



**Historic Architectural Review Commission
Staff Report for Item 5b**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: November 16, 2015

Applicant: Thomas E. Pope, Architect

Application Number: H15-01-1657

Address: #410 Simonton Street, 414 Simonton Street, 411 Bahama Street, and 418 Bahama Street

Description of Work:

Major Development Plan-Demolition of rear portion of 414 Simonton Street. Demolition of stairs and interior fencing wall. Demolition of two-story building located at 411 Bahama Street.

Site Facts:

The Certificate of Appropriateness in review is for a site that contains two historic and contributing structures, The Pilot House (414 Simonton Street) and the Kerr House (410 Simonton Street). The Kerr house has been under renovations in the past year. The complex also includes a non-historic and non-contributing structure located at 411 Bahama Street. An existing parking lot, at 418 Bahama Street, will be part of the complex. The complex will be part of the Marquesa Hotel.

The Pilot house was built circa 1906 and his back portion has been altered through years. The house has a brick chimney that is interior and will be demolished, but the exposed flue will be preserved. The Kerr house was built ca. 1870. Both houses exhibit exceptional architectural features that make them unique to the historic district.

Ordinances Cited in Review:

- Ordinance for demolition of non-historic and non-contributing building or structure, Sections 102-217 (2) and Section 102- 218 (b) 1 through 4.

Staff Analysis

The proposed design includes the demolition of non-historic and non-contributing structures. The building that stands at 411 Bahama Street was built in 1995. The stair additions on the back portion of the Pilot house that are proposed to be demolished as well as a dividing wall between the Kerr house and 411 Bahama Street are non- historic nor they contribute to the surrounding historic urban fabric.

Consistency with Cited Ordinances

Section 102-218 (b) requires the following criteria when reviewing demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;

It is staff's opinion that proposed structures to be demolished will not jeopardize the historic character of the neighborhood. The structures in question were not original to the historic buildings or to the historic urban fabric.

- (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;

The existing building at 411 Bahama Street is not historic, nor the back stairs or wall proposed to be demolished. Therefore, their demolition will not destroy any historic relationship.

- (3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The proposed structures to be demolished are not historic and do not define any historic character of the site to which they are located.

- (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

It is staff's opinion that the existing building located at 411 Bahama Street nor the back stairs at 414 Simonton Street or the dividing wall will not qualify to be considered contributing in a near future.

It is staff's opinion that the Commission can consider the proposed demolitions since it complies with the cited Land Development Regulations. If the request is approved this review will be the only public hearing required for this action.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 15-0H657		BUILDING PERMIT NUMBER 15-4404		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %	

ADDRESS OF PROPOSED PROJECT:	410 Simonton, 414 Simonton , 411 Bahama , 418 Bahama			# OF UNITS
RE # OR ALTERNATE KEY:	00006470-000000, 0006460-000000, 0000, 0006390-000200, 00006520-000000			
NAME ON DEED:	Inter-Ocean Holdings LLC	PHONE NUMBER	305-304-5757	
OWNER'S MAILING ADDRESS:	600 Fleming Street	EMAIL	Edeboer@bellsouth.net	
CONTRACTOR COMPANY NAME:	TBD	PHONE NUMBER		
CONTRACTOR'S CONTACT PERSON:		EMAIL		
ARCHITECT / ENGINEER'S NAME:	Thomas E. Pope, PA	PHONE NUMBER	305-296-3611	
ARCHITECT / ENGINEER'S ADDRESS:	610 White Street	EMAIL	tepoppepa@aol.com	
	Key West, FL 33040			

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L, LABOR & PROFIT:

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.

PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input checked="" type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE <input checked="" type="checkbox"/> X zone	
	<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Renovations per plans, new wood stair connection, new spa and walkways per plans, demolition of non-historic building replaced with a new 2 story wood frame building, new sign & fencing per plans.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Erik deBoer	QUALIFIER PRINT NAME: Erik de Boer
OWNER SIGNATURE: <i>Erik de Boer</i>	QUALIFIER SIGNATURE: <i>Erik de Boer</i>
Notary Signature as to owner: <i>Erik de Boer</i>	Notary Signature as to qualifier: <i>Erik de Boer</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>23</u> DAY OF <u>December</u> , 20 <u>15</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>23</u> DAY OF <u>December</u> , 20 <u>15</u>
Personally known or produced as identification.	Personally known or produced as identification.

Paid

175536-37989 OK
175536-37989 OK
175536-37989 OK

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Renovations to 410 & 414 Simonton	See Dwgs & attached Narrative	See Dwgs & attached Narrative
New wood Staircase per Drawing	See Dwgs & attached Narrative	See Dwgs & attached Narrative
New Spa and Hardscape Per Drawings	See Dwgs & attached Narrative	See Dwgs & attached Narrative
Demo of Non-Historic Structure 411 Bahama	See Dwgs & attached Narrative	Replace with New two story wood frame Structure

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: Guest House

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY: Marquesa / The Marquesa	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
See Drawings	Wood	TYPE OF LTG.:
		LTG. LINEAL FTG.: 28"
MAX. HGT. OF FONTS: 5"		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS: Ribt house listed as contributing ca. 1909. The Kerr house listed as contributing ca. 1890. New construction abatement US Secretary of Interiors Standards			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

Operator: KEYWBLD Type: OC Drawer: 1
 Date: 10/23/15 53 Receipt no: 2070
 2015 1001657
 PT * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3071264
 VM VISA/MASTERC \$100.00
 Trans date: 10/23/15 Time: 15:27:23

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS



APPLICATION NUMBER H- 15-01-1057

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (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 following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

Building is non-contributing + non-historic

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

There are no distinctive characteristics of historic significance.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

None have occurred.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

None have occurred.

- (d) Is not the site of a historic event with a significant effect upon society.

None have occurred.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

This building does not exemplify any of the above.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

This building does not portray any of the above.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

None exist.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

None exist.

- (i) Has not yielded, and is not likely to yield, information important in history.

None exist.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 14 sheets 10.22.15

No Reason _____

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

This will not diminish neighborhood character

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

None of the above will be destroyed

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.


None of the above, will be destroyed

(4) Removing buildings or structures that would otherwise qualify as contributing.

Building is not contributing.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

 PROPERTY OWNER'S SIGNATURE:	Erik de Boer 10/23/2015 DATE AND PRINT NAME
--	--

OFFICE USE ONLY

BUILDING DESCRIPTION:				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	----------------

10/22/2015

HARC application: Marquesa Annex, 410 Simonton St.

The Marquesa Annex project merges two existing properties, the William Kerr House at 410 Simonton St. and the two buildings of the Pilot House Guesthouse at 414 Simonton St. and 411 Bahama St. to form a 17-unit expansion of the Marquesa Hotel. A separate parking lot located about 50' away at 418 Bahama St. completes the project.

Project unit counts remain unchanged from currently licensed units, and no variances have been sought. The project earned a recommendation from the Planning Department staff, and was approved by the Planning Board as submitted on October 15 with a unanimous vote.

There are three primary building components to the project:

- 410 Simonton St., an 1870's historic building designed and built by William Kerr;
- 414 Simonton St., a turn of the century late-Victorian building;
- 411 Bahama St. a newly constructed wood-frame replacement for a 1990's concrete block and stucco building scheduled for demolition;

The William Kerr House at 410 Simonton St. was comprehensively re-constructed by the applicant prior to their recent acquisition of the Pilot House properties. It received a certificate of occupancy in June 2015. The current application modifies the exterior of the Kerr House with the construction of a second story link to 414 Simonton St. with a single wooden staircase descending to the ground along the north-side elevation of the Pilot House, terminating 43 feet back from the front sidewalk.

The Pilot House at 414 Simonton has relatively few exterior changes:

- The removal of a 3-story staircase at the rear of the north elevation with associated improvements to the first and second floor rear porches;
- The construction of the afore-mentioned staircase providing exiting for both the Pilot House and the William Kerr House;
- The addition of a wheelchair lift at the rear elevation;
- The conversion of an enclosed spa building to vending/storage at the very rear of the property.

The design and placement of the staircase was driven by the desire to simplify the exiting with one staircase rather than two, and to situate it along the Pilot House rather than the Kerr House, utilizing a side elevation that has no existing windows that are impacted by the staircase. The landscape architect, Craig Reynolds, will be using tree placements to effectively screen the presence of the staircase and link from the street.

The new building planned for 411 Bahama St. is of two-story, wood-frame construction on a concrete slab foundation. It houses eight of the hotel rooms, and is served by an elevator that provides vertical accessibility through-out the building.

In form, the new building draws on the shapes and proportions of Conch-style Greek Revival architecture with an simple, unadorned treatment of eave cornices, casings, railings, etc. The overall height of the building is 5 feet under the height limit of the zone.



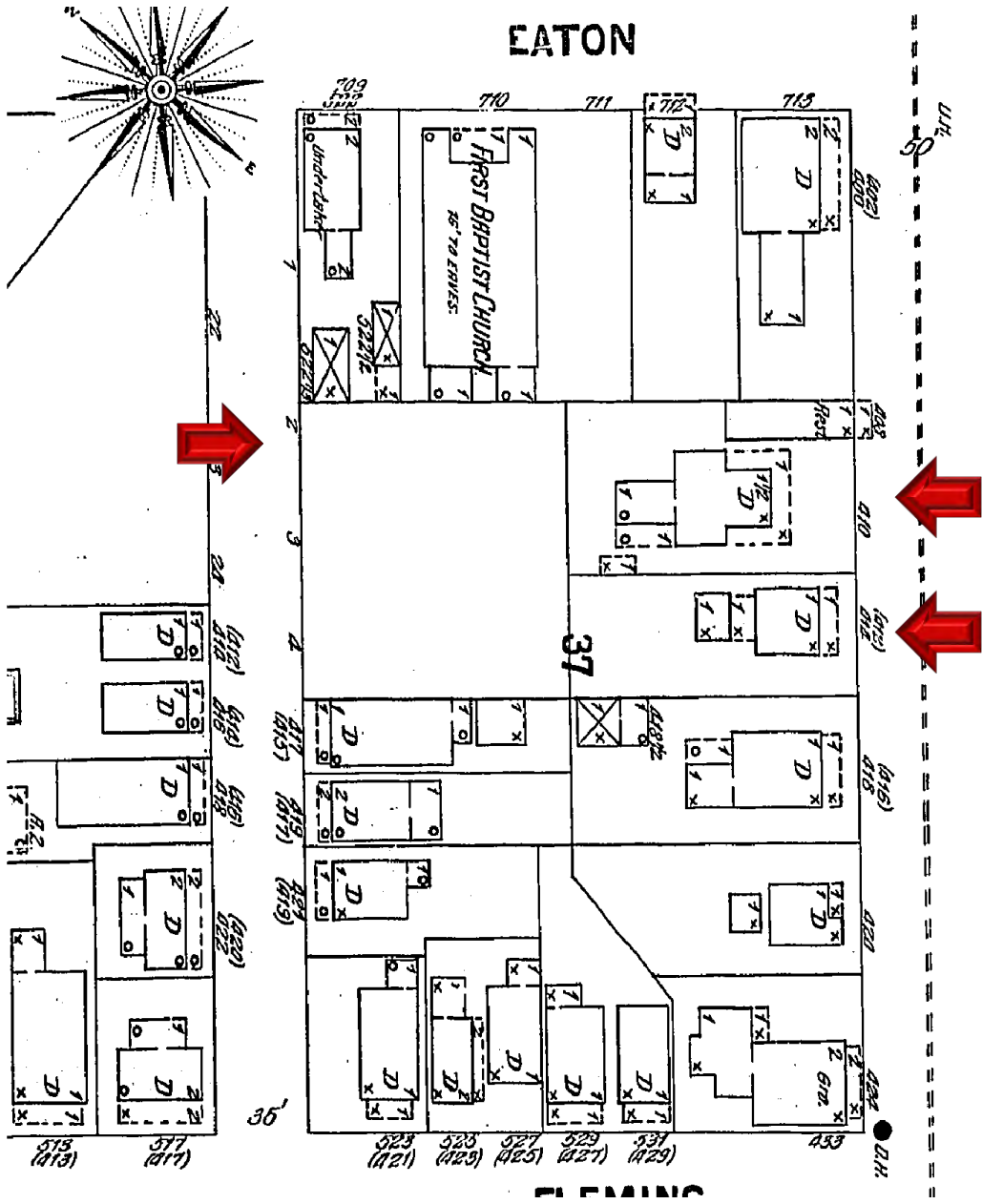
VACANCY

15 MINUTE PARKING

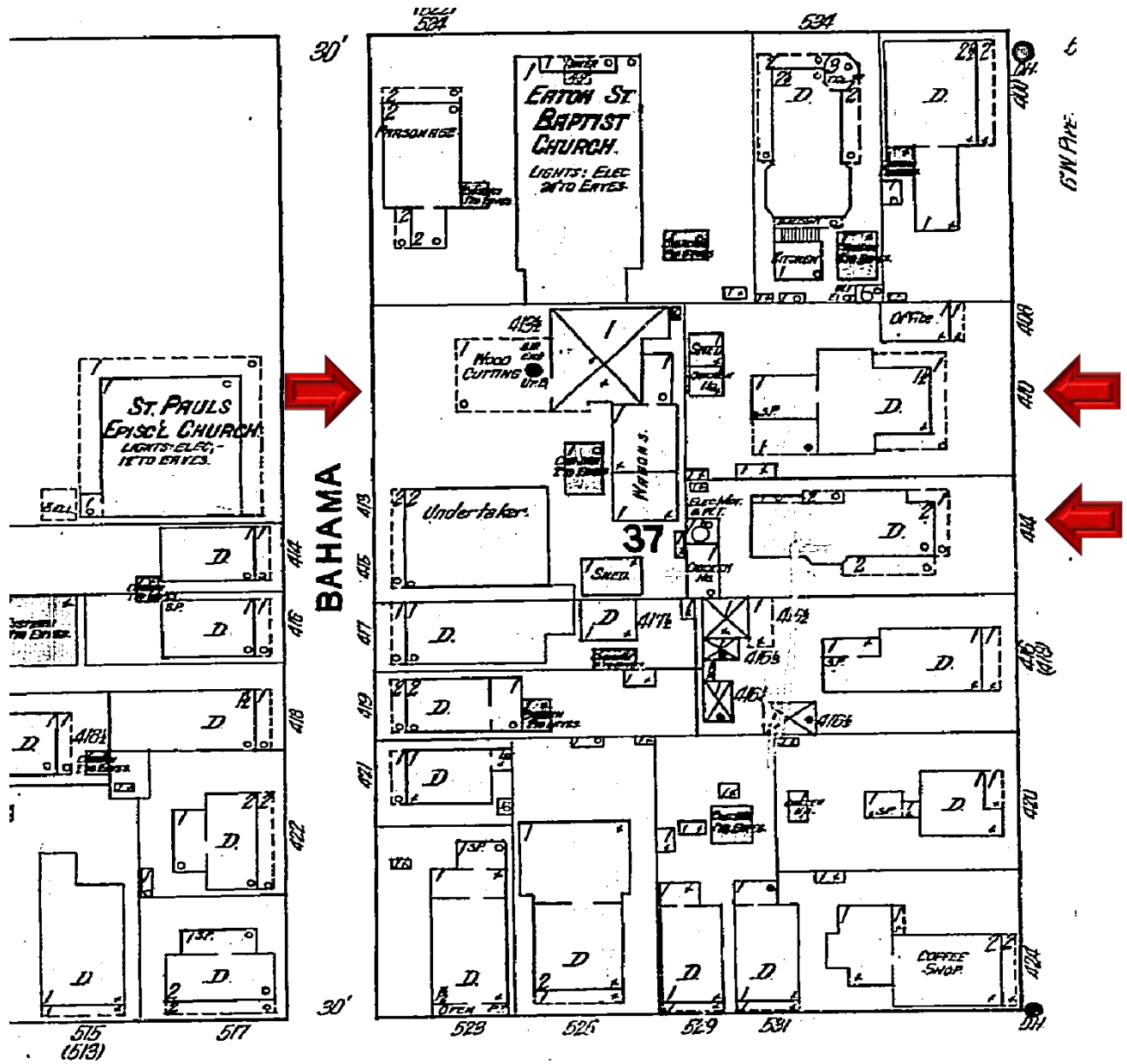
Palm House
Tour House

Palm House
Tour House

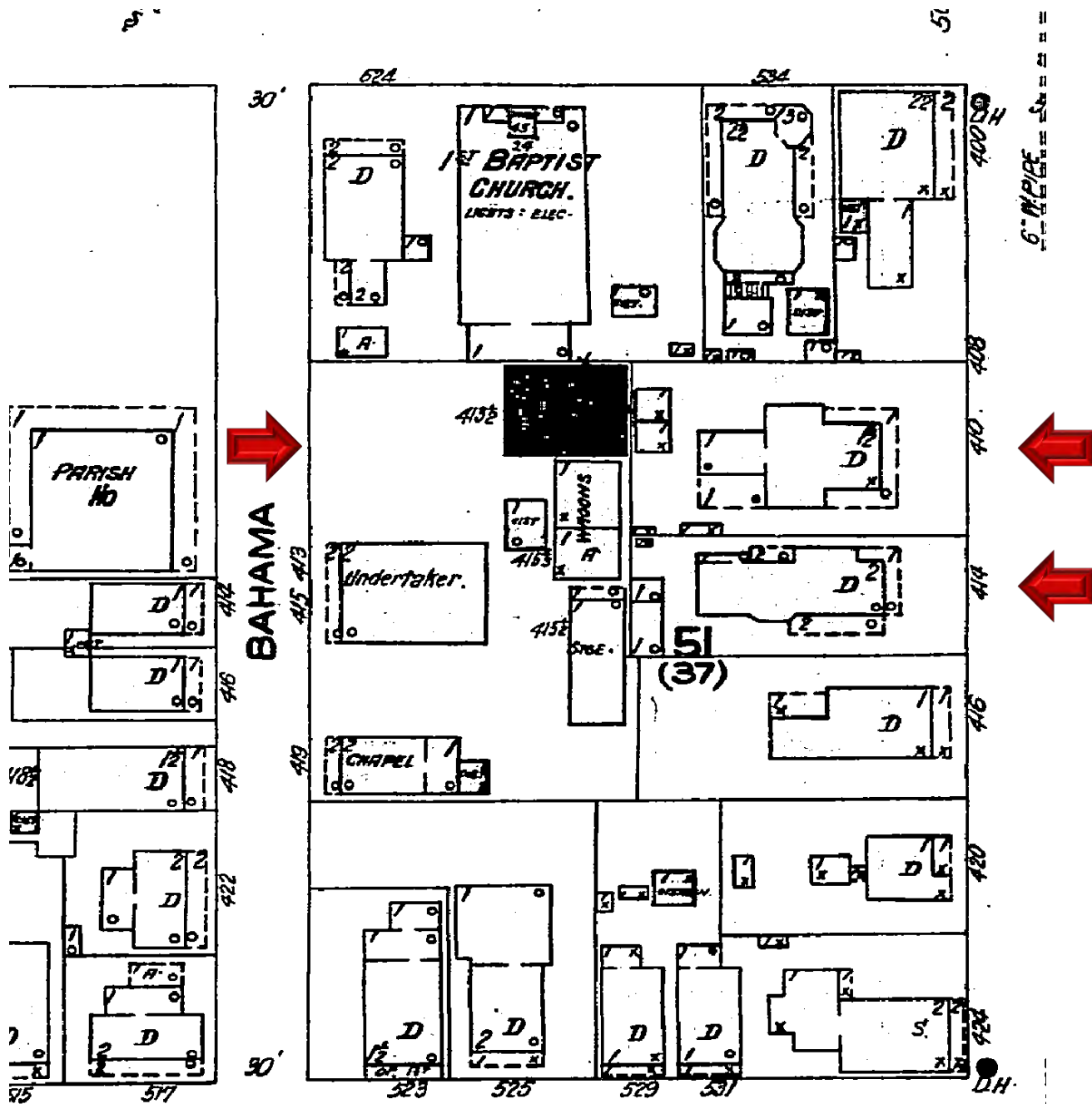
SANBORN MAPS



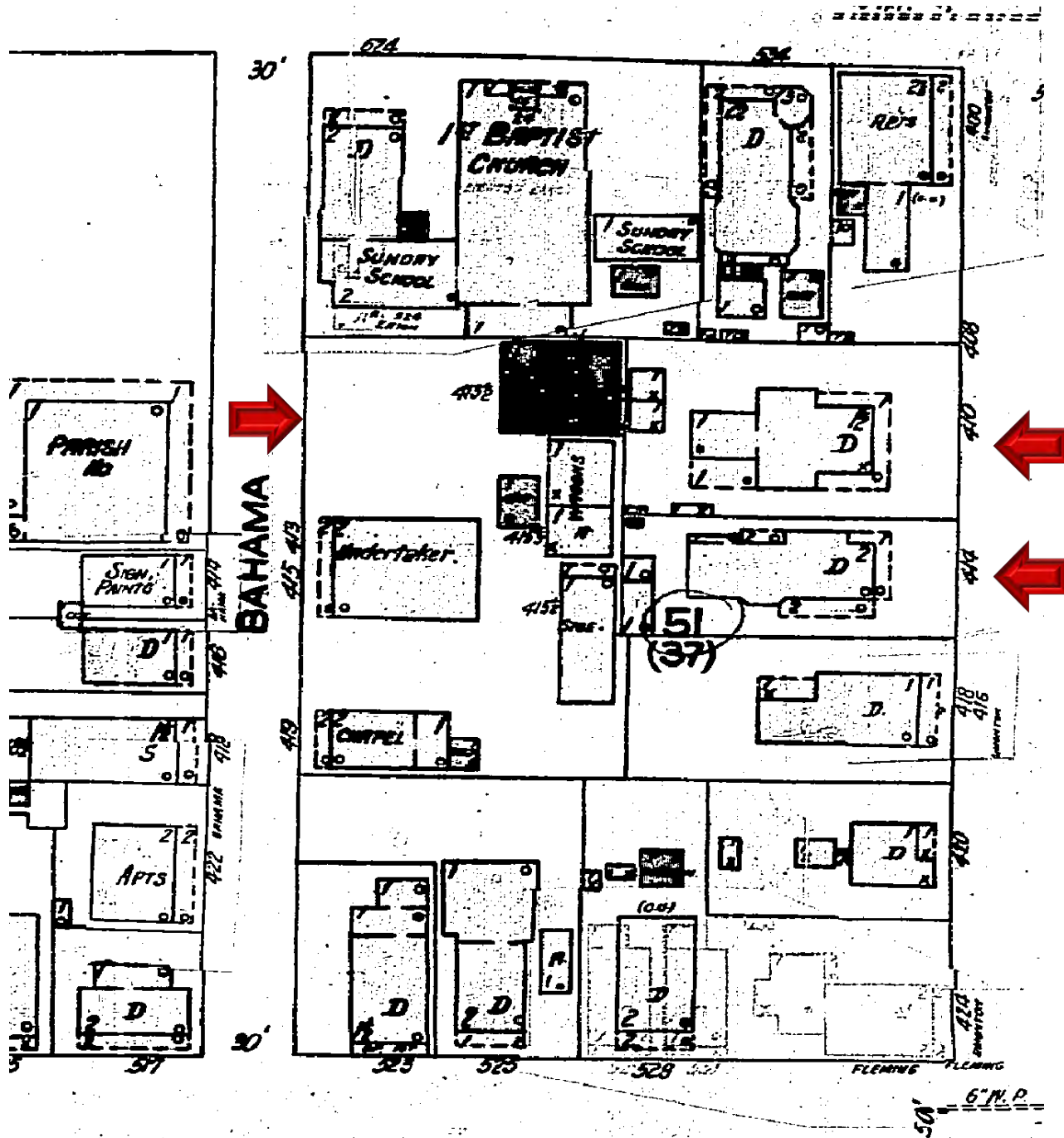
Sanborn map 1899



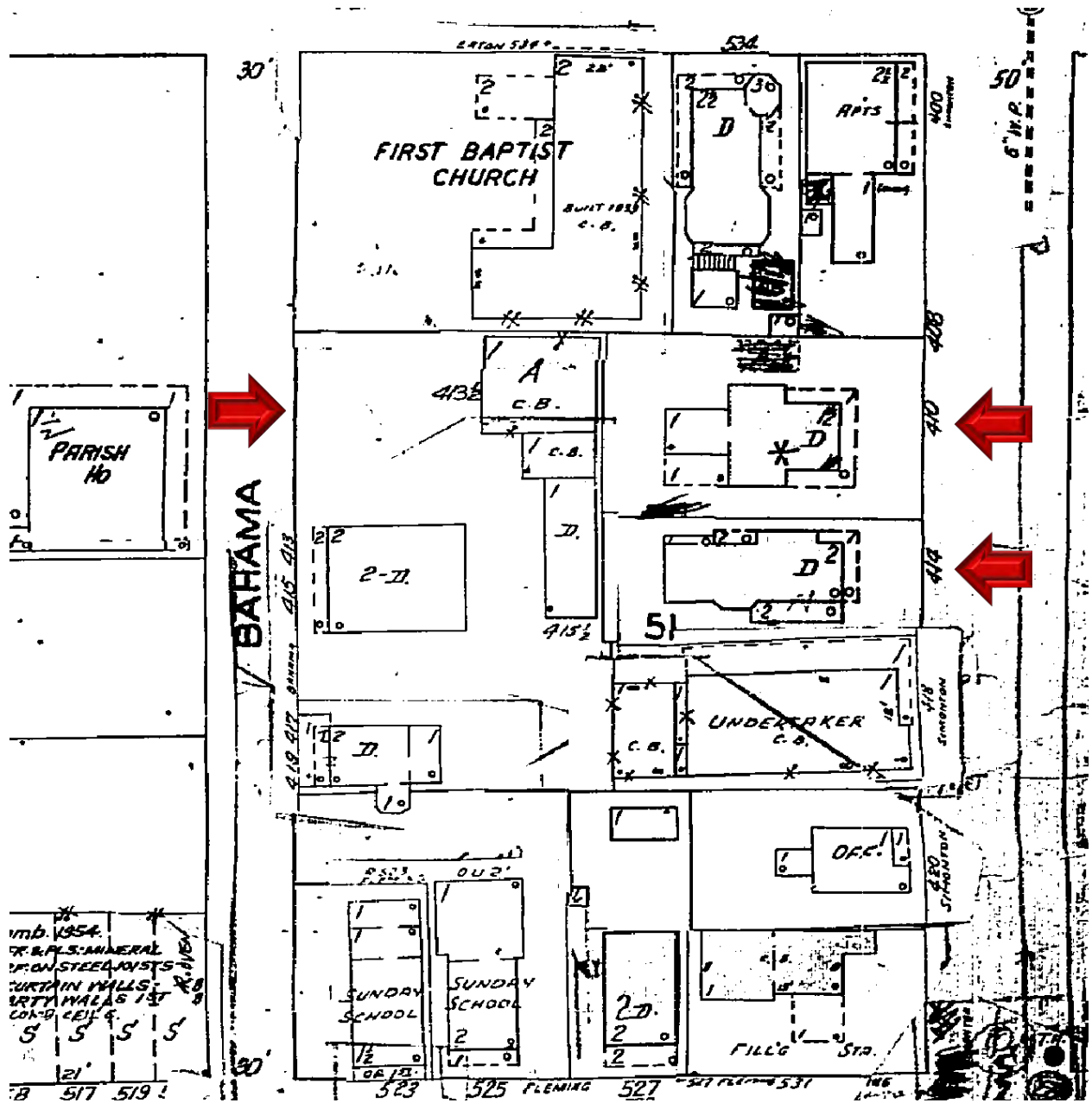
Sanborn Map 1912



Sanborn map 1926



Sanborn map 1948



Sanborn map 1962

PROJECT PHOTOS



#410 Simonton Street circa 1965. Monroe County Library.



#410 Simonton Street 1972. Monroe County Library.

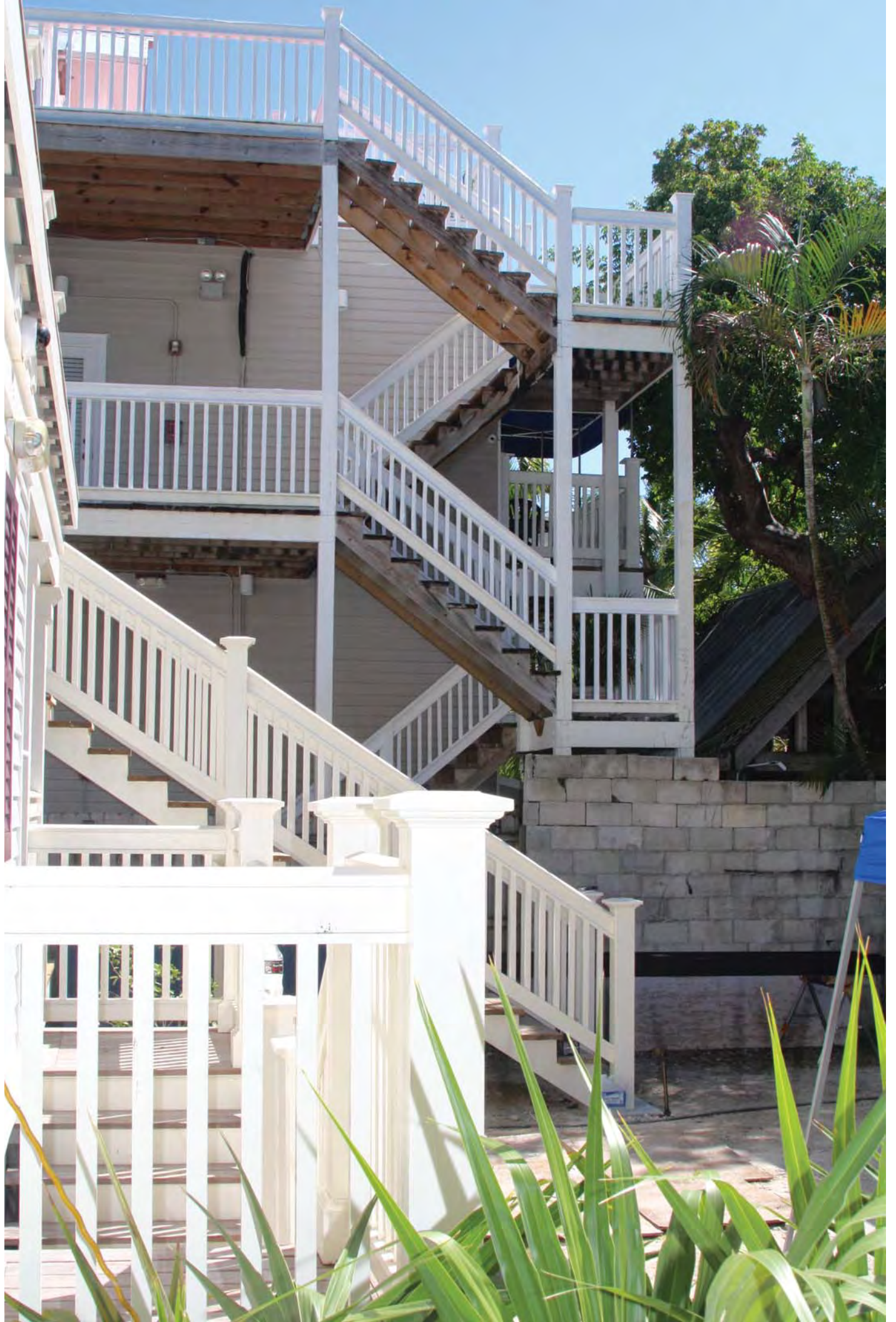


#414 Simonton Street circa 1965. Monroe County Library.















9

10

3 FT 7 IN

6 FT 4 IN



Pilot House
Guest House

Pilot House
GUESTS ARE REQUESTED
TO PLEASE
TOWED
BY CHAINING LATCHES
AT FRONT DOOR

Pilot House
GUESTS ARE REQUESTED
TO PLEASE
TOWED
BY CHAINING LATCHES
AT FRONT DOOR







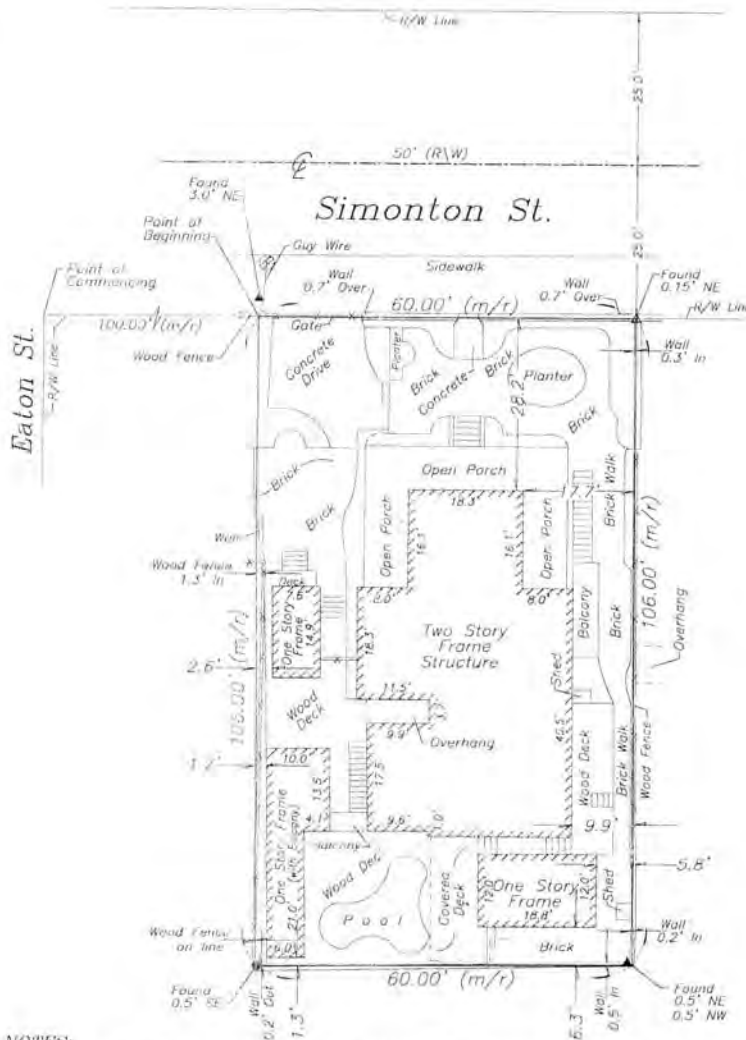


*Pilot House
Guest House*

Existing sign to be replaced.
See drawings.

SURVEY

Boundary Survey Map of part of Lot 2, Square 37, Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (629B)
- Found 3/4" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ Found Drill Hole
- (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

NOTES:

1. The legal description shown hereon was 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: 410 Simonton Street, Key West, FL.
5. This 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: November 19, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjainers are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, and is part of Lot 2 of Square 37, according to William A. Whitehead's map or plan of said Island delineated in February 1829, and described by metes and bounds as follows: Commencing at a point on Simonton Street 100 feet Southeasterly from the corner of Eaton Street and Simonton Streets, and running thence on Simonton Street along the Western side in a Southeasterly direction 60 feet; then at right angles in a Southwesterly direction 106 feet; then at right angles in a Northwesterly direction 60 feet; then at right angles in a Northeasterly direction 106 feet, back to the Point of Beginning.

BOUNDARY SURVEY FOR: Inter-Ocean Holdings LLC;
Stones & Cardenas,
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC

J. Lynn O'Flynn, PSM
Florida Reg. #6294

November 28, 2012

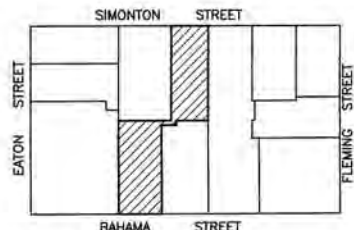
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6288

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



LOCATION MAP
Lots 1 and 2, Square 37
City of Key West

EATON STREET (50' R/W)

LEGAL DESCRIPTION (PARCEL A):
In the City of Key West, known and described on the map or plan of said City as delineated by William A. Whitehead in February A.D. 1829, as Lots 1 and 2, square 37. Beginning at a point on Simonton Street 160 feet from the corner of Eaton and Simonton Street and running there on Simonton Street in a Southeasterly direction 42 feet; thence at right angles in a Southwesterly direction for 106 feet; thence at right angles in a Northwesterly direction 42 feet; thence at right angles and in a Northeasterly direction 106 feet to the place of beginning on Simonton Street.

PARCEL B:
On the Island of Key West, Monroe County, Florida and being a portion of Lot 1, Square 37, according to William A. Whitehead's Map of said Island, delineated in February 1829, but being more particularly described as follows:
COMMENCE at the intersection of the Southeasterly Right-of-Way line of Eaton Street and the Northeasterly Right-of-Way Line of Bahama Street; thence in a Southeasterly direction along the said Northeasterly Right-of-way Line of Bahama Street for 100.00 feet to the Point of Beginning; thence continue Southeasterly along the said Northeasterly Right-of-way Line of Bahama Street for 49.00 feet; thence at a right angle and in a Northeasterly direction for 100.25 feet; thence at a right angle and in a Southeasterly direction for 17.00 feet; thence at a right angle and in a Northeasterly direction for 5.00 feet; thence at a right angle and in a Northwesterly direction for 66.00 feet; thence at a right angle and in a Southwesterly direction for 105.25 feet to the said Northeasterly Right-of-Way Line of Bahama Street and the Point of Beginning. Containing 5,242.35 Square Feet.

SURVEYOR'S NOTES:
North arrow based R/W Bahama Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:
● = Found 1/2" Iron Bar, P.L.S. No. 1587
△ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:
Sty. = Story
R/W = Right-of-Way
fd. = Found
P. = Plot
M. = Measured
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation

B.M. = Bench Mark
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
C.L.F. = Chain Link Fence
A/C = Air Conditioner
o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B.S. = Concrete Block Stucco
cov'd = Covered
wd = Wood
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
Field Work performed on: 1/7/15

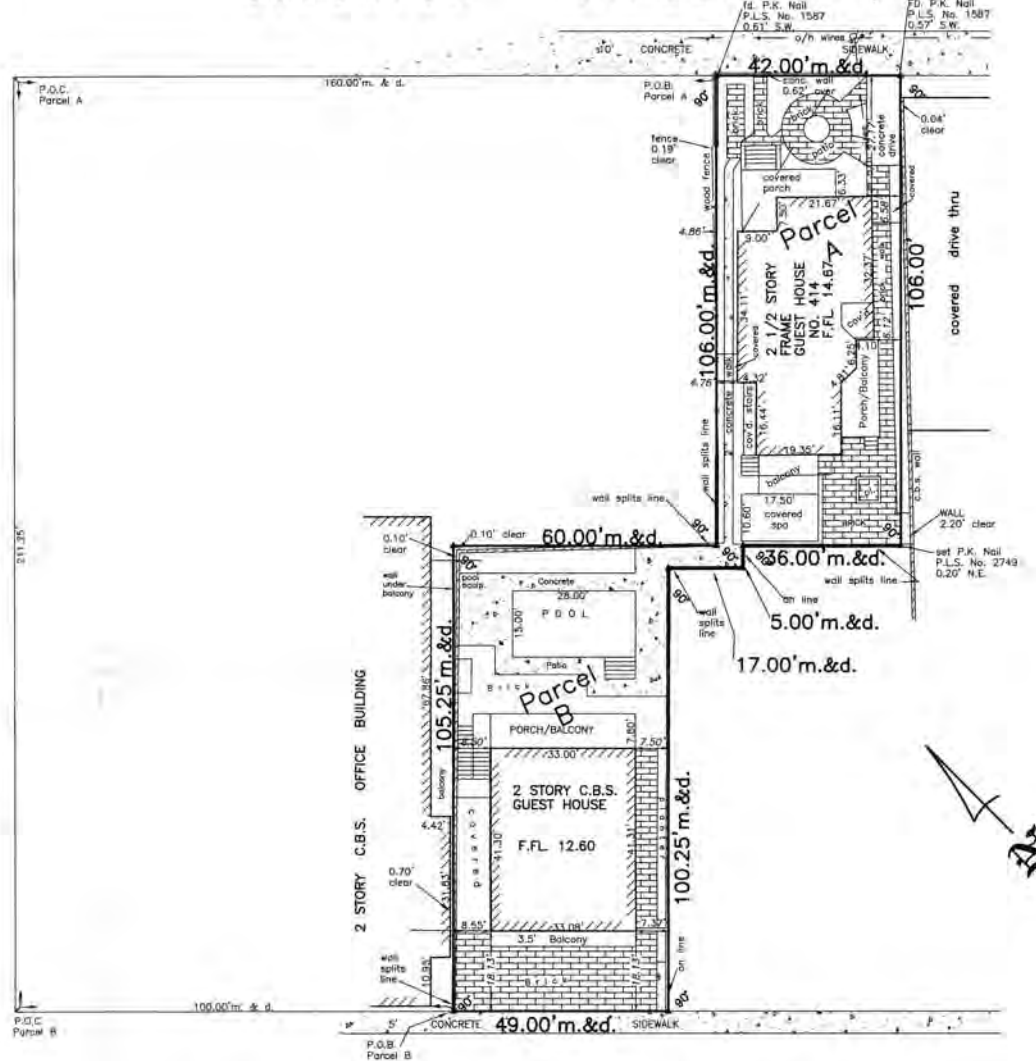
CERTIFICATION made to:
Shumaker, Loop & Kendrick, LLP
Inter-Ocean Holdings, LLC
Branch Banking & Trust Company
Stones & Cardenas
Chicaga Title Insurance Company

CERTIFICATION:
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SIMONTON STREET (50' R/W)



BAHAMA STREET (30.25' R/W)

1/15/15: Updated, removed balcony, reset property corners, owner, cert.
8/30/13: Updated, no changes
1/28/13: Updated, owner, cert, minor changes

Block 32

Inter-Ocean Holdings, LLC (Pilot House) 414 Simonton St. & Bahama St., Key West, Fl.			
BOUNDARY SURVEY		Dwn. No.: 15-114	
Scale: 1"=20'	FILE	Flood panel No. 1516-X	Dwn. By: F.H.H.
Date: 10/20/94		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
4/6/07: updated, patio's cert.			
4/11/07: Correct Parcel No.			
11/14/12: Updated, cert., no changes			
1/24/15: updated, cert.			

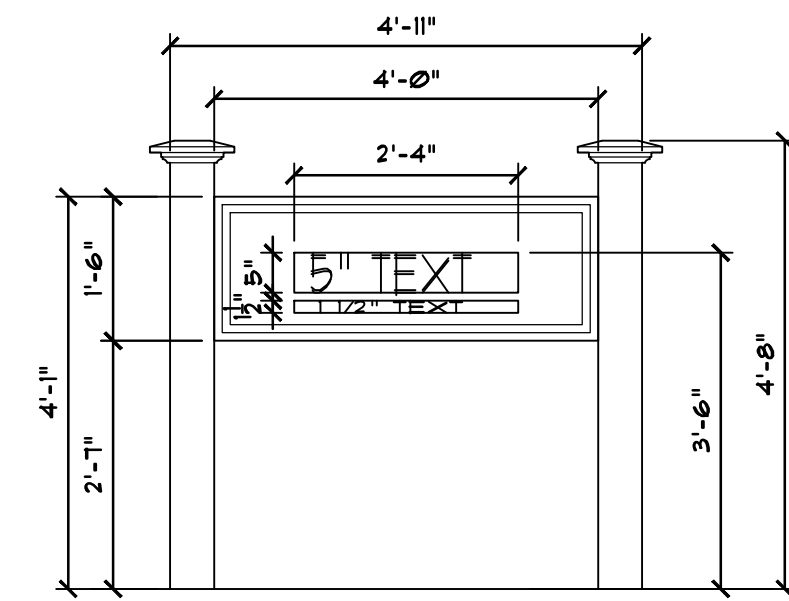


ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb@islandsurveying.net
L.B. No. 7700

PROPOSED DESIGN

Site Data

Marquesa Hotel Annex		Key West, FL	
Zoning		HNC-1	X
Flood Zone			
Site Area	(AC)	16,054	0.37
Max Building Coverage	50%	8,027	
Max Impervious Area	60%	9,632	
Min Open Space	0.20	3,211	
Setbacks			
Max Height - 35'	Proposed	Existing	
Front (Simonton St) - 5'	20'-4"	20'-4"	
Front (Bahama St) - 5'	5'	14'-7"	
Rear - 15'	0'-6"	0'-6"	
Side (North) - 5'	1'-0"	1'-0"	
Side (South) - 5'	5'-5"	5'-5"	
Building Areas			
	Proposed Areas (SF)	Existing Areas (SF)	
Pilot House	2,074	2,126	
Kerr House	1,788	1,788	
Extensor Stair/Bridge	158	90	
Cottage	316	316	
Laundry	163	163	
Storage/Vending	215	215	
Existing Building to be Demolished		1,840	
New Building	3,241		
Lot Coverage			
Lot Coverage Allowed (50%)	8,027		
Total Lot Coverage (SF)	7,955	6,538	
Lot Coverage (%)	49.6%	40.7%	
Site Areas			
Buildings	7,955	6,538	
Spa	285	455	
Pavers	2,742	5,482	
Slabs (Equipment)	103	38	
Driveway/Parking	292	1,005	
Concrete Walkway	51	51	
Stairs	59	59	
Impervious Area			
Impervious Area Allowed (60%)	9,632		
Total Impervious Area (SF)	11,487	13,628	
Impervious Area (%)	71.6%	84.9%	
Wood Decks			
	478	478	
Covered Areas			
Covered Areas	11,965	14,106	
Open Space	4,089	1,948	
Open Space Ratio	0.25	0.12	



Sign Dimensions

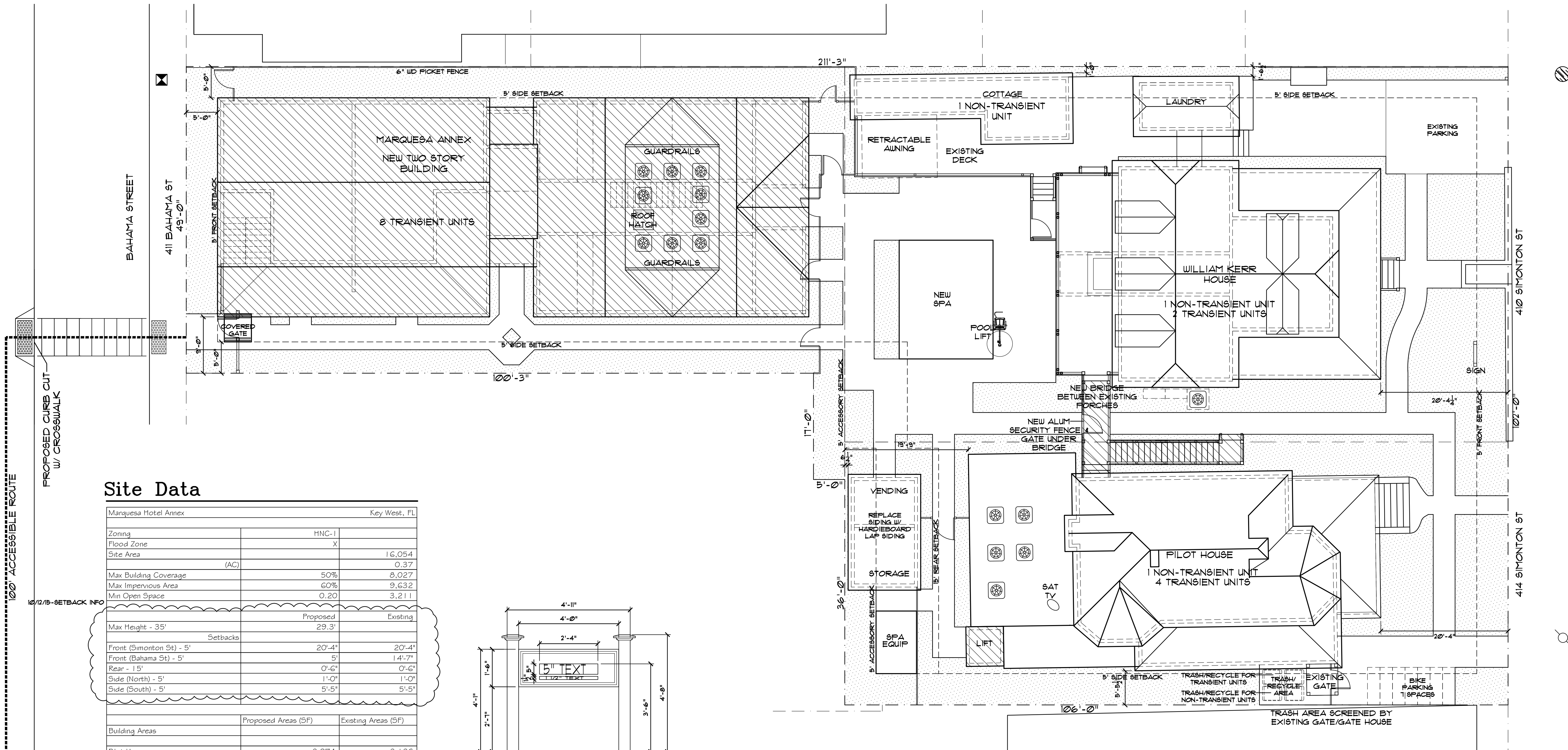
SCALE 1/2" = 1'-0"



Proposed Signage

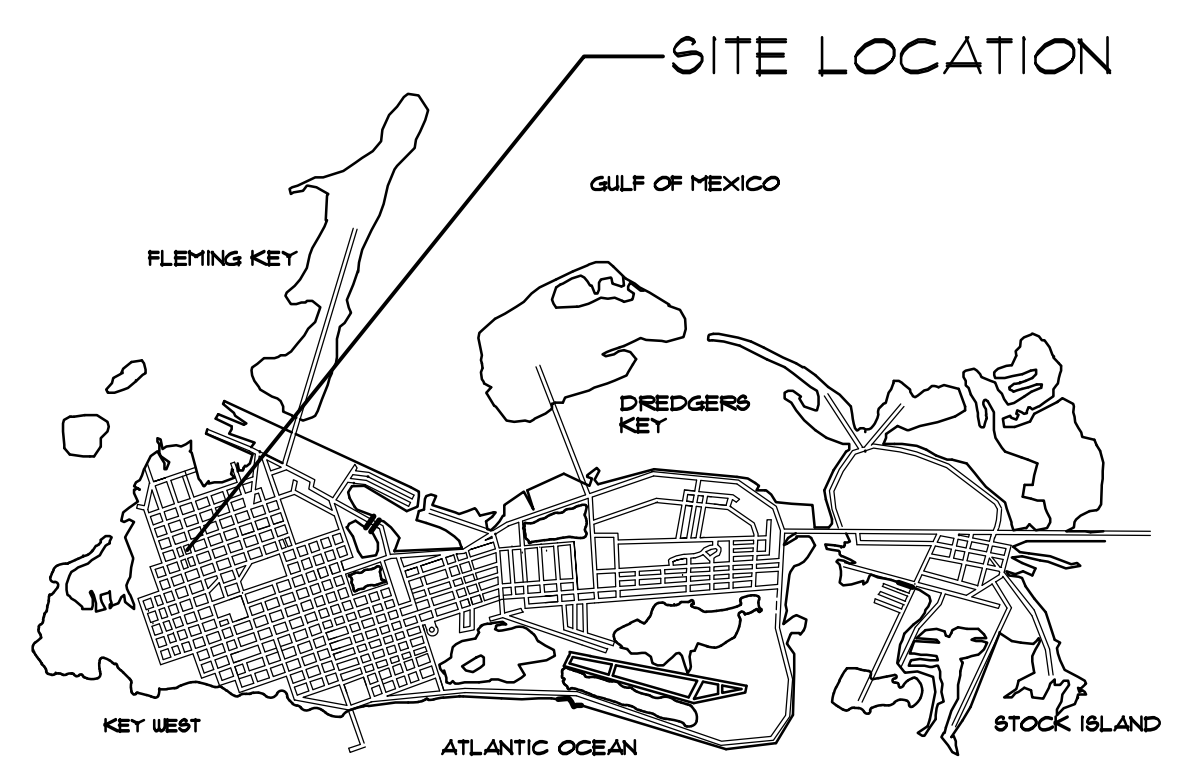
DIMENSIONS 48" WIDE X 18" TALL
TEXT 42" ABOVE GRADE
TEXT LENGTH 28"
LARGE FONT: 3" SMALL FRONT: 1 1/2"

10/12/15-SETBACK INFO			
Max Height - 35'	Proposed	Existing	
Front (Simonton St) - 5'	20'-4"	20'-4"	
Front (Bahama St) - 5'	5'	14'-7"	
Rear - 15'	0'-6"	0'-6"	
Side (North) - 5'	1'-0"	1'-0"	
Side (South) - 5'	5'-5"	5'-5"	



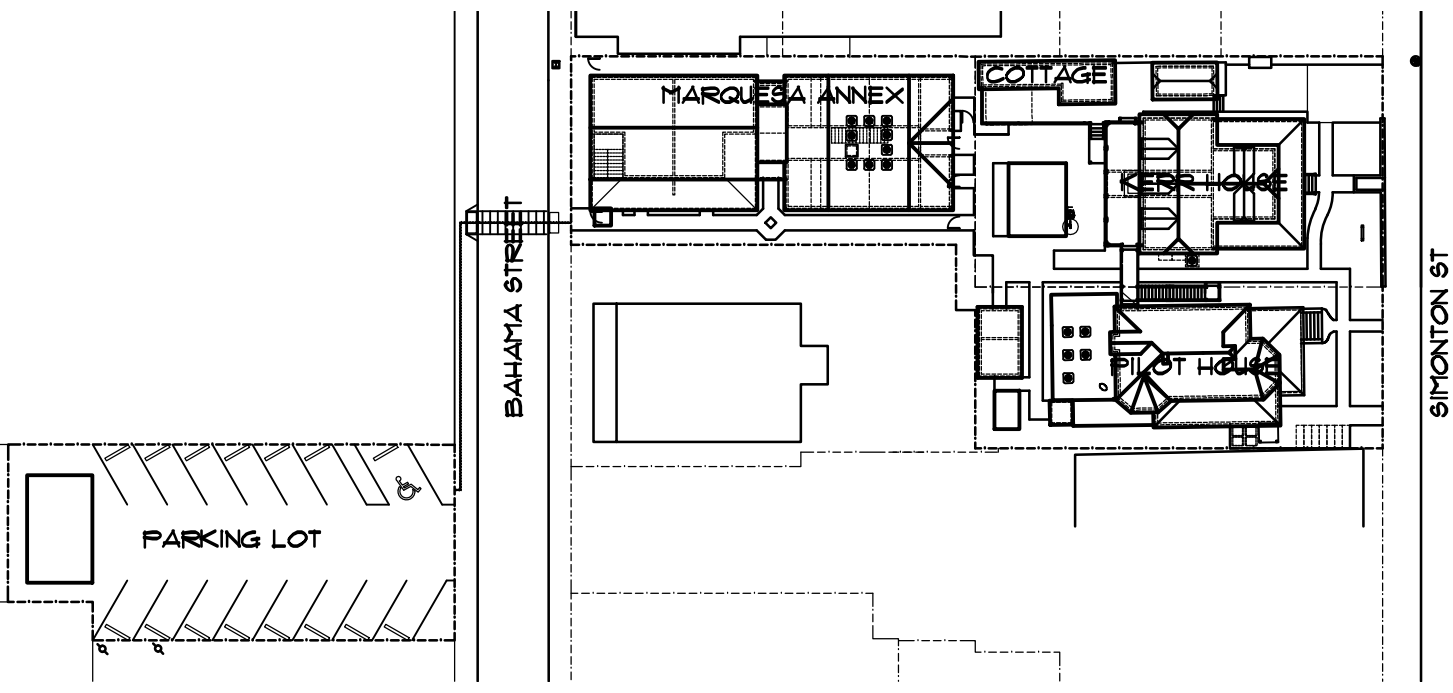
Proposed Site Plan

1/8" = 1'-0"



LOCATION MAP

NORTH



Reference Plan

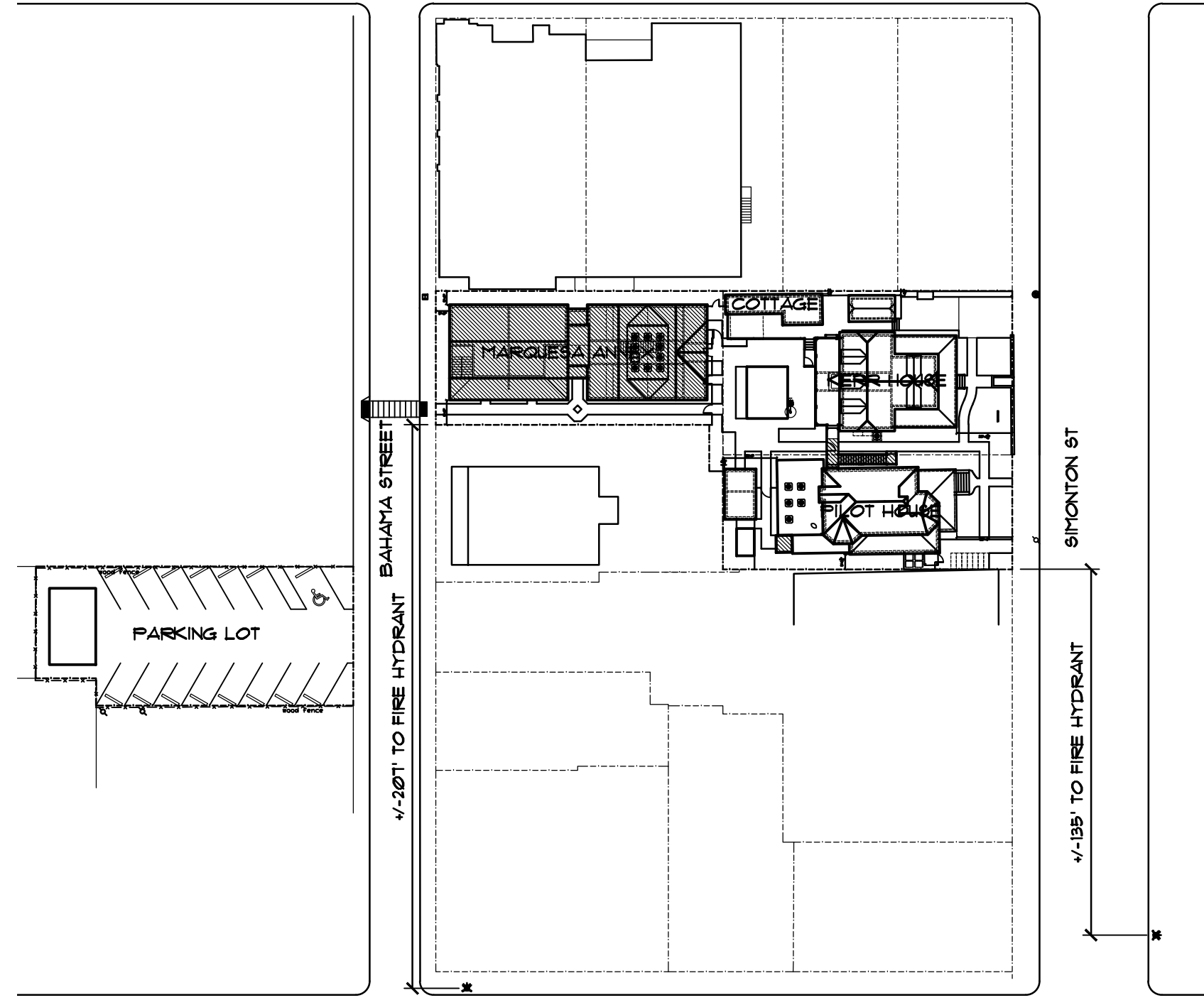
1" = 50'-0"

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10/30/15 HARC

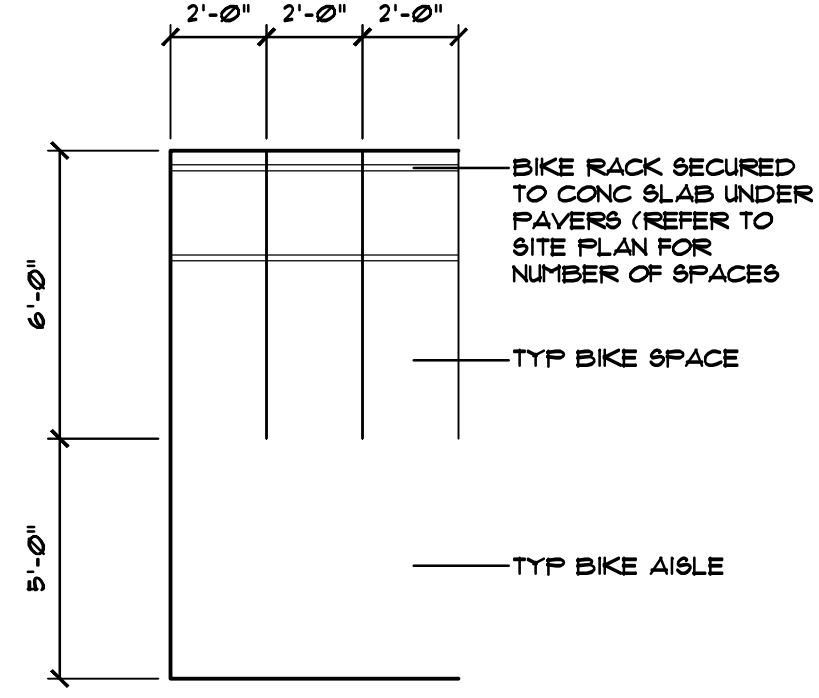
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Marquesa Hotel Annex
410-414 Simonton Street Key West, FL



Reference Plan

1" = 50' - 0"



Typ Bike Parking

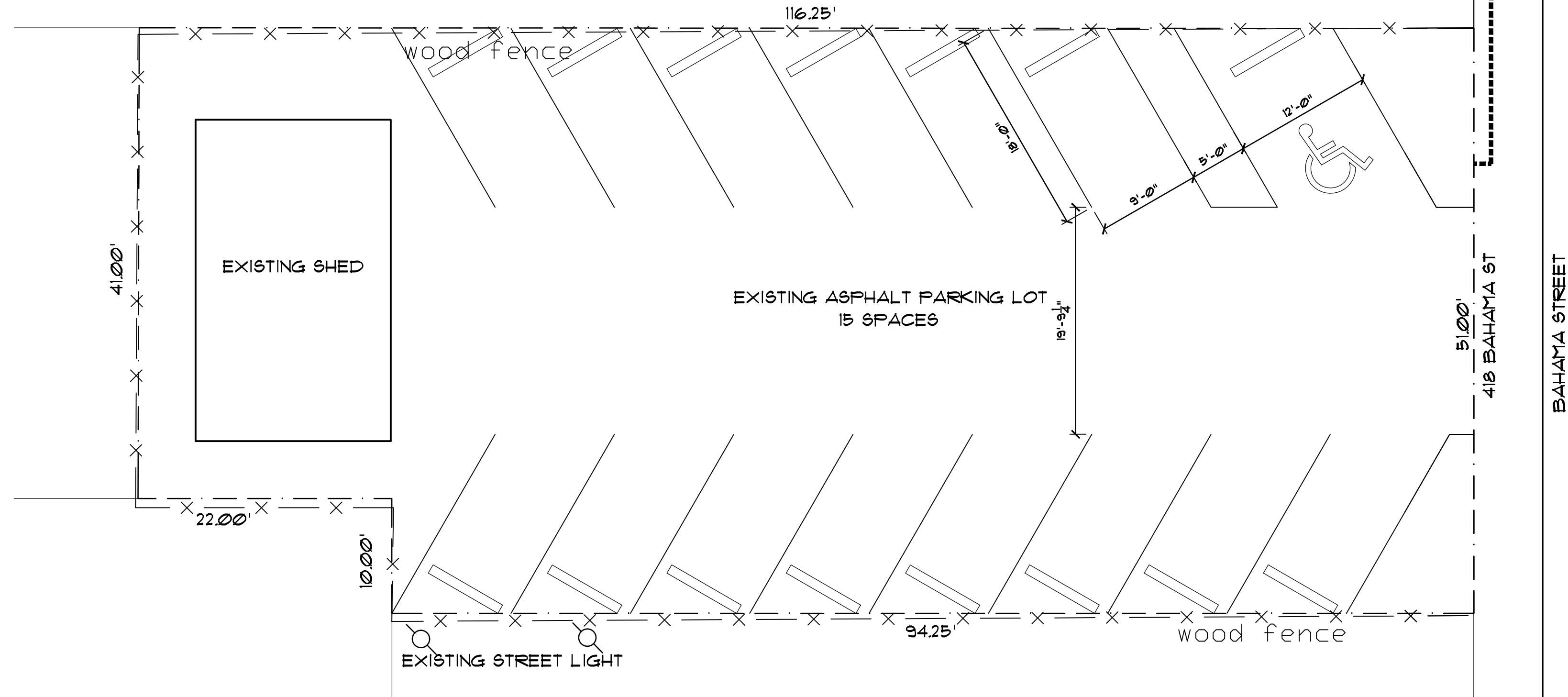
1/4" = 1' - 0"

PARKING ANALYSIS

TRANSIENT UNITS	14
MANAGERS SPACE	1
RENTAL UNITS	3
TOTAL PARKING REQUIRED	18
TOTAL PARKING PROVIDED	16

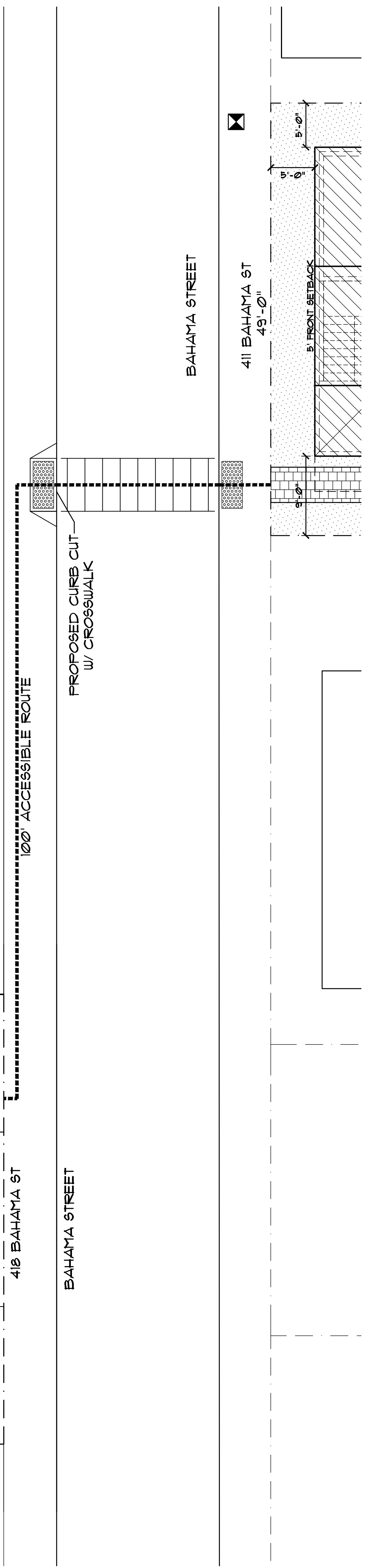
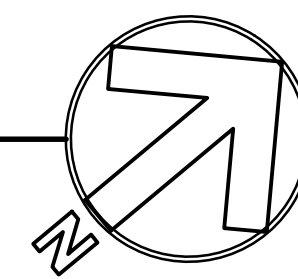
BIKE PARKING ANALYSIS

18 PARKING SPACES X 35%	
BIKE PARKING REQUIRED	6.3
BIKE PARKING PROVIDED	1



Existing Parking Lot Plan

1/8" = 1' - 0"

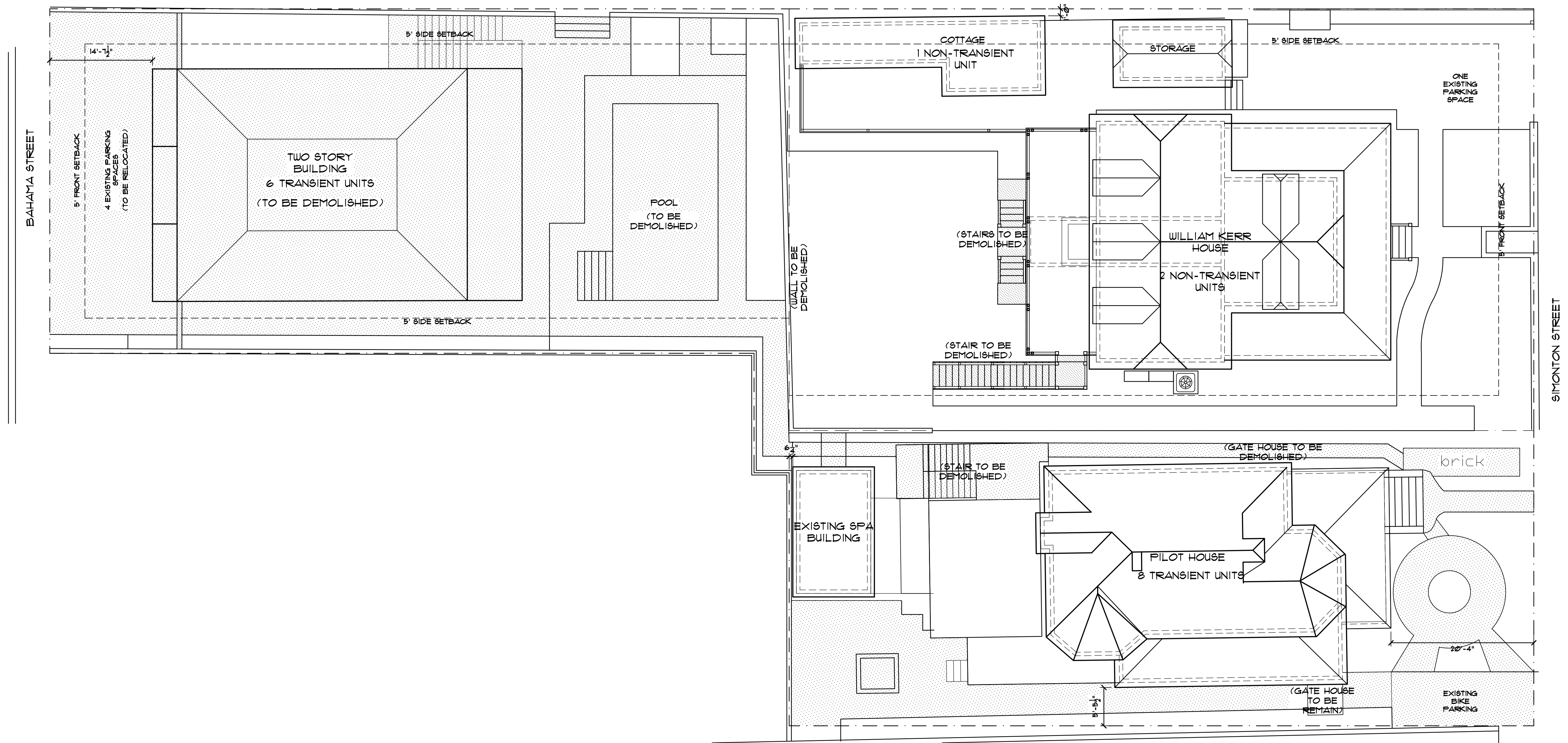


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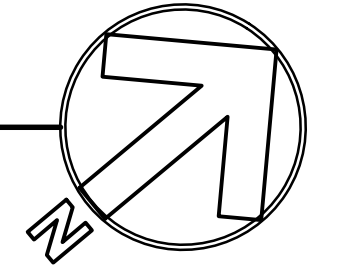
Marquesa Hotel Annex
 410-414 Simonton Street Key West, FL



Existing Site Plan

1/8" = 1' - 0"

NOTE: SHADED AREAS TO BE DEMOLISHED

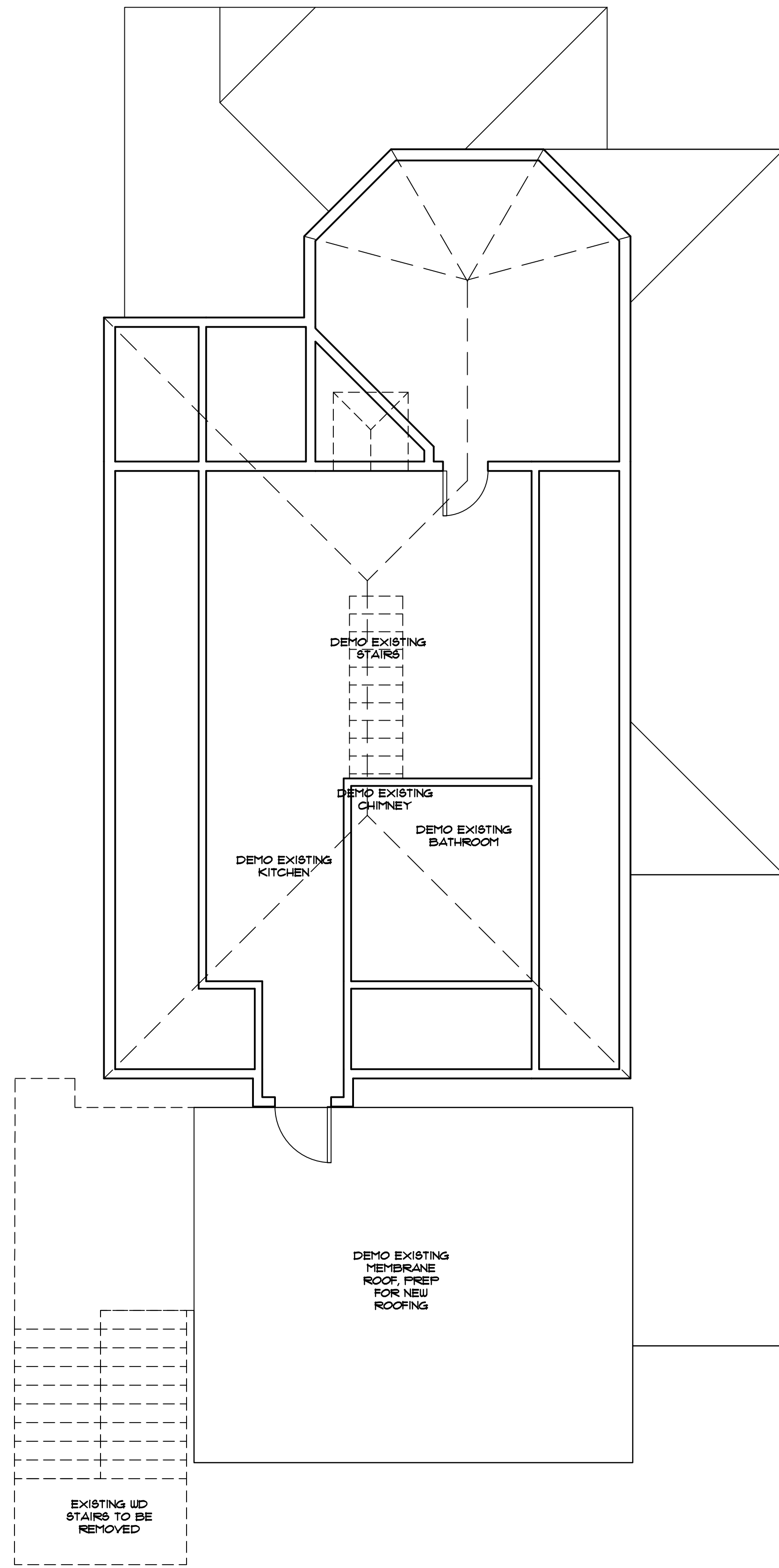


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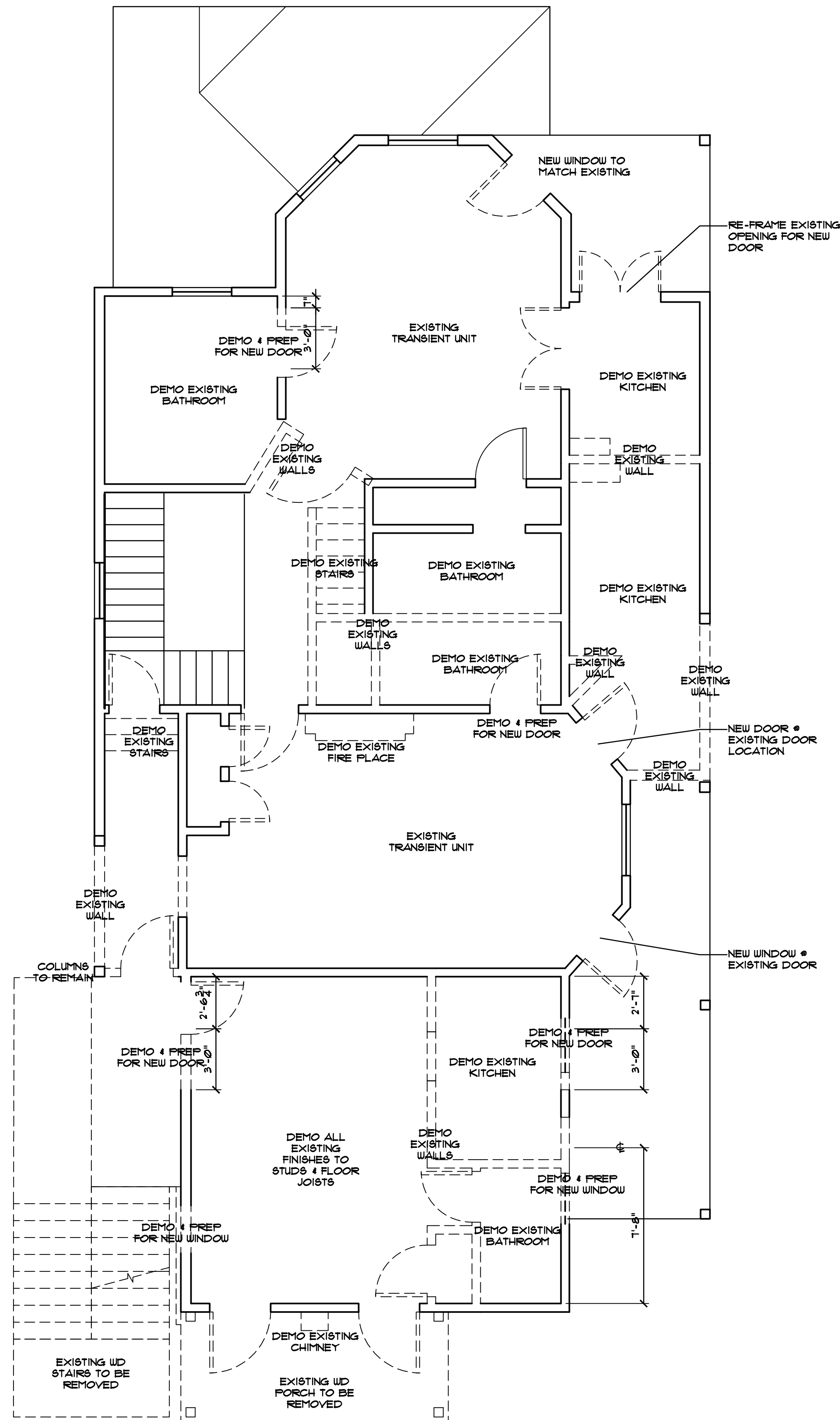
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Marquesa Hotel Annex
 410-414 Simonton Street Key West, FL



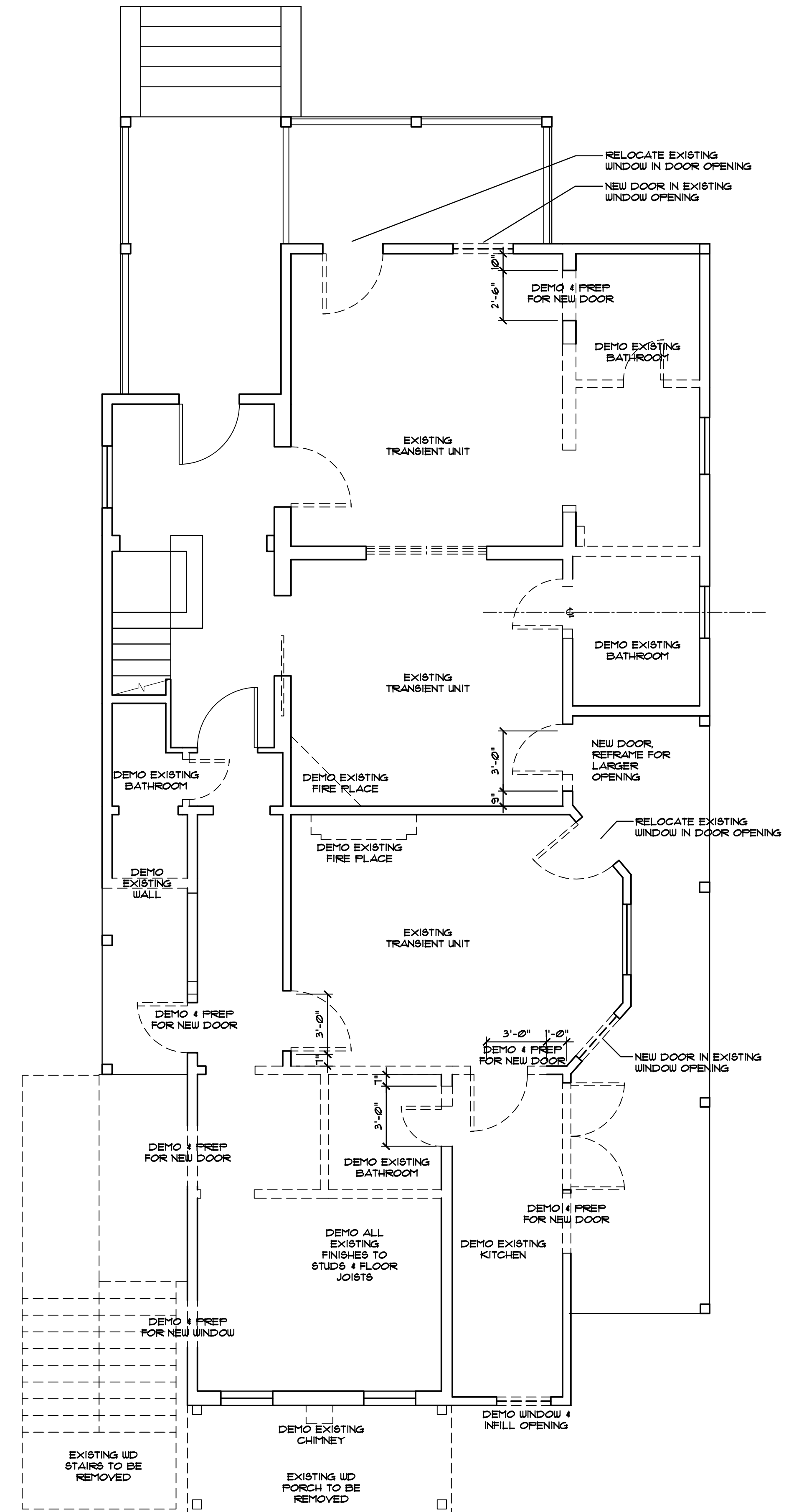
Attic Demolition Plan

1/4" = 1' - 0" PILOT HOUSE



Second Floor Demolition Plan

1/4" = 1' - 0" PILOT HOUSE



First Floor Demolition Plan

1/4" = 1' - 0" PILOT HOUSE

Marquesa Hotel Annex
Pilot House
 410-414 Simonton Street Key West, FL

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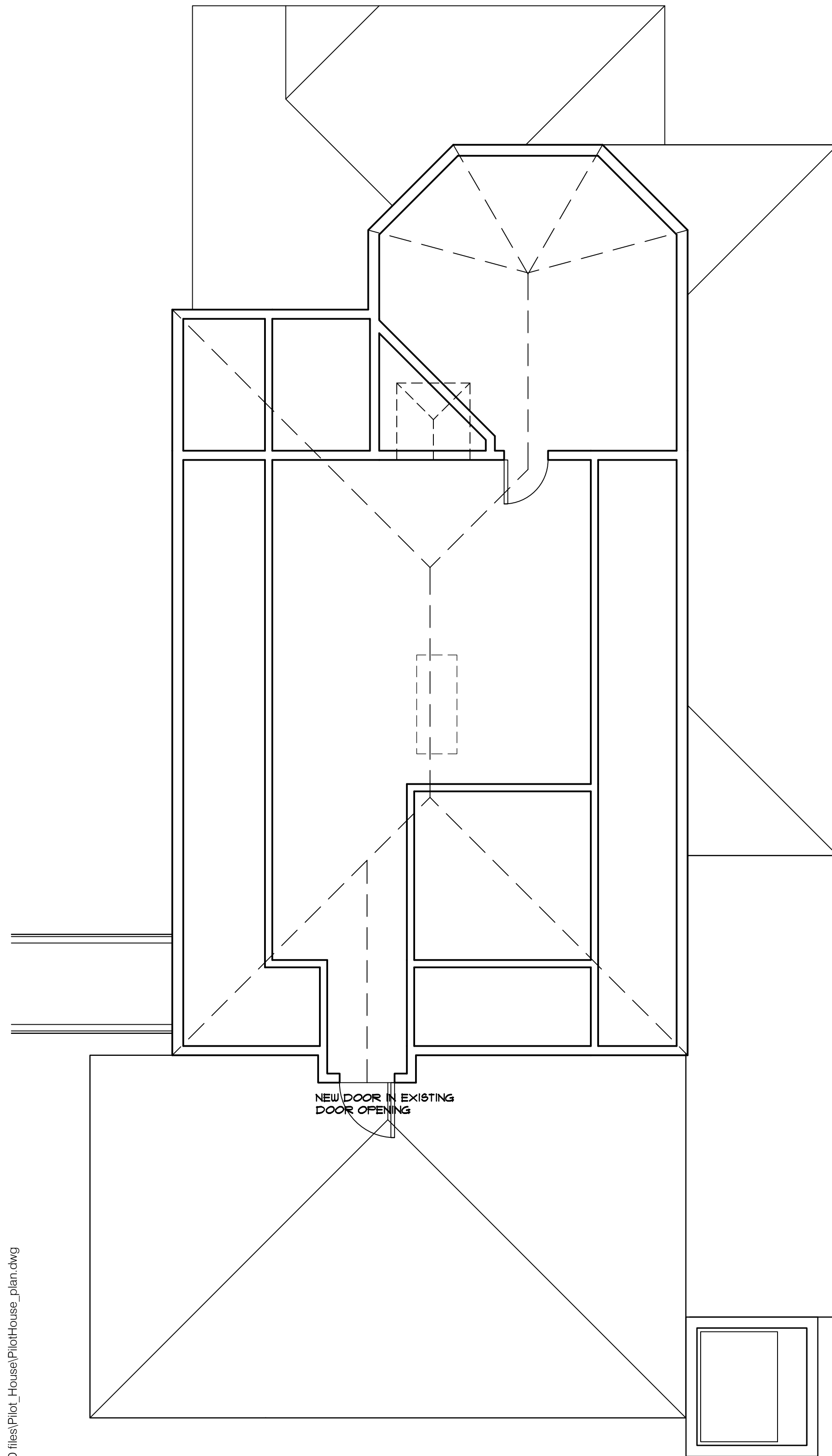
C:\Users\Gavin\Dropbox\Marquesa_ILCAD files\Pilot_House\PilotHouse_plm.dwg

LIFE SAFETY NOTES

BUILDING EQUIPPED WITH FIRE SPRINKLERS
 IBC 2010 TABLE 1016.1
 OCCUPANCY TYPE R-1 200 FT TO EXIT (MAX ALLOWED)
 HYAC FIRE DAMPERS TO BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
 CORRIDOR & DEMISING WALLS TO HAVE ONE HOUR FIRE RATING (MINIMUM REQUIRED)
 ALL GUESTROOMS TO HAVE SMOKE DETECTORS & CARBON DETECTORS (COMBINED), REFER TO ENLARGED GUESTROOM PLANS AND ELEVATIONS FOR ALL SMOKE DETECTOR & FIRE ALARM LOCATIONS

LEDGEND

----- EXIT PASSAGE

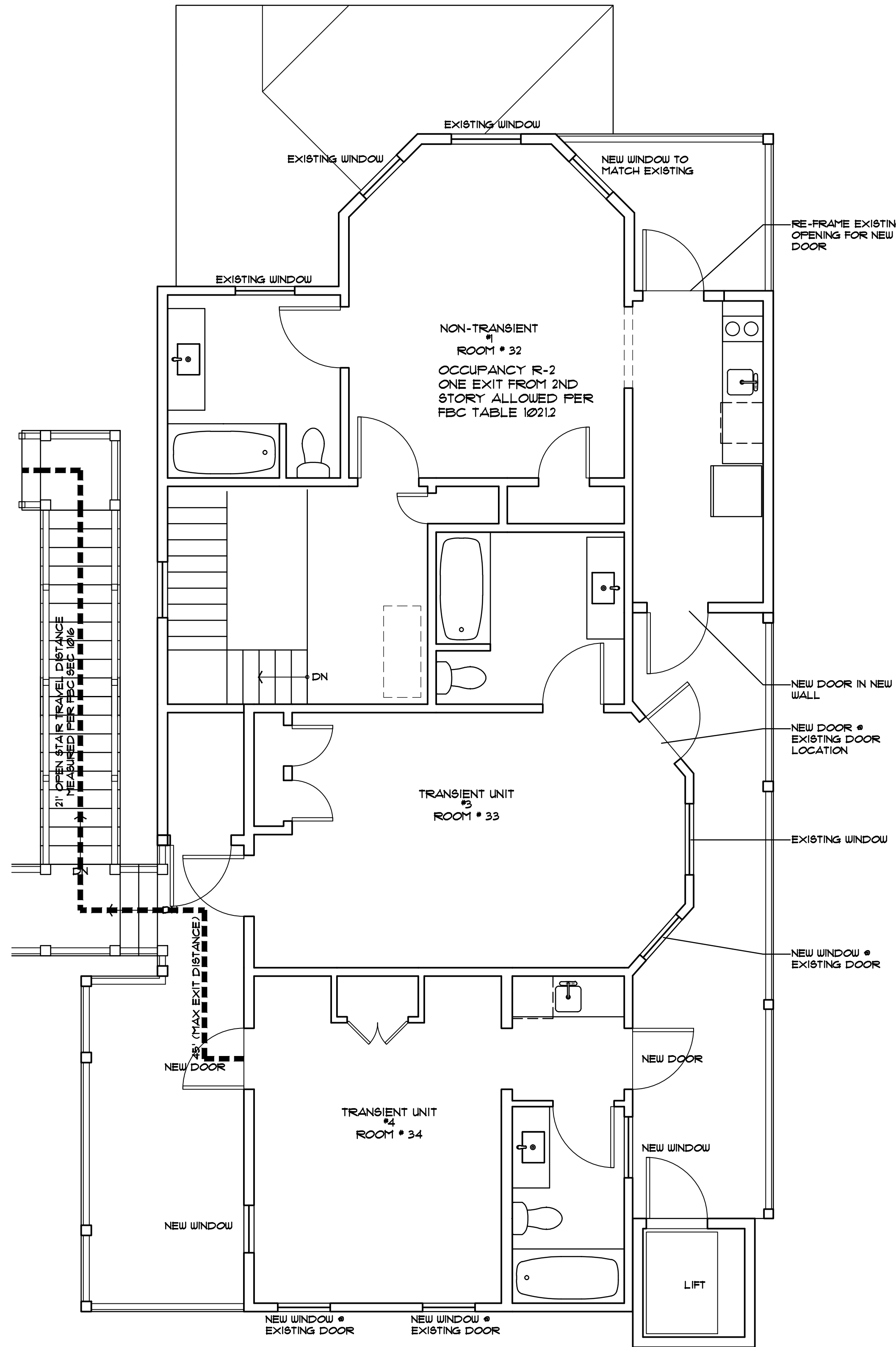


Proposed Attic Plan

1/4" = 1' - 0"

PILOT HOUSE

THIRD FLOOR UNIT BREAKDOWN	
TRANSIENT UNITS	0
RENTAL APARTMENTS	0

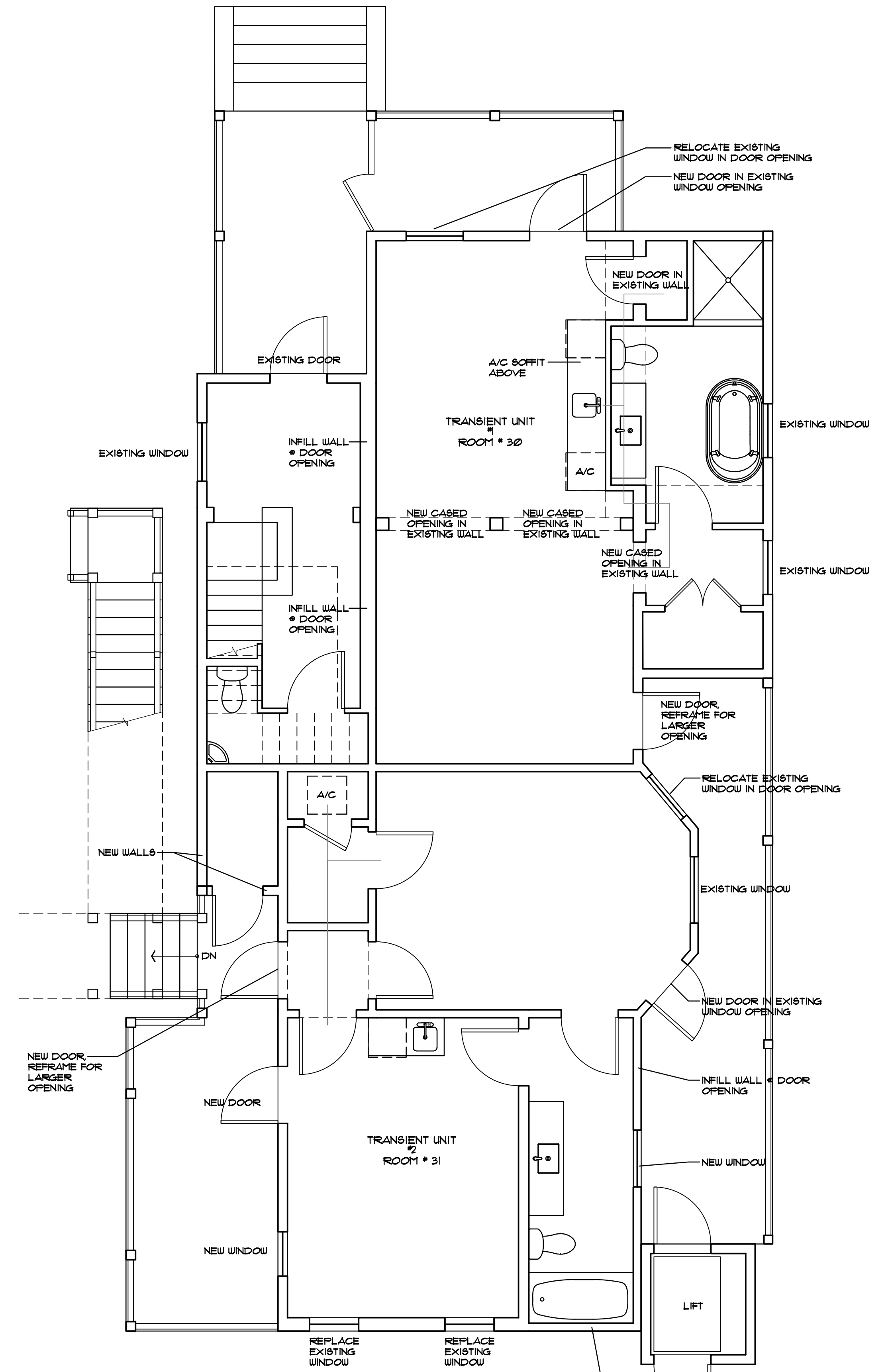


Proposed Second Floor Plan

1/4" = 1' - 0"

PILOT HOUSE

SECOND FLOOR UNIT BREAKDOWN	
TRANSIENT UNITS	2
RENTAL APARTMENTS	1



Proposed First Floor Plan

1/4" = 1' - 0"

PILOT HOUSE

FIRST FLOOR UNIT BREAKDOWN	
TRANSIENT UNITS	2
RENTAL APARTMENTS	0

Marquesa Hotel Annex
 Pilot House

410-414 Simonton Street Key West, FL

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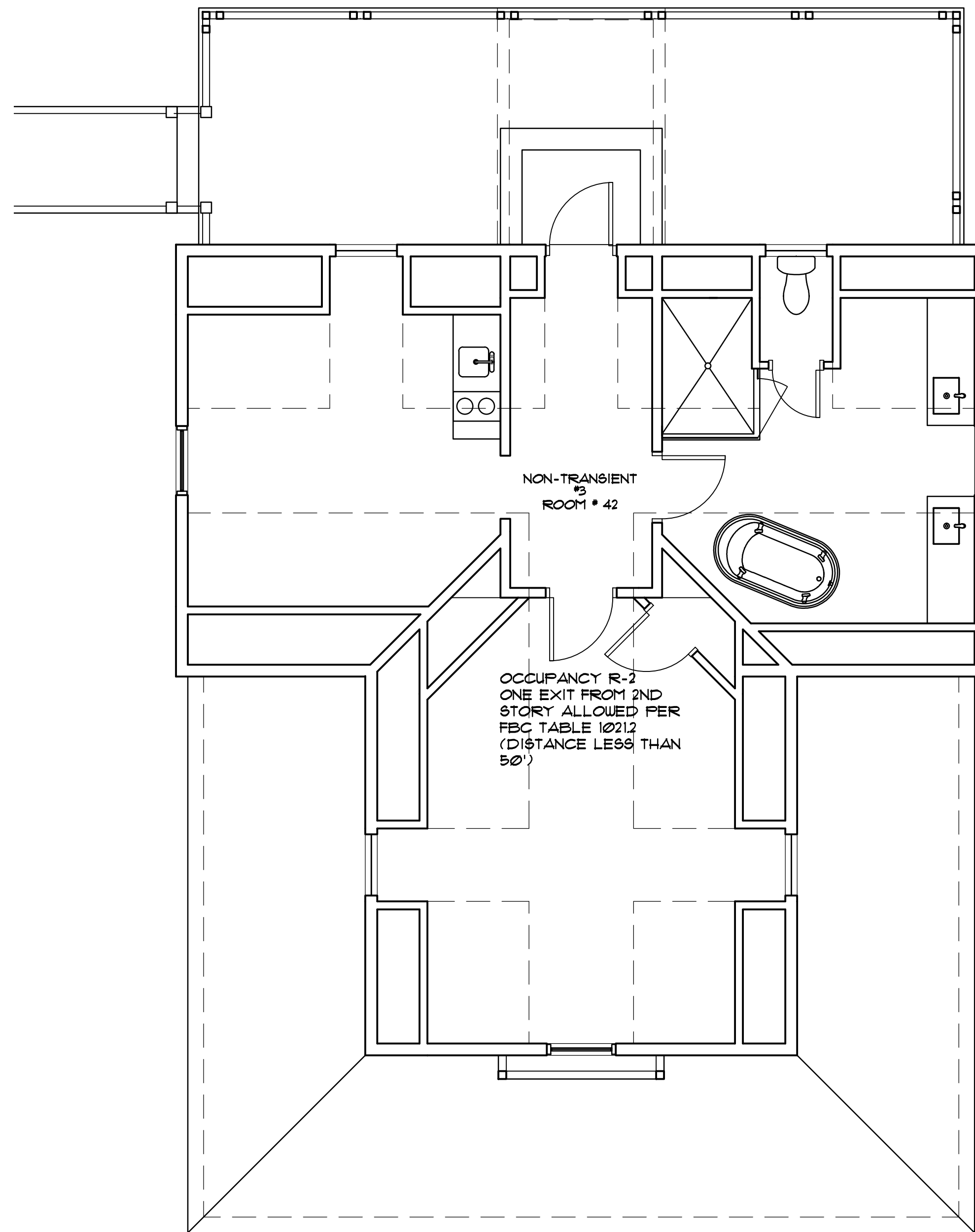
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LIFE SAFETY NOTES

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 FBC 2010 TABLE 1016.1
 OCCUPANCY TYPE R-1 200 FT TO EXIT (MAX ALLOWED)
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LEDGEND

----- EXIT PASSAGE

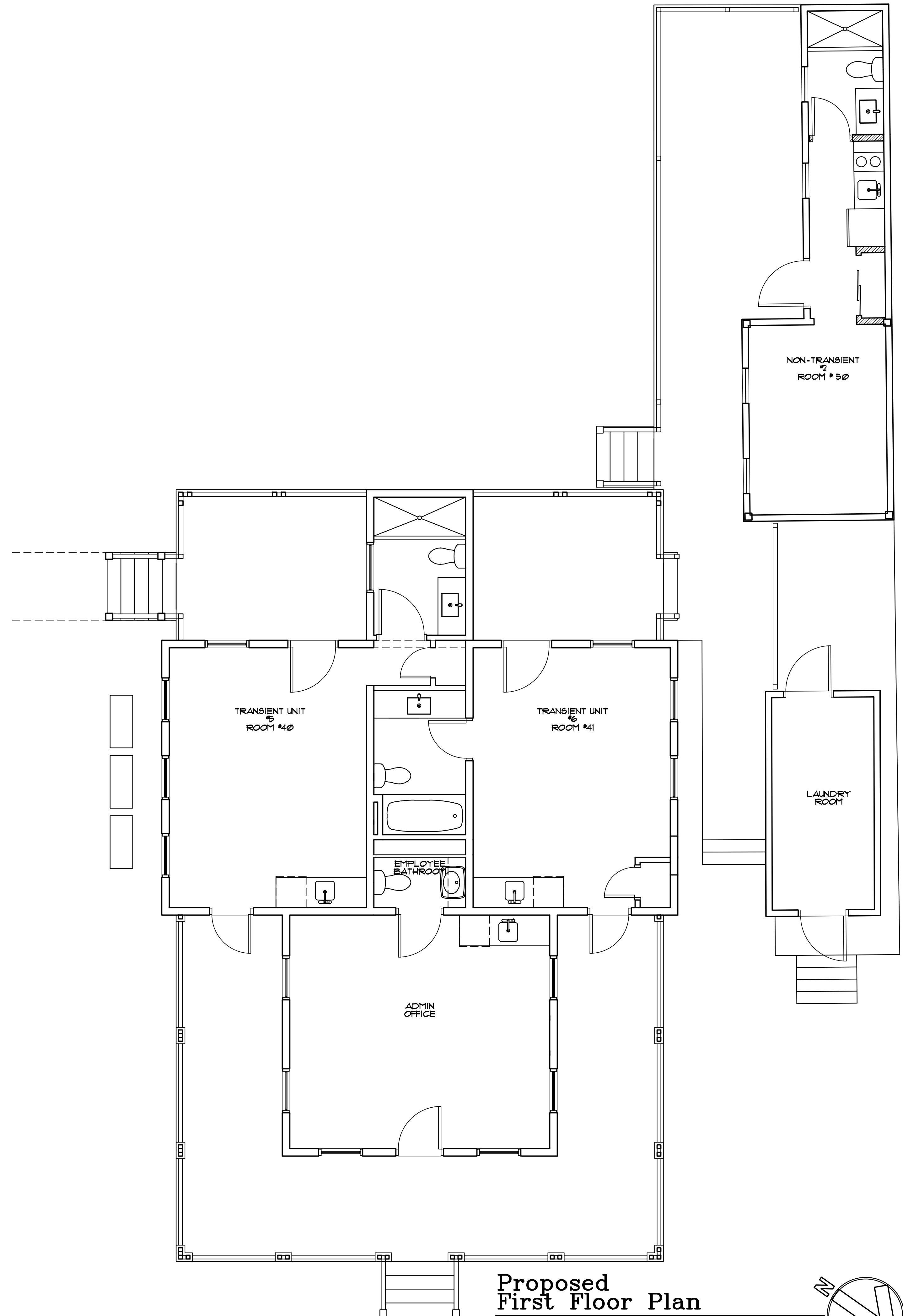


Proposed Second Floor Plan

1/4" = 1' - 0"

SECOND FLOOR UNIT BREAKDOWN	
TRANSIENT UNITS	0
RENTAL APARTMENTS	1

KERR HOUSE

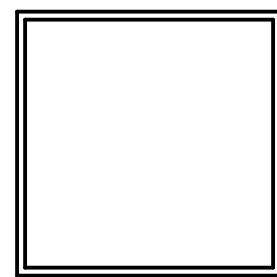
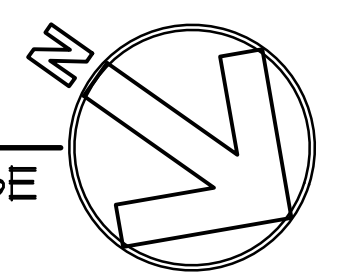


Proposed First Floor Plan

1/4" = 1' - 0"

FIRST FLOOR UNIT BREAKDOWN	
TRANSIENT UNITS	2
RENTAL APARTMENTS	1

KERR HOUSE

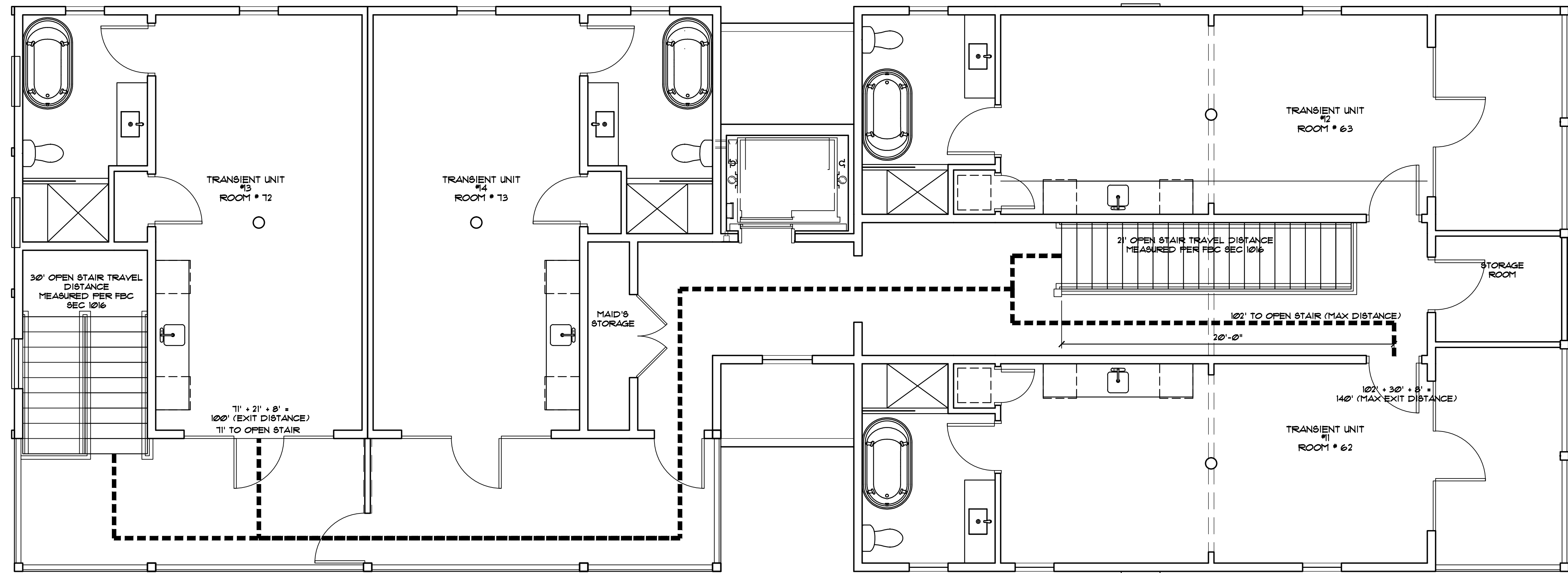


**Marquesa Hotel Annex
 Kerr House**
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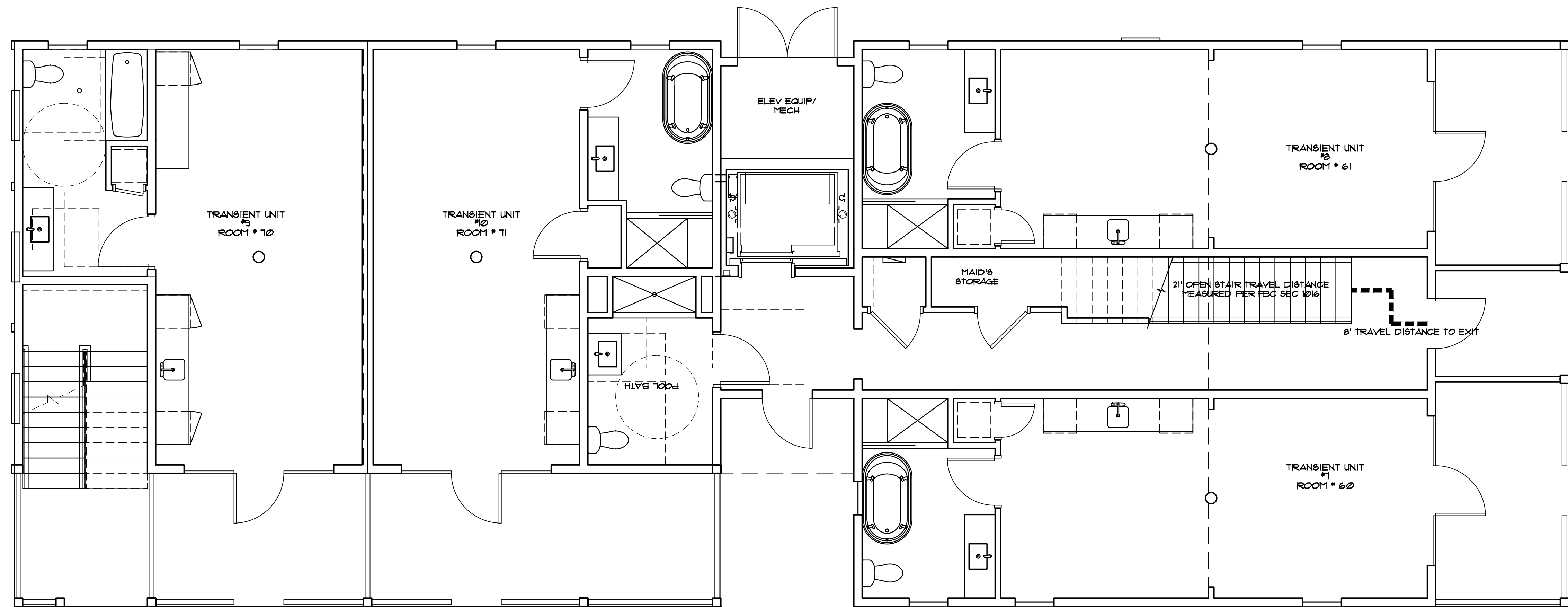
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**Proposed
Second Floor Plan**

1/4" = 1' - 0"
MARQUESA ANNEX
 SECOND FLOOR UNIT BREAKDOWN
 TRANSIENT UNITS 4



**Proposed
First Floor Plan**

1/4" = 1' - 0"
MARQUESA ANNEX
 FIRST FLOOR UNIT BREAKDOWN
 TRANSIENT UNITS 4

LIFE SAFETY NOTES

- BUILDING EQUIPPED WITH FIRE SPRINKLERS
- FBC 2010 TABLE 1016.1
OCCUPANCY TYPE R-1 200 FT TO EXIT (MAX ALLOWED)
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LEDGEND

----- EXIT PASSAGE

Marquesa Hotel Annex

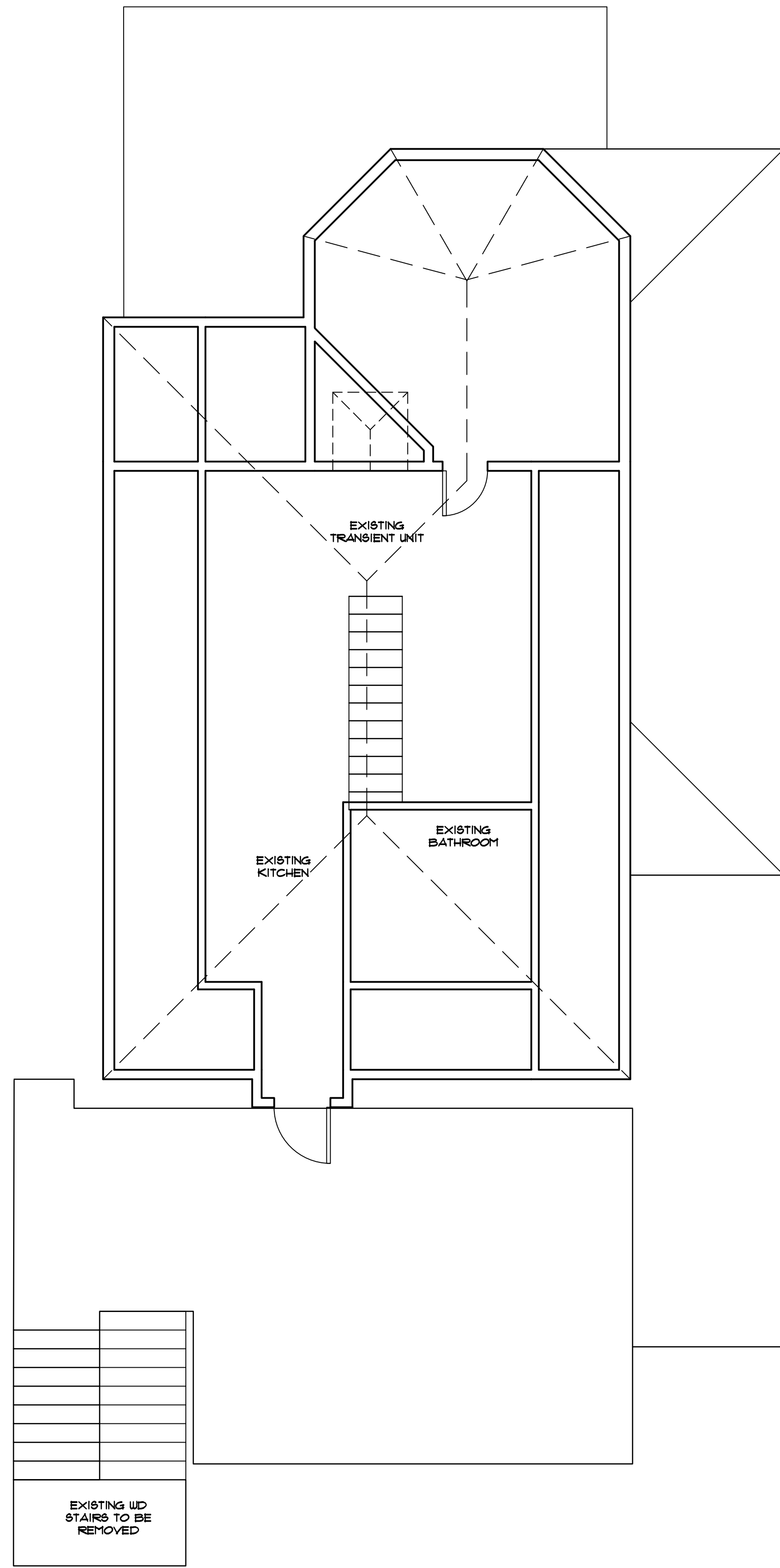
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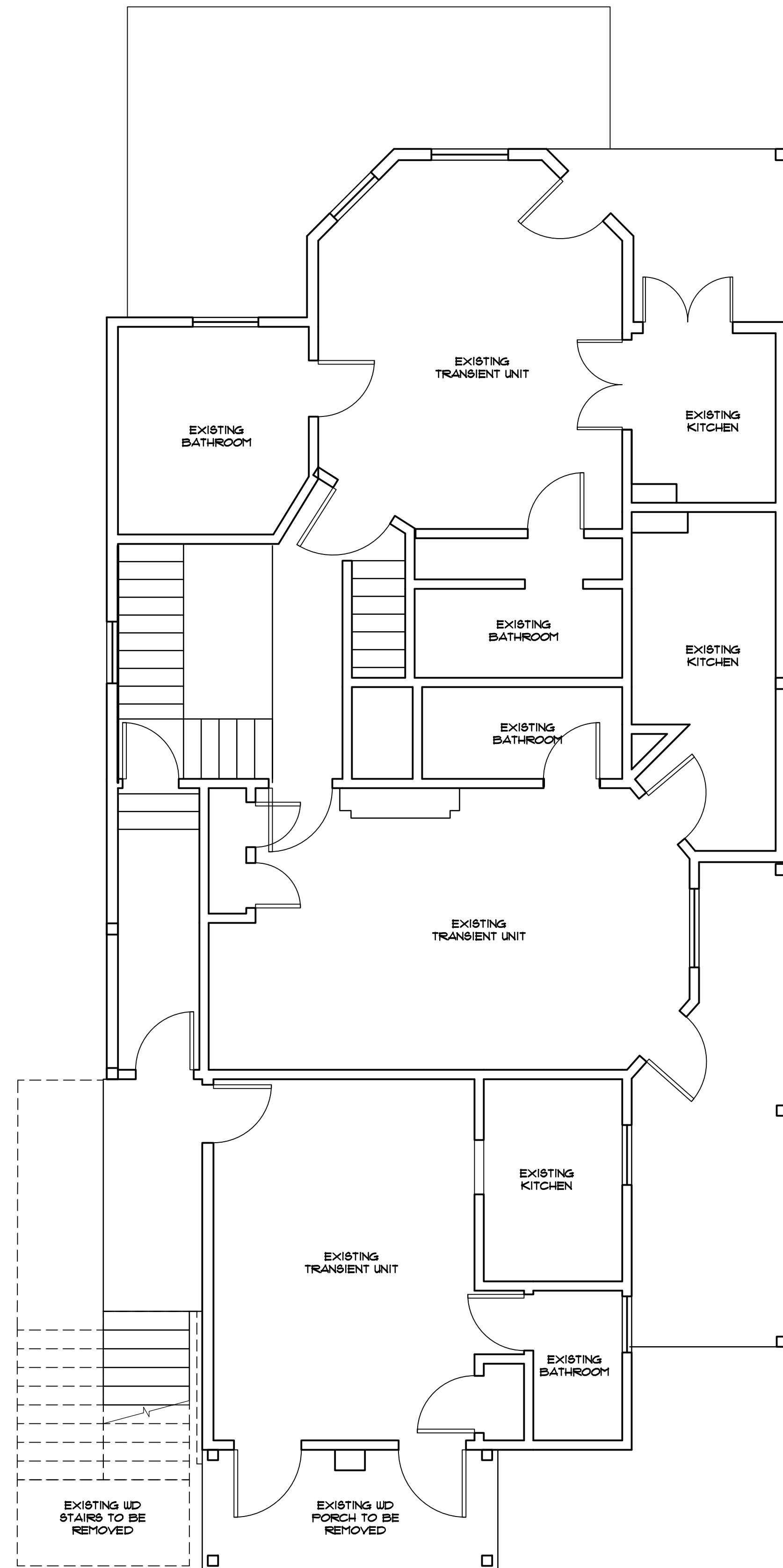
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**Existing
Third Floor Plan**

1/4" = 1' - 0"

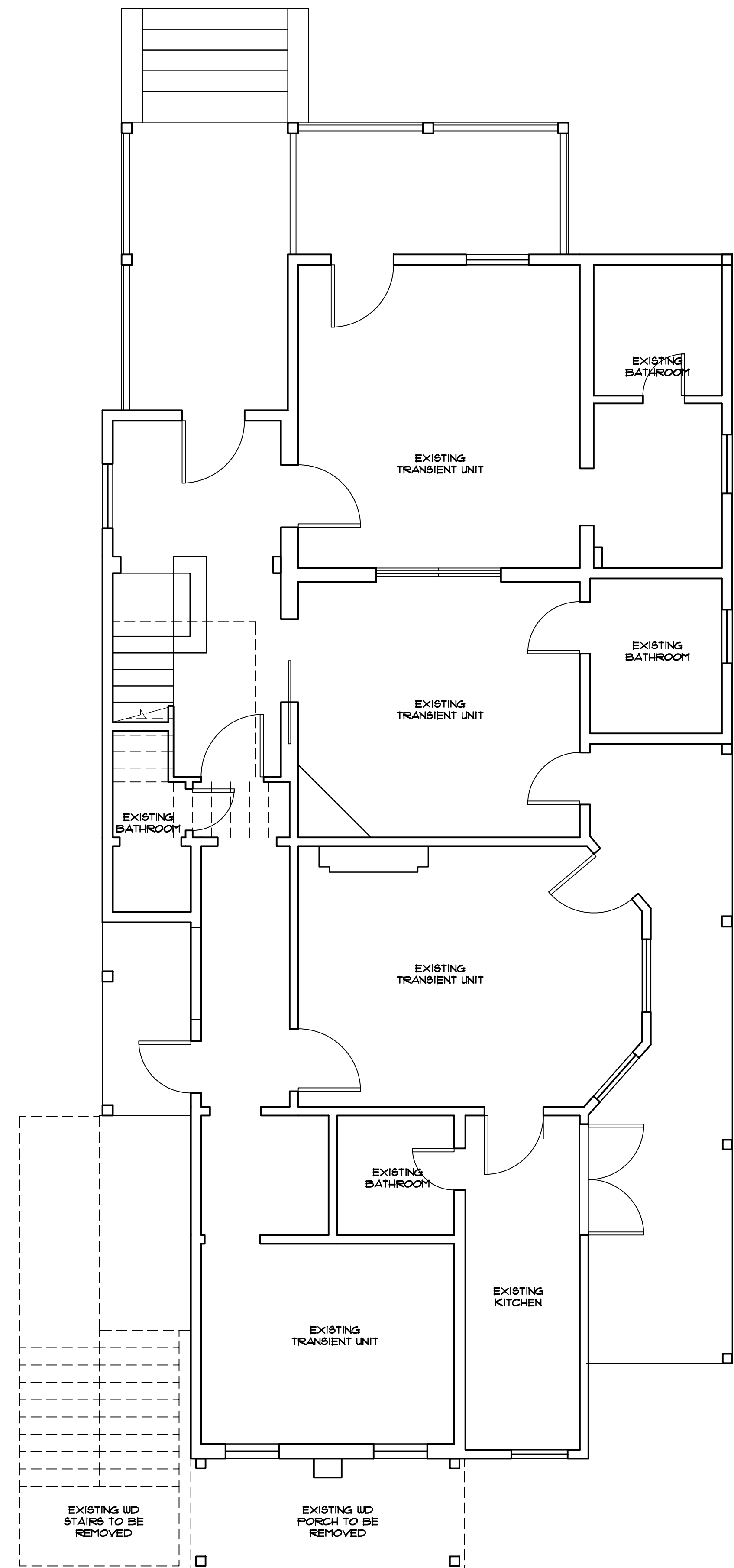
PILOT HOUSE



**Existing
Second Floor Plan**

1/4" = 1' - 0"

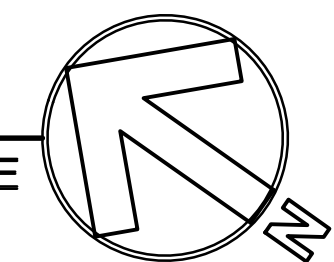
PILOT HOUSE



**Existing
First Floor Plan**

1/4" = 1' - 0"

PILOT HOUSE



Marquesa Hotel Annex
Pilot House

410-414 Simonton Street Key West, FL

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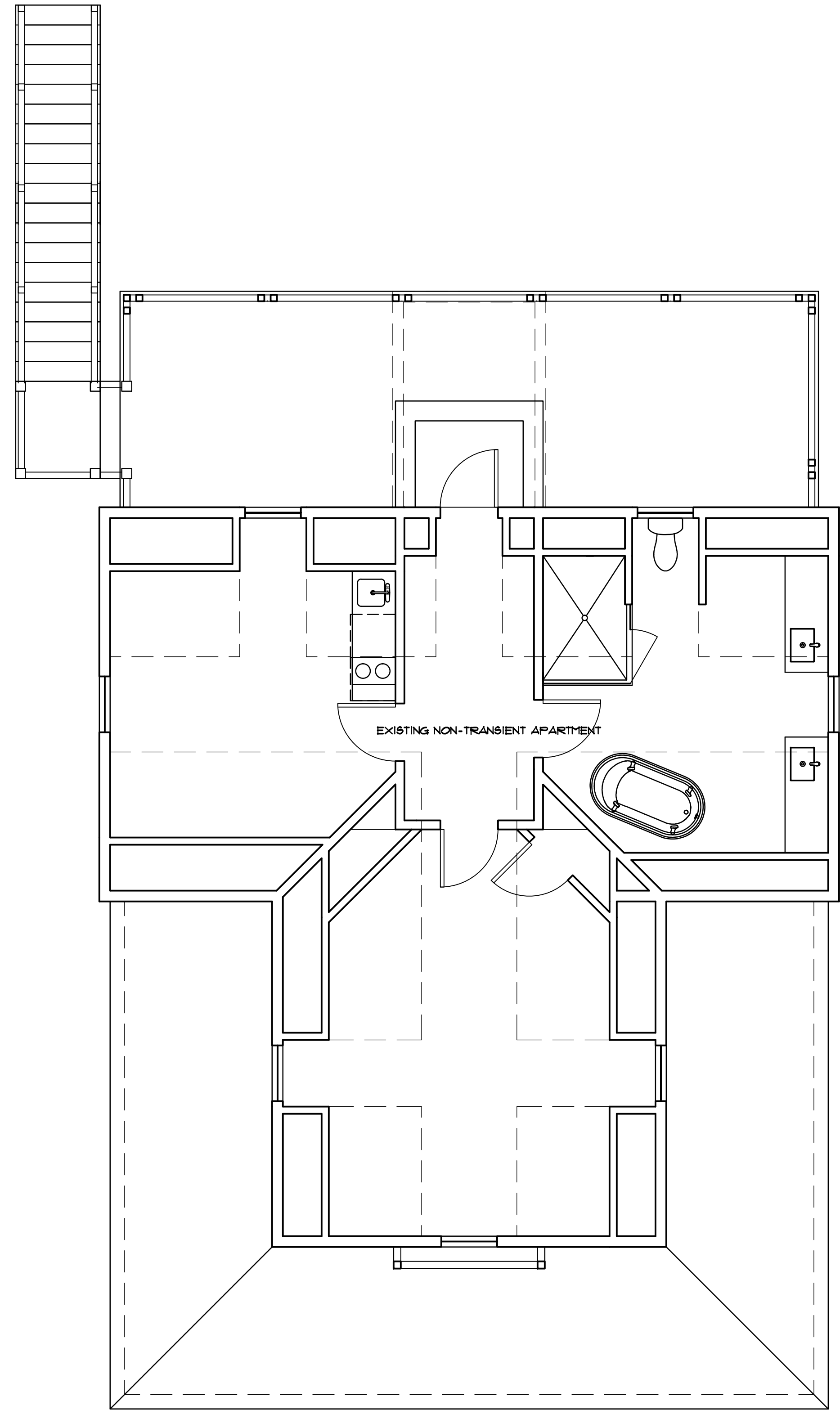
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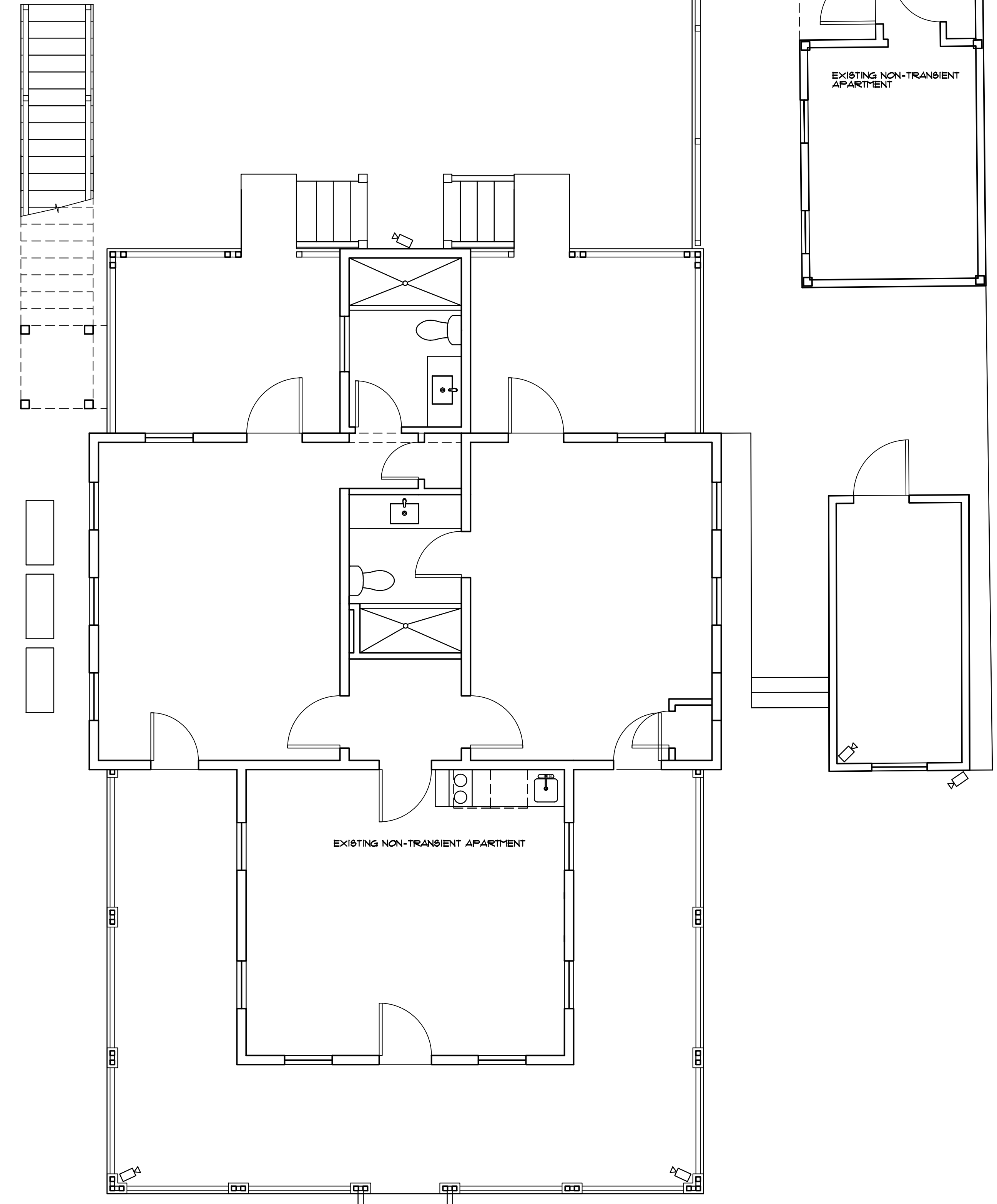
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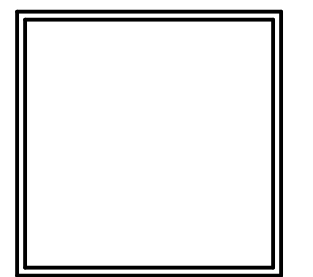
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**Existing
Second Floor Plan**
1/4" = 1' - 0" KERR HOUSE



**Existing
First Floor Plan**
1/4" = 1' - 0" KERR HOUSE

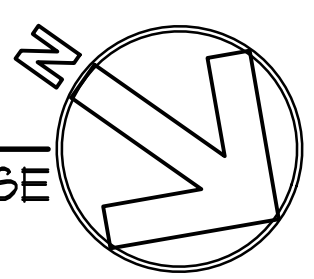


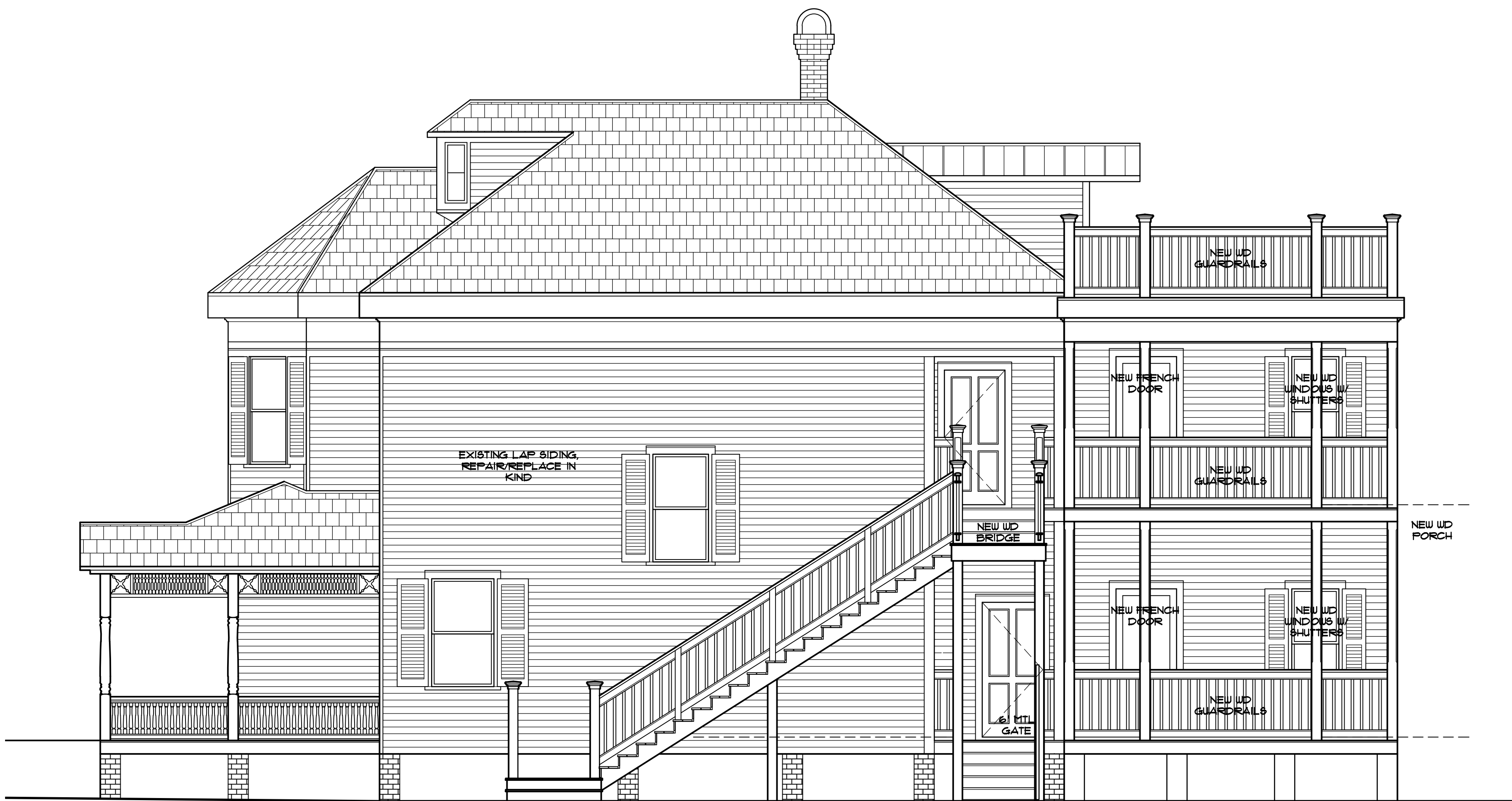
**Marquesa Hotel Annex
Kerr House**
410-414 Simonton Street Key West, FL

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sheet:
A1.5





NEW UP STAIRS W/ UP TREADS

Proposed Right Side Elevation

1/4" = 1' - 0"

PILOT HOUSE



Proposed Rear Elevation

1/4" = 1' - 0"

PILOT HOUSE



Proposed Left Side Elevation

1/4" = 1' - 0"

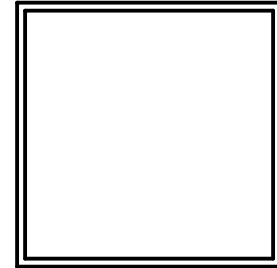
PILOT HOUSE



Proposed Front Elevation

1/4" = 1' - 0"

PILOT HOUSE



Marquesa Hotel Annex
Pilot House
410-414 Simonton Street Key West, FL

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revision: 9/8/15
0/22/15 HARC
0/30/15 HARC

sheet:
A2.1



**Proposed
Right Side Elevation**

1/4" = 1' - 0"

KERR HOUSE



**Proposed
Rear Elevation**

1/4" = 1' - 0"

KERR HOUSE



**Proposed
Left Side Elevation**

1/4" = 1' - 0"

KERR HOUSE



**Proposed
Front Elevation**

1/4" = 1' - 0"

KERR HOUSE

Marquesa Hotel Annex
Kerr House

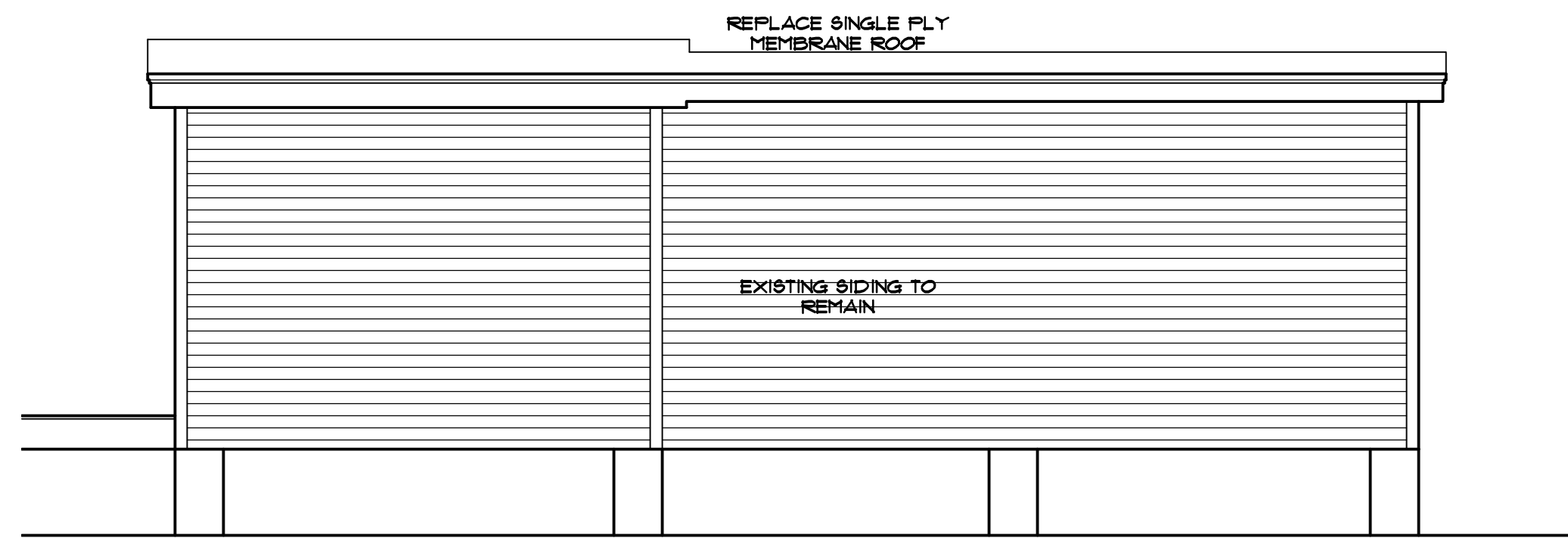
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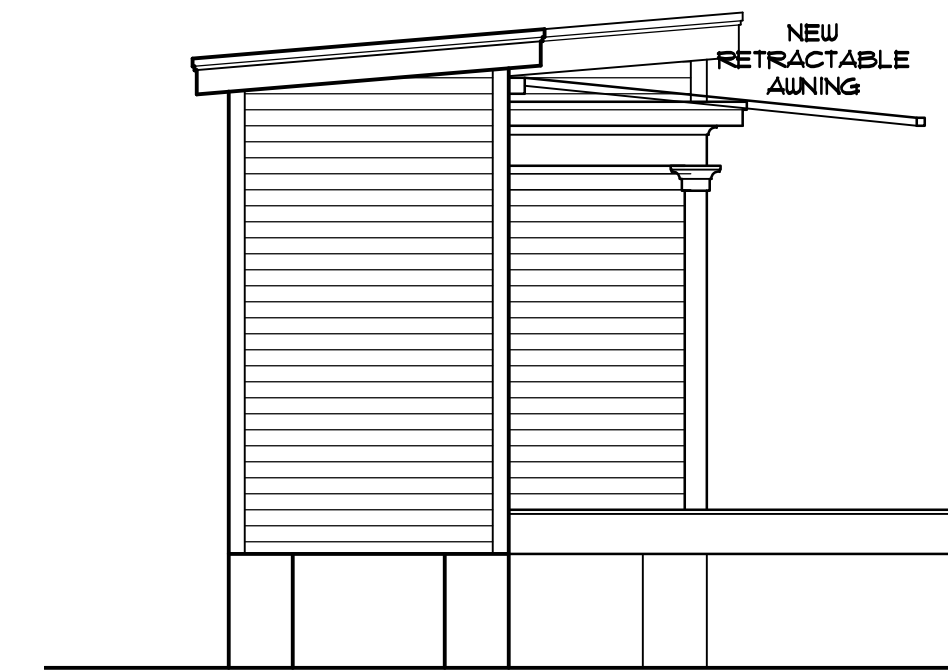
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Right Side Elevation

1/4" = 1' - 0"



Rear Elevation

1/4" = 1' - 0"



Left Side Elevation

1/4" = 1' - 0"



Front Elevation

1/4" = 1' - 0"

Marquesa Hotel Annex
Kerr House
 410-414 Simonton Street Key West, FL

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 9/8/15
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sheet:
A2.2a



**Proposed
Right Side Elevation**

1/4" = 1' - 0"

MARQUESA ANNEX



**Proposed
Pool Elevation**

1/4" = 1' - 0"

MARQUESA ANNEX

Marquesa Hotel Annex

410-414 Simonton Street Key West, FL

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sheet:
A2.3



**Proposed
Left Side Elevation**

1/4" = 1' - 0"

MARQUESA ANNEX



**Proposed
Bahama St Elevation**

1/4" = 1' - 0"

MARQUESA ANNEX

Marquesa Hotel Annex

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A2.4



Bahama St Elevation

1/8" = 1' - 0"



Simonton St Elevation

1/8" = 1' - 0"

Marquesa Hotel Annex

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TEPopePA@aol.com
(305) 296 3611

date: 6/30/15
revision: 9/8/15
10/22/15 HARC
10/30/15 HARC

sheet:

A0.4

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 16, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN- RENOVATIONS TO #414 SIMONTON STREET AND NEW ADDITION ON THE REAR. NEW STAIRS AND CONNECTOR FOR TWO HISTORIC HOUSES. NEW BUILDING FACING BAHAMA STREET. NEW SPA, NEW SIGN, RENOVATIONS TO ACCESSORY STRUCTURE, AND SITE IMPROVEMENTS. DEMOLITION OF REAR PORTIO OF #414 SIMONTON STREET. DEMOLITION OF STAIRS AND FENCING WALL. DEMOLITION OF TWO-STORY BUILDING LOCATED AT #411 BAHAMA STREET.

FOR- #410-414 SIMONTON STREET- #411-418 BAHAMA STREET

Applicant – Thomas E. Pope

Application #H15-01-1657

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 305-809-3975 or visit our website at 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 305-809-3731 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 Erik deBoer, 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: 410-414 Simonton + 411-418 Bahama St on the 3 day of November, 2015.

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 16, 2015.

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 H15-01-1657

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

Signed Name of Affiant:

Erik deBoer
Date: 11.3.2015
Address: 600 Fleming St.
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 3 day of November, 2015.

By (Print name of Affiant) Erik deBoer who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton
Print Name: M. Holly Booton
Notary Public - State of Florida (seal)
My Commission Expires: 12.26.2017



#FF 070470
NOTON
FF 070470
EXPIRES 12.26.2017
Bonded in Budget Notary Services

410



Public
Meeting
Notice

Public
Meeting
Notice





Public
Meeting
Notice

Pilot House
LOADING AND UNLOADING

ALL OTHERS

TOWED

AT OWNERS EXPENSE
WITHOUT NOTICE

4
1
8

Public Meeting Notice

THE CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
CITY CLERK'S OFFICE
400 N. GARDEN STREET, 12TH FLOOR
LOS ANGELES, CA 90012
(213) 473-8000
WWW.CITYCLERK.LA.CA

DLW

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

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

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First Time Home Buyer (IRS)

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- [» Make Work Pay Credit](#)
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Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
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Previous Record **Alternate Key: 1006700 Parcel ID: 00006470-000000** Next Record

Ownership Details

Mailing Address:

INTER-OCEAN HOLDINGS LLC
600 FLEMING ST
KEY WEST, FL 33040-6826

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

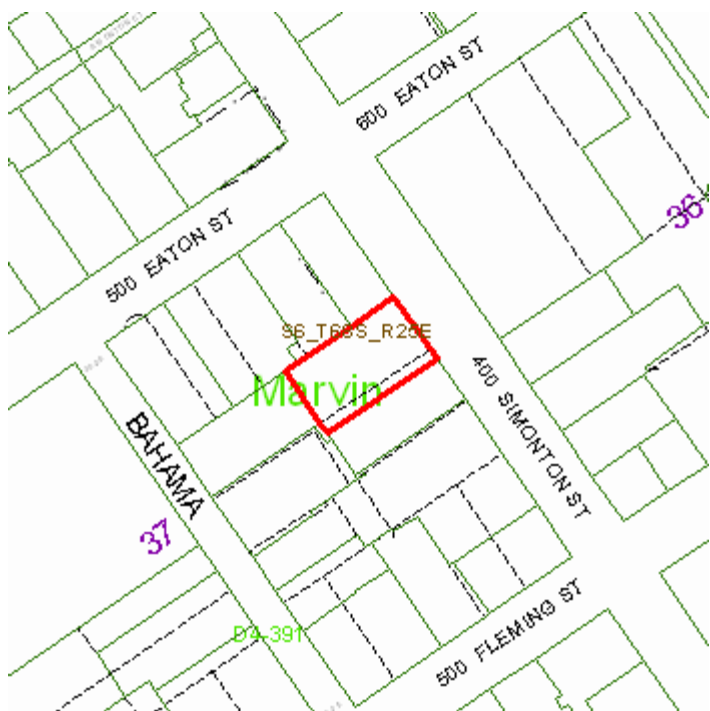
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 410 SIMONTON ST KEY WEST

Legal Description: KW PT LOT 2 SQR 37 B OF W B-146 OR106-5-6 OR254-421/22 CO JUDGE DOCKET 9-74A2 OR606-364 OR687-104/05 OR1418- 450/51 OR1525-1556C OR2330-1225D/C OR2348-1068ORD OR2386-40ORD OR2387-883/84 OR2601-1281/83 OR2673-1941/50MERGER

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	60	106	6,360.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 0
 Total Living Area: 1366
 Year Built: 1933

Building 1 Details

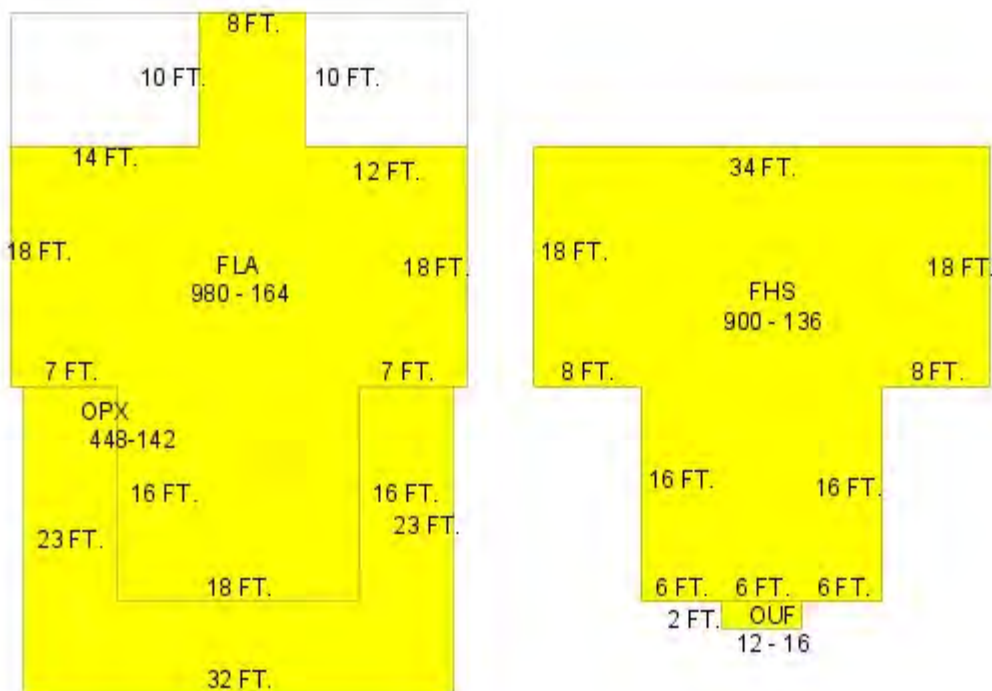
Building Type	R4	Condition	A	Quality Grade	550
Effective Age	82	Perimeter	164	Depreciation %	74
Year Built	1933	Special Arch	0	Grnd Floor Area	980
Functional Obs	0	Economic Obs	0		

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	WD CONC PADS
Heat 1	NONE	Heat 2	NONE	Bedrooms	4
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

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



BUILDING #1

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FHS	12:ABOVE AVERAGE WOOD	1	1990				900
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	980
2	OPX	10:HARDIE BD	1	1990	N N	0.00	0.00	448
8	OUF	10:HARDIE BD	1	1990	N N	0.00	0.00	12

Building 2 Details

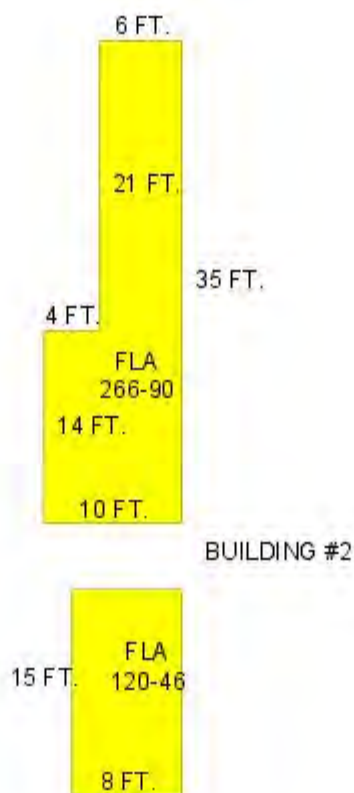
Building Type	R1	Condition	A	Quality Grade	450
Effective Age	28	Perimeter	136	Depreciation %	34
Year Built	1998	Special Arch	0	Grnd Floor Area	386
Functional Obs	0	Economic Obs	0		

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

Roof Type	IRR/CUSTOM	Roof Cover	METAL	Foundation	WD CONC PADS
Heat 1	NONE	Heat 2	NONE	Bedrooms	1
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00	266
3	FLA	12:ABOVE AVERAGE WOOD	1	2000	N	N	0.00	0.00	120

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
4	FN3:WROUGHT IRON	180 SF	45	4	1969	1970	2	60

Appraiser Notes

14-1 VALUE REDUCED FROM \$974,819
4 TOTAL UNITS PER INSPECTION. - EK
2005-06-06 ASKING \$2,500,000 HAS 5 CITY LICENCES WITH GOOD INCOME FROM THE REALTORS WEEKLY-SKI
2005-04-01 BEING OFFERED FOR \$2,700,000. AS ADVERTISED IN THE REALTOR'S WEEKLY
2012-03-26 MLS \$895,000 7/7 ONE OF KEY WEST'S MOST BEAUTIFUL HOUSES. TRUE HISTORY

RESOUNDS IN THIS ONE OF A KIND HOME. PAINTINGS FROM THE 1880'S ARE FEATURED IN THE FRONT PARLOR ON THE CEILING AND WALLS. CURRENTLY IN USE AS A 5 UNIT RENTAL PROPERTY WITH RENTAL INCOME OF \$8,100/MONTH. THIS HOUSE IS A GREAT CANDIDATE TO REMODEL AS A SINGLE FAMILY HOME

TPP8892322-RENTALS

2007-05-17 MLS OFFER \$1,999,999 6/6 A CHANCE TO OWN ONE OF THE GRAND DAMES OF KEY WEST. AN HISTORICAL MASTERPIECE WITH BEAUTIFUL GINGERBREAD TRIM RETURN TO A MULTI FAMILY HOME.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
14-1561	04/22/2014	07/18/2014	15,000		REPLACE UP TO 21 PIERS AND CONSTRUCT 16 NEW PORCH FOUNDATION PIERS.	
15-1704	05/13/2015		15,000		2200 SQ FT OF BRICK PAVING (OLD HAVANA BRICK).DRIVEWAY IS BRICK OVER CONCRETE. ALL JOISTS SANDED.	
B954363	12/01/1995	11/01/1996	1,500		RENOVATIONS	
9601557	09/01/1996	11/01/1996	1,300		PLUMBING	
9602373	06/01/1996	11/01/1996	2,000		ELECTRICAL	
9604309	11/05/1996	12/29/1998	1,500		DECK	
3	9702353	08/20/1997	12/29/1998	35,000	Residential	BUILD POOL PAVILION/ADDIT
	9703727	11/10/1997	12/29/1998	15,100		POOL
1	9704040	12/16/1997	12/29/1998	400	Residential	PAINT HOUSE
	9704258	12/18/1997	12/29/1998	4,200		ELECTRICAL
	9703349	10/02/1997	12/29/1998	2,800		ELECTRICAL
	9800989	05/15/1998	12/29/1998	103,500		NEW COTTAGE/DECK
	9803228	10/16/1998	12/29/1998	1,500		ELECTRICAL
	9901245	04/13/1999	08/07/2000	2,500		ELECTRICAL
	0000896	04/07/2000	08/07/2000	1,500		PLUMBING
	04-1839	06/08/2004	10/22/2004	2,475		ROOFING

Parcel Value History

Certified Roll Values.

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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
2015	120,921	842	487,487	609,250	609,250	0	609,250
2014	355,166	23,139	311,275	689,580	689,580	0	689,580
2013	400,144	23,586	289,558	713,288	713,288	0	713,288
2012	406,029	24,033	156,885	586,947	586,947	0	586,947
2011	411,914	24,480	217,197	653,591	650,422	0	653,591
2010	411,914	24,928	154,451	591,293	591,293	0	591,293
2009	459,119	25,605	440,319	925,043	925,043	0	925,043

2008	383,876	26,280	826,800	1,236,956	1,236,956	0	1,236,956
2007	315,554	22,694	826,800	1,165,048	1,165,048	0	1,165,048
2006	315,554	23,265	636,000	943,264	943,264	0	943,264
2005	315,554	23,988	572,400	911,942	911,942	0	911,942
2004	343,988	24,690	413,400	782,078	782,078	0	782,078
2003	429,985	25,412	254,400	709,797	709,797	0	709,797
2002	393,521	26,133	254,400	674,054	674,054	0	674,054
2001	345,335	26,834	254,400	626,569	626,569	0	626,569
2000	405,716	35,016	171,720	612,452	612,452	0	612,452
1999	339,326	30,109	139,093	508,528	508,528	0	508,528
1998	188,242	3,974	171,720	363,936	363,936	0	363,936
1997	164,711	3,569	159,000	327,280	327,280	0	327,280
1996	150,168	3,399	159,000	312,568	312,568	0	312,568
1995	142,082	3,375	159,000	304,457	304,457	0	304,457
1994	127,065	3,174	159,000	289,239	289,239	0	289,239
1993	127,065	3,334	159,000	289,400	289,400	0	289,400
1992	149,989	3,481	159,000	312,471	312,471	0	312,471
1991	149,989	3,641	159,000	312,630	312,630	0	312,630
1990	300,181	1,440	135,150	436,771	436,771	0	436,771
1989	301,731	1,480	133,560	436,771	436,771	0	436,771
1988	212,223	1,155	120,840	334,218	334,218	0	334,218
1987	251,792	1,186	58,433	311,411	311,411	0	311,411
1986	209,914	1,216	57,240	268,370	268,370	0	268,370
1985	103,684	1,246	57,240	162,170	162,170	0	162,170
1984	82,888	0	57,240	140,128	140,128	0	140,128
1983	79,150	0	28,493	107,643	107,643	0	107,643
1982	80,535	0	28,493	109,028	109,028	0	109,028

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
11/29/2012	2601 / 1281	820,000	WD	02
8/1/1996	1418 / 0450	325,000	WD	U

This page has been visited 17,451 times.

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



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

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

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Previous Record **Alternate Key: 1006696 Parcel ID: 00006460-000000** Next Record

Ownership Details

Mailing Address:

INTER-OCEAN HOLDINGS LLC
1109 EATON ST
KEY WEST, FL 33040-6926

Property Details

PC Code: 39 - HOTELS,MOTELS

Millage Group: 10KW

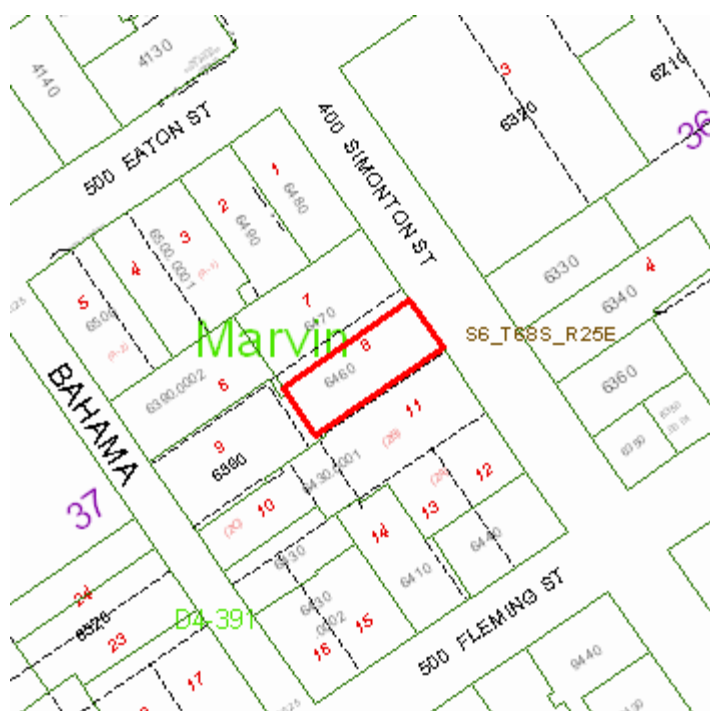
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 414 SIMONTON ST KEY WEST

Legal Description: KW PT LOTS 1 & 2 SQR 37 OR282-475 OR406-373-374 OR483-861/864 OR728-784 OR708-612 OR716-800/802 OR818-1967 OR849-797Q/C OR1910-1359/61 OR2286-127C OR2756-930/31

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	42	106	4,452.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2828
 Year Built: 1933

Building 1 Details

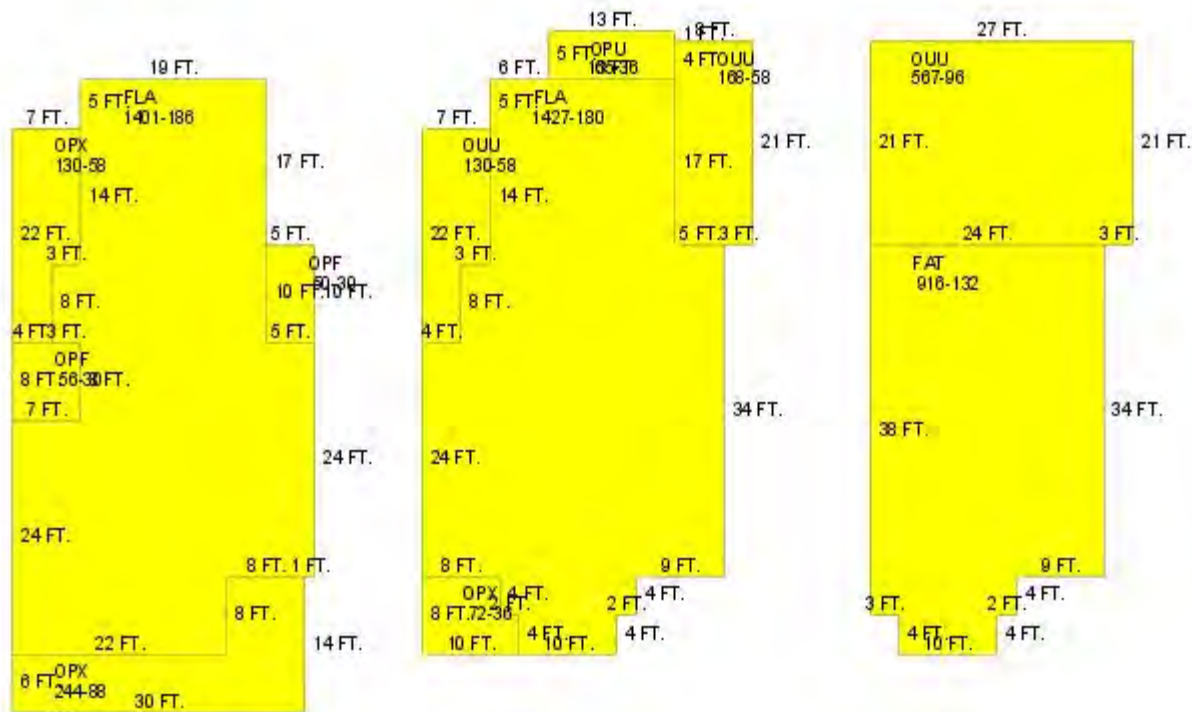
Building Type		Condition	A	Quality Grade	400
Effective Age	24	Perimeter	366	Depreciation %	30
Year Built	1933	Special Arch	0	Grnd Floor Area	2,828
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	8	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	3
Extra Fix	14	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPU		1	1990				130
2	OPF		1	1990				56
3	FLA		1	1990				1,401
4	OPX		1	1990				244
5	FLA		1	1990				1,427
6	OPX		1	1990				72
7	OPU		1	1990				65
8	OOU		1	1997				567
9	FAT		1	1990				916
10	OOU		1	1998				168
11	OPF		1	1997				50
12	OOU		1	1999				130

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1603	HOTEL/MOTEL B	100	N	Y
	1605	HOTEL/MOTEL B	100	N	Y
	1609	FAT	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	TK2:TIKI	273 SF	21	13	1988	1989	4	40
3	FN3:WROUGHT IRON	136 SF	34	4	1964	1965	2	60
4	PT3:PATIO	176 SF	22	8	1964	1965	2	50
5	PT2:BRICK PATIO	210 SF	0	0	1964	1965	4	50
6	PT2:BRICK PATIO	579 SF	0	0	1964	1965	2	50
7	FN2:FENCES	372 SF	62	6	1964	1965	3	30
8	WF2:WATER FEATURE	1 UT	0	0	1988	1989	1	20
9	AC2:WALL AIR COND	1 UT	0	0	1964	1965	3	20
10	PT5:TILE PATIO	300 SF	60	5	1998	1999	3	50
11	HT2:HOT TUB	1 UT	0	0	1998	1999	3	50
12	TK2:TIKI	35 SF	0	0	1998	1999	1	40
13	PT5:TILE PATIO	68 SF	0	0	1964	1965	3	50

Appraiser Notes

PILOT HOUSE GUEST HOUSE-414 SIMONTON ST MANAGER - ED COX 294-8719 TPP ACCOUNT #8511612. 2003-01-16-SKI 4 TRANSIENT ROOMS

Building Permits

Date	Date

Bldg Number	Issued	Completed	Amount	Description	Notes
10-736	12/07/2010		0		PAINT NORTHSIDE OF PILOT HOUSE GUESTHOUSE TRIM WHITE AND GREEN
07-3529	07/16/2007		0		PAINT ONE SIDE OF PILOT HOUSE AND GENERAL REPAIR OF 50SF OF ROTTED HOLES AROUND WINDOWS AND DOORS
13-3749	09/13/2013		9,850	Commercial	REPAIR WATER LEAK IN BACK WALL AND DECK ADD WOOD WINDOW FOR OFFICE. REPAIR WOOD STRINGERS OF EXISTING FIRE ESCAPE IN REAR OF 414 SIMONTON STREET.
9700903	04/01/1997	07/01/1997	6,000		FIRE ESCAPE
9803697	11/30/1998	11/19/1999	15,000		REPAIR SIDING
9804041	12/23/1998	11/19/1999	16,000		3 CENTRAL AC UNITS
9901245	04/14/1999	11/19/1999	2,500		ELECTRICAL
01-2501	07/10/2001	10/31/2001	2,000		electrical
01-2546	07/19/2001	10/31/2001	750		REPAIR SIDING & PAINT

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
2015	378,978	17,615	777,662	2,731,827	1,048,495	0	2,731,827
2014	395,220	16,247	756,644	2,686,931	953,178	0	2,686,931
2013	395,220	16,479	718,812	866,526	866,526	0	866,526
2012	416,876	16,818	718,812	866,526	866,526	0	866,526
2011	416,876	17,119	798,680	1,067,977	1,067,977	0	1,067,977
2010	416,876	17,459	502,029	1,067,977	1,067,977	0	1,067,977
2009	416,876	17,759	523,110	1,148,362	1,148,362	0	1,148,362
2008	433,118	18,099	578,760	1,317,353	1,317,353	0	1,317,353
2007	364,601	18,399	578,760	1,357,738	1,357,738	0	1,357,738
2006	373,716	408,835	445,200	1,312,332	1,312,332	0	1,312,332
2005	387,389	418,208	400,680	2,181,073	2,181,073	0	2,181,073
2004	385,158	427,620	289,380	1,982,794	1,982,794	0	1,982,794
2003	385,158	436,993	178,080	843,384	735,815	25,000	710,815
2002	385,158	446,404	178,080	803,223	702,254	25,000	677,254
2001	385,158	455,022	178,080	803,223	701,314	25,000	676,314
2000	385,158	231,757	120,204	803,223	699,603	25,000	674,603
1999	361,247	4,273	120,204	603,223	538,104	25,000	513,104
1998	240,097	7,650	120,204	415,775	387,271	25,000	362,271
1997	240,086	6,688	111,300	268,689	268,689	25,000	243,689
1996	218,260	6,837	111,300	268,689	268,689	25,000	243,689
1995	218,260	6,974	111,300	268,689	268,689	25,000	243,689
1994	218,260	7,181	111,300	276,495	276,495	25,000	251,495

1993	218,260	7,362	111,300	276,495	276,495	25,000	251,495
1992	218,260	7,569	111,300	276,495	276,495	25,000	251,495
1991	218,260	7,757	111,300	276,495	276,495	25,000	251,495
1990	115,065	2,842	94,605	276,495	276,495	25,000	251,495
1989	115,065	0	93,492	276,495	276,495	0	276,495
1988	110,767	0	84,588	195,355	195,355	0	195,355
1987	108,806	0	40,903	149,709	149,709	25,000	124,709
1986	109,231	0	40,068	149,299	149,299	25,000	124,299
1985	103,279	0	40,068	143,347	143,347	0	143,347
1984	85,716	0	40,068	125,784	125,784	0	125,784
1983	85,716	0	19,945	105,661	105,661	0	105,661
1982	66,293	0	19,945	86,238	86,238	0	86,238

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
8/12/2015	2756 / 930	2,400,000	WD	99
8/1/1980	818 / 1967	130,000	WD	Q
2/1/1977	716 / 800	25,000	00	Q

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



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

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

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Previous Record **Alternate Key: 8613482 Parcel ID: 00006390-000200** Next Record

Ownership Details

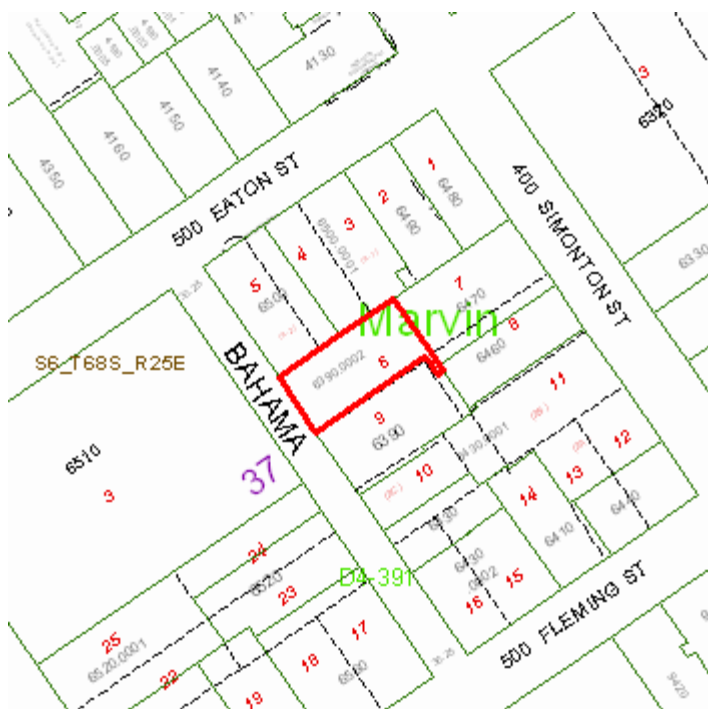
Mailing Address:

INTER-OCEAN HOLDINGS LLC
1109 EATON ST
KEY WEST, FL 33040-6926

Property Details

PC Code: 39 - HOTELS,MOTELS
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 411 BAHAMA ST KEY WEST
 Legal Description: KW PT LOTS 1 AND 2 SQR 37 OR837-994 OR1168-1416 OR1177-2019/2022 OR1177-2023 OR1318-1866 OR2756-928/29

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	105	5,250.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2772
 Year Built: 1995

Building 1 Details

Building Type Condition E Quality Grade 450

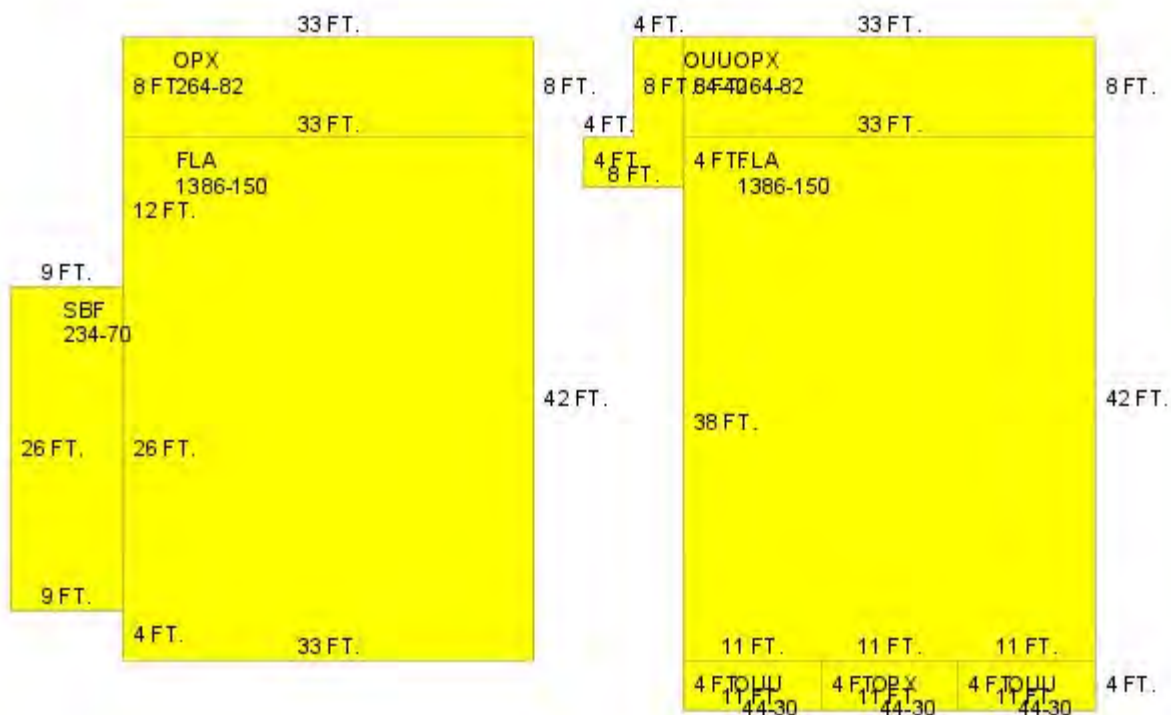
Effective Age	20	Perimeter	300	Depreciation %	23
Year Built	1995	Special Arch	0	Grnd Floor Area	2,772
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	6	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	18	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1995				1,386

2	SBF	1	1995	234
3	OPX	1	1995	264
4	FLA	1	1995	1,386
5	OPX	1	1995	264
6	OUU	1	1995	64
7	OUU	1	1995	44
8	OPX	1	1995	44
9	OUU	1	1995	44

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15014	HOTELS/MOTEL A	100	N	Y
	15015	SBF	100	N	N
	15016	OPX	100	N	N
	15017	HOTELS/MOTEL A	100	N	Y
	15018	OPX	100	N	N
	15019	OUU	100	N	N
	15020	OUU	100	N	N
	15021	OPX	100	N	N
	15022	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5177	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	378 SF	27	14	1994	1995	3	50
1	FN2:FENCES	1,608 SF	0	0	1994	1995	5	30
2	PT5:TILE PATIO	1,338 SF	0	0	1994	1995	5	50
3	RW2:RETAINING WALL	52 SF	0	0	1994	1995	3	50
4	PT3:PATIO	548 SF	0	0	1994	1995	5	50

Appraiser Notes

411 BAHAMA STREET - 6 ROOM GUEST HOUSE PETITION KW 106-1997 MANAGER - ED COX 294-8719
2002-12-23-041 6 TRANSIENT RENTAL UNIT

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B941842	06/01/1994	03/01/1995	1,200		DEMO GARAGE
1 B942300	07/01/1994	03/01/1995	200,000	Commercial	2 STORY BUILDING
B942180	06/01/1994	03/01/1995	20,000		CONSTRUCT SWIMMING POOL
M950010	01/01/1995	03/01/1995	8,900		6 TON AC

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
2015	469,823	45,783	829,350	895,210	895,210	0	895,210
2014	469,823	42,794	806,936	895,210	895,210	0	895,210
2013	469,823	43,967	766,589	895,210	895,210	0	895,210
2012	494,229	45,622	766,589	895,210	895,210	0	895,210
2011	494,229	47,438	851,765	1,103,329	1,103,329	0	1,103,329
2010	518,635	29,091	534,831	1,103,329	1,103,329	0	1,103,329
2009	518,635	30,173	616,875	1,103,329	1,103,329	0	1,103,329
2008	518,635	31,419	682,500	1,265,692	1,265,692	0	1,265,692
2007	442,059	32,502	682,500	1,304,493	1,304,493	0	1,304,493
2006	442,059	33,586	525,000	1,260,868	1,260,868	0	1,260,868
2005	447,140	34,830	472,500	817,126	817,126	0	817,126
2004	457,289	35,915	341,250	742,842	742,842	0	742,842
2003	457,289	36,998	210,000	742,842	742,842	0	742,842
2002	457,289	38,243	210,000	707,469	707,469	0	707,469
2001	457,289	39,327	210,000	707,469	707,469	0	707,469
2000	497,937	15,601	141,750	707,469	707,469	0	707,469
1999	497,937	16,034	141,750	764,034	764,034	0	764,034
1998	332,630	16,427	141,750	554,366	554,366	0	554,366
1997	320,512	16,821	131,250	419,044	419,044	0	419,044
1996	291,375	17,253	131,250	439,878	439,878	0	439,878
1995	0	10,735	131,250	141,985	141,985	0	141,985
1994	0	10,756	131,250	142,006	142,006	0	142,006
1993	0	10,772	131,250	142,022	142,022	0	142,022
1992	0	10,787	131,250	142,037	142,037	0	142,037
1991	0	10,808	131,250	142,058	142,058	82,393	59,665
1990	0	236	111,563	111,799	111,799	111,799	0
1989	0	238	110,250	110,488	110,488	110,488	0
1988	0	241	99,750	99,991	99,991	99,991	0
1987	0	244	45,032	45,276	45,276	45,276	0
1986	0	246	44,415	44,661	44,661	44,661	0
1985	0	249	47,250	47,499	47,499	47,499	0
1984	0	252	47,250	47,502	47,502	47,502	0
1983	0	254	20,160	20,414	20,414	20,414	0
1982	0	257	20,160	20,417	20,417	20,417	0

Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/12/2015	2756 / 928	1,800,000	WD	99
6/1/1991	1177 / 2019	1	WD	M
5/1/1981	837 / 994	41,000	WD	U

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