

Staff Report

6 New paint scheme and new awning colors. Awning fence addition- #1313
Simonton Street- Debra Yates (H11-01-1362)

The Hibiscus Hotel is located on #1313 Simonton Street and is not listed in the surveys. The two stories cbs structure was built in 1985 and is located on a corner lot. This application is for a new color scheme. The building will be painted with earth tone with white and reds as accent colors. The existing window's canvas will be refurbish with new color canvas that will match the proposed green and gray colors for the walls. The application also includes the installation of a gray color canvas over an existing 3 feet tall cbs wall. This canvas will be gray in color and will extend up to 5 feet high. The applicant is proposing this canvas in order to hide existing gas tanks, which are visible from Simonton Street. This new fence will serve as a canvas for a proposed sign. According to the applicant there is no other place on the site for the installation of the gas tanks. The applicant also is including vertical red banners, with no lettering or logo, to be attached to the wall on Simonton Street and to some columns facing United Street.

Hotels and motels in the area have been painted with vibrant schemes colors. This building is not a historic structure and the proposed scheme with be harmonious to its surrounding urban fabric.

For the proposed canvas over the existing cbs wall staff understands the need to hide the existing gas tanks but a six foot fence on the side of a corner lot is inconsistent with the guidelines, as well as the proposed material. Staff understands that the gas tanks can be screened differently.

Application



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

APPLICATION # H11-01-1362

OWNER'S NAME: HIBISCUS MOTEL
WILLIAM KEMP DATE: 10-12-11

OWNER'S ADDRESS: 1313 SIMONTON PHONE #: 305/304-8965

APPLICANT'S NAME: DEBRA YATES PHONE #:

APPLICANT'S ADDRESS: 1205 VON PHISTER ST

ADDRESS OF CONSTRUCTION: HIBISCUS MOTEL # OF UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: PAINT AND AWNING COLORS
"AWNING FENCE ADDITION"
DRAWINGS ATTACHED (3 SETS)

RECEIVED
OCT 12 2011
[Signature]

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

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.

Date: 10-12-11
Applicant's Signature: *[Signature]*

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, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and 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: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Not listed in the survey.
Guidelines for colors
Guidelines for fences

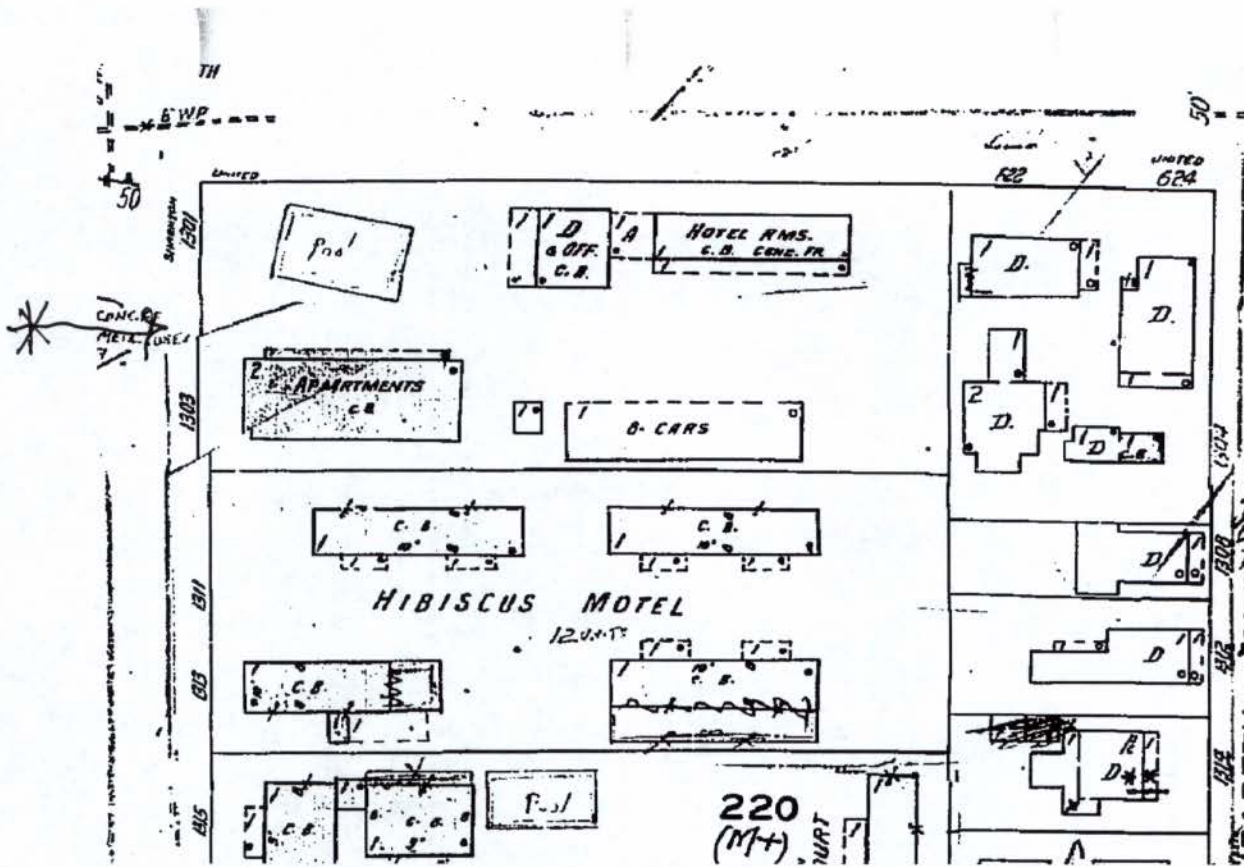
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1313 Simonton Street Sanborn map 1962 copy

Project Photos

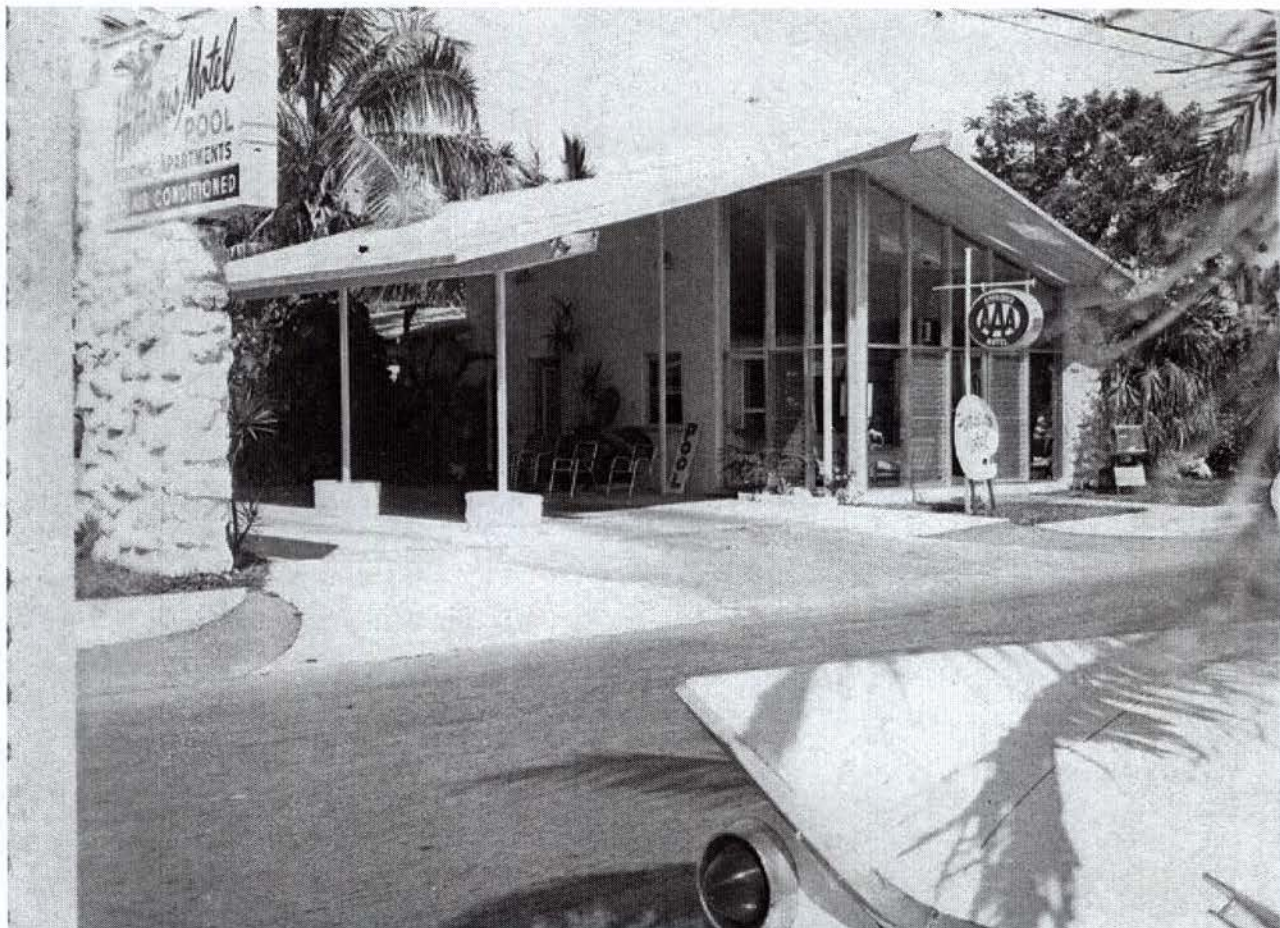


Photo taken by the Property Appraisers office c1965; 1313 Simonton St.; The Hibiscus Motel; Monroe County Library



Photo taken by the Property Appraiser's office c1965; 1313 Simonton St.; Hibiscus Motel; Monroe County Library

**Proposed Scheme
Before and After Photos**

BENJAMIN MOORE®
COLOR PREVIEW®

HC



HC-106

crownville gray

CROWNVILLE GRAY



ASPEN

MOUNTAIN LANE



3B
mountain lane

488



GINGKO

2142-70

ICICLE WHITE



icicle



~~EDGE~~ RED
BANNERS



2134-30

iron mountain

CURBS

HIBISCUS MOTEL
EXTERIOR COLORS

10-11-11





RECEIVED
OCT 12 2011
By _____

UMBRELLAS

RAISED 12" H
STAINLESS
LETTERS

GREEN
MOUNTAIN LINE

RECEIVED
OCT 12 1950

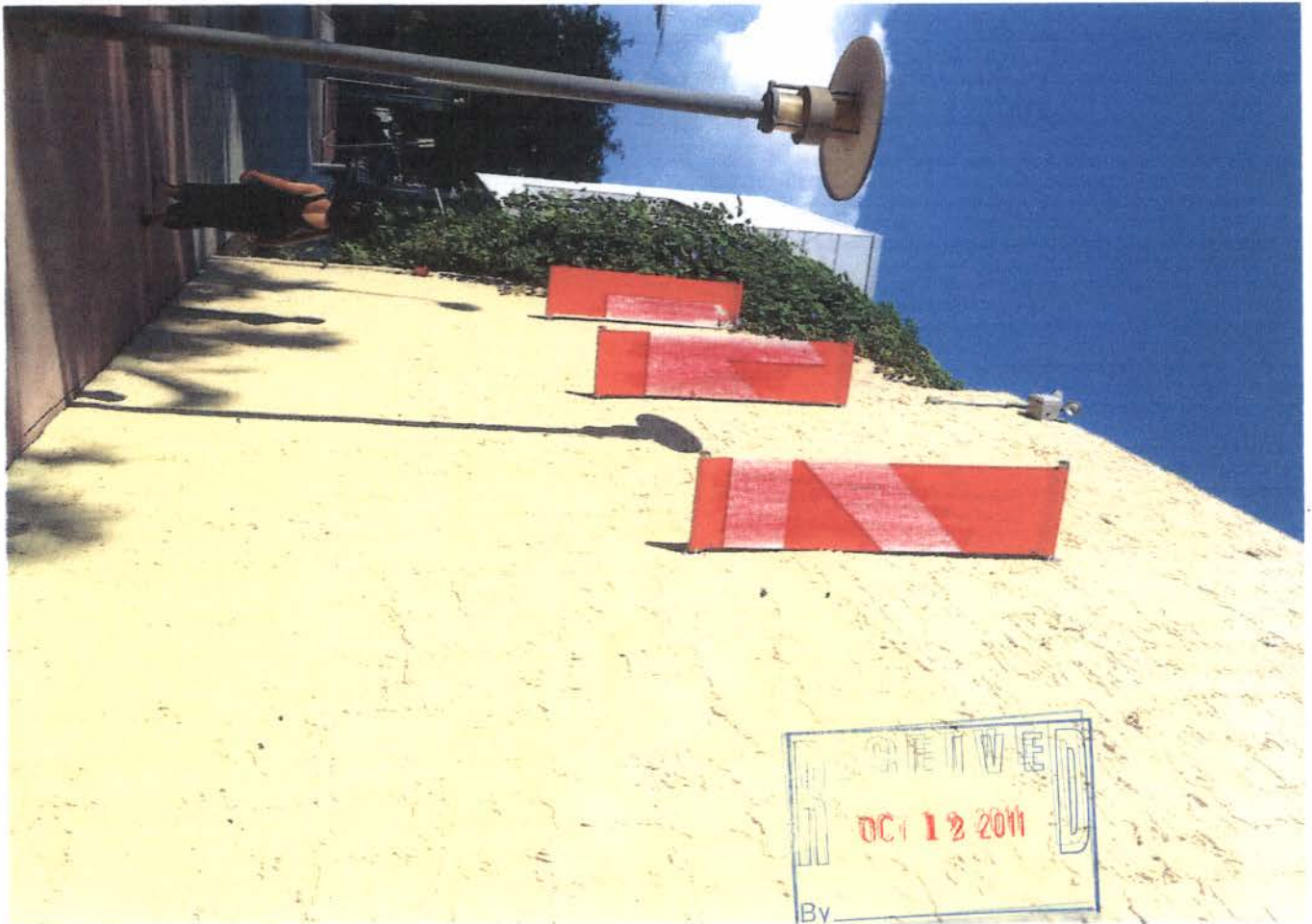
H I B I S C U S

BENCH

GREY

10-11-11







RECEIVED
OCT 12 2011
By _____

RECEIVED
OCT 12 2011
By _____

CANVAS WALL
HIDES PROPANE TANKS

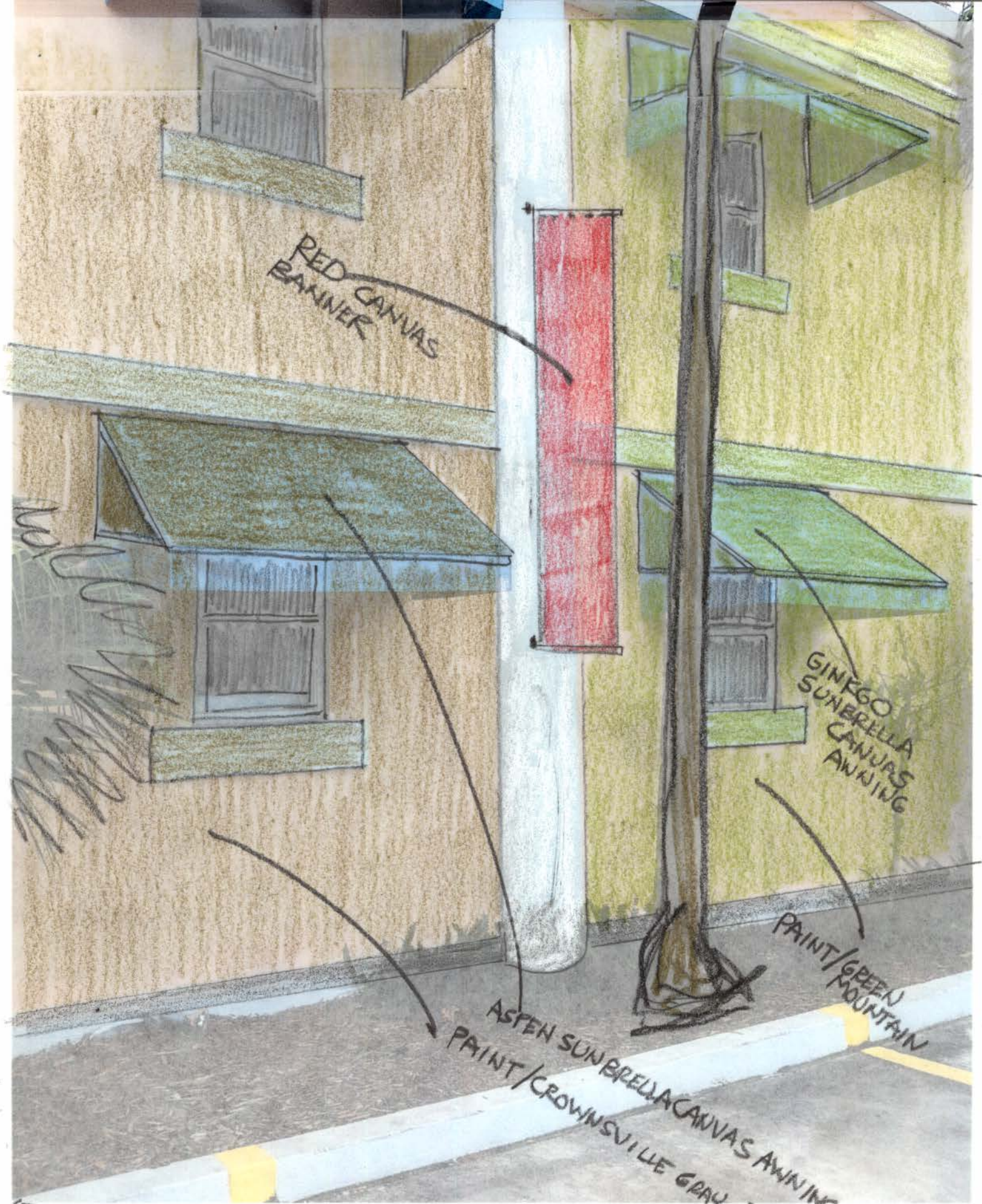
WHITE

ASPEN
CANVAS
SILVER LETTERS

H A B I T S G U S

[Signature]
10-11-11





RED CANVAS
BANNER

GINGER
SUNBRELLA
CANVAS
AWNING

ASPEN SUNBRELLA CANVAS AWNING
PAINT/CROWNSVILLE GRAY

PAINT/GREEN
MOUNTAIN

(6) BANNERS 12" W X 7' H (ON STAINLESS BRACKETS)

UMBRELLAS

RAISED 12" H
STAINLESS
LETTERS

GREEN
MOUNTAIN LAKE

H I B I S C U S



BENCH

GREY

[Signature]
-10-11-11





ASPEN CANVAS

WHITE

METAL
TRELLIS

CROWNSVILLE GREY

IRON MOUNTAIN

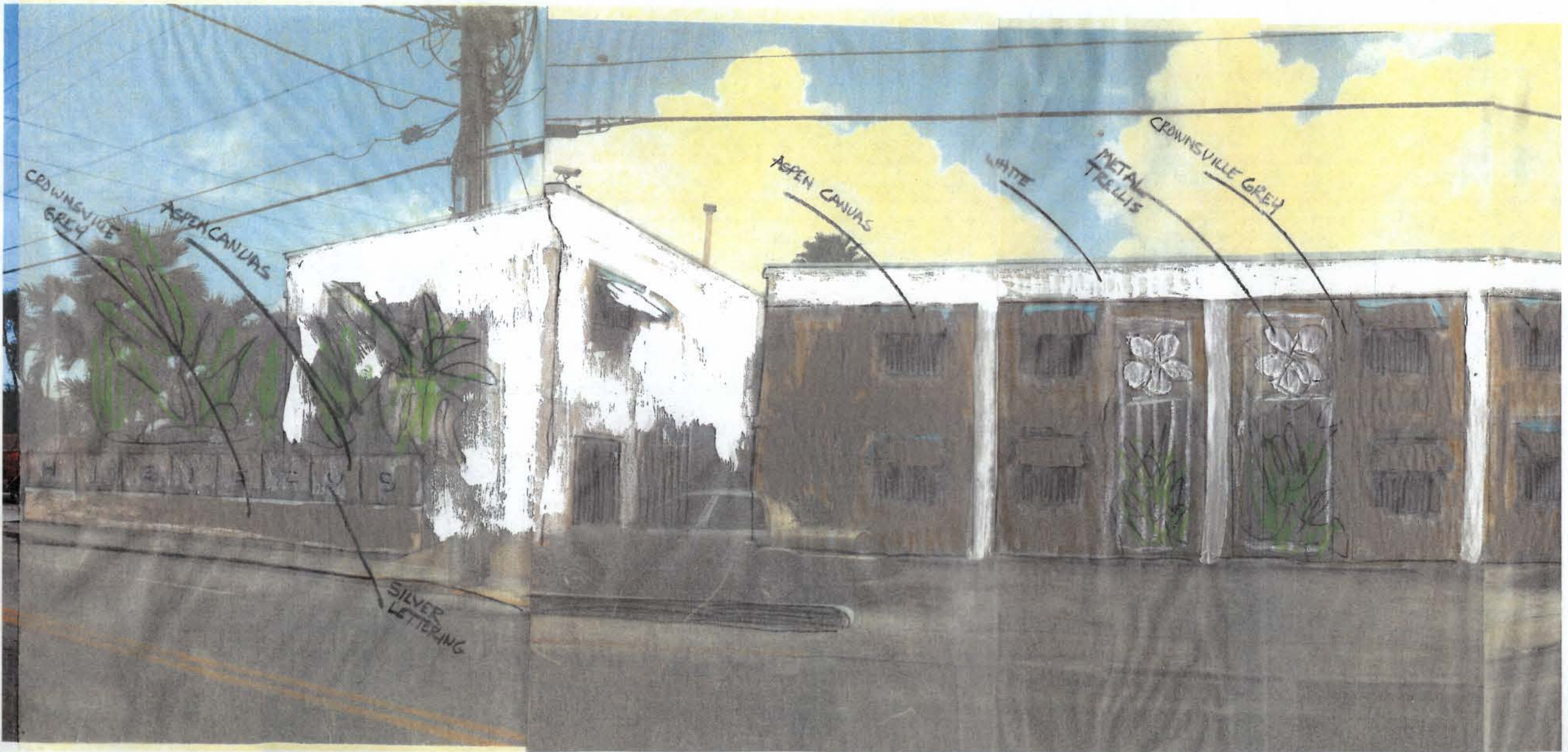
RED COLUMN

MOUNTAIN LANE

RECEIVED
OCT 12 2011

HIBISCUS MOTEL / SIMONTON STREET

[Signature]
10-11-11



CROWNSVILLE
GREY

ASPEN CANVAS

ASPEN CANVAS

WHITE

METAL
TRELLIS

CROWNSVILLE GREY

SILVER
LETTERING

H E L E N S

ED CANUAS
WINERS 1/2'W

GREEN
MOUNTAIN
LANE

MATCHING
CANUAS

ASPEN CANUAS

GREY

WHITE COLUMNS



HIBISCUS MOTEL
UNITED STREET

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: 1036781 Parcel ID: 00035920-000000

Ownership Details

Mailing Address:
HIBISCUS MOTEL INC
121 U S HIGHWAY 1
STE 102
KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1313 SIMONTON ST KEY WEST
Legal Description: KW FILER BOYLE SUB N-476 LOTS 1 & 2 SQR 1 TR 16 OR136-221/24 OR511-474 OR621-736/737 OR762-145/146

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	200	248	49,600.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2

Total Living Area: 30008
Year Built: 1985

Building 1 Details

Building Type
Effective Age 14
Year Built 1985
Functional Obs 0

Condition E
Perimeter 456
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 15
Grnd Floor Area 5,088

Inclusions:

Roof Type
Heat 1
Heat Src 1

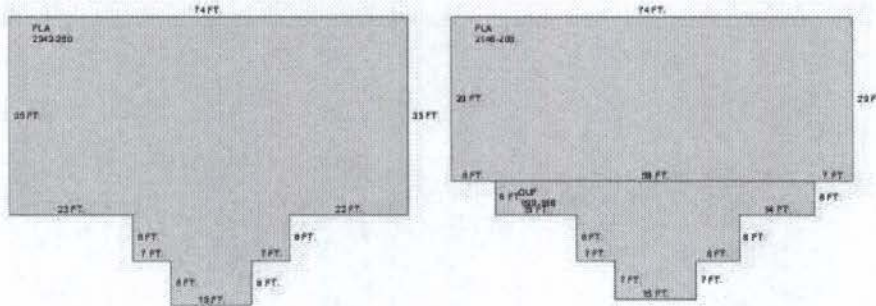
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 71

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
1	FLA		1	1985				2,942
2	FLA		1	1985				2,146
3	OUF		1	1985				699

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
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4427	HOTEL/MOTEL B	100	Y	Y
4428	HOTEL/MOTEL B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1202	C.B.S.	100

Building 2 Details

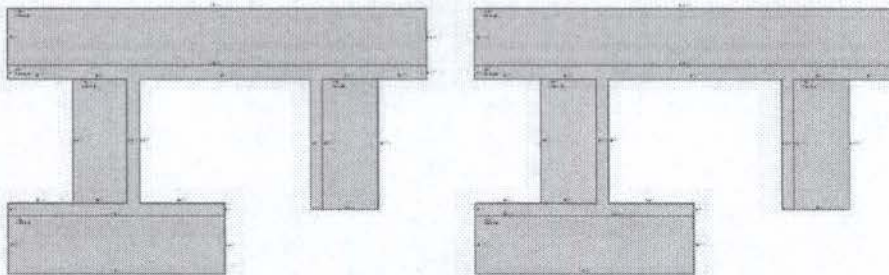
Building Type	Condition E	Quality Grade 500
Effective Age 14	Perimeter 2,228	Depreciation % 15
Year Built 1985	Special Arch 0	Grnd Floor Area 24,920
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	126	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1985					3,080

2	OPF	1	1985	2,670
3	FLA	1	1985	1,680
4	FLA	1	1985	1,764
5	FLA	1	1985	5,936
6	FLA	1	1985	5,936
7	OUF	1	1985	2,670
8	FLA	1	1985	1,680
9	FLA	1	1985	3,080
10	FLA	1	1985	1,764

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4430	HOTEL/MOTEL B	100	Y	Y
	4432	HOTEL/MOTEL B	100	Y	Y
	4433	HOTEL/MOTEL B	100	Y	Y
	4434	HOTEL/MOTEL B	100	Y	Y
	4435	HOTEL/MOTEL B	100	Y	Y
	4437	HOTEL/MOTEL B	100	Y	Y
	4438	HOTEL/MOTEL B	100	Y	Y
	4439	HOTEL/MOTEL B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1203	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO6:COMM POOL	1,424 SF	0	0	2002	1985	1	50
2	HT2:HOT TUB	1 UT	0	0	2002	1985	2	50
3	PT3:PATIO	22,000 SF	0	0	1984	1985	2	50
4	FN3:WROUGHT IRON	1,012 SF	253	4	1994	1995	1	60

Appraiser Notes

HIBISCUS MOTEL 61 UNITS COMBINED FOR 1987 TAX ROLL
6/14/01 2001 AUDIT PARCEL.
2003-01-30 (SKI) 57 MOTEL ROOMS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
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7	05-5678	02/23/2006	12/18/2006	110,000	Commercial	RENOVATION OF THE EXISTING LOBBY AS PER PLANS
8	06-1938	04/18/2006	12/18/2006	110,000	Commercial	PERMIT REVISION FOR ADA
1	A94-4129	12/01/1994	12/01/1995	7,075	Commercial	ALUMINUM FENCE
2	96-2219	05/01/1996	08/01/1996	1,800	Commercial	SIGN
3	01-3622	11/09/2001	10/03/2003	5,000	Commercial	RENOVATE FIRE DAM ROOM
4	01-302	01/03/2002	10/03/2002	7,000	Commercial	FLOOR COVERING
5	03-0084	01/15/2003	10/02/2003	18,000	Commercial	REPLASTER POOL
18	07-5167	11/26/2007		1,200	Commercial	INSTALL ONE MOTOR 21.7 AMP 220 X, 1 GFI RECEP.
9	06-2932	05/23/2006	12/18/2006	12,405	Commercial	ROUGH IN PLUMBING
10	06-2976	05/23/2006	12/18/2006	135,000	Commercial	INSTALL NEW ROOF 80SQS
11	06-3717	06/21/2006	12/18/2006	31,000	Commercial	INSTALL 27 RECEPTACLES AND FIRE ALARM AT LOBBY
13	06-3907	06/29/2006	12/18/2006	6,000	Commercial	INSTALL FLOOR DRAINS
12	06-3908	06/28/2006	12/18/2006	12,000	Commercial	INSTALL ONE 5-TON A/C
14	06-4839	08/31/2006	12/18/2006	5,000	Commercial	INSTALL FIRE ALARM SYSTEM
15	06-5798	10/19/2006	12/18/2006	2,100	Commercial	REPAIR CRACKS AROUND POOL & WATERPROOFING
16	07-1217	03/14/2007		40,000	Commercial	REPLACE POOL DECKING AND POOL EQUIPMENT
17	07-4090	08/24/2007		35,000	Commercial	RE-ROOF OVERHANG
6	04-3462	11/10/2004	12/16/2004	2,400	Commercial	AWNINGS

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	4,963,546	191,659	2,422,935	7,474,233	7,474,233	0	7,474,233
2010	4,963,546	197,757	2,422,935	7,352,724	7,352,724	0	7,352,724
2009	4,963,546	203,853	3,472,000	7,490,735	7,490,735	0	7,490,735
2008	5,080,335	209,854	3,888,640	7,642,493	7,642,493	0	7,642,493
2007	4,105,906	188,898	3,888,640	7,423,091	7,423,091	0	7,423,091
2006	3,870,598	194,407	5,456,000	7,300,935	7,300,935	0	7,300,935
2005	3,915,089	199,819	2,976,000	6,755,843	6,755,843	0	6,755,843
2004	4,004,045	205,329	2,976,000	6,583,488	6,583,488	0	6,583,488
2003	3,744,674	178,504	2,232,000	6,847,257	6,847,257	0	6,847,257
2002	3,724,431	183,917	2,232,000	6,615,707	6,615,707	0	6,615,707
2001	3,744,058	189,426	2,232,000	6,615,707	6,615,707	0	6,615,707
2000	3,744,058	87,549	1,686,400	5,430,617	5,430,617	0	5,430,617
1999	3,744,058	89,968	1,686,400	4,150,053	4,150,053	0	4,150,053
1998	2,501,870	92,438	1,686,400	4,150,053	4,150,053	0	4,150,053
1997	2,501,870	94,907	1,587,200	4,150,053	4,150,053	0	4,150,053
1996	2,274,427	92,368	1,587,200	3,911,433	3,911,433	0	3,911,433

1995	2,274,427	94,736	1,587,200	3,911,433	3,911,433	0	3,911,433
1994	2,274,427	97,104	1,587,200	3,910,533	3,910,533	0	3,910,533
1993	2,274,427	99,473	1,587,200	4,399,489	4,399,489	0	4,399,489
1992	2,274,427	101,841	1,587,200	4,399,489	4,399,489	0	4,399,489
1991	2,274,427	104,210	1,587,200	4,399,489	4,399,489	0	4,399,489
1990	2,274,427	106,578	1,004,400	4,399,489	4,399,489	0	4,399,489
1989	2,274,427	108,946	992,000	4,399,489	4,399,489	0	4,399,489
1988	1,808,509	87,247	892,800	3,932,798	3,932,798	0	3,932,798
1987	1,783,860	89,103	499,968	3,685,121	3,685,121	0	3,685,121
1986	1,406,525	90,960	249,984	1,077,199	1,077,199	0	1,077,199
1985	309,115	23,489	249,984	589,068	589,068	0	589,068
1984	305,041	23,489	249,984	431,490	431,490	0	431,490
1983	305,317	23,489	142,600	383,760	383,760	0	383,760
1982	294,902	23,489	125,240	443,631	443,631	0	443,631

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.

There are no sales to display for this parcel.

This page has been visited 91,946 times.

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