

Staff Report

Historic Architectural Review Commission

Staff Report Item 6

Meeting Date:	October 23, 2012
Applicant:	William P. Horn, Architect
Application Number:	H12-01-1677
Address:	#500 Duval Street
Description of Work:	Revise first floor storefront windows and doors to match original openings.
Guidelines Cited in Review:	Commercial Storefronts and Signage (page 46), specific guidelines 1, 2 and 5. Additions, Alterations and New Construction (pages 36-38a), specific guidelines 1, 3 and 6 of page 37.

Staff Analysis

The building located at #500 Duval Street is listed as a contributing resource. Built in 1918 this unique masonry vernacular structure is located on the south west corner of Duval and Fleming Streets. The building used to be the home of Fast Buck Freddie's and was originally known as the Kress building.

The applicant did a research of historic photos and was able to find the original configuration of the first floor façade. Having a symmetrical façade towards Duval Street with six fenestrations on the second floor the new proposed design restitutes the historic storefront configuration. The design proposes three openings towards Duval Street and lowers the kick plate of the storefronts in order to match the original ones; the bases of the actual pilasters will have then a continuous horizontal reading with the new kick plate. Sign locations are shown in the drawings but there are no signs submitted for this application. The Kress signs will remain in place.

Consistency with Guidelines

1. The proposed design will bring back the building to its original Duval Street facade. Both stories will have a relationship; the new proposed

- doors on the first floor will be aligned and centered with the solid areas of the second floor, reinforcing the façade's original symmetry.
2. The proposed reduction of the storefronts sill, or kick plate, will be of the same height as the pilaster's bases, creating a more uniform and homogenous façade.
 3. The proposed location of wall and hanging signs will accentuate the three bay configuration of Duval's Street façade.

It is staff's opinion that the proposed new storefront on Duval Street is consistent with the guidelines. The design proposes a reconstruction of the first floor façade to its original configuration. The Secretary of the Interior's Standards and Guidelines for Rehabilitation promotes the reconstruction of commercial facades based on graphic documentation. The applicant has proven how the original storefronts used to look historically.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # 12-01-1677

OWNER'S NAME: OLD KRESS BUILDING COMPANY, INC. DATE: 10/10/12
OWNER'S ADDRESS: 424-A FLEMING ST. PHONE #:
APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, PA PHONE #: 296-8302
APPLICANT'S ADDRESS: 915 BAYON ST.
ADDRESS OF CONSTRUCTION: 500 DUVAL STREET # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REVISE 1ST FLOOR STOREFRONT WINDOWS + DOORS TO MATCH ORIGINAL HISTORIC OPENINGS SEE DRAWINGS

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: 10/10/12
Applicant's Signature: [Handwritten Signature]

Required Submittals table with 4 rows: 1. TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (checked); 2. TREE REMOVAL PERMIT (if applicable); 3. PHOTOGRAPHS OF EXISTING BUILDING (checked); 4. PHOTOGRAPHS OF ADJACENT BUILDINGS (checked); 5. 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:

Contributing structure built ca. 1918
Guidelines for Commercial buildings
Guidelines for additions/alterations

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

Date: _____

Signature: _____

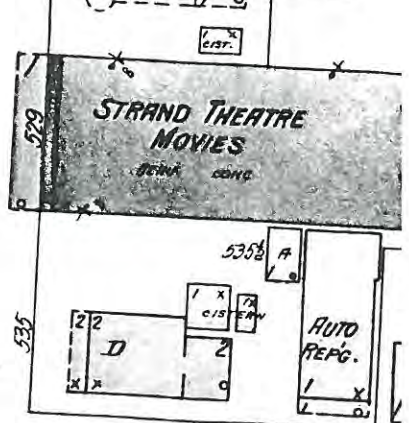
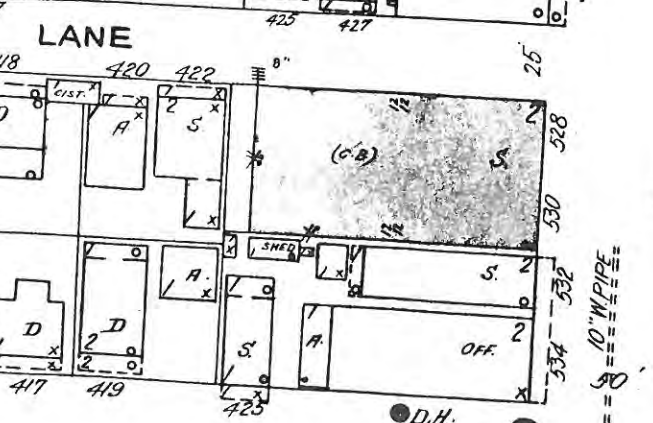
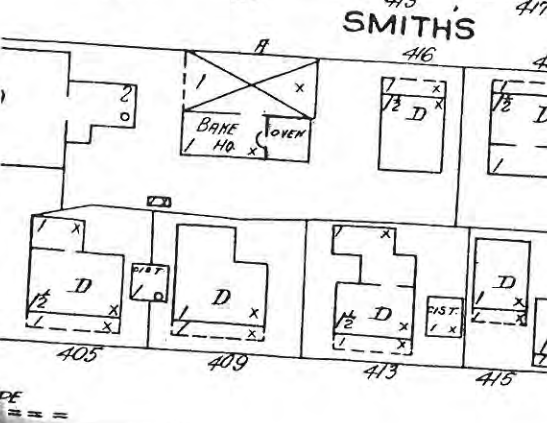
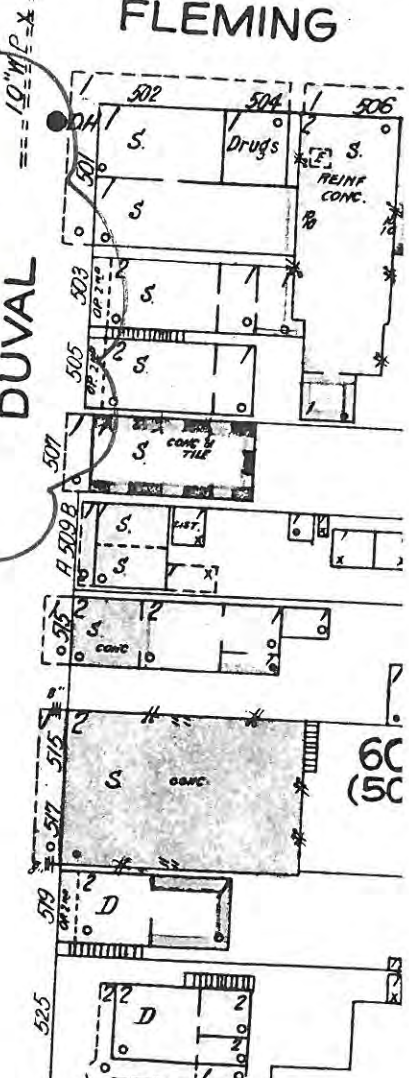
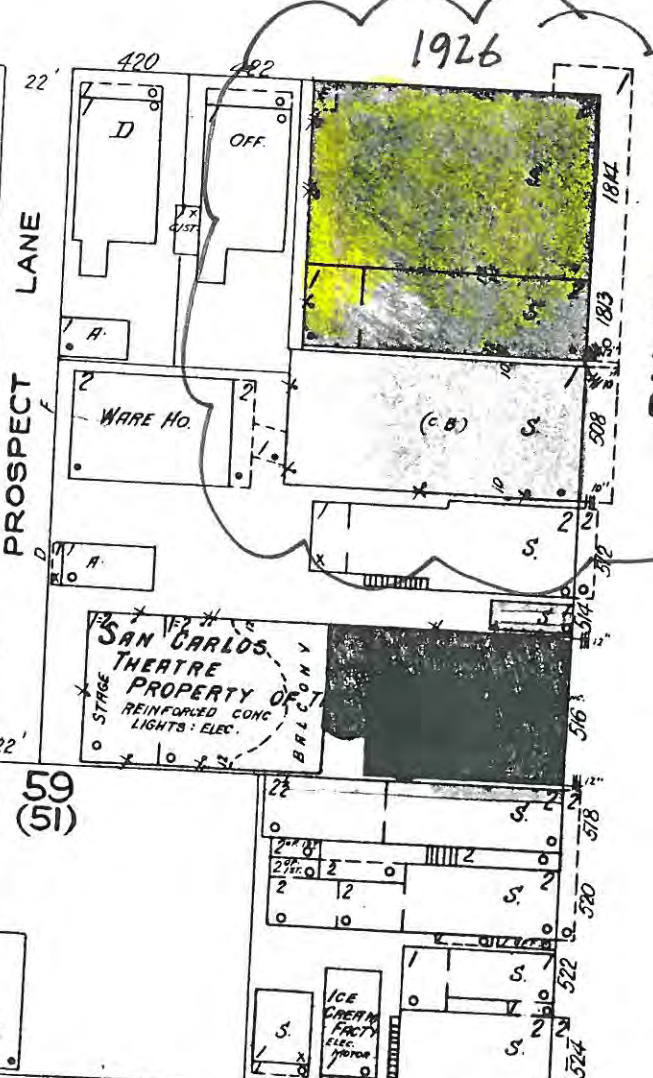
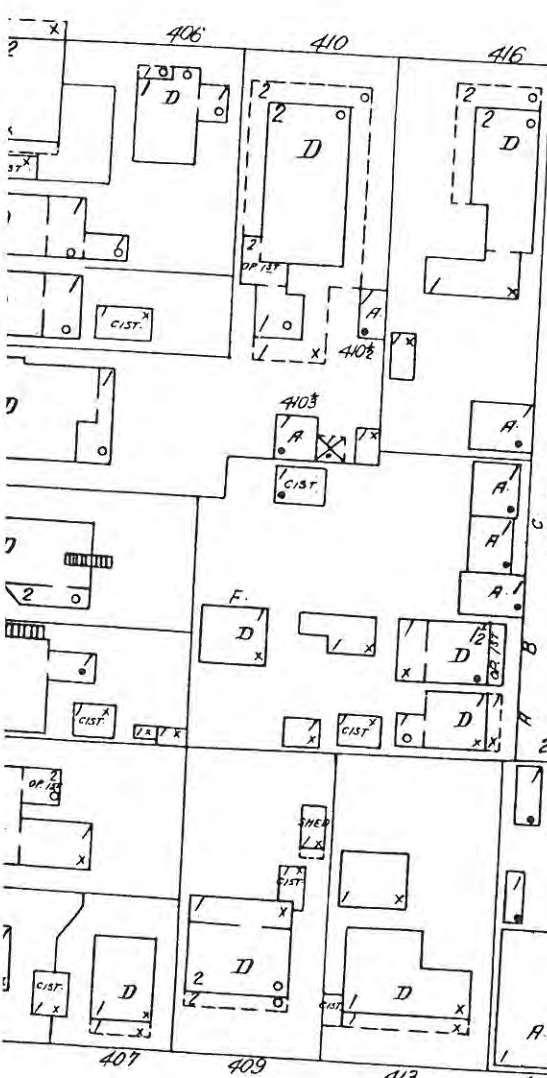
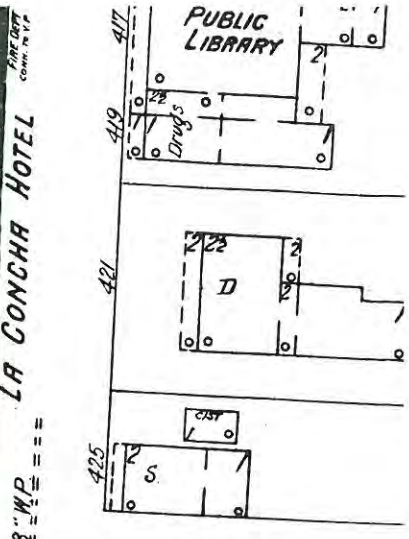
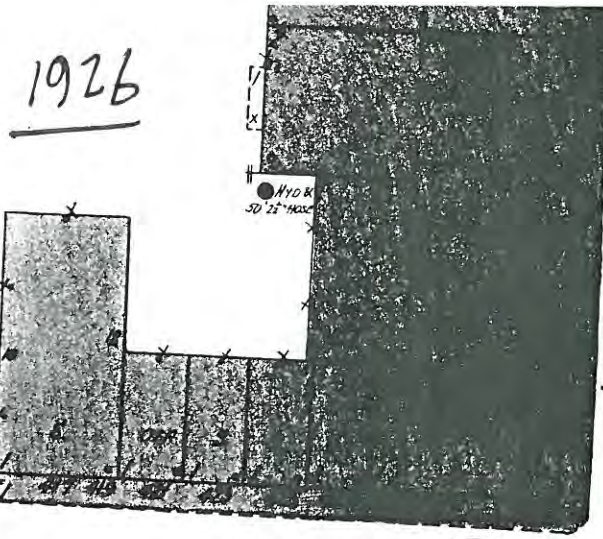
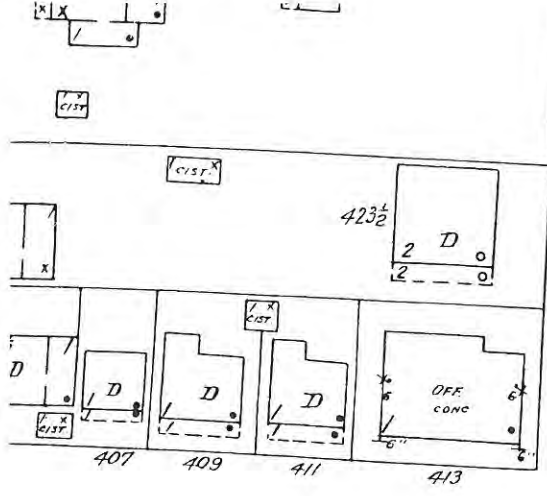
Historic Architectural
Review Commission

Sanborn Maps



1912
 WAS NOT
 THERE





LA CONCHA HOTEL
 10" W.P. X 8" W.P.
 10" W.P. X 8" W.P.
 10" W.P.

1948
8461



15

14

Scale of Feet
0 20 40

1948

Project Photos

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- Sizes
- [Square 75\(75 x 75\)](#)
- [Small 240\(240 x 143\)](#)
- [Medium 500\(500 x 298\)](#)
- [Large 1024 \(1024 x 610\)](#)
- [Original\(3201 x 1908\)](#)
- [Square 150\(150 x 150\)](#)
- [Small 320\(320 x 191\)](#)
- [Medium 640\(640 x 381\)](#)
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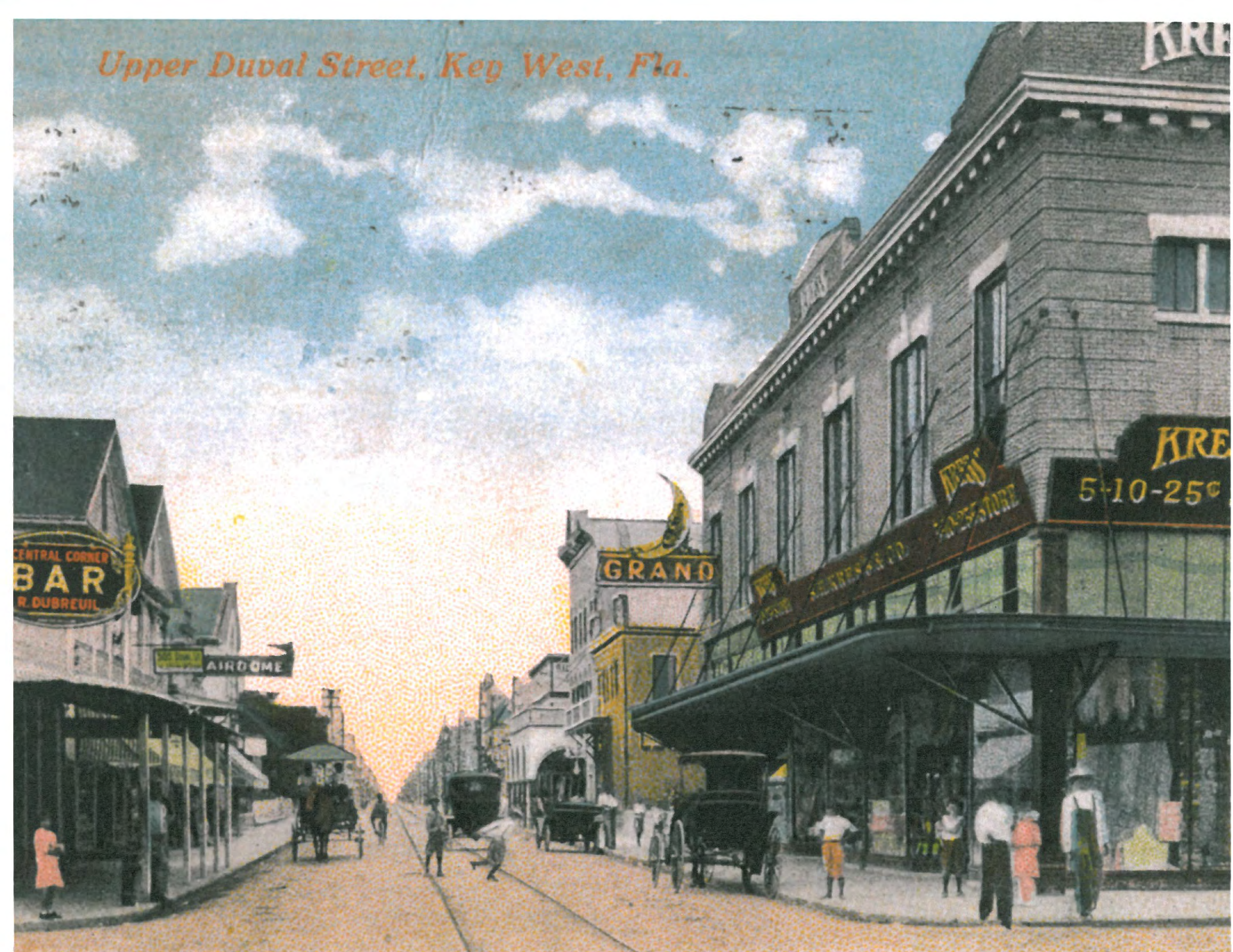
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Upper Duval Street, Key West, Fla.



F/12 917.5941 00

7/10 3.30

1913 OPENED

KEY WEST..America's Gibraltar



26 years of Progress with Key West

FIFTY years ago Mr. S. H. Kress store in Memphis, Tennessee. very popular and by 1900 he units in the South.

opened his first The store proved had opened twelve

For forty years they have rida. The first store was op 1899. Since that date they additional 5-10-25 cent stores these stores with the buying public in their respective communities has made it necessary to enlarge and remodel some of them many times.

been operating in Flo- ened in Jacksonville in have opened eleven addi- in Florida. The popularity of

In 1913, the Kress store was opened in Key West, so for twenty-six years they have been a part of this modern city.

The founders of S. H. Kress and Company were among the first to realize the extensive benefits to Florida from modern methods of economical distribution of merchandise, and they have been a vital part of the great era of commercial development in the state during the past four decades. Through these years, upon the land purchased for that purpose, the finest mercantile buildings known to engineering science, have been erected to maintain a high standard of service and as a tribute to the development of each community.

Today there are two hundred and forty Kress stores operated in twenty-nine states and the territory of Hawaii. Most of these are in the South and Southwestern states.

1913
+ 26

1939?

FLORIDA
REFERENCE

MONROE COUNTY
PUBLIC LIBRARY





1939

Photo / All sizes

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- [Small 240](#)(240 x 196)
- [Medium 500](#)(500 x 409)
- [Large 1024](#) (1024 x 838)
- [Original](#)(2756 x 2258)
- [Square 150](#)(150 x 150)
- [Small 320](#)(320 x 262)
- [Medium 640](#)(640 x 524)
- [Thumbnail](#)(100 x 82)



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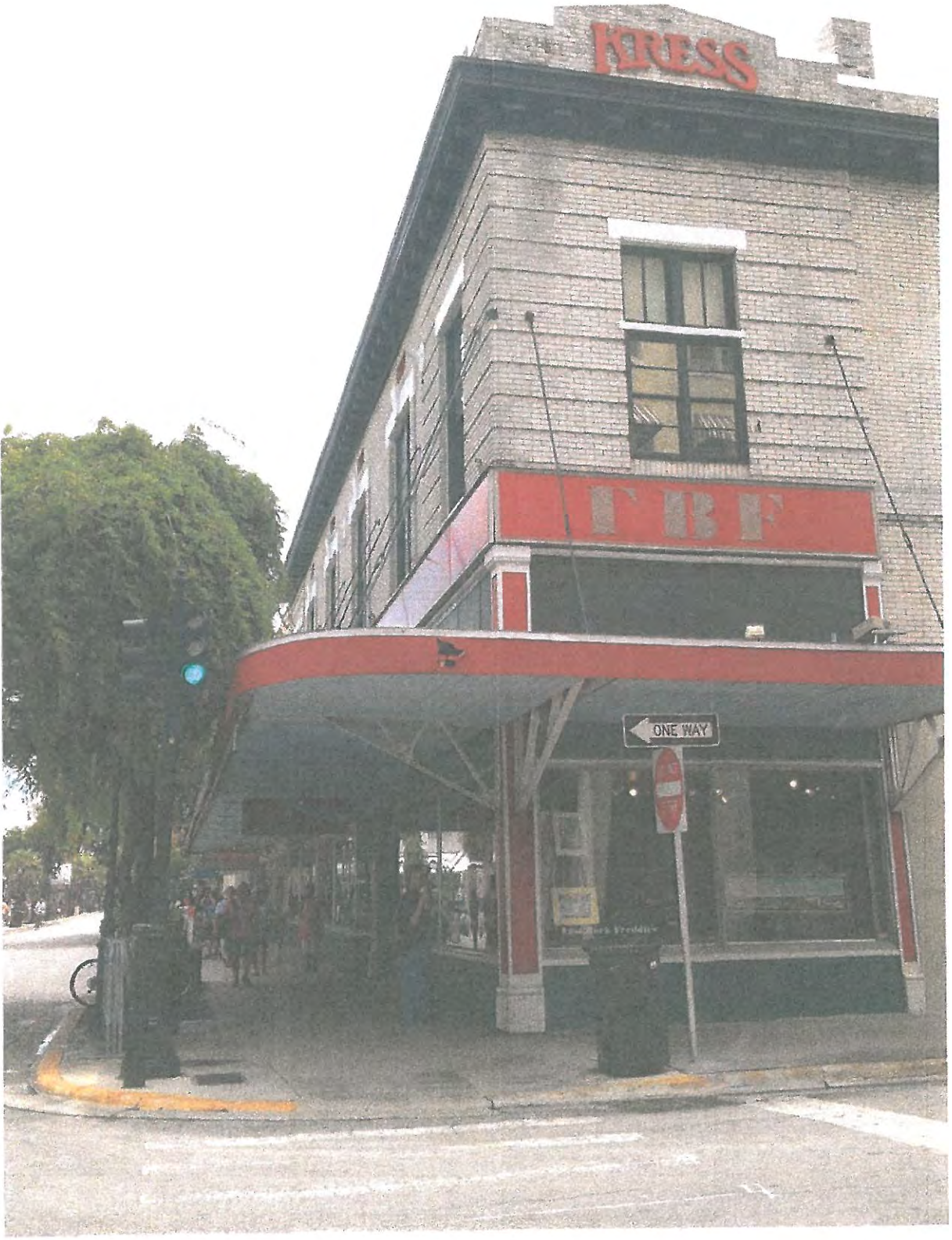
DUVAL ST.



500



500 2



MAV AL ST.





500 DUVAL ST.



500 DUVAL ST.

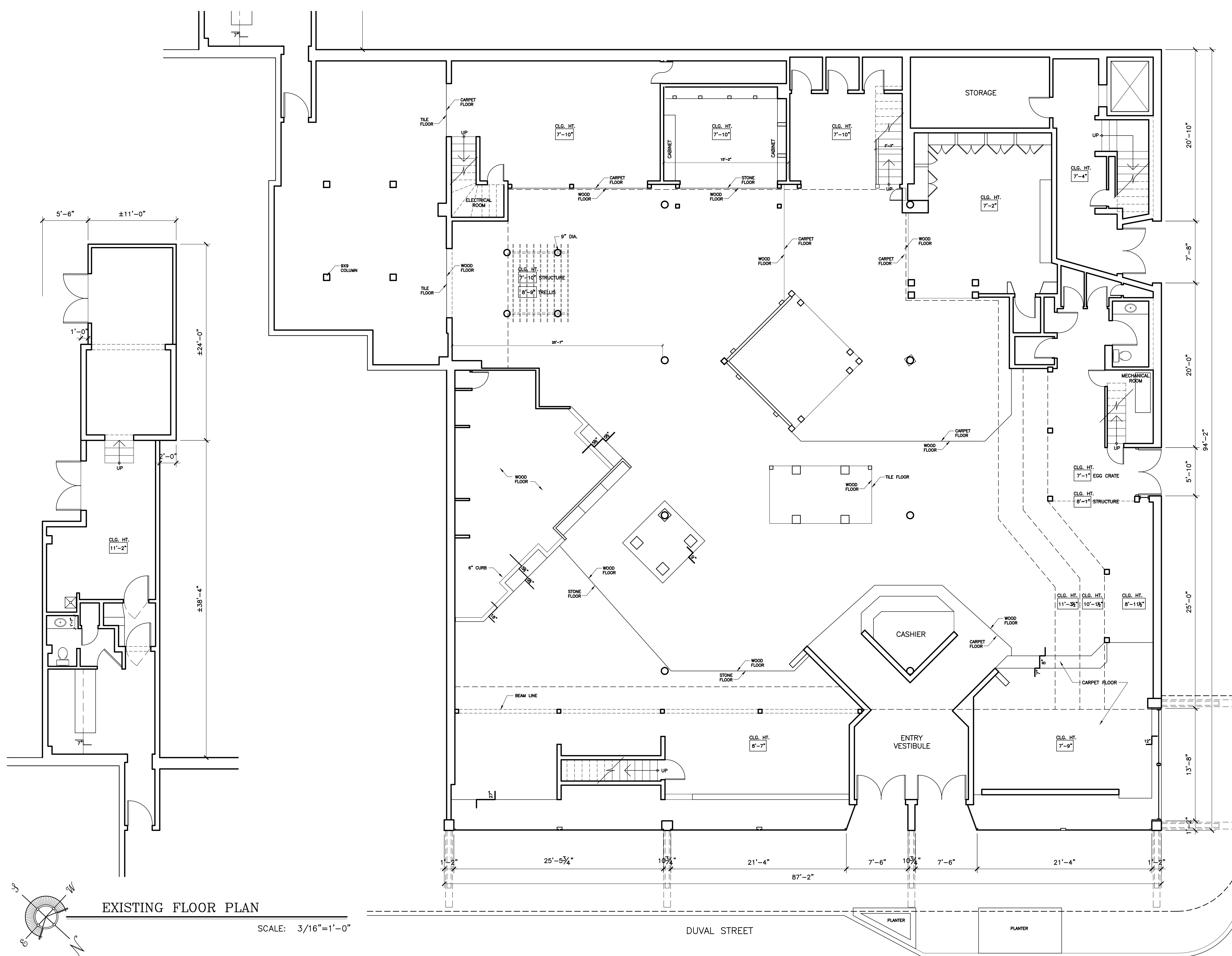


500 DUVAL ST.



500 DUVAL ST.

Proposed Plans



EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"

FAST BUCK FREDDIE'S
DUVAL
KEY WEST, FLORIDA



1 EXISTING FLEMING ST. ELEVATION
EX-2 SCALE: 3/16"=1'-0"



2 EXISTING DUVAL ST. ELEVATION
EX-2 SCALE: 3/16"=1'-0"

SEAL

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

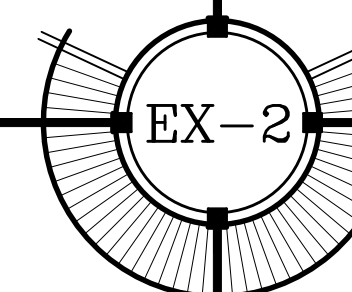
DATE
10-12-12 HARC

REVISIONS

DRAWN BY
AR

PROJECT
NUMBER
1217

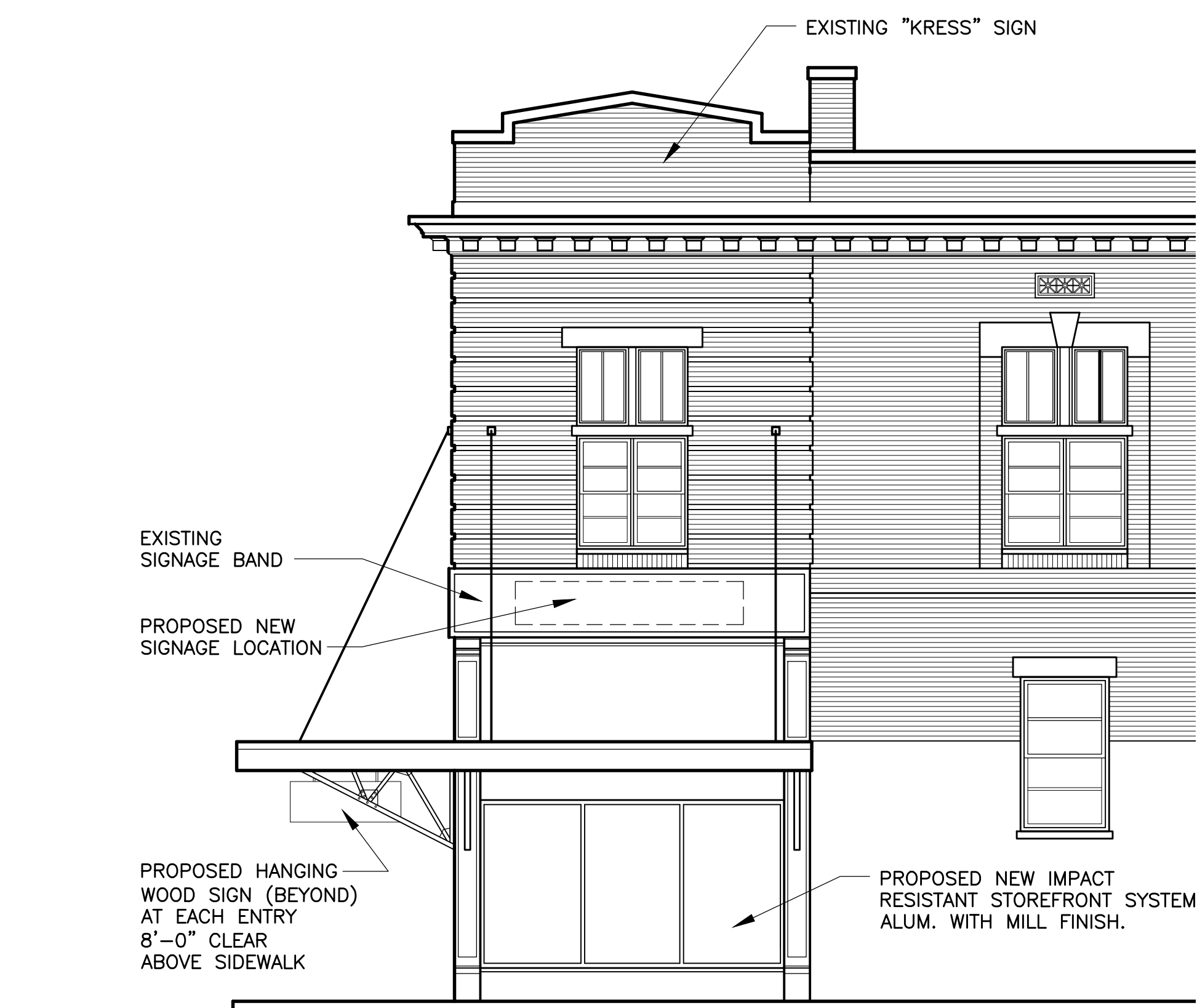
FAST BUCK FREDDIE'S
DUVAL
KEY WEST, FLORIDA





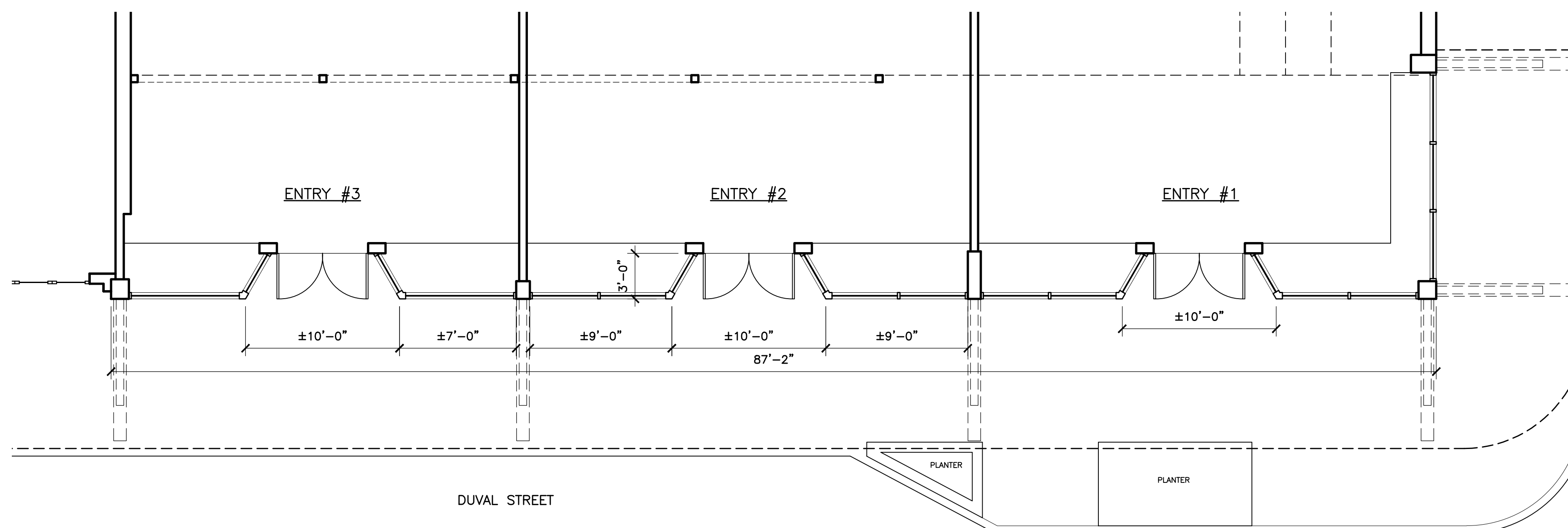
1 PROPOSED DUVAL ST. ELEVATION
A-1

SCALE: 3/16"=1'-0"



2 PROPOSED FLEMING ST. ELEVATION
CORNER
A-1

SCALE: 3/16"=1'-0"



3 PROPOSED PARTIAL PLAN
A-1

SCALE: 3/16"=1'-0"

SEAL

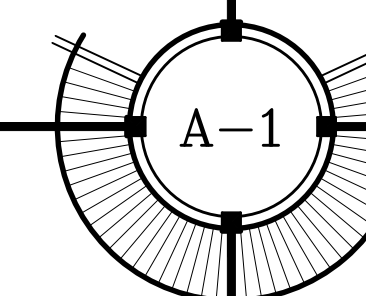
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DATE
10-12-12 HARC

REVISIONS

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AR

PROJECT
NUMBER
1217



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 23, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REVISE FIRST FLOOR STOREFRONT WINDOWS AND DOORS TO MATCH ORIGINAL OPENINGS

#500 DUVAL STREET

Applicant- WILLIAM P. HORN Application Number H12-01-1677

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 -
Map portion under construction.**

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

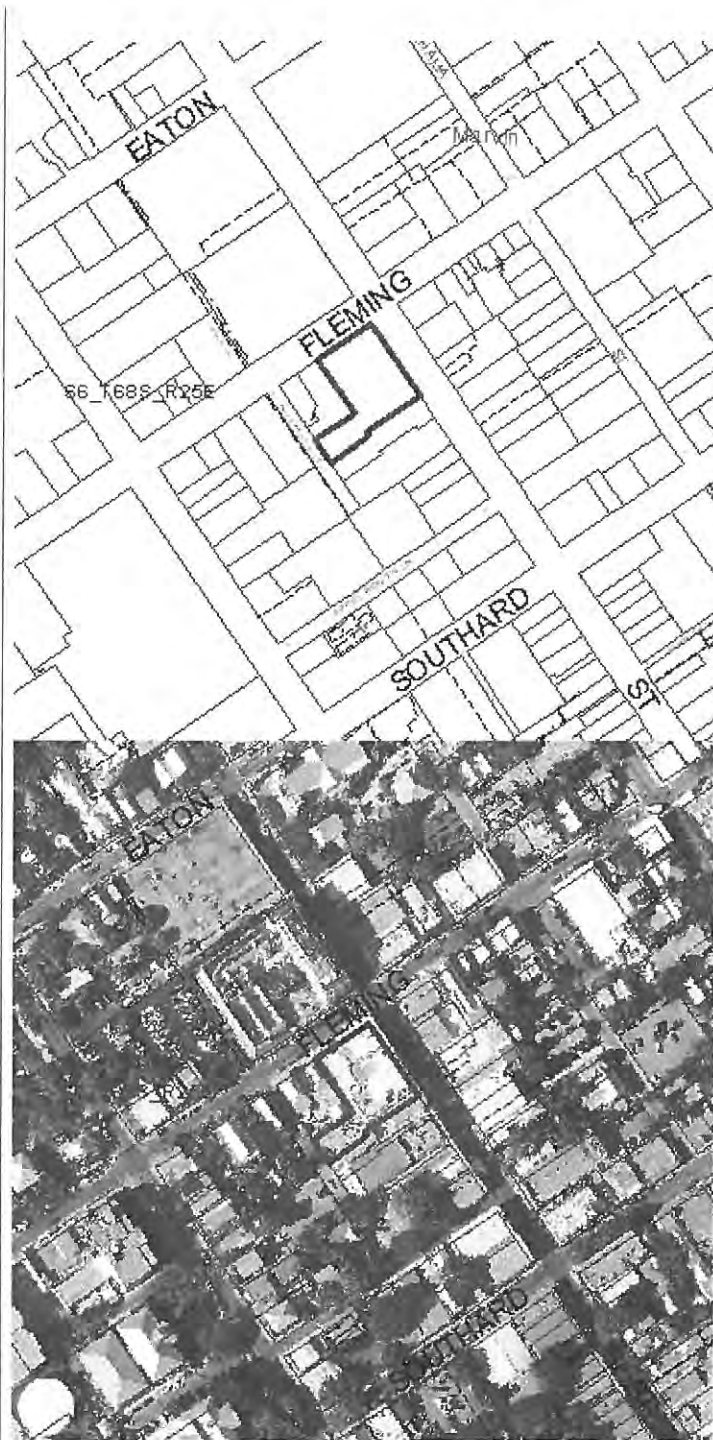
Alternate Key: 1010111 Parcel ID: 00009850-000000

Ownership Details

Mailing Address:
OLD KRESS BUILDING COMPANY INC
424-A FLEMING ST
KEY WEST, FL 33040

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 06-68-25
Range:
Property Location: 500 DUVAL ST KEY WEST
Legal Description: KW PT LOT 2 SQR 51 OR305-314/315 OR767-1760/1761Q OR767-1762/1763 OR768-317/318 OR1245-1859/1866L/E(LG) (**NOTE** L/E VESTED IN D W WOLKOWSKY FOR PENTHOUSE APT, OFFICE, SERVANT & GUEST QUARTERS, GARDENS & DECK SEE OR1245-1859/1866 L.G.)



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	100	134	16,472.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 28912
 Year Built: 1918

Building 1 Details

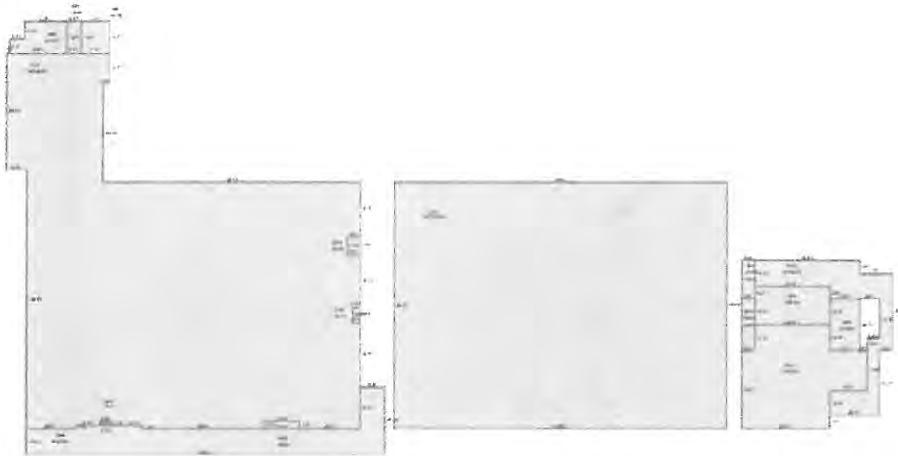
Building Type	Condition <u>A</u>	Quality Grade 450
Effective Age 17	Perimeter 1,284	Depreciation % 23
Year Built 1918	Special Arch 0	Grnd Floor Area 28,912
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	79	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992				14,532
2	SBF		1	1992				132
3	OPF		1	1992				72
4	SBF		1	1992				234
5	OPX		1	1992				35

6	OPX	1	1992	18
7	CAN	1	1992	1,627
8	OPX	1	1992	42
9	OPX	1	1992	10
10	FLA	1	1992	12,730
11	FLA	1	1992	1,575
12	OUF	1	1992	239
13	OPF	1	1992	450
14	SBF	1	1992	1,010
15	FLA	1	1992	75
16	OPU	1	1992	100

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2108	1 STY STORE-A	60	Y	Y
	2109	NIGHT CLUBS/BARS-A-	40	Y	Y
	2110	SBF	100	N	N
	2111	OPF	100	N	N
	2112	SBF	100	N	N
	2113	OPX	100	N	N
	2114	OPX	100	N	N
	2115	CAN	100	N	N
	2116	OPX	100	N	N
	2117	OPX	100	N	N
	2118	OFF BLDG-1 STY-B	95	Y	Y
	2119	APTS-B	5	Y	Y
	2120	APTS-A	100	Y	Y
	2121	OUF	100	N	N
	2122	APTS-B	100	Y	N
	2123	SBF	100	N	N
	2124	APTS-B	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
542	MIN WOOD SIDING	20
543	C.B.S.	30
544	BRICK	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	2,866 SF	0	0	1983	1984	1	40
2	FN2:FENCES	360 SF	90	4	1997	1998	2	30

Appraiser Notes

TPP 8929220 - SMITH-MARTIN PRODUCTIONS (424-C FLEMING - SIDE OF BLDG)

FAST BUCK FREDDIE'S & MARGARITAVILLE (**NOTE** L/E VESTED IN D W WOLKOWSKY FOR PENTHOUSE APT, OFFICE, SERVANT & GUEST QUARTERS, GARDENS & DECK SEE OR1245-1859/1866 L.G.) .PENTHOUSE MEASURED FROM LA CONCHA ROOF. PETITION KW 113-1997

TPP8848315 - OLD KRESS BUILDING CO

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-0788	03/24/2008		12,400	Commercial	REPLACE EXISTING A/C WITH NEW 12.5 TO A/C
09-1195	05/01/2009		45,000	Commercial	REMOVE & REPLACE EXISTING ROOF, 6 SKYLIGHTS
1 97-3611	10/24/1997	12/07/1998	3,000	Commercial	REPLACE DECKING WALKWAYS
2 98-1787	06/05/1998	12/07/1998	10,000	Commercial	ELECTRICAL
3 98-3878	12/07/1998	12/07/1998	14,322	Commercial	ROOF
4 98-0265	01/27/1998	11/02/1998	3,750	Commercial	MAKE A SERVICE BAR
5 98-0644	03/04/1998	11/02/1998	1,875	Commercial	FENCE
6 98-0822	03/13/1998	11/02/1998	4,000	Commercial	3 FIX BATHROOM
7 98-1640	05/26/1998	11/02/1998	3,600	Commercial	INSTALL HOOD FIRE SUPPRES
8 00-1921	07/11/2000	11/01/2000	6,500	Commercial	10 TON AC
9 00-0482	07/18/2000	11/01/2000	98,124	Commercial	BAHAMA SHUTTERS
10 00-0931	04/25/2000	11/01/2000	30,000	Commercial	ROOLUP INTERIOR SHUTTERS
11 00-3550	10/25/2000	11/01/2000	700	Commercial	ELECTRICAL
12 99-4025	12/29/1999	07/14/2000	1,500	Commercial	TILE RETAIL SPACE
13 01-3077	09/18/2001	11/16/2001	1,600	Commercial	FIRE SUPPRESSION SYSTEM
14 0103076	09/18/2001	11/16/2001	15,000	Commercial	INSTALL KITCHEN HOOD
15 02-0781	04/08/2002	08/16/2002	800	Commercial	NEW LIGHTING
16 03-363	06/05/2003	10/03/2003	18,000	Commercial	INSTALL FIRE SYSTEM
17 05-2351	12/02/2005	11/02/2005	4,600	Commercial	NEW A/C
18 05-3237	08/03/2005	11/02/2005	4,000	Commercial	NEW A/C
19 06-5647	11/03/2006	03/08/2007	10,000	Commercial	REPLACE CONDENSING UNIT ON THE ROOF
20 07-0735	02/15/2007	02/15/2007	4,400	Commercial	CHANGE OUT A 7 1/2 TON CONDENSER
07-4002	08/16/2007	08/16/2007	1,500	Commercial	CONNECT 600 AMP 3-PHASE TO CAFE SUBFEED

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	3,446,157	8,406	1,911,485	5,366,048	5,366,048	0	5,366,048
2011	3,625,178	8,456	1,911,485	5,545,119	5,545,119	0	5,545,119

2010	3,625,178	8,494	1,944,890	5,578,562	5,578,562	0	5,578,562
2009	3,804,200	8,532	2,463,453	6,276,185	6,276,185	0	6,276,185
2008	3,804,200	8,582	2,569,632	6,491,442	6,491,442	0	6,491,442
2007	2,748,749	9,201	2,569,632	6,491,442	6,491,442	0	6,491,442
2006	2,813,426	9,625	1,482,480	6,634,922	6,634,922	0	6,634,922
2005	2,813,426	10,256	1,235,400	5,943,735	5,943,735	0	5,943,735
2004	2,867,958	10,681	1,037,736	5,943,735	5,943,735	0	5,943,735
2003	2,867,704	11,299	1,021,264	5,943,735	5,943,735	0	5,943,735
2002	2,801,836	11,736	1,021,264	5,943,735	5,943,735	0	5,943,735
2001	2,801,836	12,355	1,021,264	5,332,164	5,332,164	0	5,332,164
2000	2,719,878	4,734	856,544	5,194,482	5,194,482	0	5,194,482
1999	2,719,878	4,968	856,544	5,194,482	5,194,482	0	5,194,482
1998	1,870,814	4,657	856,544	3,548,032	3,548,032	0	3,548,032
1997	1,870,814	4,872	823,600	3,548,032	3,548,032	0	3,548,032
1996	1,587,357	5,016	823,600	2,532,335	2,532,335	0	2,532,335
1995	1,524,762	5,230	823,600	2,532,335	2,532,335	0	2,532,335
1994	1,524,762	5,374	823,600	2,399,054	2,399,054	0	2,399,054
1993	1,524,762	5,589	823,600	2,353,951	2,353,951	0	2,353,951
1992	1,406,231	3,791	823,600	1,653,712	1,653,712	0	1,653,712
1991	1,406,231	3,912	823,600	1,800,000	1,800,000	0	1,800,000
1990	1,068,539	8,815	662,998	1,800,000	1,800,000	0	1,800,000
1989	1,037,621	8,989	658,880	1,705,490	1,705,490	0	1,705,490
1988	752,862	8,634	474,394	1,601,711	1,601,711	0	1,601,711
1987	740,208	8,794	252,228	1,562,778	1,562,778	0	1,562,778
1986	740,990	8,957	247,080	1,553,780	1,553,780	0	1,553,780
1985	723,253	9,118	177,908	1,595,743	1,595,743	0	1,595,743
1984	714,830	6,359	177,908	1,053,900	1,053,900	0	1,053,900
1983	604,730	6,439	118,061	729,230	729,230	0	729,230
1982	560,034	6,533	118,061	684,628	684,628	0	684,628

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
2/1/1993	1245 / 1859	3,000,000	WD	O
8/1/1978	768 / 317	210,000	00	Q

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Monroe County Property Appraiser
Karl D. Borglum

P.O. Box 1176
Key West, FL 33041-1176