

Historic Architectural Review Commission

Staff Report Item 10a

Meeting Date:	December 16, 2014
Applicant:	Mattingly Construction
Application Number:	H14-01-1879
Address:	#222 Duval Street
Description of Work:	New wood staircase and modification of second floor walkway. Paint to match.
Building Facts:	The building located at 222 Duval Street is listed as a contributing resource. The two-story frame vernacular house was built c. 1889, and has had an exterior staircase since at least 1912. The staircase in question is not historic, as evidenced by a 1986 survey.
Guidelines Cited in Review:	Entrances, porches, and doors (pages 32-33), specifically guideline 13 and 14.

Staff Analysis

The Certificate of Appropriateness in review proposes the demolition of a non-historic staircase on the south side of a contributing structure and the construction of a new exterior staircase. Every Sanborn map since 1912 show the building with an exterior staircase in that location, with the staircase ending many feet before the sidewalk. Today, the current staircase is in poor condition and continues over the property line into city-right-of-way. The proposed design will move the staircase back seven feet from the property line, making it less visible to the street. To do this, the second floor landing/walkway will be modified to allow this new staircase.

The application also includes new railings which will match existing and will be painted white. Any siding on the historic building will be repaired and painted as necessary (also white).

Consistency with Guidelines

1. The Sanborn maps show that an exterior staircase has existed on the front elevation of this property for more than 100 years. The current

staircase is not historic, and the proposed staircase more closely resembles the footprint of the staircases that existed historically. Also, moving the staircase back will make it less publicly visible.

2. The proposed staircase will meet current health and safety codes.

It is staff's opinion that the proposed plan is consistent with the guidelines pertaining to exterior staircases under the Entrances, Porches, and Doors' section. The proposed staircase will be less visible and will meet current safety codes.

APPLICATION



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS** 24-2014 011879
APPLICATION # _____

OWNER'S NAME: Joy Emanuel DATE: 11/23/14

OWNER'S ADDRESS: 3200 Riviera DR. Key West FL 33040 PHONE #: 305-304-3250

APPLICANT'S NAME: Mattingly Const. Inc PHONE #: 305-797-6435

APPLICANT'S ADDRESS: 2932 Harris Ave Key West, FL 33040

ADDRESS OF CONSTRUCTION: 222 Duval Street # OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: DEMO existing damaged exterior stairs @ side of structure, modify existing 2nd floor walkway to shorten 2', Build new stairs to code w/new grab rail. Paint new railing white to match existing color. Repair siding as needed, APPROX 40 SF PAINT white to match

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.

Required Submittals

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

Staff Use Only

Trans date: 11/23/14 Date: 11/23/14

Staff Approval: _____

Fee Due: \$ _____

Date: 11/23/14
Applicant's Signature: Joy Emanuel

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Demo of non-historic resource. See Sec. 102-217(2)
and Sec. 102-218 and Sec. 102-125 in the land
development regulations.*

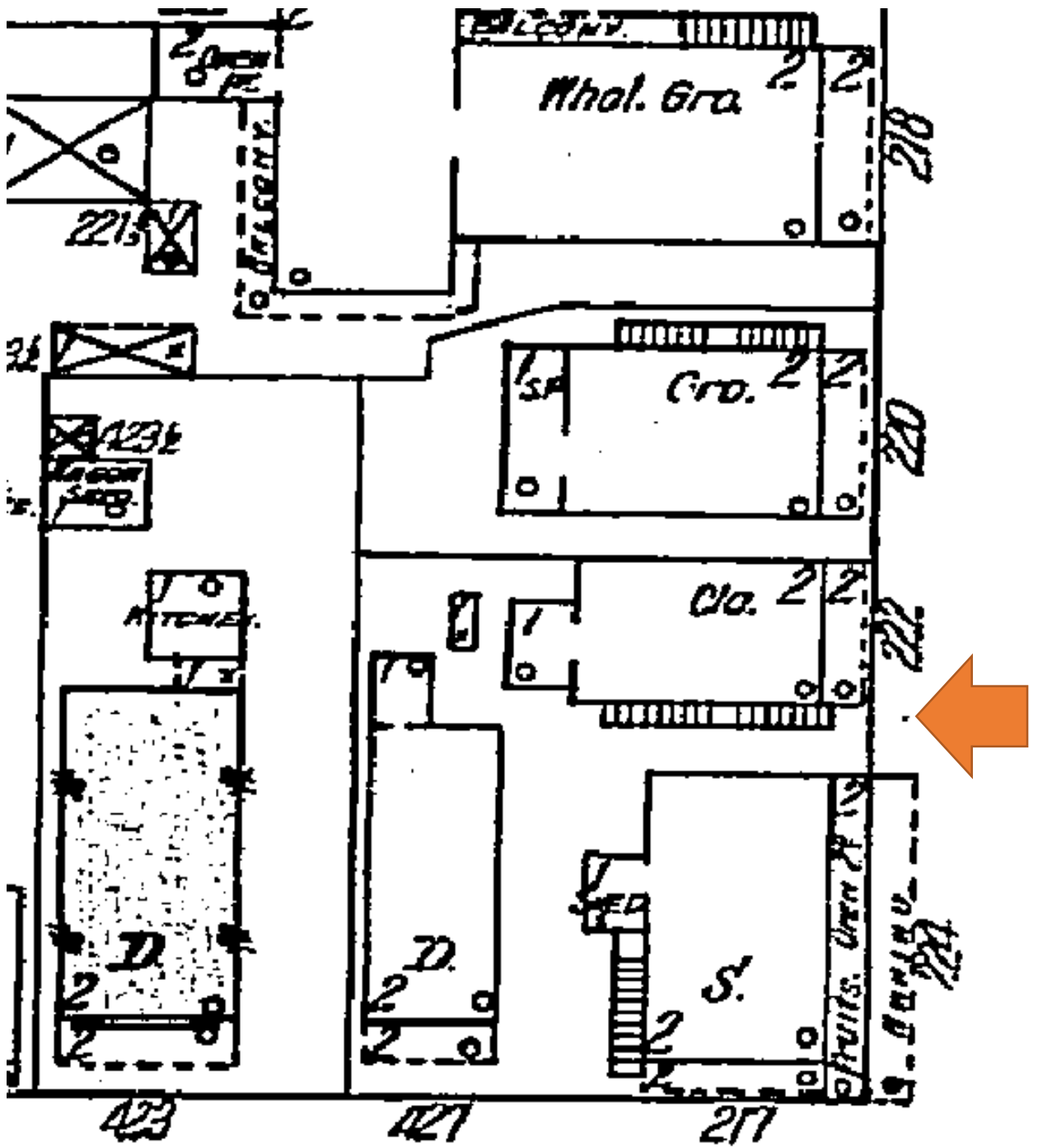
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

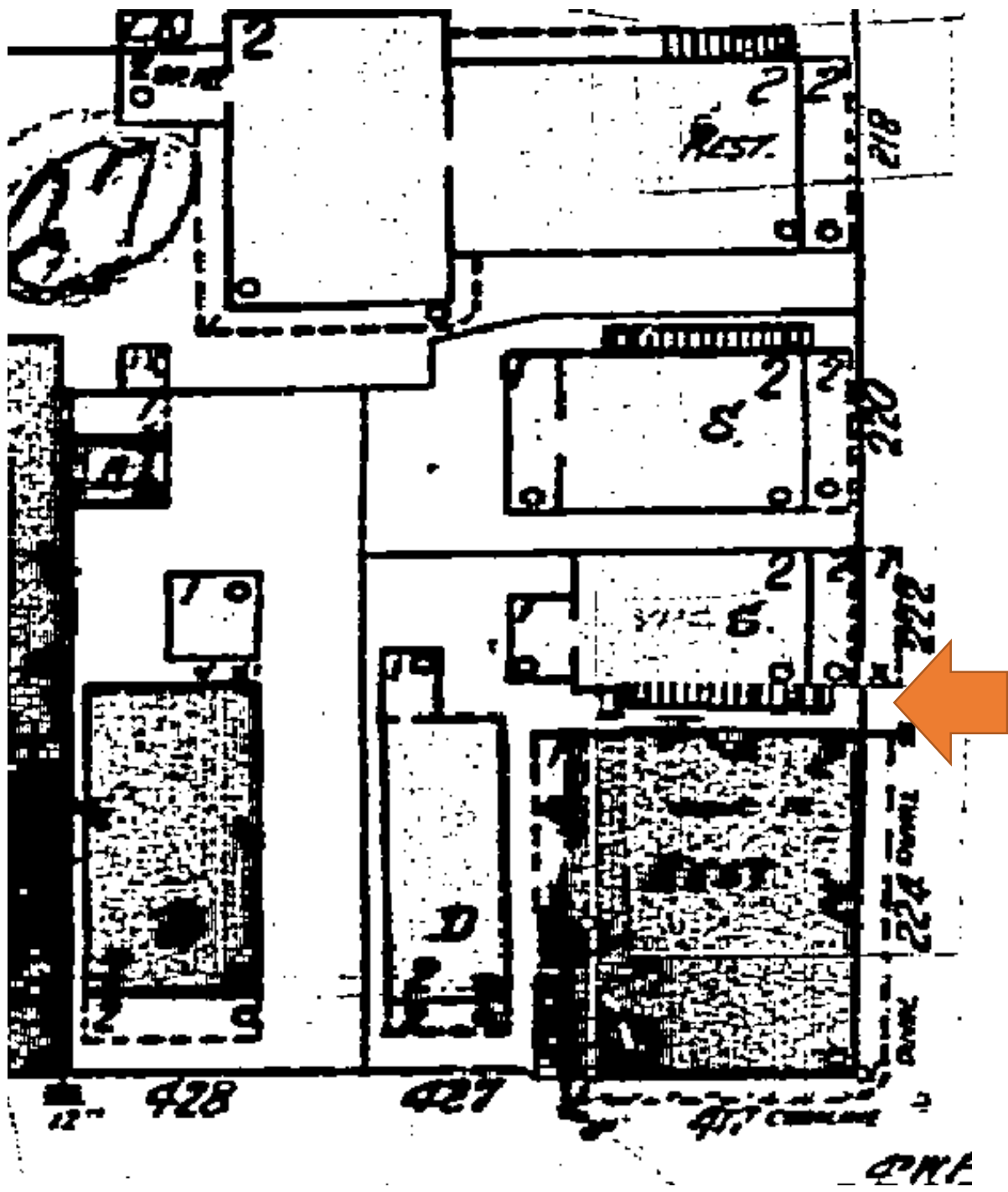
Signature: _____

Historic Architectural
Review Commission

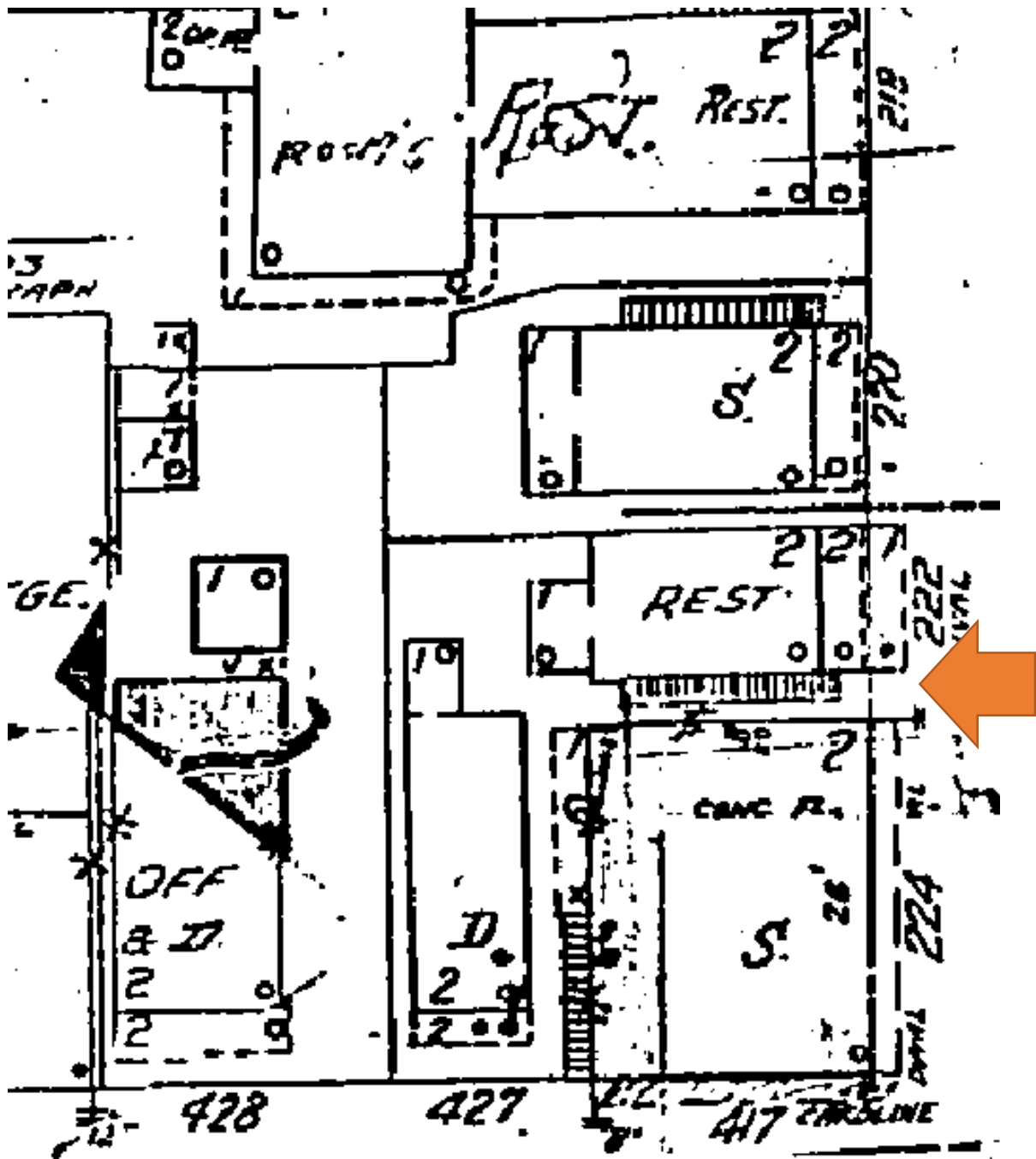
SANBORN MAPS



1912 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraisers Photo, c. 1965. Monroe County Public Library.

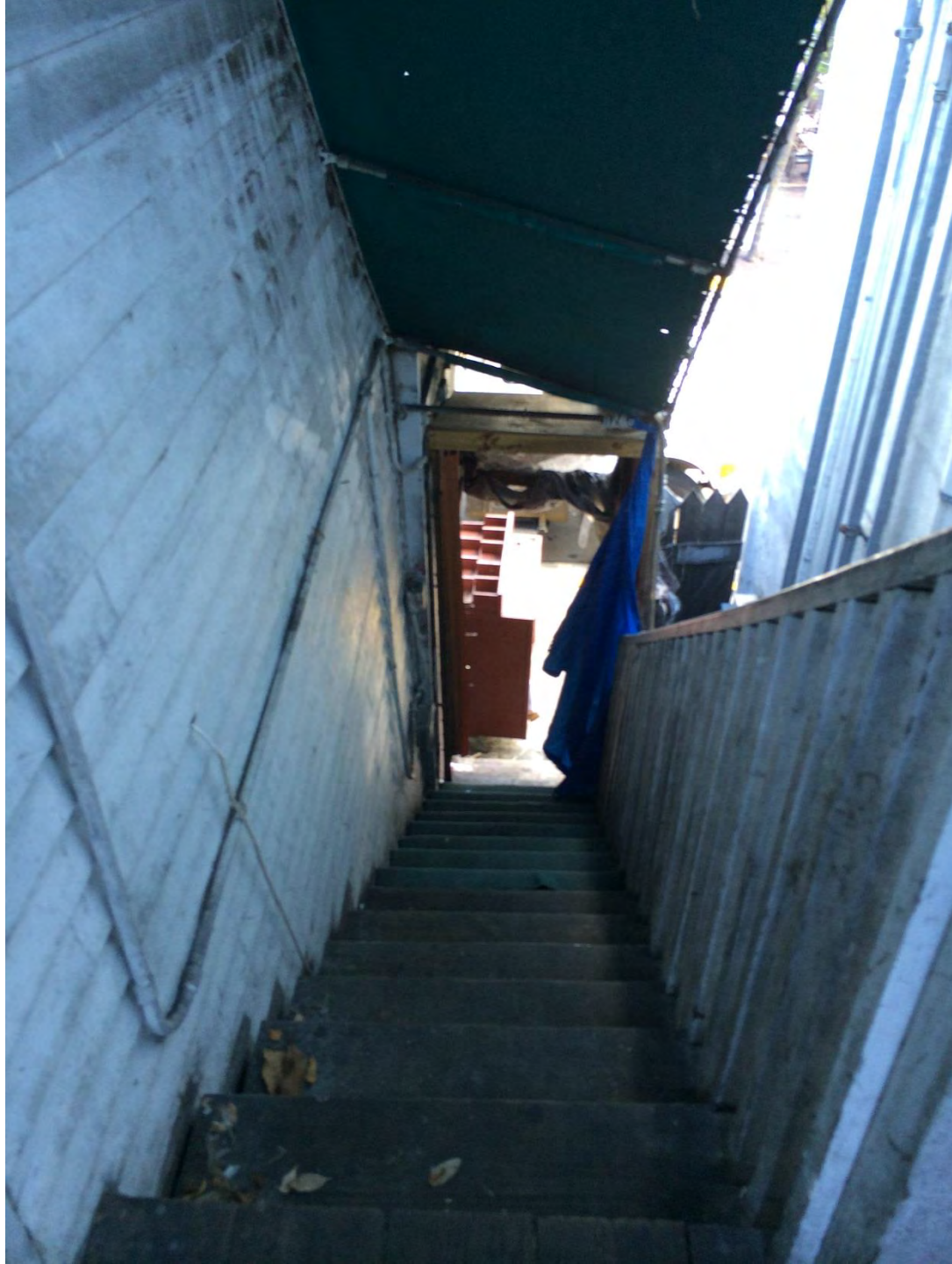


222 Duval Street. Front of Building. The staircase is behind the red gate on the left.





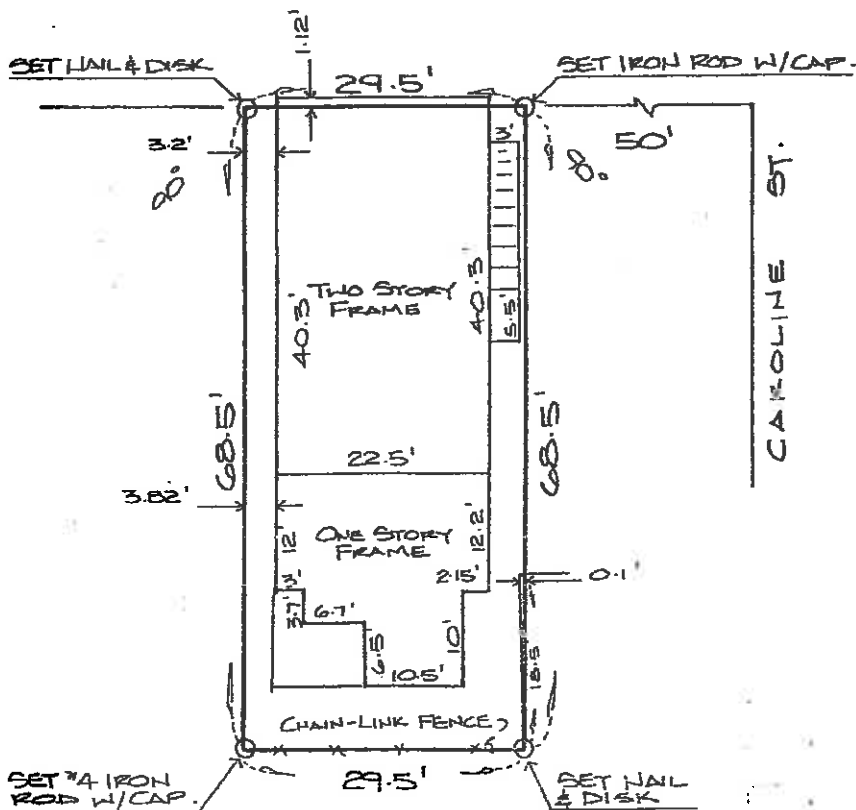




SURVEY

DUVAL STREET

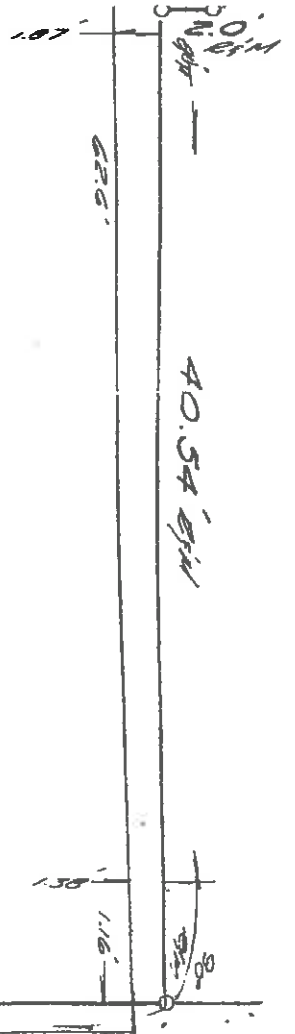
50' R/W



BOUNDARY SURVEY OF: On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a part of Lot One (1) in Square Fifteen (15). COMMENCING at a point on the Western side of Duval Street Fifty (50) feet from the corner of Duval and Caroline Streets and runs Northwesterly along Duval Street 29.5 feet; thence at right angles in a Southwesterly direction 68.5 feet; thence at right angles in a Southeasterly direction 29.5 feet; thence at right angles in a Northeasterly direction 68.5 feet back to the Point of Beginning.

I HEREBY CERTIFY that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

TWO STOREY
FRAME
#222



1.78' 50.0' E/W

1.78'

3.84'

1.32'

27.5' E/W

POC

50.0' E/W

POB

50.0' E/W

50.0' (minimum)
50.0' (minimum)
(35' minimum)

DUVAL ST.
50.0' E/W

CAROLINE ST.
50.0' E/W

LBI
of the
grower

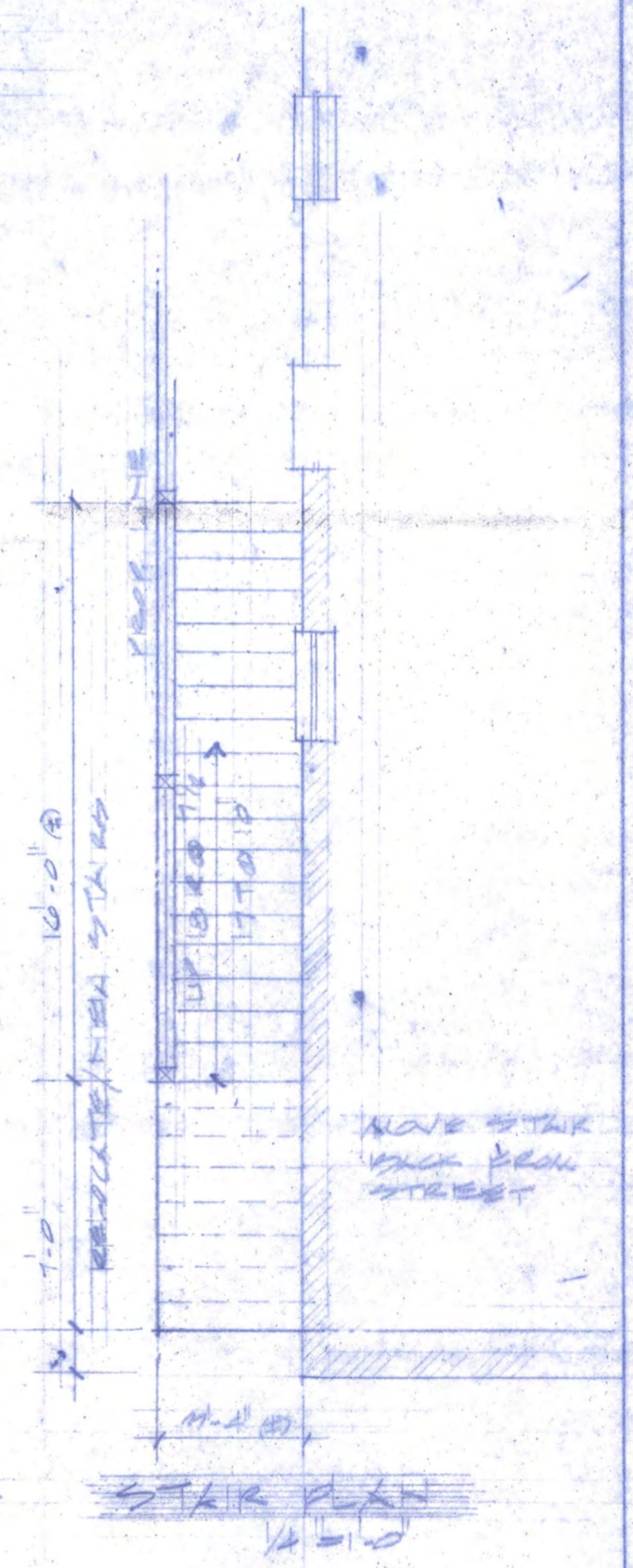
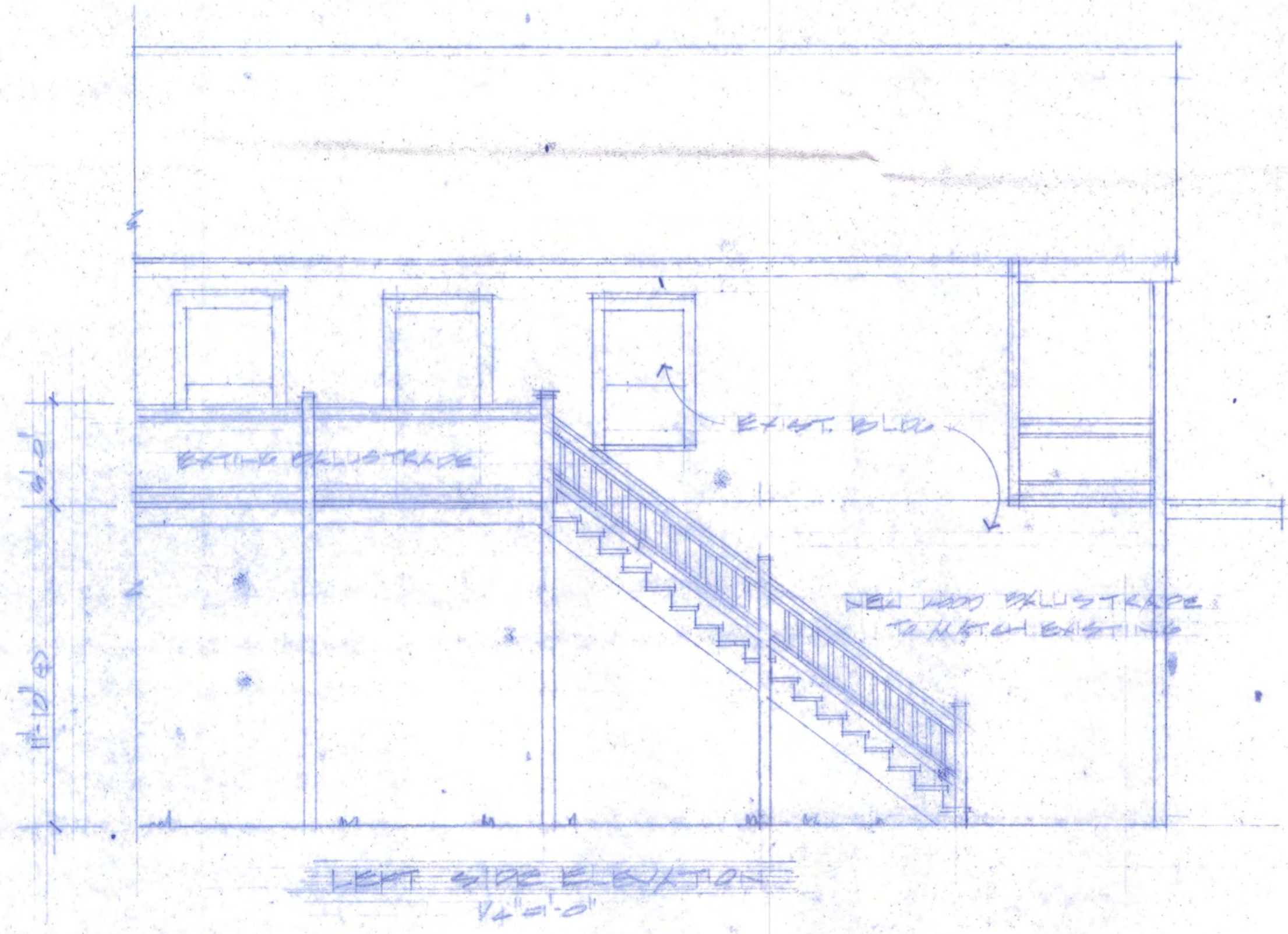
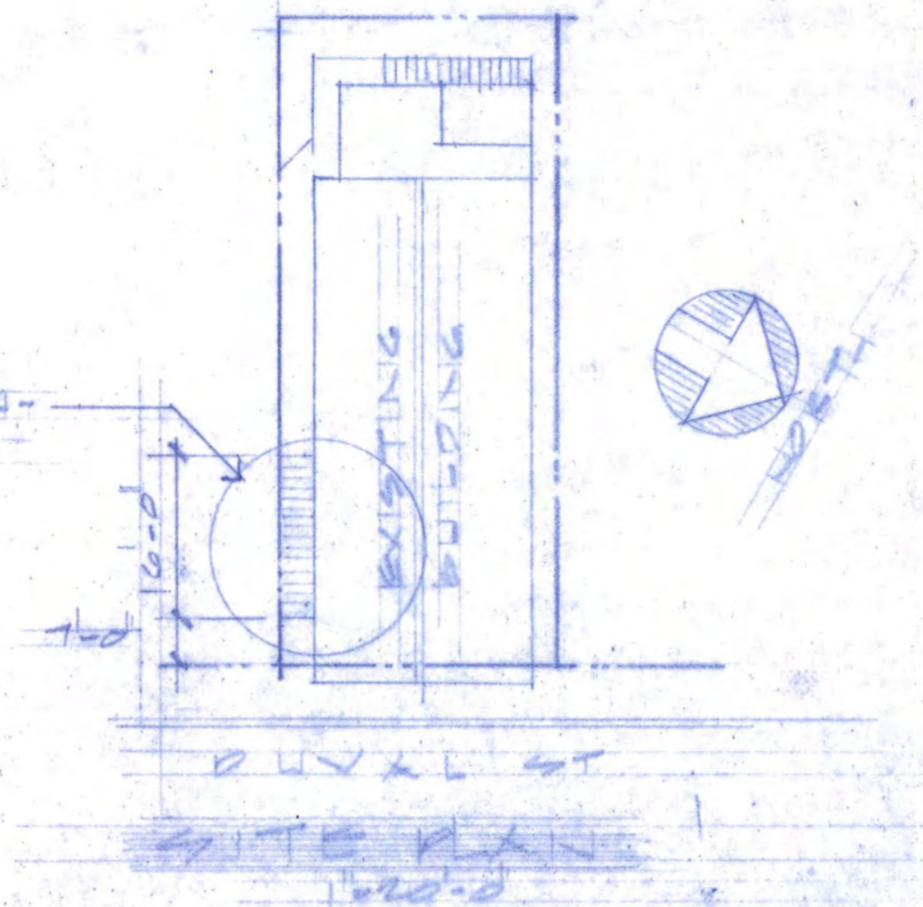
PROPOSED DESIGN

MS

ARZOG LUND
ARCHITECT
KEY WEST FL

227 DUNN ST LX

AREA OF CON-
STRUCTION



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 16, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW WOOD STAIRCASE AND MODIFICATION OF SECOND FLOOR WALKWAY. PAINT TO MATCH. DEMOLITION OF EXISTING WOOD STAIRCASE.

FOR- #222 DUVAL STREET

Applicant – Mattingly Construction

Application # H14-01-1879

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



Public Meeting Notice

KNITWEAR OUTLET

222



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Lee Mattingly, 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: 222 Duval Street on the 9 day of December, 2014.

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 DEC. 16, 2014.

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 H14-01-1874.

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

Signed Name of Affiant:

Lee Mattingly

Date: 12/9/14

Address: 2932 HARRIS AVE.

City: KEY WEST,

State, Zip: FL. 33040

The forgoing instrument was acknowledged before me on this 10th day of December, 2014.

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

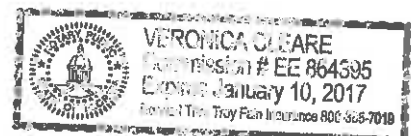
NOTARY PUBLIC

Sign Name: Veronica Cleare

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: 1/10/17



PROPERTY APPRAISER INFORMATION



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

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

Wednesday, December 17, Our Plantation Office will be closed, Marathon Office will be closed from 10 to 3 and Key West will be closed from 11:30 to 1:30 for training.

Website tested on IE9 & Firefox.
Requires Adobe Flash 10.0 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8705441 Parcel ID: 00001400-000100

Ownership Details

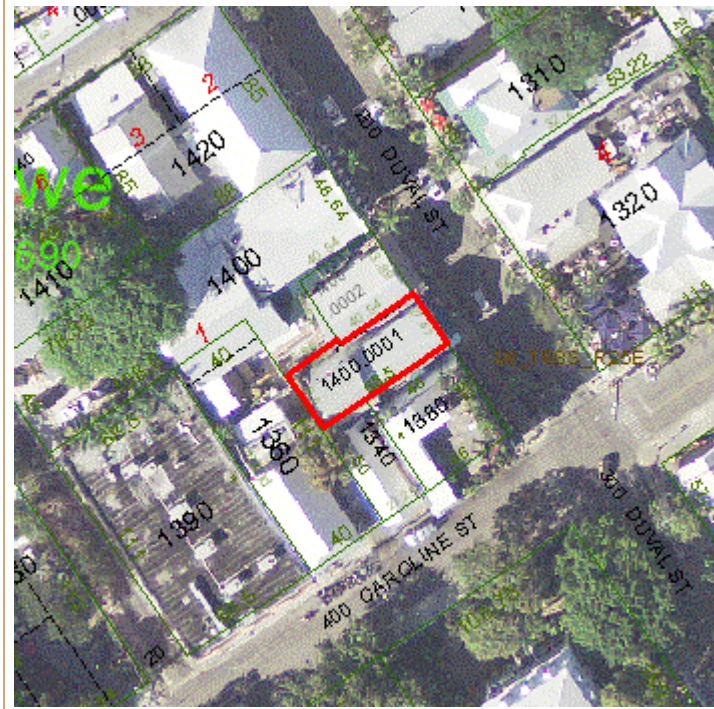
Mailing Address:

EMANUEL JOY
3200 RIVIERA DR
KEY WEST, FL 33040-4662

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 222 DUVAL ST KEY WEST
Legal Description: KW PT LOT 1 SQR 15 OR1001-1127/28 OR1480-2315Q/C(LG) OR1488-1639/41E(LG) OR1512-1615/16C /Q/C(CMS)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	1,929.95 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2720
 Year Built: 1913

Building 1 Details

Building Type
Effective Age 23
Year Built 1913
Functional Obs 0

Condition A
Perimeter 365
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 30
Grnd Floor Area 2,720

Inclusions:

Roof Type
Heat 1
Heat Src 1

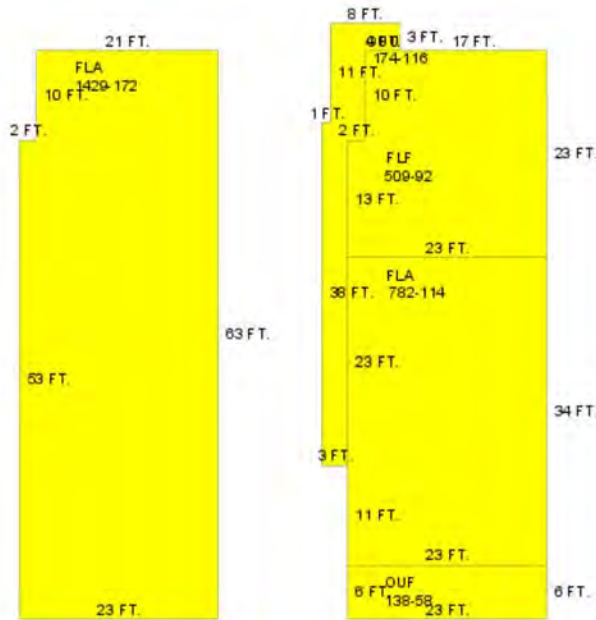
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 9

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1994					1,429
2	OUF		1	1994					138
3	FLA		1	1994					782
4	FLF		1	1994					509
5	OOU		1	1994					174

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15508	1 STY STORE-B	100	N	Y
	15509	OUF	100	N	N
	15510	APTS-B	100	N	Y
	15511	WAREHOUSE/MARINA B	100	N	Y
	15512	OOU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5353	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1992	1993	2	20
2	FN2:FENCES	510 SF	85	6	1993	1994	2	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09-0810	03/25/2009		565	Commercial	MODIFY EXISTING INT. STEPS TO COMPLY W/CODE
	09-1398	05/14/2009		1,600	Commercial	CHANGE OUT 3.5 TON AIR HANDLER AND CONDENSER.
	B930811	03/01/1993	03/01/1994	400	Commercial	KITCHEN CABINETS
	B930812	03/01/1993	03/01/1994	800	Commercial	INTERIOR PANELING UPSTAIR
	B930989	04/01/1993	03/01/1994	720	Commercial	REPLACE CEILING DOORS ETC
	B931593	06/01/1993	03/01/1994	600	Commercial	" 4WDWS 2DOORS ETC
	B933181	11/01/1993	03/01/1994	4,630	Commercial	REPLACE SIDING
	B933299	11/01/1993	03/01/1994	300	Commercial	REPLACE 40LF GRADE BEAM
	B933427	12/01/1993	03/01/1994	1,700	Commercial	REPAIRS
	B940051	01/01/1994	03/01/1994	800	Commercial	4 SQ METEL ROOFING
1	B940052	01/01/1994	03/01/1994	600	Commercial	REBUILD STORE FRONT
	B940053	01/01/1994	03/01/1994	7,000	Commercial	INSTALL STRUCTURAL STEEL
	B940251	01/01/1994	03/01/1994	17,000	Commercial	DRYWALL WALLS & CEILING
	M940262	01/01/1994	03/01/1994	7,000	Commercial	1 7 1/2 TON AC
	B940316	01/01/1994	03/01/1994	2,000	Commercial	CANVAS AWNINGS
	B941967	06/01/1994	11/01/1994	14,000	Commercial	NEW CEILING DRYWALL TILE
	B942210	07/01/1994	11/01/1994	25,000	Commercial	NEW 2ND FLOOR ADDITION
	B943351	10/01/1994	11/01/1994	700	Commercial	EXTEND LANDING
	0000794	03/28/2000	11/01/2000	750	Commercial	ELECTRICAL
	0000796	03/28/2000	11/01/2000	750	Commercial	ELECTRICAL
	02-2452	09/09/2002	11/01/2003	2,200	Commercial	NEW 5-TON A/C
	03/1838	05/28/2003	11/01/2003	1,500	Commercial	DUCTLESS A/C 2-TON

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	270,268	914	1,130,426	1,401,608	1,008,493	0	1,401,608
2013	270,268	914	950,585	1,221,767	916,812	0	1,221,767
2012	285,078	914	950,585	833,466	833,466	0	833,466
2011	285,078	968	950,585	833,466	833,466	0	833,466
2010	285,078	1,039	838,760	833,466	833,466	0	833,466
2009	285,078	1,093	1,090,769	833,466	833,466	0	833,466
2008	296,185	1,146	511,437	833,466	833,466	0	833,466
2007	203,631	1,217	511,437	833,466	833,466	0	833,466
2006	208,722	1,271	192,995	833,466	833,466	0	833,466
2005	216,358	1,325	183,345	745,841	745,841	0	745,841
2004	216,345	1,421	183,345	745,841	745,841	0	745,841
2003	216,345	1,500	138,956	745,841	745,841	0	745,841
2002	216,345	1,578	138,956	745,841	745,841	0	745,841
2001	216,345	1,674	138,956	630,639	630,639	0	630,639
2000	216,345	855	119,657	614,355	614,355	0	614,355
1999	241,797	900	119,657	614,355	614,355	0	614,355
1998	161,524	952	119,657	386,455	386,455	0	386,455
1997	161,524	997	121,200	386,455	386,455	0	386,455
1996	146,841	1,042	121,200	281,515	281,515	0	281,515
1995	146,841	1,093	121,200	281,515	281,515	0	281,515
1994	61,952	52	121,200	266,698	266,698	0	266,698
1993	61,952	54	121,200	213,146	213,146	0	213,146
1992	61,952	56	121,200	213,146	213,146	0	213,146
1991	61,952	58	121,200	213,146	213,146	0	213,146
1990	61,952	60	89,385	213,146	213,146	0	213,146
1989	61,952	63	88,880	196,954	196,954	0	196,954
1988	62,532	57	77,265	188,690	188,690	0	188,690
1987	61,332	59	48,480	174,825	174,825	0	174,825

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
1/1/1987	1001 / 1127	250,000	WD	Q

This page has been visited 43,678 times.

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