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## Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: May 24, 2022

Applicant: Michael Lepine

Address: #715 Frances Street

### Description of Work:

New one-story accessory structure at rear.

### Site Facts:

The property under review contains a historic eyebrow house with several rear additions and a pool at the rear of the property. The principal eyebrow structure is listed on our survey as contributing, with a year built circa 1895.

### Guidelines Cited on Review:

- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 11, 12, 13, 14, 18, 22 and 23.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 3, 9 and 10.

### Staff Analysis:

The Certificate of Appropriateness under review proposes to construct a new one-story accessory structure at the rear of 715 Frances Street. The structure would be approximately 396-square-feet and would be partially open. The open portion would be utilized for outdoor seating and a wet bar area, while the enclosed portion would be used for storage space. Proposed materials include wood support columns, cementitious siding, and metal roofing.

### Consistency with Cited Guidelines:

Staff finds the current proposal to be consistent with the cited guidelines. The proposed mass, scale, form, proportions, location, and materials for the new accessory structure are appropriate to the historic principal structure and the surrounding context. Existing heavy landscaping would likely shield the new accessory structure from view from the right-of-way, but even if it was visible, it would not be obtrusive in any way to the streetscape. Staff finds no conflict with the guidelines for New Construction or the guidelines for Outbuildings.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # 2022-0018	REVISION #	INITIAL & DATE TK 4/2/22
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:	715 FRANCES	
NAME ON DEED:	RUPPUN KEY WEST LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	715 FRANCES	EMAIL
APPLICANT NAME:	Michael Lepine	PHONE NUMBER 305-304-0202
APPLICANT'S ADDRESS:	1107 Key Plaza #244 K.W.	EMAIL LEPINR310@GMAIL.COM
APPLICANT'S SIGNATURE:	<i>Michael Lepine</i>	DATE 3-28-22

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS \_\_\_ RELOCATION OF A STRUCTURE \_\_\_ ELEVATION OF A STRUCTURE \_\_\_  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES \_\_\_ NO \_\_\_ INVOLVES A HISTORIC STRUCTURE: YES \_\_\_ NO \_\_\_  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_ NO \_\_\_

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
* GENERAL:	BUILD IAWA / WET BAR @ REAR of 715 FRANCES Mnt w/ KARAL DE MARIA - TAGGED TRUSS NET TO BE CUT / ATTACHED
MAIN BUILDING:	NO CHANGES
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	N/A
<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> <p style="margin: 0;"><b>RECEIVED</b></p> <p style="margin: 0; color: red;">APR 22 2022</p> <p style="margin: 0;">BY: <i>TK</i></p> </div>	

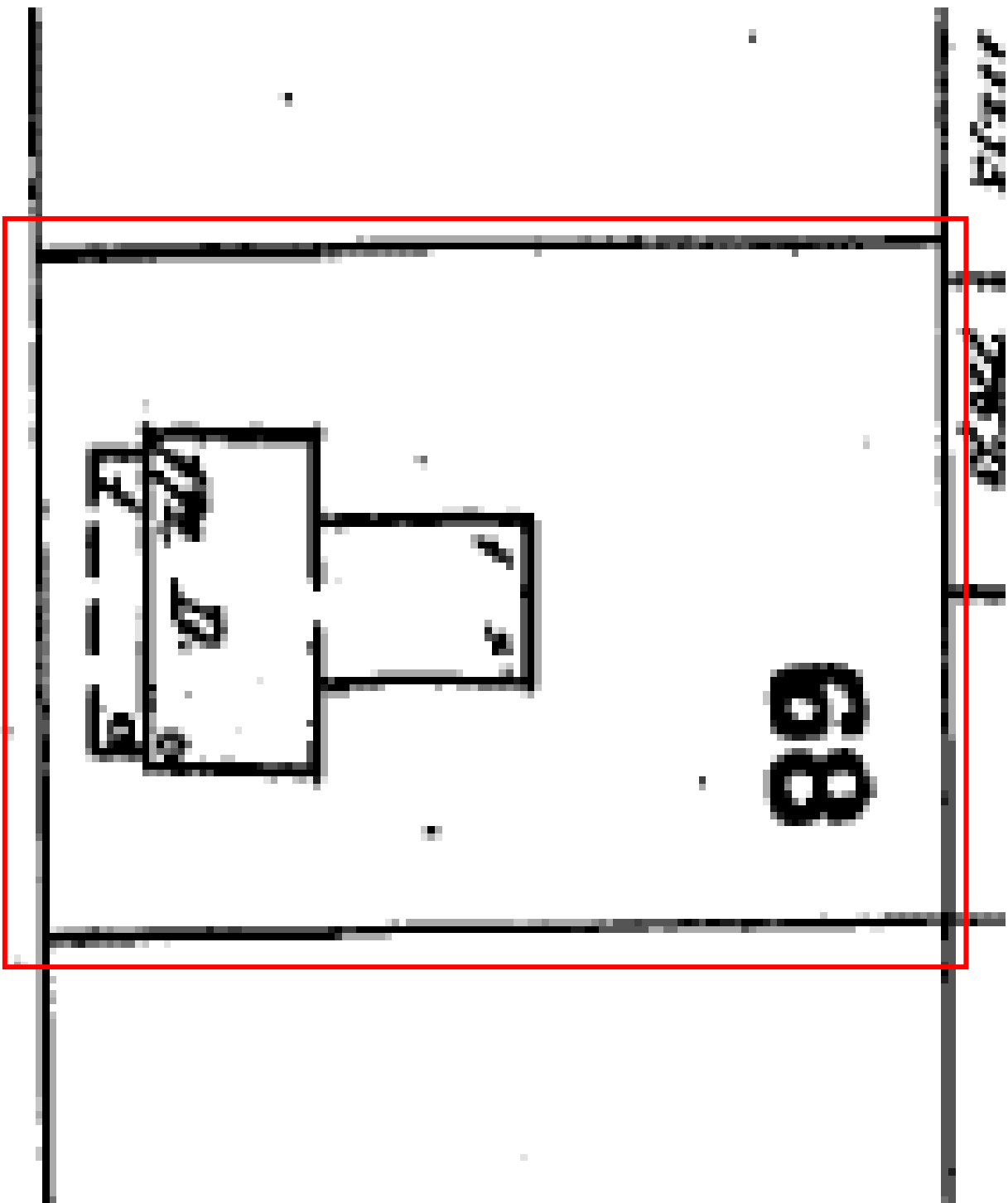
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S): <i>Laguna</i>	
PAVERS: <i>n/a</i>	FENCES: <i>n/a</i>
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

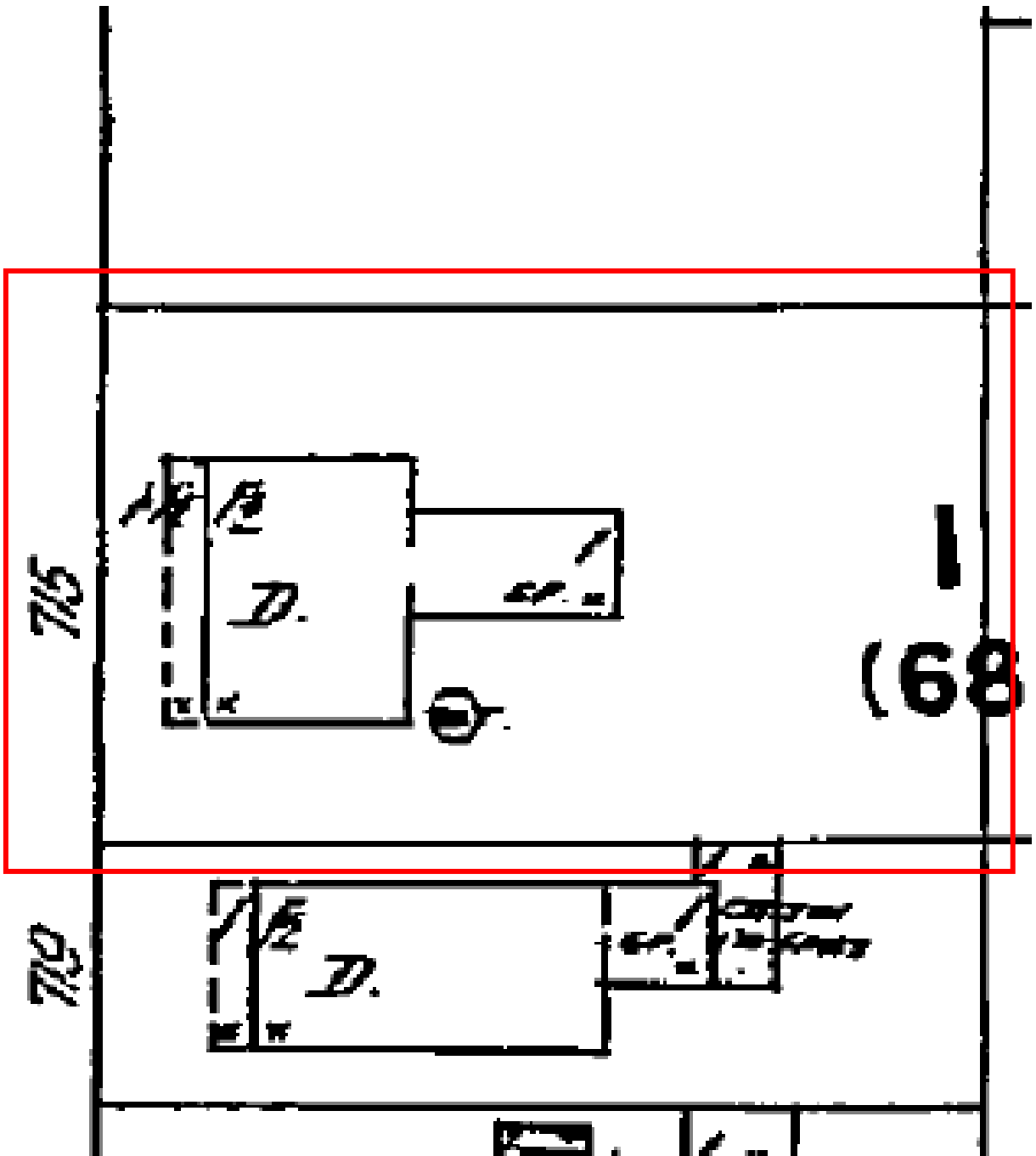
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

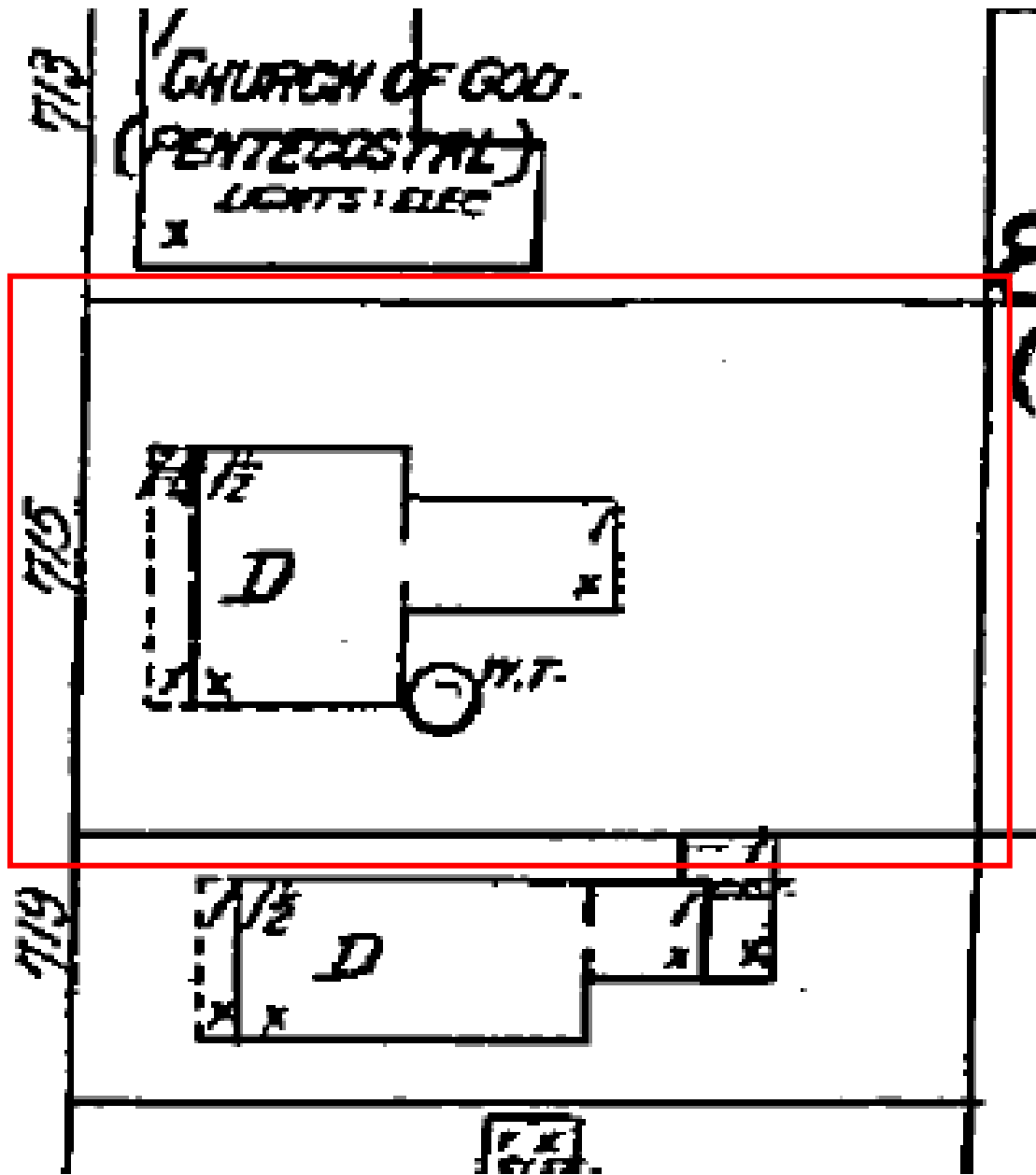
# SANBORN MAPS



1899 Sanborn map with the property at 715 Frances Street indicated in red.

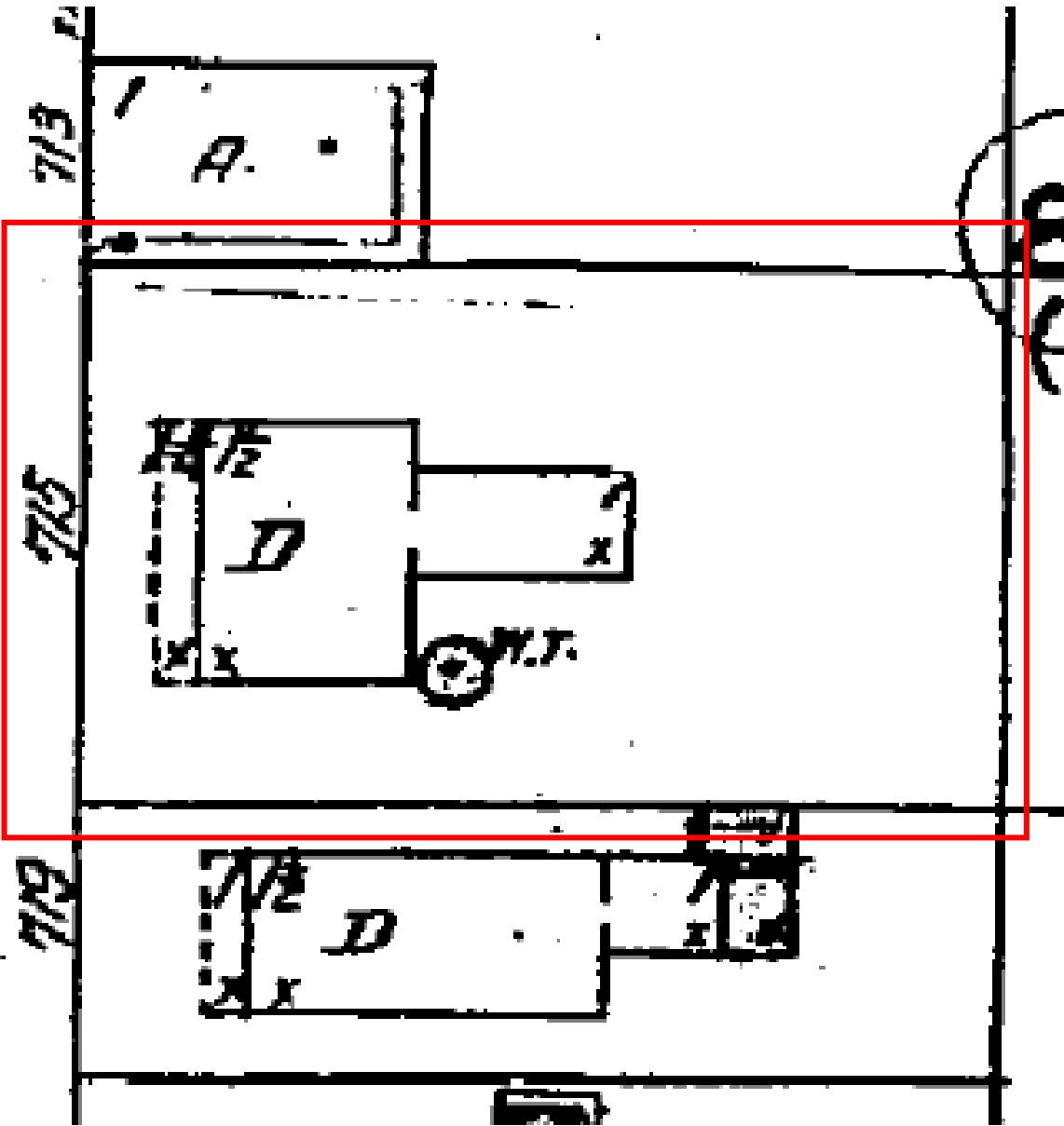


1912 Sanborn map with the property at 715 Frances Street indicated in red.

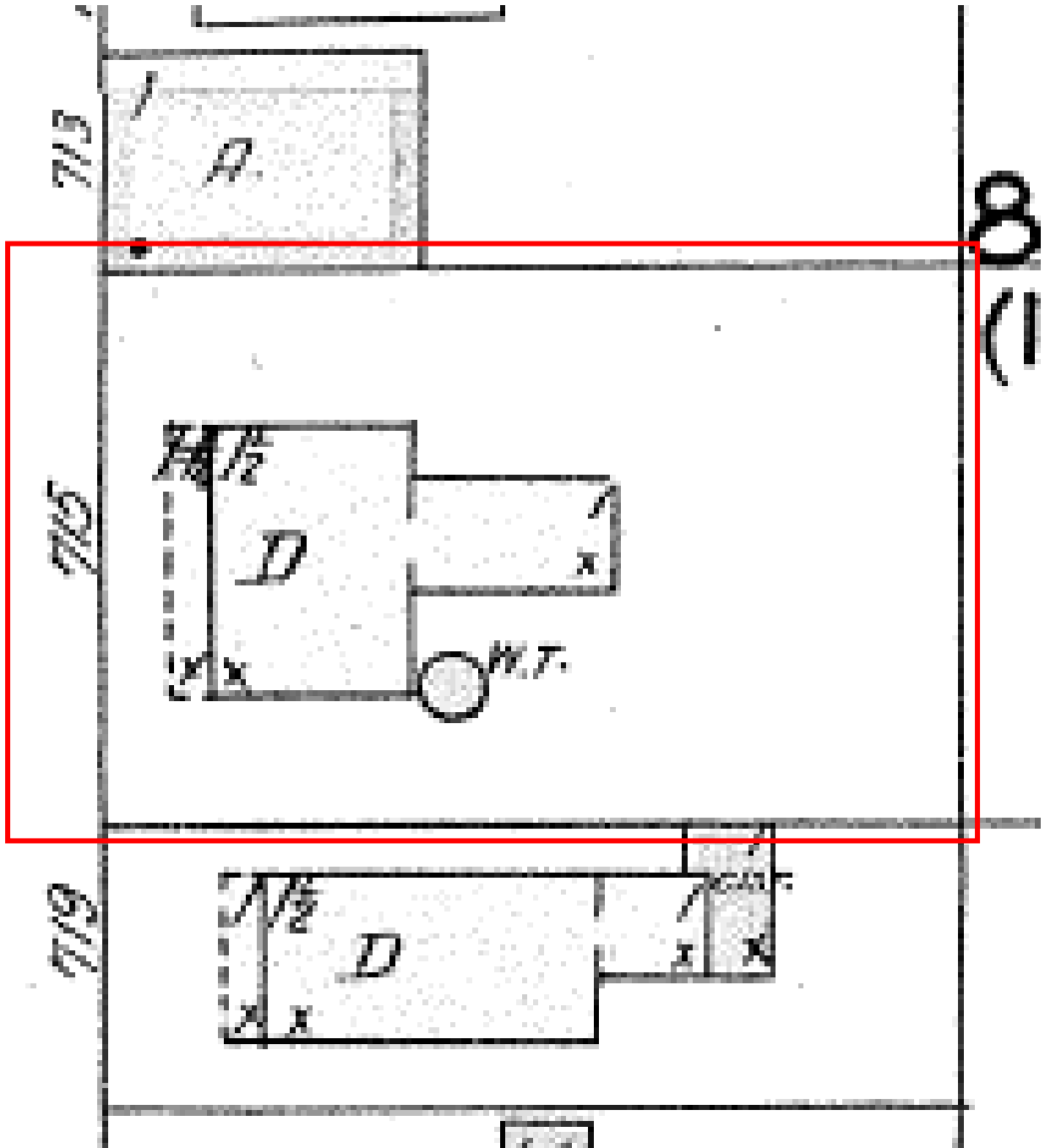


1926 Sanborn map with the property at 715 Frances Street indicated in red.





1948 Sanborn map with the property at 715 Frances Street indicated in red.



1962 Sanborn map with the property at 715 Frances Street indicated in red.

# PROJECT PHOTOS



1965 photo showing the eyebrow house at 715 Frances Street.



**FRONT VIEW**





**LEFT VIEW**





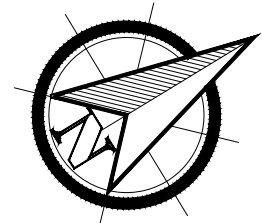
LEFT AND REAR VIEW



# PROPOSED DESIGN







FOUND NAIL AND DISK ID  
PTS 1587 OFFSET 3.0' WEST

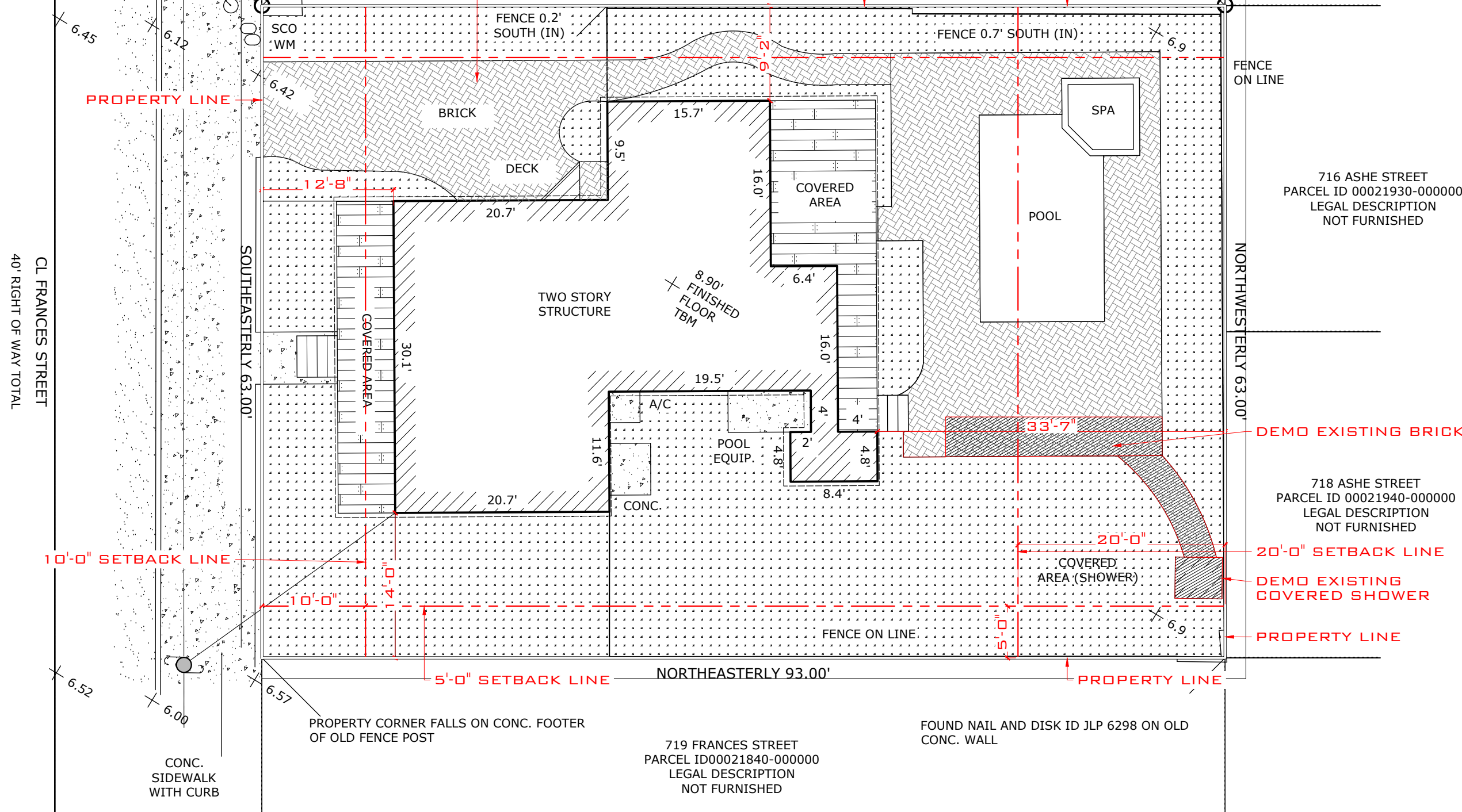
POINT OF COMMENCEMENT  
POINT OF BEGINNING:  
FOUND NAIL AND DISK ID PTS 1587

711 FRANCES STREET  
PARCEL ID00021810-000000  
LEGAL DESCRIPTION  
NOT FURNISHED

FOUND 1/2" IRON ROD  
AND CAP ID PTS

HATCH IDENTIFIES PROPOSED OPEN SPACE  
(GRASS OR GRAVEL)

SOUTHWESTERLY 93.00' 5'-0" SETBACK LINE PROPERTY LINE



FENCE ON LINE

716 ASHE STREET  
PARCEL ID 00021930-000000  
LEGAL DESCRIPTION  
NOT FURNISHED

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

718 ASHE STREET  
PARCEL ID 00021940-000000  
LEGAL DESCRIPTION  
NOT FURNISHED

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
ALLAN RAPPUHN

PROJECT:  
715 FRANCES ST

SITE:  
715 FRANCES ST,  
KEY WEST, FL 33040

TITLE:  
SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/14/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2202-17	C-101	1	

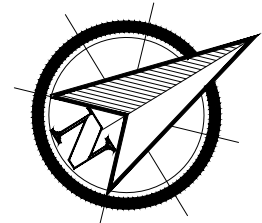
PROPERTY CORNER FALLS ON CONC. FOOTER  
OF OLD FENCE POST

719 FRANCES STREET  
PARCEL ID00021840-000000  
LEGAL DESCRIPTION  
NOT FURNISHED

FOUND NAIL AND DISK ID JLP 6298 ON OLD  
CONC. WALL

**EXISTING SITE PLAN / DEMO**

SCALE: 3/32" = 1'-0"



FOUND NAIL AND DISK ID  
PTS 1587 OFFSET 3.0' WEST

POINT OF COMMENCEMENT  
POINT OF BEGINNING:  
FOUND NAIL AND DISK ID PTS 1587

711 FRANCES STREET  
PARCEL ID 00021810-000000  
LEGAL DESCRIPTION  
NOT FURNISHED

FOUND 1/2" IRON ROD  
AND CAP ID PTS

HATCH IDENTIFIES PROPOSED OPEN SPACE  
(GRASS OR GRAVEL)

SOUTHWESTERLY 93.00'

5'-0" SETBACK LINE PROPERTY LINE

6.45  
6.12  
6.42  
PROPERTY LINE

SOUTHEASTERLY 63.00'

SCO WM  
FENCE 0.2' SOUTH (IN)

BRICK DECK

15.7'  
9.5'

16.0'  
COVERED AREA

FENCE 0.7' SOUTH (IN)

SPA

6.9

FENCE ON LINE

716 ASHE STREET  
PARCEL ID 00021930-000000  
LEGAL DESCRIPTION  
NOT FURNISHED

POOL

6.9

NORTHWESTERLY 63.00'

20'-0" SETBACK LINE

TWO STORY STRUCTURE

8.90' FINISHED FLOOR TBM

6.4'  
16.0'

33'-7"  
22'-0"  
5'-0"

PROPOSED WET BAR / LANAI

718 ASHE STREET  
PARCEL ID 00021940-000000  
LEGAL DESCRIPTION  
NOT FURNISHED

19.5'  
A/C  
POOL EQUIP.  
4.8'  
4.8'  
8.4'

11.6'  
CONC.

0'-8.1"  
3'-5.5"

PROPOSED STORAGE

CL FRANCES STREET

40' RIGHT OF WAY TOTAL

10'-0" SETBACK LINE

PROPERTY LINE

10'-0"  
5'-0" SETBACK LINE

66'-0"  
PROPERTY LINE

5'-0" SETBACK LINE  
NORTHEASTERLY 93.00'

PROPERTY LINE

PROPERTY LINE

CONC. SIDEWALK WITH CURB

PROPERTY CORNER FALLS ON CONC. FOOTER  
SWALE BY 10FT X 30FT X 0.5FT DEEP  
(TOTAL ADDITIONAL VOLUME = 82.37 CU.FT)

719 FRANCES STREET  
PARCEL ID 00021840-000000  
LEGAL DESCRIPTION  
NOT FURNISHED

FOUND NAIL AND DISK ID JLP 6298 ON OLD CONC. WALL

**PROPOSED SITE PLAN**

SCALE: 3/32" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHTAKOV  
DATE: PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

**ARTIBUS DESIGN**  
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WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: ALLAN RAPPUHN

PROJECT: 715 FRANCES ST

SITE: 715 FRANCES ST,  
KEY WEST, FL 33040

TITLE: SITE PLAN

SCALE AT 11x17: AS SHOWN	DATE: 04/11/22	DRAWN: DA	CHECKED: SAM
PROJECT NO: 2202-17	DRAWING NO: C-102	REVISION: 1	

**SITE DATA:**

TOTAL SITE AREA: ±5,859.0 SQ.FT  
 LAND USE: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)  
 FLOOD ZONE: X

**SETBACKS**

FRONT:  
 REQUIRED 10'-0"  
 EXISTING 6'-11"  
 PROPOSED NO CHANGES

LEFT SIDE:  
 REQUIRED 5'-0"  
 EXISTING 14'-0"  
 PROPOSED 5'-3"

RIGHT SIDE:  
 REQUIRED 5'-0"  
 EXISTING 9'-2"  
 PROPOSED NO CHANGES

REAR:  
 REQUIRED 20'-0"  
 EXISTING 33'-7"  
 PROPOSED 5'-0"

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

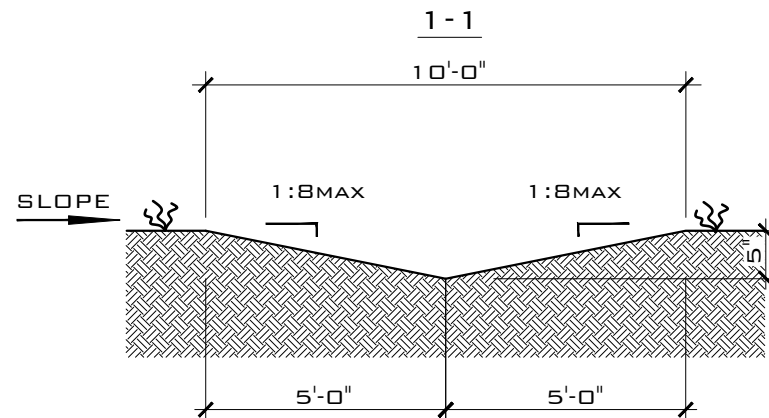
REQUIRED: 60% (3,515.4 SQ.FT.)  
 EXISTING 55.0% (±3,223.5 SQ.FT.)  
 PROPOSED 59.37% (±3,478.6 SQ.FT.)

**MAXIMUM BUILDING COVERAGE:**

REQUIRED 50% (2929.5 SQ.FT.)  
 EXISTING 28.95% (±1,696.6 SQ.FT.)  
 PROPOSED 35.40% (±2,074.4 SQ.FT.)

**OPEN SPACE MINIMUM:**

REQUIRED 35% (±2,050.6 SQ.FT.)  
 EXISTING 44.97% (±2,635.3 SQ.FT.)  
 PROPOSED 40.93% (±2,398.4 SQ.FT.)



CROSS SECTIONAL AREA= 2.50 SQ.FT.

SWALE DETAIL 10'-0" WIDE  
 SCALE: NTS



**MONROE COUNTY  
 RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET**

**1. Determine Total Impervious Coverage on site:**

**a. Determine Impervious Coverage EXISTING prior to new improvement:**

Roof/slabs	A	1,678.41	ft <sup>2</sup>	Sidewalks	D	0.00	ft <sup>2</sup>	
Decks / Patios	B	0.00	ft <sup>2</sup>	Pool/Deck	E		ft <sup>2</sup>	
Driveways	C		ft <sup>2</sup>	Other	F	1,404.33	ft <sup>2</sup>	
<b>Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)</b>							3,082.74	<b>1a</b>

**b. Determine NEW Impervious Coverage PROPOSED with improvement:**

Roof/slabs	A	396.00	ft <sup>2</sup>	Sidewalks	D		ft <sup>2</sup>	
Decks / Patios	B		ft <sup>2</sup>	Pool/Deck	E	0.00	ft <sup>2</sup>	
Driveways	C		ft <sup>2</sup>	Other	F	0.00	ft <sup>2</sup>	
<b>Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)</b>							396.00	<b>1b</b>

**Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)** 3,478.74 **1**

**2. Determine Percentage of Impervious Coverage on site:**

$$\frac{3,478.74 \text{ ft}^2}{5,859.00 \text{ ft}^2} = 59.37\% \text{ } 2 \text{ \% of Impervious Coverage}$$

**3. Determine "Disturbed Area" [(114-3(f)(2) 4]**

$$5,859.00 \text{ ft}^2 - 0.00 \text{ ft}^2 = 5,859.00 \text{ } 3 \text{ Disturbed Area}$$

**Total Lot Area** Native Vegetation - If no BMP enter "0"  
 For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (sail marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

**4. Determine Required Swale Volume – Complete a, b, or c:**

**a. For a NEW home with less than 40% Impervious Coverage, use:**

$$5,859.00 \text{ } 3 \text{ ft}^2 \times 0.083 = 490.5 \text{ } 4a \text{ ft}^3 \text{ Swale Volume}$$

**b. For a NEW home with 40% or greater Impervious Coverage, use:**

$$5,859.00 \text{ } 3 \text{ ft}^2 \times 0.208 \times 59.37\% \text{ } 2 \text{ \%} = 714.5 \text{ } 4b \text{ ft}^3 \text{ Swale Volume}$$

**c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):**

1. When the total lot impervious coverage remains below 40% after the additional development:

$$396.00 \text{ } 1b \text{ ft}^2 \times 0.083 = 32.8 \text{ } 4c1 \text{ ft}^3 \text{ Added Swale Volume}$$

2. When the new development increases the total lot impervious area to 40% or above:

$$396.00 \text{ } 1b \text{ ft}^2 \times 0.208 = 82.37 \text{ } 4c2 \text{ ft}^3 \text{ Added Swale Volume}$$

**5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)**

$$\left( \frac{10.00 \text{ } \text{Width} \text{ ft} \times 0.50 \text{ } \text{Depth} \text{ ft}}{2} \right) = 2.50 \text{ } \text{Cross Sectional Area}^*$$

$$\frac{82.37 \text{ } \text{Swale Volume} \text{ ft}^3}{2.50 \text{ } \text{Cross Sectional Area} \text{ ft}^2} = 32.95 \text{ } \text{Swale Length} \text{ ft}$$

Either 4 - a, b, c1 or c2 (\*\*e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & a. of Monroe County Code 114-3. Updated 9/5/2012

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SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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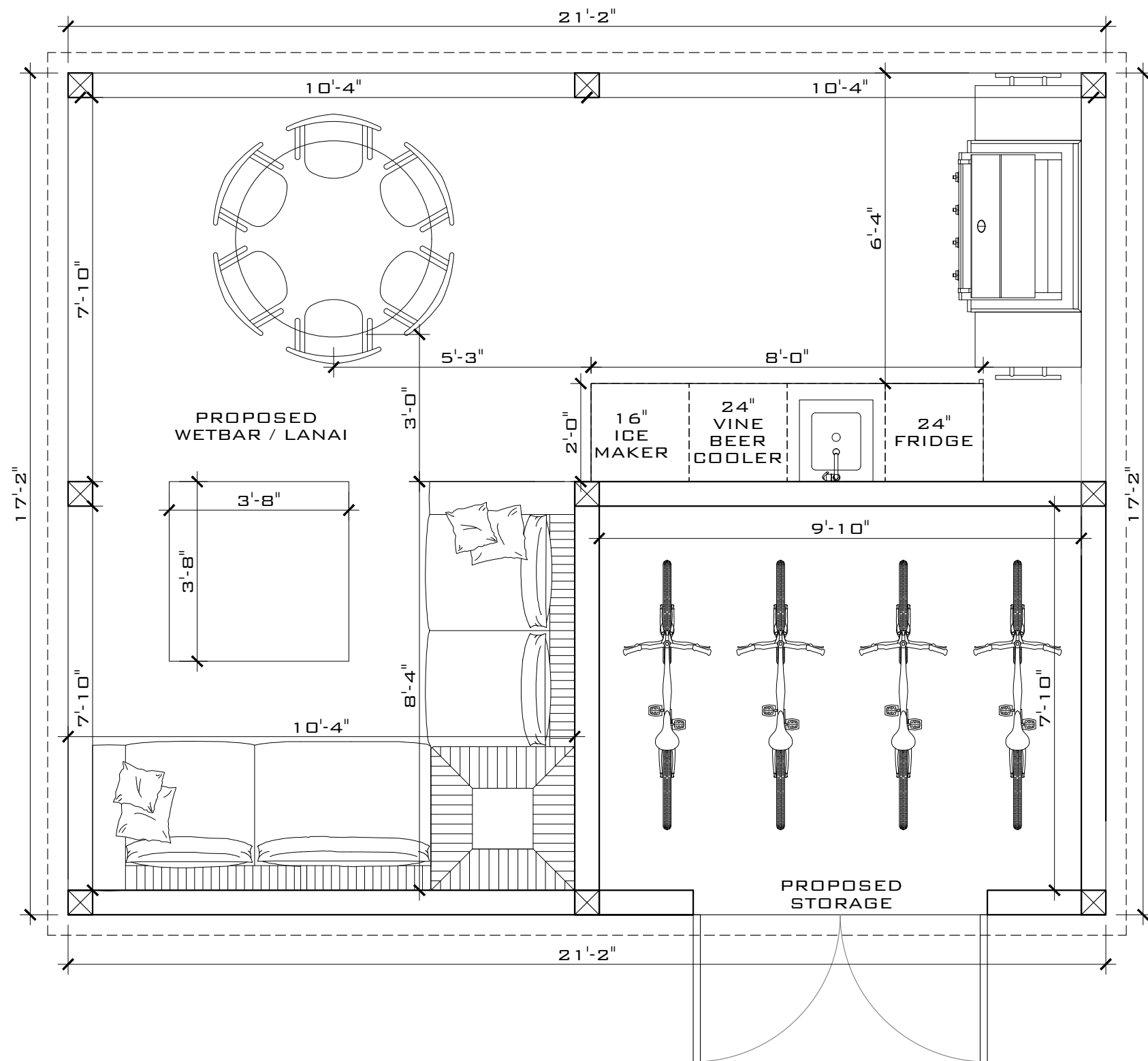
CLIENT:  
 ALLAN RAPPUHN

PROJECT:  
 715 FRANCES ST

SITE:  
 715 FRANCES ST,  
 KEY WEST, FL 33040

TITLE:  
 SITE DATA

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/11/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2202-17	C-103	1	



# PROPOSED FLOOR PLAN (WETBAR / LANAI)

SCALE: 3/8" = 1'-0"

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SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		

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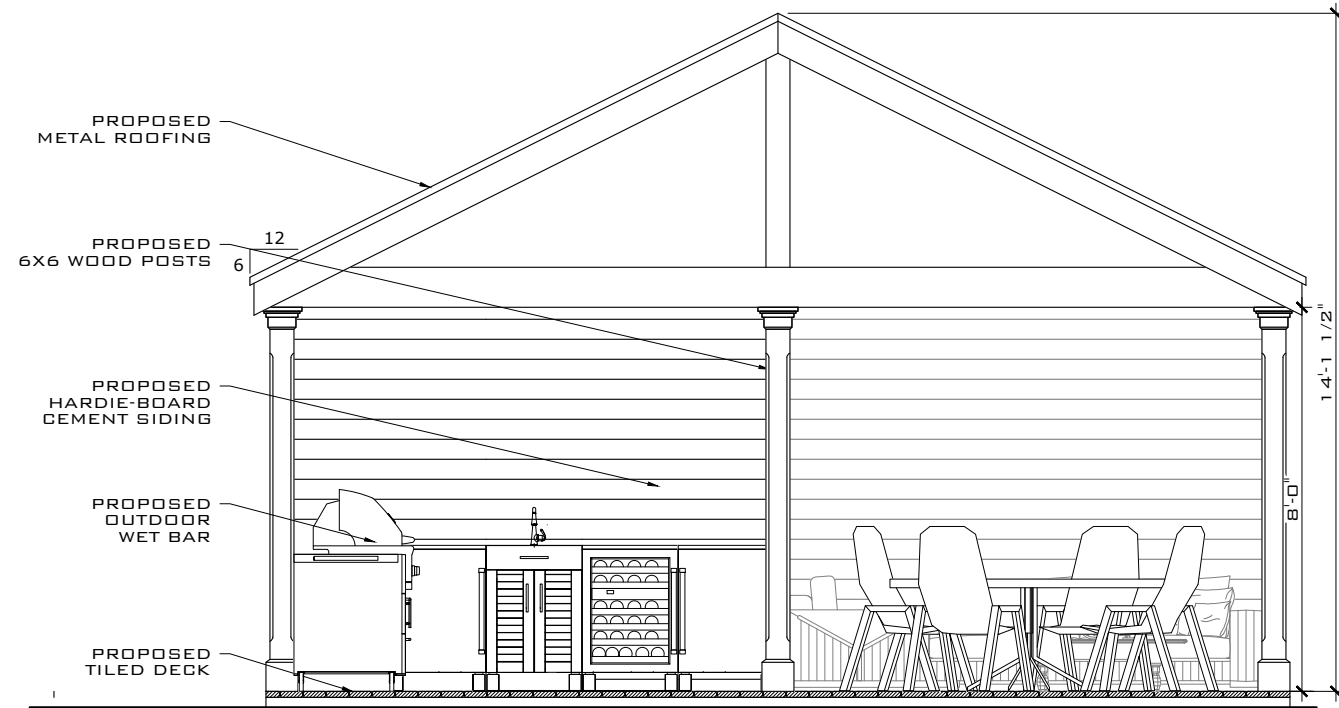
CLIENT:  
ALLAN RAPPUHN

PROJECT:  
715 FRANCES ST

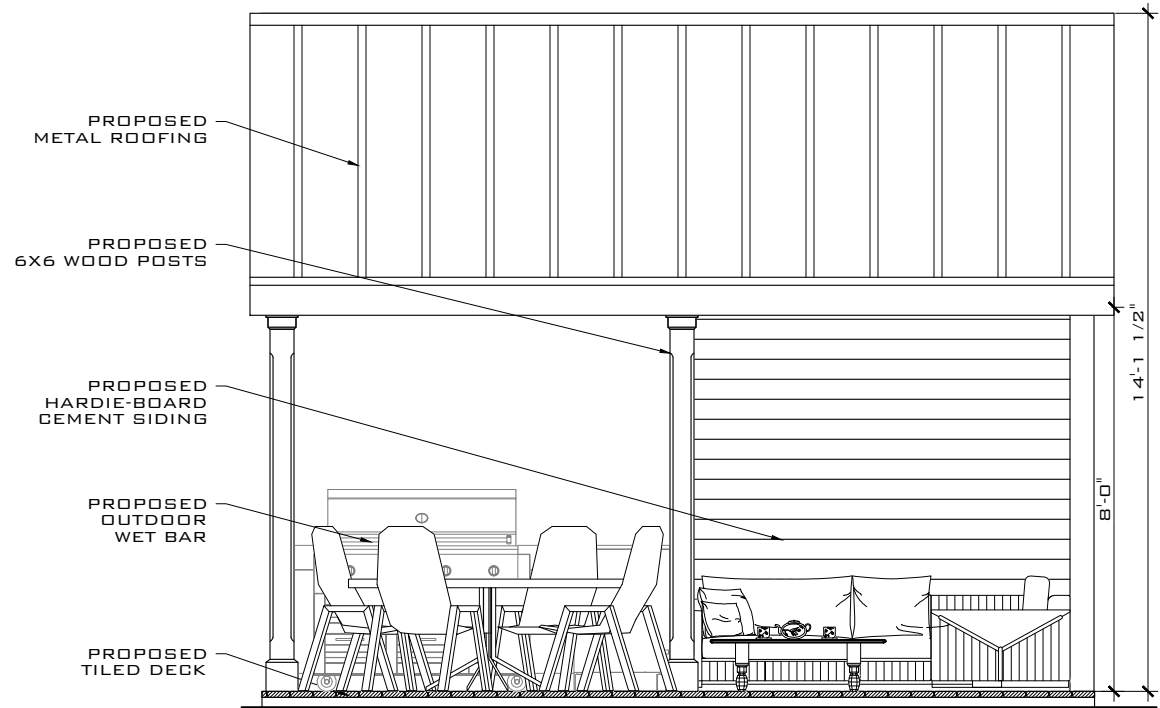
SITE:  
715 FRANCES ST,  
KEY WEST, FL 33040

TITLE:  
PROPOSED FLOOR PLAN

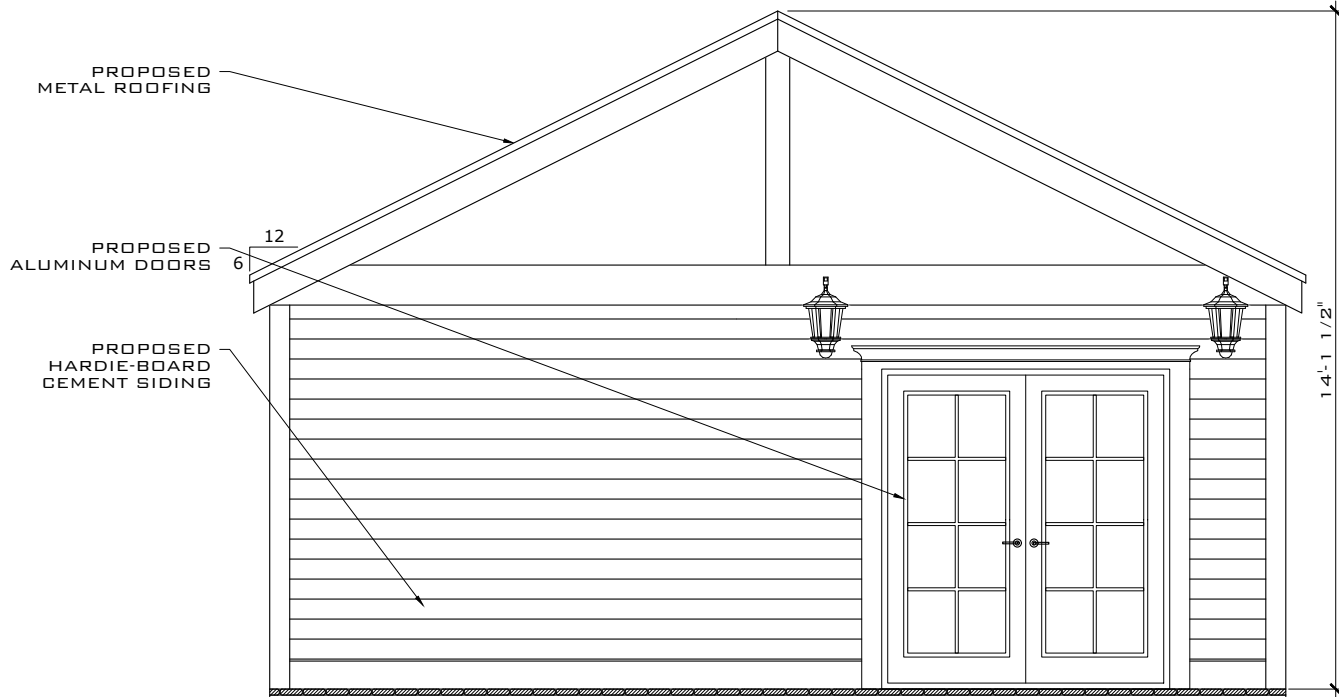
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AS SHOWN	03/14/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2202-17	A-101	1	



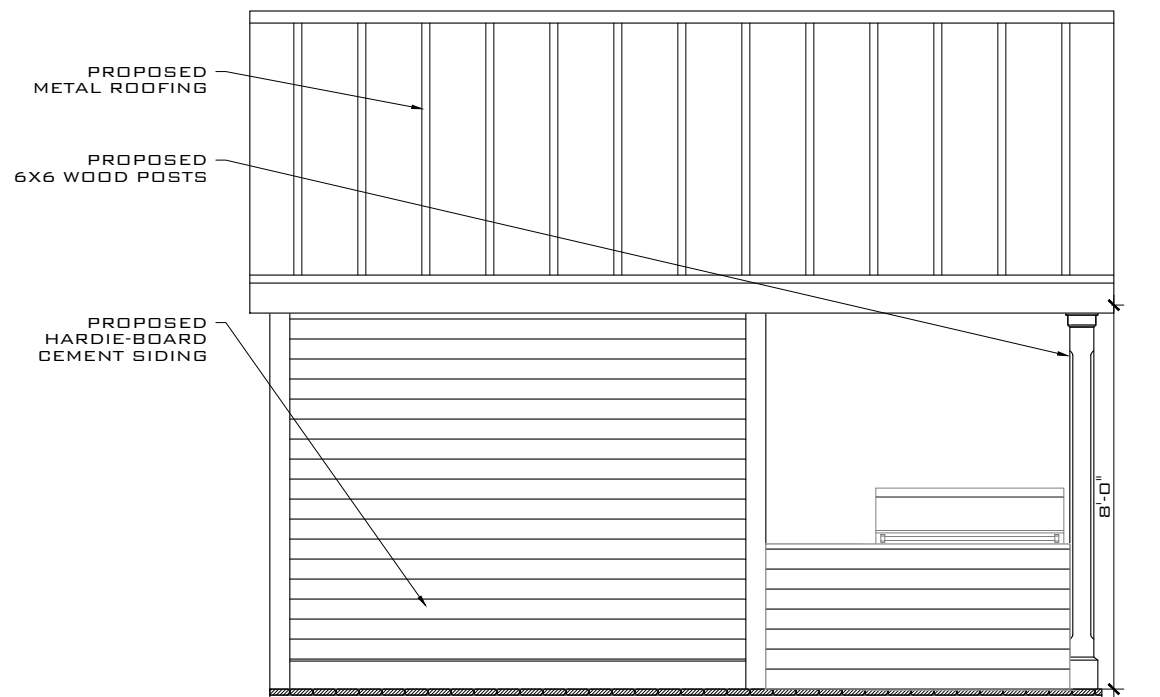
**PROPOSED LEFT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 3/8" = 1'-0"

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SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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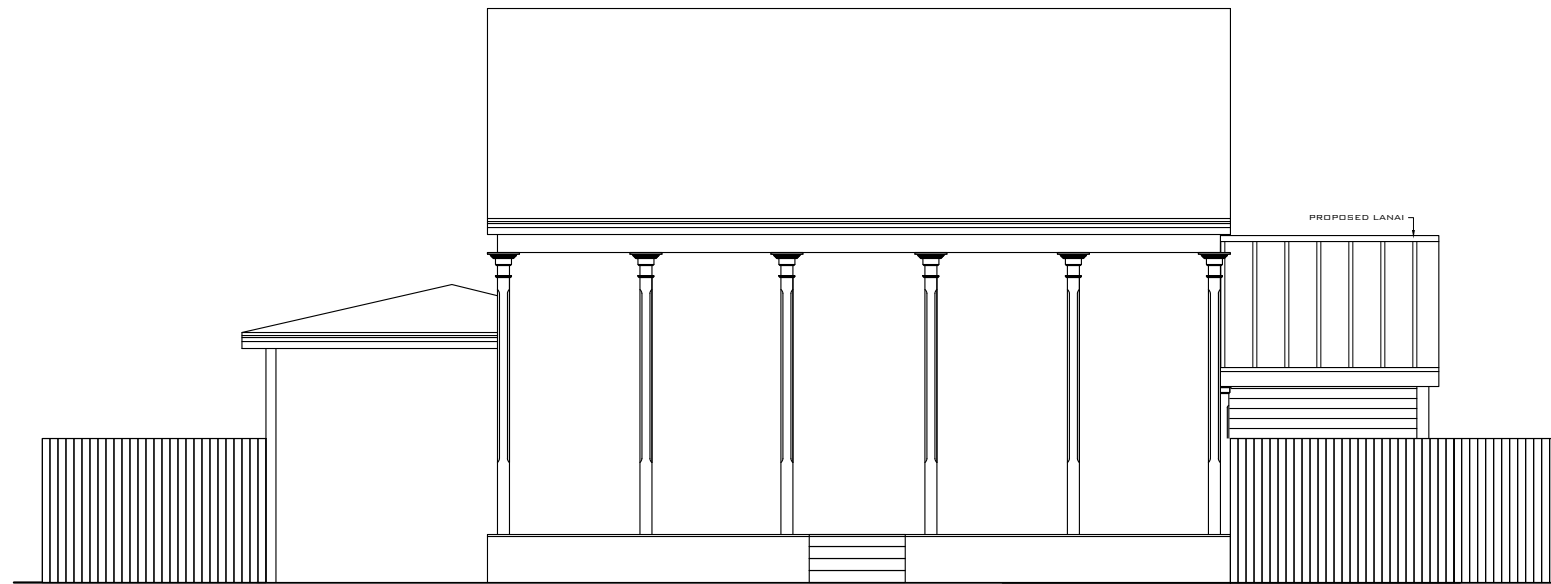
CLIENT:  
ALLAN RAPPUHN

PROJECT:  
715 FRANCES ST

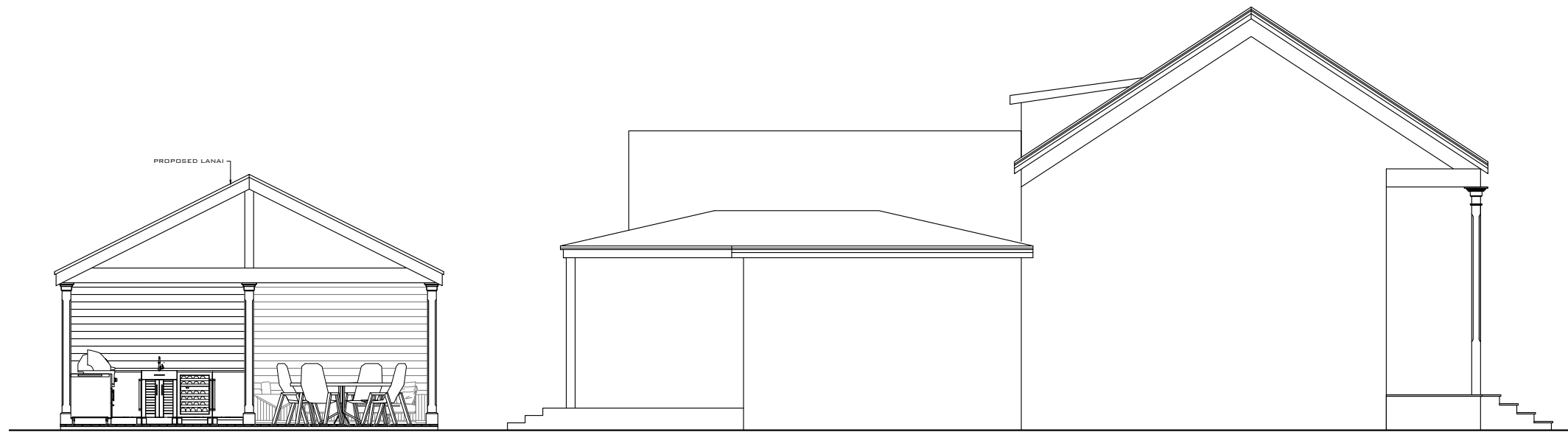
SITE:  
715 FRANCES ST,  
KEY WEST, FL 33040

TITLE:  
PROPOSED ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/14/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2202-17	A-102	1	



**FRONT SIDE OVERALL VIEW**  
SCALE: 1/8" = 1'-0"



**LEFT SIDE OVERALL VIEW**  
SCALE: 1/8" = 1'-0"

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CA # 30835

CLIENT:  
ALLAN RAPPUHN

PROJECT:  
715 FRANCES ST

SITE:  
715 FRANCES ST,  
KEY WEST, FL 33040

TITLE:  
OVERALL VIEWS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/14/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2202-17	A-102	1	

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 24, 2022 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

[http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

## **NEW ONE-STORY ACCESSORY STRUCTURE AT REAR.**

### **#715 FRANCES STREET**

Applicant – Michael Lepine Application #H2022-0018

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, 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 305-809-3811 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 Michael Lepine, 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: \_\_\_\_\_ on the 16<sup>th</sup> day of May, 2022.

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 May 24, 2022.

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 HARC2022-0018.

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

**Signed Name of Affiant:**

[Signature]

Date: May 16, 2022

Address: \_\_\_\_\_

City: Key West FL 330

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 16 day of May, 2022.

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

**NOTARY PUBLIC**

Sign Name: Mary E. Hurd

Print Name: Mary E. Hurd

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_



**Mary E. Hurd**  
COMMISSION # GG236924  
EXPIRES: July 10, 2022  
Bonded Thru Aaron Notary





Public Meeting Notice



# PROPERTY APPRAISER INFORMATION



**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00021820-000000  
 Account# 1022586  
 Property ID 1022586  
 Millage Group 10KW  
 Location 715 FRANCES ST, KEY WEST  
 Address  
 Legal KW LOT 22 SQR 2 TR 6 OR577-299 OR852-1564 OR982-2240  
 Description OR2504-1275/76 OR2504-1277/83 OR2553-246/47 OR2639-2138/39 OR2715-1762/63 OR2728-1805/06 OR2798-1263/64 OR2833-1373/74 OR3066-336  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

RAPPUHN KEY WEST LLC  
 920 Florence Blvd  
 Florence AL 35630

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$1,173,669	\$1,123,974	\$1,135,561	\$1,147,149
+ Market Misc Value	\$53,692	\$36,029	\$36,965	\$37,902
+ Market Land Value	\$626,503	\$569,729	\$537,856	\$494,031
= Just Market Value	\$1,853,864	\$1,729,732	\$1,710,382	\$1,679,082
= Total Assessed Value	\$1,853,864	\$1,729,732	\$1,710,382	\$1,679,082
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,853,864	\$1,704,732	\$1,685,382	\$1,654,082

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESSUPERIOR DRY (01SD)	5,859.00	Square Foot	63	93

**Buildings**

Building ID 1655  
 Style 2 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1/ R1  
 Gross Sq Ft 2269  
 Finished Sq Ft 1865  
 Stories 2 Floor  
 Condition GOOD  
 Perimeter 346  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 2  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls CUSTOM  
 Year Built 1943  
 Effective Year Built 2018  
 Foundation CONCR FTR  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 3  
 Full Bathrooms 3  
 Half Bathrooms 1  
 Grade 650  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPK	EXC OPEN PORCH	224	0	84
FLA	FLOOR LIV AREA	1,865	1,865	352
OPF	OP PRCH FIN LL	180	0	72
TOTAL		2,269	1,865	508

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2011	2012	1	1008 SF	2
FENCES	2012	2013	1	90 SF	2
BRICK PATIO	2013	2014	1	821 SF	2
HOT TUB	2012	2013	1	1 UT	2
CUSTOM POOL	2012	2013	1	240 SF	4
BRICK PATIO	2013	2014	1	380 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/29/2020	\$2,250,000	Warranty Deed	2297211	3066	336	01 - Qualified	Improved
12/21/2016	\$0	Warranty Deed	2105495	2833	1373	11 - Unqualified	Improved
5/20/2016	\$1,995,000	Warranty Deed		2798	1263	02 - Qualified	Improved
2/28/2015	\$1,360,000	Warranty Deed		2728	1805	37 - Unqualified	Improved
12/6/2014	\$1,360,000	Warranty Deed		2715	1762	02 - Qualified	Improved
7/16/2013	\$1,280,000	Warranty Deed		2639	2138	02 - Qualified	Improved
1/25/2012	\$750,000	Warranty Deed		2553	246	37 - Unqualified	Improved
2/8/2011	\$630,000	Warranty Deed		2504	1275	37 - Unqualified	Improved
7/1/1986	\$175,000	Warranty Deed		982	2240	U - Unqualified	Improved
4/1/1982	\$45	Warranty Deed		852	1564	U - Unqualified	Improved
2/1/1974	\$21,500	Conversion Code		577	299	Q - Qualified	Improved

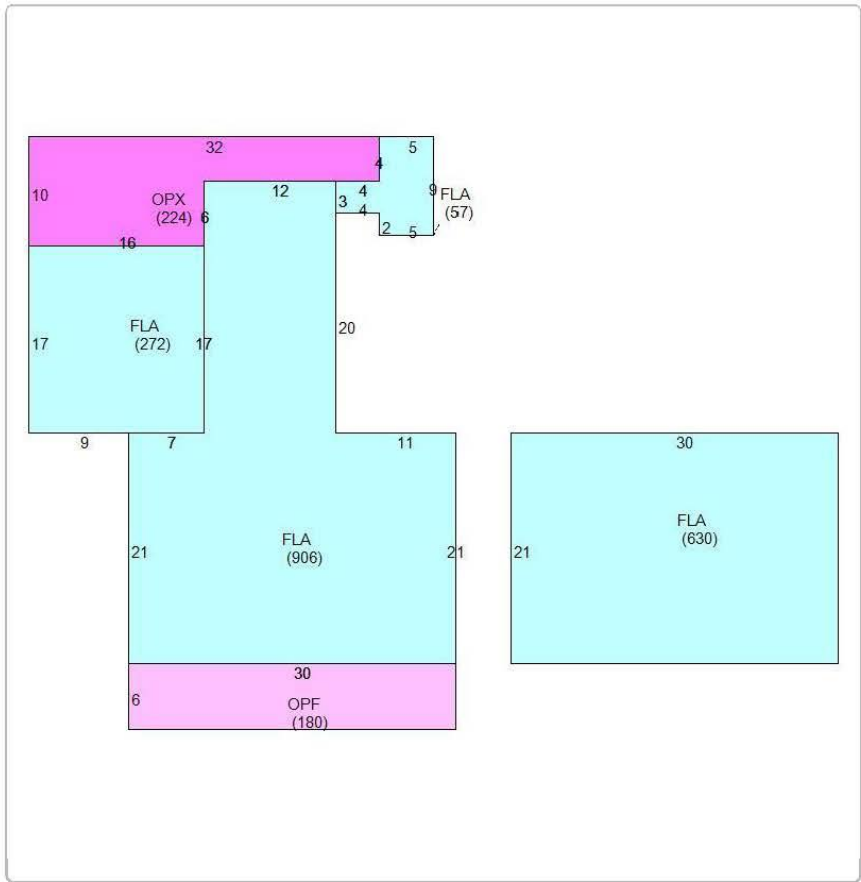
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-4655	11/23/2015	2/26/2016	\$5,950		INSTALL 600SF OF VCRIMP
15-4637	11/16/2015	12/2/2015	\$15,000		ROUGH IN TRIM OUT 1 TOILET, 1 HAND SINK, 1 KITCH SINK
15-4496	11/6/2015	12/2/2015	\$1,500		ELECTRIC INSTALL OF KITCH PORCH AREA AND NEW HALF BATH
15-3457	9/10/2015	12/2/2015	\$60,000		REMODEL KITCHEN AND ADD REAR ROOF AND PORCH ADDITION AND REAR HALF BATH
13-5008	11/22/2013	11/19/2013	\$3,500		INSTALL 3 NON IMPACT WINDOWS, REINSTALL HURRICANE PROTECTION, INSTALL NEW FRONT DOOR
13-3253	8/20/2013	11/19/2013	\$11,000		INSTALL 9 WINDOWS AND 2 DOORS
12-0890	5/16/2012	1/3/2013	\$18,000		REPLACE SILL BEAM WITH TRIPLE FLOOR JOISTS ADN SUB FLOOR INSTALL 6 NEW PIERS
12-1232	5/15/2012	1/3/2013	\$4,900		REVISION ADD 2 CENTRAL AC
12-1254	4/10/2012	1/3/2013	\$12,500		REMODELING 2 EXISTING BATHROOMS, INSTALL 2 NEW BATHROOMS
12-1230	4/9/2012	1/3/2013	\$3,100		DEMO KITCHEN CABINETS INSTALL NEW
12-1232	4/9/2012	1/3/2013	\$4,000		WIRE 3 NEW BATHROOMS, 9 SWITCHES, 3 FANS, 11 LIGHTS,
12-1109	3/30/2012	1/3/2013	\$30,000		REMODEL 2 BATHROOMS AND 2 NEW BATHROOM
12-1109	3/30/2012	11/19/2013	\$30,000	Residential	REMODEL 2 - BATHROOMS & 2 NEW BATHROOM ACCORDING TO PLANS. ADD CLOSETS, ETC.
12-1113	3/30/2012	1/3/2013	\$43,000		NEW SWIMMING POOL AND SPA
12-1114	3/30/2012	1/3/2013	\$1,400		WIRE NEW POOL/SPA 2 PUMPS
12-1155	3/30/2012	1/3/2013	\$2,300		REPLACE SERVICE WITH NEW 225A
12-0976	3/20/2012	1/3/2013	\$6,000		SAND SET PAVER POOL DECK WALKWAY & DRIVEWAY 1090SF
12-0890	3/13/2012	1/3/2013	\$8,000		INSTALL NEW PORCH RAILING, REPLACE 4 WINDOWS, REPAIR 400SF DRYWALL, R & R 600LF OF TRIM
12-0890	3/13/2012	11/19/2013	\$20,000	Residential	INSTALL NEW PORCH RAILING, REPLACE 4 EXISTING WINDOWS. REPAIR APPRX. 400 SQ/FT OF DRYWALL. REPAIR & REPLACE APPROX. 600 L.F. OF TRIM (INTERIOR) (WINDOWS MUST BE TRULY WOOD TRUE DIVIDED LIGHTS) REPLACE SILL BEAM WITH TRIPLE 2" X 12" FLOOR JOISTS A SUB-FLOORING, INSTALL 6 NEW PIERS (ALL INTERIOR WORK) AS PER PLANS. "REVISION" INSTALL CRICKET & REPAIR WATER DAMAGED AREA AS PER ATTACHED PLANS.
12-0891	3/13/2012	1/3/2013	\$750		INSTALL 30LF OF 36'H FENCE
12-0891	3/13/2012	11/19/2013	\$750	Residential	INSTALL APPROX. 30 LN/FT OF 36' PICKET FENCING, (WINDOWS MUST BE TRULY WOOD TRUE DIVIDED LIGHTS)
12-0697	2/27/2012	1/3/2013	\$15,800		INSTALL ONE 3 TON AND ONE 2 TON AC SYSTEMS 13 OPENINGS
12-0065	1/11/2012	1/3/2013	\$2,500		TEAR OFF VCRIMP GO BACK WITH PLYSTICK & VCRIMP SQRS
11-4511	12/12/2011	1/3/2013	\$2,000		BUILD 20LF OF 6'H FENCE
11-1489	5/5/2011	5/27/2011	\$12,000		INSTALL 28 NEW 6x6 FENCE PARTS. DEMO/REMOVE EXISTING CHAIN LINK 47'IF INSTALL NEW PICKETS FOR NEW FENCE 250'f
09-1733	6/18/2009	7/9/2009	\$2,147		INSTALL LOW VOLTAGE ALARM SYSTEM WITH 25 DEVICES
04-3733	12/8/2004	12/13/2004	\$2,000		ROOF-M/B RUBBER
9900631	2/22/1999	8/18/1999	\$2,000	Residential	REPAIRS
9703235	10/1/1997	12/1/1997	\$2,000		10.64 SQS V-CRIMP ROOF
A950966	3/1/1995	10/1/1995	\$1,664		3 SQS V-CRIMP/1.5 SQ SGL PL

**View Tax Info**

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

**2021 Notices Only**

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