



**Historic Architectural Review Commission
Staff Report for Item 2**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: February 27, 2018

Applicant: William Shepler

Application Number: H17-03-0019

Address: #715 Chapman Lane

Description of Work:

Second Reading - Partial demolition of rear wall.

Site Facts:

The one-story house at 715 Chapman Lane is listed as a contributing resource in the survey, and was constructed in 1928 according to the survey, but appears in the 1912 Sanborn map. The building is a frame vernacular structure with a front gable roof. The rear has a sawtooth roof section that appears to be original, as the structure's length never changes on the Sanborn maps. From a site visit, it is obvious that the sawtooth section is very old. It also visible in the historic photograph from c.1965. The house has a mish-mash of windows, but all appear to be very old with the thin muntins and wavy glass.

This project was approved at last month's HARC Commission meeting.

Ordinances Cited in Review:

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

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

Staff Analysis

This is the second review for a Certificate of Appropriateness that proposes the partial demolition of the rear wall of a contributing building in order to install sliding doors. Because the demolition request is for a very small portion of the rear wall, staff does not feel that it meets any of the criteria listed in Sec. 102-218, and therefore can be considered for demolition:

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

This will be the final reading for this project.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 17-00300019		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO %		

ADDRESS OF PROPOSED PROJECT:

715 Chapman Lane

OF UNITS 1

RE # OR ALTERNATE KEY:

Parcel ID: 00013540-000000

NAME ON DEED:

Jonathan Ring

PHONE NUMBER 512-380-1062

OWNER'S MAILING ADDRESS:

715 Chapman Lane

EMAIL ring.jonathan@gmail.com

Key West, FL 33040

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

William Shepler Architect

PHONE NUMBER 305- 890-6191

ARCHITECT / ENGINEER'S ADDRESS:

201 Front Street , Suite 203, Key West

EMAIL will@wshepler.com

FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Renovate entire house- Repair existing porch, replace rear addition with new to match existing envelope, new conc. wall, new pool, new deck, new fences, new alum. framed awning at rear , wood siding replacement , and all other work 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.

Oper: KEYWXC
Date: 5/30/17 50
2017 300019
Type: BP
Receipt no: 18072
PT. 1.00
Trans number: 1234
CK CHECK
Trans date: 5/30/17
Time: 14:59:38
\$100.00
3105905
\$100.00

33154-11575-01c

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. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

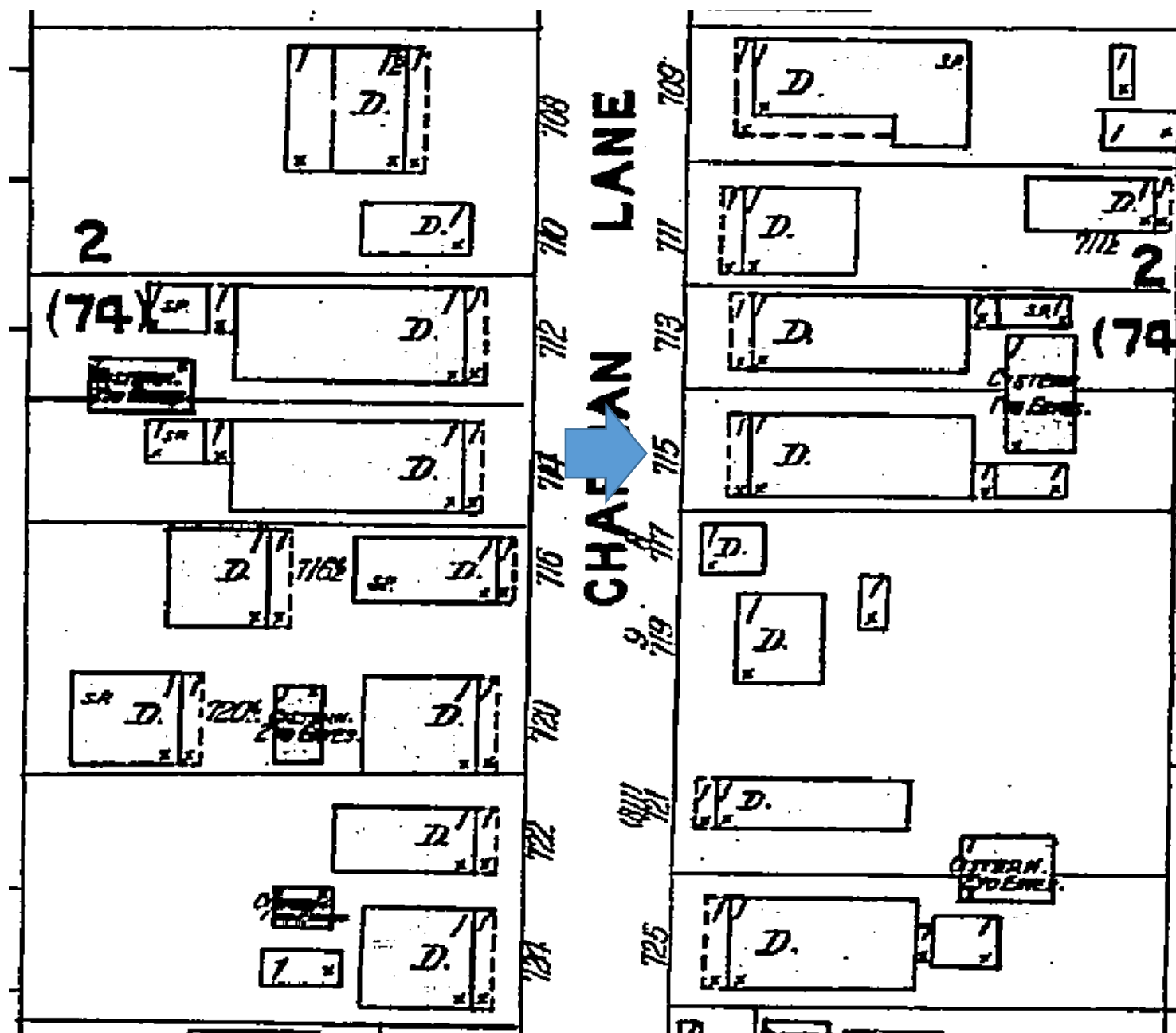
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

FLORIDA STATUTE 469: ASBESTOS 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.

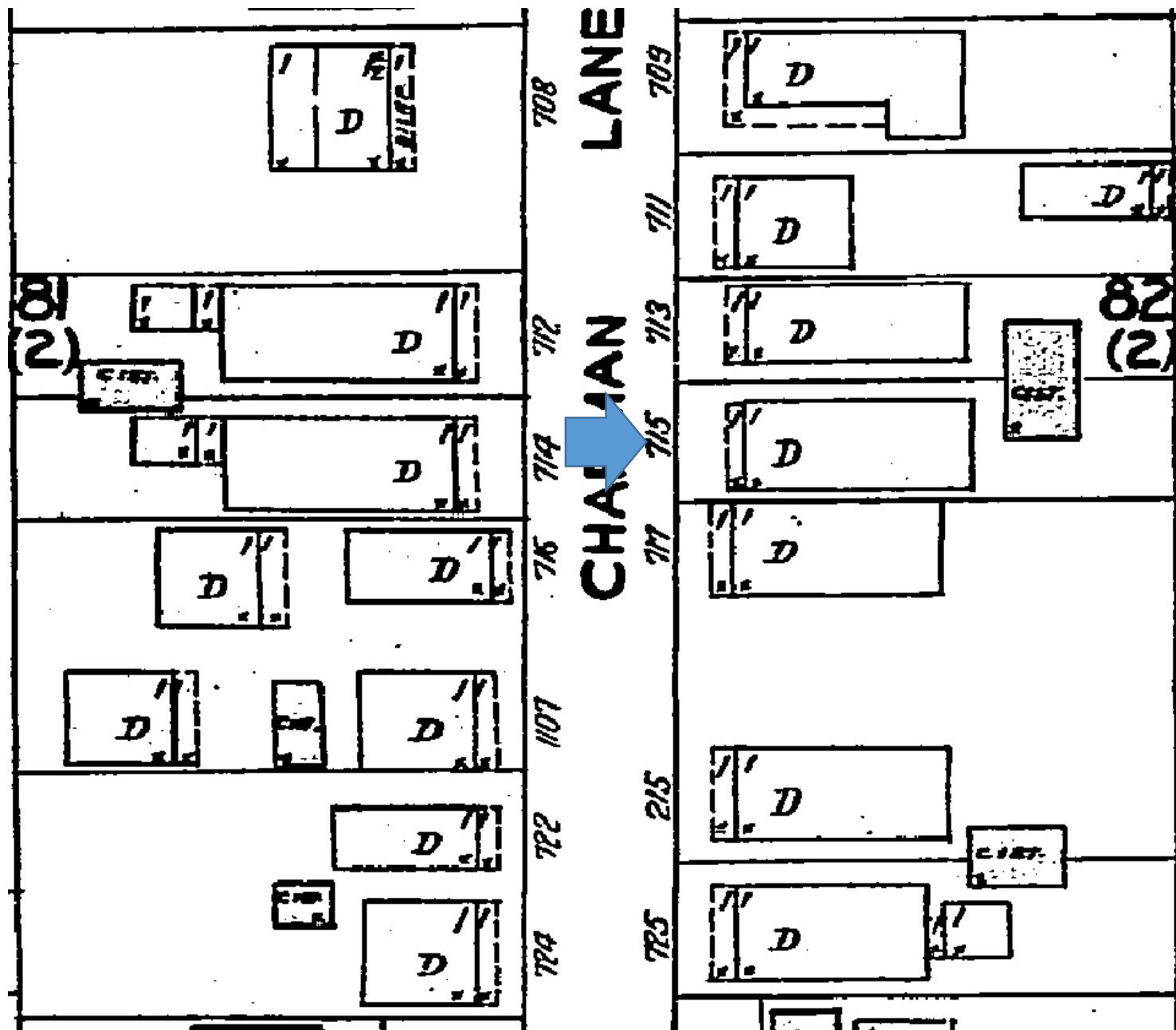
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

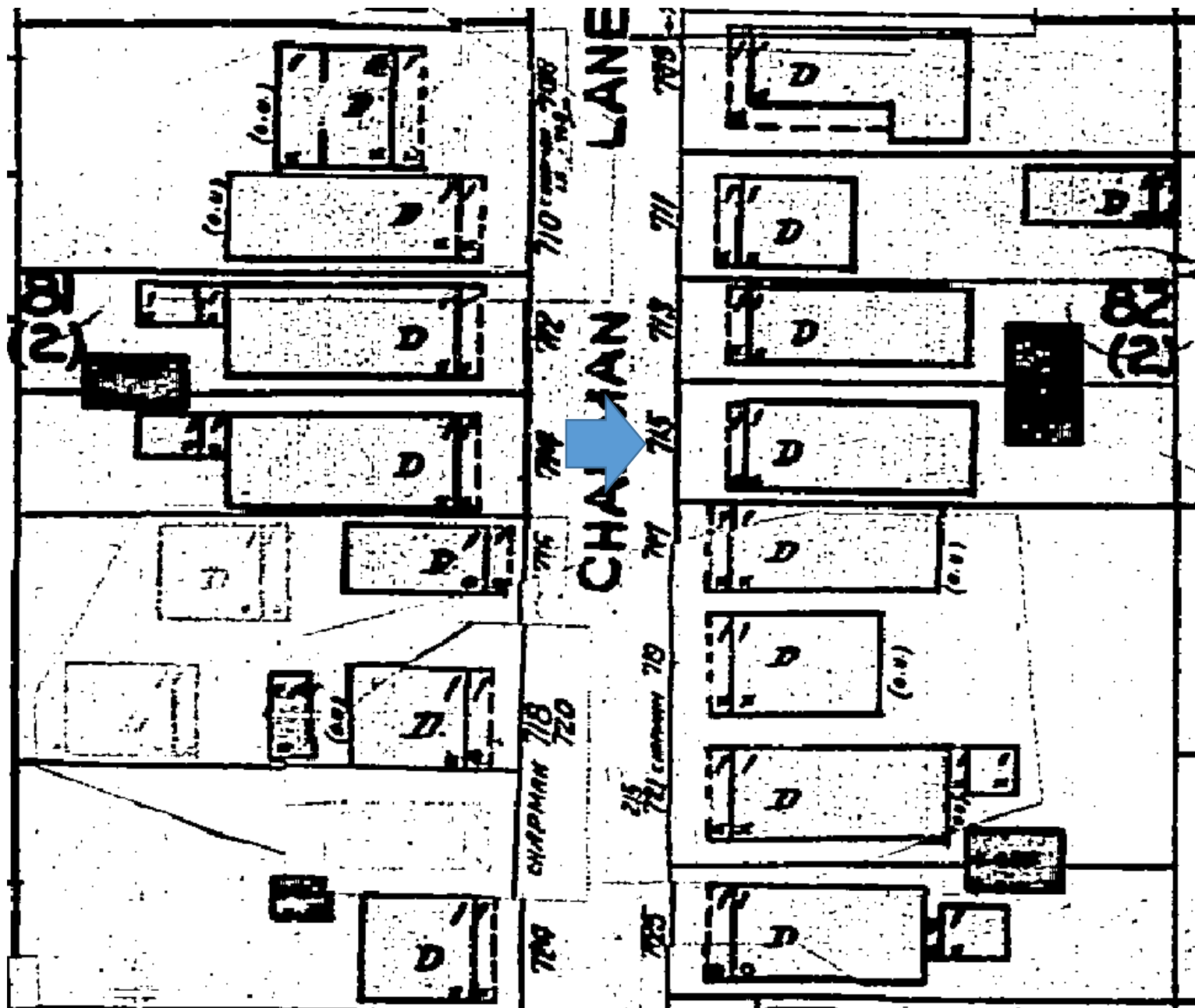
SANBORN MAPS



1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



PROJECT PHOTOS



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













DIRECTV

715





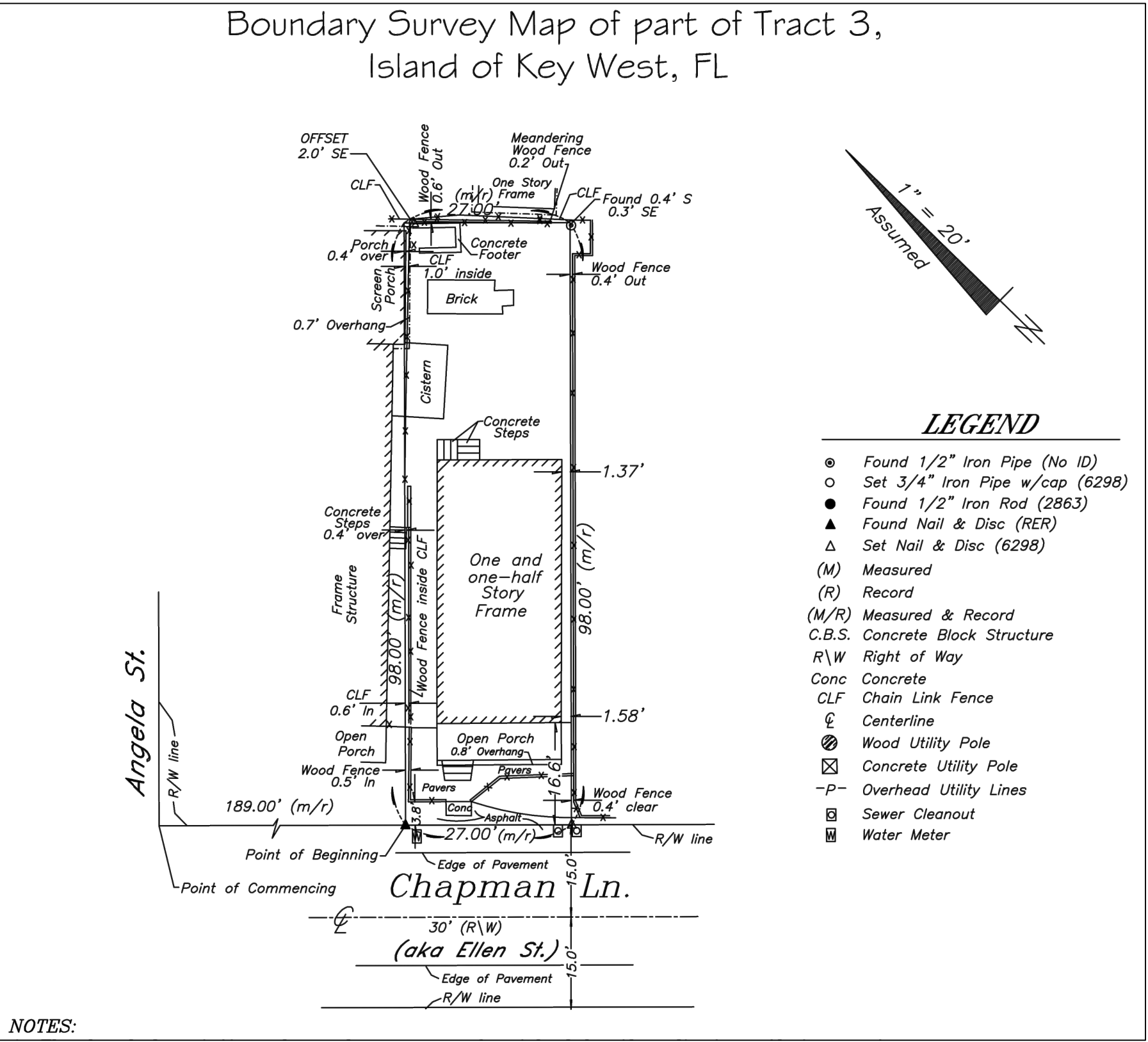








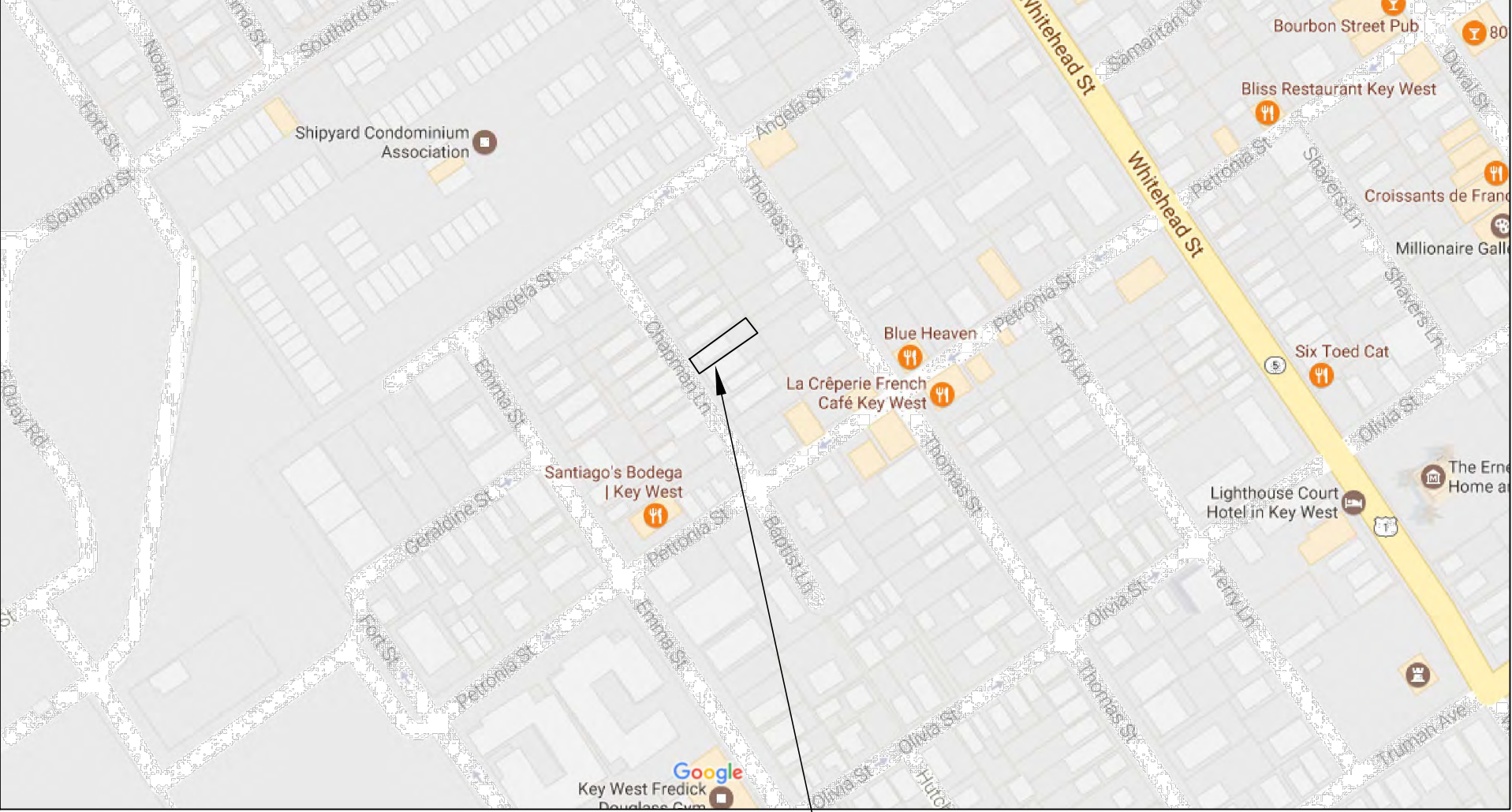
PROPOSED DESIGN



2
A1.1

COPY OF SURVEY

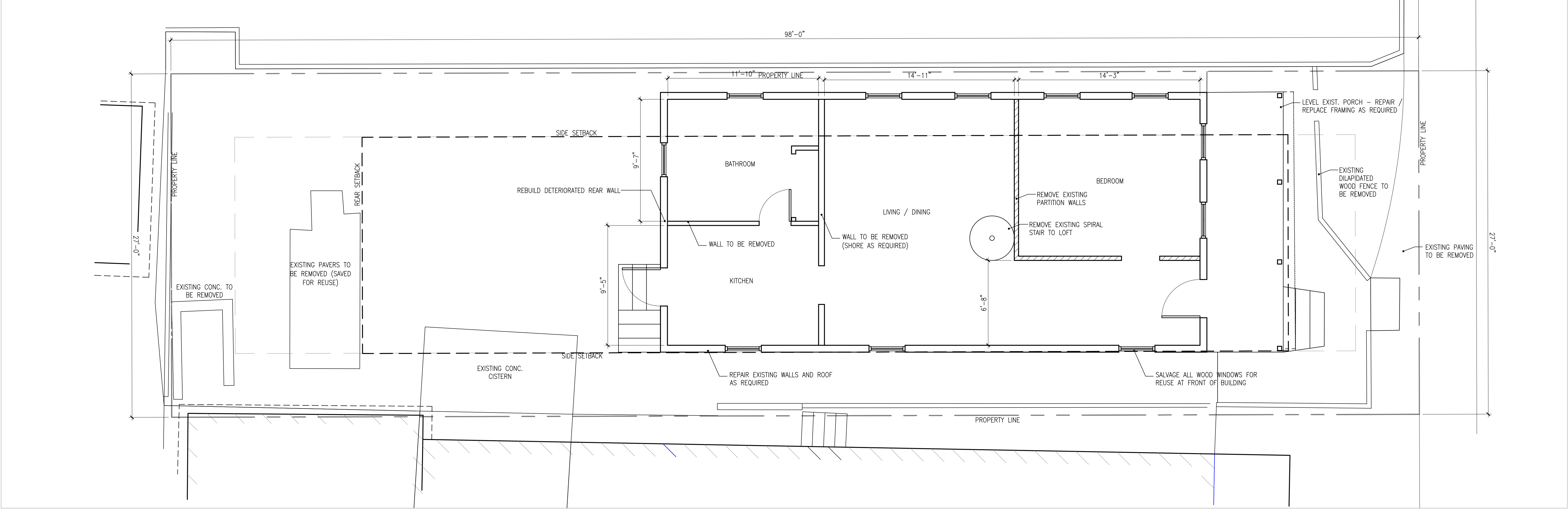
SCALE: N.T.S.



SITE LOCATION

SITE CALCULATIONS
ZONING DISTRICT: HMDR – FLOOD ZONE: "X"

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	20'-6"	20'-6"	Yes
BUILDING COVERAGE	40%	1,015 s.f. (38.3%)	1,058 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,249 s.f. (47.2%)	1,299 s.f. (49%)	Yes
LOT SIZE	Min. 4,000 s.f.	2,646 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	27'	N/A	N/A
LOT DEPTH	Min. 90'	98'	N/A	N/A
FRONT SETBACK	Min. 10'	10'-3"	10'-3"	Yes
SIDE SETBACK (SOUTH)	Min. 5'	1.37'	N/A	Yes
SIDE SETBACK (NORTH)	Min. 7.5'	5'	Yes	Yes
REAR SETBACK	Min. 15'	38'-5.5"	15'	Yes
OPEN SPACE	MIN. 35%	1,249 s.f. (47.2%)	961 s.f. (36.3%)	Yes



1
A1.1

EXISTING FIRST FLOOR PLAN - SITE PLAN - DEMO

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

wsa

william shepler & associates

architecture

201 Front Street, Suite 203
Key West, FL 33040

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

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 11.10.17

H.A.R.C. REVISION 1: 11.15.17

H.A.R.C. REVISION 2: 12.12.17

715 CHAPMAN LANE

KEY WEST , FL

RESIDENTIAL REMODELING PROJECT

Drawing Size
24x36

Project #:
17016

Title:

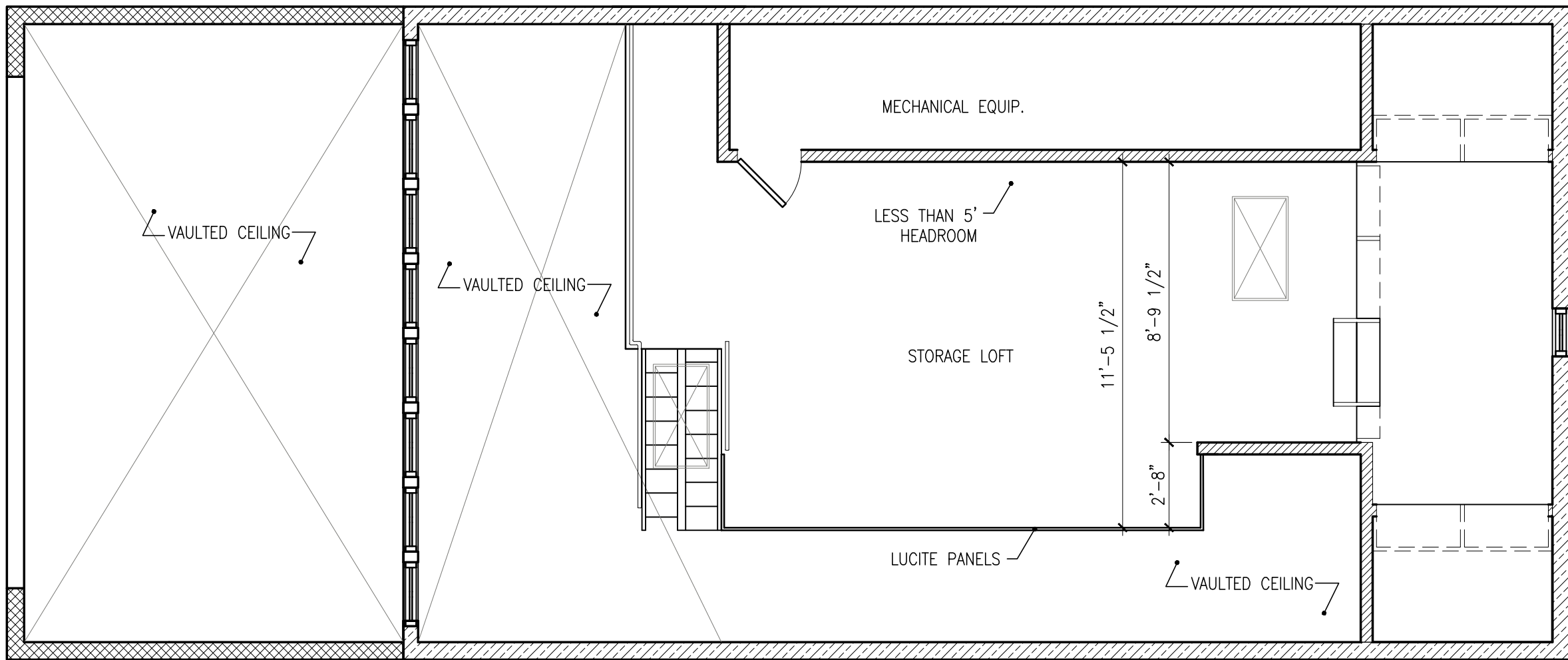
EXISTING
SITE / FLOOR
PLAN /
SURVEY /
CALCS

Sheet Number:

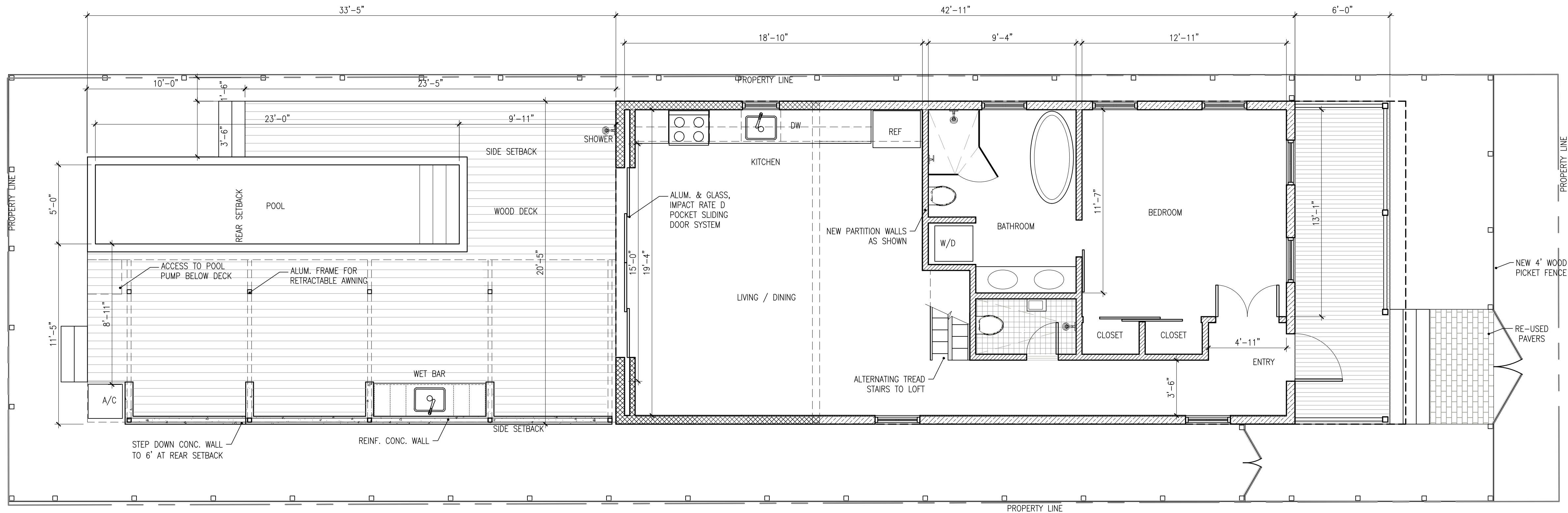
A-1.1

Date: - NOVEMBER 9, 2017

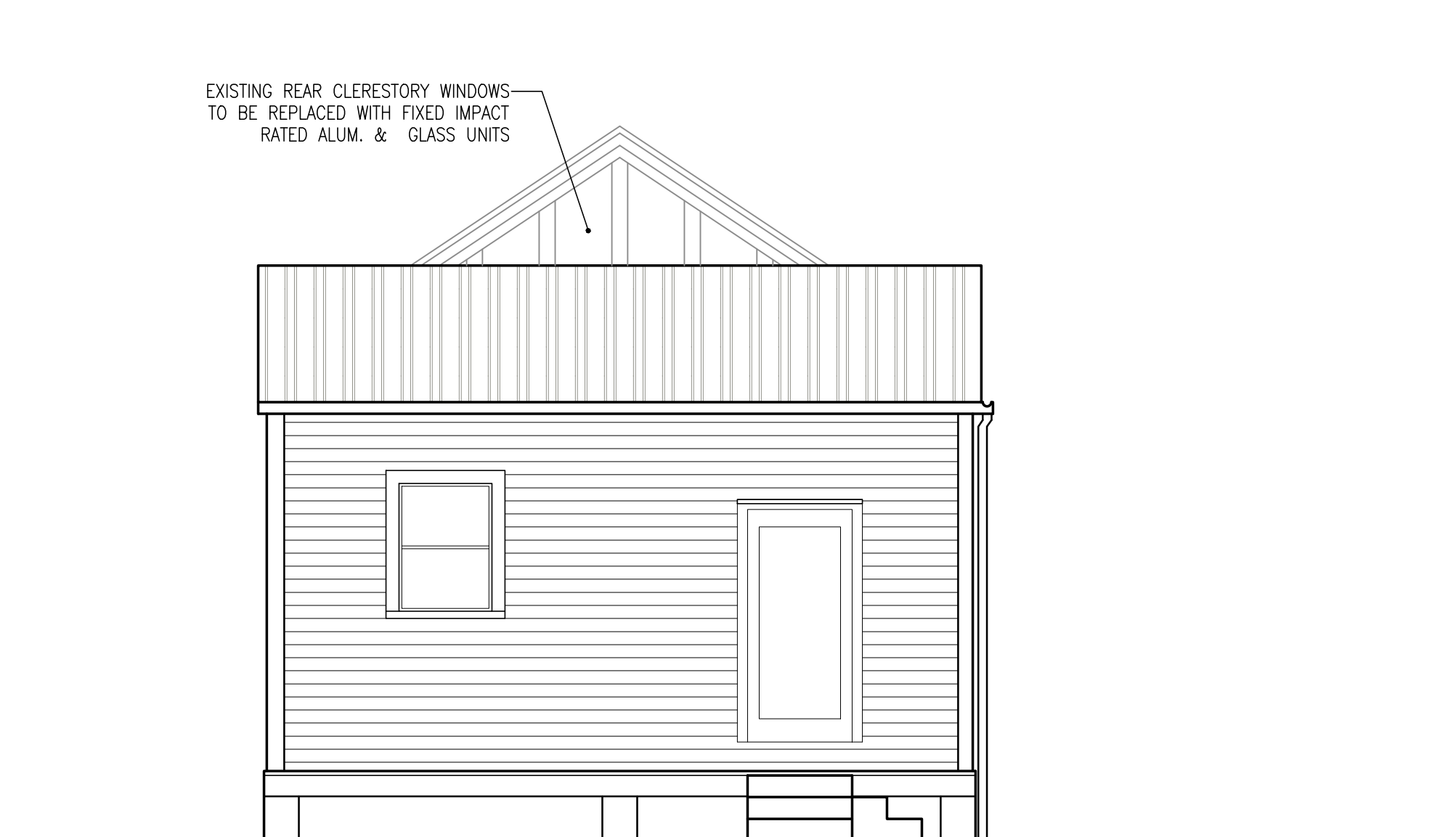
©2017 by William Shepler Architect



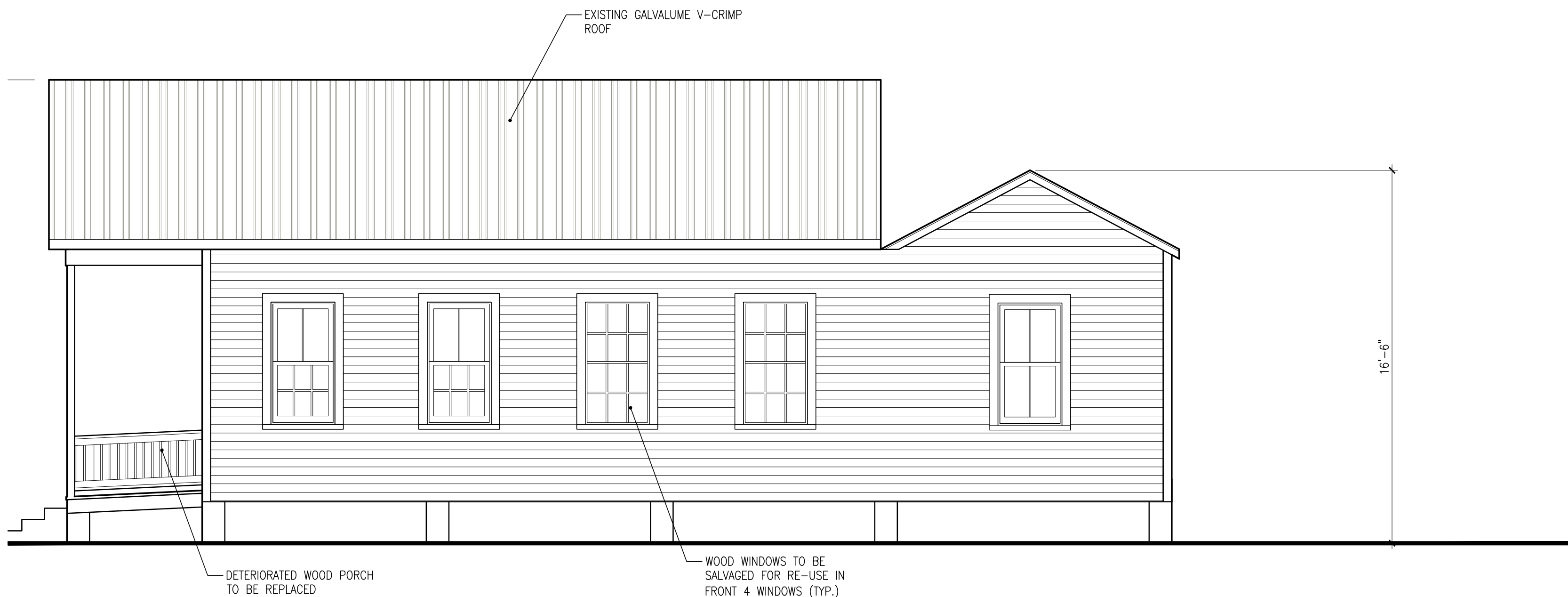
2
A2.1
PROPOSED LOFT PLAN
SCALE: 1/4"=1'-0"



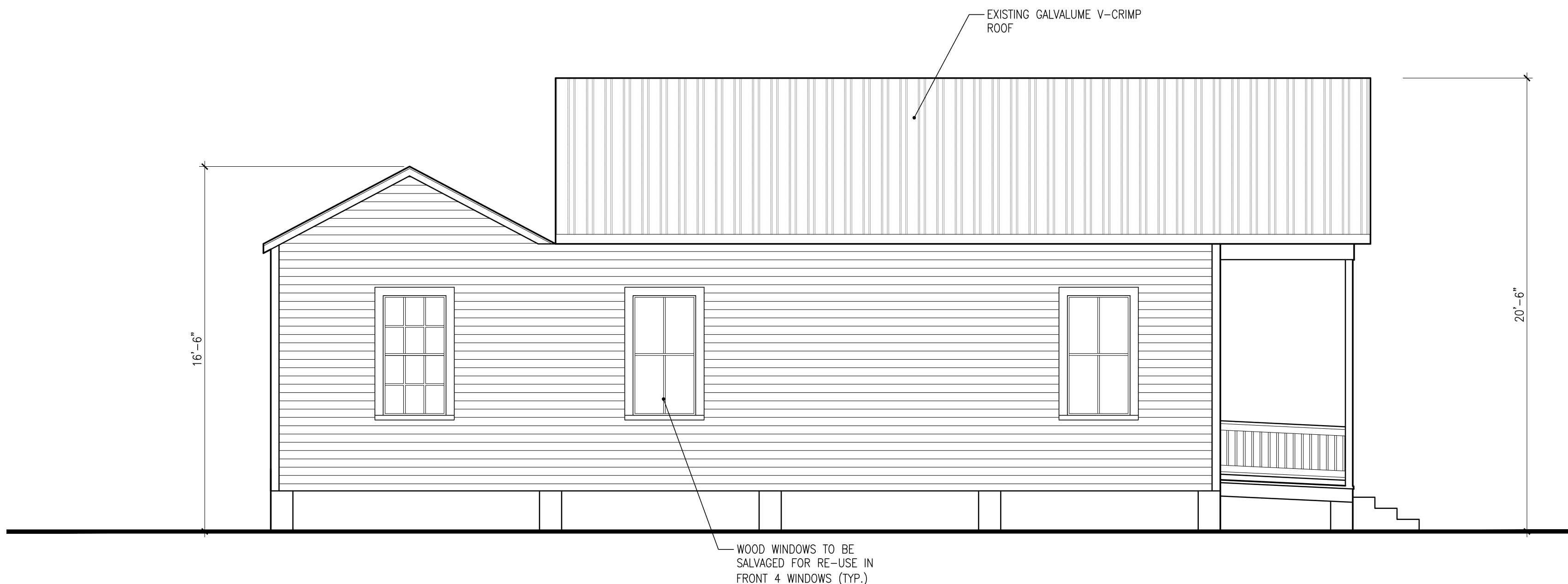
1
A2.1
PROPOSED FIRST FLOOR PLAN - SITE PLAN
SCALE: 1/4"=1'-0"



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



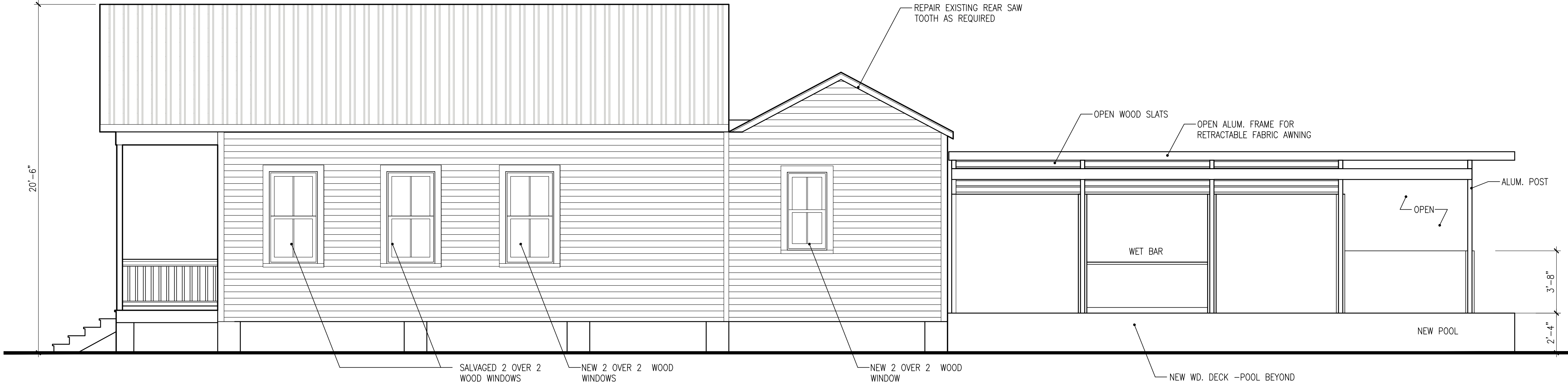
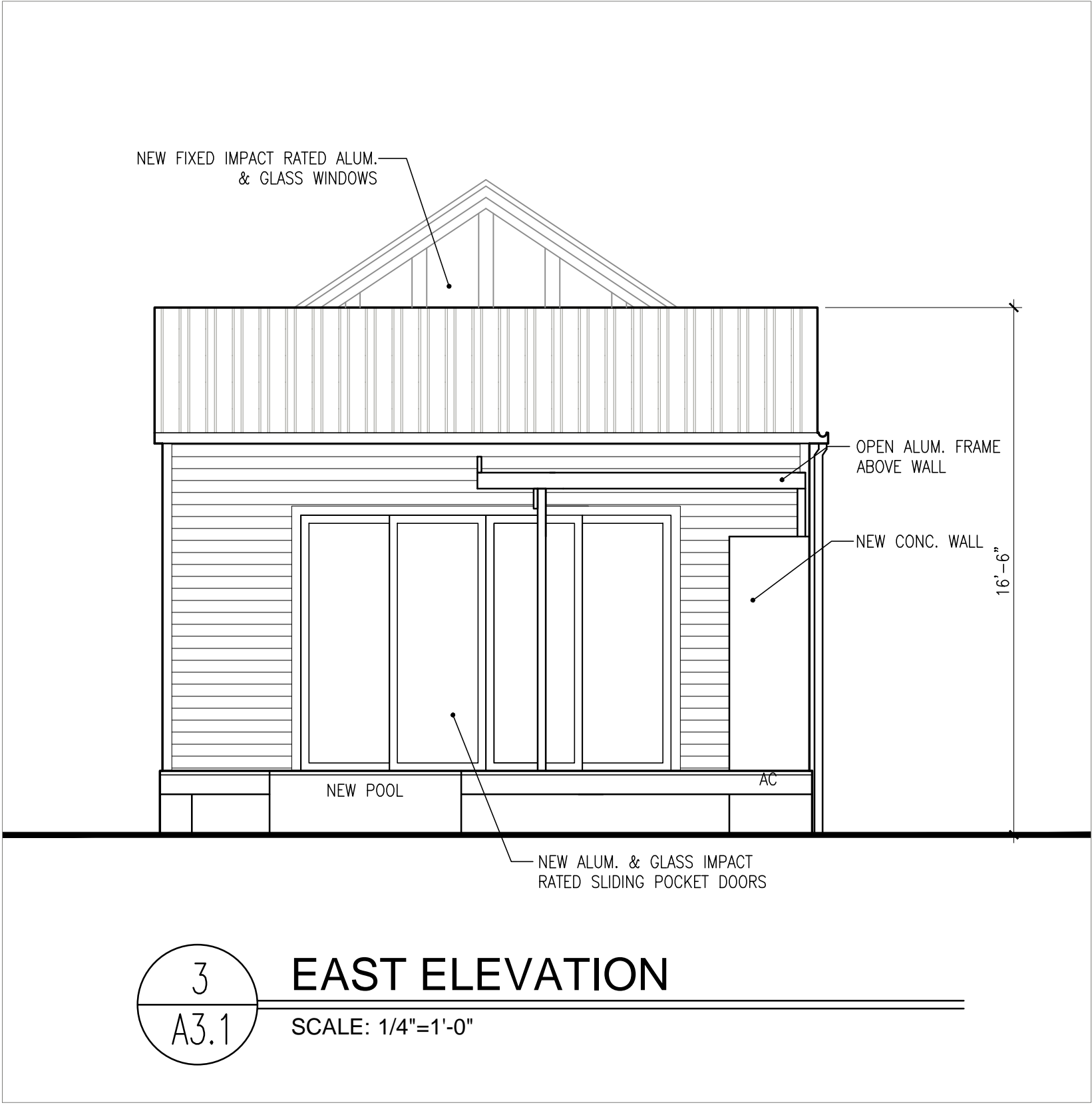
2
AE3.1
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



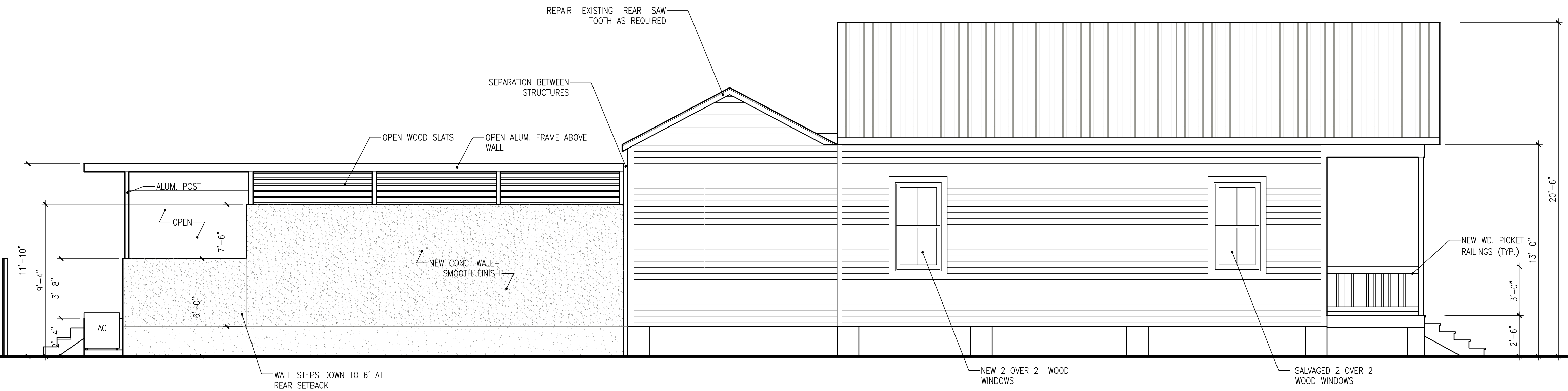
1
AE3.1
WEST ELEVATION
SCALE: 1/4"=1'-0"



2
A3.1

SOUTH ELEVATION

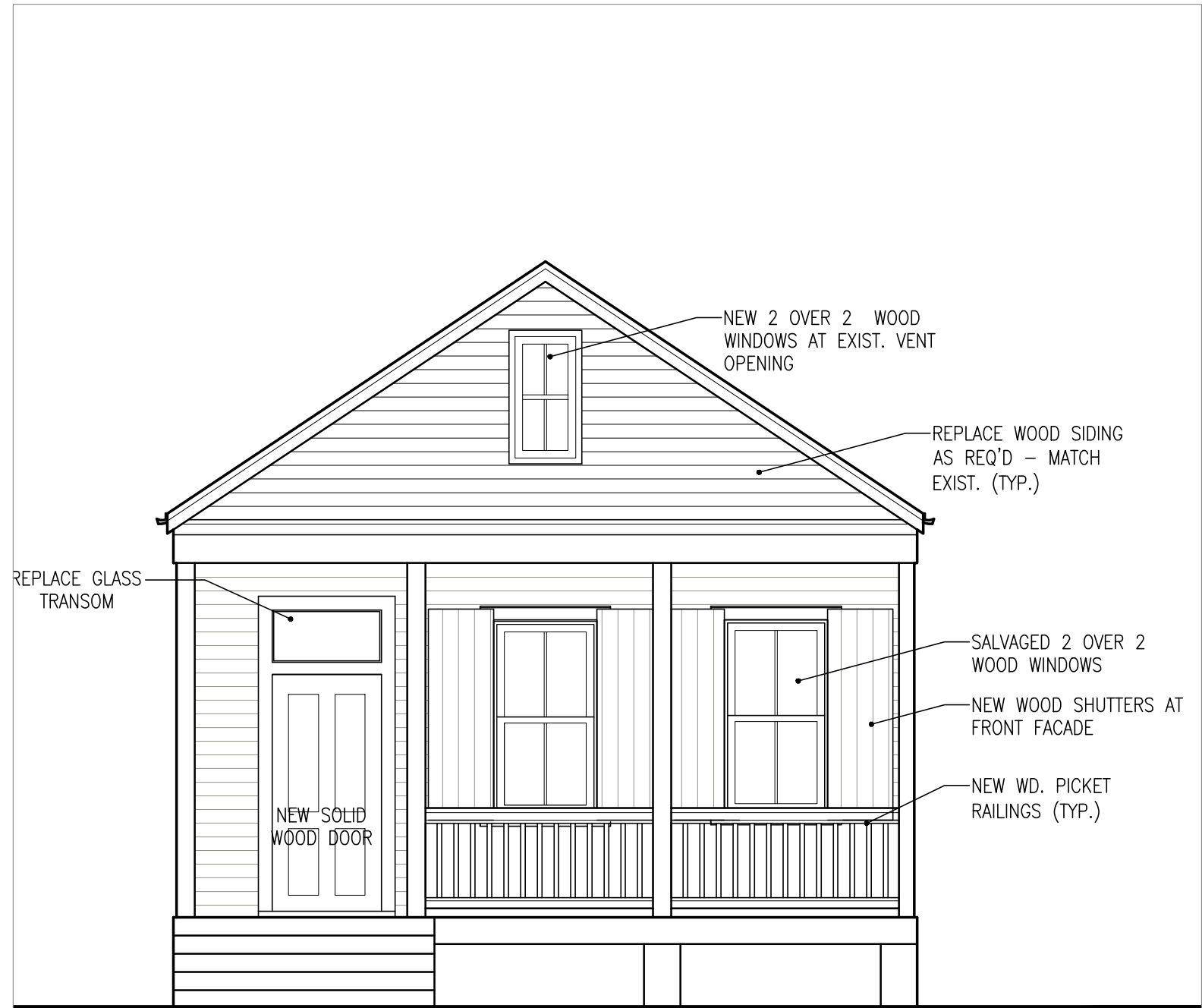
SCALE: 1/4"=1'-0"



4
A3.1

NORTH ELEVATION

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



1
A3.1

WEST ELEVATION

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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 19, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HOUSE, INCLUDING PORCH REPAIR, NEW REAR ADDITION, POOL, DECK, AND FENCES. DEMOLITION OF REAR SAWTOOTH ADDITION.

FOR- #715 CHAPMAN LANE

Applicant – William Shepler

Application #H17-03-0019

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



qPublic.net™

Monroe County, FL

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 00013540-000000
Account # 1013927
Property ID 1013927
Millage Group 11KW
Location 715 CHAPMAN LN , KEY WEST
Address
Legal KW PT LOT-9 SQR2 TR3 G34-268/71 OR792-1726 OR812-1690 OR908-211
Description OR1091-1405 OR1089-2405/13WILL OR1233-763/64C/T OR1344-1518/19
OR1730-96/97 OR1979-1869/70 OR2542-38C/T OR2609-1202/03
OR2822-1058/59C/T OR2839-416/17
(Note: Not to be used on legal documents)
Neighborhood 6021
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

RING JONATHA P
 PO Box 40250
 Austin TX 78704

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$81,046	\$73,575	\$76,235	\$76,192
+ Market Misc Value	\$1,690	\$5,000	\$4,464	\$4,213
+ Market Land Value	\$408,807	\$321,939	\$203,538	\$166,715
= Just Market Value	\$491,543	\$400,514	\$284,237	\$247,120
= Total Assessed Value	\$491,543	\$299,015	\$271,832	\$247,120
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$491,543	\$400,514	\$284,237	\$247,120

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,646.00	Square Foot	27	98

Buildings

Building ID 948
Style 1 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1220
Finished Sq Ft 860
Stories 1 Floor
Condition AVERAGE
Perimeter 126
Functional Obs 0
Economic Obs 0
Depreciation % 39
Interior Walls WALL BD/WD WAL
Exterior Walls WD FRAME
Year Built 1928
EffectiveYearBuilt 1980
Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type CONC S/B GRND
Heating Type NONE with 0% NONE
Bedrooms 2
Full Bathrooms 1
Half Bathrooms 0
Grade 450
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	240	0	64
FLA	FLOOR LIV AREA	860	860	126
OPF	OP PRCH FIN LL	120	0	52
TOTAL		1,220	860	242

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1994	1995	1	352 SF	1
FENCES	1994	1995	1	779 SF	2

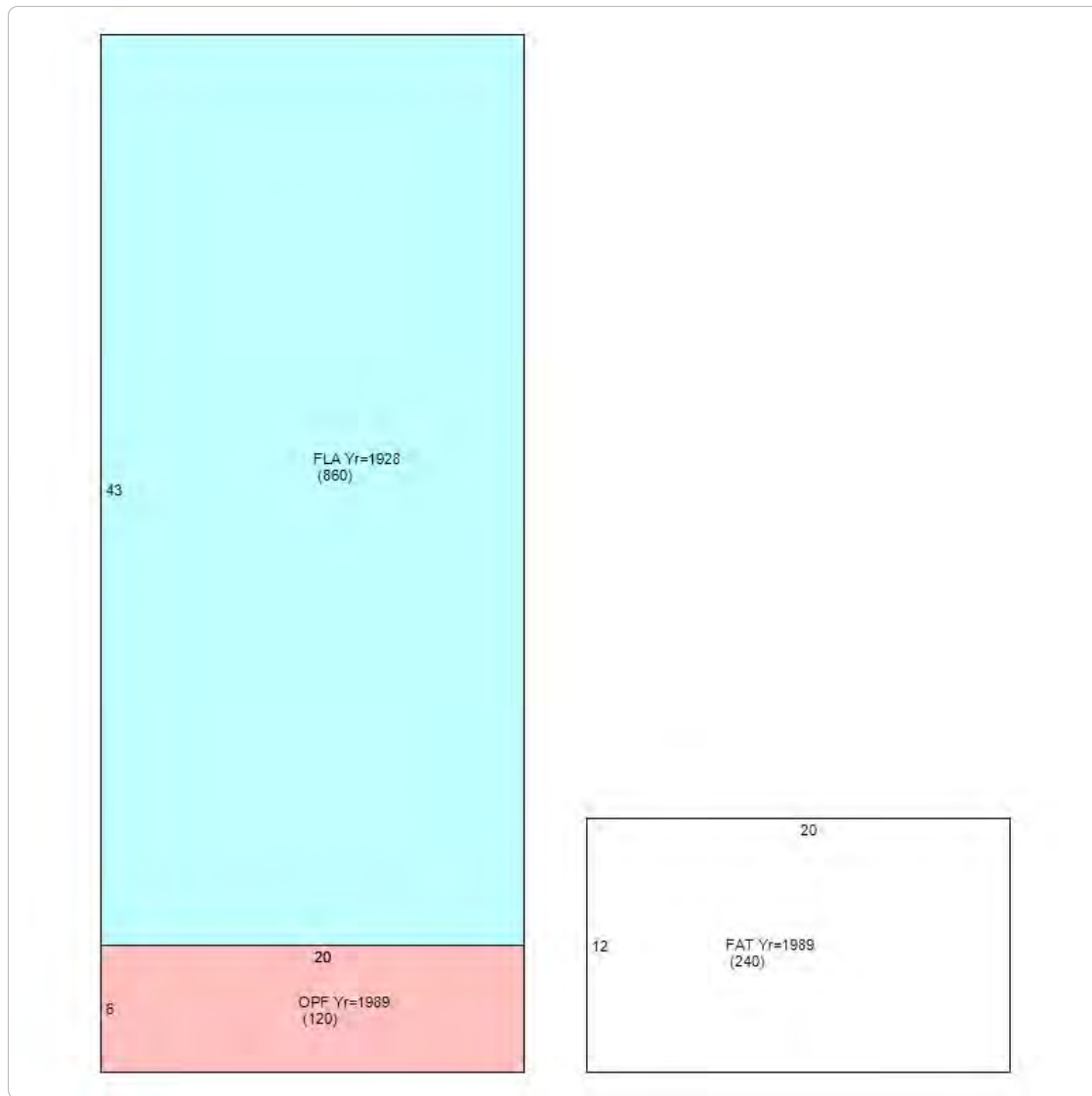
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/9/2017	\$532,500	Warranty Deed	2110340	2839	416	02 - Qualified	Improved
10/21/2016	\$435,000	Certificate of Title	2096870	2822	1058	12 - Unqualified	Improved
1/14/2013	\$0	Quit Claim Deed		2609	1202	11 - Unqualified	Improved
11/15/2011	\$100	Certificate of Title		2542	38	12 - Unqualified	Improved
3/1/2004	\$475,000	Warranty Deed		1979	1869	Q - Qualified	Improved
9/27/2001	\$240,000	Warranty Deed		1730	0096	Q - Qualified	Improved
3/1/1995	\$95,000	Warranty Deed		1344	1518	Q - Qualified	Improved
5/1/1980	\$35,000	Warranty Deed		812	1690	Q - Qualified	Improved

Permits

Number ⇅	Date Issued ⇅	Date Completed ⇅	Amount ⇅	Permit Type ⇅	Notes ⇅
04-0609	3/2/2004	8/2/2004	\$1,850		PAINT ROOF
9700332	2/1/1997	8/1/1997	\$300		ELECTRICAL
9600670	2/1/1996	8/1/1996	\$850		RENOVATION
B952389	7/1/1995	12/1/1995	\$750		400 S.F. WD.DECK
B951066	4/1/1995	12/1/1995	\$700		REPAIRS
B950856	3/1/1995	12/1/1995	\$1,000		REPAIRS,PAINT & WOOD FEN

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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Last Data Upload: 12/12/2017 3:58:55 AM



Schneider

Developed by
The Schneider
Corporation