

Historic Architectural Review Commission

Staff Report Item 4

Meeting Date: April 23, 2013

Applicant: Michael Skoglund- Architect

Application Number: H13-01-370

Address: #1224 Duval Street

Description of Work: ~~Small addition to the first floor south side of the house. New spiral staircase and extension of second floor deck with new railings~~

Building Facts: The building is listed as a contributing resource. The Four square house was built ca. 1933 and is located on a prominent corner lot on Duval and United Streets. The two story house has an "L" shape two story porch facing the two streets.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation, specifically Standards 2 and 9. (Pages 16-23)

Entrances, porches and doors (pages 32-33), specifically guidelines 13 and 14.

Additions, alterations and new construction (pages 36-38a), specifically guidelines 1, 2, 3, 4, 5 and 6 of page 37.

Staff Analysis

The Certificate of Appropriateness for review is a revised plans request to construct a small addition attached to the first floor south elevation that faces United Street. The plans also include an exterior staircase facing the United Street side. The revised proposed staircase will be one fly wood stair. The revised plans include the change of a pair of windows facing United Street with one pane glazed wood door. The design no longer includes the expansion of the porch or the new addition on the first floor.

Consistency with Guidelines

1. The Secretary of the Interior's Standards for rehabilitation are emphatic as to the preservation of character defining elements on a historic building. This proposal fails in preserving the scale and mass of a Four Square house by the addition of a staircase on the side from which there is no historical evidence of its existence.
2. The replacement of existing windows with doors is appropriate as long as the proposed doors matches existing front door and has the same width and height of the existing fenestration.

It is staff's opinion that the proposed new design is inconsistent with the guidelines and the Secretary of the Interior's Standards. The exterior staircases exposed to a visible facade, will adversely impact character of the historic house. If the new doors facing United Street are approved they must fit the fenestration, which will be enlarged towards the lower part in order to accommodate the new doors. Those new doors must match in material and design the existing entry doors.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

03-12-2013-100370

APPLICATION # _____

OWNER'S NAME:

BRUCE MINEROFF

DATE:

3-12-13

OWNER'S ADDRESS:

PHONE #:

APPLICANT'S NAME:

M. SKOGLUND

PHONE #:

296-2632

APPLICANT'S ADDRESS:

522 ELIZABETH ST.

ADDRESS OF CONSTRUCTION:

1224 DOVAL ST.

OF UNITS:

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

NEW TOILET, NEW SPIRAL STAIRS,
 EXTEND SIDE DECK (2 STORY)

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: 3-12-13

Applicant's Signature: *M Skoglund*

\$100

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:

*3/26/13 - postponed for architect to consult with client
as opposed taking a vote or motion today. Applicant
here to put price in hand*

HARC Comments:

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

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred

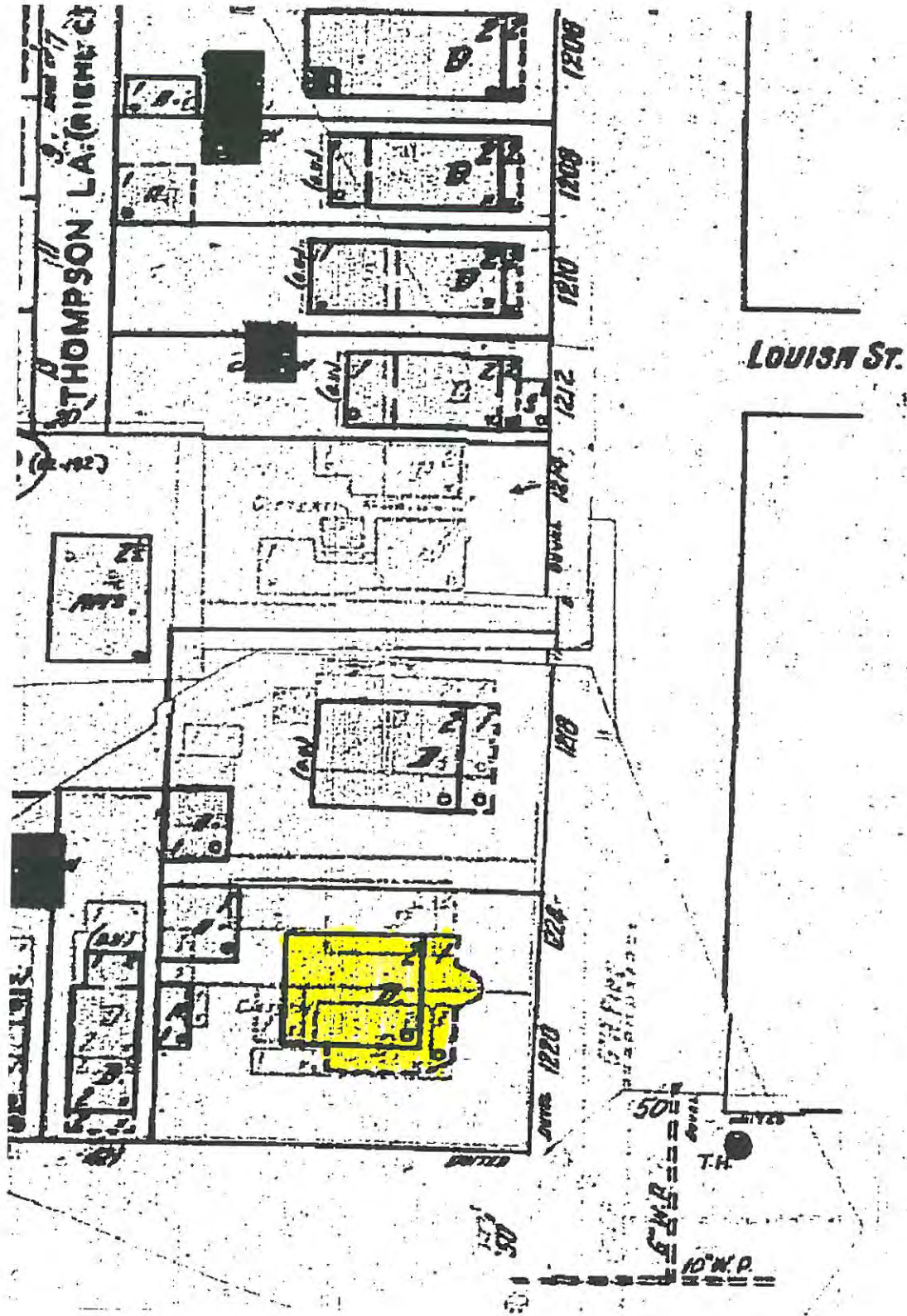
Reason for Deferral or Denial:

*3/26/13 - postponed for architect to consult with client
as opposed taking a vote or motion today. Applicant
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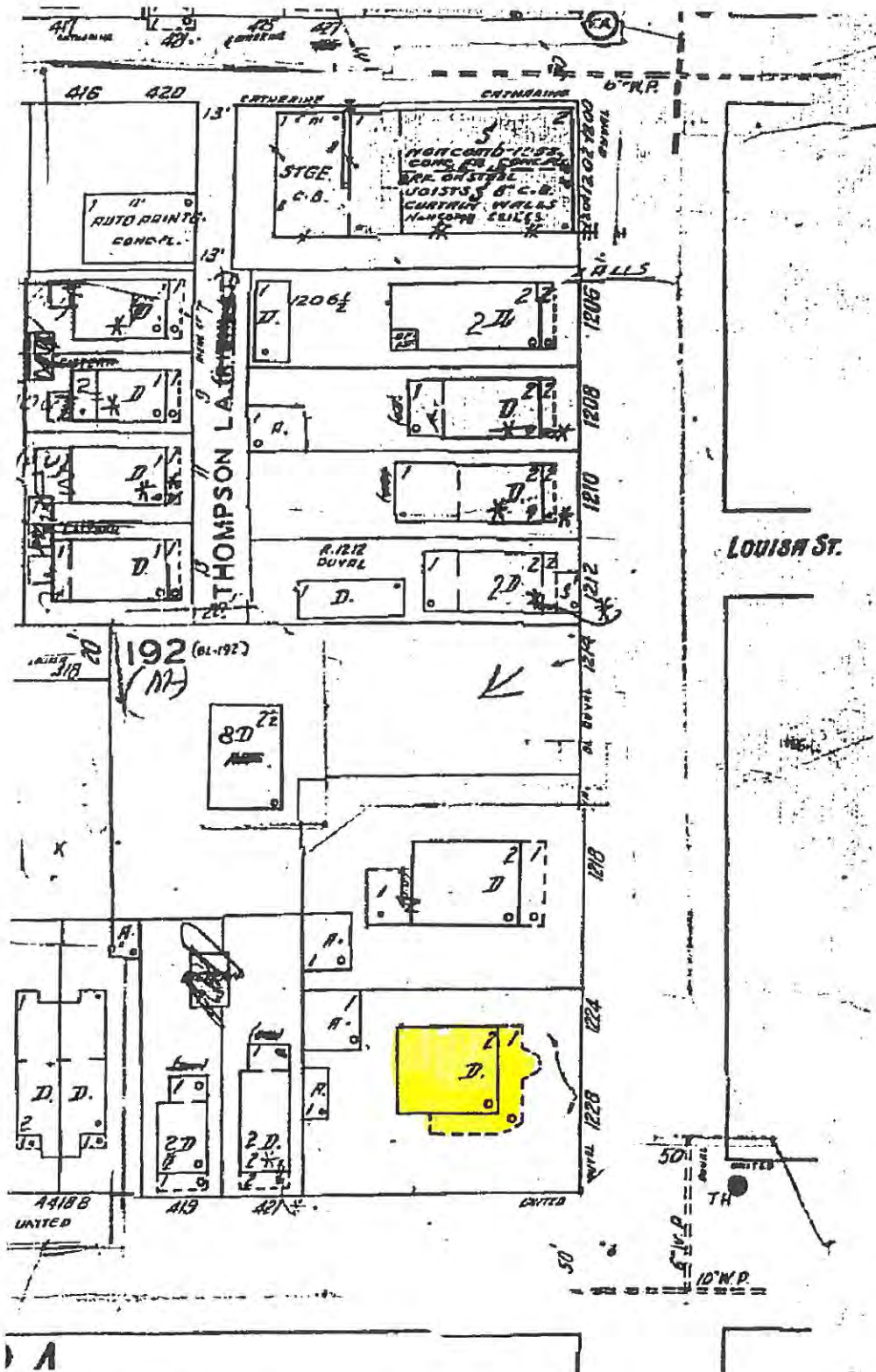
HARC Comments:

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

Sanborn Maps



#1224 Duval Street Sanborn map 1948



#1224 Duval Street Sanborn map 1962

Project Photos



Photo taken by Property Appraiser's office c1965; 1224 Duval St.; built c1933; Monroe County Library

KINKY CONSTRUCTION CO.

ARCHITECTURE
CONSTRUCTION
RENOVATION

(305) 246-2032
KEY WEST, FLA.



FRONT



LEFT SIDE



1510
Grand Hotel
Florida & Southern Ry.
Tel. 92-12

Red sign with illegible text





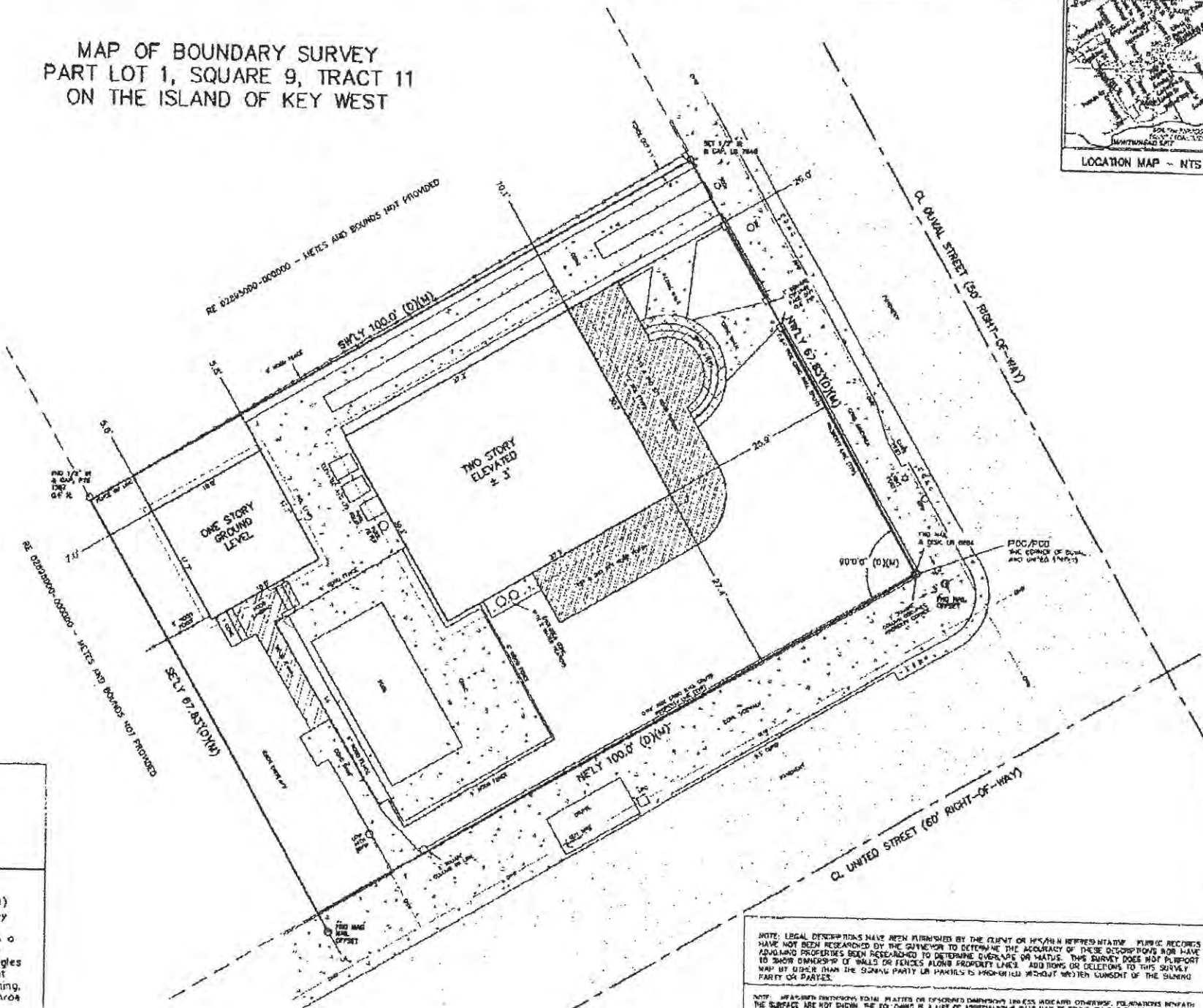
Survey

1224 DOVAL ST

MAP OF BOUNDARY SURVEY
PART LOT 1, SQUARE 9, TRACT 11
ON THE ISLAND OF KEY WEST



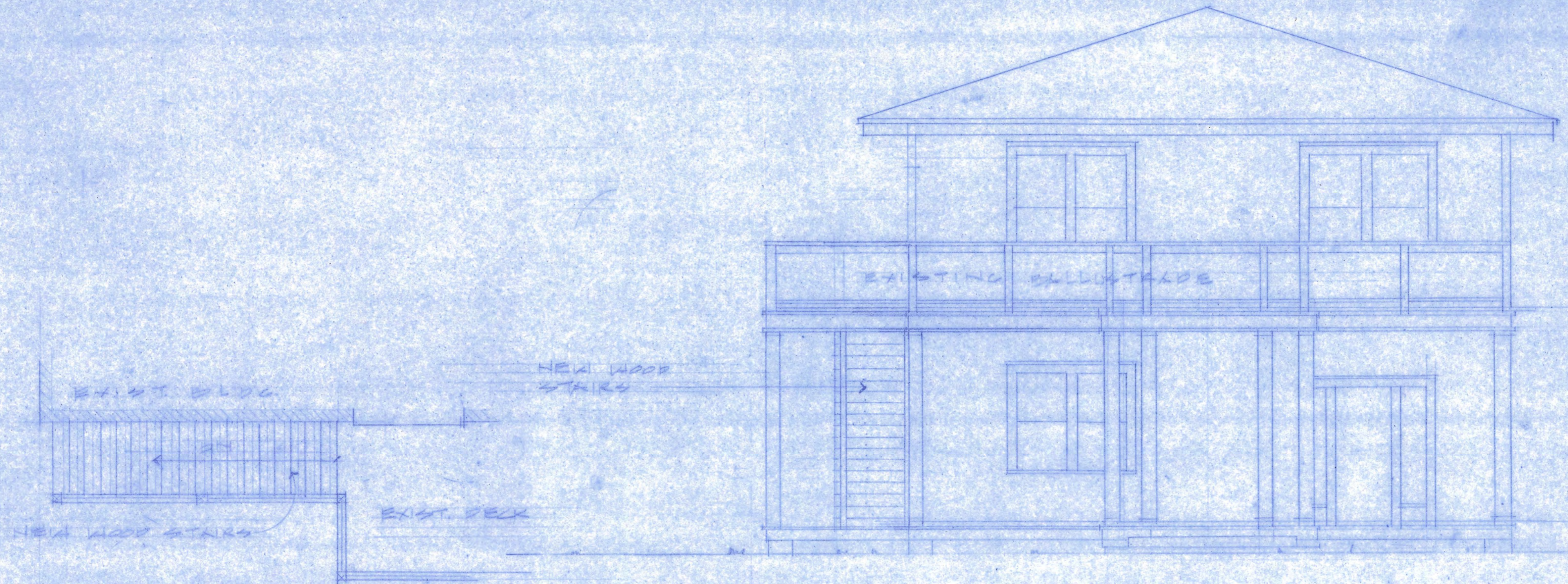
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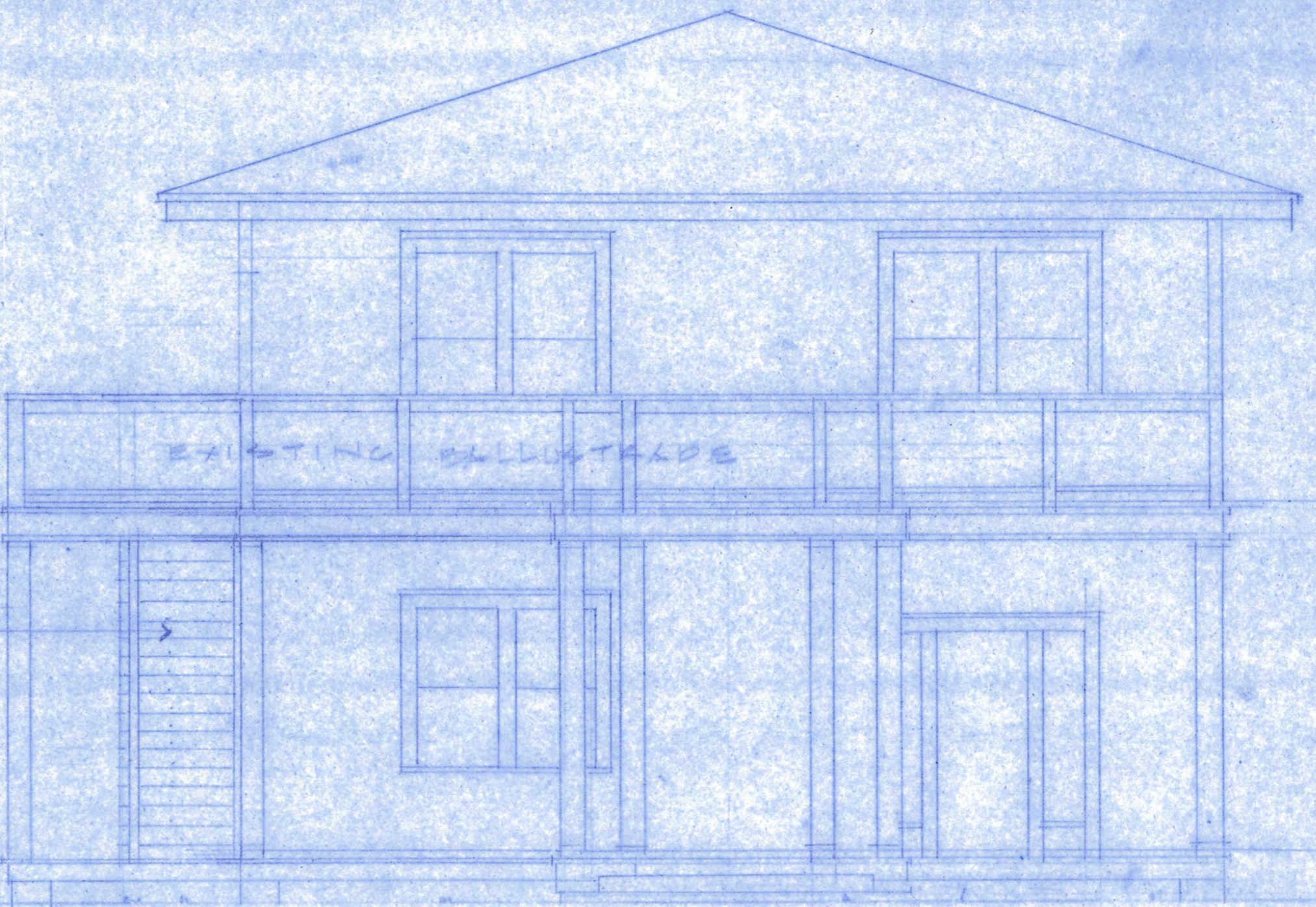
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18 (9) in Tract Eleven (11)
Map of the Island of Key
West of Duval and United
Streets in the said Duval Street in a
width of 10 inches; thence at right
angles 10 inches; thence at right
angles to the point of beginning,
Duval Street, Key West, Monroe

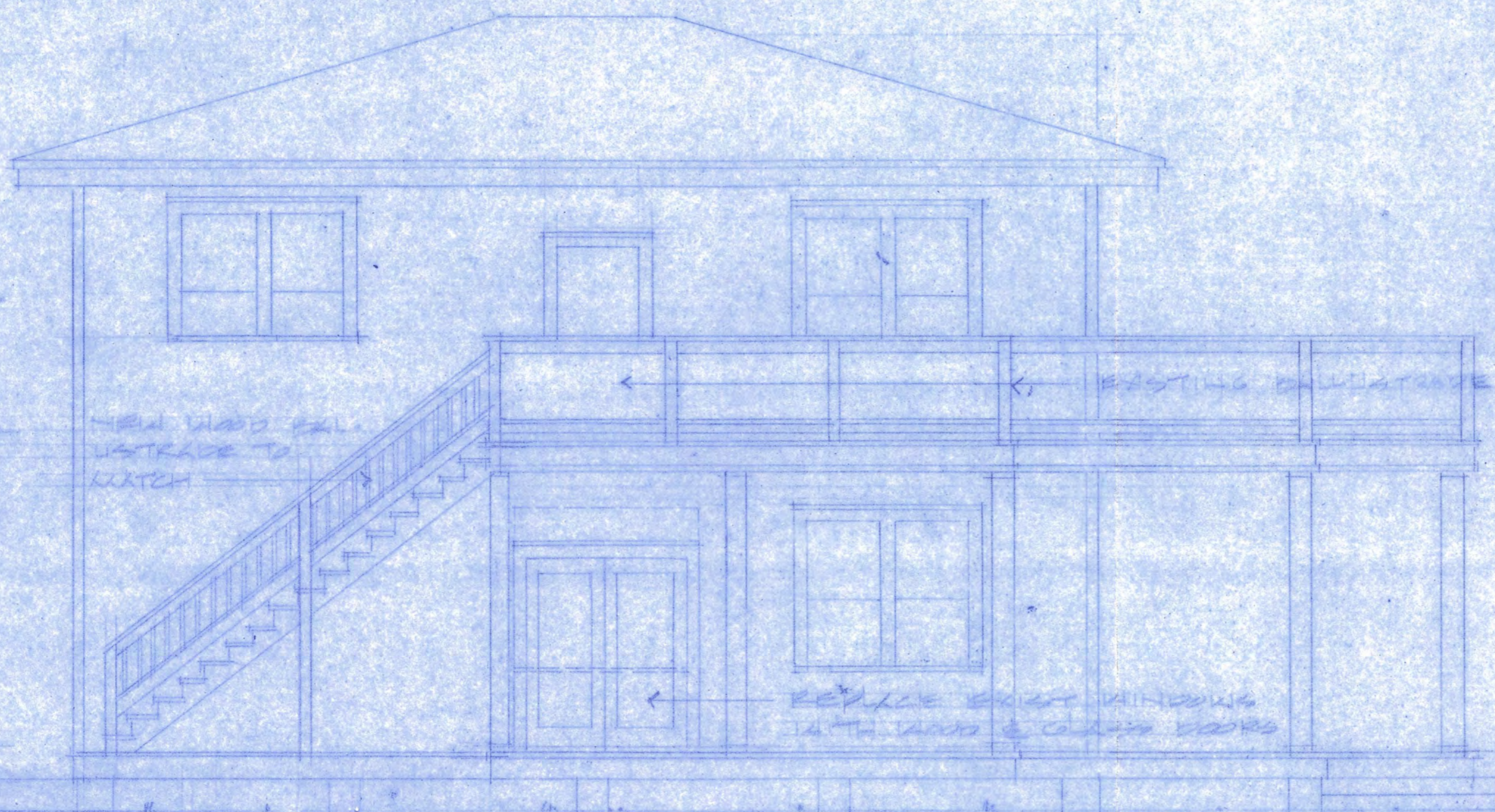
Revised Plans



EXIST. BLDG NEW WOOD STAIRS EXIST. DECK NEW WOOD STAIRS

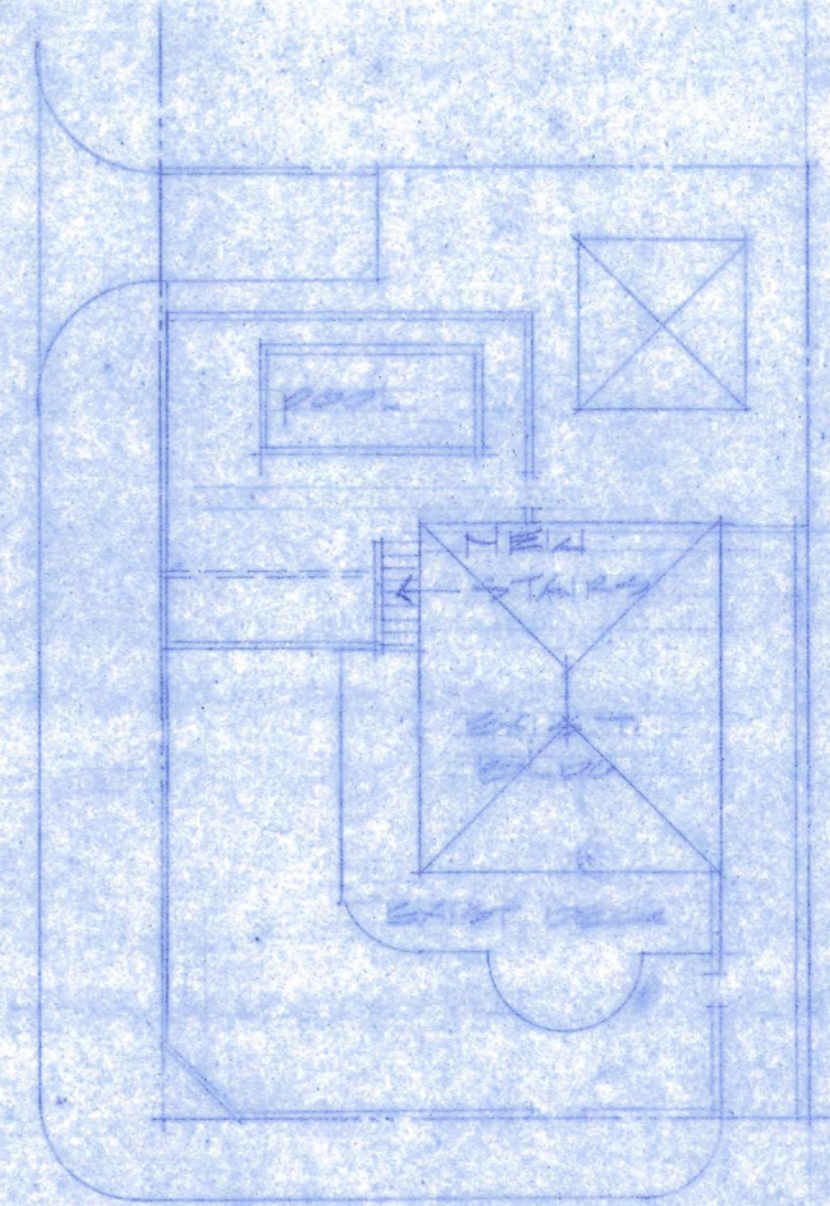


EXISTING BALUSTRADE FRONT ELEVATION



NEW WOOD DECK W/STAIRS TO LATCH EXISTING BALUSTRADE REPLACE EXIST WINDOWS WITH WOOD & GLASS DOORS

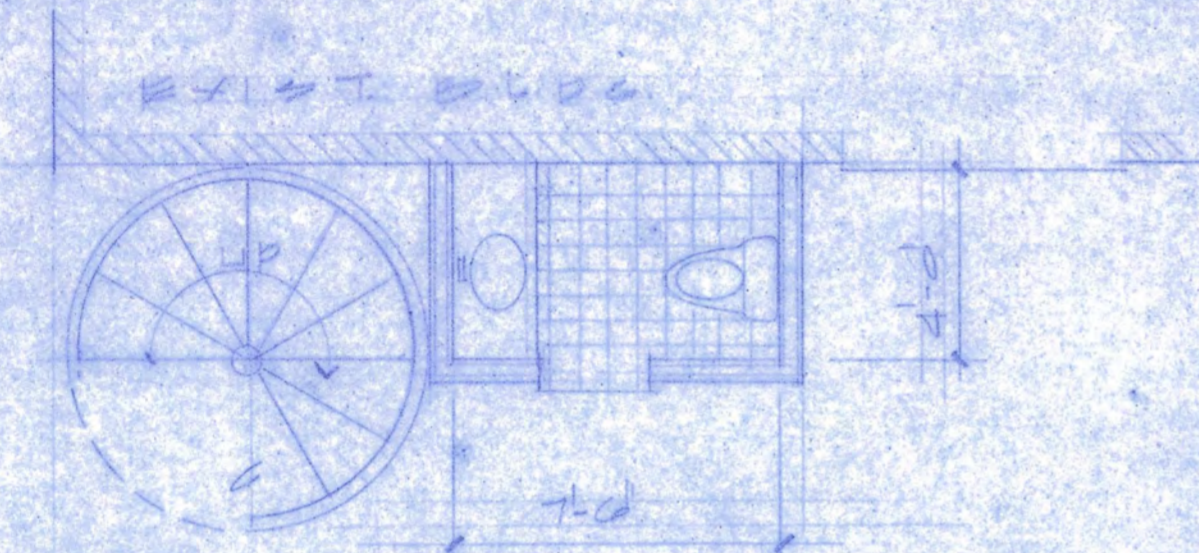
LEFT SIDE ELEVATION



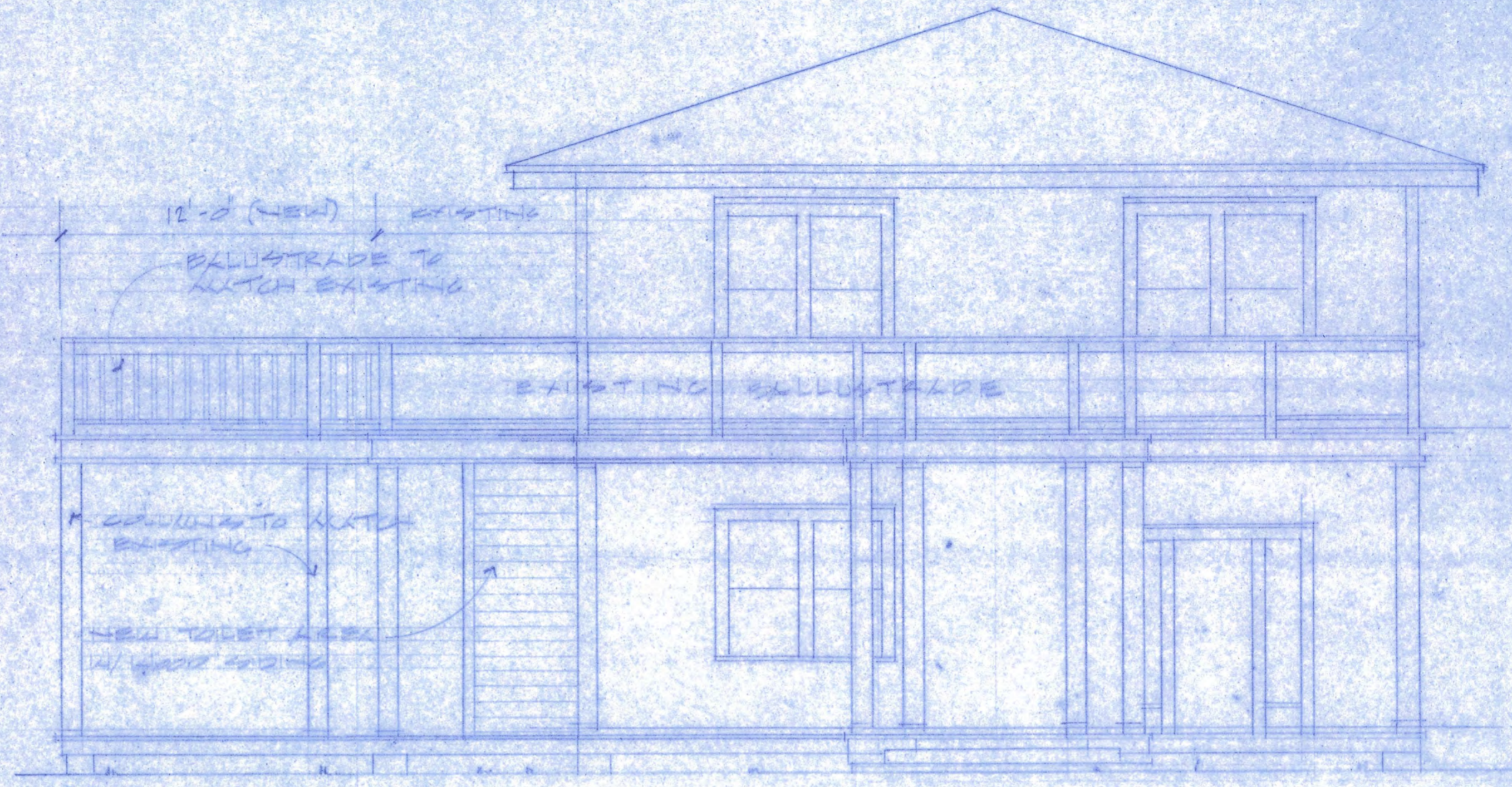
DRIVEL ST SITE PLAN

Proposed Plans

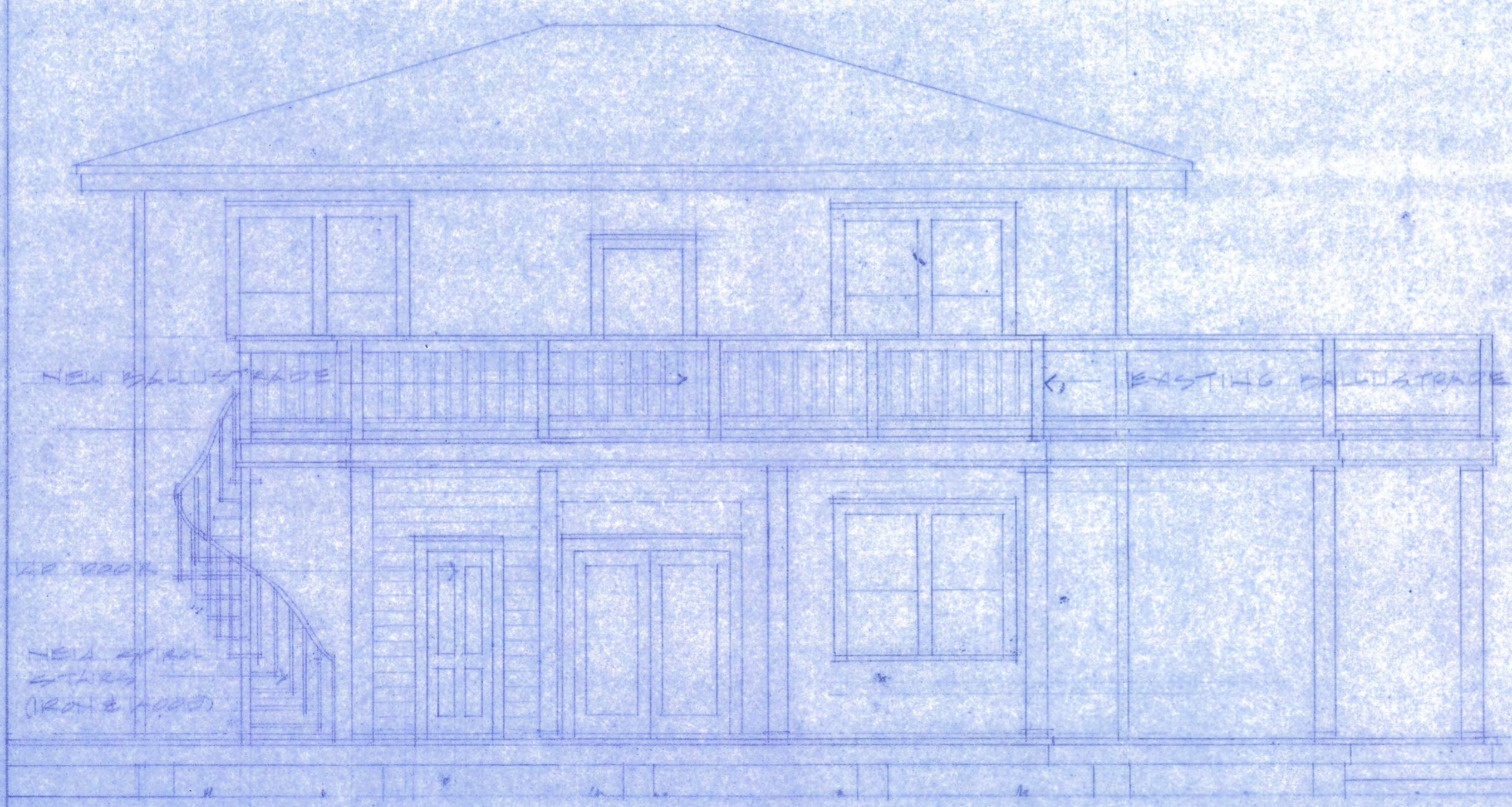
11-11



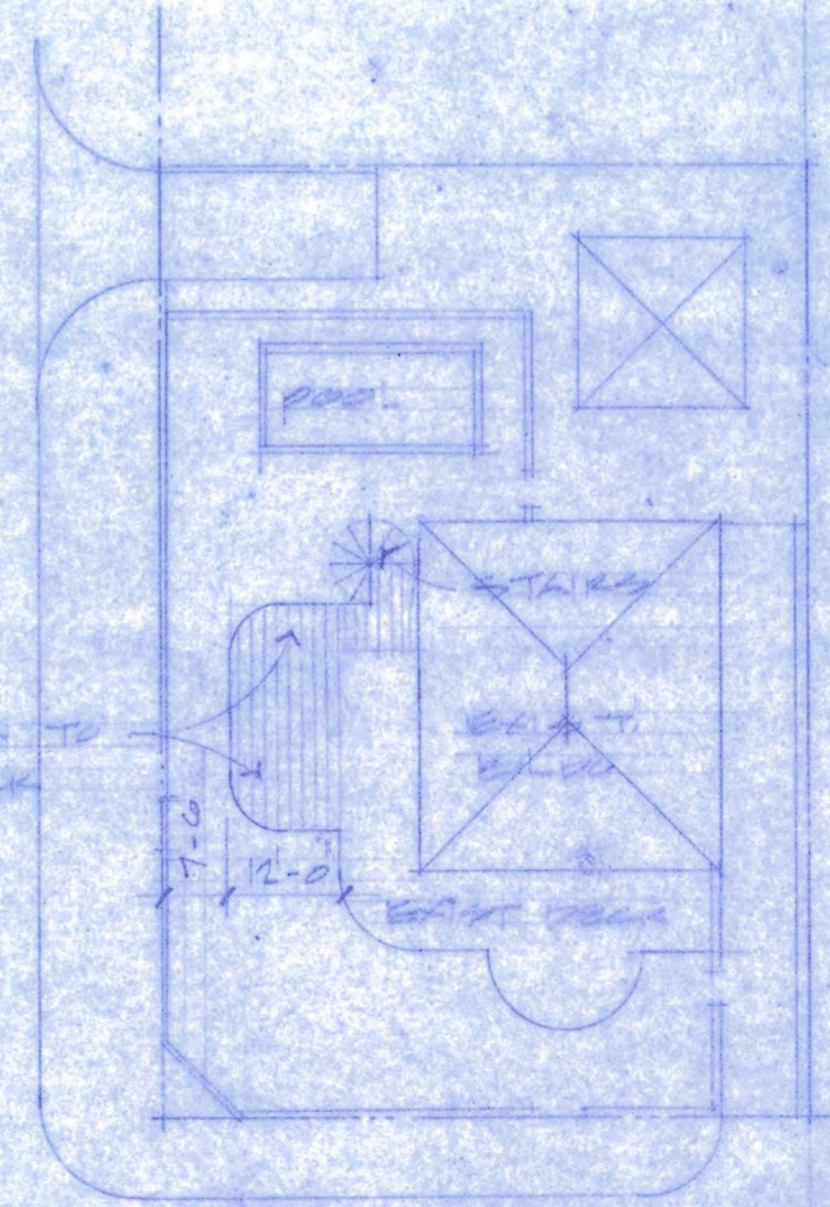
FLOOR PLAN



FRONT ELEVATION
12'-0"



LEFT SIDE ELEVATION
4'-0"



DUVAL ST
SITE PLAN
20'-0"

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:

SMALL ADDITION TO THE FIRST FLOOR SOUTH SIDE OF THE HOUSE. NEW SPIRAL STAIRCASE AND EXTENSION OF SECOND FLOOR DECK WITH NEW RAILINGS

FOR- #1224 DUVAL STREET

Applicant- Michael Skoglund

Application # H13-01-370

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: 1029751 Parcel ID: 00028970-000000

Ownership Details

Mailing Address:
MINKIDS REALTY LLC
522 US HIGHWAY 9
NORTH MANALAPAN, NJ 07726-8299

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1224 DUVAL ST KEY WEST
Legal Description: KW PT SUB 3 AND ALL SUB 4 PT LOT 1 SQR 9 TR 11 G5-164 OR2049-2377D/C OR693-735/736 OR2049-2378D/C OR1879-930/931R/S OR1937-2002/04 OR2051-37D/C OR2338-613/12R/S OR2598-4/5

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	68	100	6,783.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 2543
 Year Built: 1935

Building 1 Details

Building Type R1
 Effective Age 7
 Year Built 1935
 Functional Obs 0

Condition G
 Perimeter 340
 Special Arch 0
 Economic Obs 0

Quality Grade 600
 Depreciation % 5
 Grnd Floor Area 2,543

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 3

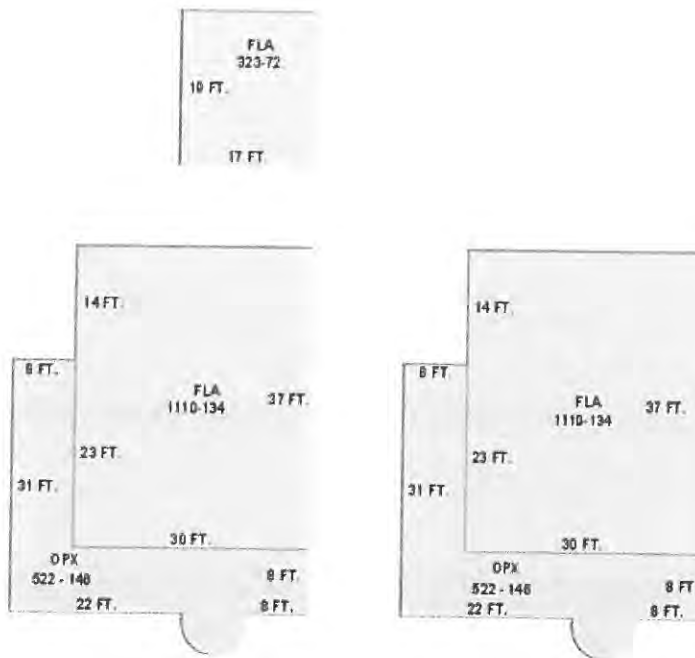
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

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

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
0	FLA	12: ABOVE AVERAGE WOOD	1	2007	Y			323
1	FLA	12: ABOVE AVERAGE WOOD	1	1935	N Y	0.00	0.00	1,110
3	OPX		1	2006		0.00	0.00	522

4	FLA	12:ABOVE AVERAGE WOOD	1	1938	N	Y	0.00	0.00	1,110
5	OPX		1	2006					522

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	288 SF	24	12	2007	2008	4	50
1	RW2:RETAINING WALL	336 SF	168	2	1932	1933	1	50
2	FN2:FENCES	672 SF	4	168	1964	1965	2	30

Appraiser Notes

2007-04-16 - VACATION RENTAL/GUESTHOUSE. VIVAONDUVAL.COM - JEN

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-4545	12/21/2012	7,500	Residential	CONSTRUCT 140 LN FT OF PICKET FENCE 48" H W/2 GATES AS HIGHLIGHTED IN SPECIFIED IN PLANS. PAINT WHITE UPON COMPLETION. (4' H PICKET 45 ANGLE ON CORNER. 6' H WHERE HOUSE ENDS - TOWARDS UNITED STREET. WOOD WHITE PICKET 50% OPEN)
0002544	08/29/2000	11/02/2000	1,000	Residential	ELECTRICAL
04-1920	06/16/2004	12/21/2006	12,300	Residential	ROOFING
04-1920	06/14/2004	12/21/2006	10,000	Residential	REPLACE ROTTED ROOF
04-1920	08/05/2004	12/21/2006	400	Residential	INSTALL TEMPORARY ELECTRIC
04-2682	08/31/2004	12/21/2006	9,000	Residential	REPLACE SIDING & TRIM, DEMO CISTERN
04-2682	09/16/2004	12/21/2006	30,000	Residential	BUILD NEW WOOD PORCH & PAINT
04-3869	12/29/2004	12/21/2006	2,150	Residential	RUN NEW SEWER LINE
04-3645	01/05/2005	12/21/2006	1,000	Residential	INSTALL UNDER GROUND 200AMP ELECTRIC
06-1514	03/13/2006	12/21/2006	1,944	Residential	STORM REPAIRS DEMO SLAB & POUR NEW 6" SLAB
06-5259	09/27/2006	12/21/2006	2,200	Residential	ROUGH DRAIN VENTS AND WATERLINES FOR ADA BATHROOM
06-5979	10/31/2006	12/21/2006	0	Residential	EXTEND 04-2682 COMPLETE CONCRETE DRIVEWAY RUNNERS AND SLAB
06-6359	12/20/2006	03/22/2007	30,600	Residential	SWIMMING POOL 12 X 24
06-1689	03/22/2006	12/21/2006	25,000	Residential	INTERIOR WORK-FIREBLOCKING IN WALLS, SHEETROCK, TWO INTERIOR WALLS, NEW KITCHEN CABINETS
06-3877	06/26/2006	12/21/2006	28,000	Residential	HISTORIC GARAGE RESTORATION/REBUILD
06-3878	06/26/2006	12/21/2006	10,000	Residential	INSTALL MARVIN WOOD WINDOWS
05-3022	07/21/2005	12/21/2006	20,000	Residential	INSTALL ELECTRICAL SYSTEMS
05-0427	02/10/2005	12/21/2006	5,000	Residential	REMOVE CONCRETE TERRAZZO PORCH ON 1ST FLR CONSTRUCT NEW WOOD PORCH 2ND FLR CONSTRUCT NEW WOOD PORCH
05-4688	11/30/2005	12/21/2006	8,500	Residential	INSTALL TWO 4 TON AC'S W/15 DROPS

06-3855	06/23/2006	12/21/2006	1,200	Residential	INSTALL KITCHEN CIRCUITS
06-5165	09/08/2006	12/21/2006	8,000	Residential	ROUGH & DRAIN VENT AND WATER LINES
06-5256	09/27/2006	12/21/2006	4,000	Residential	BUILD INTERIOR OFFICE SPACE
07-1095	03/02/2007	03/02/2007	800	Residential	ELECTRIC FOR TWO A/C'

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	522,962	24,863	765,631	1,313,456	1,313,456	0	1,313,456
2011	540,015	25,369	765,631	1,331,015	1,296,233	0	1,331,015
2010	540,015	25,874	612,505	1,178,394	1,178,394	0	1,178,394
2009	551,384	26,380	876,703	1,454,467	1,454,467	0	1,454,467
2008	551,384	26,885	1,288,770	1,867,039	1,867,039	0	1,867,039
2007	438,228	1,613	1,458,345	1,898,186	1,898,186	0	1,898,186
2006	306,006	2,242	547,727	855,975	855,975	0	855,975
2005	280,032	2,242	474,810	757,084	757,084	0	757,084
2004	207,432	2,242	339,150	548,824	271,114	25,500	245,614
2003	248,918	2,242	142,443	393,603	266,059	25,500	240,559
2002	219,202	2,242	142,443	363,888	259,824	25,500	234,324
2001	206,050	2,242	142,443	350,735	255,733	25,500	230,233
2000	179,982	4,554	144,139	328,675	248,285	25,500	222,785
1999	164,664	4,167	144,139	312,970	241,758	25,500	216,258
1998	130,200	3,295	144,139	277,633	237,951	25,500	212,451
1997	122,541	3,101	130,573	256,215	233,974	25,500	208,474
1996	94,203	2,384	130,573	227,160	227,160	25,500	201,660
1995	94,203	2,384	130,573	227,160	222,809	25,500	197,309
1994	84,247	2,132	130,573	216,952	216,952	25,500	191,452
1993	84,247	2,132	130,573	216,952	216,952	25,500	191,452
1992	84,247	2,132	130,573	216,952	216,952	25,500	191,452
1991	84,247	2,132	130,573	216,952	216,952	25,500	191,452
1990	67,062	2,438	77,724	147,223	147,223	25,500	121,723
1989	61,116	2,216	76,528	139,860	139,860	25,500	114,360
1988	57,026	2,216	71,745	130,987	130,987	25,500	105,487
1987	56,328	2,216	50,819	109,363	109,363	25,500	83,863
1986	56,634	2,216	48,787	107,637	107,637	25,500	82,137
1985	54,892	2,216	47,940	105,048	105,048	25,500	79,548
1984	63,844	2,216	27,072	93,132	93,132	25,500	67,632
1983	63,844	2,216	24,300	90,360	90,360	25,500	64,860
1982	65,180	2,216	20,565	87,961	87,961	25,500	62,461

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
11/8/2012	2598 / 4	1,400,000	WD *****	01 *****

This page has been visited 276,057 times.

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