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## Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: July 29, 2020

Applicant: Bender & Associates

Application Number: H2020-0020

Address: 709 Truman Avenue

### **Description of Work:**

Installation of two spiral staircases.

### **Site Facts:**

The specific building under review is a non-historic two-story frame structure. The building is part of the Chelsea House complex; its main facade faces Elizabeth Street and its south side faces the southeast corner parking lot between Truman Avenue and Elizabeth Street.

The building has undergone renovations which were approved at staff level, including changes of windows, doors, siding replacement and the relocation of wooden staircases from the north elevation to the south elevation. The interiors were renovated, and the structure now houses six rooms. As to the changes the Chief Building Official required a sprinkler system for the building. On February 2020 the contractor submitted a revision to building permit application number 2019-3541 for the installation of two metal spiral staircases, one on the southwest corner of the building, the other on the northeast corner of the building. Both stairs are already installed without a Certificate of Appropriateness or a Building Permit. Staff realized that the stairs were already installed, not during a HARC final inspection, but because we were reviewing the building permits at the time. HARC staff was not involved nor consulted for these changes.

### **Guidelines Cited on Review:**

- Additions and Alterations (pages 37a-k), specifically guidelines 6, 14 first sentence, 25, and 26 second sentence.
- New Construction (pages 38a-q), specifically guidelines 1, 2, first paragraph on page 38 e, and 12.
- HARC Project Categories and the Architectural Guidelines (page 53), specifically III, IV and V.

### **Staff Analysis:**

The Certificate of Appropriateness under review is for two new exterior spiral staircases that are already installed on a non-historic building. Both stairs are built in metal and are white powder coated. One of the stairs faces Elizabeth Street and visible from Truman Avenue; the second stair is located at the rear of the building and it is visible from Elizabeth Street and less visible from Truman Avenue.

According to the plans, a metal platform serves as a connector between the second-floor front porch and the staircase. The metal platform extends 4'-6" from the porch towards the south and serves as the landing to the spiral staircase. The stair dimensions are 7' in radius and its maximum height is 17'-0"; staircase is 13'-6" from deck to finish grade and guardrails are 42" tall. The rear spiral staircase has the same configuration and sits behind the building.

On June 23, 2020 the Commission motioned to postpone this item as a request from the applicant.

### **Consistency with Cited Guidelines:**

It is staff's opinion that a contemporary spiral staircase is an architectural element that is foreign to the historic streetscapes within the Key West historic district. Although the stairs are attached to a non-historic building it is not appropriate to add an element that cannot be related to the visual quality of the urban context found on a streetscape. These staircases are in a visible site, and most particularly the one located at the southwest corner of the building, as the building abuts parking lot spaces. The stairs form, mass, and materials are elements that are not found in the immediately adjacent urban block façade and its traditional context.

It is staff firm position that this report by no means argues any determination or requirements from the Chief Building Official as he has the sole authority to administer and interpreted the Florida Building Code in our city. By the contrary, this report reflects our opinion of a solution submitted as a revision to a building permit which in our view is inconsistent with the cited guidelines. To clarify the record there is no building permit issued for the stairs, as while staff from the planning department and HARC were reviewing the submitted plans, the stairs were already installed. Staff opines that there are other solutions available that will meet our regulations. HARC staff works close with our CBO and he has always been supportive of the preservation of the historic character of our unique district.

## Enid Torregrosa

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**From:** Terrence Justice  
**Sent:** Tuesday, June 2, 2020 11:52 AM  
**To:** Craig Steckelberg; Enid Torregrosa  
**Cc:** David Salay; Bert Bender; Ken Reynolds; joel@jds-construction.com; Haven Burkee; Gerald Leggett  
**Subject:** RE: BLD2019-3541 Chelsea Six Plex Fire Stairs

I just stumbled across the below month-old email. I apologize for repeating myself, but the below is—again—a gross mischaracterization of my actual exchanges with Mr. Steckelberg. I cannot let it stand without rebuttal.

I DID NOT REQUIRE the client to install stairs. The installation of these stairs is not, in my opinion, a “life safety issue.” The added stairs were proposed by the applicants solely as a means of *sidestepping the code requirement to install a sprinkler system*. (Reference my email of 10/23/2019, also forwarded 5/22/2020.)

Since the permit had already been issued, documenting a different design, this modification needed to be submitted as a revision and be subject to the same review process as the original permit. I made this explicitly clear in my conversations with Mr. Steckelberg and further stipulated *repeatedly* that we will not modify an issued permit by way of an “information bulletin.”

Any further communications between Mr. Steckelberg and myself will be conducted exclusively in writing so as to leave an indelible record. Members of his firm will also be cc’d on all such exchanges. I am highly disappointed that good-faith consultations, intended only to assist the project principals, have been so severely mischaracterized. I will take pains to prevent that from happening again.

Respectfully,

Terrence

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Terrence K. Justice  
Chief Building Official  
City of Key West  
305-809-3943 directgl  
305-809-3956 dept



*Florida has a very broad public records law. Most written communications to or from the City regarding City business are public record, available to the public and media upon request. Your communications may be subject to public disclosure.*

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**From:** Craig Steckelberg <csteckelberg@benderarchitects.com>  
**Sent:** Wednesday, May 20, 2020 2:32 PM  
**To:** Terrence Justice <tjustice@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>  
**Cc:** David Salay <dsalay@benderarchitects.com>; Bert Bender <bbender@benderarchitects.com>; Ken Reynolds <Ken.Reynolds@khpcp.com>; joel@jds-construction.com  
**Subject:** BLD2019-3541 Chelsea Six Plex Fire Stairs

Terry, Enid,

I just wanted to check back to see what progress has been made on the BLD2019-3541 Chelsea Six Plex Fire Stairs permit.

The client was required by Terry to install the stairs for Fire Egress/Life Safety and that work has been completed. Currently the permit status indicates that Enid requires corrective action.

This is a little confusing as the required Fire Egress Stair for the "Treehouse" on the property was signed off as staff approval because it was a Life Safety issue.

Please let me know how else I may be able to help move this forward to completion.

Respectfully,  
Craig Steckelberg  
Bender & Associates, Architects

**Address:** 410 Angela Street, Key West FL 33040

**Phone:** 305-296-1347

**Email:** [csteckelberg@benderarchitects.com](mailto:csteckelberg@benderarchitects.com)

**Website:** [www.benderarchitects.com](http://www.benderarchitects.com)



## Enid Torregrosa

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**From:** Terrence Justice  
**Sent:** Saturday, May 30, 2020 12:37 PM  
**To:** Enid Torregrosa  
**Cc:** Haven Burkee  
**Subject:** Chelsea House six-plex

Enid,

Below is a preview of what I will want to make clear to the HARC reviewers. This needs to be transparent. I've already pushed back repeatedly at the notion that 'Terry Justice required these added stairways' as *completely* misrepresenting the facts. It only makes me more hesitant to provide good-faith counsel to design professionals without maintaining a written record of the dialog.

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DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS	
<b>GENERAL:</b>	Add two spiral stairs from second floor to grade for egress requirements. In this as code-required egress. This modification to the structure is proposed by the applicant. The actual code requirement that this building be equipped with fire sprinklers. That said will, in fact, not be required to have sprinklers.
<b>MAIN BUILDING:</b>	Add two powder coated 7' diameter spiral stairs for fire egress from second building per diagram and photographs.

Please make sure I'm scheduled to attend the HARC Commission meeting when this comes up. I have no interest in influencing their decision other than to make sure it is based on the full set of facts and the *actual code requirements*. My feeling is that the applicant would only improve their standing in this case by applying a bit more candor in the presentation.

Respectfully,

Terrence Justice

City of Key West  
Chief Building Official  
305-809-3956 Dept.  
305-809-3943 Direct



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## Enid Torregrosa

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**From:** Terrence Justice  
**Sent:** Thursday, May 21, 2020 5:36 PM  
**To:** Craig Steckelberg; David Salay  
**Cc:** Enid Torregrosa; Haven Burkee  
**Subject:** Re: BLD2019-3541 Chelsea Six Plex Fire Stairs

I fully and completely dispute that assessment. I did nothing more than explain that we could except the spiral staircases as a means of egress because the team was adamant that they were not going to install sprinklers. In no way did I authorize their installation and bypass the permit review process.

This attempt to mischaracterize our discussions on the subject is doing little to maintain the confidence I've long had in the professionalism of your firm.

Respectfully,

Terrence Justice  
Chief Building Official  
City of Key West  
305-809-3956 Department  
305-809-3943 Direct

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**From:** Terrence Justice  
**Sent:** Thursday, May 21, 2020 1:19:42 PM  
**To:** Craig Steckelberg <csteckelberg@benderarchitects.com>; David Salay <dsalay@benderarchitects.com>  
**Cc:** Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>  
**Subject:** RE: BLD2019-3541 Chelsea Six Plex Fire Stairs

I did not "require spiral stairs." I said that if separate exit elements were provided for each sleeping area, per FBC guidance, I would not require sprinklers. The design professionals asked if I would accept spiral stairs as meeting that requirement and I said yes.

If these were already installed without a revision being approved, including the required HARC review, it was absolutely not done on my authority as evidenced by no permit having been issued which documents such an installation.

Respectfully,

Terrence

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Terrence K. Justice  
Chief Building Official  
City of Key West  
305-809-3943 direct  
305-809-3956 dept



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---

**From:** Craig Steckelberg <csteckelberg@benderarchitects.com>

**Sent:** Wednesday, May 20, 2020 2:32 PM

**To:** Terrence Justice <tjustice@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>

**Cc:** David Salay <dsalay@benderarchitects.com>; Bert Bender <bbender@benderarchitects.com>; Ken Reynolds <Ken.Reynolds@khpcp.com>; joel@jds-construction.com

**Subject:** BLD2019-3541 Chelsea Six Plex Fire Stairs

Terry, Enid,

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This is a little confusing as the required Fire Egress Stair for the "Treehouse" on the property was signed off as staff approval because it was a Life Safety issue.

Please let me know how else I may be able to help move this forward to completion.

Respectfully,

Craig Steckelberg

Bender & Associates, Architects

**Address:** 410 Angela Street, Key West FL 33040

**Phone:** 305-296-1347

**Email:** [csteckelberg@benderarchitects.com](mailto:csteckelberg@benderarchitects.com)

**Website:** [www.benderarchitects.com](http://www.benderarchitects.com)





## Terrence Justice

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**From:** Terrence Justice  
**Sent:** Wednesday, October 23, 2019 5:20 PM  
**To:** Craig Steckelberg; Danny Blanco; Timothy Anson  
**Cc:** kathy@jds-construction.com; joel@jds-construction.com; David Salay; Haven Burkee  
**Subject:** BLD2019-3541 709 Truman

This is the two-story building in which four tenant spaces are being converted into six.

This building shares exit elements (egress balcony, exit stairway) among all tenants on the second floor and so requires it be sprinklered:

### **FBC2017 Exist Bldg. CHAPTER 8 ALTERATIONS—LEVEL 2**

#### **804.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2.**

In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the Florida Building Code, Building as applicable to new construction; and
2. The work area exceeds 50 percent of the floor area.

**Exception:** If the building does not have sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump, work areas shall be protected by an automatic smoke detection system throughout all occupiable spaces other than sleeping units or individual dwelling units that activates the occupant notification system in accordance with Sections 907.4, 907.5 and 907.6 of the Florida Building Code, Building.

Respectfully,

Terry

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Terrence K. Justice  
Chief Building Official  
City of Key West  
305-809-3943 direct  
305-809-3956 dept



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## Terrence Justice

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**From:** Terrence Justice  
**Sent:** Thursday, January 09, 2020 4:45 PM  
**To:** Bert Bender  
**Cc:** Craig Steckelberg; David Salay; 'Ken.Reynolds@khpcp.com'; Gerald Leggett  
**Subject:** RE: Chelsea Six-Plex Permit BLD2019-3541 709 Truman Key West

Bert,

Since the FBC does not actually define “tenant” I cannot reasonably accept a definition from an unrelated statute to conclude that multiple groups of guests renting separate rooms should be considered members of a single “tenancy.” Furthermore, I’m highly skeptical that the *intent* of the Building Code is that transient guests would not be afforded a similar level of protection as non-transient apartment dwellers.

Merriam-Webster:  
Synonyms for *tenant* (noun):  
*boarder, lessee, lodger, renter, roomer*

I acknowledge that Section 461 lists a specific requirement for transient public lodging at three-stories or more. However, section 420.5 provides a much broader requirement for all I1, **R1**, R2, and R4 occupancies which meets the requirement for *FBC 2017 Existing Building 804.2.2 Part 1* that *new construction* would require sprinklers.

It is well-established that conflicting or overlapping requirements are resolved by applying the more stringent standard.

If you still find this determination objectionable, you have the administrative recourse of filing a written appeal to our Board of Adjustments.

Respectfully,

Terry

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Terrence K. Justice  
Chief Building Official  
City of Key West  
305-809-3943 direct  
305-809-3956 dept



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**From:** Bert Bender <bbender@benderarchitects.com>  
**Sent:** Tuesday, January 07, 2020 2:03 PM  
**To:** Terrence Justice <tjustice@cityofkeywest-fl.gov>  
**Cc:** Craig Steckelberg <csteckelberg@benderarchitects.com>; David Salay <dsalay@benderarchitects.com>; 'Ken.Reynolds@khpcp.com' <Ken.Reynolds@khpcp.com>; Bert Bender <bbender@benderarchitects.com>  
**Subject:** RE: Chelsea Six-Plex Permit BLD2019-3541 709 Truman Key West

Terry

Call me when you have a chance to discuss this. The "6 unit building..." is from the FBC code.

Thanks,  
Bert

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**From:** Bert Bender

**Sent:** Friday, January 3, 2020 9:48 AM

**To:** Terrence Justice <[tjustice@cityofkeywest-fl.gov](mailto:tjustice@cityofkeywest-fl.gov)>

**Cc:** Craig Steckelberg <[csteckelberg@benderarchitects.com](mailto:csteckelberg@benderarchitects.com)>; David Salay ([dsalay@benderarchitects.com](mailto:dsalay@benderarchitects.com)) <[dsalay@benderarchitects.com](mailto:dsalay@benderarchitects.com)>; Bert Bender ([bbender@benderarchitects.com](mailto:bbender@benderarchitects.com)) <[bbender@benderarchitects.com](mailto:bbender@benderarchitects.com)>; 'Ken.Reynolds@khpcp.com' <[Ken.Reynolds@khpcp.com](mailto:Ken.Reynolds@khpcp.com)>

**Subject:** RE: Chelsea Six-Plex Permit BLD2019-3541 709 Truman Key West

Terry,

This is the letter from Gibson Jones on the fire sprinklers. Please review it and we can discuss it next week.

We are looking at putting in a second stair for these units that will exit on the parking lot side of the building. Each will accommodate the tenant from their balconies. There will be three exits down a separate stair. Obviously, I won't do that unless we cannot come to an agreement about the sprinklers.

Thanks,  
Bert

*Bert L. Bender, Architect*

**Address:** 410 Angela Street, Key West FL 33040

**Phone:** 305-296-1347

**Email:** [bbender@benderarchitects.com](mailto:bbender@benderarchitects.com)

**Website:** [www.benderarchitects.com](http://www.benderarchitects.com)



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**From:** Craig Steckelberg <[csteckelberg@benderarchitects.com](mailto:csteckelberg@benderarchitects.com)>

**Sent:** Thursday, January 2, 2020 2:07 PM

**To:** Bert Bender <[bbender@benderarchitects.com](mailto:bbender@benderarchitects.com)>

**Subject:** FW: Chelsea Six-Plex Permit BLD2019-3541 709 Truman Key West

FYI

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**From:** Terrence Justice [<mailto:tjustice@cityofkeywest-fl.gov>]

**Sent:** Friday, October 25, 2019 4:29 PM

**To:** Craig Steckelberg <[csteckelberg@benderarchitects.com](mailto:csteckelberg@benderarchitects.com)>; Danny Blanco <[dblanco@cityofkeywest-fl.gov](mailto:dblanco@cityofkeywest-fl.gov)>; Timothy Anson <[tanson@cityofkeywest-fl.gov](mailto:tanson@cityofkeywest-fl.gov)>

**Cc:** [kathy@jds-construction.com](mailto:kathy@jds-construction.com); [joel@jds-construction.com](mailto:joel@jds-construction.com); David Salay <[dsalay@benderarchitects.com](mailto:dsalay@benderarchitects.com)>; Haven Burkee <[hburkee@benderarchitects.com](mailto:hburkee@benderarchitects.com)>; Ken Reynolds <[Ken.Reynolds@khpcp.com](mailto:Ken.Reynolds@khpcp.com)>; Rich Cohen <[Rich.Cohen@nv5.com](mailto:Rich.Cohen@nv5.com)>; Bert Bender <[blbender@bellsouth.net](mailto:blbender@bellsouth.net)>

**Subject:** RE: Chelsea Six-Plex Permit BLD2019-3541 709 Truman Key West

Craig,

Has construction started on this building with permit not yet issued?

Respectfully,

Terry

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Terrence K. Justice  
Chief Building Official  
City of Key West  
305-809-3943 direct  
305-809-3956 dept



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---

**From:** Craig Steckelberg <[csteckelberg@benderarchitects.com](mailto:csteckelberg@benderarchitects.com)>

**Sent:** Thursday, October 24, 2019 9:23 AM

**To:** Terrence Justice <[tjustice@cityofkeywest-fl.gov](mailto:tjustice@cityofkeywest-fl.gov)>; Danny Blanco <[dblanco@cityofkeywest-fl.gov](mailto:dblanco@cityofkeywest-fl.gov)>; Timothy Anson <[tanson@cityofkeywest-fl.gov](mailto:tanson@cityofkeywest-fl.gov)>

**Cc:** [kathy@jds-construction.com](mailto:kathy@jds-construction.com); [joel@jds-construction.com](mailto:joel@jds-construction.com); David Salay <[dsalay@benderarchitects.com](mailto:dsalay@benderarchitects.com)>; Haven Burkee <[hburkee@benderarchitects.com](mailto:hburkee@benderarchitects.com)>; Ken Reynolds <[Ken.Reynolds@khpcp.com](mailto:Ken.Reynolds@khpcp.com)>; Rich Cohen <[Rich.Cohen@nv5.com](mailto:Rich.Cohen@nv5.com)>; Bert Bender <[blbender@bellsouth.net](mailto:blbender@bellsouth.net)>

**Subject:** Chelsea Six-Plex Permit BLD2019-3541 709 Truman Key West

Terry,

I would ask that the construction on the building be allowed to continue until this is resolved. If sprinkling is required then it will be exterior pipes punched thru the envelope into each room. We would need time for design, etc... Let's not hold up the project for something that can be completed at the end, before a CO is issued.

Craig Steckelberg  
Bender & Associates, Architects

**Address:** 410 Angela Street, Key West FL 33040

**Phone:** 305-296-1347

**Email:** [csteckelberg@benderarchitects.com](mailto:csteckelberg@benderarchitects.com)

**Website:** [www.benderarchitects.com](http://www.benderarchitects.com)



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**From:** Terrence Justice [<mailto:tjustice@cityofkeywest-fl.gov>]

**Sent:** Wednesday, October 23, 2019 5:20 PM

**To:** Craig Steckelberg <[csteckelberg@benderarchitects.com](mailto:csteckelberg@benderarchitects.com)>; Danny Blanco <[dblanco@cityofkeywest-fl.gov](mailto:dblanco@cityofkeywest-fl.gov)>; Timothy Anson <[tanson@cityofkeywest-fl.gov](mailto:tanson@cityofkeywest-fl.gov)>

**Cc:** [kathy@jds-construction.com](mailto:kathy@jds-construction.com); [joel@jds-construction.com](mailto:joel@jds-construction.com); David Salay <[dsalay@benderarchitects.com](mailto:dsalay@benderarchitects.com)>; Haven

Burkee <[hburkee@benderarchitects.com](mailto:hburkee@benderarchitects.com)>

**Subject:** BLD2019-3541 709 Truman

This is the two-story building in which four tenant spaces are being converted into six.

This building shares exit elements (egress balcony, exit stairway) among all tenants on the second floor and so requires it be sprinklered:

**FBC2017 Exist Bldg. CHAPTER 8 ALTERATIONS—LEVEL 2**

**804.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2.**

In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the Florida Building Code, Building as applicable to new construction; and
2. The work area exceeds 50 percent of the floor area.

**Exception:** If the building does not have sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump, work areas shall be protected by an automatic smoke detection system throughout all occupiable spaces other than sleeping units or individual dwelling units that activates the occupant notification system in accordance with Sections 907.4, 907.5 and 907.6 of the Florida Building Code, Building.

Respectfully,

Terry

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Terrence K. Justice  
Chief Building Official  
City of Key West  
305-809-3943 direct  
305-809-3956 dept



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December 13, 2019

Mr. Ken Reynolds  
KHP IV Key West LLC

Re: **Building Code Analysis Clarification Letter**  
Chelsea House  
709 Truman Ave, Key West, Florida 33040  
J.S. Held File No. 19110997

Mr. Reynolds,

This letter is intended to clarify the following with respect to the above referenced project:

We were asked to provide this building code analysis regarding the interpretation of the Florida Building Code Existing Building Chapter 8 to determine whether or not automatic sprinkler protection should be provided to the work area for the Chelsea House. The Florida Building Code Existing Chapter 8, Alterations Level 2 occupancy Group R-1 refers to work areas with exits or corridors shared by more than one tenant. We are providing a code analysis to review whether the Chelsea House as Occupancy R-1 has either a tenant or more than one tenant by definition of tenant and dwelling in Florida statutes and by definition of R-1 as sleeping units not dwelling units in the Florida building code.

Our analysis of the Florida Building code, Building and Existing Building, along with the Florida Statutes for Landlord and Tenant is below:

- A dwelling is a building with one or two dwelling units. Chelsea House Six-plex does not have dwelling units and is not a dwelling.
- R-1 Occupancy classification is defined as containing *sleeping units* where the occupants are primarily transient in nature.
- Sleeping units as defined in chapter 2 may include provisions for living and eating, and either sanitation or kitchen facilities but not both.
- Such rooms and spaces that are also part of a *dwelling unit* are not sleeping units.
- The Chelsea House Six-plex by definition of R-1 Occupancy classification contains sleeping units and is not a dwelling and as such there are no dwelling units and no tenants.

#### **Code Analysis:**

##### ***FBC 2017 Bldg. CHAPTER 2 DEFINITIONS***

**CORRIDOR.** An enclosed *exit access* component that defines and provides a path of egress travel.

**DWELLING.** A building that contains one or two *dwelling units* used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

[www.jsheld.com](http://www.jsheld.com)

550 W. Cypress Creek Road, Suite 500 | Fort Lauderdale FL 33309 | 800-971-7252

**DWELLING UNIT.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**EXIT.** That portion of a *means of egress* system between the *exit access* and the *exit discharge* or *public way*. Exit components include exterior exit doors at the *level of exit discharge*, *interior exit stairways* and *ramps*, *exit passageways*, *exterior exit stairways* and *ramps* and *horizontal exits*.

**SLEEPING UNIT.** A room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

**FBC 2017 Bldg. CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION**  
**SECTION 310 RESIDENTIAL GROUP R**

**310.1 Residential Group R-1.** Residential Group R-1 occupancies containing *sleeping units* where the occupants are primarily *transient* in nature, including:

- Boarding houses (transient)* with more than 10 occupants
- Congregate living facilities (transient)* with more than 10 occupants
- Hotels (transient)* *Motels (transient)*

**FBC 2017 Exist Bldg. CHAPTER 8 ALTERATIONS—LEVEL 2**

**804.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2.**

In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one (1) **tenant** or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. *The work area is required to be provided with automatic sprinkler protection in accordance with the Florida Building Code, Building as applicable to new construction; and*
2. *The work area exceeds 50 percent of the floor area.*

**Florida Statutes CHAPTER 83 LANDLORD AND TENANT**  
**PART II RESIDENTIAL TENANCIES (ss. 83.40-83.683)**

**83.43 Definitions.** —As used in this part, the following words and terms shall have the following meanings unless some other meaning is plainly indicated:

- (1) “Building, housing, and health codes” means any law, ordinance, or governmental regulation concerning health, safety, sanitation or fitness for habitation, or the construction, maintenance, operation, occupancy, use, or appearance, of any dwelling unit.
- (2) “Dwelling unit” means:
  - (a) A structure or part of a structure that is rented for use as a home, residence, or sleeping place by one person or by two or more persons who maintain a common household.
  - (b) A mobile home rented by a tenant.
  - (c) A structure or part of a structure that is furnished, with or without rent, as an incident of employment for use as a home, residence, or sleeping place by one or more persons.

- (3) "Landlord" means the owner or lessor of a dwelling unit.
- (4) "Tenant" means any person entitled to occupy a dwelling unit under a rental agreement.

Based on our analysis of the Florida Building code, Building and Existing Building along with the Florida Statutes for Landlord and Tenant we have determined:

- The Chelsea House Occupancy and Use is defined as R-1 Hotel (Transient) containing sleeping units primarily transient in nature.
- The Chelsea House contains six (6) sleeping units, (3) on each of (2) levels, each with a bathroom and no kitchen which complies with the definition of a sleeping unit.
- The Chelsea House is not a dwelling and does not contain dwelling units with permanent provisions for living purposes.
- The Chelsea House is not a Landlord and does not own or lease a dwelling unit and therefore does not have tenants that would occupy a dwelling unit under a rental agreement.
- The work area of the Chelsea House has an exterior exit stairway but does not have a corridor that is an enclosed exit access component.
- The work area of the Chelsea House exceeds 50% of the floor area.

In summary, the Chelsea House Six-plex by definition of R-1 Occupancy classification contains only sleeping units and as such does not contain dwelling units or multiple tenants and is not a dwelling. Therefore, we have determined that the ***FBC2017 Exist Bldg. CHAPTER 8 ALTERATIONS—LEVEL 2*** *In buildings with occupancies in Group R-1, work areas that have exits or corridors shared by more than one tenant - shall be provided with automatic sprinkler protection, is not applicable as there are only six (6) sleeping units and no dwelling units or tenants.*

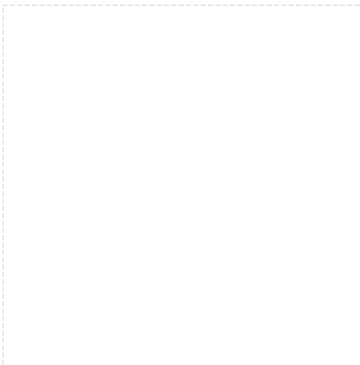


## CLOSING

Thank you for the opportunity to provide professional services. The opinions and conclusions in this report have been formulated within a reasonable degree of professional certainty. Please note that J.S. Held opinions are based on the information provided and/or obtained as well as our training, knowledge and experience. To the extent that hidden conditions exist, and/or additional information is made available, J.S. Held reserves the right to revise or update any of the observations, assessments, and/or opinions as conditions change or additional information is provided for our review.

This document is to insure to the benefit of the addressee only and may not be relied upon, used by, or referenced by any third party without the written consent of J.S. Held. If clarification or additional information is required, please do not hesitate to contact us.

Respectfully,  
**J.S. Held LLC**  
**License No. CA 32532 / FL**



This item has been electronically signed and sealed by Gibson M. Jones Jr., R.A. on December 13, 2019 using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

**Gibson M. Jones Jr., A.I.A.**  
**Register Architect**  
**Florida Registered Architect No. AR-0015447**  
Cc: File (#19062362)

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

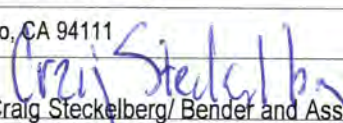


City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:	709 Truman Ave		
NAME ON DEED:	KHP Partners, LP	PHONE NUMBER	415-868-4888
OWNER'S MAILING ADDRESS:	101 California Street Suite 980	EMAIL	
	San Francisco, CA 94111		
APPLICANT NAME:	Ken Reynolds	PHONE NUMBER	415-999-3553
APPLICANT'S ADDRESS:	101 California Street Suite 980	EMAIL	ken.reynolds@khpcp.com
	San Francisco, CA 94111		
APPLICANT'S SIGNATURE:	 Craig Steckelberg/ Bender and Associates for Ken Reynolds		DATE 27 May 20

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS NO RELOCATION OF A STRUCTURE NO ELEVATION OF A STRUCTURE NO  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES \_\_\_ NO NO INVOLVES A HISTORIC STRUCTURE: YES \_\_\_ NO NO  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_ NO NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Add two spiral stairs from second floor to grade for egress requirements.
MAIN BUILDING:	Add two powder coated 7' diameter spiral stairs for fire egress from second floor. Stairs are located at each end of building per diagram and photographs.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

<b>ACCESSORY STRUCTURE(S):</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b> New stairs will be white powder coated to match existing railing
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC.):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**





April 1, 2020

Ms. Bryan Greene, Chairman  
City of Key West  
1300 White Street  
Key West, FL 33040

**RE: 709 Truman Ave 6-Plex Unit Stairs**

Dear Chairman Greene and HARC Commissioners,

This submittal is for 709 Truman Avenue, a 6-plex building with 3 stairs. This letter and the submittal will explain the project scope.

The City Building Official, Terry Justice, asked this firm to sprinkle this building or provide 3 stairs to accommodate the tenants on the second floor.

**FBC2017 Exist Bldg. CHAPTER 8 ALTERATIONS—LEVEL 2**

**804.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2.**

In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant *or that have exits or corridors serving an occupant load greater than 30* shall be provided with automatic sprinkler protection where all of the following conditions occur:

The above quote was from Terry Justice to our office on October 23, 2019. The yellow is from Terry and the red is from me. We agreed to provide 3 stairs for the tenants on the second floor to exit so that each tenant had his own way down from the second level. These stairs were noticed during a final HARC inspection. Enid has asked us to obtain HARC approval.

We ask that you consider this issue and agree to allow us to keep these stairs. Alternately, we request that you allow us to take out one stair, specifically the one on the southwest corner.

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
info@benderarchitects.com  
Florida License AAC002022  
www.BenderArchitects.com

709 Truman Ave 6-plex  
May 29, 2020  
Page 2 of 2

Obviously, we will need Terry Justice to agree that two stairs will be adequate for removal of the tenants from the second floor.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bert L. Bender", with a long horizontal line extending to the right.

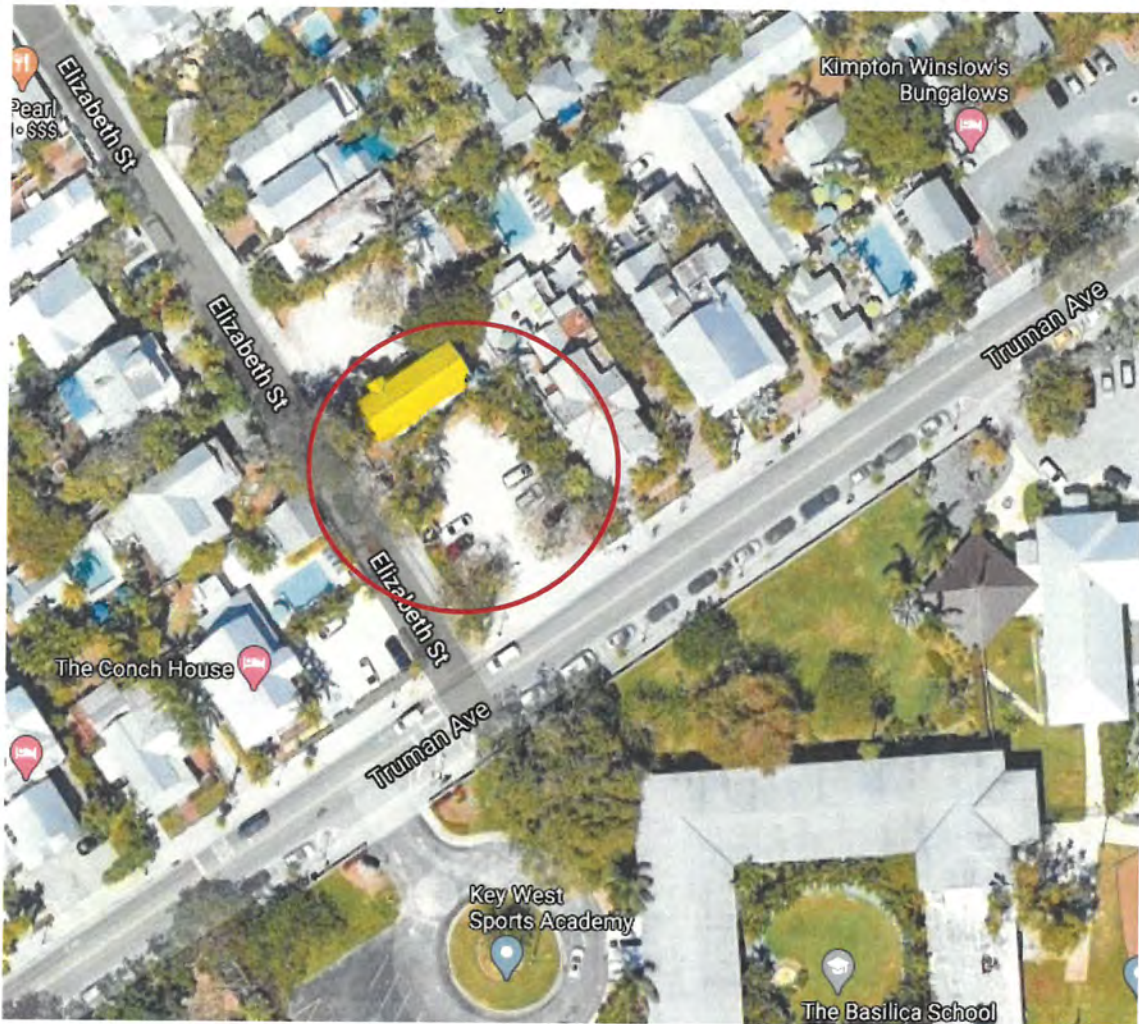
Bert L. Bender, Architect

BLB/arl

Cc: All HARC Commissioners  
Bart Smith  
Ken Reynolds

# PROJECT PHOTOS

Map Overview



The Six-Plex is set back from by Truman Ave with a parking lot in front. Elizabeth Street runs along the west side of the property.





**South - Truman Ave View Before Construction**



**South - Truman Ave View Post Construction**

There is a parking lot in front, spiral stairs are on the left and right side of the building.





**West - Before Construction**



**West - Elizabeth Street View**

View from Elizabeth Street. Spiral stairs on the right side.





**North - Before Construction**



**North - Rear View (opposite Truman Ave)**

Parking in front and spiral stair to the left side.





**East - Before Construction (opposite Elizabeth Street)**





East - After Construction (opposite Elizabeth Street) Interior of Property

# PLANS OF INSTALLED STAIRCASES

# INFORMATION BULLETIN

IB-16

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**PROJECT:** Chelsea Six-Plex Add (2) Spiral Stairs

**DATE OF ISSUANCE:** 23 Jan 2020

**OWNER:** KHP Capital Partners, LP  
101 California Street  
Suite 980  
San Francisco, CA 94111

**CONTRACT FOR:** New Construction

**CONTRACT DATED:** April 2019

**ARCHITECT'S PROJECT NO.** 18221

**TO CONTRACTOR:**  
J.D.S. Construction  
Joel Dos Santos

**ARCHITECT:**  
Bender & Associates Architects  
410 Angela Street  
Key West, FL 33040

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If the Contractor believes that the information contained herein will result in a change in the contract time or amount, Contractor must submit a written Request for Change Order within fifteen (15) days of the date of issuance of this I.B.

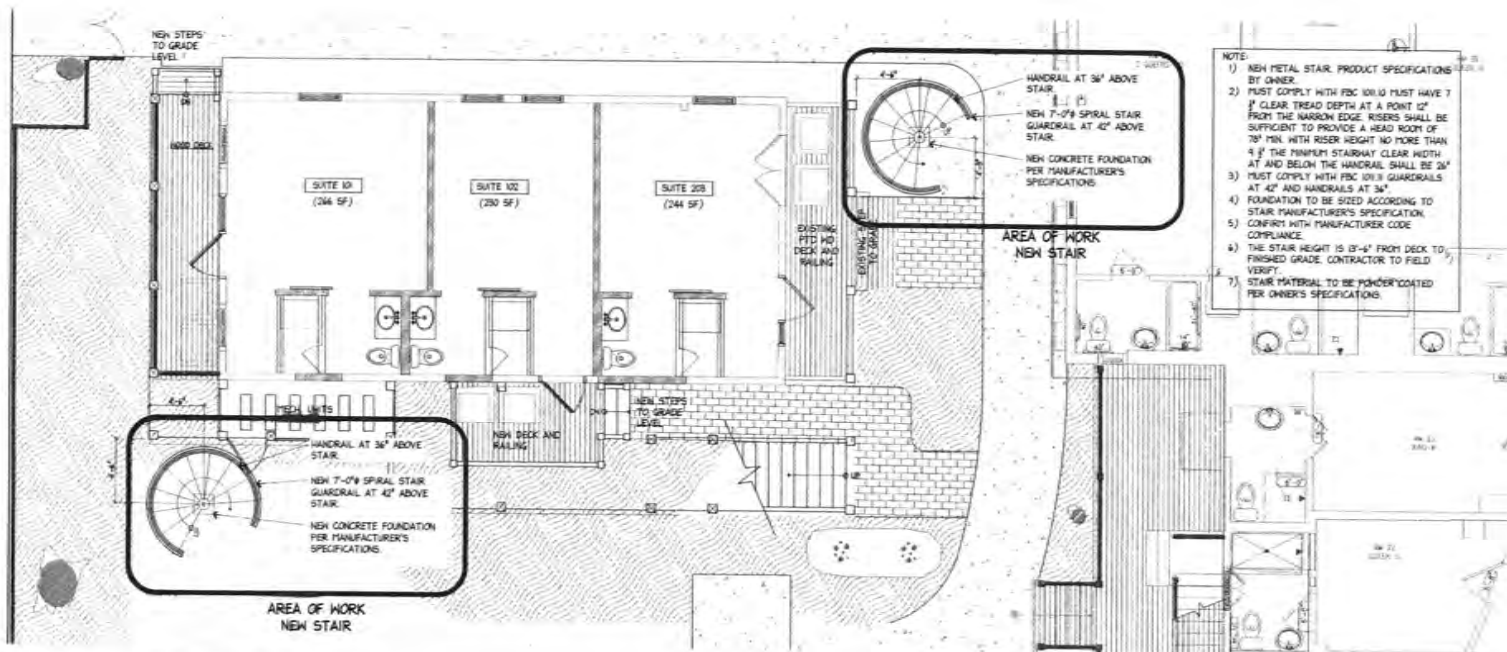
The Chief Building Official is requiring a separate exit for each room on the second floor. The solution involves adding a circular stair at each end of the building. Owner is providing design specifications for the stairs.

**BENDER & ASSOCIATES ARCHITECTS, P.A.**

by:

  
\_\_\_\_\_  
David Salay, Architect

Attachments: Enclosed IB-16 sheets showing plan location of the stairs and photos of the area the stairs will be installed.



- NOTE:
- 1) NEW METAL STAIR PRODUCT SPECIFICATIONS BY OWNER.
  - 2) MUST COMPLY WITH FBC 100.0 MUST HAVE 1" CLEAR TREAD DEPTH AT A POINT 12" FROM THE NARROW EDGE. RISERS SHALL BE SUFFICIENT TO PROVIDE A HEAD ROOM OF 78" MIN. WITH RISER HEIGHT NO MORE THAN 4" IF THE FINISHED STAIRWAY CLEAR WIDTH AT AND BELOW THE HANDRAIL SHALL BE 24"
  - 3) MUST COMPLY WITH FBC 100.3 GUARDRAILS AT 42" AND HANDRAILS AT 36"
  - 4) FOUNDATION TO BE SIZED ACCORDING TO STAIR MANUFACTURER'S SPECIFICATION. CONFIRM WITH MANUFACTURER CODE COMPLIANCE.
  - 5) THE STAIR HEIGHT IS 12'-4" FROM DECK TO FINISHED GRADE. CONTRACTOR TO FIELD VERIFY.
  - 6) STAIR MATERIAL TO BE POWDERCOATED PER OWNER'S SPECIFICATIONS.

1 FIRST FLOOR PLAN SPIRAL STAIR LOCATION  
 1816 SCALE: 1/4" = 1'-0"

REVISIONS

**CHELSEA HOUSE**  
 INTERIOR RENOVATION AND EXTERIOR STAIR  
 CONVERSION OF 4 GUESTROOMS TO 6 GUESTROOMS  
 708 TRUMAN AVENUE  
 KEY WEST, FLORIDA



410 Angela Street  
 Key West, Florida 33540  
 Telephone (305) 296-1242  
 Facsimile (305) 296-1277  
 Florida License AC1200222

**Bender & Associates**  
**ARCHITECTS**  
 P.A.

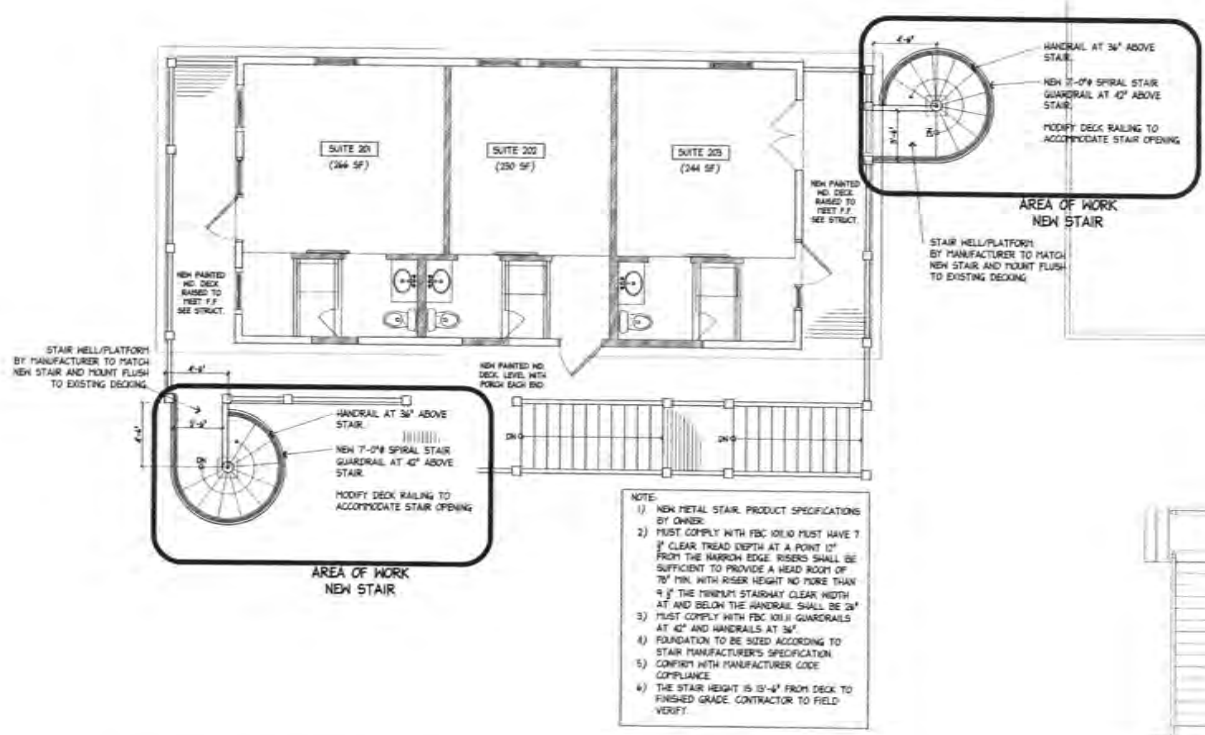
Project #:  
 SITEPLAN AND STAIR  
 LOCATIONS

Date: 01/23/20

**IB16**

1 of 2





2 SECOND FLOOR PLAN STAIR LOCATION  
IB16 SCALE: 1/4" = 1'-0"

CHELSEA HOUSE  
INTERIOR RENOVATION AND EXTERIOR STAIR  
CONVERSION OF 4 GUESTROOMS TO 6 GUESTROOMS  
709 TRUMAN AVENUE  
KEY WEST, FLORIDA



416 Angela Street  
Key West, Florida 33501  
Telephone (US) 238-2347  
Facsimile (US) 238-7727  
Florida License #16022022

Bender & Associates  
ARCHITECTS  
P.A.

Page #:  
SITE PLAN AND STAIR  
LOCATION

IB16  
2 of 2




2 EXISTING SECOND FLOOR PLAN  
 (A1.1) SCALE: 1/4"=1'-0"



1 EXISTING FIRST FLOOR PLAN  
 (A1.1) SCALE: 1/4"=1'-0"

PRELIMINARY  
 NOT FOR CONSTRUCTION

REVISED
<b>CHELSEA HOUSE</b> EXTERIOR RENOVATION OF EXISTING BUILDING CONVERSION OF 4 GUESTROOM BUILDING TO 6 GUESTROOMS 709 TRUMAN AVENUE KEY WEST, FLORIDA

410 Angela Street Key West, Florida 33040 Telephone (305) 298-1247 Facsimile (305) 298-2727 Florida License AHC962022
<i>Bender &amp; Associates</i> <b>ARCHITECTS</b> P.L.L.C.
Project No. 0822A EXISTING FLOOR PLAN
Date 4/30/19
<b>A1.1</b> 5 of 2

**BEFORE WORK 4.30.2019**

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., June 23, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: [http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1)

The purpose of the hearing will be to consider a request for:

## **INSTALLATION OF TWO SPIRAL STAIRCASES.** **#709 TRUMAN AVENUE**

**Applicant – Benders and Associates    Application #H2020-0020**

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://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 305-809-3811 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 Craig Steckelberg, 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: 709 Truman Ave on the 12 day of June, 2020.

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 23 June, 2020.

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 H2020-0020

2. A photograph of that legal notice posted in the property is attached hereto.

**Signed Name of Affiant:**

Craig Steckelberg  
**Date:** 12 June 20  
**Address:** 410 Angela  
**City:** Key West  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 12th day of June, 2020.

By (Print name of Affiant) Craig Steckelberg who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Ayn Lewis  
Print Name: Ayn Lewis  
Notary Public - State of Florida (seal)  
My Commission Expires: 5-2-2021







Public  
Garden  
Notes

24





Public Home

01  
75

76 100

# PROPERTY APPRAISER INFORMATION





**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00020360-000000  
 Account# 1021105  
 Property ID 1021105  
 Millage Group 10KW  
 Location 707 TRUMAN Ave, KEY WEST  
 Address  
 Legal KW ALL LOTS 1, 2, 3 AND PART LOT 4 SQR 2 TR 5 OR70-225/226 OR417-780/781 OR459-438/439 OR562-129 OR601-442 OR613-677 OR613-679 OR620-202/203 OR696-170/171 OR697-863 OR697-868 PROB NO 82-333-CP-12 OR756-1640Q/C OR756-1641 OR793-202/203 OR866-459P/R OR915-1089/C OR922-1847/1848 OR915-701/702 OR915-1088 OR922-1845/1846 OR931-2095AFFD OR931-2097P/R OR937-515 OR991-52C OR1001-691L/E OR1017-1259/1260R/S OR1028-1908 OR1067-1582R/S OR1083-1792/1793R/S OR1145-17/18 OR1154-1960/1965T/D OR1171-1900/1901Q/C OR1171-1902Q/C OR1171-1903/1904 OR1209-699/705(WILL) PROB #92-105-CP-10 OR1236-704/706C OR1237-1174/1175C/T OR1245-263/264 OR1248-2006/2007C OR1265-2489/91 OR1265-2492/94 OR1265-2495/97 OR1270-108/16MEM/TRUST OR1270-117/19 OR1371-1623/4 OR2154-1285/86 OR2920-2211/2214QC OR2920-2202/2206  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32080  
 Property Class HOTEL/MOTEL (3900)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

[KHP IV KEY WEST LLC](#)  
 C/O KHP CAPITAL PARTNERS LP  
 101 California St Ste 980  
 San Francisco CA 94111

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$4,168,710	\$3,966,818	\$3,346,401	\$0
+ Market Misc Value	\$463,190	\$440,758	\$381,822	\$0
+ Market Land Value	\$4,631,900	\$4,407,576	\$3,718,223	\$6,865,218
= Just Market Value	\$9,263,800	\$8,815,152	\$7,446,446	\$6,865,218
= Total Assessed Value	\$9,263,800	\$7,880,871	\$7,164,429	\$6,513,117
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$9,263,800	\$8,815,152	\$7,446,446	\$6,865,218

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	34,485.00	Square Foot	0	0

**Commercial Buildings**

Style HOTELS/MOTEL A / 39A  
 Gross Sq Ft 7,594  
 Finished Sq Ft 4,247  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1943  
 Year Remodeled  
 Effective Year Built 1993  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	457	0	0
FAT	FINISHED ATTIC	1,212	0	0

FLA	FLOOR LIV AREA	4,247	4,247	0
OPU	OP PR UNFIN LL	576	0	0
OUU	OP PR UNFIN UL	1,017	0	0
OPF	OP PRCH FIN LL	70	0	0
SBF	UTIL FIN BLK	15	0	0
<b>TOTAL</b>		<b>7,594</b>	<b>4,247</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 2,093  
 Finished Sq Ft 1,600  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1987  
 Year Remodeled  
 Effective Year Built 1991  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,600	1,600	0
OPF	OP PRCH FIN LL	265	0	0
OUF	OP PRCH FIN UL	228	0	0
<b>TOTAL</b>		<b>2,093</b>	<b>1,600</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 6,720  
 Finished Sq Ft 3,858  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 450 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1938  
 Year Remodeled  
 Effective Year Built 1989  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	48	0	0
OPX	EXC OPEN PORCH	1,200	0	0
FHS	FINISH HALF ST	1,518	0	0
FLA	FLOOR LIV AREA	3,858	3,858	0
OPU	OP PR UNFIN LL	96	0	0
<b>TOTAL</b>		<b>6,720</b>	<b>3,858</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 949  
 Finished Sq Ft 684  
 Perimeter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0

Heating Type  
 Year Built 1963  
 Year Remodeled  
 Effective Year Built 1998

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	180	0	0
FLA	FLOOR LIV AREA	684	684	0
OUU	OP PR UNFIN UL	60	0	0
OUF	OP PRCH FIN UL	25	0	0
<b>TOTAL</b>		<b>949</b>	<b>684</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 484  
 Finished Sq Ft 352  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1938  
 Year Remodeled  
 Effective Year Built 1994

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	352	352	0
OPU	OP PR UNFIN LL	132	0	0
<b>TOTAL</b>		<b>484</b>	<b>352</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1937	1938	1	50 SF	4
TILE PATIO	1984	1985	1	100 SF	5
WALL AIR COND	1987	1988	1	13 UT	2
BRICK PATIO	1994	1995	1	114 SF	2
BRICK PATIO	2002	2003	1	420 SF	2
FENCES	2002	2003	1	64 SF	2
FENCES	2002	2003	1	728 SF	5
BRICK PATIO	2002	2003	1	936 SF	2
WALL AIR COND	1974	1975	1	1 UT	2
UTILITY BLDG	1974	1975	1	104 SF	4
CONC PATIO	1974	1975	1	208 SF	2
WALL AIR COND	1976	1977	1	1 UT	1
BRICK PATIO	1979	1980	1	340 SF	4
FENCES	1986	1987	1	648 SF	2
CONC PATIO	1986	1987	1	783 SF	2
WALL AIR COND	1986	1987	1	9 UT	2
COMM POOL	1999	2000	1	416 SF	3
BRICK PATIO	2001	2002	1	1200 SF	2
FENCES	1986	1987	1	1182 SF	2

**Sales**

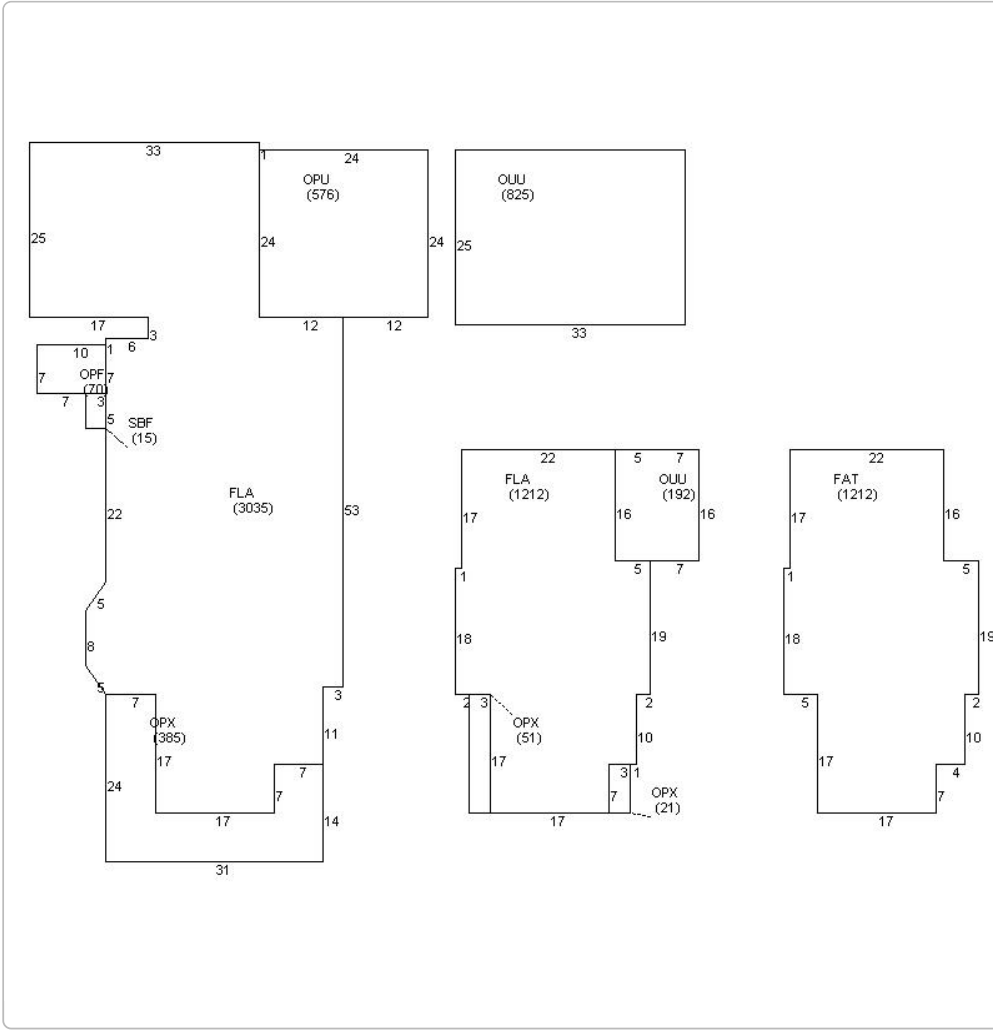
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
7/30/2018	\$12,574,100	Warranty Deed	2181369	2920	2202
9/16/2005	\$9,900,000	Warranty Deed		2154	1285
9/1/1995	\$1,000,000	Warranty Deed		1371	1623
8/1/1993	\$1,000,000	Warranty Deed		1270	117
6/1/1993	\$1,281,000	Warranty Deed		1265	2489
4/1/1978	\$212,000	Conversion Code		793	202

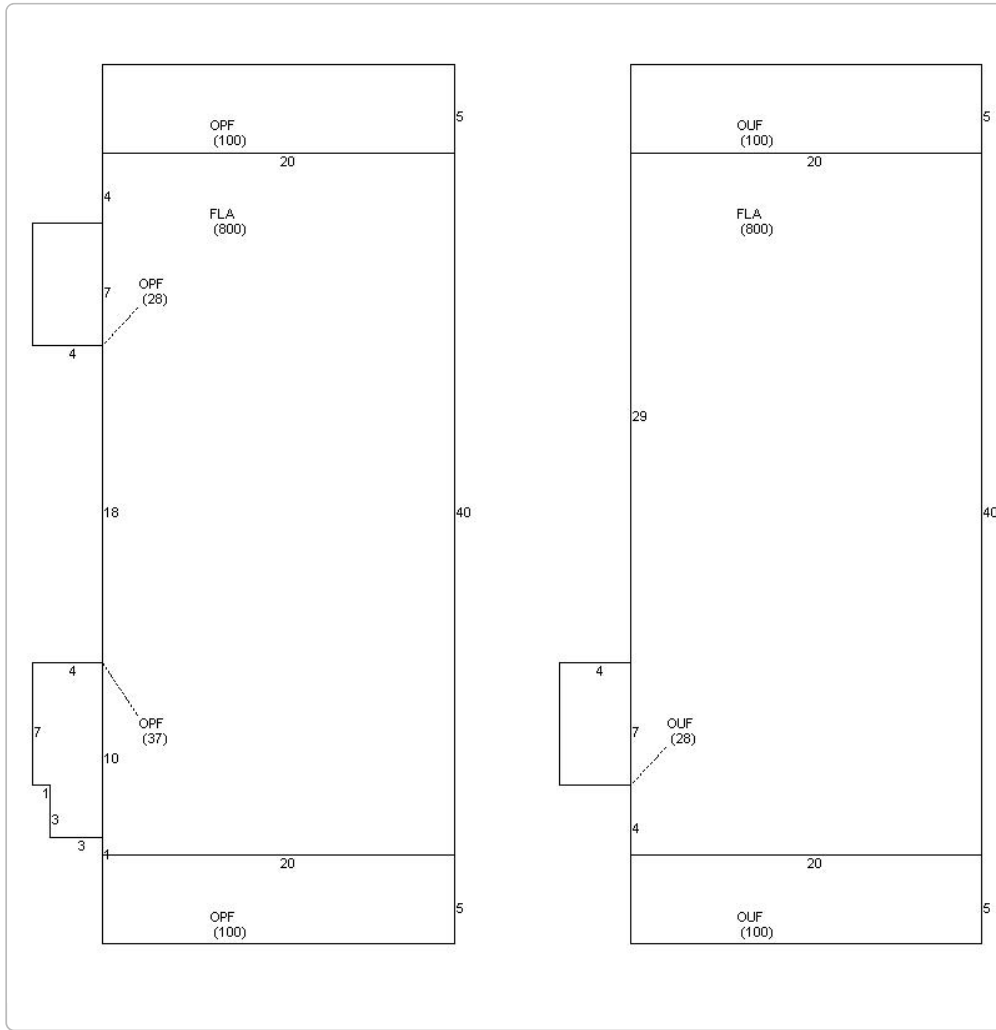
**Permits**

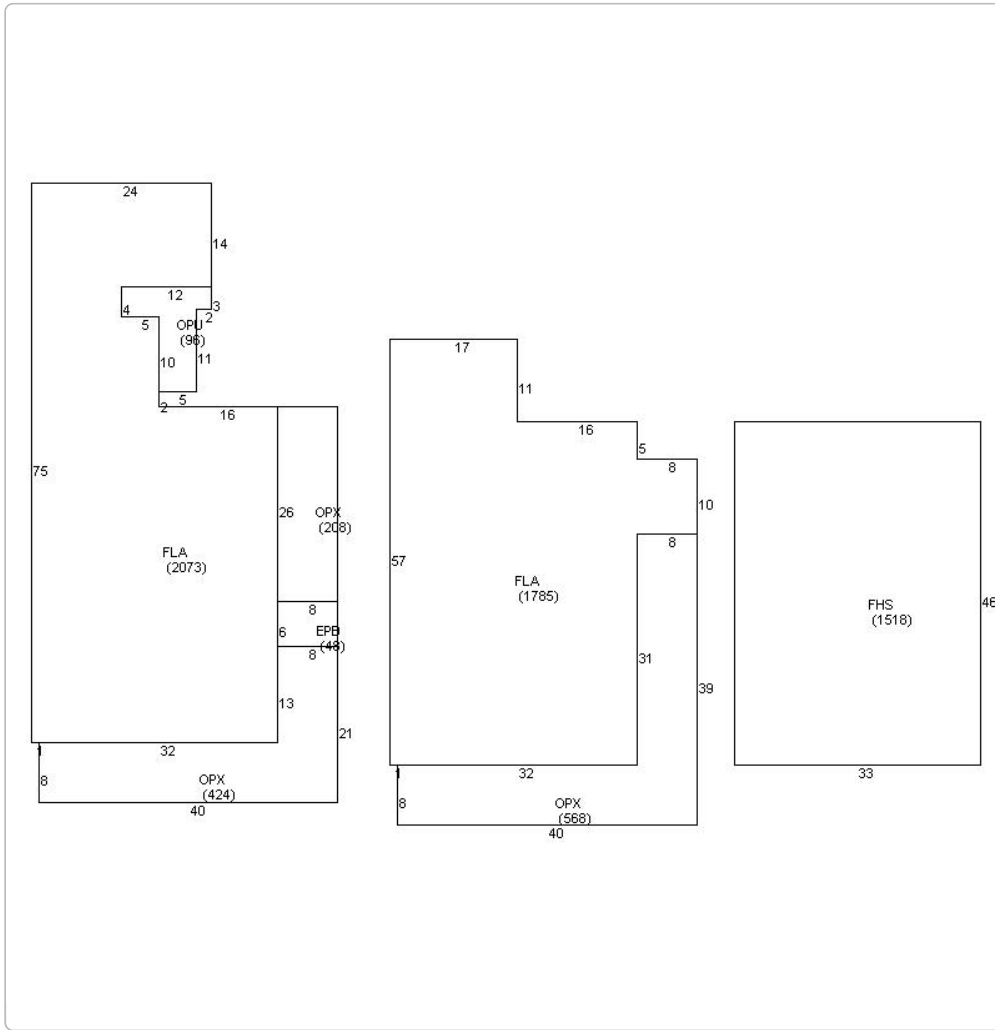
Number	Date Issued	Date Completed	Amount	Permit Type
BLD2019-3842	2/27/2020		\$45,000	Commercial
BLD2019-3987	2/27/2020		\$25,000	Commercial
BLD2020-0088	1/21/2020		\$129,720	Commercial
BLD2019-3986	12/27/2019	2/23/2020	\$20,000	Commercial
BLD2019-4539	12/19/2019		\$4,000	Commercial
BLD2019-4017	12/10/2019	2/11/2020	\$4,800	Commercial

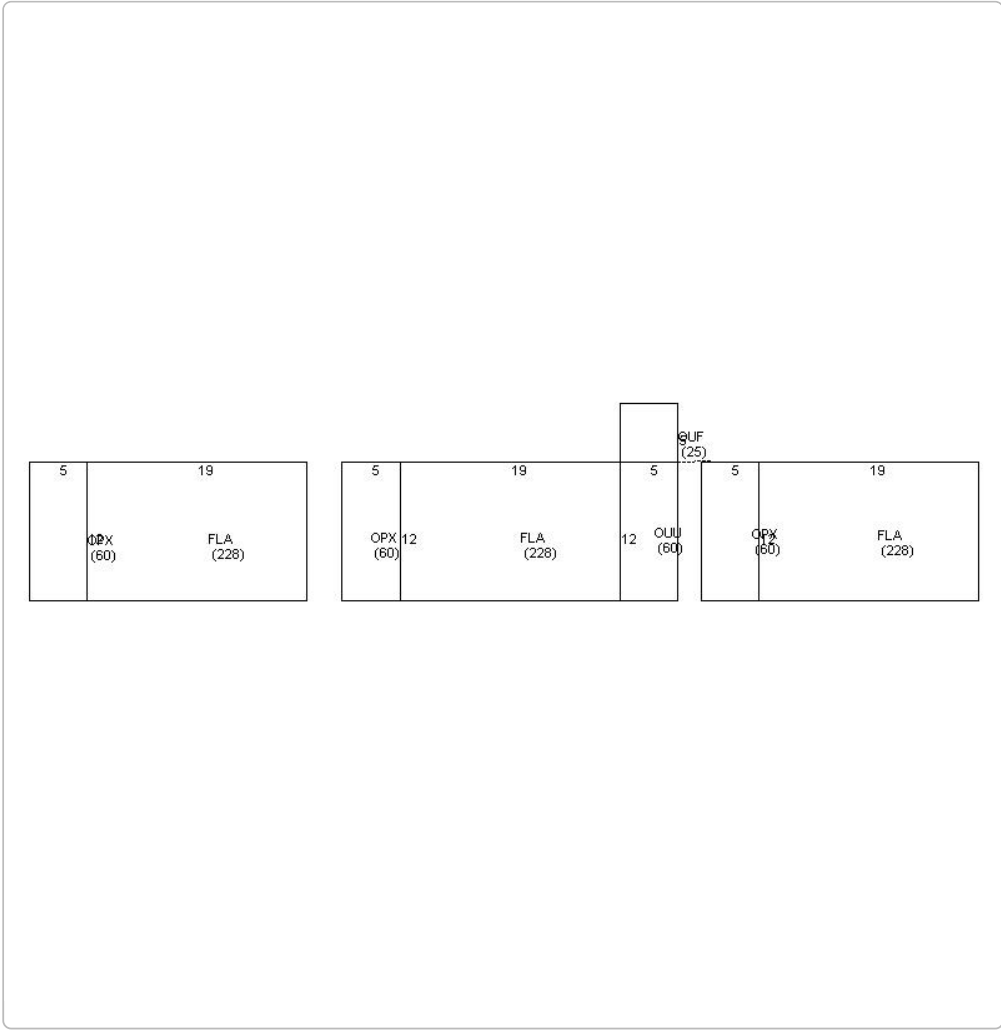
BLD2019-3541	11/18/2019		\$60,000	Commercial
BLD-3972	11/5/2019	1/9/2020	\$6,000	Commercial
BLD2019-3946	11/1/2019	1/29/2020	\$7,800	Commercial
BLD2019-2550	9/24/2019		\$8,000	Commercial
BLD2019-3223	9/17/2019	1/9/2020	\$750	Commercial
BLD2019-3263	9/17/2019		\$6,500	Commercial
BLD2019-3222	9/11/2019	1/9/2020	\$750	Commercial
BLD2019-3168	9/9/2019		\$1,600	Commercial
BLD2019-2929	9/6/2019		\$12,000	Commercial
BLD2019-2931	9/6/2019		\$23,000	Commercial
BLD2019-2973	8/27/2019	1/9/2020	\$7,000	Commercial
BLD2019-2976	8/27/2019	1/9/2020	\$3,600	Commercial
BLD2019-2977	8/27/2019	1/9/2020	\$13,000	Commercial
BLD2019-2869	8/14/2019		\$63,844	Commercial
BLD2019-2798	8/8/2019	8/20/2019	\$5,822	Commercial
BLD2019-2517	7/31/2019	1/9/2020	\$18,000	Commercial
BLD2019-2519	7/31/2019		\$4,000	Commercial
BLD2019-2095	6/19/2019		\$101,684	Commercial
BLD2019-2096	6/19/2019		\$69,960	Commercial
06-4955	8/23/2006	9/27/2006	\$6,000	Commercial
06-4162	7/12/2006	9/27/2006	\$7,000	Commercial
06-3190	6/12/2006	9/27/2006	\$3,500	Commercial
05-1010	3/30/2005	12/15/2005	\$2,382	Commercial
03-2863	8/26/2003	10/8/2003	\$500	Commercial
02-3290	12/13/2002	12/13/2002	\$6,400	Commercial
02-3179	11/20/2002	12/16/2002	\$7,120	Commercial
02-1926	7/19/2002	12/13/2002	\$6,500	Commercial
02-0625	4/18/2002	12/13/2002	\$15,850	Commercial
0103508	11/16/2001	12/31/2001	\$1,200	Commercial
0102679	8/2/2001	10/11/2001	\$9,596	Commercial
9903925	12/6/1999	12/31/1999	\$5,000	Commercial
97-4009	1/14/1998	12/31/1998	\$400	Commercial
97-3799	11/1/1997	12/1/1997	\$2,200	Commercial
96-4101	10/1/1996	12/1/1996	\$7,000	Commercial
M952051	6/1/1995	10/1/1995	\$7,000	Commercial
M941863	6/1/1994	3/1/1995	\$2,600	Commercial
B941206	4/1/1994	11/1/1994	\$15,000	Commercial
B940114	1/1/1994	11/1/1994	\$3,500	Commercial

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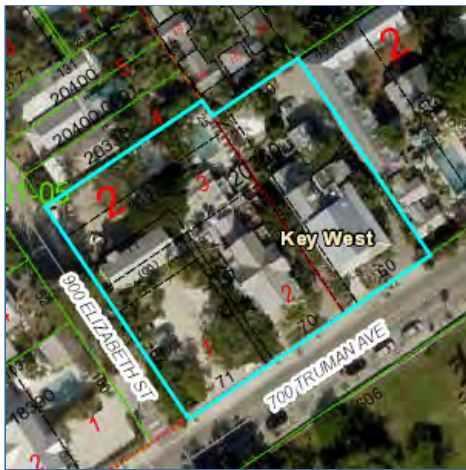








Map



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2019 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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