

Staff Report

6 Restoration and renovation of façade and roof- #420- 422 Appelrouth Lane- McKendry Builders (H12-01-641)

This staff report is for the review for a Certificate of Appropriateness for renovations to existing facades and new side gable roof for 420 Appelrouth. The building located on #422 Appelrouth is a concrete block structure that was built after 1948. According to c. 1965 photos from the Monroe County Library the one story structure used to have glass blocks and a marquee sign. At some point in time the glass blocks and the sign were removed. The new plans proposes the restoration of the façade by the installation of the glass blocks where they used to be as well as the overhang fascia with corrugated metal panels, as represented in the circa 1965 photo.

For #420 Appelrouth the plans include a new side gable roof with a slope of 8/12 over an old carport, which has a flat roof. The roof will be covered with metal v crimp panels. Existing wood windows will be reused as well as wood doors. If replacement of windows is required new units will be wood.

Neither of the structures is listed in the surveys.

Guidelines that should be reviewed for this application;

Building Exteriors- masonry (page 25);

(6) Physical evidence guiding the repair or replacement work may include the actual portions of surviving masonry fabric, historical photo documentation, verifiable historic descriptions or new designs based on the original which are compatible with the size, scale, material and color of the historic building.

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.

For the design proposal of 420 Appelrouth staff understands that the new roof will be similar in shape to the roof that is depicted in the circa 1965 photo from the Monroe County Library. It is staff's belief that the new roof will be compatible with the main building's roof configuration. For the CBS structure the plans proposes the restoration of the façade to its c. 1965 appearance. Marquee sign is **not** included in this application.

Staff also understands that the proposed renovations are much needed for these two structures and are consistent with the guidelines. Staff recommendation will be to install new wood doors with one glass panel. 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 # H12-01000641

OWNER'S NAME: Tapley Johnson DATE: 4/13/12

OWNER'S ADDRESS: 425 Caroline PHONE #: _____

APPLICANT'S NAME: McKendry Bldrs PHONE #: 360-2916

APPLICANT'S ADDRESS: 80 Palm Dr.

ADDRESS OF CONSTRUCTION: ~~420-422~~ ^{420-422 Applerouth} Applerouth # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

restoration & Renovation of Facades & 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

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: 4/13/12

Applicant's Signature: Tristram W. K. H.

[Handwritten Signature]

[Circular Stamp: KEY WEST PLANNING DEPT. APR 13 2012 MONROE COUNTY]

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: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Non contributing.
Guidelines for roofs (page 26)
Guidelines - Exteriors - Masonry (page 25)

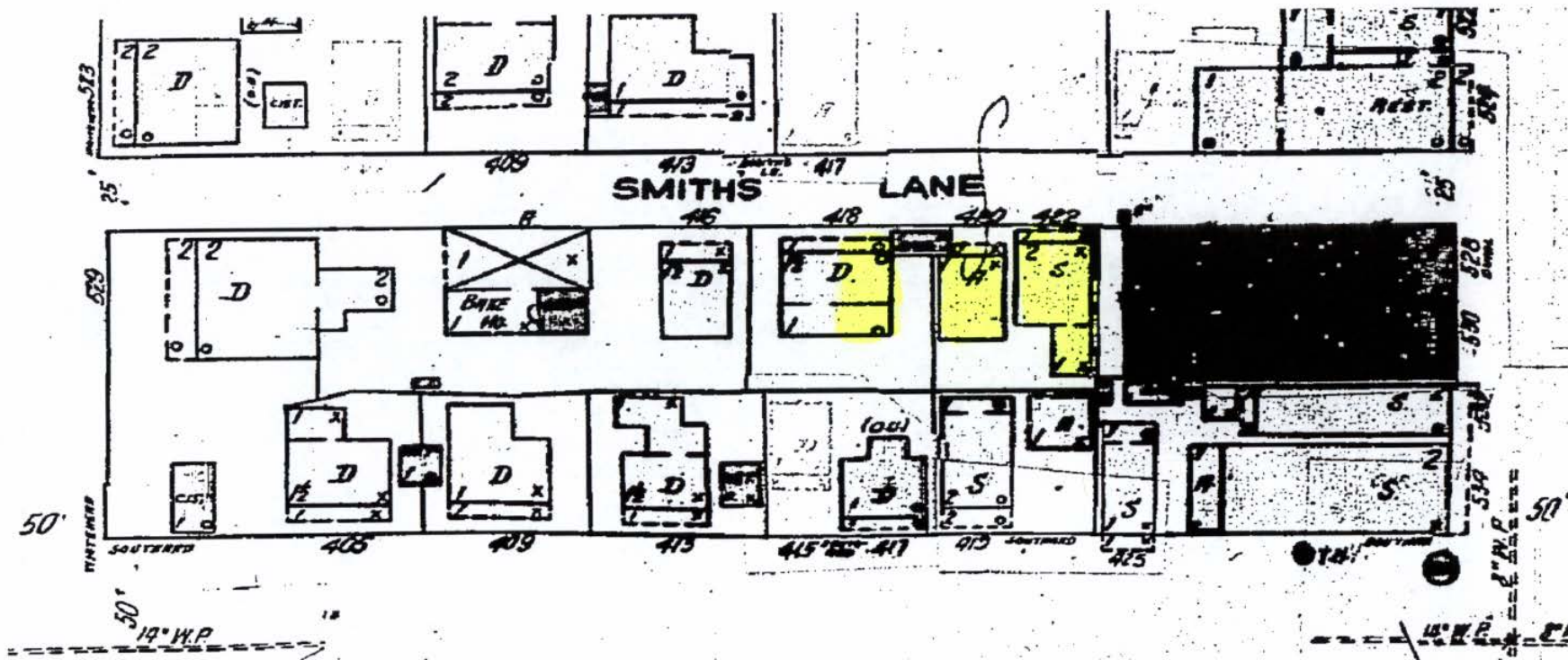
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

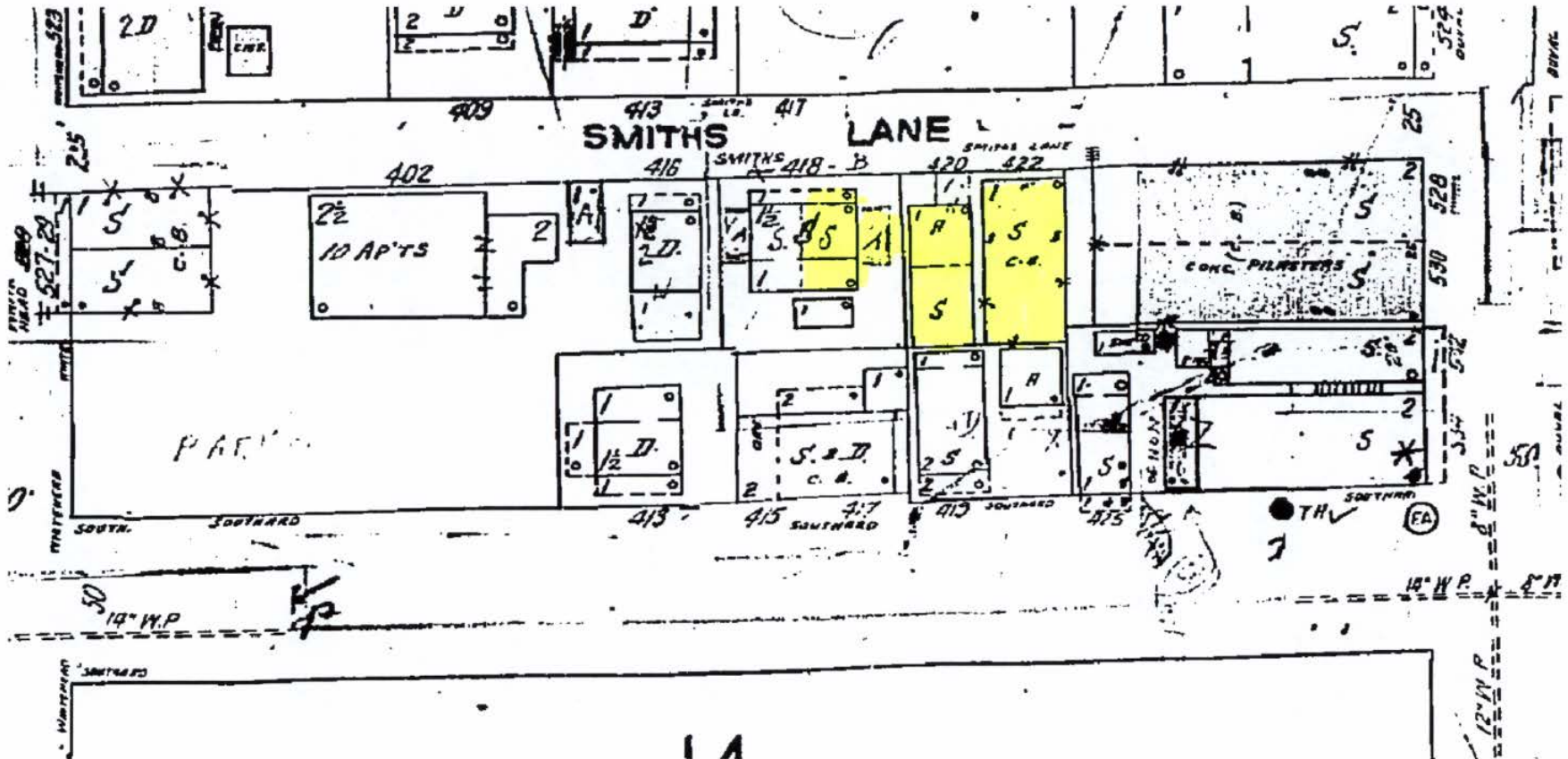
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#418 420 422 Appelrouth Lane Sanborn map 1948



#418 420 422 Appelrouth Lane Sanborn Map 1962

Project Photos

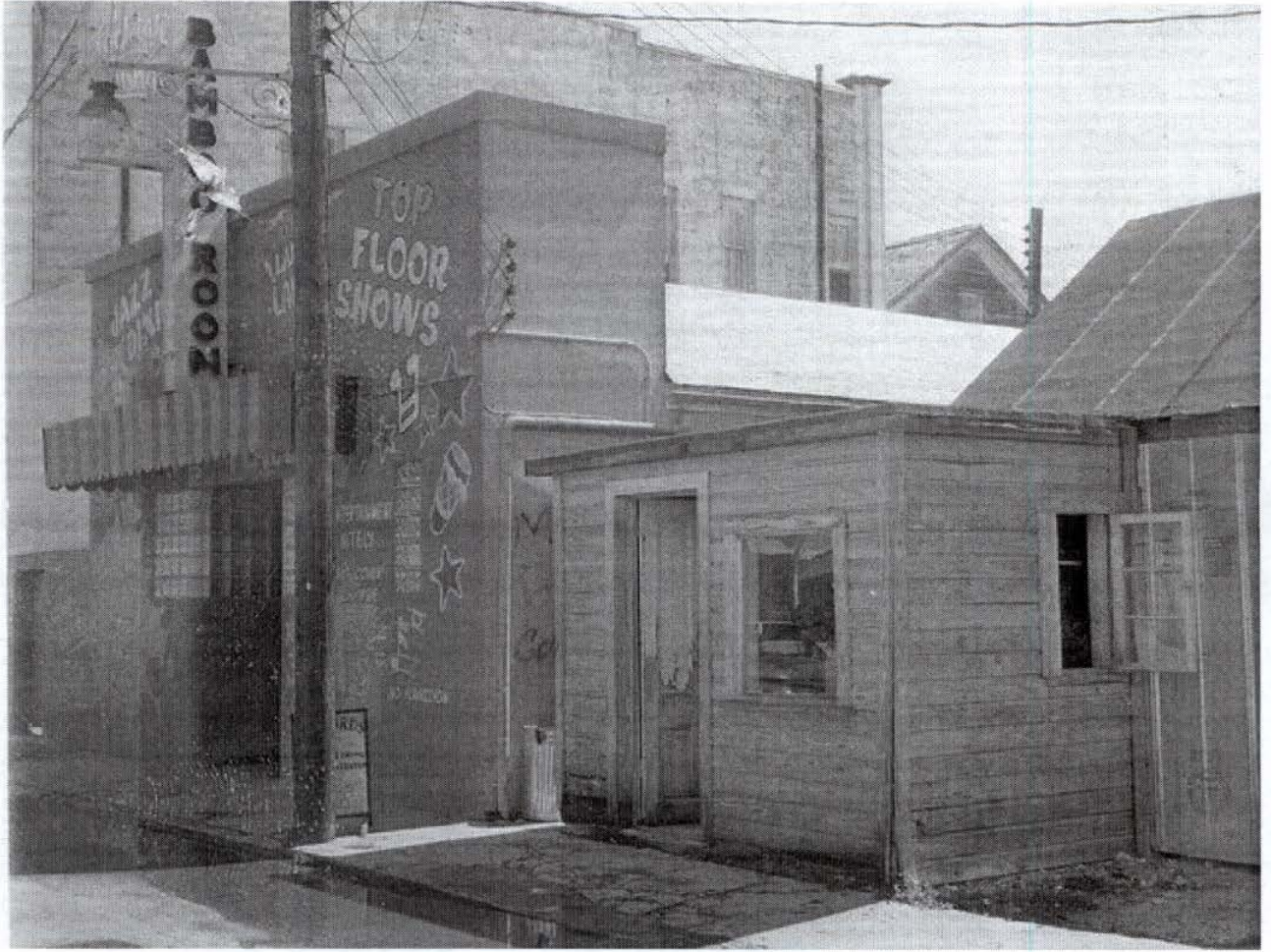


Photo taken by the Property Appraiser's office c1965; 422 Smith Lane (Appelrouth Lane); The Bamboo Room; Monroe County Library

420 - 422 APPELROUTH LANE
H.A.R.C. APPLICATION PHOTOS 4.12.12



422 - 420 APPLEROUTH - CIRCA 1965



422-420 APPELROUTH - CURRENT



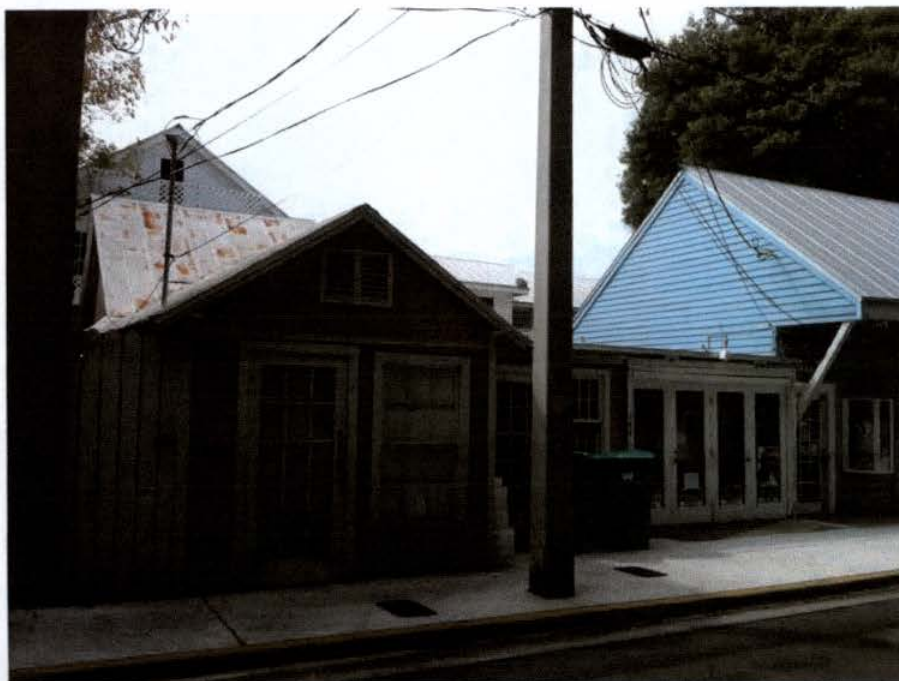
VIEW DOWN APPELROUTH LANE FROM DUVAL STREET



VIEW DOWN APPELROUTH LANE FROM WHITEHEAD STREET SIDE



422 APPELROUTH LANE



420 APPELROUTH LANE



418 APPELROUTH LANE



BUILDING ADJACENT TO 422 APPELROUTH LANE

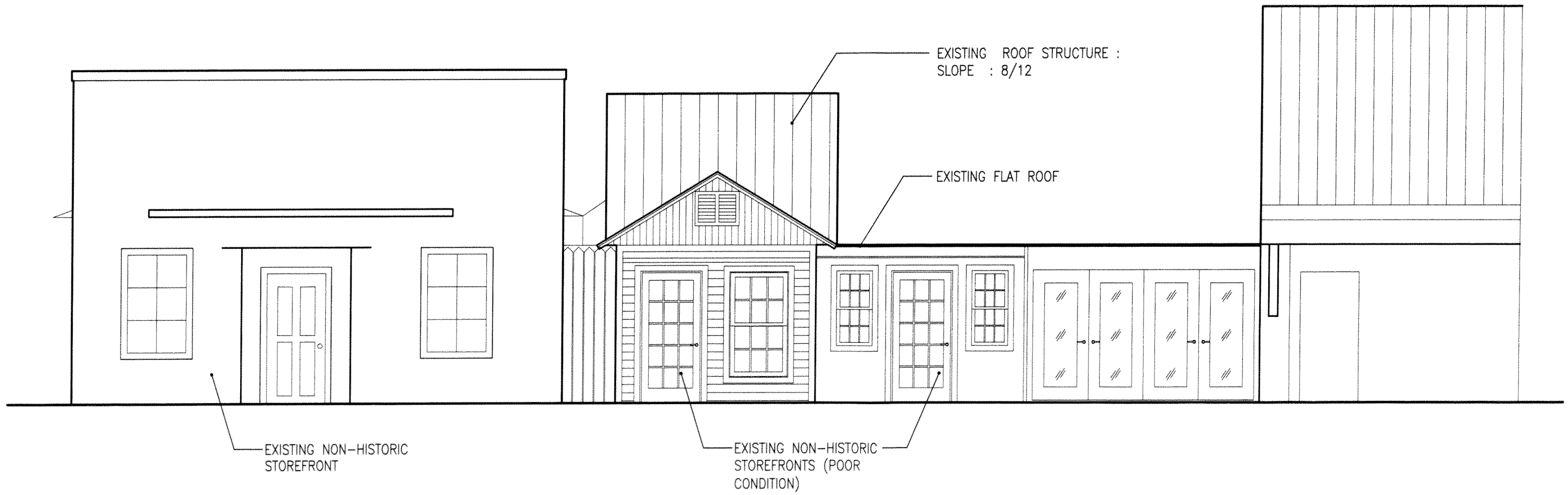


ACROSS APPELROUTH LANE FROM 422



ACROSS APPELROUTH LANE TOWARDS WHITEHEAD STREET

Proposed design



1
AE-2

EXISTING STREET ELEVATION

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



william shepler
architect

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

Consultants:

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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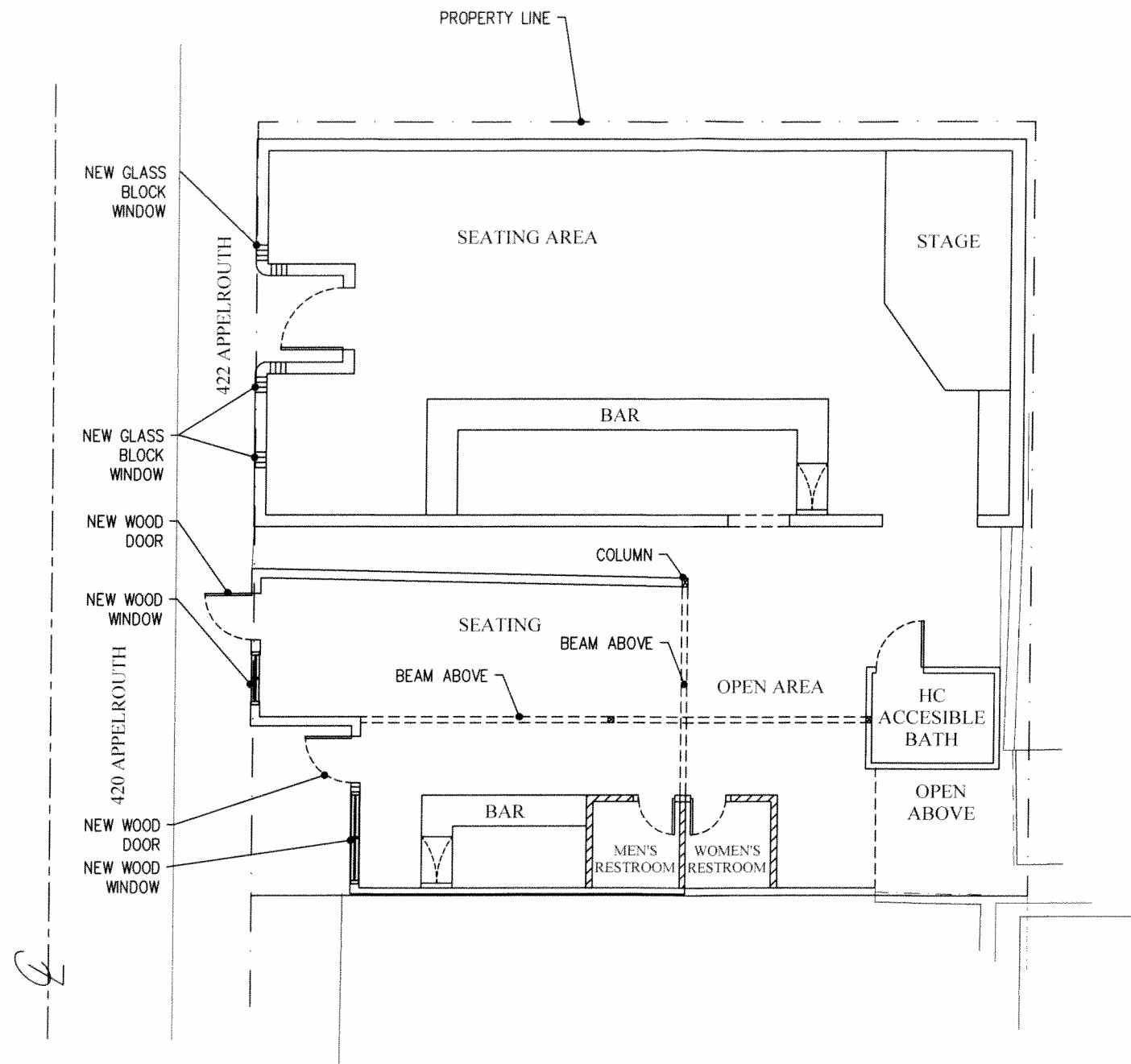
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**EXISTING
NORTH
ELEVATION**

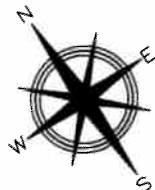
Sheet Number:

AE-2

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



Q



1
A-1

PROPOSED FLOOR PLAN/SITE PLAN

SCALE: 1"=10'-0"



william shepler

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

architect

Consultants:

420-422 Appelrouth Lane
Key West, FL
**COMMERCIAL
REMODELING PROJECT**

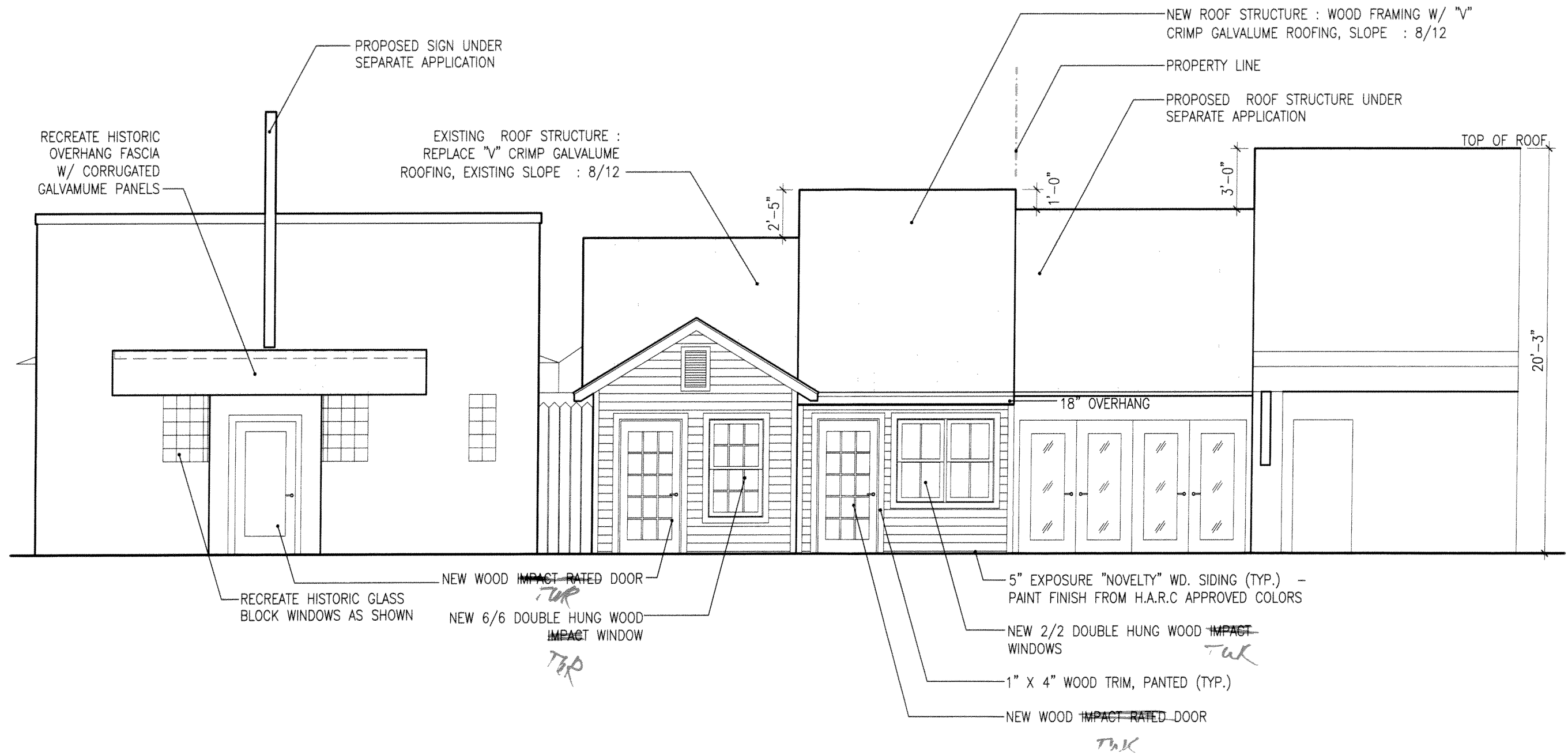
Submissions / Revisions:
HARC 4.12.12

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

**PROPOSED
FLOOR
PLAN**

Sheet Number:
A-1

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:

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:

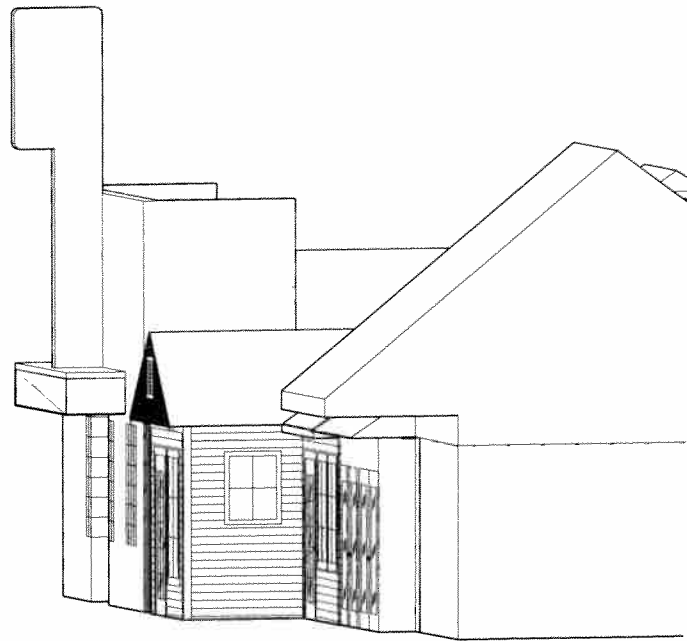
**PROPOSED
NORTH
ELEVATION**

Sheet Number:

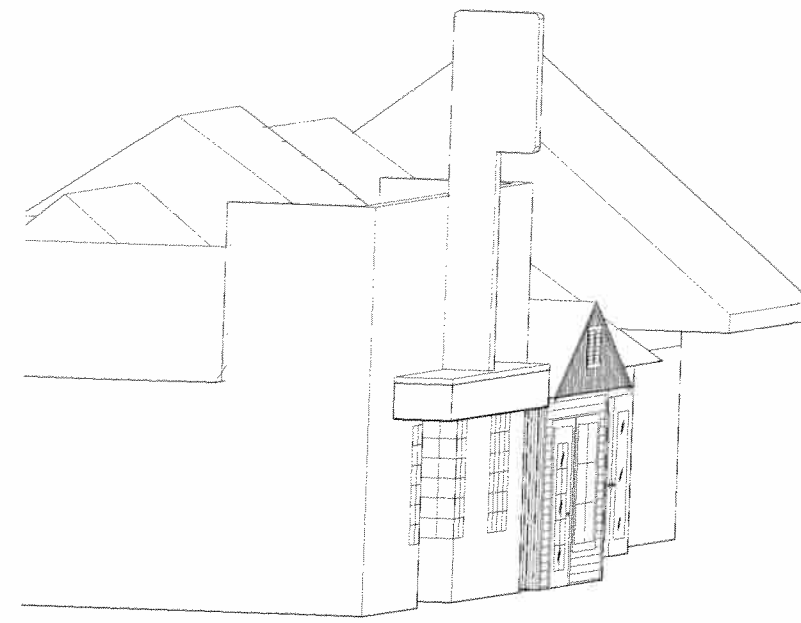
A-2

Date: April 12, 2012

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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"

Consultants:

420-422 Appelrouth Lane
Key West, FL
COMMERCIAL
REMODELING PROJECT

Submissions / Revisions:
HARC 4.12.12

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

Drawing Title:
**SCHEMATIC
ELEVATIONS**

Sheet Number:
A-3

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
#420-422 APPELROUTH LANE

Applicant- McKendry Builders- Application Number H12-01-641

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 .

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: 1010049 Parcel ID: 00009780-000000

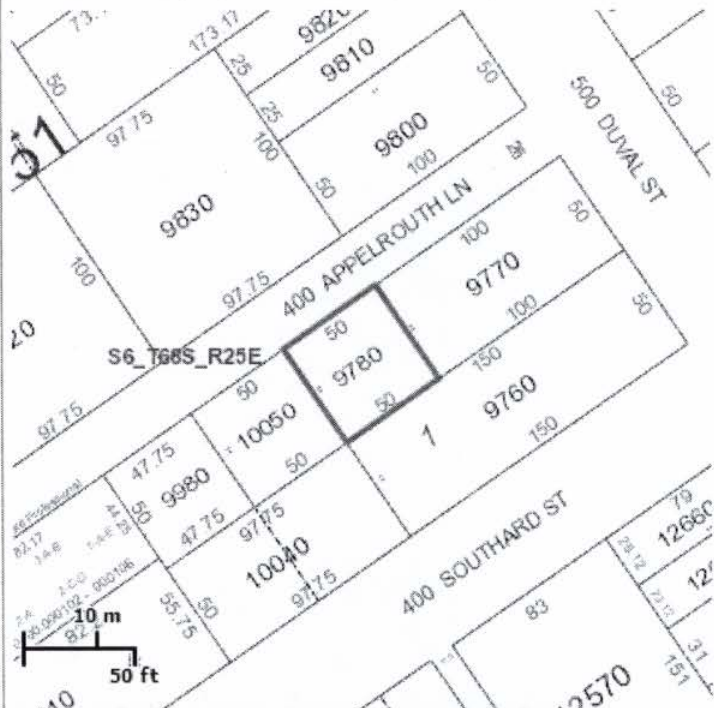
Ownership Details

Mailing Address:
BERMAN BONNIE H
3340 GRANT ST
HOLLYWOOD, FL 33021

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
422 APPELROUTH LN KEY WEST
Legal Description: KW PT LOT 1 SQR 51 A4-398 OR185-328-329 BOOK OF WILLS C - 407 OR1168-503L/E OR1171-1211/15WILL CASE#91-127-CP-10 OR2356-1434/43ESMT

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: 2
 Number of Commercial Buildings: 2

Total Living Area: 1774
Year Built: 1909

Building 1 Details

Building Type
Effective Age 12
Year Built 1939
Functional Obs 0

Condition A
Perimeter 162
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 1,220

Inclusions:

Roof Type
Heat 1
Heat Src 1

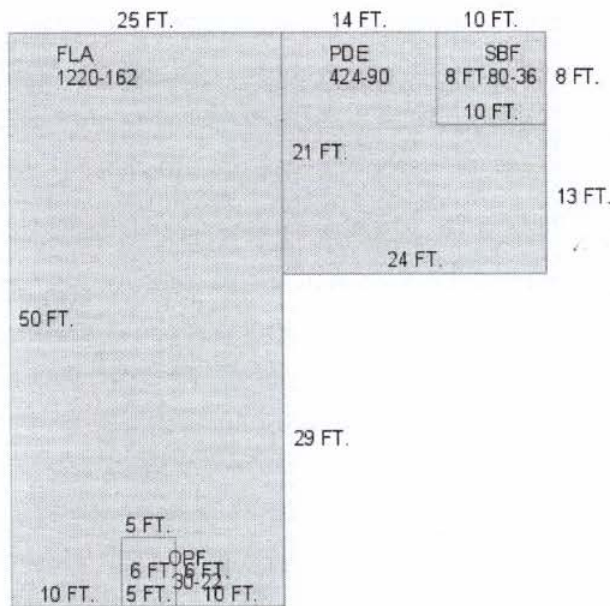
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

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

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	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
 Effective Age 12
 Year Built 1909
 Functional Obs 0

Condition A
 Perimeter 146
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 15
 Grnd Floor Area 554

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

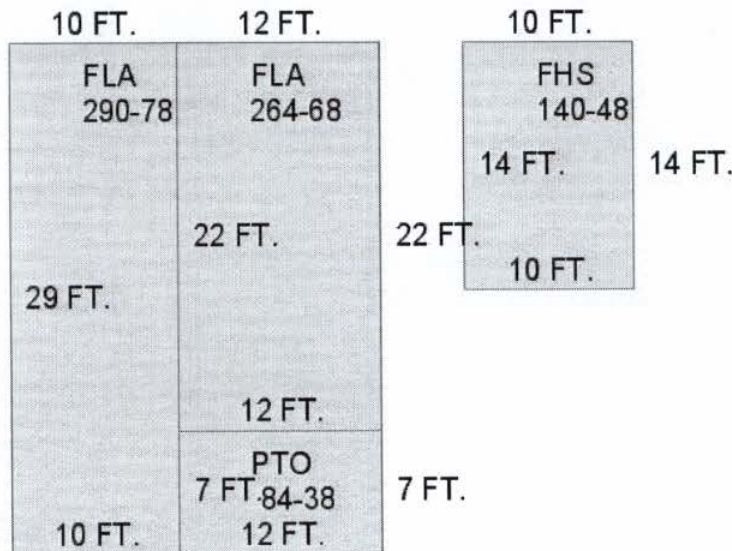
Roof Cover
 Heat 2
 Heat Src 2

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 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
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

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
 2006-06-14 THE BLUE ROOM NIGHTCLUB

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
	08-1375	05/05/2008	650	Commercial	SIGNS
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
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
12	06-5929	10/26/2006		11,150	Commercial	INSTALL 1425 SF OF V-CRIMP ROOFING
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
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.

There are no sales to display for this parcel.

This page has been visited 29,291 times.

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