

# **Staff Report**

- 4 Remove existing seven front columns and replace with new- **#1420 White Street- Infinity Builders (H11-01-929)**

The house located on #1420 White Street is listed as a contributing resource. The two story frame house is one of the fewer examples of American four square architectural style in Key West. The house was built circa 1920. This application is for the removal of seven existing round columns due to decay. The plans propose new steel columns and new wood columns to wrap the metal ones. Some of the existing columns have a base, which will be replicate for all columns to protect them from moisture. The existing profile, diameter and dimensions will be replicated in the final columns. On August 23, 2011 the Commission motioned to approve the design and first reading for demolition of seven existing columns. For that meeting the Commission reviewed an engineering report that explained the state of decay of the columns.

Staff understands that, although wood columns are historic, many of them are presenting advanced decay on their bases and in other areas. This decay has compromise the column's structural integrity. Because the proposed solution provides for new wood hollow columns that will have the same profile and diameter as the original ones it is staff's belief that the Commission can consider the proposed plans. This staff report is for the second reading for the demolition request.

# Application



**CITY OF KEY WEST** Fax 809-3978  
**BUILDING DEPARTMENT**

**CERTIFICATE of APPROPRIATENESS**

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

11-01009  
929

OWNER NAME: SUNSET 2020 LLC

DATE: 7/15/11

OWNERS ADDRESS: 5409 O.S. Hwy #345 Marathon

PHONE #: 305-849-0636

APPLICANT'S NAME: INFINITY BUILDERS

PHONE #: \_\_\_\_\_

APPLICANT'S ADDRESS: PO Box 431648 B. Pine Key 33043

ADDRESS OF CONSTRUCTION: 1420 White St. Key West

# OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

**DETAILED DESCRIPTION OF WORK:**

Replace Front Columns. All wood  
 Rotted. New, 7 Columns Total. To use  
 as much existing materials as possible  
 ADD Base Plate to Columns to correct water & Rot  
 ISSUES

Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement  
 in writing with the intent to mislead a public servant in the performance  
 of his or her official duty shall be guilty of a misdemeanor of the second degree  
 punishable as provided for in s. 775.082 or s. 775.083

\*\*\*\*\*

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

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

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

**REQUIRED SUBMITTALS**

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

**Staff Use Only**

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

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

Date: 7/15/11

Applicant Signature: Melchior

HISTORIC ARCHITECTURAL REVIEW APPLICATION

Approved

Denied

Deferred

✓ design 8/23/11

✓ 7/26/11

✓ denied 15/reading 8/23/11

Reason for Deferral or Denial:

7/26/11 <sup>13</sup> waiting for demolition of columns

7/26/11 - design for new columns

postponed for approval -  
to complete  
consult with commission

08/09/2011 postponed for further & better particulars  
re wood rot

Development  
BCA

8/23/11 - approved design for extent of demolition of columns

HARC Comments:

Home is listed as a contributing structure. American four square  
built circa 1920.

Ordinance for demolition

Guidelines for enhanced porches (pages 32-33)

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 7/26/11

Signature: *[Handwritten Signature]*

Historic Architectural  
Review Commission



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

August 24, 2011

Mr. Mitchell Sammis  
Infinity Builders of the  
Florida Keys  
PO Box 431648  
Big Pine Key, Florida 33043

RE: REMOVE EXISTING SEVEN FRONT COLUMNS  
FOR: #1420 WHITE STREET - HARC APPLICATION # H11-01-929  
KEY WEST HISTORIC DISTRICT

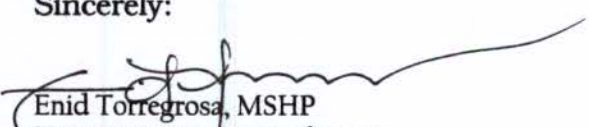
Dear Mr. Sammis:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and the first reading for demolition for the above mentioned project on the public hearing held on Tuesday, August 23, 2011.

Because this project includes a demolition request, a second reading will take place on September 13, 2011 at Old City Hall, 510 Greene Street. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City Of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

## **Additional Information Requested**

# Lower Keys Engineering

183 Indies Rd, Ramrod Key Fl 33042

Rmortens@bellsouth.net

(305) 872-0272

Mitchell Sammis  
Infinity Builders of the FL Keys, LLC  
P.O. Box 431648  
Big Pine Key, FL 33043

Date: 10 Aug 2011

Subject: Column Inspection and Repair at:  
1420 White St  
Key West, FL 33040  
Parcel I.D. 00038510-000000

Sirs,

This letter is intended to provide you notification that Lower Keys Engineering has completed an inspection of the wood columns in the front exterior of the above subject property and it has been concluded the existing wooden columns are no longer capable of supporting the deck above under the intended design loading. It is imperative that the columns be replaced as soon as possible to avoid possible injury to the residence of that property. It is further concluded that the existing wood column are so severely rotten and damaged by termites as to be not reusable.

## **Details:**

The inspection of the columns involved numerous test borings into all of the columns from top to bottom. The borings were extended into the center of the columns. Extensive dry rot & termite voids were discovered at the tops, bottoms, and cores of each of the columns. The cores of the columns are dry rotten for several feet leaving a very small section of solid wood remaining to support the deck above and an apparent healthy outer shell. Clear signs of numerous previous patch repairs and splices were observed but they are separating and failing at the joints. Rot fungus was found in all of the borings. The rot fungi must be removed to prevent an immediate reoccurring failure. The only practical and effective way to remove the rot is to replace the rotten wood and that involves replacing the entire columns. Replacement should be done with a pressure treated wood product as planned.

If there is any other information you may need, please do not hesitate to call me.

Regards,

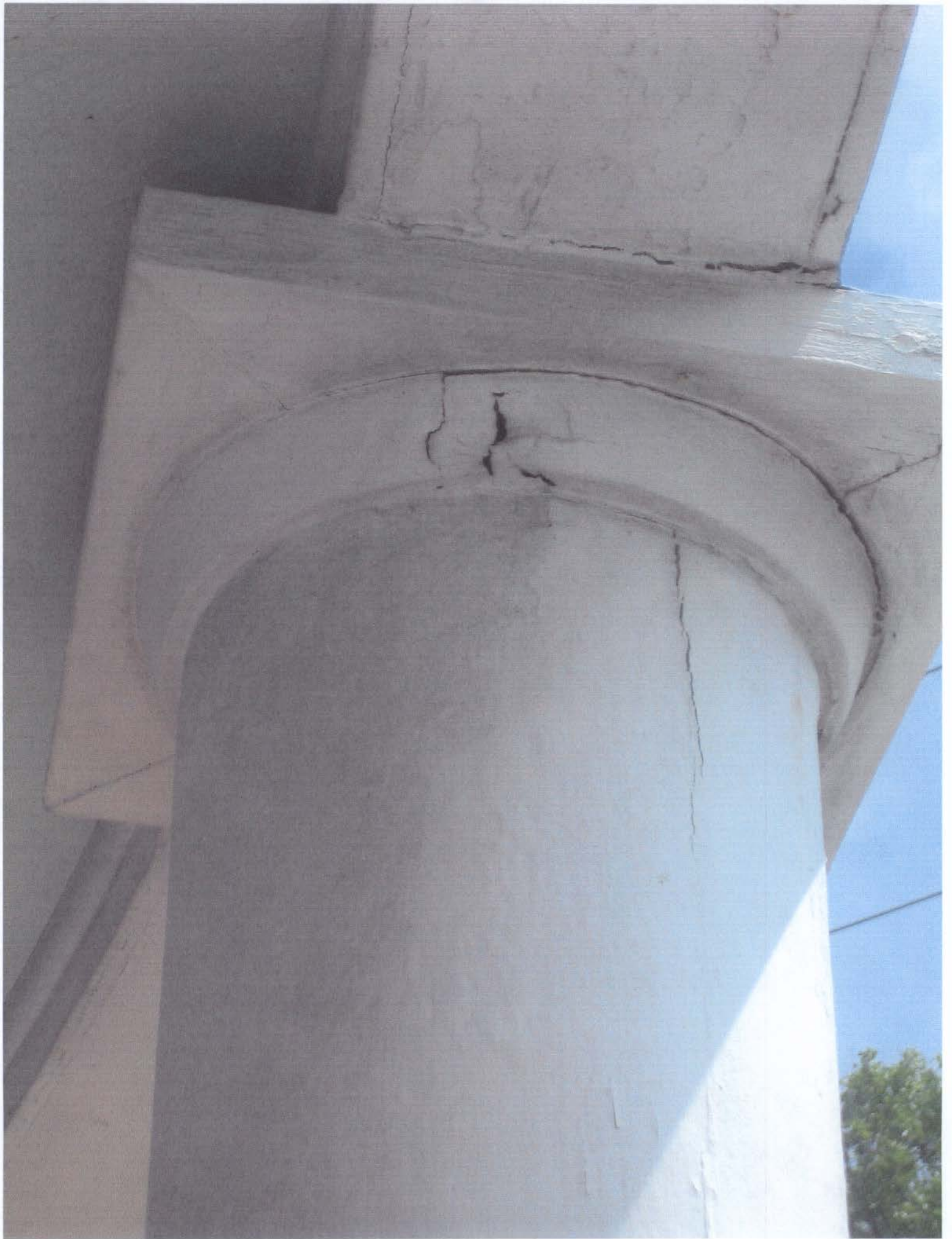


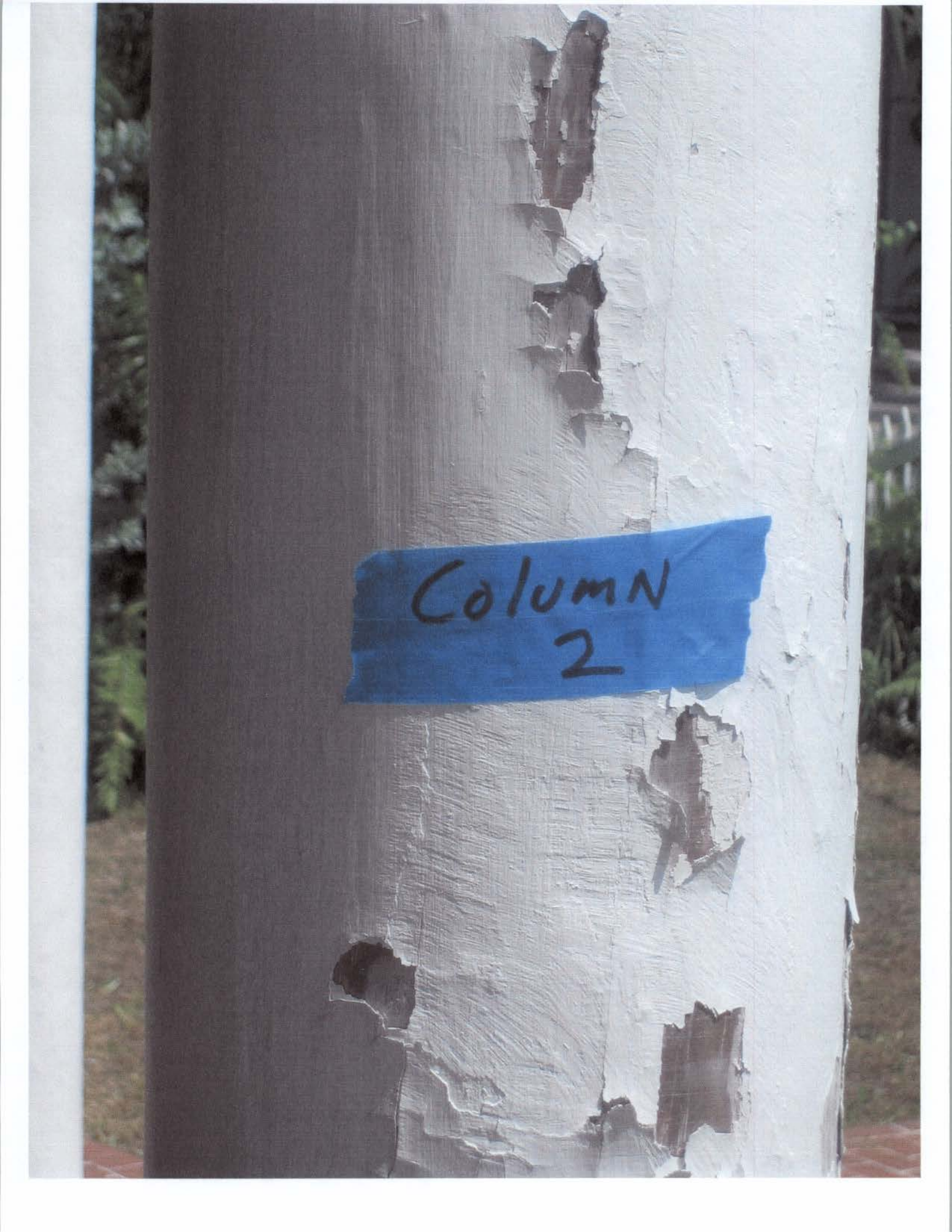
Russell Mortensen, PE  
Lower Keys Engineering  
FL No. 27137  
Phone: 305-872-0272





Column N  
1





Column  
2



Column  
3

Column  
4



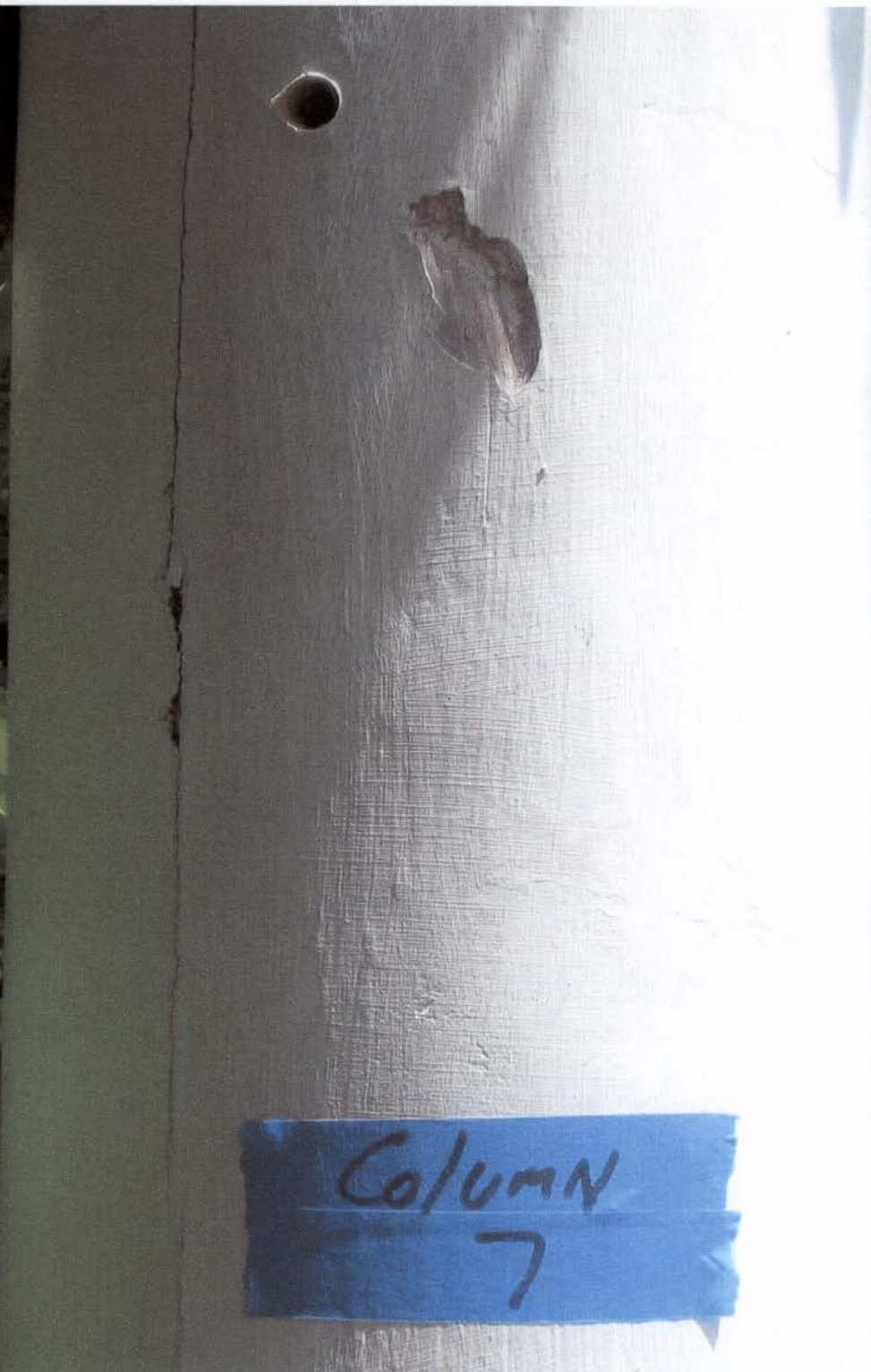
Column  
5





Column  
6

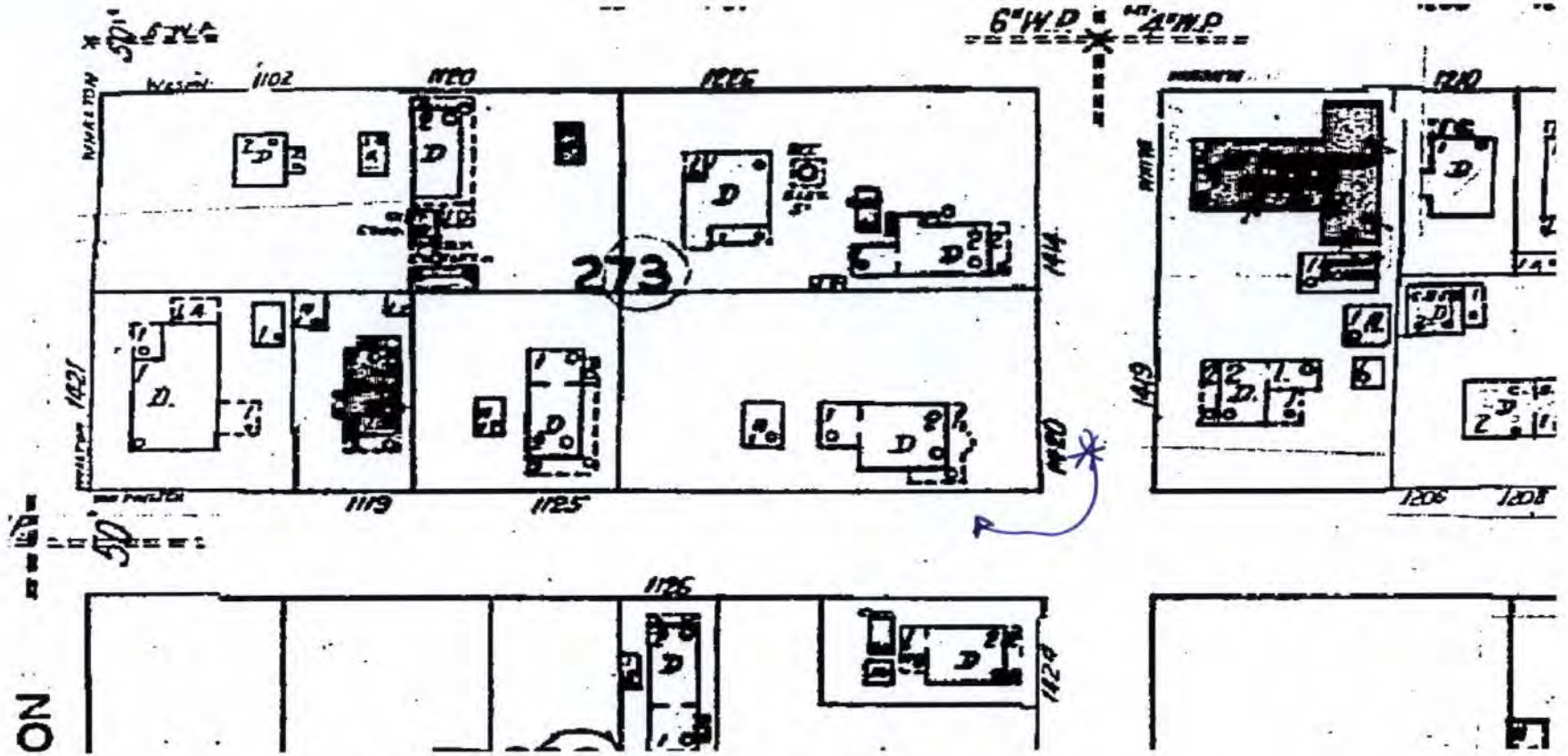




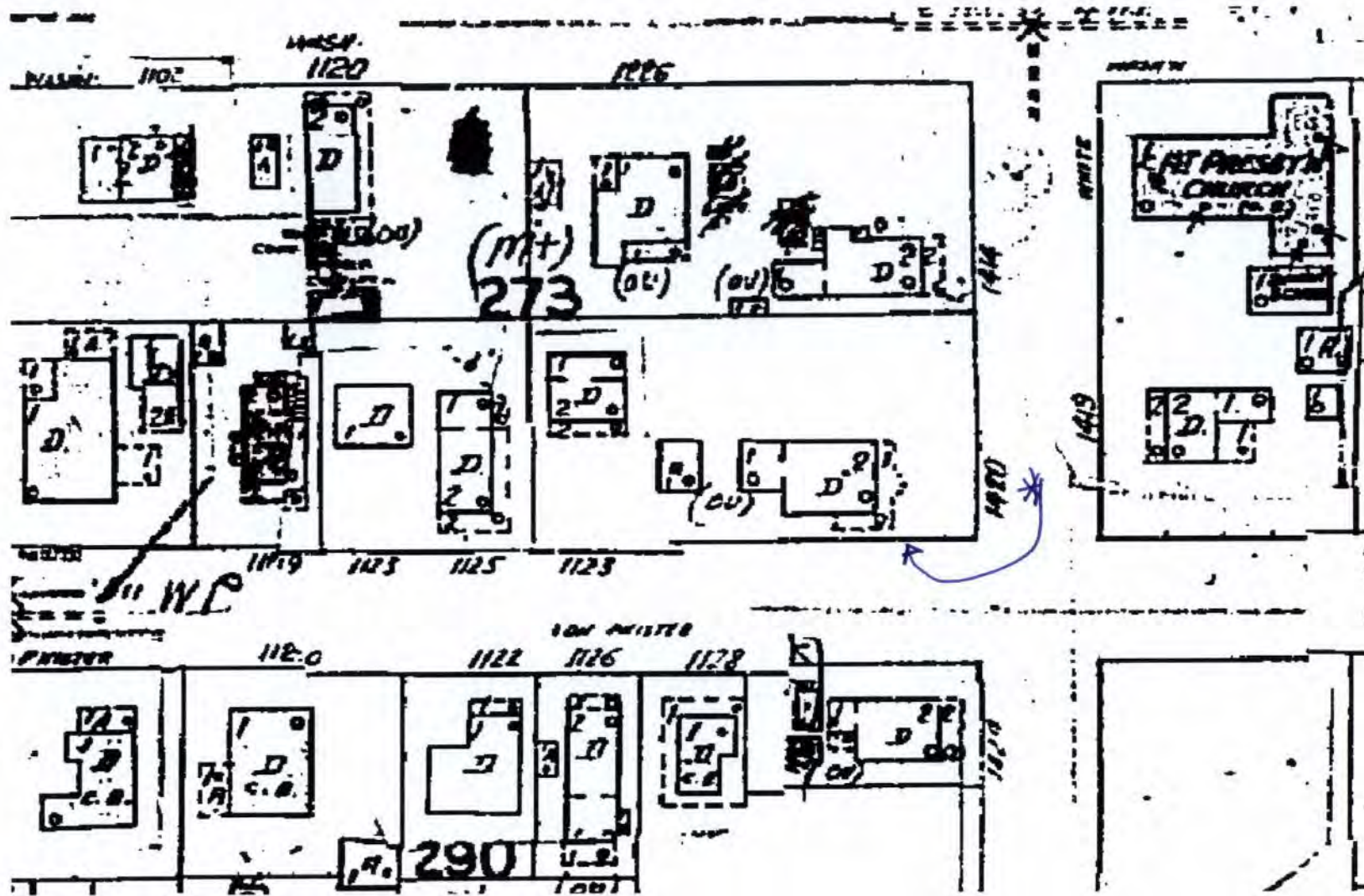
Column  
7



# **Sanborn Maps**



#1420 White Street Sanborn Map 1948 Copy



#1420 White Street Sanborn Map 1962 Copy

## **Project Photos**

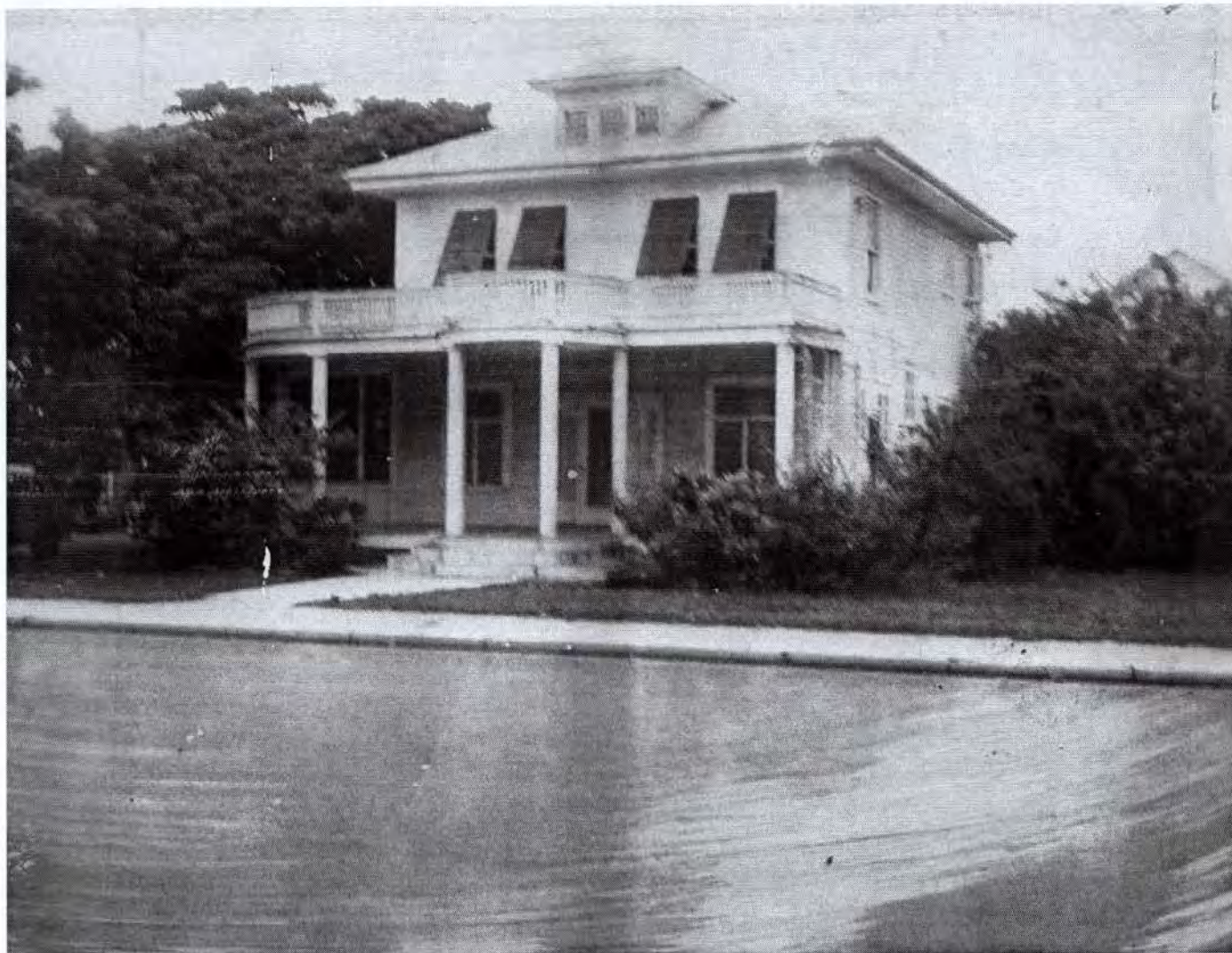


Photo taken by the Property Appraiser's office c1965; 1420 White St.; built 1920's; Monroe County Library









SEVENTY BUILDERS  
THE FLORIDA KEYS  
305-849-0636 (305-731-3612)





1420

WARNING  
DO NOT TOUCH  
THIS SIGN  
OR YOU WILL  
BE FINE

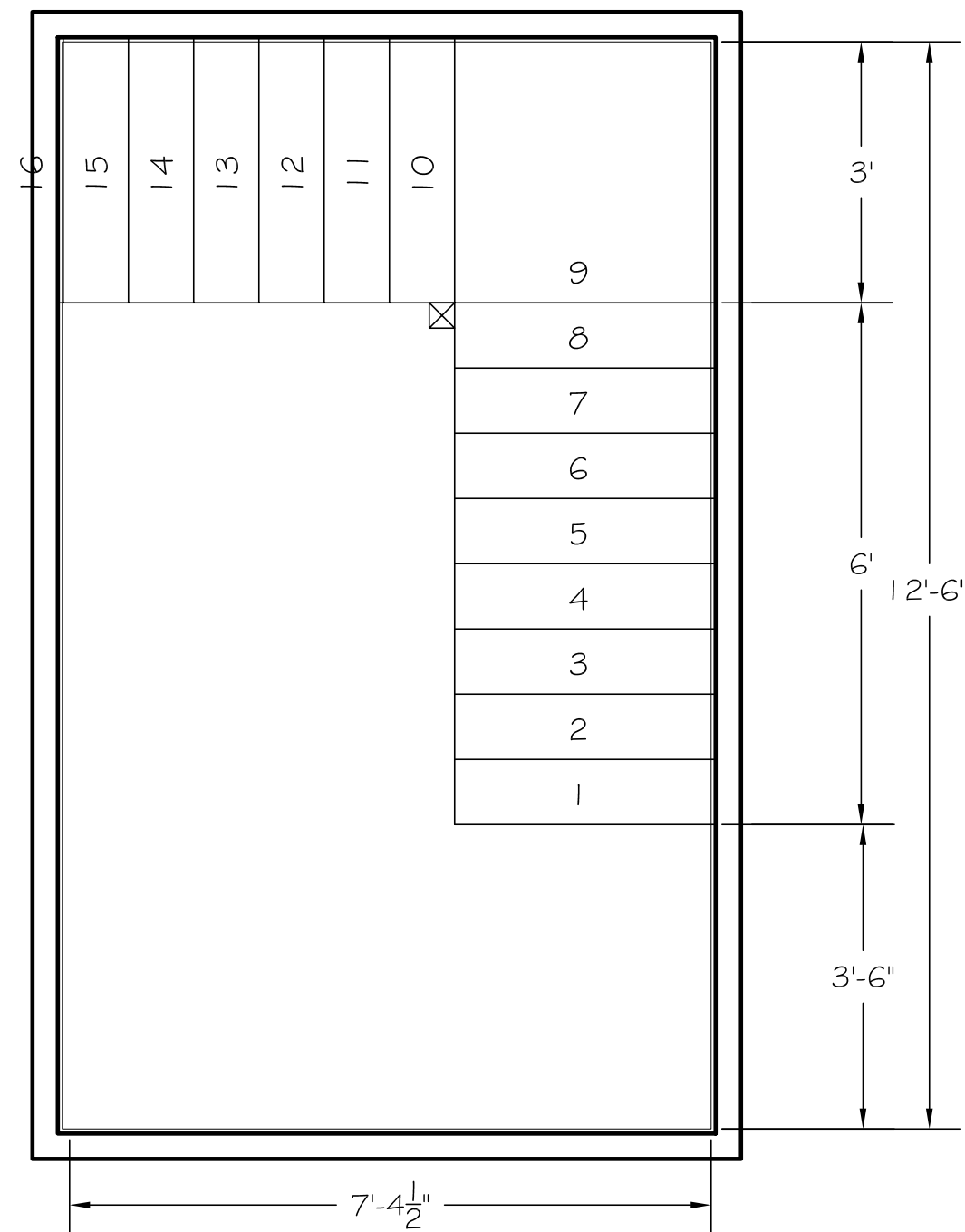






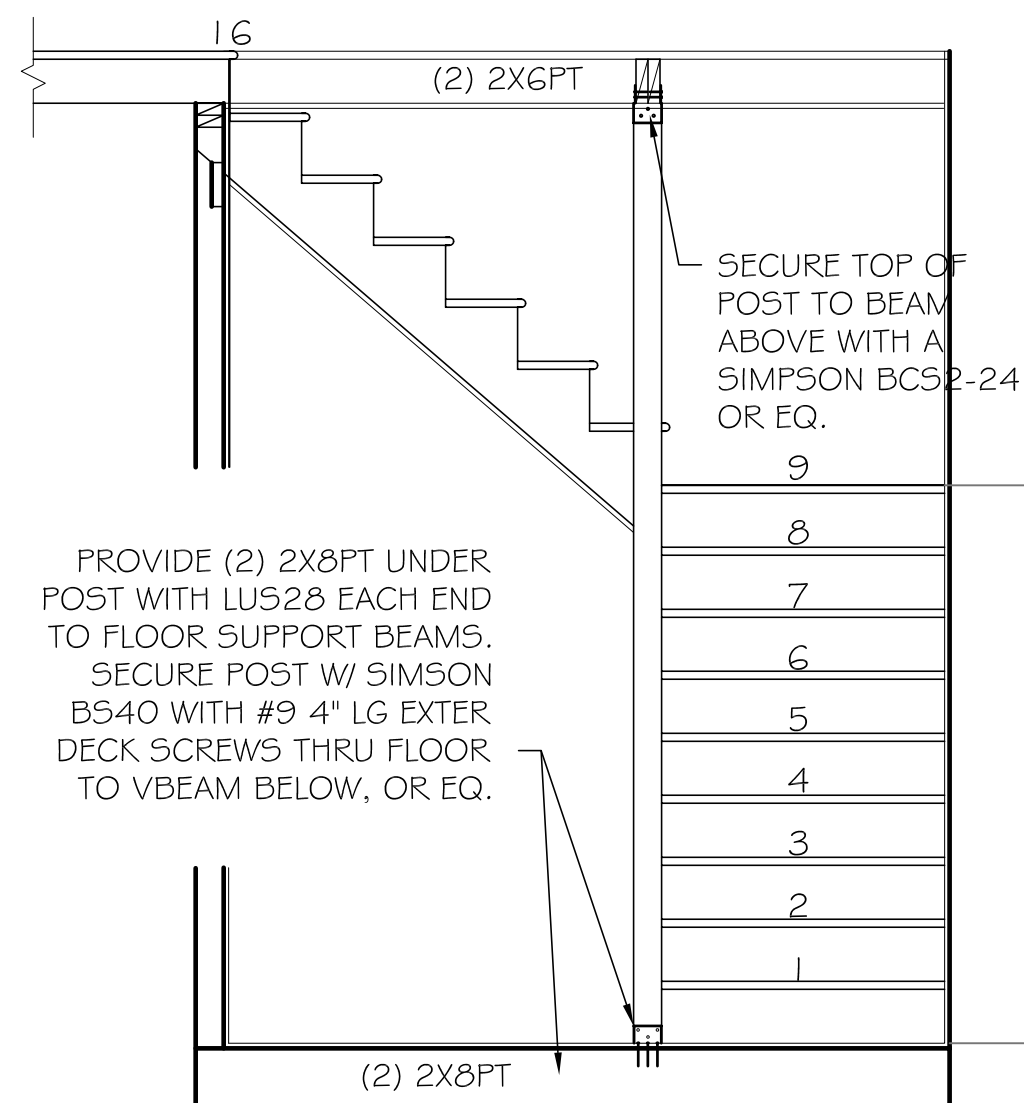


# **Site Plans**



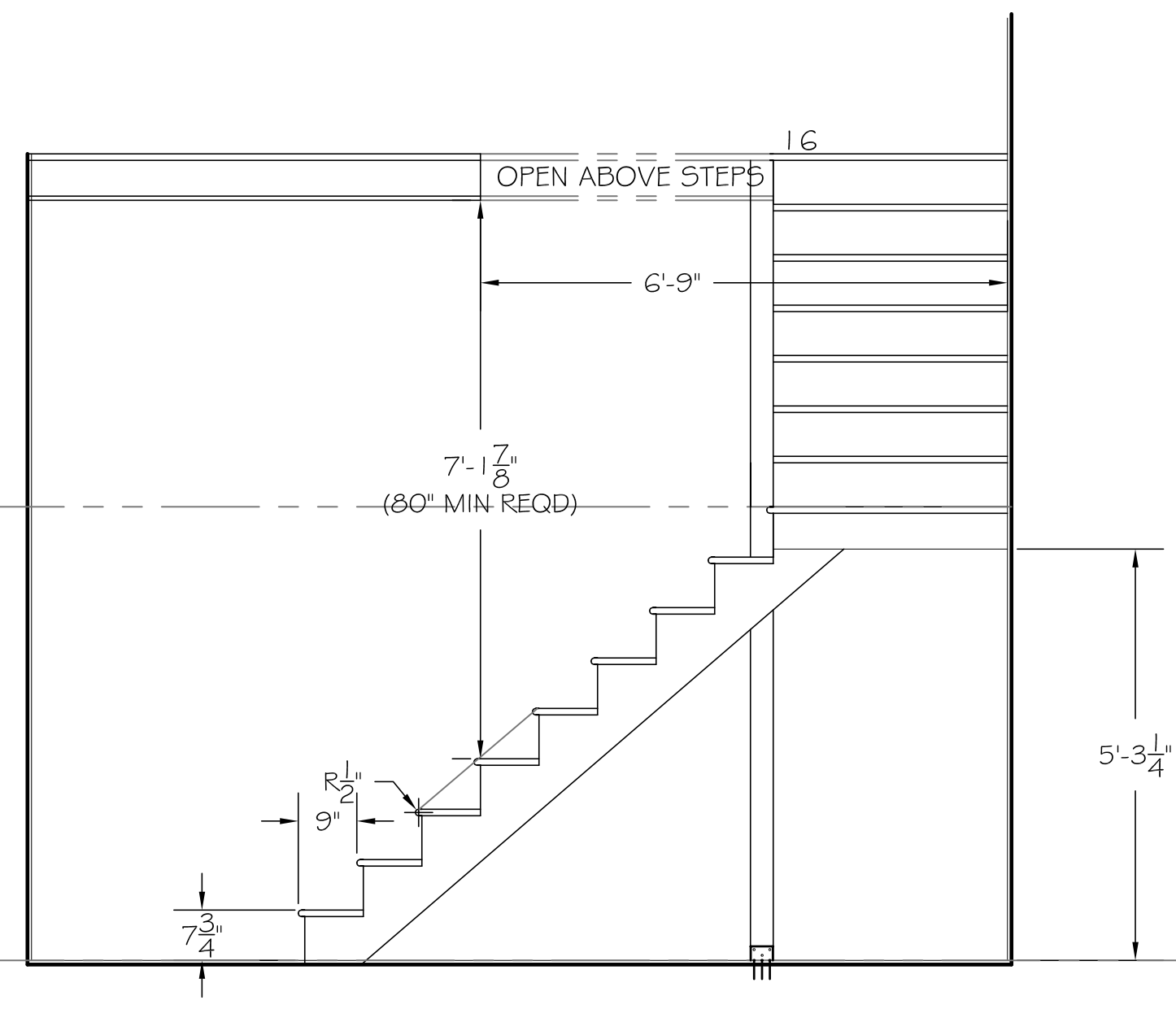
PLAN VIEW

SCALE: 1/2" = 1'-0"



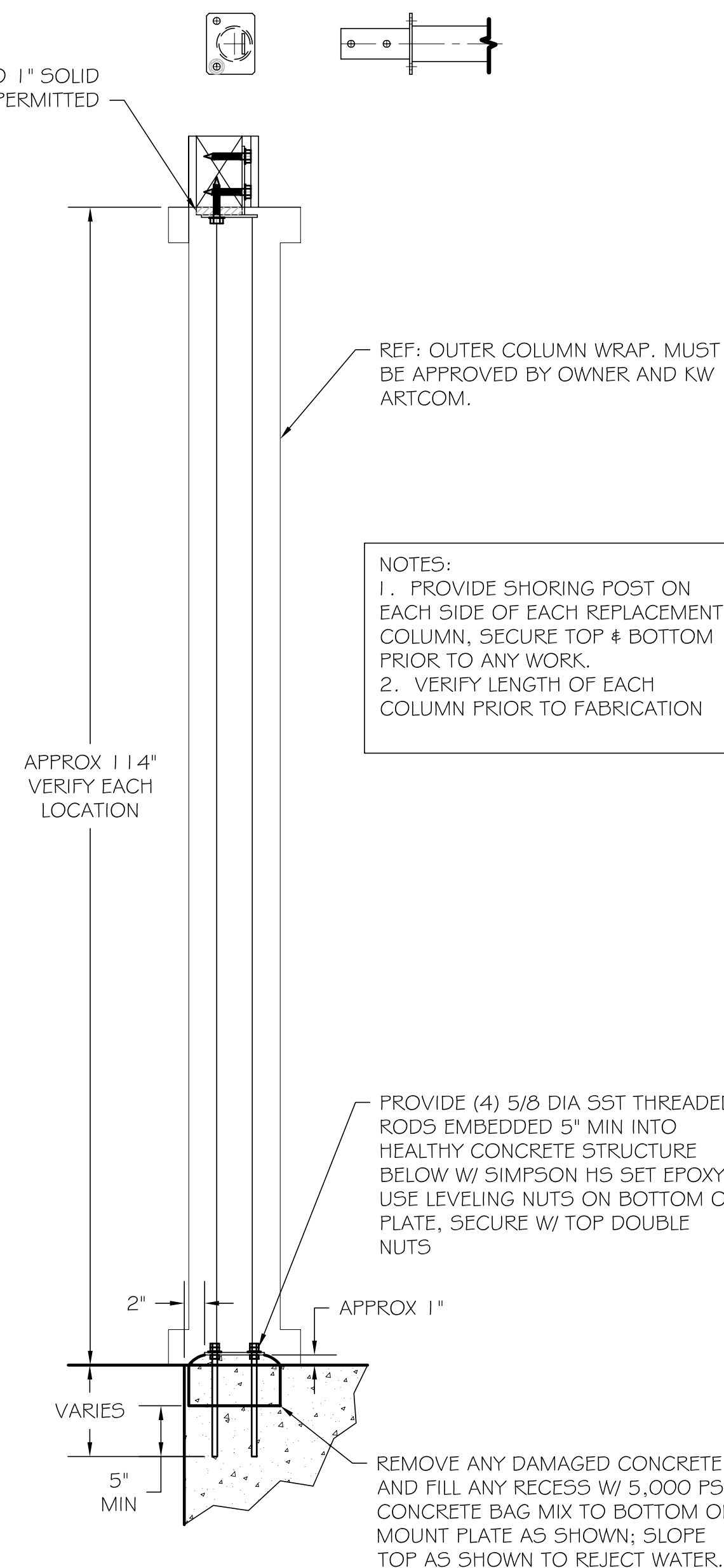
END VIEW

SCALE: 1/2" = 1'-0"



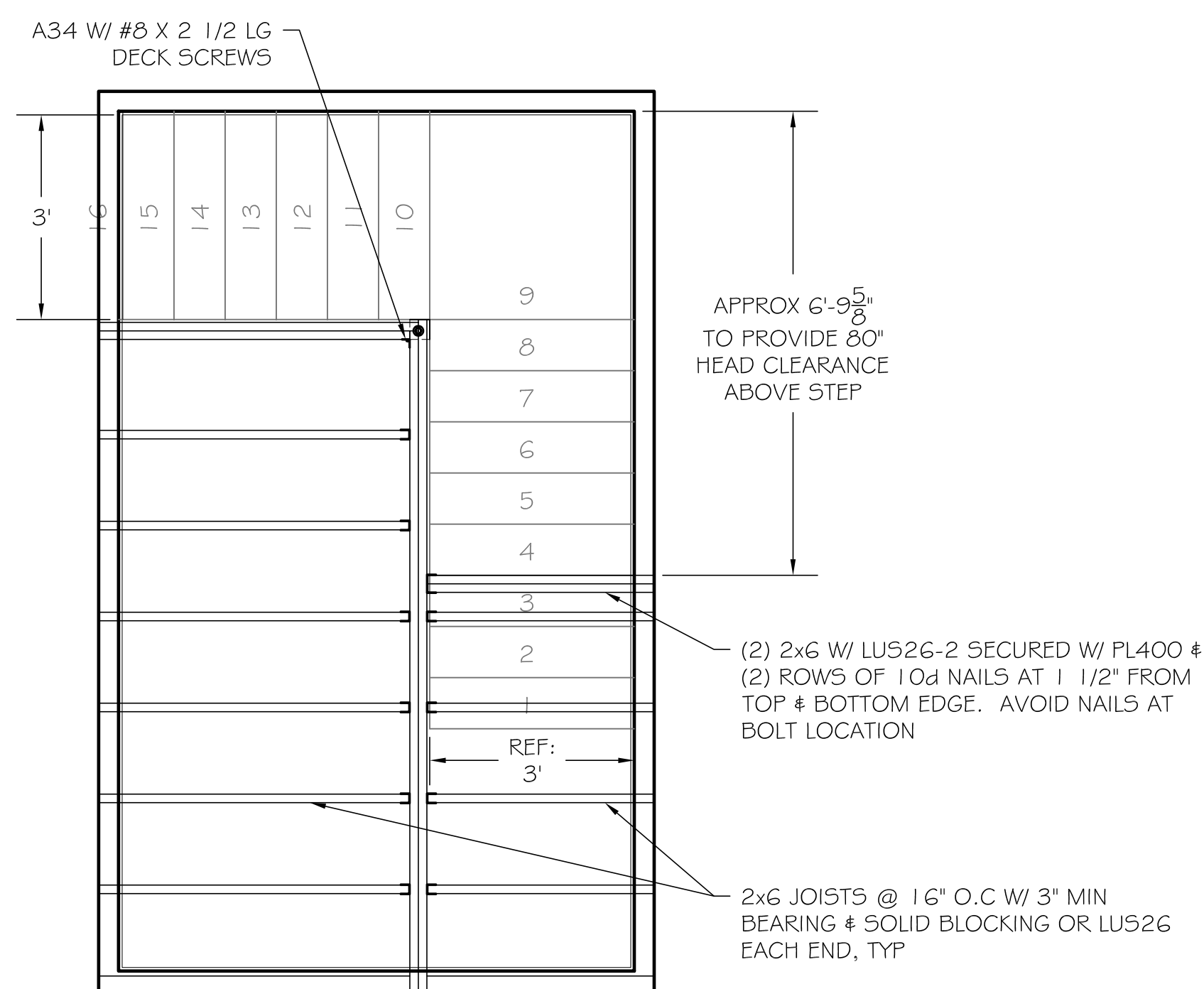
SIDE VIEW

SCALE: 1/2" = 1'-0"



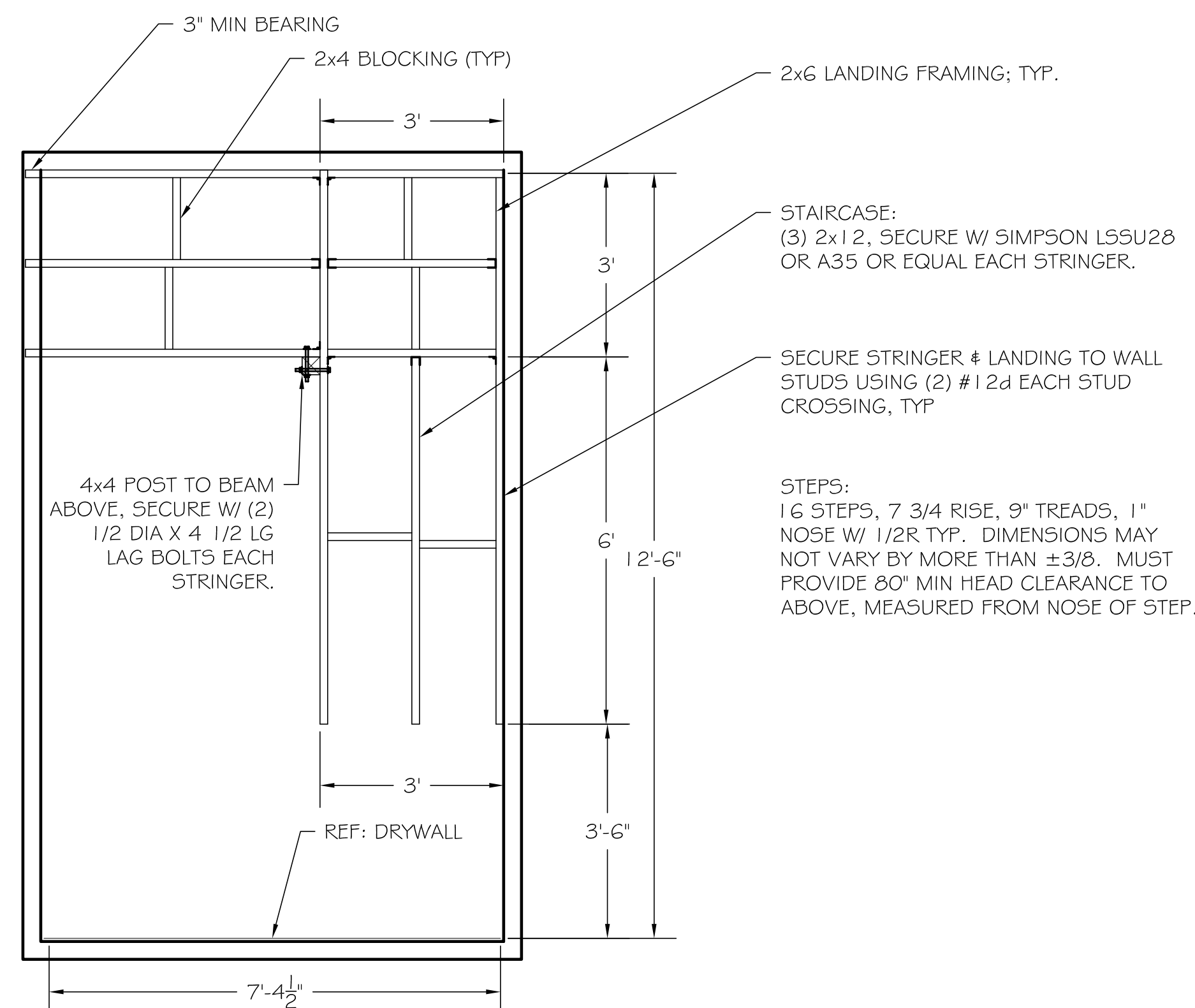
HDG STEEL COLUMN INSTALLATION

SCALE: 1" = 1'-0"



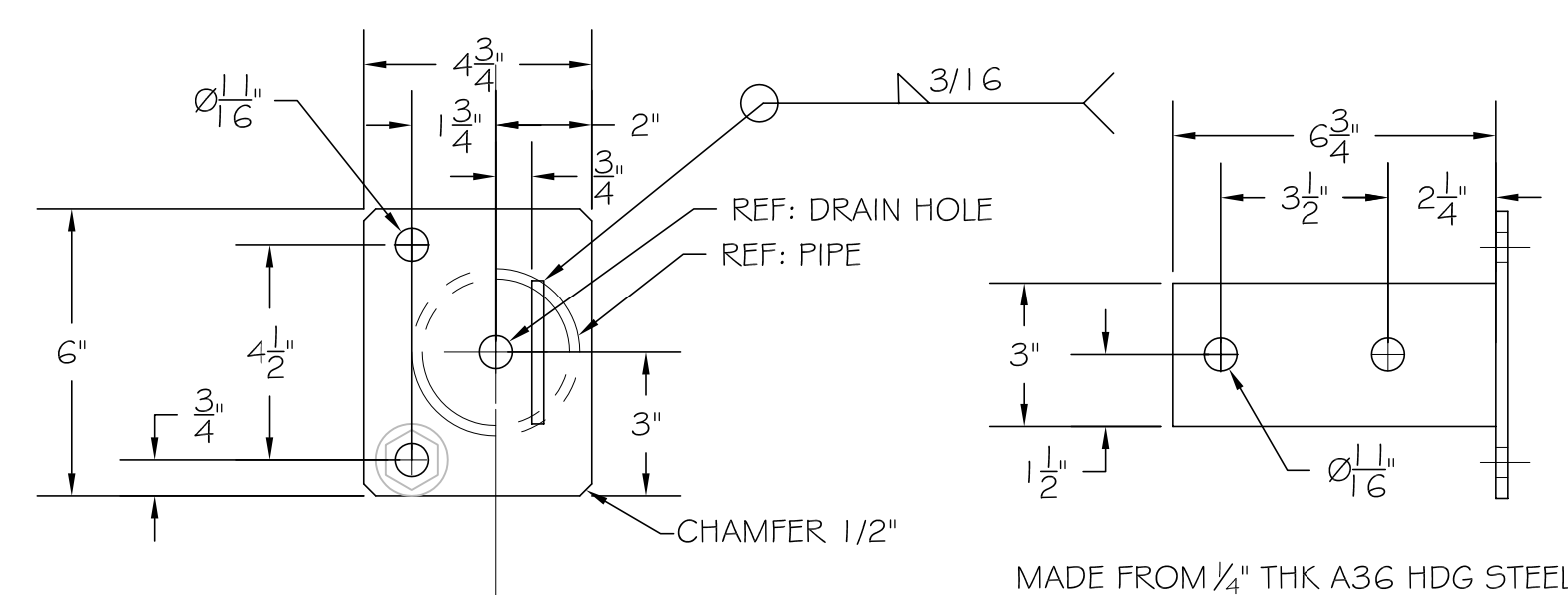
FLOOR FRAMING ABOVE

SCALE: 1/2" = 1'-0"



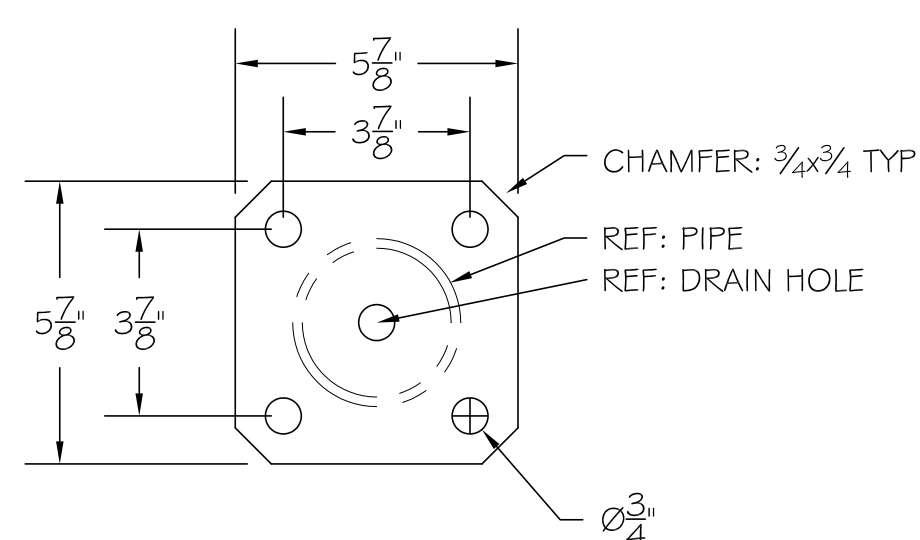
STAIR & LANDING FRAMING

SCALE: 1/2" = 1'-0"



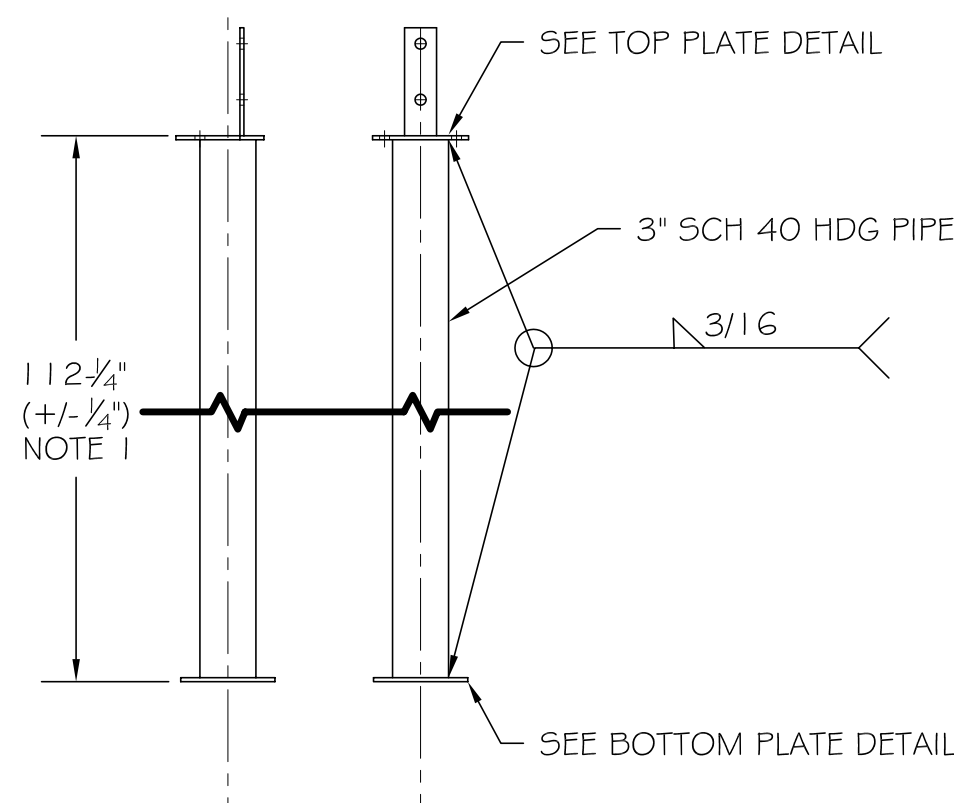
TOP PLATE MADE FROM 1/4" THK PLATE

SCALE: 3" = 1'-0"



BOTTOM PLATE MADE FROM A36 1/4" THK

SCALE: 3" = 1'-0"



HDG STEEL COLUMN DETAIL (8 QTY)

SCALE: 1" = 1'-0"

STEEL FABRICATION NOTES:

- CONTRACTOR TO VERIFY THE CORRECT LENGTHS FOR ALL COLUMNS. THE COLUMNS SHOULD BE MADE APPROXIMATELY 1.5" SHORTER THAN THE ACTUAL REQUIRED HEIGHT TO ALLOW FOR THE LEVELING NUT BELOW AND THE SHIM AT THE TOP (SEE DETAIL A) TO ALLOW FOR PROPER ASSEMBLY. USE THE LEVELING NUTS AND SHIMS TO ADJUST THE FINISH HEIGHT. ALSO NOTE THAT IT IS ASSUMED THAT THERE IS 3/4" TRIM OVER THE BEAM BELOW (VERIFY PRIOR TO FABRICATION); SEE THE DETAIL A.
- ALL PARTS TO BE FABRICATED FROM A-36 STEEL.
- BREAK ALL SHARP EDGES.
- AFTER ALL MACHINING AND WELDING (BUT BEFORE DRILLING HOLES) HOT DIP GALVANIZE PER ASTM A123.
- DRILL ALL HOLES AFTER HDG (EXCEPT DRAIN HOLES).
- RECOMMENDED FABRICATOR: LOVELACE FABRICATORS 407-256-0075
- TOLERANCES (USO): X = +/- 1/4  
1/X = +/- 1/8  
X.X = +/- .03

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN, CONSTITUTE ORIGINAL WORK AND PROPERTY OF Lower Keys Engineering AND MAY BE DUPLICATED OR REPRODUCED WITH THEIR WRITTEN CONSENT.

Over 20 years of providing Hurricane Resistant Homes and Structures

INFINITY BUILDERS  
1420 WHITE STREET  
KEY WEST, FL

Lower Keys Engineering  
Russell Mortensen, P.E. FL No. 27137  
183 Indies Rd, Ramrod Key, FL 33042  
305-872-0272

| NO. | REVISION DESCRIPTION | DATE | SEAL |
|-----|----------------------|------|------|
|     |                      |      |      |
|     |                      |      |      |
|     |                      |      |      |

Over 20 years of providing Hurricane Resistant Homes and Structures

INFINITY BUILDERS  
1420 WHITE STREET  
KEY WEST, FL

Lower Keys Engineering  
Russell Mortensen, P.E. FL No. 27137  
183 Indies Rd, Ramrod Key, FL 33042  
305-872-0272

Over 20 years of providing Hurricane Resistant Homes and Structures

INFINITY BUILDERS  
1420 WHITE STREET  
KEY WEST, FL

Lower Keys Engineering  
Russell Mortensen, P.E. FL No. 27137  
183 Indies Rd, Ramrod Key, FL 33042  
305-872-0272

SHEET TITLE: STRUCTURAL DETAILS  
DATE: 7-13-11  
DRAWN BY: L. MORTENSEN  
SCALE: AS NOTED  
2 OF 2

# GENERAL NOTES, UNLESS STATED OTHERWISE

- THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE ON. OWNER BUILDERS ARE RESPONSIBLE FOR CONTRACTOR ITEMS LISTED HEREIN. OWNER/CONTRACTOR RESPONSIBLE FOR ALL PERMITS.
- NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND LOWER KEYS ENGINEERING.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MFG.'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICTS BETWEEN THE ABOVE MENTIONED AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- ANY AND ALL APPLICABLE CODES ALL OR IN PART APPLY TO THESE DRAWINGS AS THROUGH WRITTEN HEREON. ALL REFERENCES AND/OR REQUIREMENTS SHALL APPLY AS DETAILED, THE REVIEWER OF SAID DRAWINGS AND/OR INSPECTION OF THE PROJECT SHALL BE SO GOVERNED.
- CONTRACTOR SHALL NOT SCALE DRAWINGS, ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ENGINEER OF RECORD.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
- PORTABLE RESTROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
- COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO CITY SEWER ALL TO CODE, SHALL BE FURNISHED.
- PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
- ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE HOT DIPPED GALVANIZED.
- NO PIPE, CONDUIT OR JUNCTION BOXES TO BE PLACED IN SLAB OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- ONE BEDROOM WINDOW SHALL BE EGRESS SIZED UNLESS THE SECOND EXIT IS A SLIDING GLASS OR SIDE HINGED DOOR TO THE OUTSIDE.
- A 120VAC SMOKE DETECTOR SHALL BE AT EACH FLOOR LEVEL, WITH A BATTERY BACK-UP AND HAVE INTER-CONNECTED TRIGGERS, PER CODE.
- CONTRACTOR/OWNER ARE RESPONSIBLE FOR ALL PERMITS FOR FL STATE HEALTH, MONROE COUNTY, DEP, USACE, AND OTHER AS REQUIRED. ANY WASTE WATER RELATED PERMITS SHALL BE FROM A CERTIFIED WASTE WATER CONTRACTOR AND MUST BE FILED WITH THE STATE OF FL AND MONROE COUNTY.

# STRUCTURAL NOTES, USO

- ALL STRUCTURAL CONCRETE SHALL CONFORM TO ACI 318 LATEST, AND SHALL ATTAIN A MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 4,000 PSI, USO
- ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615.
- ALL REBAR SHALL BE FREE OF RUST, DIRT OR GREASE. TREAT ANY SURFACE RUST WITH OSPHO PRIOR TO POUR.
- ALL ROUGH HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL.
- ALL TIMBER CONSTRUCTION SHALL CONFORM TO AITC LATEST. PB-1500 MINIMUM. ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR AN APPROVED EQUAL.
- ALL JOIST LUMBER SHALL BE EQUIVALENT TO SOUTHERN PINE #2 WITH A MINIMUM FIBER STRESS OF 1400 PSI.
- MORTAR SHALL CONFORM TO ASTM C 270, AND BE TYPE M OR S.
- ALL FASTENERS TO BE INSTALLED PER LATEST FLORIDA BUILDING CODE.
- CONTRACTOR TO VERIFY CONDITION OF STRUCTURAL CONCRETE BEFORE INSTALLING ANY STRUCTURAL ANCHORS.

# LUMBER & FRAMING NOTES, USO

- FRAMING LUMBER: SHALL CONFORM WITH THE PROVISIONS OF THE AMERICAN SOFTWOOD LUMBER STANDARD PS-20 (LATEST EDITION) AND EACH PIECE SHALL BEAR THE GRADE STAMP OF AN APPROVED GRADING AGENCY
- FRAMING LUMBER GRADES: THE FOLLOWING GRADES SHALL BE THE MINIMUM ACCEPTABLE GRADES, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ITEM  
STUD ONLY:  
2" TO 4" THICK; 2" TO 4" WIDE

STRUCTURAL LIGHT FRAMING:  
2" TO 4" THICK; 2" TO 4" WIDE

STRUCTURAL JOISTS & HEADERS:  
2" TO 4" THICK; 6" AND WIDER

POST:  
4"x4" AND LARGER

- BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT SIZE. RE-TIGHTEN ALL NUTS PRIOR TO CLOSING IN.
- STANDARD CUT WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD. ALL EXTERIOR HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED (HDG).
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED OR OTHERWISE BE PROTECTED BY AN APPROVED SEPARATING MATERIAL. BOLTS SHALL BE PLACED 9" FROM ANY NOTCH GREATER THAN 1/2 THE WIDTH OF A MEMBER.
- DO NOT NOTCH JOISTS, RAFTERS OR BEAMS. OBTAIN ENGINEER'S OR ARCHITECT'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH SILLS, PLATES, STUDS AND DOUBLE PLATED IN INTERIOR, BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR PLATE.
- 2" SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
- ALL NAILING SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FLORIDA BUILDING CODE. NAILS SHALL BE COMMON WIRE NAILS.
- ALL INTERIOR FRAMING SHALL BE MINIMUM 2" x 4" WOOD STUDS @ 16" O.C.
- ALL STRAPING TO BE CORROSION RESISTANT AND INSTALLED PER MANUFACTURERS REQUIREMENTS.

# LEGAL DESCRIPTION

KW WEBB REALTY CO SUB PB1-42 LT 4 AND PT LTS 3 AND 5 SQR 2 TR 18  
B2-424 B2-579 OR359-307/08 OR1824-1253/54 OR2145-340/41C OR2503-311

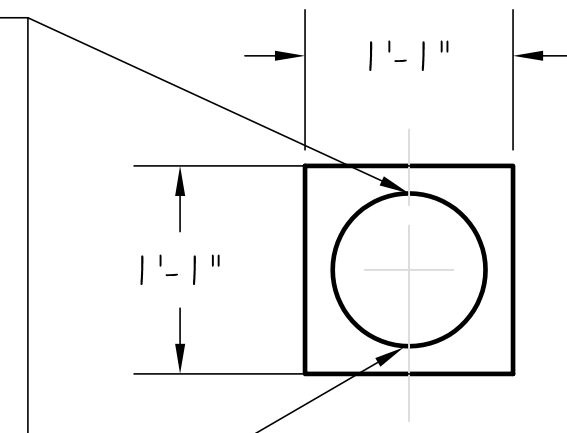
# STORMWATER MANAGEMENT

NO NEW IMPERVIOUS AREA

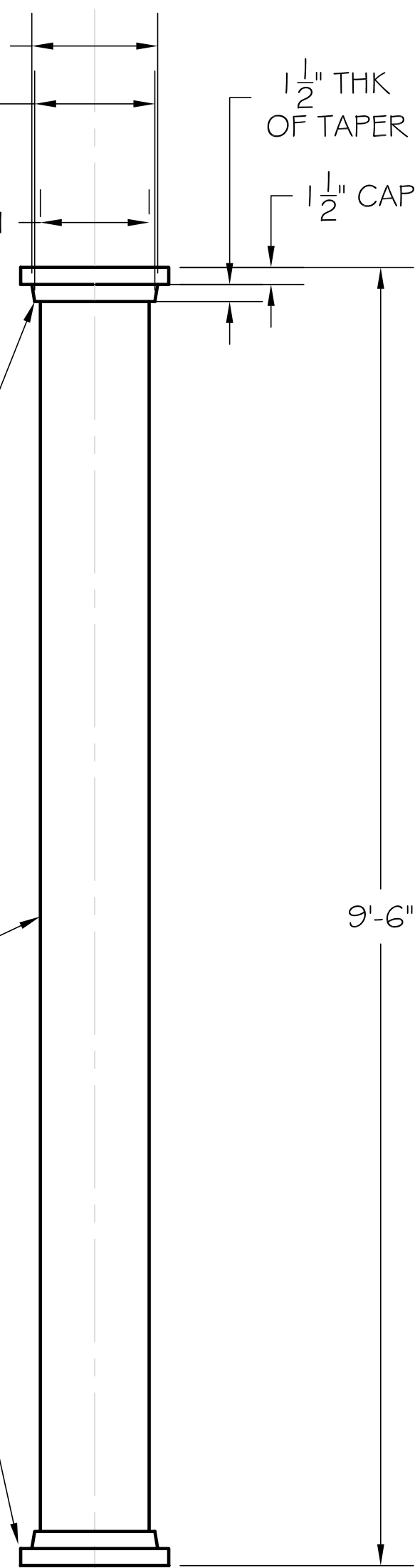
# SCOPE OF WORK

- NEW WOOD INTERIOR STAIRCASE (WHERE A PREVIOUS STAIRS EXISTED).
- REPLACE (8) EXISTING EXTERIOR WOOD COLUMNS W/ STEEL & DECROTIVE WRAP.

BLADE CUT:  
ON CENTERLINE,  
OPPOSITE SIDES,  
1/8" THK BLADE.



DIA TOP OF TAPER: 11 1/16"  
DIA BOT OF TAPER: 10 9/16"  
STRAIGHT COLUMN  
CIRCUMFRANCE = 30 IN  
DIA = 9.78 IN



COLUMN SHAPE AND SIZE TO REMAIN THE SAME; BASE AND CAPITAL TO BE IDENTICAL, AS SHOWN.

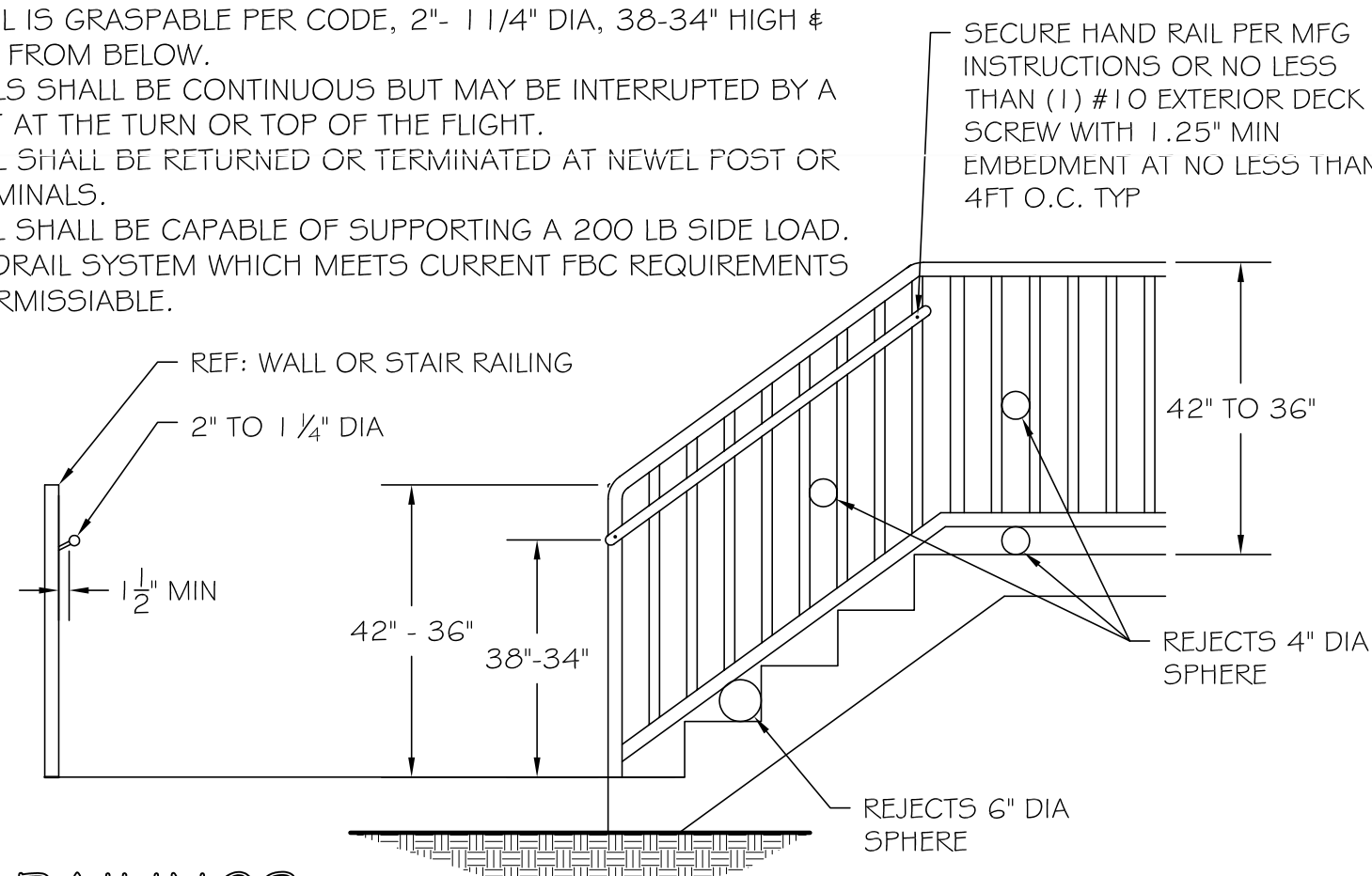
COLUMN REPAIR DETAILS:  
COLUMNS TO REMAIN IS IDENTICAL POSITIONS. EXISTING WOOD COLUMN TO BE REUSED IF POSSIBLE, REPLACEMENT SECTIONS (AS REQUIRED) TO BE MILL TURNED AND ATTACHED TO MATCH EXISTING PROFILE. COLUMNS TO BE CUT ON CENTERLINE USING CHALK LINE AND 1/8" BLADE ON OPPOSITE SIDES. COLUMNS TO BE HOLLOW TO ALLOW FOR NEW STRUCT STEEL IN CORE. USE 1/8" THL SHIM STOCK FUSH WITH OUTSIDE & EXTERIOR RATED GLUE TO REATTACH AROUND NEW STEEL COLUMNS, SAND JOINTS SMOOTH AND PAINT TO MATCH EXISTING. NEW BASE AND CAPITAL TO BE PT LUMBER SANDED AND PAINTED TO MATCH EXISTING

# DETAIL OF COLUMN

SCALE: 1" = 1'

RAILINGS PER 2007 FBC CODE R311-5.6.1:

- PROVIDE GRASPABLE HANDRAIL ON AT LEAST ONE SIDE OF STAIRS.
- GRASPABLE HANDRAIL MAY BE OMITTED ON STAIR RAILINGS IF TOP OF HANDRAIL IS GRASPABLE PER CODE, 2" - 1 1/4" DIA, 38-34" HIGH & SUPPORTED FROM BELOW.
- HANDRAILS SHALL BE CONTINUOUS BUT MAY BE INTERRUPTED BY A NEWEL POST AT THE TURN OR TOP OF THE FLIGHT.
- HANDRAIL SHALL BE RETURNED OR TERMINATED AT NEWEL POST OR SAFETY TERMINALS.
- HANDRAIL SHALL BE CAPABLE OF SUPPORTING A 200 LB SIDE LOAD.
- ANY HANDRAIL SYSTEM WHICH MEETS CURRENT FBC REQUIREMENTS IS ALSO PERMISSIBLE.

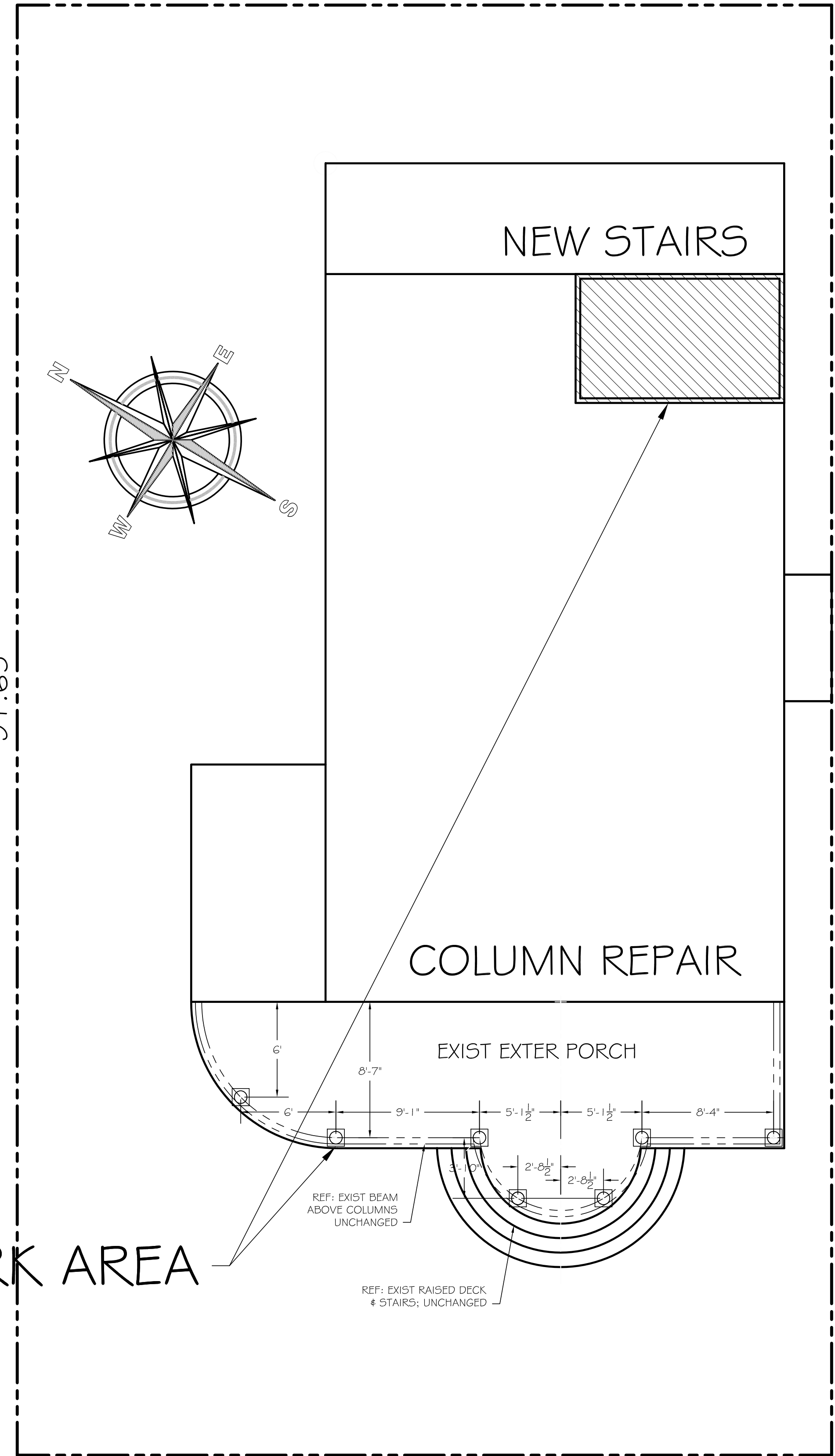


# RAILINGS

SCALE: NONE

VON PHISTER STREET

91.65'



# SITE PLAN

SCALE: 1" = 10'

# WIND LOAD CERTIFICATION PER FBC 2007:

I, RUSSELL MORTENSEN PE, AS A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF FLORIDA (PE NO. 27137), DO HEREBY CERTIFY THAT THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2007 AND PER ASCE 7-05 TO WITHSTAND THE FOLLOWING WIND LOADING:

- BASIC WIND SPEED OF 150 MPH. (ASCE-7-05) 3SEC GUSTS AND FASTEST MPH. (FBC 2007 SECT 1609.3.1).
- WIND IMPORTANCE FACTOR OF 1, AND THE BUILDING CATEGORY IS II.
- WIND EXPOSURE "C". WORST CASE FROM ANY ANGLE.
- INTERNAL PRESSURE COEFFICIENT OF +0.18, -0.18
- COMPONENTS AND CLADDING: THE DESIGN WIND PRESSURES FOR THE DESIGN OF EXTERIOR COMPONENT AND CLADDING MATERIALS NOT SPECIFICALLY DESIGNED BY THIS FIRM ARE: (BASED ON GEOMETRY OF STRUCTURE PRESENTED WITHIN, FOR QUALIFIED INTERPRETATION ONLY).

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN, CONSTITUTE ORIGINAL WORK AND PROPERTY OF Lower Keys Engineering AND MAY BE DUPLICATED OR REPRODUCED WITH THEIR WRITTEN CONSENT.

SEAL

Lower Keys Engineering  
Russell Mortensen, P.E. FL No. 27137  
183 Indies Rd, Ramrod Key, FL 33042  
305-872-0272

DATE

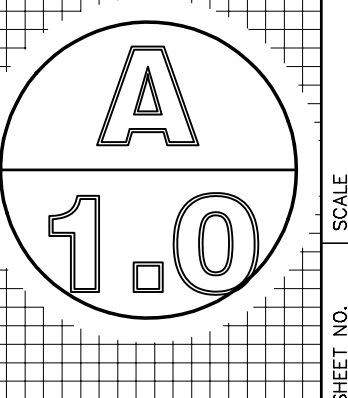
REVISION DESCRIPTION

NO.

Over 20 years of providing Hurricane Resistant Homes and Structures

INFINITY BUILDERS  
1420 WHITE STREET  
KEY WEST, FL

SHEET NO. 1 OF 2 AS NOTED SCALE 1.0 SITE PLAN & NOTES DATE 7-21-11 DRAWN BY L. MORTENSEN



# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., August 23, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REMOVE EXISTING SEVEN FRONT COLUMNS**

**#1420 WHITE STREET**

**Applicant: Infinity Builders- Application # H11-01-929**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .

**Property Appraiser  
Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501

---

## Property Record View

Alternate Key: 1039250 Parcel ID: 00038510-000000

### Ownership Details

**Mailing Address:**  
SUNSET 2020 LLC  
5409 OVERSEAS HWY  
MARATHON, FL 33050-2710

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1420 WHITE ST KEY WEST  
**Subdivision:** The Webb Realty Co  
**Legal Description:** KW WEBB REALTY CO SUB PB1-42 LT 4 AND PT LTS 3 AND 5 SQR 2 TR 18 B2-424 B2-579 OR359-307/08 OR1824-1253/54 OR2145-340/41C OR2503-311

**Parcel Map**



**Land Details**

| Land Use Code          | Frontage | Depth | Land Area   |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 52       | 92    | 4,719.97 SF |

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0



Total Living Area: 2608  
Year Built: 1948

### Building 1 Details

Building Type R1  
Effective Age 21  
Year Built 1948  
Functional Obs 0

Condition A  
Perimeter 318  
Special Arch 0  
Economic Obs 0

Quality Grade 550  
Depreciation % 29  
Grnd Floor Area 2,608

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

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

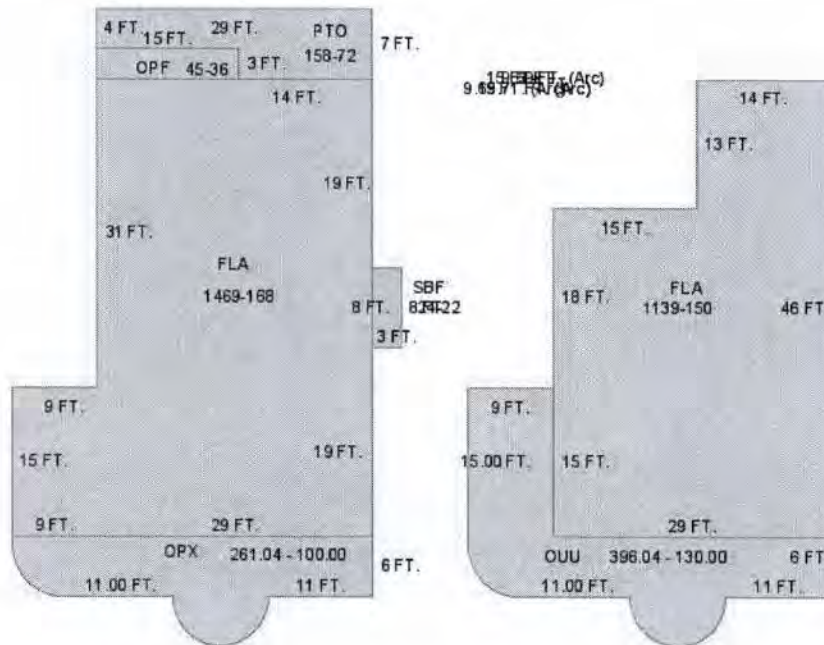
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 5

Extra Features:

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

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



Sections:

| Nbr Type | Ext Wall              | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area  |
|----------|-----------------------|-----------|------------|-----------|------------|---------------------|-------|
| 2 FLA    | 12:ABOVE AVERAGE WOOD | 1         | 1989       | N N       | 0.00       | 0.00                | 1,469 |
| 3 OPX    |                       | 1         | 1989       | N N       | 0.00       | 0.00                | 261   |
| 4 FLA    | 12:ABOVE AVERAGE WOOD | 1         | 1989       | N N       | 0.00       | 0.00                | 1,139 |
| 5 OUU    |                       | 1         | 1989       | N N       | 0.00       | 0.00                | 396   |

|   |     |            |   |      |   |   |      |      |     |
|---|-----|------------|---|------|---|---|------|------|-----|
| 6 | SBF | 1:WD FRAME | 1 | 1989 | N | N | 0.00 | 0.00 | 24  |
| 7 | PTO |            | 1 | 1984 | N | N | 0.00 | 0.00 | 158 |
| 8 | OPF |            | 1 | 1984 | N | N | 0.00 | 0.00 | 45  |

### Misc Improvement Details

| Nbr | Type              | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|---------|--------|-------|------------|-----------|-------|------|
| 2   | FN2:FENCES        | 470 SF  | 94     | 5     | 1984       | 1985      | 2     | 30   |
| 4   | PT3:PATIO         | 72 SF   | 12     | 6     | 1975       | 1976      | 2     | 50   |
| 8   | AC2:WALL AIR COND | 1 UT    | 0      | 0     | 1983       | 1984      | 1     | 20   |
| 9   | AC2:WALL AIR COND | 2 UT    | 0      | 0     | 1983       | 1984      | 2     | 20   |
| 10  | AC2:WALL AIR COND | 2 UT    | 0      | 0     | 1989       | 1990      | 3     | 20   |
| 11  | PT5:TILE PATIO    | 147 SF  | 21     | 7     | 1975       | 1976      | 4     | 50   |
| 12  | PT5:TILE PATIO    | 165 SF  | 55     | 3     | 1975       | 1976      | 4     | 50   |
| 13  | PT3:PATIO         | 275 SF  | 25     | 11    | 1975       | 1976      | 2     | 50   |
| 14  | PT3:PATIO         | 224 SF  | 32     | 7     | 1975       | 1976      | 2     | 50   |
| 15  | PT3:PATIO         | 54 SF   | 18     | 3     | 1975       | 1976      | 2     | 50   |
| 16  | CL2:CH LINK FENCE | 40 SF   | 10     | 4     | 1979       | 1980      | 1     | 30   |

### Appraiser Notes

2008-03-19 MLS \$1,349,000 5/3 CASA MARINA AREA! THIS 5 BEDROOM, 3 BATH HOME IS CURRENTLY BEING SOLD AS IS. THERE ARE PLANS AND PERMITS IN PLACE TO BUILD A 3 BEDROOM, 3.5 BATH WITH 2,550 SF OF LIVING SPACE AND A SWIMMING POOL. DKRAUSE

2003-09-12 - 2002 "M" SALE WITH AK1039241 VACANT LOT. NOW SPLIT OUT & HAS NEW SFR PERMITS WMC

### Building Permits

| Bldg | Number  | Date Issued | Date Completed | Amount | Description | Notes             |
|------|---------|-------------|----------------|--------|-------------|-------------------|
|      | 04-0731 | 03/19/2004  | 04/28/2004     | 2,750  |             | REMOVE EXT STAIRS |

### 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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2010      | 352,453          | 5,036                        | 436,819          | 794,308                   | 794,308              | 0                   | 794,308              |
| 2009      | 391,712          | 5,036                        | 592,133          | 988,881                   | 899,290              | 0                   | 988,881              |
| 2008      | 364,104          | 5,036                        | 448,397          | 817,537                   | 817,537              | 0                   | 817,537              |
| 2007      | 444,516          | 5,033                        | 519,197          | 968,746                   | 968,746              | 0                   | 968,746              |
| 2006      | 790,480          | 5,033                        | 448,397          | 1,243,910                 | 1,243,910            | 0                   | 1,243,910            |
| 2005      | 1,245,090        | 5,199                        | 283,198          | 1,194,155                 | 1,194,155            | 0                   | 1,194,155            |
| 2004      | 458,342          | 5,364                        | 269,038          | 732,744                   | 732,744              | 0                   | 732,744              |

|      |         |        |         |         |         |        |         |
|------|---------|--------|---------|---------|---------|--------|---------|
| 2003 | 603,341 | 5,530  | 99,119  | 707,990 | 707,990 | 0      | 707,990 |
| 2002 | 368,088 | 19,010 | 233,142 | 620,240 | 545,529 | 25,000 | 520,529 |
| 2001 | 368,088 | 18,662 | 233,142 | 619,892 | 542,778 | 25,000 | 517,778 |
| 2000 | 368,088 | 14,765 | 197,061 | 579,914 | 513,376 | 25,000 | 488,376 |
| 1999 | 355,324 | 15,376 | 197,061 | 567,761 | 501,797 | 25,000 | 476,797 |
| 1998 | 279,291 | 12,179 | 169,961 | 461,431 | 433,513 | 25,000 | 408,513 |
| 1997 | 244,380 | 11,026 | 157,371 | 412,777 | 400,884 | 25,000 | 375,884 |
| 1996 | 218,222 | 10,638 | 157,371 | 386,231 | 380,203 | 25,000 | 355,203 |
| 1995 | 206,471 | 10,520 | 157,371 | 374,363 | 369,413 | 25,000 | 344,413 |
| 1994 | 184,649 | 9,820  | 157,371 | 351,840 | 351,840 | 25,000 | 326,840 |
| 1993 | 184,649 | 10,248 | 157,371 | 352,268 | 352,268 | 25,000 | 327,268 |
| 1992 | 217,051 | 10,668 | 157,371 | 385,090 | 385,090 | 25,000 | 360,090 |
| 1991 | 261,562 | 11,065 | 174,857 | 447,484 | 447,484 | 25,000 | 422,484 |
| 1990 | 255,374 | 11,506 | 144,326 | 411,206 | 411,206 | 25,000 | 386,206 |
| 1989 | 152,704 | 1,662  | 49,432  | 203,798 | 203,798 | 25,000 | 178,798 |
| 1988 | 69,112  | 1,490  | 43,122  | 113,724 | 113,724 | 25,000 | 88,724  |
| 1987 | 68,440  | 1,506  | 28,818  | 98,764  | 98,764  | 25,000 | 73,764  |
| 1986 | 68,751  | 1,521  | 27,766  | 98,038  | 98,038  | 25,000 | 73,038  |
| 1985 | 67,068  | 1,542  | 17,978  | 86,588  | 86,588  | 25,000 | 61,588  |
| 1984 | 62,725  | 1,036  | 17,978  | 81,739  | 81,739  | 25,000 | 56,739  |
| 1983 | 62,725  | 1,036  | 17,978  | 81,739  | 81,739  | 25,000 | 56,739  |
| 1982 | 63,840  | 1,036  | 16,201  | 81,077  | 81,077  | 25,000 | 56,077  |

### 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 |
|------------|----------------------------|---------|------------|---------------|
| 1/31/2011  | 2503 / 311                 | 470,000 | WD         | 01            |
| 10/18/2002 | 1824 / 1253                | 850,000 | WD         | M             |

This page has been visited 29,104 times.

Monroe County Property Appraiser  
Karl Borglum  
P.O. Box 1176  
Key West, FL 33041-1176