

# **Staff Report**

- 8 After the fact demolition of gable roof, removal of existing second story roof deck, railings, fence and stairs- Code Compliance Case- # **2 Scheppens Lane- William Horn (H11-01-1220)**

The house located on 2 Scheppens Lane is listed as a contributing resource, built circa 1915. The house is a one story frame vernacular structure. This structure is part of the Equator Resort complex located on 818 Fleming Street. The complex includes 1 Scheppens Lane, 818 Fleming Street and 816 Fleming Street. Code Compliance open a case after neighbors complained of noise and construction work. New wood decks with handrails and a wood solid fence has been built on the roof of the main building and a secondary structure without a Certificate of Appropriateness approval or Building permits. On September 27, 2011 the Commission motioned to approve the demolition of the second story roof deck, railings, fence and stairs. During that meeting the Commission did not approved the after the fact demolition request for the gable roof, but recognized the need of a new gable roof to reconstitute what was demolished.

It is staff's belief that the demolition criteria stated in the LDR, Sec. 102-218, needs to be applied for the review of the demolition request:

(a) *The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

*(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 criteria of section 102-125(1) through (9).*

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

*any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.*

Staff understands that the Commission can consider the demolition of all non historic and new elements that were built over the structures without any approvals. The Commission can also consider the request for demolition of the existing exterior staircases. As to the after the fact demolition of a historic roof over a contributing structure it is staff recommendation to this Commission to deny the request. It is the responsibility of this Commission, and not the owner of this structure, to make a determination if the historic roof qualified for demolition in accordance with Chapter 102 of the LDR's.

The applicant included in the plans the restitution of the gable roof. The removal of the historic roof is an irreparable lost.

# **Application**



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

APPLICATION # 11-01-1220

OWNER'S NAME: ROCKWELL PROPERTIES, INC. DATE: 8/29/11

OWNER'S ADDRESS: 818 FLEMING ST. PHONE #: 294-7775

APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, P.A. PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 ETON ST.

ADDRESS OF CONSTRUCTION: 2 SCHEPPENS LANE # OF UNITS:     

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: AFTER THE FACT DEMOLITION OF GABLE ROOF, REMOVE EXISTING 2ND STORY ROOF DECK, RAILS, FENCE + STAIRS, ADD BACK GABLE ROOF, STAIRS AS PER PREVIOUS C/O IN 1998

**RECEIVED**  
SEP 14 2011  
By [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: 8/29/11

Applicant's Signature: [Signature]

**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:

1.

HARC Comments:

Contributing resource. Built c. 1915 one story frame vernacular.  
• Ordinance for demolitions  
• Guidelines for roofing. (page 26).

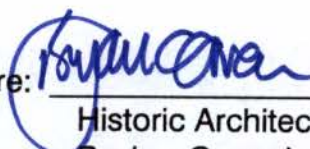
Limit of Work Approved, Conditions of Approval and/or Suggested

Changes:

1st Reading Demolition Design Approved — Does not apply to demolition gable.

Date: 09/29/2011

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



Historic Architectural  
Review Commission



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

October 3, 2011

Arch. William P. Horn  
915 Eaton Street  
Key West, Florida 33040


**RE: ADD BACK GABLE ROOF AND NEW STAIRS AS PER PREVIOUS APPROVED PLANS OF 1998. AFTER THE FACT DEMOLITION OF GABLE ROOF, REMOVAL OF EXISTING SECOND STORY ROOF DECK, RAILINGS, FENCE AND STAIRS- CODE COMPLIANCE CASE FOR: #2 SCHEEPENS LANE - HARC APPLICATION # H11-01-1220**

Dear Architect Horn:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and the first reading for the not after the fact request for demolitions for the above mentioned project on the public hearing held on Tuesday, September 27, 2011. **The Commission did not approved the after the fact demolition of the gable roof, since it was a historic roof, but allowed its restitution.** The Commissioners motioned to approve the project based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on October 11, 2011 at Old City Hall, 510 Greene Street. This second reading will be just for the demolition request. Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

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

305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

Cc. Officer Dottie Austin  
Code Compliance



Enid Torregrosa <etorregr@keywestcity.com>

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## Equator Guesthouse

2 messages

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WPHORN@aol.com <WPHORN@aol.com>

Thu, Sep 15, 2011 at 1:38 PM

To: etorregr@keywestcity.com

Cc: sam@samkaufmanlaw.com, rocky3333@verizon.net, Owen@owentrepanier.com

Enid,

We already emailed you the drawings for this project, but we now have a small revision made by the neighbor. She finally got back to us and is ok with all but wants use to have the wall that is on the outside of the stairs be 6' tall instead of 3' tall. She says it will give her more privacy. I asked for it to be put in writing so we can have it as part of the record. When I get it I will forward to you. We are making that change and will email to you later today.

Thanks, Bill

William P. Horn , LEED® AP  
Principal

WILLIAM P. HORN ARCHITECT, PA  
915 Eaton Street  
Key West, FL 33040  
Phone: 305-296-8302  
Fax: 305-296-1033

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Enid Torregrosa <etorregr@keywestcity.com>

Mon, Sep 19, 2011 at 9:12 AM

To: WPHORN@aol.com

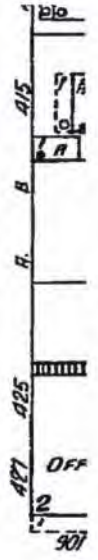
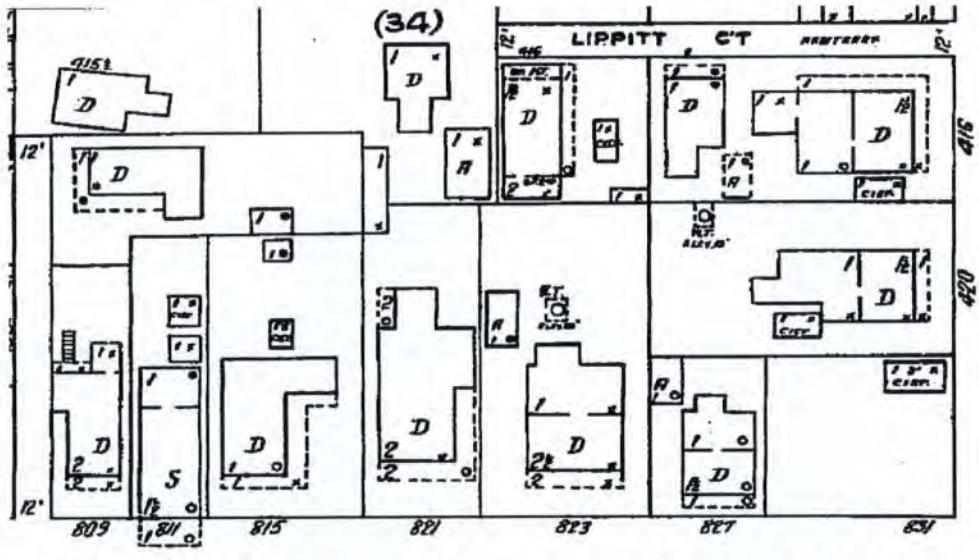
That will be fine.

*Enid Torregrosa*  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040  
305.809.3973 Direct  
305.808.3978 Fax

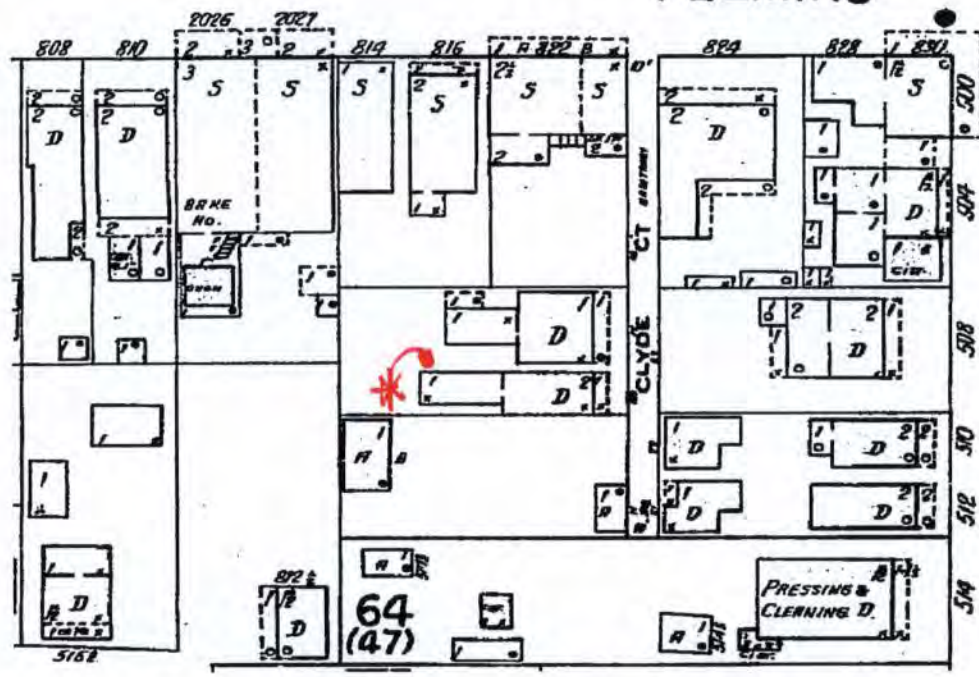
[Quoted text hidden]

# **Sanborn Maps**

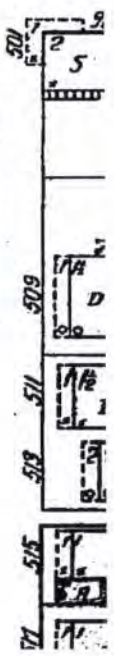




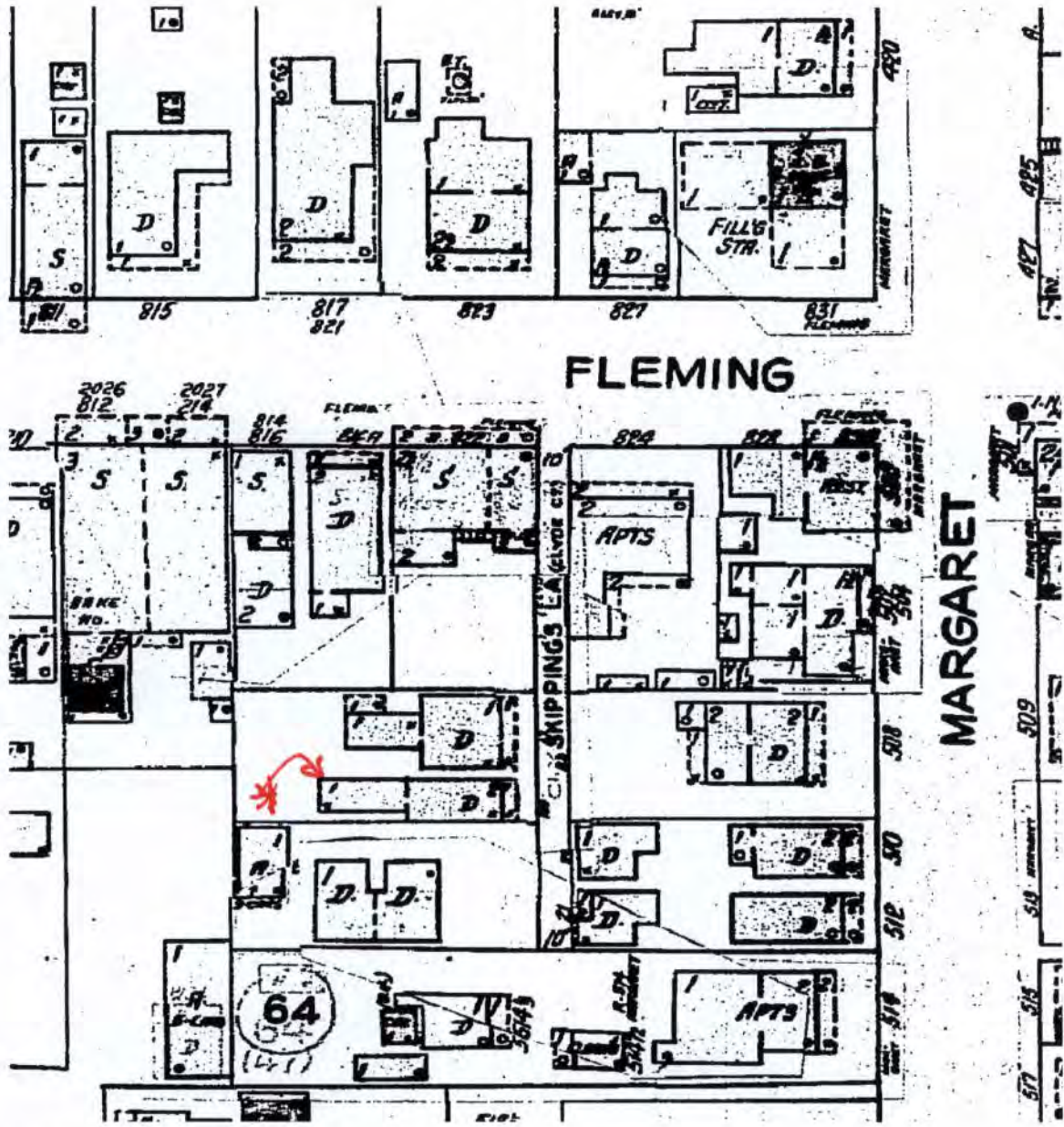
FLEMING



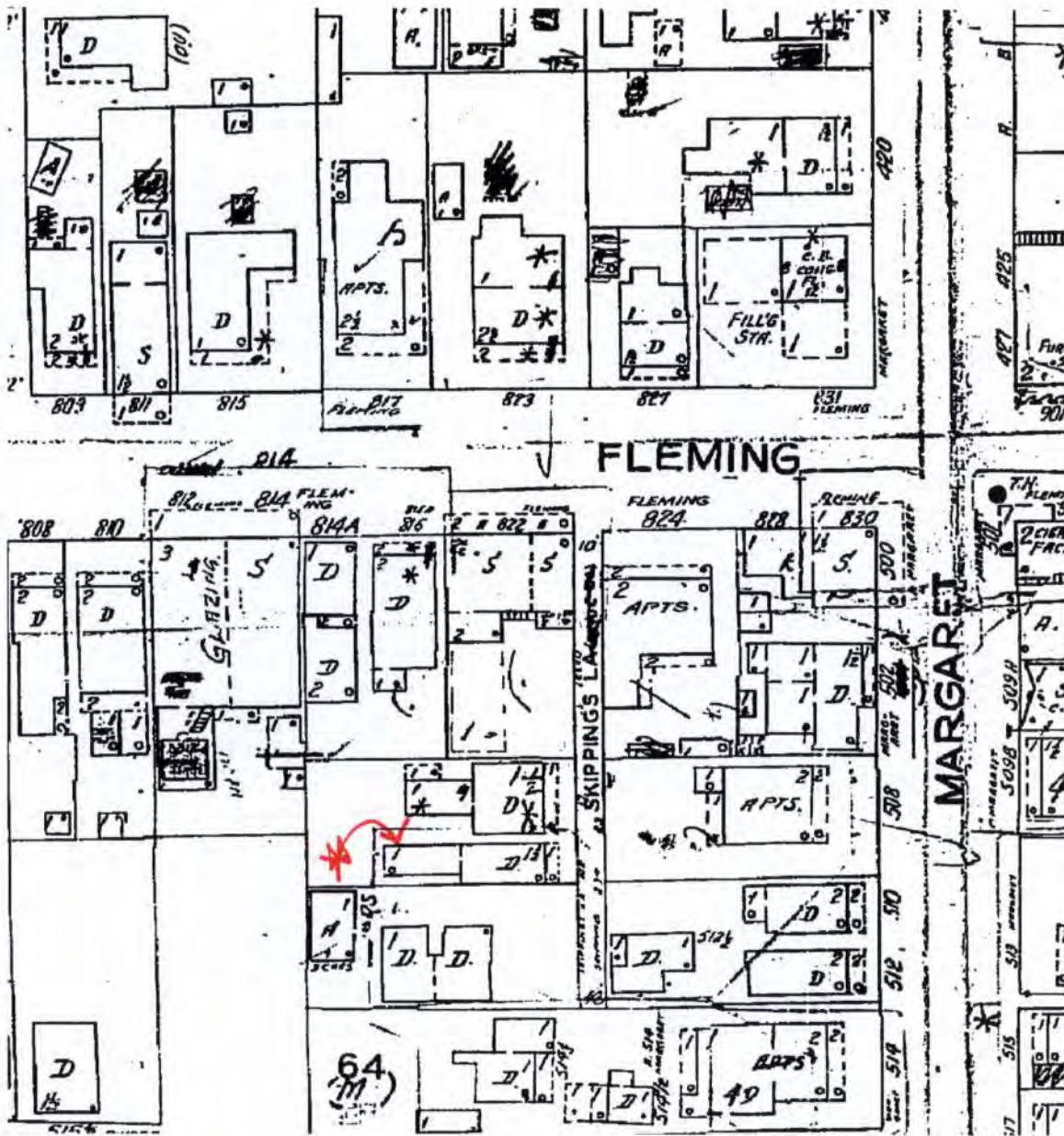
MARGARET



#2 Scheppens Lane Sanborn map 1926 copy



#2 Scheppens Lane Sanborn map 1948 copy



#2 Scheppens Lane Sanborn map 1962 copy

# **Project Photos**

#2 SCHEEPENS LANE  
NORTH ELEVATION

RECEIVED  
NOV 30 2010  
By \_\_\_\_\_

05/01/2010

#1 SCHEEPENS LANE  
WEST ELEVATION/  
BACK SAWTOOTHS.



PHOTOGRAPHED  
NOV 30 2010

05/01/2010

#2 SCHEEPENS LANE  
NORTH ELEVATION

GABLE ROOF  
USED TO BE  
HERE

RECEIVED  
NOV 30 2010  
By \_\_\_\_\_

POOL  
NO DIVING

05/01/2010

#2 SCHEEPENS LANE  
NORTH ELEVATION





pond over  
2 scheppens bank





fence over  
2 schuppens lane  
historic building



picture taken from  
Gschepkens lane  
Notice pona over stodge  
on Zschepkens lane



picture taken from  
Gesheppens lane  
Notia kema over  
stuworelon 2 scheppens  
lane

# **Photos**

**Taken on 2008**

**Notice right side of picture, building with gable metal roof**

1 SCHEEPENS LANE  
BACK SAUOTOOTIS

2 SCHEEPENS LANE  
OLD GABLE ROOF





#1 SCHEEPENS LANE  
BACK SNOTTOOTH  
ROOFS.



DECEIVEN  
AUS 4 8 2008

#2 SCHEEPENS LANE  
Notice part of  
gable roof





1



2

## **Photos**

**Taken in 2009**

**Notice gable metal roof and gutters. This roof no longer exists.  
Deck was built where the gable roof used to be and  
over the flat roof that can be seen in the picture.**





# **Photos**

**Taken in 2009**

**Notice gable metal roof ridge.**

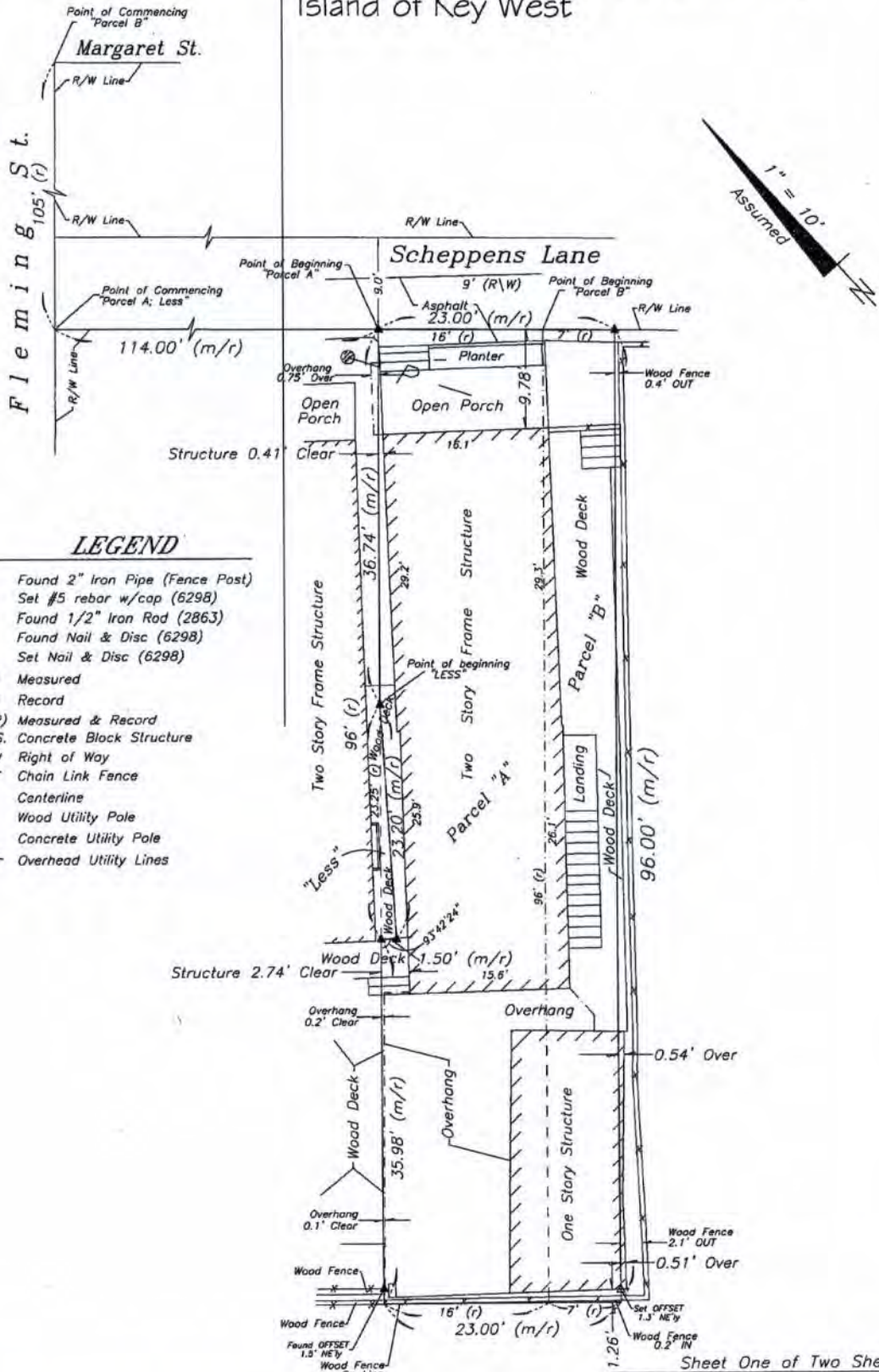




# Survey

New

# Boundary Survey Map of part of Lot 2, Square 47, Island of Key West



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTE:  
This Specific Purpose Survey Map  
is not full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
PSM #8268

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# Boundary Survey Report of part of Lot 2, Square 47, Island of Key West

## NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 2 Scheppens Lane, Key West, FL.
5. This Boundary Survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: October 28, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. This Boundary Survey Report is not full and complete without the attached Survey Map.

## BOUNDARY SURVEY OF:

### "PARCEL A"

On the Island of Key West, known as a part of Lot 2 in Square 47, more particularly described as follows: Commencing at a point 114 feet from the Southeasterly line of Fleming Street, on a certain alleyway known as Scheppen's Lane and running thence along the line of said alley-way in a Southeasterly direction 16 feet; thence at right angles in a Southwesterly direction 96 feet; thence at right angles in a Northwesterly direction and parallel with said alley-way 16 feet, thence at right angles in a Northeasterly direction 96 feet to the Point of Beginning.

### "PARCEL B"


On the Island of Key West, known as William A. Whitehead's map of said Island delineated in February AD 1829, as a part of Lot 2 in Square 47 but now better known and described in a diagram of Asa Weatherford's and is numbered therein as lot or subdivision 10. COMMENCING 105 feet from the corner of Fleming and Margaret Streets and 130 feet from Fleming Street on a certain alley as the point of beginning and running along said alley 7 feet; thence at right angles in a Southwest direction 96 feet; thence at right angles and parallel with Margaret Street in a Northwesterly direction 7 feet thence at right angles in a Northeasterly direction 96 feet back to the Point of Beginning.

### "LESS"

A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 2, Square 47, of William A. Whitehead's Map of the said Island and being more particularly described as follows: COMMENCE at the intersection of the Southeasterly right of way line of Fleming Street with the Southwesterly right of way line of Scheppens Lane; thence run Southeasterly along the said Southwesterly right of way line 114.00 feet; thence run Southwesterly at right angles 36.74 feet to the Point of Beginning; thence continue Southwesterly along the previously described course, 23.25 feet; thence run Southeasterly along a line deflected 93°42'24" left; 1.60 feet; thence run Northeasterly at right angles, 23.20 feet back to the said Point of Beginning.

SPECIFIC PURPOSE SURVEY FOR: Rockwell Property, Inc.;

J. LYNN O'FLYNN, INC.

  
\_\_\_\_\_  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

October 29, 2010

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

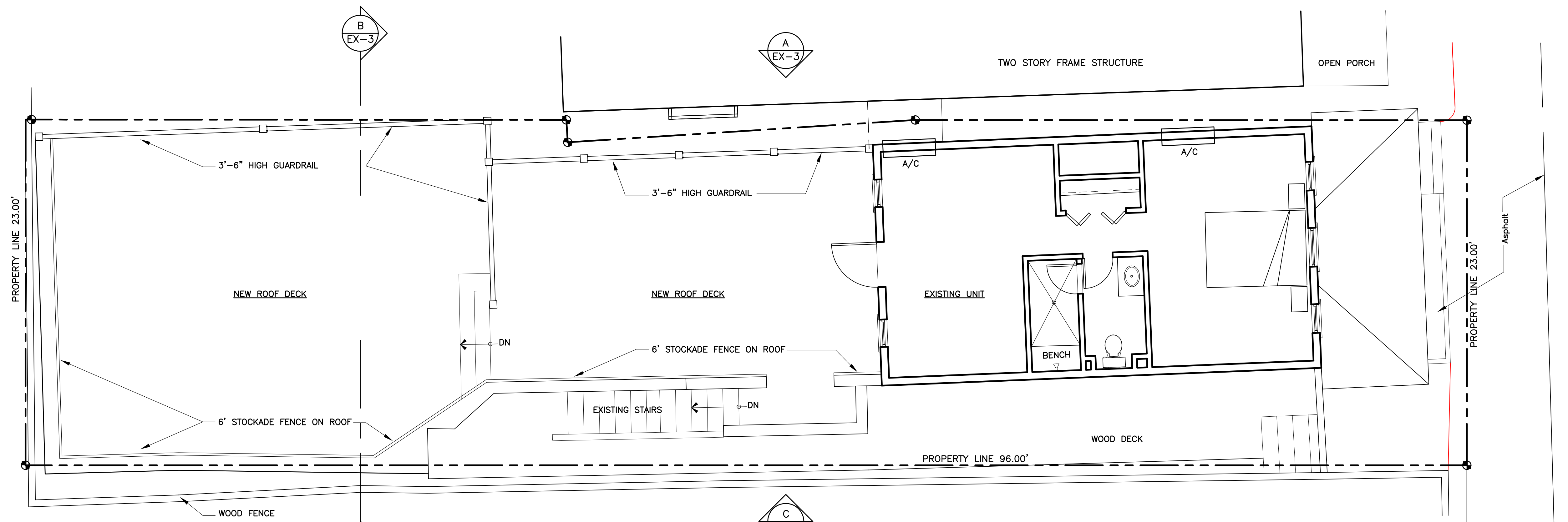


Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 295-7422 FAX (305) 295-2244

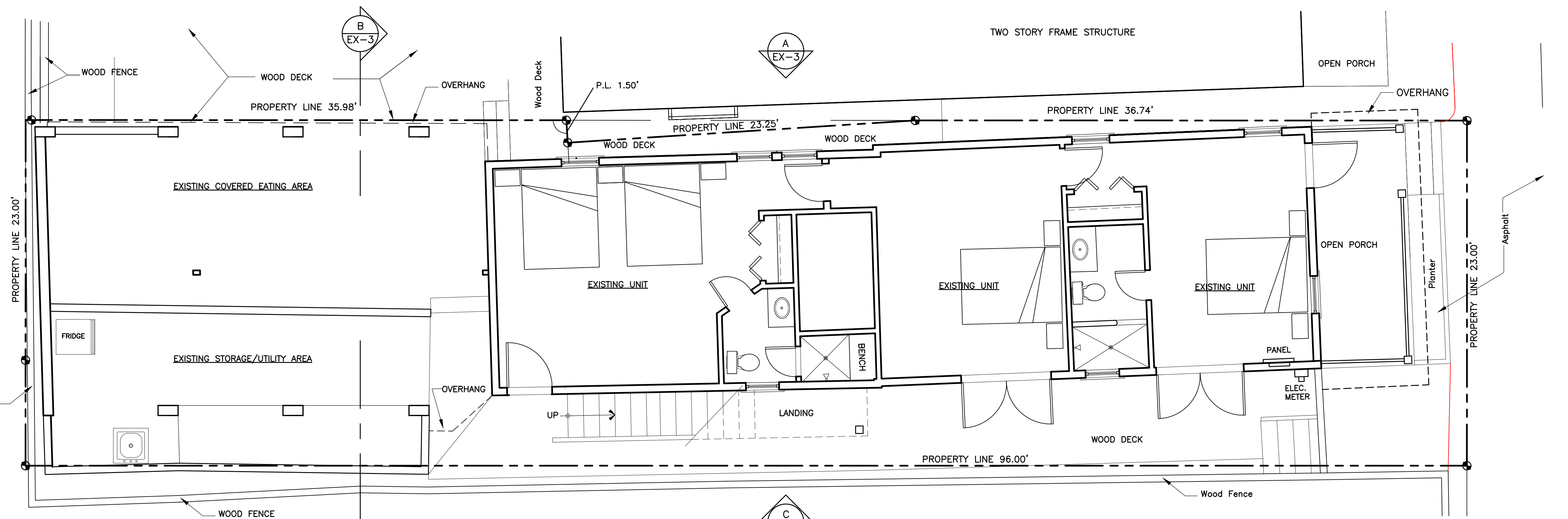
# Site Plans





EXISTING SECOND FLOOR PLAN

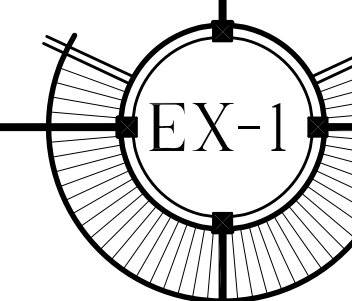
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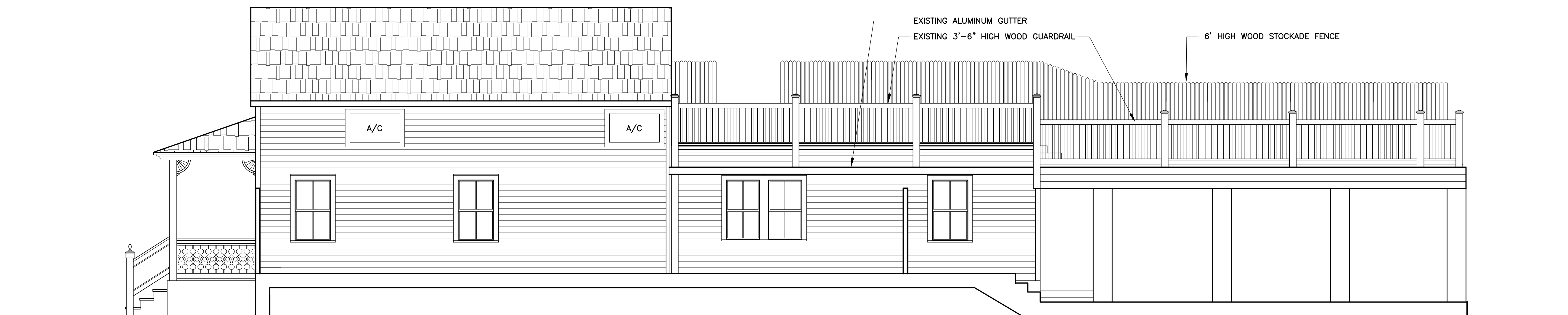


EXISTING FIRST FLOOR PLAN

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

EQUATOR GUEST HOUSE  
2 SCHEPPENS LANE  
KEY WEST, FLORIDA

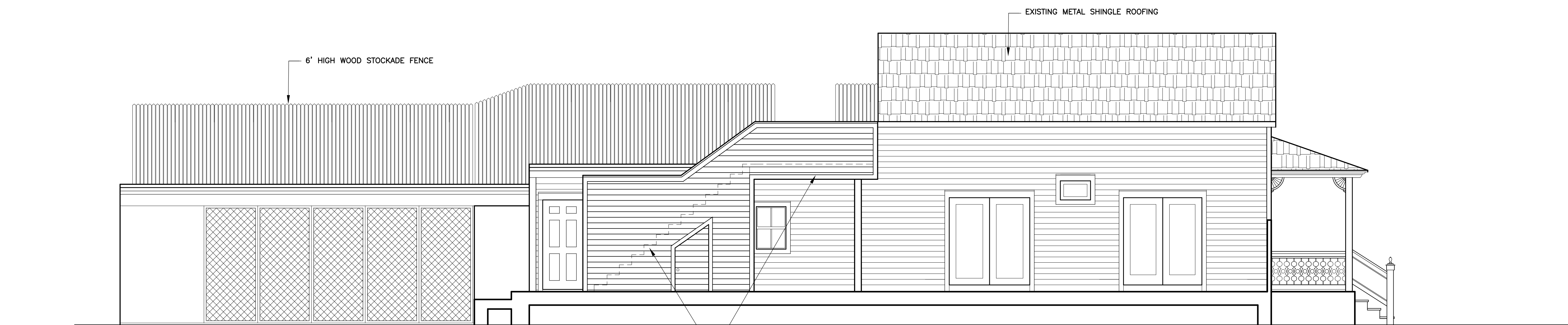




**A**  
EX-3  
EXISTING SIDE ELEVATION  
SCALE: 1/4"=1'-0"

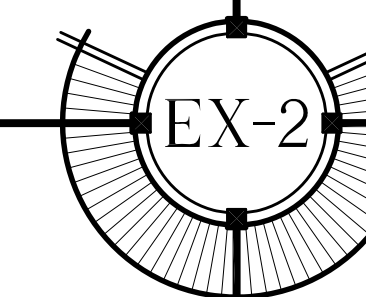


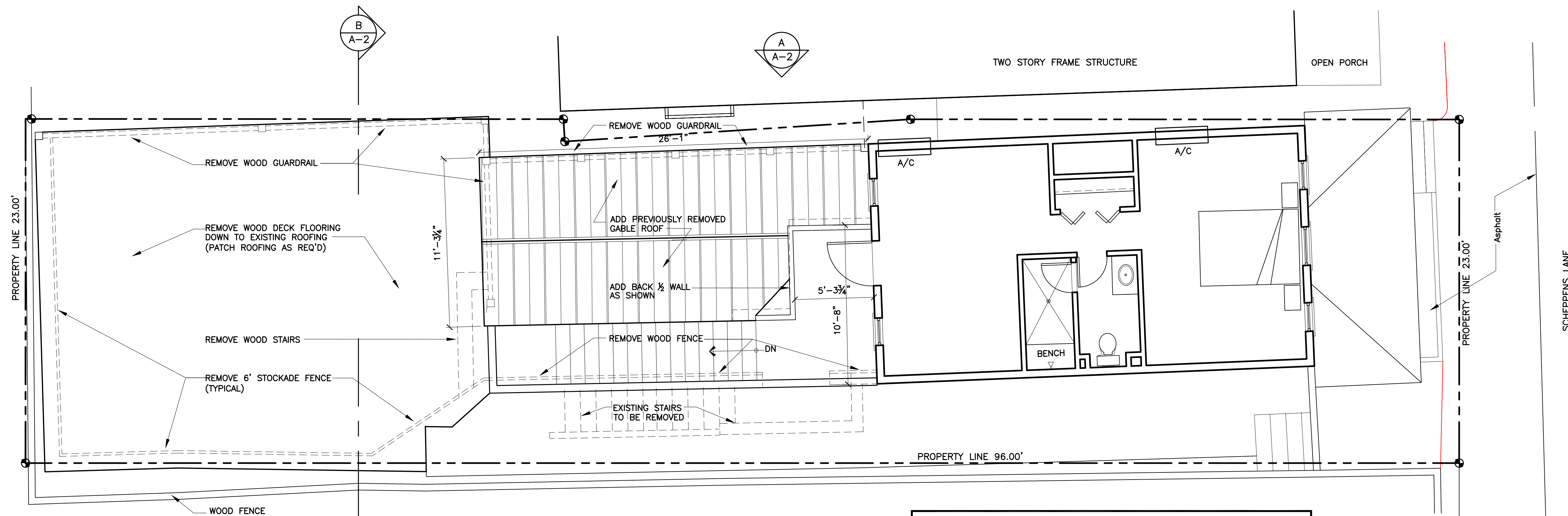
**B**  
EX-3  
EXISTING REAR ELEVATION  
SCALE: 1/4"=1'-0"



**C**  
EX-3  
EXISTING SIDE ELEVATION  
SCALE: 1/4"=1'-0"

EQUATOR GUEST HOUSE  
2 SCHEPPENS LANE  
KEY WEST, FLORIDA

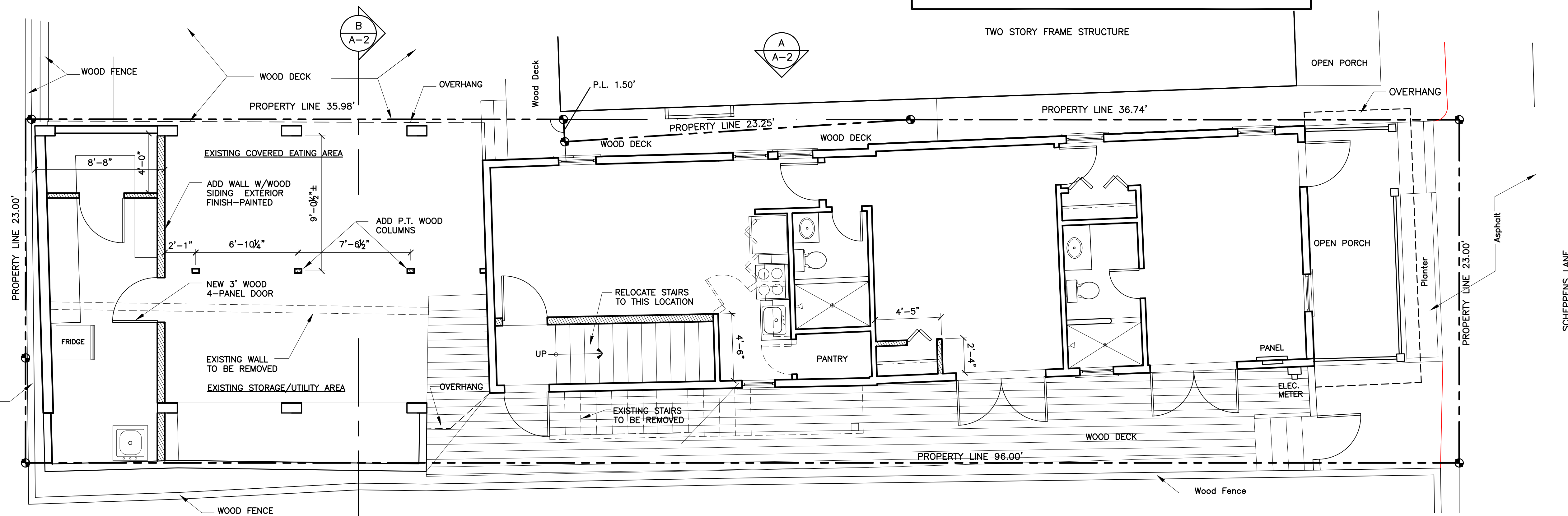




REVISED SECOND FLOOR PLAN

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

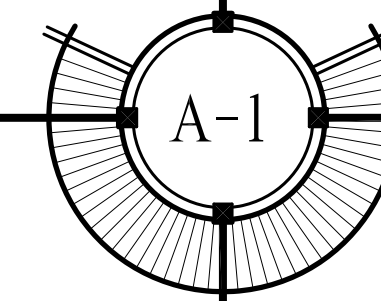
WALL LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL CONST.
	NEW WALL

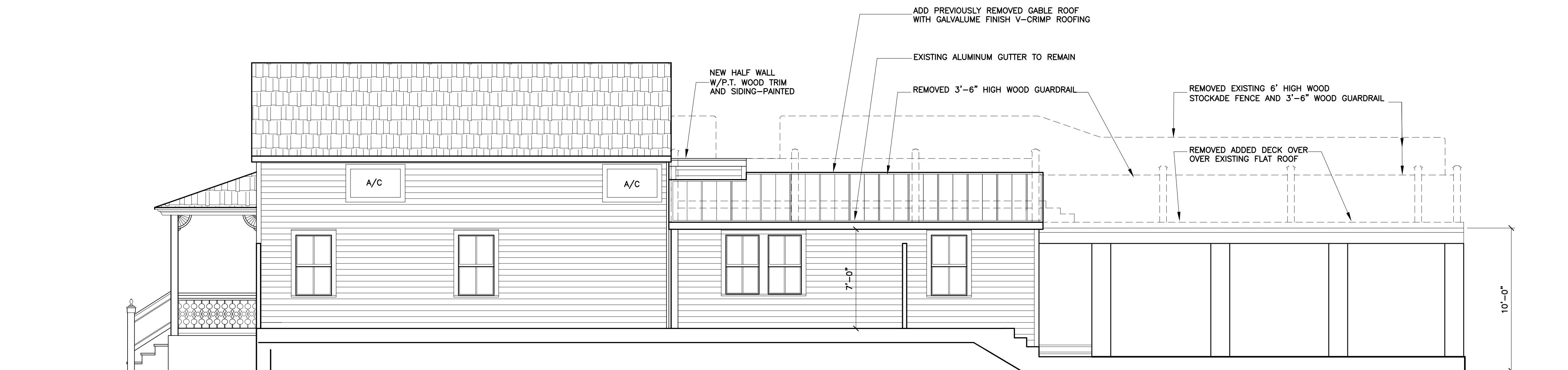


REVISED FIRST FLOOR PLAN

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

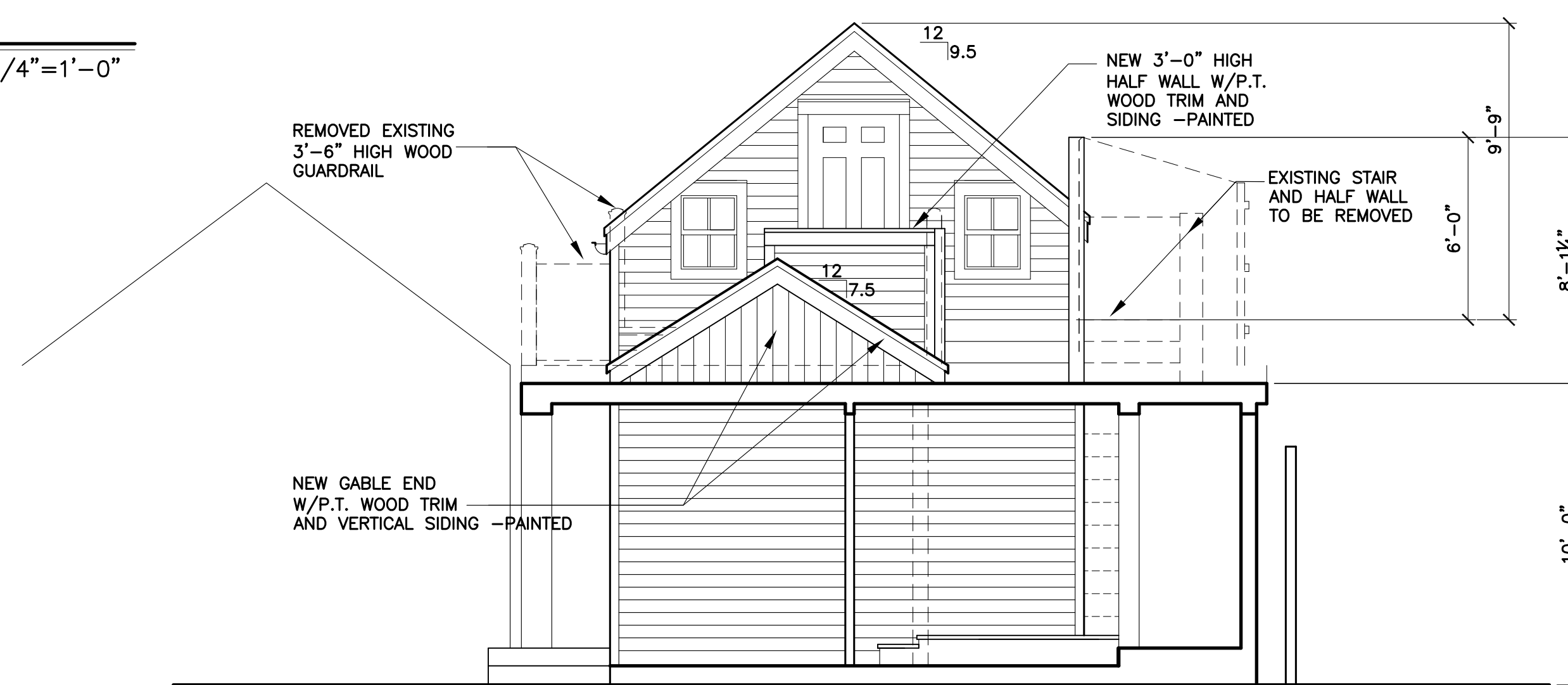
EQUATOR GUEST HOUSE  
2 SCHEPPENS LANE  
KEY WEST, FLORIDA





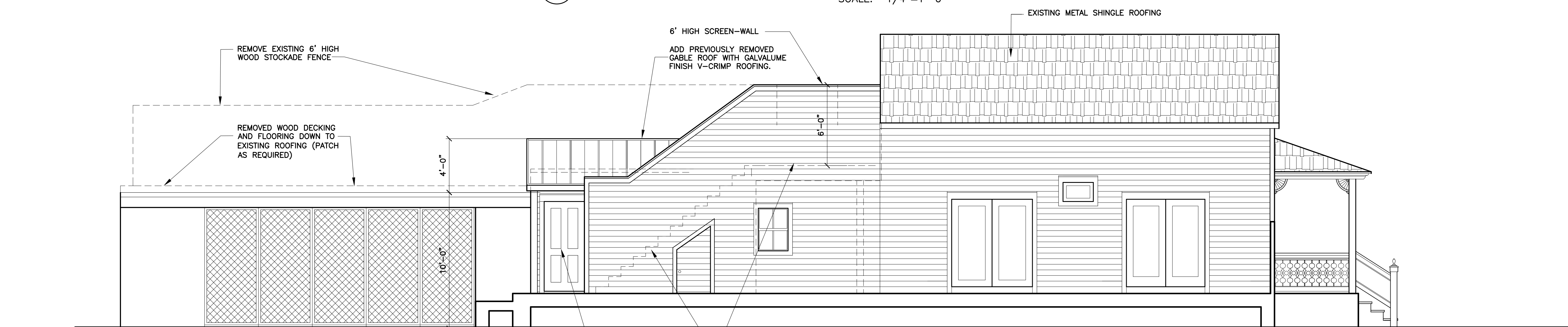
**A**  
A-2 REVISED SIDE ELEVATION

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



**B**  
A-2 REVISED REAR ELEVATION

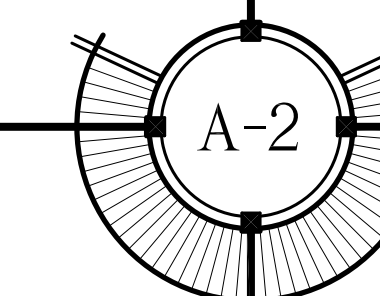
SCALE: 1/4"=1'-0"



**C**  
A-2 REVISED SIDE ELEVATION

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

EQUATOR GUEST HOUSE  
2 SCHEPPENS LANE  
KEY WEST, FLORIDA

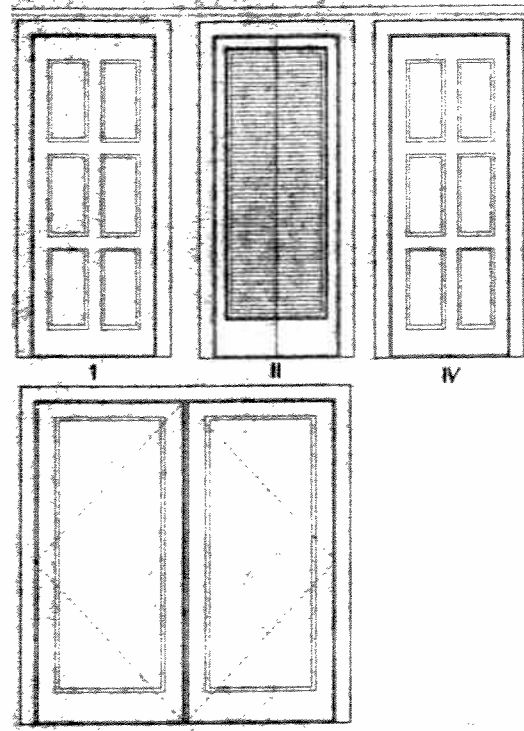


**Plans Approved in 1997**

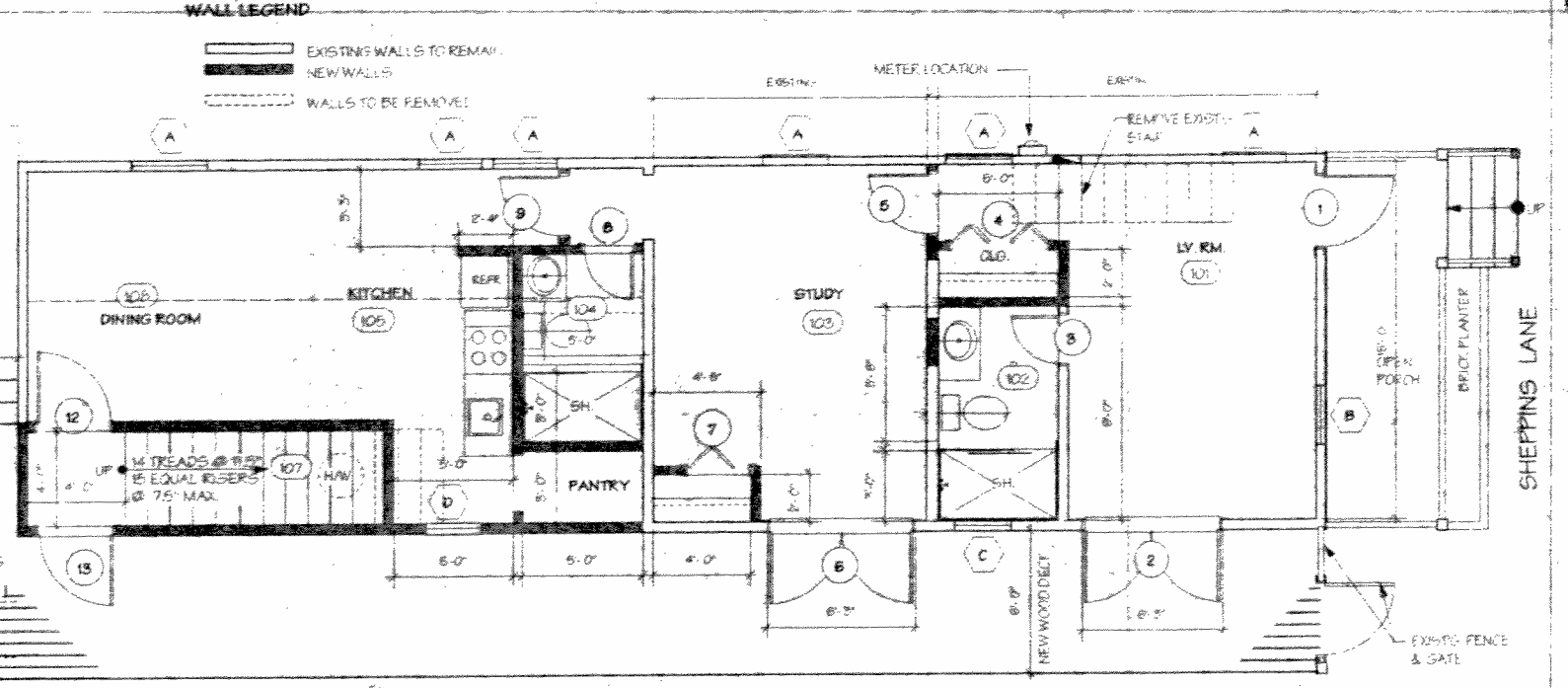
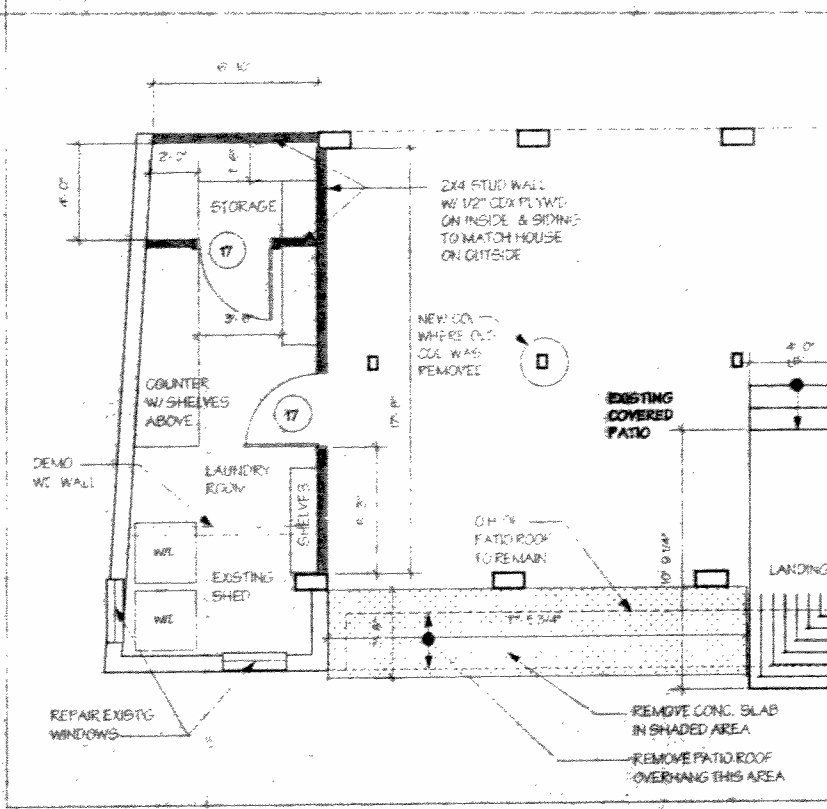
**Building and HARC Permit #97-3579**

**HARC Application**

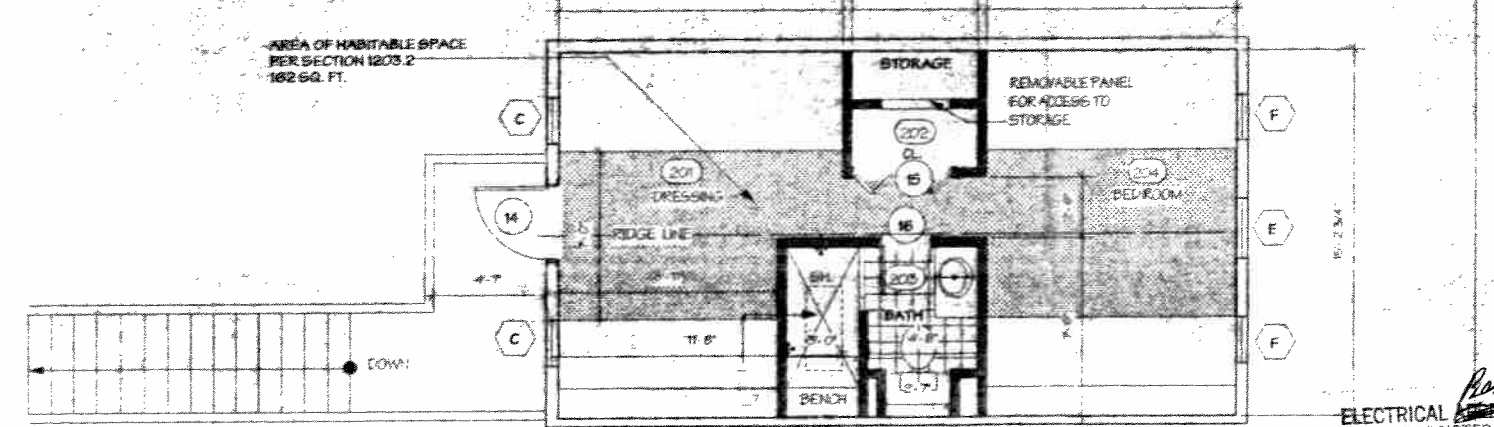
**Certificate of Occupancy**



DOOR TYPES



1st FLOOR PLAN SCALE 1/4" = 1'-0"



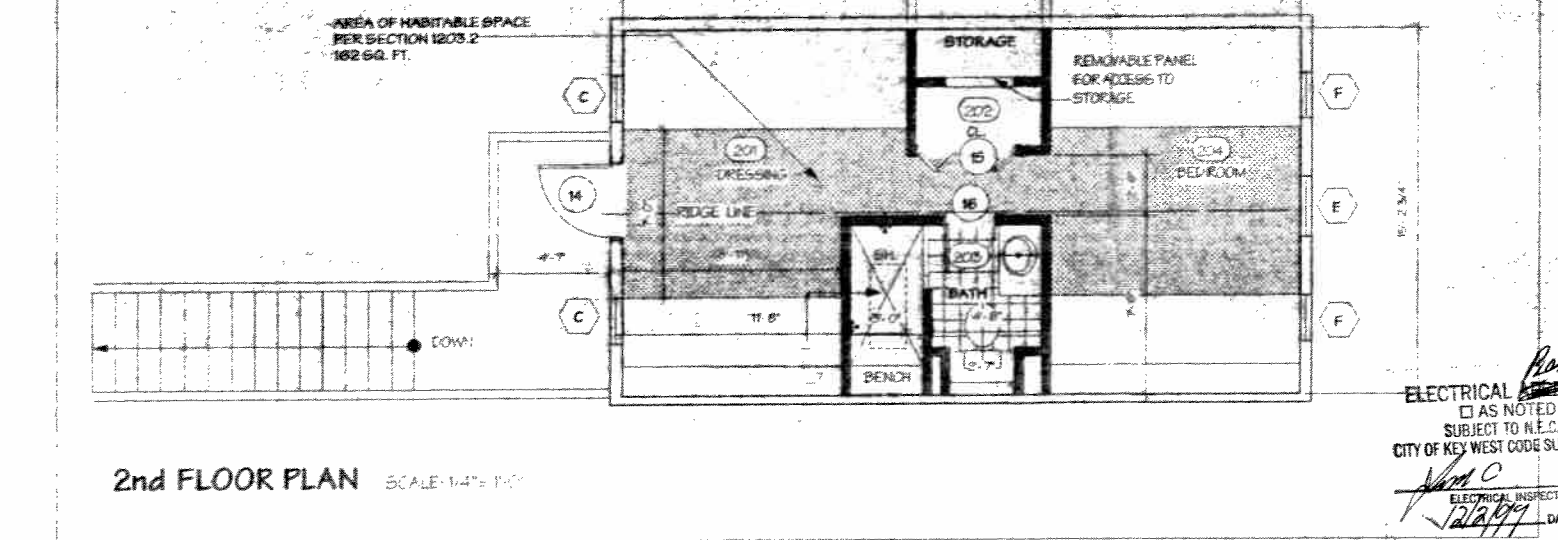
2nd FLOOR PLAN SCALE 1/4" = 1'-0"

DOOR SCHEDULE

NO.	TYPE	SIZE			MANUF. MODEL #	MATERIAL	GLAZING	FRAME		REMARKS	LOCK SET
		W.	H.	T.				MAT.	TRIM		
1	I	36"	80"	1/3/4"	STANLEY C-1	FIBERGLASS	NONE	WOOD	EXIST'G	EXTERIOR GRADE PAINT FINISH RANCH INT. TRIM	KWIKSET 100A W/D BOLT ENTRANCE 4000CP2K3
2	II	80"	80"	1 3/8"	TM WINDOW AND DOOR	ALUMINUM	SINGLE LITE	ALU	1x4	INT RANCH	KWIKSET 1100 ENTRANCE 400LLH2P3
3	I	24"	80"	1 3/8"	PREMDOR OR EQUAL	WOOD	NONE	WOOD	RANCH		KWIKSET 1100 PRIVACY
4	II	48"	80"	1 3/8"	PREMDOR OF EQUAL	WOOD LOUVER	NONE	WOOD	NONE		PULL NOB 150LD
5	I	30"	80"	1 3/8"	PREMDOR OF EQUAL	WOOD	NONE	WOOD	RANCH		KWIKSET 1100 PRIVACY
6	II	60"	80"	1 3/8"	TM WINDOW AND DOOR	ALUMINUM	SINGLE LITE	ALU	1x4	INT RANCH	KWIKSET 1100 ENTRANCE 400LLH2P3
7	II	24"	80"	1 3/8"	PREMDOR OR EQUAL	WOOD LOUVER	NONE	WOOD	NONE		PULL NOB 150LD
8	I	24"	80"	1 3/8"	PREMDOR OR EQUAL	WOOD	NONE	WOOD	RANCH		KWIKSET 1100 PRIVACY
9	I	30"	80"	1 3/8"	PREMDOR OR EQUAL	WOOD	NONE	WOOD	RANCH		KWIKSET 1100 PRIVACY
10	II	30"	80"	1 3/8"	PREMDOR OR EQUAL	WOOD LOUVER	NONE	WOOD	NONE		PULL NOB 150LD
11	I	24"	80"	1 3/8"	PREMDOR OR EQUAL	WOOD	NONE	WOOD	RANCH		KWIKSET 1100 PRIVACY
12	I	36"	80"	1/3/4"	STANLEY C-1	FIBERGLASS	NONE	WOOD	1x4	EXTERIOR GRADE PAINT FINISH RANCH INT. TRIM	KWIKSET 100A W/D BOLT ENTRANCE 4000CP2K3
13	I	36"	80"	1/3/4"	STANLEY C-1	FIBERGLASS	NONE	WOOD	1x4	EXTERIOR GRADE PAINT FINISH RANCH INT. TRIM	KWIKSET 100A W/D BOLT ENTRANCE 4000CP2K3
14	I	36"	80"	1/3/4"	STANLEY C-1	FIBERGLASS	NONE	WOOD	1x4	EXTERIOR GRADE PAINT FINISH RANCH INT. TRIM	KWIKSET 100A W/D BOLT ENTRANCE 4000CP2K3
15	II	48"	80"	1 3/8"	PREMDOR OF EQUAL	WOOD LOUVER	NONE	WOOD	NONE		PULL NOB 150LD
16	I	24"	80"	1 3/8"	PREMDOR OR EQUAL	WOOD	NONE	WOOD	RANCH		KWIKSET 1100 PRIVACY
17	I	30"	80"	1/3/4"	STANLEY C-1	FIBERGLASS	NONE	WOOD	1x4	EXTERIOR GRADE PAINT FINISH RANCH INT. TRIM	KWIKSET 100A W/D BOLT ENTRANCE 4000CP2K3

WINDOW SCHEDULE

MARK	SIZE WIDTH HT.	MANUFACTURER	CATALOG #	TYPE	MATERIAL	FINISH	REMARKS	MARK	R.O. SIZE WIDTH HT.	MANUFACTURER	CATALOG #	TYPE	MATERIAL	FINISH	REMARKS
A	24" X 80"	SECURITY WINDOWS	CODE #1	SINGLE HUNG	ALUMINUM	FACTORY	TINTED GLASS AND INSECT SCREENS	E	24" X 80"	SECURITY WINDOWS	CODE #1	SINGLE HUNG	ALUMINUM	FACTORY	TINTED GLASS AND INSECT SCREENS
B	24" X 80"	SECURITY WINDOWS	CODE #1/2/3	PANING	ALUMINUM	FACTORY	TINTED GLASS AND INSECT SCREENS	G	21 X 47	VEEVA	ESP64	VENTILIG	WOOD	PANT	INSTALL W/ FLASH KIT
C	24" X 80"	SECURITY WINDOWS	CODE #1/2/3	PANING	ALUMINUM	FACTORY	TINTED GLASS AND INSECT SCREENS	H	24" X 80"	SECURITY WINDOWS	CODE #1/2/3	PANING	ALUMINUM	FACTORY	TINTED GLASS AND INSECT SCREENS



SITE PLAN SCALE 1/4" = 1'-0"

INDEX TO DRAWINGS

- A-1.....SITE PLAN, FLOOR PLAN SCHEDULES
- A-2.....ELEVATIONS, INT. FINISH SCHEDULE
- A-3.....FRAMING PLANS AND DETAILS
- A-4.....ELECTRICAL & ELEC. SPECS.

LEGAL DESCRIPTION  
 (1) ONE SINGLE FAMILY DWELLING  
 ON THE ISLAND OF KEY WEST, KNOWN AS WM A WHITEHEADS MAP OF SAID ISLAND DELINEATED IN FEED AD 1929, AS A PART OF LOT TWO (2) IN SO FORTY SEVEN (47) BUT NOT BETER KNOWN AND DESCRIBED IN A DIAGRAM OF A SA WEATHER FORED AND IS NUMBERED THEREIN. SEE ENCLOSED SURVEY FOR FURTHER INFORMATION.  
 SURVEY INFORMATION BASED ON SURVEY PROVIDED BY THOMAS A. NORBY DATED JULY 03 1997

SITE DATA

ZONE	HHDF
LOT SIZE	2468 SQ FT
LOT COVERAGE	ALLOWABLE 50% S. FAMILY 60% EXISTING 64% PROPOSED 64%
SETBACKS	FRONT 4.5' SIDE 6' TO 7.5' REAR 6'

2 SCH KEY W  
 HISTORICAL ARCH REVIEW COMM.  
 SCALE: DRAWN: CHECK: JOB NO: DATE:

ELECTRICAL PERMITTED  
 AS NOTED SUBJECT TO N.E.C. & CITY OF KEY WEST CODE SUPPLEMENT  
 12/2/97 DATE

DENNI  
 ARCHITECTS  
 1028 W.  
 KEY WEST  
 FLORIDA  
 PHONE

REVISION  
 NO. 1 ISSUE

All Drawings, documents are the Architect's property. Drawings, Specifications are not to be reproduced or used in any way without the Architect's written consent. This drawing is a construction document.

PERMIT

DRAWING TITLE

ELEVATION & DETAIL

PROJECT

2 SCHEPPI  
 KEY WEST,

SCALE: AS SHOWN  
 DRAWN: TWP  
 CHECKED: DAB  
 JOB NO.: 0708  
 DATE: Oct 15, 19

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CLG. HT.	REMARKS
				N.	S.	E.	W.			
101	LIVING ROOM	CER. TILE	1" RANCH	GYP BRD	GYP BRD	GYP BRD	GYP BRD	GYP BRD	8'-0"	
102	BATH	CER. TILE	CER. TILE	GYP BRD	GYP BRD	GYP BRD	GYP BRD	GYP BRD	8'-0"	
103	STUDY	CER. TILE	1" RANCH	GYP BRD	GYP BRD	GYP BRD	GYP BRD	GYP BRD	8'-0"	
104	BATH	CER. TILE	CER. TILE	GYP BRD	GYP BRD	GYP BRD	GYP BRD	GYP BRD	8'-0"	
105	KITCHEN	CER. TILE	CER. TILE	GYP BRD	GYP BRD	GYP BRD	GYP BRD	GYP BRD	VARIES	
107	STAIRWAY	CER. TILE	1" x 6"	1/2" x 6"	1/2" x 6"	1/2" x 6"	1/2" x 6"			
108	DINING ROOM	CER. TILE	CER. TILE	GYP BRD	GYP BRD	GYP BRD	GYP BRD	GYP BRD	VARIES	
109	COVERED PATIO	EXISTING CONCRETE							VARIES	
110	LAUNDRY	EXISTING CONCRETE		GYP BRD	EXIST.	GYP BRD	EXIST.	EXIST.	VARIES	
201	DRESSING	CER. TILE	1" RANCH	GYP BRD	GYP BRD	GYP BRD	GYP BRD	GYP BRD	VARIES	
202	CLOSET	CER. TILE	1" RANCH	GYP BRD	GYP BRD	GYP BRD	GYP BRD	GYP BRD	VARIES	
203	BATH	CER. TILE	1" RANCH	GYP BRD	GYP BRD	GYP BRD	GYP BRD	GYP BRD	VARIES	
204	LIVING ROOM	CER. TILE	1" RANCH	GYP BRD	GYP BRD	GYP BRD	GYP BRD	GYP BRD	VARIES	

SPECIFICATIONS

**VISION 1 - GENERAL REQUIREMENTS**  
 The general conditions of the Contract for Construction, AIA Document A201, are a part of this project. Contractors who are not familiar with this document may obtain copies from the Architect, or the office of the American Institute of Architects, Miami, Florida.

All work shall be in strict conformity with the Southern Building Code, latest edition, and with all applicable laws, codes and ordinances of the City, County, State, utility companies and any other governing agencies.

The Contractor shall provide and pay for all necessary building permits and for inspection services of local authorities where required by law. Meter and impact fees will be paid by the Owner.

Notify all utility companies prior to excavation for location of underground utilities, and/or protection or removal of overhead power lines and poles.

Provide safety barricades, signals, fences, etc., as required for the safe execution of the work, and compliance with local laws.

The observation of the Contract work shall be done by the person listed in the Contract agreement as the Architect. In the case that no observation by the Architect is provided in the Contract, the actions of the Architect, whenever called for in the Specifications, shall be assumed by the Owner.

The Contractor shall provide a temporary installation of electric service if such service is not available on site. Water service shall be provided for during construction by the Owner, when existing lines are to be used.

- Materials and Labor**
1. Submit samples to the Architect for approval of color where required.
  2. All work shall be performed in the best and most professional manner by mechanics skilled in their respective trades.
  3. Where brand names or manufacturer names appear, they are used to establish a quality of materials and/or process. Substitutions will be approved by the Architect if, in his judgment, they provide an equal material or process.
  4. All trades shall guarantee all work to be free of defects in materials or workmanship for a period of one (1) year from the date of final acceptance.
  5. Apply, install, connect, erect, clean, condition, and use all manufactured articles in accordance with the manufacturer's instructions and as shown on the drawings. Provide Owner with all manuals and instructions manuals for all appliances and priced of equipment installed as a part of the work.

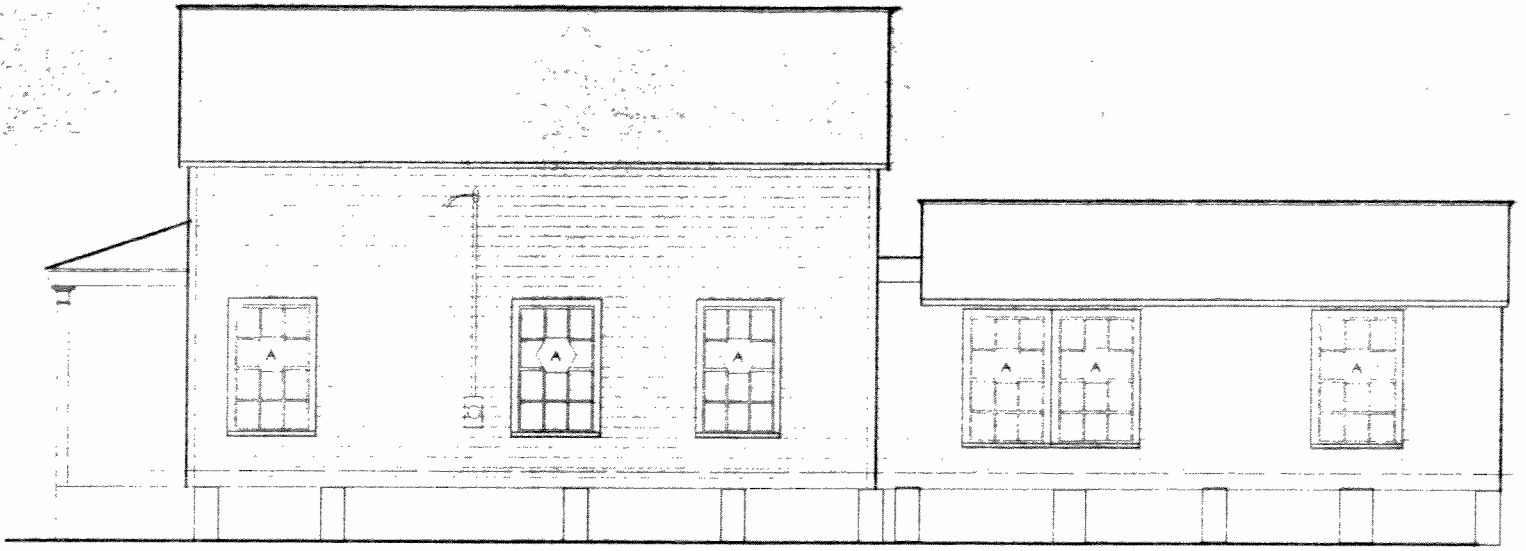
- Contractor**
1. By submitting a bid, the Bidder agrees and warrants that he has examined the drawings and specifications and found that they are adequate for the proper completion of the project.
  2. No claims for any extra charges will be allowed because of alleged impossibilities due to inadequate drawings or specifications.
  3. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items. Any necessary adjustments between field measurements and drawings shall be made as per the decision of the Architect.

**Payments**  
 Immediately after execution of the Contract, the Contractor shall submit for approval a schedule of the Contract work.  
 Unless expressly established differently in the contract Agreement, the Contractor shall receive payments promptly, based on the work completed and the schedule in accordance with the stated provisions.

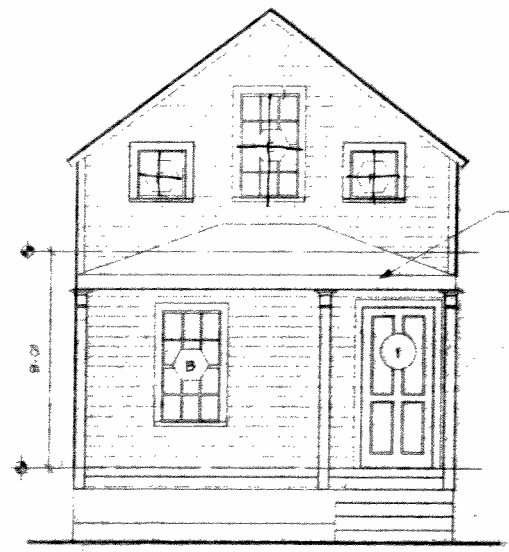
**Insurance**  
 The Contractor shall carry Workmen's Compensation Insurance to the extent required by law and shall maintain such insurance in full force during the entire time of this contract.  
 The Contractor shall carry comprehensive General and Automobile Liability Insurance of \$100,000 to \$500,000 (minimum) and Property Damage Insurance of \$50,000 (minimum).  
 The contractor is responsible for all Shark Key Construction rules and regulations.

**Completion**  
 All work shall be substantially completed at a time stipulated in the Contract Agreement or in time extended for justifiable delays, if any.  
 A building or any other work shall be considered substantially completed when fifty-five percent (55%) of the work is done and the building is ready for occupancy or the premises for use.

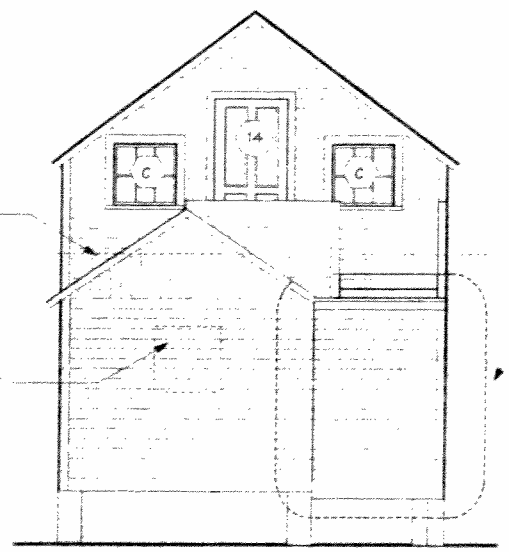
TINUED ON SHEETS A-10 & A-11



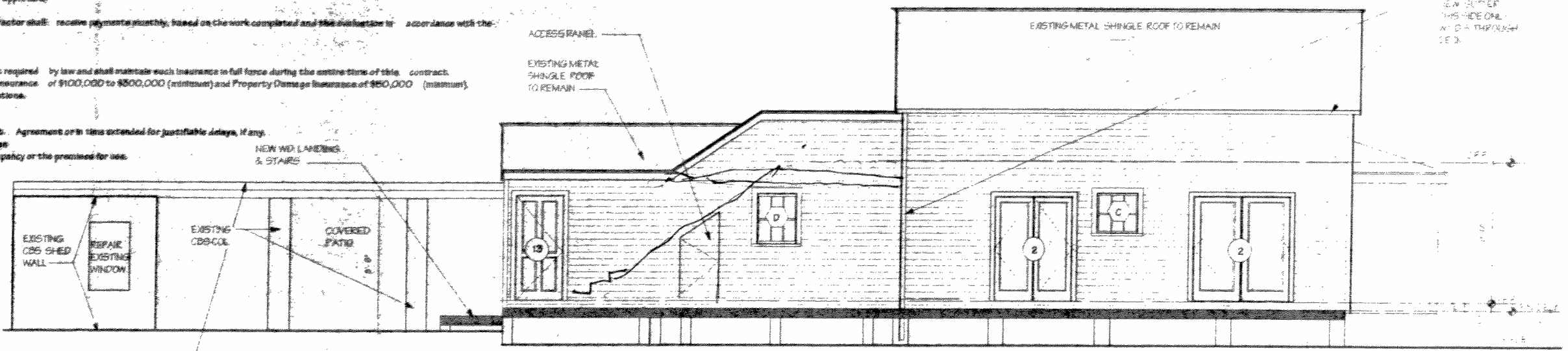
NORTH ELEVATION



FRONT (LANE) ELEVATION



REAR ELEVATION

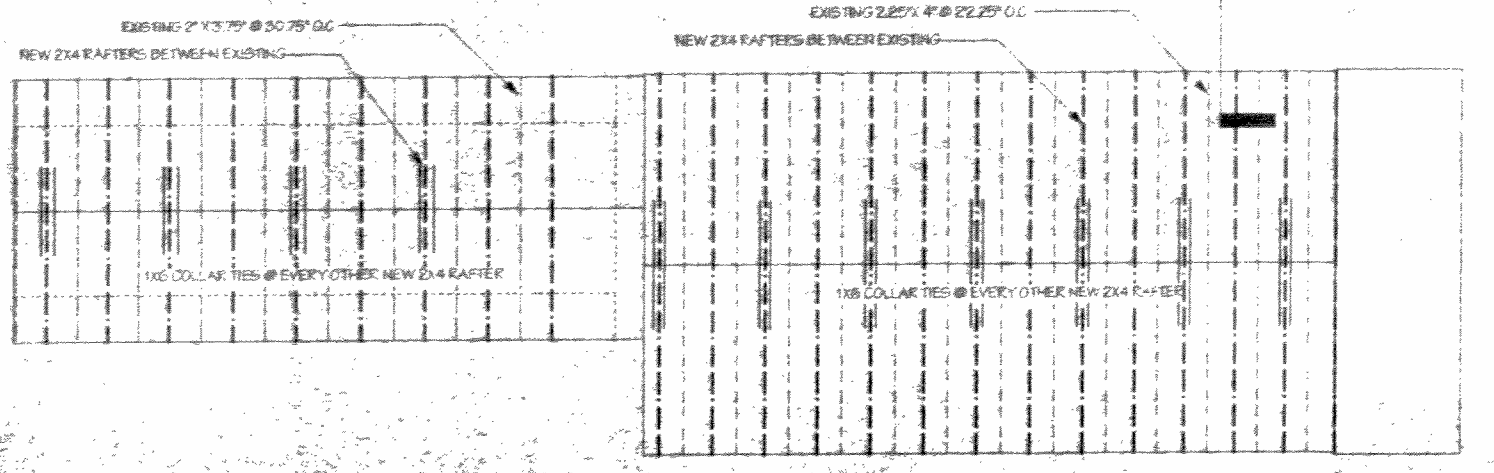
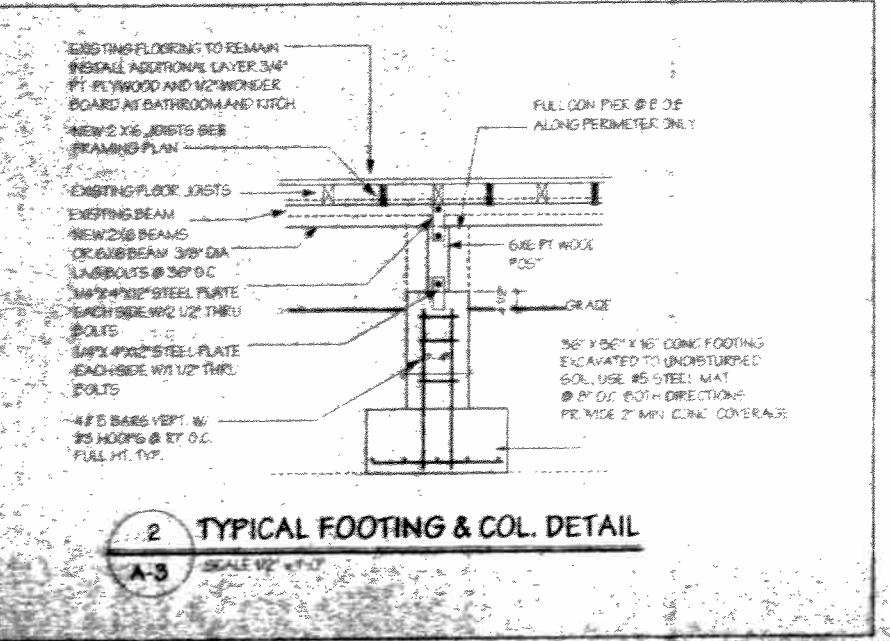
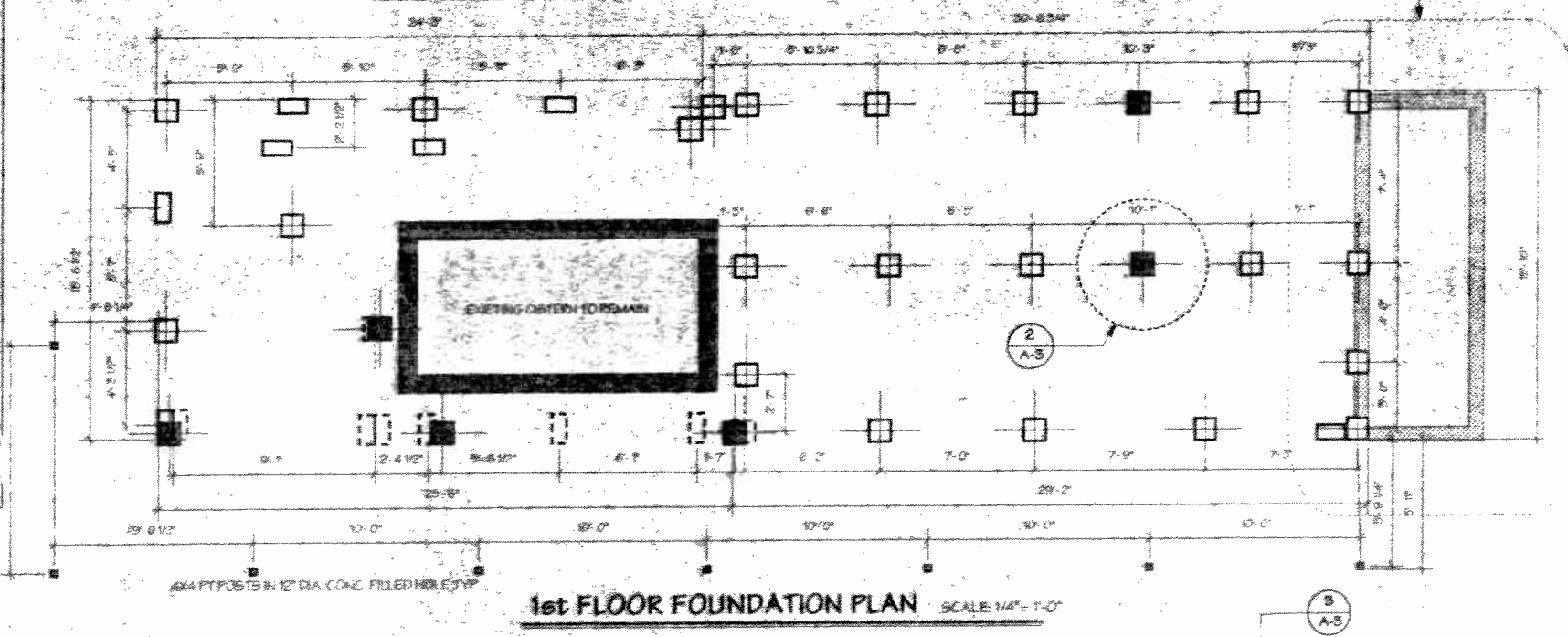
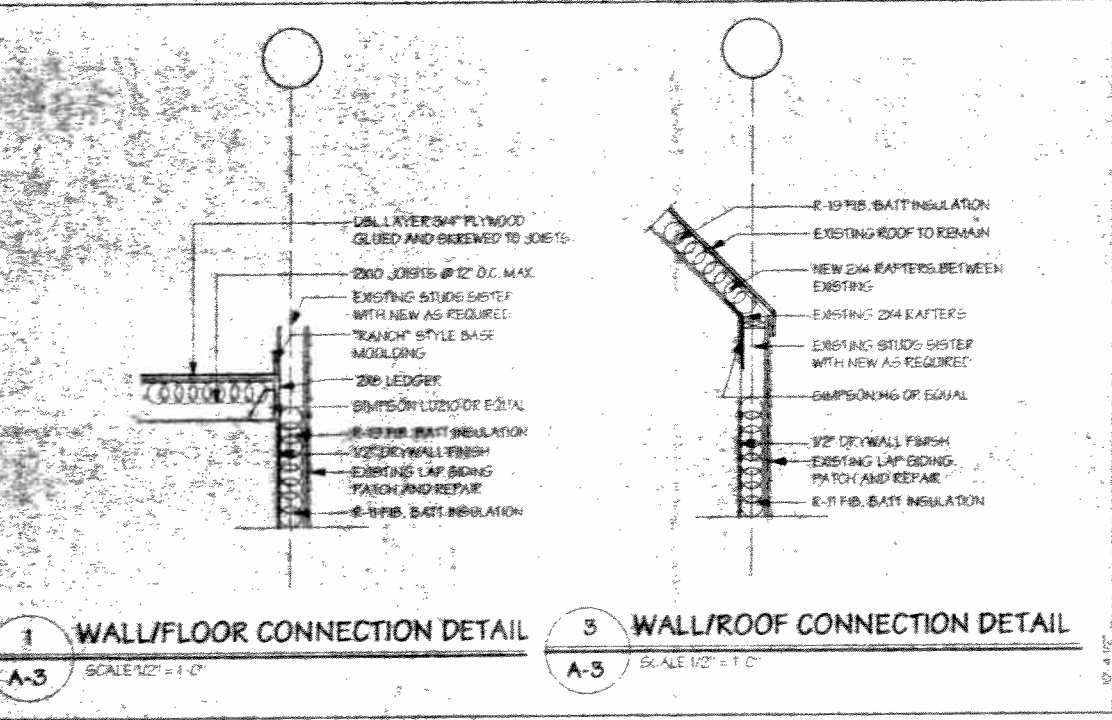
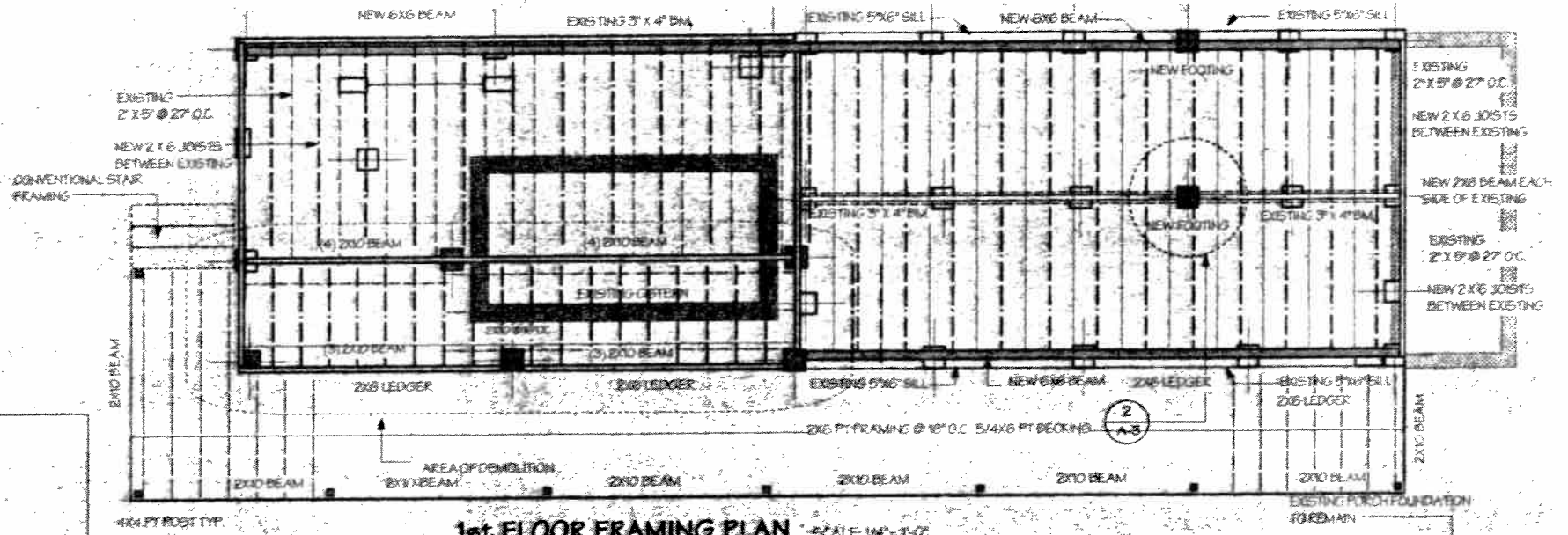
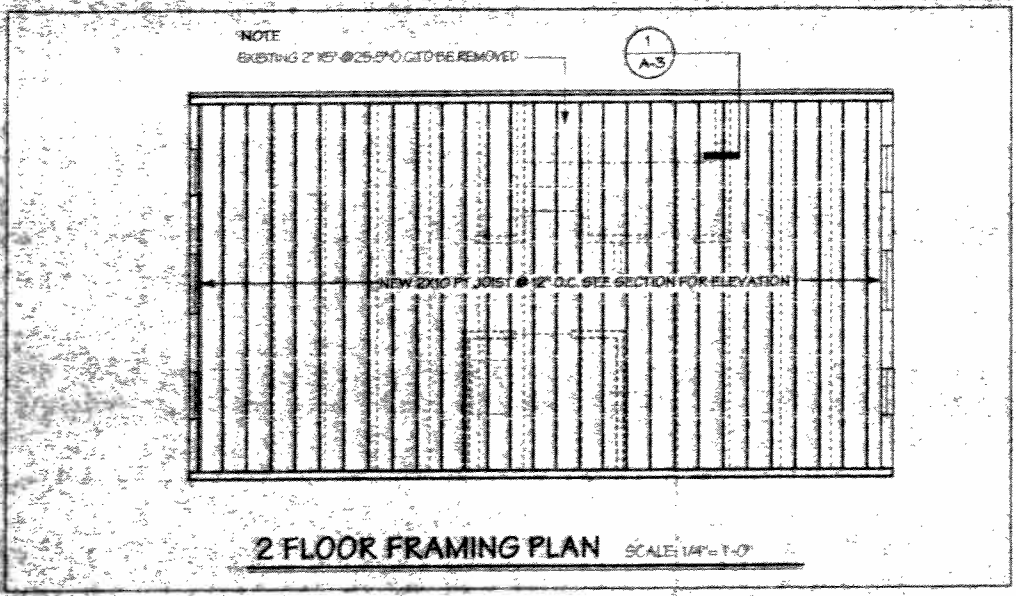
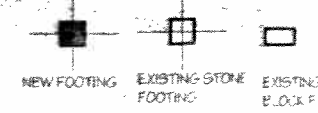


SOUTH ELEVATION





FOOTING LEGEND



DE  
AR  
1:0  
EE  
US  
PBC

RE  
NO: 1

ARI  
1:0  
2:0  
3:0  
4:0  
5:0  
6:0  
7:0  
8:0  
9:0

PEI

DRAW

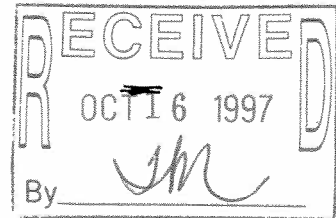
FRAMING  
DETAILS

PROTE

2 SCH  
KEY W

SCALE  
DATE

97-3579



Historic Architectural Review Commission  
1997 HARC Application

A HARC application must precede applications for building permits, variances, and development review approvals. HARC applications must meet the requirements as outlined by the *Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District*. The filing of an application does not ensure approval.

This application should be completed to the best of your ability and returned to the Planning Department, 605-A Simonton Street, Key West, Florida. All applications will be forwarded to the HARC board for a decision. The applicant should be present at the scheduled HARC meeting.

- Unless scope of work follows staff approval criteria, application review period is typically 14 days.
- Consult the tree commission for questions regarding tree removal.
- Please refer to the *Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District* (available at the City Planning Office) for additional information.

Required attachments:

- Photographs of existing building (for repairs, rehabilitations, or expansions)
- Photographs of adjoining buildings (for new buildings or major additions)
- Two (2) sets of to scale drawings of floor plans, site plans, exterior elevations (for new buildings or major additions)
- Illustrations of manufactured products to be used such as shutters, doors, and windows; paint color chips; and awning fabric samples
- Brief written description of scope of work intended under this application

Applications that do not have the required attachments will be considered incomplete and will not be brought to the HARC board.

Certificate of Appropriateness Number (assigned by HARC) H10-97-3579

Name of Property Owner: DAVID STOTT/CLIVE JAMES Phone: \_\_\_\_\_

Permanent Home Address: CROSSWAYS HOTEL, WILMINGTON E. SUSSEX ENGLAND

Applicant(owner or legally designated agent): DENNIS BEEBE Phone: 2968885

Applicant's Mailing Address: 1028 WHITE HEAD ST KEY WEST

Address of Construction: # 2 SCHEPPINS LANE

# HARC

Historic Architectural Review Commission

Applicant's Summary of Scope of Work (Please type or print): RENOVATION OF  
EXISTING RESIDENCE / REPLACE WINDOWS / INTERIOR  
CHANGES / PAINT BUILDING (WHITE)

I attest that I will not exceed the scope of work as summarized above without coming back before the HARC for additional review.

Date: \_\_\_\_\_ Signature: X

For HARC Use Only

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

Reason for deferral/denial: \_\_\_\_\_

New Hearing Date: \_\_\_\_\_

HARC staff comments: \_\_\_\_\_

Limits of work approved, conditions of approval, and/or suggested changes, etc.: \_\_\_\_\_

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

Historic Architectural Review Commission

# HARC

Historic Architectural Review Commission

Applicant's Summary of Scope of Work (Please type or print): RENOVATION OF  
EXISTING RESIDENCE / REPAIR WINDOWS / INTERIOR  
WALLS / PAINT WORKING (WHITE)

I attest that I will not exceed the scope of work as summarized above without coming back before the HARC for additional review

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

Signature

X

~~STOTT~~

D STOTT

For HARC Use Only

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for deferral/denial \_\_\_\_\_

New Hearing Date: \_\_\_\_\_

HARC staff comments: \_\_\_\_\_

Limits of work approved, conditions of approval, and/or suggested changes, etc.: \_\_\_\_\_

WINDOWS MUST BE 2/2; FRONT WINDOWS MUST BE WOOD;  
DOOR OPENINGS ON SIDE MUST BE SAME WIDTH AS EXISTING WINDOWS;  
WINDOWS CANNOT BE TRUED

Date: 12/3/00

By: \_\_\_\_\_

SLW

[Signature]

Historic Architectural Review Commission  
REVIEW COMMISSION



**Project Street Address** 2 Scheppins Lane

### **Land Use and Zoning**

Land Use Classification      **Historic High Density Residential District (HHDR)**

Description      **The HHDR district shall accommodate historic high density residential development for permanent residents, including single family, duplex, and multiple family residential structures. The HHDR district shall provide a management framework for preserving the residential character and historic quality of the Old Town central residential community.**

### **Master Site File Survey**

This Structure      **Contributing 1 ½ story frame vernacular**

Adjacent Structure (north)      **822 Scheppins Lane  
Altered contributing 1 ½ story frame vernacular**

Adjacent Structure (south)      **3 Scheppins Lane  
Contributing 1 story frame vernacular**

Adjacent Structure (east)      **824 Scheppins Lane  
Altered contributing 1 ½ story frame vernacular**

Adjacent Structure (west)      **NA**

### **Secretary of the Interior's Standards for Rehabilitation Comments**

***Applicable Standards: 2, 3, 6, and 9***

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

### **General Comments**

Building is essentially being rehabilitated—appears to be 3 units/lock-outs. Replacement doors should either match the original under Standard 6 or substitute new materials and designs sympathetic to original under Standard 9. New entrances can result in loss of historic fabric and detailing and change the rhythm of the façade. Under Standard 2, the visual role of historic window design and its detailing should be considered in planning window repair or replacement. Proposed (?) stair interferes with reading of roofline. Under Standard 9, new changes should be clearly distinguished from original portions of a building and should result in minimal damage to it.

CITY OF KEY WEST  
BUILDING DEPARTMENT  
P.O. BOX 1409  
KEY WEST FL 33041

C E R T I F I C A T E   O F   O C C U P A N C Y

P E R M A N E N T

Issue Date . . . . . 8/10/98

Parcel Number . . . . . 0000-8310-000000-

Property Address . . . . . 2 SCHIPPENS LN  
KEY WEST FL 33040

Subdivision Name . . . . .

Legal Description . . . . . KW PT LOT 2 SQR 47 C1-5  
27 CO JUDGE ORDERS  
AT CHAMBERS BOOK J-185 OR806-0  
90 OR815-1021Q/C OR921-

Property Zoning . . . . .

Owner . . . . . STOTT DAVID

Contractor . . . . . CONSTRUCTION MANAGEMENT INC  
305 293-7074

Application number . . . . . 97-00003579 000 000

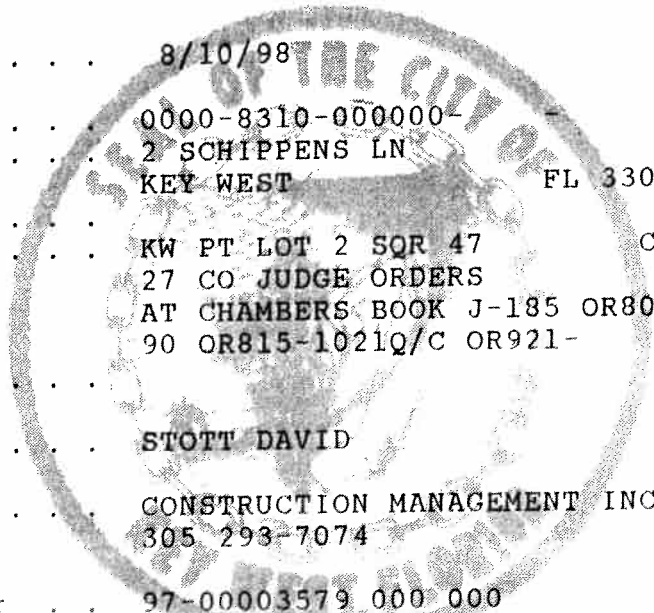
Description of Work . . . . . RENOVATION, ADDITION, CONVERSION: RESIDENTIAL

Construction type . . . . .

Occupancy type . . . . . RESIDENTIAL

Flood Zone . . . . . FLOOD ZONE AE

Special conditions . . . . .  
RENOVATION OF RESIDENCE INCLUDING ELECTRICAL, PLUMBING, AND  
ROOFING.



Approved . . . . . *Thomas Stott* 8/12/98  
Building Official

VOID UNLESS SIGNED BY BUILDING OFFICIAL

*Raymond Casameyer*  
City Fire Marshall Approval *RD*

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., September 27, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER THE FACT DEMOLITION OF GABLE ROOF. REMOVAL OF EXISTING  
SECOND STORY ROOF DECK, RAILINGS, FENCE AND STAIRS- CODE  
COMPLIANCE CASE  
#2 SCHEPPENS LANE**

**Applicant: William P. Horn- Application # H11-01-1220**

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



# **Property Appraiser Information**

# **Property Appraiser Information**

**Copy made in February 2, 2009.**

**Notice aerial photo showing gable roof on the back of #2 Scheppens Lane**

# Ervin A. Higgs, CFA Property Appraiser Monroe County, Florida

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

## Property Record View

Alternate Key: 1008575 Parcel ID: 00008300-000000

### Ownership Details

Mailing Address:  
ROCKWELL PROPERTY INC

818 FLEMING ST  
KEY WEST, FL 33040

### Property Details

PC Code: 39 - HOTELS,MOTELS  
Millage Group: 10KW  
Affordable Housing: No  
Section: 06-68-25  
Township-Range: 06-68-25  
Property Location: 822 FLEMING ST Unit Number: 2 KEY WEST  
Legal Description: KW PT LOT 2 SQR 47 OR398-1053/1054 OR501-4 OR532-1074 OR750-869 OR802-1528 OR884-530 OR1283-2443/2444-C OR1310-771/772Q/C OR1397-813/ 815 OR1448-697/698 OR1465-1381Q/C OR1474-174/175 OR2156-269/71

### Parcel Map







Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					1,220
2	OPU		1	1993					158
3	FLA		1	1993					700
4	OPF		1	1993					168

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	2 UT	0	0	1990	1991	1	20
2	PO4:RES POOL	144 SF	12	12	1996	1997	5	50
3	FN2:FENCES	540 SF	90	6	1996	1997	2	30
4	AC2:WALL AIR COND	2 UT	0	0	1996	1997	2	20

Appraiser Notes

1 SCHEPPENS LANE IS USED AS PART OF EQUATOR

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 9603854	09/01/1996	11/01/1997	20,000	Commercial	POOL
2 9604104	10/01/1996	11/01/1997	3,500	Commercial	DECK

3	9701791	06/01/1997	11/01/1997	16,765	Commercial	ELECTRICAL
4	9702874	08/01/1997	11/01/1997	8,200	Commercial	A/C
	06-3278	06/01/2006	08/07/2006	4,000		REPLACE EXISTING DECK BOARDS 720SF
5	05-6028	01/05/2006	08/07/2006	16,700	Commercial	REPLACE THREE WINDOWS

### 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
2008	320,432	13,333	463,350	921,674	921,674	0	921,674
2007	260,672	10,726	463,350	944,862	944,862	0	944,862
2006	253,737	11,049	293,455	993,274	993,274	0	993,274
2005	259,707	11,372	265,654	278,659	278,659	0	278,659
2004	259,701	11,713	231,675	272,803	272,803	0	272,803
2003	259,701	12,036	114,293	272,803	272,803	0	272,803
2002	259,701	12,399	108,115	259,812	259,812	0	259,812
2001	259,701	12,780	108,115	259,812	259,812	0	259,812
2000	289,551	6,703	62,552	259,812	259,812	0	259,812
1999	289,551	6,916	62,552	227,700	227,700	0	227,700
1998	193,425	7,135	62,552	263,112	263,112	0	263,112
1997	76,200	560	56,374	186,866	186,866	0	186,866
1996	47,701	600	56,374	121,580	117,851	25,000	92,851
1995	47,701	640	56,374	119,217	115,218	25,000	90,218
1994	47,701	680	56,374	109,593	109,593	25,000	84,593
1993	43,295	0	56,064	103,689	103,689	25,000	78,689
1992	52,820	0	56,064	114,166	114,166	25,000	89,166
1991	52,820	0	56,064	114,166	114,166	25,000	89,166
1990	50,715	0	46,848	102,635	102,635	25,000	77,635
1989	50,715	0	46,080	96,795	96,795	25,000	71,795
1988	34,872	0	46,080	80,952	80,952	25,000	55,952
1987	29,342	0	28,416	57,758	57,758	25,000	32,758
1986	29,465	0	27,648	57,113	57,113	25,000	32,113
1985	28,773	0	12,503	41,276	41,276	25,000	16,276
1984	27,300	0	12,503	39,803	39,803	25,000	14,803
1983	27,300	0	12,503	39,803	39,803	25,000	14,803
1982	27,716	0	10,998	38,714	38,714	5,000	33,714

### 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
9/30/2005	2156 / 269	1	WD	M
3/1/1997	1448 / 0697	227,700	WD	Z
4/1/1996	1397 / 0813	279,000	WD	Q
11/1/1979	802 / 1528	60,000	00	Q

This page has been visited 122,777 times.

Monroe County Property Appraiser  
Ervin A. Higgs, CFA  
P.O. Box 1176  
Key West, FL 33041-1176

**Ervin A. Higgs, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

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

---

## Property Record View

Alternate Key: 1008583 Parcel ID: 00008310-000000

### Ownership Details

**Mailing Address:**  
ROCKWELL PROPERTY INC  
816 FLEMING ST  
KEY WEST, FL 33040

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 2 SCHEPPENS LN KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 47 C1-527 CO JUDGE ORDERS AT CHAMBERS BOOK J-185 OR806-090 OR815-1021Q/C OR921-1436WILL OR1053-2155L/E OR1053-2156L/E OR1465-1909/11Q/C OR1465-1912/13 OR1465-1914/15Q/C OR2449-791/792



### Parcel Map



### Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	23	96	2,208.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 880  
Year Built: 1915

### Building 1 Details

Building Type R1  
Effective Age 23  
Year Built 1915  
Functional Obs 0

Condition A  
Perimeter 142  
Special Arch 0  
Economic Obs 0

Quality Grade 500  
Depreciation % 30  
Grnd Floor Area 880

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

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

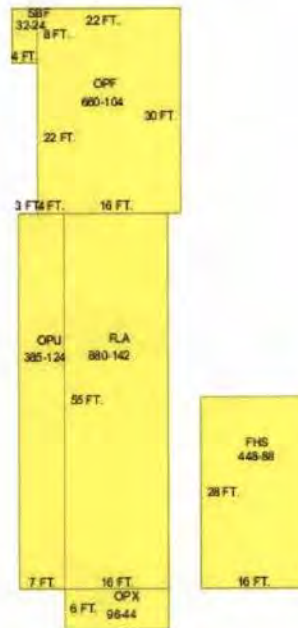
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 2

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 0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FHS	12:ABOVE AVERAGE WOOD	1	1993				448
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	880
2	OPF	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	660

3	OPX	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	96
5	OPU	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00	385
6	SBF	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00	32

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 97-3579	12/24/1997	12/31/1998	140,000	Residential	RENOVATE EXISTING RES
2 97-3579	04/20/1998	12/31/1998	140,000	Residential	REPLACE FIXT ETC
4 98-1110	05/01/1998	12/31/1998	3,200	Residential	REPAIR/REPLACE ROOF
3 97-3579	04/29/1998	12/31/1998	140,000	Residential	OUTLETS/SWITCHES ETC
5 07-0819	02/23/2007	07/27/2007	2,250	Residential	REPLACE DAMAGED WOOD ON PORCH

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	107,929	0	299,175	407,104	407,104	0	407,104
2009	129,629	0	354,578	484,207	484,207	0	484,207
2008	120,699	0	430,560	551,259	551,259	0	551,259
2007	187,804	0	391,206	579,010	579,010	0	579,010
2006	378,703	0	210,266	588,969	588,969	0	588,969
2005	300,558	0	190,346	490,904	490,904	0	490,904
2004	256,225	0	166,000	422,225	422,225	0	422,225
2003	259,492	0	81,893	341,385	341,385	0	341,385
2002	234,922	0	77,467	312,389	312,389	0	312,389
2001	186,118	0	77,467	263,585	263,585	0	263,585
2000	190,254	0	44,820	235,074	235,074	0	235,074
1999	181,155	0	44,820	225,975	225,975	0	225,975
1998	54,455	370	44,820	99,645	99,645	0	99,645
1997	50,039	340	40,393	90,773	78,788	25,500	53,288
1996	39,737	304	39,986	80,027	76,494	25,500	50,994
1995	38,266	325	39,986	78,577	74,629	25,500	49,129
1994	32,378	303	39,986	72,667	72,667	25,500	47,167
1993	36,948	0	40,296	77,244	77,244	25,500	51,744
1992	36,948	0	40,296	77,244	77,244	25,500	51,744
1991	36,948	0	40,296	77,244	77,244	25,500	51,744
1990	34,760	0	33,672	68,432	68,432	25,500	42,932
1989	31,600	0	33,120	64,720	64,720	25,500	39,220

1988	25,830	0	33,120	58,950	58,950	25,500	33,450
1987	25,619	0	17,565	43,184	43,184	25,500	17,684
1986	25,748	0	17,090	42,838	42,838	25,500	17,338
1985	25,236	0	8,987	34,223	34,223	25,500	8,723
1984	23,570	0	8,987	32,557	32,557	25,000	7,557
1983	23,570	0	8,987	32,557	32,557	25,000	7,557
1982	24,031	0	7,905	31,936	31,936	25,000	6,936

### Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/18/2010	2449 / 791	540,000	WD	37
6/1/1997	1465 / 1912	200,000	WD	Z

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Monroe County Property Appraiser  
 Ervin A. Higgs, CFA  
 P.O. Box 1176  
 Key West, FL 33041-1176

**Ervin A. Higgs, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

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

---

## Property Record View

Alternate Key: 1008567 Parcel ID: 00008290-000000

### Ownership Details

**Mailing Address:**  
ROCKWELL PROPERTY INC  
818 FLEMING ST  
KEY WEST, FL 33040

### Property Details

PC Code: 39 - HOTELS,MOTELS  
Millage Group: 10KW  
Affordable Housing: No  
Section-  
Township- 06-68-25  
Range:  
Property 816 FLEMING ST KEY WEST  
Location: 818 FLEMING ST KEY WEST  
Legal KW PT LOT 2 SQR 47 OR572-620 OR949-687 OR1332-1612D/C OR1332-1613/15(ESTATE) OR1332-1604  
Description: OR1380-1731 (RE 829-000100 NOW COMBINED WITH THIS PARCEL PER OWNER'S REQUEST DONE FOR THE 1996 TAX ROLL 7/9/96 OR1440-468/469Q/C OR2156-269/71



### Building Summary

Number of Buildings: 2  
 Number of Commercial Buildings: 2  
 Total Living Area: 4028  
 Year Built: 1920

### Building 1 Details

Building Type  
 Effective Age 17  
 Year Built 1920  
 Functional Obs 0

Condition E  
 Perimeter 304  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 23  
 Grnd Floor Area 2,006

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

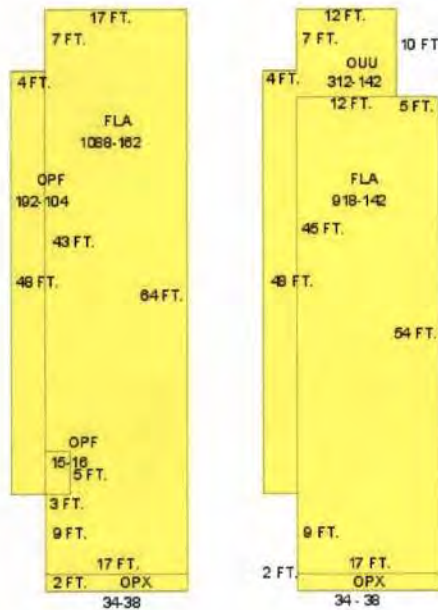
Roof Cover  
 Heat 2  
 Heat Src 2

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 0

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1987					1,088
2	OPX		1	1996					34
3	OPF		1	1987					15

4	OPF	1	1996	192
5	FLA	1	1987	918
6	O UU	1	1996	312
7	OPX	1	1996	34

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1756	HOTEL/MOTEL B	100	N	Y
	1757	OPX	100	N	N
	1758	OPF	100	N	N
	1759	OPF	100	N	N
	1760	HOTEL/MOTEL B	100	N	Y
	1761	O UU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
471	AB AVE WOOD SIDING	100

### Building 2 Details

Building Type  
 Effective Age 17  
 Year Built 1920  
 Functional Obs 0

Condition E  
 Perimeter 288  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 23  
 Grnd Floor Area 2,022

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

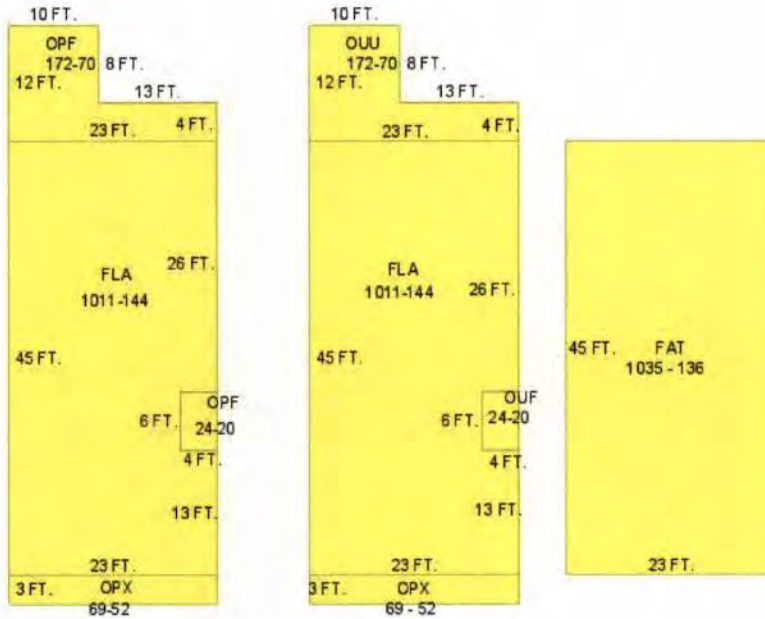
Foundation  
 Bedrooms 0

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 0

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





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990				1,011
2	OPX		1	1996				69
3	OPF		1	1996				24
4	OPF		1	1990				172
5	FLA		1	1990				1,011
6	OUU		1	1996				172
7	OUF		1	1996				24
8	OPX		1	1996				69
9	FAT	12:ABOVE AVERAGE WOOD	1	1996				1,035

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1762	HOTEL/MOTEL B	100	N	Y
	1763	OPX	100	N	N
	1764	OPF	100	N	N
	1765	OPF	100	N	N
	1766	HOTEL/MOTEL B	100	N	Y
	1767	OUU	100	N	N
	1768	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
472	AB AVE WOOD SIDING	100

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	446 SF	0	0	2006	2007	1	40
2	WD2:WOOD DECK	306 SF	0	0	2006	2007	1	40

### Appraiser Notes

TPP - 8531311 2002-12-27 - 8 TRANSIENT ROOMS. BCS

2006-11-15 EQUATOR GUEST HOUSE

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-0988	04/04/2008		2,400	Commercial	ROOFING
08-0989	04/04/2008		6,450	Commercial	METAL ROOFING
1 96-0475	01/01/1996	08/01/1997	10,000	Commercial	ELECTRICAL
2 96-3073	07/01/1996	08/01/1997	200,000	Commercial	ADDITION CONVERSION
3 97-1652	05/01/1997	08/01/1997	800	Commercial	PLUMBING
4 98-2417	08/20/1998	01/01/1999	400	Commercial	SIGN
5 01-2714	07/27/2001	10/09/2001	1	Commercial	5 SQS SBS ROOF
6 03-3520	10/06/2003	11/24/2003	200	Commercial	ELECTRICAL
7 05-6026	01/05/2006	08/07/2006	3,100	Commercial	ROOFING FOR FRONT ONLY
05-6027	01/04/2006	08/07/2006	2,200	Commercial	CAULK & RE-PAINT WINDOWS, ROOF AND FLASHING-PAINT SIDING TO MATCH
06-3279	06/01/2006	08/07/2006	6,500	Commercial	REPLACE EXISTING DECK BOARDS
06-2740	06/16/2006	08/07/2006	4,000	Commercial	REFINISH SMALL POOL
06-4400	08/04/2006	11/16/2006	1,500	Commercial	REPLACE 200 AMP SVC
06-4649	08/04/2006	11/16/2006	1,000	Commercial	REPLACE ONE 200 AMP SVC
06-4648	08/04/2006	11/16/2006	1,000	Commercial	REPLACE 200 AMP SVC

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	573,930	4,721	588,610	1,471,104	1,471,104	0	1,471,104
2009	573,930	4,822	508,729	1,581,832	1,581,832	0	1,581,832
2008	588,277	4,974	590,400	1,958,558	1,958,558	0	1,958,558
2007	501,853	5,077	590,400	2,007,833	2,007,833	0	2,007,833
2006	483,252	2,691	373,920	2,110,708	2,110,708	0	2,110,708
2005	494,623	2,792	314,880	1,671,876	1,671,876	0	1,671,876
2004	494,608	2,944	236,160	1,500,411	1,500,411	0	1,500,411
2003	464,254	3,047	137,760	1,500,411	1,500,411	0	1,500,411
2002	464,254	3,199	137,760	1,428,963	1,428,963	0	1,428,963
2001	464,254	3,300	78,720	1,428,963	1,428,963	0	1,428,963
2000	448,645	1,278	78,720	1,428,963	1,428,963	0	1,428,963
1999	448,645	1,317	78,720	988,141	988,141	0	988,141
1998	299,096	1,372	78,720	892,960	892,960	0	892,960
1997	52,471	1,410	70,848	124,729	124,729	0	124,729
1996	162,475	1,467	70,848	484,144	484,144	0	484,144
1995	85,989	892	42,804	129,685	129,685	0	129,685
1994	85,989	925	42,804	129,718	129,718	0	129,718
1993	85,989	948	42,804	129,741	129,741	0	129,741
1992	85,989	981	42,804	129,774	129,774	0	129,774
1991	85,989	1,004	42,804	129,797	129,797	0	129,797
1990	68,285	1,037	38,643	112,000	112,000	0	112,000
1989	68,285	1,059	38,048	112,000	112,000	0	112,000
1988	58,054	874	30,914	89,842	89,842	0	89,842
1987	51,907	0	17,716	69,623	69,623	0	69,623
1986	52,187	0	17,122	69,309	69,309	0	69,309
1985	50,730	0	10,035	60,765	60,765	0	60,765
1984	122,443	0	16,610	139,053	139,053	0	139,053
1983	122,443	0	16,610	139,053	139,053	0	139,053
1982	127,234	0	16,610	143,844	143,844	0	143,844

### Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/30/2005	2156 / 269	3,250,000	WD	M
12/1/1995	1380 / 1731	1	WD	M

2/1/1974	572 / 620	23,000	00	Q
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Monroe County Property Appraiser  
Ervin A. Higgs, CFA  
P.O. Box 1176  
Key West, FL 33041-1176

**Property Appraiser  
Information**

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

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

---

## Property Record View

Alternate Key: 1008583 Parcel ID: 00008310-000000

### Ownership Details

**Mailing Address:**  
ROCKWELL PROPERTY INC  
816 FLEMING ST  
KEY WEST, FL 33040

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Range:** 06-68-25  
**Township-Range:** 06-68-25  
**Property Location:** 2 SCHEPPENS LN KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 47 C1-527 CO JUDGE ORDERS AT CHAMBERS BOOK J-185 OR806-090 OR815-1021Q/C OR921-1436WILL OR1053-2155L/E OR1053-2156L/E OR1465-1909/11Q/C OR1465-1912/13 OR1465-1914/15Q/C OR2449-791/792



Total Living Area: 880  
Year Built: 1915

### Building 1 Details

Building Type R1  
Effective Age 23  
Year Built 1915  
Functional Obs 0

Condition A  
Perimeter 142  
Special Arch 0  
Economic Obs 0

Quality Grade 500  
Depreciation % 30  
Grnd Floor Area 880

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

Roof Type GABLE/HIP  
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Heat Src 1 NONE

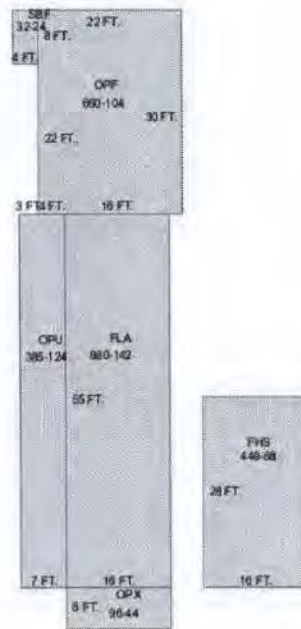
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 2

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 0

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



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Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
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1985	25,236	0	8,987	34,223	34,223	25,500	8,723
1984	23,570	0	8,987	32,557	32,557	25,000	7,557
1983	23,570	0	8,987	32,557	32,557	25,000	7,557
1982	24,031	0	7,905	31,936	31,936	25,000	6,936

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6/1/1997	1465 / 1912	200,000	WD	Z

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