



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: May 24, 2022 – 2nd Reading
April 26, 2022 – Approved 1st Reading
March 22, 2022 – Postponed

Applicant: Reynolds Engineering

Address: #6 Fletchers Lane

Description of Work:

Partial demolition of rear historic sawtooth roof.

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.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-217 (4), demolition for historic or contributing structures of the Land Development Regulations.
- Section 102-218, Criteria for demolitions.

Staff Analysis:

The Certificate of Appropriateness under review proposes the partial demolition of a historic sawtooth roof and the demolition of a non-historic shed roof at the rear. The proposed demolitions would allow for a new shed roof that would extend out from the historic sawtooth. Plans for the new roof are under review as part of this application.

The historic rear sawtooth addition that will be affected by this proposal for demolition was present on the site as far back as 1912, which is evidenced by the Sanborn maps. The non-historic rear shed roof addition that will be affected by this proposal for demolition was built sometime after 1962. Staff created the below overlays of the 1912 and 1962 Sanborn maps (in orange) and a current aerial image of the property:



1912 Sanborn Overlay



1962 Sanborn Overlay

It is staff's opinion that the request for the partial demolition of the roof form of the historic rear sawtooth addition shall be based on the demolition criteria of Chapter 102 Section 218(a) of the LDR's. The criteria state the following;

- a) *The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*
 - (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 criteria of section 102-125(1) through (9).*

The historic rear sawtooth addition does meet some of the criteria in section 102-125 as a whole, but only a portion of the rear side of the gable is proposed for demolition;

The following is the criteria of section 102-125:

- (1) *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;*

Sawtooth additions are very common building forms in the Key West Historic District, and they have been utilized in construction and development throughout the city's history. The revised design of the applicant's proposal will leave the historic ridgeline of the rear sawtooth exposed and would only require partial demolition of the rear side of the gable.

- (2) *Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

Staff has not found that the historic roof form proposed for partial demolition is associated with any significant events that have contributed to local, state, or national history.

- (3) *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;*

As previously stated, a sawtooth roof is a building form that has been utilized in construction and development throughout the city's history. Multiple, side-gabled roof forms, like what exists at the rear of 6 Fletchers Lane, are what characterizes a sawtooth. This revised proposal will leave both historic rear sawtooth roofs as distinguishable elements; one will remain intact, and one will be exposed through its ridgeline. Staff has not found this site to be associated with the life of a person significant in the past.

- (4) *Is not the site of a historic event with a significant effect upon society;*

Staff has not found this site to be associated with any historic events that have had a significant effect upon society.

- (5) *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The historic roof form proposed for partial demolition is not an example of cultural, political, economic, social, or historic heritage of the city.

- (6) *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The sawtooth roof would not be considered to be characteristic of a distinctive architectural style, per se, but it is a distinctive architectural form found throughout the Key West Historic District.

- (7) *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;*

The historic roof form proposed for partial demolition is not part of a square, park or other distinctive area.

- (8) *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; and*

The historic sawtooth roof proposed for partial demolition does not have a unique location or singular physical characteristic, and it does not exemplify the best remaining architectural type in the neighborhood.

- (9) *Has not yielded, and is not likely to yield, information important in history.*

The historic roof form is not likely to yield important historical information.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the second of two required readings for demolition, due to the historic nature of the rear sawtooth addition.

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 AE9	ZONING DISTRICT HMDR	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 Jimreynoldsengeeringservices.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

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 # 2022-0006	INITIAL & DATE 2/18/22 KM
ZONING DISTRICT	BLDG PERMIT #

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

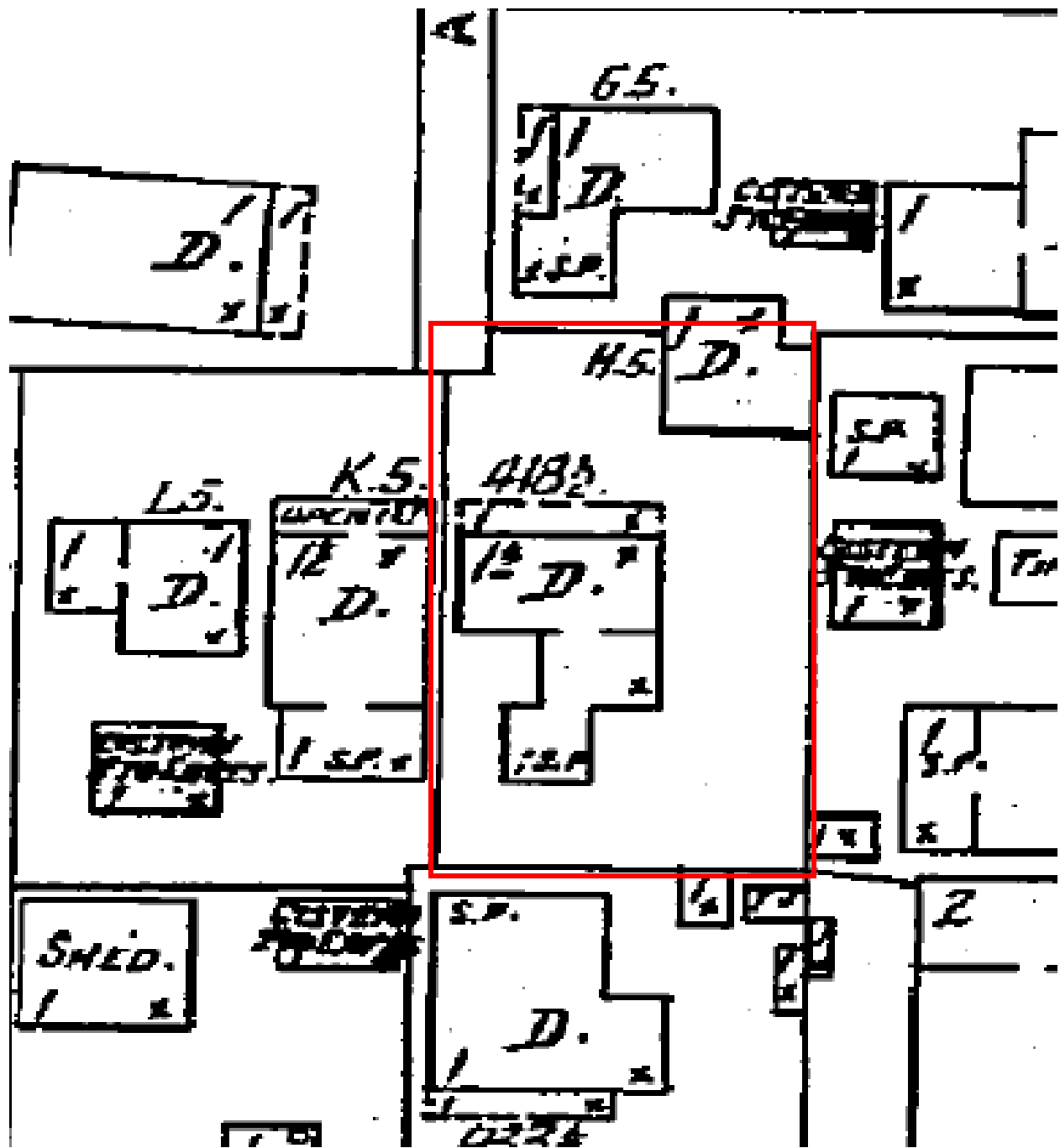
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated 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.

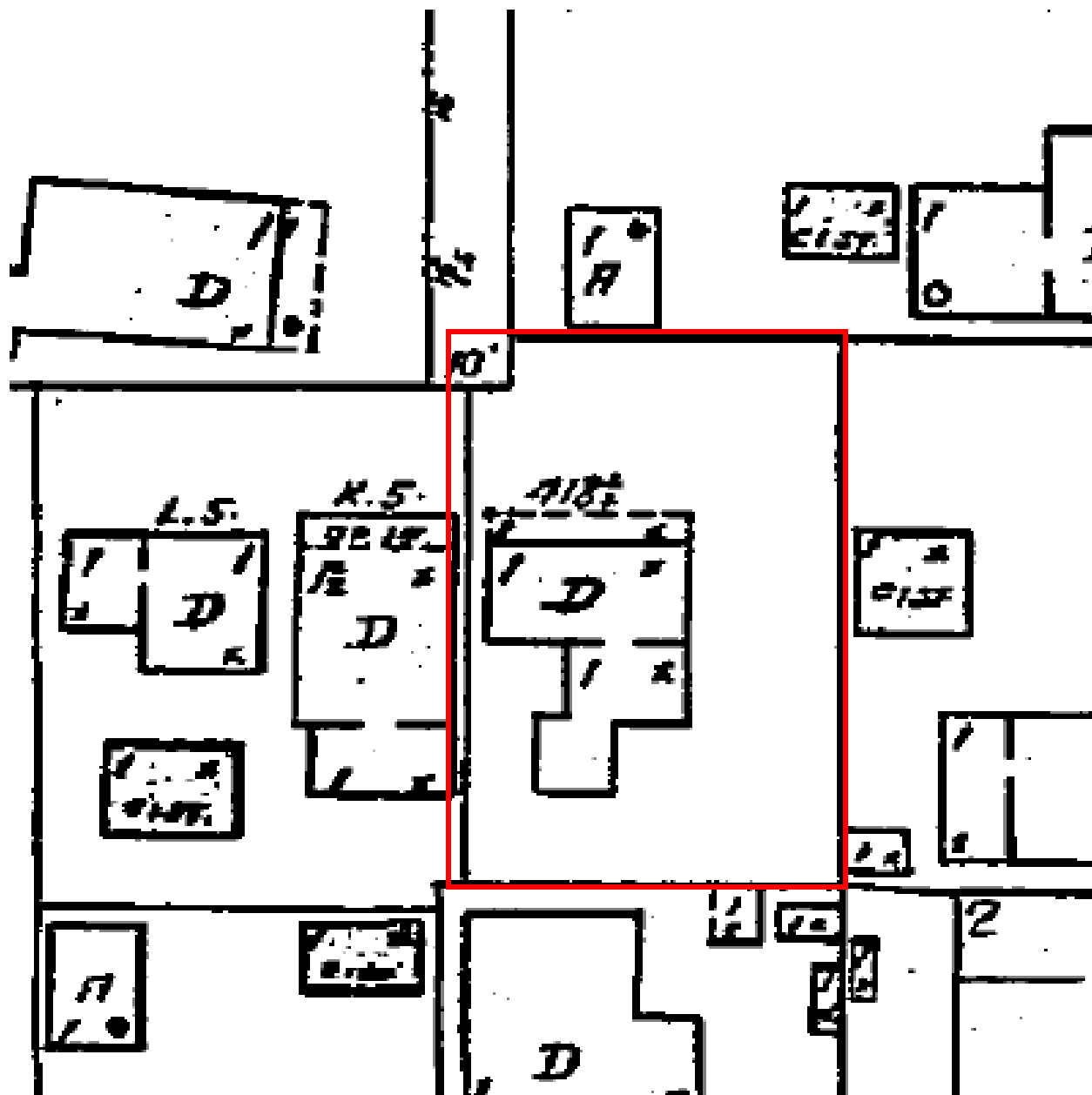
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
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):
(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

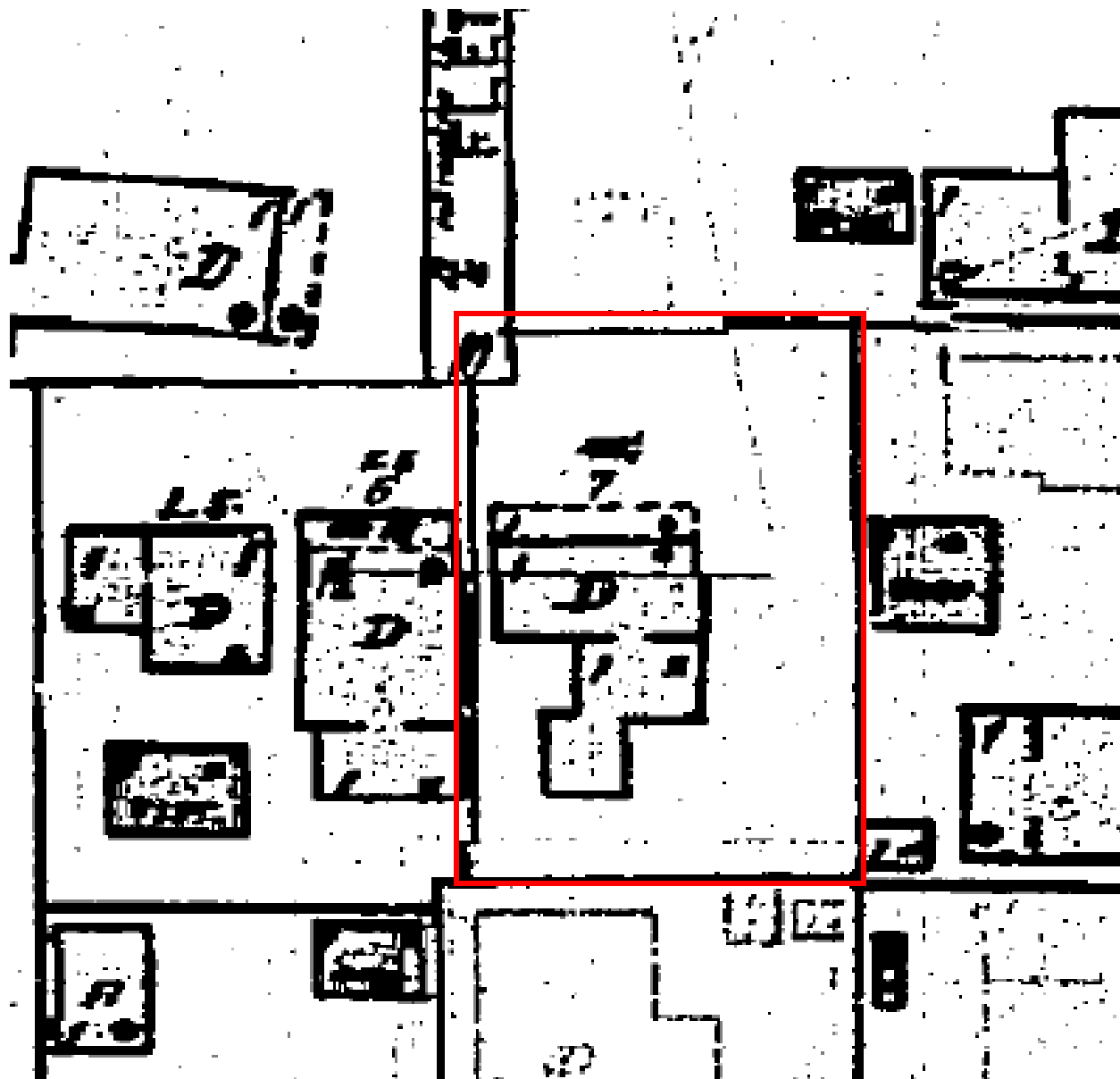
SANBORN MAPS



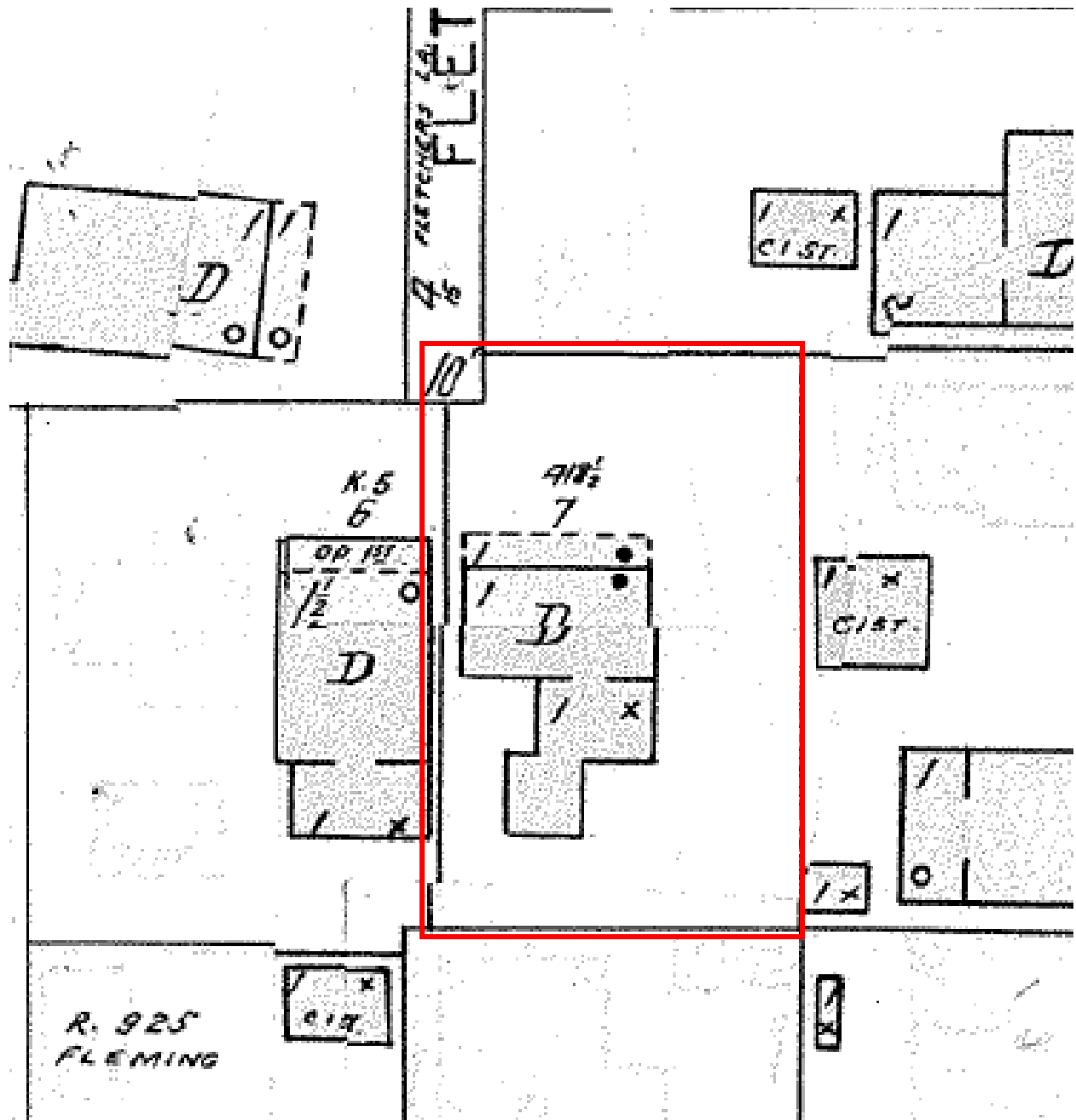
1912 Sanborn map with the property at 6 Fletchers Lane (418½ Amplex Court) indicated in red.



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

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

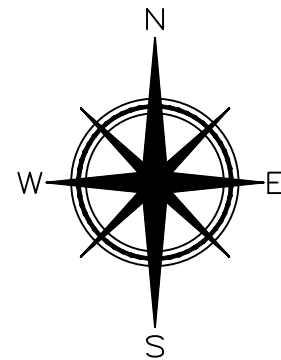
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

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

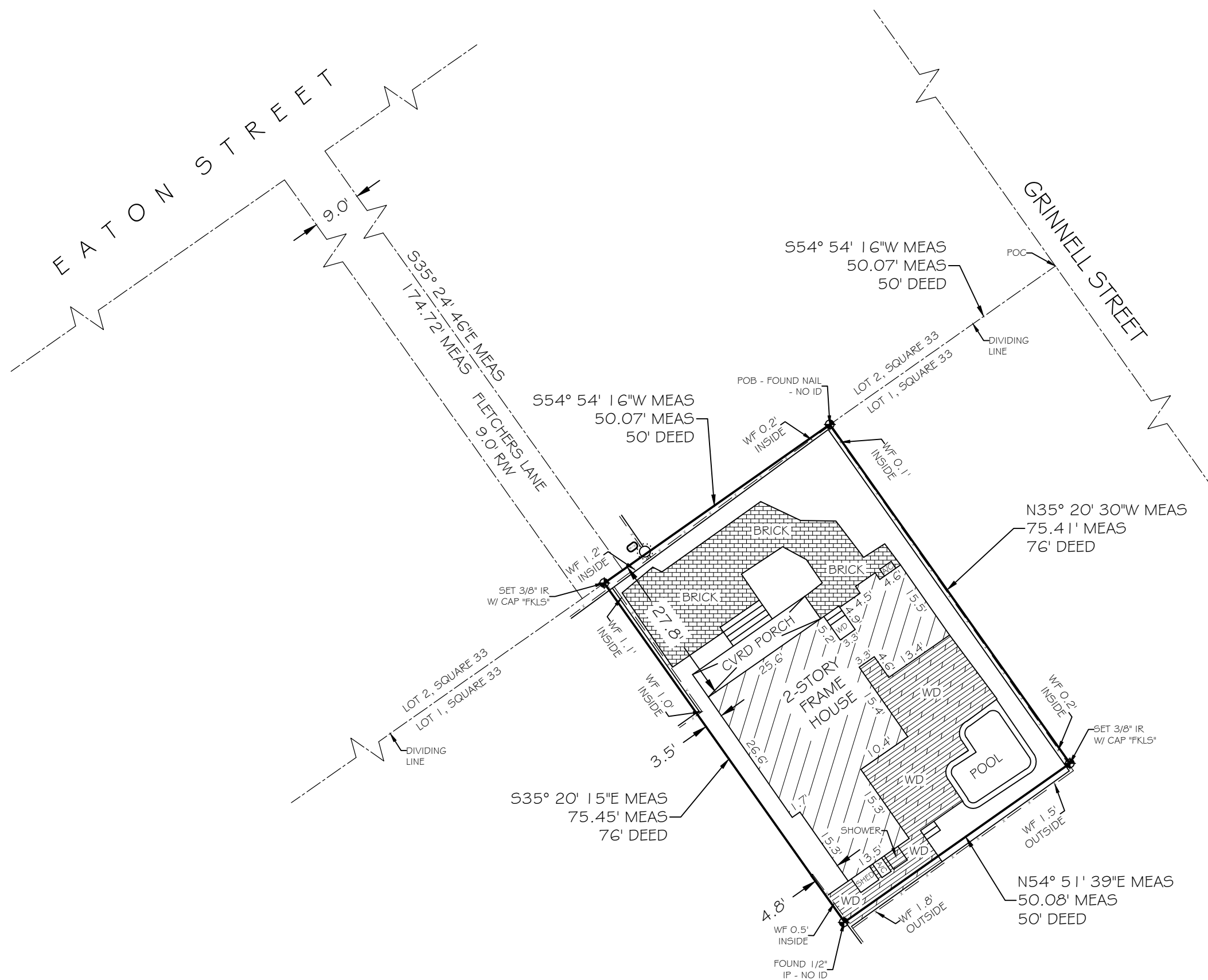
MAP OF BOUNDARY SURVEY



ASSUMED

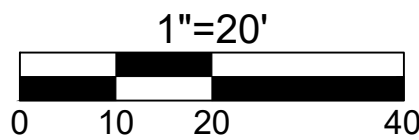


LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGEND

- 0 - WATER METER
- 1 - SANITARY SEWER CLEAN OUT
- 2 - MAILBOX
- 3 - WOOD POWER POLE
- 4 - 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
BO = BLOW OUT
C&G = 2" CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPF = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FI = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HD = HOSE BID
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC
NTS = NOT TO SCALE
OH = OVERHEAD WIRE
OHW = OVERHEAD WIRE
PC = POINT OF CURVE
PE = POOL EQUIPMENT
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TYP = TYPICAL
UR = UNREADABLE
UE = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

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: 02/12/2021

MAP DATE: 03/18/2021

REVISION: 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, FLSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

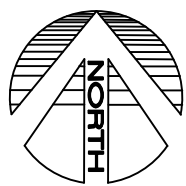


FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSeMail@gmail.com

PROPOSED DESIGN

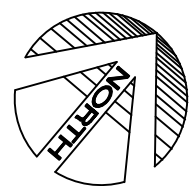
<div>SITE ADDRESS: 6 FLETCHERS LN, KEY WEST, FL 33040 RE: 00005440-000000 ZONING: HMDR FLOOD ZONE: AE9 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05 SECTION/TOWNSHIP/RANGE: 6-68-25 LEGAL DESCRIPTION: KW PT LOT 1 SQR 33 YY-86 SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY TYPE OF CONSTRUCTION: VB BUILDING RISK CATEGORY: 3</div>
<div>DESIGN DATA</div> <div>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</div>
<div>INDEX OF DRAWINGS</div> <div>SHEET CS-1 - SITE PLAN AND SURVEY SHEET A-1 - EXISTING FLOOR PLAN AND ELEVATION SHEET A-2 - PROPOSED FLOOR PLAN AND ELEVATION</div>
<div>SCOPE OF WORK</div> <div>- INTERIOR REMODEL - RAISE REAR ROOF TO PROVIDE HIGHER CEILING HEIGHT</div>



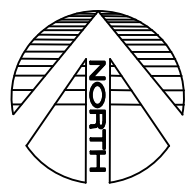
PROJECT DATA						
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00005440-000000					
SETBACKS:						
FRONT	NO CHANGE		22'- 11 3⁄4"		10'	NONE
STREET SIDE	N/A		N/A		7.5'	NONE
EAST SIDE	NO CHANGE		4'- 2 3⁄4"		5'	NONE
WEST SIDE	5'		5'		5'	NONE
REAR	NO CHANGE		4'- 6 3⁄4"		15'	APPROVED
LOT SIZE	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

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

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



SCALE: 1"=10'-0"



SCALE: 1"=10'-0"

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

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

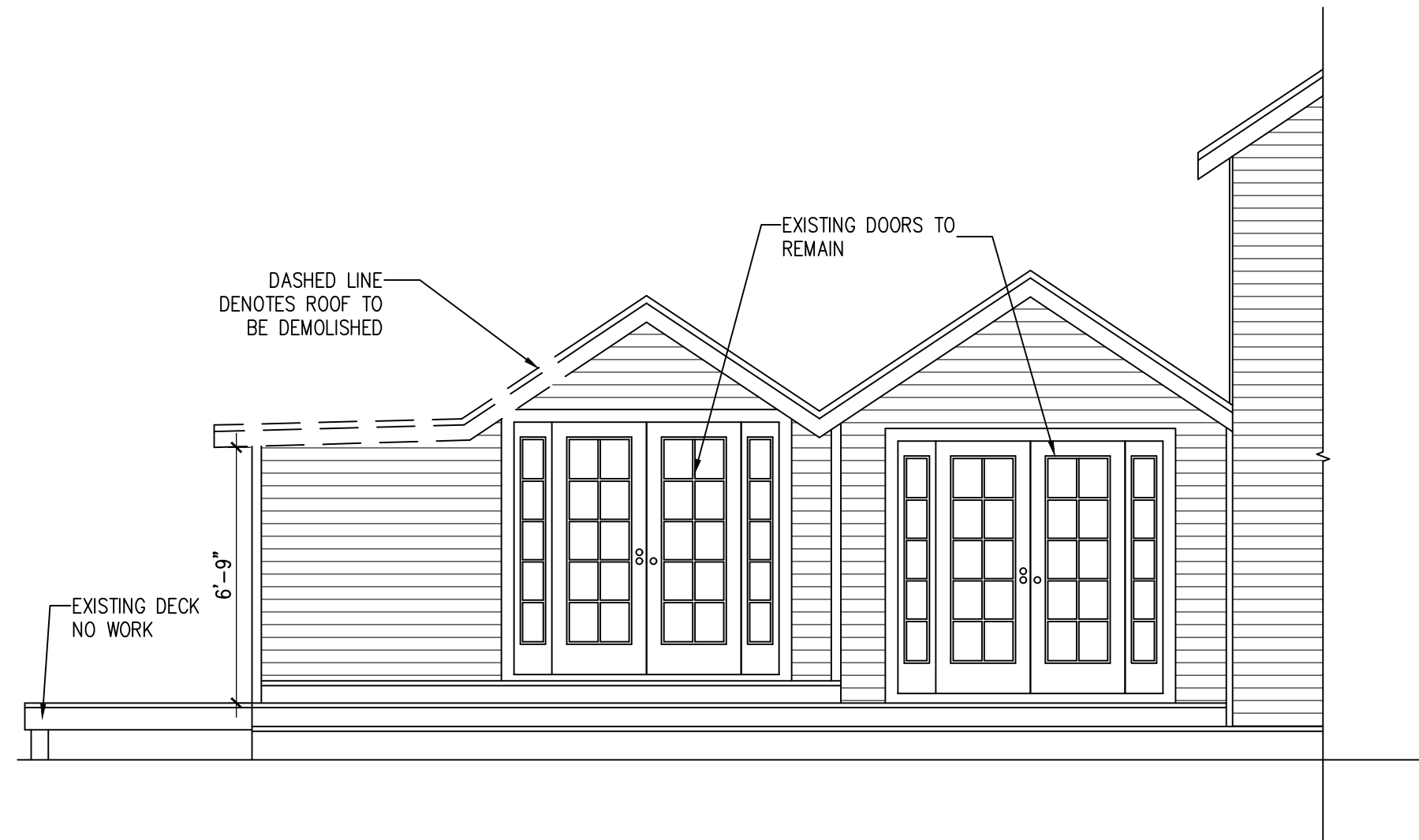
REVISIONS:		
No.	DATE	REMARKS
1.	3.28.22	HARC REVISION

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

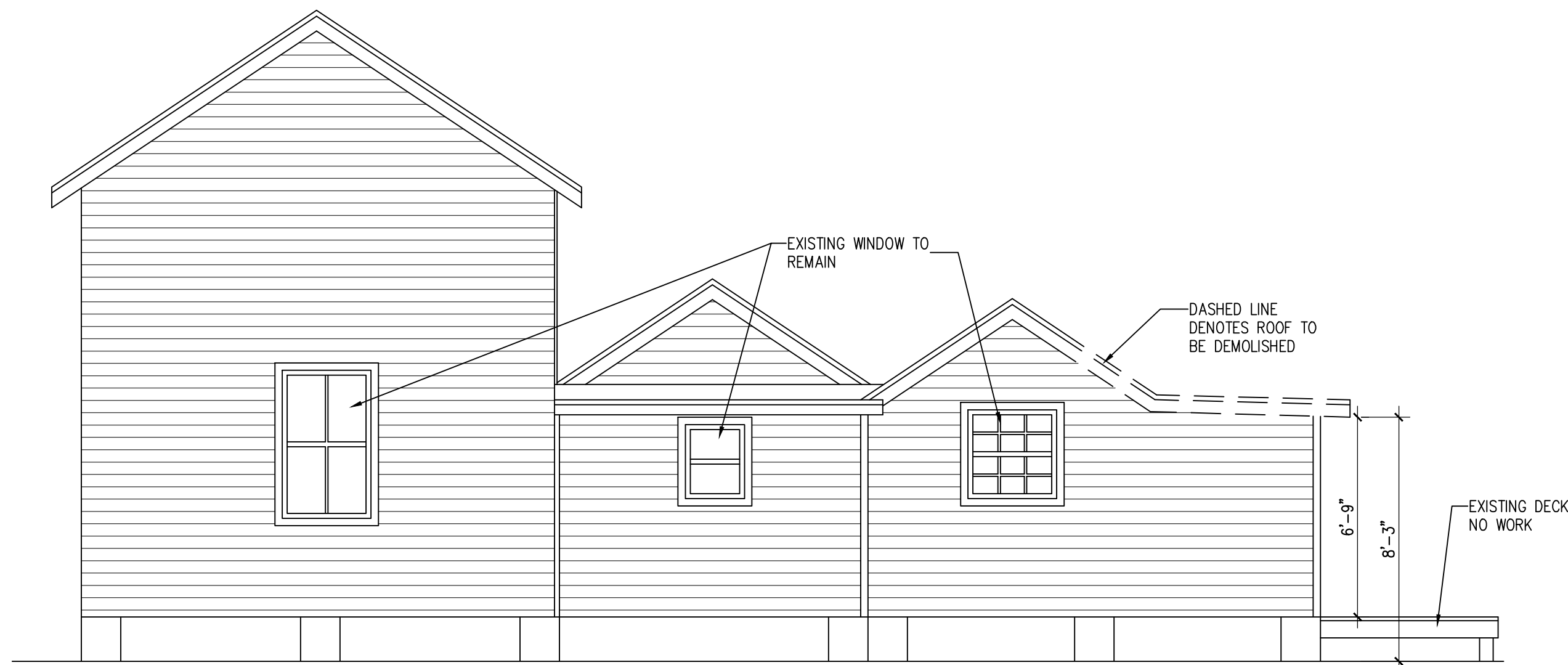
HARC APPLICATION
FOR
DISABATINO RESIDENCE
6 FLETCHERS LN, KEY WEST, FL

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

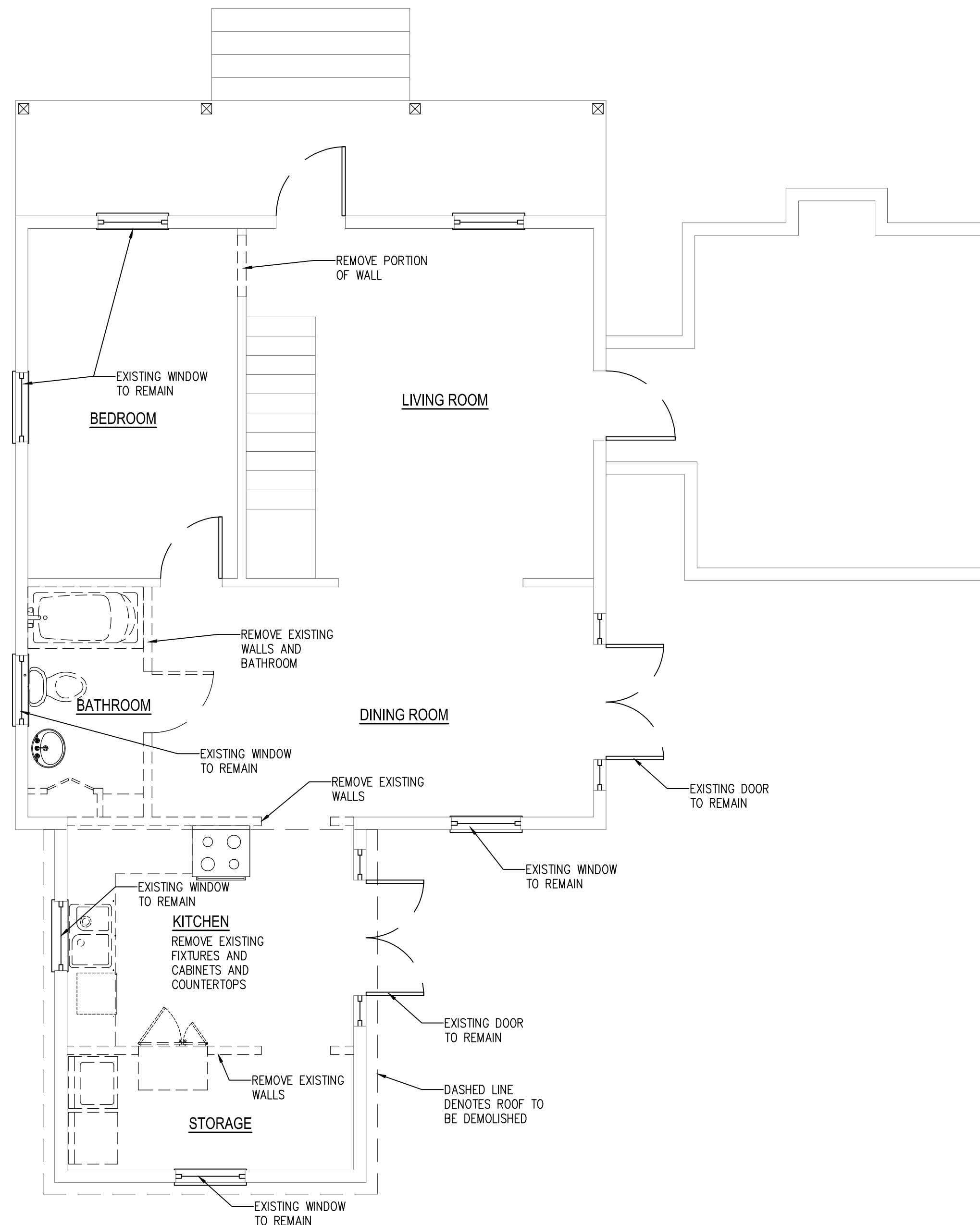
1. HARC REVISION 3.28.2022



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



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



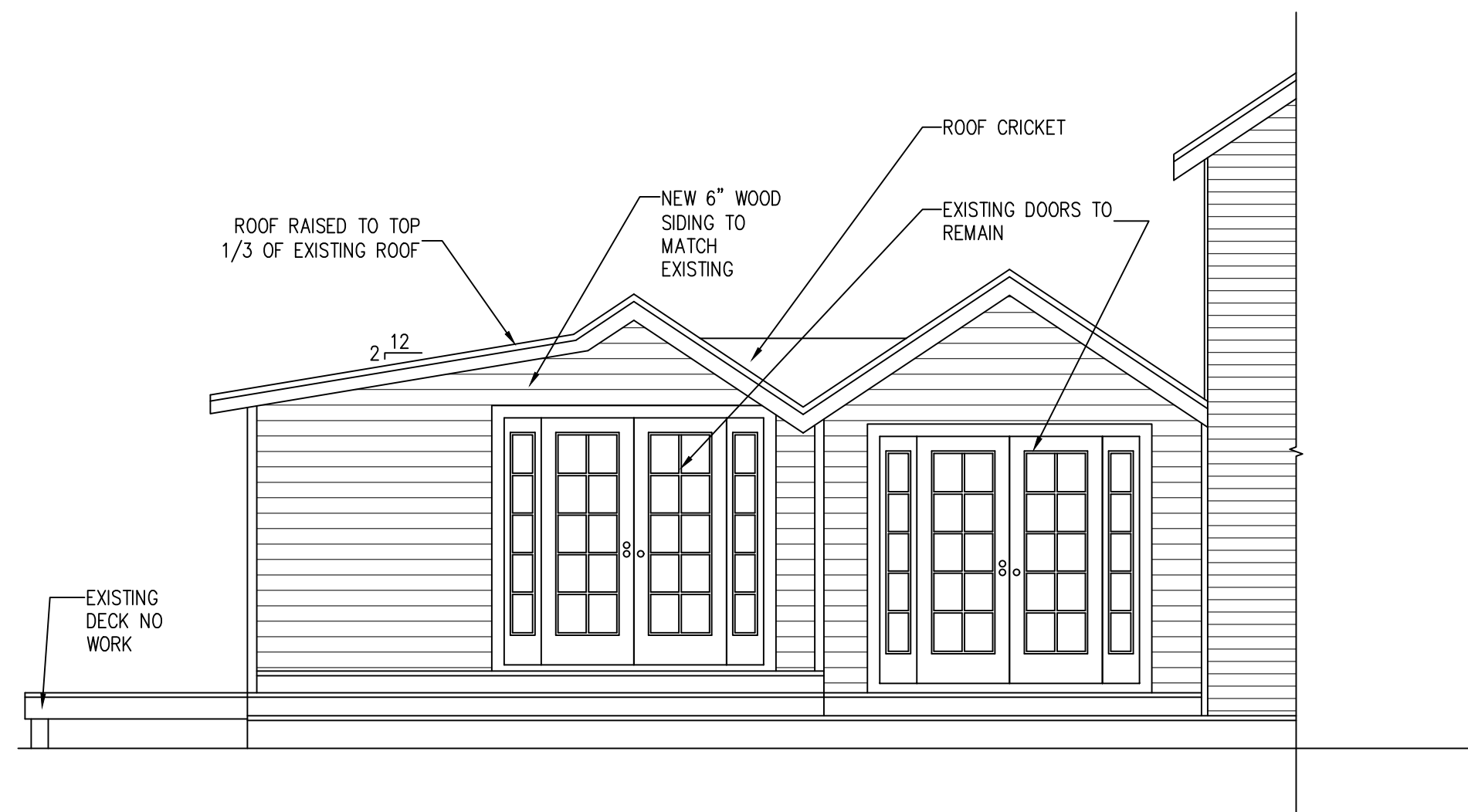
1
A-1
EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS:		
No.	DATE	REMARKS
1.	3.28.22	HARC REVISION

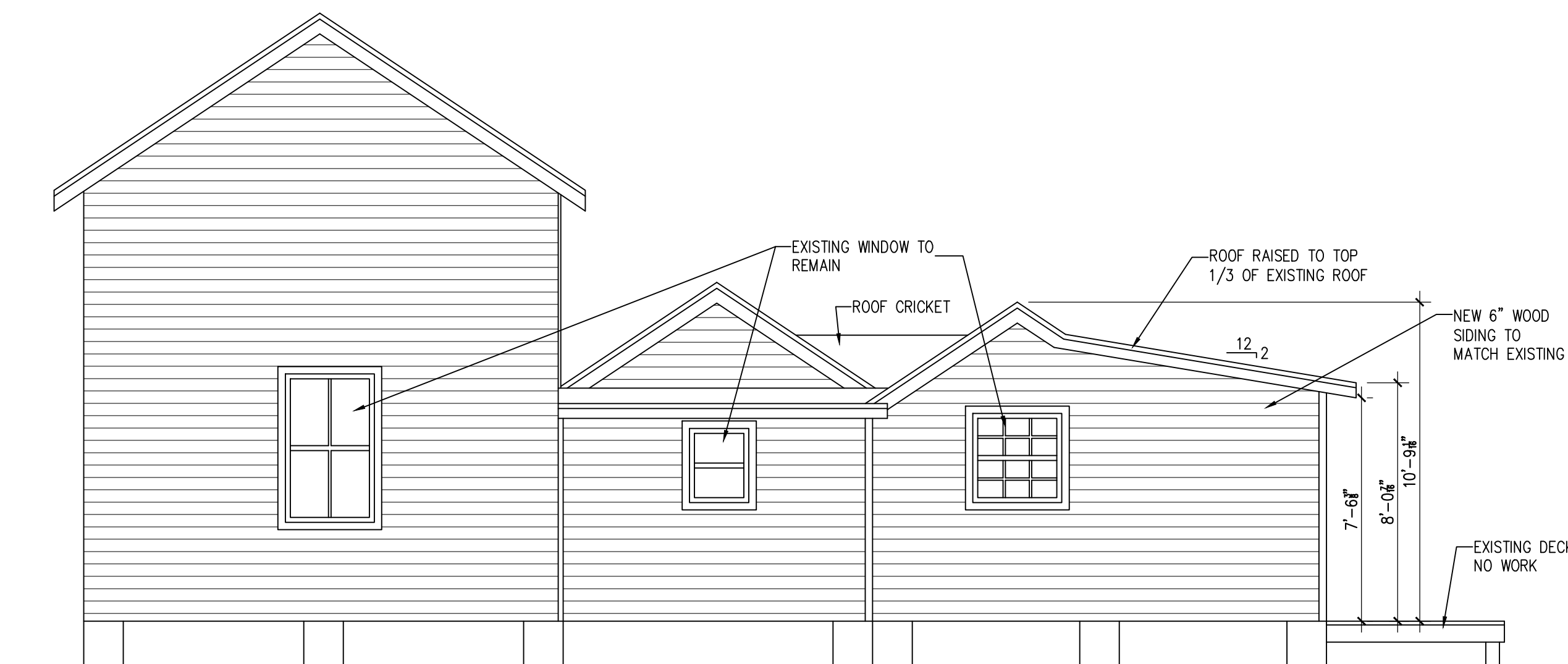
Reynolds Engineering Services, Inc
Fl. C.A. No. 26597
24478 Overseas Highway
Summerland Key, Fl. 33042
305-394-5987
Jim@Reynoldsengeeringservices.com

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

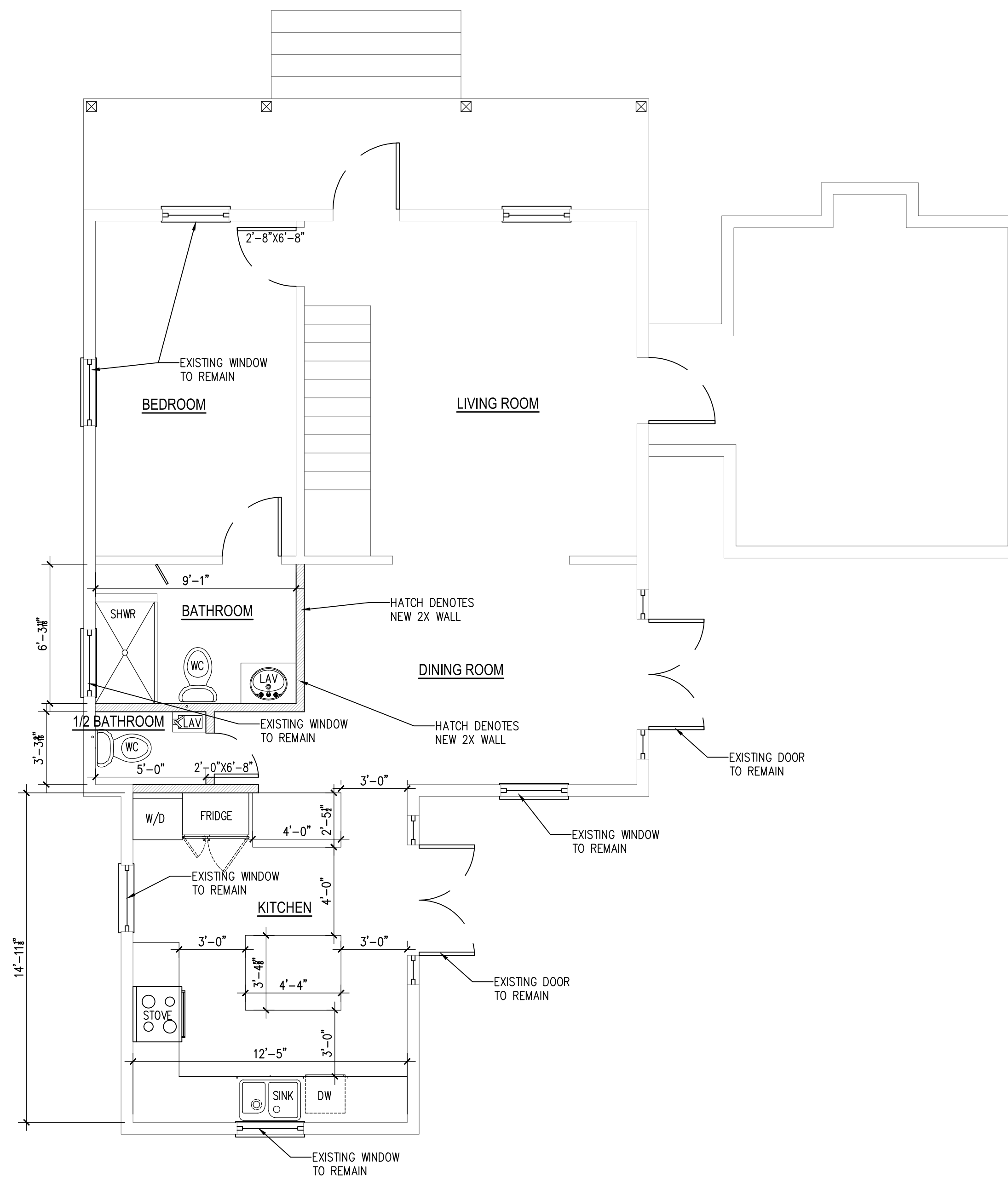
1. HARC REVISION 3.28.2022



3
A-2
PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



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



1
A-2
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 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.

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 KENNA, 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
11th 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 11th day of
MARCH, 2022.

By (Print name of Affiant) MICHAEL KENNA 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



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 SINGLE FAMILY RESID (0100)
 Class
 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

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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

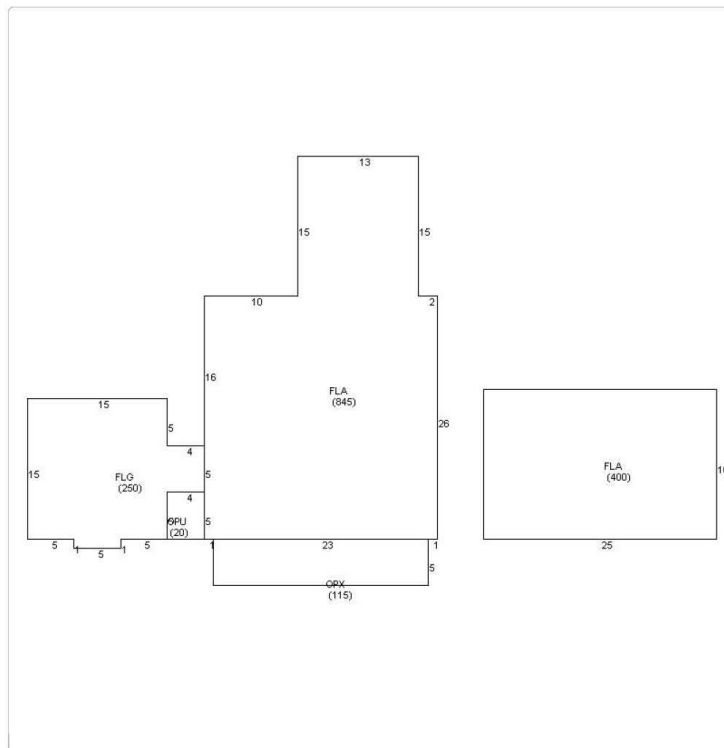
Permits

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
05-5641	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

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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**
GEOSPATIAL

Version 2.3.177