

Staff Report

11 Remove glass panels and replace with triple hung wood windows-#1100
Duval Street- One Call Construction (H11-01-1237)

The building located at #1100 Duval Street is listed as a contributing resource. The two story frame vernacular structure was built circa 1890. The existing building has glass storefronts in two out of the three front porch bays. Staff was not able to find approvals for the installation of the glass storefronts; the research was done through the Naviline system and included building permits from 1998 until present time.

The applicant is proposing the removal of existing four glass panels and the installation of four sets of triple hung wood frame windows. According to the submitted documents all the sashes will be functional.

Guidelines that should be reviewed for this application;

- Commercial storefronts and signage (page 46);
- *(6) A building converted from residential to commercial use must retain its historical features. Excessive use of glass and french doors is not allowed.*

It is staffs believe that the existing glass enclosure had already altered the historic character of this contributing structure. The proposed new enclosure will be detrimental to the historic building; installation of triple hung wood frame windows is contrary to this specific guideline.

- Entrances, porches and doors (pages 32-33)
- *(1) The removal or enclosure of a historic entrance or open front porch or side porch on publicly visible elevations of a contributing building is not appropriate; nor is the use of lowers, glazing, screening or a permanent enclosure of any kind permitted.*

The proposed plans include the enclosure of a one bay front porch with windows. Although these windows will be operable they will change the historic character of a once one bay front porch.

It is staff understanding that the proposed plans are inconsistent with the Historic Architectural Guidelines. The proposed windows will be installed on a front porch of a historic building which is not allowed. This particular structure is listed as a contributing resource within the historic district.

Application



CITY OF KEY WEST BUILDING DEPARTMENT

Fax 809-3978

CERTIFICATE of APPROPRIATENESS

APPLICATION #

11-010934

OWNER NAME: Ramos Matilde Generosa Trust

DATE: 9/16/2011

OWNERS ADDRESS: 209 Duval St Key West, FL

PHONE #: 305 797 7133

APPLICANT'S NAME: One Call Construction

PHONE #: 305 294 0945

APPLICANT'S ADDRESS: 1901 Flagler Ave. Key West, FL 33040

ADDRESS OF CONSTRUCTION: 1100 Duval St. Key West, FL

OF UNITS:

1100 Duval THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Remove two panes of glass (as indicated on attached photos), Remove and replace rotted wood flooring underneath, Add tripple hung wood windows (to be a total of 6 panels, per photo attached)

SEP 16 2011

MC 3:00

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 s. 775.083

This application for Certificate of Appropriateness must precede applications for building 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 (repair, rehab, or expansion)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
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: \$ _____

Date: 9/16/2011

Applicant Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building listed as contributing. Two story frame vernacular
built c. 1890.

Guidelines for commercial storefronts (pages 26)

Guidelines for entrances, porches and doors (pages 32-33)

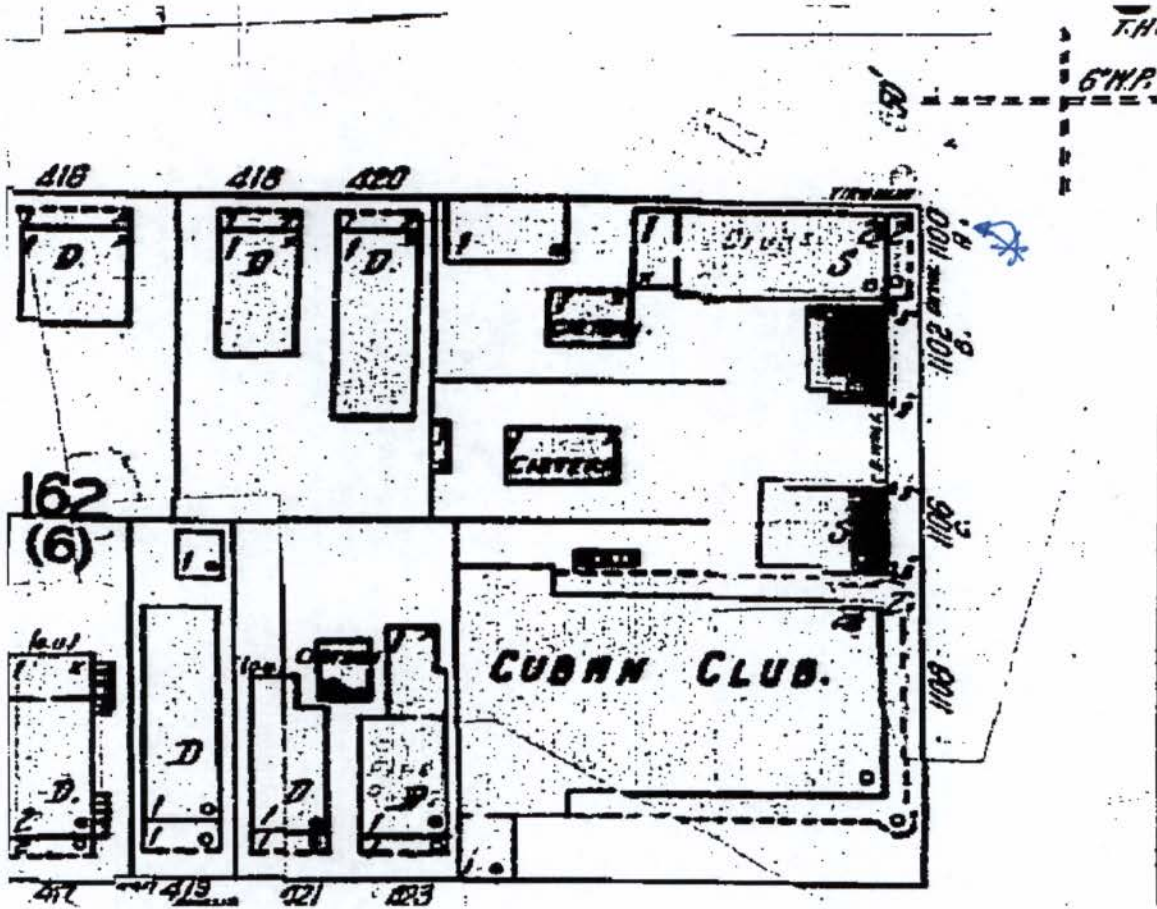
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



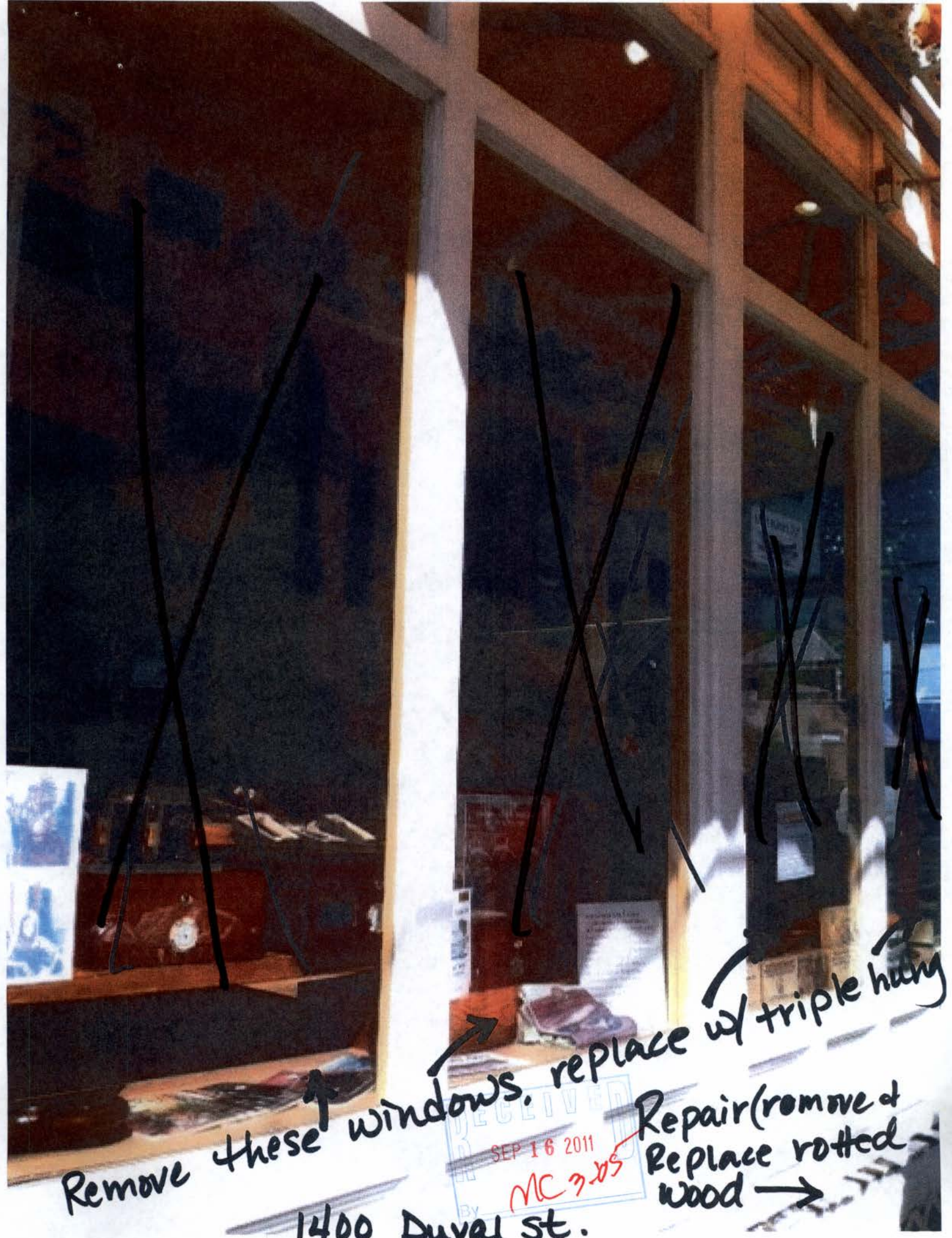
#1100 Duval Street Sanborn map 1948 copy

Project Photos



#1100 Duval Street c 1965 Monroe County Library





Remove these windows, replace w/ triple hung

Repair (remove & Replace rotted wood →

1400 Duval St.

RECEIVED
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 MC 7-05

Site Plans

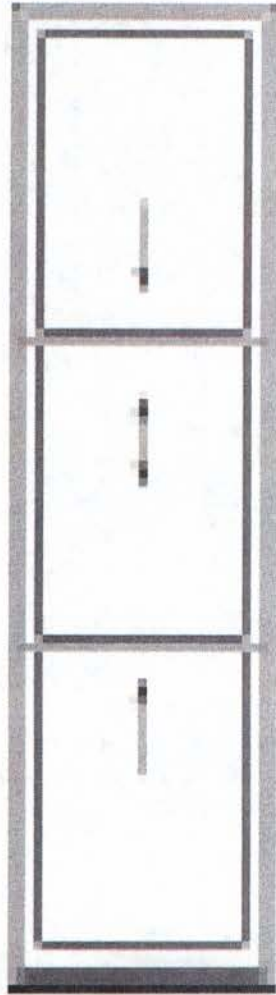
1100 DUVAL STREET
STORE FRONT WINDOW REPLACEMENT
1100 DUVAL ST. KEY WEST FL. 33040



EXISTING STORE FRONT



PROPOSED STORE FRONT



This is a triple hung window. Frame to be wood. All sashes to function.

RECEIVED
SEP 16 2011
By *MC BROS*

**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.
(An Export Map widget is in the lower left corner.)**

Property Record View

Alternate Key: 1028797 Parcel ID: 00028020-000000

Ownership Details

Mailing Address:
KOHEN JOY EMANUEL AND SHLOMO
3200 RIVIERA DR
KEY WEST, FL 33040

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1100 DUVAL ST KEY WEST
Legal Description: KW PT SUB 1 & PT SUB 5 PT LOT 2 SQR 6 TR 11 B2-580 OR353-377/378 OR678-264/267 OR726-860/862 OR761-563 OR817-2380 OR993-954 OR1291-1376/1377R/S OR1512-2488/90 OR1686-872/873 OR1688-584/586-C OR2241-375/380(REST)

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	34	102	3,459.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 1838
Year Built: 1923

Building 1 Details

Building Type
Effective Age 10
Year Built 1923
Functional Obs 0

Condition E
Perimeter 260
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 13
Grnd Floor Area 1,838

Inclusions:

Roof Type
Heat 1
Heat Src 1

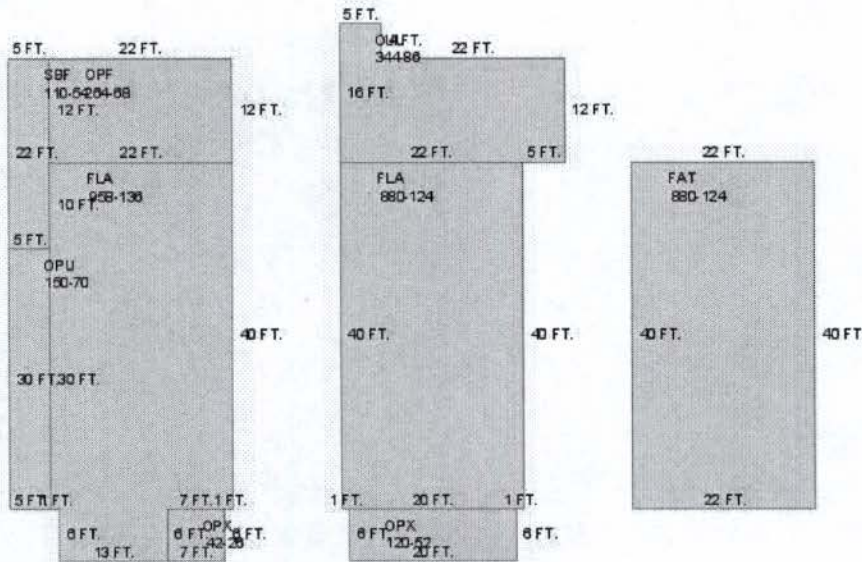
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 1
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 13

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 1
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992					958
2	OPX		1	1992					42
3	OPU		1	1992					150
4	SBF		1	1992					110
5	OPF		1	1992					264
6	FLA		1	1992					880

7	OPX	1	1992	120
8	OOU	1	1992	344
9	FAT	1	1992	880

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3944	1 STY STORE-B	100	N	Y
	3949	APTS-B	100	N	Y
	3950	OPX	100	N	N
	3952	FAT	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1046	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	720 SF	90	8	1987	1988	5	30
2	WD2:WOOD DECK	600 SF	0	0	1983	1984	2	40
3	AC2:WALL AIR COND	1 UT	0	0	2003	2004	1	20

Appraiser Notes

1995 DOR SALE PARCEL
TPP 8928656 - RENTAL TPP 8994393 - ABACO ON DUVAL JAMAICA JAMAICA
AFFORDABLE HOUSING RESTRICTIONS WHICH APPLIES TO THE UPSTAIRS REAR UNIT SEE OR2241-375/380 FOR DECLARATION

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04-0688	03/08/2004	01/22/2004	500		ELECTRICAL
	0103000	08/31/2001	08/16/2002	15,000		RENOVATIONS
	0103352	10/12/2001	08/16/2002	3,000		REPLACE WINDOWS
	02-3320	12/19/2002	10/03/2003	2,638		SANDBLAST SIGN

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	274,720	6,260	535,557	816,537	767,341	0	816,537

2010	284,193	6,280	407,110	697,583	697,583	0	697,583
2009	284,193	6,300	563,713	814,346	814,346	0	814,346
2008	290,508	6,320	657,856	954,684	954,684	0	954,684
2007	228,822	6,574	930,520	1,165,916	1,165,916	0	1,165,916
2006	236,283	6,750	367,880	610,913	610,913	0	610,913
2005	216,386	7,220	302,960	526,566	526,566	0	526,566
2004	192,021	7,684	259,680	448,988	448,988	0	448,988
2003	187,650	7,734	194,760	448,988	448,988	0	448,988
2002	172,552	8,106	194,760	448,988	448,988	0	448,988
2001	172,552	8,628	194,760	448,988	448,988	0	448,988
2000	183,336	2,520	164,464	448,988	448,988	0	448,988
1999	183,336	2,646	164,464	448,988	448,988	0	448,988
1998	122,224	2,766	164,464	289,454	289,454	0	289,454
1997	119,532	2,892	155,808	278,232	278,232	0	278,232
1996	108,665	2,994	155,808	267,467	267,467	0	267,467
1995	108,665	3,138	155,808	267,611	267,611	0	267,611
1994	108,665	3,240	155,808	177,969	177,969	0	177,969
1993	108,665	3,366	155,808	177,969	177,969	0	177,969
1992	98,409	3,486	155,808	177,969	177,969	0	177,969
1991	98,409	3,612	155,808	177,969	177,969	0	177,969
1990	96,919	1,423	122,266	177,969	177,969	0	177,969
1989	107,478	1,423	121,184	177,969	177,969	0	177,969
1988	101,362	1,423	112,528	174,870	174,870	0	174,870
1987	99,717	1,423	45,065	110,281	110,281	0	110,281
1986	81,769	1,423	44,146	127,338	127,338	25,000	102,338
1985	77,705	1,423	44,146	123,274	123,274	25,000	98,274
1984	69,695	1,423	34,797	105,915	105,915	25,000	80,915
1983	69,695	1,423	20,604	91,722	91,722	25,000	66,722
1982	62,660	1,423	15,693	79,776	79,776	5,000	74,776

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
9/8/2000	1686 / 0872	250,000	WD	H
4/1/1998	1512 / 2488	580,000	WD	Q
1/1/1994	1291 / 1376	370,000	WD	Q
11/1/1986	993 / 954	215,000	WD	U
5/1/1978	761 / 563	45,000	00	Q

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