



Historic Architectural Review Commission
Staff Report for Item 13a

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: December 15, 2015

Applicant: Bender and Associates, Haven Burkee Architect

Application Number: H15-01-1812

Address: #420-422 Appelrouth Lane

Description of Work:

Restoration of existing masonry building. New addition with second story mezzanine storage. Front canopy and signage are not part of this application.

Site Facts:

The application in review includes two structures; one is located at 420 Appelrouth Lane and is a non-contributing structure, the other, located at 422 Appelrouth is not listed in the surveys. 420 Appelrouth Lane is a frame structure that has been altered and is not structural sound; some of the walls have no foundations. By reviewing the Sanborn maps, it is clear that the current structure has changed through time. The front gable end is not original to the building. Still staff considers it a historic structure.

The structure located at 422 Appelrouth Lane is a masonry structure with a front parapet wall that covers a gable frame roof. The building has a simple art deco flavor and the exterior of the building has received minor changes. Staff also recognizes this building as historic.

In September 25, 2015, the proposed project received approval from the Planning Board for a Minor Development Plan.

Guidelines and Ordinance Cited on Review:

- Secretary of The Interior's Standards and Guidelines for Rehabilitation (pages 16-23), specifically Standards 1, 2, 6, 9 and 10)
- Additions, alterations and new construction (pages 36-38a), specifically all guidelines on page 37, and guidelines 1, 3, 4, 5, and 6 of page 38a.

Staff Analysis

The Certificate of Appropriateness in review is for the renovation of the existing masonry building and a new building that will replace #420 Appelrouth Lane. The proposed renovations include the restoration of the front façade by the removal of non-historic windows and restitution of glass blocks on their original location. (SOIS 2-p.16) A new entry steel door will be installed and repairs to existing stucco walls. The roof system will be repaired by the installation of new v-crimp roofing and new water collection system with scupper and downspouts. The building will be painted white.

The plan includes a new structure for 422 Appelrouth Lane. The structure will be smaller in footprint than the existing one. The new design is inspired in art deco style with simple horizontal bands. The façade is divided in two volumes that setback one from the other 3'-6". This setback brakes the mass and scale at the pedestrian level. The surface of the building will be smooth stucco. The main façade will have a canopy that will match in design and height with the existing one found at 422 Appelrouth. The new structure has a second story setback from the main facade and will be hidden by a parapet wall that will raise 21.66'. The new structure will have aluminum glass windows. The new building will be lower in height than the majority of surrounding structures. (guideline 3-p.38a)

Consistency with Guidelines

It is staff's opinion that the proposed design is consistent with the cited guidelines. The proposed renovations to the existing building will bring back the main facade to its original configuration. This design is based on pictorial documentation. (SOIS 6-p.16) The new proposed building is sensible on its scale, mass, proportions, design and materials, with surrounding historic commercial buildings. (SOIS 9-p.16) The building does not mimic any existing building but rather incorporates elements that are compatible with surrounding historic commercial buildings. (guidelines 5-6 p.38a)

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

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 <input checked="" type="checkbox"/> COMMERCIAL ___ NEW ___ REMODEL ___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE _____ <input checked="" type="checkbox"/> DEMOLITION <input checked="" type="checkbox"/> SITE WORK <input checked="" type="checkbox"/> INTERIOR <input checked="" type="checkbox"/> 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
 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	
___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ 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.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

 X Yes Number of pages and date on plans 9 sheets dated 11.23.15
 No Reason _____

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.

No specific historic significance has been assigned to the wood frame structures proposed for demolition. The structures have been deemed non-contributing. Their removal and the subsequent reconstruction of a new structure with a smaller overall footprint will permit improved stormwater management, fire access and separation from the neighboring property, as well as on-site solid waste storage (currently on street).

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

The wood frame structures are non-historic, and non-contributing.

AND

(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.

Not Applicable _____

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

The proposed demolition does not affect 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.

*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:
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OFFICE USE ONLY

BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____ <input type="checkbox"/> Not listed Year built _____ Comments _____	

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> 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.

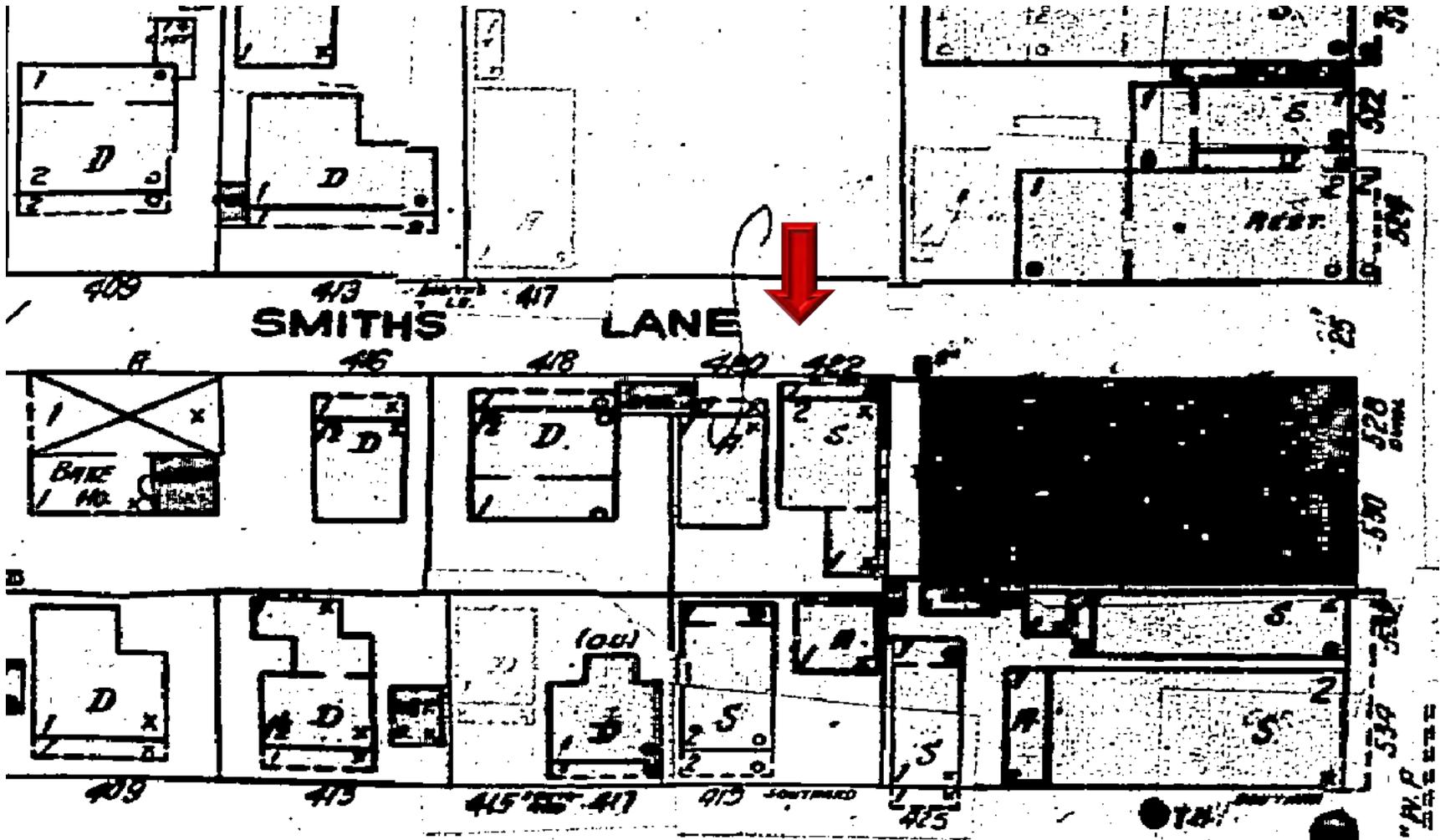
Planning Board:

Approved November 19, 2015, for Minor Development Plan

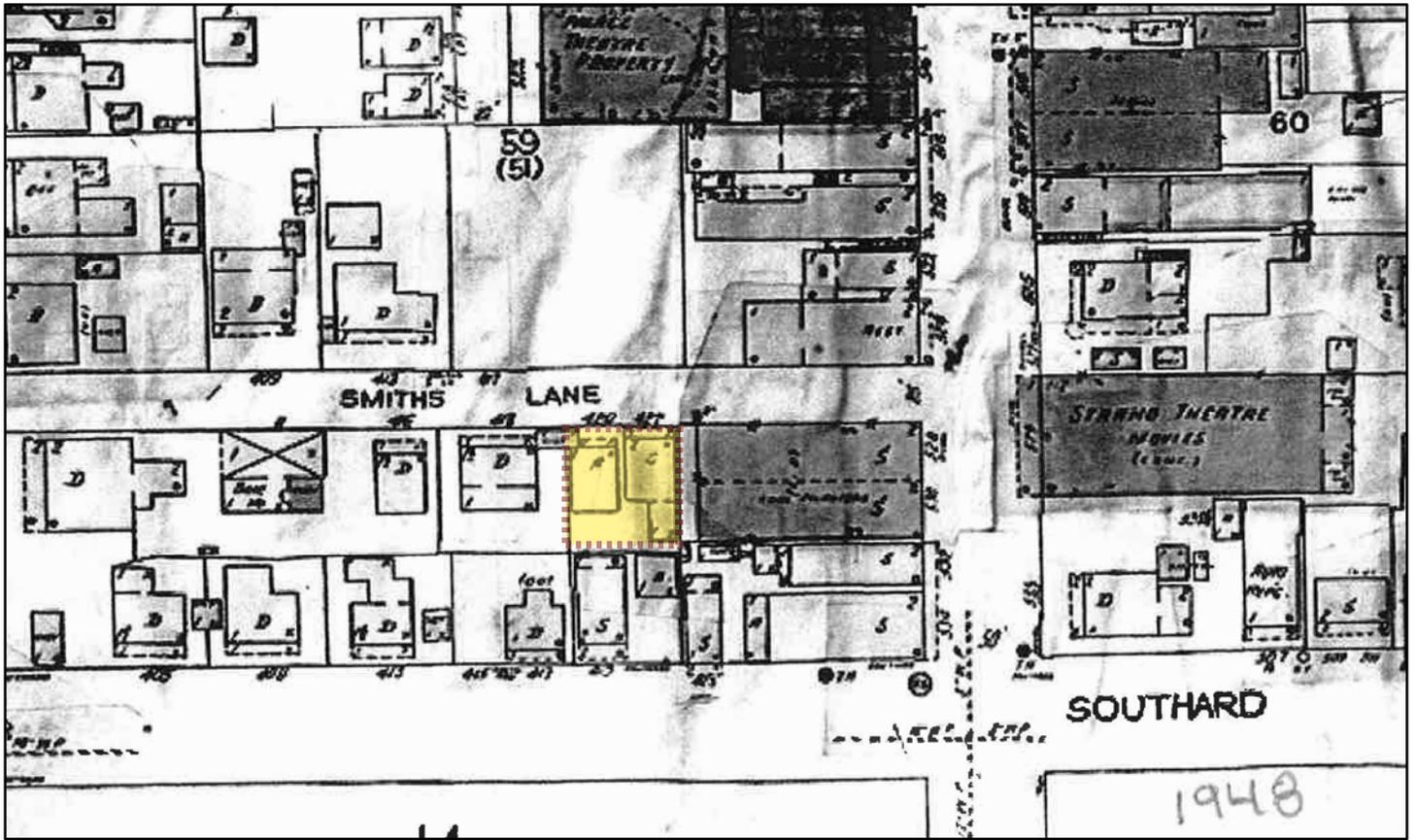
Tree Commission:

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

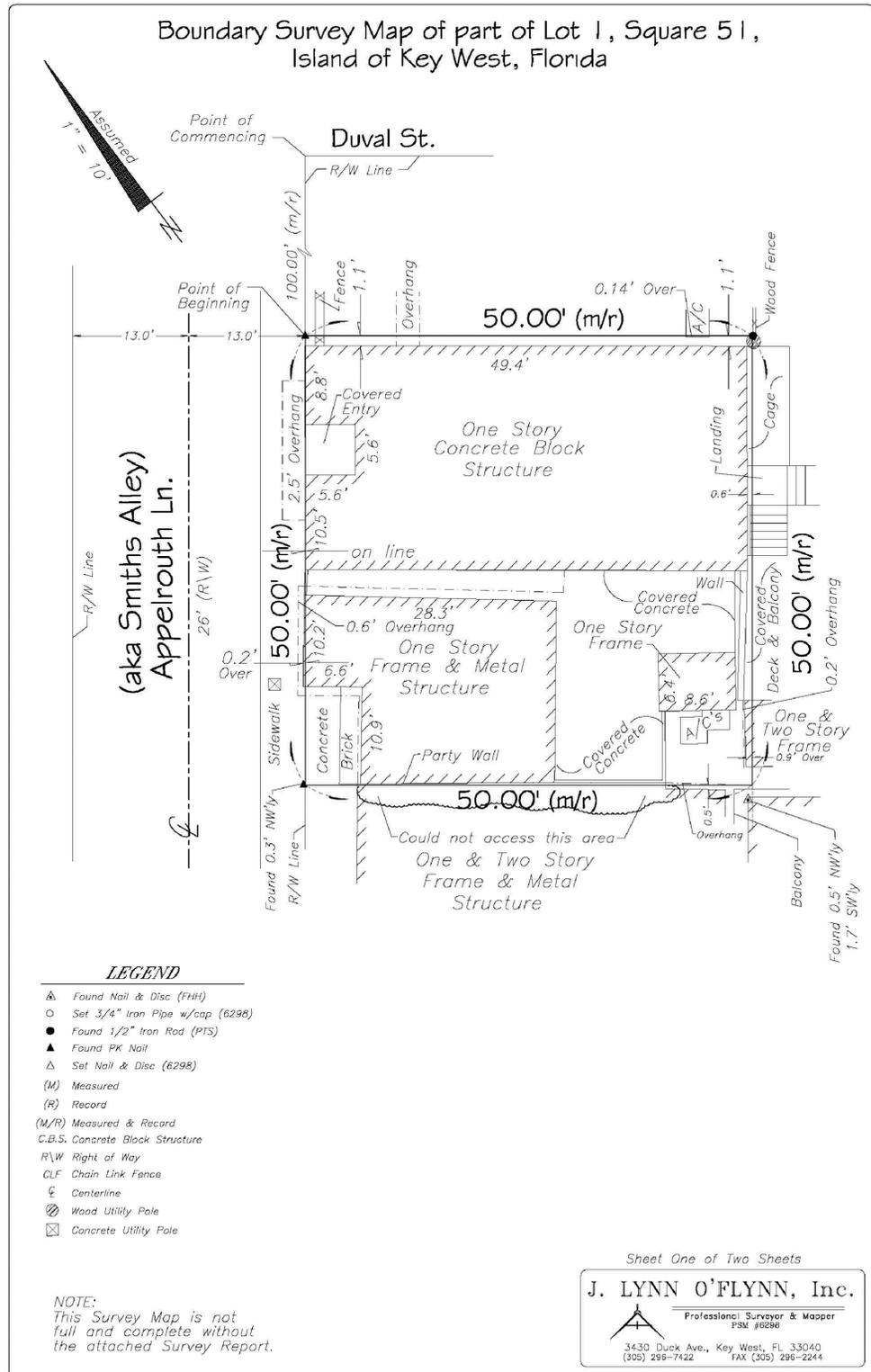
Submitted by:

Haven Burkee

Bender & Associates ARCHITECTS p.a.

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





1 EX1 HISTORIC STRUCTURE TO REMAIN 2 EX1 WOOD STRUCTURES TO BE REMOVED



3 EX1 PHOTOGRAPH OF STREET ELEVATION (EXISTING WEST ELEV.) 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.

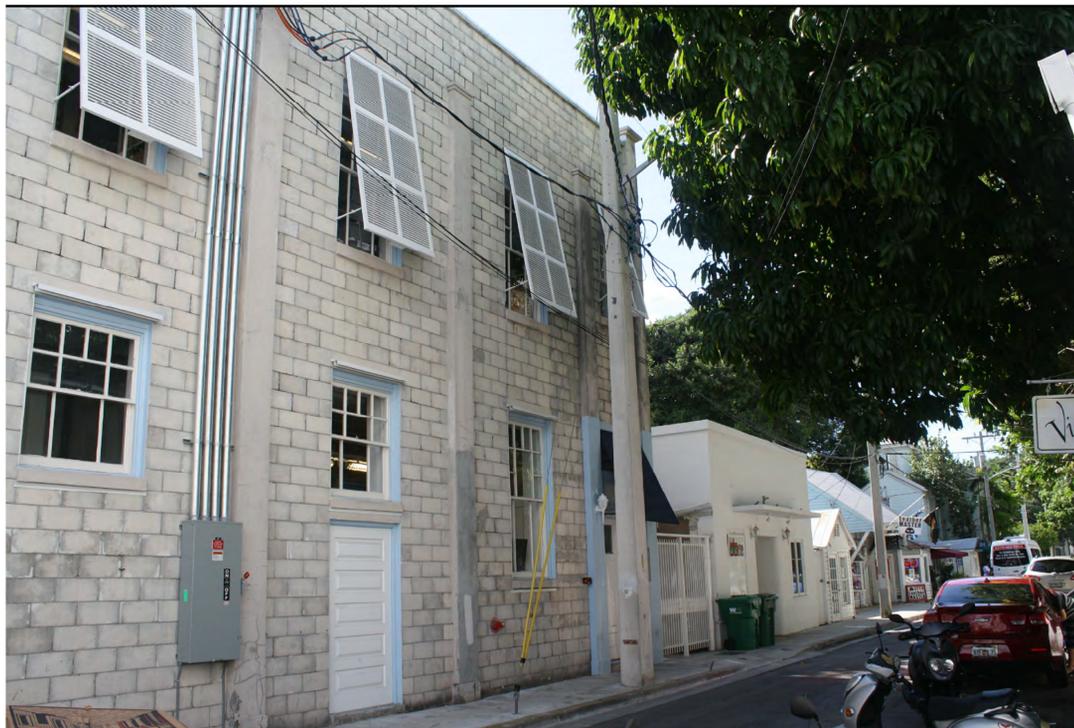
Project No. 155
Date: 11/23/15

EX1





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)



7
EX2 SEE DEMOLITION PLAN FOR PHOTO LOCATION



5
EX2 SEE DEMOLITION PLAN FOR PHOTO LOCATION



4
EX2 SEE DEMOLITION PLAN FOR PHOTO LOCATION

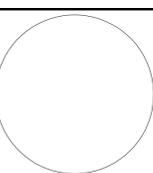


2
EX2 SEE DEMOLITION PLAN FOR PHOTO LOCATION



1
EX2 SEE DEMOLITION PLAN FOR PHOTO LOCATION

420-422 APPELROUTH LANE
KEY WEST, FLORIDA



410 Angela Street
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Bender & Associates
ARCHITECTS p.a.

Project N° : 155
Date: 11/23/15

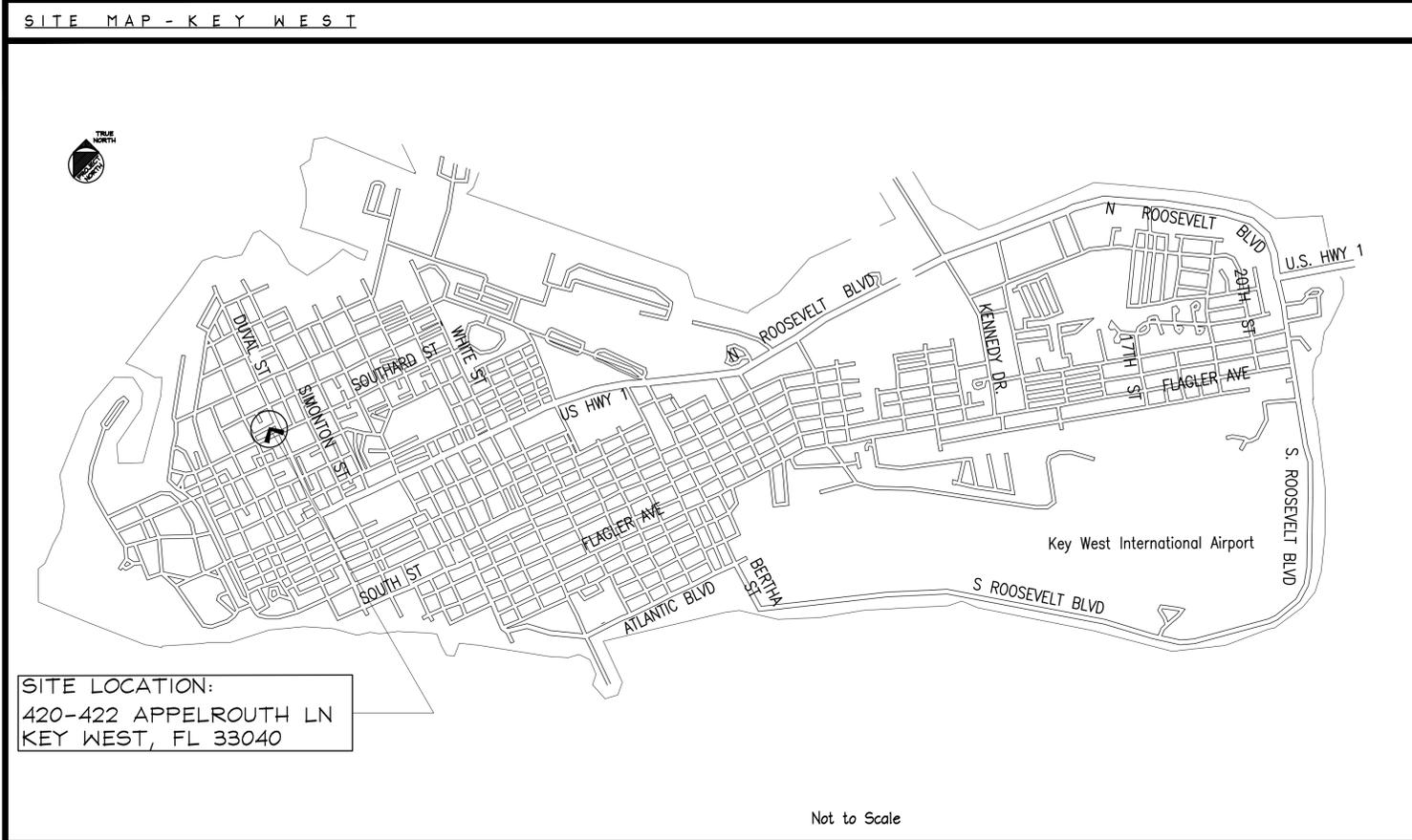
EX2

PROPOSED DESIGN

HARC APPLICATION

420-422 APPELROUTH LANE

Key West Florida 33040



PROJECT DIRECTORY

PROJECT: H420-422 Appelrouth Lane
 ARCHITECT'S PROJECT No.: 1513

CONTACT: 420 ARL, LLC (Rob Sharpe & Maria Sharpe)
 Address: 723 Fleming Street
 Key West Florida, 33040

Tel:
 ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
 Address: 410 Angela Street, Key West, FL 33040
 Tel: (305) 296-1347 Fax: (305) 296-2727
 E-mail: bbender@bellsouth.net
 Project Architect: Bert L. Bender (Principal-in-Charge)
 Project Manager: Haven Burke

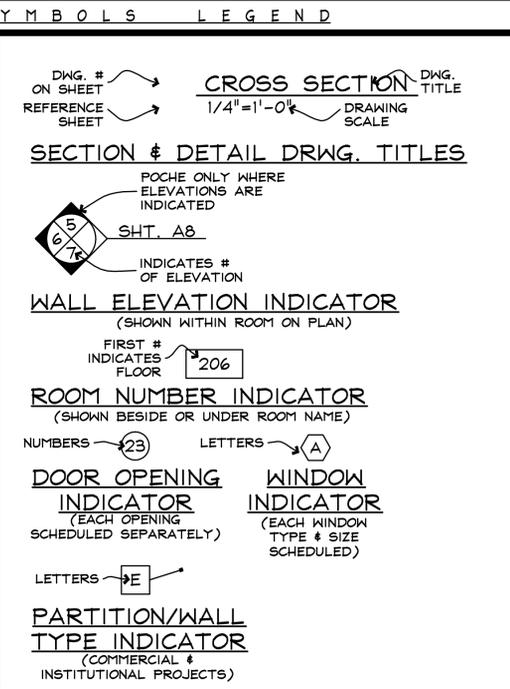
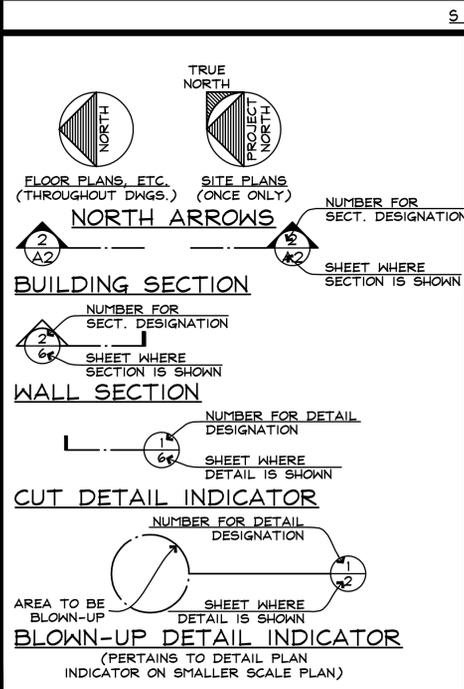
- GENERAL NOTES**
- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
 FLORIDA BUILDING CODE - Building 2014 EDITION
 FLORIDA BUILDING CODE - Existing 2014 EDITION
 FLORIDA BUILDING CODE - Residential 2014 EDITION
 FLORIDA BUILDING CODE - Plumbing 2014 EDITION
 FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION
 FLORIDA BUILDING CODE - Mechanical 2014 EDITION
 NATIONAL ELECTRICAL CODE 2008 EDITION
 NFPA 70 LIFE SAFETY CODE w/ Florida Modifications
 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION
 NFPA 1 2006 EDITION
 This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts).
 - Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
 - Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
 - Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
 - Dimensions shall take precedence over scale.
 - All new utilities shall be underground.
 - Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
 - After completion of construction remove all debris and construction equipment. Restore site to original condition.
 - Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
 - Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
 - Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.
 Specific Authority 481.2055, 481.221 FS, Law Implemented 481.221, 481.225(1)(e), (g), (i), 481.225(1)(g), (h), (i) FS, History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-84, Formerly 21B-16.03, Amended 11-21-94, 4-18-00.

ABBREVIATIONS

AB ANCHOR BOLT	MIN MINIMUM
ABC AGGREGATE BASE COURSE	NTS NOT TO SCALE
A/C AIR CONDITIONING	OC OVERALL
BLKG BLOCKING	OC ON CENTER
BUR BUILT UP ROOF	OD OUTSIDE DIAMETER
CAB CABINET	PCF POUNDS PER CUBIC FOOT
CER CERAMIC	PL PROPETY LINE
CL CENTER LINE	PLAM PLASTIC LAMINATE
CLG CEILING	PLF POUNDS PER LINEAL FOOT
CMU CONCRETE MASONRY UNIT	PNL PANEL
COL COLUMN	PT CCA PRESSURE TREATED POINT
CONC CONCRETE	PT POLYVINYLCHLORIDE RADIUS (OR) RISER
DBL DOUBLE	PVC POLYVINYLCHLORIDE RADIUS (OR) RISER
DIAG DIAGONAL	R RETURN AIR
DS DOWNSPOUT	R/A REBAR
DTL DETAIL	REFR. REFRIGERATOR
DWR DRAWER	SF SQUARE FOOT (FEET)
EJ EXPANSION JOINT	SS STAINLESS STEEL
EL ELEVATION	SPEC SPECIFICATION
ELEC ELECTRIC	T TYPICAL
EQ EQUAL	UNO UNLESS NOTED OTHERWISE
EXH EXHAUST	VCT VINYL COMPOSITION TILE
FV FIELD VERIFY	VERT VERTICAL
GALV GALVANIZED	WD WOOD
GI GALVANIZED IRON	WFW WELDED WIRE FABRIC
HORZ HORIZONTAL	WH WATER HEATER
HDW HARDWARE	W/O WITHOUT
HVAC HEATING VENTILATING & AIR CONDITIONING	
FOC FACE OF CONCRETE	
FOS FACE OF STUD	
FIN FINISH	
FE FIRE EXTINGUISHER	
FND FOUNDATION	
FTG FOOTING	
ID INSIDE DIAMETER	
MAX MAXIMUM	



MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV.; POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (CONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSPUM WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

ARCHITECTURAL:

C COVER
EX1 SURVEY, EXISTING STREET FRONTAGE PHOTOGRAPHS
EX2 PHOTOGRAPHS OF ADJACENT BUILDINGS AND EXISTING BUILDINGS TO BE REMOVED
D1 DEMOLITION SITE PLAN AND FLOOR PLAN
A1 PROPOSED SITE PLAN, SITE STATISTICS
A2 PROPOSED FLOOR PLANS
A3 PROPOSED AND EXISTING STREET ELEVATIONS
A4 PROPOSED EXTERIOR ELEVATIONS
A5 COMPUTER MODEL OF PROPOSED STREET ELEVATION

DESCRIPTION OF WORK:
 DEMOLITION OF EXISTING WOOD FRAMED STRUCTURES, CONSTRUCTION OF NEW ADDITION TO EXISTING MASONRY BUILDING, AND RENOVATION OF EXISTING MASONRY BUILDING.

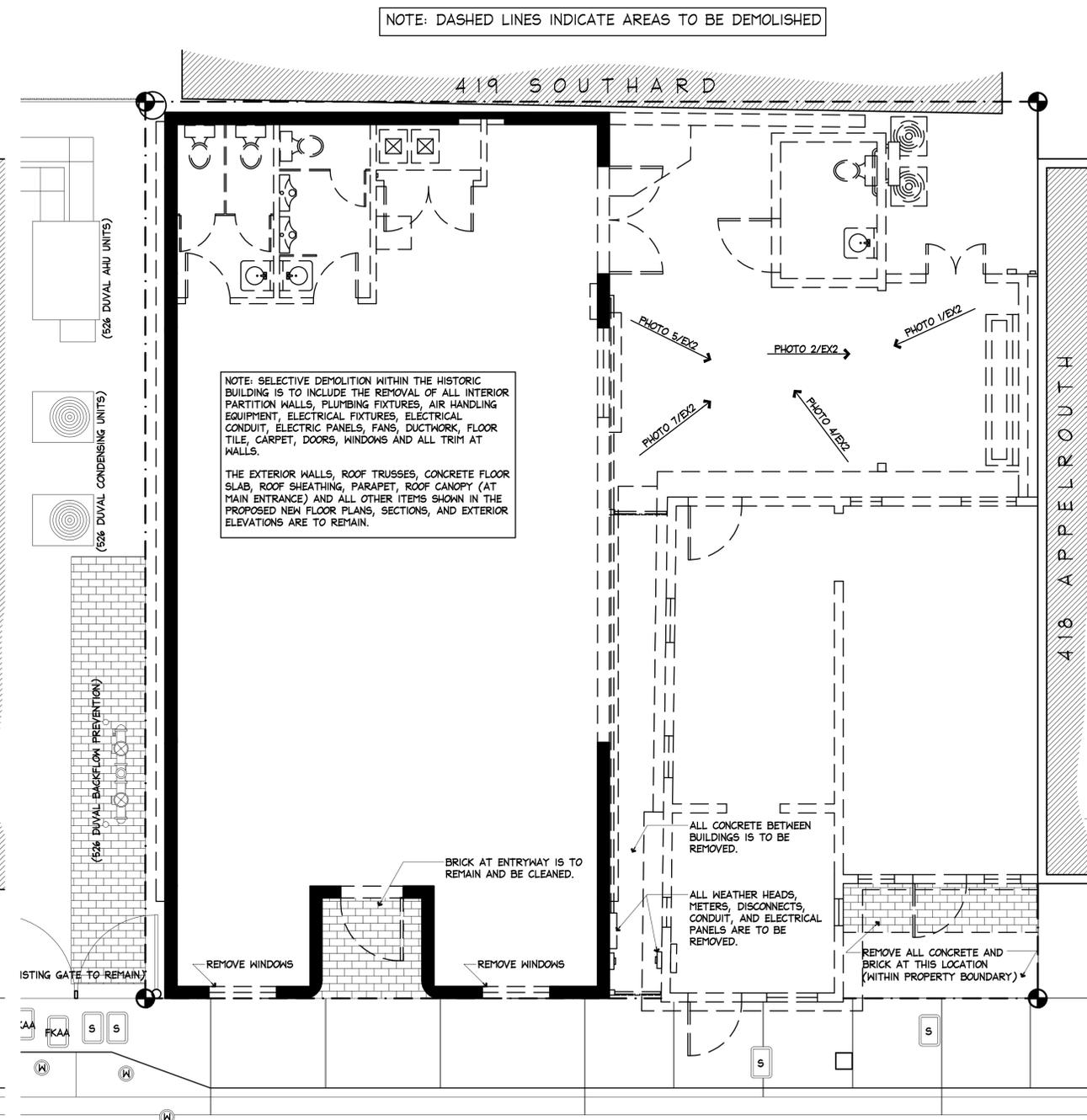
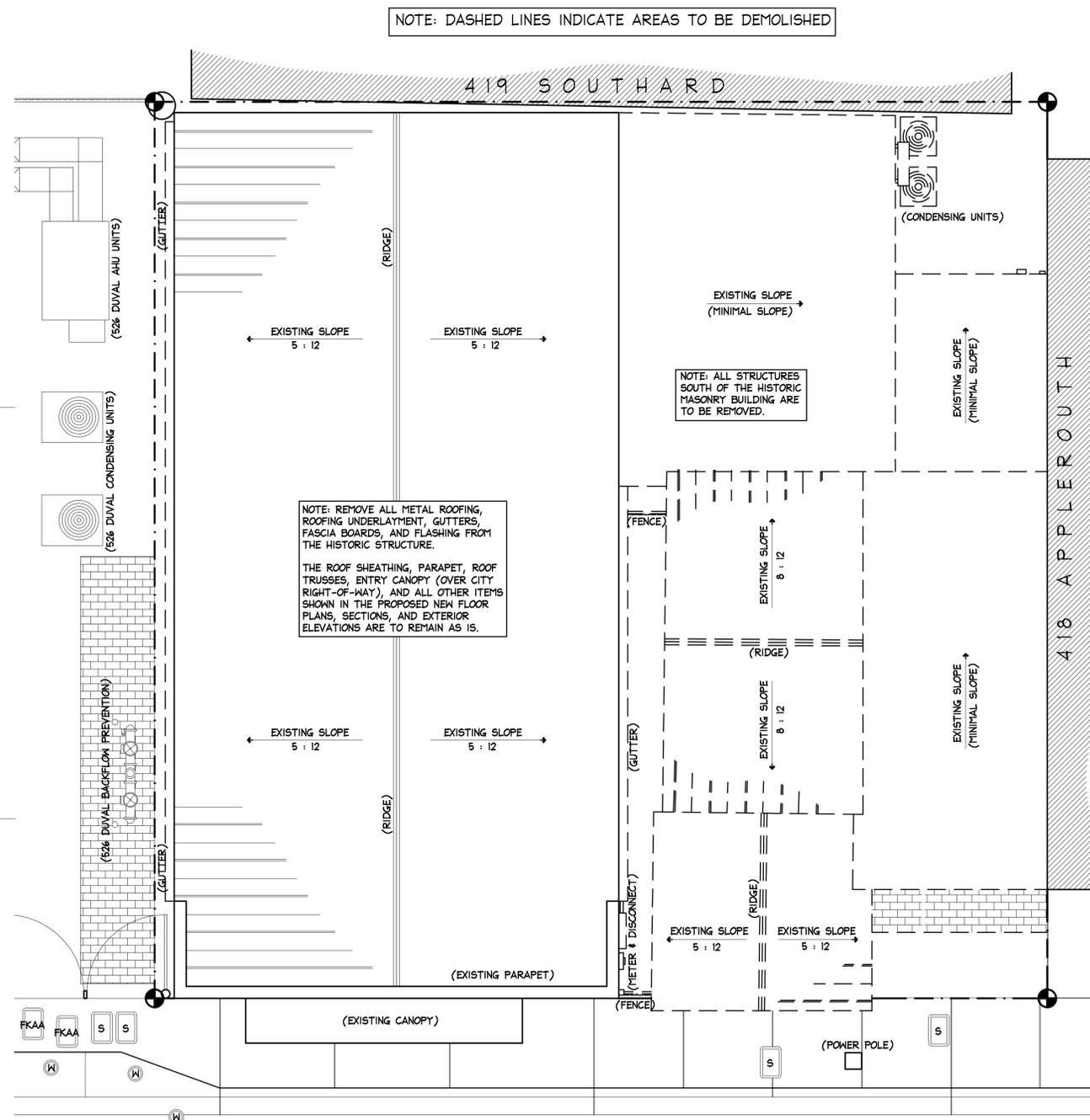
420-422 APPELROUTH LANE
KEY WEST, FLORIDA

Bender & Associates
ARCHITECTS p.a.

Project No.: 1513

Date: 11/23/15

C



420-422 APPELLROUTH LANE
KEY WEST, FLORIDA

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

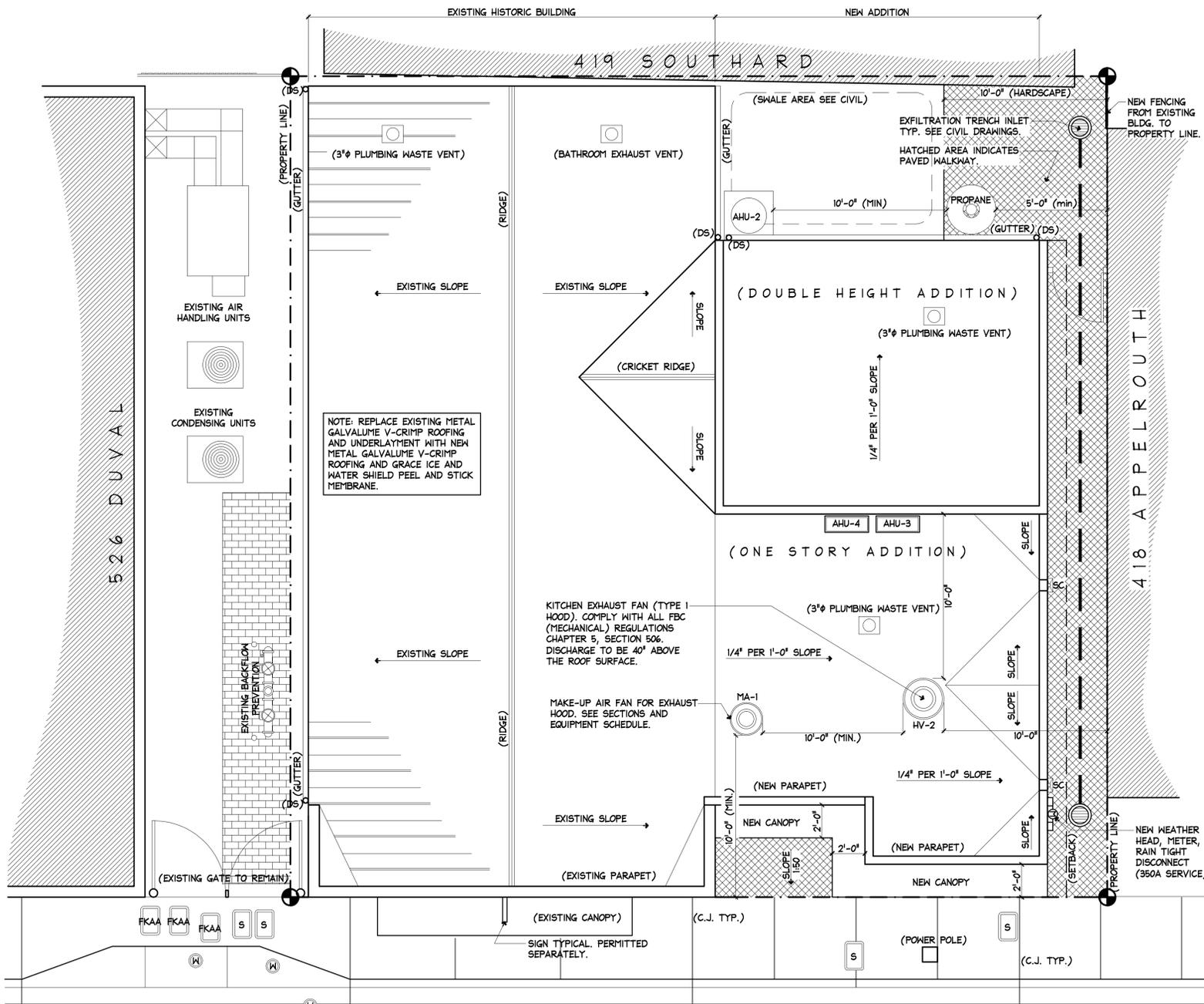
Bender & Associates
ARCHITECTS
p.a.

Project No: 1515
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 2,500 S.F. X 50%	1,250 S.F. MAX.	2,225 S.F. MAX.	2,025 S.F. (2005F LESS)
BUILDING HEIGHT	35'-0" MAX.	16'-5"	21'-8"
IMPERVIOUS SURFACE 2,500 S.F. X 70%	1,750 S.F. MAX.	2,445 S.F.	2,270 S.F. (1755F LESS)
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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ARCHITECTS
p.a.

Project No: 155
Date: 11/23/15

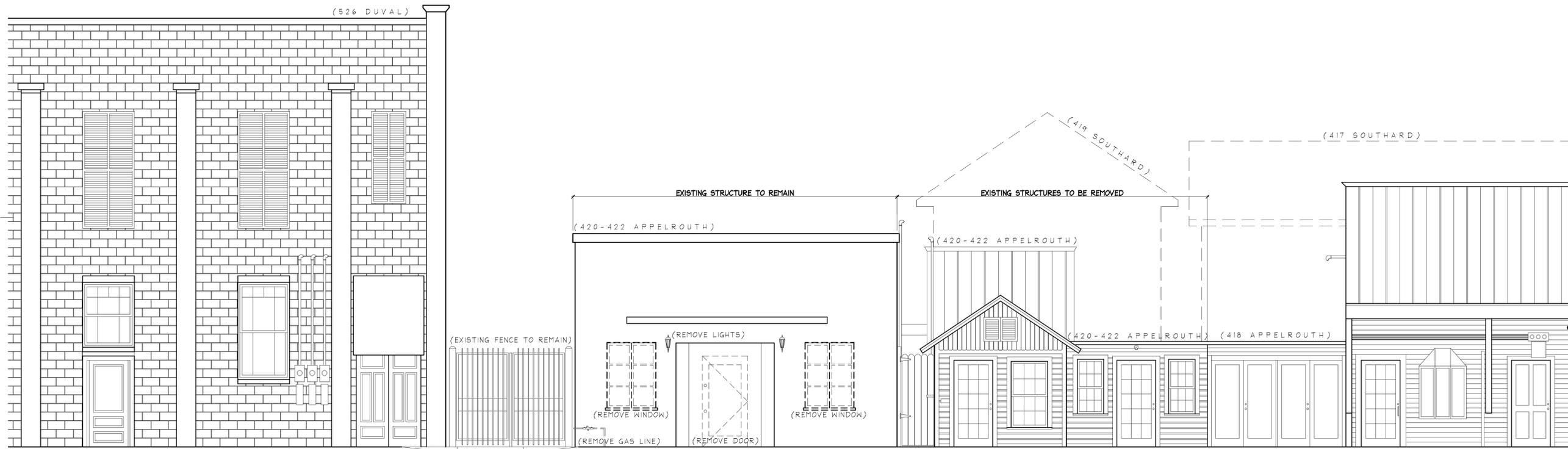
A1

2
A1

PROPOSED SITE PLAN / ROOF PLAN

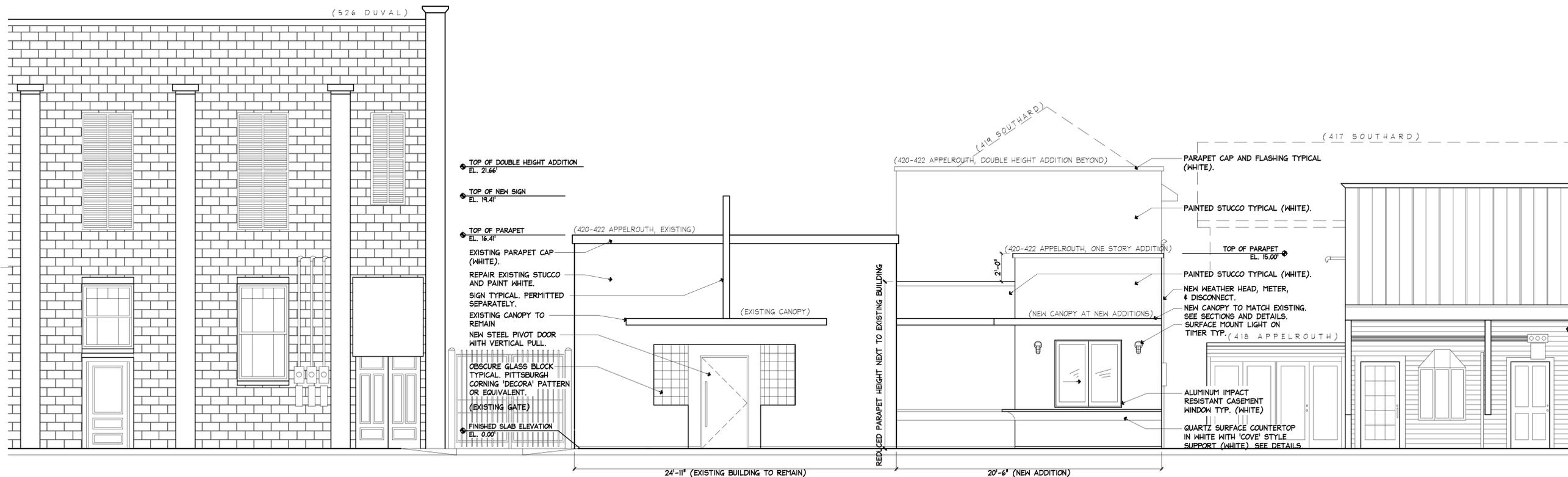
SCALE: 1/4"=1'-0"





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

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

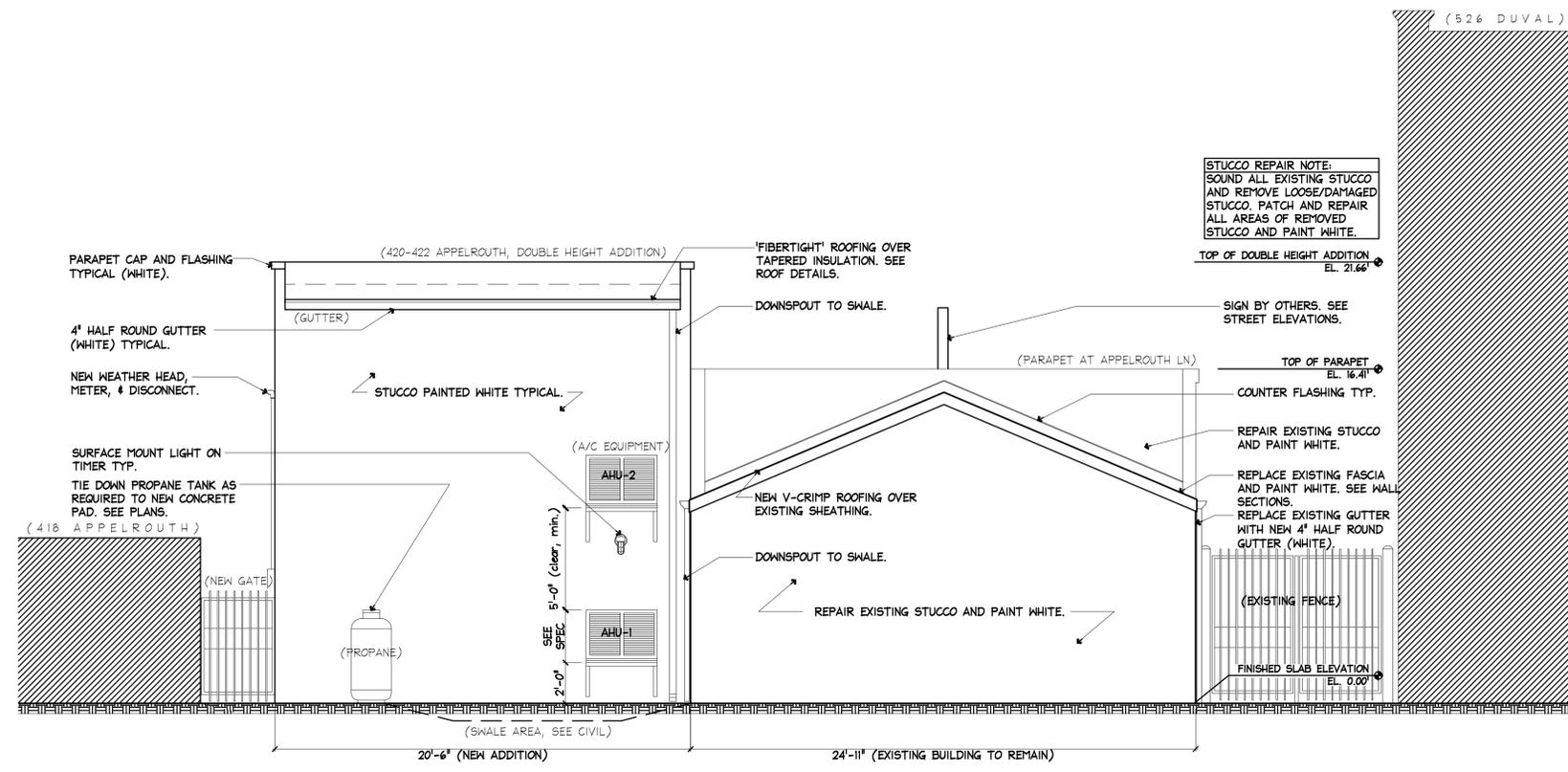
Bender & Associates
ARCHITECTS
p.a.

Project No. 153

Date: 11/23/15

A3

420-422 APPELROUTH LANE
KEY WEST, FLORIDA



3 A4 PROPOSED EAST ELEVATION

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

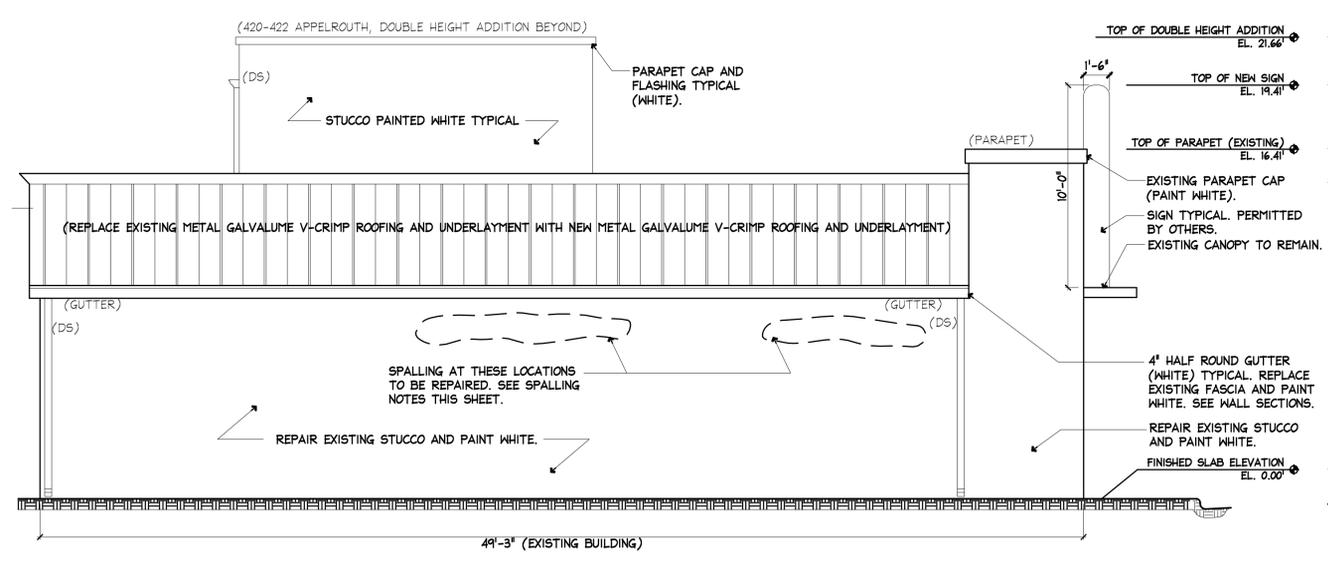
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 155

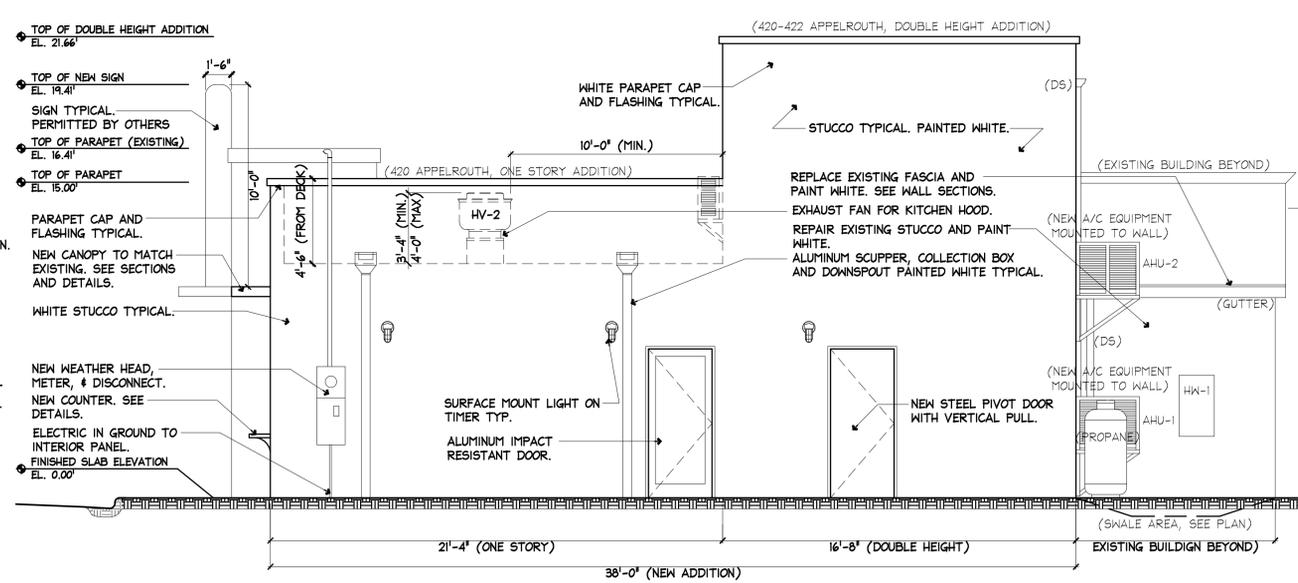
Date: 11/23/15

A4



1 A4 PROPOSED NORTH ELEVATION

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



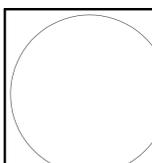
2 A4 PROPOSED SOUTH ELEVATION

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



2
A5 CIRCA 1965 PHOTO OF "BAMBOO ROOM" SCALE: N.T.S.

420-422 APPELROUTH LANE
KEY WEST, FLORIDA



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

Bender & Associates
ARCHITECTS p.a.

Project N° : 155
Date: 11/23/15

A5



1
A5 COMPUTER MODEL OF PROPOSED STREET ELEVATION SCALE: N.T.S.

420-422 Appelrouth Lane

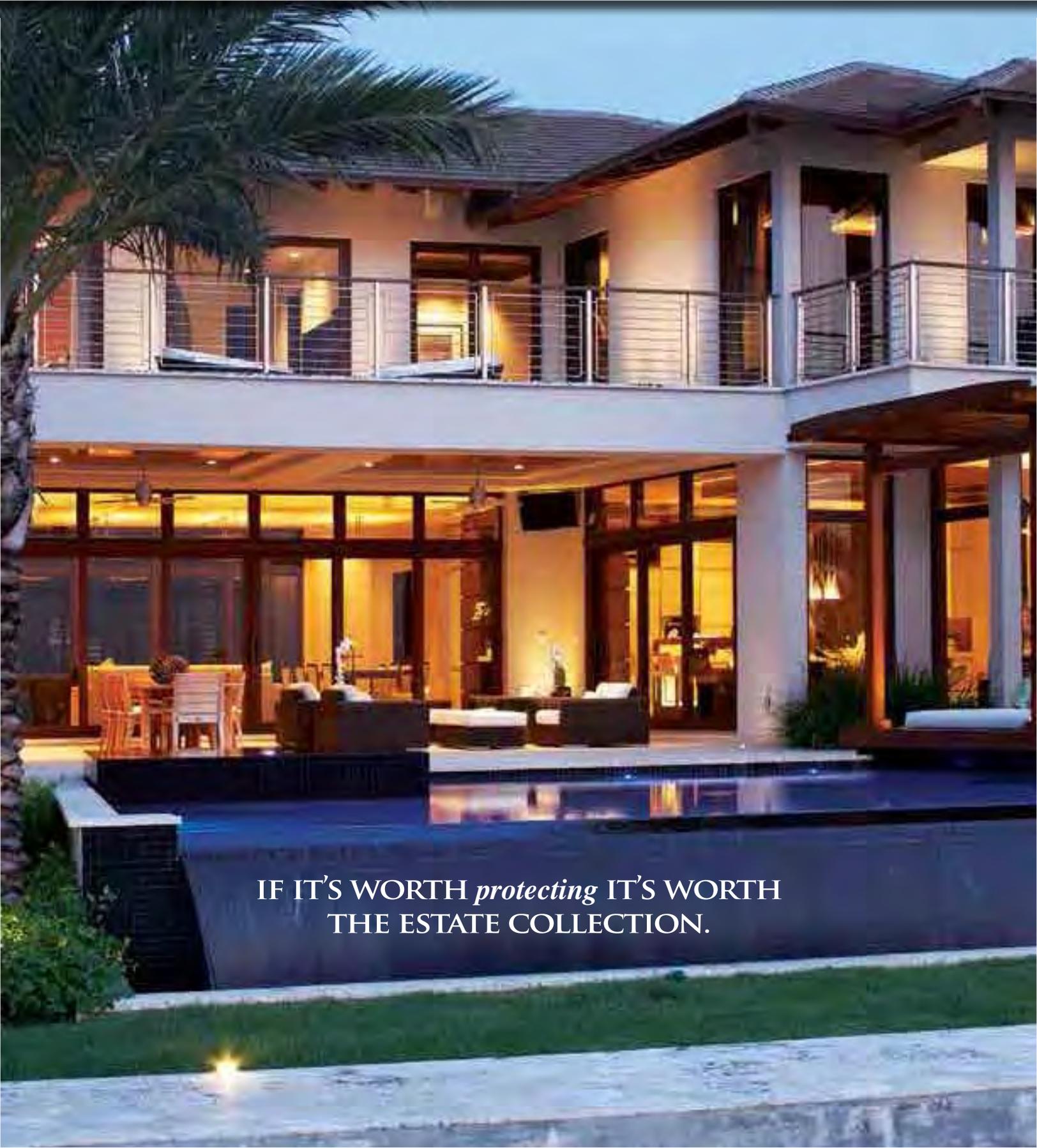
HARC Supplemental Information

(Sanborn Maps & Exterior Fenestration Cut Sheets)



ESTATE COLLECTION®

Impact Resistant Windows & Doors



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

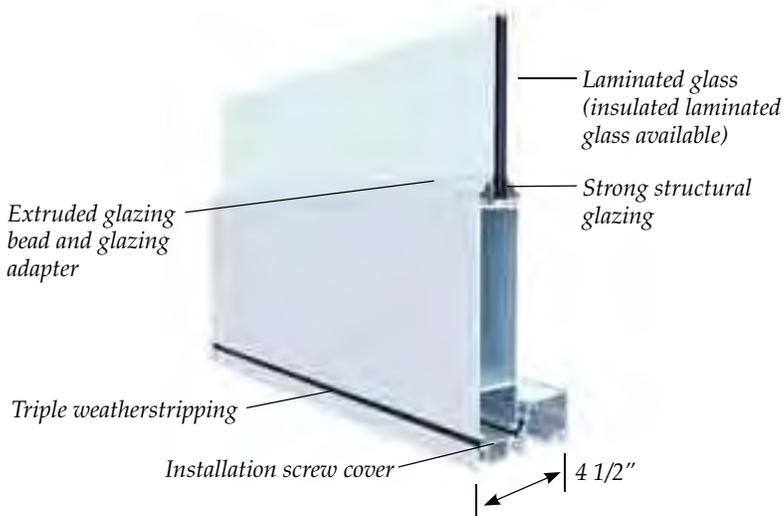
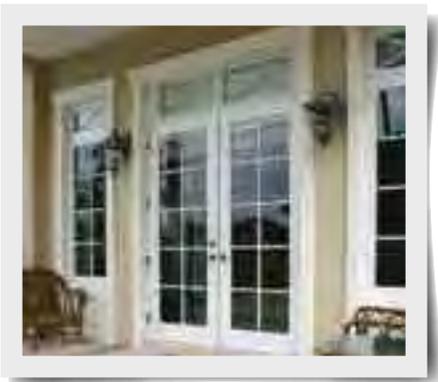
450 FRENCH DOOR

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

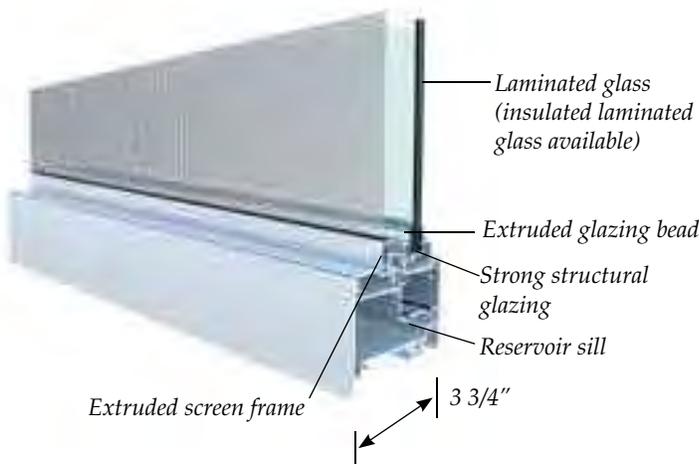
- Panic hardware: Jackson series 2086 concealed vertical rod exit device
- In-swing configuration
- Extruded double applied raised profile 1" and 3 1/2" muntins (not applicable with insulated glass)
- True horizontal muntin (4 5/8" wide)
- 1/2" thick combinations aluminum/wood panel (in lieu of glass)
- 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

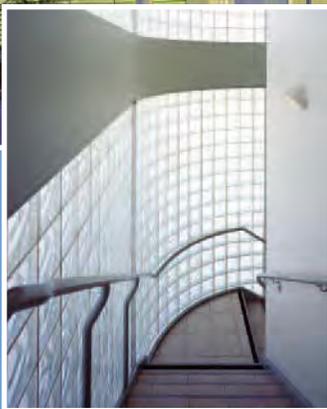
- Extruded screen frame with Super-View™ screen with fiberglass mesh (retaining clips not required)
- Extruded snap on glazing beads
- Stainless steel assembly screws
- Double and triple Weatherstripping
- 1/2" exterior flange frame
- 2 and 3 panel configurations

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



PITTSBURGH CORNING GLASS BLOCK PRODUCTS

HIGH PERFORMANCE LINE – Pittsburgh Corning’s High Performance Line of glass block products features the highest value, performance, energy efficiency, aesthetics and decorative choices.

Glass Block at main entrance



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.

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 8th 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 15th, 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 8th, 2015
Address: 410 Angela Street
City: Key West
State, Zip: Key West, FL 33040

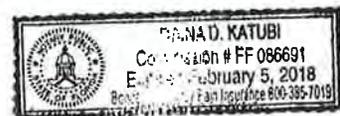
The forgoing instrument was acknowledged before me on this 8th day of December, 2015.

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.
Dorsey Sanchez
305.894.7262

Public
Reading
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

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- [Departments](#)
- [Exemptions](#)
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- [GIS/Maps](#)
- [Millages/Taxroll Info](#)
- [Appeals/VAB](#)
- [Forms](#)
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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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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

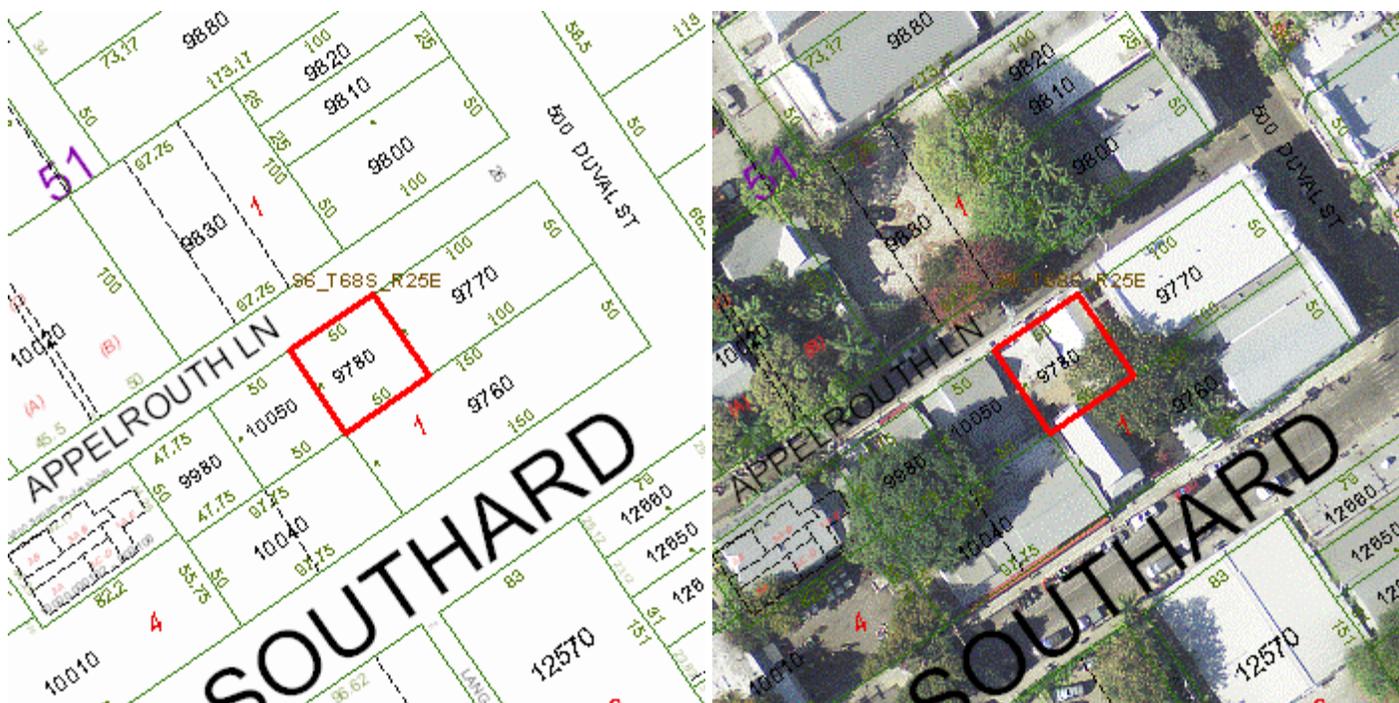
Section-Township-Range: 06-68-25

Property Location: 420 APPELROUTH LN KEY WEST

Location: 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

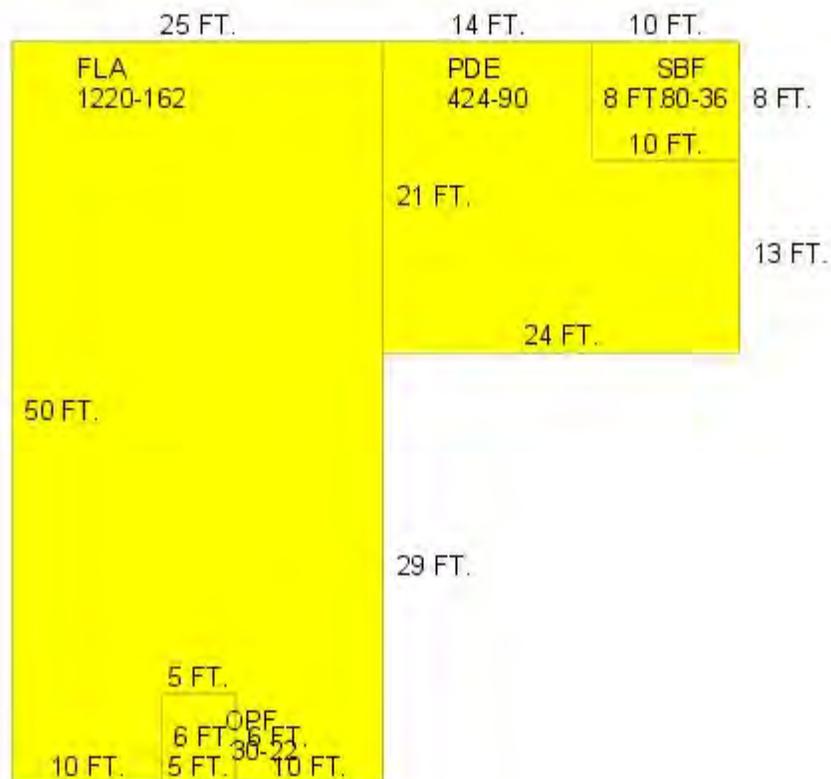
Building Type		Condition	A	Quality Grade	400
Effective Age	16	Perimeter	162	Depreciation %	19
Year Built	1939	Special Arch	0	Grnd Floor Area	1,220
Functional Obs	0	Economic Obs	0		

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

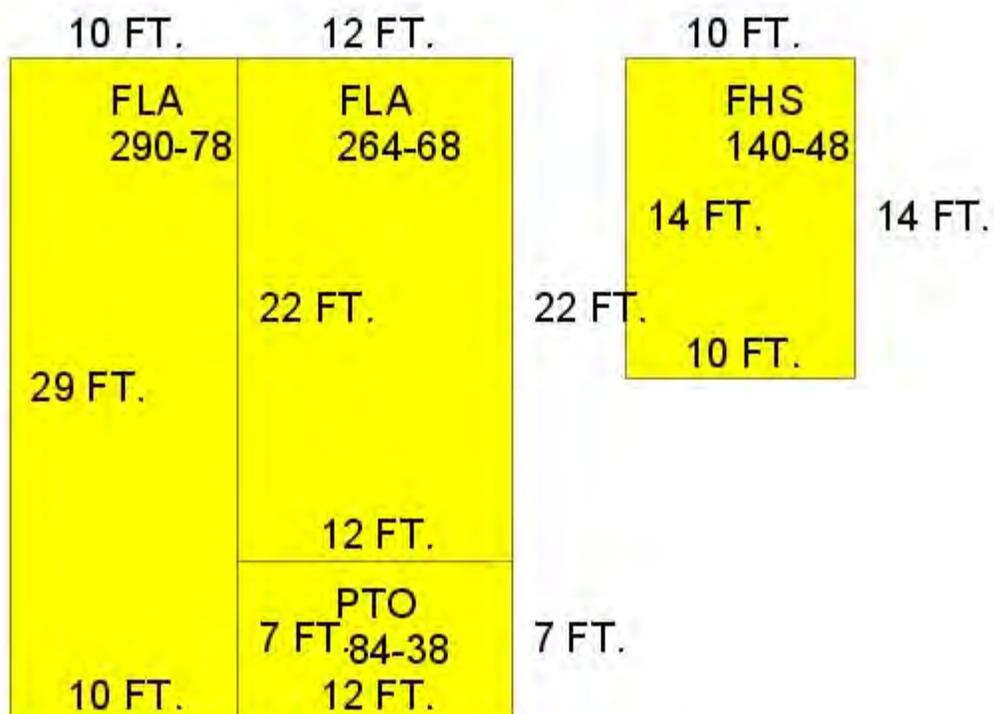
Building Type	Condition	A	Quality Grade	400
Effective Age	16	Perimeter	146	Depreciation %
Year Built	1909	Special Arch	0	Grnd Floor Area
Functional Obs	0	Economic Obs	0	554

Inclusions:

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

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

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