



Staff Report for Item 10b

To: Chairman Michael Miller and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: May 26, 2015

Applicant: William Shepler

Application Number: H15-01-0628

Address: #112 Hutchinson Lane

Description of Work:

Demolition of carport.

Site Facts:

#112 Hutchinson Lane is listed as a contributing resource in the survey and first appears on the 1962 Sanborn map. The one story frame vernacular house appears to be much older than that, suggesting the house was relocated to this site. The Monroe County Property Appraiser's Office dates the building to 1933, but that is a construction date given for many structures in the district and is almost always incorrect. A small carport is shown in a 1965 photograph.

Ordinance Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings, Sec. 102-218: Criteria for demolitions, and Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

Staff Analysis

This Certificate of Appropriateness proposes the demolition of a carport on the side of the house. The carport is more than 50 years old, but appears to have been altered and staff does not consider it historic. Staff believes the structures do not meet any of the criteria listed in Sec.102-125, and therefore can be considered for demolition. Only one reading is required for demolition.

APPLICATION

PERMITS APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC
\$50.00 APPLICATION FEE NON-REFUNDABLE

Harc ONLY



City of Key West

3140 FLAGLER AVENUE
 KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <i>15-01-628</i>		BUILDING/PERMIT NUMBER <i>N/A</i>		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %		

- LOCATION OF PROPOSED PROJECT:
- ALTERNATE KEY:
- TYPE ON DEED:
- OWNER'S MAILING ADDRESS:
- CONTRACTOR COMPANY NAME:
- CONTRACTOR'S CONTACT PERSON:
- ARCHITECT / ENGINEER'S NAME:
- ARCHITECT / ENGINEER'S ADDRESS:

<i>112 HUTCHINSON LANE, KEY WEST</i>		# OF UNITS <i>1</i>
<i>BRUCE COOK</i>		PHONE NUMBER <i>305-978-2677</i>
<i>112 HUTCHINSON LANE, KEY WEST FL, 33040</i>		EMAIL <i>BC.KEYS@OUTLOOK.COM</i>
<i>BY: [Signature]</i>		PHONE NUMBER
<i>WILLIAM SHEPLER</i>		EMAIL
<i>513 FLEMING ST., SUITE 14 KEY WEST, FL 33040</i>		PHONE NUMBER <i>305-890-6191</i>
		EMAIL <i>WILL@WSHEPLER.COM</i>

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: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., *REPLACE EXISTING NON-HISTORIC 278 S.F. CARPORT WITH 338 S.F. ADDITION, NEW POOL, WOOD PICKET FENCES AT FRONT & SIDES, SIDING & WINDOW REPLACEMENT ON HISTORIC STRUCTURE (W/WOOD), IMPACT ALUM & GLASS DR. @ REAR - AS PER DWGS.*

I HAVE 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.

15-01-628-0651

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:
WINDOW REPLACEMENT	ALUM.	WOOD
SIDING REPLACEMENT	WOOD	WOOD
RAILING REPLACEMENT	WOOD	WOOD
FENCE REPLACEMENT	WOOD	WOOD

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

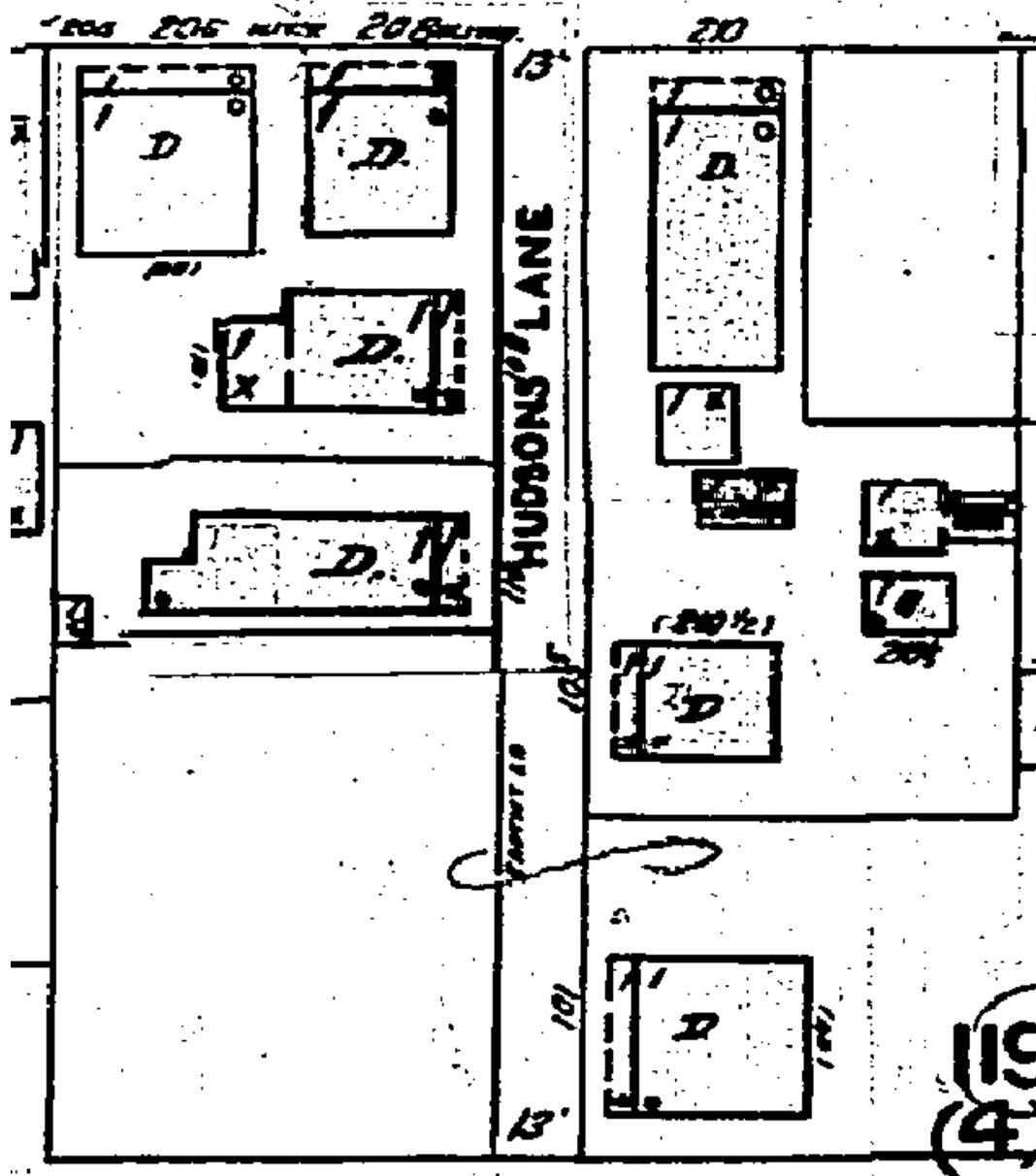
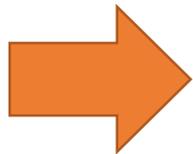
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

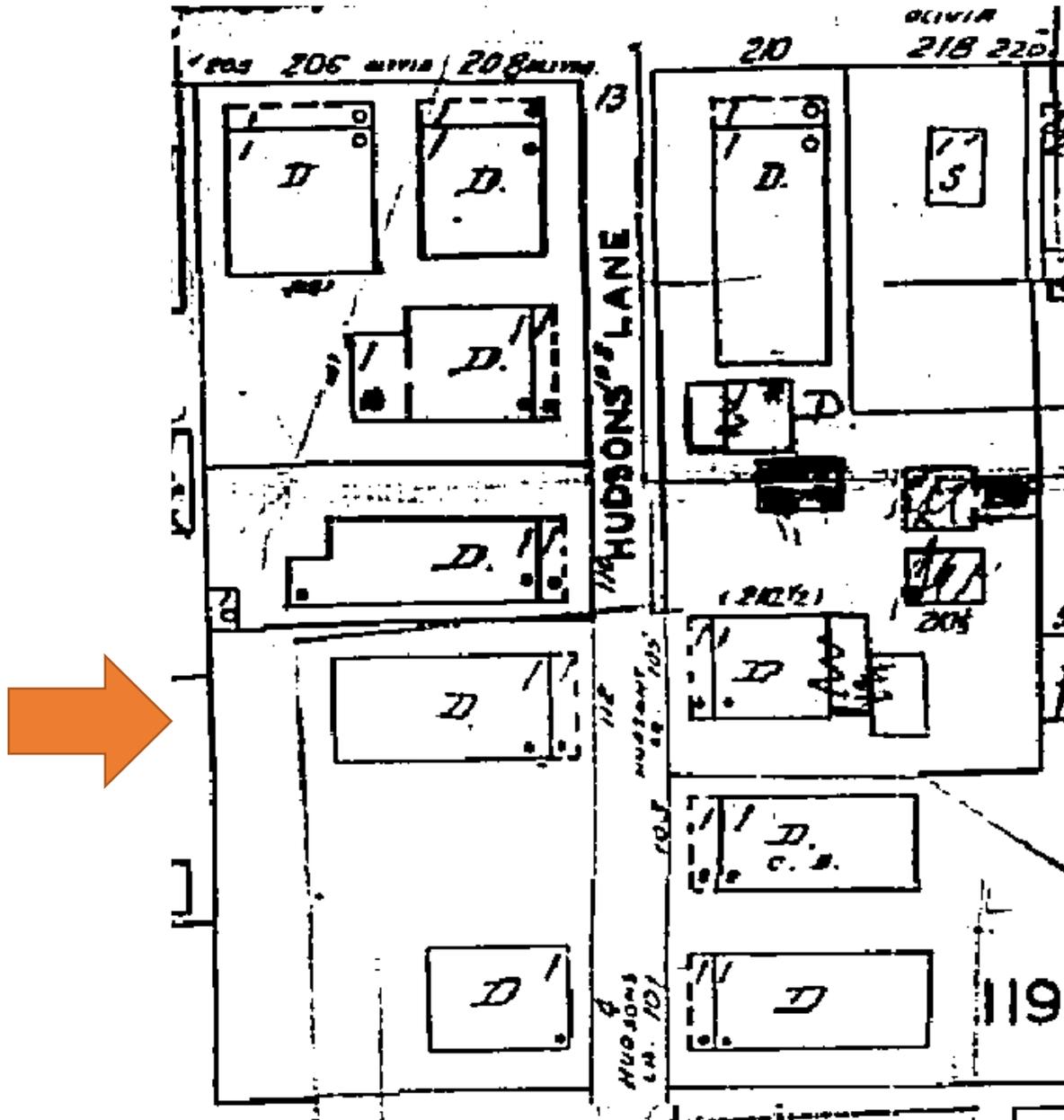
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

SANBORN MAPS



1948 Sanborn Map

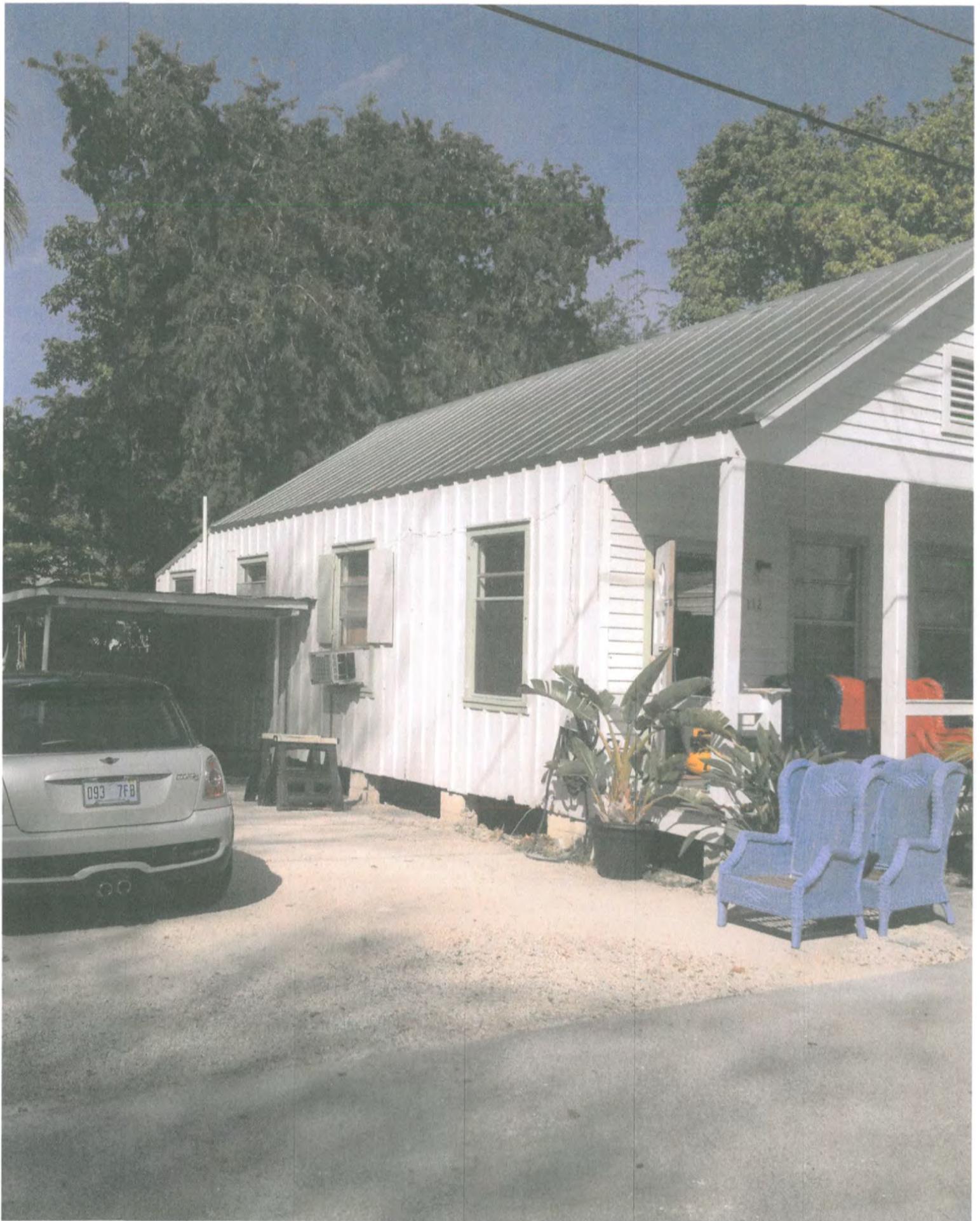


1962 Sanborn Map

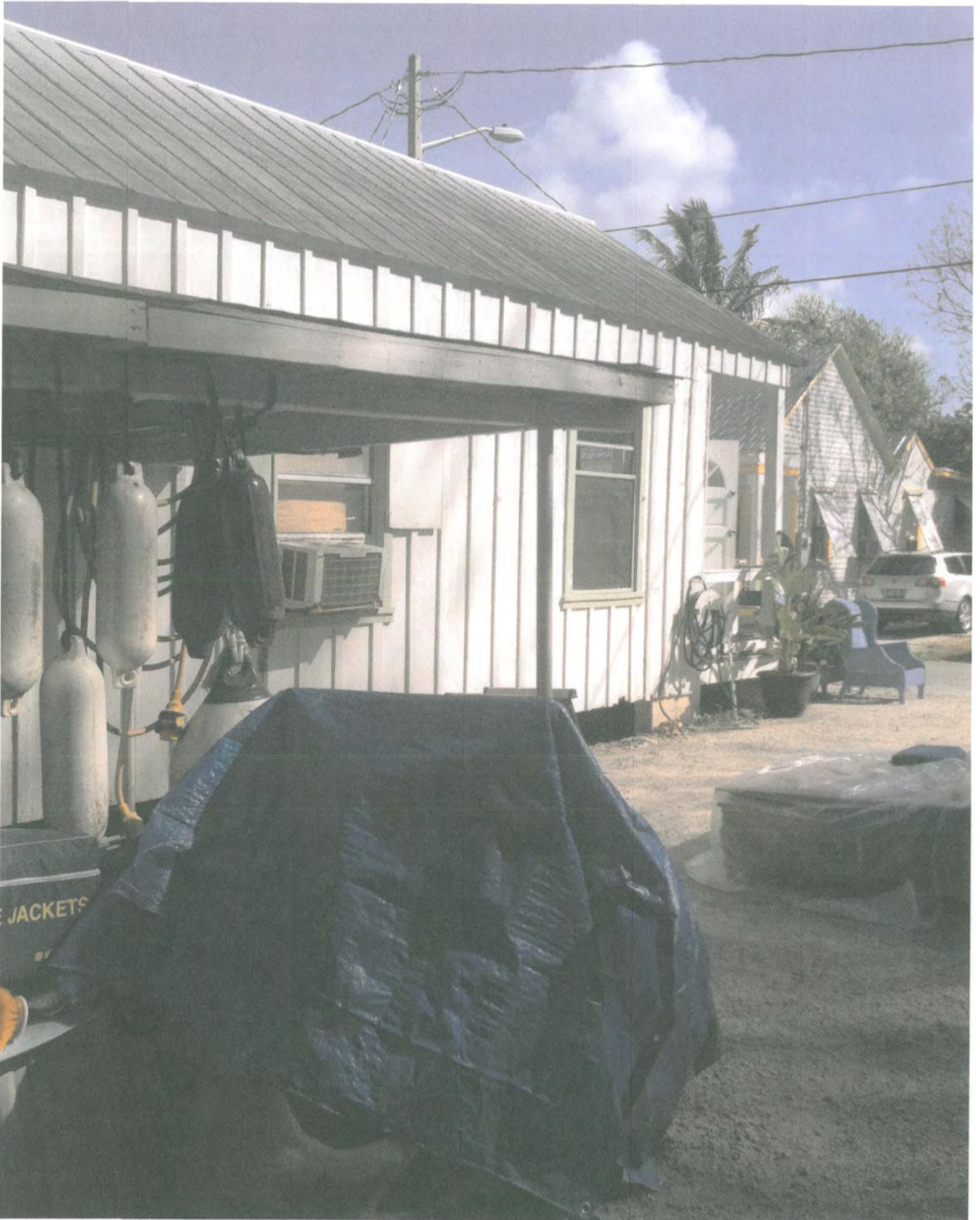
PROJECT PHOTOS



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















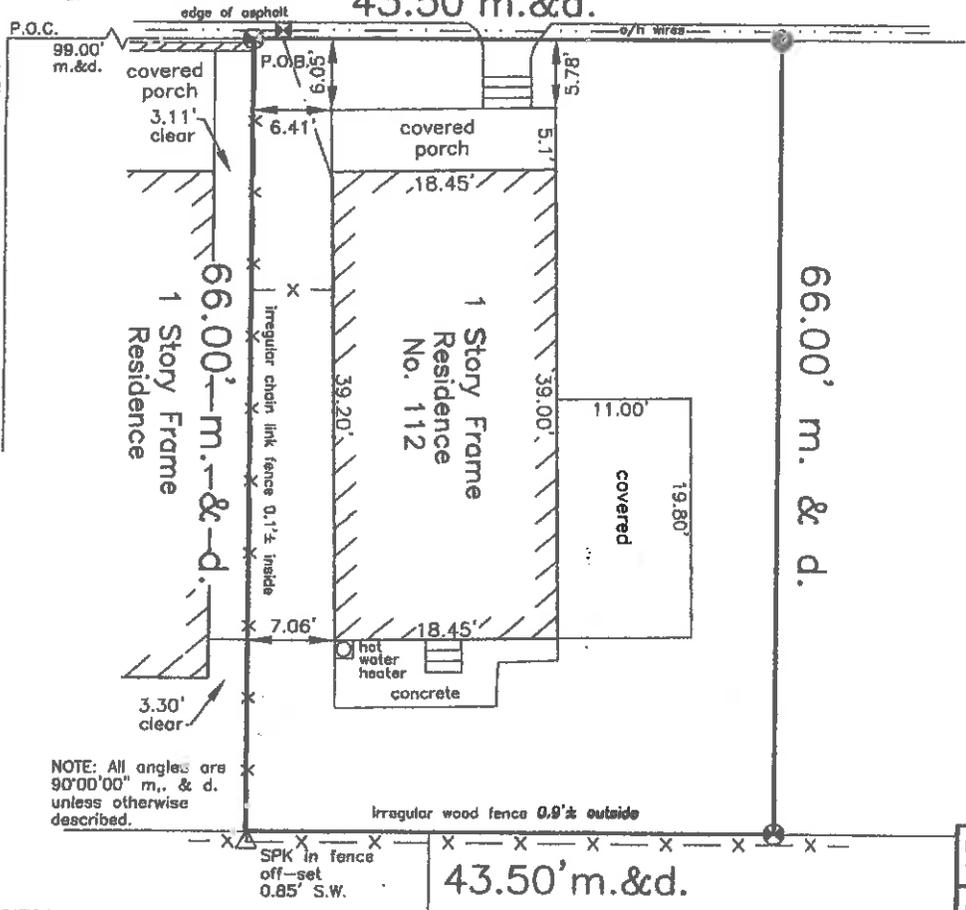


SURVEY



HUTCHINSON LANE (16' R/W) 43.50' m.&d.

OLIVIA STREET

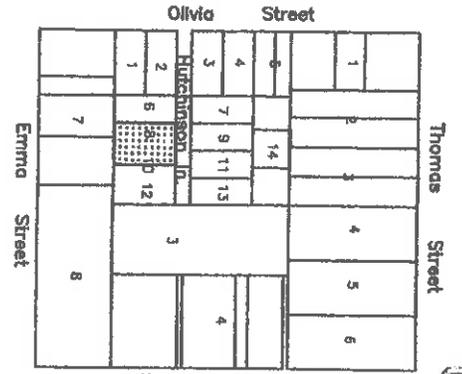


NOTE: All angles are 90°00'00" m., & d. unless otherwise described.

SURVEYOR'S NOTES:
North arrow based on assumed median
Reference Bearing: R/W Olivia Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Survey performed without benefit of title search for said or surrounding property's.

MONUMENTATION:
▲ = Found P.K. Nail
△ = Set P.K. Nail, P.L.S. No. 2749
⊙ = Set 1/2" I.B., P.L.S. No. 2749
● = Found 1/2" iron pipe/bar

Field Work performed on: 9/9/14



Truman Avenue
LOCATION MAP
Square 4, Tract 3, City of Key West

LEGAL DESCRIPTION:
On the Island of Key West, and known as William A. Whitehead's map as Lot 8 and the Northerly 1/2 of Lot 10, or part of Square 4, Tract 3, delineated in February, A.D. 1829, and being more particularly as follows:
Commence at the Southwest Right-of-Way of Olivia Street and Hutchinson Lane, thence Southeasterly along the Southerly Right-of-Way of said Hutchinson Lane for 99.00 feet to the Point of Beginning; thence continue Southeasterly along the said Southerly line of Hutchinson Lane for 43.50 feet; thence Southwesterly at a right angle to Hutchinson Lane for 66.00 feet; thence Northwesterly at a right angle from the last direction 43.50 feet; thence Northeasterly at a right angle from the last direction 66.00 feet to the Point of Beginning.

LEGEND			
BM	Bench Mark	IRR	Irregular
CB	Catch Basin	LB	Licensed Business
CL	Center Line	Number	Number
CO	Clean Out	M	Measured
CONC	Concrete	N.T.S.	Not To Scale
C.B.S.	Concrete Block Stucco	O.R.	Official Records
CUP	Concrete Utility Pole	OH	Over Head
COVD	Covered	P	Plat
D	Dead	PB	Plot Back
ELEV	Elevation	P.O.B.	Point Of Beginning
F.FL	Finished Floor Elevation	P.O.C.	Point Of Commence
FD	Found	R/W	Right Of Way
FIB	Found Iron Bar	SIB	Set Iron Bar
FIP	Found Iron Pipe	SIP	Set Iron Pipe
		SPK	Set Nail And Disc

SYMBOLS	
⊗	Concrete Utility Pole
⊕	Fire Hydrant
⊙	Sanitary Sewer Clean Out
⊛	Street Light
⊗	Wood Utility Pole
⊕	Water Meter

CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

43.50' m.&d.

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Bruce Cook
112 Hutchinson Lane, Key West, FL 33040

BOUNDARY SURVEY

Scale 1" = 10'

Date: 2/6/15

Ref. 217-66 file

Flood Panel No. 1519 K

Flood Zone AE

Dwg. No. 14-355

Dwn. By F.H.H.

Flood Elev. 0'

REVISIONS AND/OR ADDITIONS

File:fred\dwg\keywest\block64\112hutchinacn

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

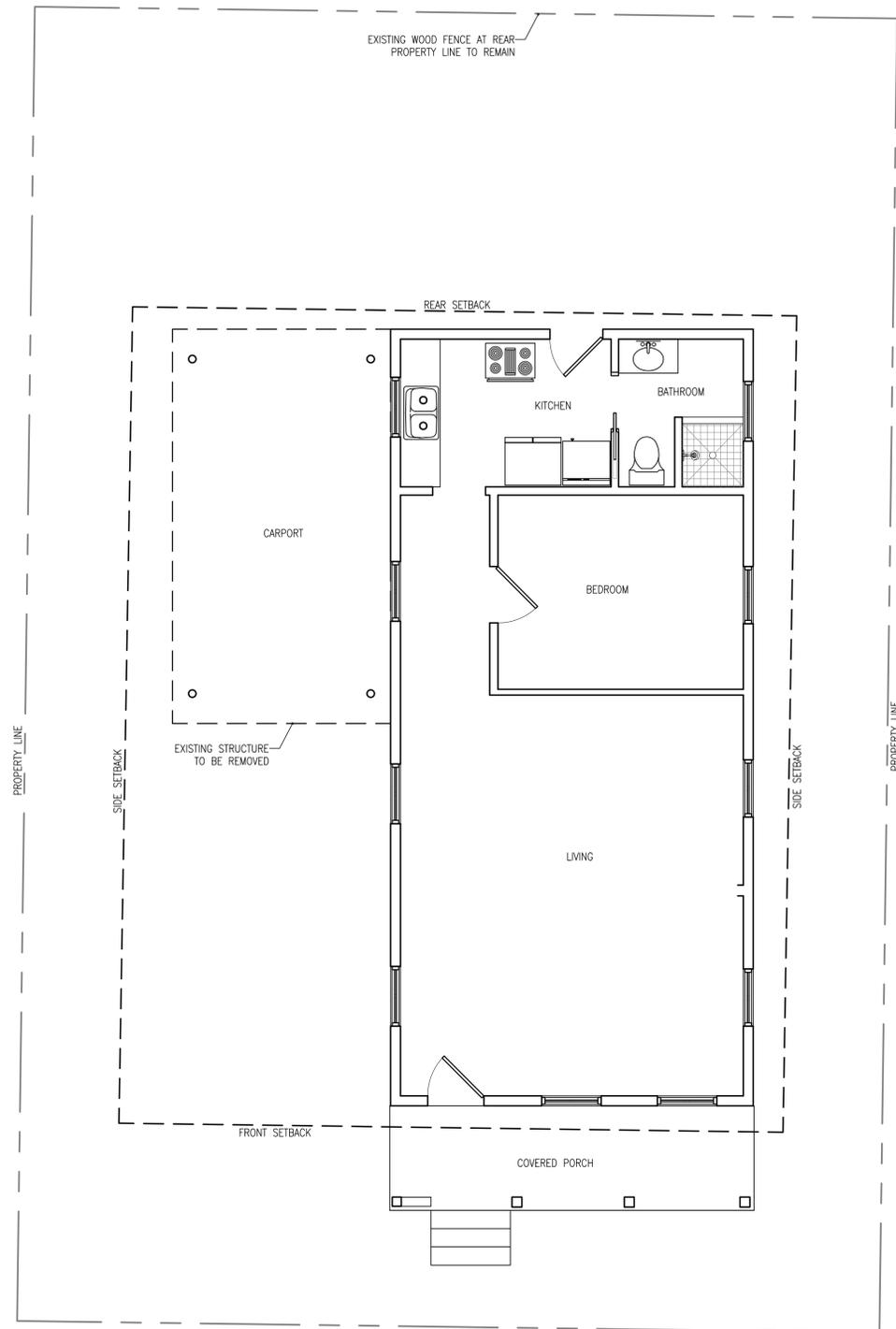
3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0466
Fax. (305) 293-0537
fhildeb1@bellsouth.net
L.B. No. 770J

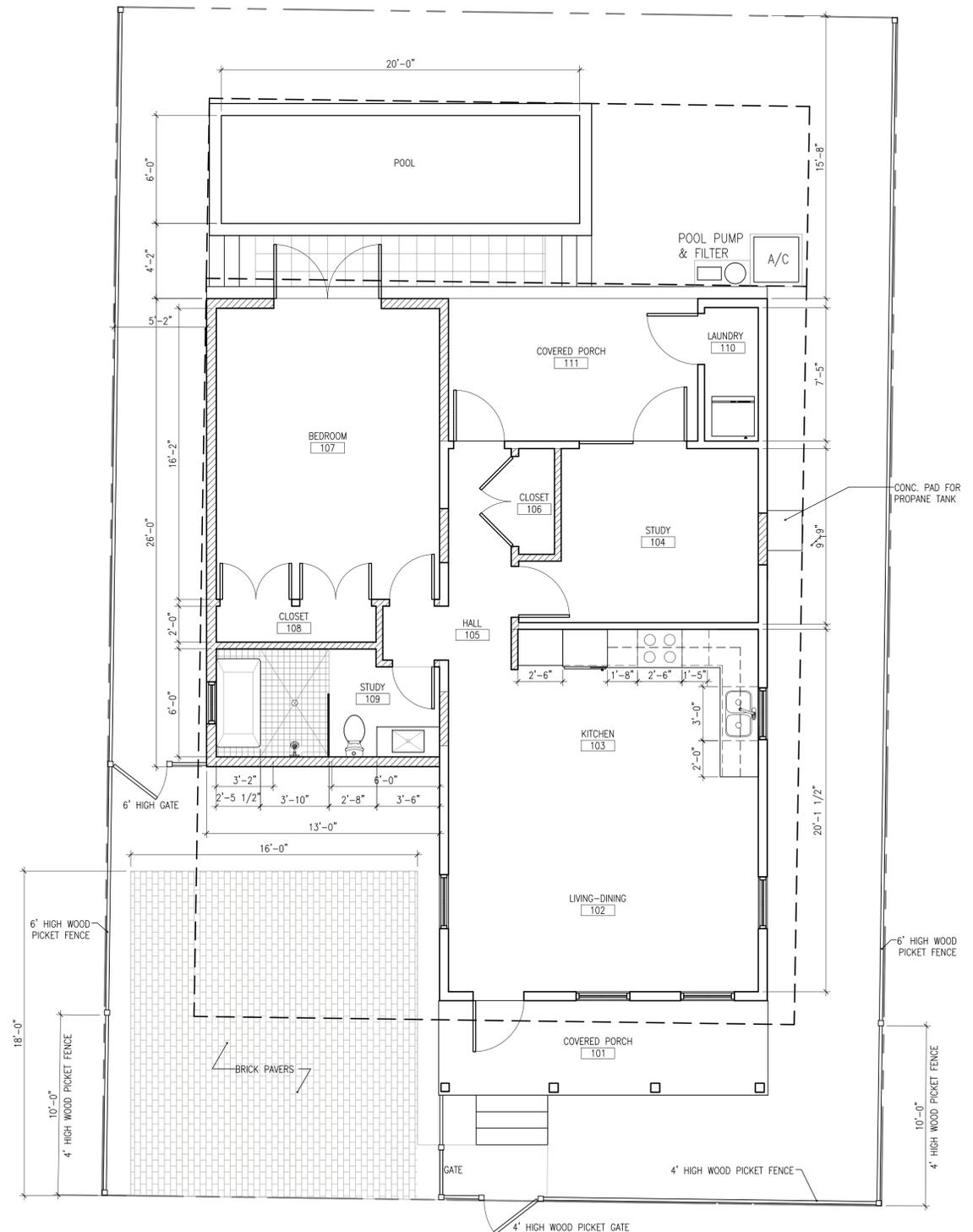
PROPOSED DESIGN

ZONING CALCULATIONS: HMDR DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	40%	1,029 s.f. (35.8%)	1,149 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,052 s.f. (36.6%)	1,706 s.f. (59.4%)	Yes
LOT SIZE	Min. 4,000 s.f.	2,871 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	43.5'	N/A	N/A
LOT DEPTH	Min. 90'	66'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	No Change	N/A
SIDE SETBACK (SOUTH)	Min. 5'	5'	5'	Yes
SIDE SETBACK (NORTH)	Min. 5'	6'-6"	No Change	N/A
REAR SETBACK	Min. 15'	15'-8"	15'-8"	Yes



2
A2.1 EXISTING FIRST FLOOR PLAN - SITE PLAN
SCALE: 1/4"=1'-0"



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

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION - 2015.4.30

112 HUTCHINSON LANE
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Seal:

Consultants:

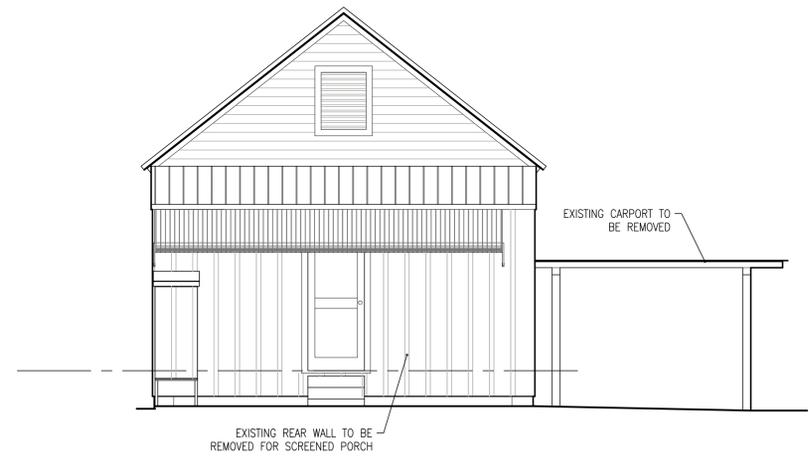
Submissions / Revisions:
 H.A.R.C. SUBMISSION - 2015.4.30

112 HUTCHINSON LANE
 KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

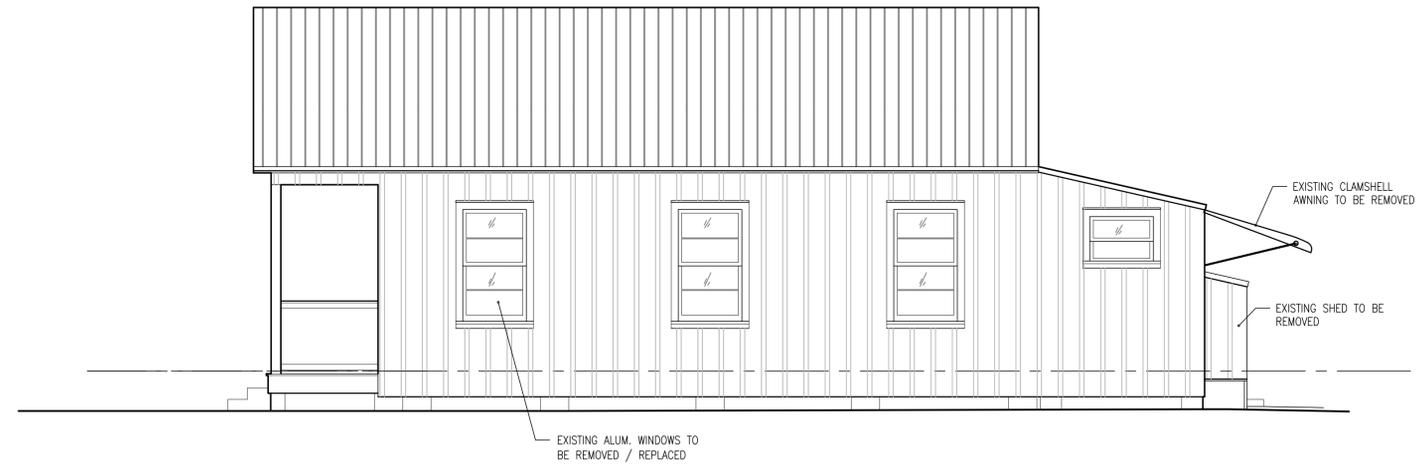
Drawing Size: 24x36 | Project #: 15003

Title:
EXISTING ELEVATIONS

Sheet Number:
AE3.1
 Date: - APRIL 30, 2015
 ©2015 by William Shepler Architect



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



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



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



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

Consultants:

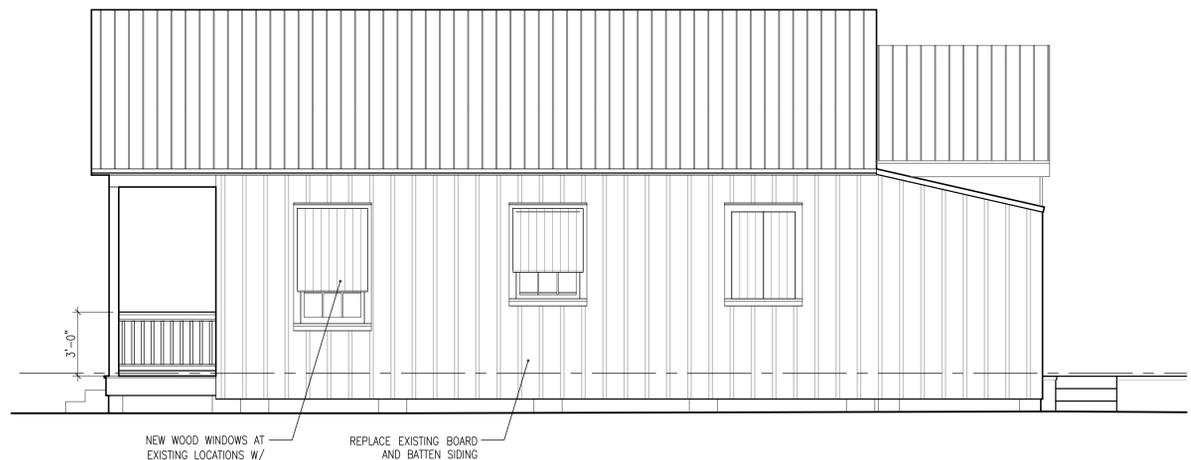
Submissions / Revisions:
H.A.R.C. SUBMISSION - 2015.4.30



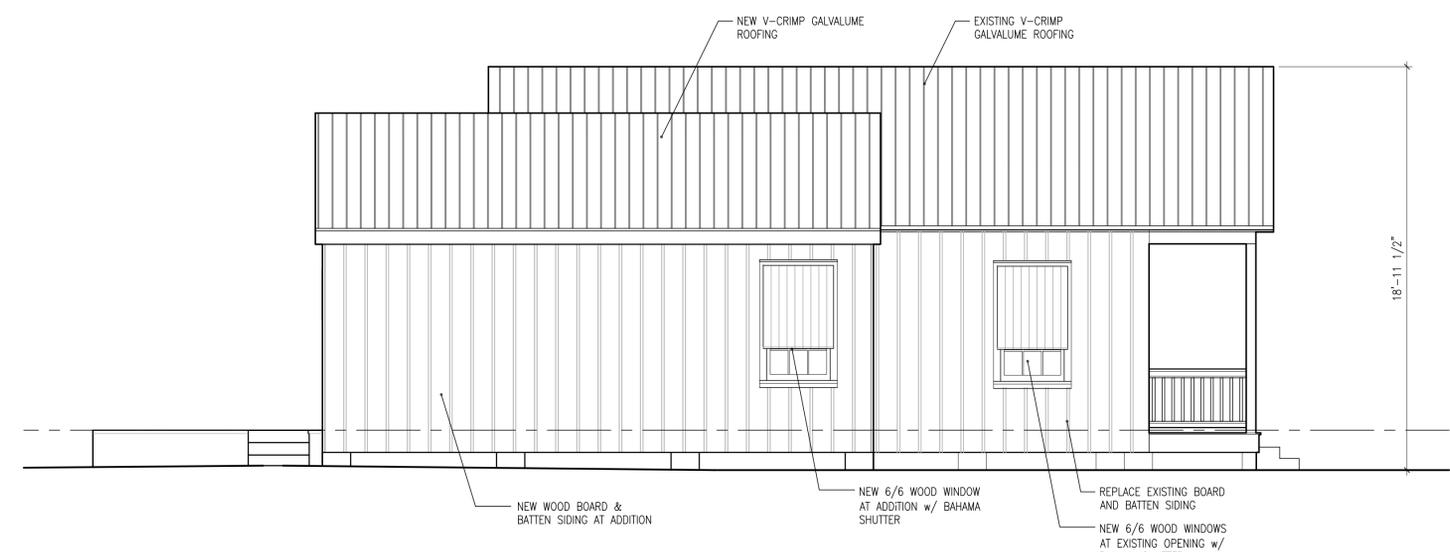
5 SCREEN PORCH
SCALE: 1/4"=1'-0"



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



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



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



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

112 HUTCHINSON LANE
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36 | Project #: 15003

Title:
PROPOSED ELEVATIONS

Sheet Number:
A-3.1



ESTATE COLLECTION

Impact Resistant Windows & Doors

A large, modern estate home is shown at dusk. The house features a two-story design with a prominent balcony on the upper level, enclosed by a metal railing. The ground floor is characterized by large glass windows and doors, revealing a well-lit interior with a dining table and chairs, and a living area with a sofa. In the foreground, a swimming pool with a waterfall edge is visible, reflecting the ambient light. The overall atmosphere is one of luxury and sophisticated design.

IF IT'S WORTH *protecting* IT'S WORTH
THE ESTATE COLLECTION.

EVERYWHERE QUALITY, BEAUTY *and* STRENGTH MATTER



Tests have proven that many of our products withstand winds of nearly 300 MPH.

CGI windows and doors exude quality without compromise. As the premier manufacturer of impact resistant windows and doors, our products offer superior strength, energy efficiency and beauty. Every detail reflects our commitment to exceptional quality, from our strong commercial-grade aluminum frames to impact resistant glass



options and finest hardware components.

The best choice for hurricane prone coastal regions, the CGI Estate Collection exceeds the Miami-Dade county and Florida building codes, considered some of the most rigorous in the industry and assures best-in-class performance against

high winds and violent storms. Found in many of the most prestigious residential homes, office buildings and resorts, including the historic Breakers Hotel in Palm Beach, Florida, CGI windows and doors are everywhere quality, beauty and strength matter.



Lincoln Windows & Patio Doors

MANUFACTURING EXCELLENCE SINCE 1947

[Products](#)
[Discover](#)
[Customer Support](#)
[Professionals](#)
[Company Info](#)

DOUBLE HUNG WINDOWS

Traditions Collection

Double hung windows are widely accepted because of excellent curb appeal, they are easy to open and uncomplicated to tilt and clean.

Lincoln double hung products may feature brilliant colors and grilles to create exterior lines that look great for a conventional building theme. And because we use low-profile sash locks and tilt latches, interiors have an unobstructed view for crisp cosmetics. Enjoy both traditional exterior lines and beautiful, clean interiors—choose Lincoln double hung windows for your next project.

Check out our NEW Quantum and Lifestyle Double Hung windows!

 [New Quantum Double Hung](#)

 [New Lifestyle Double Hung](#)

 [Also available in StormPoint](#)



PRODUCTS

Windows 

Patio Doors 

Lincoln Collections 

Distinction Collection

Harmony Collection

Innovation Collection

Traditions Collection

Luxury Collection

Replacement Product 

Impact Product 

New at Lincoln

[Exterior](#)
[Interior](#)
[Glass](#)
[Lites & Grilles](#)
[Screens](#)
[Hardware](#)
[Configurations](#)
[Technical Data](#)

Finishes - Wood & Cellular PVC

Wood with a white factory applied water-based acrylic latex primer and white, paintable cellular PVC sill and blindstop.



Finishes - Wood

Wood with a white factory applied water-based acrylic latex primer.



Trim - Cellular PVC

Add that finishing touch to the exterior of your windows and patio doors by trimming them with the many brickmould and casings offered by Lincoln. Along with richening the aesthetics of your home, these factory-applied trims reduce the installation labor and hassle.



Trim - Wood

Add that finishing touch to the exterior of your windows and patio doors by trimming them with the many brickmould and casings offered by Lincoln. Along with richening the aesthetics of your home, these factory-applied trims reduce the installation labor and hassle.



Additional Options

Because we ship to the continental US and therefore experience a lot of different regional concerns, Lincoln offers special options that make using our products a lot easier. Please contact your local dealer for details.

- Extended Sill Nosing – When not using a Lincoln exterior trim, sill nosing can still be applied and made wide enough to accept your exterior trim.



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS AND SITE WORK FOR CONTRIBUTING HOUSE.
NEW SIDE ADDITION. DEMOLITION OF CARPORT.**

FOR- #112 HUTCHINSON LANE

Applicant – William Shepler

Application # H15-01-0628

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 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WILLIAM SHEPLER, 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:
112 HUTCHINSON LANE, KEY WEST, FL on the
20 day of MAY, 2015.

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 26, 2015.

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 H15-01-0628

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

Signed Name of Affiant:

William Shepler
Date: 5-21-15
Address: 513 FLEMING ST.
City: KEY WEST
State, Zip: FL 33040

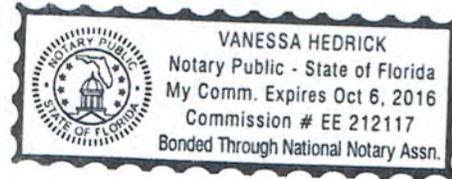
The forgoing instrument was acknowledged before me on this 21 day of May, 2015.

By (Print name of Affiant) William Shepler who is personally known to me or has produced FL D/C as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Vanessa Hedrick
Print Name: Vanessa Hedrick

Notary Public - State of Florida (seal)
My Commission Expires: 10/6/2016





112

Public Meeting Notice
RENOVATION AND SET WORK FOR CONTRIBUTING HOUSE, NEW USE ADJUTEN, DEMOLITION OF CARPORT.
FOR ALL INFORMATION



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

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

The Offices of the Property Appraiser will be closed Monday the 25th for Memorial Day.

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1015610 Parcel ID: 00015260-000000

Ownership Details

Mailing Address:

COOK ALLAN BRUCE
112 HUTCHINSON LN
KEY WEST, FL 33040-7317

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 11KW

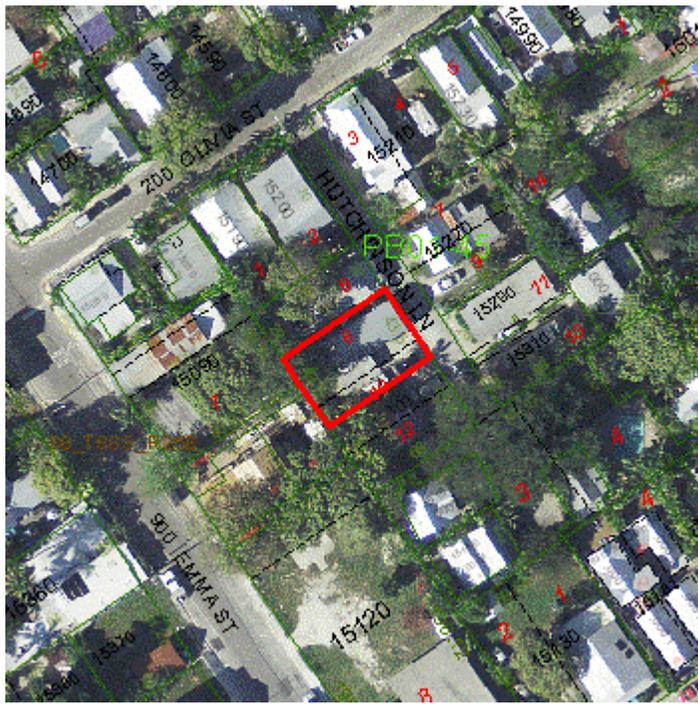
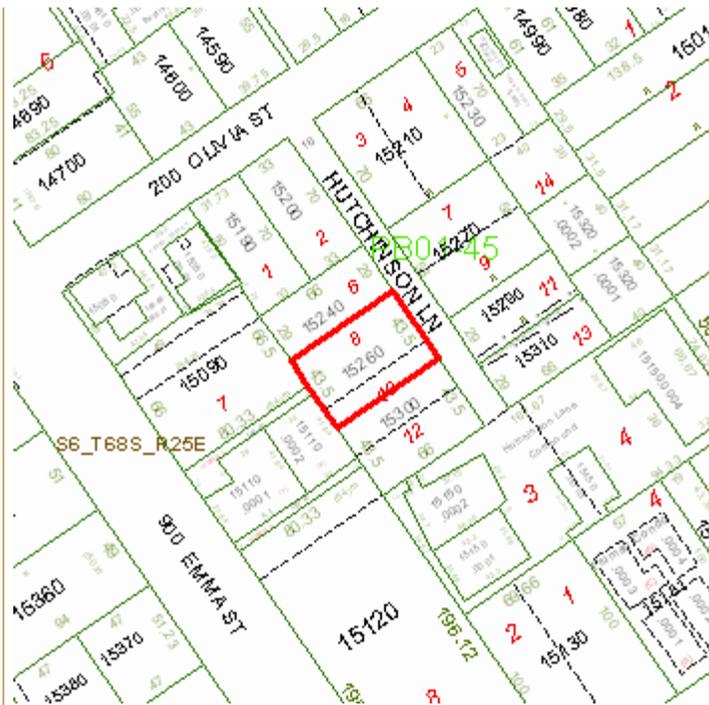
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 112 HUTCHINSON LN KEY WEST

Legal Description: KW SUB 8 AND THE N1/2 OF SUB 10 PT LT 3 SQR 4 TR 3 H1-474 OR437-345 OR459-693 OR635-428/31 OR867-2208 OR1091-662 D/C OR2621-2220/21L/E OR2727-890D/C OR2727-891/92

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,871.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 702
 Year Built: 1933

Building 1 Details

Building Type R1	Condition A	Quality Grade 450
Effective Age 23	Perimeter 114	Depreciation % 30
Year Built 1933	Special Arch 0	Grnd Floor Area 702
Functional Obs 0	Economic Obs 0	

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

Roof Type FLAT OR SHED	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	2:B & B	1	1932	N	N	0.00	0.00	702
2	OPX	2:B & B	1	1932	N	N	0.00	0.00	90

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CA2:CARPORT	171 SF	19	9	1954	1955	1	50

2	UB3:LC UTIL BLDG	30 SF	10	3	1964	1965	1	30
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Appraiser Notes

2014-02-10 MLS \$415,000 2/1 WELL MAINTAINED ORIGINAL SHOTGUN STYLE CONCH HOUSE. LOCATED ON A QUITE OLD TOWN LANE, THERE IS ROOM FOR A POOL AND OFF STREET PARKING. NEW ROOF IN 2005.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13-0656	02/20/2013	02/10/2014	5,000	Residential	PULL & RESET 1 TOILET, 1 LAV, 1 SHOWER DRUM, 1 HEATER
13-0688	02/22/2013	02/10/2014	1,700	Residential	INSTALL BATH LIGHT, RECEPTACLE AND EXHAUST FAN FOR BATHROOM REMODEL
9604728	12/01/1996	11/01/1997	3,400		ROOF

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
2014	60,623	567	171,667	232,857	232,857	0	232,857
2013	62,355	567	204,365	267,287	83,128	25,500	57,628
2012	63,221	567	127,387	191,175	81,738	25,500	56,238
2011	63,221	567	129,308	193,096	79,357	25,500	53,857
2010	72,747	567	142,679	215,993	78,184	25,500	52,684
2009	81,845	567	190,238	272,650	76,129	25,500	50,629
2008	75,270	567	274,400	350,237	76,053	25,500	50,553
2007	106,045	430	338,778	445,253	73,838	25,500	48,338
2006	288,751	430	244,035	533,216	72,037	25,500	46,537
2005	203,776	430	203,841	408,047	69,939	25,500	44,439
2004	138,602	430	195,228	334,260	67,902	25,500	42,402
2003	100,101	430	68,904	169,435	66,636	25,500	41,136
2002	88,068	430	45,936	134,434	65,075	25,500	39,575
2001	80,217	430	43,065	123,712	64,051	25,500	38,551
2000	62,769	635	34,452	97,855	62,186	25,500	36,686
1999	50,749	513	34,452	85,714	60,552	25,500	35,052
1998	40,065	405	34,452	74,922	59,599	25,500	34,099
1997	31,100	0	28,710	59,810	58,603	25,500	33,103
1996	28,336	0	28,710	57,046	56,897	25,500	31,397
1995	28,336	0	28,710	57,046	55,510	25,500	30,010
1994	25,341	0	28,710	54,051	54,051	25,500	28,551
1993	26,788	0	28,710	55,498	55,498	25,500	29,998

1992	26,788	0	28,710	55,498	55,498	25,500	29,998
1991	26,788	0	28,710	55,498	55,498	25,500	29,998
1990	15,090	0	22,968	38,058	38,058	25,500	12,558
1989	12,471	0	22,250	34,721	34,721	25,000	9,721
1988	10,917	0	18,662	29,579	29,579	25,000	4,579
1987	10,794	0	6,221	17,015	17,015	17,015	0
1986	10,847	0	5,742	16,589	16,589	16,589	0
1985	10,551	0	7,173	17,724	17,724	17,724	0
1984	9,940	0	7,173	17,113	17,113	17,113	0
1983	9,940	0	7,173	17,113	17,113	17,113	0
1982	10,110	0	4,230	14,340	14,340	0	14,340

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
2/25/2015	2727 / 891	350,000	<u>WD</u>	<u>02</u>
3/1/2013	2621 / 2220	100	<u>WD</u>	<u>14</u>
11/1/1982	867 / 2208	15,000	<u>WD</u>	<u>Q</u>

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