

# **Staff Report**

5 Restoration and renovation of façade and roof- **#418 Appelrouth Lane- McKendry Builders (H12-01-640)**

This staff report is for the review for a Certificate of Appropriateness for renovations to part of the façade of the building located at 418 Appelrouth Lane and a new roof. According to the latest Sanborn map part of the building in question used to be a carport, at some point in time it was enclosed and expanded but the front setback from the sidewalk was kept. The application proposes repairs to the front façade, including a new wood fascia and a front gable roof that will be approximately 3' lower than the main existing roof. This portion of the building has a flat roof and the main structure has a side gable roof. The existing doors will remain. The new roof will be covered with metal v-crimp panels.

The structure is not listed in the surveys.

Guidelines that should be reviewed for this application:

Roofing (page 26);

- (4) *The form and configuration of a roof must not be altered in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form.*

Although the proposed plans include a new roof form over a non historic and altered structure it is staff's opinion that this particular guideline attempts to protect roofs for historic structures. Nevertheless the circa 1965 photo from the Monroe County Library shows that indeed this part of the building used to have a front gable roof. It is staff's belief that the new roof will be compatible with the main building's roof configuration. Staff also understands that the proposed renovations are much needed and consistent with the guidelines. If the project is approved it may require Planning Board review since its construction may exceed the 66% of the cost of the structure which is non-conforming.

# **Application**





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

APPLICATION # H12-01000640

OWNER'S NAME: Bone Island Properties DATE: 4/13/12

OWNER'S ADDRESS: 418 Appelroth Lane PHONE #: \_\_\_\_\_

APPLICANT'S NAME: Mc Kendry Bldrs PHONE #: 360-2916

APPLICANT'S ADDRESS: 30 Palm Dr

ADDRESS OF CONSTRUCTION: 418 Appelroth Lane # OF UNITS: 1

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK:  
Restoration & Renovation of facade & Roof

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

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

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

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

**Required Submittals**

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	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: 4/13/12

Applicant's Signature: Trinity W. Burt



HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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

HARC Comments:

*Not listed in the surveys.*  
*Roofs (page 20)*  
*Entrances doors (pages 32-33)*

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

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

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

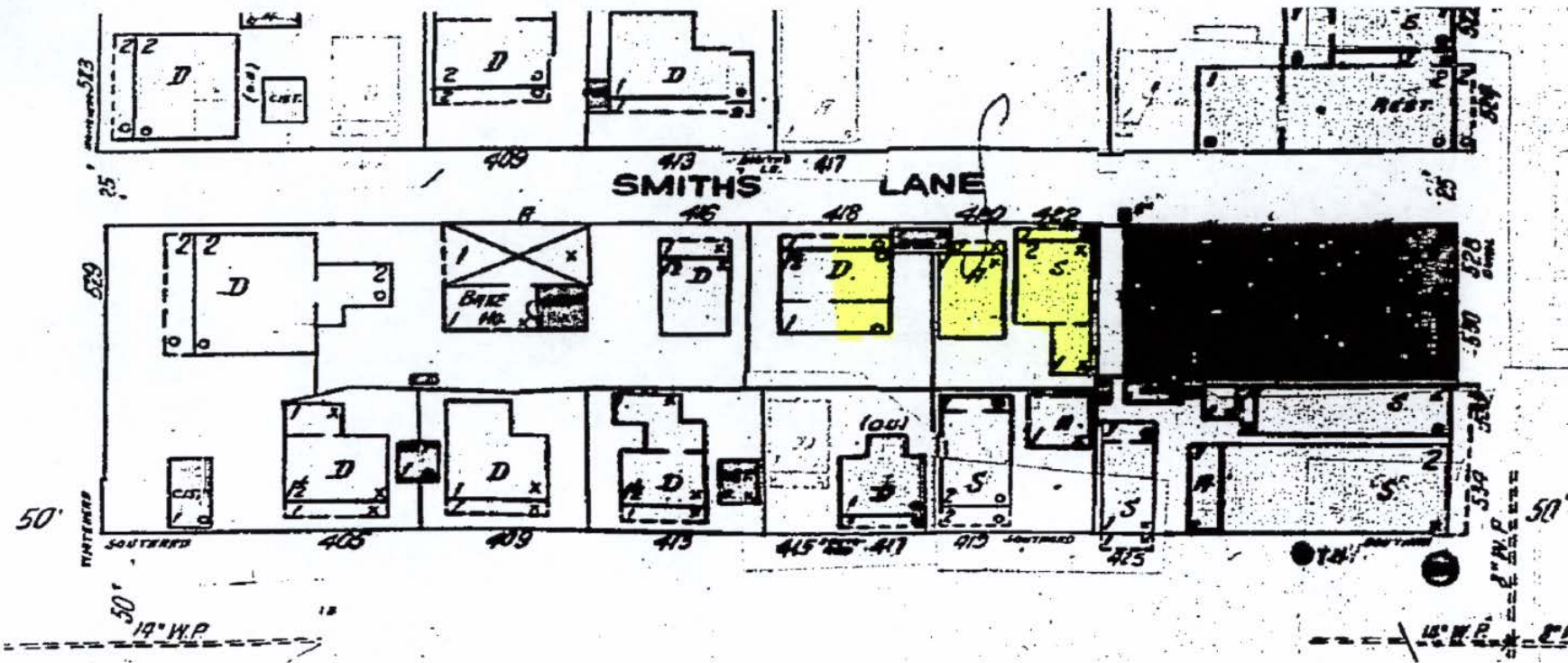
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

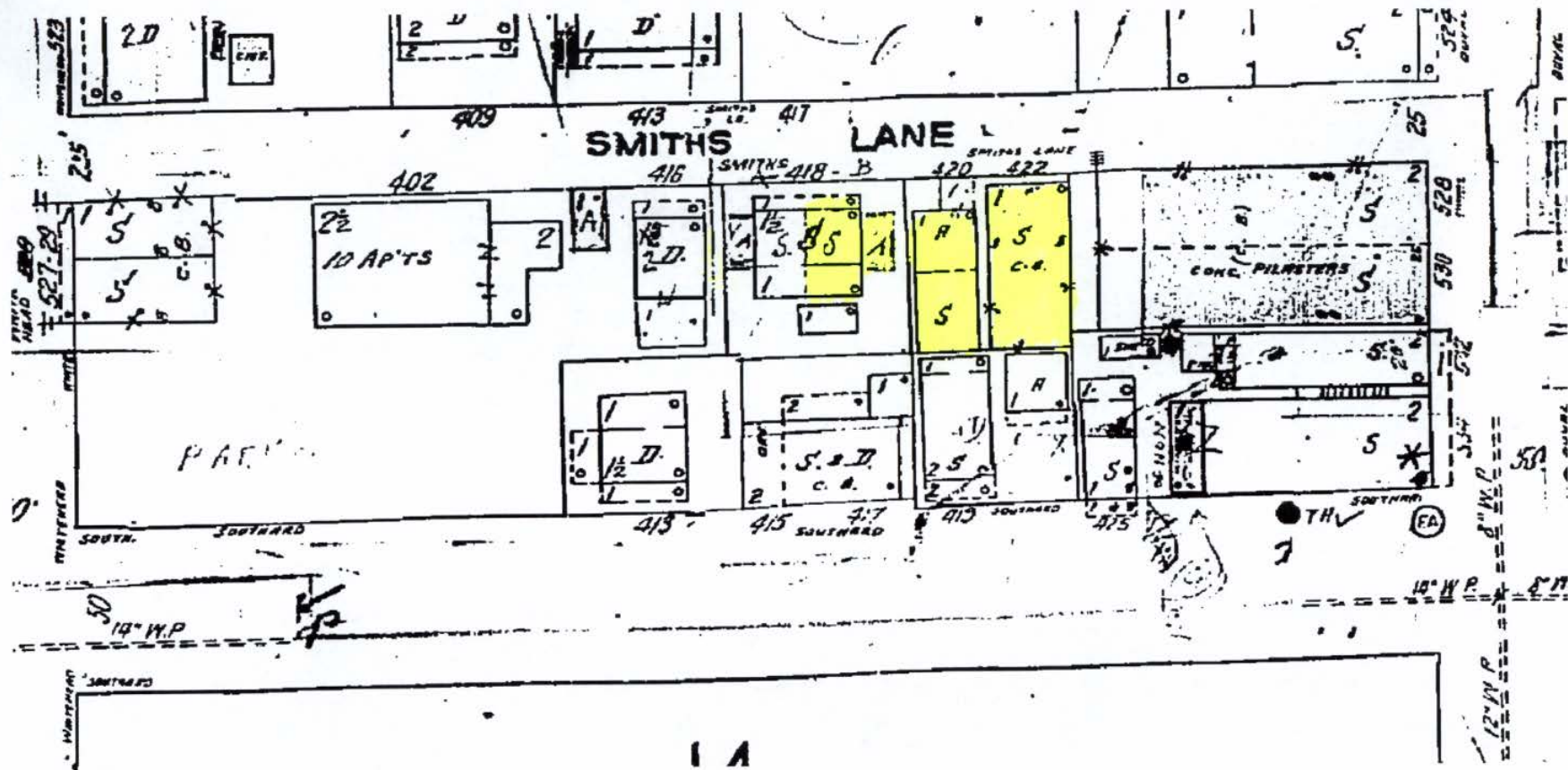


# **Sanborn Maps**





#418 420 422 Appelrouth Lane Sanborn map 1948



#418 420 422 Appelrouth Lane Sanborn Map 1962





Photo taken by the Property Appraiser's office c1965; 418 Smith (Appelrouth) Lane; built 1903; Monroe County Library

# **Project Photos**



418 APPELROUTH LANE  
H.A.R.C. APPLICATION PHOTOS 4.12.12

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418 APPELROUTH LANE



418-420 APPELROUTH LANE - AREA OF ROOF REPLACEMENT





418 APPELROUTH LANE  
H.A.R.C. APPLICATION PHOTOS 4.12.12

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VIEW DOWN APPELROUTH LANE FROM DUVAL STREET



VIEW DOWN APPELROUTH LANE FROM WHITEHEAD STREET SIDE





420-422 APPELROUTH LANE



416 APPELROUTH LANE







ACROSS APPELROUTH LANE FROM 422

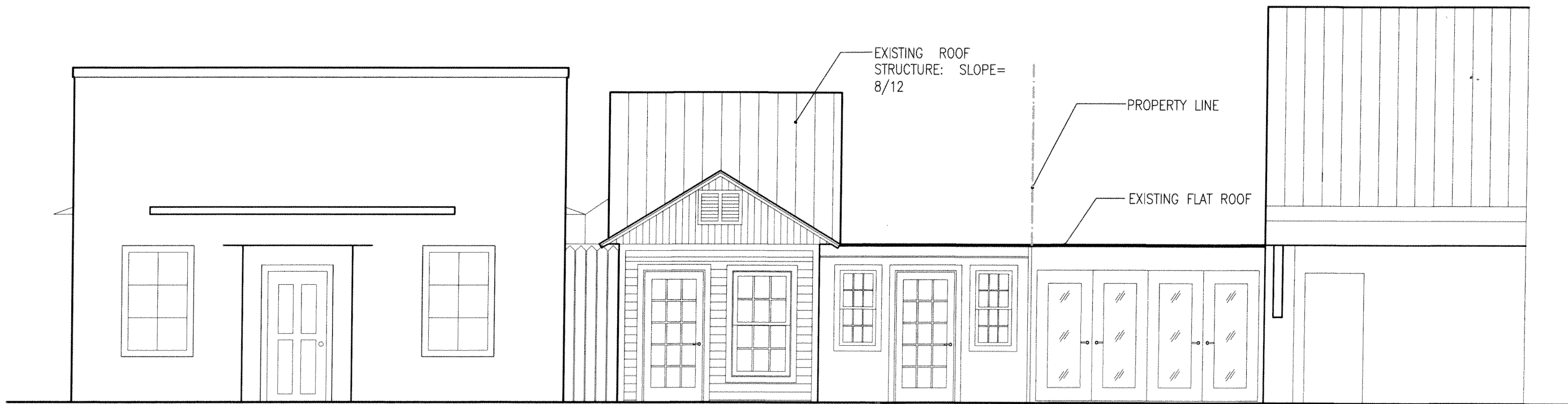


ACROSS APPELROUTH LANE TOWARDS WHITEHEAD STREET





# Plans



1  
 AE-2  
**EXISTING STREET ELEVATION**  
 SCALE: 3/16"=1'-0"



william shepler  
 2525 Harris Ave #1  
 Key West, FL 33040  
 Tel: 305.890.6191  
 Email: info@wshepler.com

architect

Consultants:

**418 Appelrouth Lane**  
 Key West, FL  
**ROOF REPLACEMENT PROJECT**

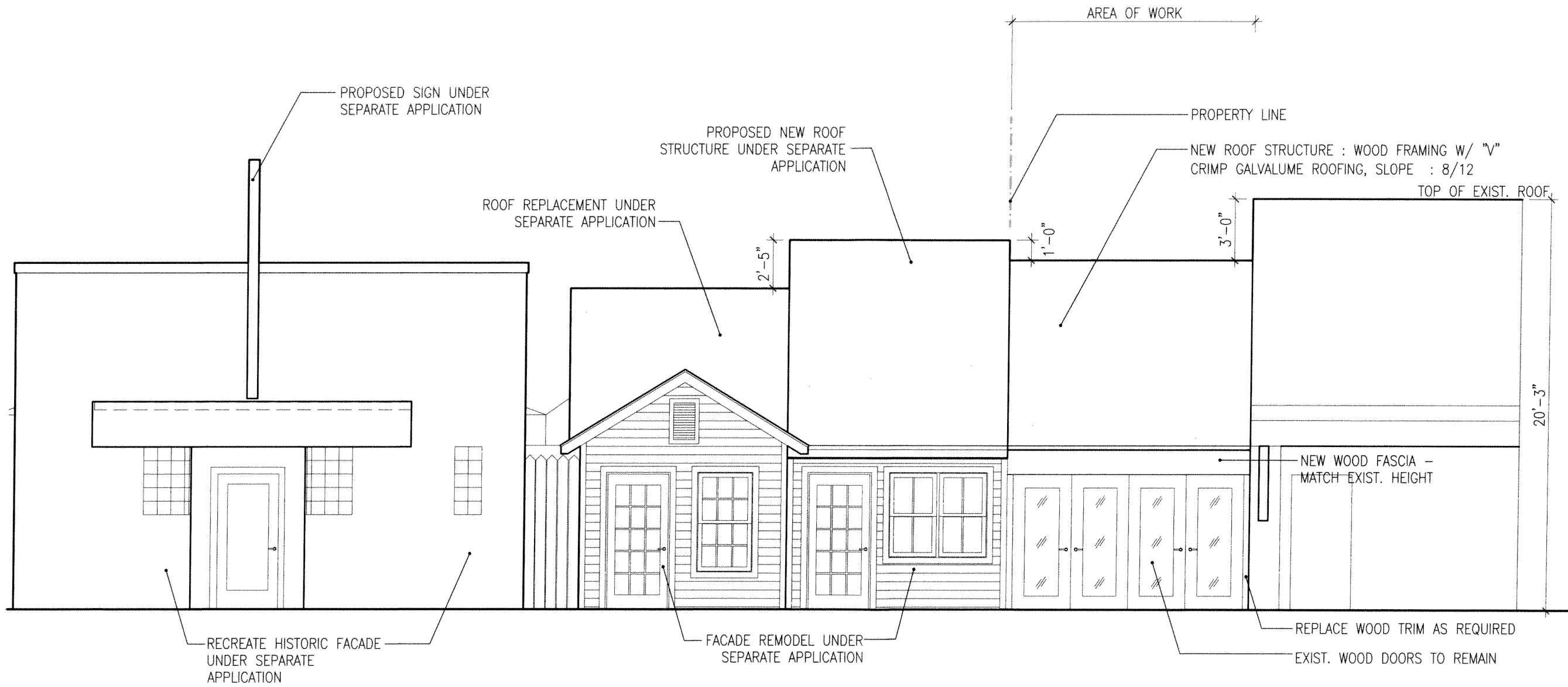
Submissions / Revisions:  
 HARC 4.12.12

Drawing Size | Project #:  
 11X17 | 12-011

Drawing Title:  
**EXISTING NORTH ELEVATION**

Sheet Number:  
**AE-2**

Date: April 12, 2012  
 ©2012 by William Shepler Architect



1  
A-2 PROPOSED STREET ELEVATION  
SCALE: 3/16"=1'-0"



william shepler

2525 Harris Ave #1  
Key West, FL 33040  
Tel: 305.890.6191  
Email: info@wshepler.com

architect

Consultants:

418 Appelrouth Lane  
Key West, FL

ROOF REPLACEMENT PROJECT

Submissions / Revisions:  
HARC 4.12.12

Drawing Size 11X17	Project #: 12-011
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Drawing Title:

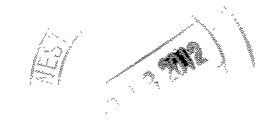
PROPOSED  
NORTH  
ELEVATION

Sheet Number:

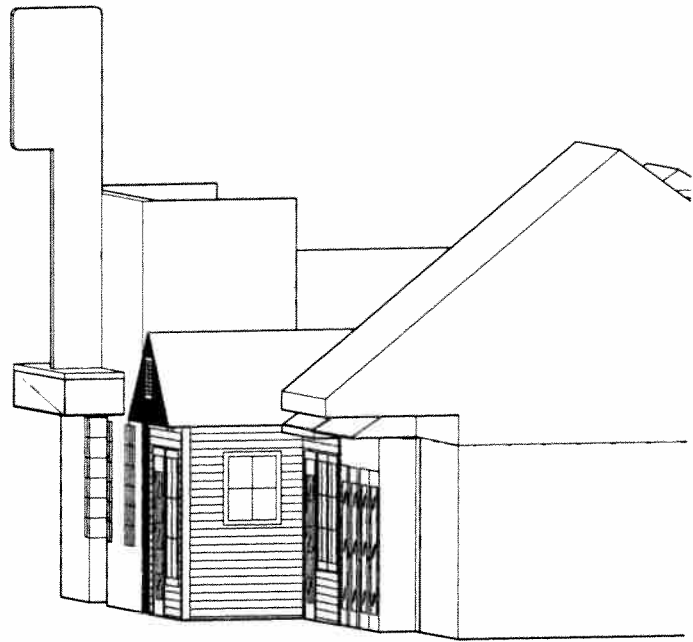
**A-2**

Date: April 12, 2012

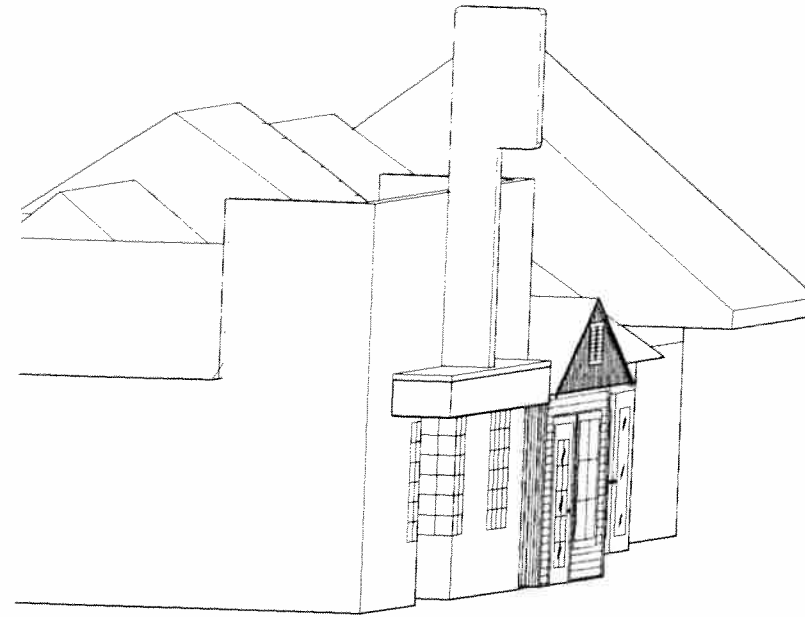
©2012 by William Shepler Architect







1  
A-3 PROPOSED WHITEHEAD STREET ELEVATION  
SCALE: 1"=8'-0"



2  
A-3 PROPOSED DUVAL STREET ELEVATION  
SCALE: 1"=8'-0"



3  
A-3 PROPOSED ROOF LINE  
SCALE: 1"=10'-0"



william shepler

2525 Harris Ave #1  
Key West, FL 33040  
Tel: 305 890 6191  
Email: info@wshepler.com

Consultants:

architect

420-422 Appelrouth Lane  
Key West, FL

COMMERCIAL  
REMODELING PROJECT

Submissions / Revisions:  
HARC 4.12.12

Drawing Size 11X17	Project #: 12-011
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Drawing Title:

SCHEMATIC  
ELEVATIONS

Sheet Number:

A-3

Date: April 12, 2012

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# **Noticing**

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., April 25, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RESTORATION AND RENOVATION**  
**OF FAÇADE AND ROOF**  
**#418 APPELROUTH LANE**

**Applicant- McKendry Builders-**

**Application Number H12-01-640**

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) .

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**



**Property Appraiser  
Information**

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

office (305) 292-3420  
fax (305) 292-3501  
Website tested on  
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

**Property Record View**

Alternate Key: 1010332 Parcel ID: 00010050-000000

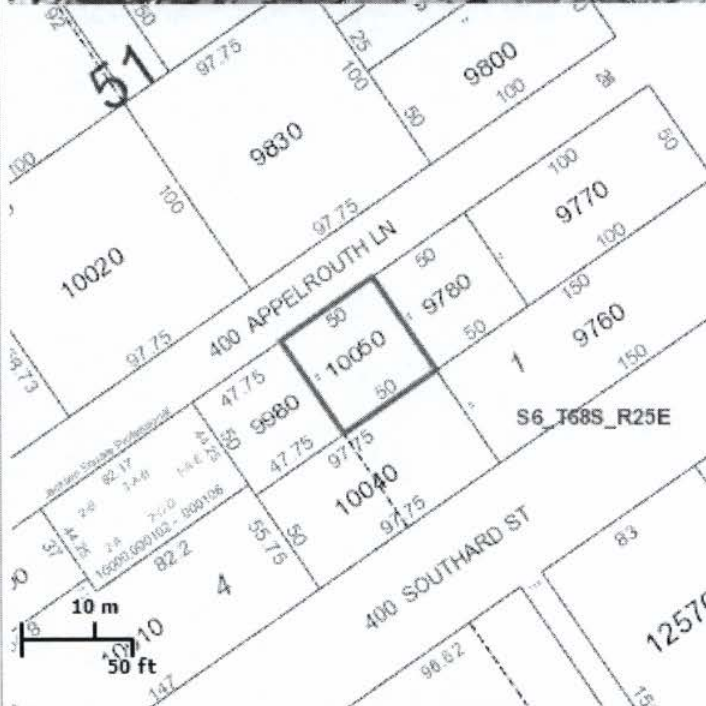
**Ownership Details**

**Mailing Address:**  
CORELLA PASQUALE J  
PO BOX 5501  
KEY WEST, FL 33045-5501

**Property Details**

**PC Code:** 11 - STORES ONE STORY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 418 APPELROUTH LN KEY WEST  
**Legal Description:** KW PT LT 1 AND 4 SQR 51 H1-154 OR185-328/29 BOOK OF WILLS C-407 OR1168-502L/E OR1171-1211/15WILL OR1597-1967 OR1977-488C OR2095-446/47R/S OR2513-718/19

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

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

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 1



Total Living Area: 1318  
Year Built: 1903

### Building 1 Details

Building Type  
Effective Age 23  
Year Built 1903  
Functional Obs 0

Condition P  
Perimeter 194  
Special Arch 0  
Economic Obs 0

Quality Grade 400  
Depreciation % 30  
Grnd Floor Area 1,318

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

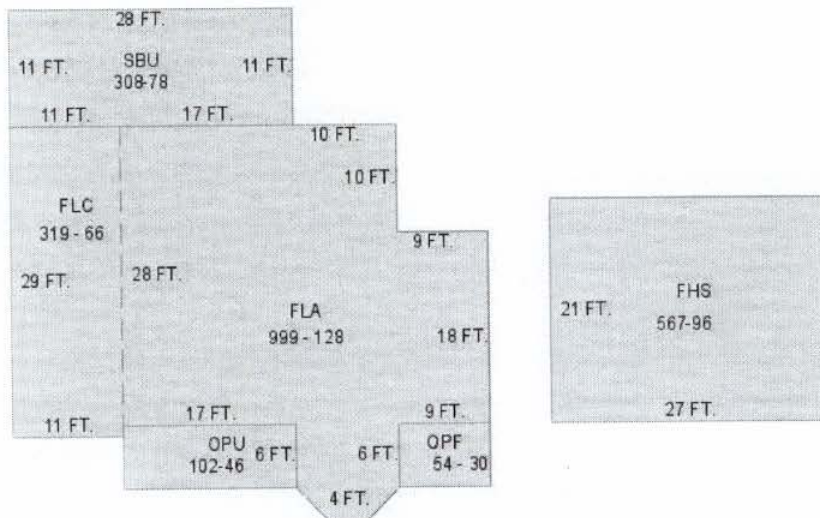
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
3 Fix Bath 1  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 3

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
0	FLC		1	1991					319
0	OPF		1	1991					54
1	FLA		1	1991					999
2	OPU		1	1991					102
4	SBU		1	1999					308
6	FHS		1	1991					567

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STY STORE-D	100	N	Y
	2229	1 STY STORE-D	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
567	AVE WOOD SIDING	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	338 SF	0	0	1994	1995	2	30
2	AC2:WALL AIR COND	1 UT	0	0	1994	1995	2	20

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	0201863	07/11/2002	11/17/2002	2,461		SBS ROOFING
	0000546	03/14/2000	07/12/2000	6,700		REPAIRS 500 SQ FT SIDING
	9903482	10/08/1999	07/12/2000	6,000		CENTRAL AC
	9903444	10/05/1999	10/20/1999	4,400		V-CRIMP ROOF
	A951036	03/01/1995	07/01/1995	1,500		PICKET FENCE

**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
2011	127,365	756	473,550	601,671	537,665	0	601,671
2010	127,365	792	360,630	488,787	488,787	0	488,787
2009	134,343	827	374,696	509,866	509,866	0	509,866
2008	134,343	874	343,125	865,658	865,658	0	865,658
2007	103,165	910	325,000	865,658	865,658	0	865,658

2006	96,385	970	225,000	468,000	468,000	0	468,000
2005	100,140	1,043	187,500	288,683	288,683	0	288,683
2004	100,136	1,103	175,000	276,239	276,239	0	276,239
2003	100,136	1,164	75,000	176,300	176,300	0	176,300
2002	83,864	1,236	75,000	160,100	160,100	0	160,100
2001	83,864	1,296	75,000	160,160	160,160	0	160,160
2000	63,007	739	67,500	131,246	131,246	0	131,246
1999	18,856	382	67,500	86,738	86,738	0	86,738
1998	18,843	395	67,500	86,738	86,738	0	86,738
1997	23,830	408	62,500	86,738	86,738	0	86,738
1996	23,812	426	62,500	86,738	86,738	0	86,738
1995	24,238	0	62,500	86,738	86,738	0	86,738
1994	24,238	0	62,500	86,738	86,738	0	86,738
1993	24,238	0	62,500	86,738	86,738	0	86,738
1992	24,238	0	62,500	86,738	86,738	0	86,738
1991	43,718	0	45,000	88,718	88,718	0	88,718
1990	6,143	0	40,625	46,768	46,768	0	46,768
1989	6,768	0	40,000	46,768	46,768	0	46,768
1988	6,768	0	40,000	46,768	46,768	0	46,768
1987	9,754	0	21,605	31,359	31,359	0	31,359
1986	9,875	0	20,880	30,755	30,755	0	30,755
1985	9,660	0	21,000	30,660	30,660	0	30,660
1984	9,214	0	21,000	30,214	30,214	0	30,214
1983	9,214	0	10,225	19,439	19,439	0	19,439
1982	5,604	0	10,225	15,829	15,829	0	15,829

### 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
9/13/2010	2513 / 718	100	QC	11
3/11/2005	2095 / 446	550,000	WD	Q

This page has been visited 29,282 times.

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