

# **Staff Report**

11 Extend existing parapet wall by one foot eight inches – **111 Whitehead Street – One Call Construction, Inc. (H11-01-960)**

This staff report is for the review of a Certificate of Appropriateness for the construction of an extension to an existing parapet wall. The existing parapet is one foot eight inches in height above a fixed awning. The applicant proposes to double the height for a total of three feet four inches. The structure currently houses an excursion ticket sales center. The purpose of the expansion is to accommodate a sign which will be part of a separate application.

Staff has the following comments regarding the proposed plans:

1. The materials are proposed to be of wood to match the existing structure.
2. The face of the parapet will be painted white to match the existing building.
3. The extension will be properly braced and strapped to meet wind load requirements.

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 11-01000960

OWNER'S NAME: Rupp William R TR DTD DATE: 7/19/2011

OWNER'S ADDRESS: 675 3rd Ave, 3rd Floor, NY, NY PHONE #: 305-294-0945

APPLICANT'S NAME: One Call Construction, Inc. PHONE #: 305-797-7133

APPLICANT'S ADDRESS: 819 Peacock Plz #133, Key West, FL 33040

ADDRESS OF CONSTRUCTION: 111 Whitehead St. Key West, FL # OF UNITS

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

Extend parapet wall 20" up, per attached drawings/  
photos - materials: wood, painted white to match existing

*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*

RECEIVED  
JUL 19 2011  
2:30 p.m.

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: 7/19/2011

Applicant's Signature: [Signature]

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**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*This building is not contributing. It is an addition to a contributing building. Consider p. 37 #2 + p. 24 Wood Exterior Guidelines*

\_\_\_\_\_  
\_\_\_\_\_

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

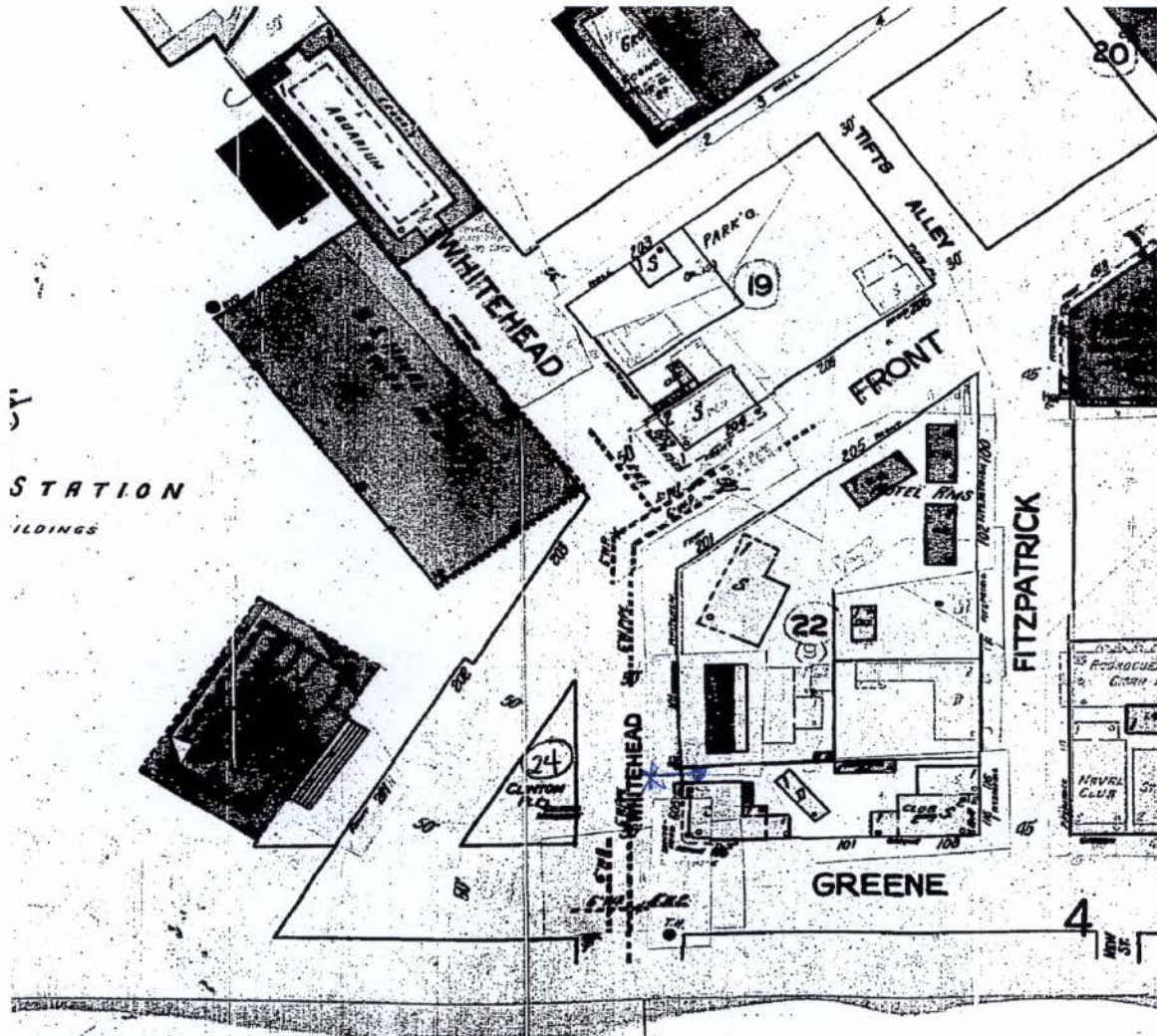
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Date: \_\_\_\_\_

Signature: \_\_\_\_\_

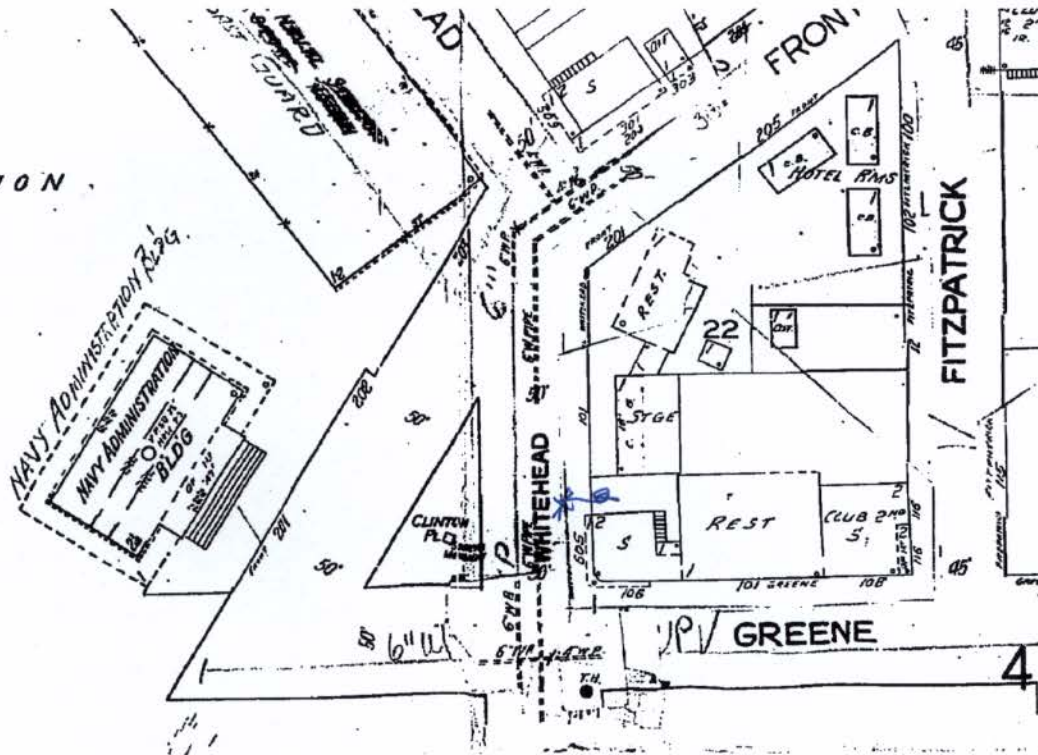
Historic Architectural  
Review Commission

# **Sanborn Maps**



#111 Whitehead Street Sanborn map copy 1948

STATION  
LOADINGS



#111 Whitehead Street Sanborn map copy 1962



# **Site Plans**



## **Property Appraiser Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501  
Website tested on  
Internet Explorer

**Our Website is currently undergoing maintenance and will not have full functionality for the next couple of days.**

## Property Record View

Alternate Key: 1000671 Parcel ID: 00000660-000000

### Ownership Details

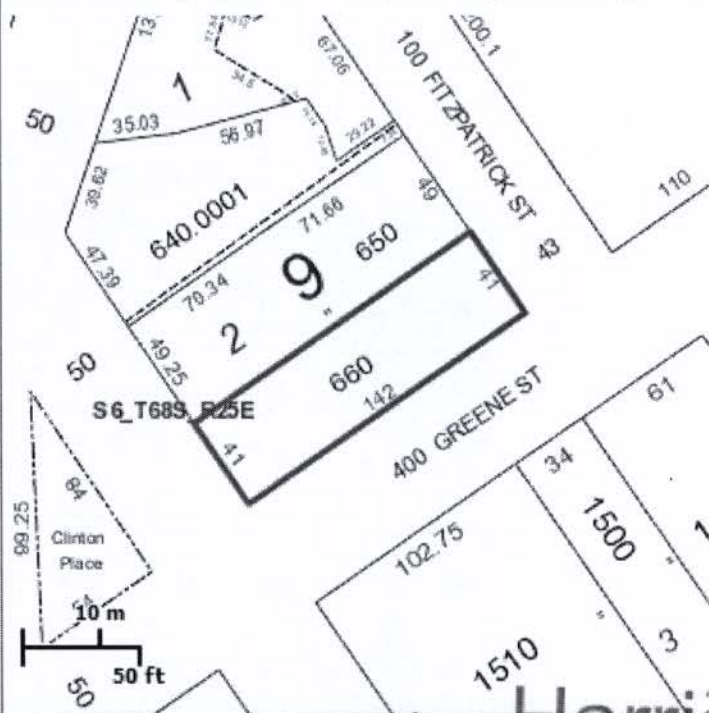
**Mailing Address:**

RUPP WILLIAM R TR DTD 10/3/91  
C/O PRAGER AND FENTON LLD  
675 THIRD AVE  
FL 3RD  
NEW YORK, NY 10017

### Property Details

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 111 WHITEHEAD ST KEY WEST  
115 WHITEHEAD ST KEY WEST  
116 FITZPATRICK ST KEY WEST  
403 GREENE ST KEY WEST  
407 GREENE ST KEY WEST  
411 GREENE ST KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 9 OR214-583/586 OR434-37/38 OR648-854/857 OR651-891 OR1294-362/365Q/C OR2332-1770 PROB 44-07-CP-182-K OR2399-340/43PET OR2399-349ORD

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	41	142	5,822.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 1

Total Living Area: 7868  
 Year Built: 1934

### Building 1 Details

**Building Type**  
 Effective Age 20  
 Year Built 1934  
 Functional Obs 0

**Condition F**  
 Perimeter 714  
 Special Arch 0  
 Economic Obs 0

**Quality Grade 500**  
 Depreciation % 23  
 Grnd Floor Area 7,868

**Inclusions:**

**Roof Type**  
 Heat 1 FCD/AIR DUCTED  
 Heat Src 1 ELECTRIC

**Roof Cover**  
 Heat 2  
 Heat Src 2

**Foundation**  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 6  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 30

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

No sketch available to display

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OUU		1	1934				32
2	OUF		1	1934				70
3	OUU		1	1934				9
4	FLA		1	1934				1,600
5	FLA		1	1934				1,018
6	FLA		1	1934				270

7	FLA	1	1934	940
8	FLA	1	1934	2,440
9	FLA	1	1934	1,600

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STORY STORES	100	N	Y
		1 STORY STORES	100	N	Y
		APARTMENTS	100	N	Y
	304	APTS-B	100	N	Y
	4	1 STORY STORES	100	N	Y
	5	1 STY STORE-B	100	N	Y

**Exterior Wall:**

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

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	2 UT	0	0	1983	1984	2	20
2	WD2:WOOD DECK	162 SF	0	0	1985	1986	2	40
3	AC2:WALL AIR COND	1 UT	0	0	2000	2001	1	20

**Appraiser Notes**

TPP 8985725 -TROPICAL CORNER
TPP 8871678 -ISLAND GIFTS UNIQUE
2006-12-19 REAR 2 STORY FLA IS 114 FITZPATRICK REHAB'D IN LATE 2006, SEE PICS.DKRAUSE

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
19	06-4782	08/14/2006	09/28/2006	6,000 Commercial	PATCH FLOORS, REPLACE CABINETS & VANITY, DOORS & WINDOWS.
26	06-6343	02/05/2007		6,000 Commercial	REMOVE CEILING FOP NEW ATTIC ACCESS STAIRS
20	06-4784	08/16/2006	12/11/2006	2,400 Commercial	INSTALL LAY IN FIXTURES 12
18	06-4770	08/11/2006	12/11/2006	5,000 Commercial	DEMO CARPET REPLACE W/CERAMIC TILE, NEW DROP CEILING
21	06-5353	09/25/2006	12/11/2006	12,300 Commercial	UPGRADE PERMIT 06-4784 CONNECT HVAC UNIT
22	06-5319	09/28/2006	12/11/2006	2,000 Commercial	INSTALL 200AMP SVC
27	07-6345	04/13/2007		4,000 Commercial	INSTALL PLUMBING
28	07-5780	04/13/2007		7,840 Commercial	REPLACE 5 EXISTING PLUMBING FIXTURES

23	06-5667	10/12/2006	12/11/2006	2,400	Commercial	PAINT ON 10 SQRS OF CONCH SHINGLES
24	06-5821	10/20/2006	12/11/2006	1,400	Commercial	INSTALL 7 SUPPLY GRILLS
25	06-5018	10/20/2006	12/11/2006	2,300	Commercial	R & R 3 FIXTURES 1 W/C, 1 LAV
1	96-2108	05/01/1996	08/01/1996	450	Commercial	AWNINGS
2	96-3847	09/01/1996	12/01/1996	500	Commercial	CANVAS AWNINGS
3	97-2016	07/01/1997	07/01/1997	1,300	Commercial	SIGN
4	00-3573	10/27/2000	12/13/2000	2,500	Commercial	REPLACE A/C
6	01-3487	10/23/2001	12/28/2001	5,000	Commercial	RENOVATE STORE FRONT
5	01-1605	04/18/2001	11/13/2001	4,000	Commercial	CANVAS AWNINGS
7	0103487	11/20/2001	10/11/2002	7,000	Commercial	DEMO/REPL FLOOR
10	03-3018	10/06/2003	11/24/2003	5,800	Commercial	ADD 3 WATER FIX.
12	03-3637	01/21/2004	09/27/2004	45,000	Commercial	RENOVATIONS / 5-TON A/C
13	03-4001	01/26/2004	10/30/2003	5,000	Commercial	EXTEND #1-3487 90DAYS
9	03-3018	08/28/2003	10/30/2003	2,400	Commercial	DEMO INTERIOR FINISH
11	03-4245	12/18/2003	01/07/2003	1,500	Commercial	REPLACED WIRING
8	03-2628	07/29/2003	10/30/2003	500	Commercial	INSTALL 2 SMOKE DETECTORS
15	05-4233	09/26/2005	12/31/2005	1,100	Commercial	REPLACE 100AMP BREAKER PANEL
16	06-3294	05/30/2006	09/28/2006	2,200	Commercial	OPEN WALLS BETWEEN SHOPS WITH NEW HEADER
14	05-0551	02/18/2005	12/31/2005	45,000	Commercial	
17	06-3489	06/08/2006	09/28/2006	2,400	Commercial	INSTALL 30 SHEETS OF SLOTWALL.

### 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
2010	794,542	1,462	699,478	1,495,482	1,495,482	0	1,495,482
2009	794,542	1,546	666,709	1,462,797	1,462,797	0	1,462,797
2008	794,542	1,608	1,542,830	2,338,980	2,338,980	0	2,338,980
2007	571,866	1,691	1,542,830	2,116,387	2,116,387	0	2,116,387
2006	575,266	1,753	640,420	2,636,896	2,636,896	0	2,636,896
2005	529,027	1,836	582,200	2,636,896	2,636,896	0	2,636,896
2004	529,020	1,898	582,200	2,636,896	2,636,896	0	2,636,896
2003	475,794	1,981	477,404	2,636,896	2,636,896	0	2,636,896
2002	470,788	2,044	477,404	2,636,896	2,636,896	0	2,636,896
2001	470,788	2,127	372,608	2,605,112	2,605,112	0	2,605,112
2000	472,047	821	314,388	2,537,845	2,537,845	0	2,537,845
1999	544,839	841	314,388	2,537,845	2,537,845	0	2,537,845
1998	363,961	854	314,388	1,596,413	1,596,413	0	1,596,413
1997	348,527	953	302,744	1,596,413	1,596,413	0	1,596,413
1996	258,815	966	302,744	679,210	679,210	0	679,210
1995	258,815	1,045	302,744	679,210	679,210	0	679,210



1994	258,815	1,118	302,744	679,210	679,210	0	679,210
1993	258,815	1,198	302,744	666,811	666,811	0	666,811
1992	258,815	1,271	302,744	666,811	666,811	0	666,811
1991	258,815	1,350	302,744	666,811	666,811	0	666,811
1990	55,880	0	133,906	208,731	208,731	0	208,731
1989	46,624	0	130,995	217,356	217,356	0	217,356
1988	43,147	0	114,257	158,318	158,318	0	158,318
1987	42,160	0	78,597	144,194	144,194	0	144,194
1986	42,436	0	78,597	137,089	137,089	0	137,089
1985	40,776	0	72,659	135,562	135,562	0	135,562
1984	40,057	0	34,932	112,698	112,698	0	112,698
1983	40,057	0	27,946	68,003	68,003	0	68,003
1982	33,164	0	27,946	61,110	61,110	0	61,110

### 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 9,465 times.

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