



**Historic Architectural Review Commission
Staff Report for Item 3**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 28, 2015

Applicant: Carlos Rojas, Architect

Application Number: H15-01-0776

Address: #818 Fleming Street/ #1 Scheppens Lane

Description of Work:

Proposed elevated rear deck over two sawtooth structures.

Site Facts:

The proposed project will be for one of five buildings hotel complex located at #818 Fleming Street. The complex sits on a corner lot facing Fleming Street and Scheppens Lane. The elevated deck is for the building historically known as #1 Scheppens Lane, which is a contributing resource to the historic district. The one and a half-story frame vernacular structure was built circa 1915. According to graphic evidence, #1 Scheppens Lane historically had a one story back sawtooth to the main house. An existing second sawtooth addition, located to the right side of the historic sawtooth was built approximately eleven years ago. In 2008, the Commission denied an application for the demolition of the existing sawtooth's roofs for the construction of a new roof deck. In 2009, the Commission approved plans for the construction of a roof deck over the existing sawtooth but the project was never build.

Guidelines Cited in Review:

- Roofing (page 26), specifically guideline 4.
- Widow's walks and roof decks (page 28a), specifically first paragraph.

- Additions and alterations/ New construction (pages 36-38a); specifically guidelines for additions and alterations 1, 3, and 4. Guidelines 4 and 5 of page 38a for new construction.

Staff Analysis

The Certificate of Appropriateness in review proposes a roof deck over two existing sawtooth structures, one of them historic. The roof deck will be on the back of the house with proposed dimensions of 22'-2" depth by 24'-2" wide. The lower deck beam will be approximately 6" over the sawtooth's ridge and will have a maximum height from grade of 19'-2" including the railings. The new structure will be made of wood and wood clad steel framing. The access stairs to the roof deck will be on the exterior, towards the south side of the building.

Consistency with Cited Guidelines

The current proposal includes the addition of a roof deck that will obscure a historic sawtooth, which is a character defining element to the contributing building. Although the majority of the proposed roof deck will not be visible from the right-of-way, part of the north side railings will be visible from the lane. Staff opines that the addition is incompatible in scale and proportion to the one and a half-story historic house. In addition, the top of the railings is at the same height as the main roof's eaves. Staff finds the proposed roof deck over an existing historic sawtooth not an appropriate and not a sensible addition.

It is staff's opinion that the proposed roof deck fails many of the cited guidelines. The roof deck will obscure a historic sawtooth and its relation to the main building, altering a character-defining element of the contributing building.

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 15-01-776	BUILDING PERMIT NUMBER 15-1997	INITIAL & DATE 5/20/15 <i>dule</i>
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT YES NO %		

ADDRESS OF PROPOSED PROJECT:

818 Fleming

OF UNITS

RE # OR ALTERNATE KEY:

1008567

NAME ON DEED:

Rockwell Property Inc.

PHONE NUMBER

305 294 7775

OWNER'S MAILING ADDRESS:

818 Fleming St.

EMAIL

CONTRACTOR COMPANY NAME:

Sunblock & Tile Inc.

PHONE NUMBER

305 849 2126

CONTRACTOR'S CONTACT PERSON:

Jacob Geopfert

EMAIL

jacobgeopfert@comcast.net

ARCHITECT / ENGINEER'S NAME:

Carlos Rojas

PHONE NUMBER

305 923 3567

ARCHITECT / ENGINEER'S ADDRESS:

2012 Roosevelt Dr.

EMAIL

architectkw@hotmail.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:

\$ 15 000.00

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.

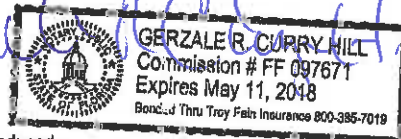
PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

HARC Application only

at this time, to build new deck over 2 rooftops - Building plans after HARC's staff Approval to follow (Approx 528 SF Deck)

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	QUALIFIER PRINT NAME:
OWNER PRINT NAME:	Jacob Geopfert
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 19 DAY OF May , 20 15 .
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



No fee GH

36280/7799
36280/2275700

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:
<i>New Deck over roofs</i>		<i>Wood, steel</i>

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

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION. 1

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____
 CK CHECK 3936 \$50.00

Trans date: 5/21/15 Time: 9:25:41

User: KYW/D
 Date: 5/21/15
 Time: 11:31:40
 Trans: 11:31:40
 * BUILDING PERMITS-MEM
 \$50.00
 \$50.00
 \$50.00
 \$50.00
 \$50.00

Date: 5/21/15
 Receipt no: 23059
 2015 1000776
 * BUILDING PERMITS-MEM
 1.00 \$50.00
 3936 \$50.00

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:		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.		
HARC MEETING DATE:			HARC MEETING DATE:			HARC MEETING DATE:		
REASONS OR CONDITIONS:								
STAFF REVIEW COMMENTS:								
<i>building in question is listed as contributing EP</i>								
HARC PLANNER SIGNATURE AND DATE:					HARC CHAIRPERSON SIGNATURE AND DATE:			

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

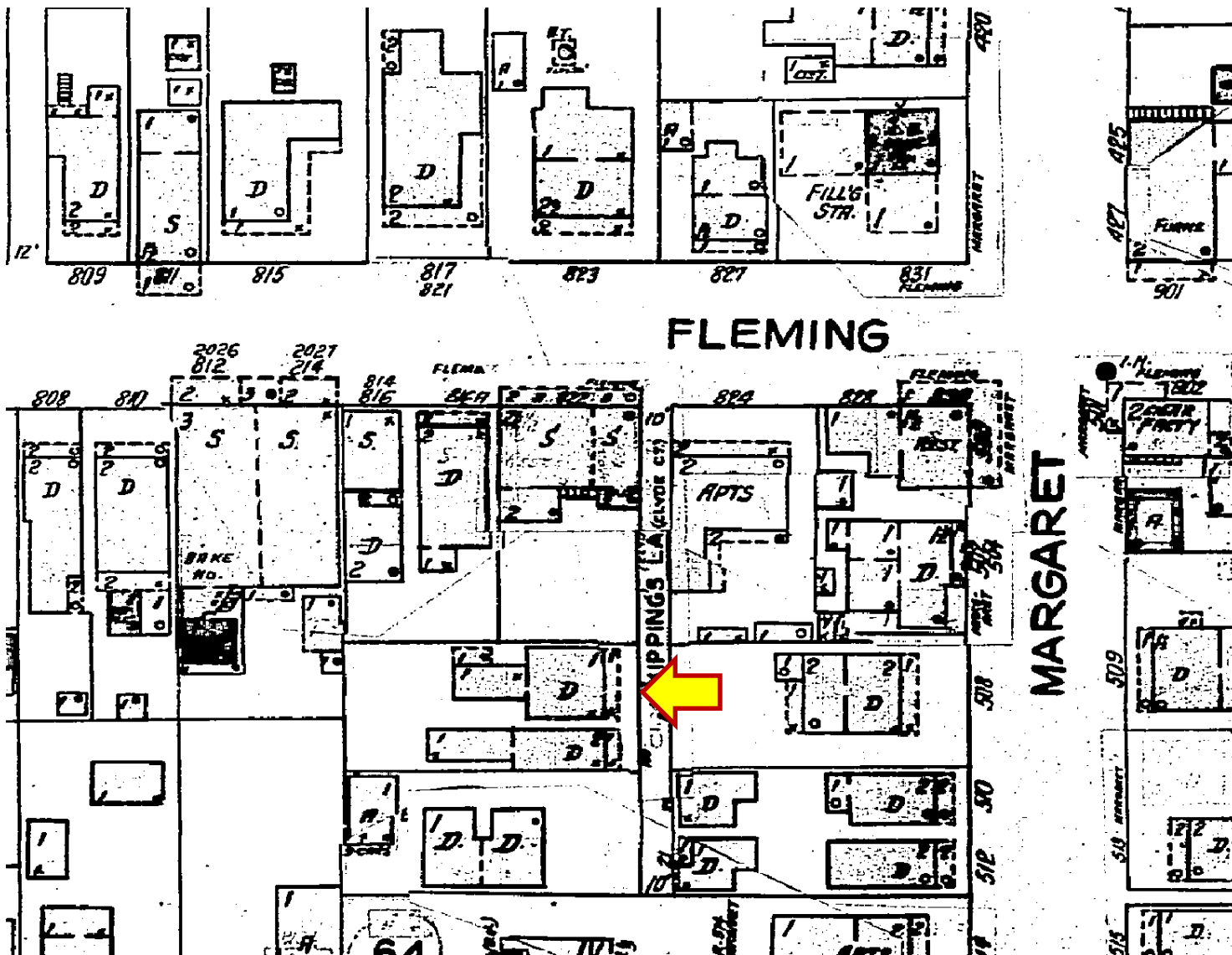
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

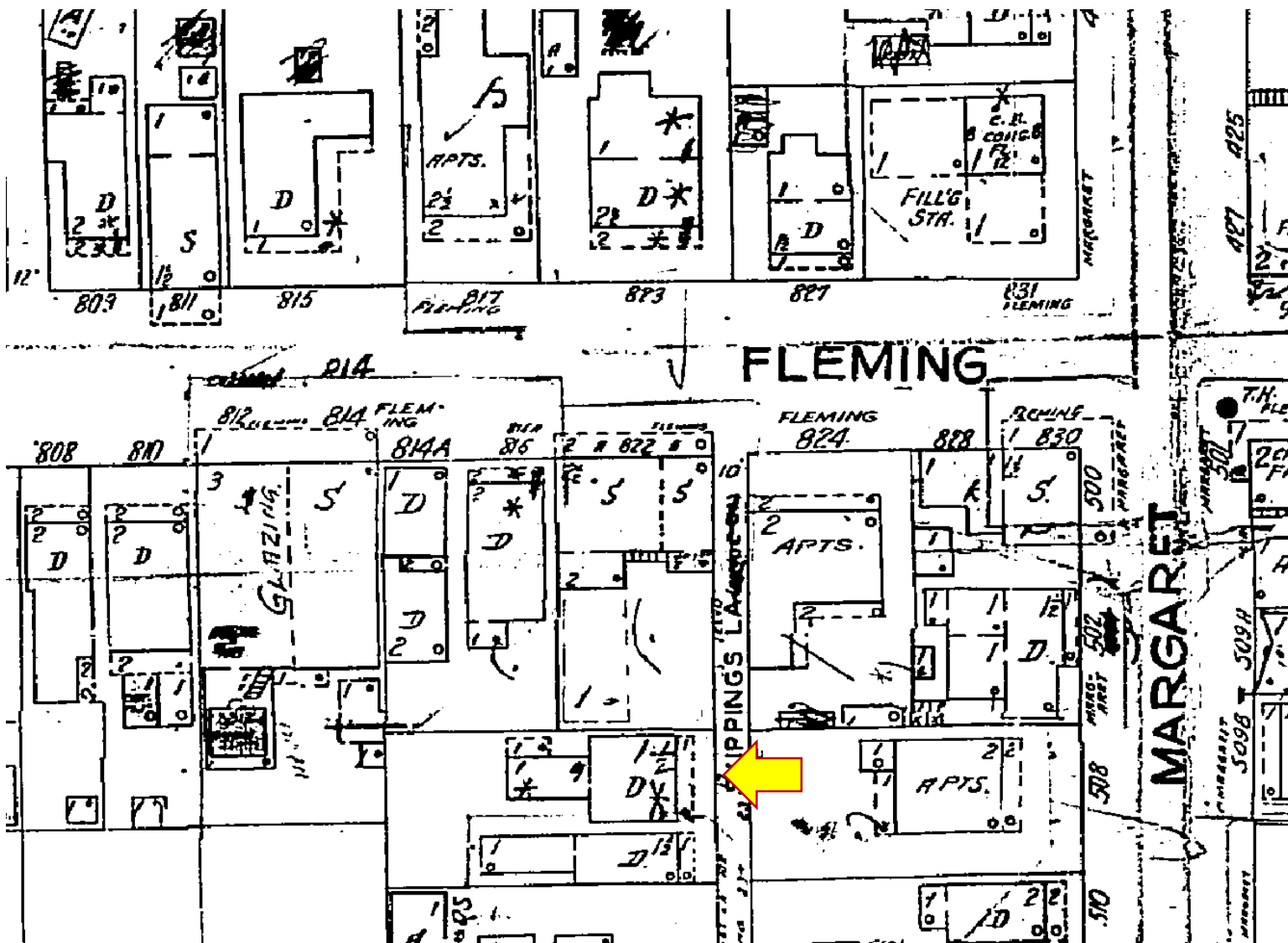
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:		

SANBORN MAPS



1948 Sanborn Fire Insurance map. Page 11- #814 now #816 Fleming Street, #814 A now #818 Fleming Street, #822 Fleming Street and #2 Scheppens Lane.



1962 Sanborn Fire Insurance map. Page 11- #814 A now #816 Fleming Street, #816 now #818 Fleming Street, #822 Fleming Street and #2 Scheppens Lane.

PROJECT PHOTOS



#1 Scheppens Lane circa 1965. Monroe County Library

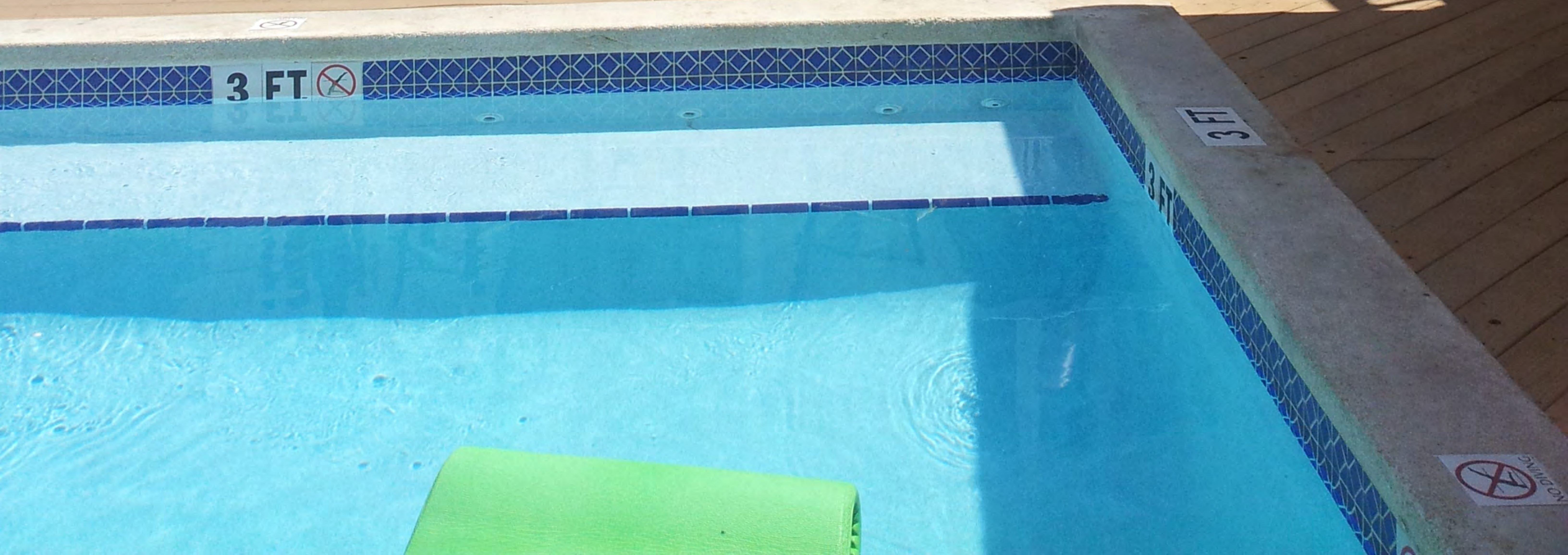


Aerial photo 1981 #1 Scheppens Lane with only one sawtooth.











Sunblock & Tile Inc.

52 Beach Dr.
Key West, FL 33040
305-849-2126

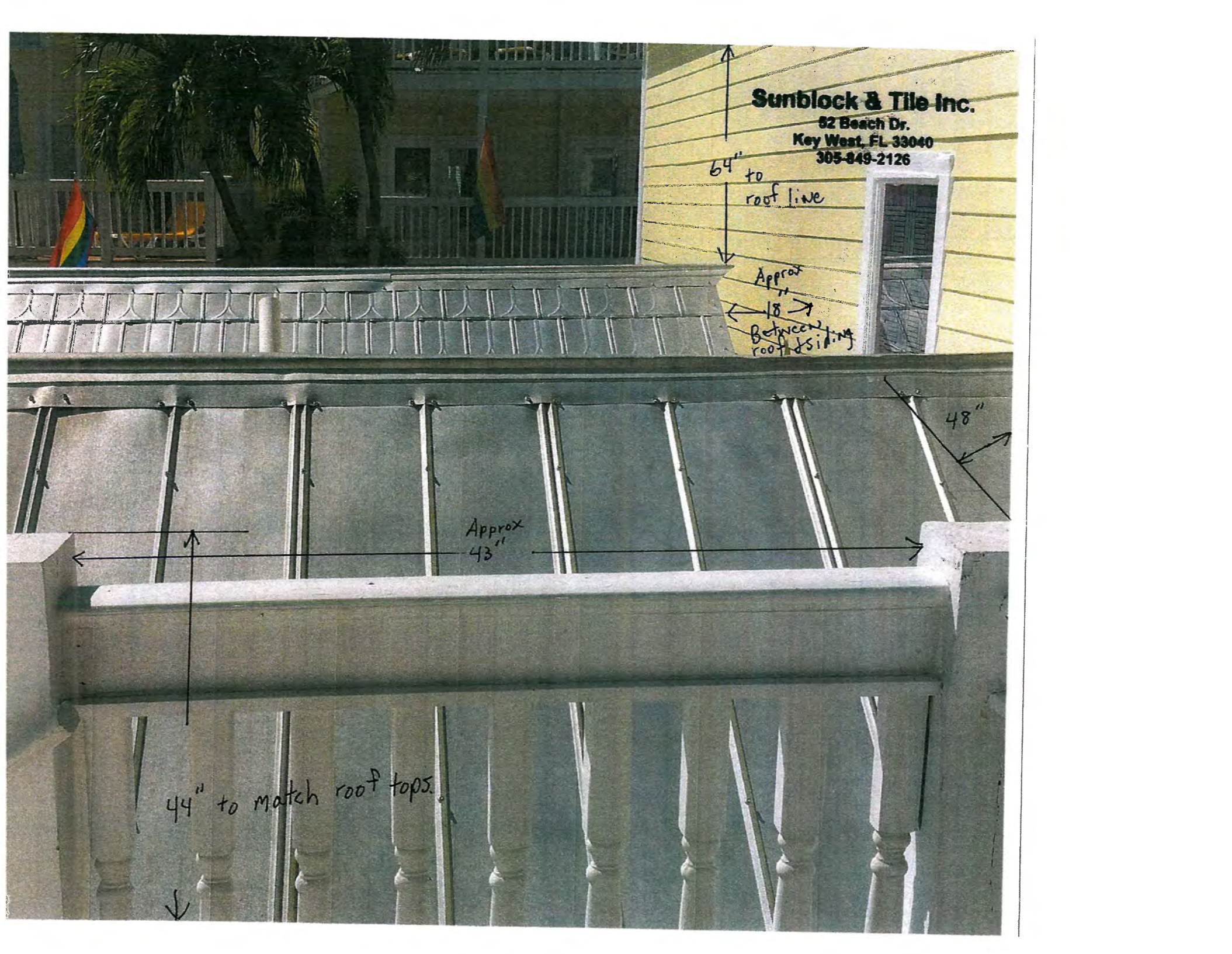
64" to
roof line

Approx
18"
Between
roof & siding

48"

Approx
43"

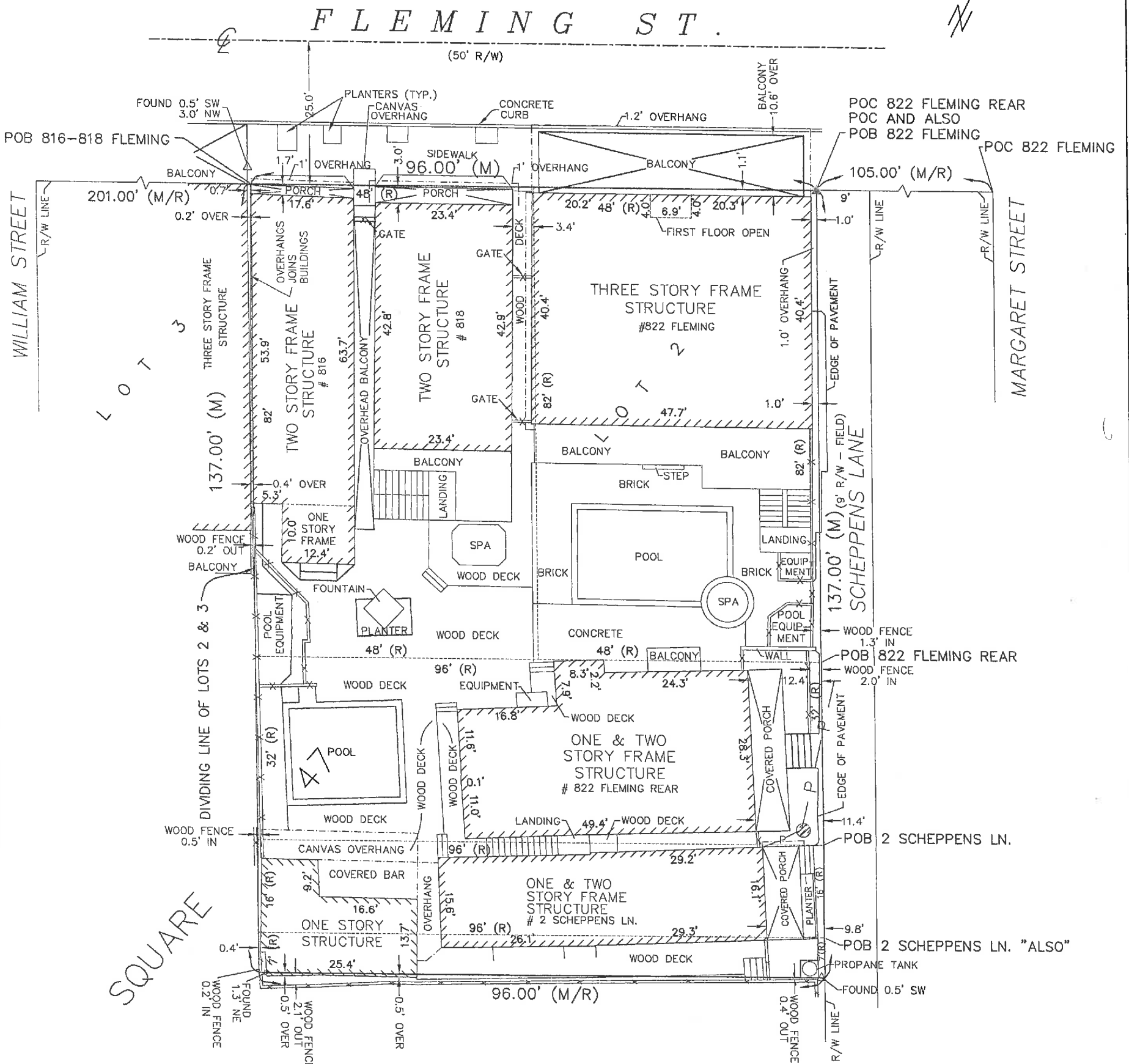
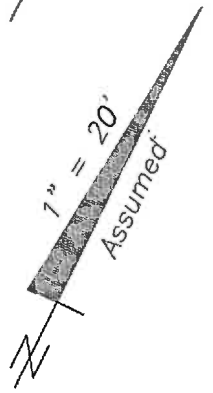
44" to match roof tops.





SURVEY

Boundary Survey Map of Part of Lot 2, Square 47 Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (RER)
- △ Found Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- POC Point of Commencing
- POB Point of Beginning
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of Part of Lot 2, Square 47 Island of Key West, Florida

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 816-818 Fleming St.; 822 Fleming St.;
822 Fleming St. Rear & 2 Scheppens Lane, 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: May 15, 2015.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Lot Two (2) in Square Forty-seven (47) and bounded as follows: Commencing on Fleming Street at the dividing line of Lots Two (2) and Three (3) of said Square, and running along the line of said Fleming Street, in a Northeasterly direction Forty-eight (48) feet; thence at right angles in a Southeasterly direction and parallel with Margaret Street, Eighty-two (82) feet; thence at right angles in a Southwesterly direction to the dividing line of Lots Two (2) and Three (3), Forty-eight (48) feet; thence along the dividing line of Lots Two (2) and Three (3) to the place of beginning on Fleming Street. 816-818 Fleming Street, Key West, FL

AND ALSO:

On the Island of Key West, known on W.A. Whitehead's Map delineated in February, 1829, as part of Lot 2, Square 47;
Commencing at a point on Fleming Street, distant 105 feet from the corner of Margaret and Fleming Streets and running thence on Fleming Street in a Southwesterly direction 48 feet; thence at right angles in a Southeasterly direction 82 feet; thence at right angles in a Northeasterly direction 48 feet to an alley; thence at right angles in a Northwesterly direction along the line of said alley 82 feet to the Point of Beginning.
822 Fleming Street, Key West, FL

AND ALSO:

A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 2, Square 47, of William A. Whitehead's Map of the said Island and being more particularly described as follows:
Part of Lot Two (2) in Square Forty-Seven (47), commencing at a point Eighty-Two (82) feet from the Southeasterly line of Fleming Street on a certain alleyway known as Scheppens Lane, and running thence along the line of said alleyway in a Southeasterly direction Thirty-Two (32) feet; thence at right angles in a Southwesterly direction Ninety-Six (96) feet; thence at right angles in a Northwesterly direction and parallel with said alleyway Thirty-Two (32) feet; thence at right angles in a Northeasterly direction Ninety-Six (96) feet to the point of beginning.
822 Fleming Street, Rear, Key West, FL (a/k/a Scheppens Lane Parcel)

AND ALSO:

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

ALSO:

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

BOUNDARY SURVEY FOR: Rockwell Property Inc.;
First State Bank of the Florida Keys;
Richard M. Klitenick, PA;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

May 25, 2015

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

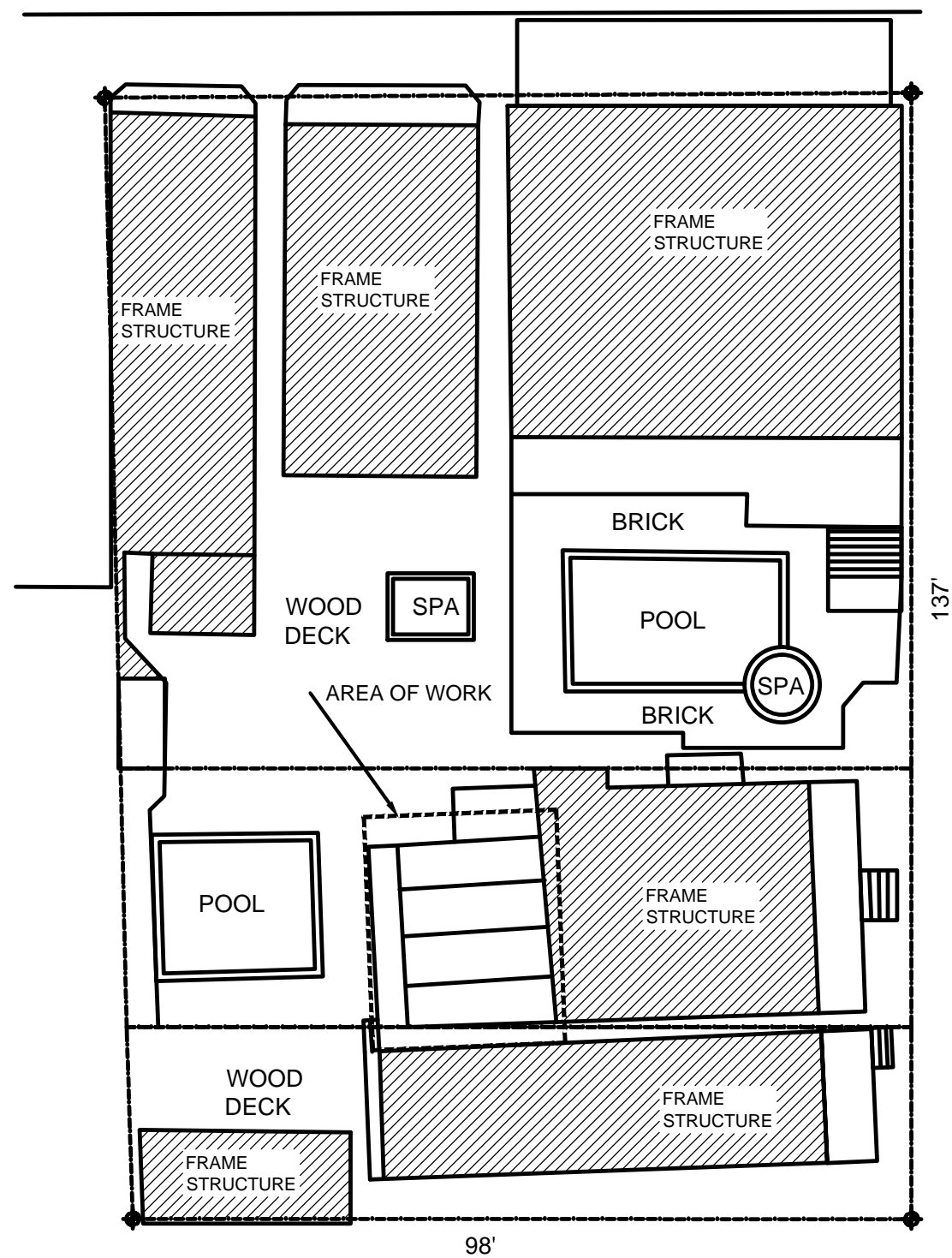


Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

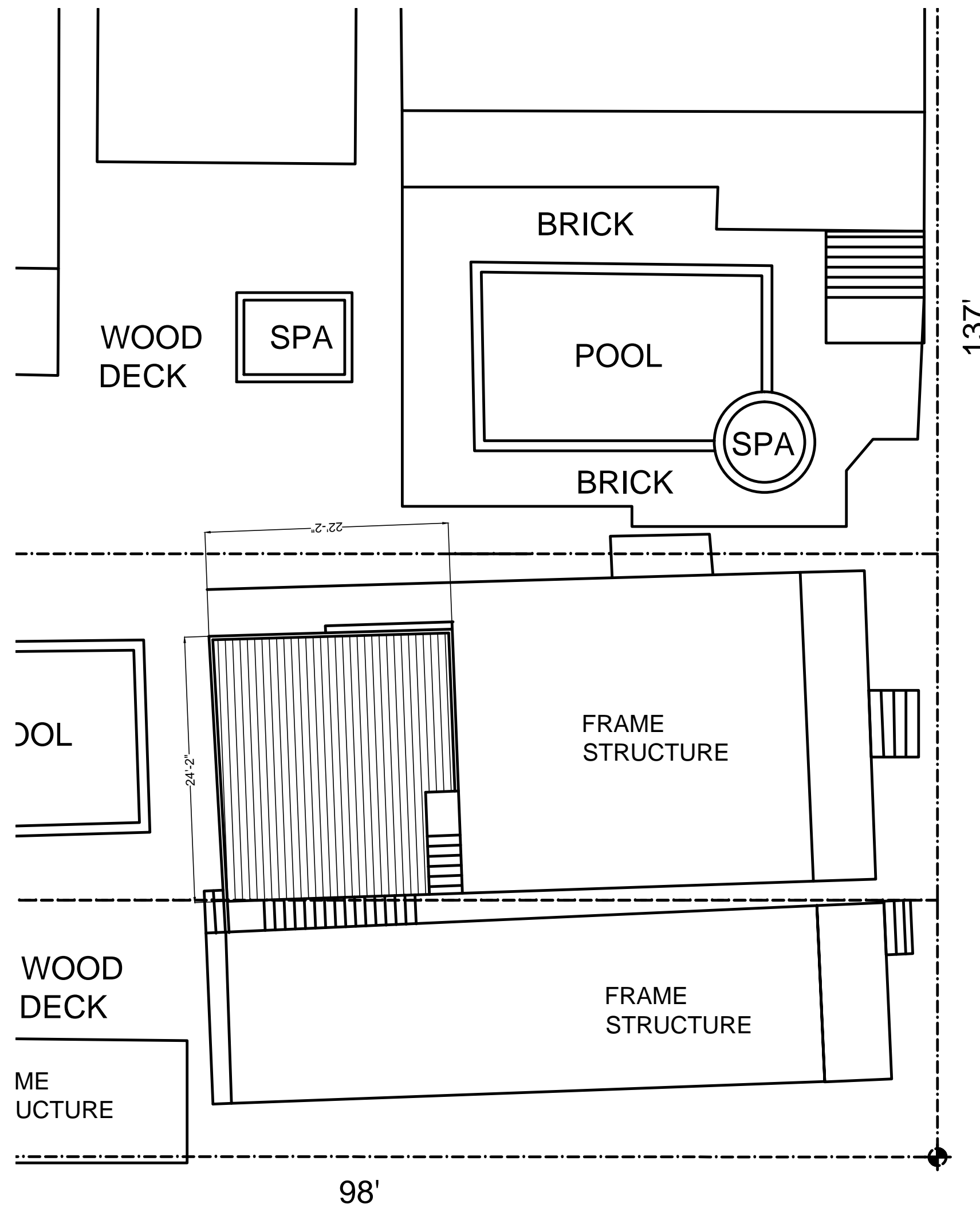
FLEMING STREET



EXISTING SITE PLAN
 1"=20' RESORT ADDRESS IS 818 FLEMING STREET

SITE CONDITIONS				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HNC	HNC	HNC	IN COMPLIANCE
LOT SIZE	13426 SF			IN COMPLIANCE
BUILDING AREA COVERAGE %	8861 SF 66%	50% MAX	8861 SF 66%	NO CHANGE IN COMPLIANCE
IMPERVIOUS COVERAGE	13006 SF		13006 SF	NO CHANGE IN COMPLIANCE
IMPERVIOUS COVERAGE %	96%	60%	96%	NO CHANGE IN COMPLIANCE
OPEN SPACE	105 SF		105 SF	NO CHANGE IN COMPLIANCE
OPEN SPACE COVERAGE %	2%	35% MIN	2%	NO CHANGE IN COMPLIANCE
FRONT SETBACK	0 FEET	5 FEET	0 FEET	NO CHANGE IN COMPLIANCE
SIDE SETBACK	0 FEET	5 FEET	0 FEET	NO CHANGE IN COMPLIANCE
REAR SETBACK	0 SF	15 SF	0 SF	NO CHANGE IN COMPLIANCE
STREET SIDE SETBACK	1 FOOT	7.5 FEET	1 FOOT	NO CHANGE IN COMPLIANCE

SCHPEPPENS LANE



PROPOSED SITE / PLAN
 1"=10'
 DECK TO BE MADE ENTIRELY OF WOOD
 CLAD STEEL FRAMING WITH NO STEEL SHOWING



Carlos O. Rojas, AIA
 AR 0016754
 2012 Roosevelt Drive
 Key West, FL 33040
 (305) 292-4870
 ArchitectKW@hotmail.com

Revisions
Rev 1 42" railing

Equator Guesthouse
Schpeppens Lane
Key West, FL 33040

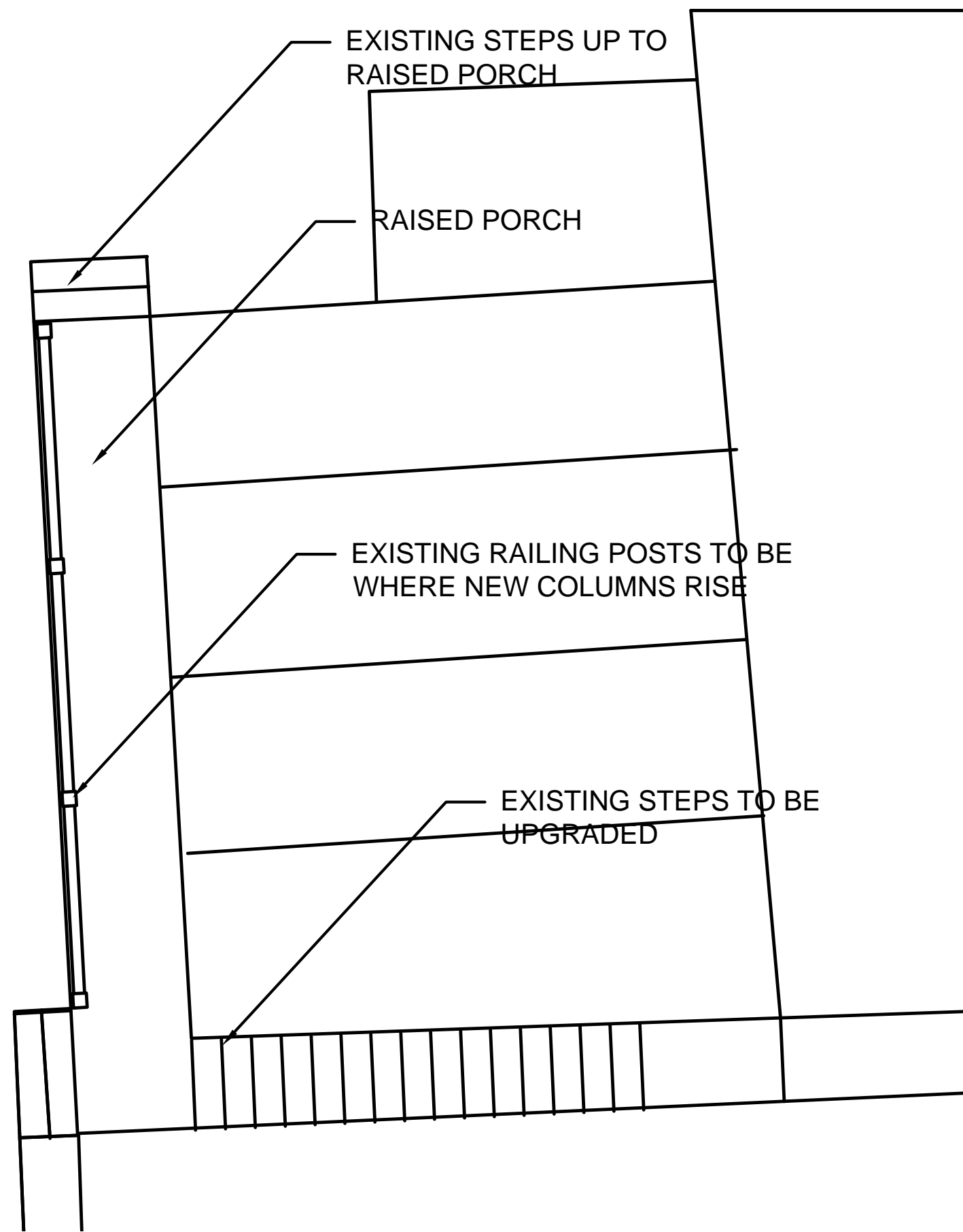
Project Number
 05062015
 Date
 5/06/15
 Drawn By
 COR

C1

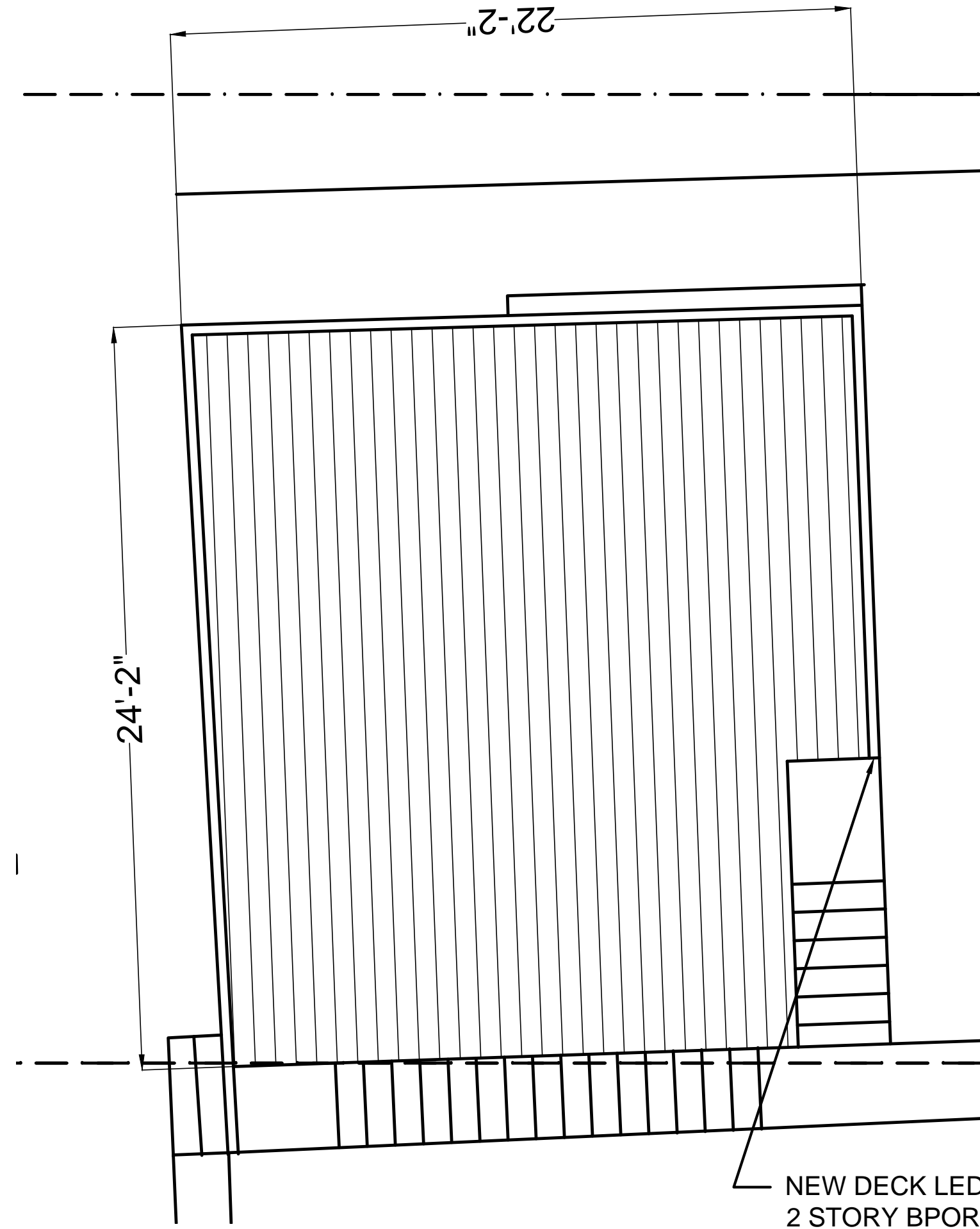
PROJECT CONSISTS OF A NEW DECK OVER AN EXISTING DOUBLE SAWTOOTH STRUCTURE. THE NEW DECK SHALL NOT TOUCH THE HISTORIC PORTION OF THE SAWTOOTH AT ANY POINT.



Carlos O. Rojas, AIA
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 292-4870
ArchitectKW@hotmail.com



AS BUILT PLAN
1/4"=1'-0"
DECK TO BE MADE ENTIRELY OF WOOD
CLAD STEEL FRAMING WITH NO STEEL SHOWING



PLAN
1/4"=1'-0"
DECK TO BE MADE ENTIRELY OF WOOD
CLAD STEEL FRAMING WITH NO STEEL SHOWING

Revisions

Rev 1 42" railing

Equator Guesthouse
Scheppins Lane
Key West, FL 33040

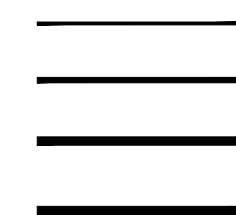
Project Number
05062015
Date
5/06/15
Drawn By
COR



Cerles O. Rojas, AIA
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(305) 292-4870
ArchitectKW@hotmail.com

Revisions

Rev 1 42" railing



Equator Guesthouse
Scheppins Lane
Key West, FL 33040

Project Number
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Drawn By
COR

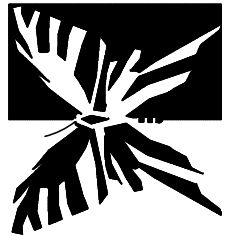
A2



RIGHT SIDE ELEVATION

1/4"=1'-0" (LEFT SIDE SIMILAR)

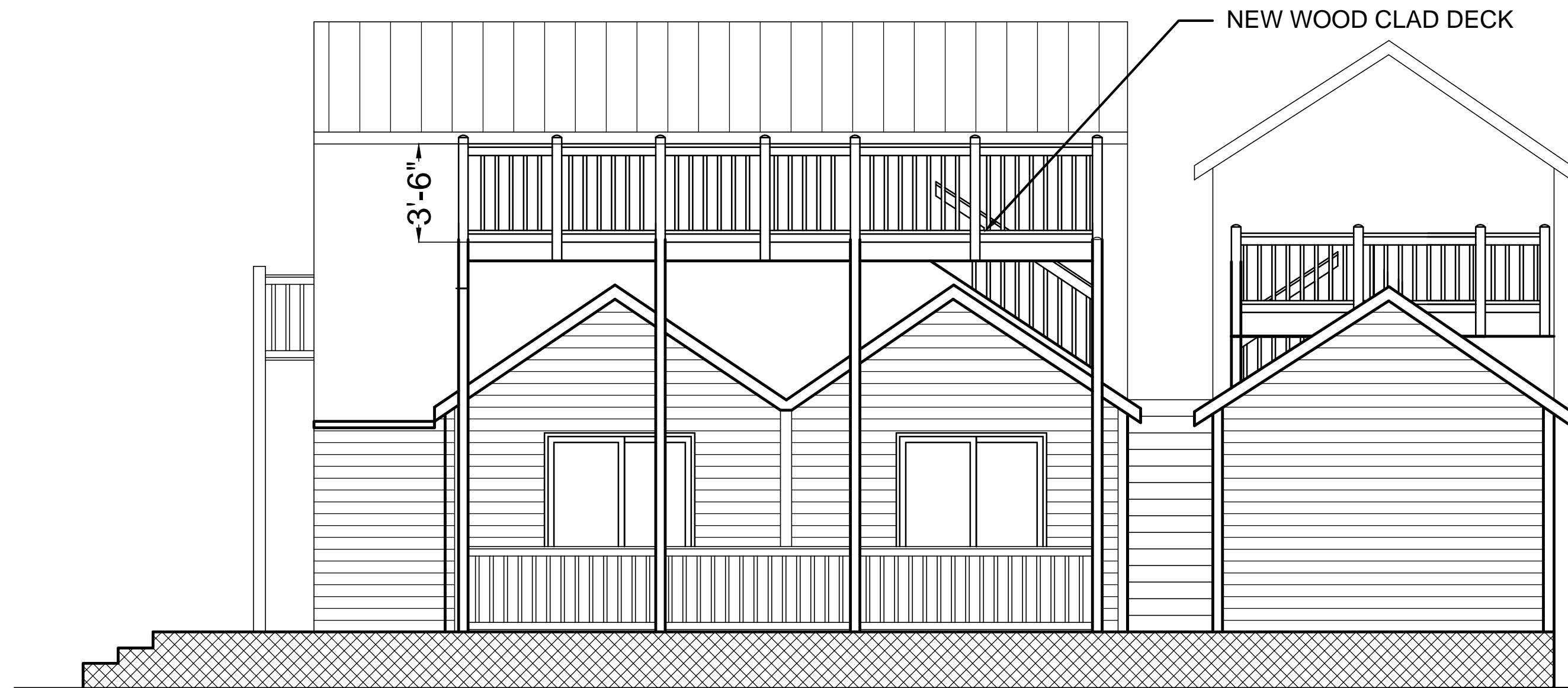
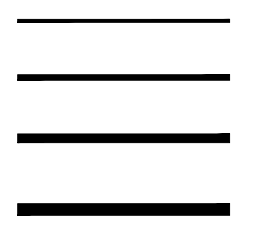
DECK TO BE MADE ENTIRELY OF WOOD
CLAD STEEL FRAMING WITH NO STEEL SHOWING



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Revisions

Rev 1 42" railing



DECK TO BE MADE ENTIRELY OF WOOD
CLAD STEEL FRAMING WITH NO STEEL SHOWING

REAR ELEVATION

1/4"=1'-0"

Equator Guesthouse
Scheppins Lane
Key West, FL 33040

Project Number
05062015
Date
5/06/15
Drawn By
COR

A3

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 28, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

PROPOSED ELEVATED REAR DECK OVER TWO SAWTOOTH STRUCTURES.

FOR- #818 FLEMING STREET

Applicant- Carlos Rojas, Architect

Application # H15-01-0776

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

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

PROPERTY APPRAISER INFORMATION

PC Code: 39 - HOTELS,MOTELS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

816 FLEMING ST KEY WEST

Property Location: 822 FLEMING ST KEY WEST

818 FLEMING ST KEY WEST
2 SCHEPPENS LN KEY WEST

KW PT LOT 2 SQR 47 C1-527 CO JUDGE ORDERS AT CHAMBERS BOOK J-185 G45-407/08
OR398-1053/1054 OR501-4 OR532-1074 OR572-620 OR750-869 OR802-1528 OR806-090 OR815-1021Q/C OR884-530 OR921-1436WILL OR949-687 OR966-574 OR1010-1274 OR1053-2155L/E

Legal Description: OR1053-2156L/E OR1079-796/97 OR1124-629 OR1178-2104/05C/T OR1204-1898/99 OR1283-2443/2444-C OR1310-771/772Q/C OR1332-1612D/C OR1332-1613/15(ESTATE) OR1332-1604 OR1380-1731 OR1397-813/815 OR1408-2013/24EST OR1440-468/469Q/C OR1448-697/698 OR1465-1381Q/C OR1465-1909/11Q/C OR1465-1912/13 OR1465-1914/15Q/C OR1474-174/175 OR2156-269/71 OR2449-791/792 OR2606-2266/68 OR2639-1951/53C

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	48	82	3,936.00 SF
100D - COMMERCIAL DRY	32	96	3,089.00 SF
100D - COMMERCIAL DRY	23	96	2,208.00 SF
100D - COMMERCIAL DRY	29	82	2,378.00 SF
100D - COMMERCIAL DRY	19	82	1,558.00 SF

Building Summary

Number of Buildings: 5
 Number of Commercial Buildings: 4
 Total Living Area: 12336
 Year Built: 1913

Building 0 Details

Building Type	R1	Condition	A	Quality Grade	500
Effective Age	17	Perimeter	142	Depreciation %	22
Year Built	1915	Special Arch	0	Grnd Floor Area	880

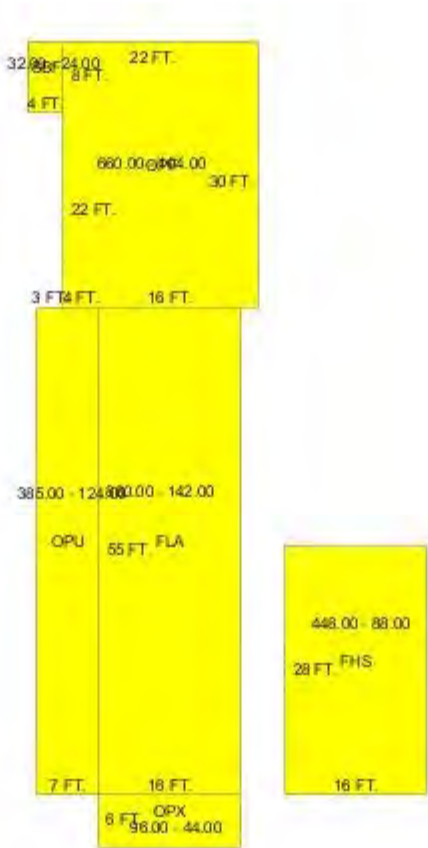
Functional Obs 0 Economic Obs 0

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

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	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
0	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N			880

0	OPF	12:ABOVE AVERAGE WOOD	1	2012	N	N	660
0	OPX	12:ABOVE AVERAGE WOOD	1	1993	N	N	96
0	FHS	12:ABOVE AVERAGE WOOD	1	1993	N	N	448
0	OPU	12:ABOVE AVERAGE WOOD	1	2012	N	N	385
0	SBF	12:ABOVE AVERAGE WOOD	1	1998	N	N	32

Building 0 Details

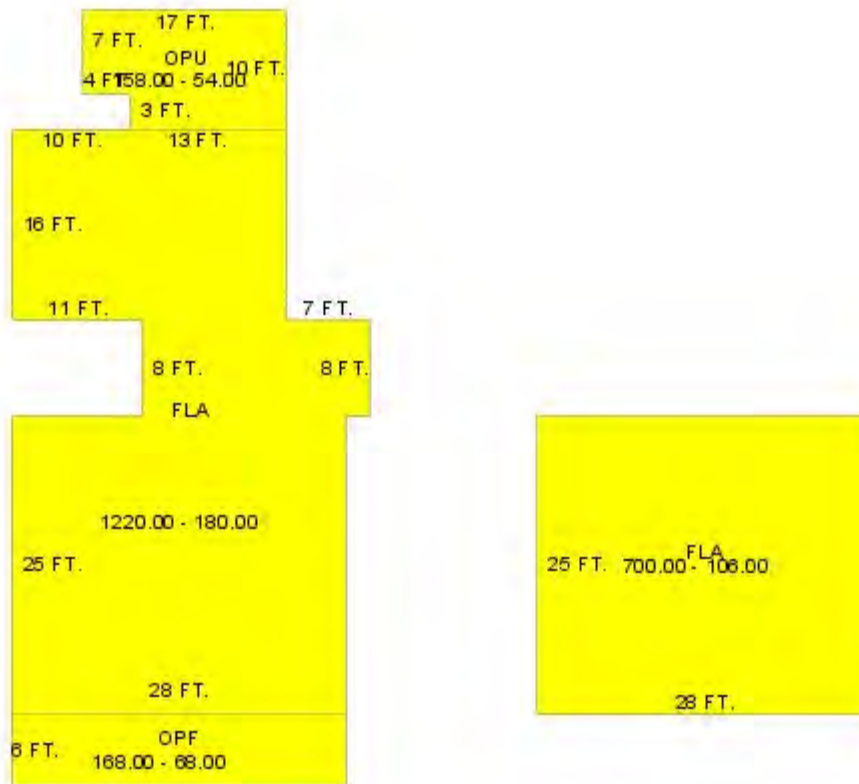
Building Type		Condition	E	Quality Grade	450
Effective Age	21	Perimeter	286	Depreciation %	27
Year Built	1933	Special Arch	0	Grnd Floor Area	1,920
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

2 Fix Bath	1	Vacuum	0
3 Fix Bath	3	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	3	Dishwasher	0



Sections:

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

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-A	100	N	Y
		HOTELS/MOTEL A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	REIN CONCRETE	100

Building 0 Details

Building Type		Condition	G	Quality Grade	450
Effective Age	19	Perimeter	536	Depreciation %	23
Year Built	1913	Special Arch	0	Grnd Floor Area	5,508

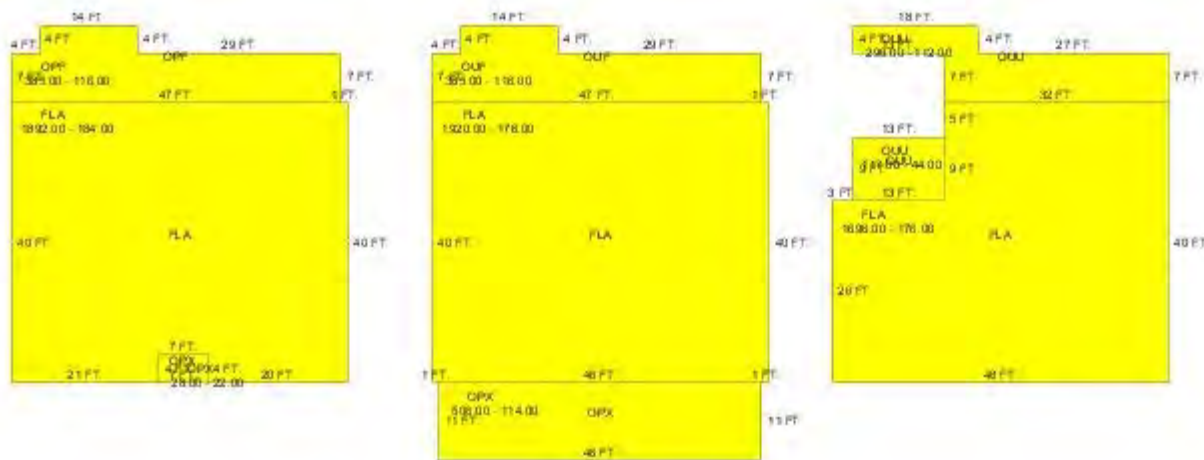
Functional Obs 0 Economic Obs 0

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 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 41 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPF		1	1992				385
0	FLA		1	1992				1,892
0	OPX		1	1992				28

0	OPX	1	1992	506
0	FLA	1	1992	1,920
0	OUF	1	1992	385
0	OUU	1	1992	296
0	FLA	1	1992	1,696
0	OUU	1	1992	117

Interior Finish:

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

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AB AVE WOOD SIDING	100

Building 1 Details

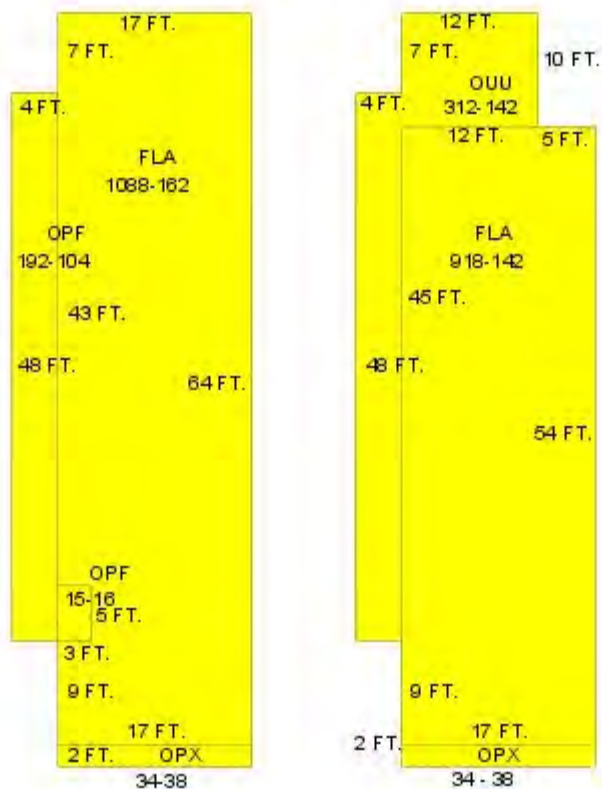
Building Type		Condition	E	Quality Grade	450
Effective Age	21	Perimeter	304	Depreciation %	27
Year Built	1920	Special Arch	0	Grnd Floor Area	2,006
Functional Obs	0	Economic Obs	0		

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	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		1	1987					1,088
2	OPX		1	1996					34
3	OPF		1	1987					15
4	OPF		1	1996					192
5	FLA		1	1987					918
6	OUU		1	1996					312
7	OPX		1	1996					34

Interior Finish:

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

Exterior Wall:

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

Building 2 Details

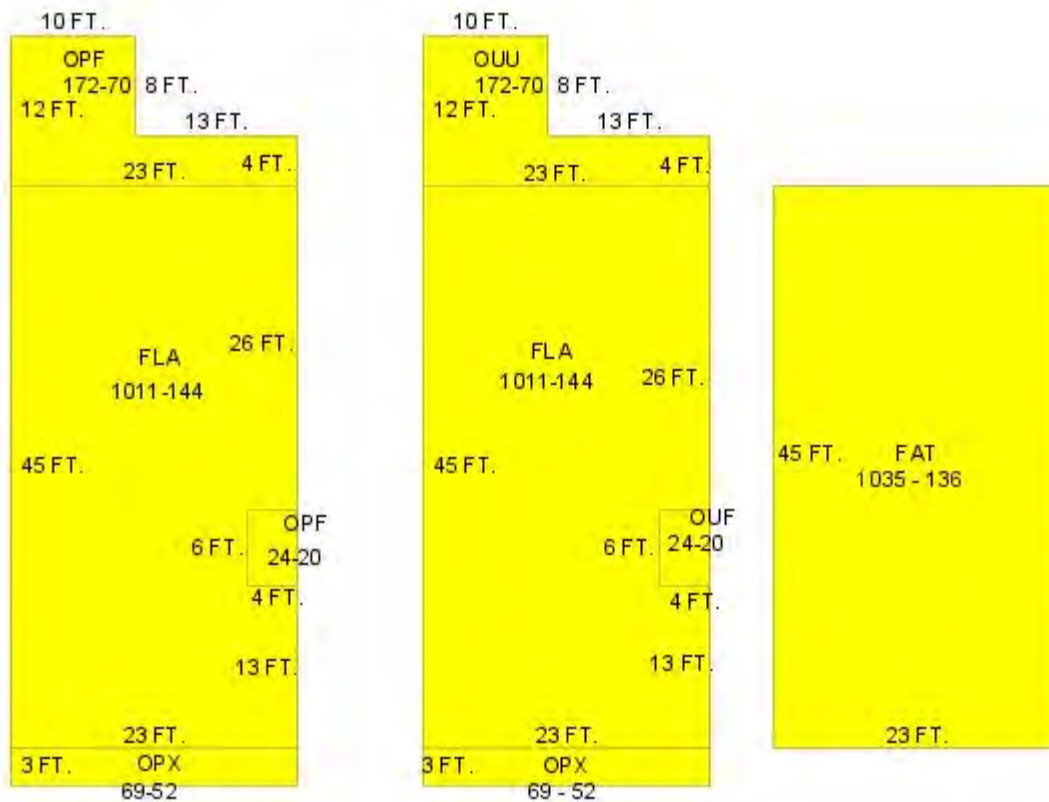
Building Type		Condition	E	Quality Grade	450
Effective Age	21	Perimeter	288	Depreciation %	27
Year Built	1920	Special Arch	0	Grnd Floor Area	2,022
Functional Obs	0	Economic Obs	0		

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	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		1	1990				1,011
2	OPX		1	1996				69
3	OPF		1	1996				24
4	OPF		1	1990				172
5	FLA		1	1990				1,011
6	OUU		1	1996				172
7	OUF		1	1996				24
8	OPX		1	1996				69
9	FAT	12:ABOVE AVERAGE WOOD	1	1996				1,035

Interior Finish:

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

1767	OUU	100	N	N
1768	OUF	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	446 SF	0	0	2006	2007	1	40
2	WD2:WOOD DECK	306 SF	0	0	2006	2007	1	40
3	AC2:WALL AIR COND	2 UT	0	0	1996	1997	2	20
4	FN2:FENCES	540 SF	90	6	1996	1997	2	30
5	PO4:RES POOL	144 SF	12	12	1996	1997	5	50
6	AC2:WALL AIR COND	2 UT	0	0	1990	1991	1	20
7	AC2:WALL AIR COND	1 UT	0	0	1991	1992	3	20
8	AC2:WALL AIR COND	7 UT	0	0	1991	1992	2	20
9	WD2:WOOD DECK	129 SF	0	0	1991	1992	2	40
10	FN2:FENCES	304 SF	0	0	1991	1992	2	30
11	FN2:FENCES	648 SF	81	8	1991	1992	4	30
12	PT2:BRICK PATIO	550 SF	0	0	1991	1992	4	50
13	HT2:HOT TUB	1 UT	0	0	1991	1992	2	50
14	PO6:COMM POOL	400 SF	25	16	2000	2001	3	50

Appraiser Notes

2006-11-15 EQUATOR GUEST HOUSE
FOR THE 1996 TAX ROLL RE 00008290-000100 AK 8682433 WAS COMBINED WITH THIS PARCEL PER PROPERTY OWNERS REQUEST.
TPP - 8531311 2002-12-27 - 8 TRANSIENT ROOMS. BCS
PER PROPERTY OWNERS REQUEST THE FOLLOWING PARCEL ACCOUNT NUMBERS HAVE NOW BEEN COMBINED WITH THIS PARCEL ACCOUNT: RE 00008280-000000 AK 1008559 AND RE 00008300-000000 AK 1008575 AND RE 00008310-000000 AK 1008583, DONE FOR THE 2015 TAX ROLL. SEE UNITY OF TITLE RECORDED IN OR2707-681/683.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
7	05-6026	01/05/2006	08/07/2006	3,100 Commercial	ROOFING FOR FRONT ONLY
	05-6027	01/04/2006	08/07/2006	2,200 Commercial	CAULK & RE-PAINT WINDOWS, ROOF AND FLASHING-PAINT SIDING TO MATCH
	06-3279	06/01/2006	08/07/2006	6,500 Commercial	REPLACE EXISTING DECK BOARDS
	06-2740	06/16/2006	08/07/2006	4,000 Commercial	REFINISH SMALL POOL
	06-4400	08/04/2006	11/16/2006	1,500 Commercial	REPLACE 200 AMP SVC
	06-4649	08/04/2006	11/16/2006	1,000 Commercial	REPLACE ONE 200 AMP SVC
	06-4648	08/04/2006	11/16/2006	1,000 Commercial	REPLACE 200 AMP SVC

	08-0988	04/04/2008	2,400	Commercial	ROOFING
	08-0989	04/04/2008	6,450	Commercial	METAL ROOFING
	13-0672	02/20/2013	225	Commercial	EMEGENCY REPLACE METER JAWS, BURNT WIRE IN METER CAN & DISCONNECT
	13-0846	03/04/2013	9,330	Commercial	REPLACE 2 EXISTING TANKLESS HEATERS
	08-4065	11/04/2008	2,000	Commercial	REPLACE ROTTED SIDING ON GABLE END 200SF, CROWN MOLDING ON GABLE END 40LF WINDOW TRIM EXTERIOR 20LF, PRIME AND PAINT TO MATCH.
	13-4919	11/13/2014	13,956		REVISION #1: INSTALL 700 SF OF METAL SHINGLES
1	96-0475	01/01/1996 08/01/1997	10,000	Commercial	ELECTRICAL
2	96-3073	07/01/1996 08/01/1997	200,000	Commercial	ADDITION CONVERSION
3	97-1652	05/01/1997 08/01/1997	800	Commercial	PLUMBING
4	98-2417	08/20/1998 01/01/1999	400	Commercial	SIGN
5	01-2714	07/27/2001 10/09/2001	1	Commercial	5 SQS SBS ROOF
6	03-3520	10/06/2003 11/24/2003	200	Commercial	ELECTRICAL

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
2014	552,407	4,213	434,940	1,476,999	1,476,999	0	1,476,999
2013	552,407	4,315	343,374	1,697,584	1,674,852	0	1,697,584
2012	552,407	4,467	343,374	1,522,593	1,522,593	0	1,522,593
2011	552,407	4,568	591,748	1,471,104	1,471,104	0	1,471,104
2010	573,930	4,721	588,610	1,471,104	1,471,104	0	1,471,104
2009	573,930	4,822	508,729	1,581,832	1,581,832	0	1,581,832
2008	588,277	4,974	590,400	1,958,558	1,958,558	0	1,958,558
2007	501,853	5,077	590,400	2,007,833	2,007,833	0	2,007,833
2006	483,252	2,691	373,920	2,110,708	2,110,708	0	2,110,708
2005	494,623	2,792	314,880	1,671,876	1,671,876	0	1,671,876
2004	494,608	2,944	236,160	1,500,411	1,500,411	0	1,500,411
2003	464,254	3,047	137,760	1,500,411	1,500,411	0	1,500,411
2002	464,254	3,199	137,760	1,428,963	1,428,963	0	1,428,963
2001	464,254	3,300	78,720	1,428,963	1,428,963	0	1,428,963
2000	448,645	1,278	78,720	1,428,963	1,428,963	0	1,428,963
1999	448,645	1,317	78,720	988,141	988,141	0	988,141
1998	299,096	1,372	78,720	892,960	892,960	0	892,960
1997	52,471	1,410	70,848	124,729	124,729	0	124,729
1996	162,475	1,467	70,848	484,144	484,144	0	484,144
1995	85,989	892	42,804	129,685	129,685	0	129,685
1994	85,989	925	42,804	129,718	129,718	0	129,718

1993	85,989	948	42,804	129,741	129,741	0	129,741
1992	85,989	981	42,804	129,774	129,774	0	129,774
1991	85,989	1,004	42,804	129,797	129,797	0	129,797
1990	68,285	1,037	38,643	112,000	112,000	0	112,000
1989	68,285	1,059	38,048	112,000	112,000	0	112,000
1988	58,054	874	30,914	89,842	89,842	0	89,842
1987	51,907	0	17,716	69,623	69,623	0	69,623
1986	52,187	0	17,122	69,309	69,309	0	69,309
1985	50,730	0	10,035	60,765	60,765	0	60,765
1984	122,443	0	16,610	139,053	139,053	0	139,053
1983	122,443	0	16,610	139,053	139,053	0	139,053
1982	127,234	0	16,610	143,844	143,844	0	143,844

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/30/2005	2156 / 269	3,250,000	WD	M
12/1/1995	1380 / 1731	1	WD	M
2/1/1974	572 / 620	23,000	00	Q

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