

Historic Architectural Review Commission

Staff Report Item 7

Meeting Date:	November 26, 2013
Applicant:	NYAH Key West, Owner
Application Number:	H13-01-1707
Address:	#823 Fleming Street
Description of Work:	Demolitions of wooden staircase, concrete block dividing walls and single story cbs structure. No built back.
Building Facts:	The main house in the site is listed as a contributing resource, but the structures in question are not historic. According to records the cbs structure and staircase were built in 1987.
Ordinance Cited in Review:	Sections 102-217 (2), demolition for non-contributing, non-historic structures, of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of a cbs one story structure, built in 1987 and attached to the back of a contributing house. The plan also includes the demolition of a non-historic wood staircase. A cbs fence towards the side yard of the building will also be demolished. None of the elements that are proposed to be demolished are historic nor can be considered contributing in a near future

It is staff's opinion that the proposed demolition of non-historic elements can be considered by the commission since it complies with the Land Development Regulations, specific Sec. 102-217 (2). If approved this review will be the only required reading for the proposed demolition.

Application

AK 1005908



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

07-2013-011707

APPLICATION #

OWNER'S NAME:

NYAH Key West LLC

DATE:

10/31/13

OWNER'S ADDRESS:

307 NE 1st St, Miami, FL

PHONE #:

APPLICANT'S NAME:

NYAH Key West LLC

PHONE #:

APPLICANT'S ADDRESS:

307 NE 1st St, Miami, FL

ADDRESS OF CONSTRUCTION:

823 Fleming St.

OF
UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Demolition application -
Removal of wooden staircase, concrete block dividing walls and
one single story guest room.

Chapter 837.06 F.S.-False Official Statements Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 10/31/13

Applicant's Signature:

Required Submittals

<input 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 type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input 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

Per: CUMMER Type: DP Drawn: 10/31/13
Date: 10/31/13 Key West no: 1093
2013 Permit Use Only
*** CUSTOMER RECEIPT ***
Per: CUMMER Date: 11/06/13 OC Drawn: 11/06/13
11/06/13 53 Receipt no: 298883
CK CHECK Staff Approval: \$100.00
Year Number Amount
Trans: 10000073 Time: 17:00:25
823 FLEMING ST
KEY WEST, FL 33040
PI * BUILDING PERMITS-NEW \$100.00

ender detail
VN VISA/MASTERC

\$100.00
\$100.00

Total fee:

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Main building in the site is listed as contributing.
structures proposed to be demolished are non-historic.
Ordinance for demolition.*

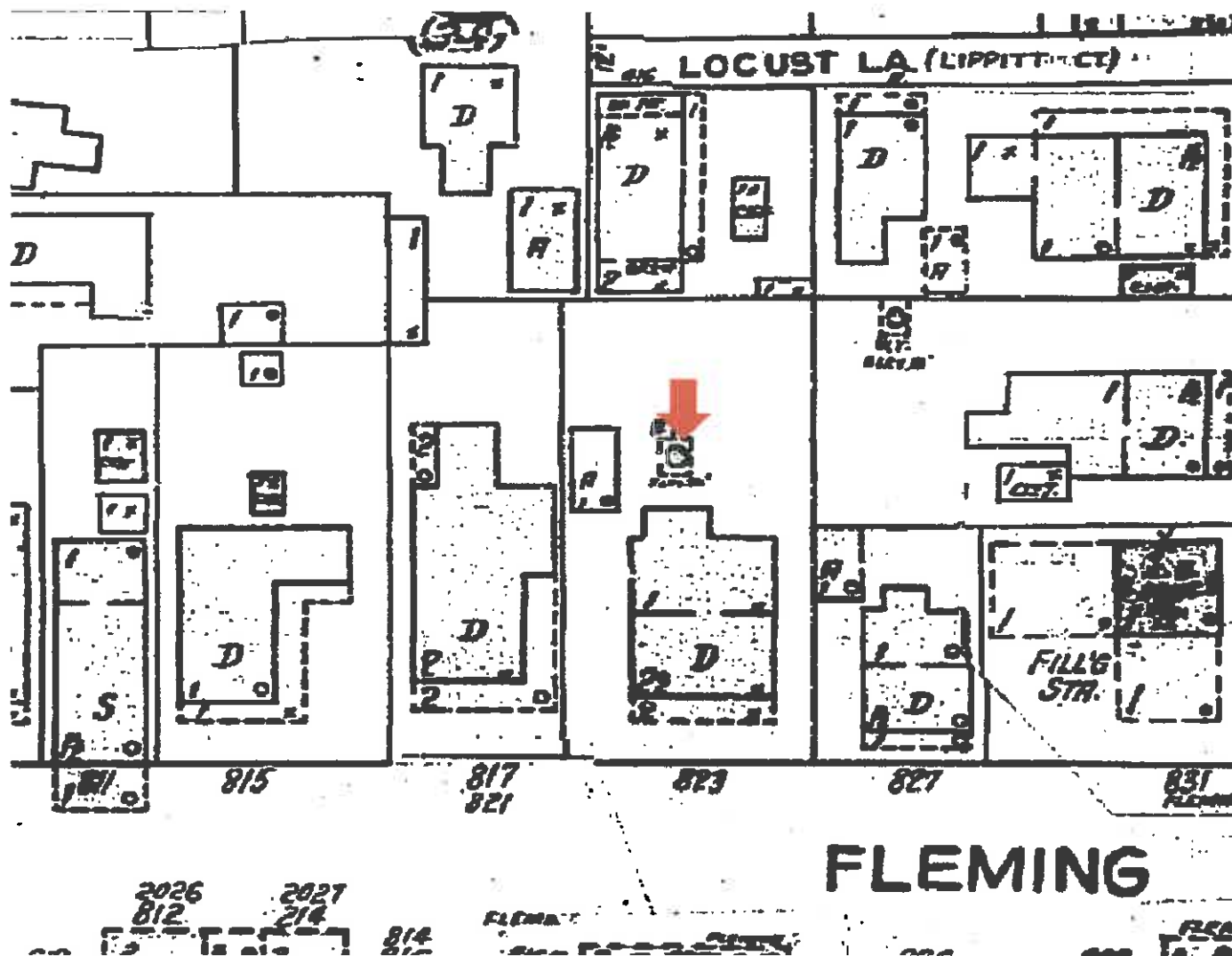
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#823 Fleming Street Sanborn map 1948

Project Photos



Photo taken by Property Appraiser's office c1965; 823 Fleming Street; built c1874. Monroe County Library





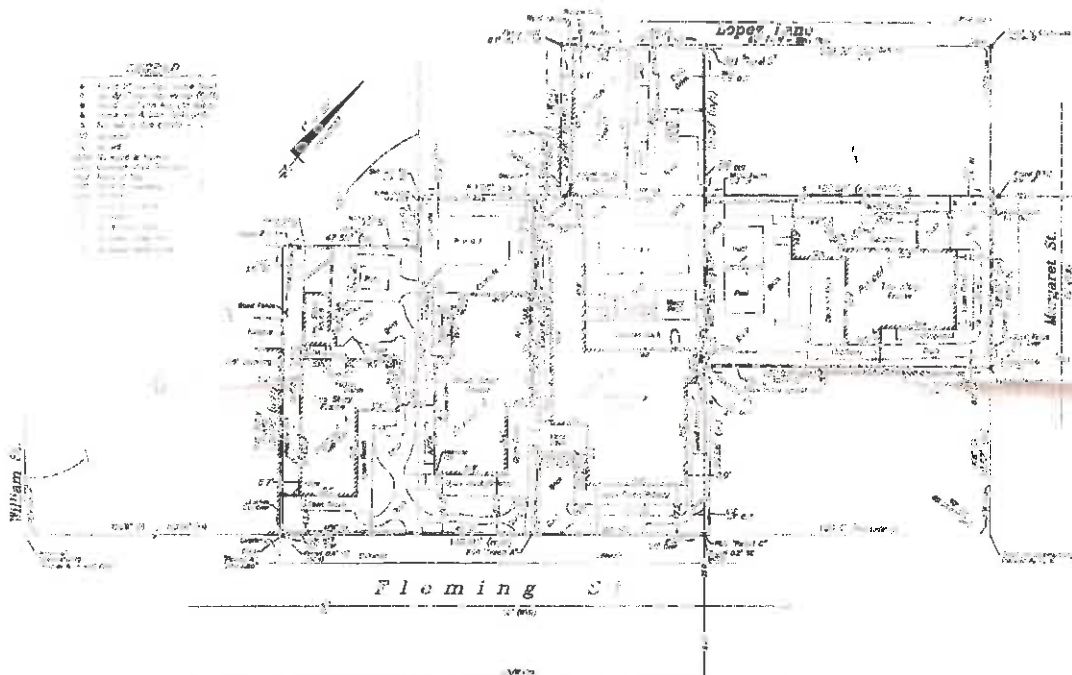
**Remove these
dividing walls**



**823 Fleming St.
Existing View**



Survey

[illegible]

END OF PAGE

the City of New York and known on the map or plan of the City and Island of New York
dated W. J. Whitehead on February, 1879, as part of Lot 1, in Square No. 4,
situated at a point on Kingston Street 181 feet from the corner of Remond and Murray
Streets, in the City of New York, the use of Fleming Street, commencing 40 feet, thence
along Fleming Street 117 feet, thence along the East side of Fleming Street, and then
along a line on Fleming Street of 40 feet and a north or east angle of 119 feet 4
inches.

[illegible]

20. In City of Key West and as her own Willing & Consent, a map of the Ward of Key West, recorded in February 1894, in Part of Lot 1, in Section 30 COMM-1993 at a point on Fleming Street, distant 130 feet and six inches, from the corner of Fleming Street and Margaret Street, and running thence along said Fleming Street in a southeasterly direction 80 feet and 6 inches thence at right angle in a southeasterly direction 40 feet and 8 inches thence at right angle in a southeasterly direction 117 feet and 4 inches back to the Point of Beginning, (the Fleming Street) and

On the Island of Key West, and above as Part of Lot (No. 1) in Square Thirty Four (34), commencing at a point on an alley running in from Margaret Street Southwest, which point is the Junction of (No. 1) feet six (6) in from Margaret Street and running thence along the southeast line of the said alley, fifty (50) feet six (6) inches thence at right angles Southeast to (No. 2) feet thence at right angles Northeast (No. 3) feet six (6) inches thence at right angles Northwest (No. 4) feet to the place of beginning.

On the Island of New York, and known as William A. Whitbread's map of 1843, is located a "Spring" (A. 1843) of the "New York" party, which is described as follows: "Commencing at a point on Marginal Street, 67 feet 8 inches from the corner of Meeting and Fleming Streets, and extending thence westerly along said Marginal Street 60 feet 8 inches thence at Right angles in a Southerly direction, and parallel with Fleming Street 130 feet 8 inches, thence at Right angles in a Southerly direction 100 feet 8 inches, thence at Right angles in a Westerly direction 100 feet 8 inches to the point of Beginning. (See Marginal Street.)"

SUBSTANTIAL SURVEY FOR: **NTAN Key Ltd. LLC, a Florida limited liability company**
Plot 2164 Link at the Florida Keys
Spartanwood, Apalachicola & N. Starwood;
Attorneys' Title Insurance Company

W. J. O'Leary, P.M.
Rec. #2298
November 14, 1913

THE CLERGY
DO NOT
SUSPEND

1	1
---	---

TRAN _____
RECORDED BY: 1
DATE: 11/14/87

Boundary Survey Map of:
Part of Lots One and Four, Square 32
Island of Key West, Florida

J. LYNN O'FLYNN, Inc.

 Professional Surveyor & Mapper
 PSN. 98-8
 3430 Clark Ave., P.O. Box 10
 305 256-1421 FAX (305) 256-1424

of a Force, the
of a Force, the

Proposed Plans

Proposed View



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 26, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

DEMOLITIONS OF WOODEN STAIRCASE, CONCRETE BLOCK DIVIDING WALLS AND SINGLE STORY CBS STRUCTURE. NO BUILT BACK

FOR- #823 FLEMING STREET

Applicant- NYAH Key West LLC, Owners

Application # H13-01-1707

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

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared GUSTAF ARNOLDSSON, 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:
823 Fleming St Key West FL 33040 on the 19 day of NOVEMBER, 2013.

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 November 26, 2013.

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 13-01-1707

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

Signed Name of Affiant:

[Signature]
Date: 11/19/13

Address: 1203 Lincoln Rd #211

City: MIAMI BEACH FL 33139

State, Zip: FL 33139

The foregoing instrument was acknowledged before me on this 19th day of November, 2013.

By (Print name of Affiant) Gustaf Arnoldsson who is personally known to me or has produced DRIVERS License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires May 26, 2015



Public
Meeting
Notice

FLEMING
BED & BREAKFAST

823

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed **November 28th & 29th** in observance of Thanksgiving.
Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher.

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1005908 Parcel ID: 00005700-000000

Ownership Details

Mailing Address:

NYAH KEY WEST LLC
307 NE 1ST ST
MIAMI, FL 33132-2505

Property Details

PC Code: 39 - HOTELS,MOTELS

Millage Group: 10KW

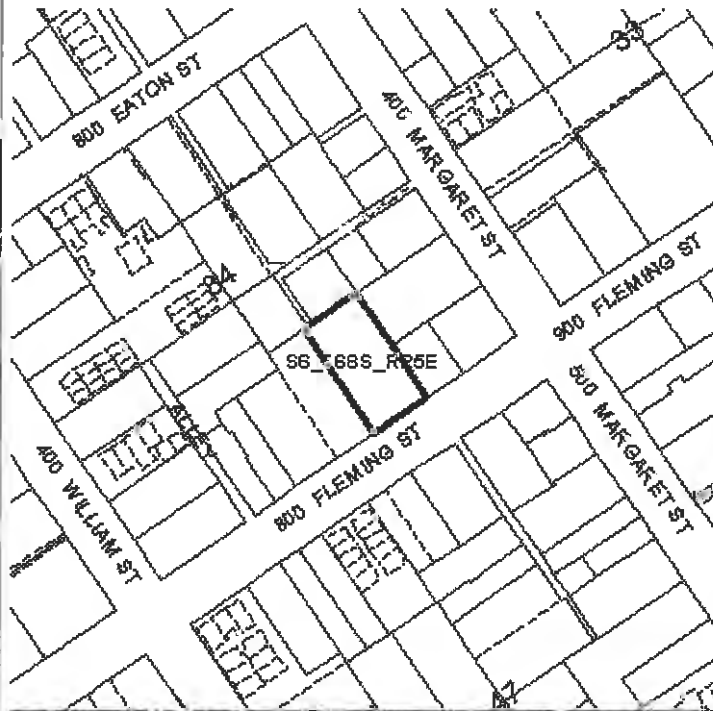
Affordable Housing: No

Section-Township-
Range: 06-68-25

Property Location: 823 FLEMING ST KEY WEST

Legal Description: KW PT LT 1 SQR 34 OR151-4/6 OR271-338/39 OR497-87 OR758-1377 OR802-837 OR806-2040/41
OR979-2275/77 OR1090-2391 OR1408-2013/24EST OR2599-251/54

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	61	117	7,098.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

Building 1 Details

Building Type
Effective Age 20
Year Built 1930
Functional Obs 0

Condition E
Perimeter 438
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 23
Grnd Floor Area 4,166

Inclusions:

Roof Type
Heat 1
Heat Src 1

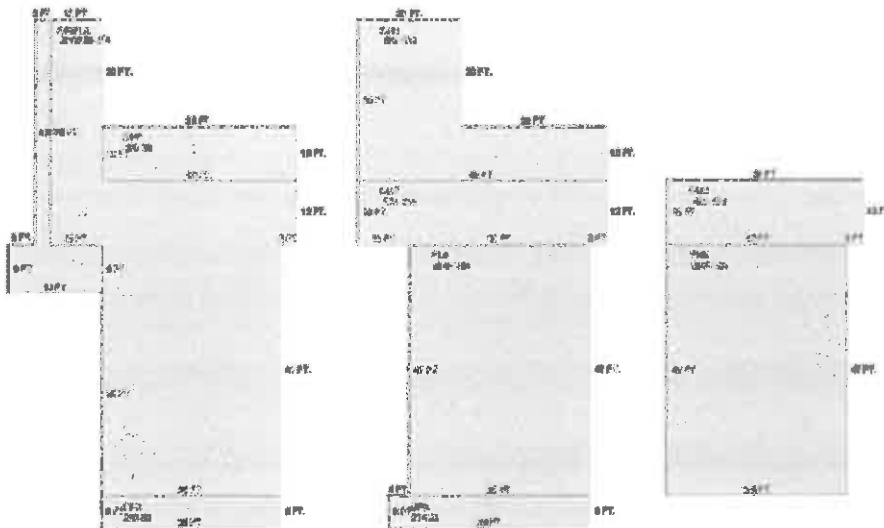
Roof Cover
Heat 2
Heat Src 2

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	48

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					2,521
2	OPF		1	1987					380
3	OPU		1	1987					288
4	OPX		1	1987					210
5	FLA		1	1987					1,645
6	OPX		1	1987					234

7	OUF	1	1987	576
8	FHS	1	1987	1,645
9	OUF	1	2007	456
10	OUU	1	2007	880

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1497	HOTEL/MOTEL B	100	N	Y
	1498	OPF	100	N	N
	1499	OPU	100	N	N
	1500	OPX	100	N	N
	1501	HOTEL/MOTEL B	100	N	Y
	1502	OPX	100	N	N
	1503	OUF	100	N	N
	1504	FHS	100	N	Y
	1505	OUF	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	450 SF	0	0	1978	1979	3	50
2	PT2:BRICK PATIO	400 SF	0	0	1979	1980	2	50
3	FN2:FENCES	356 SF	0	0	1979	1980	4	30
4	UB2:UTILITY BLDG	105 SF	7	15	1990	1991	3	50
5	AC2:WALL AIR COND	1 UT	0	0	1979	1980	2	20
6	HT2:HOT TUB	1 UT	0	0	1999	2000	1	50

Appraiser Notes

2003-01-09 -7 TRANSIENT RMS,3 TRANS UNITS,1 NON-TRANS OWNER'S 2002 CUT OUT DONE PETITION KW 160-1997
TPP ACCOUNT #8559178.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	13-0047	01/08/2013		16,000	Commercial	MAIN ROOF/COTTAGE REMOVE EXISTING V-CRIMP 1/2 CDX GRACE EAVES FLASHING V-CRIMP RIDGE CAP. PORCH REMOVE EXISTING CONCH SHINGLES. INSTALL 1/CDX GRACE EAVES FLASHING CONCH SHINGLES RIDGE CAP
1	B940891	03/01/1994	12/01/1994	15,000	Commercial	HANDICAP BATH/RAMP

2	A954004	12/01/1994	10/01/1995	237	Commercial	25 LF FENCE /GATE
3	E950845	02/01/1995	10/01/1995	800	Commercial	200 AMP SERVICE
4	97-4188	12/01/1997	12/01/1997	600	Commercial	ELECTRICAL REPAIRS
5	98-1592	05/21/1998	11/04/1998	8,000	Commercial	LAUNDRY RM & ROOF
6	98-1949	06/22/1998	11/04/1998	1,300	Commercial	ELECTRICAL
7	98-2002	06/29/1998	11/04/1998	650	Commercial	JREPAIR DECK
8	98-2048	07/01/1998	11/04/1998	600	Commercial	PLUMBING
9	98-2103	07/07/1998	11/04/1998	13,485	Commercial	CHANGE OUT A/C'S
10	98-2517	05/24/1999	11/04/1999	850	Commercial	INTERIOR REPAIRS
11	00-1523	06/16/2000	07/19/2000	2,400	Commercial	RESURFACE SPA
12	02-1742	06/27/2002	08/21/2002	6,500	Commercial	ATF PLUMBING
13	02-1742	07/09/2002	08/21/2002	6,700	Commercial	COMPLETE WORK
14	06-2705	04/28/2006	07/27/2007	300	Commercial	WIRING AFTER FIRE DAMAGE
	06-2787	05/03/2006	07/27/2007	700	Commercial	EMERGENCY PERMIT REPLACE 300AMP METER ENCLOSURE
	06-4271	07/14/2006	07/27/2007	2,000	Commercial	DEMO PERMIT REMOVE OLD FIXTURES
	08-2293	06/26/2008	03/01/2011	1,300	Commercial	REPLACE 7 LIGHT FIXTURES
	08-2109	06/18/2008	03/01/2011	20,000	Commercial	DEMO STUCCO & DECK FRAMING AND REFRAME DECK, NEW RAILINGS, DECK BOARDS 3RD FLOOR

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
2013	703,089	20,941	386,593	1,123,947	1,123,947	0	1,123,947
2012	703,089	21,075	386,593	945,351	945,351	0	945,351
2011	703,089	21,209	666,228	1,033,929	1,033,929	0	1,033,929
2010	730,482	21,343	659,531	1,004,002	1,004,002	0	1,004,002
2009	730,482	21,537	917,417	1,030,791	1,030,791	0	1,030,791
2008	748,744	22,411	1,064,700	1,144,279	1,144,279	0	1,144,279
2007	673,081	19,119	1,064,700	1,136,468	1,136,468	0	1,136,468
2006	673,081	19,809	674,310	1,130,137	1,130,137	0	1,130,137
2005	688,918	20,499	567,840	1,563,374	1,563,374	0	1,563,374
2004	688,902	21,188	425,880	1,563,374	1,563,374	0	1,563,374
2003	688,902	21,878	248,430	1,554,000	1,554,000	0	1,554,000
2002	688,902	22,567	248,430	1,231,065	1,231,065	0	1,231,065
2001	688,902	23,257	141,960	1,480,000	1,480,000	0	1,480,000
2000	688,902	8,525	141,960	1,480,000	1,480,000	0	1,480,000
1999	675,583	8,790	141,960	920,690	920,690	0	920,690
1998	582,264	7,774	141,960	920,690	920,690	0	920,690
1997	582,264	8,036	127,764	936,176	936,176	0	936,176
1996	529,331	8,306	127,764	925,165	925,165	0	925,165

1995	529,331	8,568	127,764	731,906	731,906	0	731,906
1994	434,318	8,829	127,764	731,906	731,906	0	731,906
1993	435,116	9,100	127,764	624,454	624,454	0	624,454
1992	449,865	9,361	127,764	624,454	624,454	0	624,454
1991	449,865	9,625	127,764	717,317	717,317	0	717,317
1990	352,641	9,894	115,343	717,317	717,317	0	717,317
1989	352,641	10,155	113,568	717,317	717,317	0	717,317
1988	344,412	7,494	92,274	517,118	517,118	0	517,118
1987	255,311	8,783	52,880	478,462	478,462	0	478,462
1986	258,243	8,783	51,106	371,983	371,983	0	371,983
1985	251,439	8,783	30,118	364,436	364,436	0	364,436
1984	236,210	8,783	30,118	275,111	275,111	0	275,111
1983	236,210	8,783	30,118	275,111	275,111	0	275,111
1982	239,927	8,783	30,118	278,828	278,828	0	278,828

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
11/15/2012	2599 / 251	7,200,000	WD	05
4/1/1989	1090 / 2391	850,000	WD	Q
6/1/1986	979 / 2275	525,000	WD	Q
11/1/1979	802 / 837	220,000	00	Q

This page has been visited 119,584 times.

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