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**Historic Architectural Review Commission**  
**Staff Report for Item 4**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** January 26, 2016

**Applicant:** Bender and Associates, Haven Burkee- Architect

**Application Number:** H15-01-1812

**Address:** #420-422 Appelrouth Lane

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**Description of Work:**

Demolition of existing frame structure.

**Site Facts:**

The application in review is for a second reading for demolition of a historic but non-contributing frame structure located at 420 Appelrouth Lane. This frame structure that has been altered and is not structurally sound; many of the exterior walls have no foundations. By reviewing the Sanborn maps as well as the old photograph from 1965, it is clear that the current structure has changed through time. The front gable end is not original to the building; still the building is a historic structure.

In September 25, 2015, the proposed project received approval from the Planning Board for a Minor Development Plan. In December 15, 2015, the Commission approved design plans for a new replacement structure and a first reading for demolition.

**Ordinance Cited on Review**

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations.

## Staff Analysis

The Certificate of Appropriateness in review is for the demolition of a frame structure that, although is not- contributing, many of its elements are historic. The frame structure has been altered through time. The structure was originally a garage and on a later time, between 1948 and 1962, the back portion was converted into a shop, and the front was expanded but was still used as a garage. A later addition included a gable roof over a shed roof on the front portion of the building.

The current state of the building does not qualify as irrevocably compromised by extreme deterioration. In order to evaluate the proposed demolition the following shall be considered:

- (1) Staff opines that the structure does not embodies distinctive characteristics, and it is not a significant and distinguished entity.
- (2) The structure is not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The structure have no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and are not associated with the life of a person significant in the past;
- (4) The structure to be demolished is not the site of a historic event with a significant effect upon society;
- (5) The structure does not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) The structure does not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The structure is not related to a square, park, or other distinctive area.
- (8) The structure do 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 do not exemplify the best remaining architectural type in a neighborhood; and
- (9) The structure does not yields, and is not likely to yield, information important in history. It is a historic part of the house.

The existing frame structure is a mix match of different elements; the building evolved accordingly to the commercial use and the need of the owners with no specific design. It is staff's opinion that the structure cannot be considered contributing to the historic district in a near future. It is staff's opinion that the Commission shall consider the proposed demolition. If approved this will be the last of two required readings.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %	

ADDRESS OF PROPOSED PROJECT:

420-422 Appelrouth Lane

# OF UNITS

RE # OR ALTERNATE KEY:

Alternate Key: 1010049 Parcel ID: 00009780-000000

NAME ON DEED:

420ARL, LLC

PHONE NUMBER 420-319-3300

OWNER'S MAILING ADDRESS:

723 Fleming Street

EMAIL RFS2@yahoo.com

Key West, FL 33040

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Bender & Associates Architects

PHONE NUMBER 305-296-1347

ARCHITECT / ENGINEER'S ADDRESS:

410 Angela Street

EMAIL blbender@bellsouth.net

Key West, FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: \_\_\_\_ YES \_\_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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

Restoration of existing masonry building, demolition of existing dilapidated wood structures, and construction of new addition with second floor mezzanine storage to replace existing wood structures. Area to be demolished is 990SF and area of new addition is 790SF. Total proposed building coverage is 2,025SF. The existing canopy and proposed sign location is not included for approval in this application. Those items will be addressed at a later meeting after approval of the easment application.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☒ ACCESSORY STRUCTURE ☒ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

☐ A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

☐ RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: ☒ GENERAL ☒ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: See attached narrative.

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Removal of existing dilapidated wood structures and construction of new addition.	Wood Siding	Stucco

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

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.

*Not Applicable* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OR THAT THE BUILDING OR STRUCTURE;**

- (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.

*The wood frame structures proposed for demolition are non-contributing and embody no distinctive characteristics.*

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

*The wood frame structures are not specifically associated with events of historical significance.*

- (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.

*The wood frame structures are not of significant character or value as a part of the development or heritage of the city.*

- (d) Is not the site of a historic event with a significant effect upon society.

*The wood frame structures are not a known site of a historic event.*

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

*The wood frame structures do not exemplify the cultural, political, economic, social or historic heritage of the city.*

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

*The wood frame structures do not portray the environment of an era of history characterized by a distinctive architectural style.*

- (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.

*The wood frame structures are not related to a square, park, or other distinctive area.*

- (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.

*The wood frame structures do not have a unique location or singular physical characteristic.*

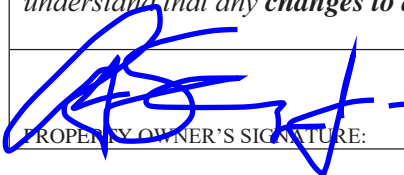
- (i) Has not yielded, and is not likely to yield, information important in history.

*The wood frame structures have not yielded, and are not likely to yield, information important in history.*



**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 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 there will be a final inspection 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:

Rob Sharpe      11.25.15  
DATE AND PRINT NAME:

**OFFICE USE ONLY**

**BUILDING DESCRIPTION:**

\_\_\_ Contributing    Year built \_\_\_\_\_ Style \_\_\_\_\_ Listed in the NRHP \_\_\_\_\_ Year \_\_\_\_\_  
\_\_\_ Not listed      Year built \_\_\_\_\_ Comments \_\_\_\_\_

\_\_\_ Reviewed by Staff on \_\_\_\_\_  
\_\_\_ Notice of hearing posted \_\_\_\_\_  
First reading meeting date \_\_\_\_\_  
Second Reading meeting date \_\_\_\_\_  
**TWO YEAR EXPIRATION DATE** \_\_\_\_\_

Staff Comments

## **420-422 Appelrouth Lane HARC Application**

### **Project Narrative:**

420-422 Appelrouth Lane is located within the HRCC-1 Zoning District and totals 2,500 square feet. The existing buildings are considered non-contributing. The site received conditional use approval for expanded service and consumption area granted in 2002 through Planning Board Resolution 2002-037.

The current applicant is proposing the demolition of 990 square feet of floor area, and the subsequent reconstruction of 790 square feet of floor area. Part of the reconstruction will include a second story storage area. The completed renovation will include beverage consumption area, and a walk-up sandwich counter. As proposed, the existing floor area and lot coverage will be reduced by 200 square feet. The Planning Board has restricted the use of the second floor mezzanine to storage only.

An easement application recognizing the existing concrete awning on the structure located at 420 Appelrouth Lane has been submitted to the City and reviewed by the DRC. The application for the easement will be on the same City Commission meeting agenda as the Minor Development Plan. The easement application also defines an area for the placement of signage on the awning. The applicant will return to HARC for signage approval after the easement and development plan have been approved by the City Commission.

### **Previous Relevant Actions:**

#### **Development Review Committee (DRC):**

*Approved September 24, 2015, for Minor Development Plan; Approved November 20, 2015, for concrete awning and sign easement.*

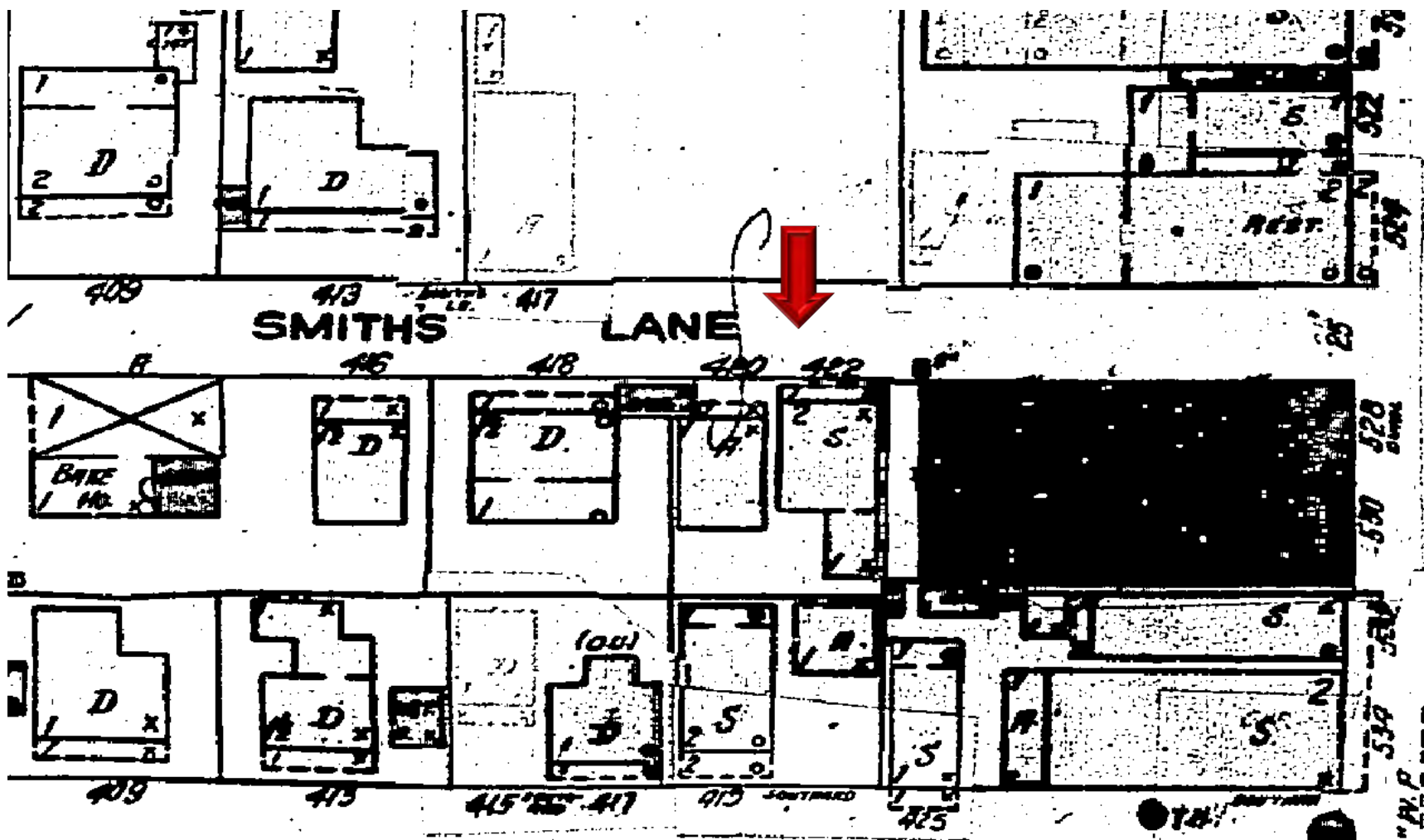
#### **Planning Board:**

*Approved November 19, 2015, for Minor Development Plan*

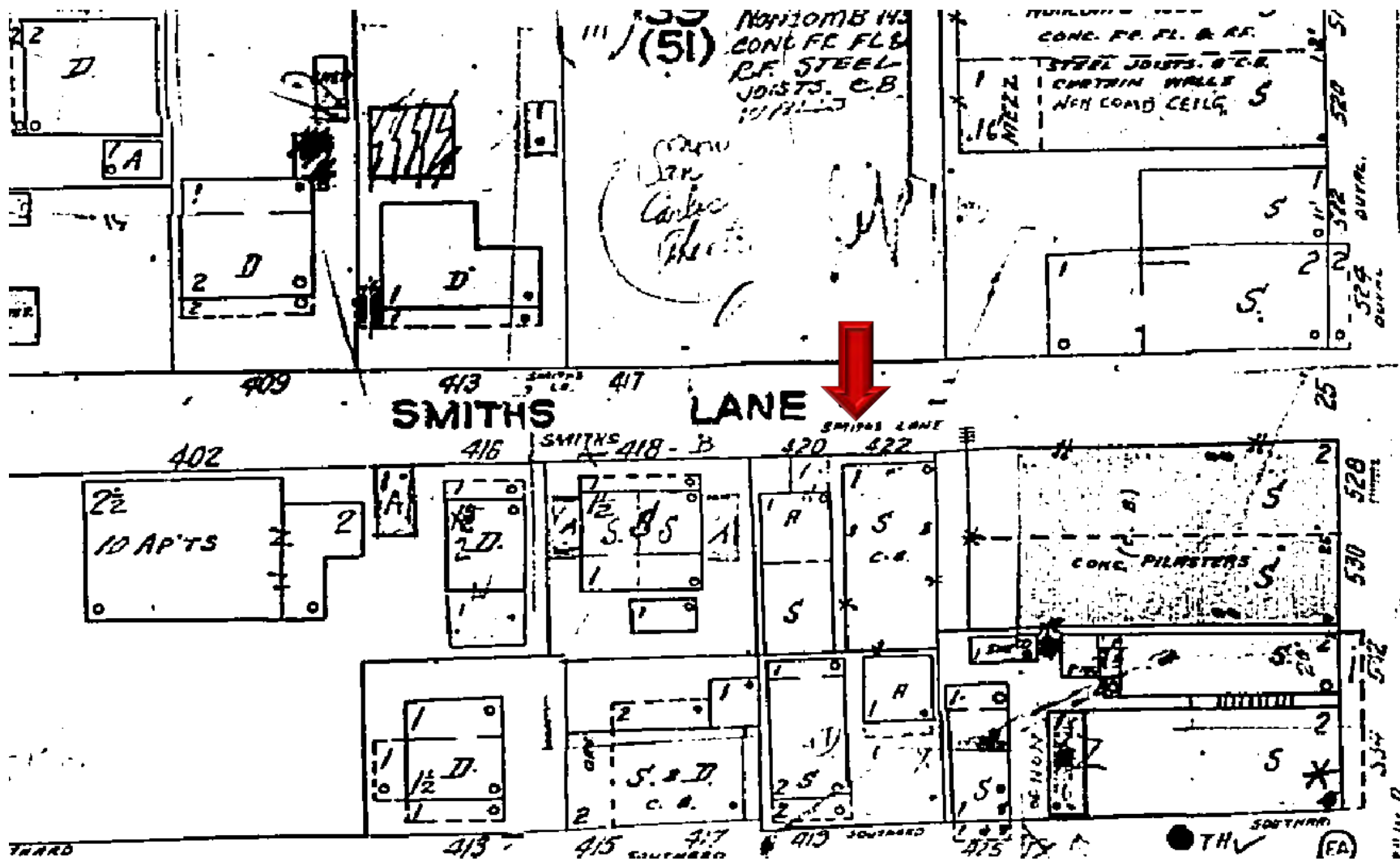
#### **Tree Commission:**

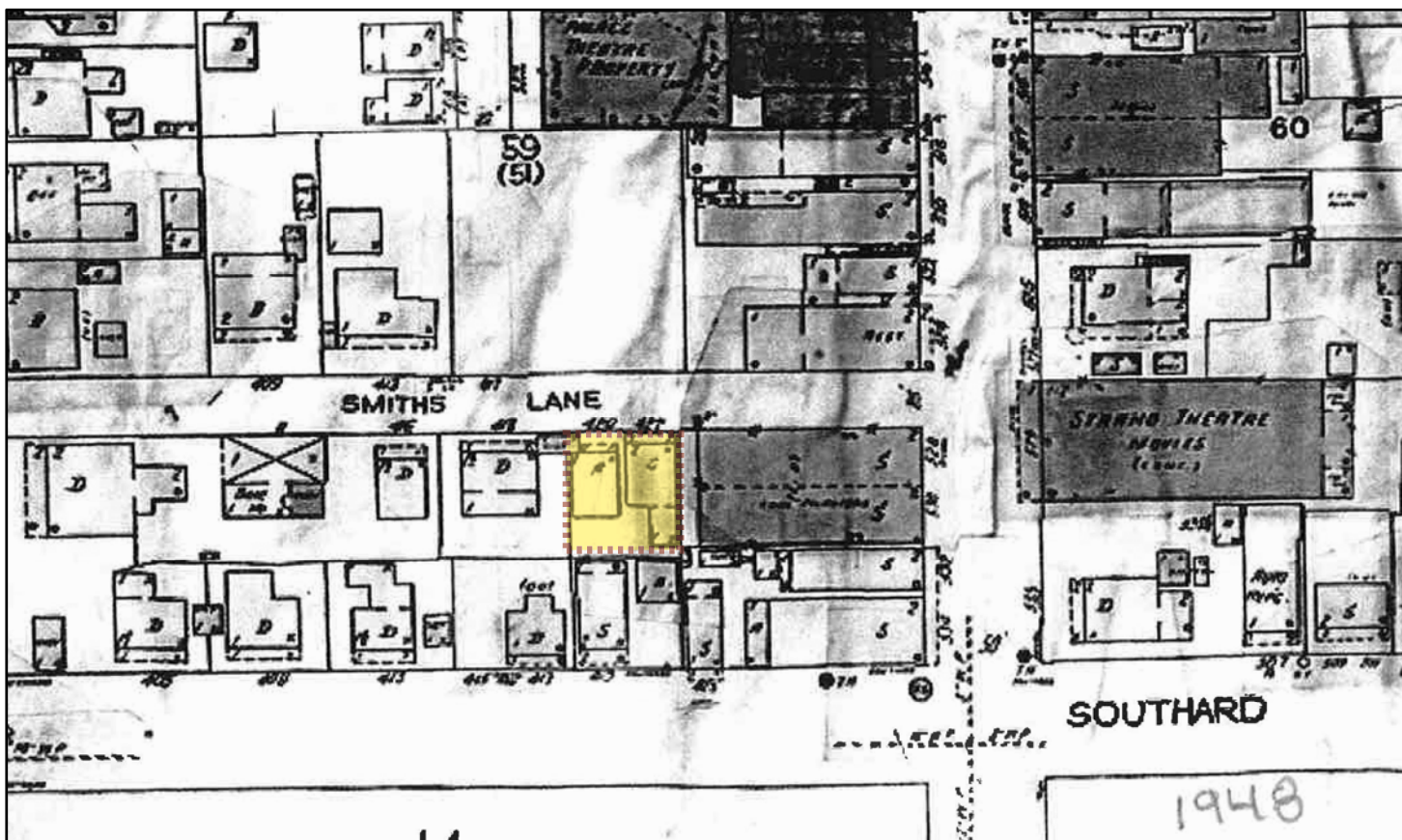
*Not Required*

# SANBORN MAPS

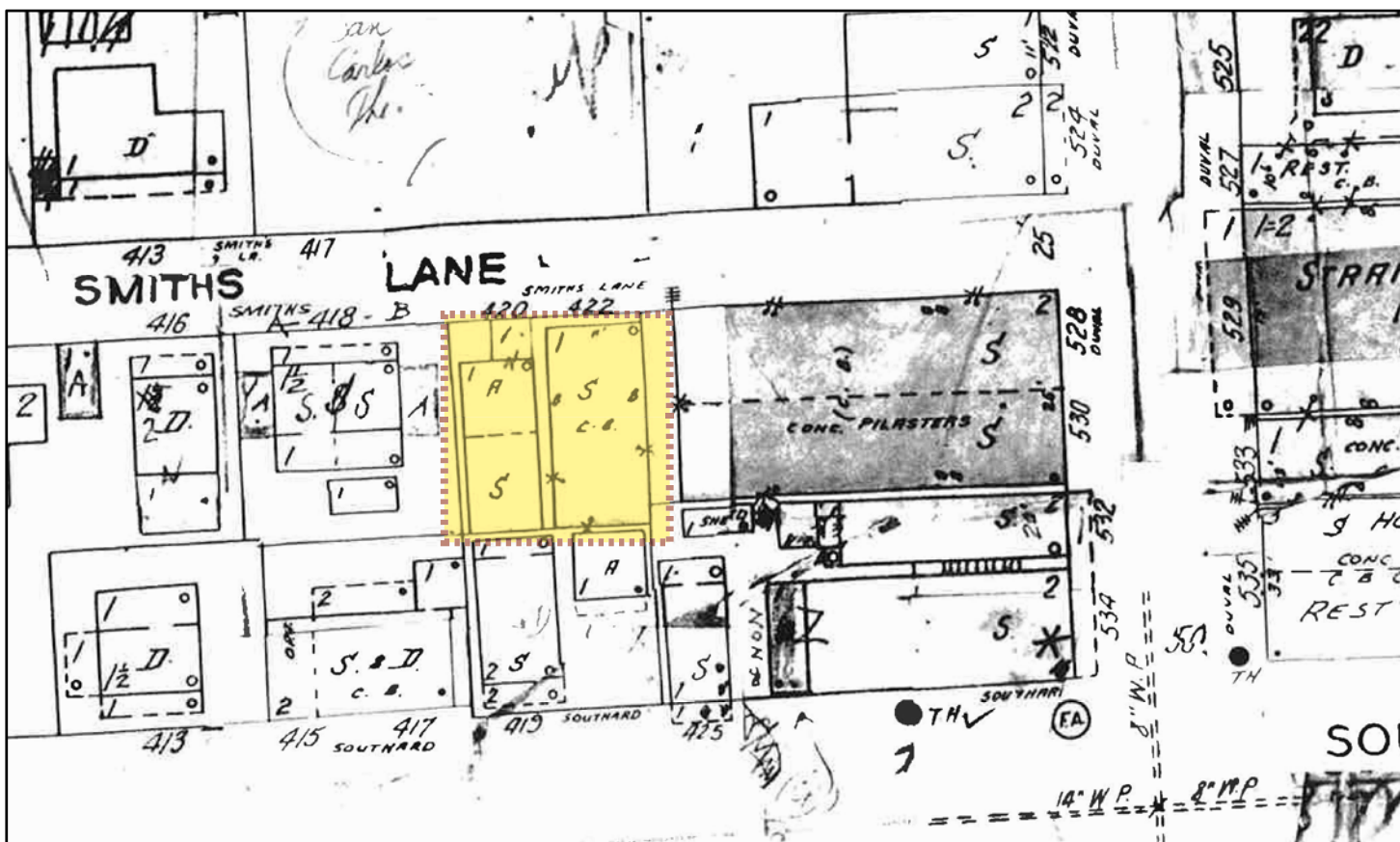


#420-422 Appelrouth Lane Sanborn map 1948





1948 Sanborn Map: Existing configuration not present



1960-62 Sanborn Map: First appearance of the "Bamboo Room" structure

# PROJECT PHOTOS



**#420-422 Appelrouth Lane circa 1965. Monroe County Library**

# HARC Application

## 420 – 422 Appelrouth Lane



**November 24, 2015**

**Submitted by:**

Haven Burkee

*Bender & Associates ARCHITECTS p.a.*

410 Angela Street □ Key West, FL 33040 305/296-1347







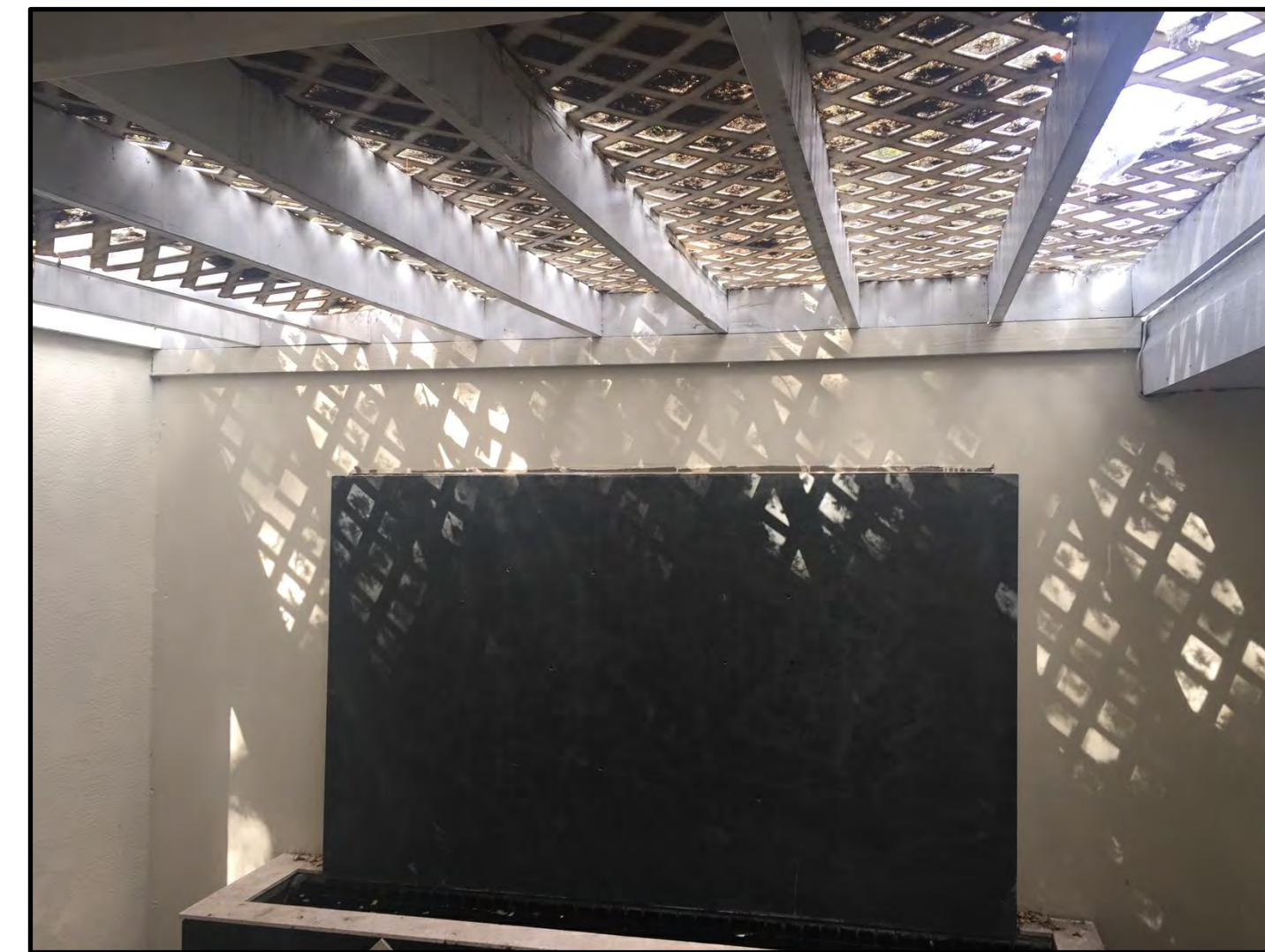
6  
EX2 VIEW OF ADJACENT PROPERTY (LOOKING NORTH WEST FROM 420-422 APPELROUTH LANE)



3  
EX2 VIEW OF ADJACENT PROPERTY (TO NORTH OF 420-422 APPELROUTH LANE)



5  
EX2 SEE DEMOLITION PLAN FOR PHOTO LOCATION



2  
EX2 SEE DEMOLITION PLAN FOR PHOTO LOCATION



7  
EX2 SEE DEMOLITION PLAN FOR PHOTO LOCATION



4  
EX2 SEE DEMOLITION PLAN FOR PHOTO LOCATION



1  
EX2 SEE DEMOLITION PLAN FOR PHOTO LOCATION

420-422 APPELROUTH LANE  
KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS p.a.

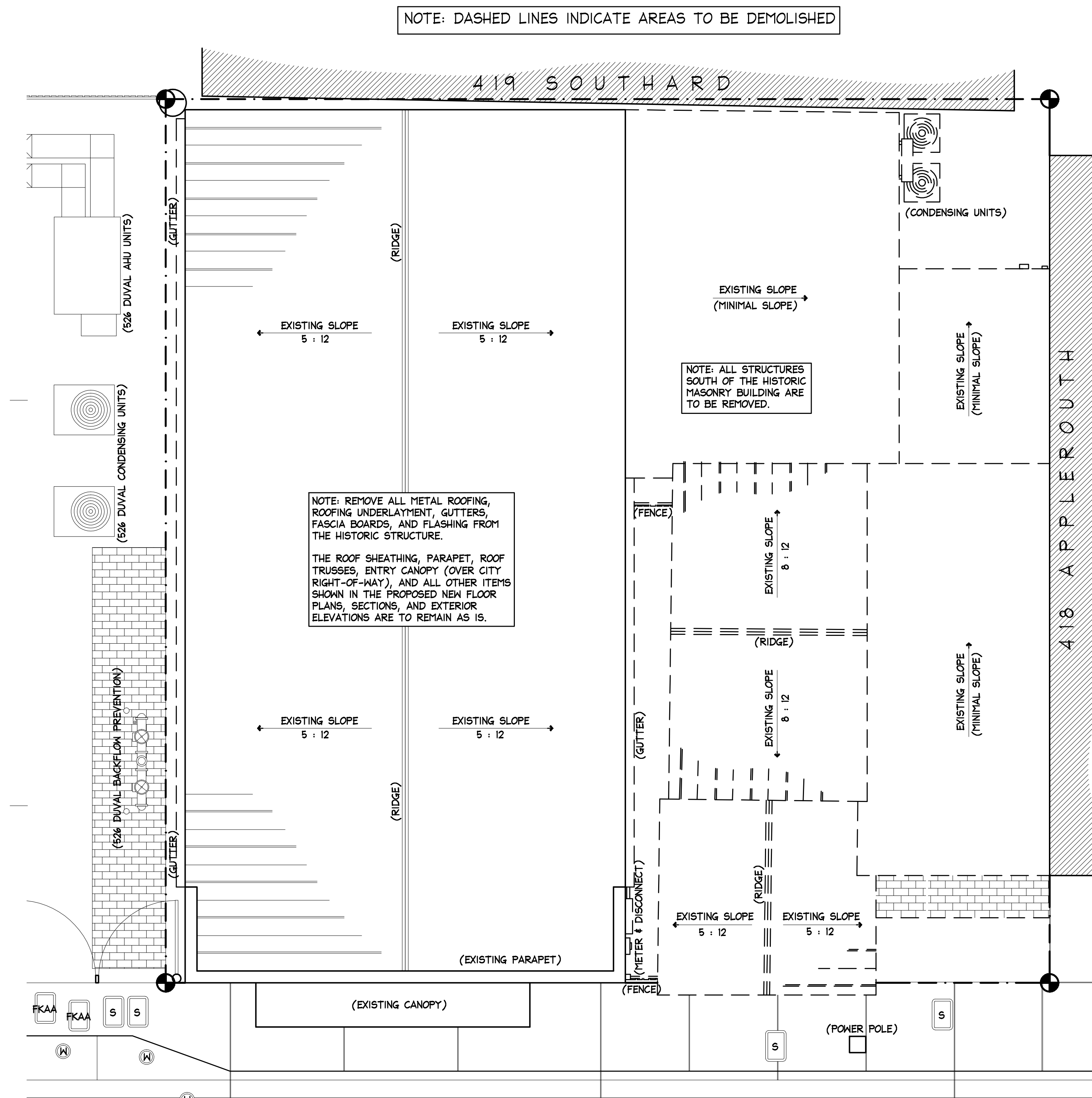
Project No: 1513  
Date: 11/23/15

EX2

# PROPOSED DESIGN

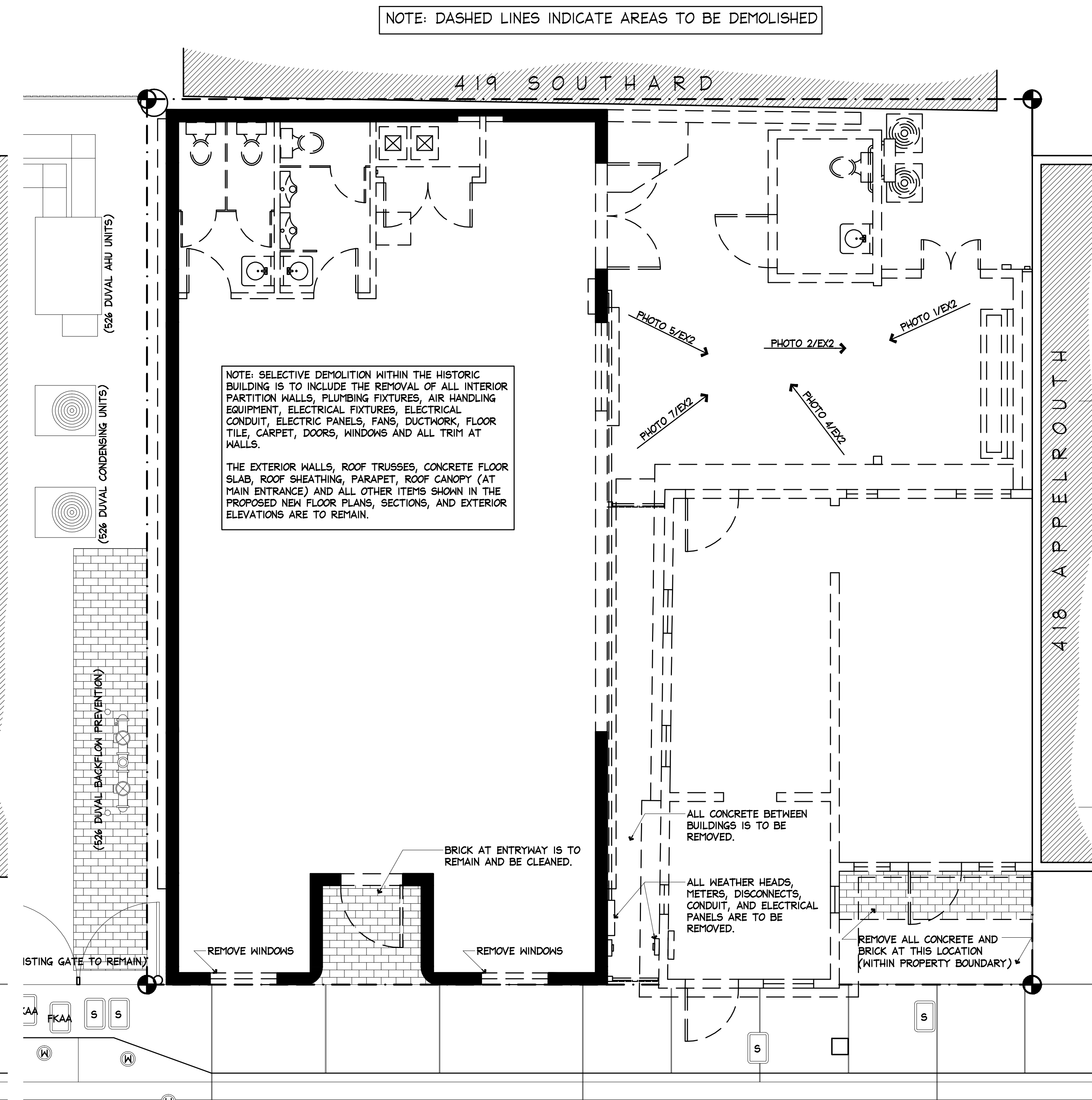
**Key West Florida 33040**

## C



2  
DI EXISTING SITE PLAN / DEMOLITION PLAN

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

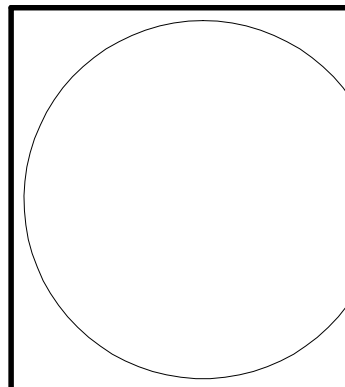


2  
DI EXISTING FLOOR PLAN / DEMOLITION PLAN

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



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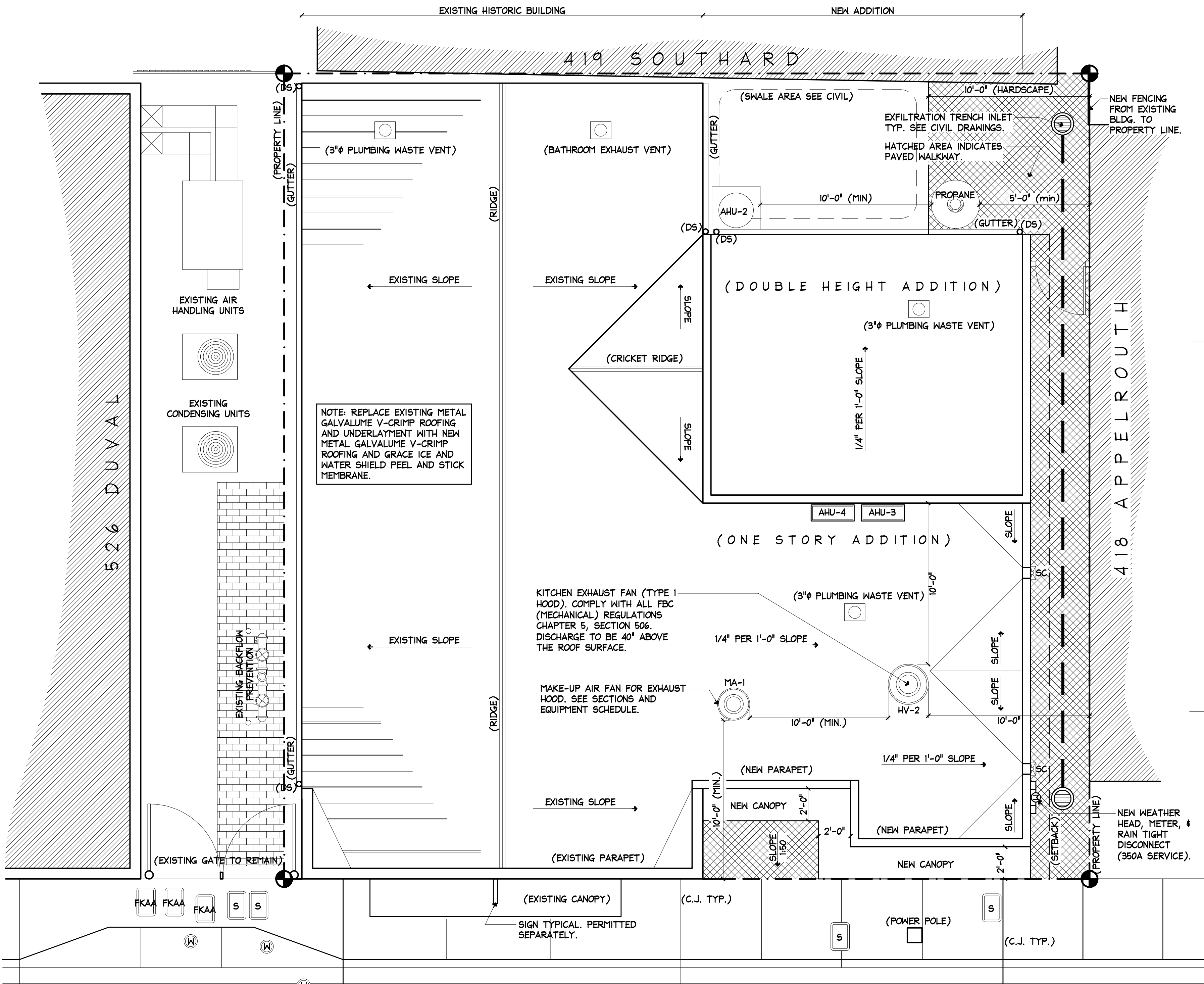
Bender & Associates  
ARCHITECTS  
p.a.

Project No. 1513  
Date: 11/23/15

D1

PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HRCC-1		
LOT SIZE	2,500 S.F.		
OCCUPANCY	ASSEMBLY (A-2)		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	1,250 S.F. MAX.	2,225 S.F. MAX.	2,025 S.F. (200SF LESS)
2,500 S.F. X 50%			
BUILDING HEIGHT	35'-0" MAX.	16'-5"	21'-8"
IMPERVIOUS SURFACE	1,750 S.F. MAX.	2,445 S.F.	2,270 S.F. (175SF LESS)
2,500 S.F. X 70%			
FRONT SETBACK (STREET)	0'-0" MIN.	0'-0"	0'-0" (NO CHANGE)
SIDE SETBACK (NORTH)	2'-6" MIN.	1'-1"	1'-1" (NO CHANGE)
SIDE SETBACK (WEST)	2'-6" MIN.	0'-0"	3'-8" (IMPROVED/COMPLIANT)
REAR SETBACK	10'-0" MIN.	0'-7"	0'-7" (10'-0" AT NEW ADDITION)
FLOOR AREA RATIO	F.A.R. = 1 MAX	.89	.95 (2,360SF TOTAL FLOOR AREA)
CONSUMPTION AREA	N/A	1,750 S.F.	1,100 S.F. (650SF LESS)



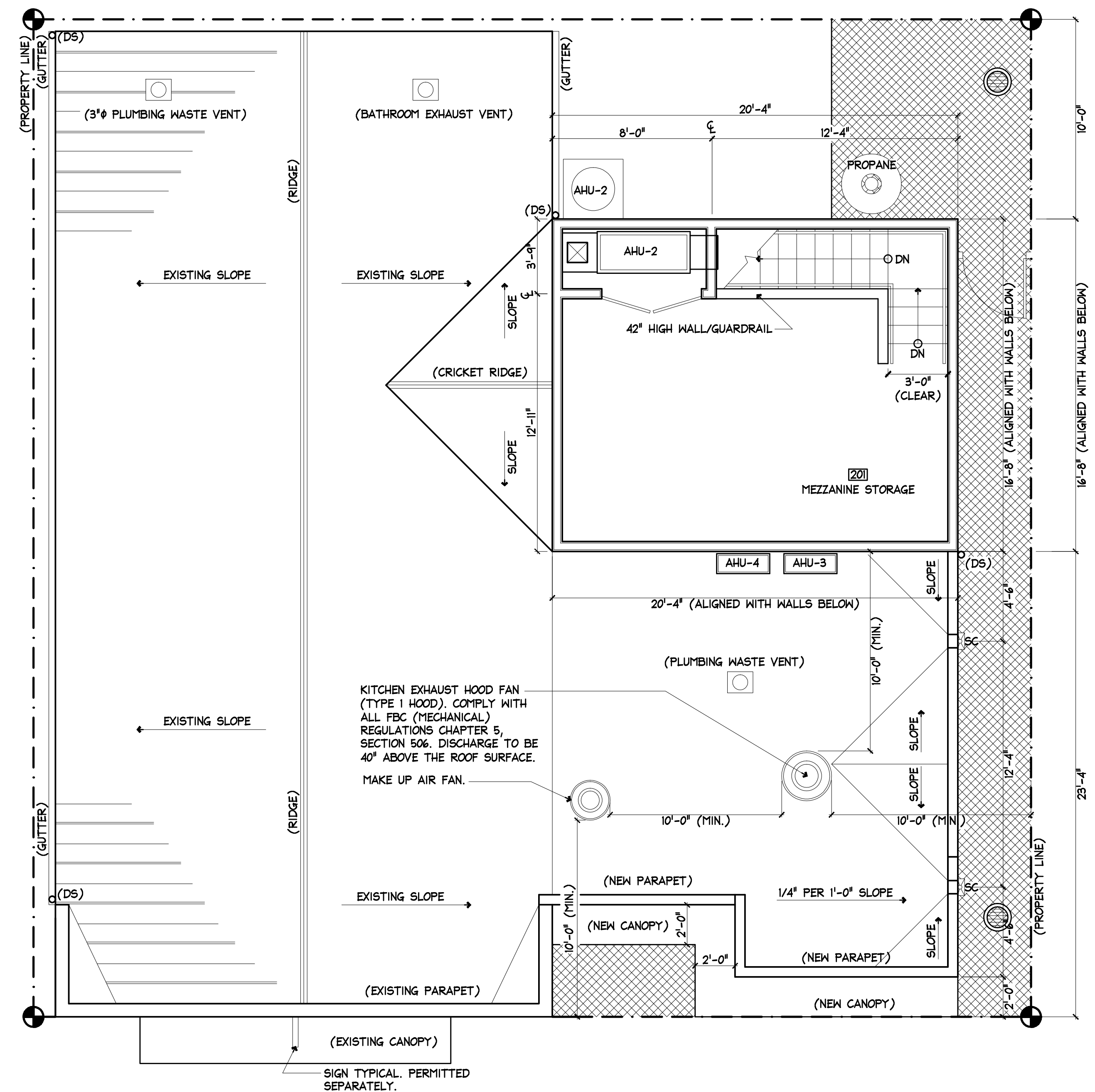
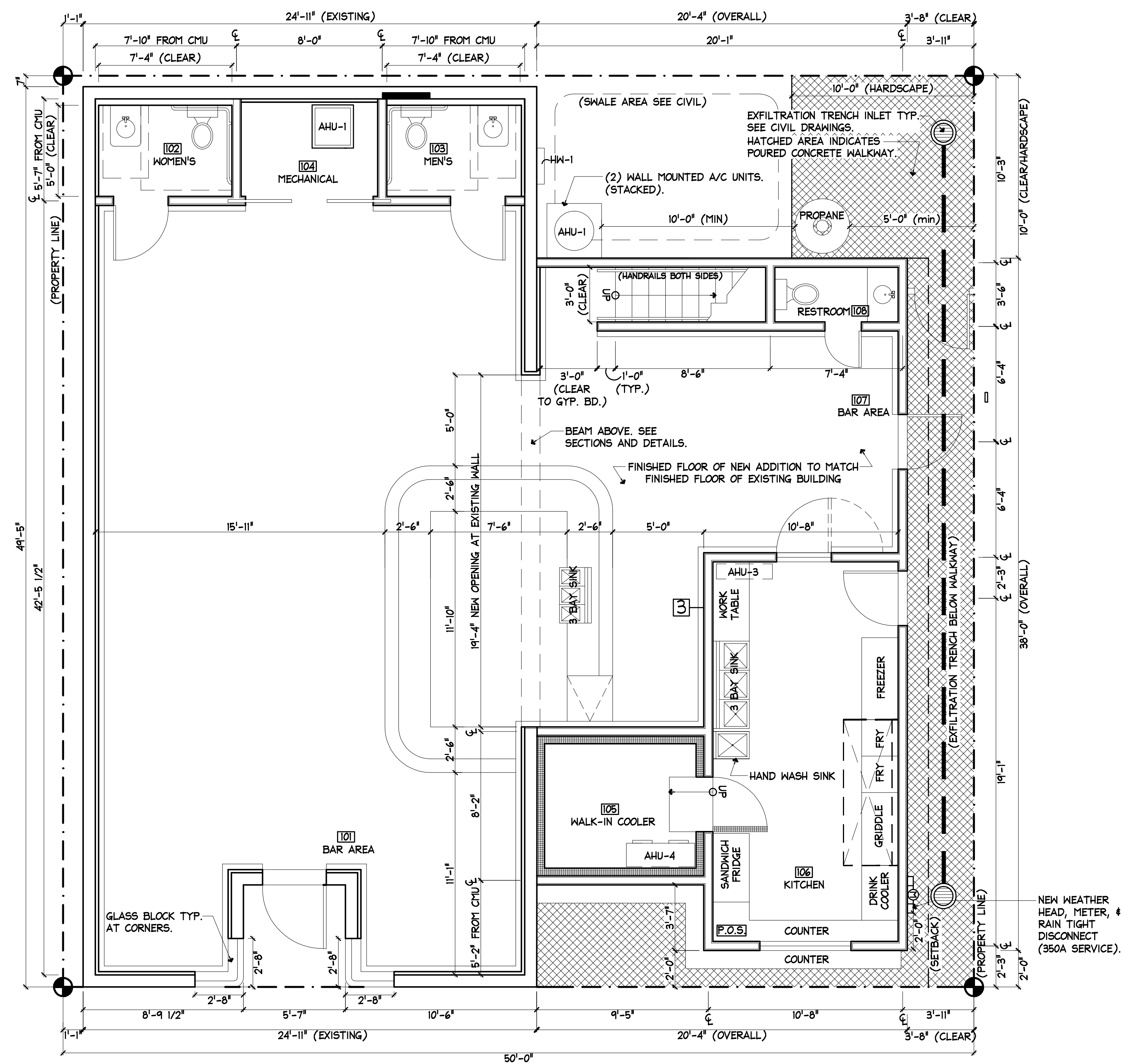
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p.a.

Project No. 1513  
Date: 11/23/15

A1



420-422 APPELROUTH LANE  
KEY WEST, FLORIDA

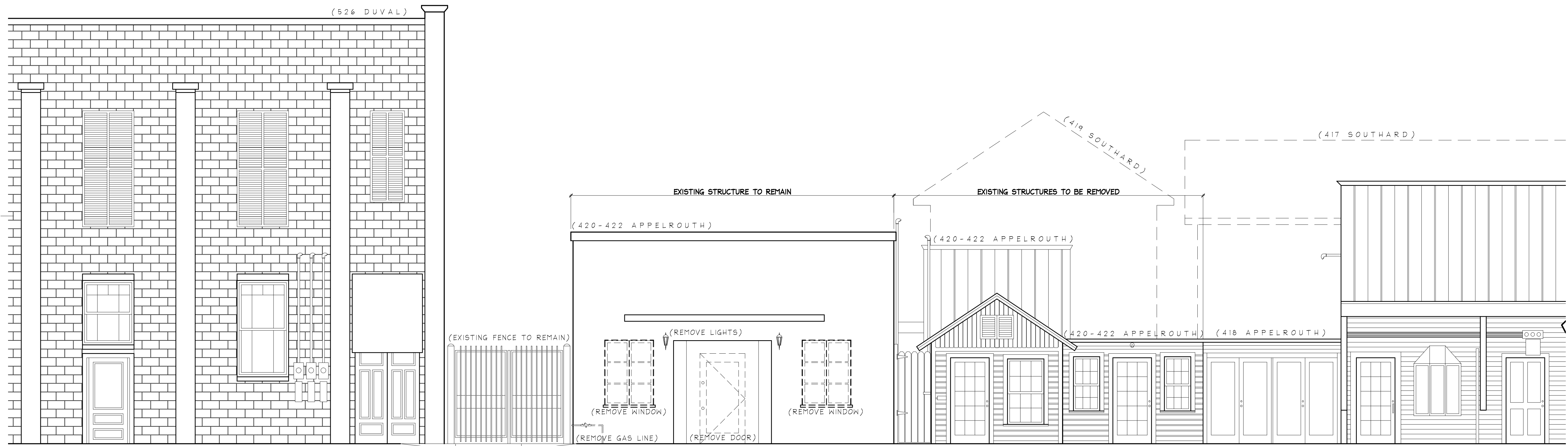
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*Bender & Associates*  
ARCHITECTS  
p.a.

Project N° : 1513

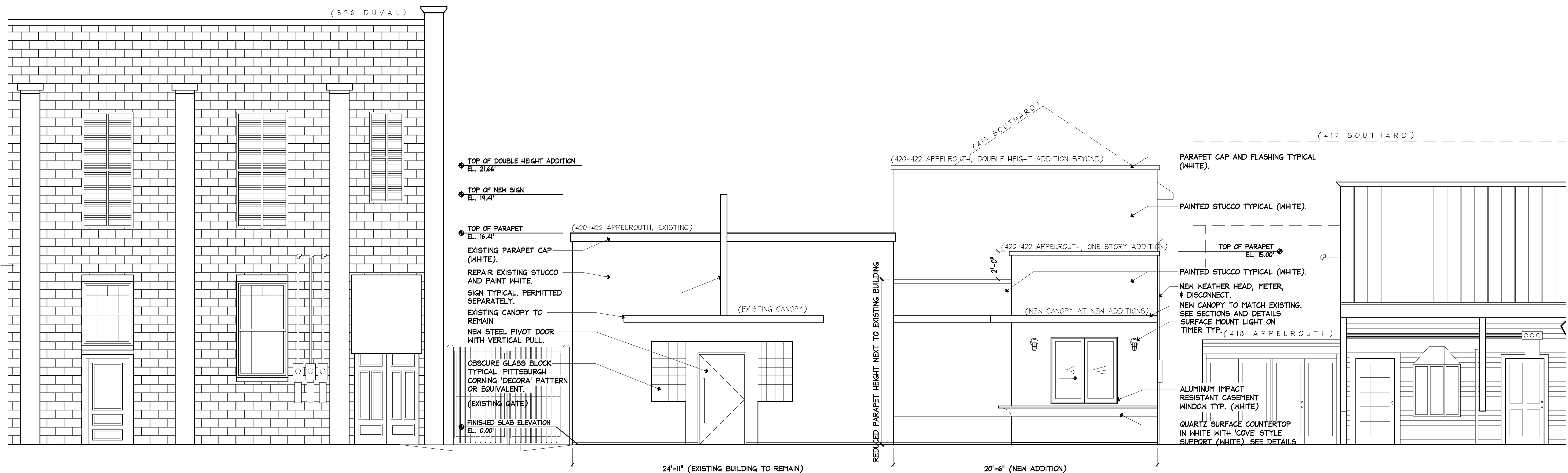
Date: 11/23/15

# A2



1  
A3 EXISTING STREET ELEVATION (WEST ELEVATION)

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



2  
A3 PROPOSED STREET ELEVATION (WEST ELEVATION)

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

420-422 APPELROUTH LANE  
KEY WEST, FLORIDA

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Bender & Associates  
ARCHITECTS  
p.a.

Project No. 1513  
Date: 11/23/15

A3



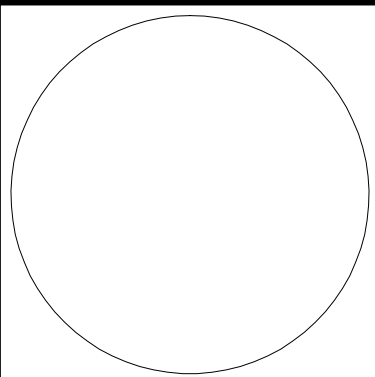


2  
A5

CIRCA 1965 PHOTO OF "BAMBOO ROOM"

SCALE: N.T.S.

420-422 APPELROUTH LANE  
KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

Project No. 1513



Date: 11/23/15

A5



1  
A5

COMPUTER MODEL OF PROPOSED STREET ELEVATION

SCALE: N.T.S.

**420-422 Appelrouth Lane**

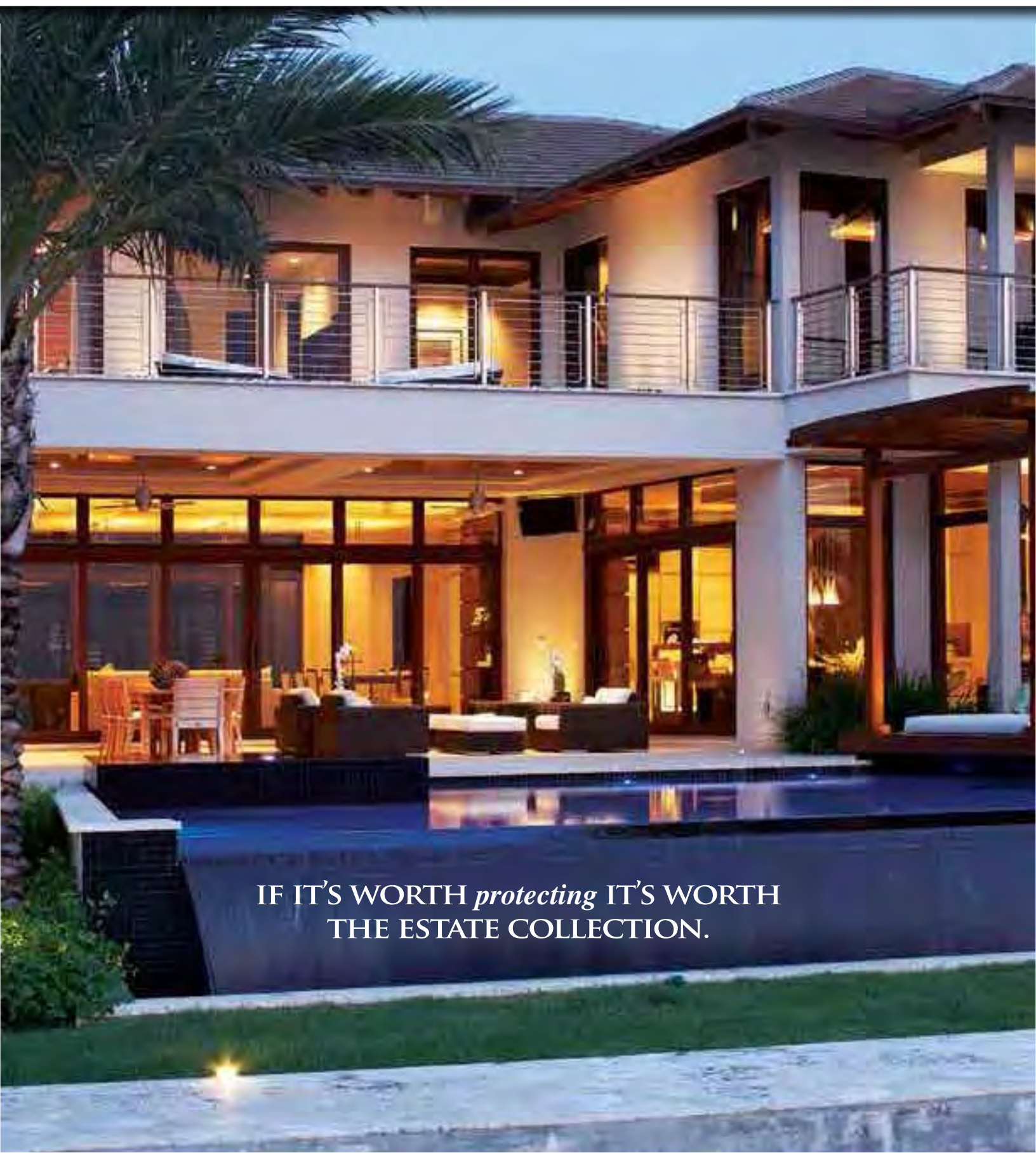
**HARC Supplemental Information**

**(Sanborn Maps & Exterior Fenestration Cut Sheets)**



# ESTATE COLLECTION®

Impact Resistant Windows & Doors



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

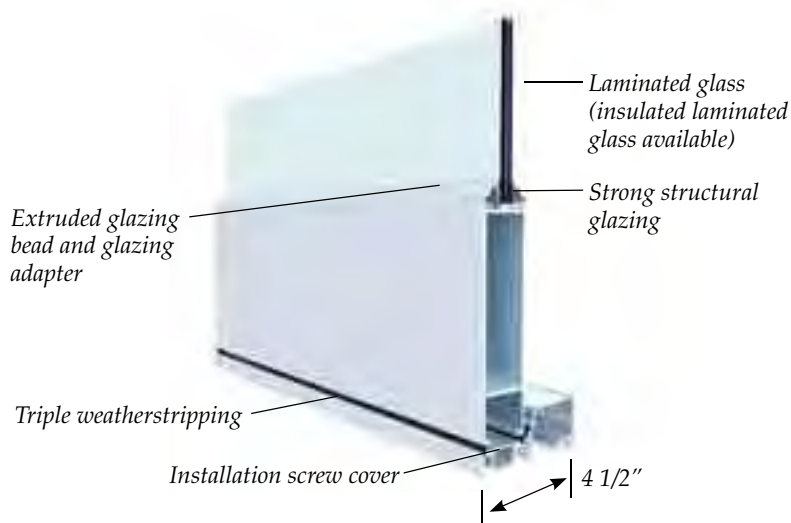
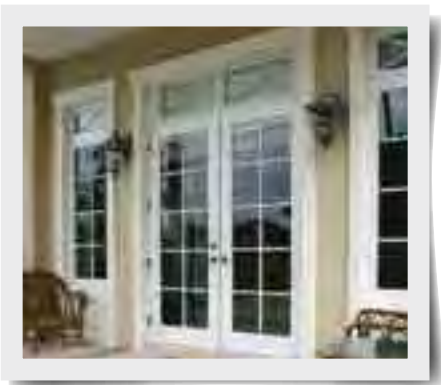
## 450 FRENCH DOOR

Industry leading entry door system available in configurations up to 12'x10' (with matching sidelites), standard stainless steel package, patented 3 point lock and a variety of design options.

Exterior door to kitchen space (no sidelite)



See our Estate Entrances brochure for additional entry door options



Outswing shown. Available in Inswing.

### 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

- 7/16" Laminated
- 1" Insulated Laminated

### Glass Coatings

- Energy Efficient LoE Coatings

### Standard Hardware

#### Residential

- 4 1/2" x 4" hinges (solid brass or stainless steel)
- Single cylinder deadbolt
- CGI patented three point lock mechanism
- Active and inactive door panels pre-bored for levers
- Flushbolts at inactive panel
- Available hardware finish: Satin Nickel PVD, Polished Brass PVD, Venetian Bronze

#### Commercial

- Commercial three point MS deadbolt lock
- Exterior cylinder/interior thumbturn
- Standard Push bar/Pull handle
- Flushbolts at inactive panel
- Available hardware finish: Clear (Silver) Aluminum

### Standard Features

- Outswing configuration
- 2" thick (nominal) door panels
- Complete frame, threshold and Weatherstripping
- Extruded snap on glazing beads (in contoured ogee or contemporary square profiles)
- Extruded astragal adapter
- Extruded installation screw covers
- Dummy handle on inactive panel

### Optional Items

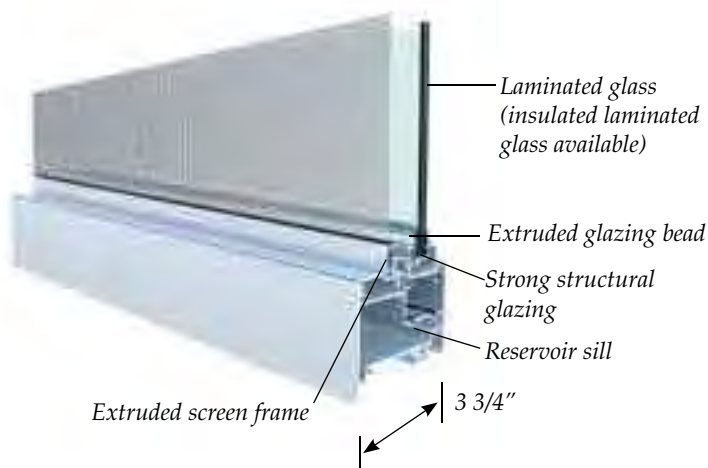
- Panic hardware: Jackson series 2086 concealed vertical rod exit device
- In-swing configuration
- Extruded double applied raised profile 1" and 3 1/2" muntins (not applicable with insulated glass)
- True horizontal muntin (4 5/8" wide)
- 1/2" thick combinations aluminum/wood panel (in lieu of glass)
- Free-Standing and Self-Mating Sidelites and Transoms
- Residential Saddle or ADA Saddle thresholds (not rated for water resistance)
- Decorative aluminum panels
- Decorative wrought iron aluminum grills
- Muntin grids inside insulated glass (GBGs)

## 375 HORIZONTAL ROLLING WINDOW

Industry leading rolling window with design pressures up to +120/-147.7 PSF, patented ultra smooth rolling operation, available up to 74x76 in 2 panel and 111x76 in 3 panel configurations, Ogee glazing beads and muntins, standard stainless steel assembly screws, and clipless mullions.



Exterior window to kitchen space



### 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

- CGI egress lock
- Patented Quad Roller System



### Standard Features

- Extruded screen frame with Super-View™ screen with fiberglass mesh (retaining clips not required)
- Extruded snap on glazing beads
- Stainless steel assembly screws
- Double and triple Weatherstripping
- 1/2" exterior flange frame
- 2 and 3 panel configurations

### Optional Items

- 18 PSF waterbar adapter
- Small missile impact resistant option
- Uneven size vent windows
- Concealed aluminum reinforcing
- Clipless mullions
- 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 (GBGS)





architectural  
GLASS BLOCK PRODUCTS



[pittsburghcorning.com](http://pittsburghcorning.com)

# PITTSBURGH CORNING GLASS BLOCK PRODUCTS

**HIGH PERFORMANCE LINE** – Pittsburgh Corning’s High Performance Line of glass block products features an **Glass Block at main entrance** for the highest value, performance energy efficiency, aesthetics and decorative choices.



**THICKSET® Block**  
Cutaways show the greater face thickness of the THICKSET® Series Block. THICKSET® 60 Block on left vs. the THICKSET® 90 Block on right.



**THICKSET® 90 Block DECORA® Pattern**  
THICKSET® 90 block provides a 90-minute fire rating. The DECORA® pattern provides maximum light transmission with subtle visual distortion. The nondirectional faces make installation quick.



**THICKSET® 90 Block ENDURA™ Pattern**  
THICKSET® 90 block provides a 90-minute fire rating. The ENDURA™ pattern’s narrow flutes provide moderate light transmission/maximum privacy.



**THICKSET® 90 Block VUE® Pattern**  
THICKSET® 90 block provides a 90-minute fire rating. The VUE® pattern transmits maximum light and allows ultimate visibility.



**THICKSET® 60 Block DECORA® Pattern**  
THICKSET® 60 block provides a 60-minute fire rating. The DECORA® pattern provides maximum light transmission with subtle visual distortion. The nondirectional faces make installation quick.



**THICKSET® 60 Block VUE® Pattern**  
THICKSET® 60 block provides 60-minute fire rating. The VUE® pattern transmits maximum light and allows ultimate visibility.



**DECORA® LX Pattern**  
Fibrous glass insert adds moderate thermal and light characteristics. Maximum privacy. *Please note: The “LX” fibrous glass insert is available in other patterns and sizes by special order. Minimum order quantities apply.*



**VISTABRIK® Solid Glass Block**

3" solid glass block. Clear visibility, durable, impact, vandal and bullet resistant, low maintenance and aesthetically attractive. Excellent light transmission. Available in 8" x 8", 6" x 8" and 4" x 8" sizes.



**Glass Block Wall Tubes**

An easy way to let light into a structure that is built with multi-wythe walls. The Wall Tubes replace standard masonry units and allow light transmission for LEED contribution. Improved thermal performance. Available in various sizes with choice of privacy levels.



**Energy Efficient Glass Block**

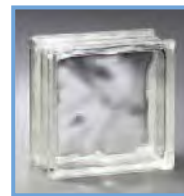
Blocks out the sun’s heat and ultraviolet light – to help keep interiors cooler in the summer. In winter, improved insulating ability helps keep interiors warmer. The blocks are available in DECORA®, DELPHI®, IceScapes®, and VUE® patterns.

**SIGNATURE LINE** – Pittsburgh Corning’s Signature Line of glass block products is comprised of high quality Premiere Series products and the largest selection of patterns and shapes. This line has become the standard in the industry and provides the most design flexibility in the selection and use of glass block for walls, windows, partitions, and showers in residential and commercial applications.

**Premiere Series Glass Block**



**ARGUS® Pattern**  
Rounded perpendicular flutes diffuse light while allowing maximum light transmission and a medium degree of privacy.



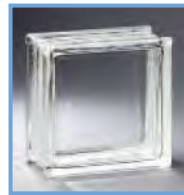
**DECORA® Pattern**  
The trademark wavy undulations of this pattern provides maximum light transmission with subtle visual distortion. The nondirectional faces make installation quick.



**ESSEX® AA Pattern**  
The fine grid design of the closely spaced ridges in this pattern offers moderate light transmission and a maximum degree of privacy.



**IceScapes® Pattern**  
Non-directional pattern lets light in without sacrificing privacy. Maximum light transmission/medium to maximum privacy.



**VUE® Pattern**  
Faces are smooth and undistorted to transmit the most light and allow ultimate visibility. This is your best choice for passive solar collection and visual clarity.



**FOCUS™ Pattern**  
This new circular pattern gives an exciting new way to bring more light and drama to any project.

Exterior metal pivot door (main entrance / exit doors)



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 15, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RESTORATION OF EXISTING MASONRY BUILDING. NEW ADDITION WITH SECOND FLOOR MEZZANINE STORAGE. FRONT CANOPY AND SIGNAGE ARE NOT PART OF THIS APPLICATION. DEMOLITION OF EXISTING FRAME STRUCTURES.**

**FOR- #420-422 APPELROUTH LANE**

**Applicant – Bender and Associates**

**Application #H15-01-1812**

**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 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 305-809-3731 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 Haven Burkee, 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:  
420-422 Apple Routh Lane, Key West, FL 33040 on the 8<sup>th</sup> day of December, 2015.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on December 15<sup>th</sup>, 2015.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H15-01-1812.

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

**Signed Name of Affiant:**

[Signature]  
**Date:** December 8<sup>th</sup>, 2015  
**Address:** 410 Angela Street  
**City:** Key West  
**State, Zip:** Key West, FL 33040

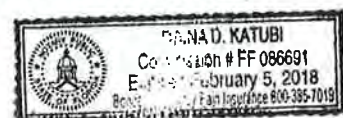
The forgoing instrument was acknowledged before me on this 8<sup>th</sup> day of December, 2015.

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

**NOTARY PUBLIC**

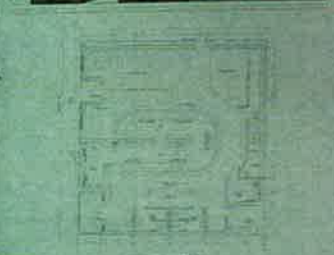
Sign Name: Daina D. Katubi  
Print Name: \_\_\_\_\_

Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_





TapAllPotential.com



**Century 21**  
ALL KEYS, INC.  
Dorey Sanchez  
305.894.7262

Public Meeting Room

# PROPERTY APPRAISER INFORMATION



# **Scott P. Russell, CFA**

## **Property Appraiser**

### **Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

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

- [Home](#)
- [Departments](#)
- [Exemptions](#)
- [Save Our Homes](#)
- [Portability](#)
- [Homestead Fraud](#)
- [Contact Us](#)
  
- [Property Search](#)
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- [GIS/Maps](#)
- [Millages/Taxroll Info](#)
- [Appeals/VAB](#)
- [Forms](#)
- [Office Locations](#)

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#### **Monroe County Links**

- [» Monroe County Home Page](#)
- [» BOCC](#)
- [» Growth Management](#)
- [» Building Dept.](#)
- [» Code Compliance](#)
- [» FEMA Flood Insurance Info](#)

#### **Monroe County Constitutional Officers**

- [» Clerk of the Courts](#)
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- [» Tax Collector](#)

## Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

## First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

## IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

## Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

## Property Record Card -

**Maps are now launching the new map application version.**

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1010049 Parcel ID: 00009780-000000** [Next Record](#)

## Ownership Details

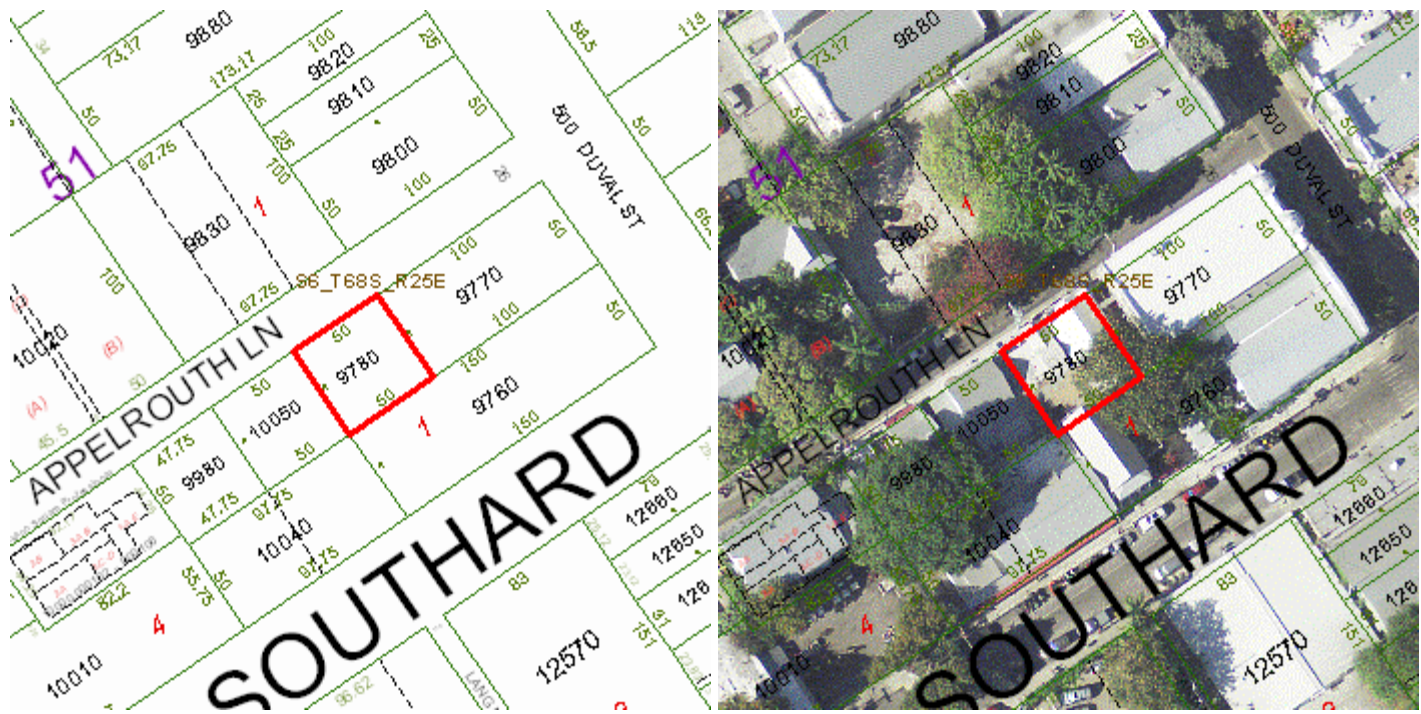
Mailing Address:

420ARL LLC  
723 FLEMING ST  
KEY WEST, FL 33040-6827

## Property Details

PC Code: 33 - NIGHTCLUBS,LOUNGES,BARS  
Millage Group: 10KW  
Affordable Housing: No  
Section-Township-Range: 06-68-25  
Property Location: 420 APPELROUTH LN KEY WEST  
422 APPELROUTH LN KEY WEST  
Legal Description: KW PT LT 1 SQR 51 A4-398 OR185-328-329 BOOK OF WILLS C - 407 OR1168-503L/E OR1171-1211/15WILL CASE91-127-CP-10 OR2356-1434/43E OR2560-246/48 OR2739-553/54

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	50	2,500.00 SF

Building Summary

Number of Buildings: 2  
Number of Commercial Buildings: 2  
Total Living Area: 1774  
Year Built: 1909

Building 1 Details

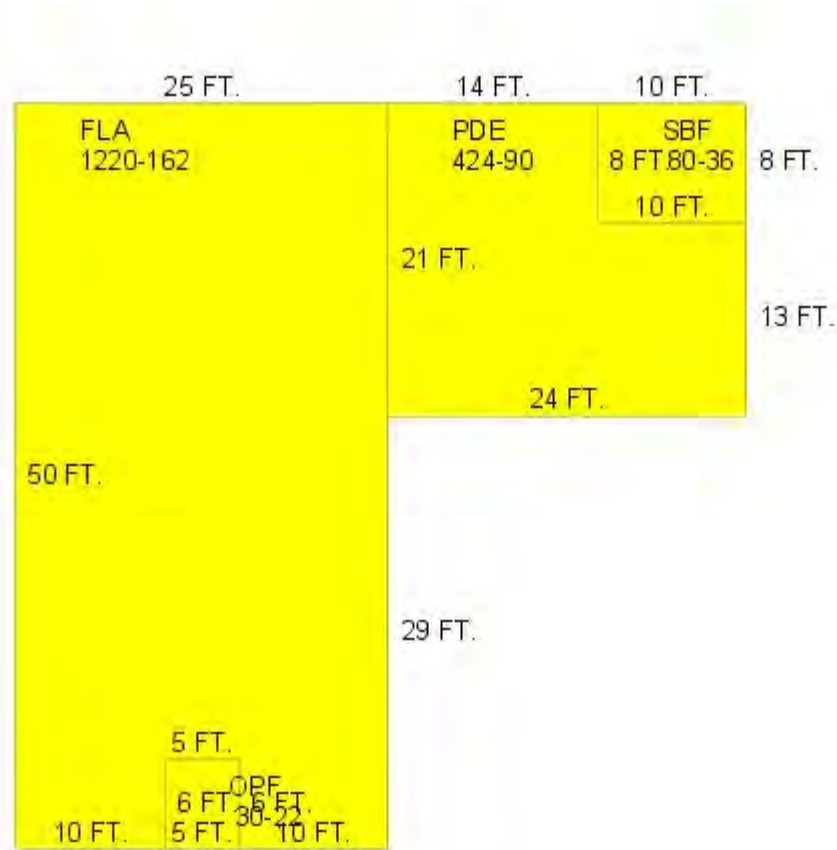
Building Type		Condition	A	Quality Grade	400
Effective Age	16	Perimeter	162	Depreciation %	19
Year Built	1939	Special Arch	0	Grnd Floor Area	1,220
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation	
Heat 1	Heat 2	Bedrooms	0
Heat Src 1	Heat Src 2		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	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	5	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991					1,220
2	OPF		1	1991					30
3	PDE		1	2003					424
4	SBF		1	2003					80

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2083	NIGHT CLUBS, BARS D	100	N	Y
	2084	OPF	100	N	N
	2085	PATIO DINING	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
536	C.B.S.	100

Building 2 Details

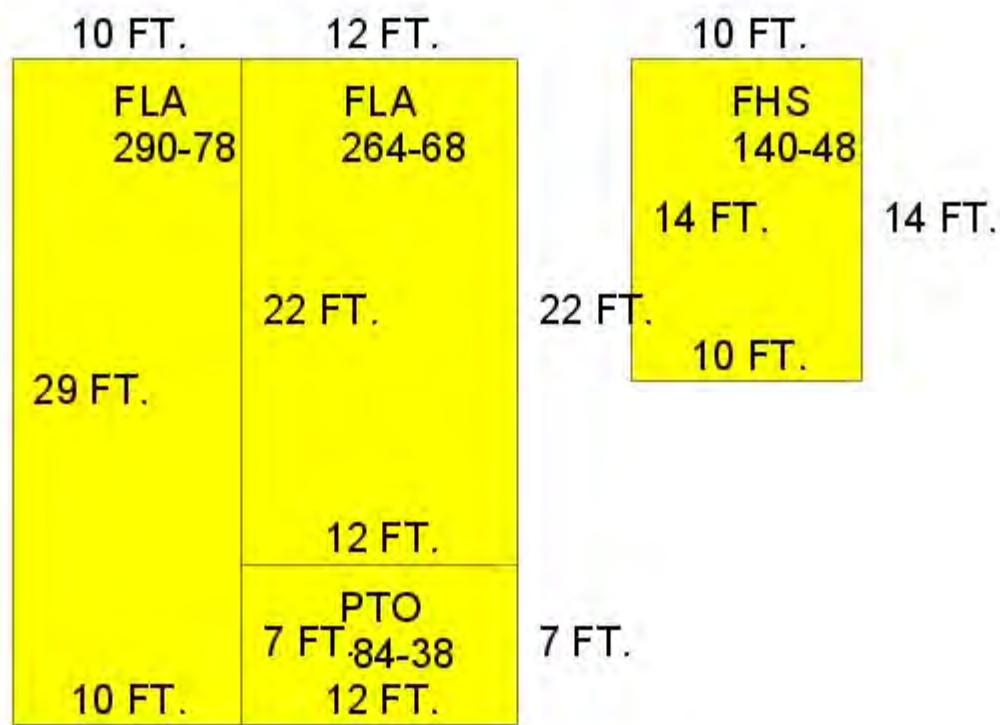
Building Type		Condition	A	Quality Grade	400
Effective Age	16	Perimeter	146	Depreciation %	20
Year Built	1909	Special Arch	0	Grnd Floor Area	554
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation	
Heat 1	Heat 2	Bedrooms	0
Heat Src 1	Heat Src 2		

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	3	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991					290
2	FLA		1	1991					264
3	FHS		1	1991					140
4	PTO		1	2003					84

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2086	1 STY STORE-A	100	N	Y
	2087	NIGHT CLUB, BARS B	100	N	Y
	2088	FHS	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
537	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1990	1991	1	20

Appraiser Notes

PROPERTY IS CURRENTLY LISTED AT \$1,250,000 WHICH INCLUDE PLANS AND APPROVAL FOR A NEW BAR
2006-06-14 THE BLUE ROOM NIGHTCLUB
2003-07-20-SKI ASKING \$725,000 FROM THE CITIZEN HAS A 5 COP LIQUOR LICENSE, 2004-03-09 REDUCED ASKING TO \$699,000-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-1375	05/05/2008		650	Commercial	SIGNS
14-0967	03/20/2014		2,000	Commercial	SCRAPE 500SF OF LAYERED, PAINT ETCH CONCRETE STRUCTURES FACADE. PRED CONCRETE W'BONDING AGENT. APPLY ONE BASE COAT OF BASE COAT STUCCO, FOLLOWED BY 2 SKIM COATS OF WHITE MARBLE CRETE. PRESSURE WASH BUILDING AS WELL.
1	96-4756	12/01/1996 06/01/1997	150	Commercial	REPAIR/REMODELING
2	98-3773	12/01/1998 01/01/1999	500	Commercial	RENOVATION
3	99-3136	09/08/1999 10/20/1999	500	Commercial	REPLACE FENCE
4	02-2271	08/20/2002 10/18/2002	1,555	Commercial	3 SQS SBS ROOFING
5	02-0180	01/23/2002 10/18/2002	500	Commercial	REPAINT FRONT OF BLDG
6	02-1875	07/17/2002 11/18/2002	2,000	Commercial	NEW BREAKER PANEL/ELECTRI
7	03-2417	07/30/2003 07/10/2003	8,000	Commercial	BRK PATIO & PLUMBING
8	03-2930	09/11/2003 07/30/2003	14,000	Commercial	RENOVATIONS OF BARS
9	03-3379	09/22/2003 12/31/2003	1,000	Commercial	DUCTLESS A/C
10	06-5101	09/08/2006	1,600	Commercial	DEMOLITION,CUT WIRES & REMOVE EXISTING FIXTURES
11	06-6804	12/27/2006	22,000	Commercial	R5EPLACE & INSTALL NEW TILE,DEMO BRICK 500SF IN REAR PATIO
12	06-5929	10/26/2006	11,150	Commercial	INSTALL 1425 SF OF V-CRIMP ROOFING
13	07-0341	02/05/2007	15,000	Commercial	REFINISH EXISTING BAR TOP
14	07-0342	02/05/2007	8,000	Commercial	ADD ADA RESTROOM AS PER PLANS
15	07-0409	02/05/2007	1,000	Commercial	RENOVATION OF HANDICAP BATHROOM

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
2015	250,281	176	459,200	550,000	550,000	0	550,000
2014	260,614	160	444,850	550,000	550,000	0	550,000
2013	263,732	160	426,195	550,000	550,000	0	550,000

2012	263,732	160	426,195	550,000	550,000	0	550,000
2011	269,936	160	473,550	550,000	550,000	0	550,000
2010	269,936	160	360,630	550,000	550,000	0	550,000
2009	275,118	160	374,696	550,000	550,000	0	550,000
2008	279,245	160	343,125	622,530	622,530	0	622,530
2007	200,500	160	325,000	525,660	525,660	0	525,660
2006	200,500	160	225,000	425,660	425,660	0	425,660
2005	188,132	160	187,500	375,792	375,792	0	375,792
2004	194,646	160	175,000	369,806	369,806	0	369,806
2003	116,555	160	75,000	191,715	191,715	0	191,715
2002	97,039	180	75,000	172,219	172,219	0	172,219
2001	97,039	200	75,000	172,239	172,239	0	172,239
2000	97,039	220	67,500	164,759	164,759	0	164,759
1999	20,126	240	67,500	87,866	87,866	0	87,866
1998	20,106	260	67,500	87,866	87,866	0	87,866
1997	25,086	280	62,500	87,866	87,866	0	87,866
1996	25,066	300	62,500	87,866	87,866	0	87,866
1995	25,046	320	62,500	87,866	87,866	0	87,866
1994	25,026	340	62,500	87,866	87,866	0	87,866
1993	25,006	360	62,500	87,866	87,866	0	87,866
1992	24,986	380	62,500	87,866	87,866	0	87,866
1991	30,349	495	45,000	75,844	75,844	0	75,844
1990	34,719	500	40,625	75,844	75,844	0	75,844
1989	35,338	506	40,000	75,844	75,844	0	75,844
1988	16,924	512	40,000	57,436	57,436	0	57,436
1987	16,473	517	21,438	38,428	38,428	0	38,428
1986	16,539	523	21,000	38,062	38,062	0	38,062
1985	16,118	528	21,000	37,646	37,646	0	37,646
1984	16,121	534	21,000	37,655	37,655	0	37,655
1983	23,580	539	10,225	34,344	34,344	0	34,344
1982	16,724	545	10,225	27,494	27,494	0	27,494

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
5/4/2015	2739 / 553	905,000	WD	37
3/15/2012	2560 / 246	800,000	WD	37

This page has been visited 131,993 times.

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