



## **Historic Architectural Review Commission Staff Report for Item 13**

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: June 29, 2021

Applicant: William Shepler, Architect

Application Number: H2021-0030

Address: 512 Catherine Street

### **Description of Work:**

Construction of two new single-family residences on vacant lot.

### **Site Facts:**

The site under review sits as an empty lot. Both lots used to be known as the Mario Sanchez home (512 Catherine Street) and Mario's Studio Under the Trees (510 Catherine Street). Unfortunately, the previous CBO condemned the historic frame building that used to be Mario Sanchez's home and the house was demolished last month. Also, remnants of a CMU storage located at 510 Catherine was demolished.

Most of the surrounding historic houses are one-story. Both houses adjacent to the site are one-story. Mario Sanchez house used to be a one-story towards the front with a half story added to the far rear. Adjacent same land use structure towards the rear there is a one-story building with a second-story addition with flat roof on the rear.

### **Guidelines Cited on Review:**

- New Construction (pages 38a-q), specifically guidelines 1, 2, last two paragraphs of page 38-e, compatibility section, 11, 12, first paragraphs of building height, width, and proportion, 13, 14, 16, 18, 21, 23, 24, and 25.

- Pools (page 39-a), specifically guideline 3.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes two new single-family frame houses, one house -Unit A- will have five bedrooms (westernmost house in the plans) and unit B will have two bedrooms. Unit A will have a one-story front porch and the house is label as a one and a half-story. The structure will have a small bump-out towards the rear west side that will be one-story. The new house will have three dormers that will extend to the ridge of the roof. Maximum height of that portion of the house will be 25 feet from grade, while the rear portion of the house will be 25'-9" from grade.

Unit B will be located approximately where Mario Sanchez's house used to be. The house will have a one-story front porch and the first eighteen feet of the house will be also one-story. The rear of the house, which is approximately 29 feet deep, will be a two-story. The maximum height of the house will be 26'-11" from grade.

Both units are elevated to meet FEMA requirements. Buildings will have hardi board horizontal siding, aluminum impact metal doors and windows and metal v-crimp as roofing material. The plan also includes a small pool located behind unit A and rear decks behind both houses. Driveways for both houses are also provided.

### **Consistency with Cited Guidelines:**

It is staff's opinion that both proposed houses are out of scale, mass, and proportions in relation to most of the same land use surrounding houses. Staff finds unit A to be really a two full story house, and its ratio of width vs. eight is foreign to any other house in the adjacent urban context. In addition, staff finds the use of dormers ending at the main roof ridge a roof element not found in same land use structures in the area.

Although the previous house on the site was a one-story with a half-story to the rear portion of the house, unit B's proportions and scale are larger than Mario Sanchez historic house. In conclusion, staff opines that the proposed houses will dominate the current streetscape of most one-story historic houses. Building forms and heights in houses on the urban block are very similar and the proposed design will alter the established pattern found in the street.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <b>2021-0030</b>	REVISION #	INITIAL & DATE
FLOOD ZONE <b>AEG</b>	ZONING DISTRICT <b>HRCC3</b>	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

<b>512 CATHERINE ST., KEY WEST</b>	
<b>512 CATHERINE ST. LLC</b>	PHONE NUMBER
<b>P.O. BOX 500</b>	EMAIL
<b>MANALAPAN, NJ 07726</b>	
<b>WILL SHERLER</b>	PHONE NUMBER
<b>201 FRONT ST., SUITE 203</b>	EMAIL
<b>KEY WEST, FL 33040</b>	<b>WILL@WSHERLER.COM</b>
<b>305-890-6191</b>	
<b>DATE 5/24/21</b>	

**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 ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: **2 NEW SINGLE FAMILY RESIDENCES ON VACANT LOT**

MAIN BUILDING: **(1) SINGLE & 2 STORY REAR WD. FRAMED 1 1/2 S.E. W/ F.C. SIDING & TRIM, (1,370 S.F.) AND (1) 1 1/2 & 2 STORY WD. FRAMED HOUSE (2,320 S.F.), SAME CONSTRUCTION. BOTH TO HAVE ALUM. IMPACT RATED WINDOWS & DRs. FRONT DOORS TO BE F.B.**

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

**NO DEMO**

**RECEIVED**  
**MAY 24 2021**  
BY: **MP.**



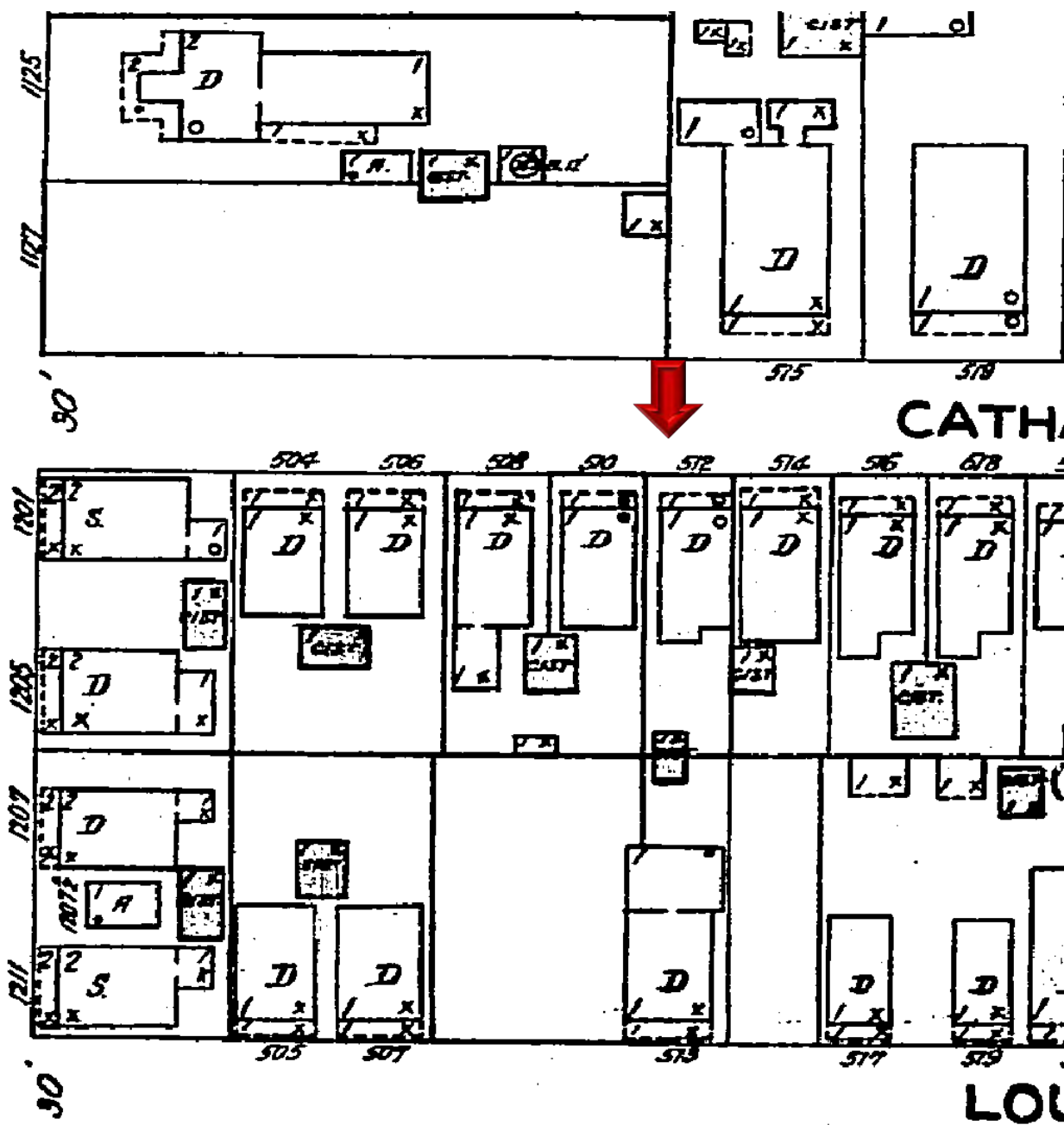
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S):	
PAVERS: BRICK PAVERS @ ENTRANCE STEPS 34 S.F.	FENCES: 4' HIGH OPEN WD. PICKET FENCES AT FRONT W/ GATES, 6' HIGH OPEN WD. PICKET, SIDES & REAR
DECKS: ADJOINING WOOD DECKS 2' ABOVE GRADE, 710 S.F.	PAINTING: ALL EXTD. SURFACES
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	1 POOL, 110 S.F.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
2 A/C COND. UNITS (1) 4'x3', (1) 4'x8'	

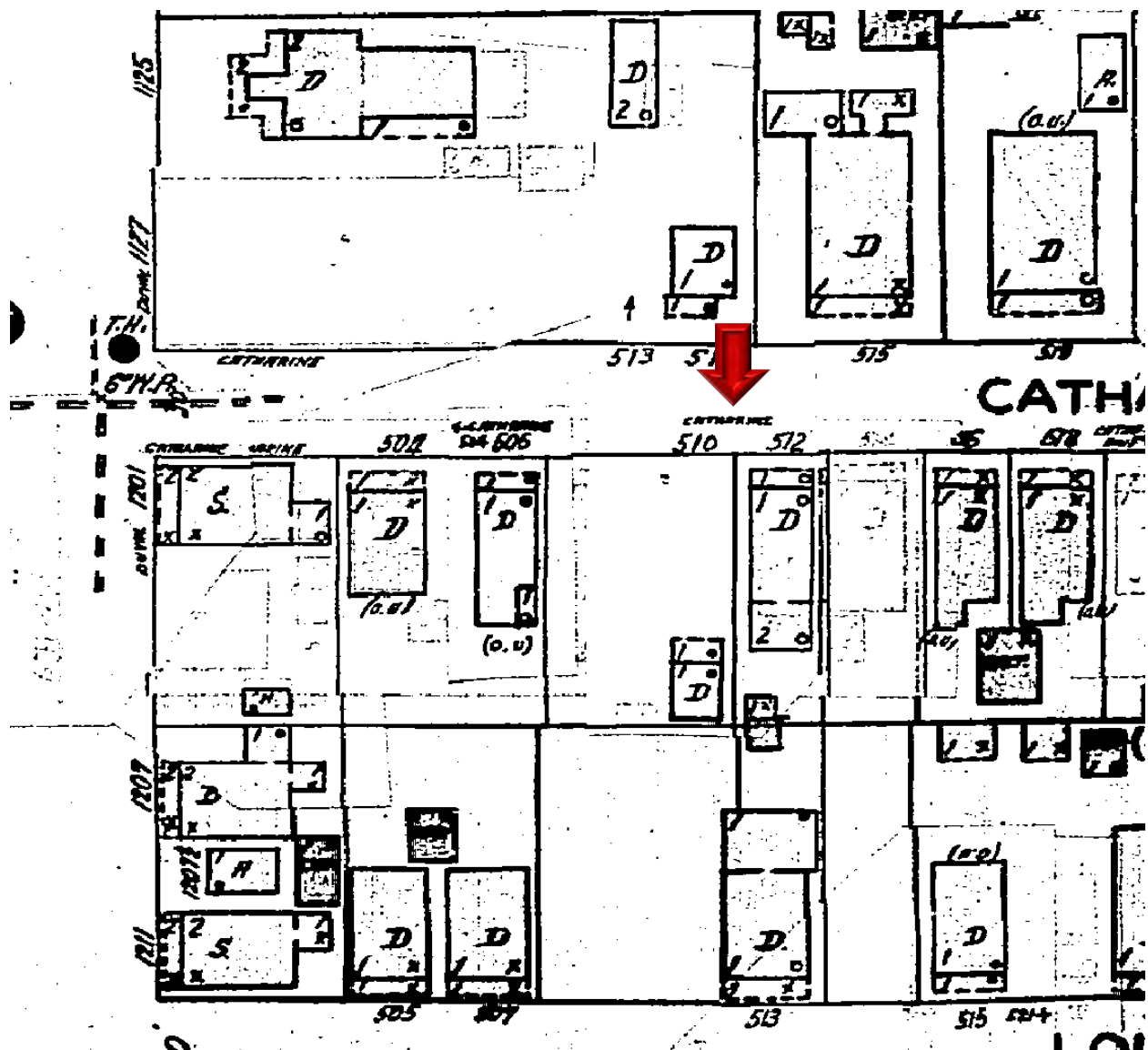
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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

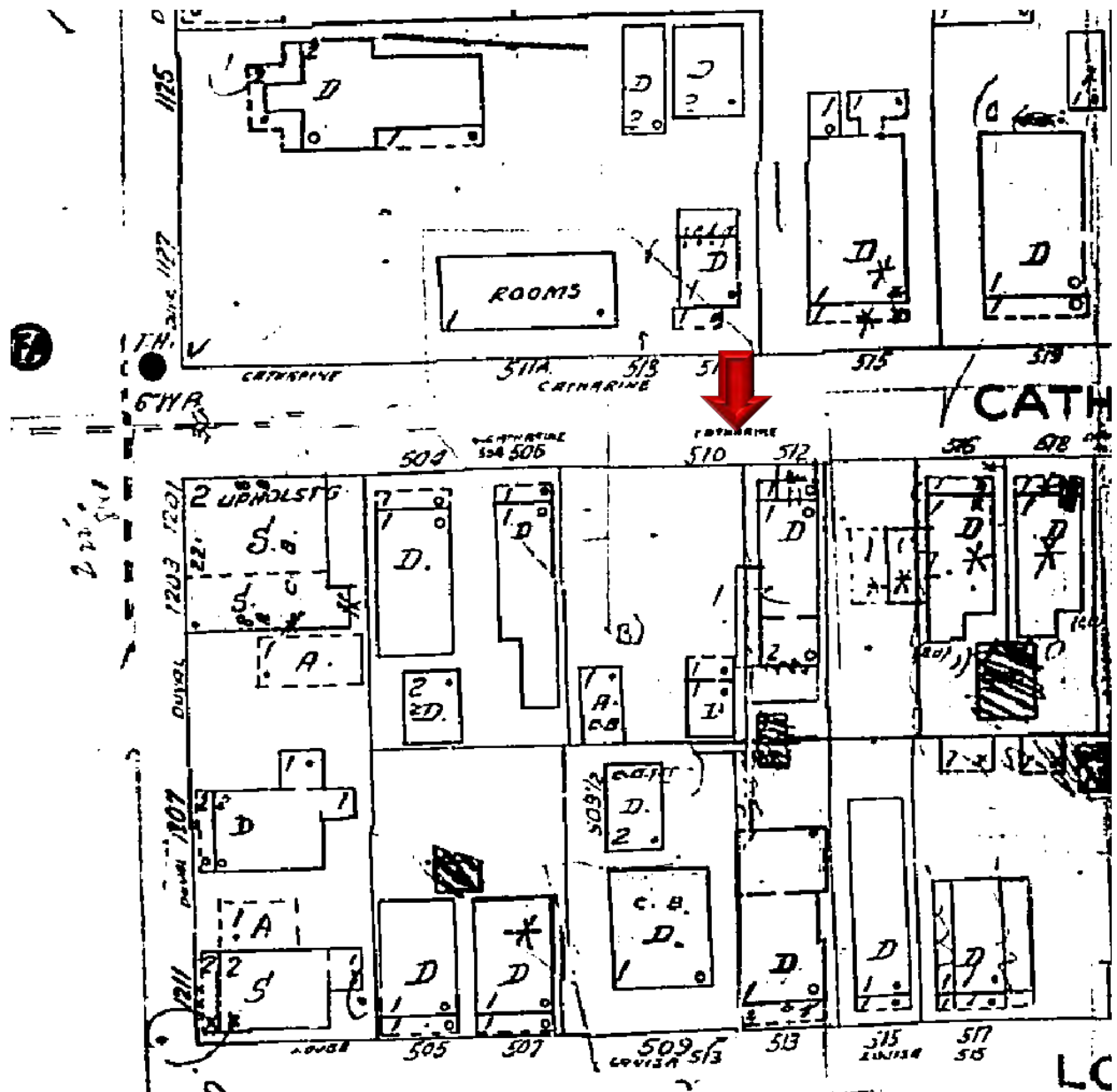


1926 Sanborn Map



1948 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



**512 Catherine Street circa 1965. Monroe County Library.**



**Mario Sanchez at his Studio Under the Trees.  
Monroe County Library.**





**Mario Sanchez with brother and friends at his house 512 Catherine Street.**





**Circa 1980 Mario Sanchez at his Studio Under the Trees at 510 Catherine Street.  
Key West Art and Historical Society.**



Existing Site – 512 Catherine Street



516 Catherine– Adjacent Property to the East





Property directly across Catherine Street



506 Catherine Street – Adjacent property to West



2 properties away to the West, SE corner of Duval and Catherine



NE corner of Duval and Catherine





Catherine Street looking East



Catherine Street looking West





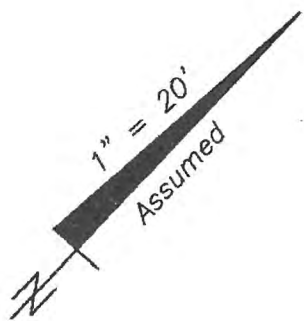
Adjacent Property at Rear



515 Catherine – Across Street

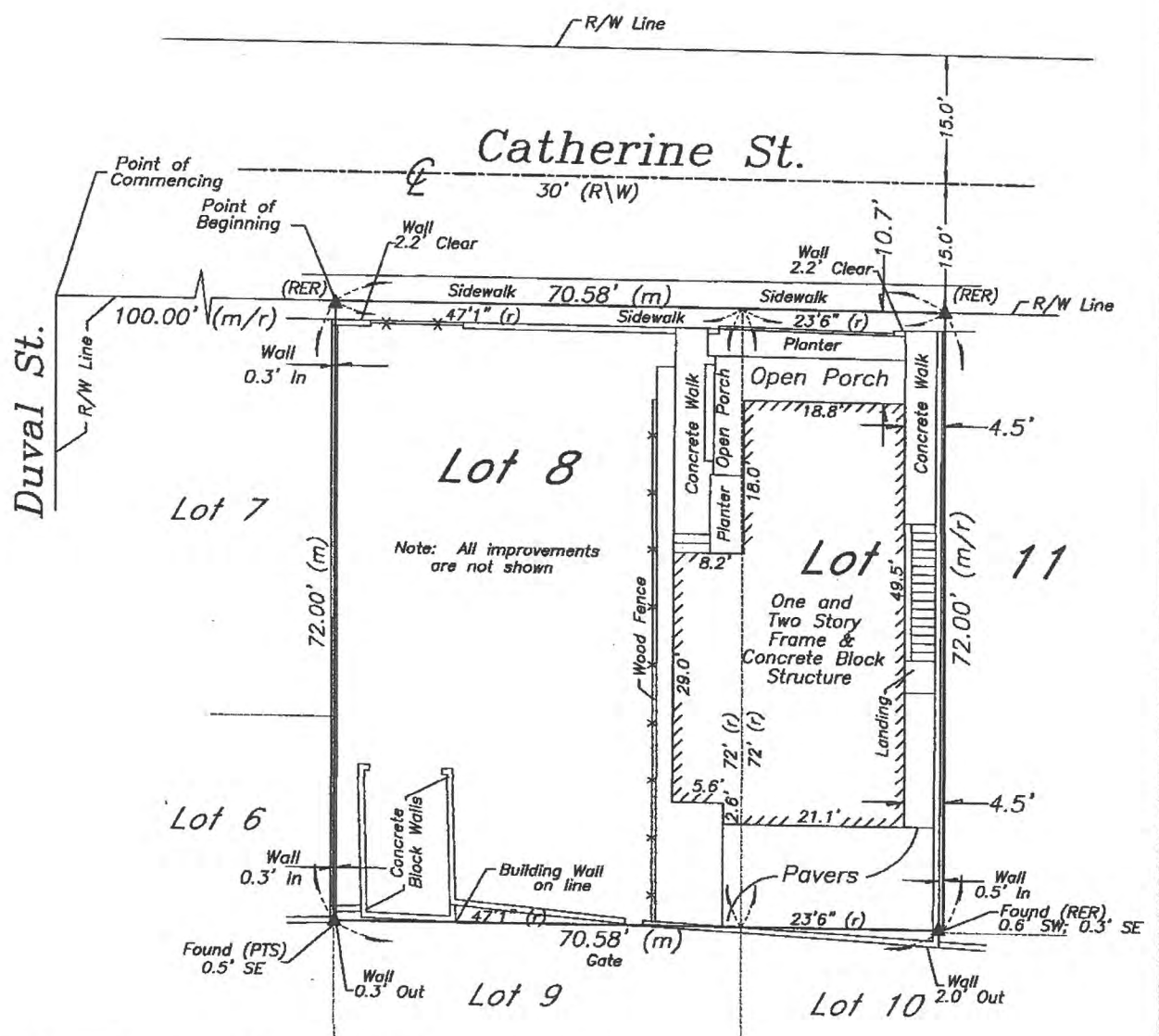
# SURVEY

# Boundary Survey Map of Lot 8 & part of Lot 11 of Square 8, Tract 11, Island of Key West



## LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (As Noted)
- △ 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



## NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 512 Catherine Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All improvements are not located.
9. Date of field work: March 27, 2020.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** A parcel of land on the Island of Key and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Tract Eleven (11), in Square Eight (8) as Lot Eight (8) and part of Lot Eleven (11), as shown of a diagram made by D.T. Sweeney, of part of said Tract Eleven (11) and recorded in Deed Book "L" at page 215, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right of way line of Duval Street with the Southeasterly right of way line of Catherine Street and run thence Northeasterly along the Southeasterly right of way line of the said Catherine Street for a distance of 100.00 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Catherine Street for a distance of 70.58 feet to the Northerly corner of the lands described in Official Record Book 508 at Page 549 of the said Public Records of Monroe County, Florida; thence Southeasterly and at right angles along the Northeasterly boundary line of said lands for a distance of 72.00 feet to the Easterly corner of said lands; thence Southwesterly and at right angles along the Southeasterly boundary line of the said lands, and along the Southeasterly boundary line of the said Lots 11 and 8 for a distance of 70.58 feet to the Southerly corner of said Lot 8; thence Northwesterly and at right angles for a distance of 72.00 feet, back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Daniel Federbush;  
Christopher B. Waldera, P.A.;  
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

April 15, 2020

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

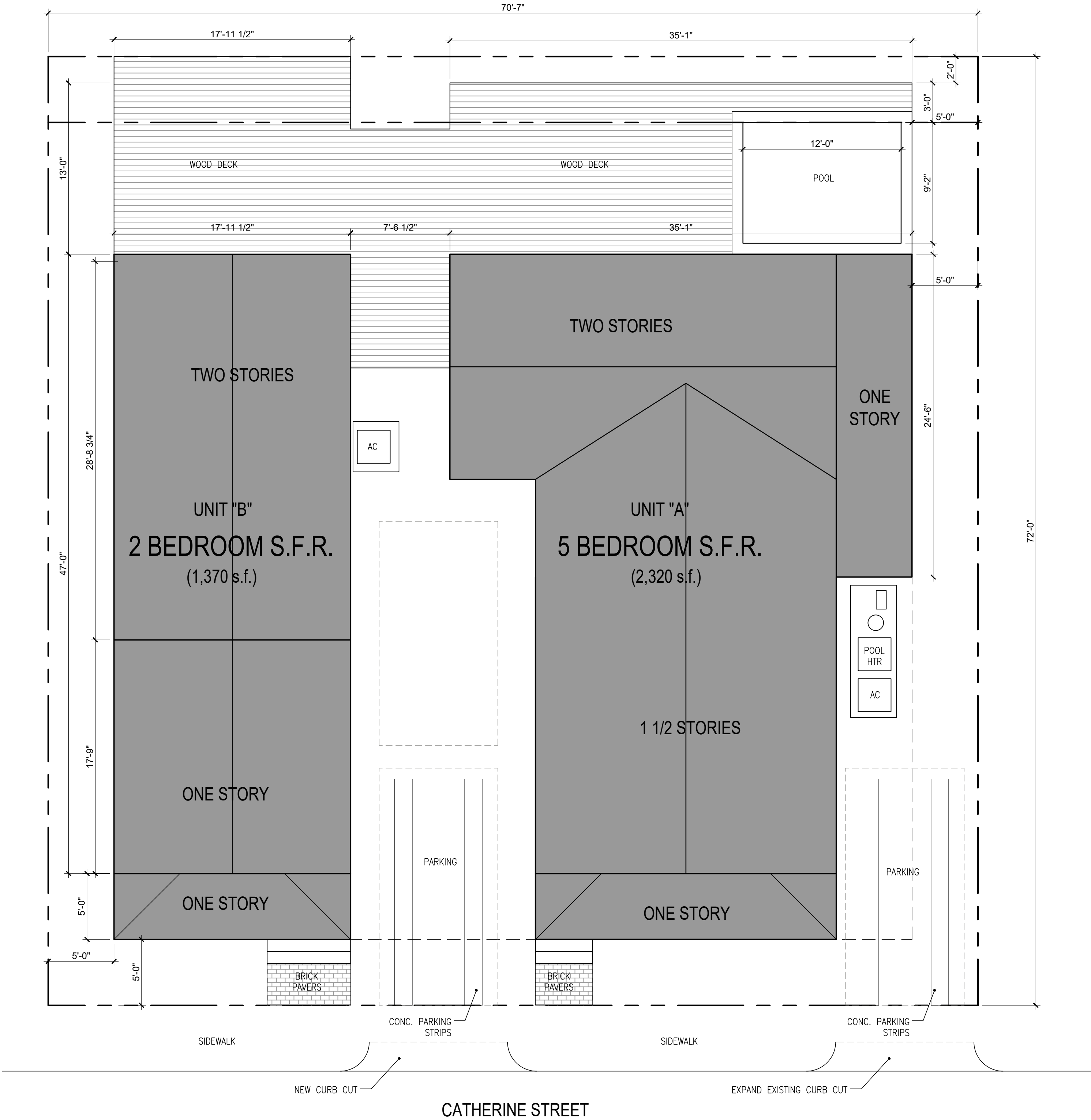
# PROPOSED DESIGN



ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	N/A	No Change	Yes
BUILDING COVERAGE	50%	N/A	2,370 s.f. (46.6%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,910 s.f. (57.2%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,082 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	70.58'	N/A	N/A
LOT DEPTH	Min. 90'	72'*	N/A	N/A
FRONT SETBACK	Min. 5'	N/A	5'	Yes
SIDE SETBACK (SOUTH)	Min. 5'	N/A	5'	Yes
SIDE SETBACK (NORTH)	Min. 5'	N/A	4'	Yes
REAR SETBACK	Min. 15'	N/A	15'	Yes
OPEN SPACE	Min. 35%	N/A	2,028 s.f. (40%)	Yes

\*Existing Non-Conforming Condition



Seal:

Consultants:

Submissions / Revisions:

Title:

Sheet Number:





1  
A1.1

STREETSCAPE - CATHERINE STREET

SCALE: 1/8"=1'-0"

wsa

william shepler & associates

architecture

201 Front Street, Suite 203

Key West, FL 33040

Tel: 305-735-3131

Email: info@wshepler.com

Seal:

Signature:

Submissions / Revisions:  
H.A.R.C. SUBMISSION: 5.24.21

512 CATHERINE STREET

KEY WEST, FL

TWO NEW SINGLE FAMILY RESIDENCES

Drawing Size  
24x36

Project #:  
20017

Title:

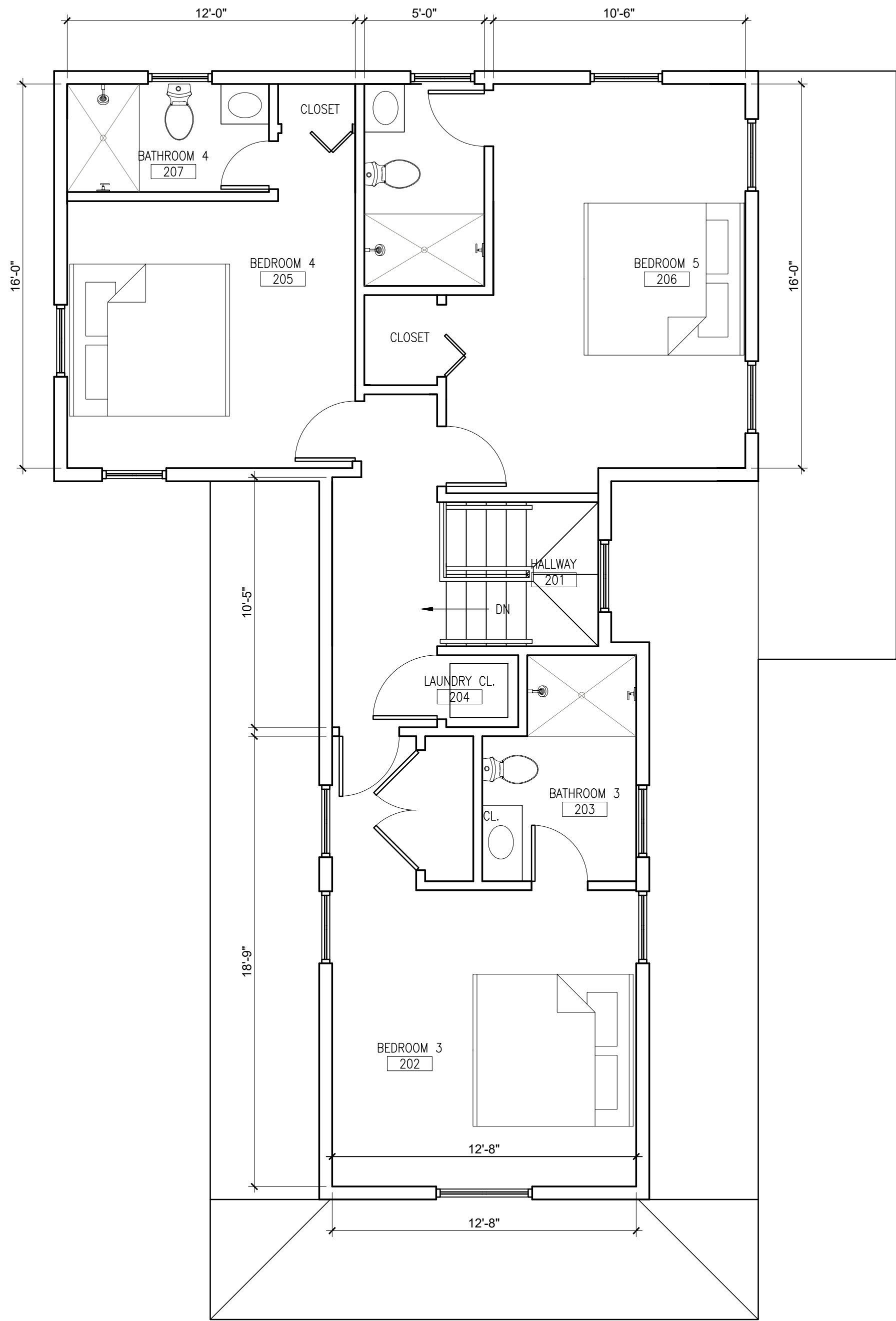
STREETSCAPE

Sheet Number:

A-1.2

Date: - MAY 24, 2021

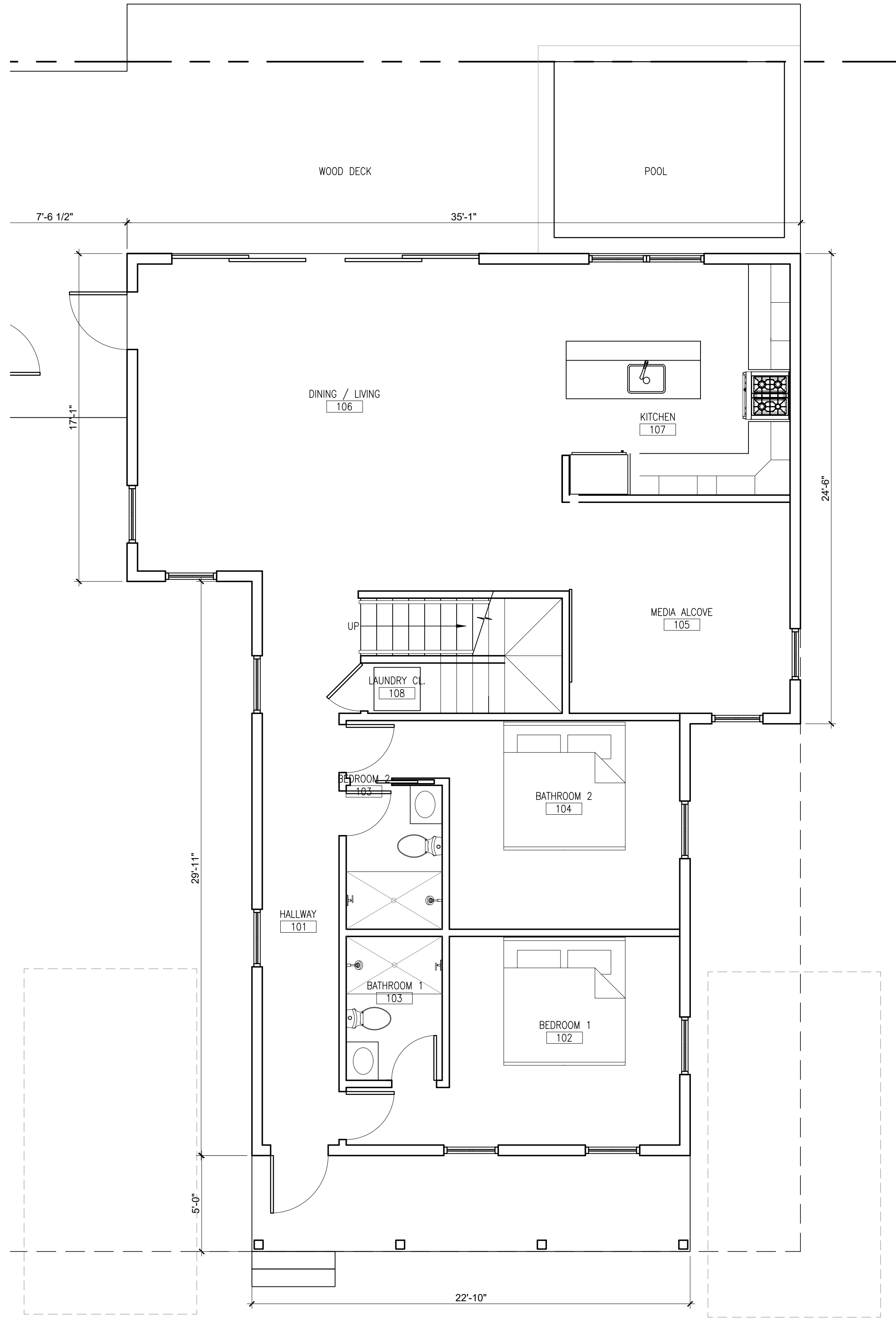
© 2021 by WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC



2  
A2.1

SECOND FLOOR PLAN - UNIT "A"

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



1  
A2.1

FIRST FLOOR PLAN - UNIT "A"

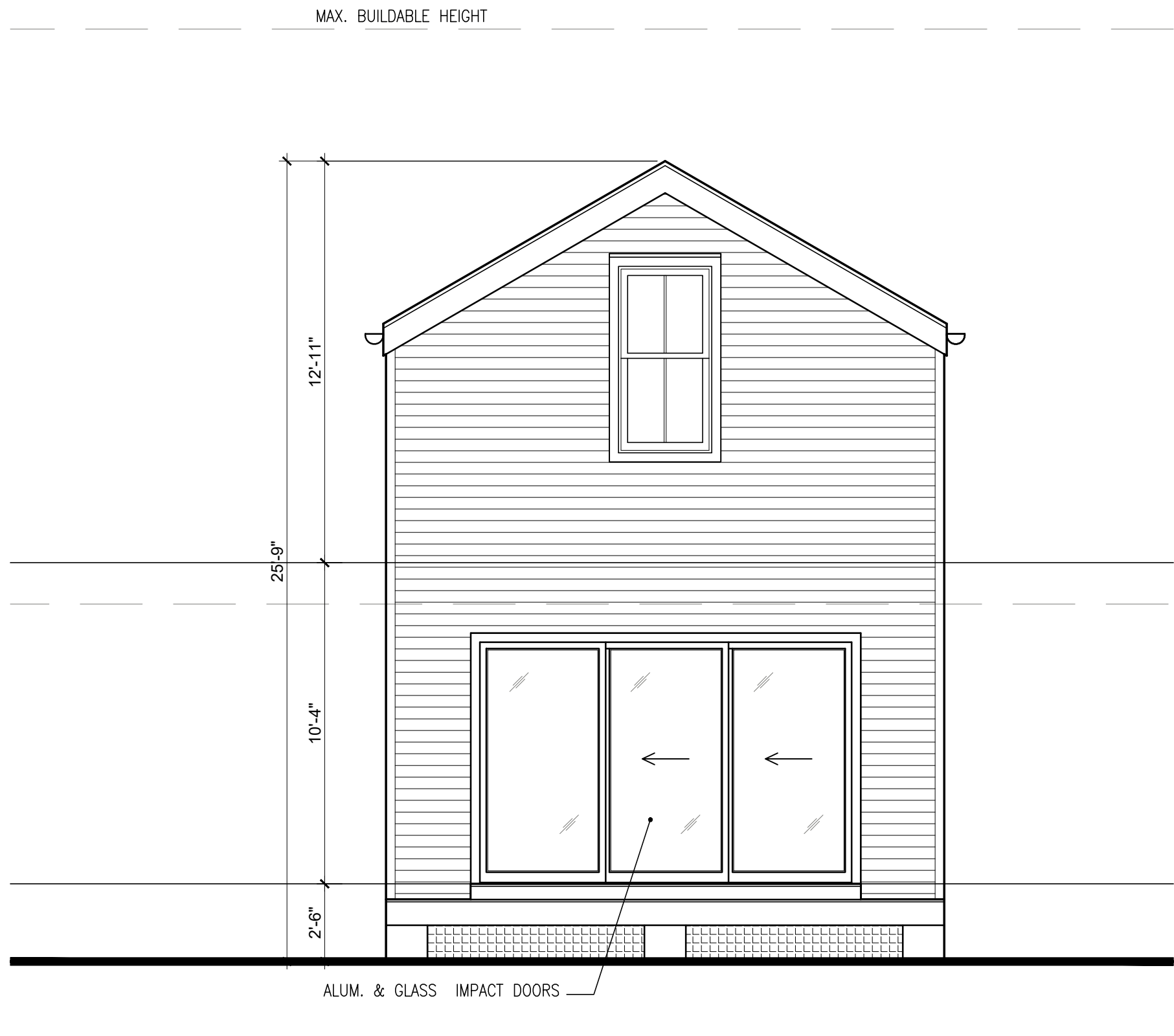
SCALE: 1/4"=1'-0"

512 CATHERINE STREET  
KEY WEST, FL  
TWO NEW SINGLE FAMILY  
RESIDENCES









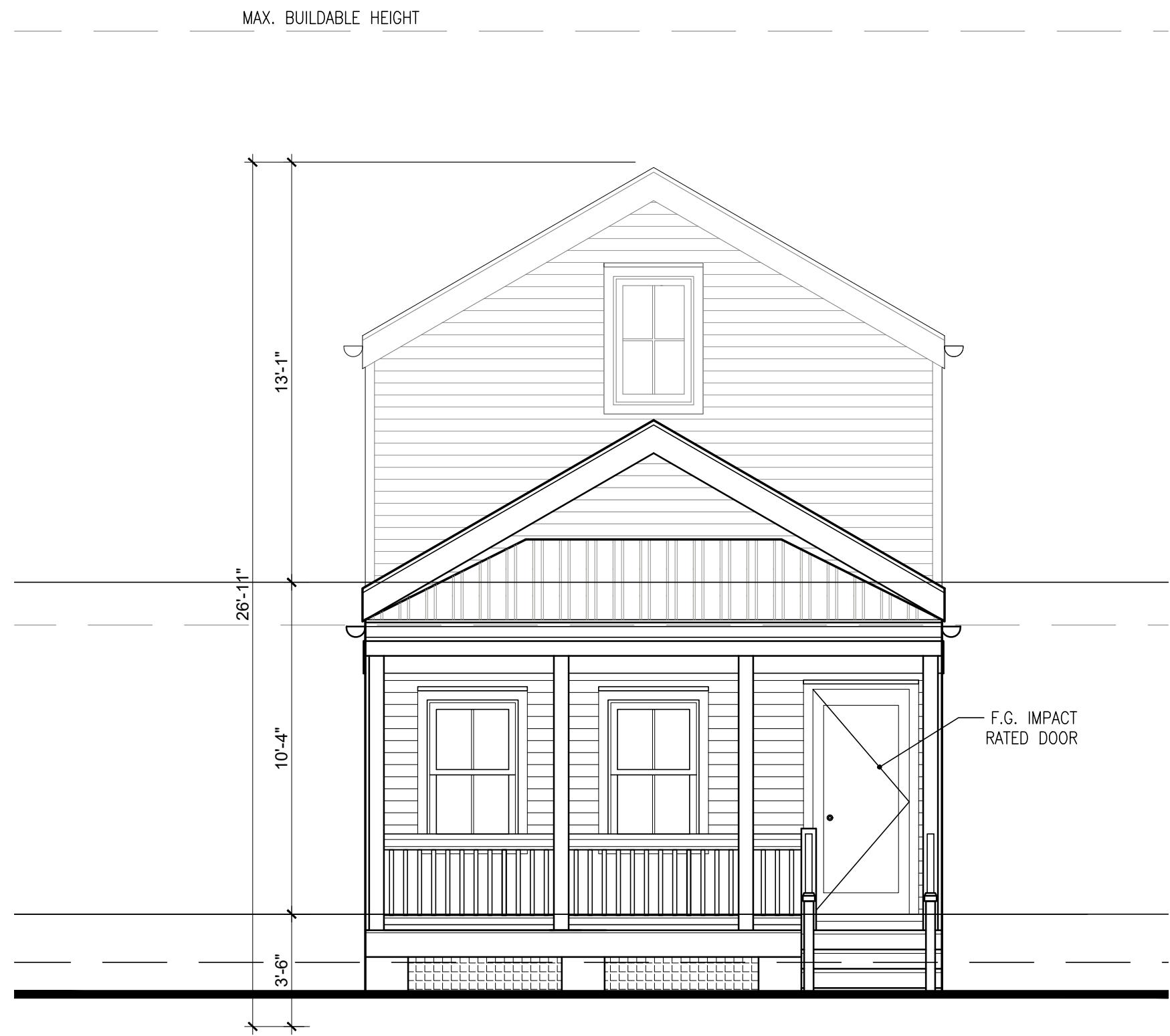
3 SOUTH ELEVATION  
A3.2 SCALE: 1/4"=1'-0"



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



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



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

wsa

william shepler & associates

architecture

201 Front Street, Suite 203

Key West, FL 33040

Tel: 305-735-3131

Email: info@wshepler.com

Seal:

Signature:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 5.24.21

512 CATHERINE STREET

KEY WEST, FL

TWO NEW SINGLE FAMILY RESIDENCES

Drawing Size 24x36

Project #: 20017

Title:

ELEVATIONS

-

UNIT B

Sheet Number:

A-3.1b

Date: - MAY 24, 2021

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# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 29, 2021 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 305-809-3973. The purpose of the hearing will be to consider a request for:

## **CONSTRUCTION OF TWO NEW SINGLE-FAMILY FRAME RESIDENCES ON VACANT LOT.**

### **#512 CATHERINE STREET**

**Applicant – William Shepler, Architect**

**Application #H2021-0030**

**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 305-809-3973 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.

# PROPERTY APPRAISER INFORMATION





# 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** 00028590-000000  
**Account#** 1029378  
**Property ID** 1029378  
**Millage Group** 10KW  
**Location** 512 CATHERINE St, KEY WEST  
**Address**  
**Legal** KW LT 8 AND PT LT 11 SQR 8 TR 11 H3-25 OR508-548 OR886-895 OR1606-1492/93 OR1644-244/45 OR1644-246/47 OR1670-241/42 OR3018-693 OR3021-1004 OR3025-1592  
**Description** (Note: Not to be used on legal documents.)  
**Neighborhood** 6108  
**Property** VACANT RES (0000)  
**Class**  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

512 CATHERINE STREET LLC  
 P.O. Box 500  
 Manalapan NJ 07726

## Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$210,463	\$165,233	\$165,233	\$168,082
+ Market Misc Value	\$6,951	\$9,684	\$9,684	\$9,684
+ Market Land Value	\$571,623	\$558,105	\$637,842	\$637,842
= Just Market Value	\$789,037	\$733,022	\$812,759	\$815,608
= Total Assessed Value	\$681,516	\$621,706	\$565,187	\$513,807
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$789,037	\$733,022	\$812,759	\$815,608

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	5,082.00	Square Foot	0	0

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/27/2020	\$100	Quit Claim Deed	2268436	3025	1592	30 - Unqualified	Improved
5/4/2020	\$1,200,000	Warranty Deed	2265419	3021	1004	03 - Qualified	Improved
9/3/1999	\$0	Order (to be used for Order Det. Heirs, Probate in	2263276	3018	693	19 - Unqualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-3148	1/14/2021	1/14/2021	\$0	Residential	
20-3168	1/14/2021	1/14/2021	\$1,000	Residential	
06-3560	6/21/2006	12/18/2006	\$9,800	Residential	REPAIR BATHROOM FLOOR, 1200 SF DRYWALL
06-3815	6/21/2006	12/18/2006	\$5,000	Residential	REPAIR 7X7 BATHROOM FLR, 18X19 DRYWALL
06-1267	3/4/2006	12/18/2006	\$12,000	Residential	REPLACE V-CRIMP SHINGLES

## View Tax Info

[View Taxes for this Parcel](#)

## Photos



## Map



## TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

### 2020 Notices Only

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

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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[GDPR Privacy Notice](#)

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Version 2.3.127