

Staff Report

- 7 After the fact demolition of exterior stairs from previous Certificate of Occupancy in 1998- Code Compliance Case- # **2 Scheppens Lane-William Horn (H12-01-151)**

This staff report is for the review of a second reading for an after the fact demolition of an exterior stair. The stair was designed as part of plans that were approved by HARC in 1997 under a Certificate of Appropriateness # H10-97-3579. A Certificate of Occupancy for the work that was approved by HARC was issued in August 10, 1998. At some point, and without any HARC approval or building permits, the stair was removed and a new stair was built attached to the exterior south wall. This Certificate of Appropriateness has been submitted in order to correct and legalize the demolition of the stair that was built during 1997-1998. This is part of a Settlement Agreement between the owners of the property and the city regarding after the fact work that was done to the property almost two years ago; including, among other things, the after the fact demolition of a historic gable roof and its restitution. On February 8, 2012 the Commission approved the first reading for demolition.

The house located on #2 Scheppens Lane is listed as a contributing resource, built circa 1915. The house is a one story frame vernacular structure. This structure is part of the Equator Resort complex located on 818 Fleming Street. The complex includes 1 Scheppens Lane, 818 Fleming Street and 816 Fleming Street.

It is staff's belief that the demolition criteria stated in the LDR, Sec. 102-218, needs to be applied for the review of the demolition request:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff's opinion that the Commission can consider the after the fact demolition of the non historic stair as it complies with the demolition criteria of Sec.102-218 of the Land Development Regulations.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS
APPLICATION # 112-01000151

OWNER'S NAME: ROCKWELL PROPERTIES, INC. DATE: 1/27/12

OWNER'S ADDRESS: 818 FLEMING ST. PHONE #: 294-7775

APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, P.A. PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 ERYON ST.

ADDRESS OF CONSTRUCTION: 2 SCHEPPENS LANE # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: AFTER THE FACT DEMOLITION OF
EXTENSION STAIRS (FROM PREVIOUS
C/O IN 1998) REF: H11-01-1220

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

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

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

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

Date: 1/27/12
Applicant's Signature: [Signature]

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

OK

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

2/8/12 - 1st reading approved _____

Reason for Deferral or Denial:

2/8/12 - approved first reading. Deleted _____

HARC Comments:

Building is listed as contributing. Built circa 1915 frame
Urnaatar.

Ordinance for demolition.

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

Date: 2/8/12

Signature: Buddy [Signature]

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

February 10, 2012

Arch. William P. Horn
#915 Eaton Street
Key West, Florida 33040

**RE: AFTER THE FACT DEMOLITION OF EXTERIOR STAIRS FROM
PREVIOUS CERTIFICATE OF OCCUPANCY IN 1998- CODE
COMPLIANCE CASE
FOR: #2 SCHEPPENS LANE - HARC APPLICATION # H12-01-151**

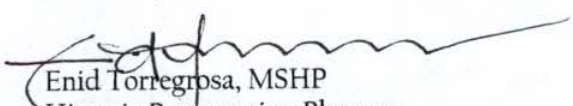
Dear Architect Horn:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the first reading for the after the fact demolition for the above mentioned project on the public hearing held on Wednesday, February 8, 2012. The Commissioners motioned to approve the project based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on Tuesday, February 21, 5:30 pm at Old City Hall, 510 Greene Street.

Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

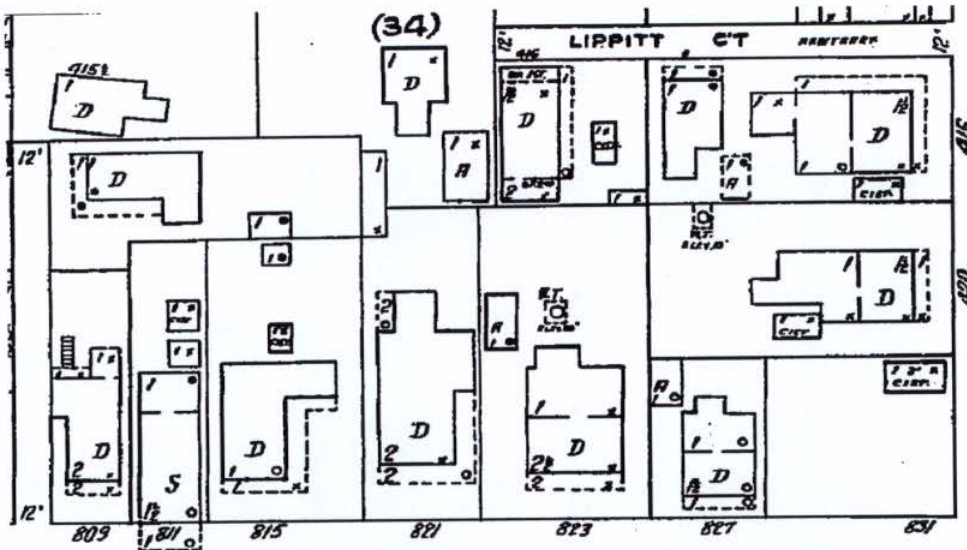

Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

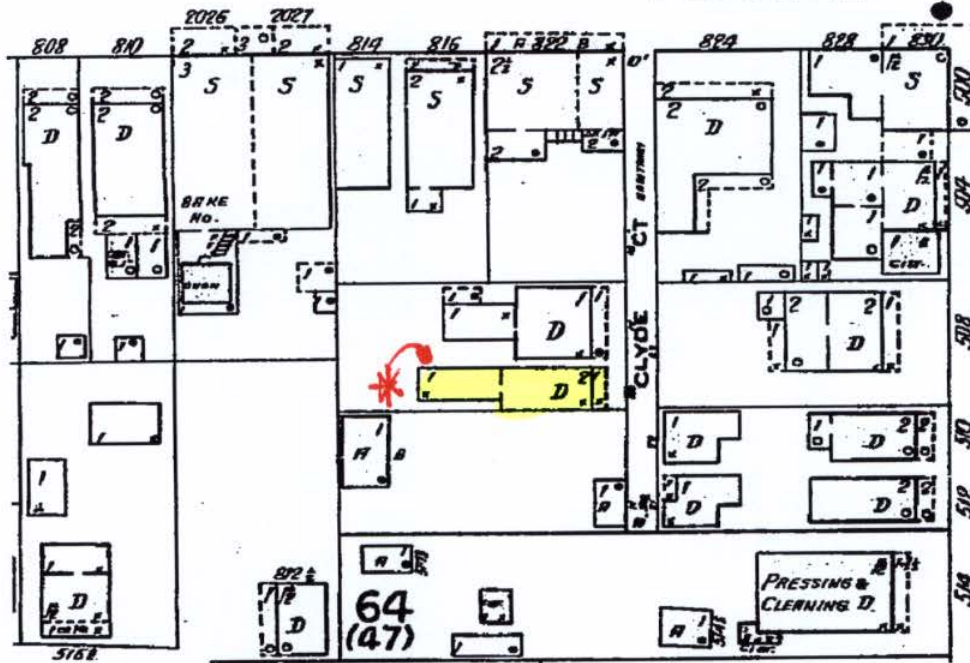
etorregr@keywestcity.com

cc. Dottie Austin- Code Officer

Sanborn Maps



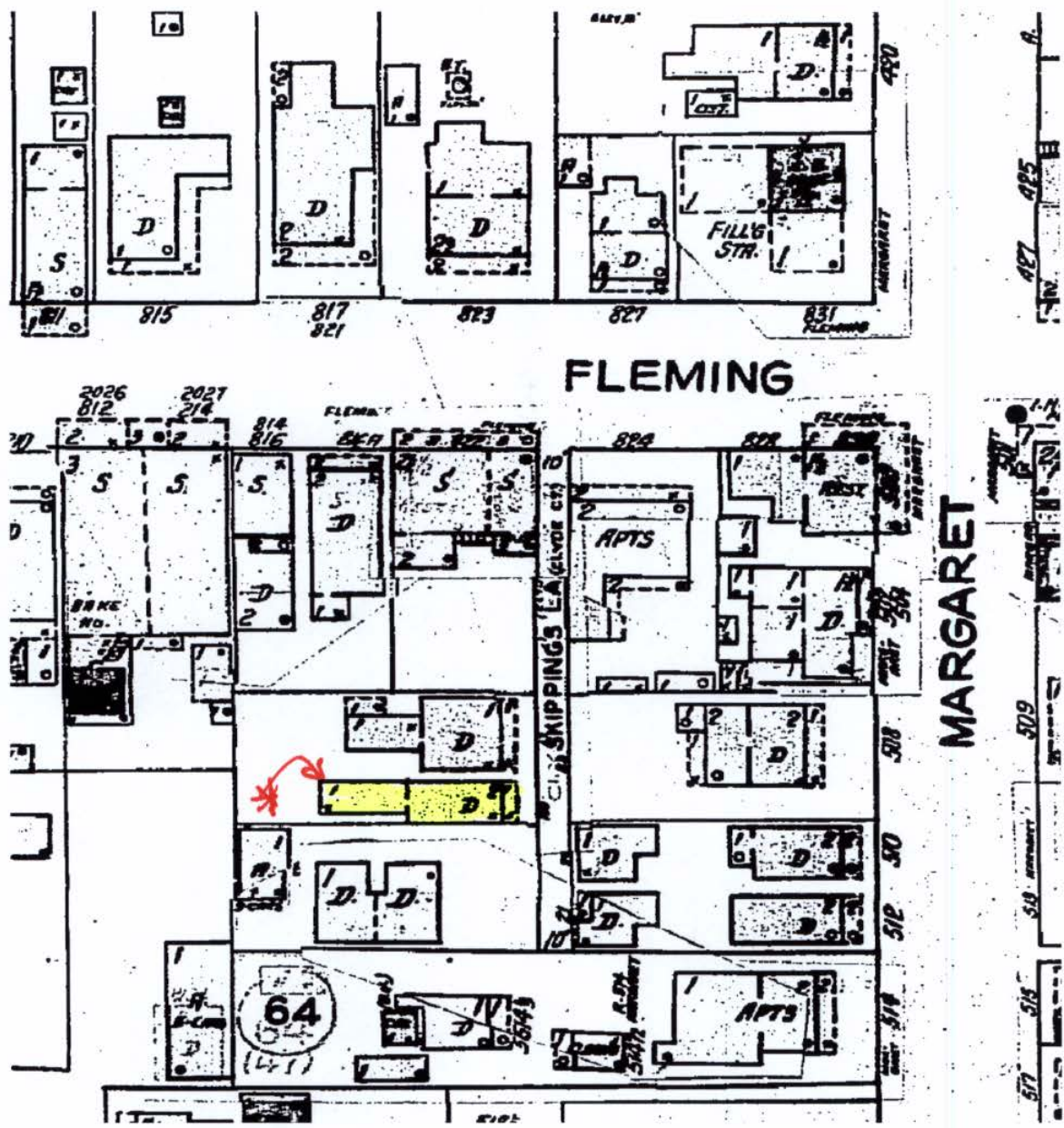
FLEMING



MARGARET

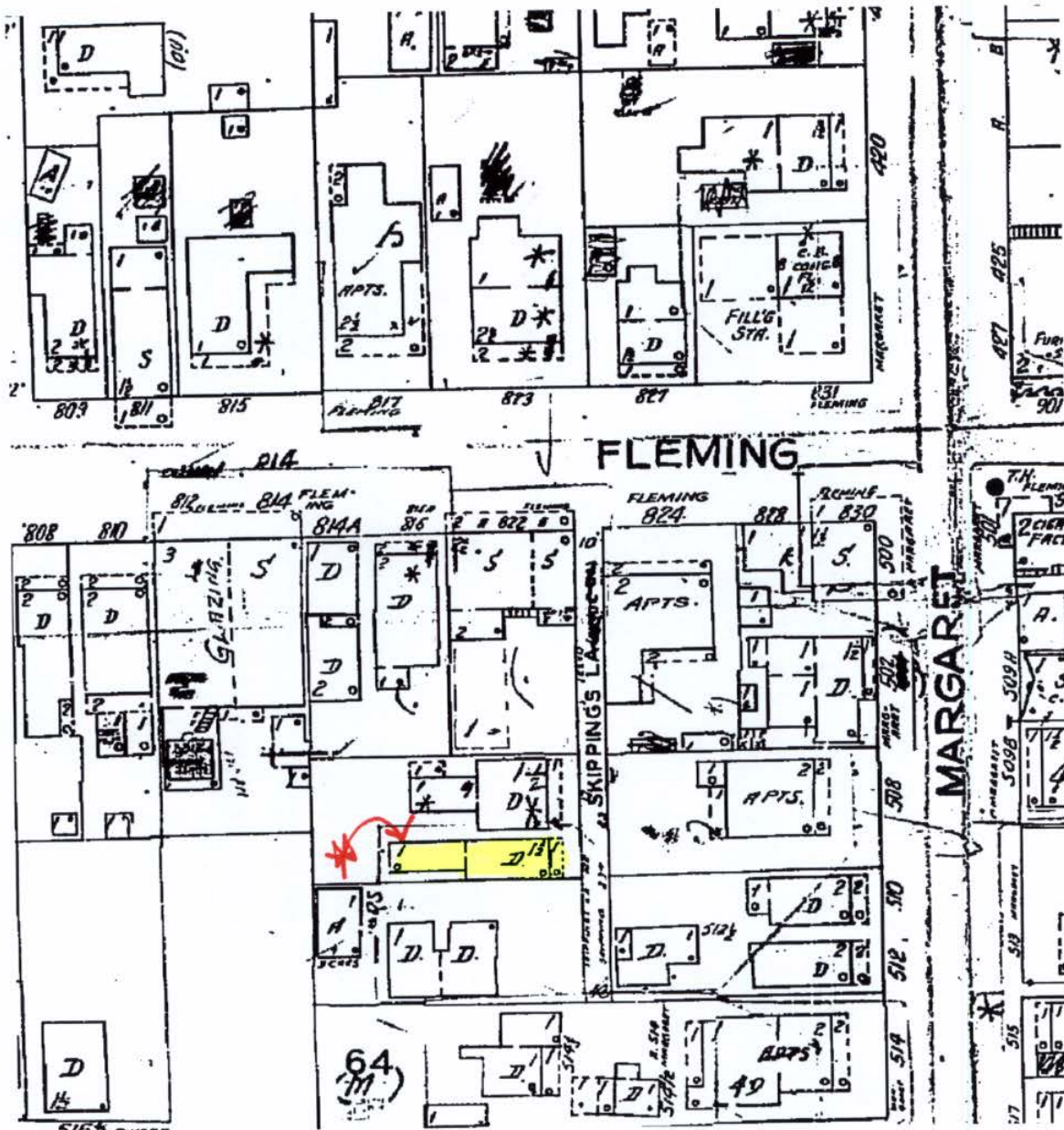


#2 Scheppens Lane Sanborn map 1926 copy



#2 Scheppens Lane Sanborn map 1948 copy

Project Photos



#2 Scheppens Lane Sanborn map 1962 copy



RECEIVED
NOV 30 2010

05/01/2010

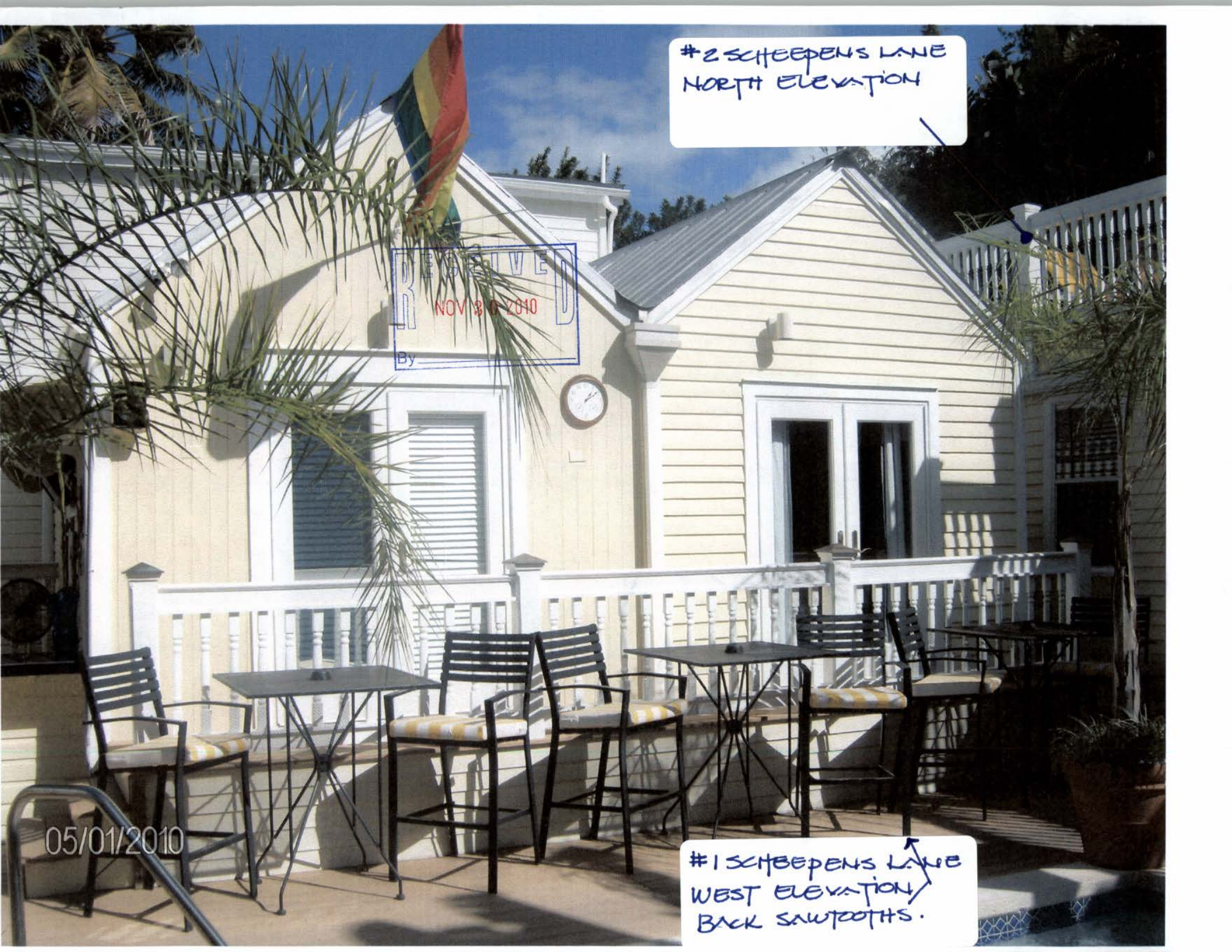
#2 SCHEEPENS LANE
NORTH ELEVATION

#2 SCHEEPENS LANE
NORTH ELEVATION

RECEIVED
NOV 30 2010
By

05/01/2010

#1 SCHEEPENS LANE
WEST ELEVATION/
BACK SAWTOOTHs.



GABUE ROOF
USED TO BE
HERE

RECEIVED
NOV 30 2010
By

POOL FENCE
NO DIVING

05/01/2010

#2 SCHEEPENS LANE
NORTH ELEVATION



INNER SIDE VIEW



DETAIL



2ND FLOOR DECK





2ND FLOOR DECK

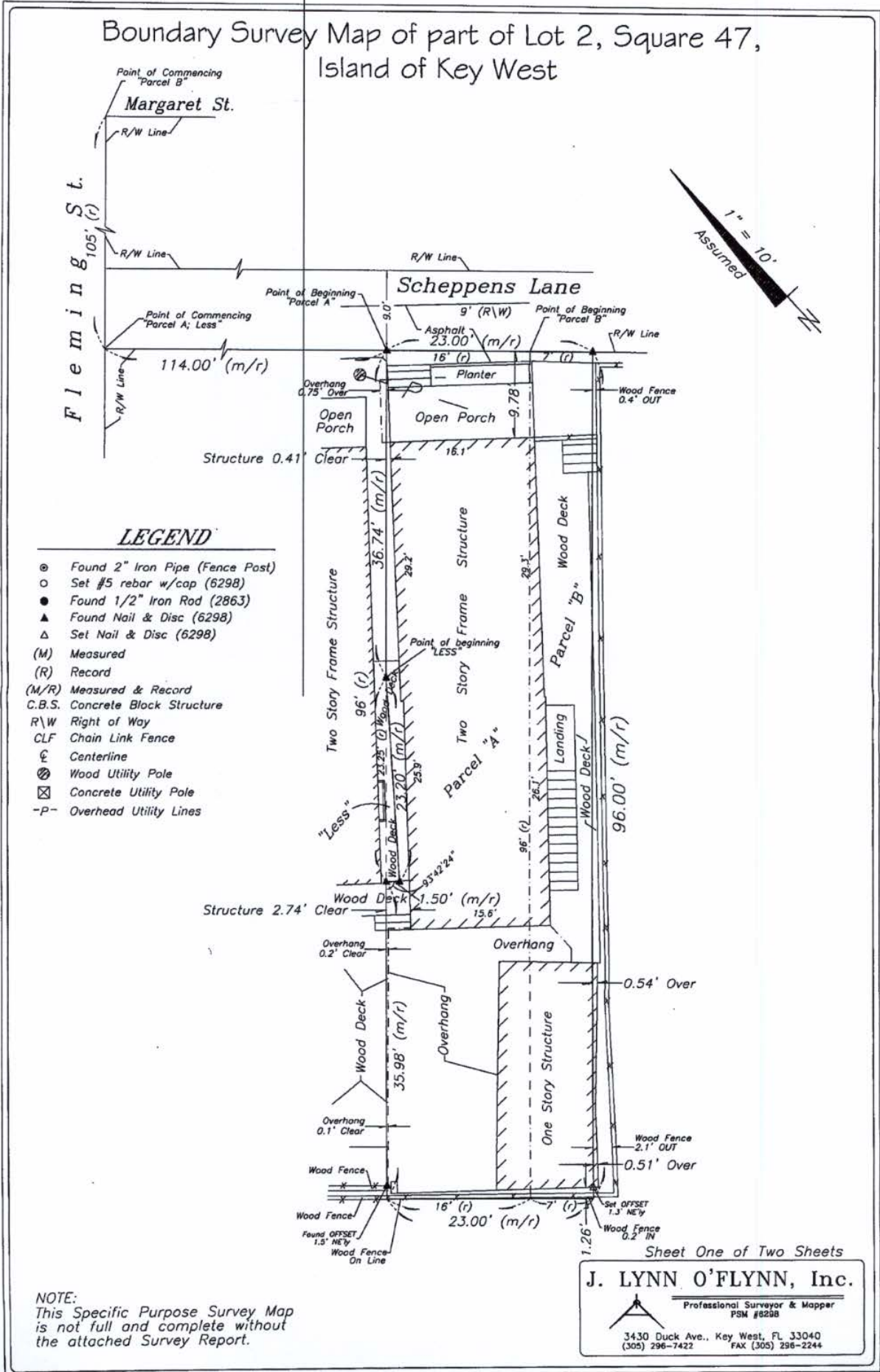




Survey

New

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



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (6298)
- △ Set 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
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

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

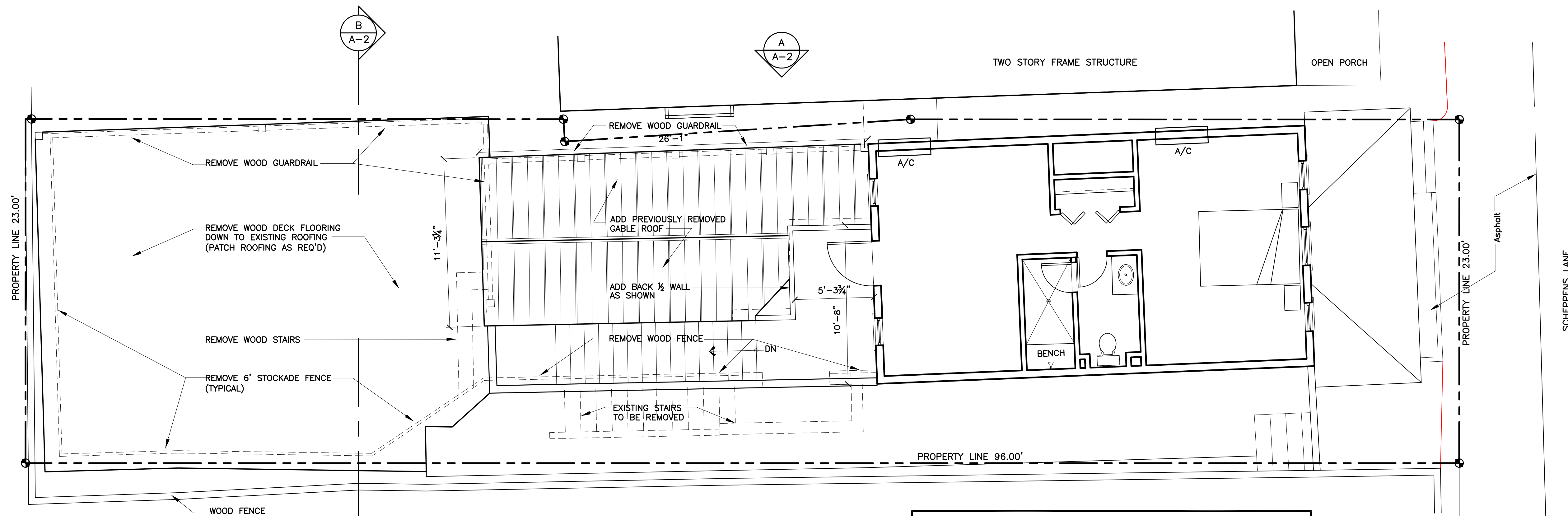
Sheet One of Two Sheets
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

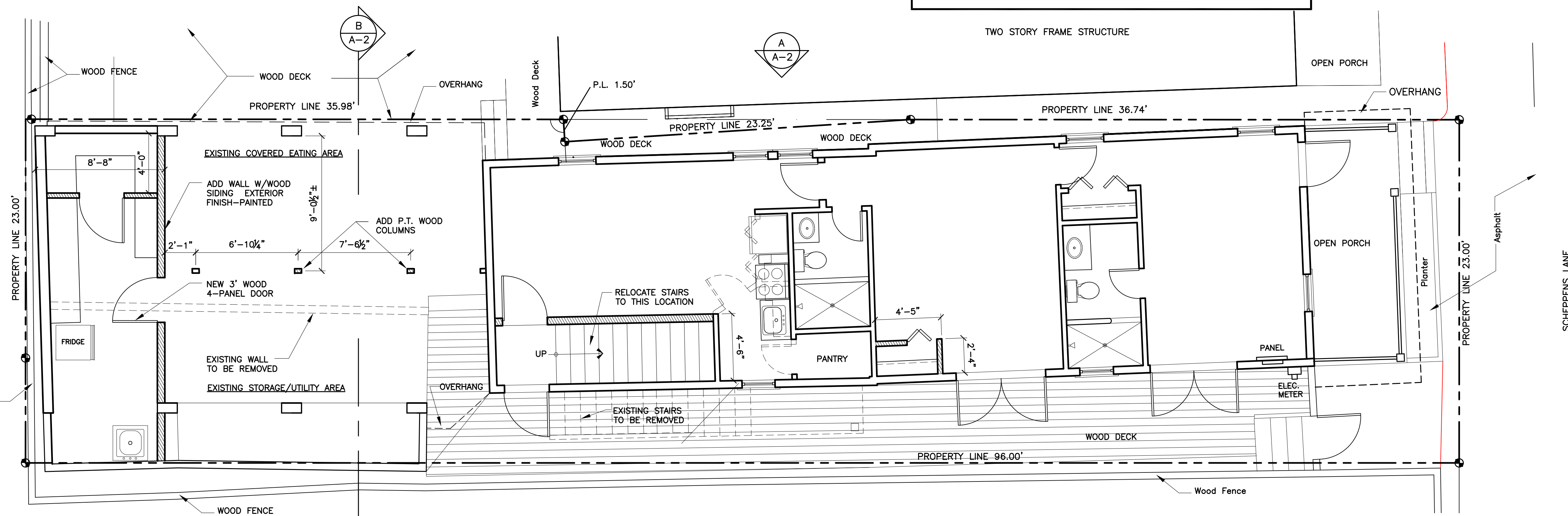
Plans



REVISED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

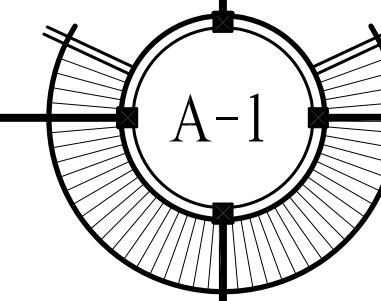
WALL LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL CONST.
	NEW WALL

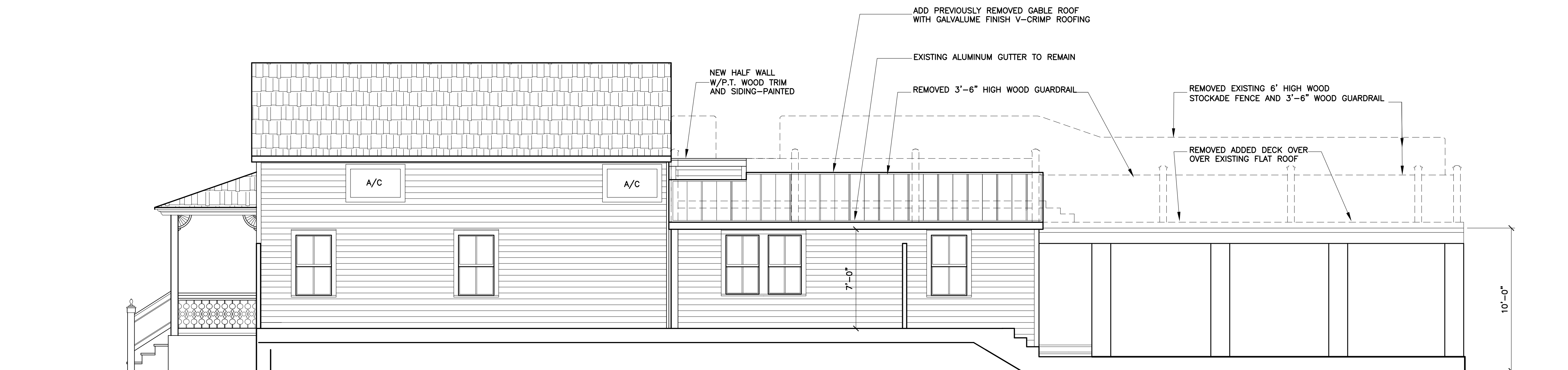


REVISED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

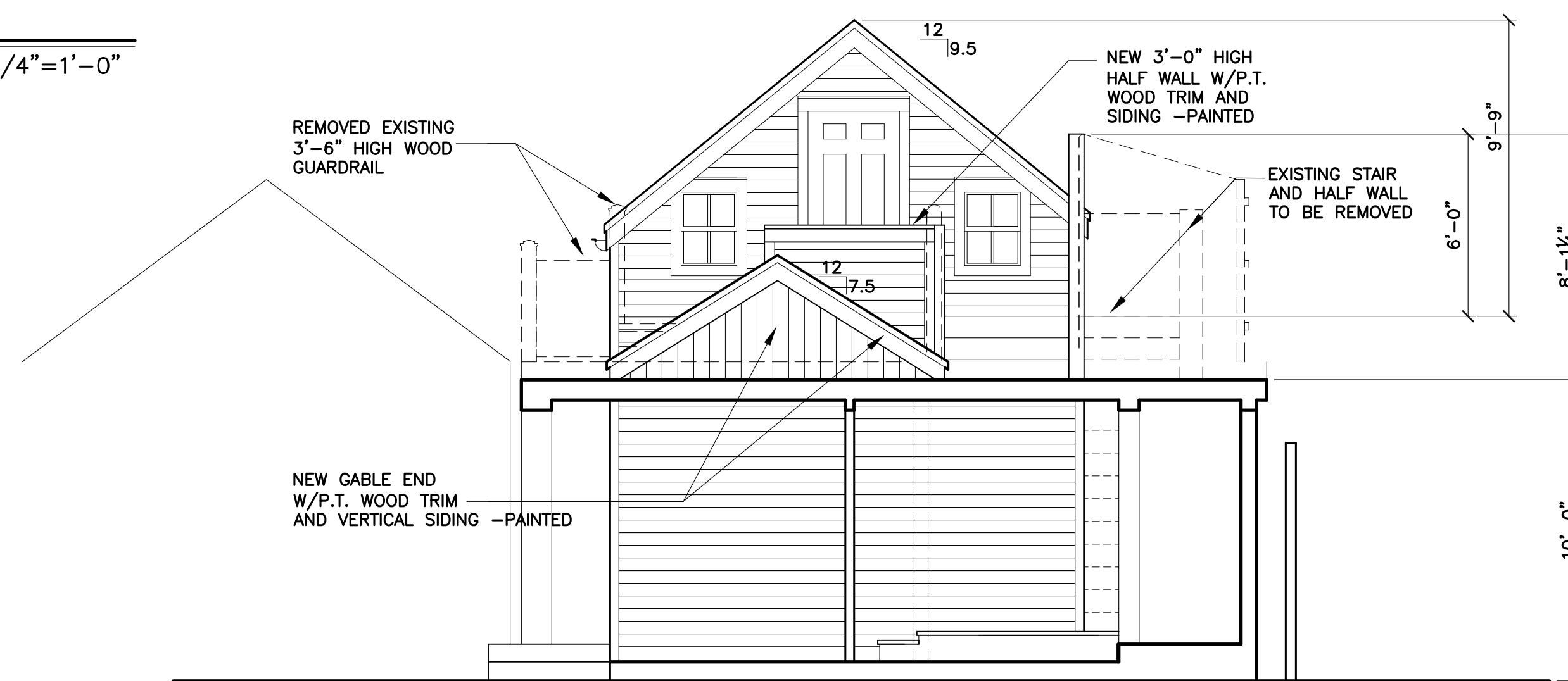
EQUATOR GUEST HOUSE
2 SCHEPPENS LANE
KEY WEST, FLORIDA





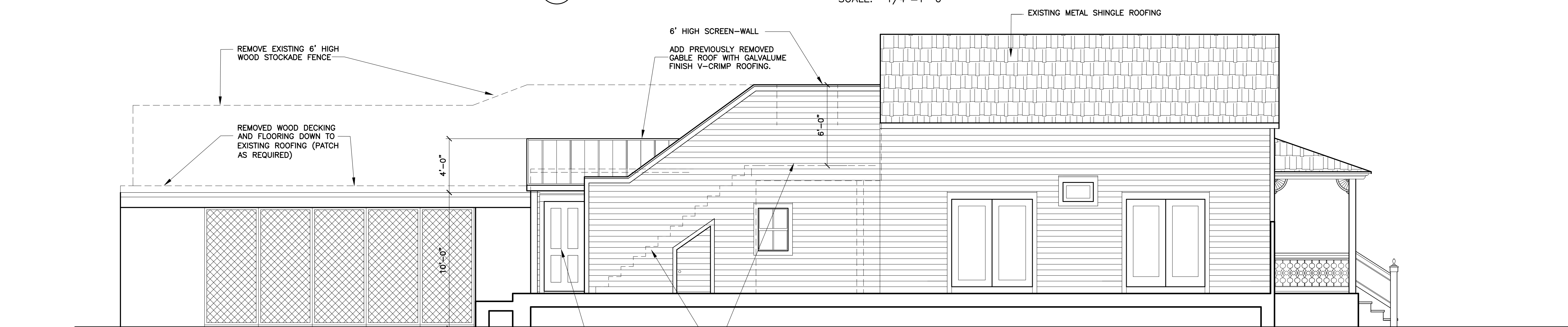
A
A-2 REVISED SIDE ELEVATION

SCALE: 1/4"=1'-0"



B
A-2 REVISED REAR ELEVATION

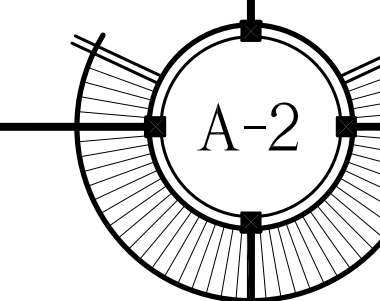
SCALE: 1/4"=1'-0"



C
A-2 REVISED SIDE ELEVATION

SCALE: 1/4"=1'-0"

EQUATOR GUEST HOUSE
2 SCHEPPENS LANE
KEY WEST, FLORIDA



Excerpts of Previously Approved Application
July 26, 2011

- 6 Remove existing second story roof deck, rails and fence and add back gable roof that was previously removed- Code Compliance case- # **2 Scheppens Lane- William Horn (H11-01-804)**

The house located on 2 Scheppens Lane is listed as a contributing resource, built circa 1915. The house is a one story frame vernacular structure. This structure is part of the Equator Resort complex located on 818 Fleming Street. The complex includes 1 Scheppens Lane, 818 Fleming Street and 816 Fleming Street. Code Compliance open a case after neighbors complained of noise and construction work. New wood decks with handrails and a wood solid fence has been built on the roof of the main building and a secondary structure without a Certificate of Appropriateness approval or Building permits.

On September 30, 2008 a Certificate of Appropriateness was denied for 1 Scheppens Lane, the building located next to 2 Scheppens Lane. For this application a request to demolish two saw tooth gable roofs and the construction of a deck over the structures was submitted. On February 24, 2009 a Certificate of Appropriateness was approved for the addition of a deck over existing two saw tooth gable roofs for 1 Scheppens Lane. By February 2009 staff visited the site and took photographs of the buildings, some of them include 2 Scheppens Lane. Although 2 Scheppens Lane was not owned by the applicant the structure was used as part of the resort. Many photos, including an aerial photograph from the Property Appraiser records, show a gable roof on the back portion of the building. At some point between February 2009 and present time the back portion of the gable roof of 2 Scheppens Lane has disappeared. Staff visited the site with Code Compliance Officer and observed that the new deck that was built over the roof rests on a flat surface, no evidence of the gable roof was found, just the gutters on each side of the building that were never removed.

According to the latest Property Appraiser records 2 Scheppens Lane was bought by the company who owns the Equator Resort, Rockwell Property Inc., on January 18, 2010.

This new application is for the removal of all the decks, railings and fences that were built over the historic house and the back building with no approvals from the Commission. This application also includes an after the fact request for the demolition of a historic gable roof and its restitution. The applicant has based the new gable roof design on photos provided by staff.

It is important to mention on this report that, according to the Survey map provided, a small portion of the back building and side fence of #2 Scheppens Lane is inside of their neighbor's property, #6 Scheppens Lane. Staff has been in contact with the neighbor's representative, attorney Susan Cardenas.

This application proposes two demolitions, one for all the work that was done without a Certificate of Appropriateness approval or building permits; new roof decks, railings and fences over existing structures, and an after the fact removal of a gable roof that was part of a contributing and historic house.

It is staff's belief that the demolition criteria stated in the LDR, Sec. 102-218, needs to be applied for the review of the demolition request:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(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 criteria of section 102-125(1) through (9).

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

Staff understands that the Commission can consider the demolition of all non historic and new elements that were built over the structures without any approvals. As to the after the fact demolition of a historic roof over a contributing structure it is staff recommendation to this Commission to deny the request. It is the responsibility of this Commission, and not the owner of this structure, to make a determination if the historic roof qualified for demolition in accordance with Chapter 102 of the LDR's.

The applicant included in the plans the restitution of the gable roof. The removal of the historic roof is an irreparable lost.



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

APPLICATION # 11-01-804

OWNER'S NAME: ROCKWELL PROPERTIES, INC. DATE: 6/10/11

OWNER'S ADDRESS: 818 FLEMING ST. PHONE #: 294-7775

APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, P.A. PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 BENTON ST.

ADDRESS OF CONSTRUCTION: 2 SCHEPPENS LANE # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REMOVE EXISTING 2ND STORY ROOF DECK, RAILS + FENCE AND ADD BACK GABLE ROOF THAT WAS PREVIOUSLY REMOVED.

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

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

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

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

Date: 6/10/11
Applicant's Signature: [Signature]

JUN 17 2011
Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

✓ 1/26/11 [Signature]

Denied

Deferred

✓ 1/26/11 - [Signature]

Reason for Deferral or Denial:

7/26/11 - approved first reading demolition of existing work
permitted items. Postponed roof aspects of application
for applicant to resubmit application after first consideration
of demo for roof structure

HARC Comments:

Building is listed as contributing. Frame vernacular built
circa 1915.

demo for non historic / demo for historic roof / after the fact.

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

Date: 7/26/11

Signature: [Signature]

Historic Architectural
Review Commission

WILLIAM P. HORN
ARCHITECT, P.A.

915 KATON ST.
KEY WEST,
FLORIDA
32040

TEL. (305) 296-6302
FAX (305) 296-1033

LICENSE NO.
AA 000040

EQUATOR
GUEST HOUSE
2 SCHEPPENS LANE
KEY WEST, FLORIDA

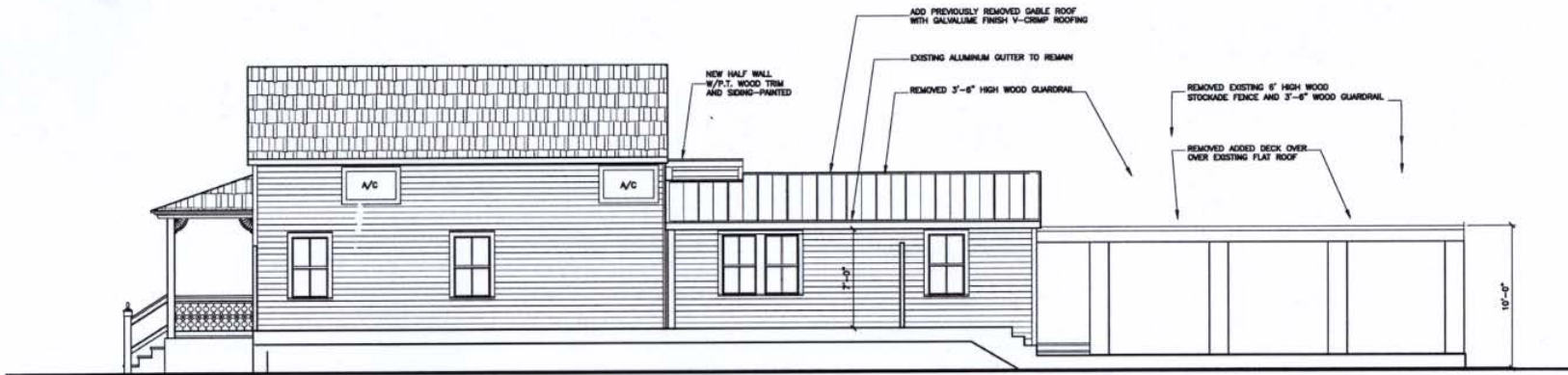
SEAL

DATE
06-10-11 H.A.R.C.

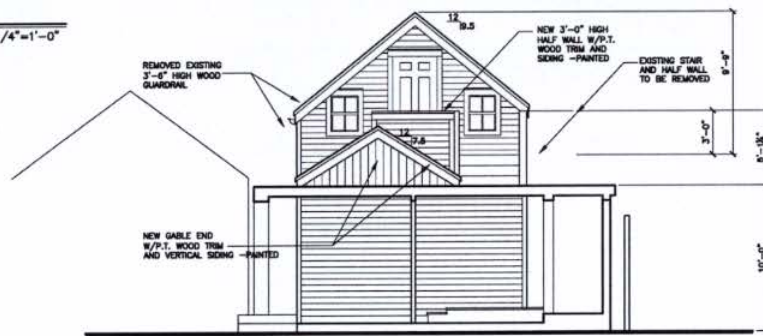
REVISIONS

DRAWN BY
A.H.

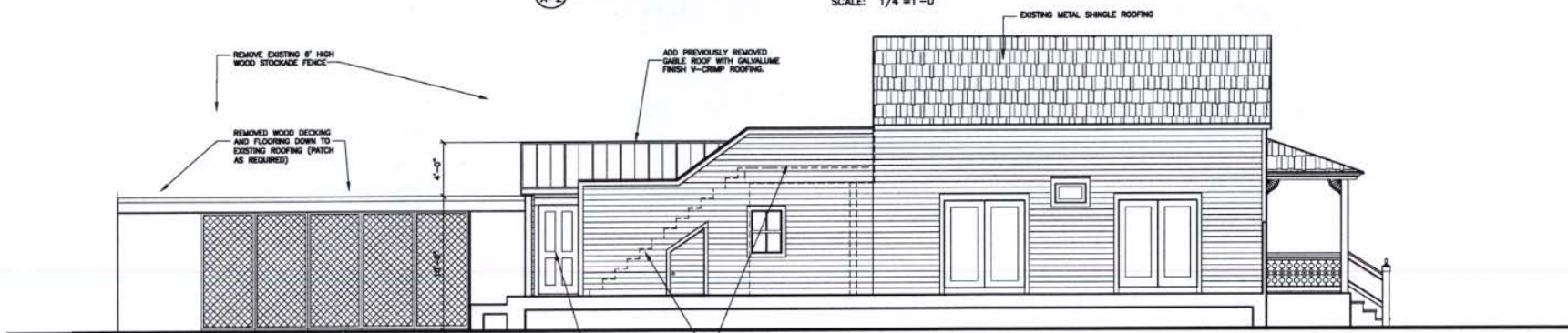
PROJECT
NUMBER
1109



A
A-2
REVISED SIDE ELEVATION
SCALE: 1/4"=1'-0"

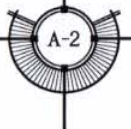


B
A-2
REVISED REAR ELEVATION
SCALE: 1/4"=1'-0"



C
A-2
REVISED SIDE ELEVATION
SCALE: 1/4"=1'-0"

EQUATOR GUEST HOUSE
2 SCHEPPENS LANE
KEY WEST, FLORIDA



WILLIAM P. HORN
ARCHITECT, P.A.

915 KATON ST.
KEY WEST,
FLORIDA
33040

TEL. 905 296-8932
FAX 905 296-1033

LICENSE NO.
AA 000040

EQUATOR
GUEST HOUSE
2 SCHEPPENS LANE
KEY WEST, FLORIDA.

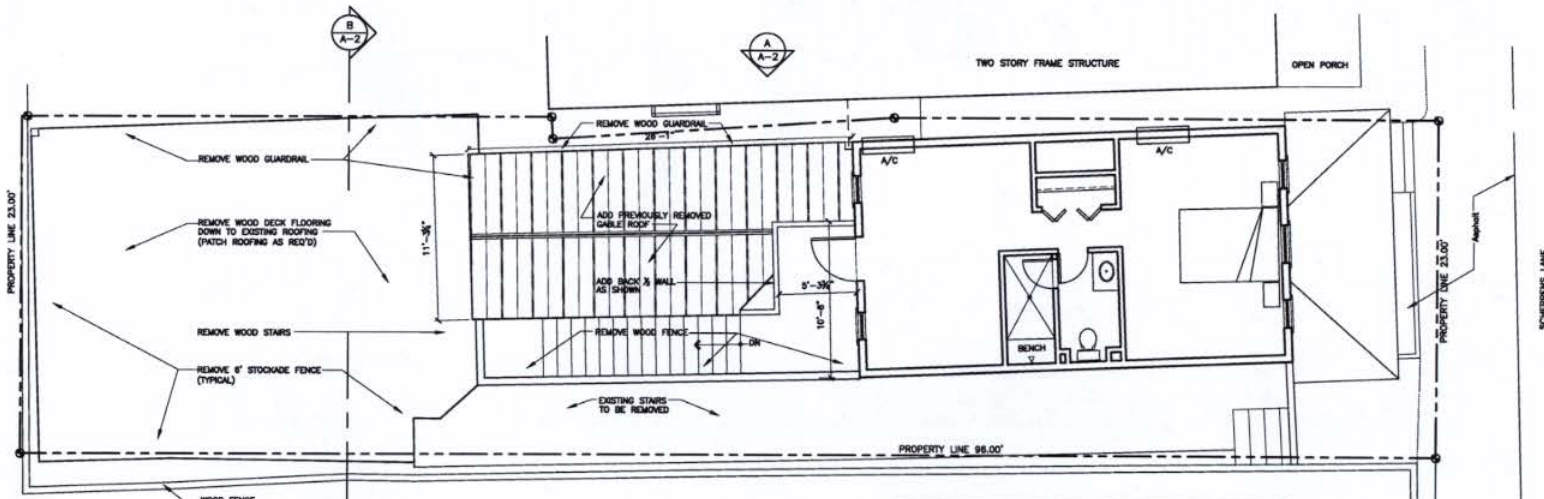
SEAL _____

DATE
06-10-11 H.A.R.C.

REVISIONS _____

DRAWN BY
A.J.H.

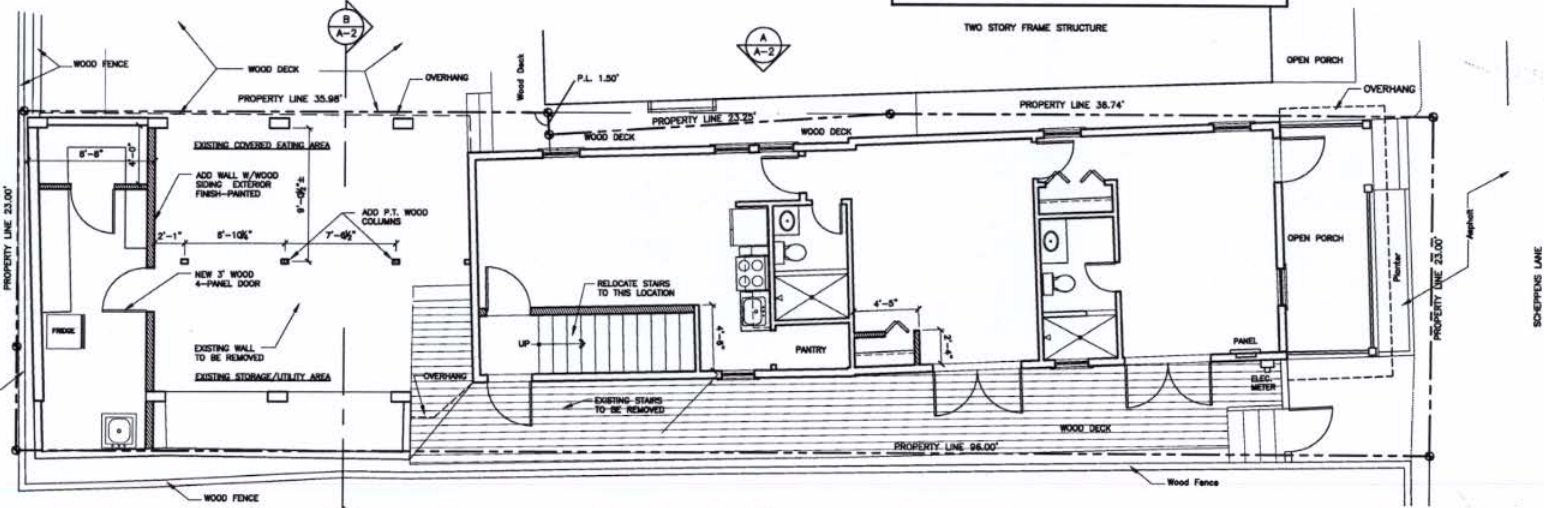
PROJECT
NUMBER
1109



REVISED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

WALL LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL CONST.
	NEW WALL



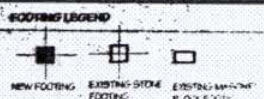
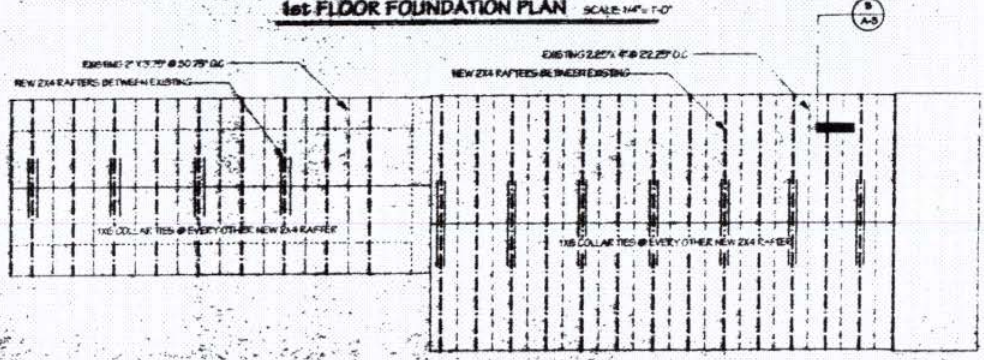
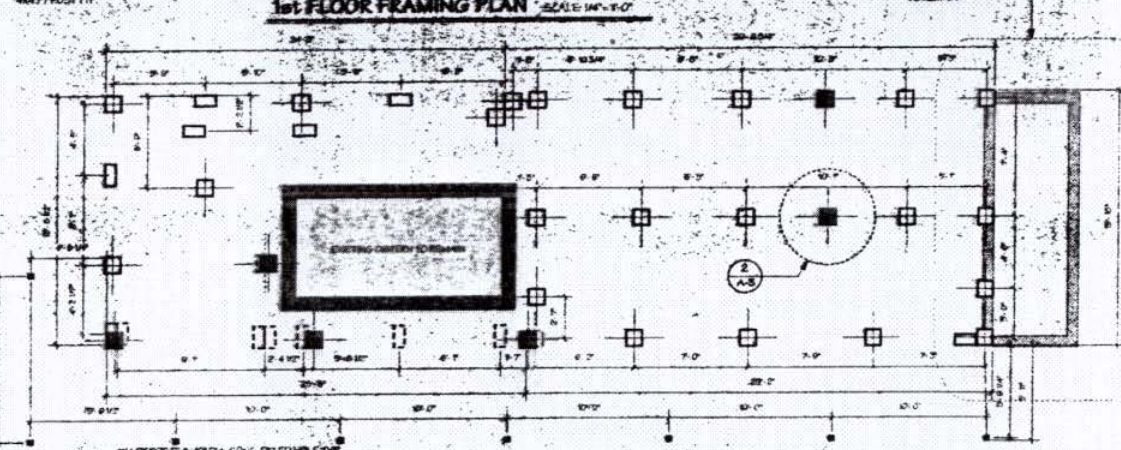
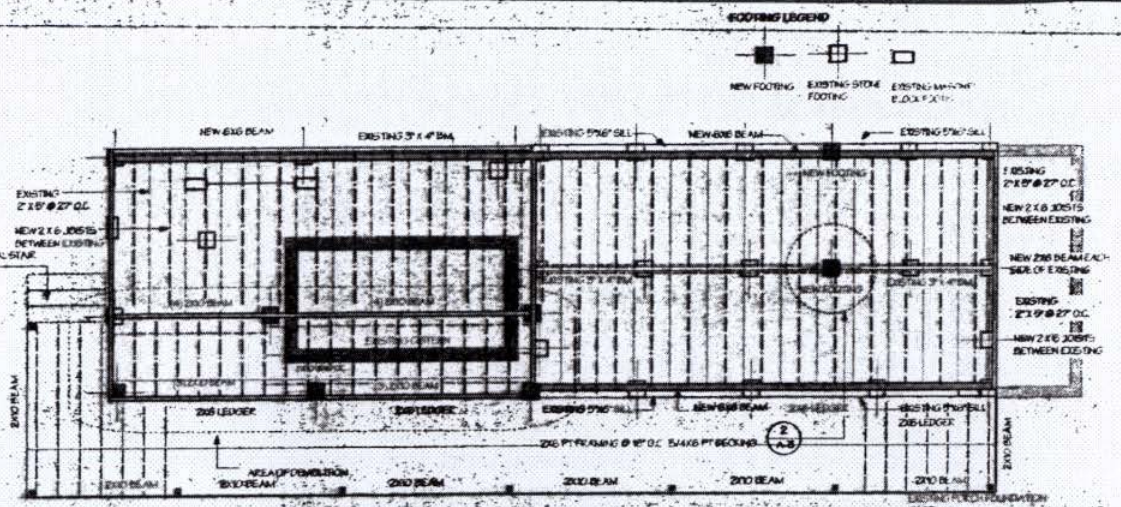
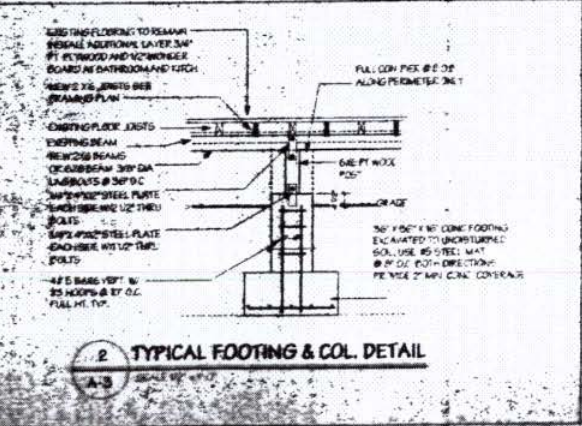
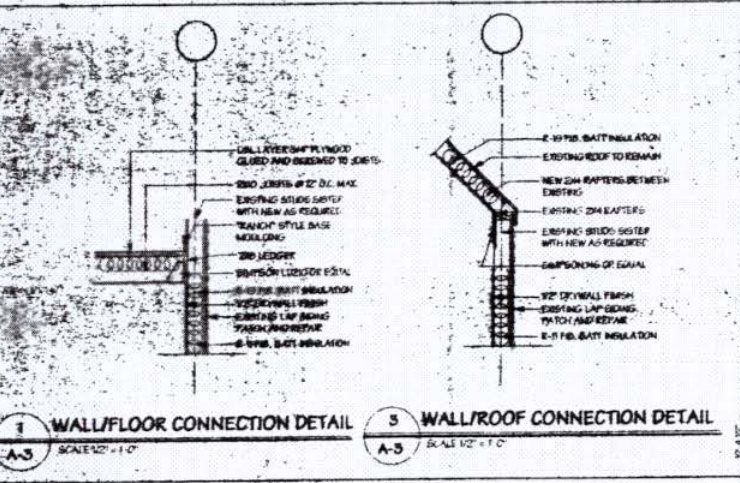
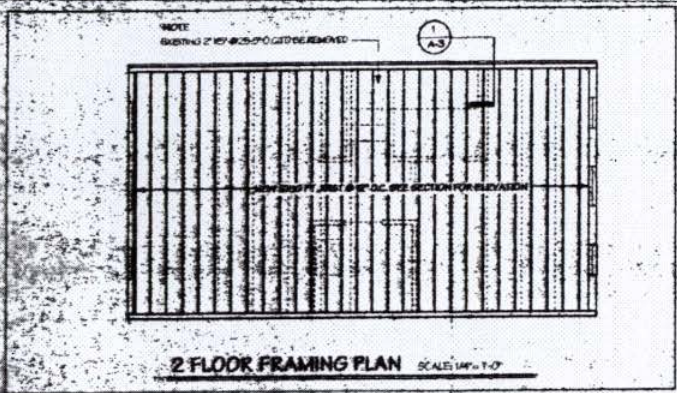
REVISED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

EQUATOR GUEST HOUSE
2 SCHEPPENS LANE
KEY WEST, FLORIDA



Plans Approved in 1997
Building and HARC Permit #97-3579
HARC Application
Certificate of Occupancy



DE
AR
1-01
2-01
3-01
4-01
5-01
6-01
7-01

1-01
2-01
3-01
4-01
5-01
6-01
7-01

FEI

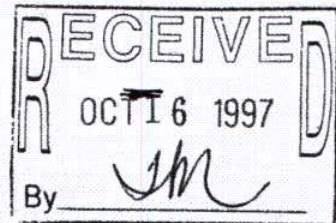
FRAMING

FRAMING
DETAILS

PROB

2 SCH
KEYW

97-3579



HARC

Historic Architectural Review Commission
1997 HARC Application

A HARC application must precede applications for building permits, variances, and development review approvals. HARC applications must meet the requirements as outlined by the *Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District*. The filing of an application does not ensure approval.

This application should be completed to the best of your ability and returned to the Planning Department, 605-A Simonton Street, Key West, Florida. All applications will be forwarded to the HARC board for a decision. The applicant should be present at the scheduled HARC meeting.

- Unless scope of work follows staff approval criteria, application review period is typically 14 days.
- Consult the tree commission for questions regarding tree removal.
- Please refer to the *Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District* (available at the City Planning Office) for additional information.

Required attachments:

- Photographs of existing building (for repairs, rehabilitations, or expansions)
- Photographs of adjoining buildings (for new buildings or major additions)
- Two (2) sets of to scale drawings of floor plans, site plans, exterior elevations (for new buildings or major additions)
- Illustrations of manufactured products to be used such as shutters, doors, and windows; paint color chips; and awning fabric samples
- Brief written description of scope of work intended under this application

Applications that do not have the required attachments will be considered incomplete and will not be brought to the HARC board.

Certificate of Appropriateness Number (assigned by HARC) H10-97-3579

Name of Property Owner: DAVID STOTT/CLIVE JAMES Phone: _____

Permanent Home Address: CROSSWAYS HOTEL, WILMINGTON R. SUSSEX ENGLAND

Applicant(owner or legally designated agent): DENNIS BEEBE Phone: 2968885

Applicant's Mailing Address: 1028 WHITE HEAD ST KEY WEST

Address of Construction: # 2 SCHEPPINS LANE

HARC

Historic Architectural Review Commission

Applicant's Summary of Scope of Work (Please type or print): RENOVATION OF
EXISTING RESIDENCE / REDUCE WINDOWS / INTERIOR
CHANGES / PAINT BUILDING (WHITE)

I attest that I will not exceed the scope of work as summarized above without coming back before the HARC for additional review.

Date: _____ Signature: X

For HARC Use Only

Approved _____ Denied _____ Deferred _____

Reason for deferral/denial: _____

New Hearing Date: _____

HARC staff comments: _____

Limits of work approved, conditions of approval, and/or suggested changes, etc.: _____

Date: _____ By: _____

Historic Architectural Review Commission



Project Street Address 2 Scheppins Lane

Land Use and Zoning

Land Use Classification Historic High Density Residential District (HHDR)

Description The HHDR district shall accommodate historic high density residential development for permanent residents, including single family, duplex, and multiple family residential structures. The HHDR district shall provide a management framework for preserving the residential character and historic quality of the Old Town central residential community.

Master Site File Survey

This Structure	Contributing 1 ½ story frame vernacular
Adjacent Structure (north)	822 Scheppins Lane Altered contributing 1 ½ story frame vernacular
Adjacent Structure (south)	3 Scheppins Lane Contributing 1 story frame vernacular
Adjacent Structure (east)	824 Scheppins Lane Altered contributing 1 ½ story frame vernacular
Adjacent Structure (west)	NA

Secretary of the Interior's Standards for Rehabilitation Comments

Applicable Standards: 2, 3, 6, and 9

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

General Comments

Building is essentially being rehabilitated—appears to be 3 units/lock-outs. Replacement doors should either match the original under Standard 6 or substitute new materials and designs sympathetic to original under Standard 9. New entrances can result in loss of historic fabric and detailing and change the rhythm of the façade. Under Standard 2, the visual role of historic window design and its detailing should be considered in planning window repair or replacement. Proposed (?) stair interferes with reading of roofline. Under Standard 9, new changes should be clearly distinguished from original portions of a building and should result in minimal damage to it.

CITY OF KEY WEST
BUILDING DEPARTMENT
P.O. BOX 1409
KEY WEST FL 33041

CERTIFICATE OF OCCUPANCY

PERMANENT

Issue Date 8/10/98

Parcel Number 0000-8310-000000

Property Address 2 SCHIPPENS LN
KEY WEST FL 33040

Subdivision Name

Legal Description KW PT LOT 2 SQR 47 C1-5
27 CO JUDGE ORDERS
AT CHAMBERS BOOK J-185 OR806-0
90 OR815-1021Q/C OR921-

Property Zoning

Owner STOTT DAVID

Contractor CONSTRUCTION MANAGEMENT INC
305 293-7074

Application number 97-00003579 000 000

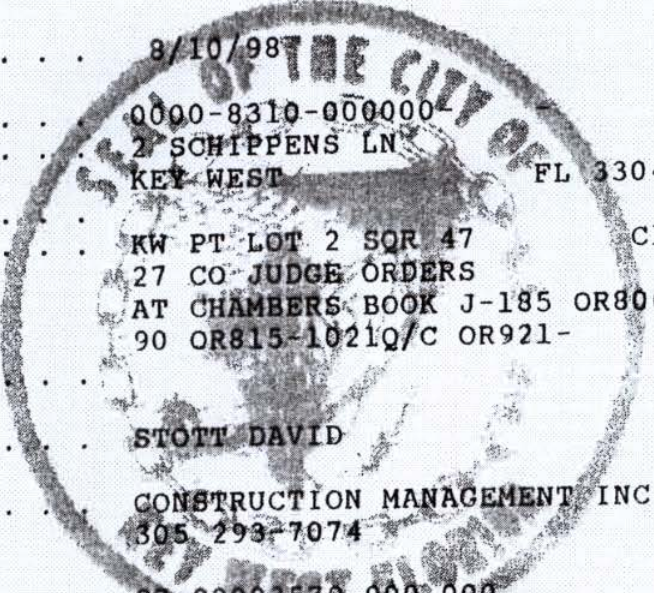
Description of Work RENOVATION, ADDITION, CONVERSION: RESIDENTIAL

Construction type

Occupancy type RESIDENTIAL

Flood Zone FLOOD ZONE AE

Special conditions
RENOVATION OF RESIDENCE INCLUDING ELECTRICAL, PLUMBING, AND
ROOFING.



Approved Thomas Stott 8/12/98
Building Official

VOID UNLESS SIGNED BY BUILDING OFFICIAL

Raymond Casameyer
City Fire Marshall Approval

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 8, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER THE FACT DEMOLITION OF EXTERIOR STAIRS FROM PREVIOUS CERTIFICATE OF OCUPANCY IN 1998-CODE COMPLIANCE CASE

#2 Scheppens Lane

Applicant- William Horn Architect-Application Number H12-01-151

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

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

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1008583 Parcel ID: 00008310-000000

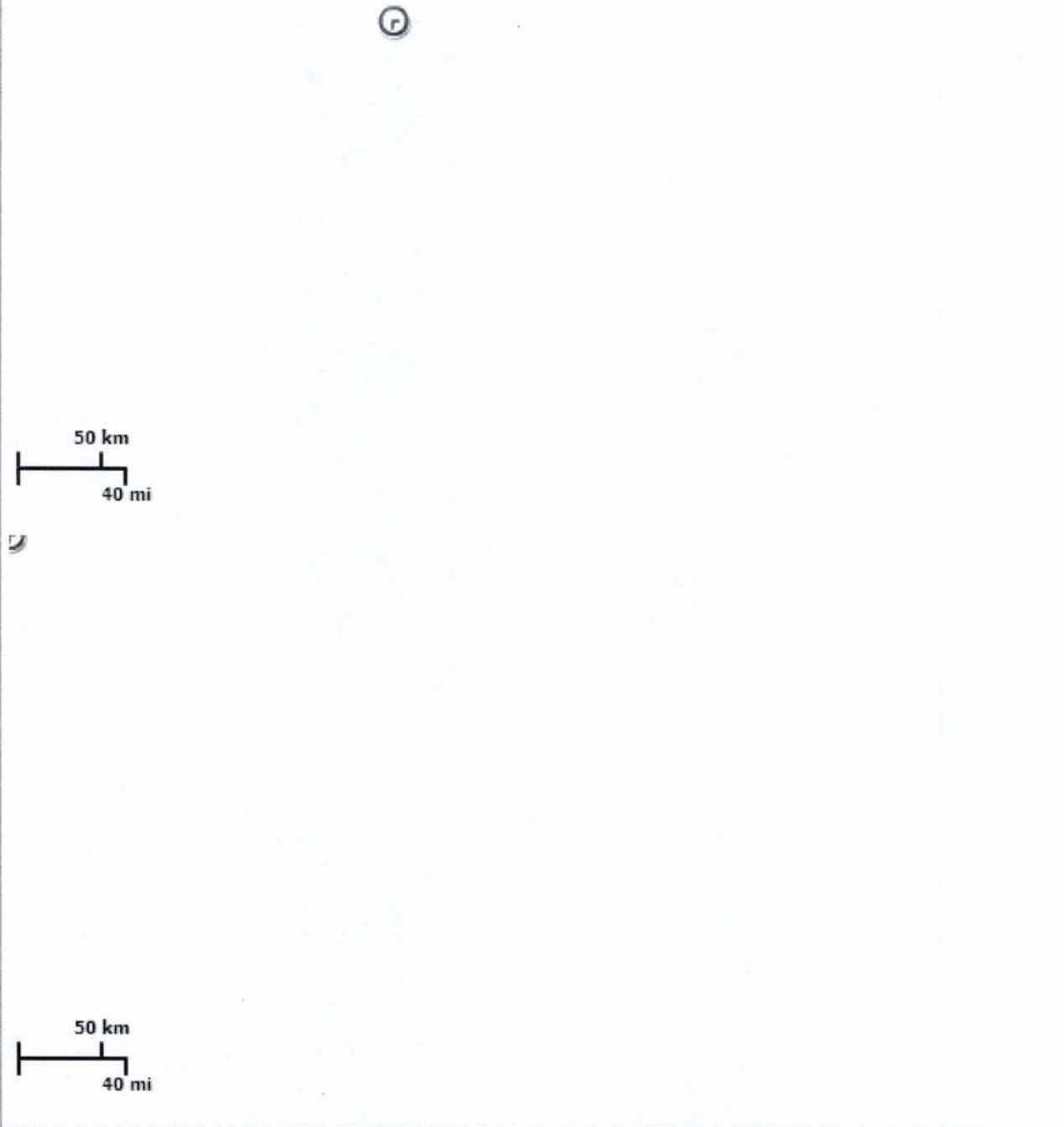
Ownership Details

Mailing Address:
ROCKWELL PROPERTY INC
816 FLEMING ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 2 SCHEPPENS LN KEY WEST
Legal Description: KW PT LOT 2 SQR 47 C1-527 CO JUDGE ORDERS AT CHAMBERS BOOK J-185 OR806-090 OR815-1021Q/C OR921- 1436WILL OR1053-2155L/E OR1053-2156L/E OR1465-1909/11Q/C OR1465-1912/13 OR1465-1914/15Q/C OR2449-791/792

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	23	96	2,208.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 880
Year Built: 1915

Building 1 Details

Building Type R1
Effective Age 24
Year Built 1915
Functional Obs 0

Condition A
Perimeter 142
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 31
Grnd Floor Area 880

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

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

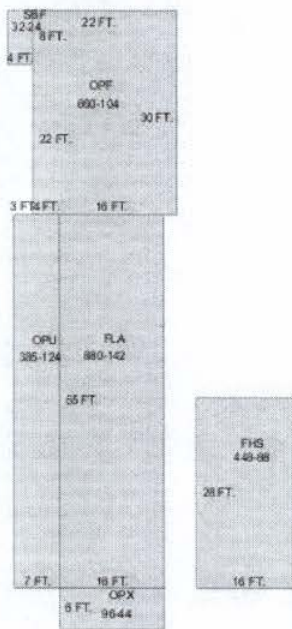
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
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
0	<u>FHS</u>	12: ABOVE AVERAGE WOOD	1	1993				448
1	<u>FLA</u>	12: ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	880
2	<u>OPF</u>	12: ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	660

3	OPX	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	96
5	OPU	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00	385
6	SBF	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00	32

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
4 98-1110	05/01/1998	12/31/1998	3,200	Residential	REPAIR/REPLACE ROOF
2 97-3579	04/20/1998	12/31/1998	140,000	Residential	REPLACE FIXT ETC
3 97-3579	04/29/1998	12/31/1998	140,000	Residential	OUTLETS/SWITCHES ETC
1 97-3579	12/24/1997	12/31/1998	140,000	Residential	RENOVATE EXISTING RES
5 07-0819	02/23/2007	07/27/2007	2,250	Residential	REPLACE DAMAGED WOOD ON PORCH

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
2011	107,929	0	280,937	388,866	388,866	0	388,866
2010	107,929	0	299,175	407,104	407,104	0	407,104
2009	129,629	0	354,578	484,207	484,207	0	484,207
2008	120,699	0	430,560	551,259	551,259	0	551,259
2007	187,804	0	391,206	579,010	579,010	0	579,010
2006	378,703	0	210,266	588,969	588,969	0	588,969
2005	300,558	0	190,346	490,904	490,904	0	490,904
2004	256,225	0	166,000	422,225	422,225	0	422,225
2003	259,492	0	81,893	341,385	341,385	0	341,385
2002	234,922	0	77,467	312,389	312,389	0	312,389
2001	186,118	0	77,467	263,585	263,585	0	263,585
2000	190,254	0	44,820	235,074	235,074	0	235,074
1999	181,155	0	44,820	225,975	225,975	0	225,975
1998	54,455	370	44,820	99,645	99,645	0	99,645
1997	50,039	340	40,393	90,773	78,788	25,500	53,288
1996	39,737	304	39,986	80,027	76,494	25,500	50,994
1995	38,266	325	39,986	78,577	74,629	25,500	49,129
1994	32,378	303	39,986	72,667	72,667	25,500	47,167
1993	36,948	0	40,296	77,244	77,244	25,500	51,744
1992	36,948	0	40,296	77,244	77,244	25,500	51,744
1991	36,948	0	40,296	77,244	77,244	25,500	51,744
1990	34,760	0	33,672	68,432	68,432	25,500	42,932

1989	31,600	0	33,120	64,720	64,720	25,500	39,220
1988	25,830	0	33,120	58,950	58,950	25,500	33,450
1987	25,619	0	17,565	43,184	43,184	25,500	17,684
1986	25,748	0	17,090	42,838	42,838	25,500	17,338
1985	25,236	0	8,987	34,223	34,223	25,500	8,723
1984	23,570	0	8,987	32,557	32,557	25,000	7,557
1983	23,570	0	8,987	32,557	32,557	25,000	7,557
1982	24,031	0	7,905	31,936	31,936	25,000	6,936

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
1/18/2010	2449 / 791	540,000	WD	37
6/1/1997	1465 / 1912	200,000	WD	Z

This page has been visited 3,885 times.

Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176