

# Historic Architectural Review Commission

## Staff Report Item 14a

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**Meeting Date:** February 24, 2014

**Applicant:** William Shepler, Architect

**Application Number:** H14-01-0231

**Address:** #714 Chapman Lane

**Description of Work:** New one story single back addition with gable end.

**Building Facts:** The house located at #714 Chapman Lane is listed as a contributing resource. The one story frame structure was built ca. 1923. According to the Sanborn maps the house used to have a back sawtooth, but the actual configuration of the back portion of the house differs from what historically used to be.

Staff was not able to find an old photograph of the house.

**Guidelines Cited in Review:** Additions/ alterations and new construction (pages 36-38 a), specifically guidelines 1 through 7 of page 37.

### Staff Analysis

The Certificate of Appropriateness proposes the replacement of an existing attached addition on the back of the main house with a one story frame structure. The new structure will have a front gable roof and it will be lower than the main house. The attached addition will not be visible from the street.

The plans depict the new addition having metal v crimp roofing system, hardi board and batten siding, and aluminum impact windows and doors. The addition will meet actual setbacks and building coverage ratio.

### Consistency with Guidelines

It is staff's opinion that the proposed design is consistent with the guidelines set for additions and alterations. The proposed design is in keeping with the scale, mass and proportions of the existing historic house and its surrounding neighboring structures.

# **Application**

**CITY OF KEY WEST**  
**BUILDING DEPARTMENT**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPLICATION #**            -           

02-03-2014 010231

APPLICATION # \_\_\_\_\_

**OWNER'S NAME:**

JAMES DWINELL

DATE:

2/3/14

**OWNER'S ADDRESS:**

1017 THOMAS ST., KEY WEST

PHONE #:

802-522-2398

**APPLICANT'S NAME:**

WILLIAM SHEPHERD ARCHITECT

**PHONE #:**

305-890-6191

**APPLICANT'S ADDRESS:**

513 FLEMING ST., #14 KEY WEST, FL

**ADDRESS OF CONSTRUCTION:**

714 CHAPMAN LANE, KEY WEST, FL

# OF  
UNITS

1

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK: REPLACE EXISTING NON-HISTORIC SAWTOOTH  
ADDITION WITH NEW GABLE END ADDITION. BOARD & BATTEN  
SIDING.

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083*

[illegible]

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

**Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.**

Date: 2/3/14

**Applicant's Signature:**

With Love

### Required Submittals

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Operator: CHALKER      Type: DP      Drawer: 1  
Date: 2/05/14      Receipt no: 17038  
2014      Staff Use Only  
PT      \* BUILDING PERMITS-NEW  
Date: 1.00      \$100.00  
Trans number:      2993179  
CK CHECK      131      \$100.00  
Staff Approval:  
Trans date: 2/05/14      Time: 17:34:00

Fee Due:\$

**PAST DUE**

# PAST DUE

# HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

House is listed as a contributing resource. The one story  
frame structure was built ca. 1923.

Guidelines for additions/alterations/new construction  
Ordinance for demolition.

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

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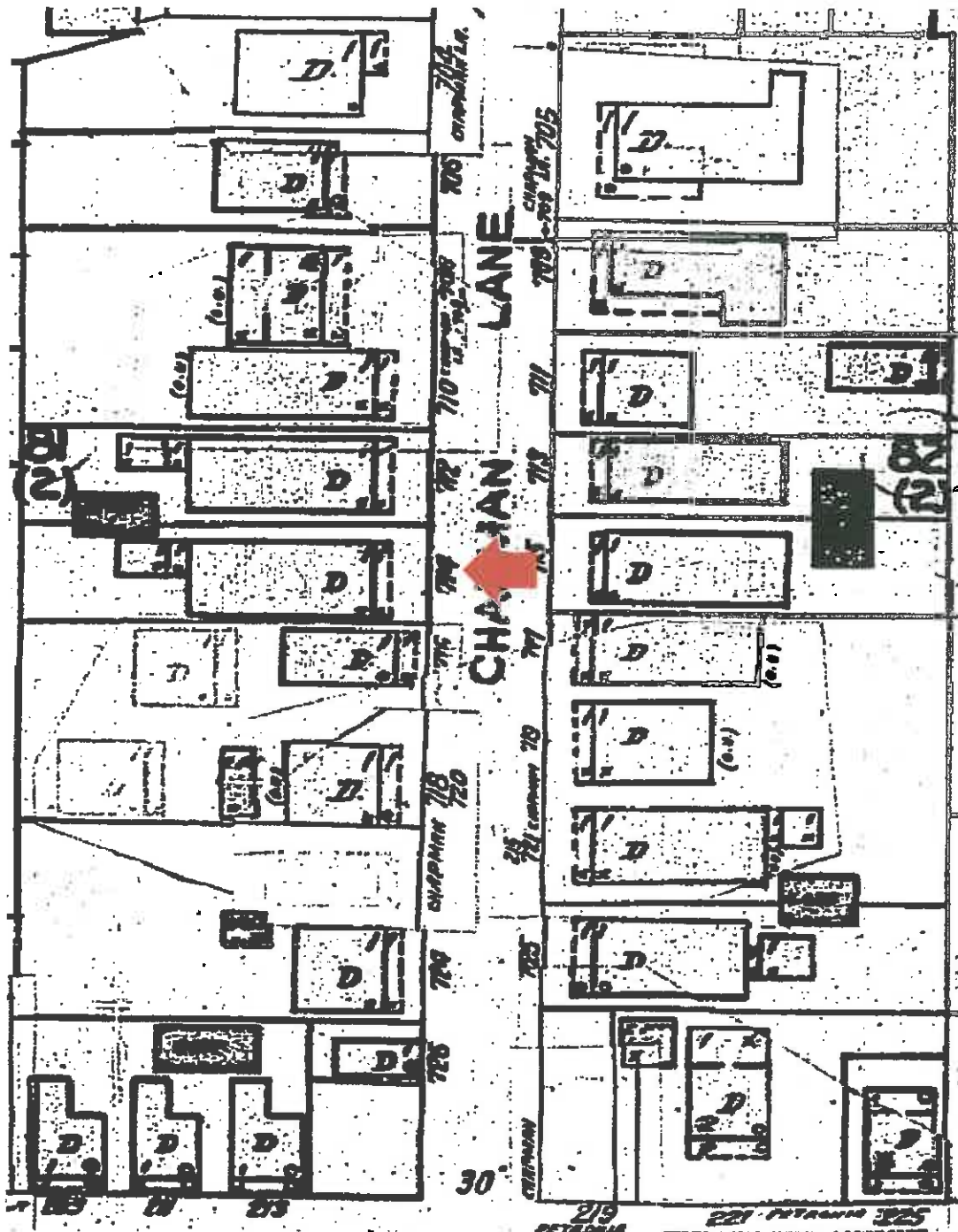
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Date: \_\_\_\_\_

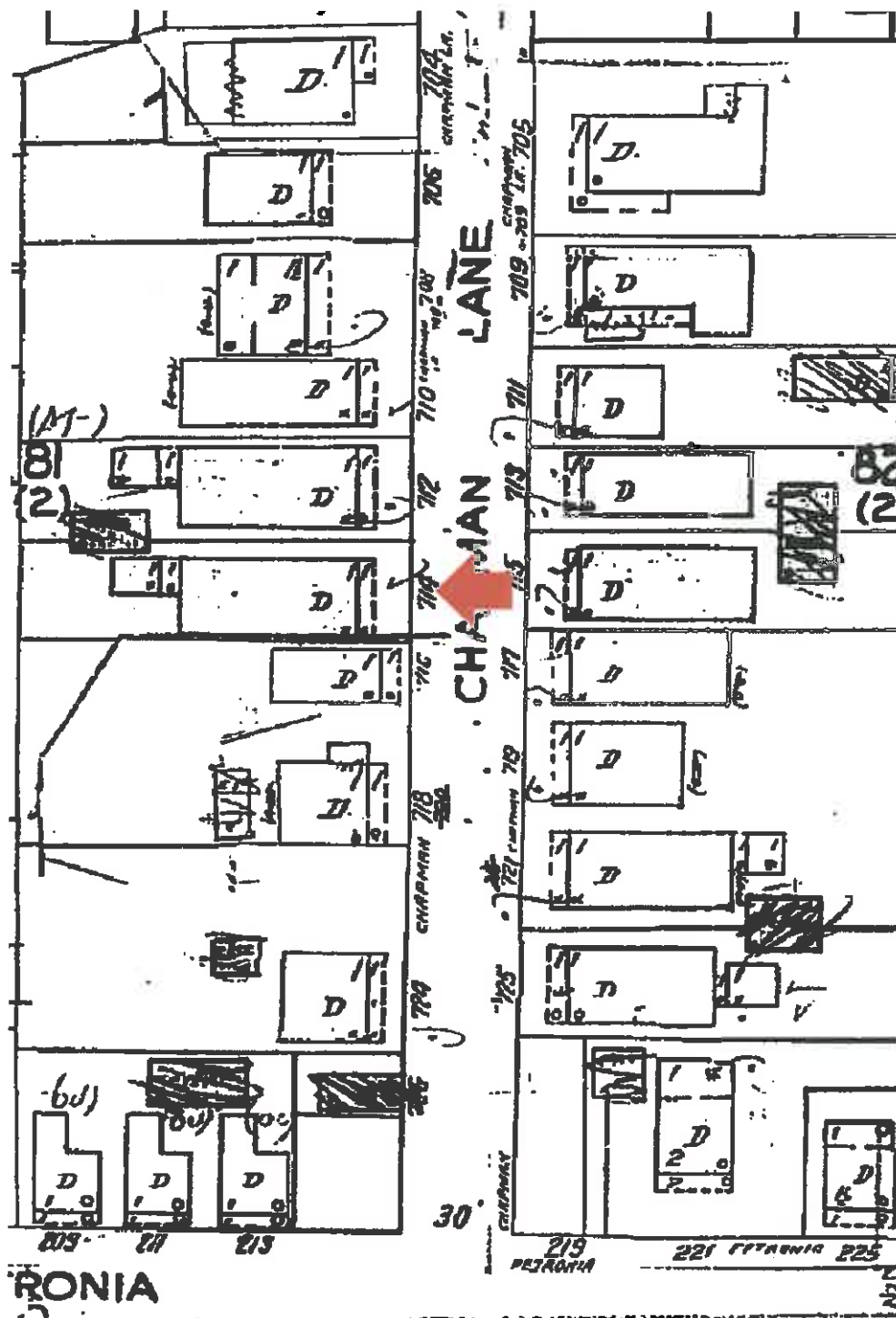
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Sanborn maps**



#714 Chapman Lane Sanborn map 1948



#714 Chapman Lane Sanborn map 1962

## **Project Photos**





714 Chapman Lane - View from across the street



714 Chapman Lane - Rear structure to be removed



Chapman Lane - Looking North towards Angela Street



Chapman Lane - Looking South toward Petronia Street



712 Chapman Lane - Adjacent Property

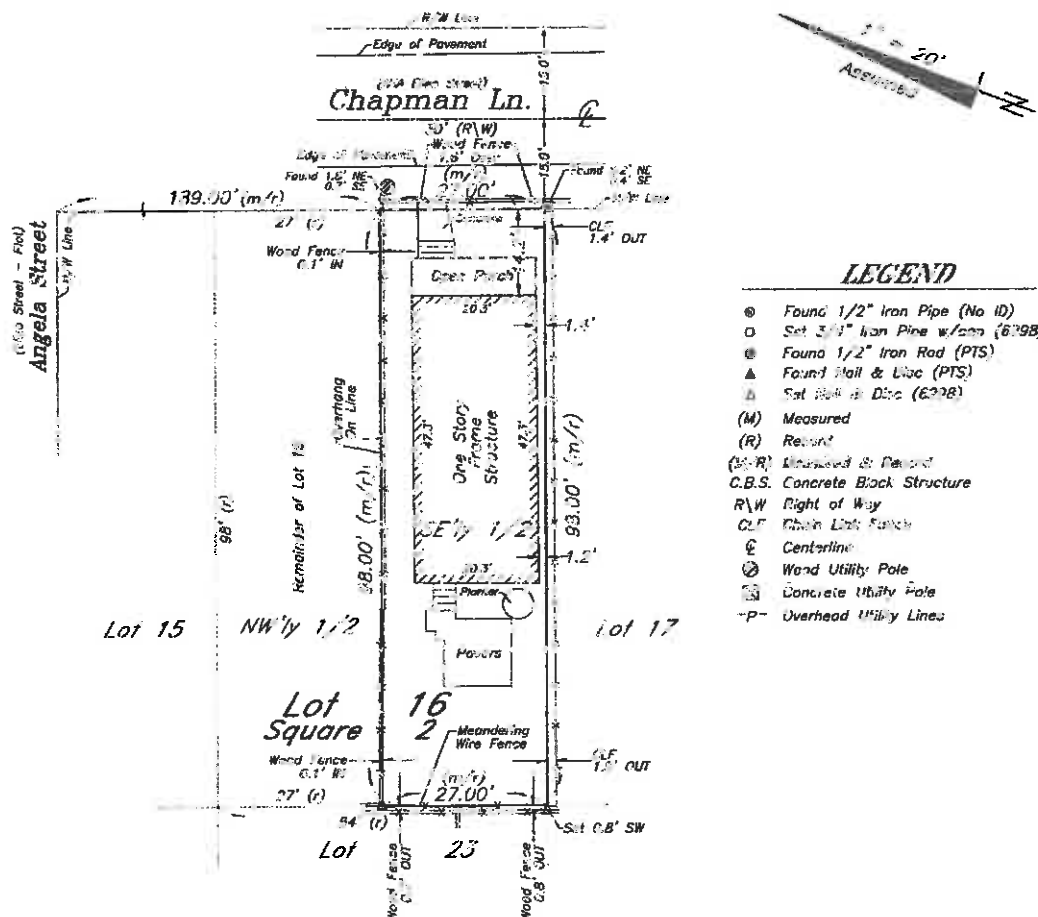


716 Chapman Lane - Adjacent Property

# Survey



# Boundary Survey Map of the SE 1/2 of Lot 16, Square 2, Tract 3 Island of Key West, Florida



## NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 714 Chapman Lane, 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. Date of field work: March 21, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** In the City of Key West, the Southeastly one-half (1/2) of Lot Sixteen (16), Square Two (2), Tract Three (3), reference being had to Tift's map of said city.

**BOUNDARY SURVEY FOR:** James Dwinell;  
Spottswood, Spottswood & Spottswood;  
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

March 25, 2013

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

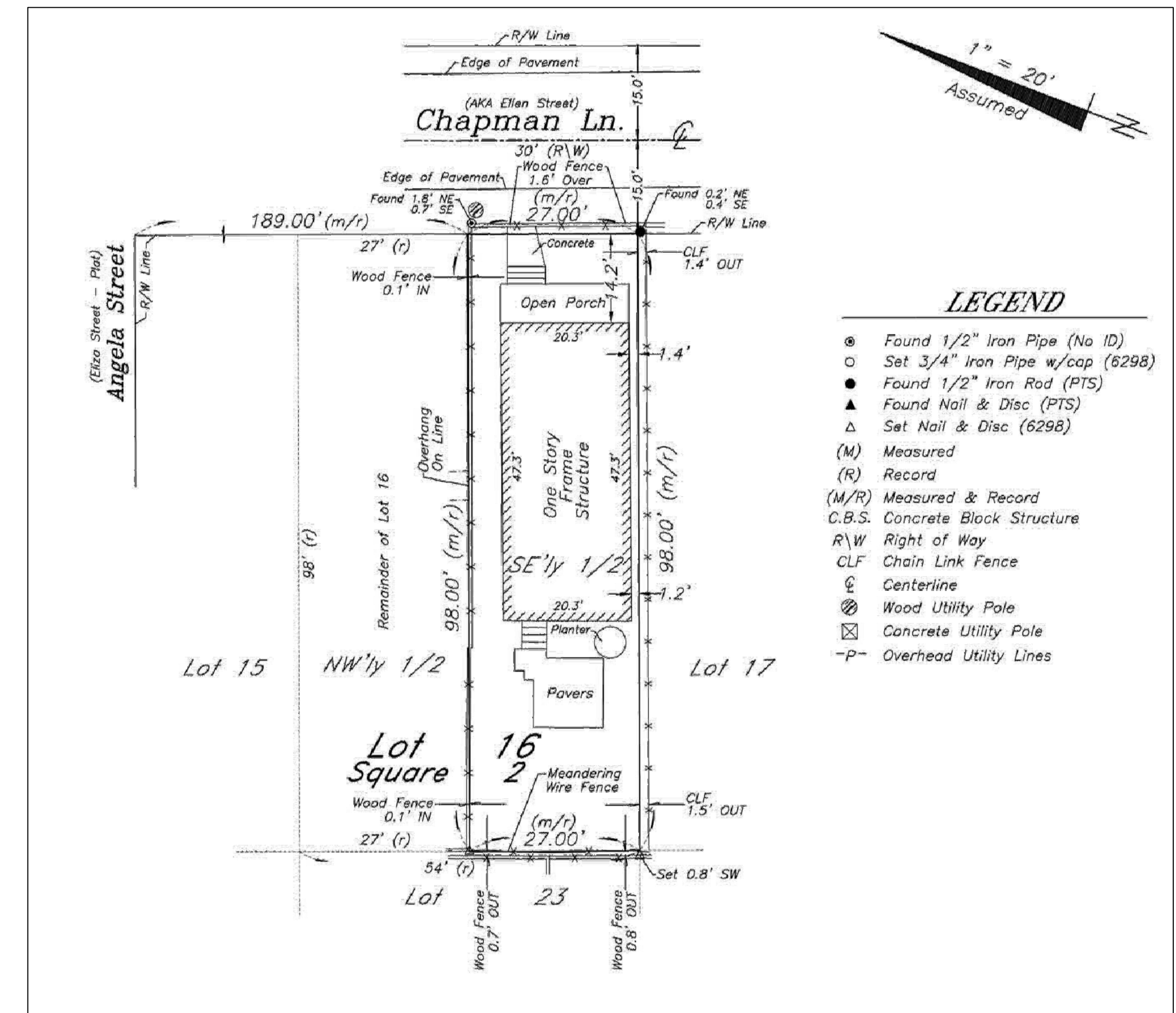


Professional Surveyor & Mapper  
FS# 46896

3430 Duck Ave., Key West, FL 33040  
(305) 286-7473 FAX (305) 296-2244

# **Proposed Plans**

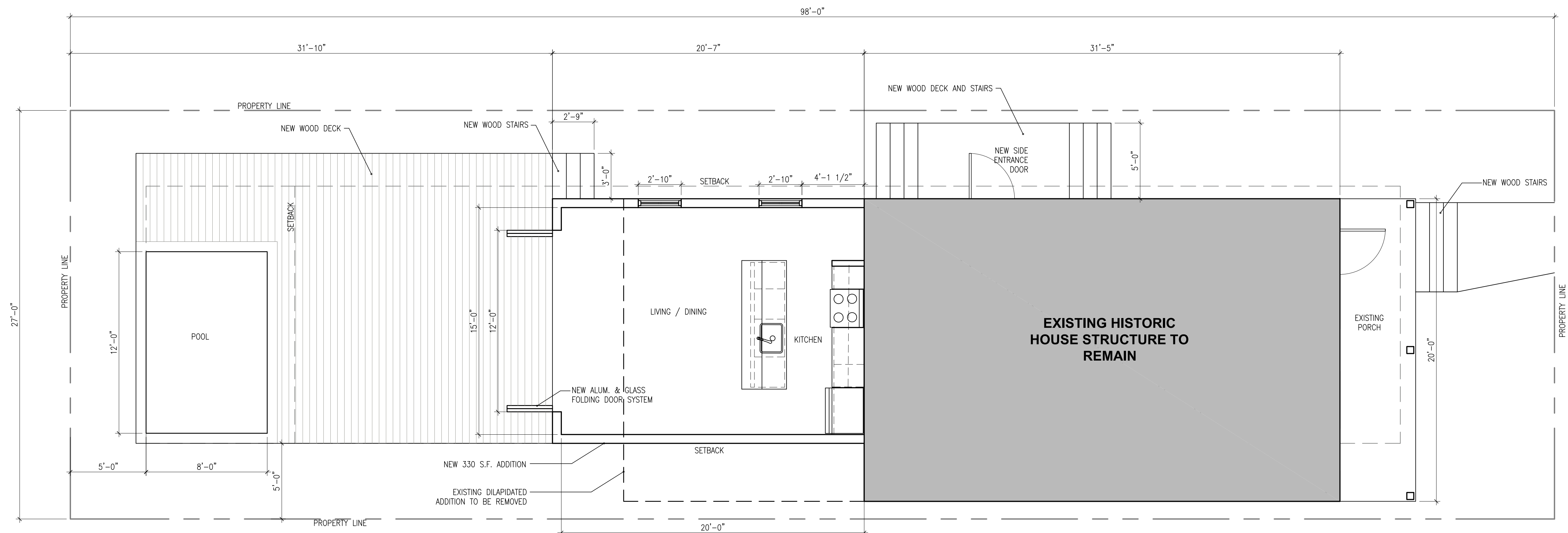
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	28'-7.5"	28'-7.5"	Yes
BUILDING COVERAGE	40%	1,048 s.f. (39.6%)	1,058 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,249 s.f. (47.2%)	1,215 s.f. (45.9%)	Yes
LOT SIZE	Min. 4,000 s.f.	2,646 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	27'	N/A	N/A
LOT DEPTH	Min. 90'	98'	N/A	N/A
FRONT SETBACK	Min. 10'	14'-2"	14'-2"	Yes
SIDE SETBACK	Min. 5'	1-3"	5'-0"	Yes
STREET SIDE SETBACK	Min. 7.5'	N/A	N/A	N/A
REAR SETBACK	Min. 15'	36'-5"	25'-11"	Yes



2  
A2.1

COPY OF SURVEY

SCALE: N.T.S.


$$\frac{1}{\Lambda^2 1}$$

## FIRST FLOOR PLAN - SITE PLAN

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



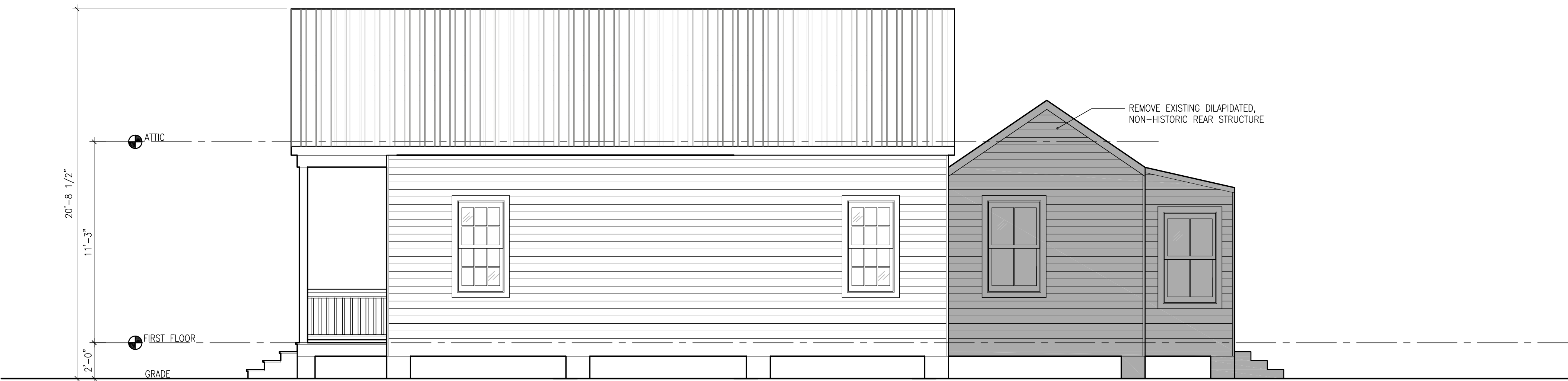
4 SOUTH ELEVATION  
A-3.1 SCALE: 1/4"=1'-0"



2 EAST ELEVATION  
A-3.1 SCALE: 1/4"=1'-0"



3 WEST ELEVATION  
A-3.1 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION  
A-3.1 SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. SUBMISSION - 2014.2.3

**714 CHAPMAN LANE**  
KEY WEST, FL  
REAR ADDITION

Drawing Size: 24x36  
Project #: 13032

Title:  
**EXISTING ELEVATIONS**

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

**AE-3.1**

Date: - JANUARY 23, 2014  
©2014 by William Shepler Architect



Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION - 2014.2.3

**714 CHAPMAN LANE**  
KEY WEST, FL  
**REAR ADDITION**

Drawing Size  
24x36

Project #:  
13032

Title:

**PROPOSED  
ELEVATIONS**

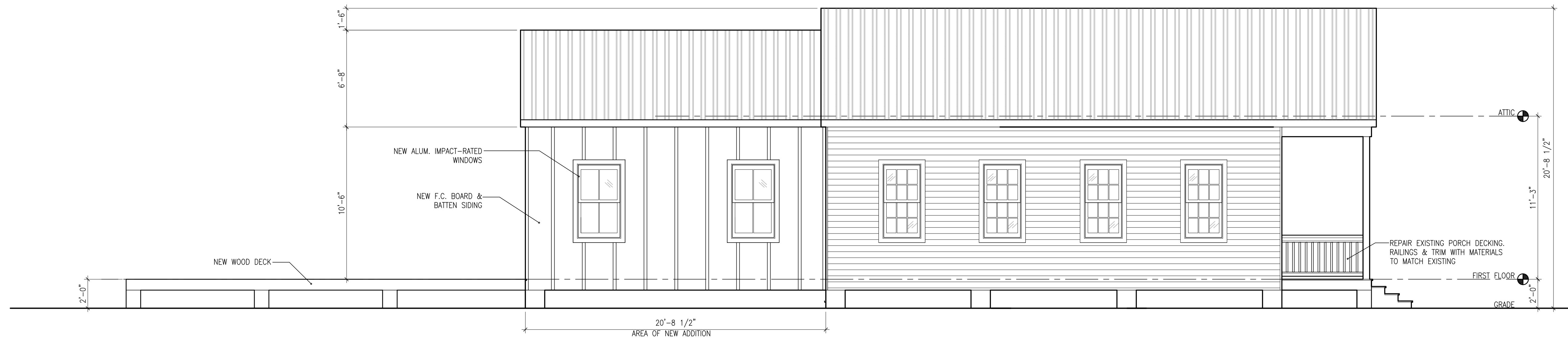
SCALE: 1/4" = 1'-0"

Sheet Number:

**A-3.1**

Date: - JANUARY 23, 2014

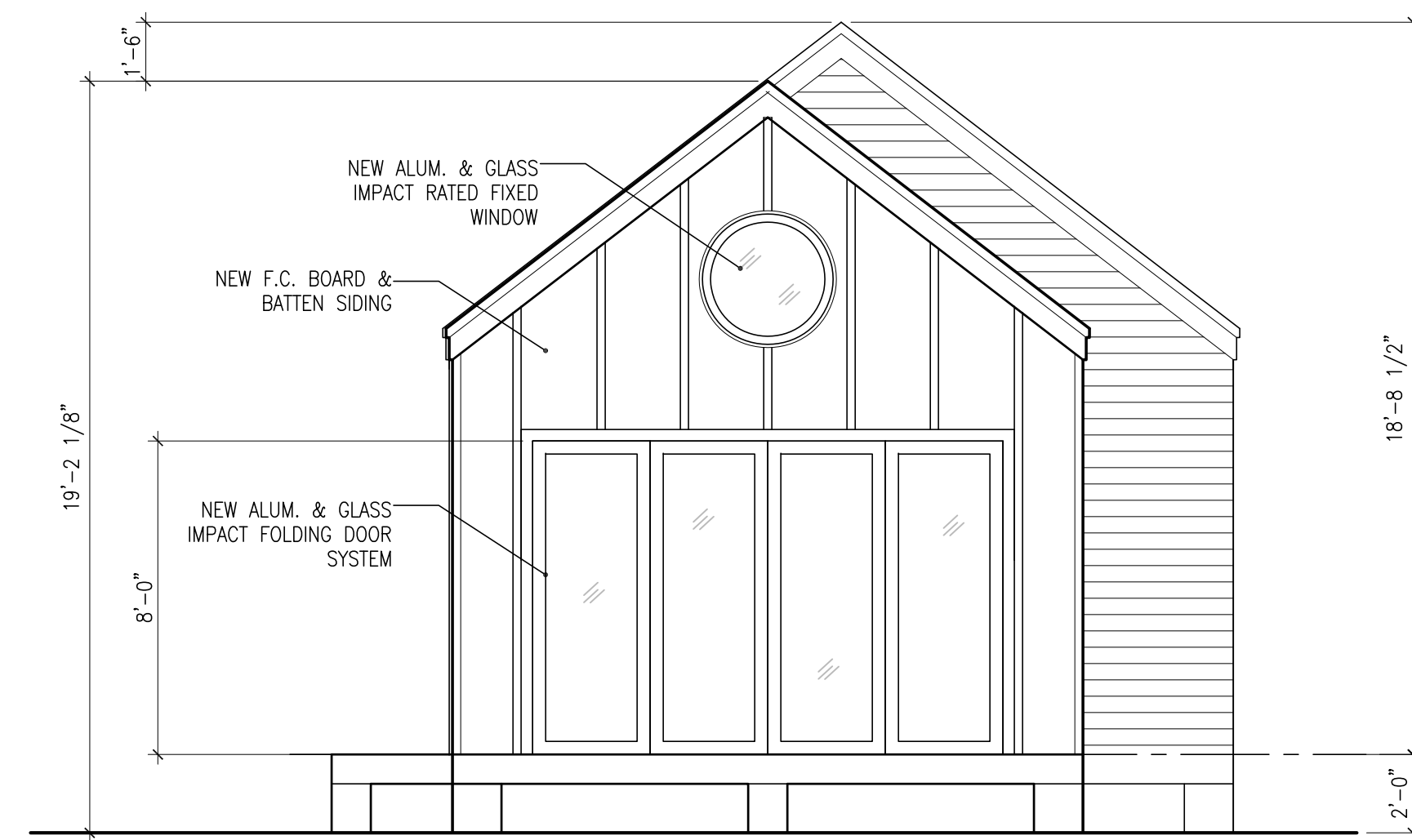
©2014 by William Shepler Architect



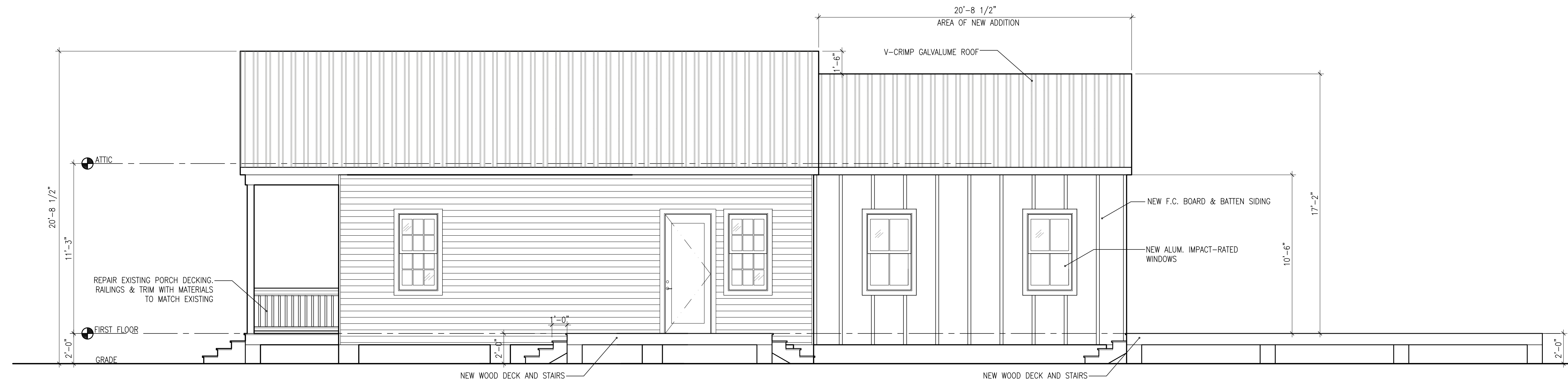
**4 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



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



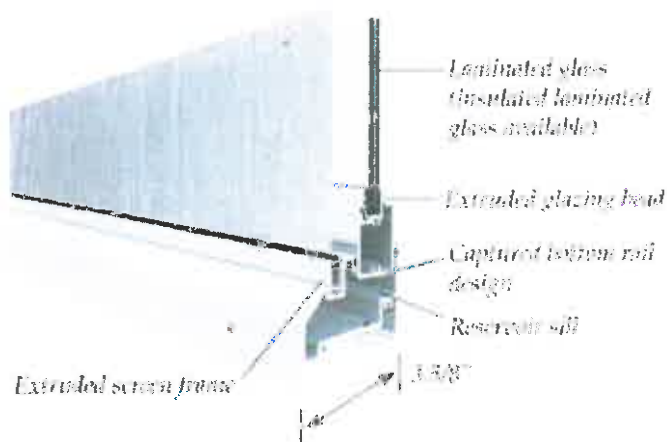
**3 WEST ELEVATION**  
SCALE: 1/4"=1'-0"



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

## 360 SINGLE HUNG WINDOW

Industry leading single hung with design pressures up to +100/-210 PSF, available up to 42x120 or 54x96. Ogee glazing beads and muntins and standard stainless steel assembly screws.



### Available Finishes

White, Bronze, Bone White Kynar or equivalent, Class I Clear Anodized, Aspen Wood Grain Finishes, Custom Colors.

### Standard Glass Colors

Clear, Gray, Dark Gray (Turtle Code), Bronze, Solexia Green, Azuria Blue, White Interlayer, Mist (Pattern 62), Rain

### Glass Types

- 5/16" Laminated
- 7/16" Laminated
- 13/16" Insulated Laminated

### Glass Coatings

- Energy Efficient LoE Coatings

### Standard Hardware

- Pair of CGI egress self closing locks (sill mounted). Note: one lock used on windows 28" wide or less.
- Pair of concealed balances.
- CGI Patented Carrier Slide System.

### Standard Features

- Extruded screen frame with Super-View™ screen with fiberglass mesh
- Extruded snap on glazing beads
- Stainless steel assembly screws
- Double and triple Weatherstripping
- Standard 12 PSF water sill
- Balance covers and screen pocket covers

### Optional Items

- Small missile impact resistant option
- 15 PSF waterbar adapter
- Sweep lock, keeper and lift/pull (available for 5/16" glass only)
- Clipless mullions
- Oriel / Proview (uneven size vent available)
- Extruded double applied 1" colonial muntins (in standard or custom grids) with Ogee glazing beads only (not applicable with insulated glass)
- Muntin grids inside insulated glass (IGCs)







# SUPERIOR BY DESIGN.

EURO-C3 ALUMINUM FOLDING DOOR SYSTEM

Approved for use in Miami-Dade MH12 Zones  
Florida Building Code Approved Product  
Approval FL 15472  
[www.euro-wall.com](http://www.euro-wall.com)

**euro-wall**<sup>®</sup>

888.988.EURO (3676)

# SPECIFICATIONS

## EURO-C3 EXTERIOR ALUMINUM FOLDING DOOR SYSTEM

### Maximum / Minimum Specifications

Max Panel Weight:	240 lbs each panel
Min Panel Width:	18"
Max Panel Width:	40"
Min Panel Height:	32"
Max Panel Height:	120"
Door Thickness:	2-1/4"
Max # of Panels:	Unlimited

**NOTE:** When using maximum panel width & height 40" x 120" panel may exceed maximum panel weight of 240 lbs. Calculated weight check should be done.

### Euro-C3 Extrusions:

Extruded Aluminum 6063-T5.

### Euro-C3 Extrusion Finishes:

1. a) Clear & b) Bronze anodized Class 1.
2. a) Standard Mill Finish available for custom colors from Euro-Wall.
3. a) White and bronze Kynar Coat finish: D2000-AAMA 2605.
4. a) Custom Powder Coat finishes available D3000-AAMA 2604 and 2605.
5. a) Wood Grain finishes (custom): AAMA 2694.

### Euro-C3 Hardware:

Stainless Steel (316SS) Components with Aluminum hinges.

### Euro-C3 Twinpoint Hardware:

Stainless Steel (304SS) & Aluminum Components.

### Euro-C3 Lever Lock Sets:

P-2 Sets Powder Coat over Brass.

### Euro-DSD Multi-point Door Locks:

Faceplate, latch and hooks are 304SS.

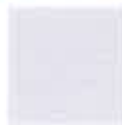
### Euro-Wall 10 Year Warranty

Euro-Wall offers a complete 10 Year Warranty. Component deletions and/or substitutions are strictly prohibited. Warranty is void if system has missing or substitute products. Please refer to [www.euro-wall.com/](http://www.euro-wall.com/) for our full warranty information, terms & conditions, returns & allowances, claims policy, and other general information.

WARRANTY

### 3 STANDARD FRAME & DOOR PANEL FINISHES

White



Clear



Bronze

- Anodized, Powder Coat or Kynar® are available
- 40 Custom Wood Grain finishes available (not shown)
- 30 Solid Colors: Custom powder coat finishes available (not shown)
- 40 Metallic Custom Powder coat finishes available (not shown)

**NOTE:** The colors shown in this brochure give only an approximation of color and finish. Actual colors and finishes may vary.

# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE STORY BACK ADDITION WITH GABLE END.  
DEMOLITION OF ONE STORY SAWTOOTH BACK ADDITION.**

**FOR: 714 CHAPMAN LANE**

**Applicant - William Shepler**

**Application # H14-01-0231**

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 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

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

# **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

The offices of the Property Appraiser will be closed Monday February 17th in observance of Presidents' Day. Our offices will re-open Tuesday at 8am.

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

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**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 8641150 Parcel ID: 00013650-000100**

### Ownership Details

Mailing Address:  
DWINELL JAMES  
1017 THOMAS ST  
KEY WEST, FL 33040-7567

### Property Details

PC Code: 01 - SINGLE FAMILY  
Millage Group: 11KW  
Affordable Housing: No  
Section-Township-Range: 06-68-25  
Property Location: 714 CHAPMAN LN KEY WEST  
Legal Description: KW SELY 1/2 OF LT 16 SQR 2 TR 3 OR868-472 OR899-782/AFF OR1783-1078/79ORD OR2049-2089/90P/R OR2159-182 OR2629-2254/63





Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	27	98	2,642.00 SF

Number of Buildings: 1  
Number of Commercial Buildings: 0

Total Living Area: 940  
Year Built: 1923

## Building 1 Details

Building Type R1  
Effective Age 24  
Year Built 1923  
Functional Obs 0

Condition G  
Perimeter 134  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 31  
Grnd Floor Area 940

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

Roof Type GABLE/HIP  
Heat 1 NONE  
Heat Src 1 NONE

Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 2

### Extra Features:

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 0

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1983	N N	0.00	0.00	940
2	OPF	12:ABOVE AVERAGE WOOD	1	1983	N N	0.00	0.00	120

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	625 SF	125	5	1994	1995	2	30
2	PT3:PATIO	16 SF	0	0	1959	1960	1	50

**Appraiser Notes**

2013-01-15 MLS \$425,000 2/1 TUCKED AWAY ON A LOVELY LANE IN OLD TOWN SITS THIS COZY KEY WEST COTTAGE. SPACIOUS PORCH IN THE FRONT. REAR OF THE HOUSE OPENS TO A HUGE PRIVATE DECK. PLENTY OF SPACE FOR A POOL. RELAX IN THE PRIVATE SETTING AND ENJOY THE CONVENIENCE TO ALL THAT OLD TOWN HAS TO OFFER

2010-09-12 MLS \$735,500 3/1 QUIET AND QUAINT OLD TOWN LANE. LARGE FENCED BACK YARD, SIT ON THE FRONT PORCH AND CHAT WITH THE NEIGHBORS. GOOD RENTAL HISTORY

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 13-1155	03/27/2013		100	Residential	BUILD TRADITIONAL HAND RAIL ON FRONT AND REAR PORCH.
1 13-1156	03/27/2013		100	Residential	REPAIR/REPLACE 5 WINDOWS IN FROM OF THE HOUSE AND REPLACE KITCHEN CABINETS
1 B932887	10/01/1993	12/01/1994	800		REPAIRS
1 B950765	03/01/1995	11/01/1995	500		125 L.F. WOOD FENCE
1 0000147	01/18/2000	07/13/2000	900		ELECTRIC
1 0001010	05/01/2000	07/13/2000	700		HANDRAILS ON PORCH
1 0001378	05/25/2000	07/13/2000	4,000		REPLACE 5 WINDOWS

**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
2013	88,806	913	198,209	287,928	237,295	0	287,928
2012	91,206	979	123,538	215,723	215,723	0	215,723
2011	92,406	1,066	125,508	218,980	218,980	0	218,980
2010	97,206	1,132	138,469	236,807	236,807	0	236,807
2009	109,457	1,197	184,626	295,280	295,280	0	295,280
2008	100,706	1,285	262,839	364,830	364,830	0	364,830
2007	138,821	1,351	311,756	451,928	451,928	0	451,928
2006	371,512	1,416	224,570	597,498	597,498	0	597,498
2005	301,814	1,504	187,582	490,900	490,900	0	490,900
2004	205,283	1,570	179,656	386,509	386,509	0	386,509
2003	166,050	1,635	63,408	231,093	231,093	0	231,093
2002	135,636	1,723	42,272	179,631	179,631	0	179,631
2001	117,551	1,788	42,272	161,611	161,611	0	161,611

2000	109,156	1,791	34,346	145,293	145,293	0	145,293
1999	77,834	1,586	34,346	113,766	73,286	25,500	47,786
1998	63,682	1,343	34,346	99,371	72,132	25,500	46,632
1997	63,682	1,386	29,062	94,130	70,927	25,500	45,427
1996	38,917	883	29,062	68,862	68,862	25,500	43,362
1995	43,516	0	29,062	72,578	69,814	25,500	44,314
1994	38,917	0	29,062	67,979	67,979	25,500	42,479
1993	39,053	0	29,062	68,115	68,115	25,500	42,615
1992	39,053	0	29,062	68,115	68,115	25,500	42,615
1991	39,053	0	29,062	68,115	68,115	25,500	42,615
1990	25,628	0	23,118	48,746	48,746	25,500	23,246
1989	21,180	0	22,457	43,637	43,637	25,000	18,637
1988	18,465	0	19,815	38,280	38,280	25,000	13,280
1987	18,230	0	8,587	26,817	26,817	25,000	1,817
1986	18,332	0	7,926	26,258	26,258	25,000	1,258
1985	17,757	0	6,536	24,293	24,293	24,293	0
1984	16,547	0	6,536	23,083	23,083	23,083	0
1983	0	0	6,536	6,536	6,536	6,536	0

### 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
5/17/2013	2629 / 2254	341,500	WD	02
11/1/1982	868 / 472	35,000	WD	Q

This page has been visited 160,405 times.

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