

Historic Architectural Review Commission

Staff Report Item 14b

Meeting Date: February 24, 2014

Applicant: William Shepler, Architect

Application Number: H14-01-0231

Address: #714 Chapman Lane

Description of Work: Demolition of one story sawtooth back addition.

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.

Ordinance and Guidelines Cited in Review: Demolition of non-historic and non-contributing structures, Sec. 102-217 (2) of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of an existing non-historic exterior frame sawtooth located attached to the back of the house. After reviewing the Sanborn maps and the actual survey it is staff's opinion that the existing back structure is not historic.

Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the addition that is proposed to be demolished is not contributing to the house or will be deemed contributing in a near future. The Commission should consider the demolition request since it is consistent with preservation guidelines and with Sec. 102-217 (2) of the Land Development Regulations. If approved, this review will count as the first and only reading for a demolition request.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

03-2014 010231

APPLICATION # _____

OWNER'S NAME: JAMES DWINELL DATE: 2/3/14

OWNER'S ADDRESS: 1017 THOMAS ST., KEY WEST PHONE #: 802-522-2998

APPLICANT'S NAME: WILLIAM SHEPLER 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

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: *William Shepler*

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 |

Open: CHALKER Type: BF Drawn: 1
 Date: 2/06/14 Receipt no: 17639
 2014 1000000 Use Only
 * BUILDING PERMITS-NEW
 PT Date: 1.00 \$100.00
 Trans number: 2993179
 CK CHECK Staff Approval: 171 \$100.00
 Trans date: 2/05/14 Time: 17:34:01
 Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

PAST DUE

PAST DUE

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

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.*

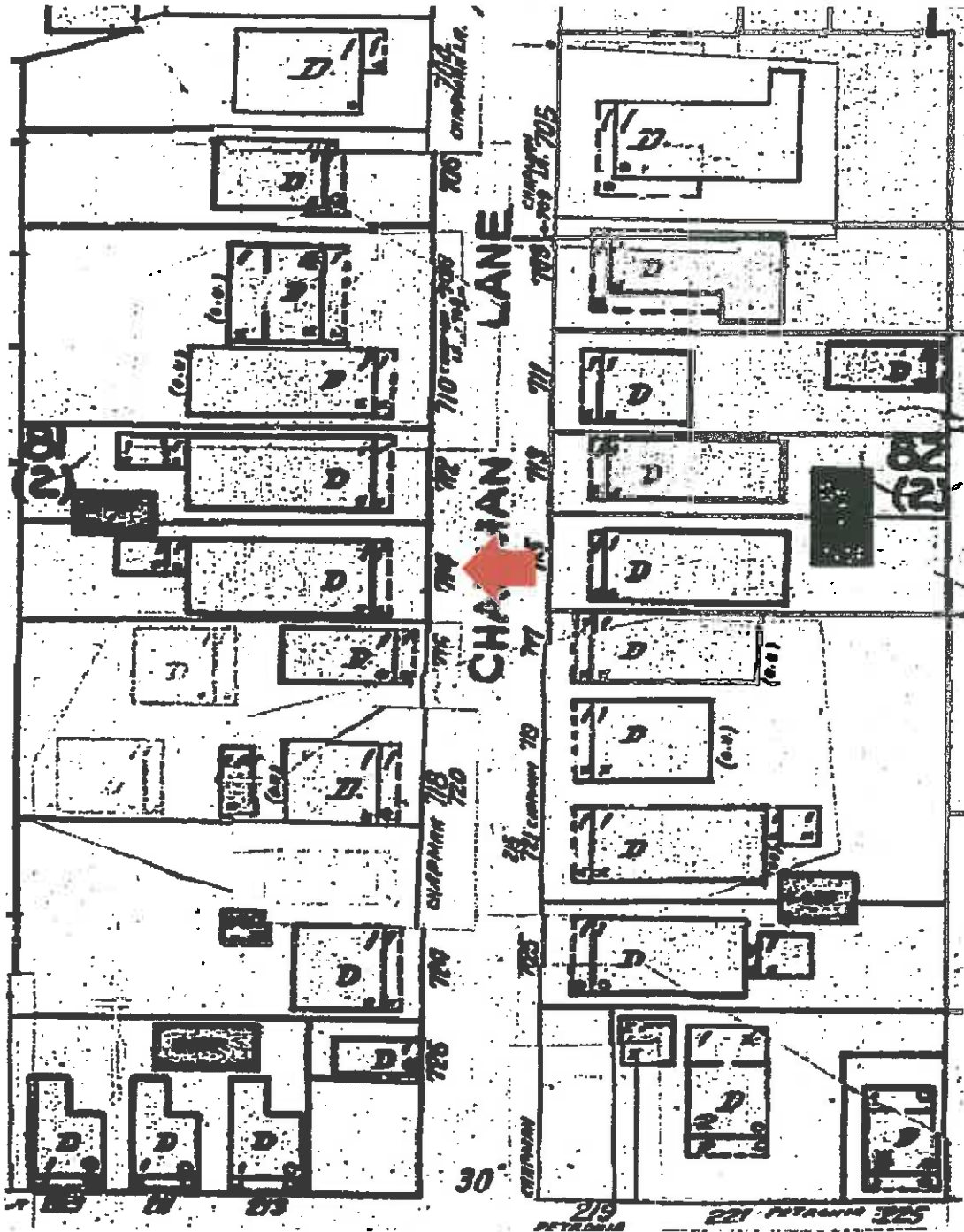
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

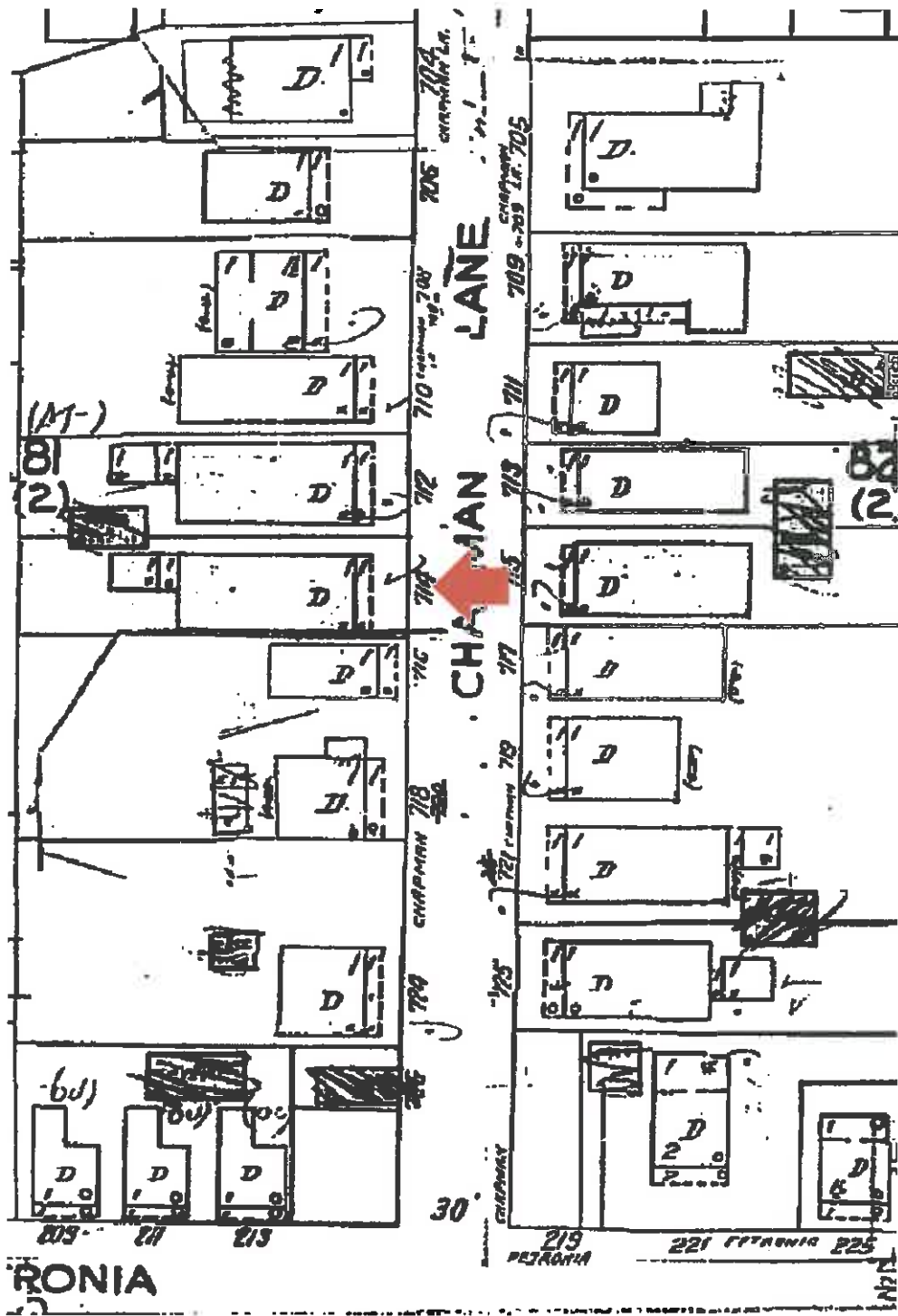
Signature: _____

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



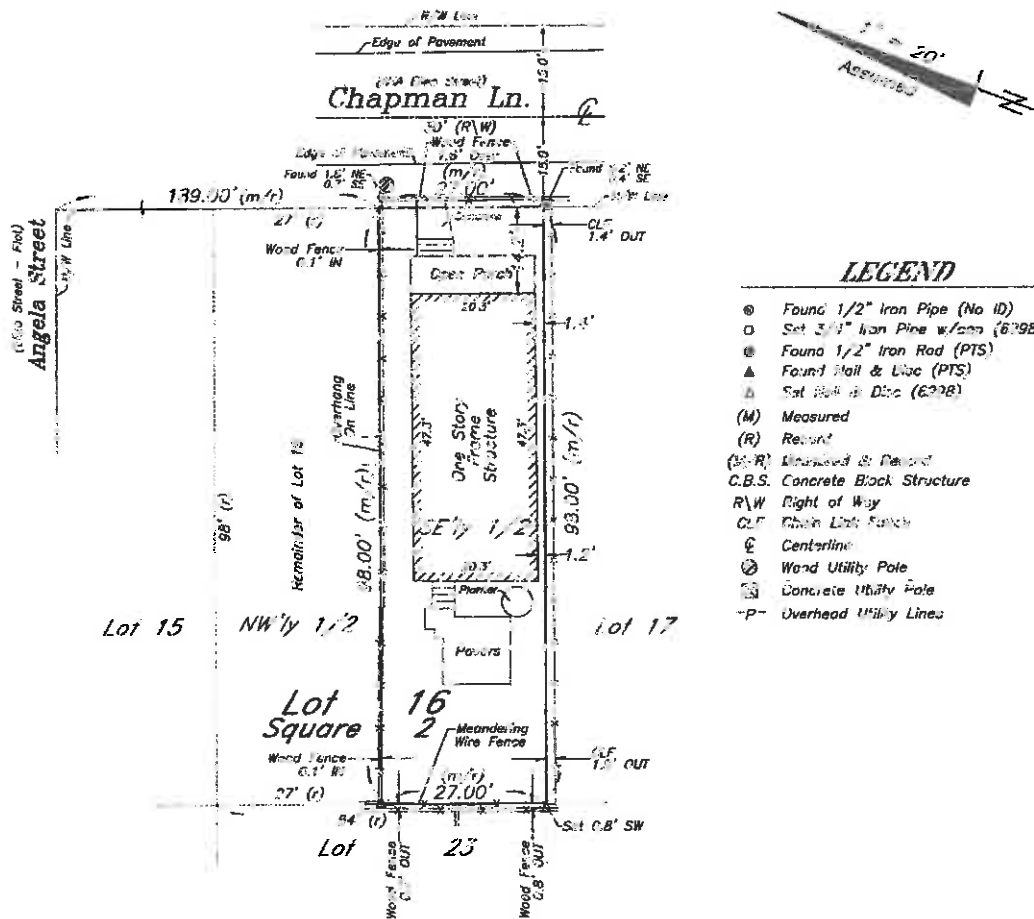
712 Chapman Lane - Adjacent Property



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 end 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.



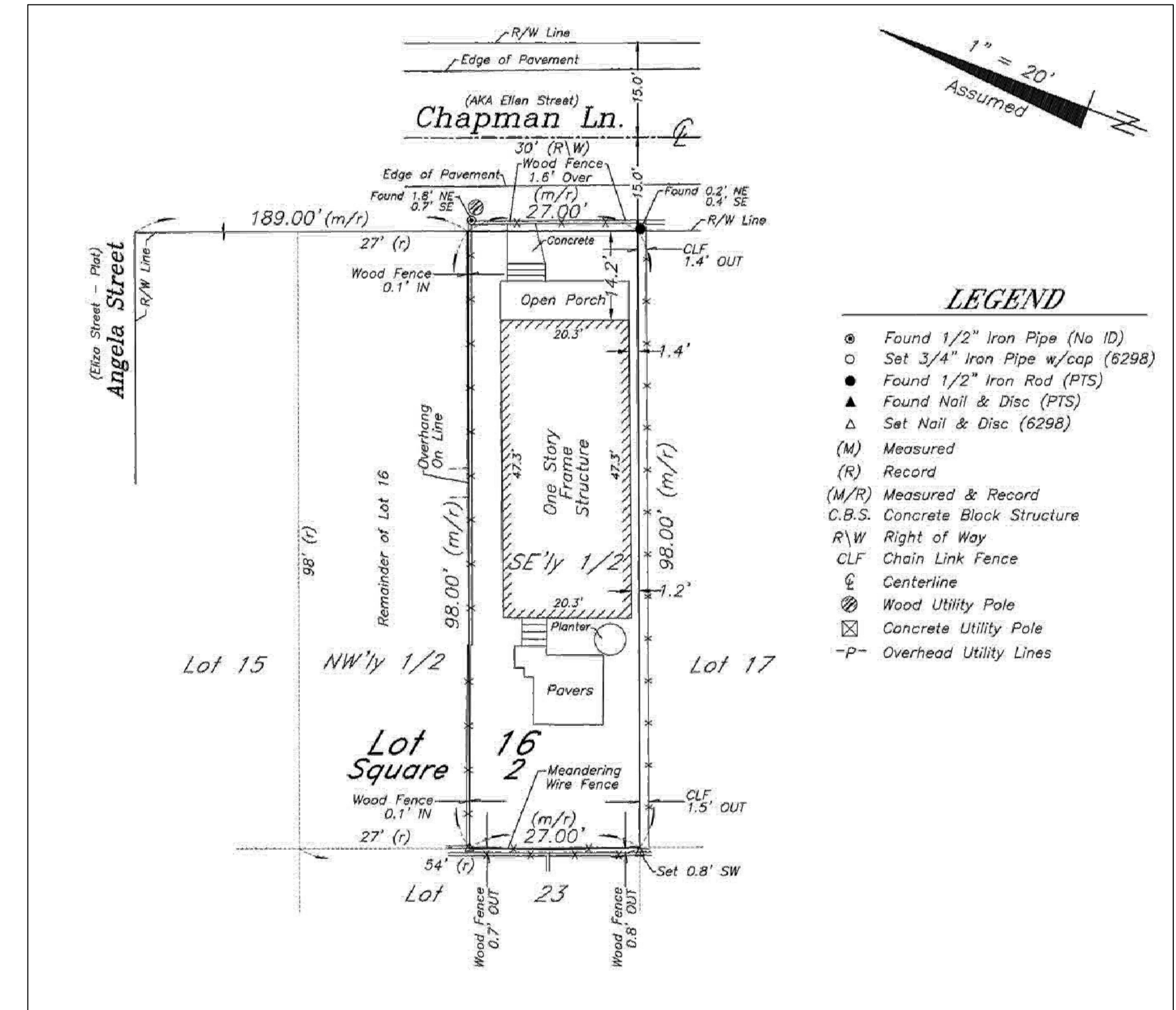
Professional Surveyor & Mapper
FS# 46896

3430 Duck Ave., Key West, FL 33040
(305) 298-7473 FAX (305) 298-2444

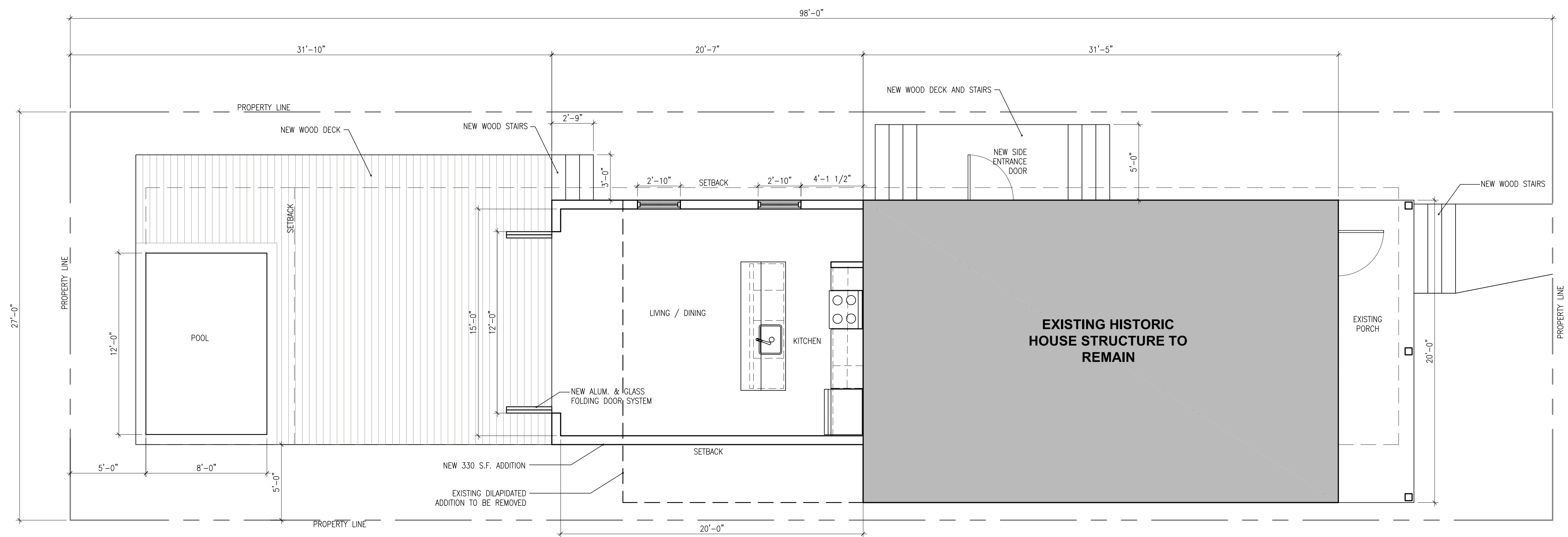
Proposed Plans

SITE CALCULATIONS

| | 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 COPY OF SURVEY
A2.1 SCALE: N.T.S.



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



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



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



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



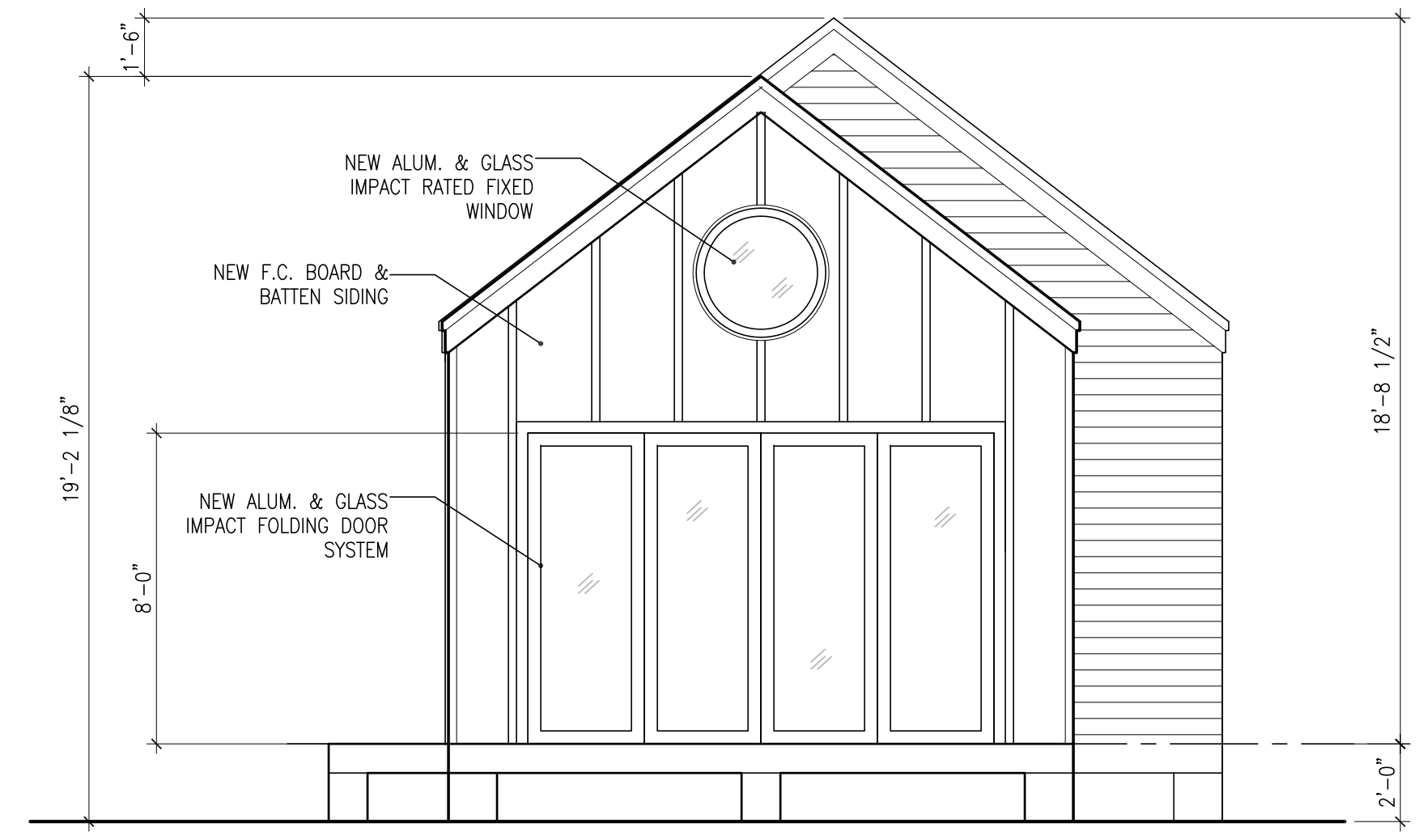
1 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



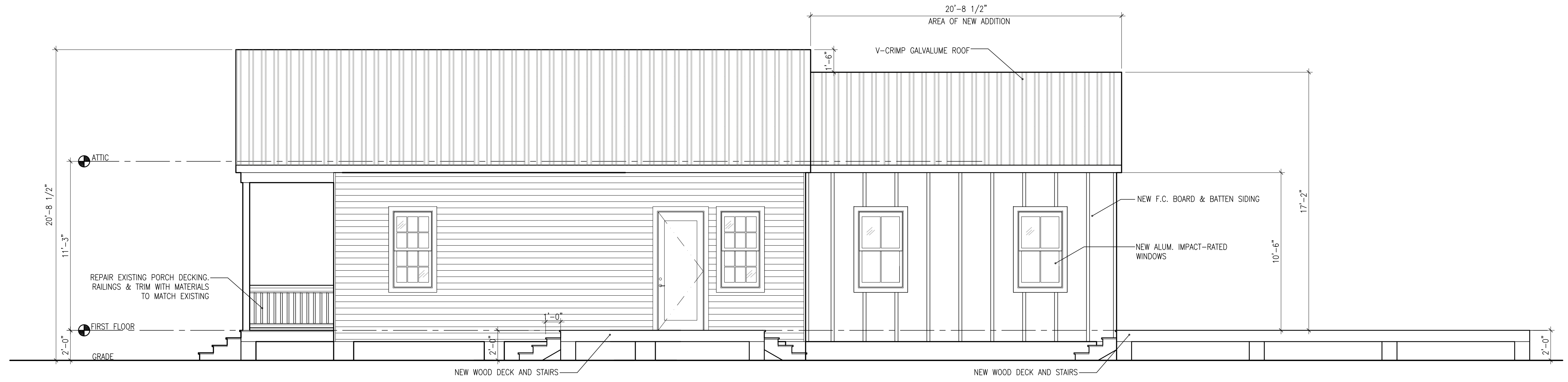
4 SOUTH ELEVATION
A-3.1 SCALE: 1/4"=1'-0"



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



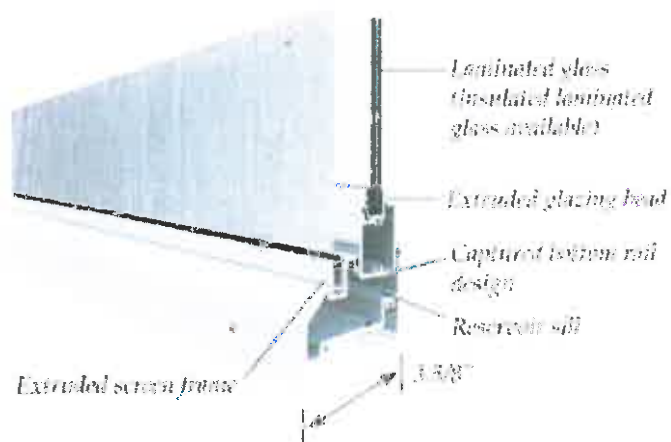
3 WEST ELEVATION
A-3.1 SCALE: 1/4"=1'-0"



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

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
- Ortel/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 M142 Zones
Florida Building Code Approved Product
Approval FL 15472
www.euro-wall.com

euro-wall[®]

888.989.EURO (3876)

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:

F-2 Sets Powder Coat over Brass.

Euro-DSD Multi-point Door Locks:

Faceplate, latch and hooks are 304SS.

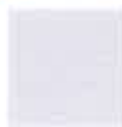
WARRANTY

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/ for our full warranty information, terms & conditions, returns & allowances, claims policy, and other general information.

3 STANDARD FRAME & DOOR PANEL FINISHES

White



Clear



Bronze

- Anodized, Powder Coat or Kynar are available
- 10 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.

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. Results differ with 10.3 or higher

**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

Click Map Image to open interactive viewer



Land Details

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

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 940
Year Built: 1923

Building 1 Details

| | | |
|------------------|----------------|---------------------|
| Building Type R1 | Condition G | Quality Grade 450 |
| Effective Age 24 | Perimeter 134 | Depreciation % 31 |
| Year Built 1923 | Special Arch 0 | Grnd Floor Area 940 |
| Functional Obs 0 | Economic Obs 0 | |

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

| | | |
|---------------------|------------------|-------------------------|
| Roof Type GABLE/HIP | 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 | 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 QUAIN T 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 | Q2 |
| 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