

Staff Report

- 12 Remove two existing storefront windows and replace with two fixed windows at bottom and two single hung windows above-#**300 Front Street 1- Gary Burchfield- Gary the Carpenter (H12-01-870)**

The building located at #300 Front Street is not listed in the surveys. The structure has been through major renovations in the past five years. The applicant is proposing the removal of two existing storefronts and their replacement with two operable aluminum single hung windows. The lower portion of the fenestration will have two fixed windows.

Guidelines that should be reviewed for this application;

Commercial storefronts and signage (page 46);

Basic storefront design elements include display windows with thin framing, a recessed entrance, a cornice or horizontal sign panel at the top of the bulkhead, and a low bulkhead which protects the windows and defines the entrance.

Additions/ alterations (pages 36-38a)

(3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes

It is staff opinion that removing storefronts and replace them with operable windows will alter the configuration of what commercial buildings in the historic district are about; they have storefronts and business is conducted in the interior of the structure. By adding operable windows on the main façade of a building this creates a different and non traditional mean of business operation. Storefronts are the long established way to promote merchandise in commercial buildings in Old Town. The removal of the storefronts will also create asymmetry in the building's facade. Installing operable windows will adversely change the streetscape and will be incompatible with neighboring structures. If this project is approved it may create a precedent in which other structures may want to change their storefronts to windows, creating more clutter on city's sidewalks.

Application



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

APPLICATION # 42-01-0870

OWNER'S NAME: 230 East 7th St Associates DATE: 5/21/12

OWNER'S ADDRESS: 301 Lincoln Rd Miami Bch PHONE #:

APPLICANT'S NAME: Gary the Carpenter PHONE #: 7970251

APPLICANT'S ADDRESS: 800 Simonton

ADDRESS OF CONSTRUCTION: 300 Front St 1 # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Remove 2 existing storefront windows and install 2 fixed windows on bottom and 2 single hung windows above, windows to have white frames

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, 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: 5/21/12
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:

Not listed.

Guidelines for commercial storefronts (page 46)

Guidelines for additions/alterations (pages 34-38a)

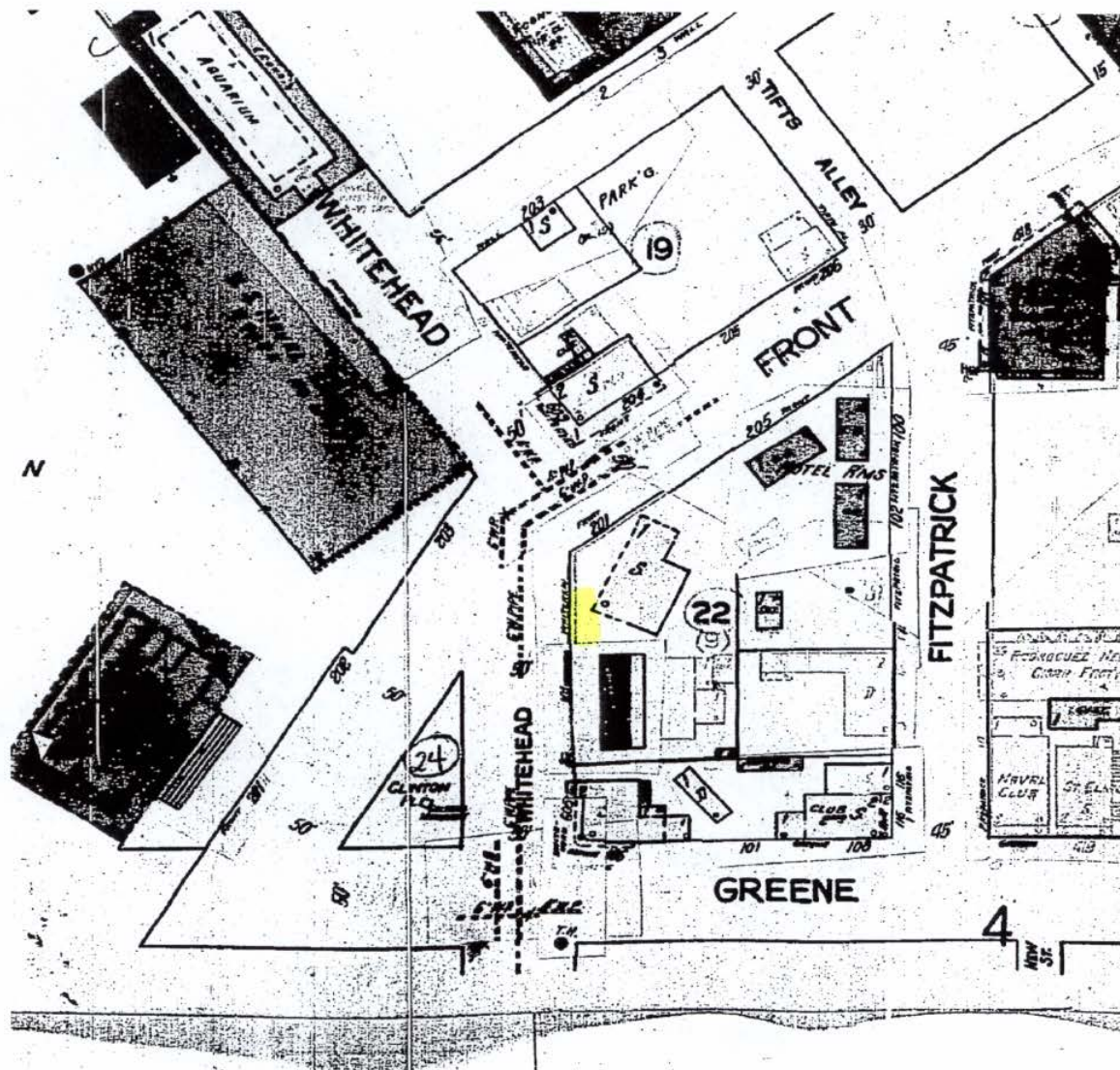
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

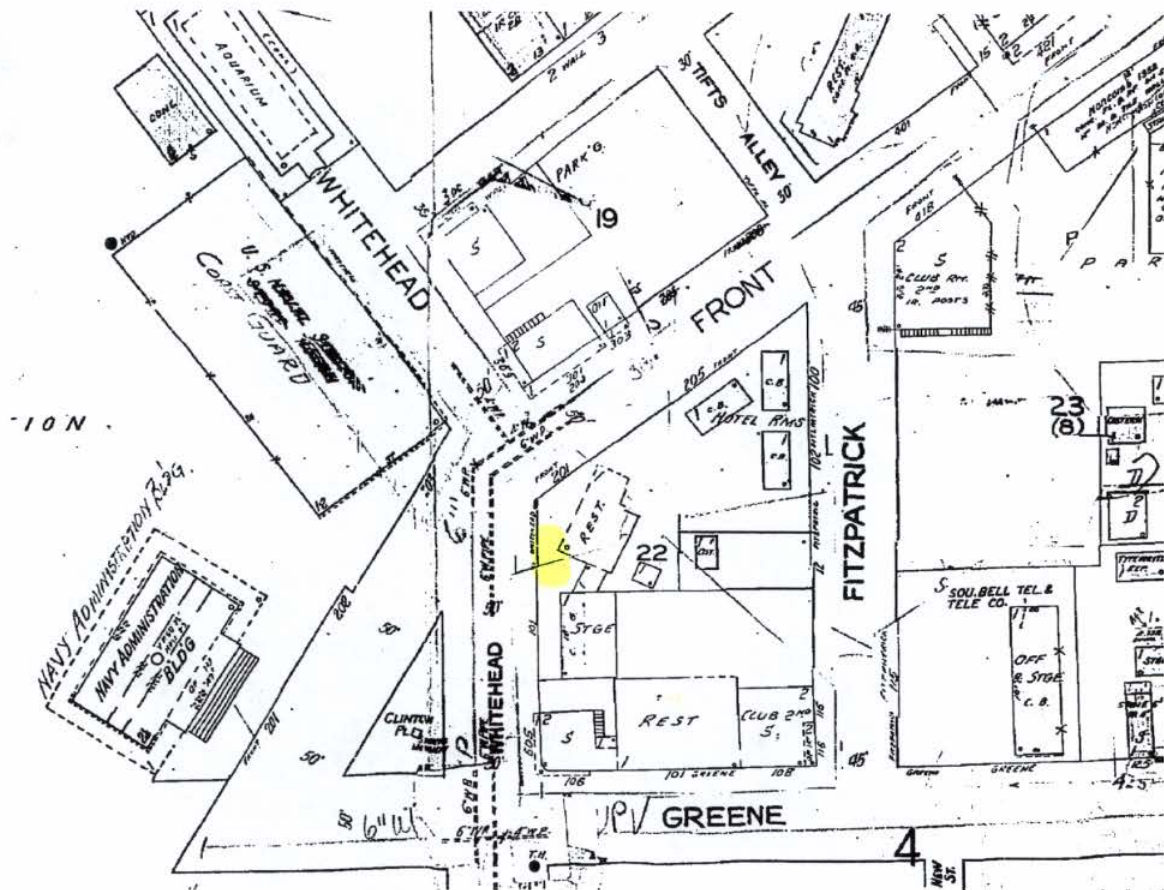
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#300 Front Street Sanborn map 1948



#300 Front Street Sanborn map 1962

Project Photos

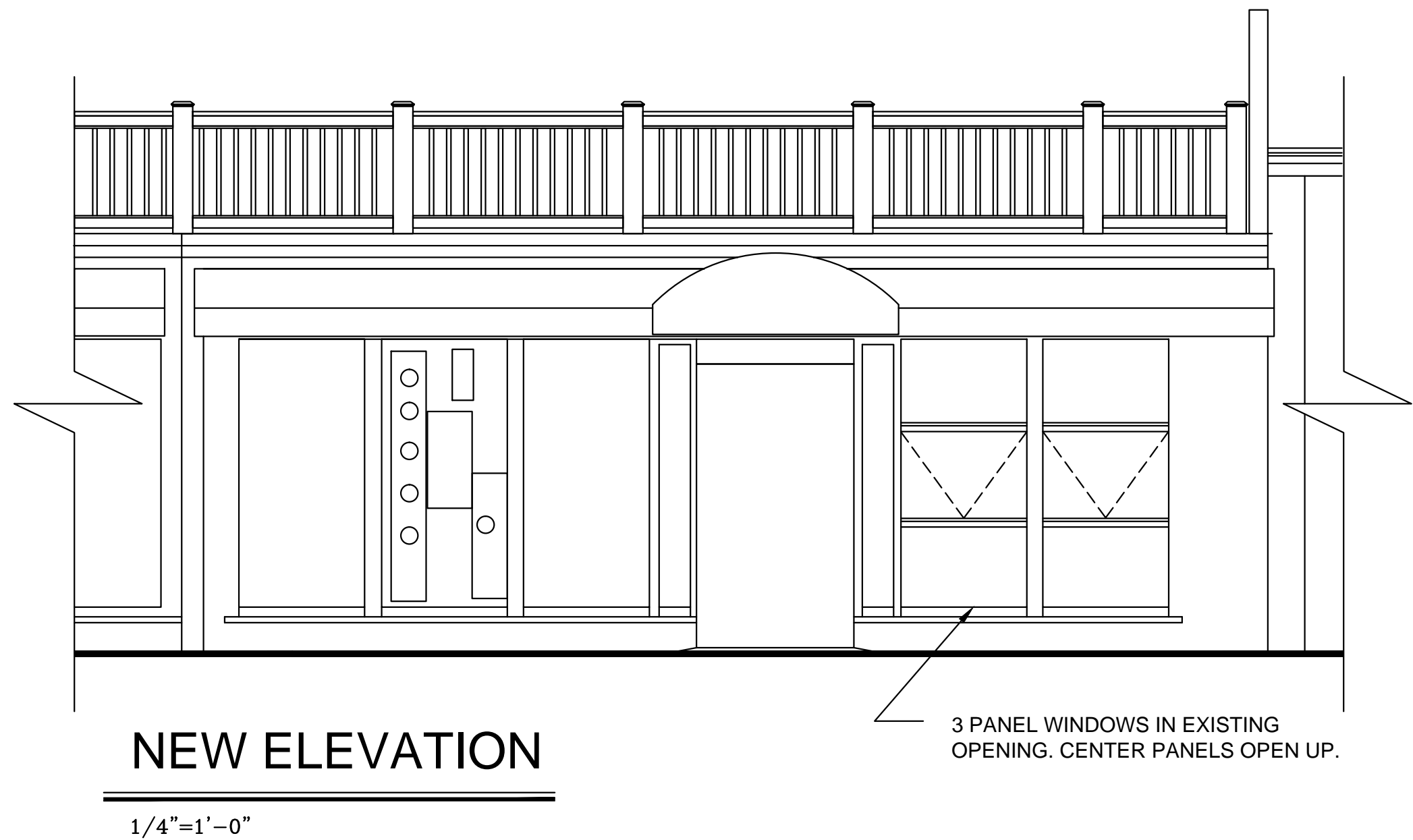
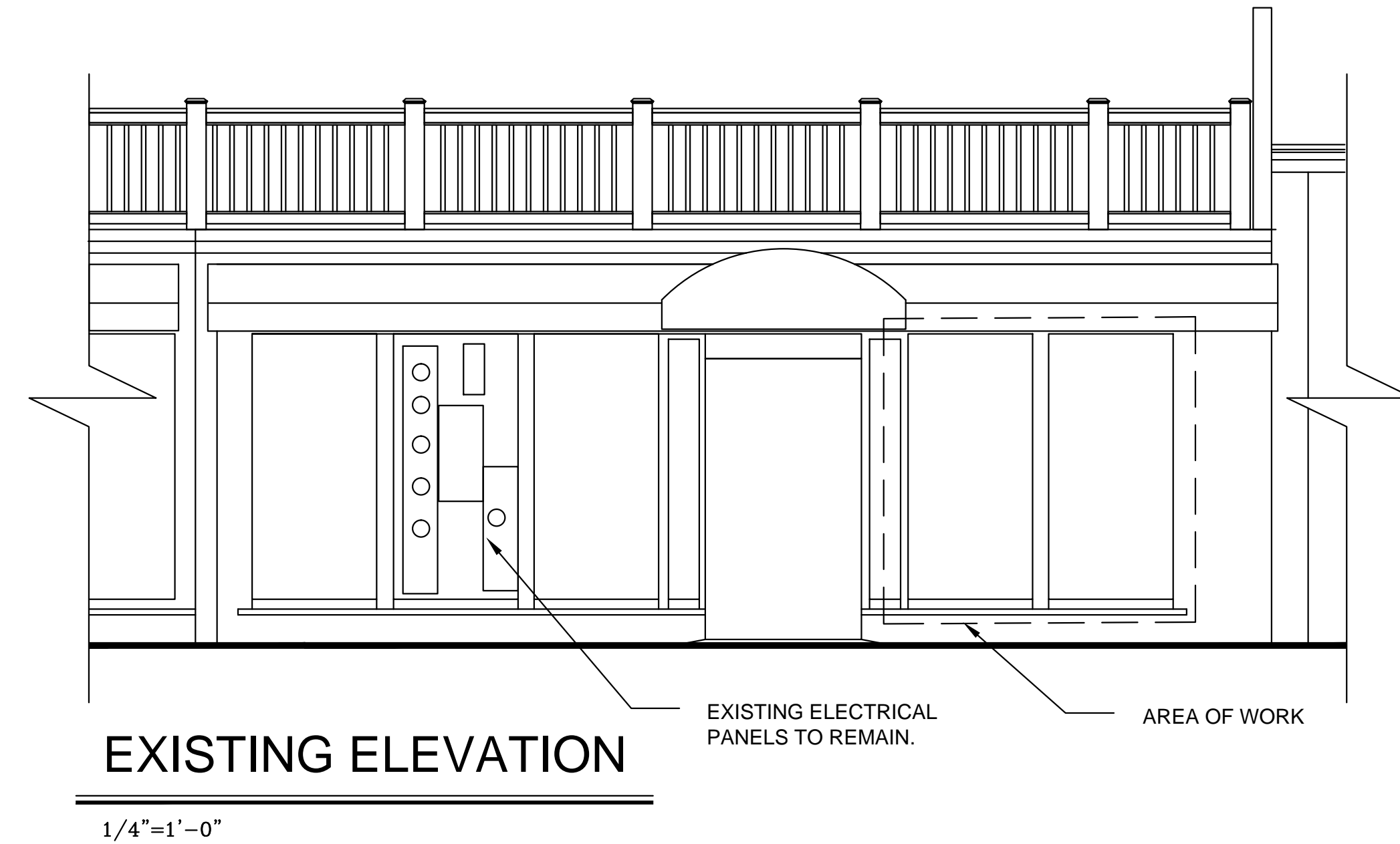


Photo Taken by Property Appraiser's office c1965; 300 Front St.; La Brisa Cafe; Monroe County Library





Proposed Design



GENERAL NOTES

THIS PROJECT CONSISTS OF REPLACING TWO FIXED STOREFRONT WINDOWS WITH A THREE PANEL OPERABLE CENTER SASH WINDOWS. THERE IS NO CHANGE TO THE FOOTPRINT OF THE BUILDING.

ALL DESIGN AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE FLORIDA BUILDING CODE 2010, CITY OF KEY WEST STANDARDS AND SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE PLANS, CODES, AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS, THE ENGINEERING REQUIREMENTS, AND ACCEPTABLE TRADE PRACTICES. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.

CONTRACTORS SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN PERMISSION OF CARLOS O. ROJAS, AIA. DO NOT SCALE OFF THESE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED FROM DIMENSIONS, DETAILS, OR SCHEDULES SHALL BE COORDINATED WITH THE ARCHITECT.

ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND CITY OF KEY WEST CODE SUPPLEMENT.

ALL WORK SHALL BE PERFORMED TO THE BEST TRADE STANDARDS. ALL CONSTRUCTION IS TO BE PLUMB, SQUARE, LEVEL, AND FREE OF DEFECTS OR OBTRUSIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL MATERIAL IS TO BE NEW, ALL WOOD IS TO BE PRESSURE TREATED, AND ALL CONNECTORS ARE TO BE GALVANIZED, UNLESS OTHERWISE STATED ON THE DRAWINGS.

BUILDER SHALL DISPOSE OF ALL RUBBLE AND DEBRIS IN A SAFE MANNER AND IN ADHERENCE TO ALL APPLICABLE LAWS. BUILDER IS RESPONSIBLE FOR ENSURING THAT SUBCONTRACTORS ARE FULLY AWARE OF THE REQUIREMENTS OF THIS PROJECT AND ARE SUPPLIED WITH ALL REQUIRED DRAWINGS.

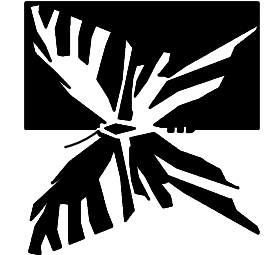
PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND COMPARE THEM TO THE CONSTRUCTION DRAWINGS FOR ACCURACY AND COMPLETENESS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. WORK SHALL STOP IN THAT AREA UNTIL THE ISSUE IS RESOLVED.

CONTRACTOR TO PROVIDE MANUFACTURER'S SPECIFICATIONS TO BUILDING DEPARTMENT WHEN APPLYING FOR PERMIT. WINDOWS WILL NOT BE HURRICANE RESISTANT BUT WILL HAVE REMOVABLE STORM SHUTTERS.

ALL WORK DEPICTED IN THESE DRAWINGS SHALL CONFORM TO REQUIREMENTS OF THE FOLLOWING CODES:

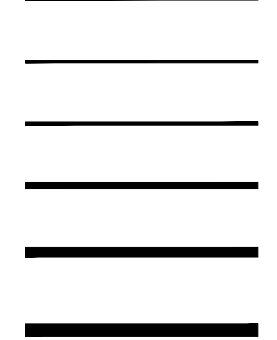
FLORIDA BUILDING CODE 2010

NATIONAL ELECTRICAL CODE 2005



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Key West, FL 33040
(305) 292-4870
ArchitectKV@hotmail.com

Revisions



Carlos O. Rojas, AIA
300 Front Street
Key West, Florida 33040

Project Number
300 Front
Date
5/14/2012
Drawn By
COR

A1

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 12, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REMOVE TWO EXISTING STOREFRONT WINDOWS AND REPLACE WITH TWO FIXED WINDOWS AT BOTTOM AND TWO SIGNLE HUNG WINDOWS ABOVE
#300 FRONT STREET 1

Applicant- Gary the Carpenter-

Application Number H12-01-870

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

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Property Record Card

Alternate Key: 1000647 Parcel ID: 00000640-000100

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Ownership Details

Mailing Address:

230 EAST 7TH STREET ASSOCIATES
C/O COHEN JOSEPH
301 LINCOLN ROAD
MIAMI BEACH, FL 33139

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 10KW

Affordable Housing: No

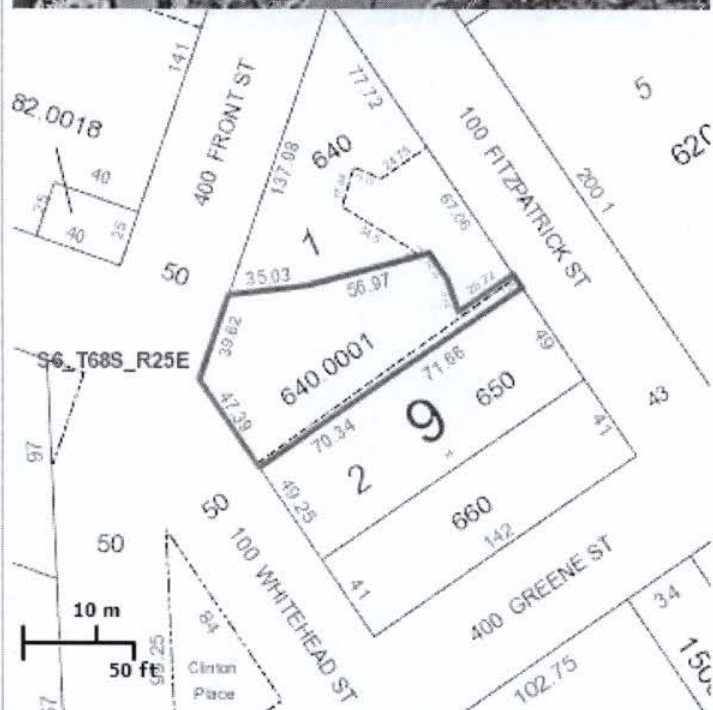
Section-Township-Range: 06-68-25

Property Location: 300 FRONT ST KEY WEST

Legal Description: KW PT LOTS 1 & 2 SQR 9 OR408-930/931 OR637-118-119 OR778-768/769 OR794-947/948 OR1709-763/764 OR2011-2251/52Q/C OR2051-34/35

10 m
50 ft

Labels: 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	6,190.00 SF

Number of Buildings: 1
Number of Commercial Buildings: 1

Building 1 Details

Quality Grade 400
Depreciation % 23
Grnd Floor Area 7,668

Inclusions:

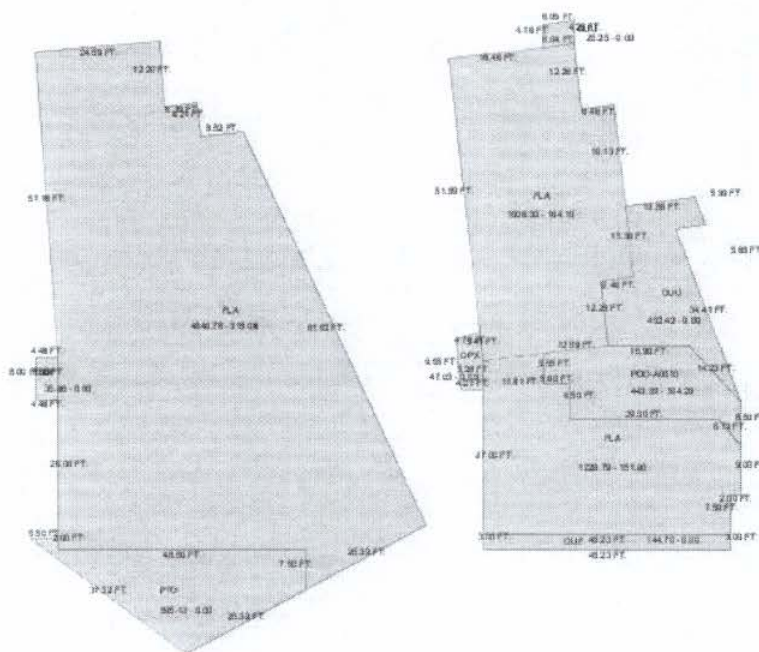
Roof Cover
Heat 2
Heat Src 2

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	26

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	1990					4,841
2	SBF		1	1990					36
3	FLA		1	1990					1,221
4	PTO		1	1990					595
5	FLA		1	1990					1,606
6	QUU		1	1990					25

7	OUU	1	1990	452
9	OUF	1	1990	145
10	OPX	1	1990	47
11	PDO	1	2002	443

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	286	1 STORY STORES	100	N	Y
	288	RESTAURANT & CAFETR	100	N	Y
	290	APARTMENTS	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
100	AB AVE WOOD SIDING	40
101	C.B.S.	60

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	1	20
2	AC2:WALL AIR COND	7 UT	0	0	1983	1984	3	20
3	FN2:FENCES	272 SF	34	8	1979	1980	2	30

Appraiser Notes

ROOF TOP CAFE HAD A FIRE DAMAGE ON 2/8/2008 LOOKS IN BE INSIDE BLDG. HAD NO ACCESS TO SITE TO TAKE PICTURE. -TJO

PER OR2011-2251/52Q/C OWNERSHIP IS AS FOLLOWS: 230 EAST 7TH STREET ASSOCIATES 75% YAKOV BLIVES 25%

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
46	08-0173	01/23/2008		10,300	Commercial	REPLACE 13 WINDOWS WITH IMPACT WINDOWS, 467 SF OF HARDEE BOARDS AND PAINT
45	08-0164	02/01/2008		10,000	Commercial	RECONSTRUCT FACADE OF STORE DESIGN
	08-1355	04/29/2008		50,000	Commercial	INSTALL NEW UNDERGROUND CONDUIT AND FEEDERS
	09-00002963	10/20/2009		100	Commercial	SEWER CONNECTION
45	09-00004365	01/17/2010		1,800	Commercial	INSTALL ONE 5 TON A/C SYSTEM WITH EIGHT DROPS AND ONE FAN. INSTALL ONE 2 TON MINI SPLIT SYSTEM A/C
45	09-00004351	01/17/2010		13,000	Commercial	WIRE 300 AMP SERVICE TO 2 A/C HOOK-UPS
45	10-4579	04/05/2010	04/05/2010	0	Commercial	C/O

45	10-433	04/12/2010	04/12/2010	8,700	Commercial	FABRICATE AND INSTALL THREE FRAMES AND AWNINGS OVER NON PERMEABLE SIDEWALK.
39	03-2491	08/25/2003	10/07/2003	4,500	Commercial	ROOF OVER DECK
38	03-2491	09/22/2003	10/07/2003	49,300	Commercial	INSTALL NEW A/C & DECK
37	02/2629	10/02/2002	10/25/2002	2,400	Commercial	NEW AWNING
36	02/0317	08/07/2002	10/25/2002	7,250	Commercial	UPGRADE PERMIT
35	02/1921	07/17/2002	10/25/2002	1,000	Commercial	ROOFING
34	02/1609	06/18/2002	10/25/2002	1	Commercial	SMOKE DETECTORS
33	02/0317	03/01/2002	10/25/2002	7,250	Commercial	NEW AWNING ENTRY
32	01/3777	12/27/2001	10/25/2002	2,300	Commercial	BUILD NEW STAIRS
31	0103043	09/17/2001	10/30/2001	3,500	Commercial	REPAIRS
30	0001315	03/19/2001	10/30/2001	10,000	Commercial	INTERIOR REPAIRS/RENOVATI
29	0001315	05/16/2000	07/22/2000	1,500	Commercial	INTERIOR REPAIRS
28	9901781	05/25/1999	08/17/1999	850	Commercial	REPAIRS TO SIDING
27	9804028	12/23/1998	08/17/1999	2,000	Commercial	REPAIRS TO STEEL BEAMS
26	9802409	08/21/1998	01/01/1999	2,000	Commercial	REPLACE FLASHING
25	9802462	08/11/1998	01/01/1999	1,000	Commercial	INTERIOR WORK
24	9802409	08/05/1998	01/01/1999	2,000	Commercial	REPLACE SIDING
23	9802336	07/31/1998	01/01/1999	4,900	Commercial	CEILING LIGHTS
22	9802145	08/10/1998	01/01/1999	1,195	Commercial	SECURITY ALARM SYSTEM
21	9802110	07/13/1998	01/01/1999	3,000	Commercial	INSTALL CENTRAL AC SYSTEM
20	9801967	06/23/1998	01/01/1999	500	Commercial	TRACK LIGHTING
19	9800971	06/19/1998	01/01/1999	23,500	Commercial	FIRE EQUIPMENT
18	9801786	06/05/1998	01/01/1999	2,000	Commercial	INTERIOR WORK ONLY
17	9801574	06/03/1998	01/01/1999	1,000	Commercial	2 SIGNS
16	9800971	05/21/1998	01/01/1999	23,500	Commercial	REMODEL/ELECT/PLUMB
15	9801217	04/16/1998	01/01/1999	1,900	Commercial	INTERIOR WORK ONLY
14	9703614	10/01/1997	12/01/1997	3,000	Commercial	ROOFING
13	96-3109	07/01/1996	12/01/1996	900	Commercial	MECHANICAL
12	96-1599	04/01/1996	08/01/1996	285	Commercial	ELECTRICAL
11	E95-1157	04/01/1995	11/01/1995	500	Commercial	INSPECTION
10	E95-1119	04/01/1995	11/01/1995	1,070	Commercial	ELECT. WORK
9	A95-0881	03/01/1995	11/01/1995	2,500	Commercial	SIGNS
8	E95-0383	02/01/1995	11/01/1995	8,780	Commercial	ELECT. WORK
7	M95-0605	02/01/1995	11/01/1995	9,400	Commercial	5 TON AC
6	B95-0486	02/01/1995	11/01/1995	1,000	Commercial	INSTALL FRENCH DOORS/LITE
5	B95-0311	01/01/1995	11/01/1995	42,000	Commercial	DEMO/NEW STOREFRONT
4	B94-4086	12/01/1994	11/01/1995	300	Commercial	PAINT OUTSIDE OF BLDG
3	B94-3978	12/01/1994	11/01/1995	3,000	Commercial	DEMO INTERIOR, REPAIRS
2	B94-3960	12/01/1994	11/01/1995	250	Commercial	REPAIRS
1	P94-3883	11/01/1994	11/01/1995	500	Commercial	1/S.CONN/INSPECTION
40	03-2491	12/04/2003	09/28/2004	45,300	Commercial	REM CATWALKS, ETC, REP ROOF
41	05-2290	06/27/2005		10,000	Commercial	PLUMBING PHASE 1
42	04-3311	05/16/2007		125,000	Commercial	RELOCATION OF RESTAURANT.NEW FIRE STAIRS

43	07-2567	05/25/2007	10,000	Commercial	INSTALL IMPACT WINDOWS & METAL STORE FRAME
44	07-4968	11/13/2007	5,500	Commercial	REMOVE OLD FOUNTAIN, ENLARGE HANDICAPPED RAMP

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	644,263	2,381	2,290,300	2,327,000	2,327,000	0	2,327,000
2010	644,263	2,381	1,805,902	2,327,000	2,327,000	0	2,327,000
2009	644,263	2,381	2,385,466	2,327,000	2,327,000	0	2,327,000
2008	669,364	2,381	1,640,350	2,150,000	2,150,000	0	2,150,000
2007	466,027	2,381	1,640,350	2,150,000	2,150,000	0	2,150,000
2006	477,677	2,381	680,900	2,150,000	2,150,000	0	2,150,000
2005	495,153	2,381	619,000	2,150,000	2,150,000	0	2,150,000
2004	464,429	2,381	650,000	2,150,000	2,150,000	0	2,150,000
2003	442,749	2,381	533,000	2,150,000	2,150,000	0	2,150,000
2002	442,749	2,381	533,000	2,316,479	2,316,479	0	2,316,479
2001	442,749	2,381	586,300	2,288,557	2,288,557	0	2,288,557
2000	442,749	2,142	386,100	2,229,464	2,229,464	0	2,229,464
1999	389,872	2,142	386,100	2,229,464	2,229,464	0	2,229,464
1998	260,441	2,142	386,100	1,402,428	1,402,428	0	1,402,428
1997	260,441	2,152	371,800	1,402,428	1,402,428	0	1,402,428
1996	205,196	2,166	371,800	736,591	736,591	0	736,591
1995	205,246	2,427	371,800	736,591	736,591	0	736,591
1994	205,246	2,688	371,800	736,591	736,591	0	736,591
1993	205,246	2,952	371,800	714,718	714,718	0	714,718
1992	205,246	3,212	371,800	714,718	714,718	0	714,718
1991	205,246	3,473	371,800	714,718	714,718	0	714,718
1990	217,282	522	328,900	714,718	714,718	0	714,718
1989	217,282	522	321,750	812,262	812,262	0	812,262
1988	202,035	522	280,638	483,195	483,195	0	483,195
1987	198,298	522	175,500	482,649	482,649	0	482,649
1986	199,095	522	175,500	466,063	466,063	0	466,063
1985	189,268	522	162,240	437,836	437,836	0	437,836
1984	169,474	522	78,000	397,734	397,734	0	397,734
1983	169,474	522	64,070	234,066	234,066	0	234,066
1982	154,853	522	64,070	219,445	219,445	0	219,445

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
10/12/2004	2051 / 34	752,100	WD	P
6/28/2001	1709 / 0763	2,150,000	WD	Q
12/1/1978	794 / 947	194,000	00	Q

This page has been visited 3,243 times.

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