

Staff Report

- 10 Install new windows, storefront & doors. Install new v-crimp metal awning. Repair parapet - **#1200 White Street- Thomas Kelly (H12-01-1527)**

This is a request for the installation of new storefront windows and doors, a continuous wrap-around metal awning and the repair of the parapet. The structure is non-contributing.

Historic structures in Key West traditionally had wooden windows. Window design is an important component of architectural design, and particular care must be taken not to change, damage or destroy character-defining materials or features...

Guidelines that can be applied to review the proposal:

Windows (pages 29-30);

(4) Replacement windows on non-contributing buildings may be of a different style that is compatible with the character of the building and its neighborhood.

The structure is non-contributing thus the style of the replacement windows may vary from what is existing. This building is located on a commercial thoroughfare. Storefront windows and doors are appropriate replacements for the structure.

Awnings (pages 31-32);

(3) A standard street awning should be mounted below the cornice so that the valance is eight feet above the sidewalk elevation and projects out more than two-thirds of the width of the sidewalk.

Page D-1 of the Plan Set shows that the proposed replacement awning does not reach out to the curb. Judging by the elevation drawings, the clearance height appears to be greater than the eight foot minimum.

(9) The overall design and architectural appearance of the building including existing and proposed and signage will be considered in determining the appropriateness and compatibility of the specific installation request.

The proposed awning is continuous and wraps around the building. It is in keeping with the commercial appearance of

the building. Signage is not proposed at this time. When a tenant moves into one of the spaces, they will need to come before HARC for their signage.

It is staff's opinion that the existing windows are largely not original to the structure and are a mix of style and types. Replacement with storefront windows and doors with similar design characteristics to other commercial buildings in the vicinity is consistent with the guidelines. The proposed awning design compliments the linear nature of the building. The awning does not extend entirely to the edge of the curb (page D-1, Plan Set). As the awning does project out over the sidewalk, an easement agreement will be required with the City.

Application



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

APPLICATION # **112-01-1525**

OWNER'S NAME: **VICTOR MILLS** DATE: **9/2/12**

OWNER'S ADDRESS: **16 CALLE DOS** PHONE #: **684-9939**

APPLICANT'S NAME: **THOMAS KELLY** PHONE #: **745-1100**
304-1984 ←

APPLICANT'S ADDRESS: **19141 ROCKY ROAD, SUGARCOAF KEY 33042**

ADDRESS OF CONSTRUCTION: **1200-1206-1212 WHITE ST.** # OF UNITS: **4**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
 • **INSTALL NEW WINDOWS, STOREFRONTS & DOORS**
 • **INSTALL NEW V-CRIMP MET. AWNING**
 • **REPAIR PARAPET**

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.

RECEIVED

SEP 13 2012

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: **9/12/12**
 Applicant's Signature: **Thomas Kelly**

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:

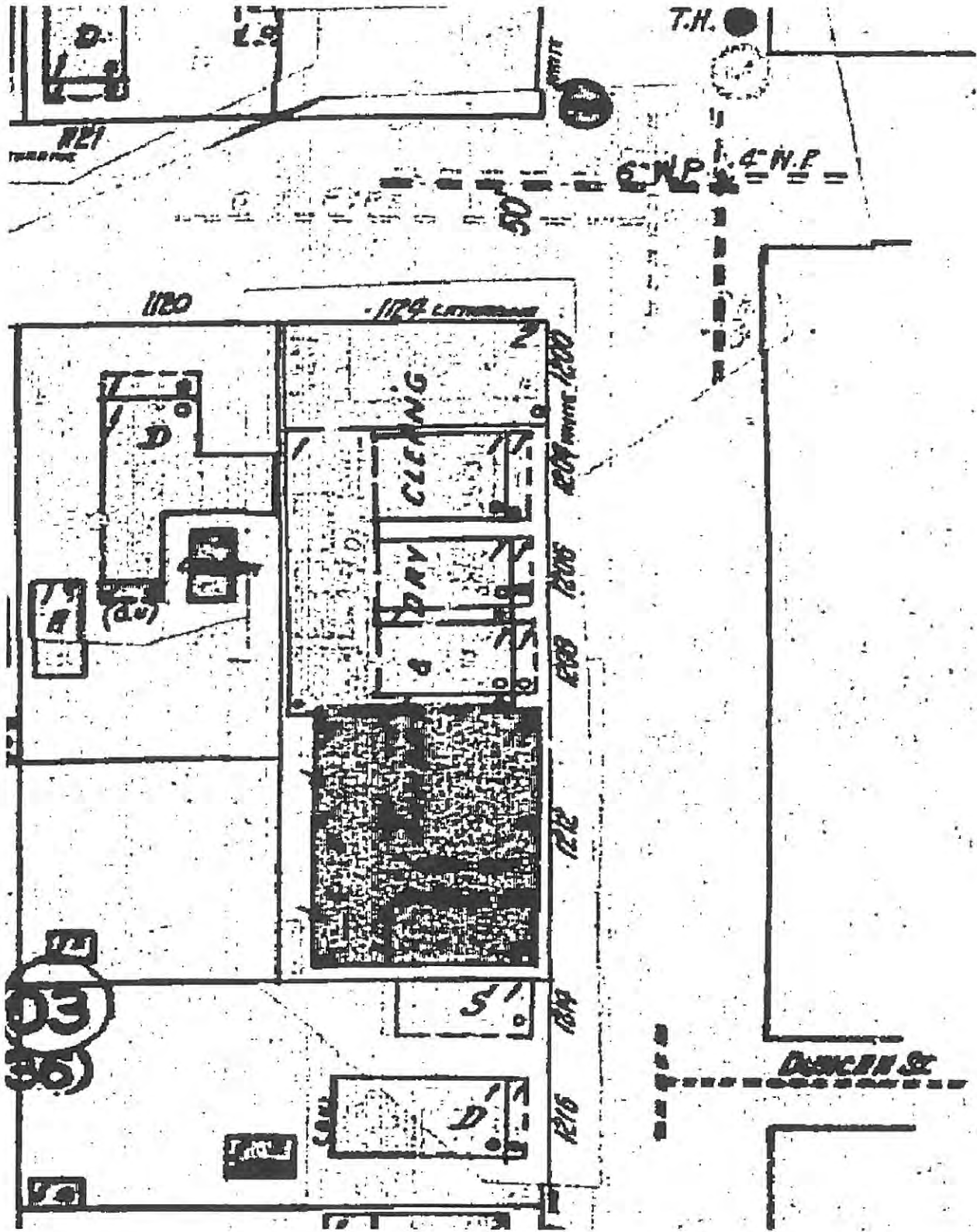
HARC Comments:

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

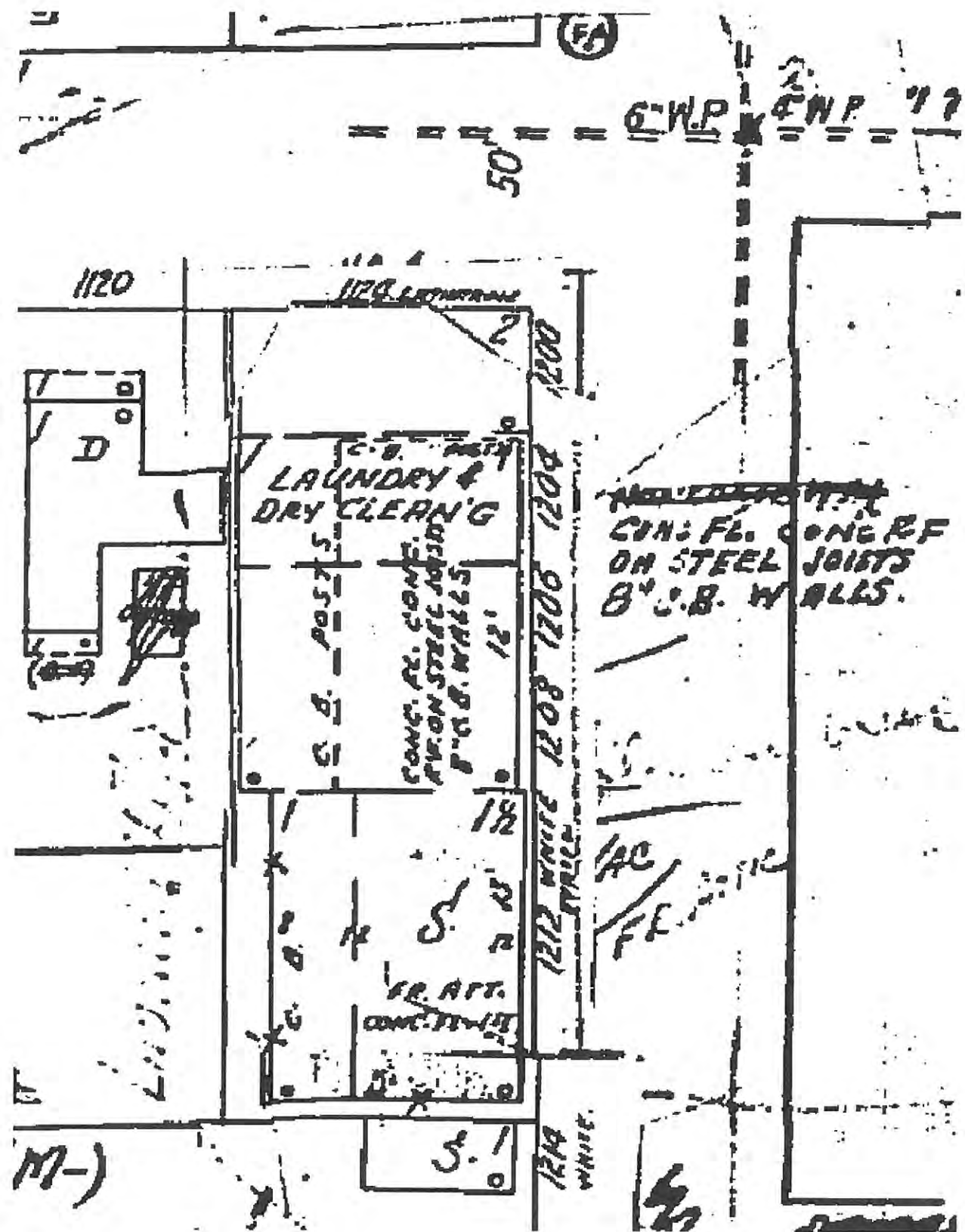
Date: _____ Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



Sanborn Map, 1948



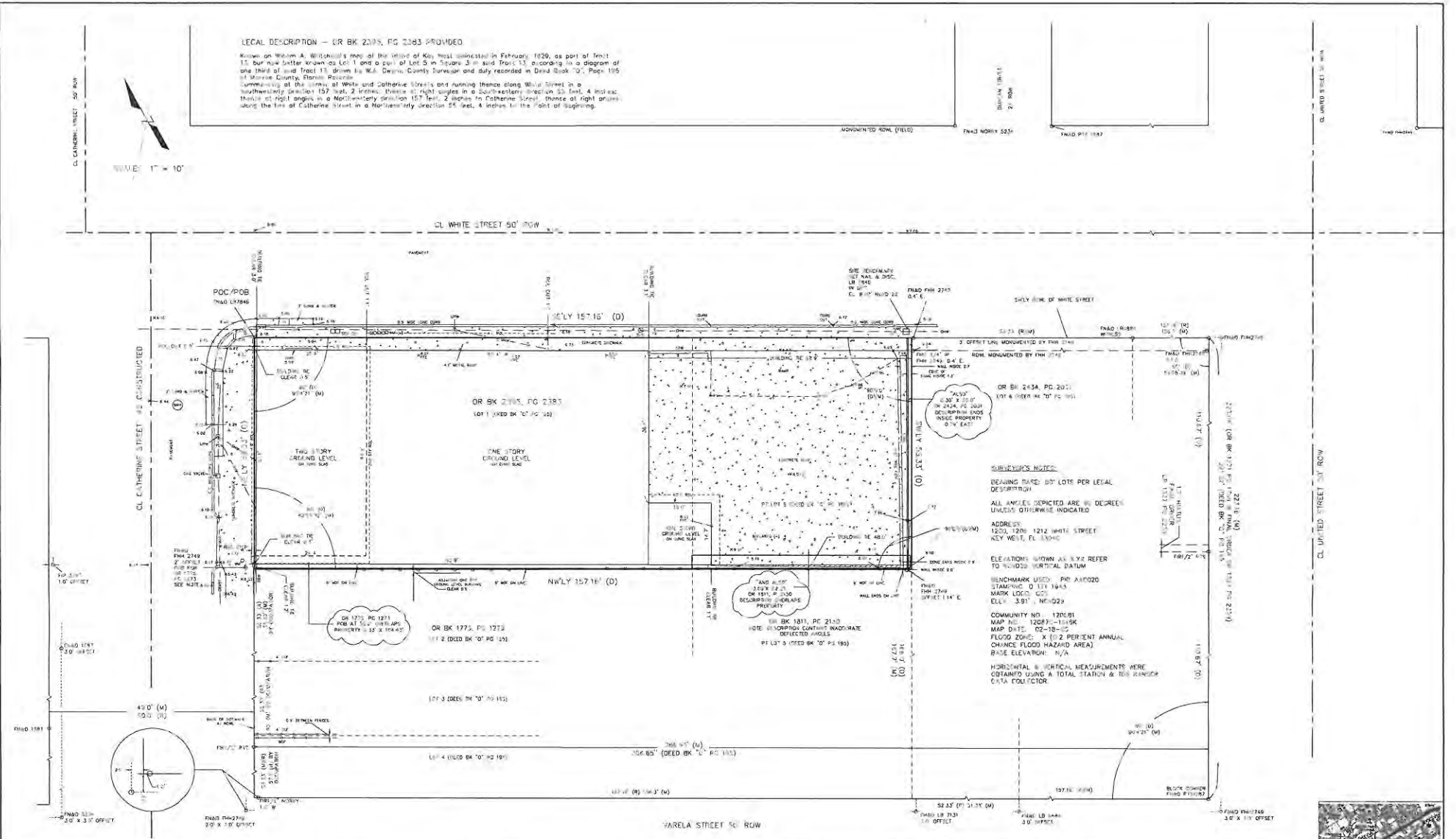
Sanborn Map, 1962

Survey

LEGAL DESCRIPTION - (OR BK 2045, PG 2383 PROVIDED)

Known as William A. Whitehead's map of the lot of Key West, completed in February 1929, as part of Tract 13, but now better known as Lot 1 and a part of Lot 5 in Square 3 in said Tract 13, according to a diagram of one third of said Tract 13, drawn by W.A. Gwynn, County Surveyor and duly recorded in Deed Book "O", Page 195 of Monroe County, Florida Records. Commencing at the corner of White and Catherine Streets and running thence along White Street in a southerly direction 157 feet, 2 inches, thence at right angles in a southerly direction 55 feet, 4 inches, thence at right angles in a Northerly direction 157 feet, 2 inches in Catherine Street, thence at right angles along the line of Catherine Street in a Northerly direction 55 feet, 4 inches to the Point of Beginning.

NW 1/4 1" = 10'



SURVEYOR'S NOTES:
 BEARING AND DISTANCE DATA FOR ALL LOTS PER LEGAL DESCRIPTION
 ALL ANGLES SHOWN ARE IN DEGREES UNLESS OTHERWISE INDICATED
 ADDRESS: 1201, 1202, 1212 WHITE STREET, KEY WEST, FL 33502
 ELEVATIONS SHOWN AS 8.14 REFER TO 1985 VERTICAL DATUM
 BENCHMARK USED: BM 10020
 STATIONING: 0 111 16.45
 MARK: 000
 ELEV: 3.91, NAD 83
 COMMUNITY NO: 120181
 MAP NO: 120181-1115K
 MAP DATE: 02-18-12
 FLOOD ZONE: X (1.2 PERCENT ANNUAL CHANCE FLOOD HAZARD AREA)
 BASE ELEVATION: 8.14
 HORIZONTAL AND VERTICAL MEASUREMENTS WERE OBTAINED USING A TOTAL STATION & THE RANGING DATA MULTIPLIER.

CERTIFIED TO - VICTOR MILLS

DATE	12/12/12
BY	W.A. GWYNN
FOR	RECEE & WHITE LAND SURVEYING, INC.
PROJECT	MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 1 AND A PORTION OF LOT 5, SQUARE 3, TRACT 13, DEED BOOK "O" PAGE 195
SCALE	1" = 10'
PROJECT NO.	120181-1115K
DATE OF SURVEY	02-18-12
DATE OF PLOTTING	02-18-12
DATE OF CHECKING	02-18-12
DATE OF RECORDING	02-18-12

RECEE & WHITE
 LAND SURVEYING, INC.
 177 ROYAL BOW BLVD. SUITE 1115
 KEY WEST, FL 33502
 TEL: 305.837.1115
 FAX: 305.837.1522

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 Lot 1 and a portion of Lot 5,
 Square 3, Tract 13
 W.A. GWYNN'S DIAGRAM OF TRACT 13
 DEED BOOK "O" PAGE 195

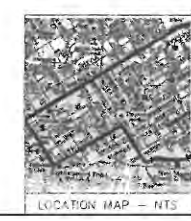
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.

2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.

3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.

4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.

5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.



Project Photos



Prudential
Real Estate
888-325-3333
www.prudential.com

Prudential
Real Estate
888-325-3333
www.prudential.com

Commercial
For Sale
305-766-3133





FOR SALE
Call: 305-964-2022
305-964-2022

Commercial
For Sale



Franklin
1000 S. ...
33500

Proposed Plans

1200 - 1206 - 1212 WHITE STREET KEY WEST - FLORIDA

LEGAL DESCRIPTION

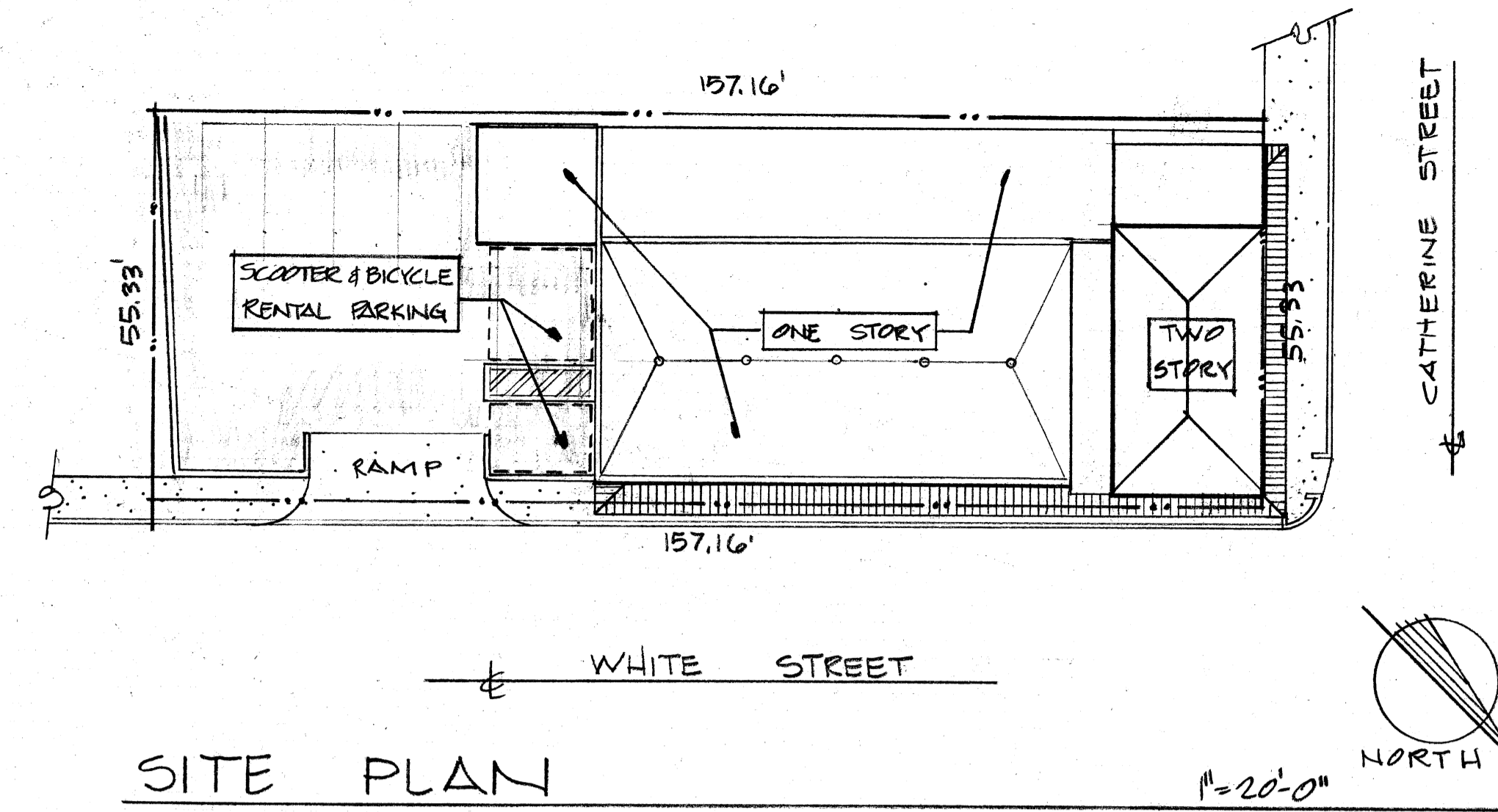
LOT 1 and part of LOT 5, SQUARE 3, TRACT 13
"W.A.Gwynn's Diagram of TRACT 13" DEED BOOK "O" - Page 195

FLOOD ZONE

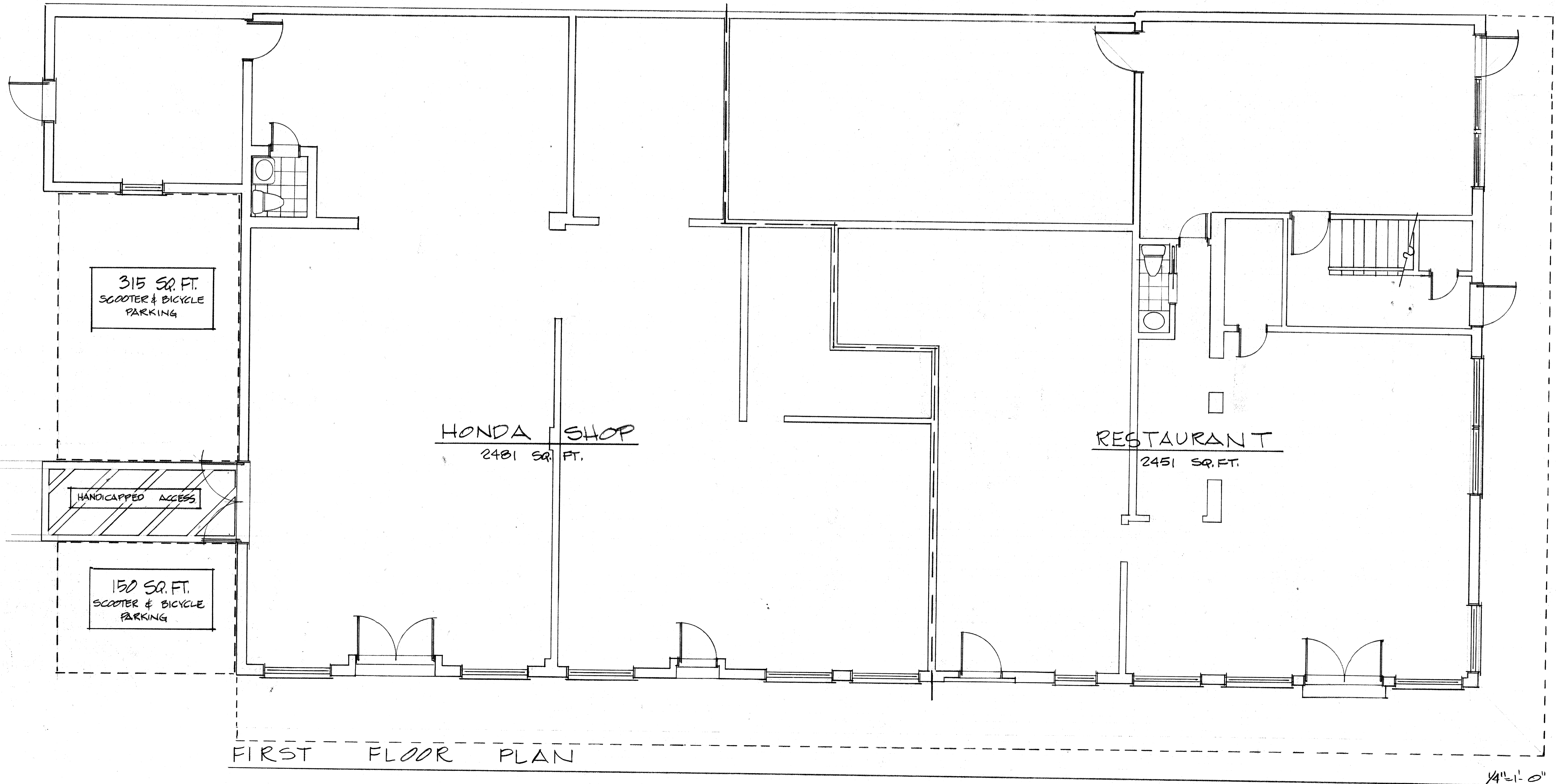
ZONE-X COMM.# 120681 PNL.# 1516K 2/18/05

BUILDING ZONE

HNC-1



SITE PLAN



FIRST FLOOR PLAN

THOMAS KELLY ENTERPRISES INC.
18141 ROCKY ROAD - SUGARLOAF KEY
* DESIGN CONCEPTS
* CONSTRUCTION MANAGEMENT
(305) 745-1100

KEY WEST

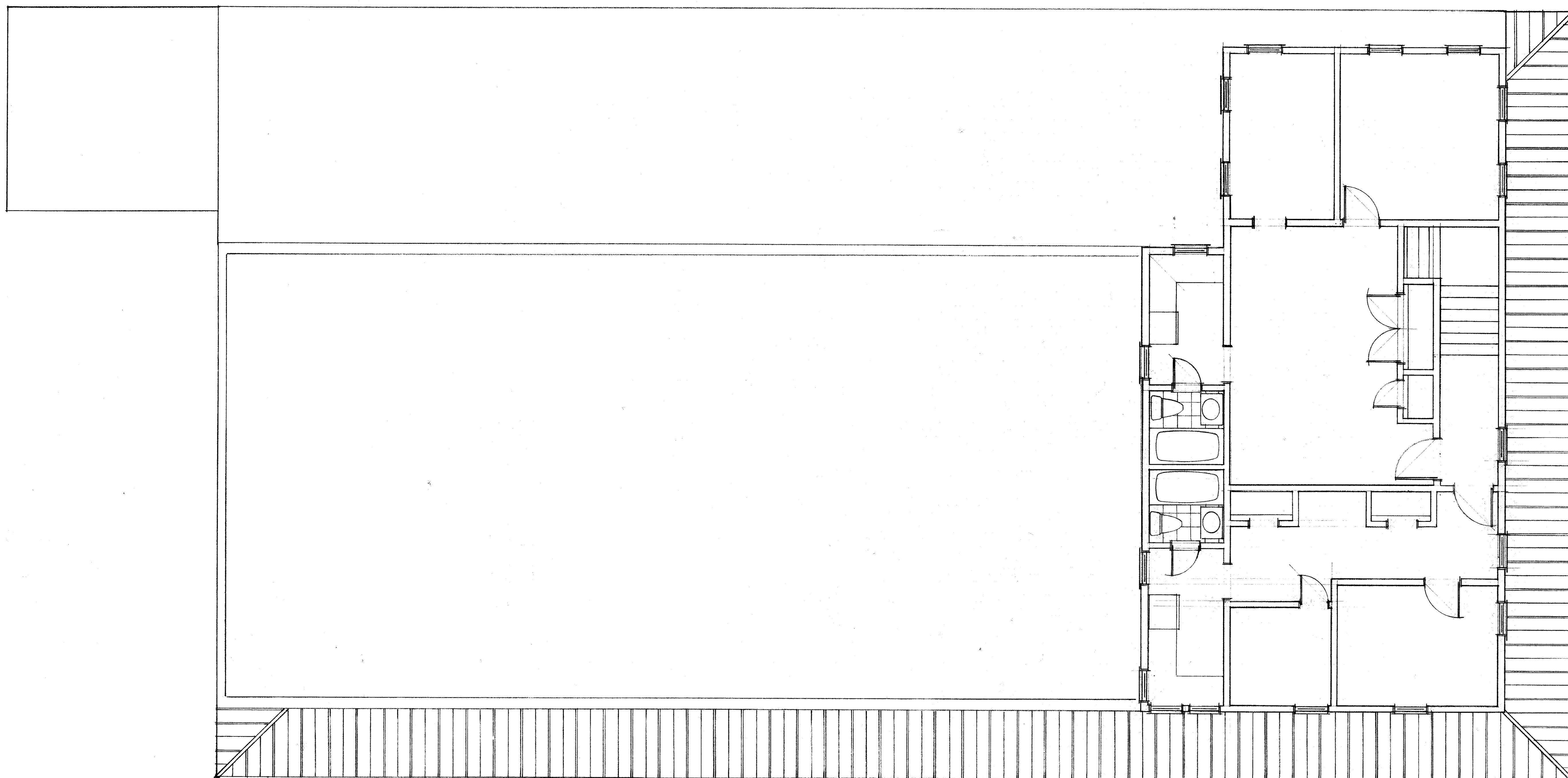
1200 - 1206 - 1212 WHITE STREET
SITE PLAN - FIRST FLOOR PLAN

DRAWN: TCK
DATE: 09/11/12

SHEET NUMBER

D-1

OF



SECOND FLOOR PLAN

1/4" = 1'-0"

THOMAS KELLY ENTERPRISES INC.
 1941 ROCKY ROAD - SUGARLOAF KEY
 * DESIGN CONCEPTS
 * CONSTRUCTION MANAGEMENT
 (305) 745-1100

1200 - 1206 - 1212 WHITE STREET
 SECOND FLOOR PLAN
 KEY WEST

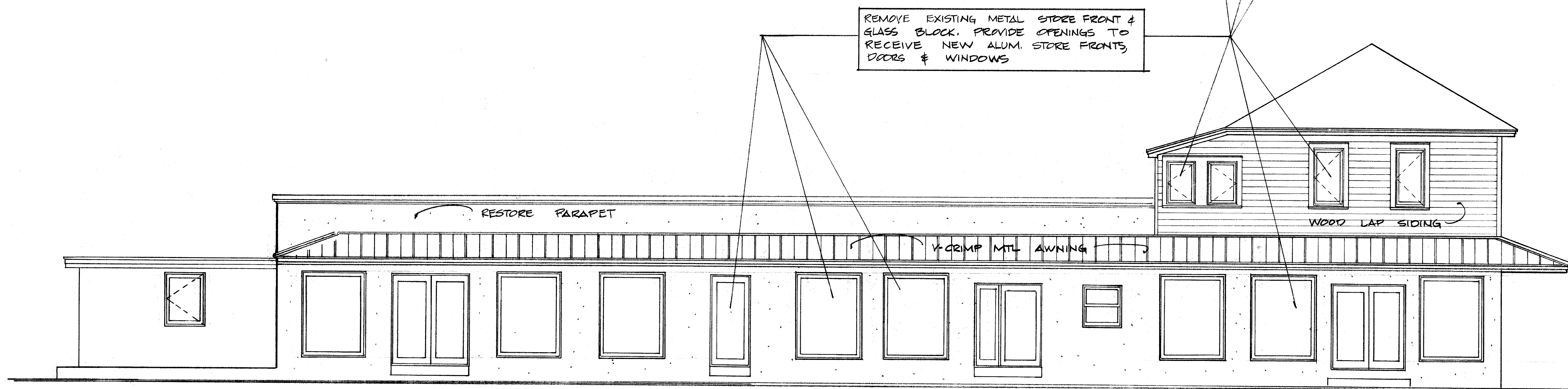
DRAWN: TCK
 DATE: 09/11/12

SHEET NUMBER
D-2
 OF



NORTH WEST ELEVATION

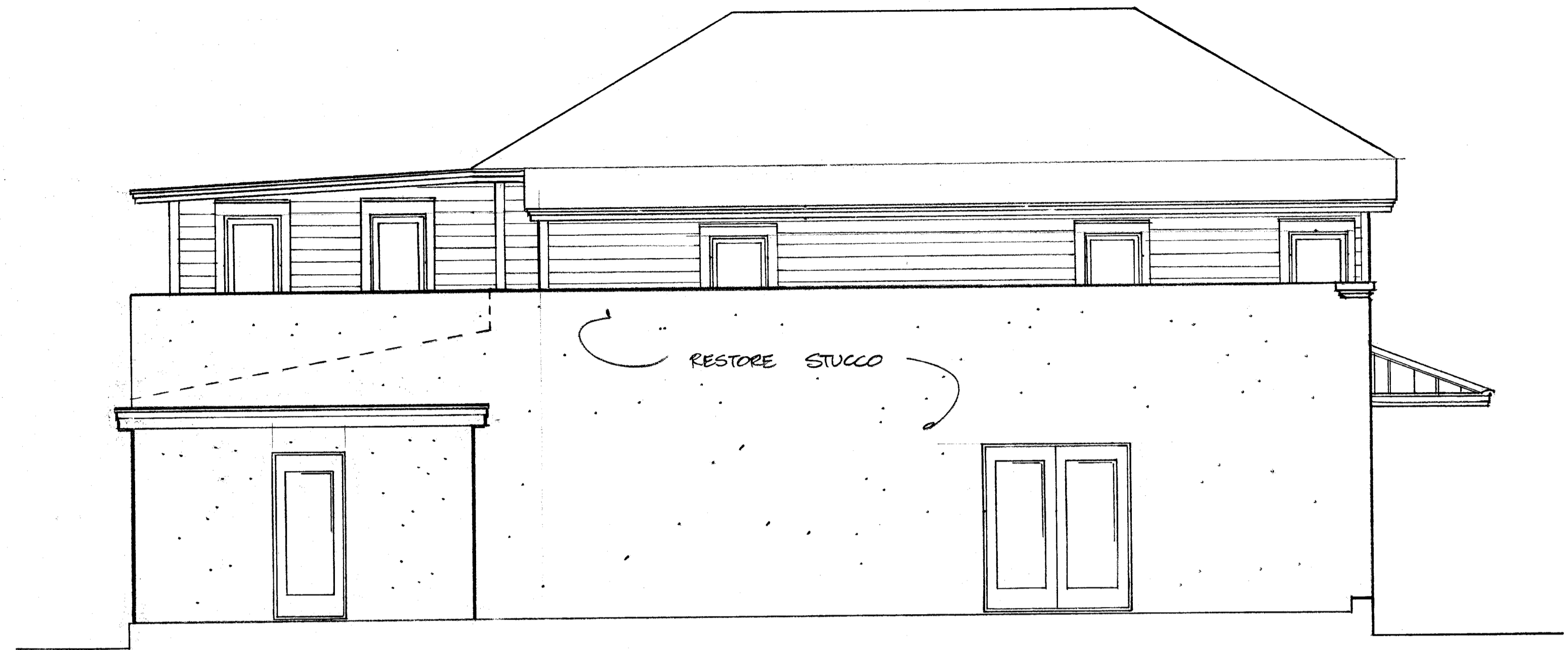
1/4"=1'-0"



NORTHEAST ELEVATION

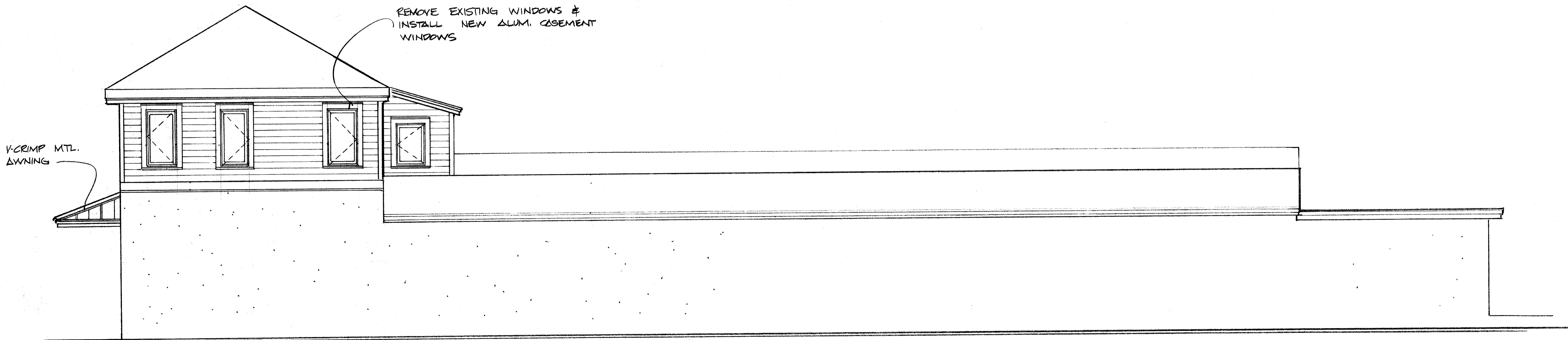
1/4"=1'-0"

REMOVE EXISTING METAL STORE FRONT & GLASS BLOCK. PROVIDE OPENINGS TO RECEIVE NEW ALUM. STORE FRONTS, DOORS & WINDOWS



SOUTHEAST ELEVATION

1/4" = 1'-0"



SOUTHWEST ELEVATION

1/4" = 1'-0"

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 25, 2012 at Old City Hall, 510 Greene Street, Key West, Florida.

The purpose of the hearing will be to consider a request for:

Install new store front & doors. Install new v-crimp roof. Repair parapet.

1200 – 1206 -1212 White Street

Applicant- Thomas Kelly

H12-01-1527

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 809-3723 or visit our website at <http://keywest.legistar.com/Calendar.aspx>

THIS NOTICE SHOULD NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
Wayne Giordiano _____, who, first being duly
sworn, on oath, depose and says that the following statements are true and correct to
the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural
Review Commission (HARC) was placed on the following address:
_____ 1200-1206-1212 White Street _____ on the 18th day of September, 2012.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic
Architectural Review Commission to be held on September 25, 2012.

The legal notice(s) is/are clearly visible from the public street adjacent to the
property.

The Certificate of Appropriateness number for this legal notice is H12-01-1527.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Wayne Giordiano
Date: September 18, 2012
Address: 3140 PLACUDA
City: KEY WEST
State, Zip: FL 33040

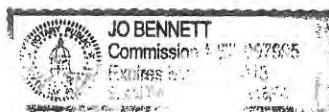
The forgoing instrument was acknowledged before me on this 18th day of
September, 2012.

By (Print name of Affiant) Wayne Giordiano
who is personally known to me ~~or has produced~~
~~as identification~~ and who did take an oath.

NOTARY PUBLIC

Sign Name: Jo Bennett
Print Name: Jo Bennett

Notary Public - State of Florida (seal)
My Commission Expires: May 26, 2015





Public Meeting Notice

DOWN

Mailbox

The Home Depot

GTG
CHEVROLET

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 -
 Map portion under construction.**

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

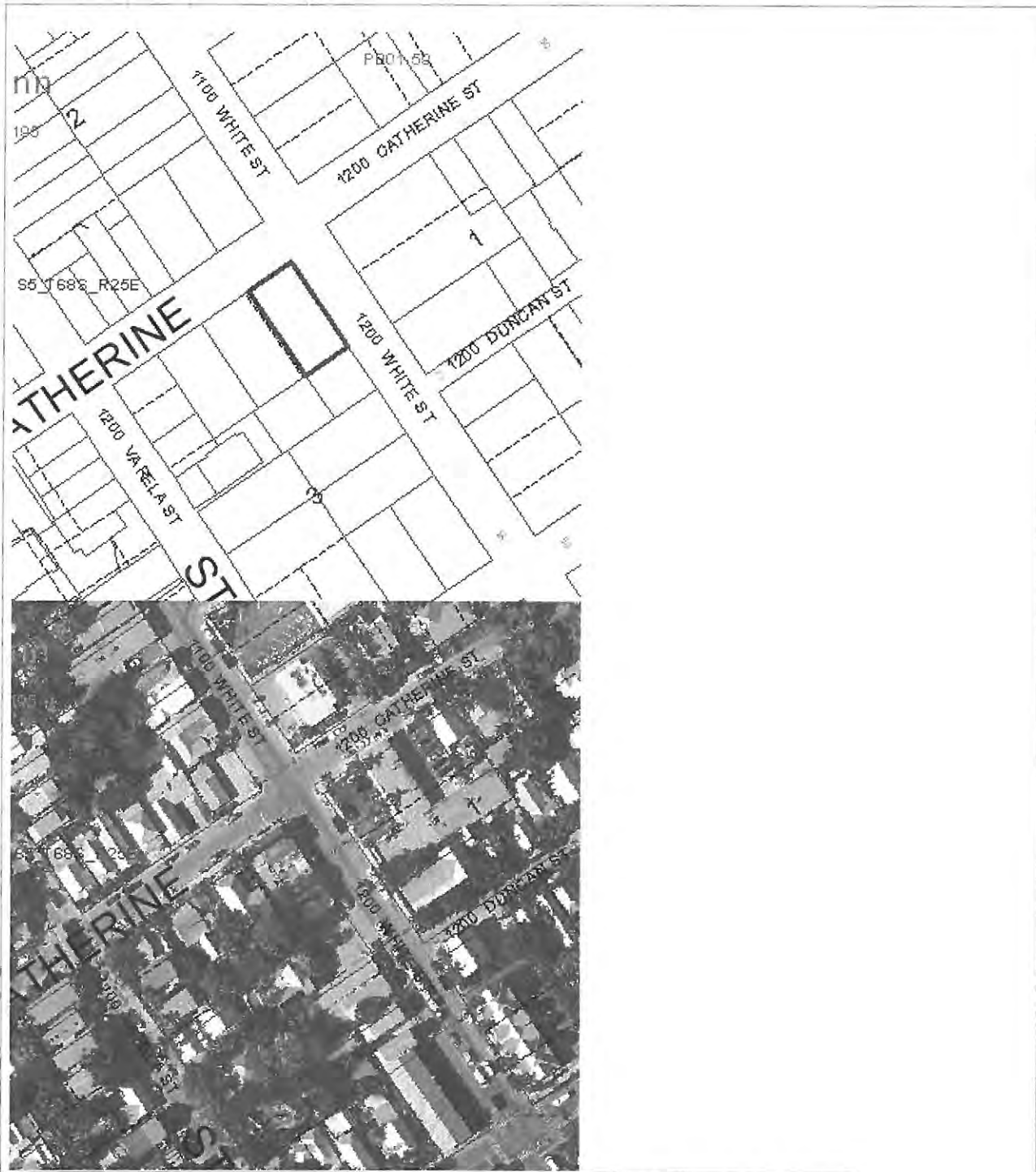
Alternate Key: 1033774 Parcel ID: 00033010-000000

Ownership Details

Mailing Address:
 MILLS VICTOR H JR AND CYNTHIA A
 16 CALLE DOS
 KEY WEST, FL 33040-5464

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1200 WHITE ST KEY WEST
 1204 WHITE ST KEY WEST
 1124 CATHERINE ST UNIT: 201 KEY WEST
 1124 CATHERINE ST UNIT: 202 KEY WEST
 1206 WHITE ST KEY WEST
Legal Description: KW GWYNN SUB 0-195 PT LT 1 SQR 3 TR 13 H3-57 OR430-919 OR1072-126 OR1280-1505 OR1310-1228/29AFF OR1308-2333/34C OR1308-2336/38 OR2089-1038ORD OR2076-1664/65WILL OR2364-72/3PET OR2363-75/81WILL OR2364-82/85ORD OR2395-2383P/R OR2577-2119C OR2577-2122/24



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	5,442.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 5287
 Year Built: 1923

Building 1 Details

Building Type
 Effective Age 37
 Year Built 1923
 Functional Obs 0

Condition F
 Perimeter 474
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 45
 Grnd Floor Area 5,287

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

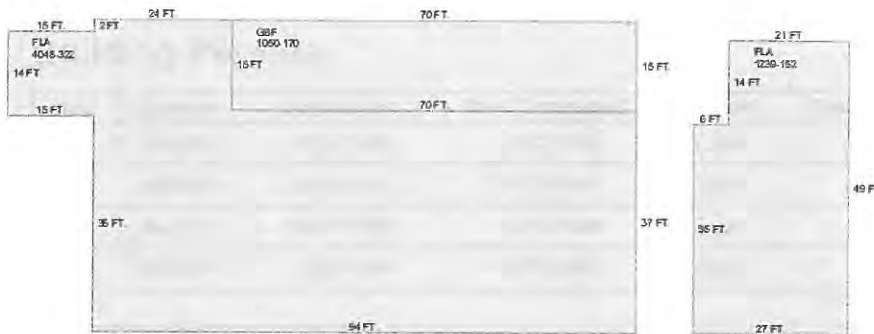
Roof Cover
 Heat 2
 Heat Src 2

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 15

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					4,048
2	GBF		1	1990					1,050
3	FLA		1	1990					1,239

Interior Finish:

2005	238,381	200	326,520	565,101	565,101	0	565,101
2004	238,329	200	217,680	419,203	419,203	0	419,203
2003	238,329	200	141,492	419,203	419,203	0	419,203
2002	257,549	200	141,492	399,241	399,241	0	399,241
2001	257,549	225	141,492	399,266	399,266	0	399,266
2000	257,549	250	103,398	361,197	361,197	0	361,197
1999	249,861	275	103,398	307,957	307,957	0	307,957
1998	166,963	300	103,398	307,957	307,957	0	307,957
1997	166,963	325	92,514	307,957	307,957	0	307,957
1996	151,079	350	92,514	243,943	243,943	0	243,943
1995	151,079	0	92,514	243,593	243,593	0	243,593
1994	144,106	0	92,514	236,620	236,620	0	236,620
1993	144,106	0	98,600	242,706	242,706	0	242,706
1992	144,106	0	98,600	242,706	242,706	0	242,706
1991	144,106	0	98,600	242,706	242,706	0	242,706
1990	92,729	930	82,650	176,309	176,309	0	176,309
1989	87,849	930	81,200	169,979	169,979	0	169,979
1988	75,676	930	69,600	146,206	146,206	0	146,206
1987	74,195	930	34,974	110,099	110,099	0	110,099
1986	74,570	930	34,974	110,474	110,474	0	110,474
1985	70,552	930	24,544	96,026	96,026	0	96,026
1984	69,491	930	24,544	94,965	94,965	0	94,965
1983	69,491	930	24,544	94,965	94,965	0	94,965
1982	52,194	930	23,216	76,340	76,340	0	76,340

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
6/26/2012	2577 / 2119	0	QC	11
6/26/2012	2577 / 2122	650,000	WD	05
12/30/2008	2395 / 2383	100	WD	J
5/1/1994	1308 / 2336	325,000	WD	M

This page has been visited 45,172 times.

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