

Historic Architectural Review Commission

Staff Report Item 5

Meeting Date: May 14, 2013

Applicant: Trepanier and Associates

Application Number: H13-01-449

Address: #112 Fitzpatrick Street / #105 Whitehead Street

Description of Work: After the Fact- Place two speakers on front facade.

Building Facts: According to our records the building is listed as a contributing resource. The one story frame vernacular structure was built circa 1920 and has the Florida Master Site File number MO01646. Staff did some research and found that in the Sanborn maps of 1926 and 1948 as well as on a photo circa 1940 the two existing buildings, 112 and 116 Fitzpatrick, were similar in form but the facades have been changed. The 1962 Sanborn map depicts 112 and 116 Fitzpatrick as one structure. By looking at the proportions of the footprint of the buildings in all three Sanborn map copies and comparing it to the Survey it is clear that the building in question is depicted in all three Sanborn maps. The structure has been altered through time and a structure was attached on its back and faces Whitehead Street. The front façade has also been altered by the enclosure of the front portico.

**Guidelines and
Ordinance Cited in
Review:**

LDR's Section 102-6- Other regulations applicable to all development proposed;

Development activities shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance;

(3) Introduction of visible, **audible** or atmospheric elements that are out of character with the property or significantly alter its setting.

HARC Guidelines: Additions, Alterations and new construction (pages 36-38a), specifically guideline 2 of page 37.

Staff Analysis

The Certificate of Appropriateness for review is an after the fact request for the installation of two speakers that were located in the front façade. This is a Code Compliance case; a neighbor complained about the noise. The applicant is requesting approval of the speakers on the existing location. According to the applicant the speakers helps attract customers to the business.

Consistency with Guidelines

It is staff's opinion that the existing two speakers, as audible elements, detract from the historic character of the property, therefore are inconsistent with the LDR's. The speakers are attached to the front façade and are visible from the street. The two existing gooseneck light fixtures were in the building before the new tenant installed the existing wall sign.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS 2013-100449
APPLICATION #

OWNER'S NAME: 105 Whitehead Street Corp DATE: 3/26/13
OWNER'S ADDRESS: 209 Duval St. Fl two PHONE #:
APPLICANT'S NAME: Trepanier and Associates Inc. PHONE #: 305-293-8983
APPLICANT'S ADDRESS: 402 Appelrouth Lane Key West FL 33040
ADDRESS OF CONSTRUCTION: 112 Fitzpatrick Steet # OF UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Place two white speakers on facade of building (existing)
AFTER THE FACT

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: 3/26/13
Applicant's Signature:

[Handwritten Signature]

Required Submittals table with 5 rows: TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS; TREE REMOVAL PERMIT; PHOTOGRAPHS OF EXISTING BUILDING; PHOTOGRAPHS OF ADJACENT BUILDINGS; 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:
User: CMLKER Type: OC Drawer: 1
Date: 4/12/13 5:30 Receipt no: 58700
PT 2013 Fee: 1000.00
* REBUILDING FE 1 \$50.00
Trans number: 200454
VM VISA/MASTERC \$50.00

Trans date: 4/12/13 Time: 7:36:33

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building is listed as contributing. built ca. 1920.

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

Date: _____

Signature: _____

Historic Architectural
Review Commission



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

April 25, 2013

Mr. Patrick Wright
Trepanier and Associates
#402 Appelrouth Lane
Key West, Florida 33040

VIA ELECTRONIC

**RE: AFTER-THE-FACT- PLACE TWO SPEAKERS ON FRONT
FAÇADE.
FOR: #112 FITZPATRICK LANE/ #105 WHITEHEAD STREET
HARC APPLICATION # H13-01-449
KEY WEST HISTORIC DISTRICT**

Dear Mr. Wright:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public hearing held on Tuesday, April 23, 2013. The Commission motioned to postpone the item after I notified them that the process of posting the public notice was not fulfilled by the applicant.

Enclosed please find copy of the new public notice and posting affidavit form. Please post the notice on a visible area from the street. The notice must be posted at least 5 days prior to the meeting of May 14, 2013. Take a photo of the posted notice and return it with the posting affidavit no later than May 10, 2013.

Should you have any questions, please do not hesitate to contact me at your convenience.

Mr. Patrick Wright
April 25, 2013
Page 2 of 2

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:



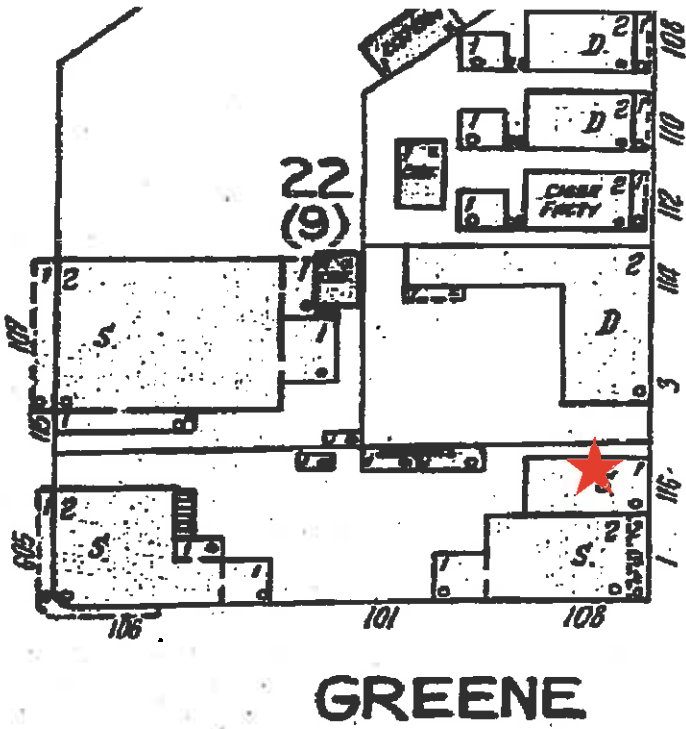
Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

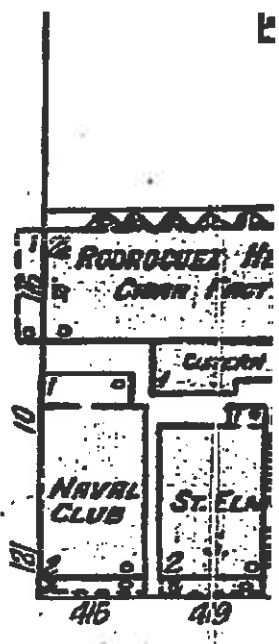
etorregr@keywestcity.com

ENCLOSURES

Sanborn Maps

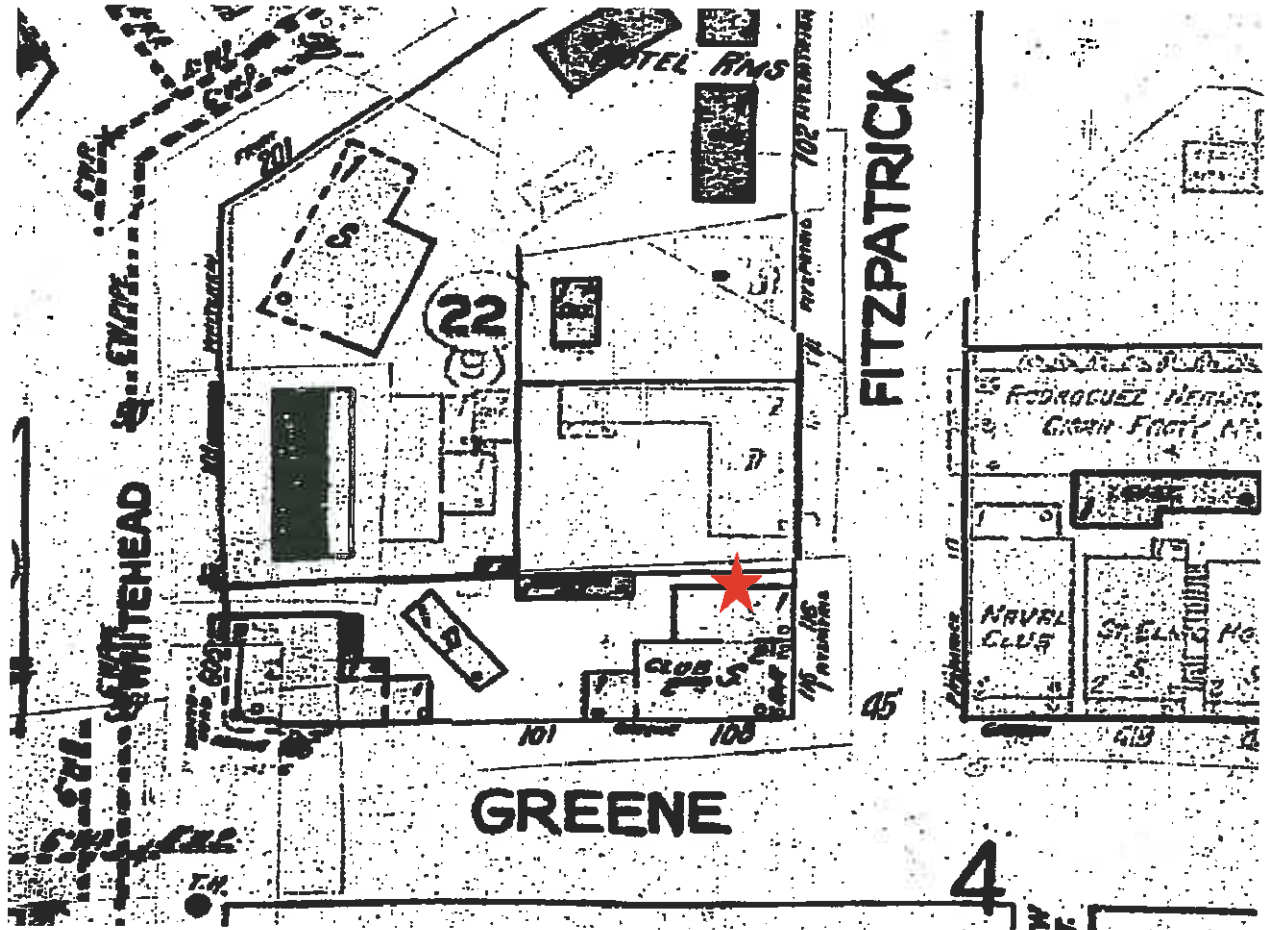


FITZPATR

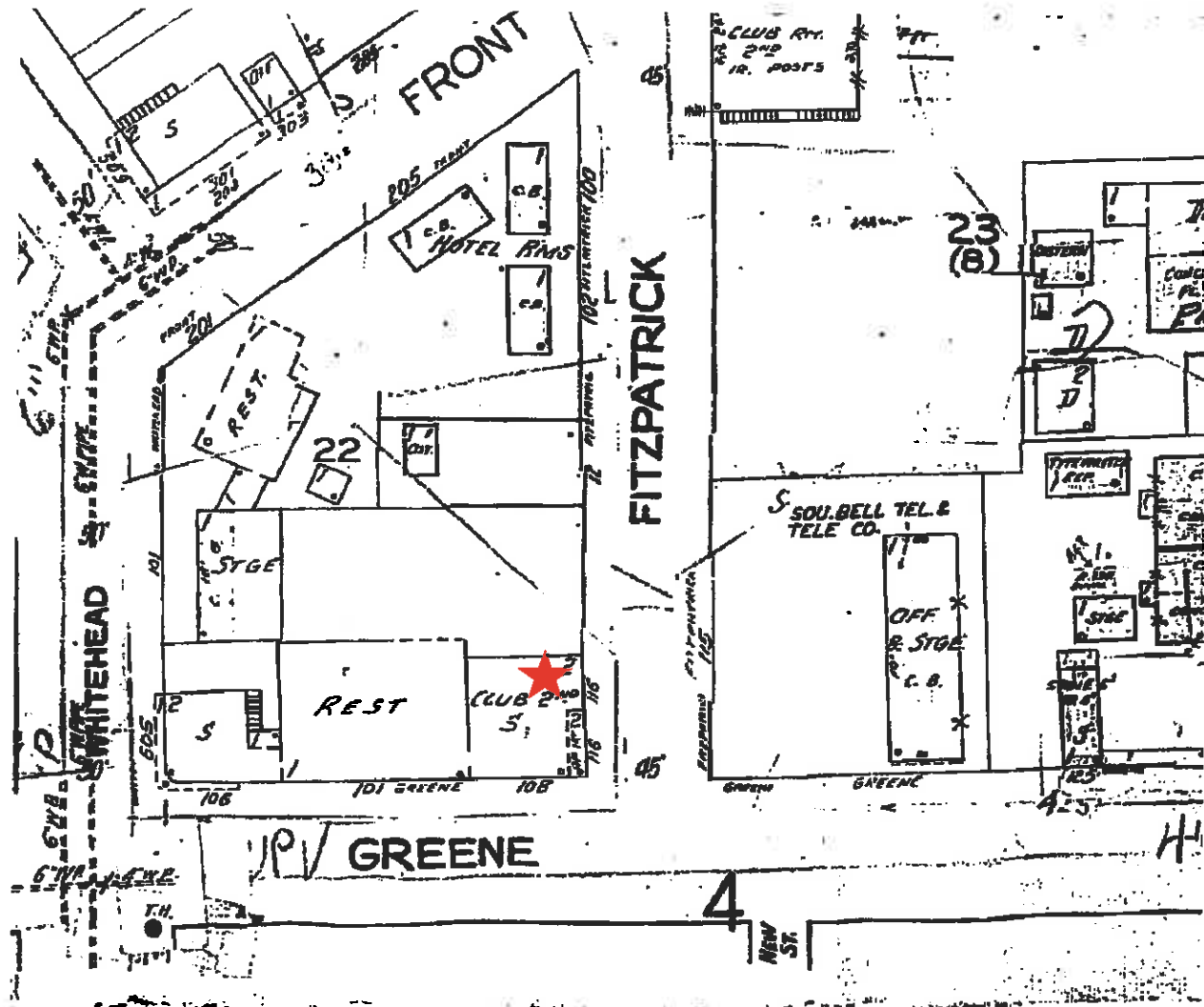


GREENE

#112 Fitzpatrick Street Sanborn map 1926



#112 Fitzpatrick Street Sanborn map 1948



#112 Fitzpatrick Street Sanborn map 1962

Project Photos



The Navy Club at 116 Fitzpatrick Street C 1940. From the DeWolfe and Wood Collection in the Otto Hirzel Scrapbook

112 Fitzpatrick



Google earth



Speakers

300 MONTADITOS

PLATERS

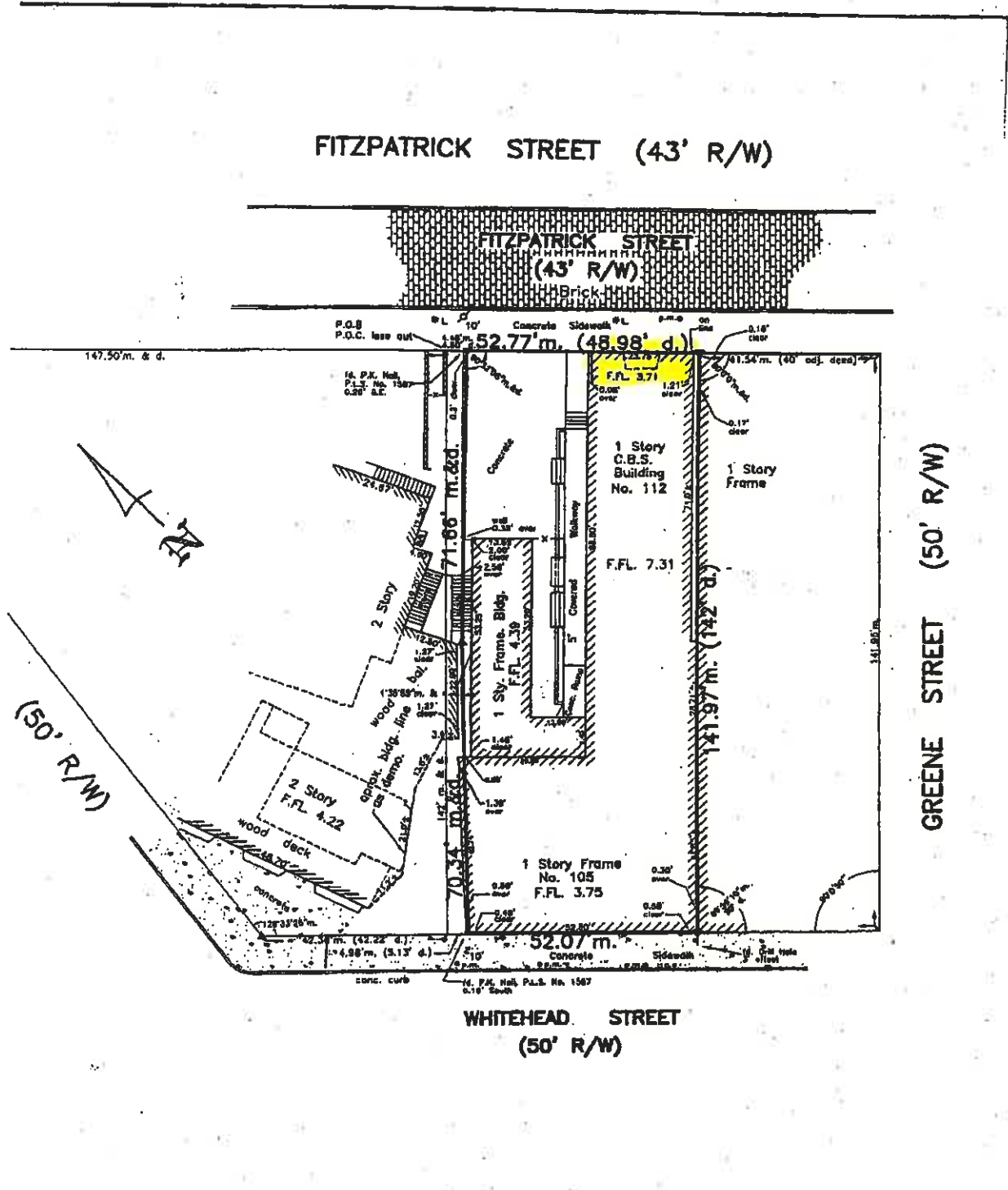
MONTADITOS

SALADA





Survey

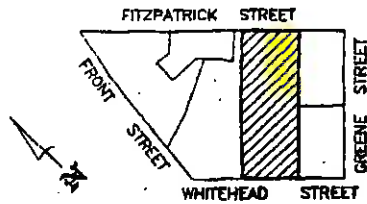


Block 9

105 Whitehead Street Corporation 105 Whitehead & 112 Fitzpatrick, Key West, Fl. 33040			
BOUNDARY SURVEY		Den No.: 09-152	
Scale: 1"=20'	Ref. 197-30 file	Flood panel No. 1518 R	Den. By: F.H.H.
Date: 3/18/09		Flood Zone: AG	Road Elev. 7'
REVISIONS AND/OR ADDITIONS			
7/21/09: Revise existing prop. line			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0448
Fax: (305) 293-0237
rhieb1@psflsouth.net

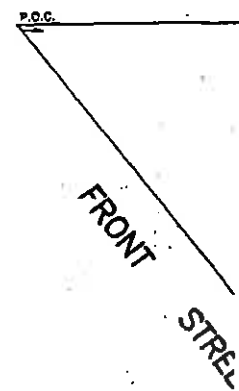


LOCATION MAP

Square 9, City of Key West, Fl.

LEGAL DESCRIPTION: (O.R. 1640, Page 1246):
 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 2, Square 9. COMMENCING at a point on Fitzpatrick Street 147.5 feet Southeastery from the corner of Front Street and running thence in a Southeastery direction along the line of Fitzpatrick Street 53 feet, 7 inches and extending in a Southwesterly direction 142 feet out to Whitehead Street, with an equal frontage thereon as recorded in Deed Book G-29, pages 269-70, Monroe County, Florida Records.
 Less the following described parcel of land:

On the Island of Key West, Monroe County, Florida, in Square 9 of William A. Whitehead's Map delineated in 1829 A.D. more particularly described as follows: . COMMENCE at the intersection of the Northeastery right of way of Whitehead Street and the Southeastery right of way of Front Street and run Southeastery along the Northeast right of way of Whitehead Street a distance of 42.22 feet to the Northeast corner of Parcel of land described in Official Record Book 97, at Pages 112 and 113 of the Public Records of Monroe County Florida, for a Point of Beginning; thence run Northeastery along the Northwest boundary of the said parcel described in Official Record Book 97, a distance of 142 feet to the Northeast boundary of said parcel described in Official Record Book 97, a distance of 4.60 feet to a fence; thence run Southwesterly along a line deflected to the right 90 degrees 32' 06" and along the said fence, a distance 71.66 feet; thence run Southwesterly along said fence, deflected 01 degrees 38' 55" to the left, for a distance of 28 feet; thence continue along the Southeast face of the Southeast wall of the La Briso Restaurant, a distance of 42.34 feet to the Southwest boundary of the said parcel of land described in the said Official Record Book No. 97; thence Northwestery along the Southwestery boundary of the said parcel, described in Official Record Book No. 97, a distance of 5.13 feet back to the Point of Beginning.



SURVEYOR'S NOTES:

North arrow based on assumed median
 J.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Baslo Elevation: 14.234

Monumentation:

⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
 ⊙ = Found 1/2" Iron Pipe
 ⊙ = Found 1/2" Iron Bar
 Δ = Set P.K. Nail, P.L.S. No. 2749
 Δ = Found P.K. Nail, P.L.S. No. 1587
 Field Work performed on: 7/21/09

Abbreviations:

Sty. = Story
 R/W = Right-of-Way
 fd. = Found
 p. = Plat
 m. = Measured
 M.H.W. = Mean High Water
 N.T.S. = Not to Scale
 C. = Centerline
 Elev. = Elevation
 B.M. = Bench Mark
 P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 w.m. = Water Meter
 Bal. = Balcony
 * L. = Light

P.B. = Plat Book
 pg. = page
 C.L.F. = Chain Link Fence
 A/C = Air Conditioner
 o/h = Overhead
 u/g = Underground
 F.F.L. = Finish Floor Elevation
 Irr. = Irregular
 conc. = concrete
 I.P. = Iron Pipe
 I.B. = Iron Bar
 C.B. = Concrete Block
 C.B.S. = Concrete Block Stucco
 cov'd. = Covered
 wd. = Wood
 c.o. = Clean out
 p.m. = Parking Meter

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-8, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 38810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Correspondence



Enid Torregrosa <etorregr@keywestcity.com>

112 Fitzpatrick speaker application

3 messages

Patrick Wright <patrick@owentrepanier.com> Wed, Mar 27, 2013 at 4:51 PM
To: Enid Torregrosa <etorregr@keywestcity.com>, Jo Bennett <jbennett@keywestcity.com>
Cc: pcorbett@keywestcity.com

Hello Enid,

Attached is a HARC application for 2 speakers at 100 Montadrios restaurant at 112 Fitzpatrick street. I will bring the fee by the office tomorrow as well as a hard copy. Thank you. -Patrick

Patrick Wright
Planner

Trepanier & Associates, Inc.
402 Appelrouth Lane
Key West, FL 33045-2155
Tel: 305-293-8983
Fax: 305-293-8748

App Signed.pdf
1149K

Enid Torregrosa <etorregr@keywestcity.com> Thu, Mar 28, 2013 at 9:24 AM
To: Patrick Wright <patrick@owentrepanier.com>

Can you please send me a photo showing the entire facade? Why they installed these speakers for? Is this a Code Case?

I am seen extra signs in the windows!!

Hope you are doing well.

Enid

[Quoted text hidden]

Patrick Wright <patrick@owentrepanier.com> Tue, Apr 2, 2013 at 4:23 PM
To: Enid Torregrosa <etorregr@keywestcity.com>

Enid,

This is not currently a code case. Code has been called by the neighbors for sound ordinance concerns but they have not been cited and suggested we file a HARC application for the speakers. Attached is a picture of the façade showing the speakers. As always thank you for your time. -Patrick

From: Enid Torregrosa [mailto:etorregr@keywestcity.com]
Sent: Thursday, March 28, 2013 9:24 AM
To: Patrick Wright
Subject: Re: 112 Fitzpatrick speaker application

[Quoted text hidden]

 **Facade.pdf**
278K

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 23, 2013 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-PLACE TWO SPEAKERS ON FRONT FAÇADE.

FOR- #112 FITZPATRICK STREET/ #105 WHITEHEAD STREET

Applicant- Trepanier and Associates

Application # H13-01-449

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**

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

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

Property Record Card -
Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1000663 Parcel ID: 00000650-000000

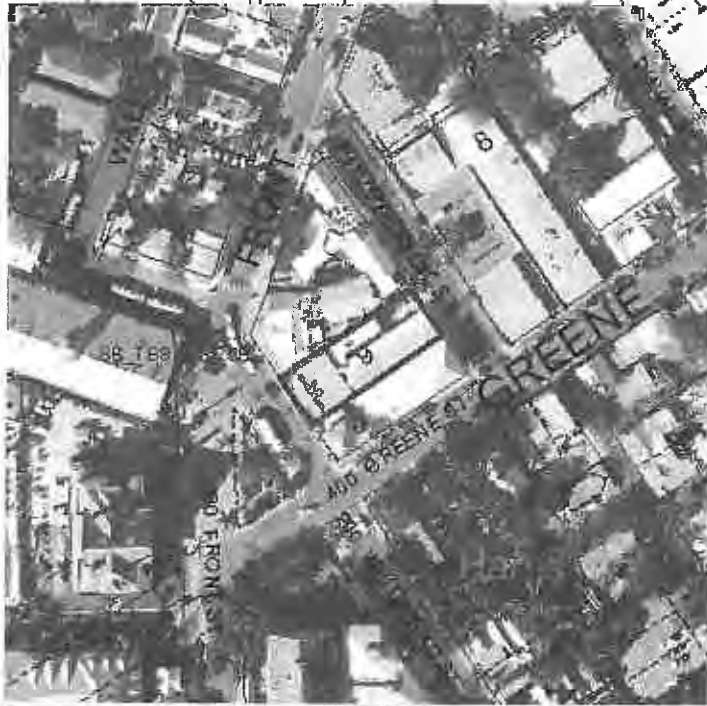
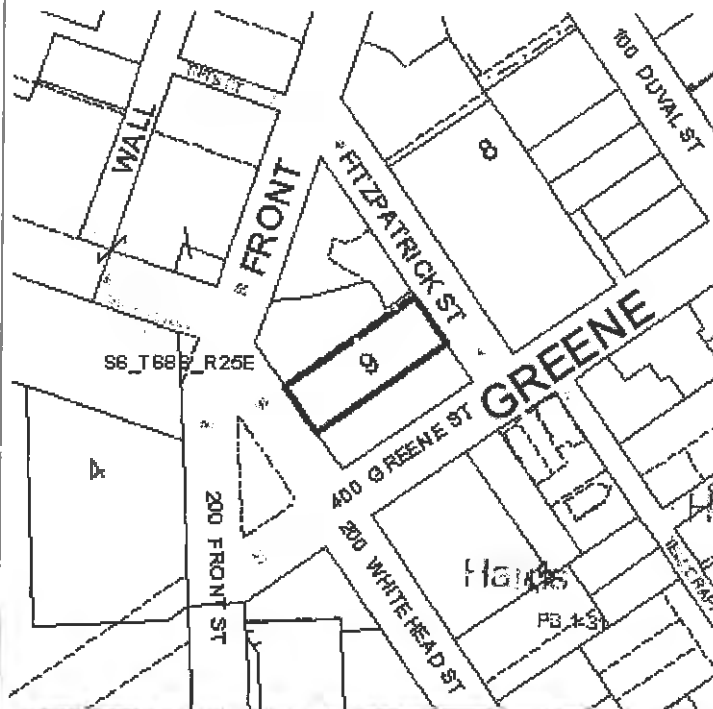
Ownership Details

Mailing Address:
105 WHITEHEAD STREET CORP
209 DUVAL STREET
FL TWO
KEY WEST, FL 33040

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 105 WHITEHEAD ST KEY WEST
112 FITZPATRICK ST KEY WEST
Legal Description: KW PT LOT 2 SQR 9 OR97-112-113 OR794-947-948 PROBATE#84-122-CP-12 OR1607-1624/27(PROB
#90-116-CP-10) OR1640-1245/47P/R

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	49	142	6,975.00 SF

Building Summary

Number of Buildings: 1

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	299	1 STY STORE-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
104	WD OVER CONC BL	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	240 SF	40	6	2001	2002	2	30

Appraiser Notes

EXTENSIVE RENOVATION & ADDITION 1996 TPP 8888481 - KEY WEST MARKET
 14-1 REDUCED VALUE FROM \$2,431,520

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08-3935	10/21/2008		8,505	Commercial	1000 SF WHITE 60 MIL SINGLE PLY ROOFING
	08-678	03/11/2008		7,658	Commercial	ROOFING
	08-1313	04/28/2008		1,700	Commercial	SIGN
	08-478	02/25/2008		1,500	Commercial	NOVELTY SIDING
27	09-00004287	12/16/2009		500	Commercial	SIGN
	12-3930	11/14/2012		724	Commercial	INSTALL BURGLAR ALARM SYSTEM 1 PANEL.
	12-0475	11/17/2012	11/19/2012	0	Commercial	CHANGE USE FROM RETAIL TO 62 SEAT RESTAURANT INCLUDING ELECTRICAL, MECHANICAL, PLUMBING. NOTE THAT DOCUMENTATION OF AS-BUILT LOWEST FLOOR ELEVATION IS RETAINED IN THE BUILDING DEPARTMENT.
1	B944055	12/01/1994	11/01/1995	1,200	Commercial	REMOVE/REPLACE DOORS
2	A951968	06/01/1995	12/01/1995	750	Commercial	SIGN 4 X 20
3	9601098	03/01/1996	08/01/1996	73,850	Commercial	RENOVATION
4	9601385	03/01/1996	08/01/1996	10,000	Commercial	ELECTRICAL
5	9601852	05/01/1996	08/01/1996	5,300	Commercial	PLUMBING
6	9601874	05/01/1996	08/01/1996	6,000	Commercial	MECHANICAL
7	9602329	06/01/1996	08/01/1996	3,500	Commercial	SIGN
8	9602596	06/01/1996	08/01/1996	2,500	Commercial	MECHANICAL
9	9602729	07/01/1996	08/01/1996	1	Commercial	PAINTING
10	9602773	07/01/1996	08/01/1996	400	Commercial	ELECTRICAL
11	9601277	03/01/1996	08/01/1996	1,750	Commercial	PLUMBING
12	9601451	03/01/1996	08/01/1996	2,500	Commercial	AWNINGS
13	9604002	10/01/1996	11/01/1996	8,000	Commercial	ROOF

14	9604082	10/01/1996	11/01/1996	10,000	Commercial	REPAIR & REMODELING
15	9604569	12/01/1996	12/01/1996	200	Commercial	SIGN
16	9604611	12/01/1996	05/01/1997	70,000	Commercial	ELECTRICAL/PLUMBING
17	9700656	02/01/1997	05/01/1997	585	Commercial	ELECTRICAL
18	9700029	01/01/1997	05/01/1997	200	Commercial	PAINTING
19	9700703	03/01/1997	05/01/1997	250	Commercial	PLUMBING
20	9701126	04/01/1997	05/01/1997	2,500	Commercial	AWNINGS
21	9701317	04/01/1997	05/01/1997	5,000	Commercial	12X10 COOLER
22	9702017	07/01/1997	07/01/1997	2,000	Commercial	SIGNS
23	0002729	09/19/2000	12/13/2000	3,000	Commercial	HURRICANE SHUTTERS
24	0101312	03/30/2001	11/13/2001	1,200	Commercial	WOOD FENCE
25	0201873	07/12/2002	12/31/2005	4,000	Commercial	NEW ROOF
26	04-0986	04/01/2004	11/18/2004	1,200	Commercial	R&R FRENCH DOORS
25	05-3268	11/03/2005	12/31/2005	4,000	Commercial	UP-DATE EXISTING PERMIT#02-1873 FOR FINAL INSPECTIONS PURPOSES ONLY

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
2012	601,179	563	2,391,839	2,500,000	2,500,000	0	2,500,000
2011	632,409	588	2,391,839	2,500,000	2,500,000	0	2,500,000
2010	632,409	613	1,907,690	2,540,712	2,540,712	0	2,540,712
2009	663,639	647	2,560,608	2,954,125	2,954,125	0	2,954,125
2008	663,639	672	1,848,375	2,971,822	2,971,822	0	2,971,822
2007	439,716	697	1,848,375	2,971,822	2,971,822	0	2,971,822
2006	450,062	731	767,250	2,341,508	2,341,508	0	2,341,508
2005	450,062	756	697,500	1,858,856	1,858,856	0	1,858,856
2004	421,730	781	697,500	1,804,715	1,804,715	0	1,804,715
2003	421,730	815	571,950	1,804,715	1,804,715	0	1,804,715
2002	421,730	840	571,950	1,804,715	1,804,715	0	1,804,715
2001	404,907	6,141	446,400	1,782,961	1,782,961	0	1,782,961
2000	414,109	1,977	376,650	1,736,923	1,736,923	0	1,736,923
1999	477,967	2,036	376,650	1,736,923	1,736,923	0	1,736,923
1998	319,290	2,094	376,650	1,587,943	1,587,943	0	1,587,943
1997	260,544	2,152	362,700	1,587,943	1,587,943	0	1,587,943
1996	194,251	2,480	362,700	570,561	570,561	0	570,561
1995	194,251	2,545	362,700	570,561	570,561	0	570,561
1994	194,251	2,610	362,700	570,561	570,561	0	570,561
1993	194,251	2,676	362,700	557,545	557,545	0	557,545
1992	194,251	2,741	362,700	557,545	557,545	0	557,545

1991	194,251	2,806	362,700	557,545	557,545	0	557,545
1990	103,772	11,853	320,850	557,545	557,545	0	557,545
1989	103,772	12,088	313,875	505,724	505,724	0	505,724
1988	97,375	10,007	273,769	381,151	381,151	0	381,151
1987	95,196	10,396	188,325	372,774	372,774	0	372,774
1986	95,688	10,754	188,325	354,398	354,398	0	354,398
1985	92,882	8,729	174,570	350,457	350,457	0	350,457
1984	88,467	2,124	83,928	174,519	174,519	0	174,519
1983	88,467	2,124	57,404	147,995	147,995	0	147,995
1982	74,287	2,124	48,984	125,395	125,395	0	125,395

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.

There are no sales to display for this parcel.

This page has been visited 224,801 times.

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