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## Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: March 22, 2022

Applicant: Reynolds Engineering

Address: #6 Fletchers Lane

### Description of Work:

Raising rear historic portion of sawtooth.

### Site Facts:

The property under review contains a historic two-story frame vernacular structure and several historic and non-historic additions. The structure is listed on our survey as contributing, with a year built circa 1923, although it appears on the 1912 Sanborn map. There are two existing historic sawtooth additions on the rear, which can be seen on all of the Sanborn maps, as well as a non-historic shed roof addition on the rear, and a non-historic addition on the East side of the main house.

This project received an administrative variance from the Planning Department in January 2022 because the rear addition that is proposed to be raised in height currently sits in the rear setback.

### Guidelines Cited on Review:

- Guidelines for Additions and Alterations on Contributing, Non-Contributing, and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 2, 4, 5, 11, 13, 17, 20, 29 and 30.

### Staff Analysis:

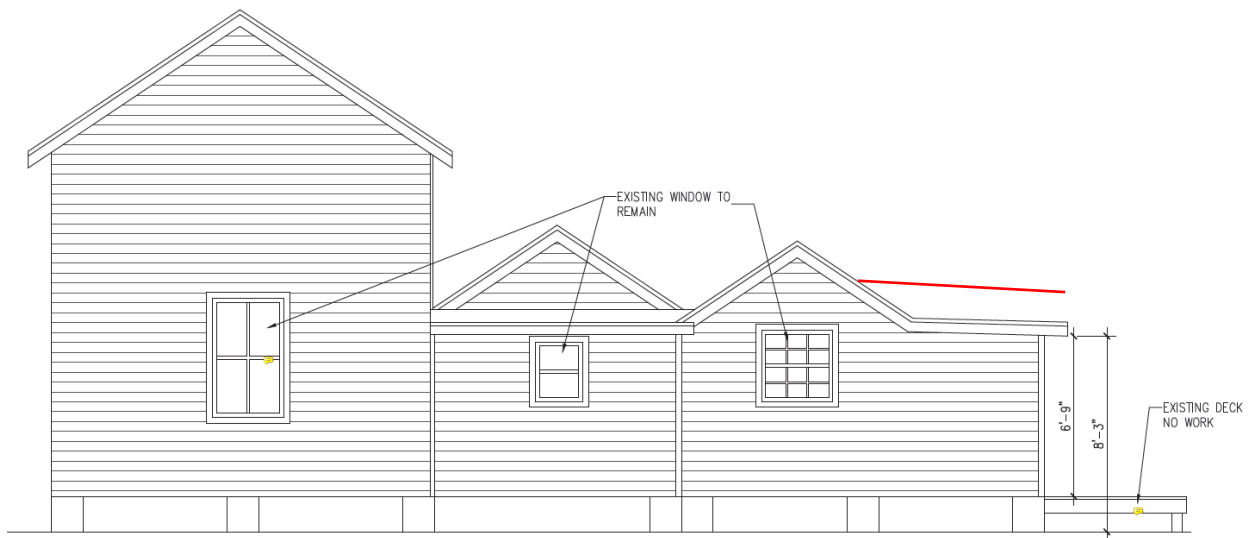
The Certificate of Appropriateness under review proposes to reconfigure the roofline of two rear additions at 6 Fletchers Lane by raising the roof. The purpose of this change would be to add height to the rear addition, which currently has a floor-to-ceiling height of 6-feet-9-inches.

The proposal would alter a historic sawtooth addition at the rear, as well as a non-historic shed roof addition. The existing historic sawtooth roof and the non-historic shed roof are proposed to

be demolished. A new gable roof is proposed to then cover both structures. The height of the new gable roof, as proposed, is taller than that of both existing historic sawtooth additions.

HARC staff participated in an email exchange with the contractor to discuss possible design options for the roofline of this project back in November of 2021, in order to provide guidance on what would be considered appropriate per the HARC guidelines. The emails are provided as an attachment to this item. Staff suggested that a third sawtooth or a shed roof coming out from the back side of the gable of the historic sawtooth addition would be the most appropriate solutions in terms of the guidelines. The proposal that is before the Commission tonight was offered as a solution by the contractor at one point in the email exchange, but HARC staff made it clear that this option would be inappropriate, and so it would not receive a positive report from staff.

HARC staff performed a site visit on December 20<sup>th</sup>, 2021, at the request of the contractor and the homeowners. The purpose of the site visit was to see the issues and discuss appropriate solutions in person. The consensus by the end of the site visit was that a shed roof coming out from the back side of the gable of the historic sawtooth addition would be the most appropriate solution. The shed roof would have come out from the middle of the backside of the existing gable, no higher. See below for reference (the red line indicates where the new shed roof would have been):



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

It is staff's understanding that the applicant wishes to proceed with the proposed plans that are before you tonight, instead of the above recommended solution that was discussed at the site visit in December.

### Consistency with Cited Guidelines:

Staff finds the current proposal to be inconsistent with the cited guidelines.

Historic sawtooth additions are considered to be character-defining features in the historic district, as these types of additions were commonly used throughout the Historic District in its period of significance. The house at 6 Fletchers Lane has two historic sawtooth additions that were present as early as 1912. This proposal would require the demolition of one of these character-defining features and would significantly diminish the integrity of the historic building form.

The proposed height of the new roof would be taller than the other existing historic sawtooth that would remain. Furthermore, the massing that would be created by combining the historic sawtooth form with that of the non-historic shed roof addition would be larger than the massing of the existing historic sawtooth that would remain. These aspects of the proposal are in conflict with guidelines 11 and 13 under Additions and Alterations. Guideline 20 under Additions and Alterations expressly states that, “Expanding the existing building form and massing on a contributing building in order to add height to exterior walls and raising the roof is not an appropriate design solution.”

According to guideline 17 under Additions and Alterations, “Roof forms of contributing buildings cannot be altered if that portion of the roof is visible from any street.” Although this roof form is not visible from the street, it is very historic (if not original) to the house, and so staff opines that it would be inappropriate to completely alter the roof form as proposed.

# APPLICATION



**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE <b>AE9</b>	ZONING DISTRICT <b>HMDR</b>	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	6 Fletchers Ln. Key West, FL	
NAME ON DEED:	Mario/Carol Disabatino	PHONE NUMBER
OWNER'S MAILING ADDRESS:	805 Savannah Rd, Lewes DE 19958	EMAIL
APPLICANT NAME:	Reynolds Engineering	PHONE NUMBER 305-394-5897
APPLICANT'S ADDRESS:	24478 Overseas HWY	EMAIL Jimreynoldsenineeringservices.com
APPLICANT'S SIGNATURE:		DATE

**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: Interior remodel and raising rear non historic portion of roof
MAIN BUILDING: Only interior remodel on main historic portion of home
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Demolition of rear non historic portion of roof

**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): N/A	
PAVERS: N/A	FENCES: N/A
DECKS: N/A	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

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:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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.**

## HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>2022-0006</i>	INITIAL & DATE <i>2/18/22 KM</i>
ZONING DISTRICT	BLDG PERMIT #

<b>ADDRESS OF PROPOSED PROJECT:</b>	6 Fletchers Ln. Key West, FL
<b>PROPERTY OWNER'S NAME:</b>	DISABATINO MARIO P REV TR 8/30/2002
<b>APPLICANT NAME:</b>	Reynolds Engineering

*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 a final inspection is 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 <i>Mario P. DiSabatino</i>	MARIO P. DISABATINO 2/15/22 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Rear portion of roof to be removed and re framed for more interior head height.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
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
(2) Or explain how the building or structure meets the criteria below:
(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.
Rear portion of home where work will be conducted was deemed non historic by HARC.

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.

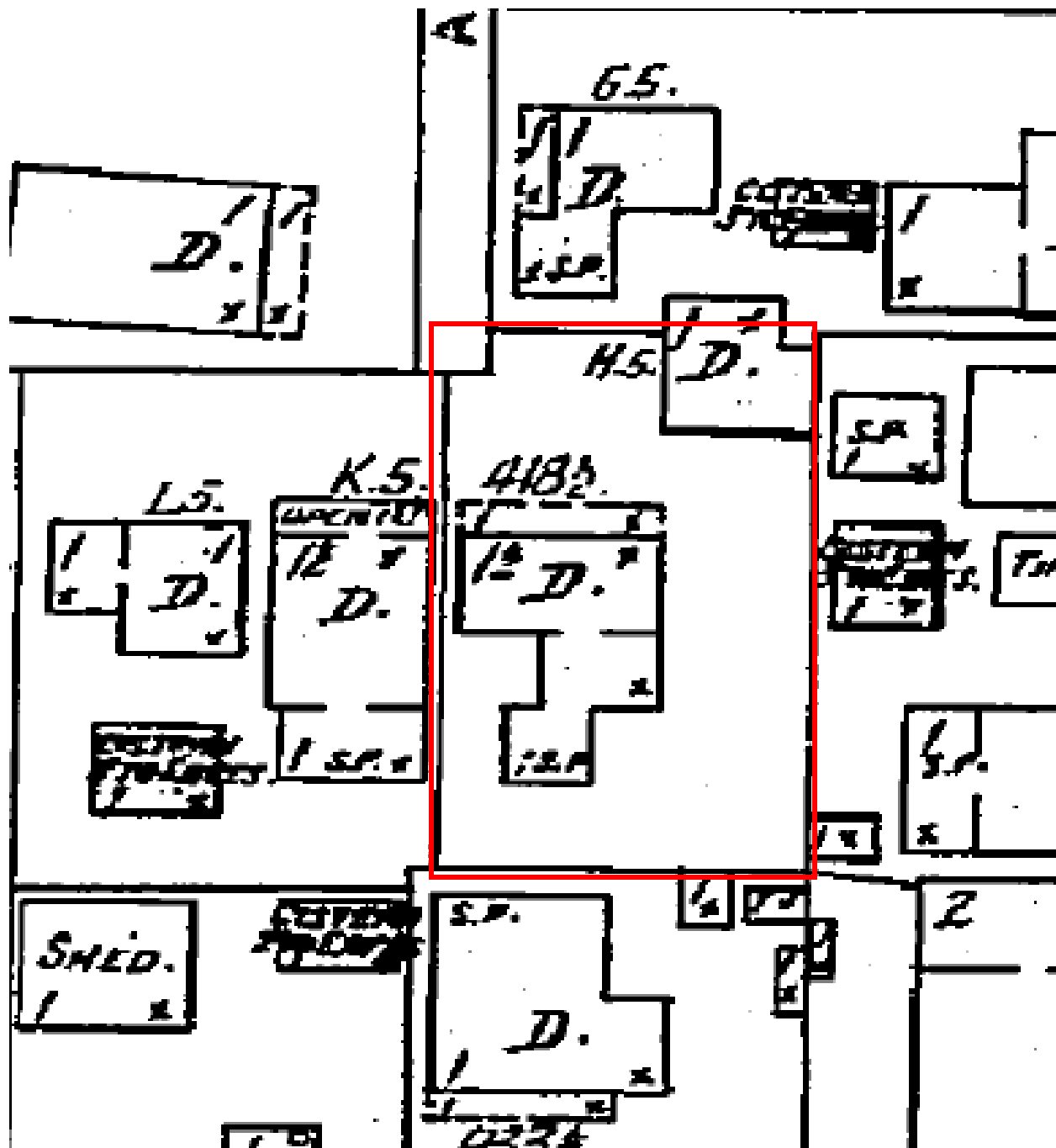
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
N/A
(d) Is not the site of a historic event with significant effect upon society.
N/A
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A
(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.
N/A
(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.
N/A

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.

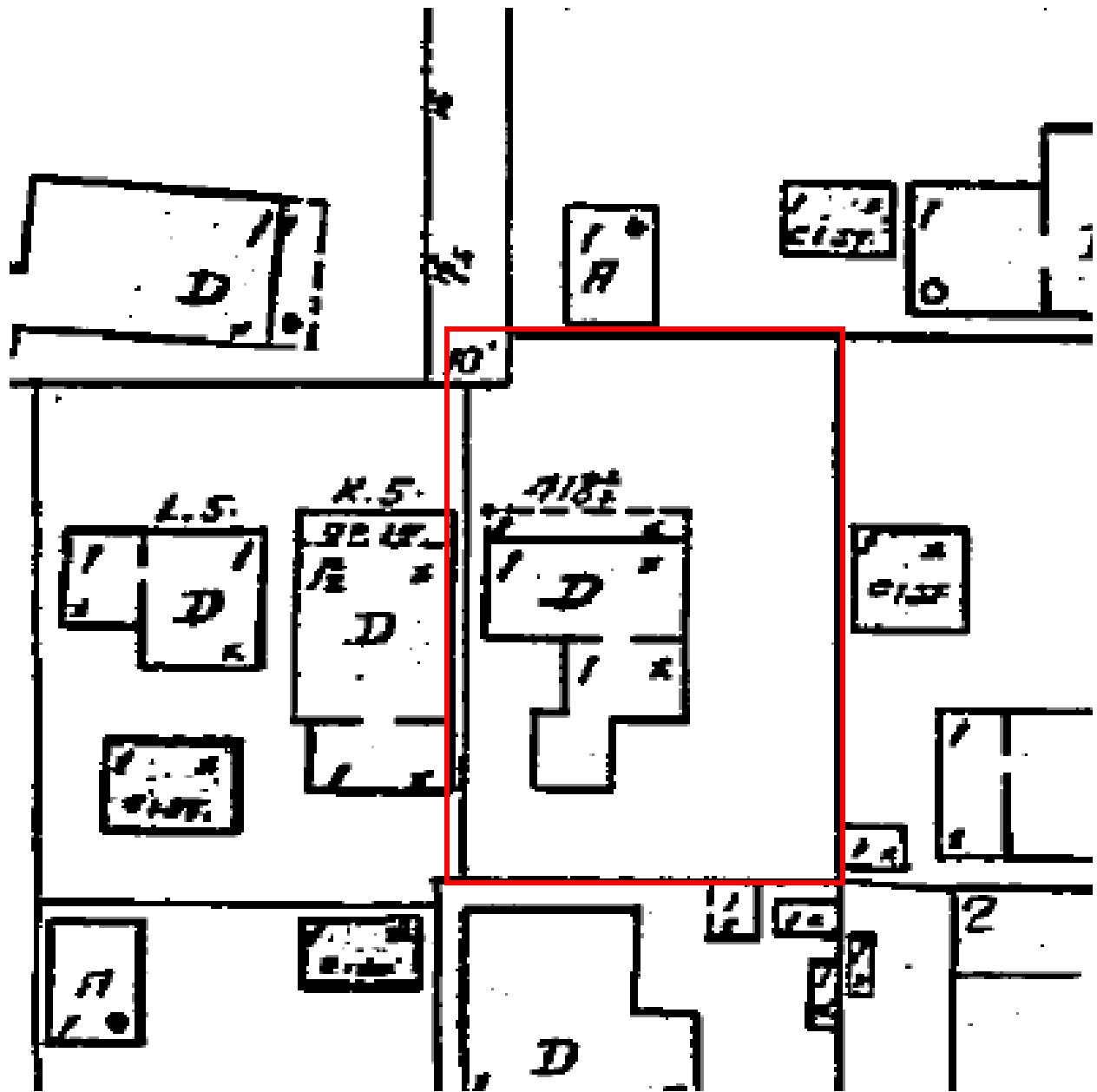
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
<b>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):</b>
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
N/A
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
N/A
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

# SANBORN MAPS

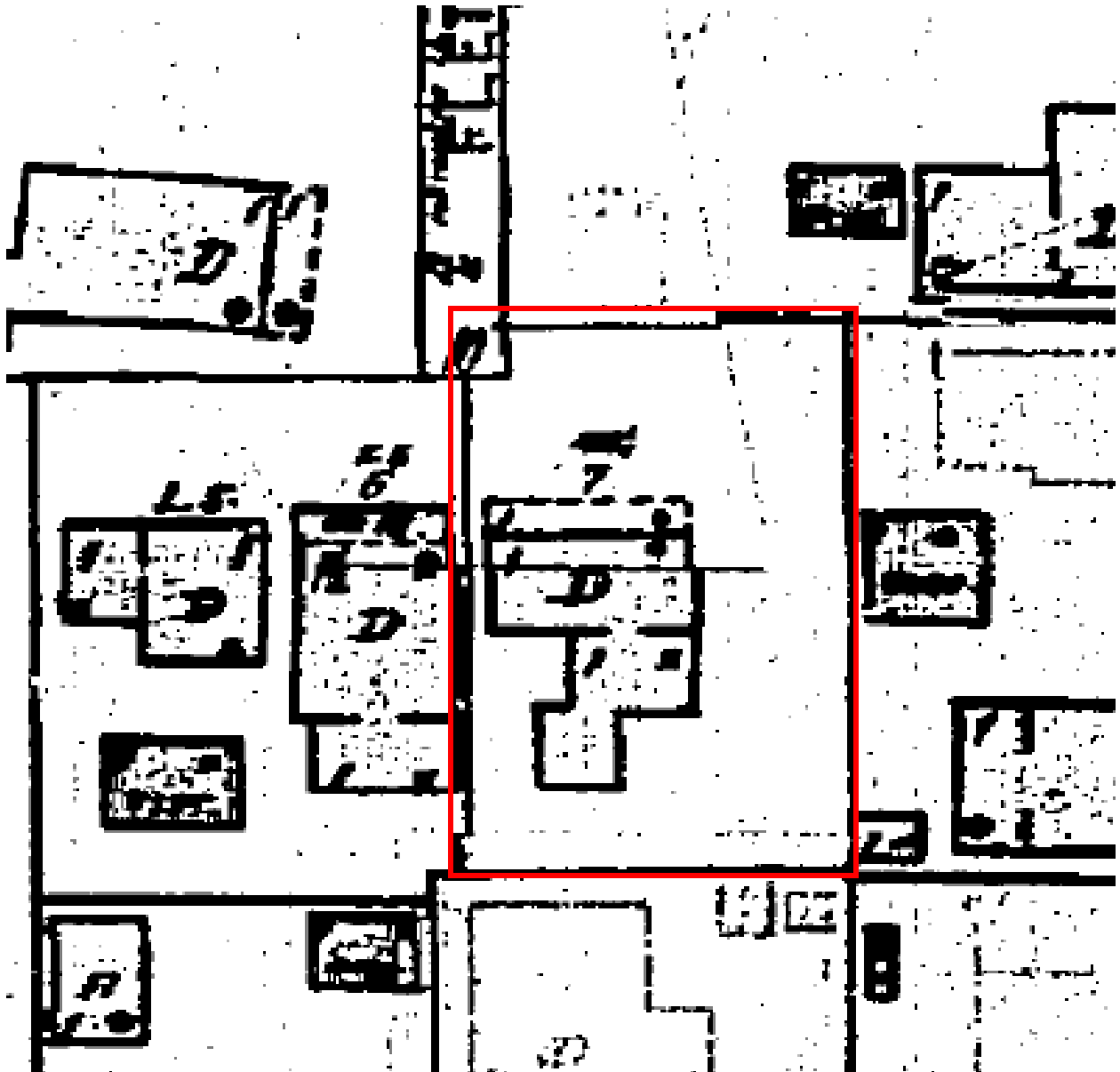


1912 Sanborn map with the property at 6 Fletchers Lane (418 1/2 Amplex Court) indicated in red.

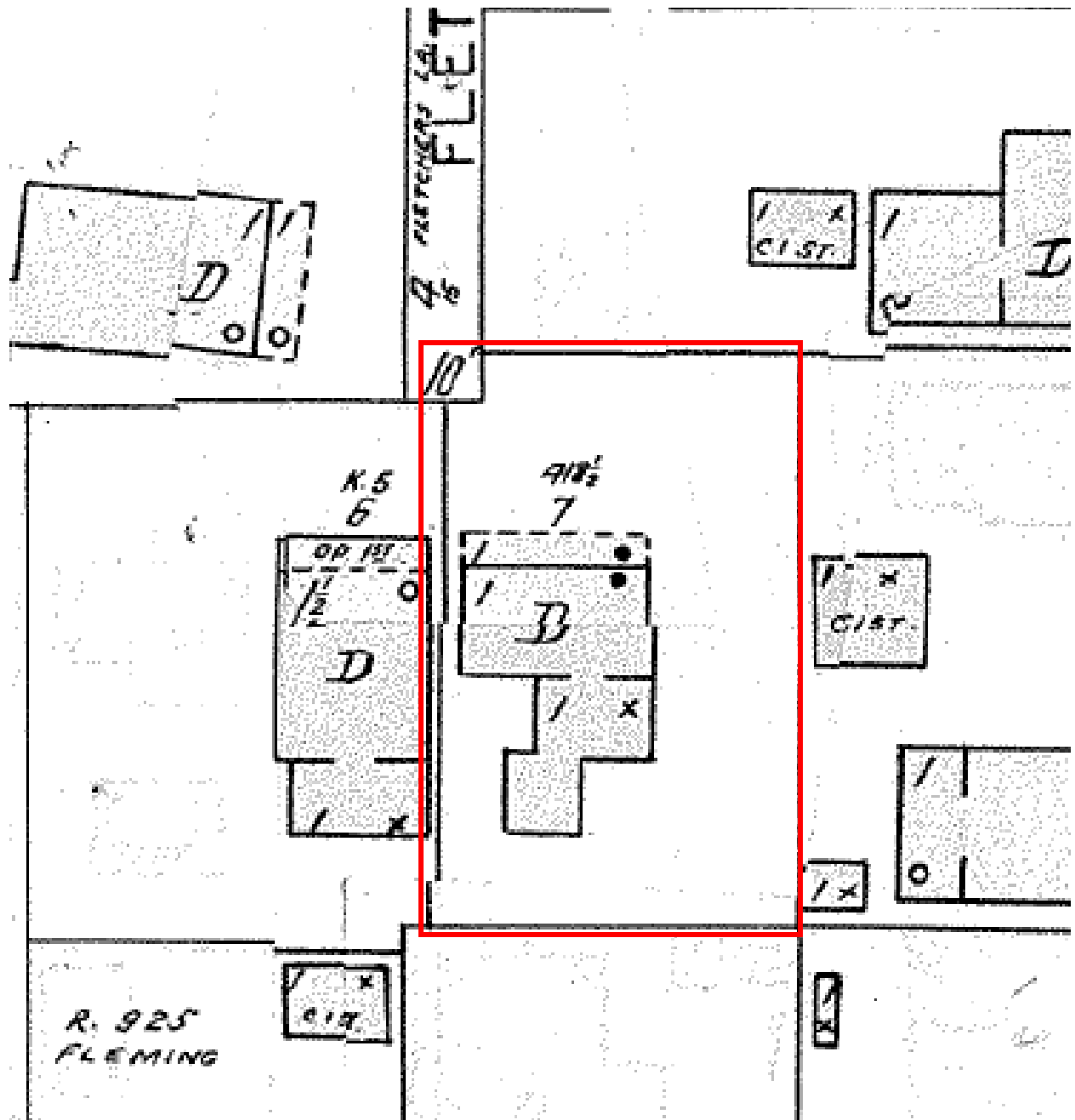


1926 Sanborn map with the property at 6 Fletchers Lane (418½ Amplex Court) indicated in red.





1948 Sanborn map with the property at 6 (7) Fletchers Lane indicated in red.



1962 Sanborn map with the property at 6 (7) Fletcher's Lane indicated in red.

# PROJECT PHOTOS



1965 photo showing the main building at 6 Fletchers Lane.

## HARC Application Photos 6 Fletcher Ln.



**View looking down alley from Fletcher Ln**





**View from fence at Fletcher Ln.**



**Rear roof that is the be demolished in place**





**Aerial Photo with red rectangle over area of work**





**side photo of area of work standing near pool**

# SURVEY

# MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED ON  
S35°24'46"E ASSUMED ALONG  
THE NELY RIGHT OF WAY LINE OF  
FLETCHERS LANE.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

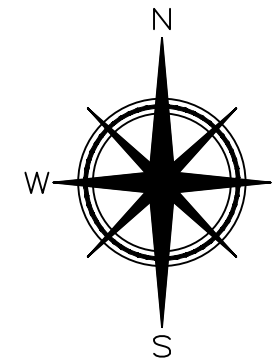
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
6 FLETCHERS LANE  
KEY WEST, FL 33040

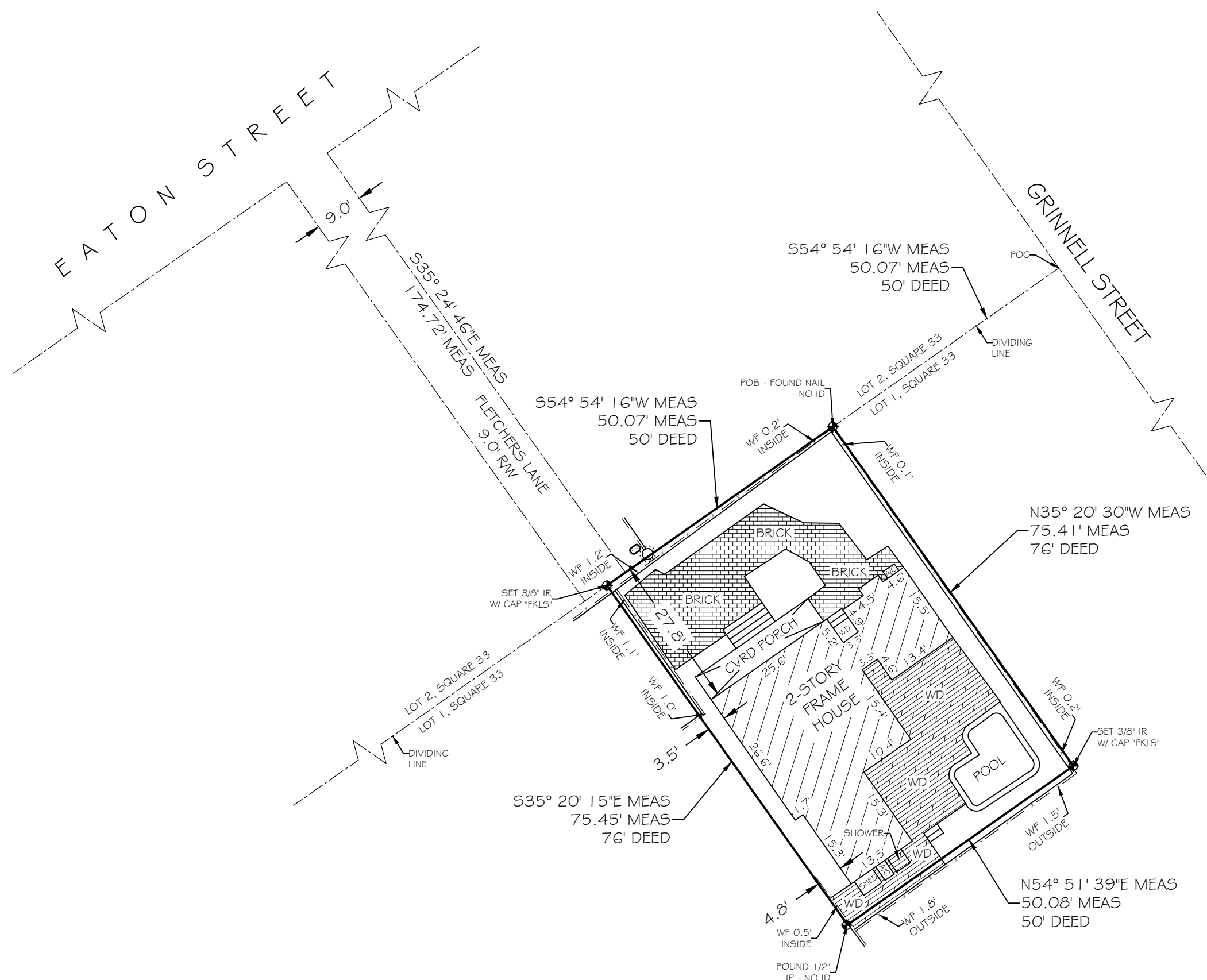
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: AE  
BASE ELEVATION: 6



LOCATION MAP - NTS  
SEC. 06-T685-R25E

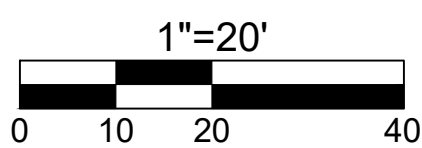


ASSUMED



## LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



TOTAL AREA = 3,776.81 SQFT±

CERTIFIED TO -

MARIO DISABATINO REV TRUST;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                                  |  |                                      |
|----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER        | GUY = GUY WIRE                                 | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                    | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE         |
| C4 G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK              | IR = IRON ROD                                  | R = RADIUS                           |
| CBW = CONCRETE BLOCK WALL        | L = ARC LENGTH                                 | RAW = RIGHT OF WAY LINE              |
| CL = CENTERLINE                  | LS = LANDSCAPING                               | SSCO = SANITARY SEWER CLEAN-OUT      |
| CLP = CHARLINK FENCE             | MB = MAILBOX                                   | SW = SIDE WALK                       |
| CM = CONCRETE MONUMENT           | MEAS = MEASURED                                | TBM = TEMPORARY BENCHMARK            |
| CONC = CONCRETE                  | MF = METAL FENCE                               | TYP = TYPICAL                        |
| CPP = CONCRETE POWER POLE        | MHWL = MEAN HIGH WATER LINE                    | UNR = UNREADABLE                     |
| CVRD = COVERED                   | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | UE = UTILITY EASEMENT                |
| DELTA = CENTRAL ANGLE            | NTS = NOT TO SCALE                             | WD = WOOD DECK                       |
| DEASE = DRAINAGE EASEMENT        | OH = OVERHEAD                                  | WF = WOOD FENCE                      |
| ENCL = ENCLOSURE                 | ORHW = OVERHEAD WIRES                          | WL = WOOD LANDING                    |
| EP = EDGE OF PAVEMENT            | PC = POINT OF CURVE                            | WM = WATER METER                     |
| FF = FINISHED FLOOR ELEVATION    | PCP = POINT OF COMPOUND CURVE                  | WPP = WOOD POWER POLE                |
| FI = FIRE HYDRANT                | PK = PARKER KALON NAIL                         | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FI = FENCE INSIDE                | POB = POINT OF BEGINNING                       | WV = WATER VALVE                     |
| FND = FOUND                      | PI = POINT OF INTERSECTION                     |                                      |
| FO = FENCE OUTSIDE               |  |                                      |
| FOL = FENCE ON LINE              |  |                                      |

## LEGAL DESCRIPTION -

On the Island of Key West, according to William A. Whitehead's map or plan of said Island delineated in February 1829, as part of Lot number one (1) in Square number Thirty-three (33). COMMENCING at a point on the dividing line between Lots number one and two in said Square, Fifty feet from Grinnell Street, and running thence along the dividing line in a Southwesterly direction Fifty (50) feet; thence in a Southeasterly direction Seventy-six (76) feet; thence in a Northeasterly direction Fifty (50) feet; thence in a Northwesterly direction Seventy-six (76) feet to the point of beginning on the dividing line of Lots one and two aforesaid. Said Lot being a parallelogram Seventy-six feet by Fifty (50) feet.

SCALE: 1"=20'  
FIELD WORK DATE: 02/12/2021  
MAP DATE: 03/18/2021  
REVISION DATE: XXXXXXXX  
SHEET: 1 OF 1  
DRAWN BY: MPB  
INVOICE NO.: 21-137

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED:   
ERIC A. ISAACS, LBM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LBM 7847



**FLORIDA KEYS  
LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKLSEmail@gmail.com

# PROPOSED DESIGN



REVISIONS:		
No.	DATE	REMARKS

Reynolds Engineering Services, Inc  
 Fl. C.A. No. 26597  
 24478 Overseas Highway  
 Summerland Key, Fl. 33042  
 305-394-5987  
 jim@reynoldsendgeerservices.com

**HARC APPLICATION**  
 FOR  
**DISABATINO RESIDENCE**  
 6 FLETCHERS LN., KEY WEST, FL

James C. Reynolds, PE  
 Fl. License No. 46685  
 Drawn by: JMT Checked By: JCR  
 Title: SURVEY AND SITE PLAN  
 Sheet: **CS-1**  
 Date: 2.17.2022

**SITE DATA**

SITE ADDRESS: 6 FLETCHERS LN, KEY WEST, FL 33040  
 RE: 00005440-000000  
 ZONING: HMDR  
 FLOOD ZONE: AE9  
 F.I.R.M. - COMMUNITY#12087C, MAP & PANEL #1516 SUFFIX K, DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 6-88-25  
 LEGAL DESCRIPTION: KW PT LOT 1 SQR 33 YY-86  
 SETBACKS: FRONT 10 FT, SIDE 5 FT, STREET SIDE 7.5 FT REAR 15 FT  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB  
 BUILDING RISK CATEGORY: 3

**DESIGN DATA**

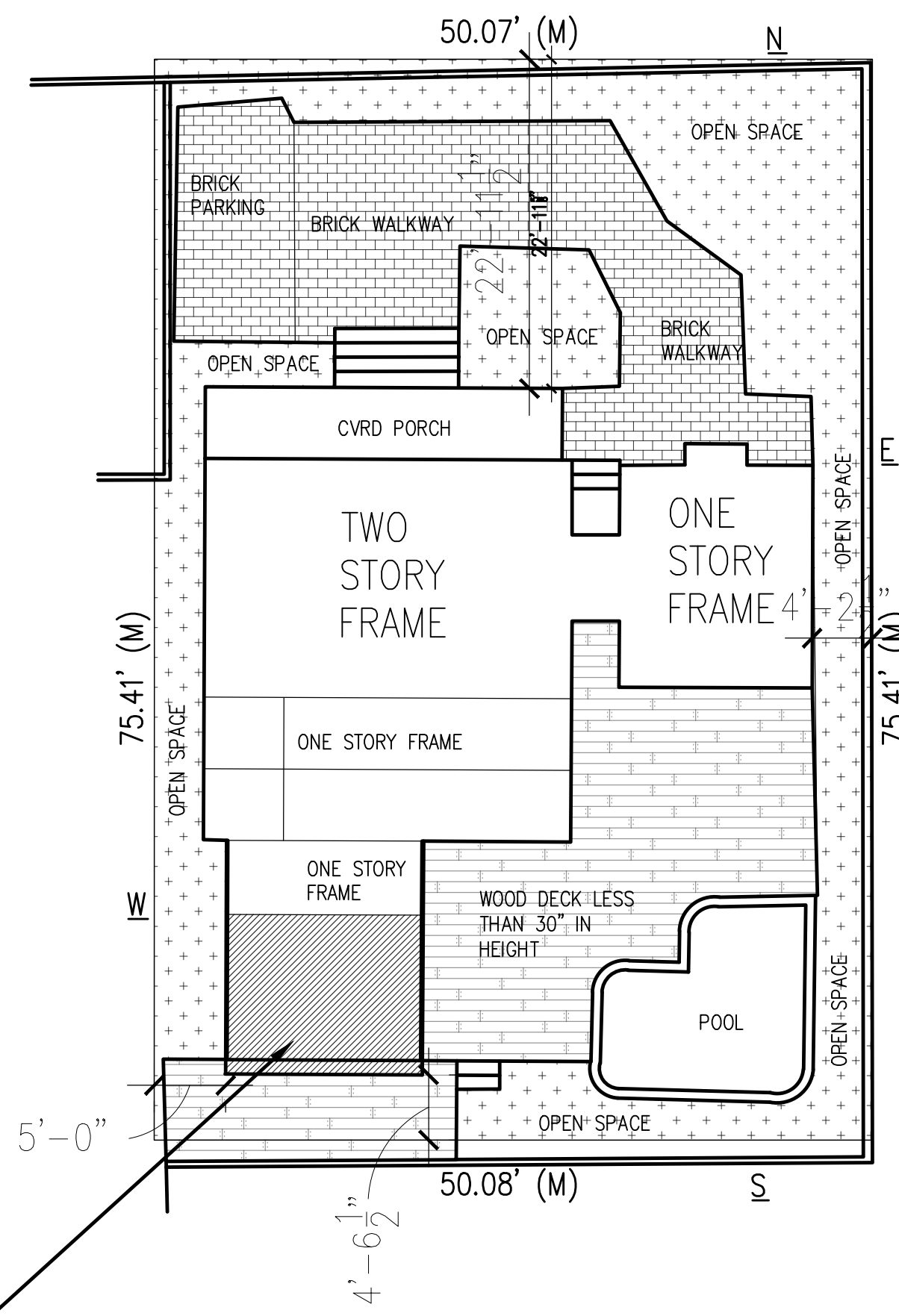
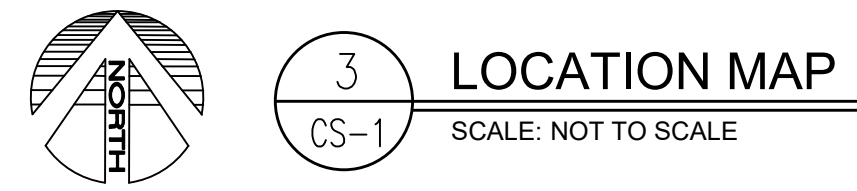
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 7TH FLORIDA BUILDING CODE AND THE LATEST EDITIONS (2020) OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
 THE FOLLOWING LOADINGS WERE USED:  
 DESIGN LOADS: ASCE 7-16  
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF, DECK LL 60 PSF  
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.  
 FEMA FLOOD DESIGN PER ASCE 24-14

**INDEX OF DRAWINGS**

SHEET CS-1 - SITE PLAN AND SURVEY  
 SHEET A-1 - EXISTING FLOOR PLAN AND ELEVATION  
 SHEET A-2 - PROPOSED FLOOR PLAN AND ELEVATION

**SCOPE OF WORK**

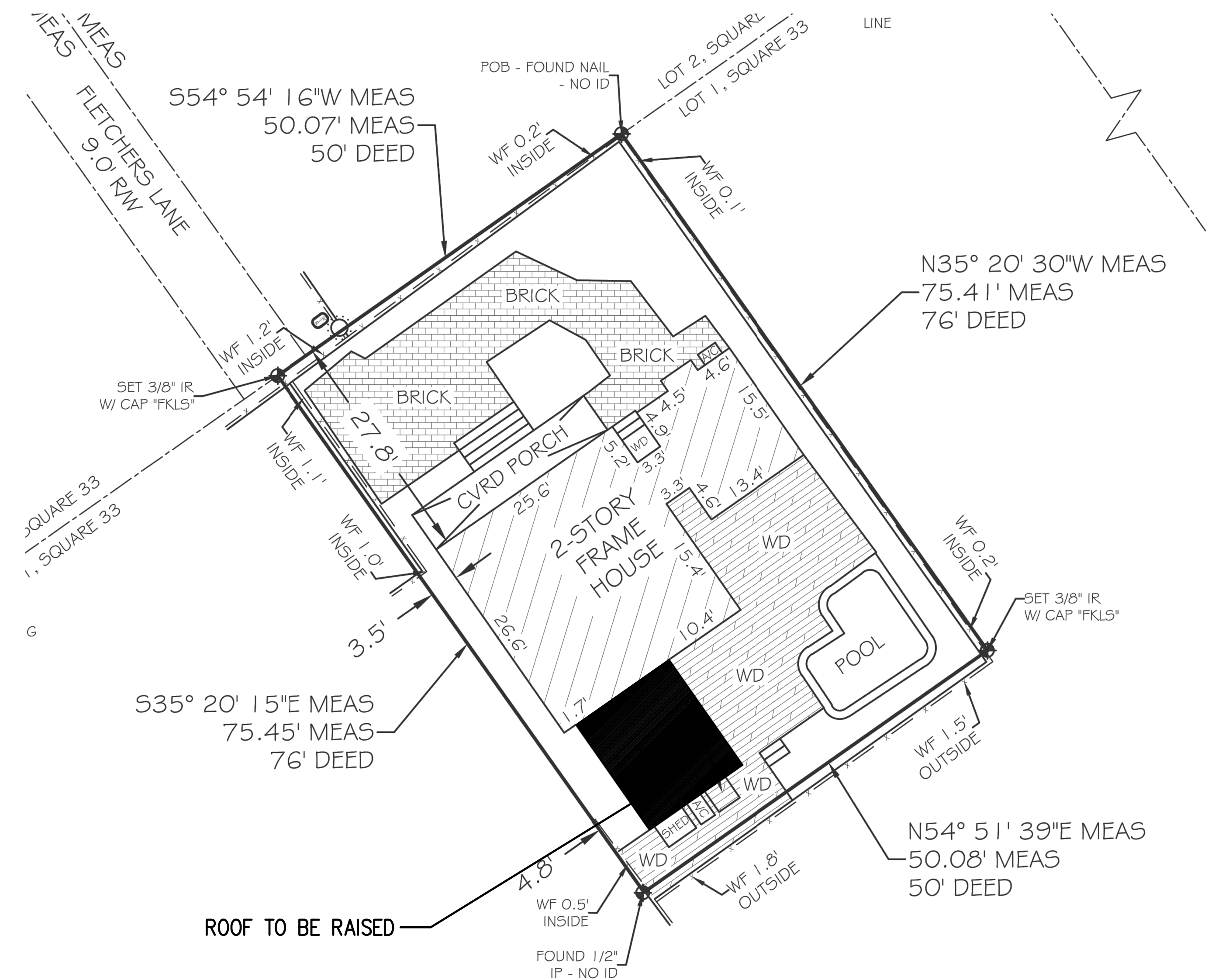
- INTERIOR REMODEL  
 - RAISE REAR ROOF TO PROVIDE HIGHER CEILING HEIGHT



**2 PROPOSED SITE PLAN**  
 SCALE: 1"=10'-0"

RAISE ROOF OF EXISTING REAR ONE STORY FRAME ADDITION FOR ADDED INTERIOR HEIGHT

PROJECT DATA	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00005440-000000			
SETBACKS:				
FRONT	NO CHANGE	22'- 11 1/2"	10'	NONE
STREET SIDE	N/A	N/A	7.5'	NONE
EAST SIDE	NO CHANGE	4'- 2 1/2"	5'	NONE
WEST SIDE	5'	5'	5'	NONE
REAR	NO CHANGE	4'- 6 1/2"	15'	APPROVED
LOT SIZE	NO CHANGE	3,775 SQ. FT.	4000 SQ. FT.	NONE
BUILDING COVERAGE	NO CHANGE	1,284 SQ. FT. 34%	40% MAX	NONE
FLOOR AREA	NO CHANGE	1,709 SQ. FT. 49	1.0	NONE
BUILDING HEIGHT	NO CHANGE	22'	30' MAX	NONE
IMPERVIOUS AREA	NO CHANGE	2,677 SQ. FT. 70.9%	60% MAX	APPROVED
OPEN SPACE	NO CHANGE	1,552 SQ. FT. 41.1%	35% MIN	NONE



**1 SURVEY**  
 SCALE: 1"=10'-0"

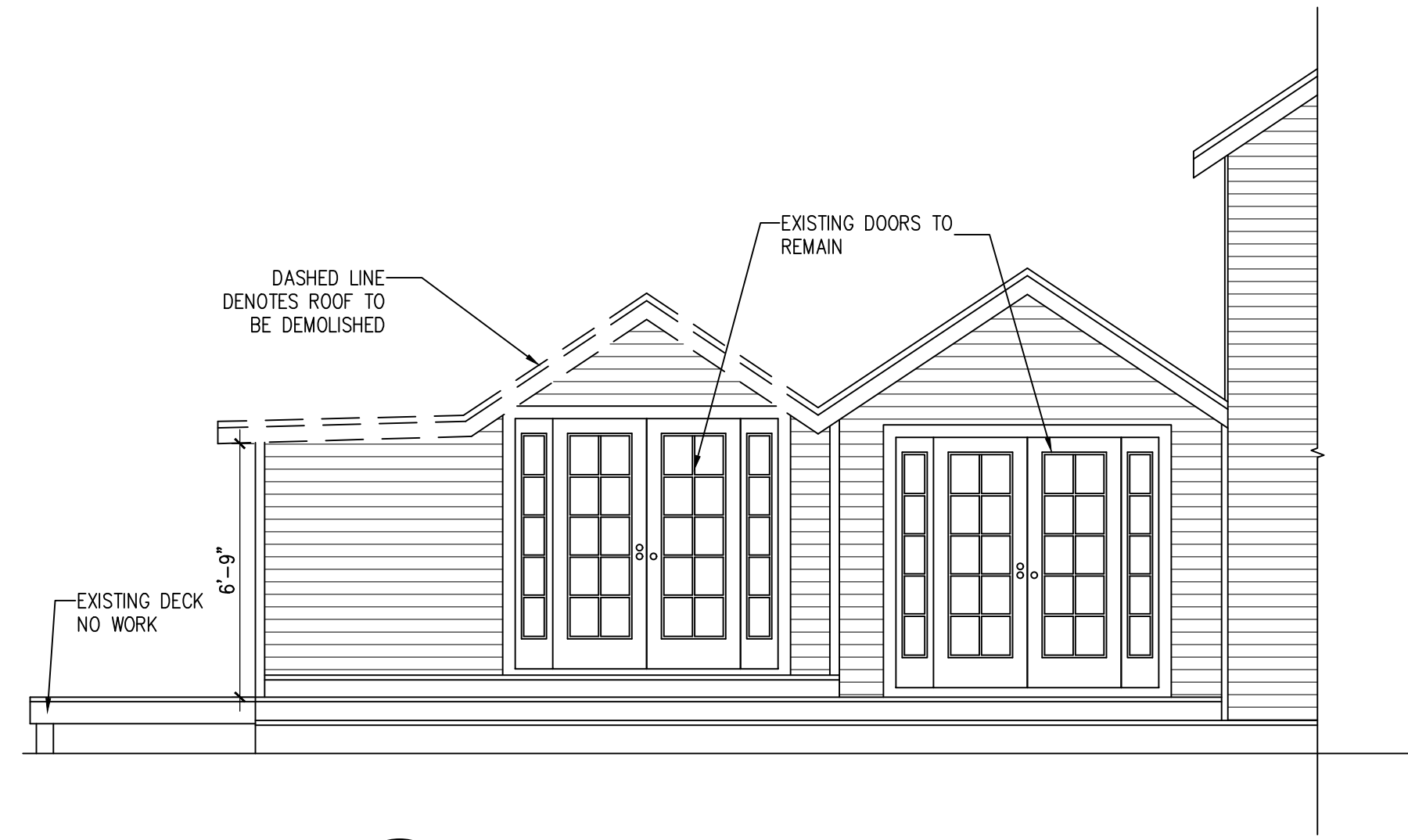


REVISIONS:		
No.	DATE	REMARKS

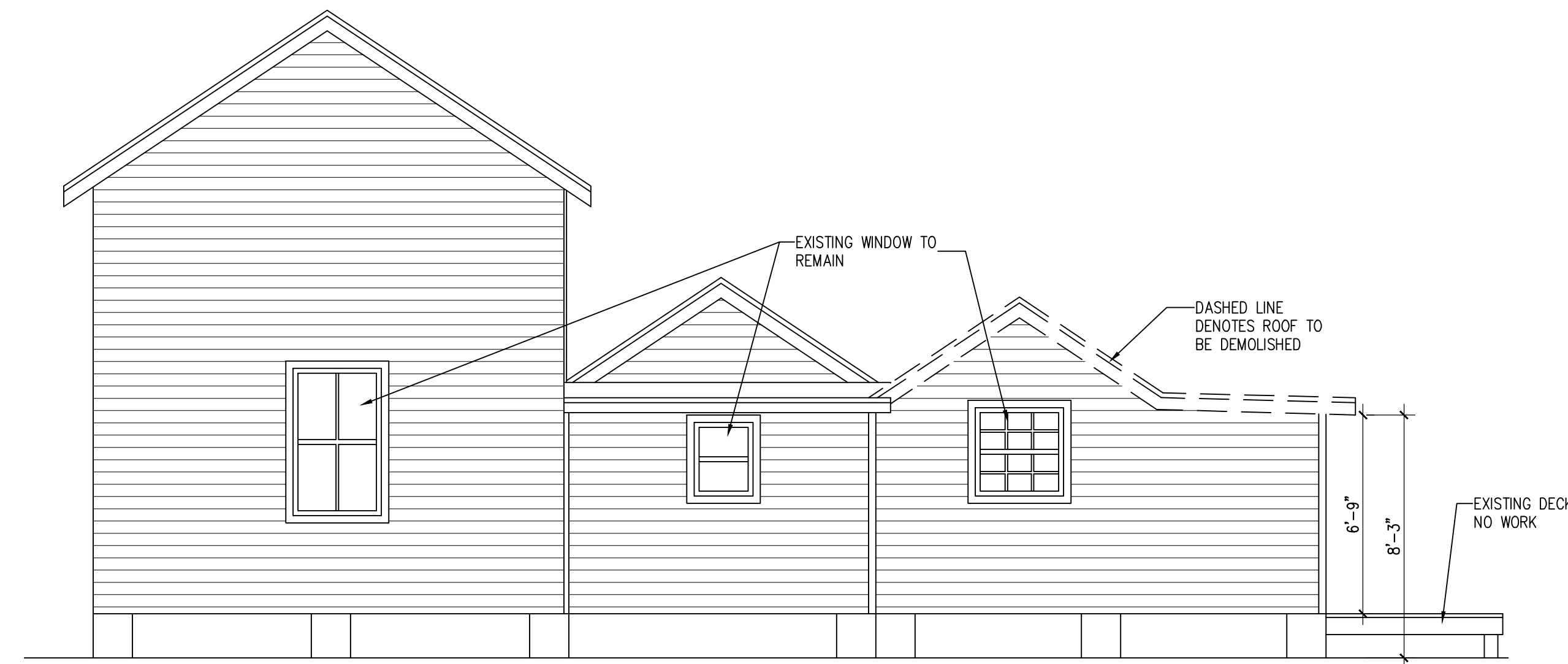
Reynolds Engineering Services, Inc  
Fl. C.A. No. 26597  
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305-394-5987  
Jim@Reynoldsengeeringservices.com

**HARC APPLICATION**  
FOR  
**DISABATINO RESIDENCE**  
6 FLETCHERS LN., KEY WEST, FL

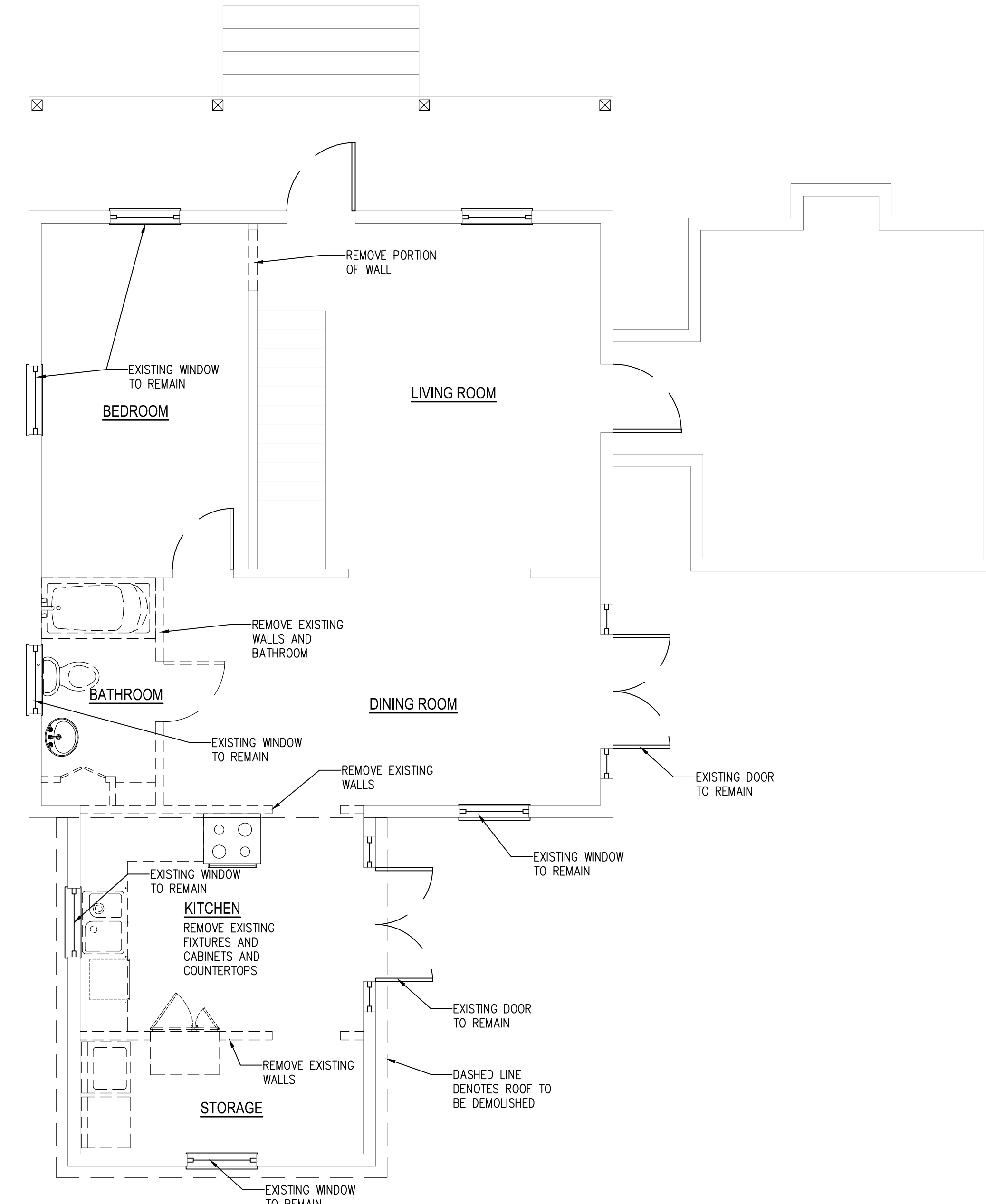
James C. Reynolds, PE  
Fl. License No. 46685  
Drawn by: JMT      Checked By: JCR  
Title:  
EXISTING FLOOR  
PLAN AND SIDE  
ELEVATIONS  
Sheet:  
**A-1**  
Date: 2.17.2022



**3**  
A-1 **EXISTING EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**2**  
A-1 **EXISTING WEST ELEVATION**  
SCALE: 1/4"=1'-0"



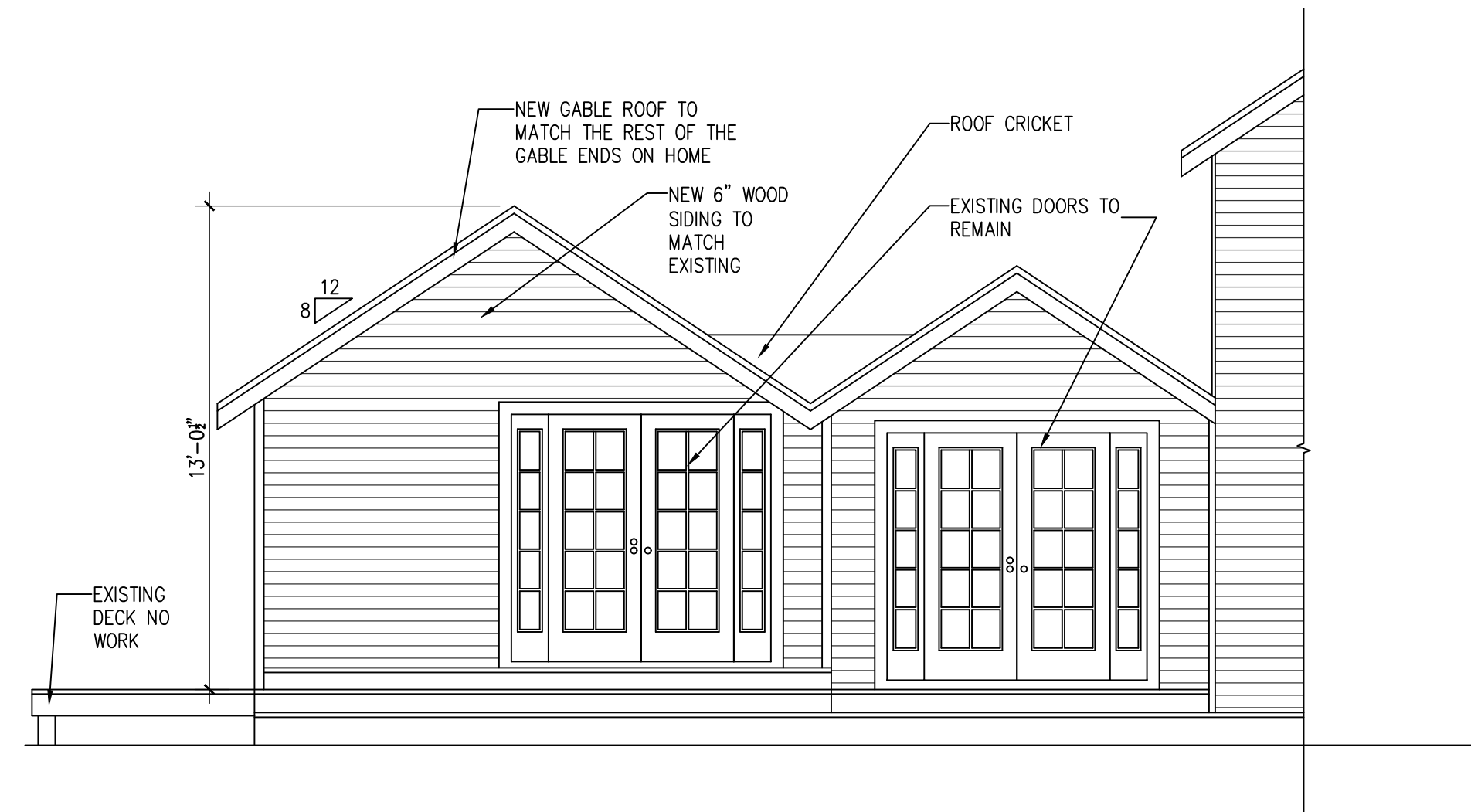
**1**  
A-1 **EXISTING FLOOR PLAN**  
SCALE: 1/4"=1'-0"

REVISIONS:		
No.	DATE	REMARKS

Reynolds Engineering Services, Inc  
Fl. C.A. No. 26597  
24478 Overseas Highway  
Summerland Key, Fl. 33042  
305-394-5987  
Jim@Reynoldsengeeringservices.com

**HARC APPLICATION**  
FOR  
**DISABATINO RESIDENCE**  
6 FLETCHERS LN., KEY WEST, FL

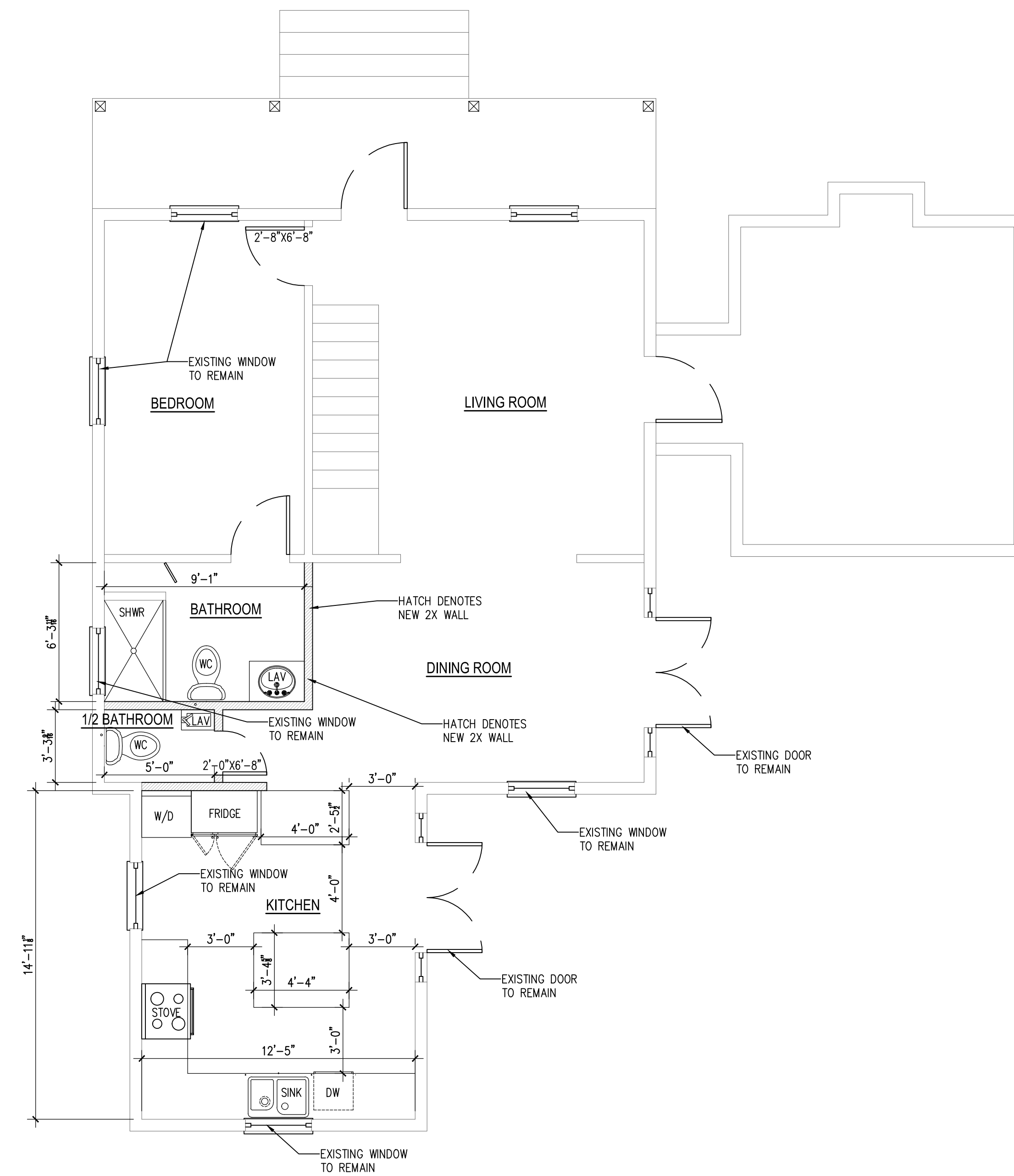
James C. Reynolds, PE  
Fl. License No. 46685  
Drawn by: JMT Checked By: JCR  
Title:  
PROPOSED FLOOR  
PLAN AND SIDE  
ELEVATIONS  
Sheet:  
**A-2**  
Date: 2.17.2022



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



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



**1 PROPOSED FLOOR PLAN**  
SCALE: 1/4"=1'-0"

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 22, 2022 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 305-809-3975. The purpose of the hearing will be to consider a request for:

## **RAISING REAR HISTORIC PORTION OF SAWTOOTH. PARTIAL DEMOLITION OF REAR HISTORIC SAWTOOTH ROOF.**

### **#6 FLETCHERS LANE**

**Applicant – Reynolds Engineering      Application #H2022-0006**

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](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.

**HARC POSTING AFFIDAVIT**

**STATE OF FLORIDA:  
COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared MICHAEL KEUWA, 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: 6 FLETCHERS LANE KEY WEST, FL 33040 on the 11<sup>th</sup> day of MARCH, 2022.

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 MARCH 22nd, 2022.

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 2022-0006.

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

**Signed Name of Affiant:**

[Signature]  
**Date:** 3/11/22  
**Address:** 10 SHORE DR.  
**City:** KEY WEST, FL  
**State, Zip:** FL, 33040

The forgoing instrument was acknowledged before me on this 11<sup>th</sup> day of MARCH, 2022.

By (Print name of Affiant) MICHAEL KEUWA who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: JESSICA L. FORSYTHE

Notary Public - State of Florida (seal)  
My Commission Expires: 2/16/25



Jessica L. Forsythe  
Notary Public  
State of Florida  
Comm# HH093702  
Expires 2/16/2025





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**Public Meeting Notice**  
The County Board of Commissioners will hold a public meeting on **Monday, March 22, 2022, 6:00 PM** at the County Administration Center, 1000 N. Orange Avenue, Suite 200, Orlando, Florida 32801. The meeting will be held in person and will be open to the public. The meeting will be held in person and will be open to the public. The meeting will be held in person and will be open to the public.



# PROPERTY APPRAISER INFORMATION



**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 00005440-000000  
 Account# 1005622  
 Property ID 1005622  
 Millage Group 10KW  
 Location 6 FLETCHERS LN, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 33 YY-86 OR506-33 OR690-739/40 OR961-548 OR1094-1108 OR1464-1349/50 OR1778-1471/72 OR2168-1919/23 OR2485-905/07  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

DISABATINO MARIO P REV TR 8/30/2002 805 Savannah Rd Lewes DE 19958  
 DISABATINO CAROL REV TR 8/30/2002 805 Savannah Rd Lewes DE 19958

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$541,454	\$553,486	\$445,195	\$457,227
+ Market Misc Value	\$23,251	\$23,776	\$24,301	\$24,828
+ Market Land Value	\$673,672	\$668,516	\$704,606	\$620,397
= Just Market Value	\$1,238,377	\$1,245,778	\$1,174,102	\$1,102,452
= Total Assessed Value	\$1,238,377	\$1,245,778	\$1,174,102	\$1,102,452
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,238,377	\$1,245,778	\$1,174,102	\$1,102,452

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	3,819.00	Square Foot	50.3	76

**Buildings**

Building ID 337  
 Style 2 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1630  
 Finished Sq Ft 1495  
 Stories 2 Floor  
 Condition GOOD  
 Perimeter 274  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 12  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1923  
 Effective Year Built 2010  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 3  
 Full Bathrooms 3  
 Half Bathrooms 0  
 Grade 550  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLG	6 SIDED SECT	250	250	0
OPX	EXC OPEN PORCH	115	0	0
FLA	FLOOR LIV AREA	1,245	1,245	0
OPU	OP PR UNFIN LL	20	0	0
TOTAL		1,630	1,495	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1984	1985	1	132 SF	2
FENCES	1997	1998	1	744 SF	2
BRICK PATIO	1984	1985	1	320 SF	2
WOOD DECK	1989	1990	1	192 SF	2
WATER FEATURE	2006	2007	1	1 UT	1
RES POOL	2006	2007	1	140 SF	5
WOOD DECK	2006	2007	1	224 SF	2
BRICK PATIO	2006	2007	1	261 SF	2
BRICK PATIO	2006	2007	1	48 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/17/2010	\$100	Quit Claim Deed		2485	905	11 - Unqualified	Improved
4/18/2002	\$440,000	Warranty Deed		1778	1471	Q - Qualified	Improved
6/1/1997	\$315,000	Warranty Deed		1464	1349	Q - Qualified	Improved
6/1/1989	\$200,000	Warranty Deed		1094	1108	Q - Qualified	Improved
12/1/1985	\$97,500	Warranty Deed		961	548	U - Unqualified	Improved
2/1/1977	\$19,000	Conversion Code		690	739	Q - Qualified	Improved

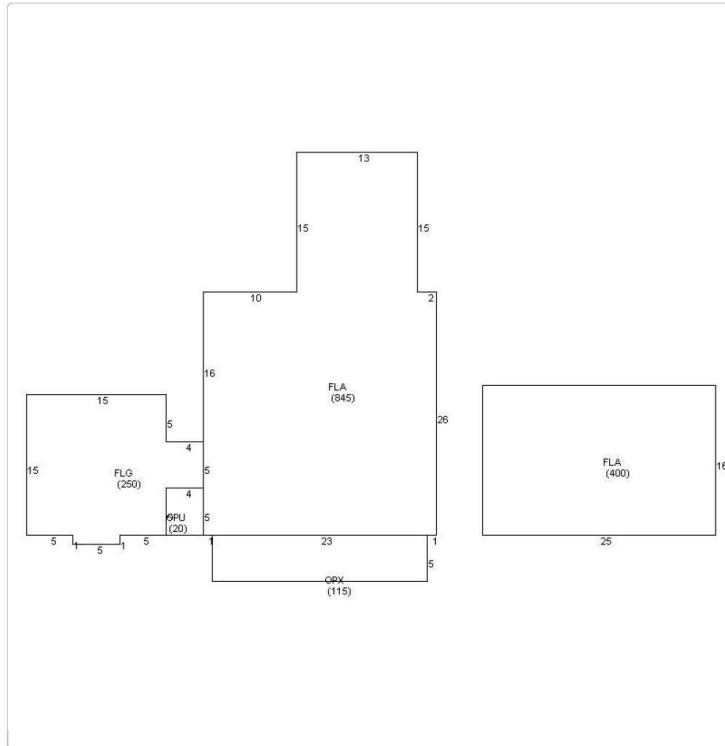
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-0523	2/16/2006	12/29/2006	\$2,200	Residential	INSTALL DUCTLESS SPLIT SYSTEM
05-5728	12/22/2005	12/29/2006	\$8,000	Residential	BUILD DECK TO CONNECT POOL TO HOUSE
05-5862	12/19/2005	12/29/2006	\$2,000	Residential	INSTALL V-CRIMP ROOFING
05-5824	12/16/2005	12/29/2006	\$2,500	Residential	PLUMBING
05-5441	12/8/2005	12/29/2006	\$1,500	Residential	WIRE NEW ADDITION
05-3073	8/1/2005	12/29/2006	\$24,000	Residential	BUILD A INGROUND POOL (14x13')
05-3182	7/29/2005	12/29/2006	\$1,200	Residential	HOOK-UP HEAT PUMP
05-1337	5/26/2005	12/29/2006	\$60,000	Residential	BUILD NEW ADDITION 200 SF
02/2816	10/11/2002	10/24/2002	\$1,100	Residential	UPGRADE ELECTRICAL
A944109	12/1/1994	6/1/1995	\$2,700	Residential	WOOD PICKET FENCE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

**2021 Notices Only**

**No data available for the following modules: Exemptions.**

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Last Data Upload: 2/23/2022, 2:29:48 AM

Developed by  
 Schneider  
GEO SPATIAL

Version 2.3.177