

Historic Architectural Review Commission

Staff Report Item 6

Meeting Date:	September 24, 2013
Applicant:	Ocean Blue Commercial Holdings Inc.
Application Number:	H13-01-1220
Address:	#824 Duval Street
Description of Work:	Request to paint a commercial CBS building.
Building Facts:	The building is listed as a non-contributing structure. The two story cbs building was built between the 1952's and 1964. The adjacent buildings are one story structures.
Guidelines Cited in Review:	Exterior colors (page 35), specifically exterior siding and body.

Staff Analysis

A Certificate of Appropriateness has been submitted for a new color scheme for a cbs commercial building. The two story structure is flanked by one story buildings. The existing color scheme was approved by staff in 2005. The proposed colors will be a green Split pea for the first floor storefront walls and columns and second floor walls, blue Balmoral for the trims or panels between the second floor windows, and cobalt blue for the front overhang.

Consistency with Guidelines

1. The guidelines are clear regarding colors for siding or body of a building.

It is staff's opinion that the proposed scheme may overshadow the surrounding one story buildings due to the contrasting effect and tones of the selected color scheme. Staff expressed to the applicant those concerns and the applicant wanted to present the selected scheme to the Commission for approval.

Application

CK 70850 ⁵⁰



CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS 12-113-101220
APPLICATION # _____

OWNER'S NAME: Ocean blue commercial holdings LP DATE: 8-12-13

OWNER'S ADDRESS: 824 1/6 Duval street, Keywest FL PHONE #: 9586929667

APPLICANT'S NAME: Jm B painting sources Inc PHONE #: 3053046681

APPLICANT'S ADDRESS: 314 Virginia st, Keywest, FL 33040

ADDRESS OF CONSTRUCTION: 824 1/6 Duval st, Keywest, FL DN # OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Paint the main building split pea with a stripe of Balmoral and the front and rear steps and flat overhang champion cobalt

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: 8-12-13
Applicant's Signature: J. Bavel

Required Submittals

<input 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 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

Order: CHALKER Type: SP Drawer: _____
Date: 8/12/13 Permit no: 9760

PT 1601220
* BUILDING REQUEST NEW
Stamp Use Only
Trans number: 2953524
CK CHLCK Date: 12-30
Staff Approval: _____
Time: 14:49:53
Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building is listed as non-contributing.

Guidelines for exterior colors (page 35)

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#824-826 Duval Street Sanborn map 1948

Project Photos



The building at 824 Duval Street in the mid 1960s. Photo from the Property Appraiser's office. Monroe County Library.



Google earth

feet 10
meters 4





Google earth

feet 10
meters 4



**Photos of Structures
Submitted by Applicant**



806-808
Duval



824-826
Duval
✱

416
Eaton



711
Duval



821
Duval



411
Petronia



618
Duval



532
Duval



Proposed Color Scheme



WALLS



stripes/panels
between
2 floor windows



overhang

EXTERIOR WALLS

STRIPES

OVERHANG

Actual color
for STRIPES &
store front



main Building color: Benjamin moore Split Pea
 Stripe color: Benjamin moore **Balmoral**
 Steps ~~and~~ and front overhang: Benjamin moore
Champion cobalt

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 24, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REQUEST TO PAINT A COMMERCIAL CBS STRUCTURE

FOR- #824-826 DUVAL STREET

Applicant- Ocean Blue Commercial Holdings

Application # H13-01-1220

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 305-809-3973 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: 9085090 Parcel ID: 00017141-000600

Ownership Details

Mailing Address:

OCEAN BLUE COMMERCIAL HOLDINGS
824 DUVAL ST
KEY WEST, FL 33040-7406

Property Details

PC Code: 39 - HOTELS,MOTELS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 824 DUVAL ST UNIT: 6 KEY WEST

Legal Description: UNIT 6 MAISON SUR DUVAL CONDOMINIUM OR2160-2191/2272DEC OR2351-1495/96 OR2525-345

Click Map Image to open interactive viewer



Condominium Details

Condo Name: MAISON SUR DUVAL CONDOMINIUM

Footage: 345

Year Built: 1933

Not possible. Not in the 1948 Smborn Map.

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
2013	135,192	0	0	135,192	135,192	0	135,192
2012	131,752	0	0	131,752	131,752	0	131,752
2011	117,648	0	0	117,648	110,323	0	117,648
2010	100,294	0	0	100,294	100,294	0	100,294
2009	125,367	0	0	125,367	125,367	0	125,367
2008	158,374	0	0	158,374	158,374	0	158,374
2007	163,875	0	0	163,875	163,875	0	163,875
2006	107,054	0	0	107,054	107,054	0	107,054

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
6/28/2011	2525 / 345	2,500,000	WD	05
2/4/2008	2351 / 1495	4,000,000	WD	B

This page has been visited 130,575 times.

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

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

Alternate Key: 9085091 Parcel ID: 00017141-000824

Ownership Details

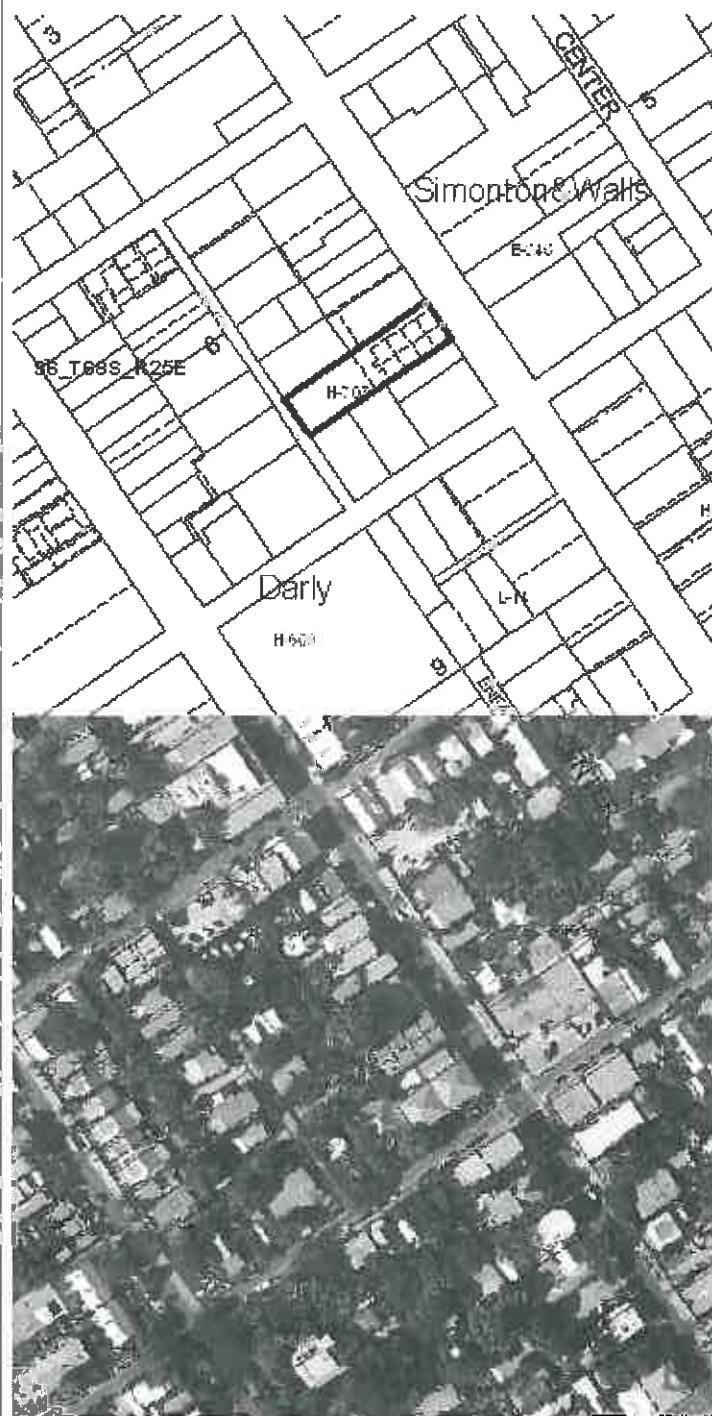
Mailing Address:

OCEAN BLUE COMMERCIAL HOLDINGS
824 DUVAL ST
KEY WEST, FL 33040-7406

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 824 DUVAL ST LOWR: KEY WEST
Legal Description: UNIT 824 DUVAL-DOWNSTAIRS MAISON SUR DUVAL CONDOMINIUM OR2160-2191/2272DEC
OR2351-1495/96 OR2525-345

Click Map Image to open interactive viewer



Condominium Details

Condo Name: MAISON SUR DUVAL CONDOMINIUM
Footage: 1452 Year Built: 1933

Not possible!

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
2013	342,672	0	0	342,672	333,768	0	342,672
2012	303,426	0	0	303,426	303,426	0	303,426
2011	315,084	0	0	315,084	315,084	0	315,084
2010	373,222	0	0	373,222	373,222	0	373,222
2009	466,528	0	0	466,528	466,528	0	466,528
2008	630,749	0	0	630,749	630,749	0	630,749
2007	653,400	0	0	653,400	653,400	0	653,400
2006	449,660	0	0	449,660	449,660	0	449,660

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6/28/2011	2525 / 345	2,500,000	WD	05
2/4/2008	2351 / 1495	4,000,000	WD	B

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