

Staff Report

Historic Architectural Review Commission

Staff Report Item 3

Meeting Date: March 26, 2013

Applicant: Rene Blais- Owner

Application Number: H13-01-357

Address: #812 Caroline Street

Description of Work: Six foot tall picket fence on front and side on corner lot.

Building Facts: The commercial building is not listed in the surveys and is located on a corner lot. On October 16, 2012 the City Commission denied an easement request from the applicant to keep his existing fence, overhang and concrete pads on city right-of-way, specifically on Robert's Alley. The applicant removed the dilapidated fence during the second week of March.

Guidelines Cited in Review: Fences and walls (pages 41-41), specifically guideline 3.

Staff Analysis

The Certificate of Appropriateness for review is a request to install a six foot tall solid wood fence on the property line. Staff met with the applicant and explained the regulations. The applicant is requesting, as an alternative that the front and side fence be 4 feet tall and a six foot tall fence on the side, setback approximately 20' from the front property line. The applicant has had vandals entering to the building through a door located on the side, facing Robert's Lane.

Consistency with Guidelines

1. According to the guidelines a six foot tall solid wood fence is not appropriate for corner lots. Six foot tall fences on corner side can be installed where the building's back façade ends up to the back property line.

It is staff's opinion that the proposed fence is inconsistent with the guidelines.

Application

Alternate key 1003271 Parcel ID 00003150-000 000

Time: 12:56:21 Date: 3/15/13



CITY OF KEY WEST BUILDING DEPARTMENT CERTIFICATE OF APPROPRIATENESS

APPLICATION # 11-1-10035

OWNER'S NAME: RED DOORS GALLERY

DATE: 03/11/13

OWNER'S ADDRESS: 812 CAROLINE ST.

PHONE #: 305 296 6628

APPLICANT'S NAME: Rene BLAIS

PHONE #: 305 296 6628

APPLICANT'S ADDRESS: 812 CAROLINE ST

ADDRESS OF CONSTRUCTION: 812 CAROLINE ST # OF UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
4 FEET FENCE FRONT DESCRIBE STORKODE 6' HIGH
58 FEET FENCE SIDE DESCRIBE SOLID PICKET 6' HIGH
3 POT GATE

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

Partial
~~ALTERATIVE #1~~

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: 03/11/13
Applicant's Signature: Rene Blais

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 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:

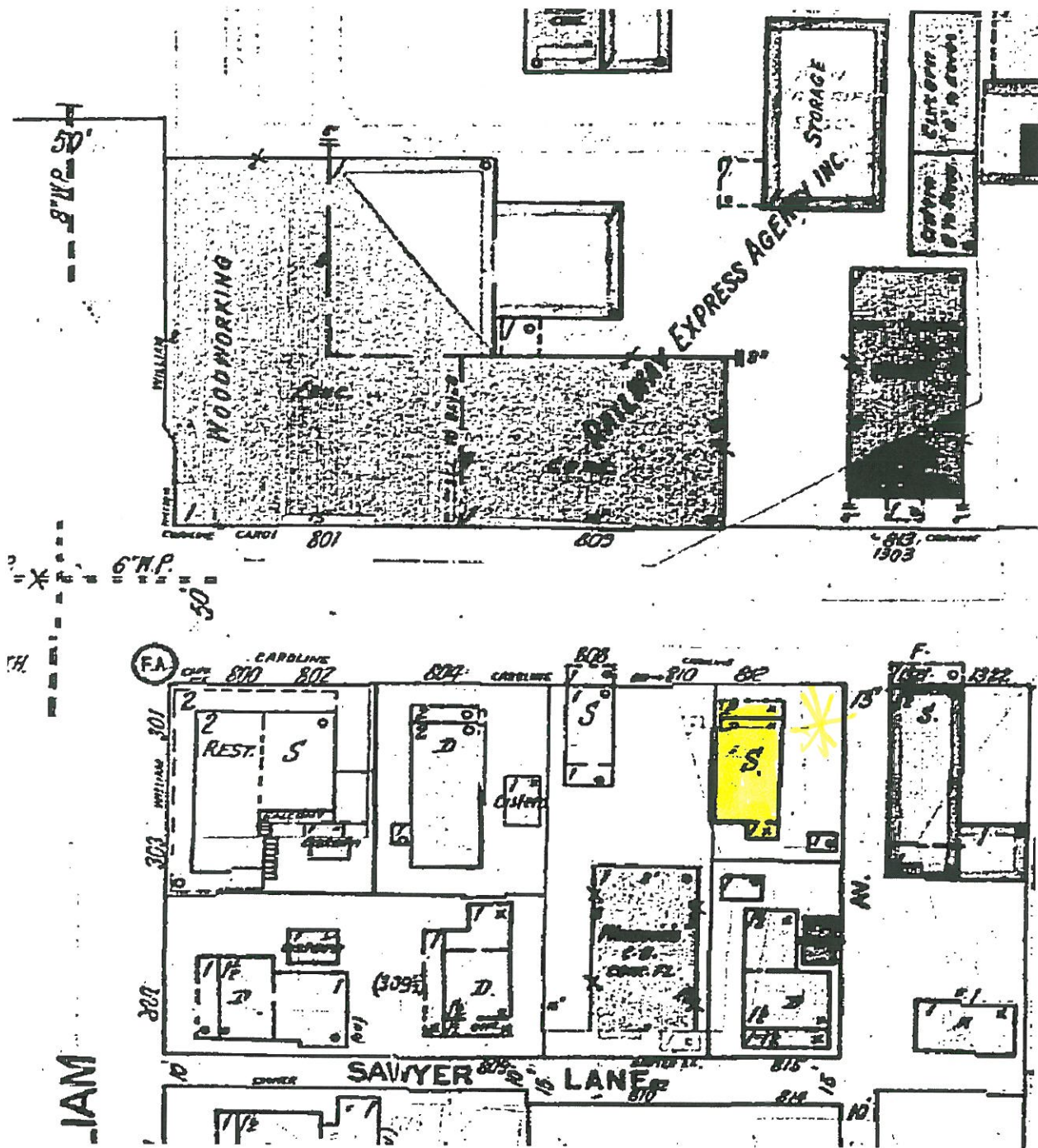
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

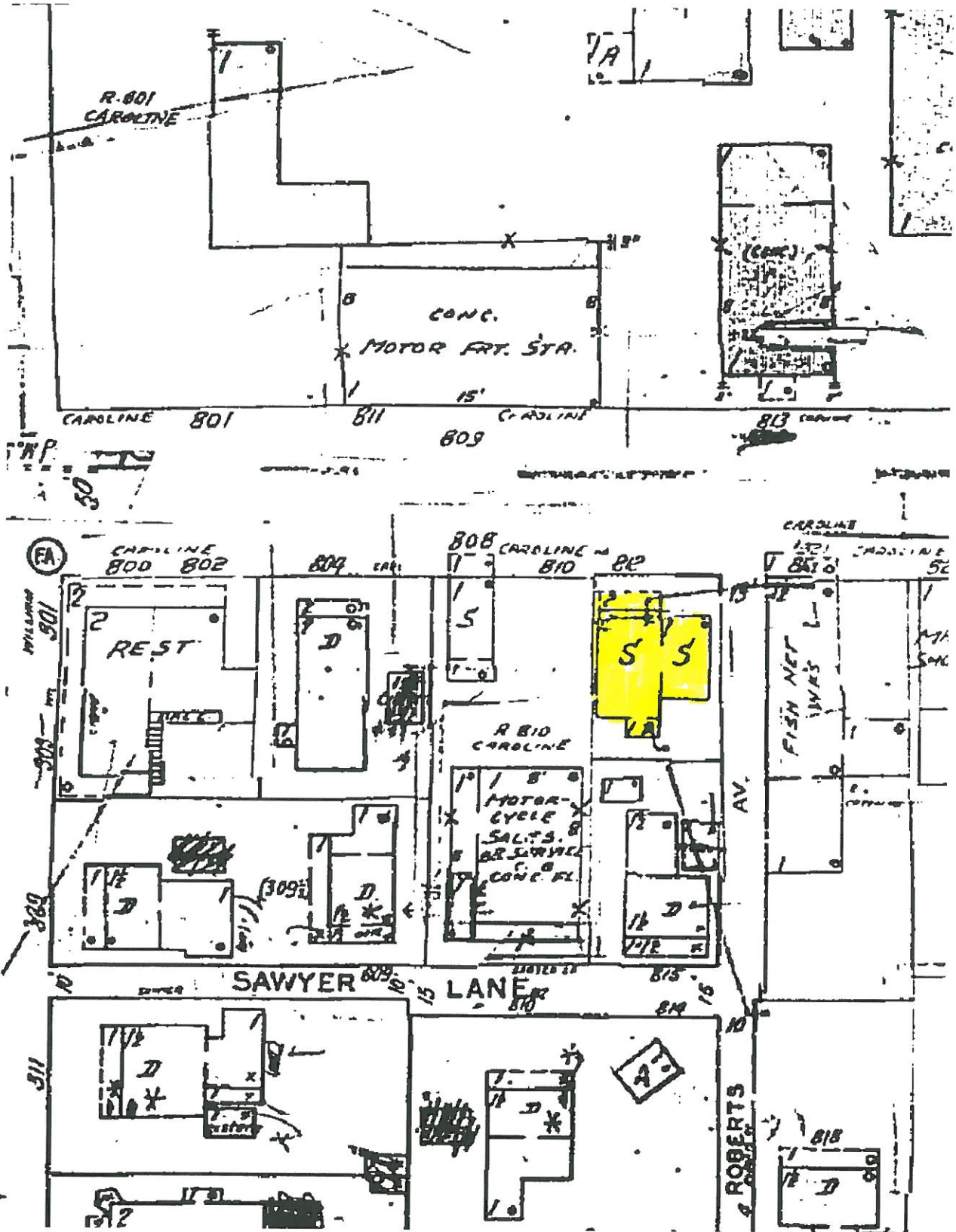
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#812 Caroline Street Sanborn map 1948



#812 Caroline Street Sanborn map 1962

Project Photos



Photo taken by Property Appraiser's office c1965; 812 Caroline Street; Mascot Bar; razed abt 1970; Monroe County Library



The Mascot Bar at 812 Caroline Street C 1980. Monroe County Library Collection

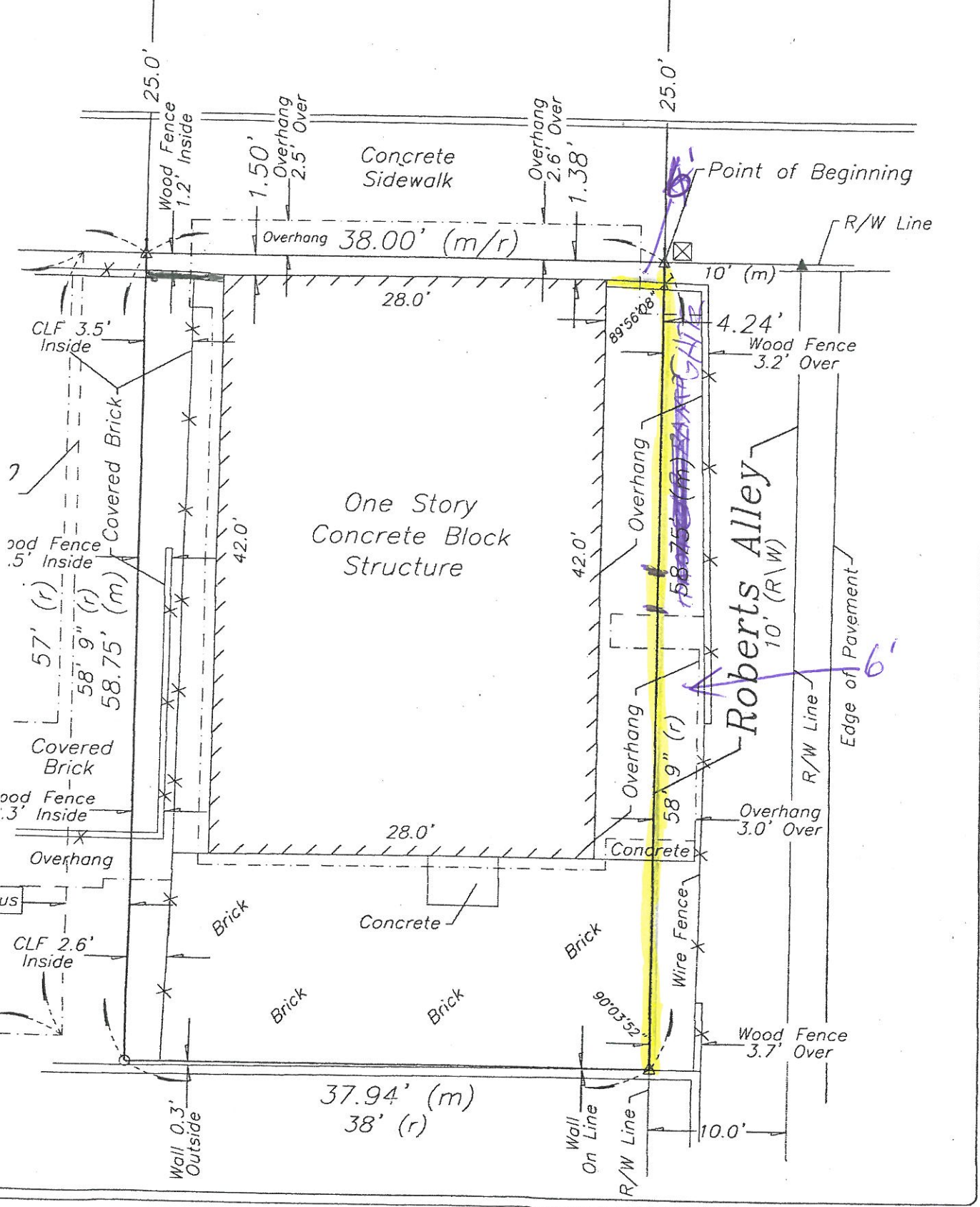






Proposed design

Caroline St.
50' (R/W)



One Story
Concrete Block
Structure

Roberts Alley
10' (R/W)

37.94' (m)
38' (r)

6'

CAROLINE ST

SIDE WALK

APP 20 FEET

4 FEET
HEIGHT

ROBERT LANE

6 FEET
HEIGHT

BUILDING

ALTERNATE

Miscellaneous Information

27

Quasi-Judicial Hearing

Approving an Easement of approximately 214 square feet to address the encroachment of a fence, overhang and concrete slabs along Robert's Alley for a commercial structure located at 812 Caroline Street, Key West, Florida (RE# 0003150-000000); Providing fees and conditions.

Sponsors: City Manager Vitas

A motion was made by Commissioner Johnston, seconded by Commissioner Lopez, that the Resolution be Denied. The motion carried by the following vote:

No: 1 - Commissioner Rossi

Yes: 6 - Commissioner Johnston, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley, Commissioner Yaniz and Mayor Cates

Enactment No: Res 12-303

CITIZEN COMMENTS**COMMISSION COMMENTS****ADJOURNMENT**

9:24 P.M.



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 26, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SIX FOOT TALL WOOD PICKET FENCE ON FRONT AND SIDE ON CORNER LOT.

FOR- #812 CAROLINE STREET

Applicant- Rene Blais Application # H13-01-357

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: 1003271 Parcel ID: 00003150-000000

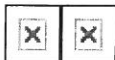
Ownership Details

Mailing Address:
 RED DOOR GALLERY INC
 812 CAROLINE ST
 KEY WEST, FL 33040-6643

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 812 CAROLINE ST KEY WEST
Legal Description: KW PT LOT 3 SQR 21 H3-211 PROB DOCKET 3-S10 OR995-2045 OR1060-2136 OR1432-2104 OR1442-2179/80-C OR2093-2409/10Q/C OR2392-128/30C OR2492-802/804F/J

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	38	59	2,232.50 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 1176
Year Built: 1968

Building 1 Details

Building Type **Condition** ... **Quality Grade** 350

Effective Age 32
 Year Built 1968
 Functional Obs 0

Perimeter 168
 Special Arch 0
 Economic Obs 0

Depreciation % 40
 Grnd Floor Area 1,176

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

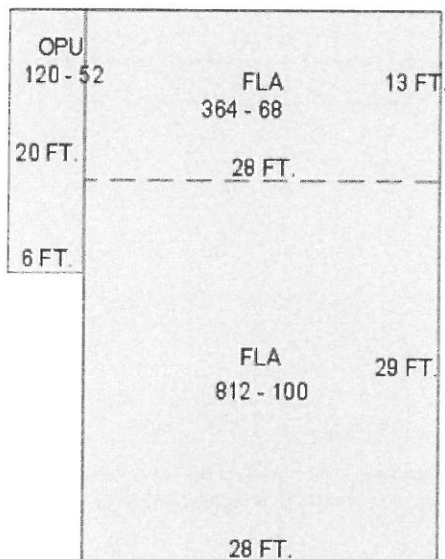
Roof Cover
 Heat 2
 Heat Src 2

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 9

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	1968					812
2	FLA		1	1968					364
3	OPU		1	1968					120

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APARTMENTS	100	N	N
	1000	1 STORY STORES	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %

316

C.B.S.

100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1978	1979	2	20
2	FN2:FENCES	210 SF	35	6	1988	1989	2	30

Appraiser Notes

812 CAROLINE STREET (MOSTLY MAGNIFICENT JEWELRY)

14-1 VALUE REDUCED FROM \$ 511,276

2006-08-23 H.O. DISPUTED INTERIOR FINISH CODE OF PARCEL. H.O. STATED HE LIVES IN PORTION OF PARCEL AND CONDUCTS BUSINESS(ART GALLERY) IN OTHER PORTION. FIELD INSPECTION CONFIRMED APARTMENT PORTION. PER FIELD INSPECTION I HAVE CHANGED PC TO 12 AND PORTIONED OUT APARTMENT AREA. DKRAUSE.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-0369	04/15/2010	06/28/2011	200		DEMO FENCE 59 X 8 AS PER HARC.
9903331	02/25/1999	11/02/2000	600		REPAIR WOOD OVERHANG

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	99,281	494	329,709	429,484	429,484	0	429,484
2011	102,591	494	329,709	432,794	432,794	0	432,794
2010	102,591	494	331,948	435,033	435,033	0	435,033
2009	107,555	494	446,994	555,043	555,043	0	555,043
2008	107,555	494	412,920	520,969	520,969	0	520,969
2007	73,864	494	412,920	487,278	487,278	0	487,278
2006	73,864	516	212,040	274,445	274,445	0	274,445
2005	68,318	868	167,400	178,815	178,815	0	178,815
2004	68,316	911	133,920	178,815	178,815	0	178,815
2003	68,316	953	51,336	178,815	178,815	0	178,815
2002	68,316	1,010	51,336	170,300	170,300	0	170,300
2001	68,316	1,053	51,336	170,300	170,300	0	170,300
2000	75,148	533	46,872	170,300	170,300	0	170,300
1999	75,148	554	47,430	130,710	130,710	0	130,710
1998	50,216	570	47,430	130,710	130,710	0	130,710

1997	50,216	585	42,966	130,710	130,710	0	130,710
1996	45,651	607	42,966	130,710	130,710	0	130,710
1995	45,651	622	42,966	130,710	130,710	0	130,710
1994	45,651	638	42,966	130,710	130,710	0	130,710
1993	45,651	659	42,966	130,710	130,710	0	130,710
1992	45,651	675	42,966	130,710	130,710	0	130,710
1991	45,651	691	42,966	130,710	130,710	0	130,710
1990	52,172	737	42,966	130,710	130,710	0	130,710
1989	56,429	250	42,408	130,710	130,710	0	130,710
1988	41,678	0	42,408	84,086	84,086	0	84,086
1987	40,888	0	16,628	57,516	57,516	0	57,516
1986	40,991	0	16,070	57,061	57,061	0	57,061
1985	40,048	0	9,170	49,218	49,218	0	49,218
1984	39,285	0	9,170	48,455	48,455	0	48,455
1983	39,285	0	9,170	48,455	48,455	0	48,455
1982	37,628	0	9,170	46,798	46,798	0	46,798

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
11/1/1996	1432 / 2104	295,000	WD	U
7/1/1988	1060 / 2136	160,000	WD	Q

This page has been visited 255,722 times.

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