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## Staff Report for Item 5

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** November 16, 2016

**Applicant:** Michael Lepine

**Application Number:** H16-03-0055

**Address:** #908 Packer Street

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### Description of Work:

New roof deck on rear side of house.

### Site Facts:

Located at the corner of Johnson Lane and Packer Street, the house at 908 Packer Street is a contributing resource according to the survey. The one and a half story, frame vernacular structure first appears on the 1912 Sanborn map. A photograph dated c.1965 shows that the structure is mostly unchanged on the front. The house has a one story addition in the rear with a flat roof that is not historic.

### Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 9, and 10.

Widow's Walks and Roof Decks (page 28a), specifically the introduction and guidelines 1 and 2.

Additions and Alterations/New Construction (pages 36-38a); specifically guidelines for Additions and Alterations and guideline 4 of New Construction (pages 38-38a).

### Staff Analysis

The Certificate of Appropriateness in review proposes adding a second story roof deck on the rear non-historic addition of a contributing structure. The house currently has two small balconies on

the rear of the contributing structure that are located on a flat roof. The plan is to extend the one balcony so that a deck with railings will encompass most of the rear flat roof. The new wood railings will match the existing railings.

### **Consistency with Cited Guidelines**

1. The guidelines state that roof decks were not typical on 1 or 1 ½ story primary structures, and they “may or may not” be appropriate for two-story buildings. Roof decks must be compatible in scale and design with the existing structure. The size and square footage of the new roof deck is not compatible with the house, especially since it’s located on a corner. The guidelines also state that additions and alterations should be constructed with a scale, height, and mass that is appropriate to the original building and its neighbors and should be compatible with the original structure, neighboring buildings, and streetscapes. The proposed roof deck will be most visible from Johnson Lane, a small lane with mostly one story houses. Roof decks are atypical to this streetscape. Also, the roof deck will also help to increase the massing of the house, creating more of an imbalance on Johnson Lane.

It is staff’s opinion that the proposed design fails to meet the guidelines in regards to roof decks, additions and alterations, and new construction.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

3740 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040  
Phone: 305.809.3936

HARC PERMIT NUMBER <b>16-00300055</b>		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:

**906 JACKSON**

# OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

**TRAVOR COOK / ELIZABETH FULLER**

PHONE NUMBER

OWNER'S MAILING ADDRESS:

**74 WEST ST APT 1F**

EMAIL

**NEW YORK N.Y. 60033 6258**

CONTRACTOR COMPANY NAME:

**Lepina Builders Inc**

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

**Michael Lepina**

EMAIL

ARCHITECT / ENGINEER'S NAME:

**ALTA BUS DESIGN**

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

EMAIL

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

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

**\$8,000**

FLORIDA STATUTE 837.08: 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.

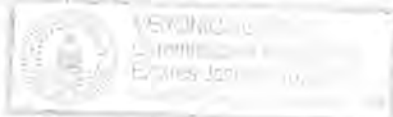
PROJECT TYPE:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**ADD APP 350 SF**

**DECK w/ 66 LF HANDRAILS TO SECOND FLOOR - ATTACHED DRAWINGS  
By ALTA BUS DESIGN**

I HAVE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____ 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____ 20____.
Personally known or produced as identification.	Personally known or produced as identification.



37822-2751-01C

**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  8 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.  SLT. 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  ANPS

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](mailto: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:

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: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Oper: KEWBLD Type: BF Drawer: 1  
 Date: 7/29/16 50 Receipt no: 29163  
 2016 300055  
 FT # BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans number: 3087687  
 OK CHECK 2552 \$100.00  
 Trans date: 7/29/16 Time: 12:42:40

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:		INCLUDES 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.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

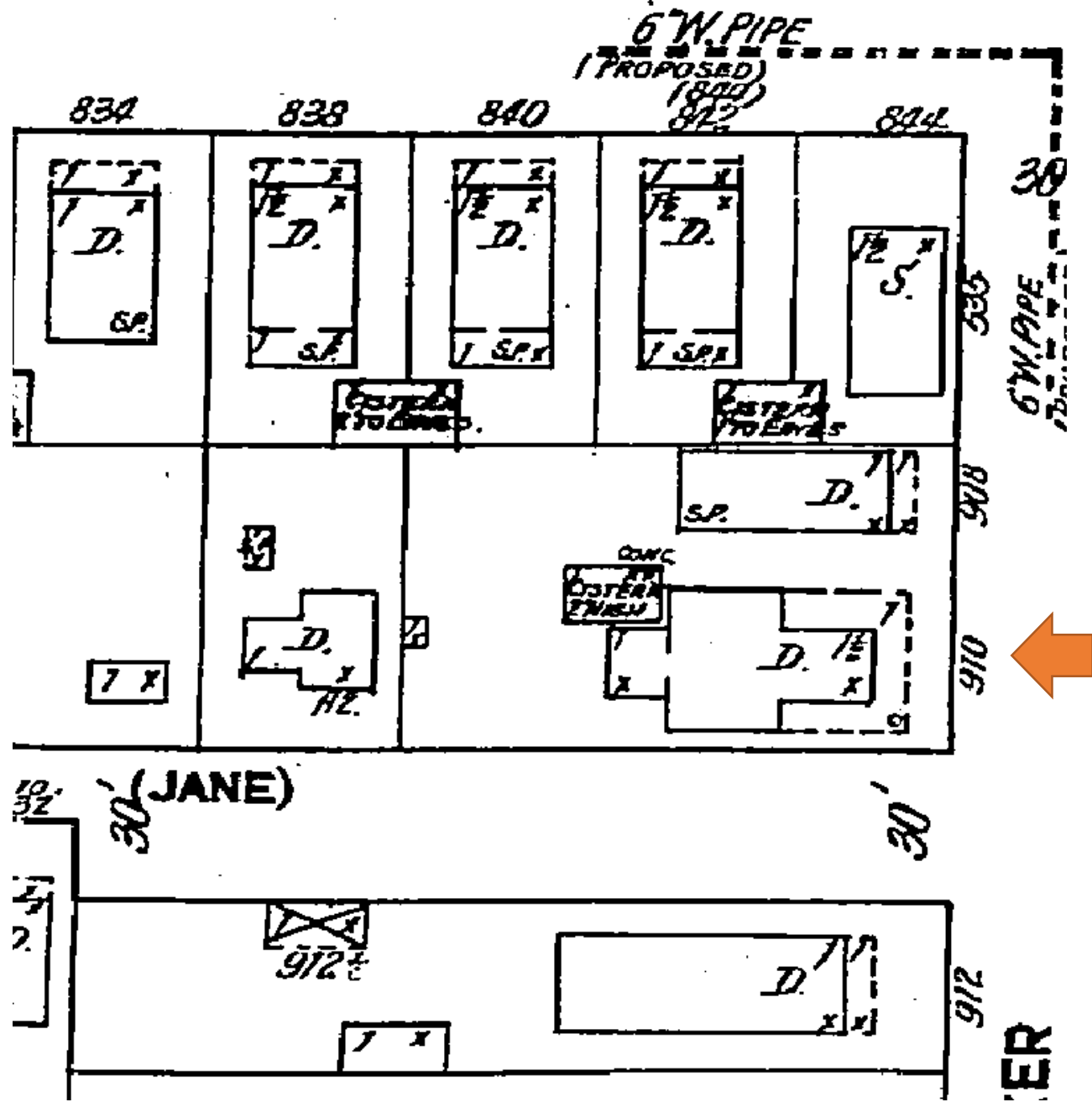
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

FLORIDA STATUTE 408: ASBESTOS 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. 408.003 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 AUTHORITY, 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 USEPA ON STRUCTURES BUILT PRIOR TO 1978.

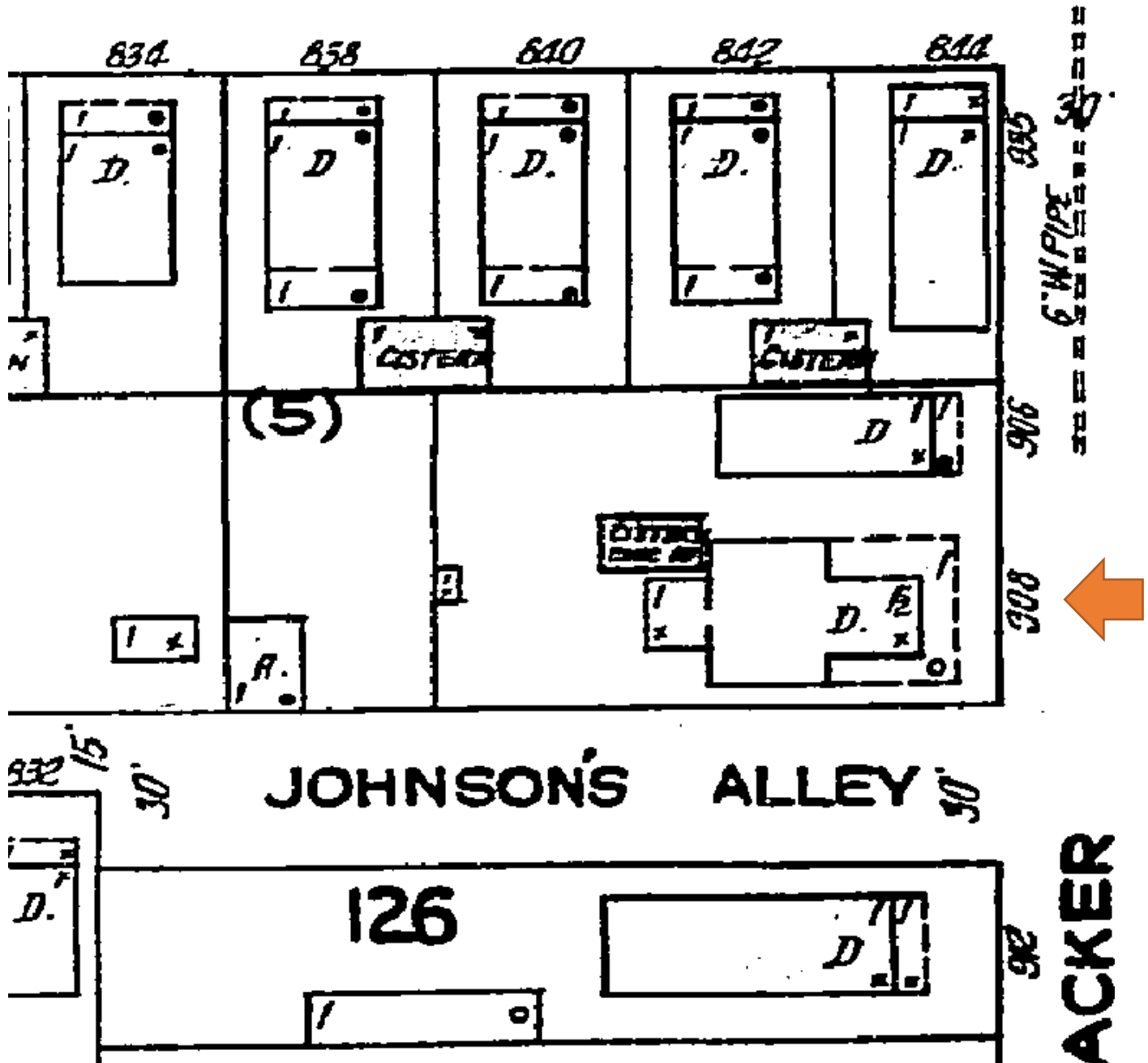
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CSO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

# SANBORN MAPS

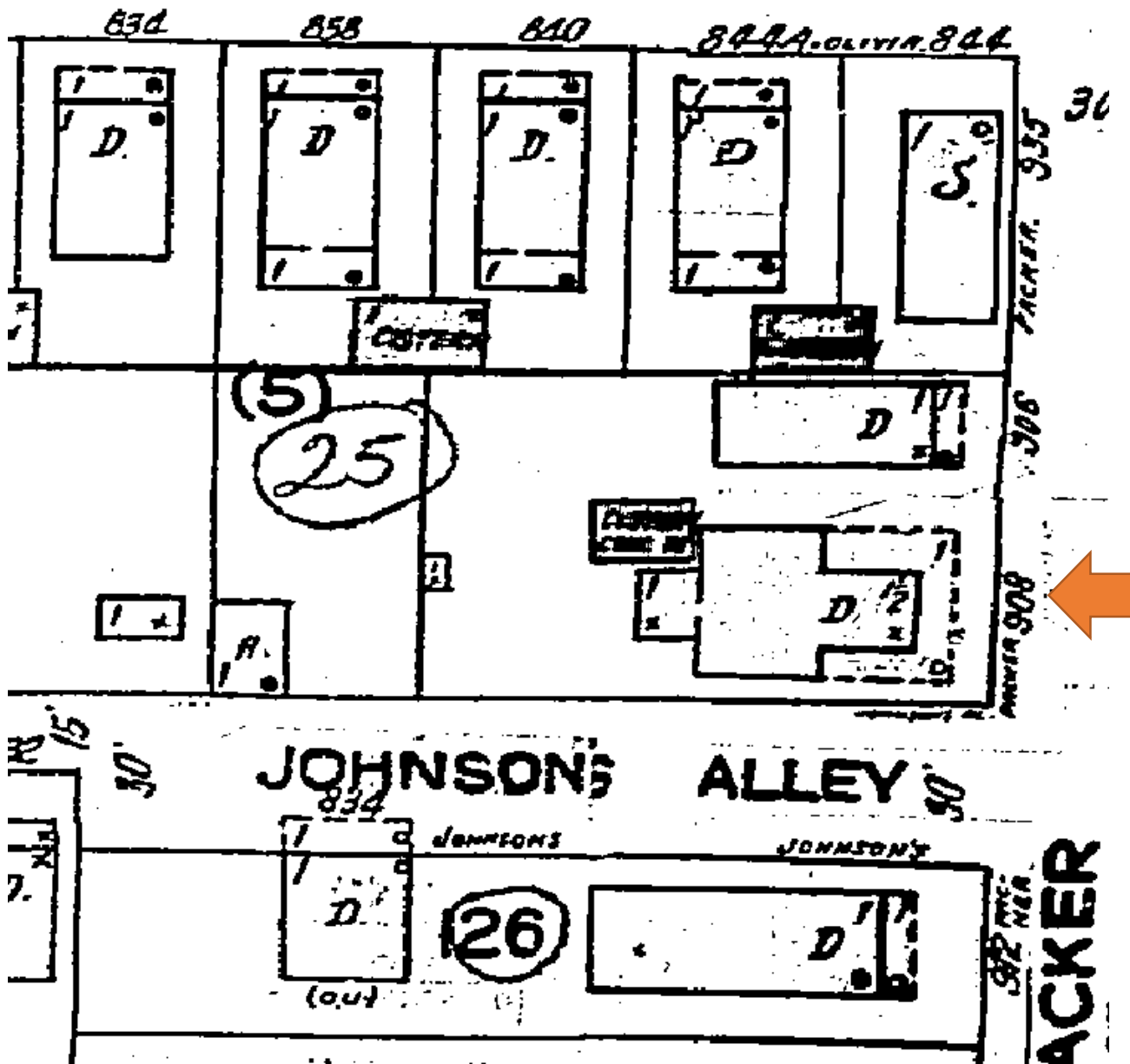


1912 Sanborn Map

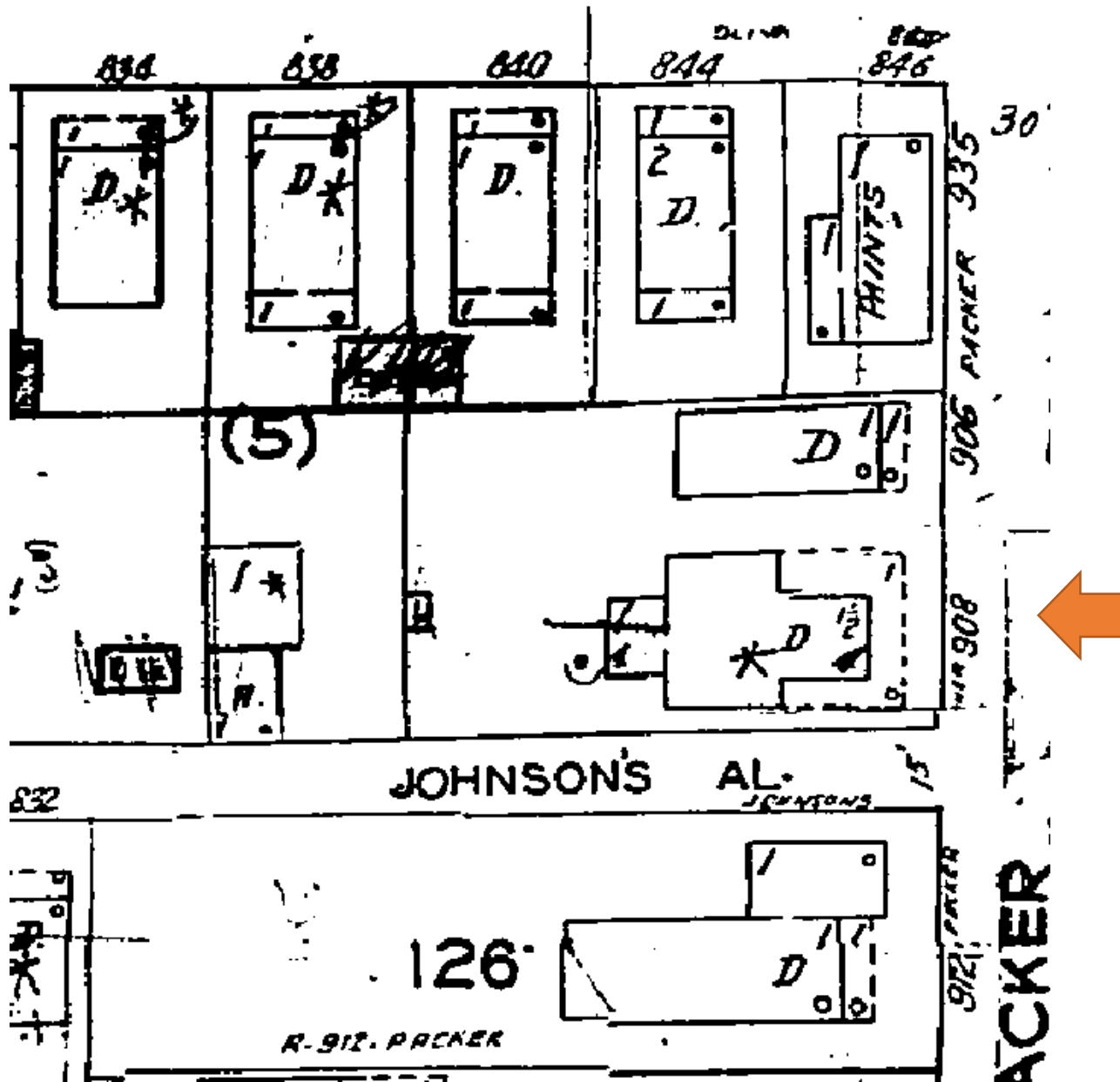




1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.

















YARD WASTE

YARD WASTE  
96 19952

YARD WASTE  
ONLY



**EXISTING CONDITIONS**



**FIGURE 1**  
VIEW FROM JOHNSON LN



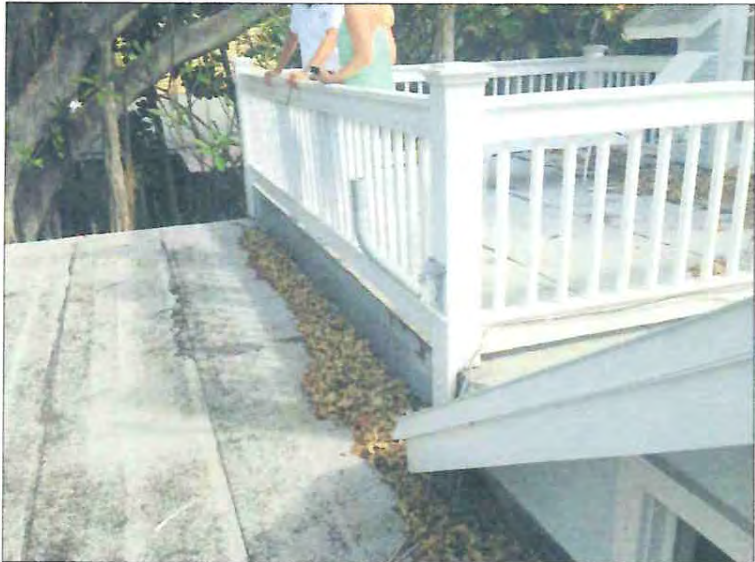
**FIGURE 2**  
VIEW FROM JOHNSON LN



**FIGURE 3**  
VIEW FROM REAR OF HOUSE



**FIGURE 4**  
VIEW FROM RIGHT SIDE OF HOUSE



**FIGURE 5**  
PROPOSED AREA OF STEP AND RAILING STYLE



**FIGURE 6**  
AREA OF DECK

# PROPOSED DESIGN



# CONSTRUCTION PLANS FOR 908 PACKER ST



SITE LOCATION

LOCATION MAP:

**PROJECT LOCATION:**  
908 PACKER ST  
KEY WEST, FL 33040

**OWNER:**  
TREVOR COOK  
27 W 67TH ST UNIT 1-F  
NEW YORK, NY 10023

**NOTE: NOT FOR CONSTRUCTION  
FOR HARC AND PLANNING  
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



**ARTIBUS DESIGN**  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: MICHAEL GALLAGHER  
LAPINE BUILDERS INC.  
1107 KEY PLAZA #207  
KEY WEST, FL 33040  
PROJECT: 908 PACKER ST

SITE: 908 PACKER ST  
KEY WEST, FL 33040

TITLE: COVER

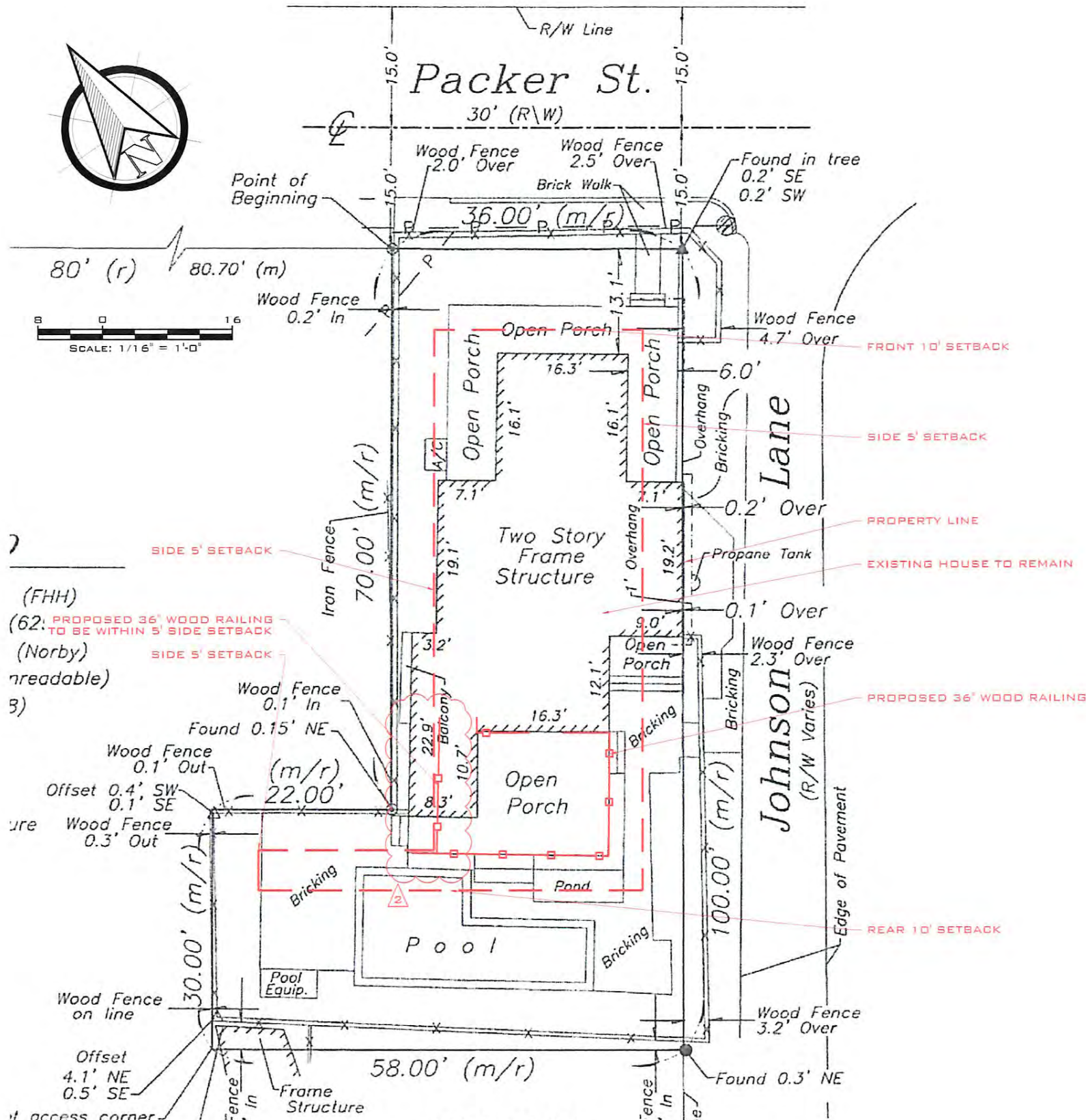
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AS SHOWN	07/25/16	BD8	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1607-08	G-100	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*  
DATE: JUL 25 2016

SEGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE No 71480





**SITE PLAN**  
SCALE: 1/16" = 1'-0"

**SITE DATA:**  
**TOTAL SITE AREA:** ±4,260.00 SQ.FT  
**LAND USE:** HHDR  
**FLOOD ZONE:** X .2%  
**MAXIMUM IMPERVIOUS SURFACE RATIO:**  
**REQUIRED:** 60% (2,566.00 SQ.FT)  
**EXISTING:** NA  
**PROPOSED:** NA

**MAXIMUM BUILDING COVERAGE:**  
**REQUIRED:** 50% (2,130.00 SQ.FT)  
**EXISTING:** NA  
**PROPOSED:** NA

**OPEN SPACE MINIMUM:**  
**REQUIRED:** 35% (1,491.00 SQ.FT)  
**EXISTING:** NA  
**PROPOSED:** NA

**SETBACKS**  
**FRONT:**  
**REQUIRED:** 10 FT  
**EXISTING:** ±13'-1" (TO HOUSE)  
**PROPOSED:** ±13'-1" (TO HOUSE)  
**NO CHANGE**

**SIDE:**  
**REQUIRED:** 5 FT  
**EXISTING:** 0'-4" (OVER LINE)(TO HOUSE)  
**PROPOSED:** 0'-4" (OVER LINE)(TO HOUSE)  
**NO CHANGE**

**SIDE:**  
**REQUIRED:** 5 FT  
**EXISTING:** ±1'-1" (TO HOUSE)  
**PROPOSED:** ±1'-1" (TO HOUSE)  
**NO CHANGE**

**REAR:**  
**REQUIRED:** 20 FT  
**EXISTING:** ±22'-4" (TO OVERHANG)  
**PROPOSED:** ±22'-2" (TO OVERHANG)  
**NO CHANGE**

**MAXIMUM HEIGHT:**  
**EXISTING:** 30 FT  
**PROPOSED:** NA  
**NO CHANGE**

**NOTE: NOT FOR CONSTRUCTION APPROVAL ONLY**

2	RAILING REVISION	BB	08/11/16
REV:	DESCRIPTION:	BY:	DATE:
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 CA # 30835

**CLIENT:** MICHAEL GALLAGHER  
 LAPINE BUILDERS INC.  
 1107 KEY PLAZA #207  
 KEY WEST, FL 33040

**PROJECT:** 908 PACKER ST

**SITE:** 908 PACKER ST  
 KEY WEST, FL 33040

**TITLE:** SITE PLAN

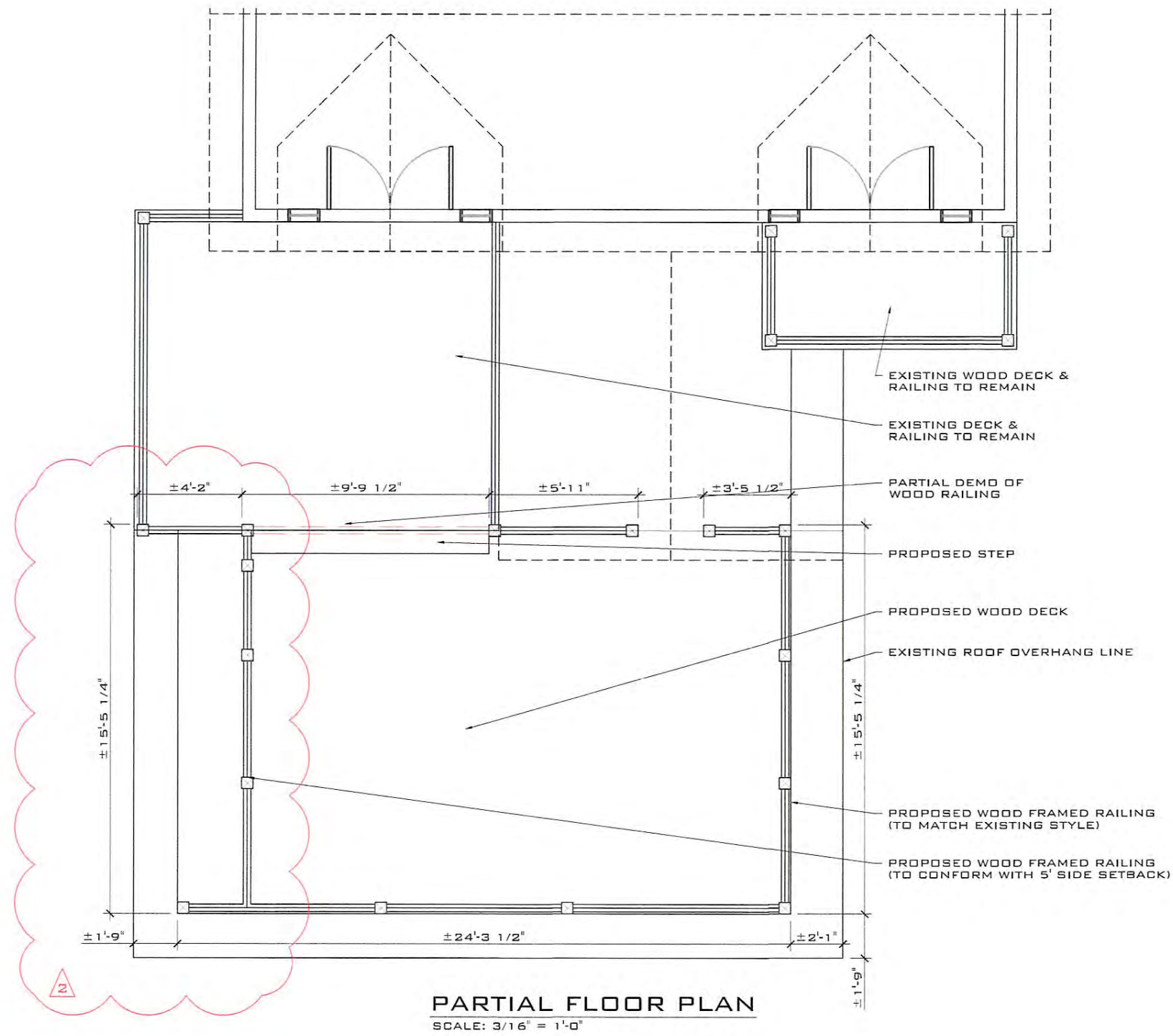
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

**SIGNATURE:** SERGE MASHTAKOV  
**DATE:** 07/25/16

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

SCALE AT 1/16" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/25/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1607-08	C-101	1	





**PARTIAL FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION  
FOR HARC AND PLANNING  
APPROVAL ONLY**

2	RAILING REVISION	BB	08/11/16
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CA # 30835

CLIENT: MICHAEL GALLAGHER  
LAPINE BUILDERS INC.  
1107 KEY PLAZA #207  
KEY WEST, FL 33040

PROJECT: 908 PACKER ST

SITE: 908 PACKER ST  
KEY WEST, FL 33040

TITLE: PARTIAL FLOOR PLAN

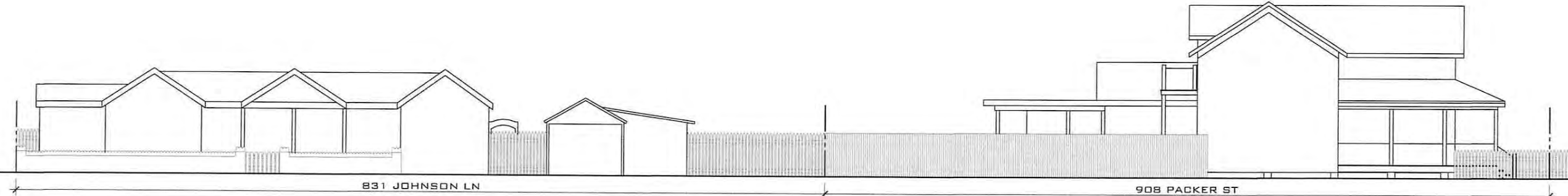
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AS SHOWN	07/25/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1607-08	A-101	1	

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SIGNATURE: *Serge Mashtakov*

DATE: AUG 11 2016

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

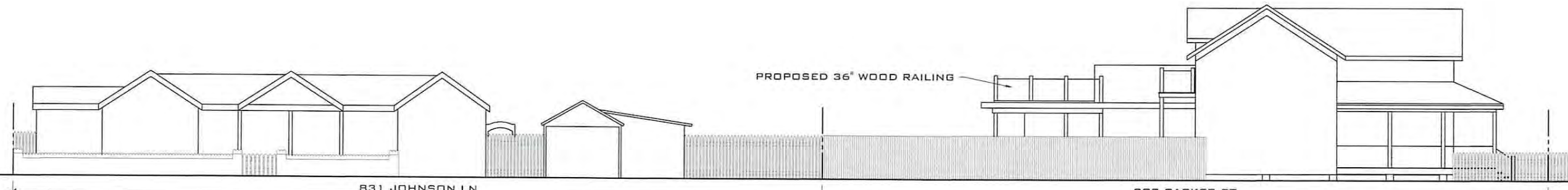


831 JOHNSON LN

908 PACKER ST

**EXISTING STREET SCAPE**

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



831 JOHNSON LN

908 PACKER ST

**PROPOSED STREET SCAPE**

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

**NOTE: NOT FOR CONSTRUCTION  
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REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CLIENT: MICHAEL GALLAGHER  
LAPINE BUILDERS INC.  
1107 KEY PLAZA #207  
KEY WEST, FL 33040

PROJECT: **908 PACKER ST**

SITE: **908 PACKER ST  
KEY WEST, FL 33040**

TITLE: **STREET SCAPE**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/25/16	808	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1607-08	A-102	1	

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SIGNATURE: *[Signature]*

DATE: JUL 23 2016

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





**EXISTING LEFT SIDE ELEVATION  
(JOHNSON LN)**  
SCALE: 1/8" = 1'-0"



**PROPOSED LEFT SIDE ELEVATION  
(JOHNSON LN)**  
SCALE: 1/8" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION  
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APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CLIENT: MICHAEL BALLAGHER  
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1107 KEY PLAZA #207  
KEY WEST, FL 33040  
PROJECT: 908 PACKER ST

SITE: 908 PACKER ST  
KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 1/8"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/25/16	BOB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1607-08	A-103	1	

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SIGNATURE: *[Signature]*  
DATE: JUL 25 2016  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





**EXISTING REAR ELEVATION**

SCALE: 1/8" = 1'-0"



**PROPOSED REAR ELEVATION**

SCALE: 1/8" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION  
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2	RAILING REVISION	BB	08/11/16
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STATUS: FINAL			



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LAPINE BUILDERS INC.  
1107 KEY PLAZA #207  
KEY WEST, FL 33040  
PROJECT: 908 PACKER ST

SITE: 908 PACKER ST  
KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 1/8" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/25/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1607-08	A-104	1	

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SIGNATURE: *[Signature]*  
DATE: AUG 11 2016

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





**EXISTING RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



PROPOSED WOOD RAILING

**NOTE: NOT FOR CONSTRUCTION  
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**PROPOSED RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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KEY WEST, FL 33040

PROJECT: 908 PACKER ST

SITE: 908 PACKER ST  
KEY WEST, FL 33040

TITLE: ELEVATIONS

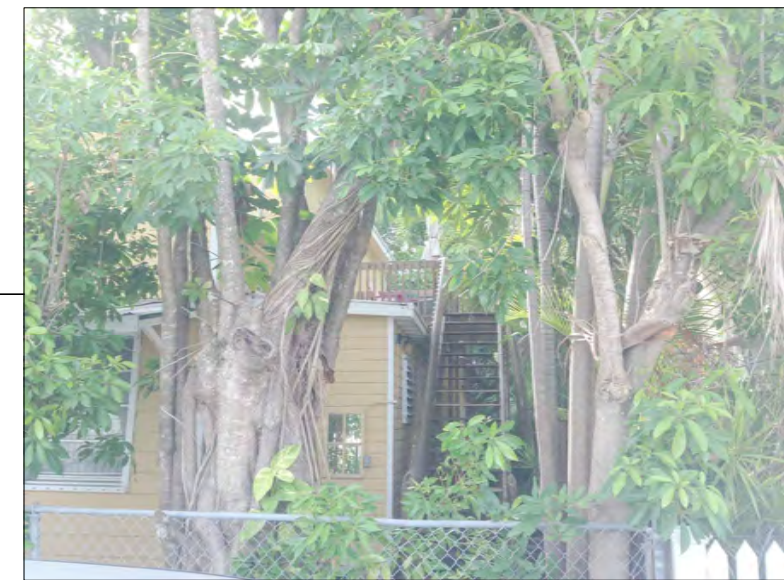
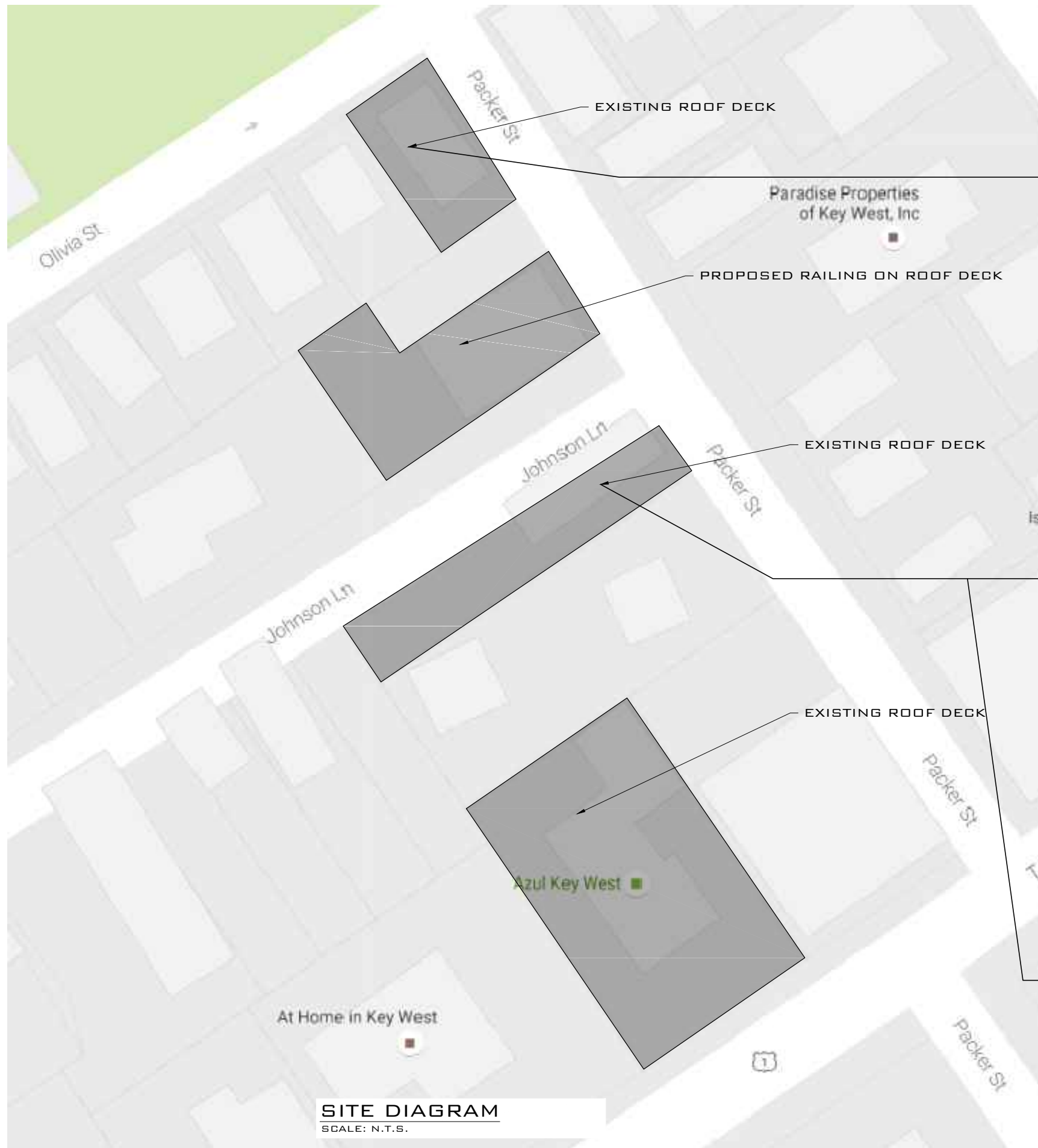
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PROJECT NO:	DRAWING NO:	REVISION:	
1607-08	A-105	1	

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SIGNATURE: *[Signature]*  
DATE: JUL 25 2016

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71490





# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 16, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **NEW ROOF DECK ON REAR SIDE OF HOUSE.**

### **FOR- #908 PACKER STREET**

**Applicant – Michael Lepine**

**Application #H16-03-0055**

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](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 305-809-3731 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 Blaise Boyle, 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:  
908 Packer St on the 26<sup>th</sup> day of October, 2016.

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 October 26<sup>th</sup>, 2016.

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 H16-03-0055.

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

**Signed Name of Affiant:**

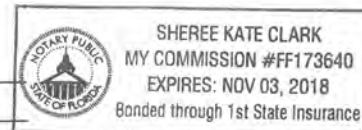
Blaise D Boyle Sr  
Date: 10/26/16  
Address: 410 3<sup>rd</sup> St  
City: Key West  
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 26<sup>th</sup> day of October, 2016.

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

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: Sherree Clark



Notary Public - State of Florida (seal)

My Commission Expires: 11/3/2018

# 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

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 1022292 Parcel ID: 00021550-000000

### Ownership Details

**Mailing Address:**

COOK TREVOR  
27 W 67TH ST UNIT 1-F  
NEW YORK, NY 10023-6258

**All Owners:**

COOK TREVOR, FULLER ELIZABETH H/W

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 908 PACKER ST KEY WEST

**Legal Description:** KW PT LOT 4 SQR 4 TR 6 OR607-78 OR681-334 OR825-2213/14 OR1021-1900/01 OR1021-1902/03 OR1100-227 OR1356-916/18 OR1625-1835/37 OR2276-319/20 OR2798-1104/06

[Click Map Image to open interactive viewer](#)





### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	36	100	4,260.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1784  
**Year Built:** 1943

### Building 1 Details

**Building Type** R1  
**Effective Age** 12  
**Year Built** 1943  
**Functional Obs** 0

**Condition** G  
**Perimeter** 266  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 12  
**Grnd Floor Area** 1,784

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

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

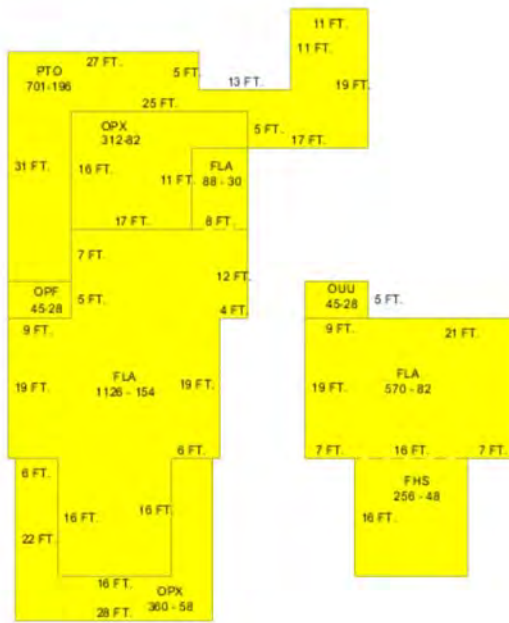
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** CONC BLOCK  
**Bedrooms** 4

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>OPX</u>		1	1943		0.00	0.00	360
2	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1943	N Y	0.00	0.00	1,126
4	<u>OPF</u>		1	1943				45
5	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	2001	N Y	0.00	0.00	88
7	<u>OPX</u>		1	2001		0.00	0.00	312
8	<u>PTO</u>		1	2001		0.00	0.00	701
9	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1943	N Y	0.00	0.00	570
10	<u>OUU</u>		1	2001		0.00	0.00	45
11	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	2001	N Y	0.00	0.00	256

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	112 SF	0	0	1983	1984	4	50
2	FN2:FENCES	180 SF	45	4	2008	2009	2	30
3	AC2:WALL AIR COND	1 UT	0	0	1984	1985	3	20
4	FN2:FENCES	270 SF	45	6	2007	2008	5	30
5	PO4:RES POOL	364 SF	13	28	2001	2002	3	50

## Appraiser Notes

2006-02-18 LISTED FOR \$1,525,000. HAS MASTER SUITE AND HEATED POOL . SKI

2016-05-10 MLS \$1,475,000 3/3 WONDERFUL CASUAL INDOOR/OUTDOOR LIVING IN THIS HISTORIC CONCH HOME ON THE CORNER OF TWO QUIET STREETS IN OLD TOWN. THE HOME COMPLETELY OPENS UP TO COVERED PORCHES TO RELAX BY YOUR HEATED POOL. FEATURES INCLUDE DADE COUNTY WALLS, HARDWOOD FLOORS, A DOWNSTAIRS MASTER & THE RAREST OF RARE A BASEMENT. DELIGHTFUL FRONT PORCH & ON THE SECOND FLOOR THERE IS A BACK BALCONY OVERLOOKING THE NEIGHBORHOOD TO LOUNGE ON. STAINLESS STEEL APPLIANCES, GAS RANGE, POCKET BAR BEHIND A DUTCH DOOR, OFF ST PARKING AND SO MUCH MORE THAT YOU HAVE TO CHECK IT OUT TO BELIEVE! THIS HOME IS AMAZING & IN THE X FLOOD ZONE.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
98-4061	01/08/1999	11/15/1999	4,000	Residential	RENOVATIONS
00-1414	05/23/2000	01/03/2001	4,800	Residential	ROOFING
00-2898	09/28/2000	01/03/2001	2,000	Residential	REPLACE SHUTTERS
00-3692	11/01/2000	01/03/2001	3,900	Residential	INSTALL OAK FLOORS
06-6407	11/29/2006	12/13/2006	1,500	Residential	REPLACE SEWER FROM HOUSE TO CLEANOUT 20FEET
07-2483	05/25/2007	09/26/2008	1,000	Residential	BUILD A WHITE PICKET FENCE 45'x6'

## 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	249,579	26,022	755,856	1,031,457	855,692	0	1,031,457
2014	250,982	24,307	529,460	804,749	777,902	0	804,749
2013	256,830	27,362	422,992	707,184	707,184	0	707,184
2012	259,782	28,238	572,667	860,687	773,617	0	860,687
2011	259,782	29,087	647,897	936,766	703,289	0	936,766
2010	262,734	29,941	346,679	639,354	639,354	0	639,354
2009	295,207	30,818	526,952	852,977	852,977	0	852,977
2008	266,702	30,970	592,140	889,812	889,812	0	889,812
2007	431,311	25,298	745,500	1,202,109	505,464	25,000	480,464
2006	554,864	26,103	404,700	985,667	493,136	25,000	468,136
2005	554,864	26,974	319,500	901,338	478,773	25,000	453,773
2004	303,967	27,780	298,200	629,947	464,828	25,000	439,828
2003	337,742	28,584	92,868	459,194	456,161	25,000	431,161
2002	323,146	29,456	92,868	445,470	445,470	25,000	420,470
2001	276,949	6,754	74,294	357,997	357,997	25,000	332,997
2000	276,949	7,216	72,420	356,586	356,586	0	356,586
1999	284,564	6,254	72,420	363,238	363,238	25,000	338,238
1998	287,696	6,169	72,420	366,285	366,285	25,000	341,285
1997	302,210	5,936	63,900	372,046	372,046	0	372,046

<b>1996</b>	203,992	4,292	63,900	272,183	272,183	25,000	247,183
<b>1995</b>	117,395	4,149	63,900	185,444	177,477	25,000	152,477
<b>1994</b>	104,987	3,925	63,900	172,812	172,812	25,000	147,812
<b>1993</b>	104,987	4,157	63,900	173,044	173,044	25,000	148,044
<b>1992</b>	104,987	4,370	63,900	173,258	173,258	25,000	148,258
<b>1991</b>	104,987	4,585	63,900	173,472	173,472	25,000	148,472
<b>1990</b>	139,107	4,817	45,795	189,719	189,719	25,000	164,719
<b>1989</b>	89,399	3,519	44,730	137,648	137,648	25,000	112,648
<b>1988</b>	85,530	2,793	35,145	123,468	123,468	25,000	98,468
<b>1987</b>	37,493	0	23,004	60,497	60,497	0	60,497
<b>1986</b>	37,631	0	23,004	60,635	60,635	0	60,635
<b>1985</b>	37,027	0	15,336	52,363	52,363	0	52,363
<b>1984</b>	35,322	0	15,336	50,658	50,658	0	50,658
<b>1983</b>	35,322	0	15,336	50,658	50,658	0	50,658
<b>1982</b>	35,789	0	12,397	48,186	48,186	0	48,186

## 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
<b>5/15/2016</b>	2798 / 1104	1,325,000	<u>WD</u>	<u>01</u>
<b>2/16/2007</b>	2276 / 319	1,325,000	<u>WD</u>	<u>Q</u>
<b>3/16/2000</b>	1625 / 1835	360,000	<u>WD</u>	<u>Q</u>
<b>6/1/1995</b>	1356 / 0916	355,000	<u>WD</u>	<u>Q</u>
<b>7/1/1989</b>	1100 / 227	252,500	<u>WD</u>	<u>Q</u>
<b>7/1/1987</b>	1021 / 1900	162,000	<u>WD</u>	<u>Q</u>
<b>2/1/1975</b>	681 / 334	30,000	00	<u>Q</u>

This page has been visited 151,771 times.

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