



**Historic Architectural Review Commission
Staff Report for Item 8**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: July 24, 2018

Applicant: William Shepler

Application Number: H18-03-0031

Address: #1300 Angela Street

Description of Work:

New one and half-story frame house. Relocation of existing cbs house and raise it approximately one foot. New rear addition and reconstruction of side addition. Two new pools, driveways and site work.

Site Facts:

The one-story, cbs structure at 1300 Angela Street is listed as a noncontributing structure in the survey. The property appraiser's office states that the building was constructed in 1953, and it is designed in a standard Florida 1950/60s ranch style home with Mid-Century Modern elements: simple rectangular form with a flat roof with wide overhanging eaves, little exterior decorative detail, and the use of clean, simple lines. Located in the center of a double lot, it has undergone very few changes from the 1965 photograph.

On April 19, 2018, the property was awarded a second unit through BPAS.

Ordinance Cited on Review:

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This report is for the demolition of historic elements in the house. The applicant is proposing to demolish a rear storage unit for the house and an area that used to be more of a Florida room. The storage unit to be demolished is not intrinsic to the architecture of the structure, and will allow for a new addition. The Florida room is to be demolished because it is concrete slab, while the rest of the structure has wood floor joists. The applicant contends that the Florida room section will be too difficult to move because of its construction, but they are proposing to reconstruct it after the structure is relocated.

It is staff's opinion that the request does not meet any of the criteria listed in Sec. 102-218, and therefore can be considered for demolition:

1. The Florida room and the storage unit do not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction. The Florida room has been altered over the years, with most of its fenestrations changed.
2. The Florida room and the storage unit are not specifically associated with events that have made a significant contribution to local, state, or national history;
3. The Florida room and the storage unit 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 Florida room and the storage unit to be demolished are not the site of a historic event with a significant effect upon society;
5. The Florida room and the storage unit do not exemplify the cultural, political, economic, social, or historic heritage of the city;
6. The Florida room and the storage unit do contain elements of a distinctive architectural style – mid-century modern, but they are not the main part of the structure. The elements they contain are also contained in the main house, and the reconstruction of the Florida room will return those architectural elements.
7. The Florida room and the storage unit are not related to a square, park, or other distinctive area.
8. The Florida room and the storage unit 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 Florida room and the storage unit have not yielded, and are not likely to yield, information important in history.

Since this element is historic, two readings are required for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA # 18-0300031	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1300 ANGELA STREET, KEY WEST	
PPKW LLC	PHONE NUMBER 219-793-2232
101 GULFVIEW DR.	EMAIL MISCH1225@GMAIL.COM
ISLAMORADA, FL	
WILL SHEPLER	PHONE NUMBER 305-890-6191
201 FRONT ST., STE. 203	EMAIL WILL@WSHEPLER.COM
KEY WEST, FL 33040	
	DATE 5/29/18

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: REMOVE 160 S.F. SIDED & REPLACE WITH 544 S.F. ADDITION w/ CRESTED WINDOWS. MOVE ENTIRE STRUCTURE APPROX. 17.5' TOWARDS GEORGIA STREET & RAISE APPROX. 6" ~~TO NEW~~. NEW 1 1/2 STORY WOOD FRAME S.F.R. ON EAST SIDE OF LOT AS PER PLANS.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS: Aprox. 100 s.f. of NEW PAVERS AT ENTRANCE	FENCES: NEW 6' HIGH WOOD FENCE AT SIDE & REAR. 4' HIGH FENCE AT FRONT.
DECKS: NEW DECKS AT REAR AS PER DRAWINGS.	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
	2 POOLS w/ EQUIP.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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 #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1300 ANGELA STREET

PROPERTY OWNER'S NAME:

PPKW LLC

APPLICANT NAME:

WILLIAM SHEPLER

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	6/7/18 DATE AND PRINT NAME
--	-------------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE 160 S.F. ATTACHED SHED AT REAR OF PROPERTY.
 REMOVE 216 S.F. C.M.V. INFILLED FLORIDA ROOM ADDITION
 AT MAIN HOUSE TO BE REBUILT IN KIND AFTER HOUSE
 IS MOVED.

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.

HAS NO SIGNIFICANT ARCHITECTURAL VALUE

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.

N/A

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

HAS NOT.

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing.

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.

NO IS NOT.

(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.

HAS NONE.

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

NOT IT IS NOT.

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

DOES NOT.

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

DOES NOT.

(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.

PPKW LLC

6/18/18

RE: Demo and Relocation Plan 1300 Angela St, Key West 33040

The following is a methodology and relocation plan for the concrete home located at 1300 Angela St, Key West, FL 33040. The basic idea to move the home is to demo and rebuild the portion of the home labeled "Florida room" on the existing floor plan. Also, permanently demo the area labeled "Attached Shed". This will allow us to move the home as a square box, ensuring a safer and simpler move. The home will then be lifted approx 18" from the ground and moved in one direction to the west approx 16'. A metal I-beam framework will be attached to the underside of the home. This framework will serve dual purposes. First it will allow us to use the metal frame as a rail system to slide the home. Secondly, the metal I-beams will remain in place after the house is in its final location and permanently become part of the homes foundation beams.

Move Details:

1. Cut house from existing foundation within 12" of ground level
2. Remove part of the interior floor to access underside of home
3. Attach metal plate bracing around perimeter of home to stabilize home during move and prevent cracking and racking.
4. Install metal framework to underside of home
5. Bore auger holes and install new concrete piers at new west side location of home.
6. Slide the home westward approx 16' on casters using metal framework.
7. Set home on new concrete piers on west side of home.
8. Buildup and reinforce existing foundation to new home elevation
9. Cover new I-beam foundation with stucco to match existing siding of home

Kelly Perkins

From: WILLIAM SHEPLER <will@wshepler.com>
Sent: Monday, July 16, 2018 9:03 AM
To: Kelly Perkins
Subject: Re: 1300 Angela Street

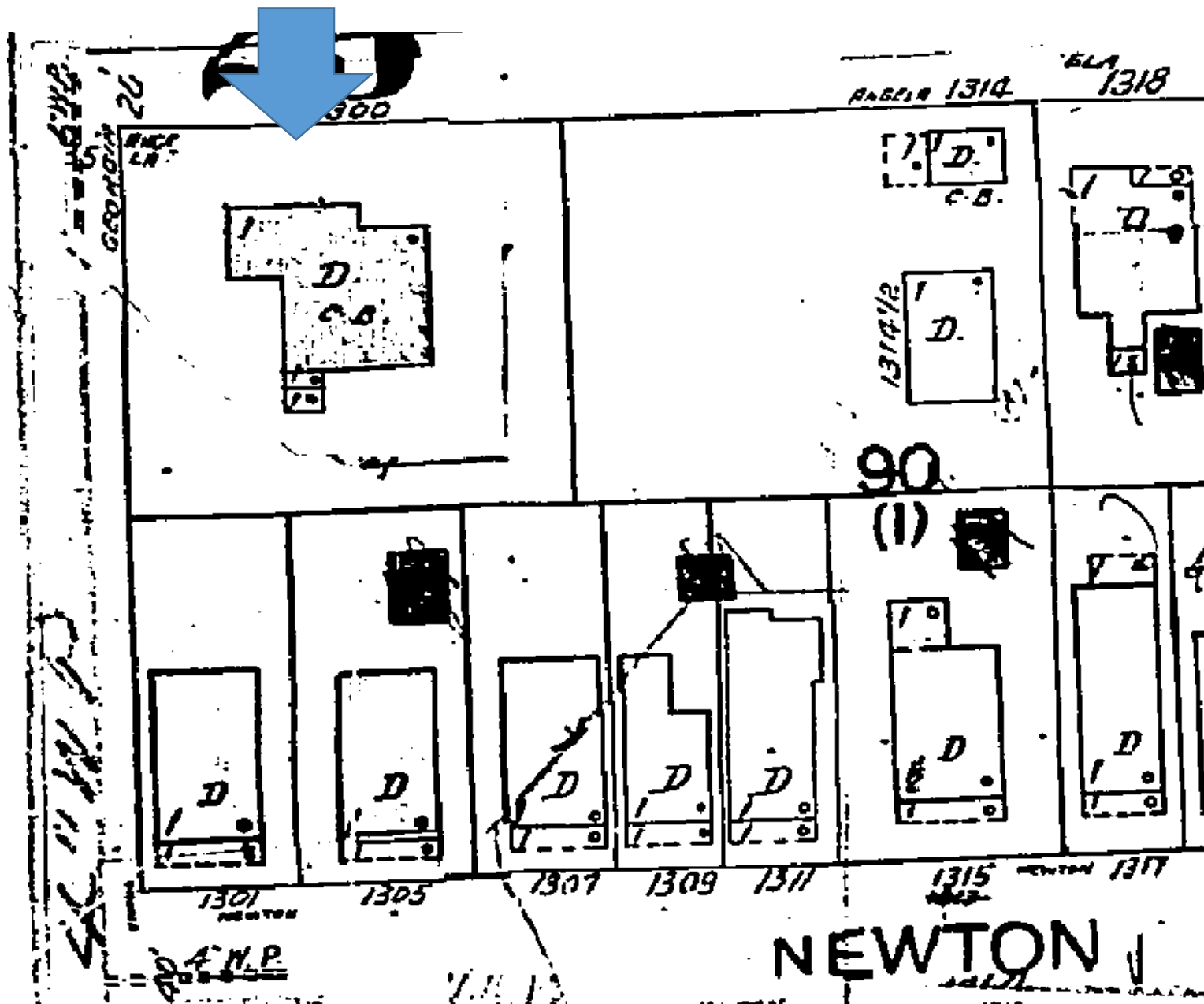
Sure. It was a porch addition built separately from the main house. The floor of the porch / Florida room is a large concrete slab , impossible to move . The main house has wood floor joists , much easier to move. However we plan to rebuild the addition in the exact same form.

Will

Sent from my iPhone

> On Jul 16, 2018, at 2:54 PM, Kelly Perkins <kperkins@cityofkeywest-fl.gov> wrote:
>
> Hi Will,
>
> I'm working on the staff report for 1300 Angela Street. I know you are proposing a portion of the building to be demolished - the part you're calling the Florida room - Enid says it's because it can't be moved. Do you mind expanding on that? There's nothing in the application, but I need an explanation as to why it can't be moved so I can put that in my staff report.
>
> Thanks,
> Kelly Perkins, HARC Assistant Planner
> Planning Department, City of Key West
> 1300 White Street, Rear Entrance
> Key West, Florida 33040
> P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov
>

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



George Street Side of House. Property Appraiser's Photograph, c.1965. Monroe County Public Library.























NO
PARKING
ANY
TIME

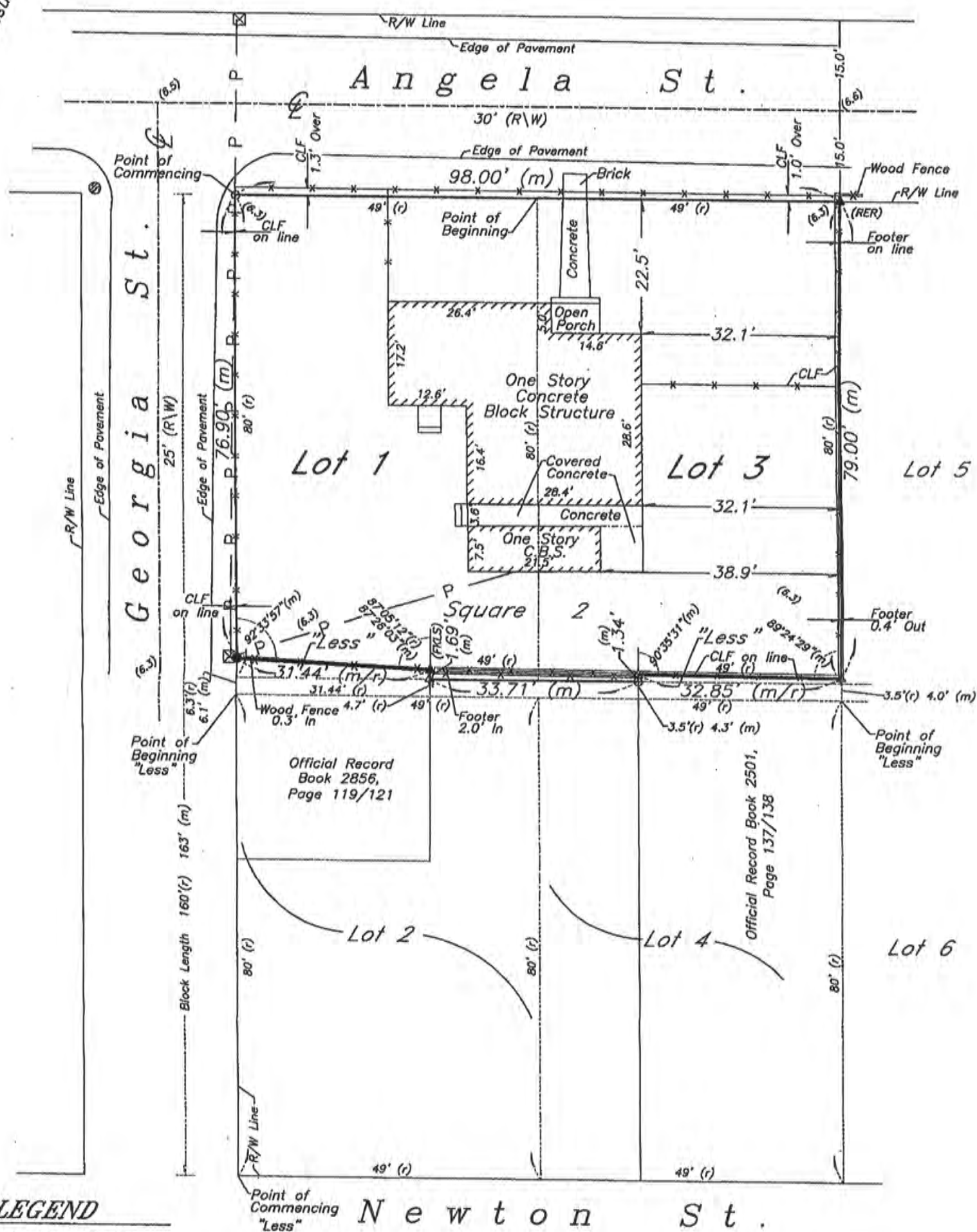
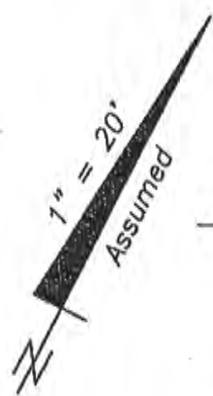
Teri
Johnston
Mayor
teriformayor.com

RECYCLE



SURVEY

Boundary Survey Map of part of Lots 1 & 3 Square 2, JAMES A. WADDELL'S SUBDIVISION, Key West, FL



LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (FKLS)
- ▲ Found Nail & Disc (FKLS)(RER)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (5.5) Spot Elevation (Typical)

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

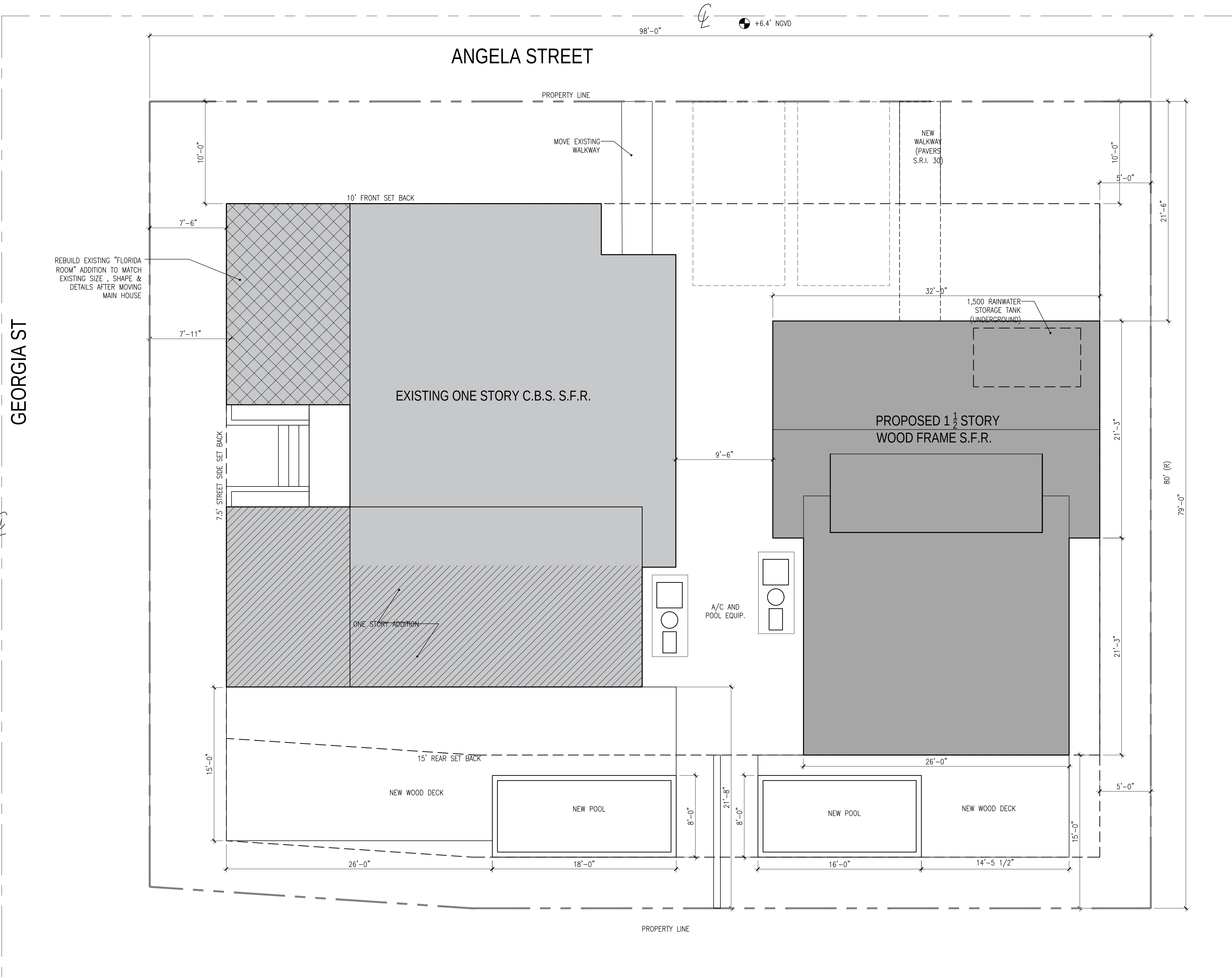
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	14'	23'-7"	Yes
BUILDING COVERAGE	0.4	1,613 s.f. (20.9%)	3,063 s.f. (39.8%)	Yes
IMPERVIOUS SURFACE RATIO	0.6	1,663s.f. (21.6%)	3,549 s.f. (46.3%)	Yes
LOT SIZE	Min. 4,000 s.f.	7,709 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	98'	N/A	N/A
LOT DEPTH	Min. 90'	79'*	N/A	N/A
FRONT SETBACK	Min. 10'	16'	10'	Yes
SIDE SETBACK (EAST)	Min. 5'	30'-7"	5'	Yes
STREET SIDE SETBACK (WEST)	Min. 7.5'	23'-5"	7.5'	Yes
REAR SETBACK	Min. 15'	16'-4"	15'	Yes
OPEN SPACE	Min. 35%	6,046 s.f. (78.4%)	4,160 s.f. (53%)	Yes

*Existing Non-Conforming Condition



1
A1.1

PROPOSED SITE PLAN

SCALE: 3/16"=1'-0"

wsa

william shepler & associates

architecture

201 Front Street, Suite 203

Key West, FL 33040

Tel: 305-735-3131

Email: info@wshepler.com

Seal:

Consultants:

Submissions / Revisions:

B.P.A.S. SUBMISSION: 11.2.17

REVISION 1: 11.15.17

REVISION 2: 1.7.18

H.A.R.C.: 5.29.18

H.A.R.C. REV 1: 6.22.18

1300a ANGELA STREET

KEY WEST , FL

REMODEL / ADDITION

Drawing Size
24x36

Project #:
17037

Title:

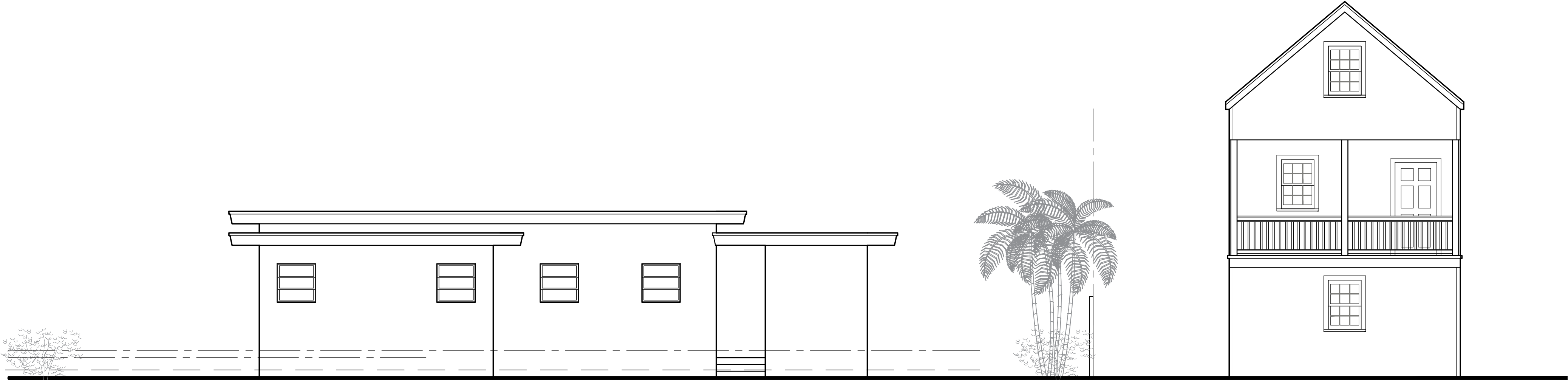
PROPOSED
SITE PLAN

Sheet Number:

A-1.1

Date: - MAY 29, 2018

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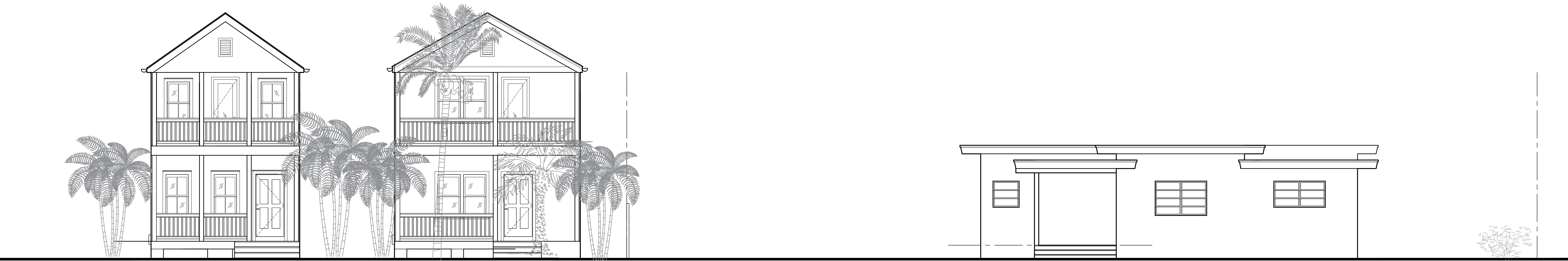


2

GEORGIA STREET - EXISTING STREETScape

A1.2

SCALE: 3/16"=1'-0"



1

ANGELA STREET - EXISTING STREETScape

A1.2

SCALE: 3/16"=1'-0"



2
A1.3

GEORGIA STREET - PROPOSED STREETScape

SCALE: 3/16"=1'-0"

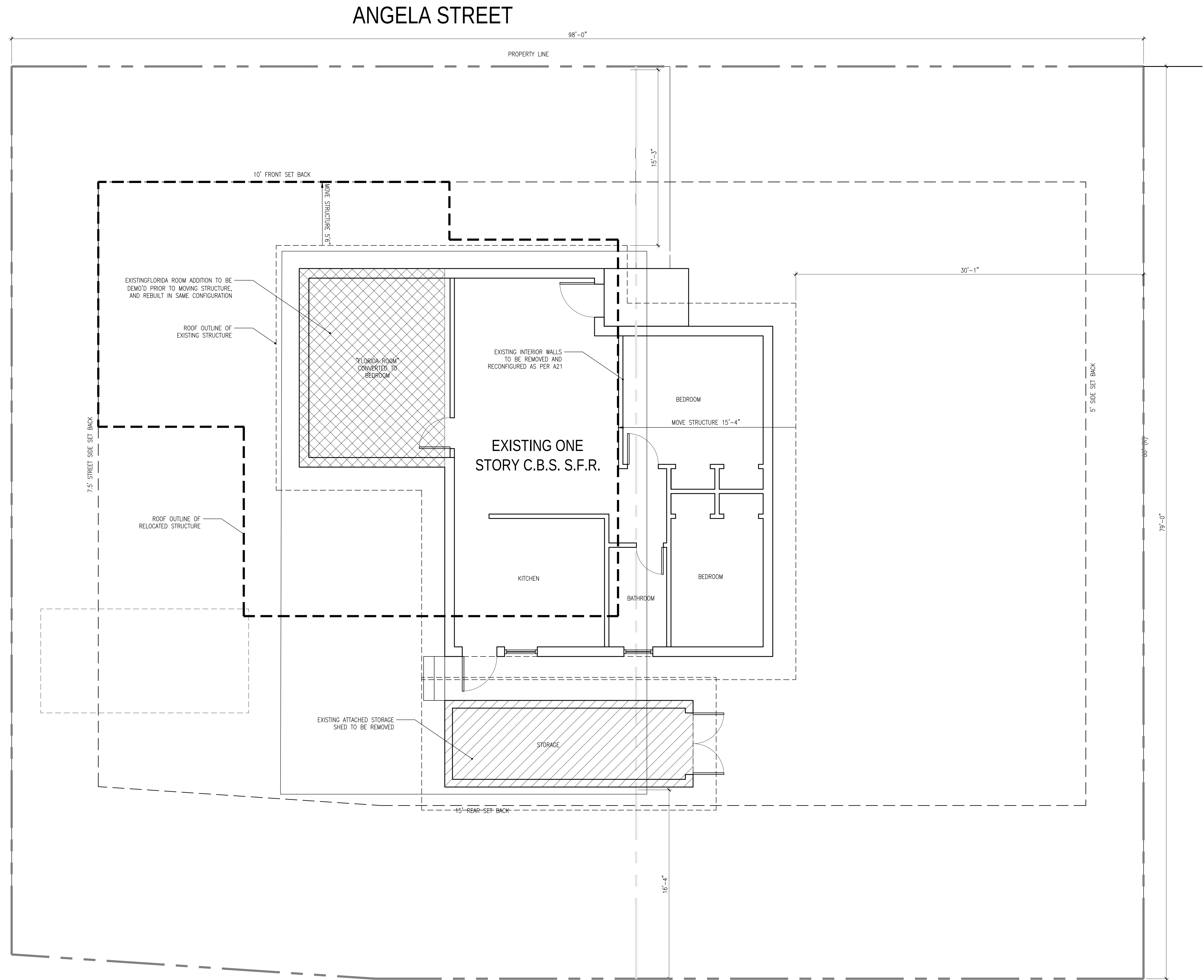


1
A1.3

ANGELA STREET - PROPOSED STREETScape

SCALE: 3/16"=1'-0"

GEORGIA ST



1
AE2.1

EXISTING FIRST FLOOR/ SITE/ DEMO PLAN

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

wsa

william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wshepler.com

Seal:

Consultants:

Submissions / Revisions:
B.P.A.S. SUBMISSION: 11.2.17
REVISION 1: 11.15.17
REVISION 2: 1.7.18
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H.A.R.C. REV 1: 6.21.18

1300a ANGELA STREET
KEY WEST, FL
REMODEL / ADDITION

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24x36

Project #:
17037

Title:

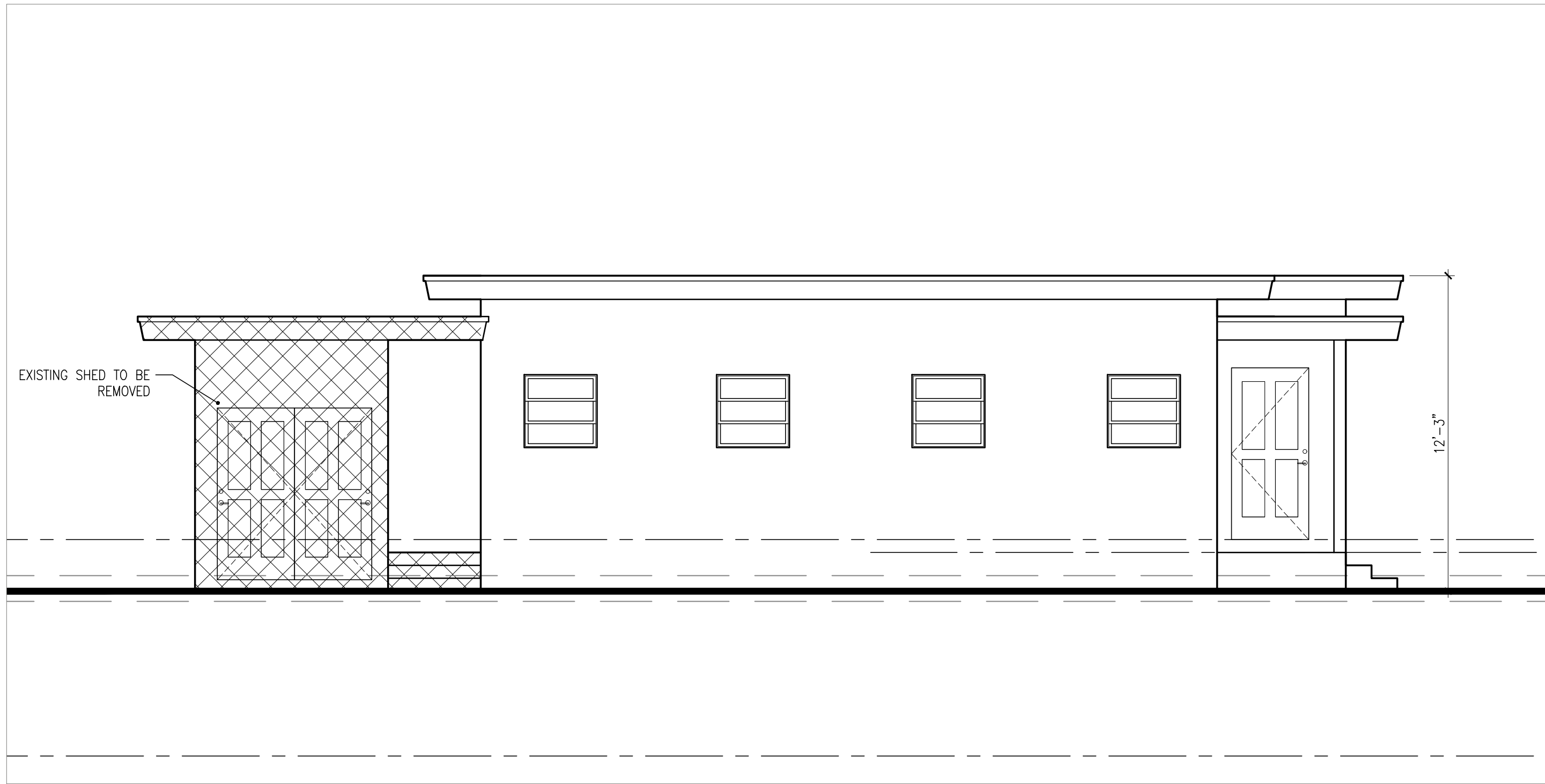
EXISTING
FLOOR/ SITE/
DEMO PLAN

Sheet Number:

AE2.1

Date: - MAY 29, 2018

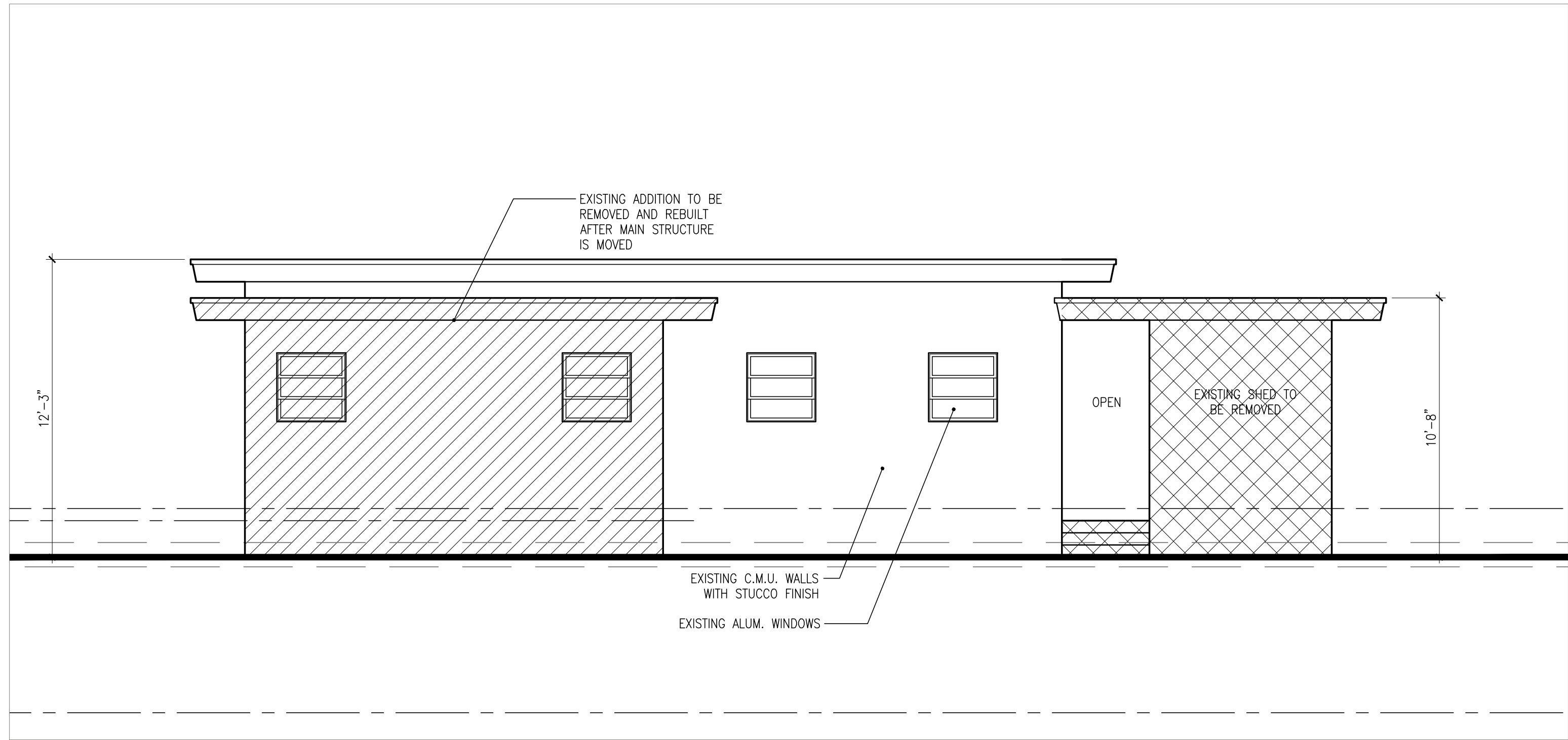
©2017 by William Shepler Architect



3
AE3.1

EXISTING SOUTH ELEVATION

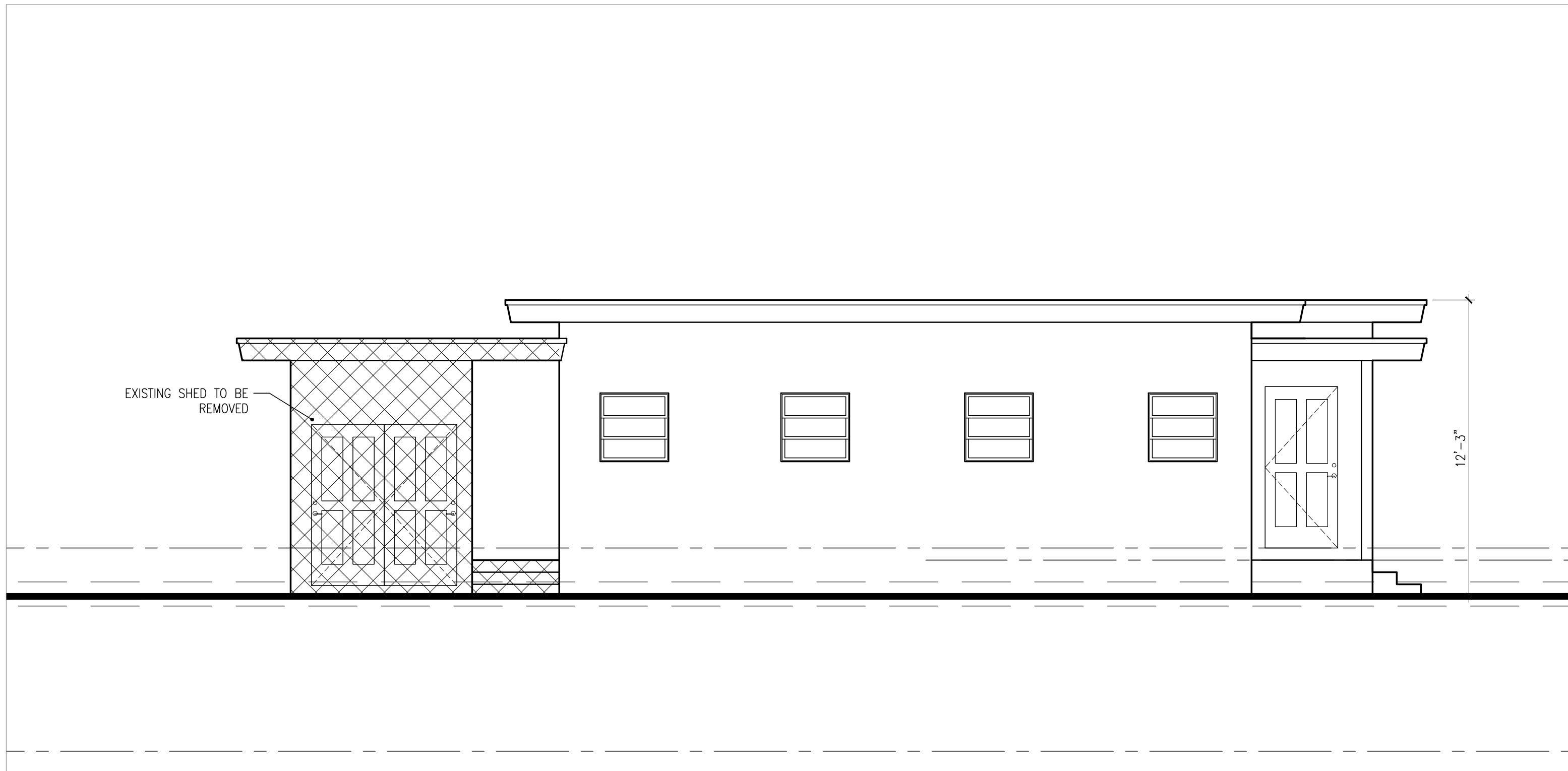
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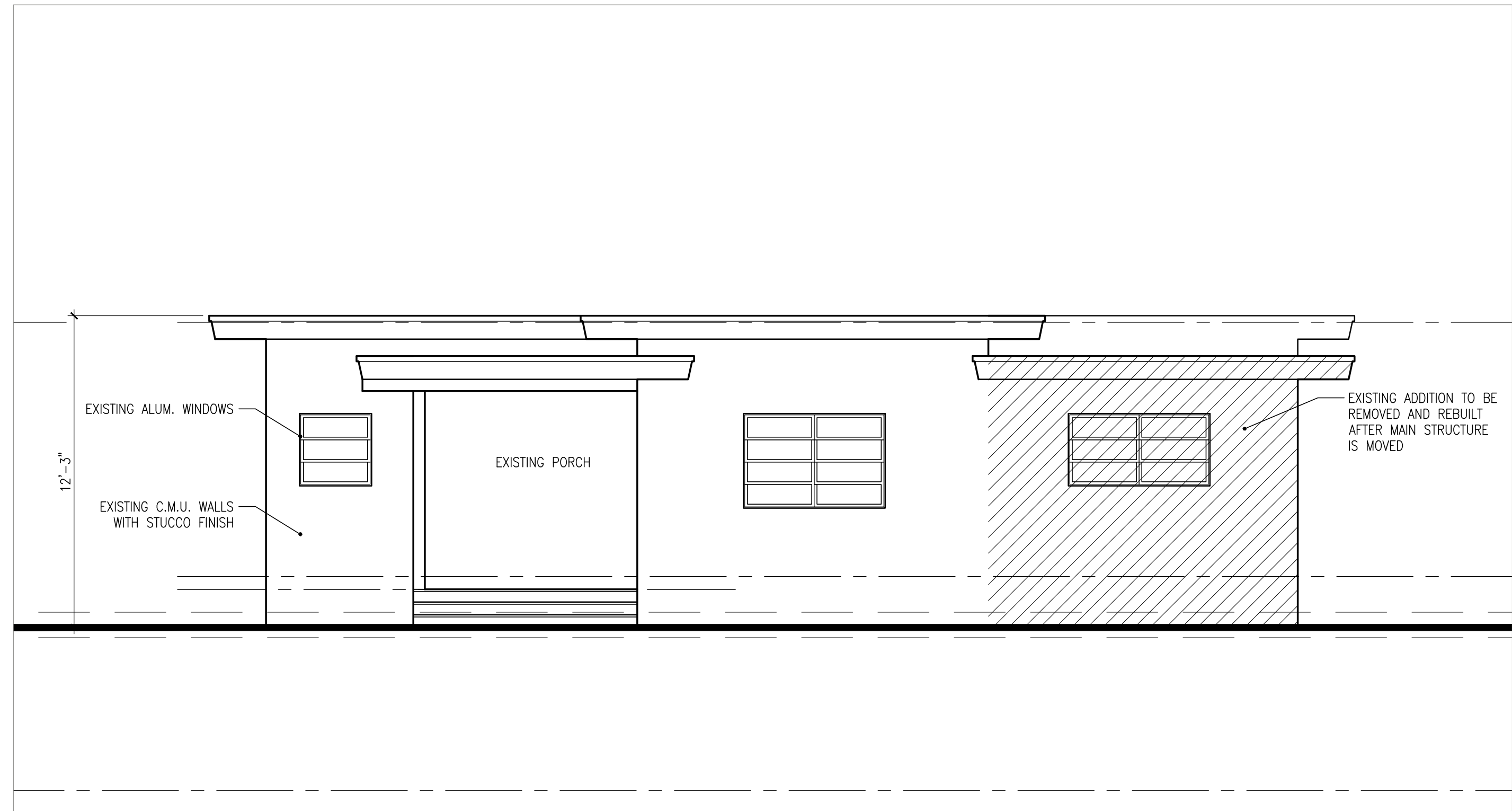
2
AE3.1

EXISTING WEST ELEVATION

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



4 EAST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"

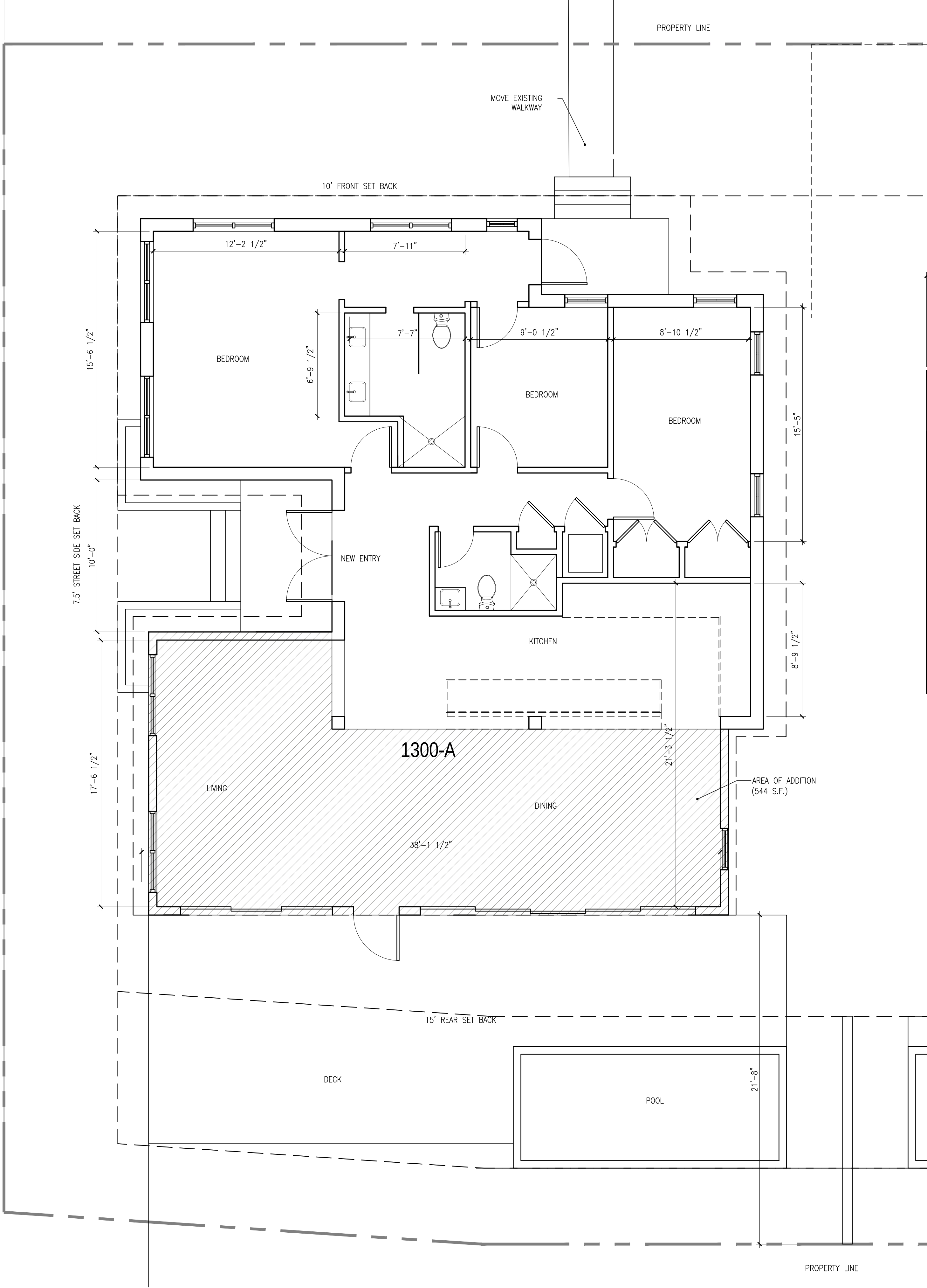


1
AE3.1

EXISTING NORTH ELEVATION

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

GEORGIA ST



1
A2.1

PROPOSED FIRST FLOOR PLAN

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

wsa

william shepler & associates

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1300a ANGELA STREET

KEY WEST, FL

REMODEL / ADDITION

Drawing Size
24x36

Project #:
17037

Title:

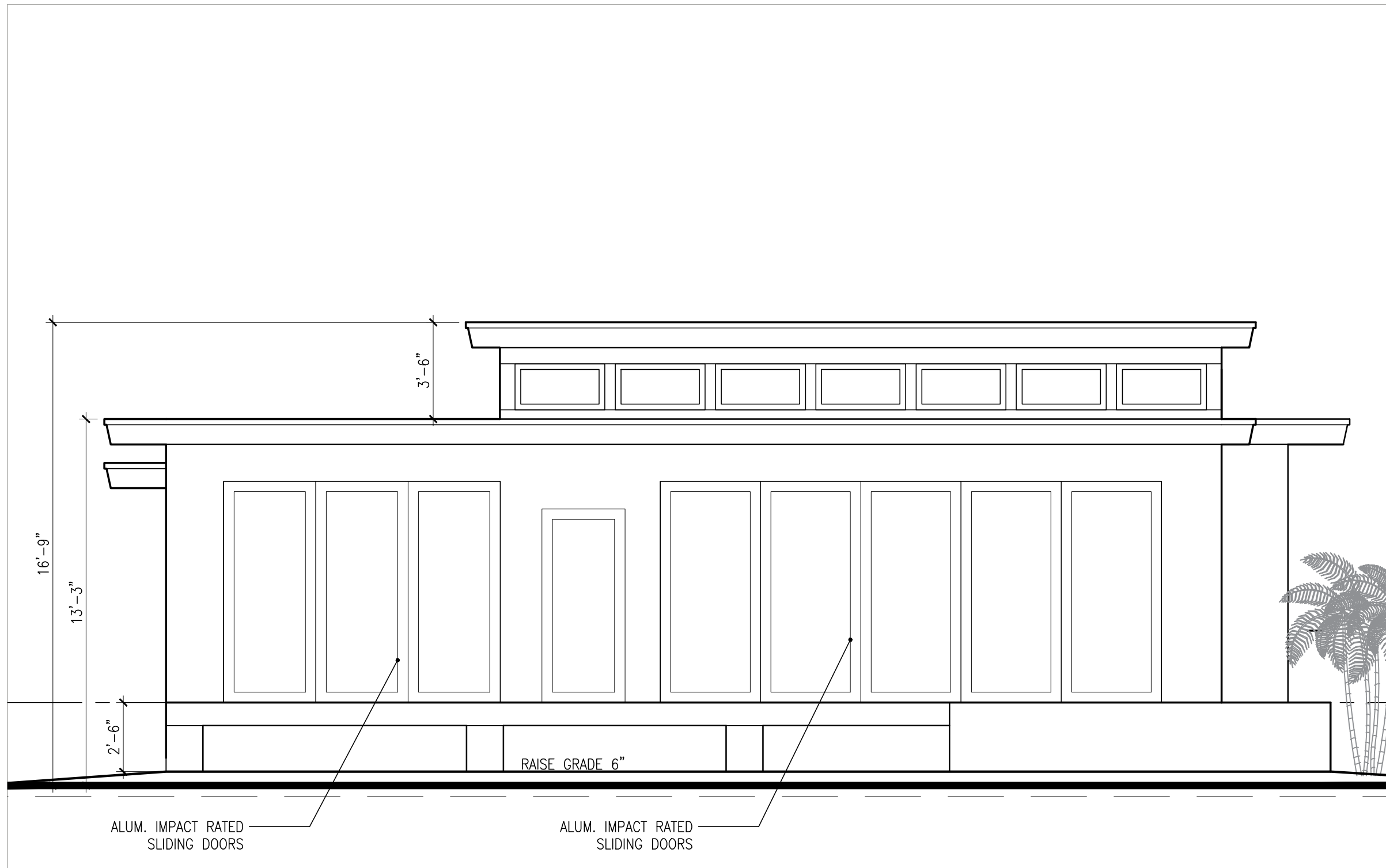
PROPOSED
FLOOR PLAN

Sheet Number:

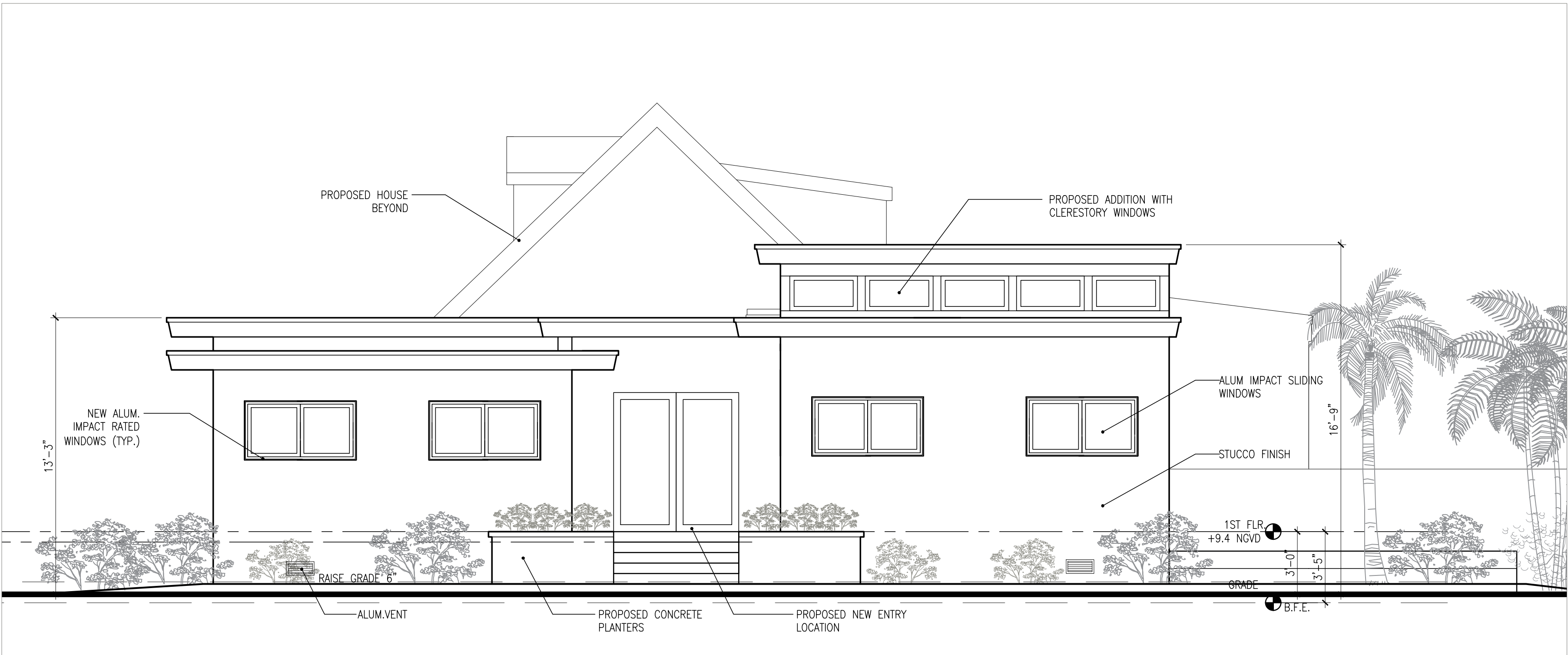
A2.1-A

Date: - MAY 29, 2018

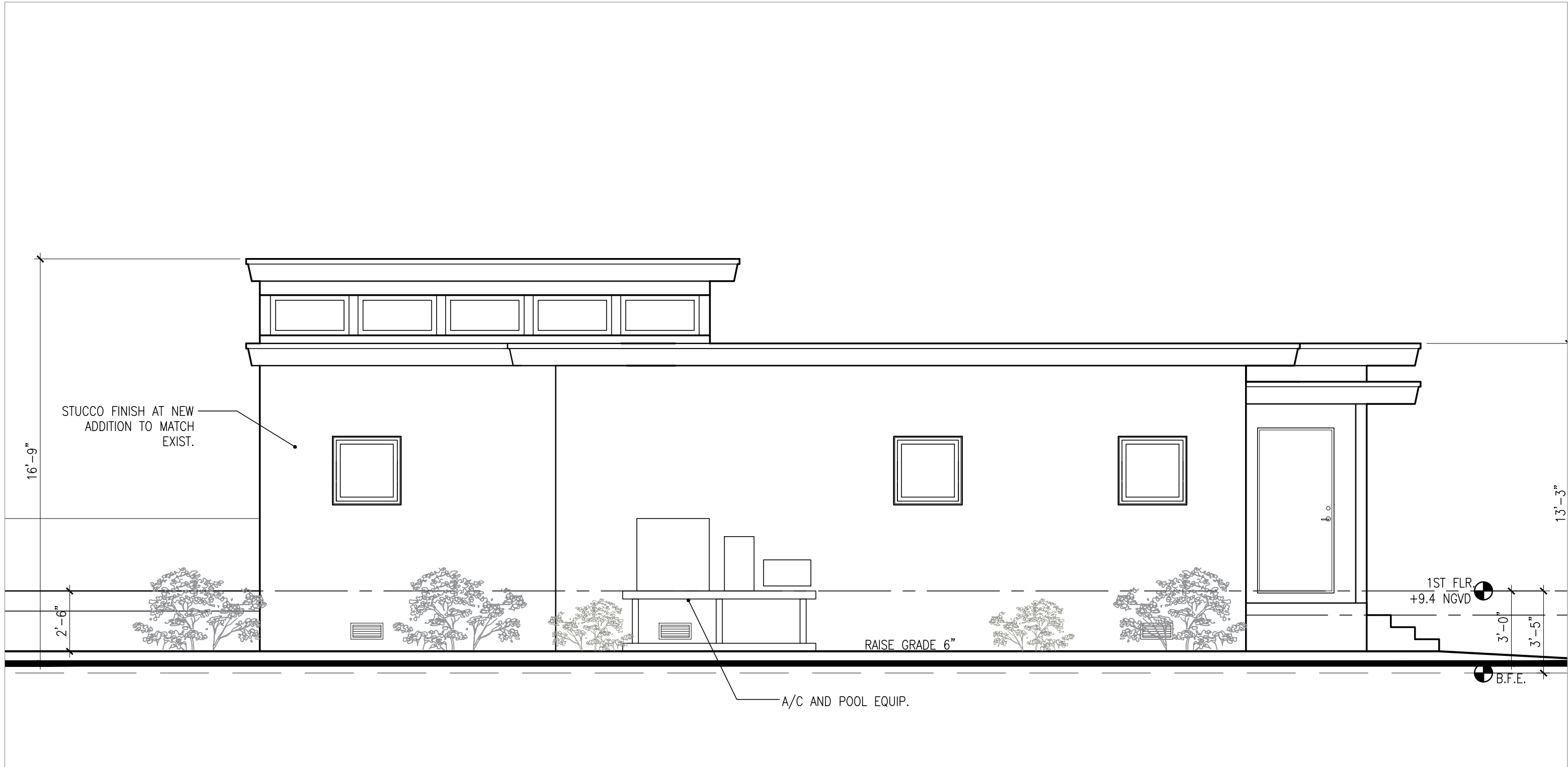
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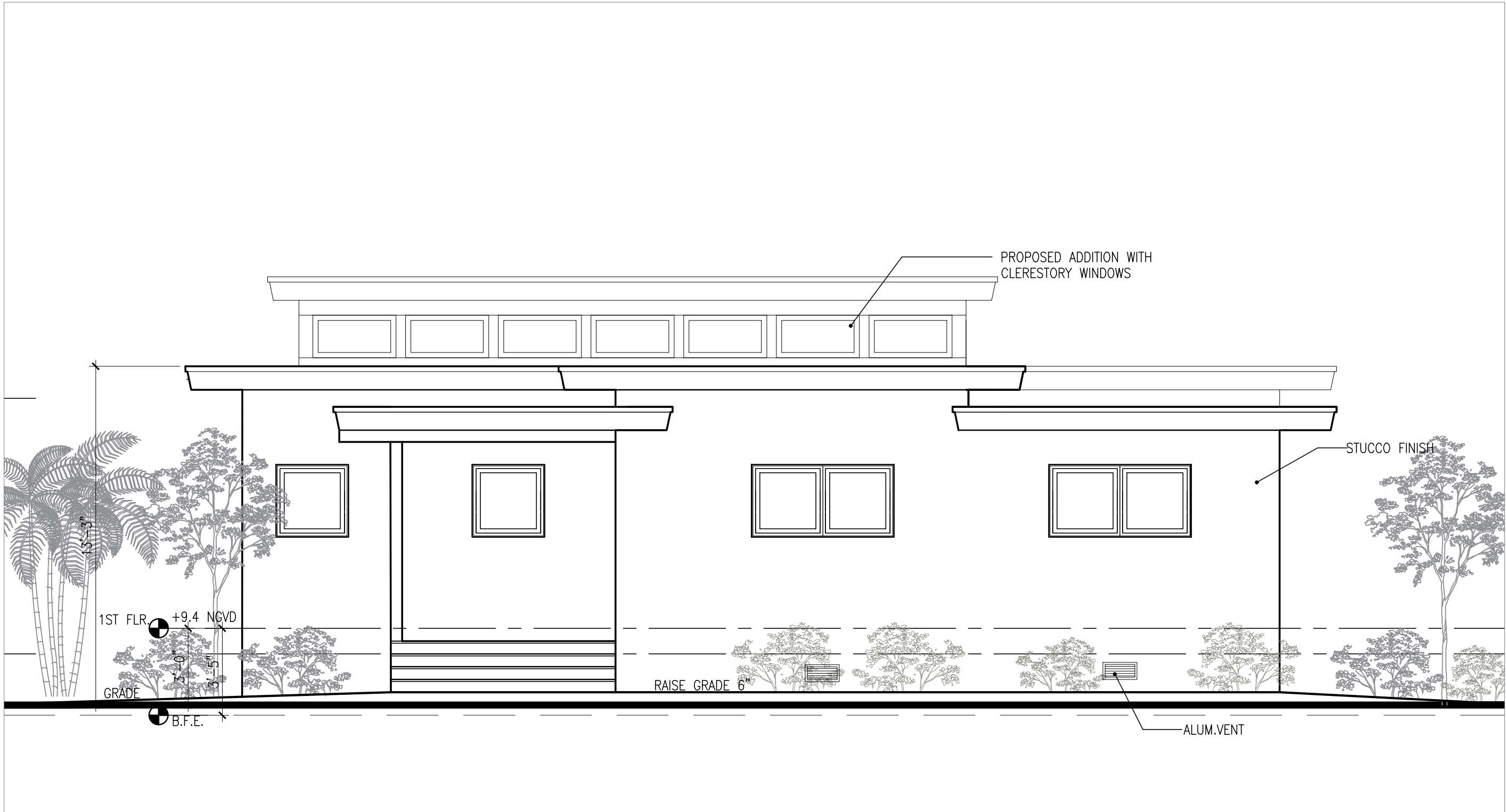
3 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



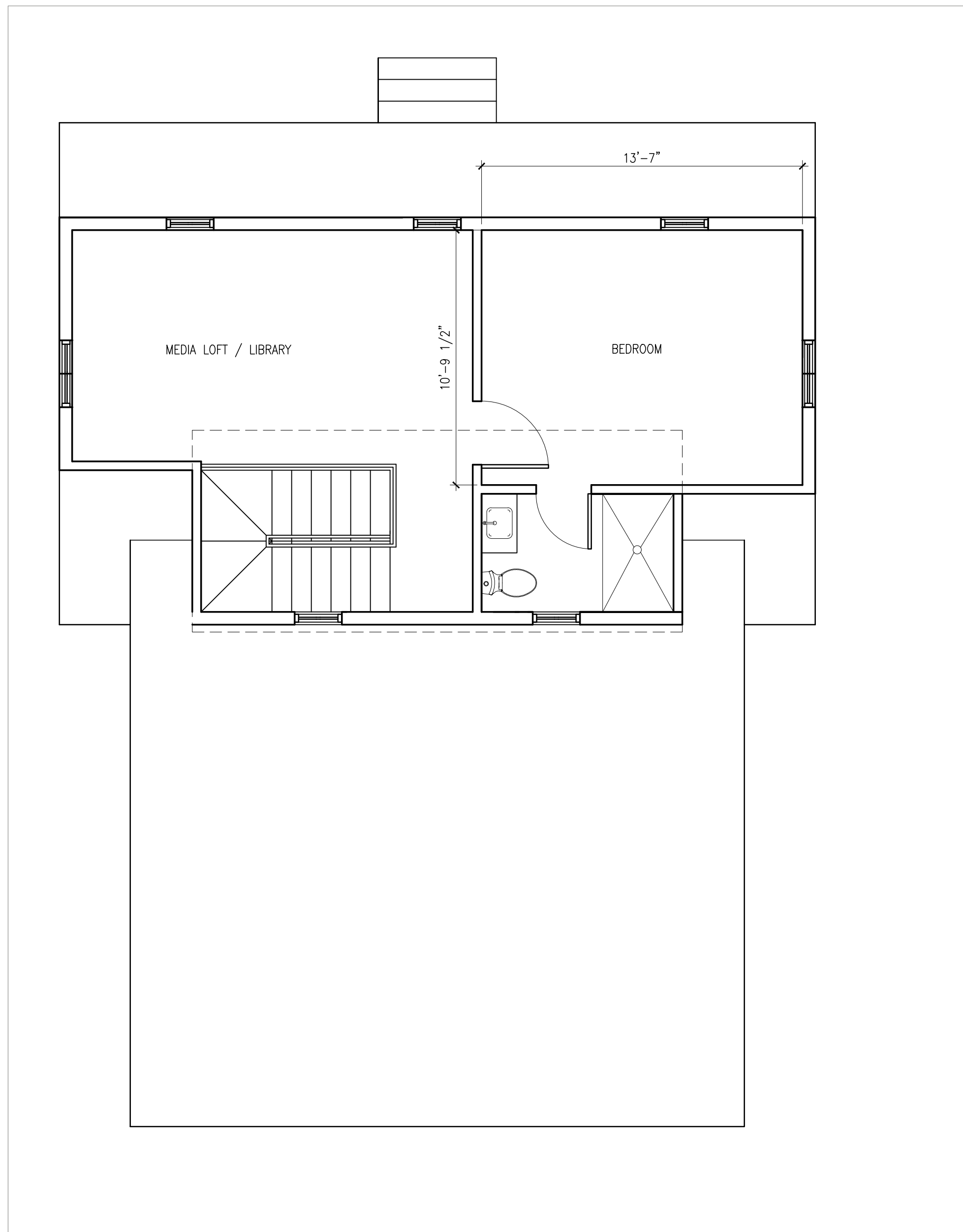
2 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



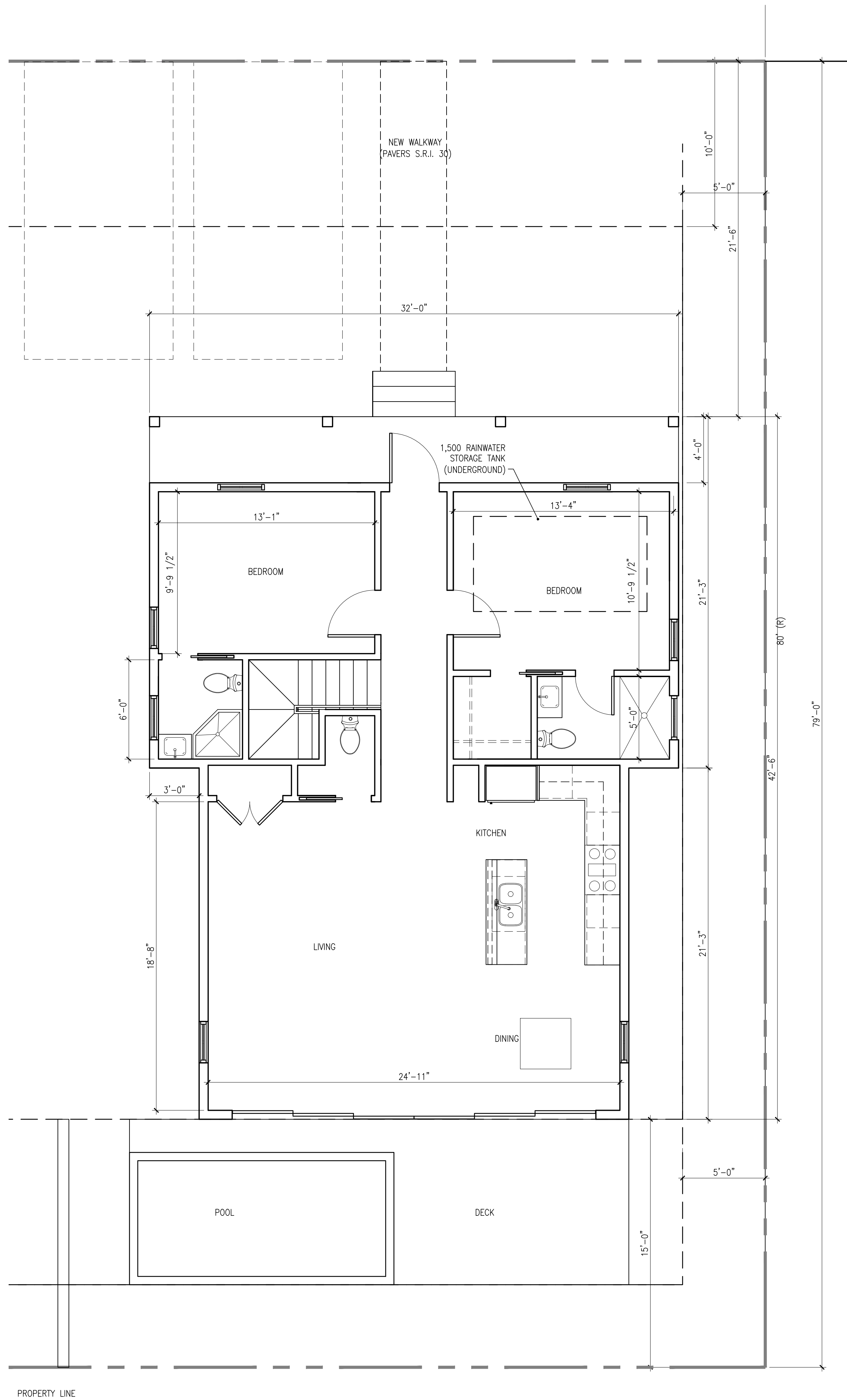
4 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



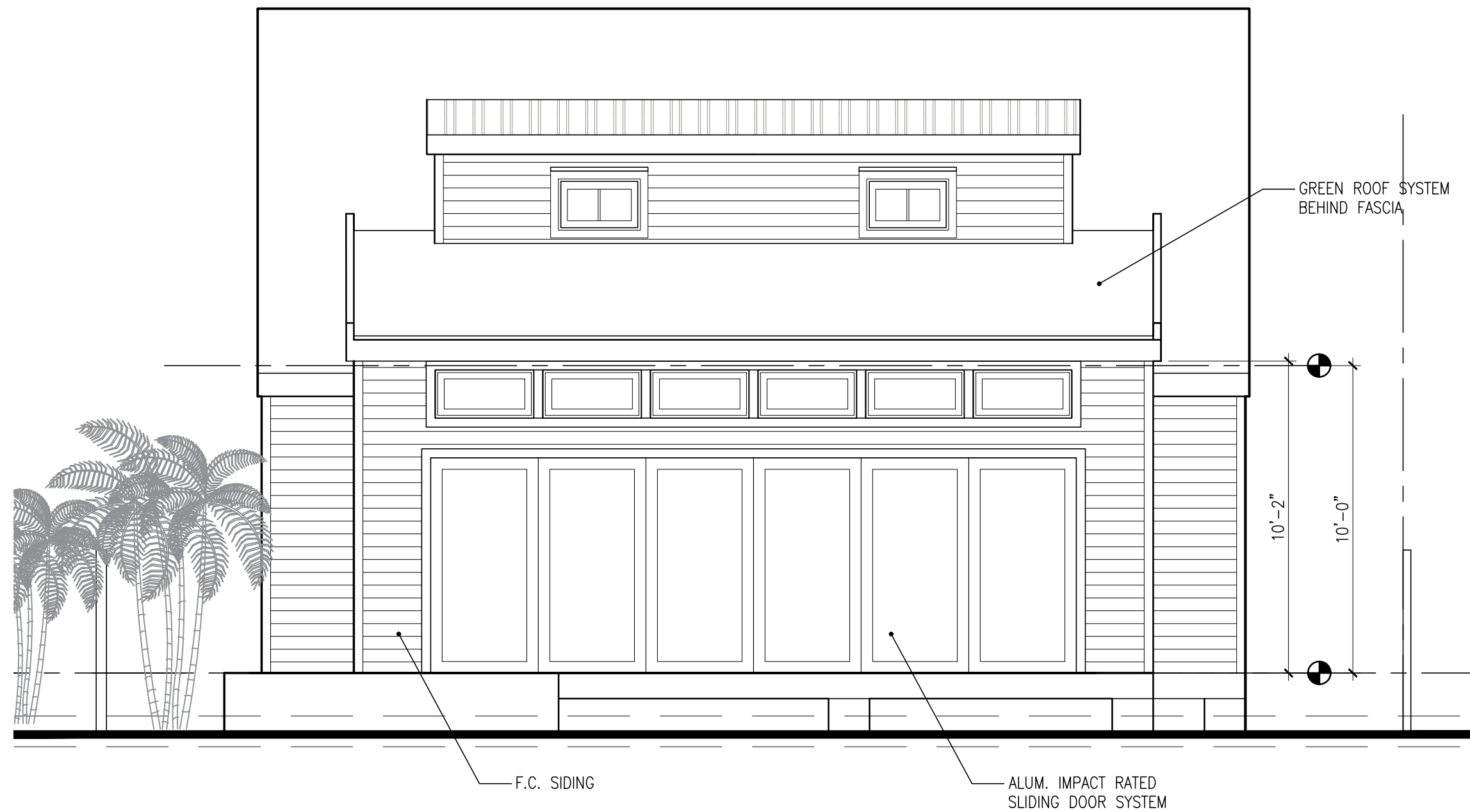
1 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
A2.1 SCALE: 1/4"=1'-0"



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



3 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



4 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

wsa

william shepler & associates

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H.A.R.C.: 5.29.18

1300b ANGELA STREET

KEY WEST, FL

NEW SINGLE FAMILY RESIDENCE

Drawing Size
24x36

Project #:
17037-B

Title:

ELEVATIONS

Sheet Number:

A3.1.B

Date: - MAY 22, 2018

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MISCELLANEOUS INFORMATION

Home (<https://store.mossacres.com/>) > Roofs, Walls (https://store.mossacres.com/category_s/1897.htm) > Moss Roofs (https://store.mossacres.com/category_s/1957.htm)

Moss Mat Green Roof Systems

Moss Acres has now furnished moss for several green roof projects. These have been successfully installed utilizing a variety of different methods, however moving forward we are focused on utilizing our pre-grown moss mat system atop a drainage/water storage layer combined with a soaker hose(s) as desired. Please call us at 866 GET MOSS or by email at info@mossacres.com to discuss your project in detail.



The benefits of using moss for green roofs are numerous:

- 1) Lightweight - Ideal for green roofs on buildings with load bearing constraints

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2) **Lower Cost** - Moss mats are shipped dry and are very easy to transport, handle, and install. The material, labor and staging expense savings can be significant.

3) **Low Maintenance** - Moss requires no fertilization, pesticides or even watering to survive. Moss has no roots and receives all nutrients and moisture through its leaves from rainfall.



4) **Water Retention & Insulating Properties** - Green roof systems comprised of moss mats and a water retention underlayment combine for significant

storm water holding capacity, protect the roofing membrane, and provide significant insulating capabilities.

5) Versatile: Sun or Shade - Various species of moss are available on our mats for most any type of living roof location - from full sun to full shade.

6) Appearance - The vibrant shades of green produced by moss make it an ideal choice for any green roof design.

If you are considering a specialized green roof system that could benefit from all the advantages that a moss covered green roof has to offer, then please call us at 866 GET MOSS or [email us \(mailto:info@mossacres.com\)](mailto:info@mossacres.com) your project details, photos/plans and, or any questions. We can then provide you with an estimate for your project.

ADIRONDACK FIREPLACE HOUSE



In 2015 another moss covered green roof was incorporated into the green roof design for a granite "fireplace house" along the banks of crystal clear Adirondack Mountain lake. The project was collaborated on with green roof specifiers Roof Meadow (<http://roofmeadow.com/>) and was installed by Recover Green Roofs (<http://www.recovergreenroofs.com/>). For this green roof system the Watergrip water retention system was utilized beneath sheets and clumps of various shade loving mosses and ferns. Transplant netting is barely visible, and was also installed atop the moss.

HOBBIT HOUSE GREEN ROOF



Also in 2015 a wedding and events venue in New Hope, PA - "Holly Hedge" (<http://www.hollyhedge.com/>) installed a moss living roof on a small children's cottage made of cordwood. The moss was laid directly over synthetic felt capillary mats and Enka Drain Retain & Drain drainage mat. The waterproofing for the green roof is EPDM rubber. There is a drip line at the peak set on a timer. Transplant netting was used to protect the moss from birds that might try to flip the moss over in search of bugs or worms, and to keep the moss from blowing off until it has time to knit to the mats. The sheet mosses are flourishing on this living roof installation.

ANOTHER TECHNIQUE



Between 2008 and 2011 Moss Acres conducted several experiments with moss on a wide range of green roofing soil mediums and on several flat, shady area roofs. The results have been very favorable. We have found that by shredding various varieties of sheet mosses and rock cap (broom) moss and broadcasting these fragments over the expanded green roof aggregate, we have been able to establish moss that not only knits together quickly, but also grows into and amongst the aggregate, locking the moss to the roof.

The keys to success have been keeping the moss fragments moist (gel powder is first lightly raked into the roofing aggregate and mister systems are used the first few months), choosing a relatively shaded location, and utilizing a relatively high coverage rate of 65% - 85%.

Hypnum moss fragments knit to roofing soil Moss has many advantages for green roofs:

- Requires less roofing soil medium - only 1.5" deep or so
- Retains 10 x its weight in water
- Thrives in shade produced by building shadows
- Drought tolerant once established
- Rapid growth rate - 6 - 12 months for full coverage



Building on our success with the moss covered spring house roof, Moss Acres began providing moss for additional green roof projects in early 2010.

The first was a shaded section on a flat roof at the Russel Wright Design Center in Garrison, New York. Michael Franco, Landscape Architect for Town and Gardens, Ltd., designed the roof and specified a mix of hypnum and rock cap mosses for the shaded section, and sedum for the section with more sun exposure. The moss roof was installed over a Kemper membrane with a drainage/retention layer by Drainage Products, Inc., and extensive green roof growing medium by Sky Garden. View images of this project. (<http://www.mossacres.com/green-roof-project-01.asp>)

Leave a message



The next project was at the residence of none other than Dave Benner, moss pioneer and father of Moss Acres owner, Al Benner. (photo shows moss 18 months after "inoculation") This roof, over a section of the house measuring 550 square feet, has a 10° pitch and is well shaded under a large beech tree. Five years earlier, the roof had been covered with an EPDM rubber roof. For this installation, the entire section was covered with a Colbond Enkadrain "retain and drain" mat system, a Rooflite® extensive growing medium, and a mix of pre-shredded hypnum and rock cap mosses that were applied to achieve a 75% coverage rate. Prior to spreading the moss, which was done by hand, a water-retention gel was raked into the growing medium. Special thanks for on-site support to Charlie Miller and his team from Roofscapes in Philadelphia, PA. Check out the excellent web presentation for this project by our friends at RooftopGardens.com (<http://rooftopgarden.com/category/moss/>)

Another green roof application involving Moss Acres was at the College of Human Ecology at Cornell University where four pre-planted rooftop boxes were custom planted and then delivered to the University.



We also believe the new moss mats may have some applications for green roofs and are anxious to experiment with them. We envision thin stainless steel cables stretched over and across for securing mats to roof. We are also having good success with sun loving mosses for mats and green roofs and are exploring propagation. Please contact us at info@mossacres.com (<mailto:info@mossacres.com>) for updates on these exciting new products.



Click to order pre-shredded moss
[Leave a message](#)

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., July 24, 2018** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE AND A HALF-STORY FRAME HOUSE. RELOCATION OF EXISTING CBS HOUSE AND RAISE IT APPROXIMATELY ONE FOOT. NEW REAR ADDITION AND RECONSTRUCTION OF SIDE ADDITION. TWO NEW POOLS, DRIVEWAYS, AND SITE WORK. DEMOLITION OF SIDE AND REAR.
#1300 ANGELA STREET

Applicant – William Shepler, Architects Application #18-03-0031

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 305-809-3973 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 John Tutkewski, 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:

1300 Angela St, Key West, FL 33040 on the 10 day of July, 2018.

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 July 24, 2018.

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

H18-03-0031

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

Signed Name of Affiant:

Date:

7/10/18

Address:

1201 Van Thier St

City:

Key West

State, Zip:

FL 33040

The foregoing instrument was acknowledged before me on this 10th day of July, 2018.

By (Print name of Affiant) Robert John Tutkewski who is personally known to me or has produced Drivers License as identification and who did take an oath.

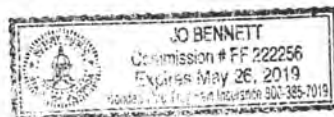
NOTARY PUBLIC

Sign Name:

Print Name:

Jo Bennett
Notary Public - State of Florida (seal)

My Commission Expires: _____



PROPERTY APPRAISER INFORMATION



qPublic.net™

Monroe County, FL

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 00022600-000000
Account # 1023396
Property ID 1023396
Millage Group 10KW
Location 1300 ANGELA St , KEY WEST
Address
Legal KW WADDELLS SUBDIVISION PB1-28 PT LOTS 1 AND 3 SQR 2 TR 7 SS-385
Description PP-525 (BOOK OF WILLS 3-A5 ALBURY J L) C-191/92 OR53-435/36
OR1353-1615D/C OR1636-2004/05ORD OR2855-2300/01
OR2890-870/72
(Note: Not to be used on legal documents)
Neighborhood 6284
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

PP KW LLC
101 Gulfview Dr
Islamorada FL 33036

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$114,153	\$97,048	\$101,169	\$93,839
+ Market Misc Value	\$1,371	\$1,371	\$1,192	\$1,081
+ Market Land Value	\$712,767	\$786,220	\$624,498	\$423,673
= Just Market Value	\$828,291	\$884,639	\$726,859	\$518,593
= Total Assessed Value	\$828,291	\$627,497	\$570,452	\$518,593
- School Exempt Value	(\$828,291)	(\$884,639)	(\$726,859)	(\$518,593)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,552.10	Square Foot	0	0

Buildings

Building ID 1728
Style GROUND LEVEL
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1288
Finished Sq Ft 1086
Stories 1 Floor
Condition AVERAGE
Perimeter 148
Functional Obs 0
Economic Obs 0
Depreciation % 42
Interior Walls WALL BD/WD WAL
Exterior Walls C.B.S.
Year Built 1953
EffectiveYearBuilt 1975
Foundation CONCRETE SLAB
Roof Type FLAT OR SHED
Roof Coverage TAR & GRAVEL
Flooring Type CONC ABOVE GRD
Heating Type NONE with 0% NONE
Bedrooms 3
Full Bathrooms 1
Half Bathrooms 0
Grade 400
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,086	1,086	0
OPF	OP PRCH FIN LL	76	0	0
SBF	UTIL FIN BLK	126	0	0
TOTAL		1,288	1,086	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	1544 SF	1

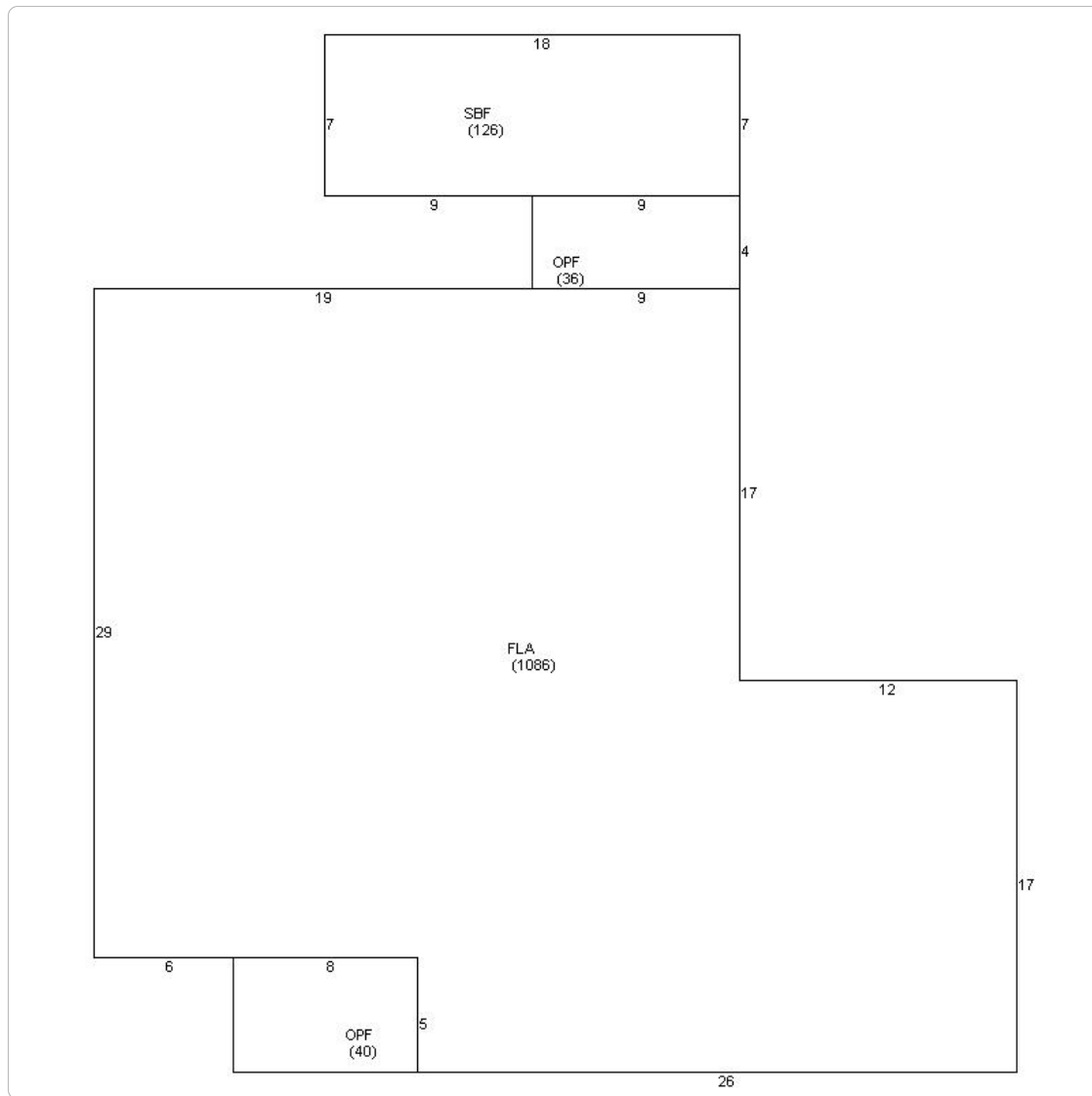
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/2/2018	\$710,000	Warranty Deed	2153928	2890	870	01 - Qualified	Improved
5/22/2017	\$100	Quit Claim Deed	2124371	2855	2300	30 - Unqualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
09-2358	7/30/2009	12/28/2009	\$9,000		ROOF OVER TOP ROOF WITH 10 SQRS OF MOD RUBBER.

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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