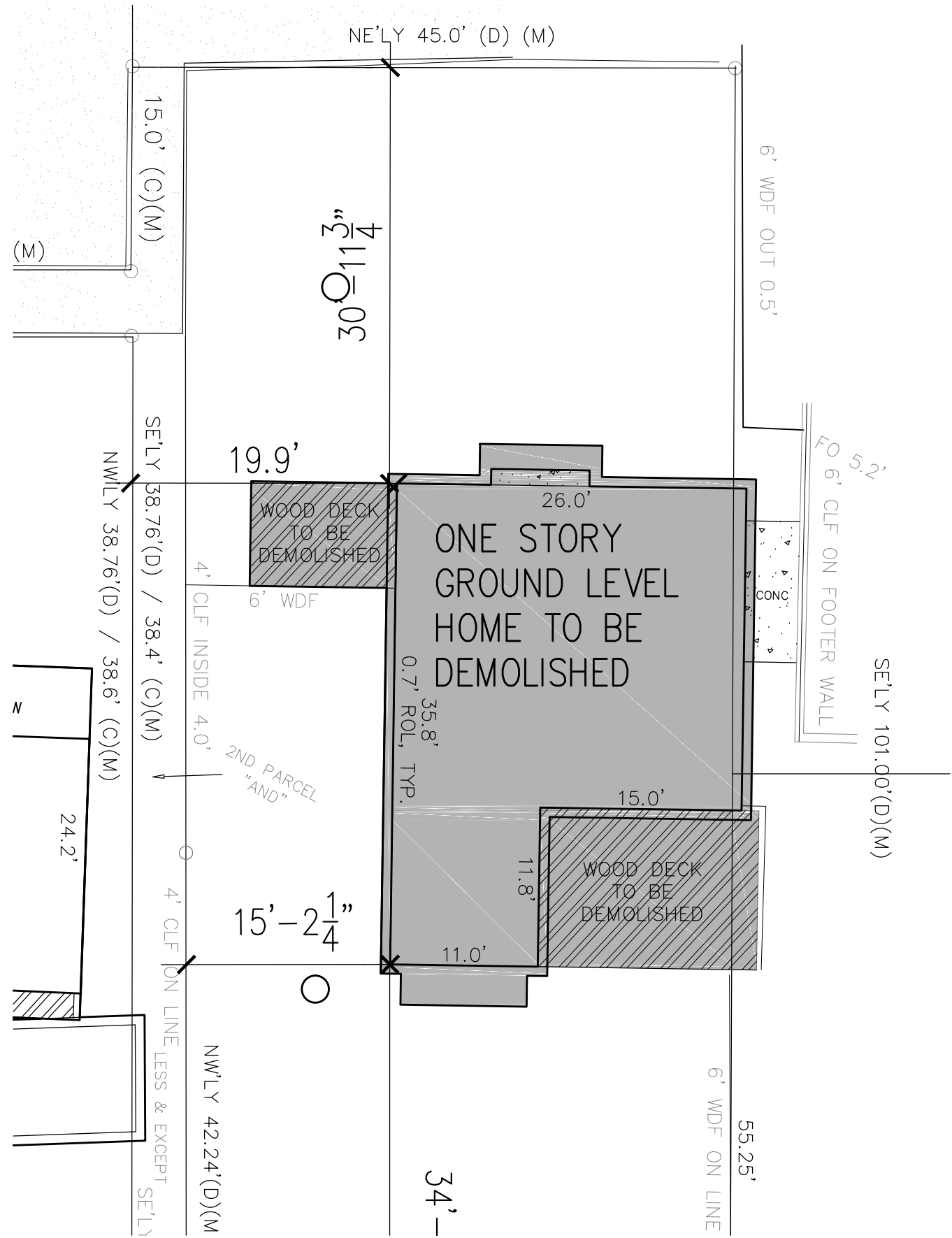
Title:

# DEMOLITION SITE PLAN

Sheet Number:

# D-1

Date: MAY 20, 2016



1

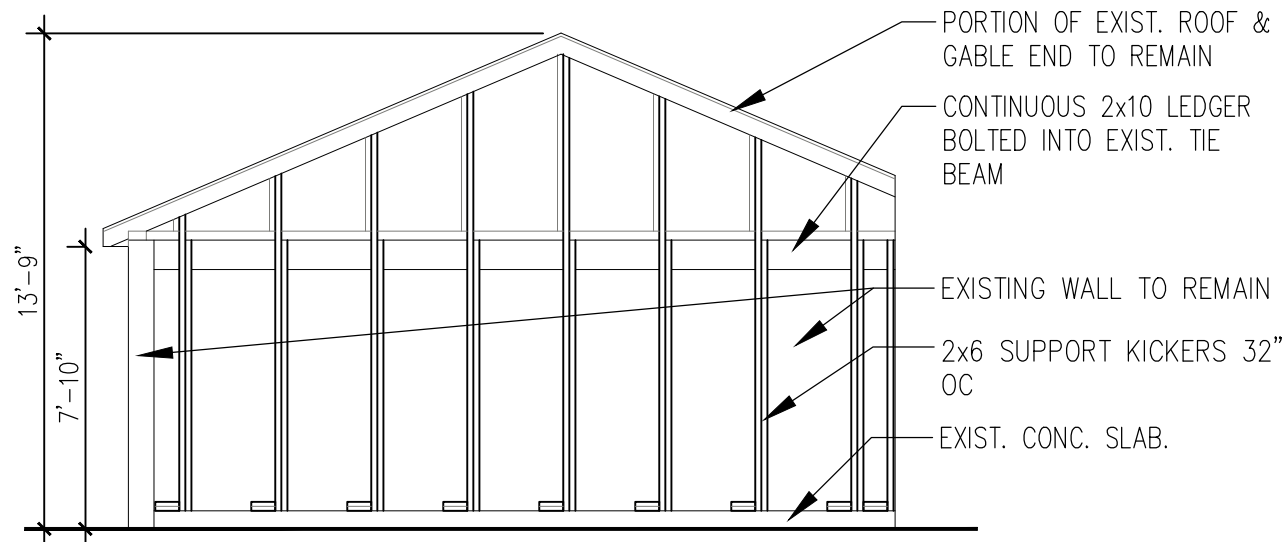
D-1

# SITE DEMOLITION PLAN

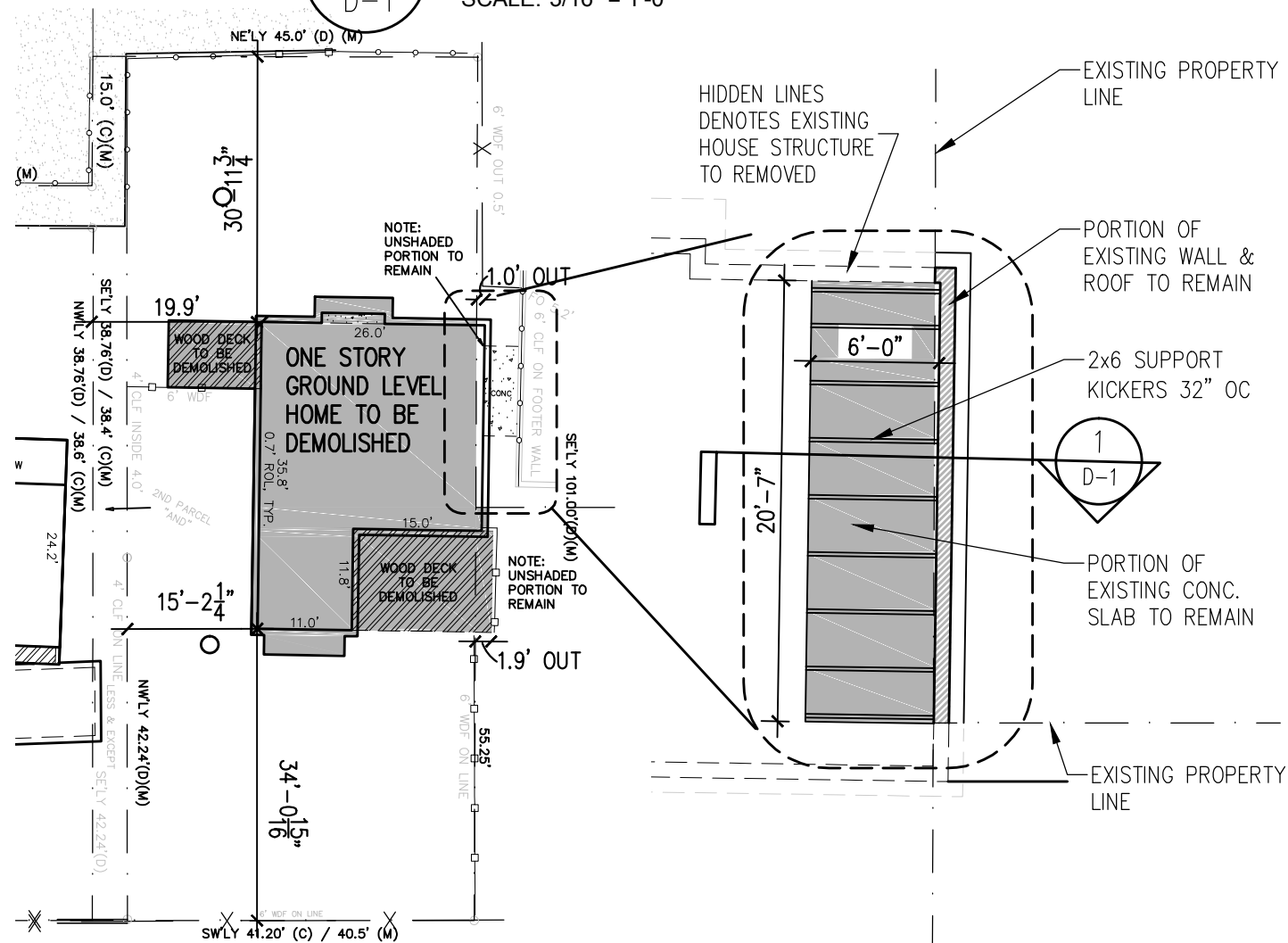
SCALE: 1" = 10'-0"



PREVIOUSLY SUBMITTED DESIGN

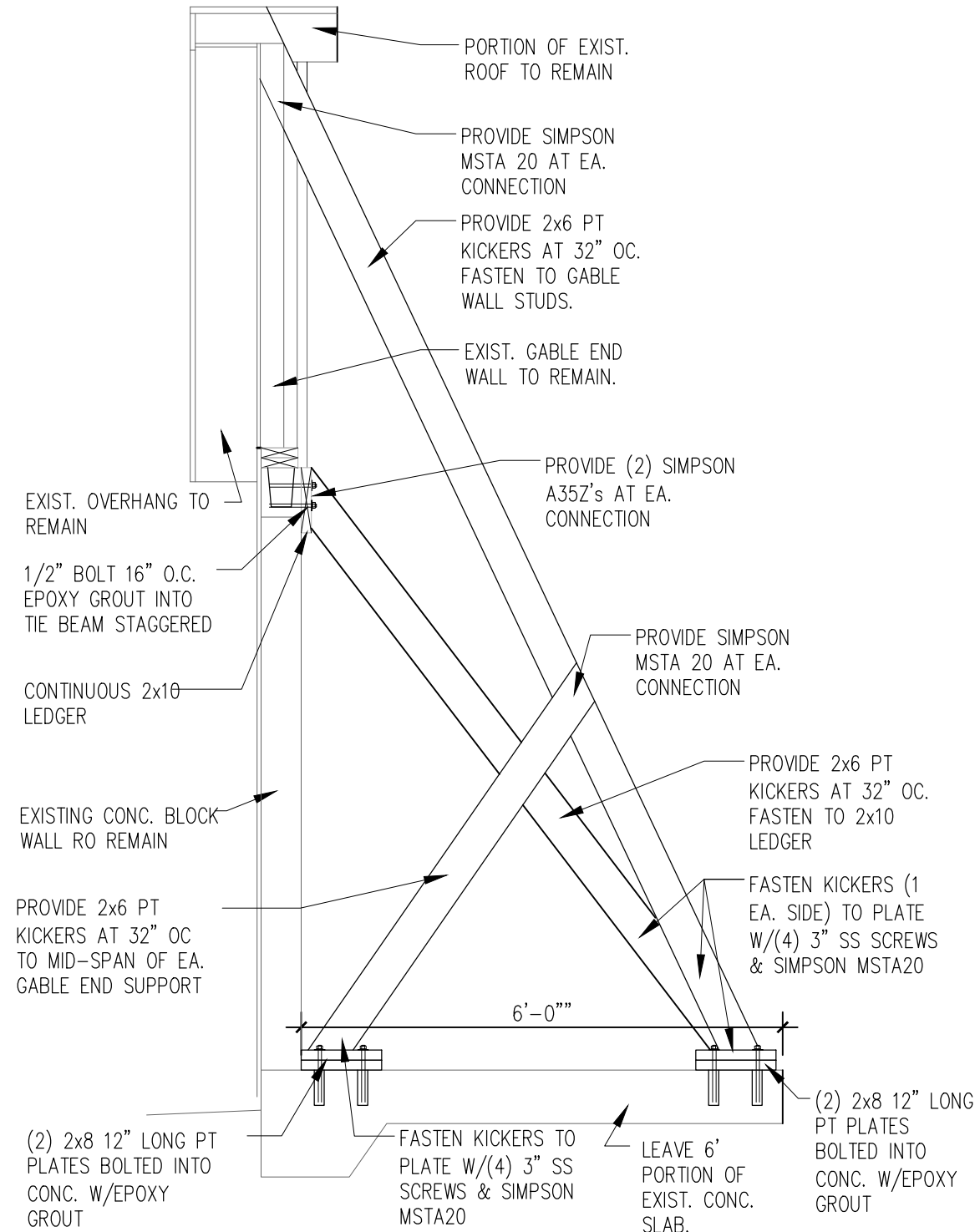


4  
D-1  
**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

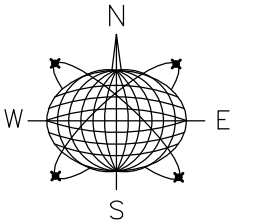


3  
D-1  
**SITE DEMOLITION PLAN**  
SCALE: 1" = 30'-0"

2  
D-1  
**PARTIAL PLAN**  
SCALE: 1/8" = 1'-0"



1  
D-1  
**WALL SECTION**  
SCALE: 1/2" = 1'-0"



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

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THIS BLOCK

**RICHARD J. MILELLI**  
PE #58315

**NEW SINGLE FAMILY  
RESIDENCE**

822 SAWYERS LANE  
KEY WEST, FLORIDA

Drawn By: PCS  
Checked By: RJM

Revisions:

Title:

**DEMOLITION SITE  
PLAN AND  
DETAILS**

Sheet Number:

**D-1**

Date: MARCH 31, 2016

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

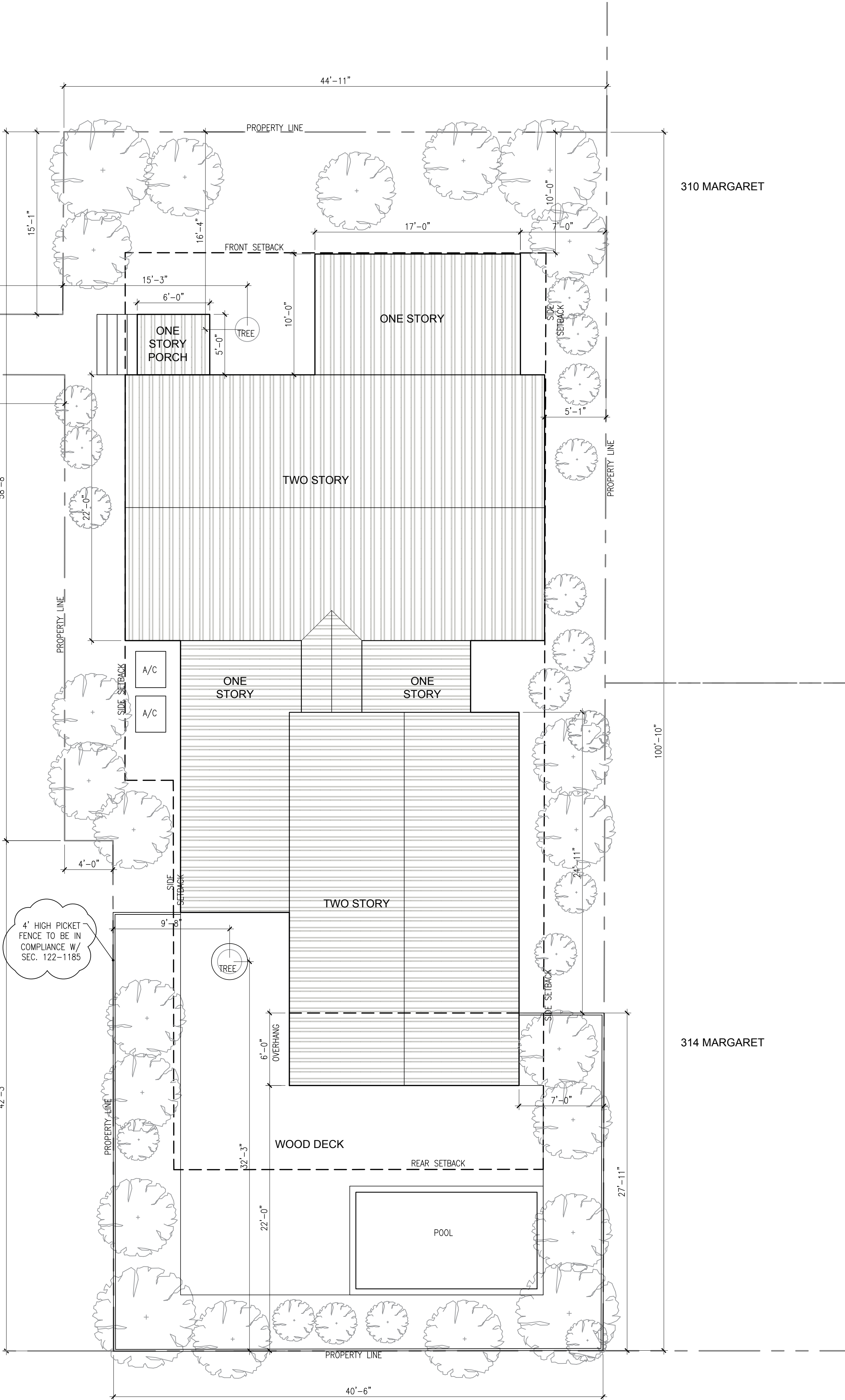
SAWYERS LANE

ROBERTS LANE

818 SAWYERS LANE

310 MARGARET

314 MARGARET



1  
A1.1

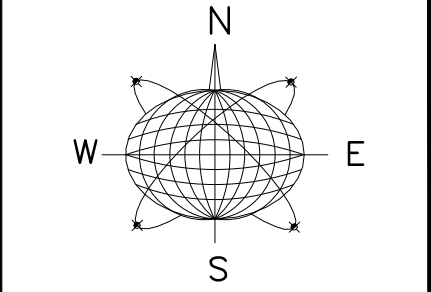
SITE PLAN

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

©2016 by William Shepler Architect



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:

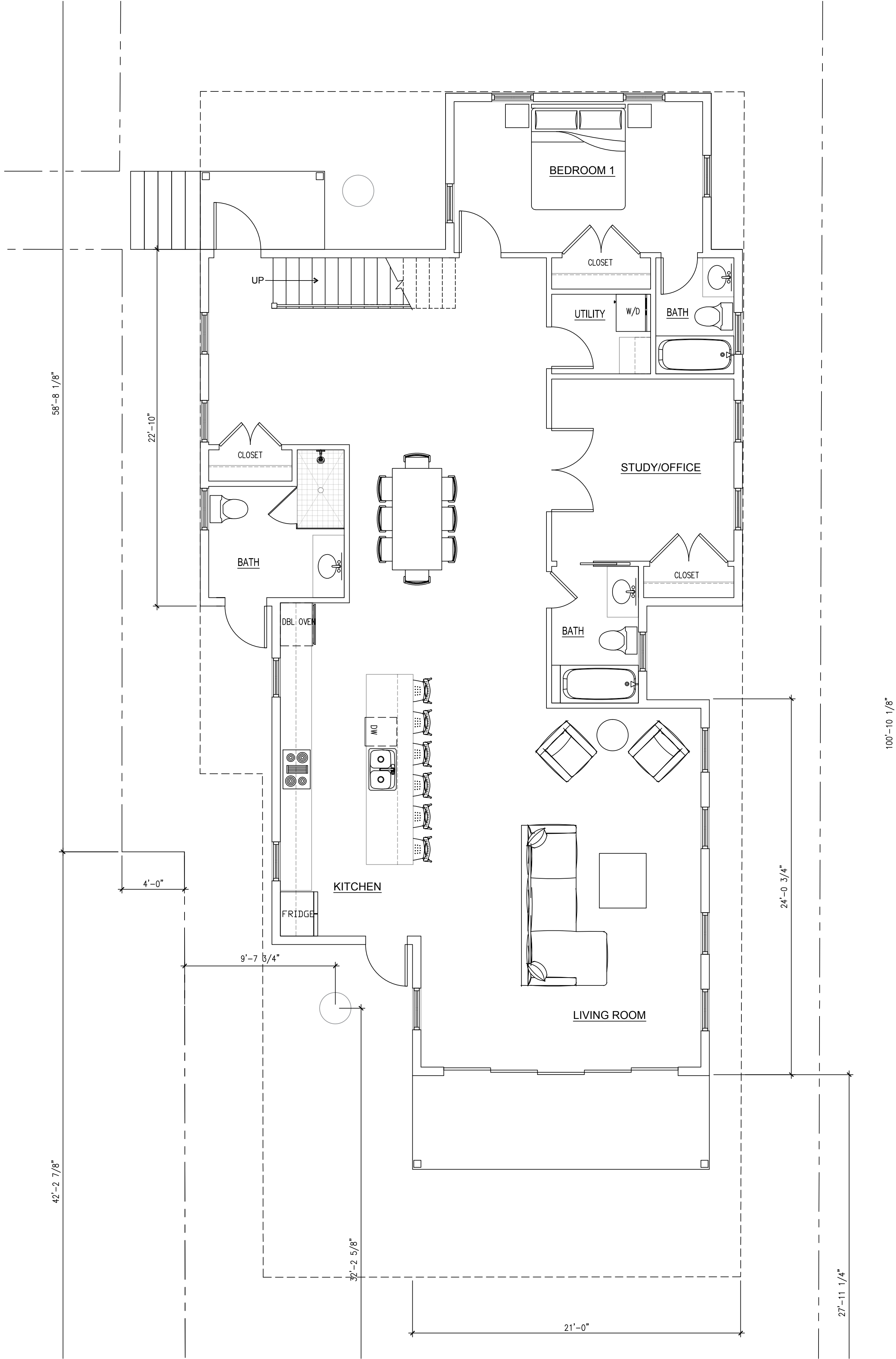
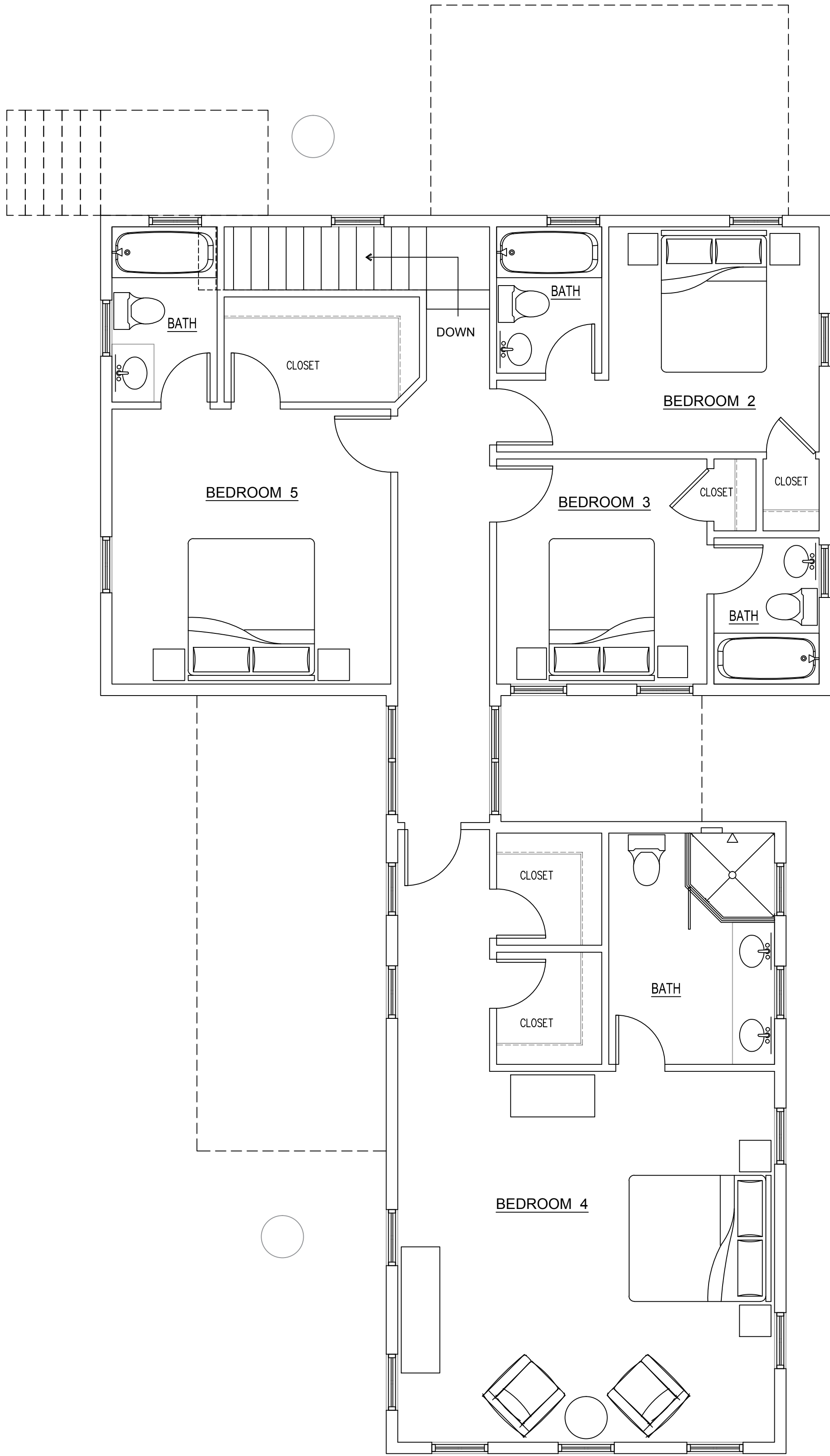
SITE PLAN

Sheet Number:

A-1.1

Date: - APRIL 1, 2016

©2016 by William Shepler Architect



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

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822 SAWYERS LANE  
KEY WEST , FL  
NEW SINGLE FAMILY RESIDENCE

Drawing Size  
24x36

Project #:  
15015

Title:

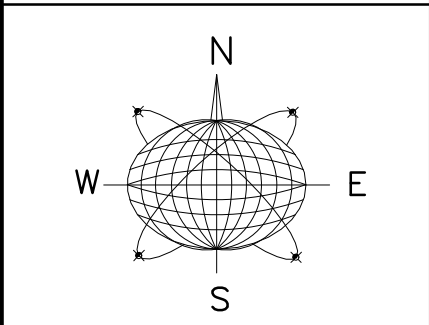
ELEVATIONS

Sheet Number:

A-3.2

Date: - APRIL 1, 2016

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Key West, Florida 33040  
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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

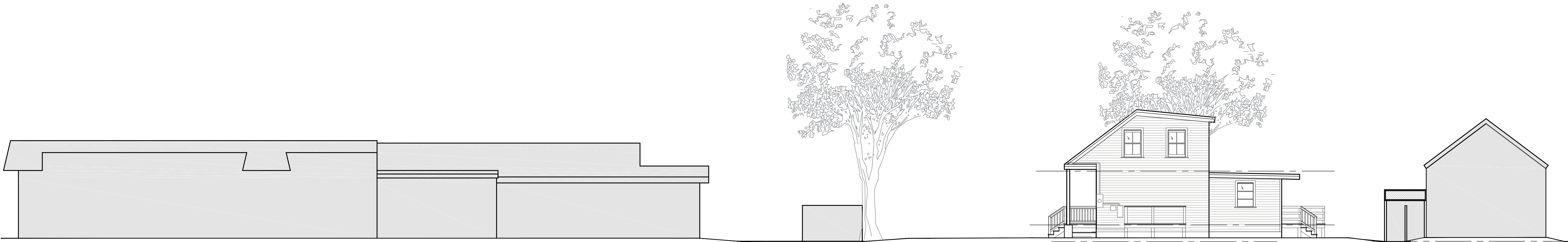
Title:  
**EXIST. &  
PROPOSED  
STREET  
SCAPES,  
SITE PLAN**

Sheet Number:

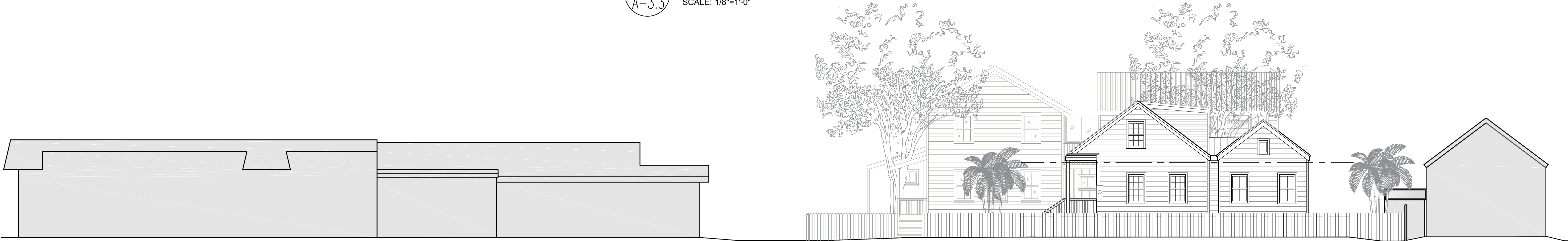
**A-3.3**

Date: - APRIL 1, 2016

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2  
A-3.3  
**EXISTING STREETSCAPE (ROBERTS LANE)**  
SCALE: 1/8"=1'-0"

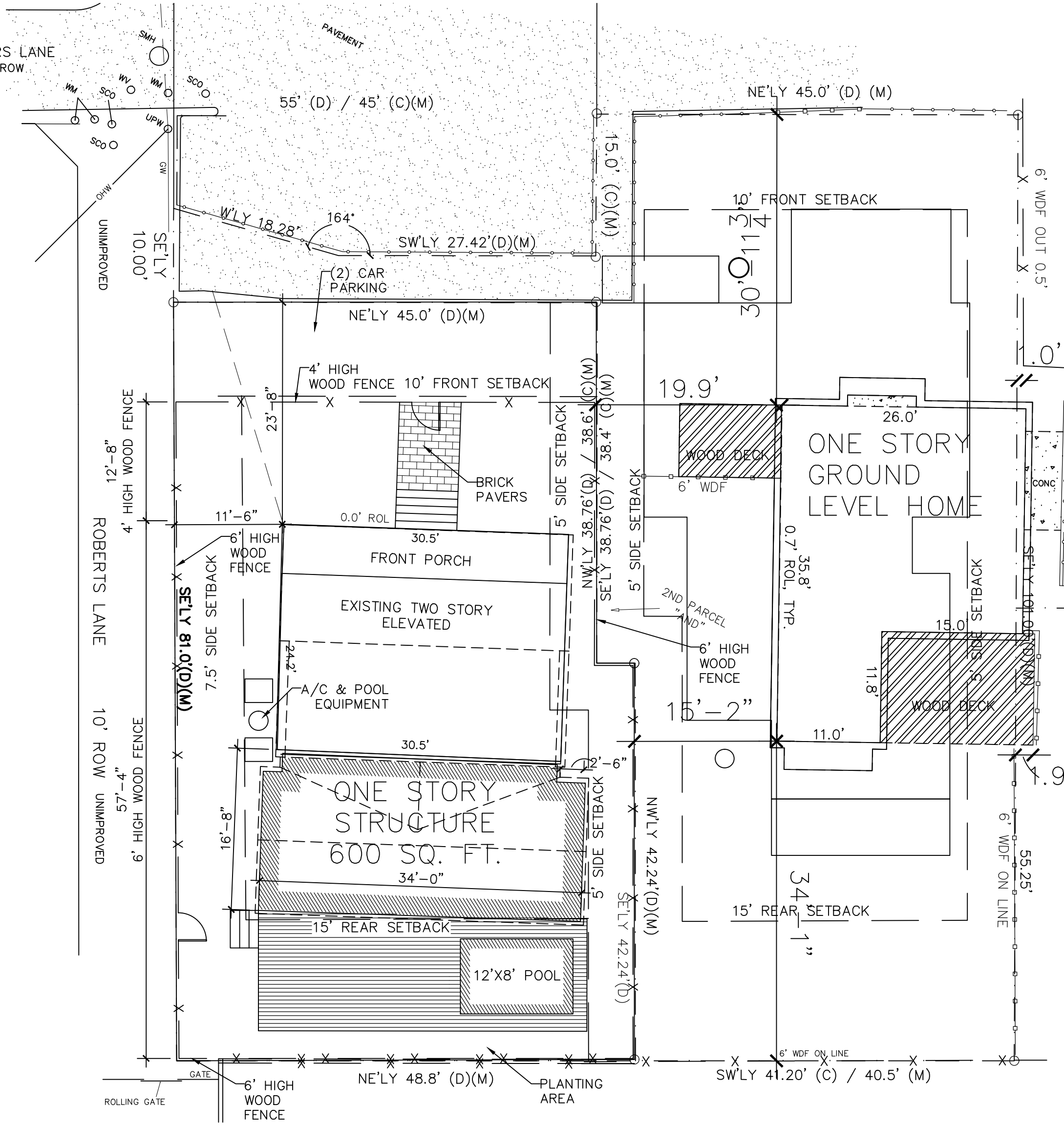


1  
A-3.3  
**PROPOSED STREETSCAPE (ROBERTS LANE)**  
SCALE: 1/8"=1'-0"



ZONING CALCULATIONS

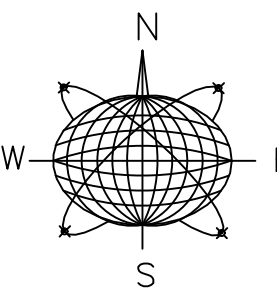
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	40%	1,160 s.f. (26.8%)	1,720 s.f. (39.7%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,160s.f. (26.8%)	1,881 s.f. (43.5%)	Yes
LOT SIZE	Min. 4,000 s.f.	3,801 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	48.80'	N/A	N/A
LOT DEPTH	Min. 90'	81'	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 FRAME HOUSE, NEW SWIMMING POOL, DECK, AND FENCES, DEMOLITION OF ONE-STORY CBS STRUCTURE.

1000 1000 SOUTHERN LANE





# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 24, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW FRAME HOUSE. NEW SWIMMING POOL, DECK,  
AND FENCES. 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](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 Dallas Flowers, 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:

822 Sawyers Lane on  
the 19<sup>th</sup> day of May, 2016.

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 May 24,, 2016.

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 H16-03-0030.

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

**Signed Name of Affiant:**

Dallas Flowers  
**Date:** 05-19-16  
**Address:** 410 3rd St.  
**City:** Key West, FL  
**State, Zip:** FL, 33040

The forgoing instrument was acknowledged before me on this 19<sup>th</sup> day of May, 2016.

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

**NOTARY PUBLIC**

Sign Name: Marion Hope Casas  
Print Name: MARION HOPE CASAS

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_





# 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

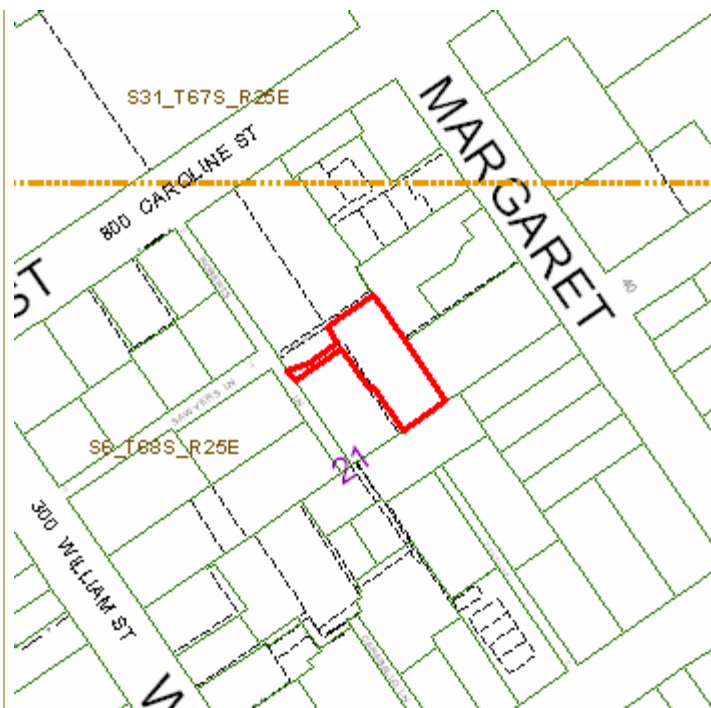
**Section-  
Township-Range:** 06-68-25

**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

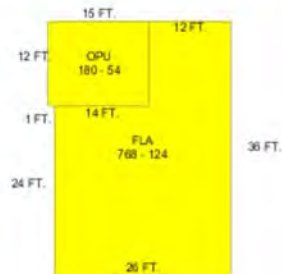
Compactor 0

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

<b>1991</b>	36,128	6,211	89,910	132,249	132,249	25,000	107,249
<b>1990</b>	30,053	6,230	77,760	114,044	114,044	25,000	89,044
<b>1989</b>	27,321	5,808	77,760	110,889	110,889	25,000	85,889
<b>1988</b>	23,468	5,311	77,760	106,539	106,539	25,000	81,539
<b>1987</b>	23,188	5,439	41,808	70,435	70,435	25,000	45,435
<b>1986</b>	23,322	0	40,678	64,000	64,000	25,000	39,000
<b>1985</b>	12,318	0	17,399	29,717	29,717	0	29,717
<b>1984</b>	11,633	0	17,399	29,032	29,032	25,000	4,032
<b>1983</b>	11,633	0	17,399	29,032	29,032	25,000	4,032
<b>1982</b>	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
<b>1/30/2015</b>	2723 / 2462	555,000	<u>WD</u>	<u>30</u>
<b>11/18/2008</b>	2389 / 1135	382,900	<u>WD</u>	<u>K</u>
<b>6/12/2007</b>	2314 / 1069	480,000	<u>WD</u>	<u>S</u>
<b>11/5/2004</b>	2058 / 2178	35,000	<u>WD</u>	<u>O</u>
<b>10/7/2004</b>	2050 / 591	600,000	<u>WD</u>	<u>Q</u>
<b>1/1/1985</b>	930 / 506	83,800	<u>WD</u>	<u>Q</u>
<b>2/1/1976</b>	650 / 604	20,000	00	<u>Q</u>

This page has been visited 33,668 times.

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