

Staff Report

- 5 Remove concrete front porch columns and railings. Remove concrete railings on second floor back porch- **#720 Windsor Lane - Phil Tannura (H11-01-1736)**

This staff report is for the review of a second reading of a Certificate of Appropriateness for a demolition request of non historic concrete decorative blocks used as railings on the front and back porch and the removal of non historic concrete columns located on the front porch. The building located at #720 Windsor Lane is not listed in the surveys. At some point the front porch was altered; concrete block columns were built and decorative concrete blocks were installed as railings. The second floor back porch also has decorative concrete blocks used as railings. On January 11, 2012 the Commission approved the new proposed design and the first reading for the requested demolition.

It is staff's belief that the existing concrete elements on the porches are not historic and detracts from the historic character of the house. It is staff's opinion that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, particularly Chapter 102-218 of the LDR.

Application



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

APPLICATION # 11-01-1736

OWNER'S NAME: PHIL TANNURA DATE: 12/20/11

OWNER'S ADDRESS: 3330 NORTHSIDE DR, APT 225, KEY WEST 33046 PHONE #: 206 571 3993

APPLICANT'S NAME: PHIL TANNURA PHONE #: 206 571 3993

APPLICANT'S ADDRESS: 3330 NORTHSIDE DR, APT 225, KEY WEST

ADDRESS OF CONSTRUCTION: 720 WINDSOR LANE # OF UNITS 4

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REPLACE CONCRETE FRONT PORCH POSTS AND RAILING WITH 6" X 6" WOOD POSTS & RAILING. REPAIR REAR UPSTAIRS CONCRETE RAILING WITH WOOD RAILING

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 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
DEC 20 2011
By [Signature]

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: 12/20/11
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 COMMISSION USE ONLY

Approved

Denied

Deferred

Design _____

Reason for Deferral or Denial:

15 reading denied

Design approved Phelan

15 reading denied Phelan

HARC Comments:

Not listed in the surveys.

Ordinance for demolitions

Guidelines for entrances, porches and doors (p. 32-33)

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

Date: 1/11/12

Signature: [Signature]

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

January 18, 2012

Mr. Phil Tannura
#3330 Northside Dr.
Apt. 225
Key West, Florida 33040

**RE: NEW WOOD POSTS AND RAILINGS FOR THE FRONT PORCH.
NEW RAILINGS FOR SECOND FLOOR BACK PORCH. REMOVE
CONCRETE FRONT PORCH COLUMNS AND RAILINGS. REMOVE
CONCRETE RAILINGS ON SECOND FLOOR BACK PORCH
FOR: #720 WINDSOR LANE - HARC APPLICATION # H11-01-1736
KEY WEST HISTORIC DISTRICT**


Dear Mr. Tannura:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and the first reading for demolition for the above mentioned project on the public hearing held on Wednesday, January 11, 2012. The Commissioners motioned to approve the project based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on Wednesday, January 25, 5:30 pm at Old City Hall, 510 Greene Street. This second reading will be just for the demolition request.

Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Erid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Project Photos



Photo taken by the Property Appraiser's office c1965; rear of 720 Windsor Lane, Monroe County Library



720 Windsor Ln, Key West, FL 33040

© SPOT IMAGE

© 2011 Google

© 2011 Europa Technologies

Google earth

Google earth





720 Windsor Ln, Key West, FL

Galvesto

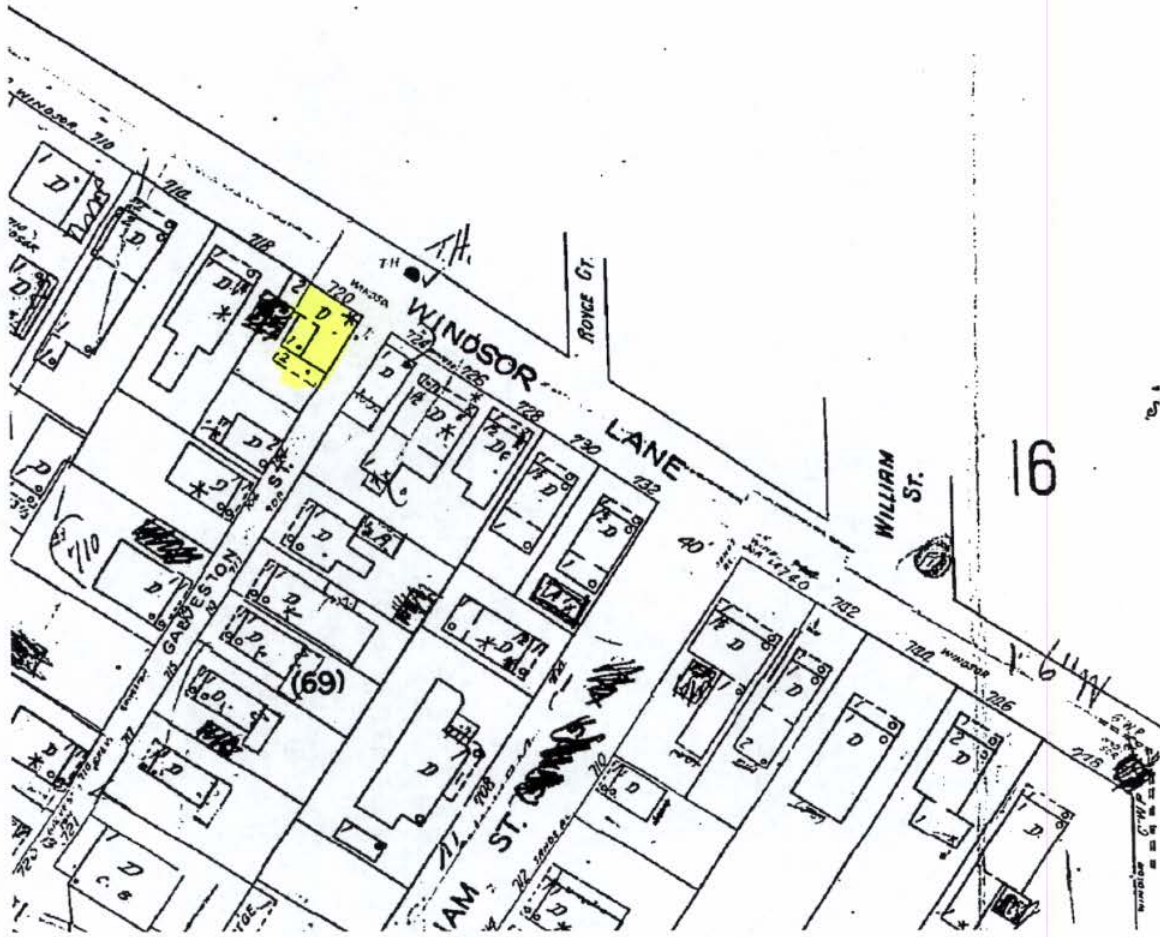
Google earth

© 2011 Google

Google earth



Sanborn Maps



16

#720 Windsor Lane Sanborn map 1962 copy

Site Plans

PHILLIP F. TANNURA, JR.

Residential Remodeling Project

720 WINDSOR LANE
KEY WEST, FLORIDA 33040

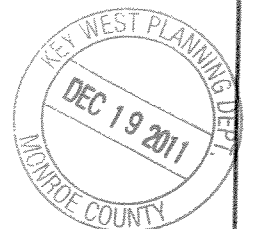
DEC 19 2011
MC 9:35

HARC SUBMITTAL

23 December 2011

Index of Drawings

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A2.1.1	PROPOSED FLOOR PLANS		
A3.1.1	EXISTING AND PROPOSED ELEVATIONS		
A3.1.2	EXISTING AND PROPOSED ELEVATIONS		

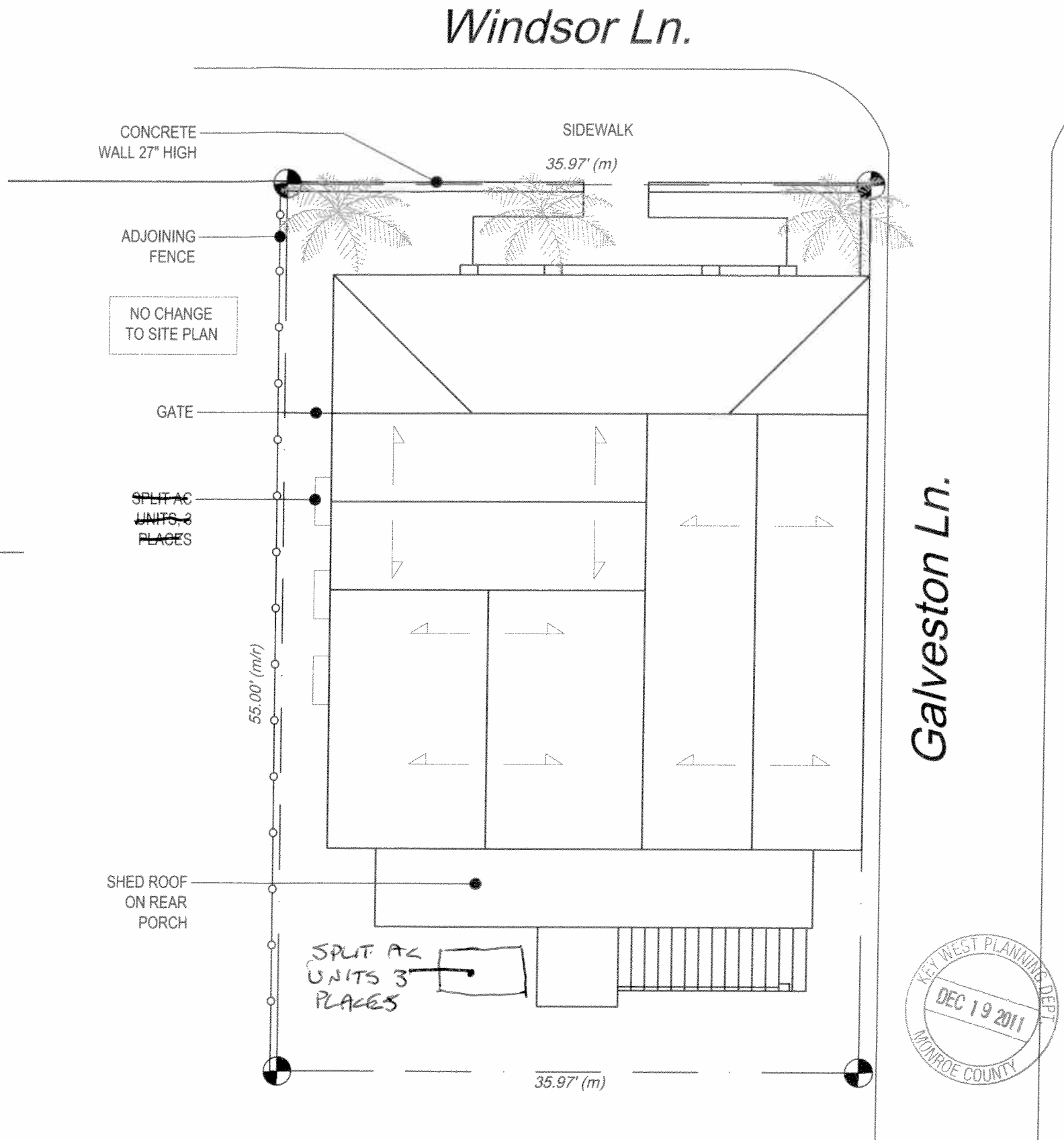




3 AERIAL VIEW
SCALE: NTS



2 MAP OF AREA
SCALE: NTS



1 SITE PLAN
SCALE: 1/8" = 1'-0"

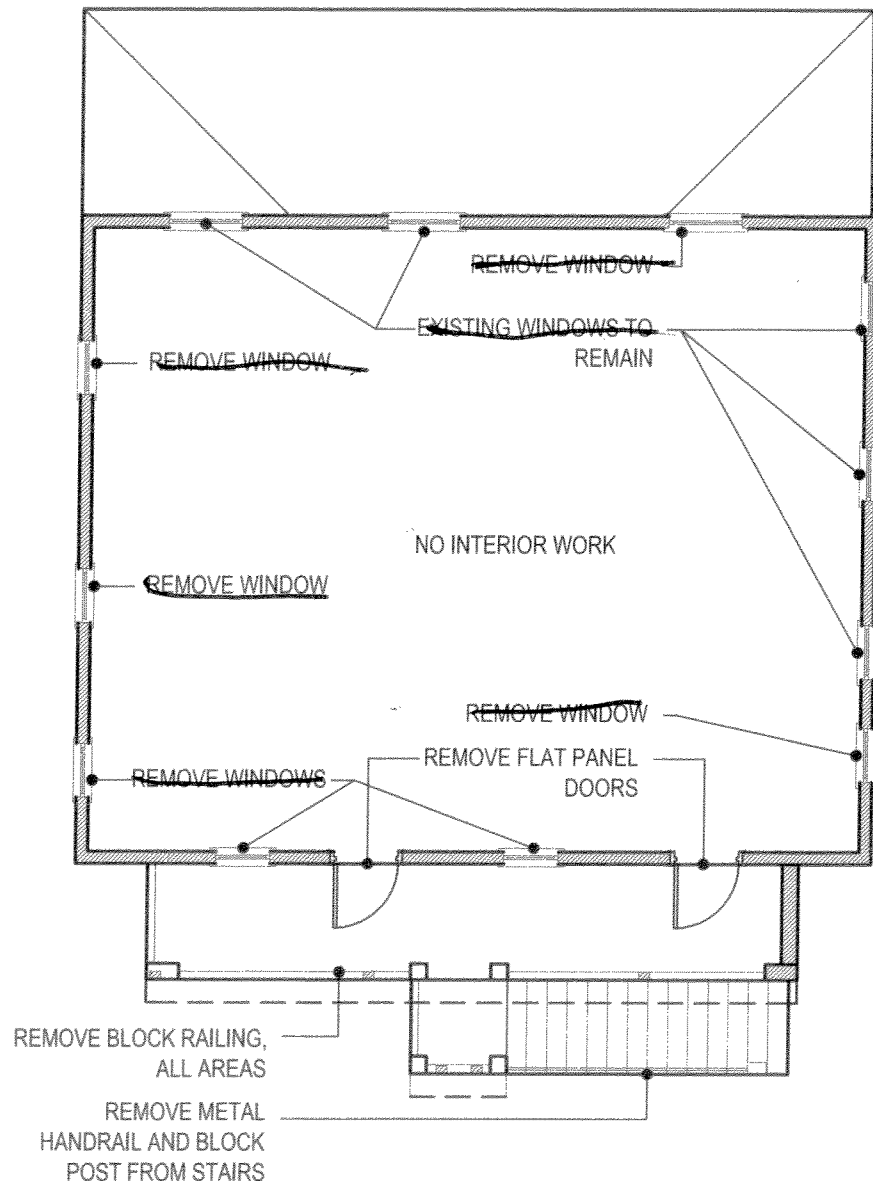
Revisions:

PHILLIP F. TANNURA, JR
Residential Remodeling Project
720 Windsor Lane
Key West, Florida

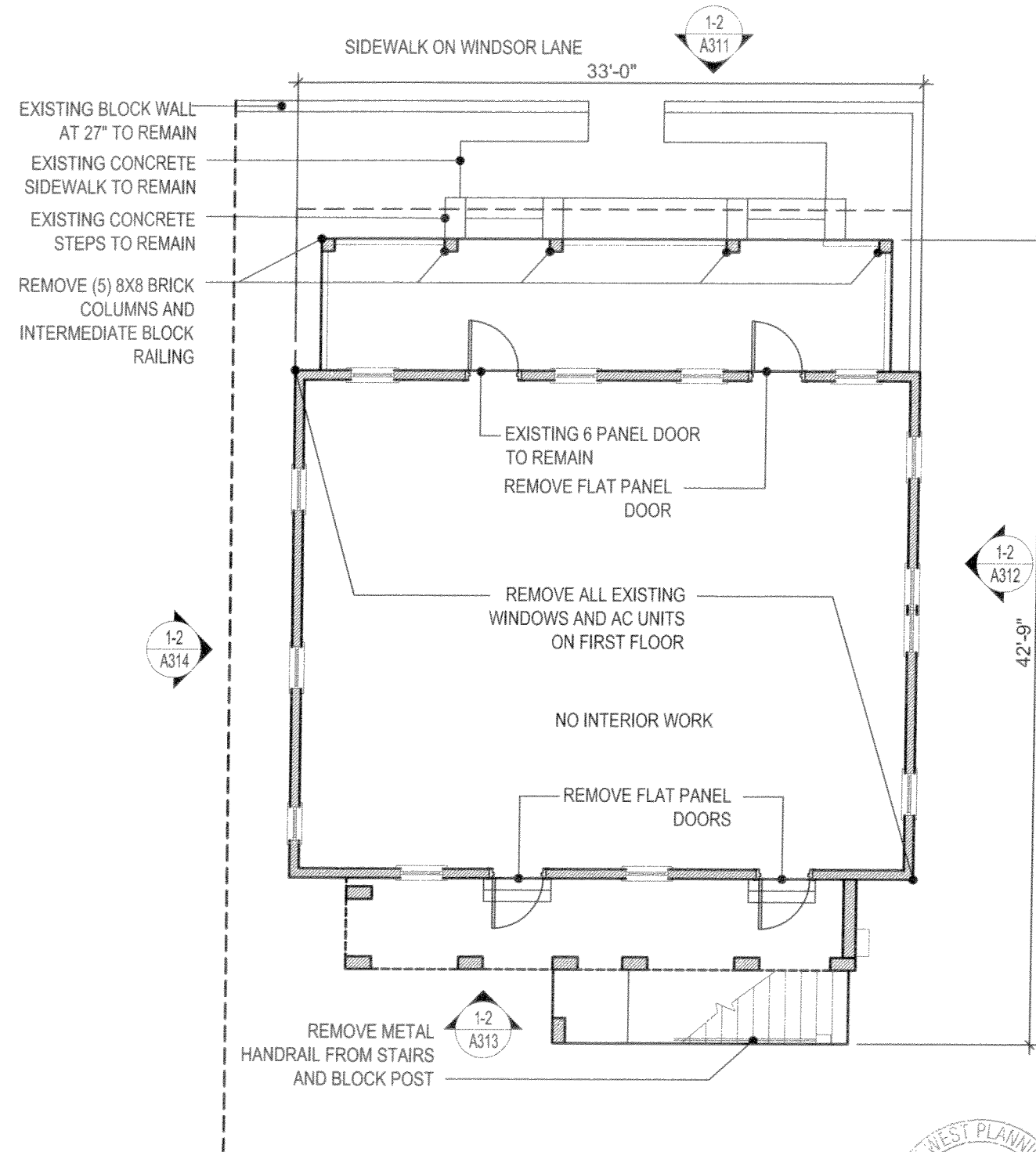


Title:
SITE PLAN

Sheet Number:
A1.1.1
Date: 23 DEC 2011



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

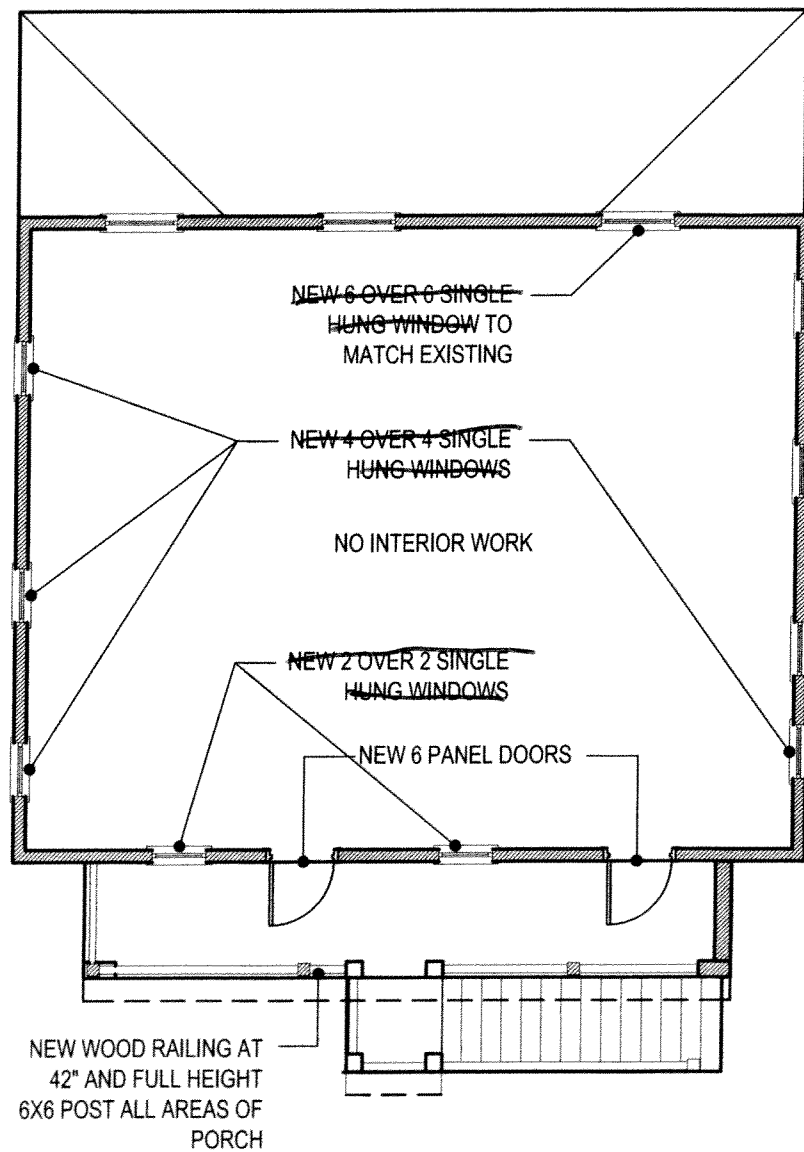
Revisions:

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Residential Remodeling Project
720 Windsor Lane
Key West, Florida

Title:
EXISTING FLOOR PLANS

Sheet Number:
AE2.1.1
Date: 23 DEC 2011

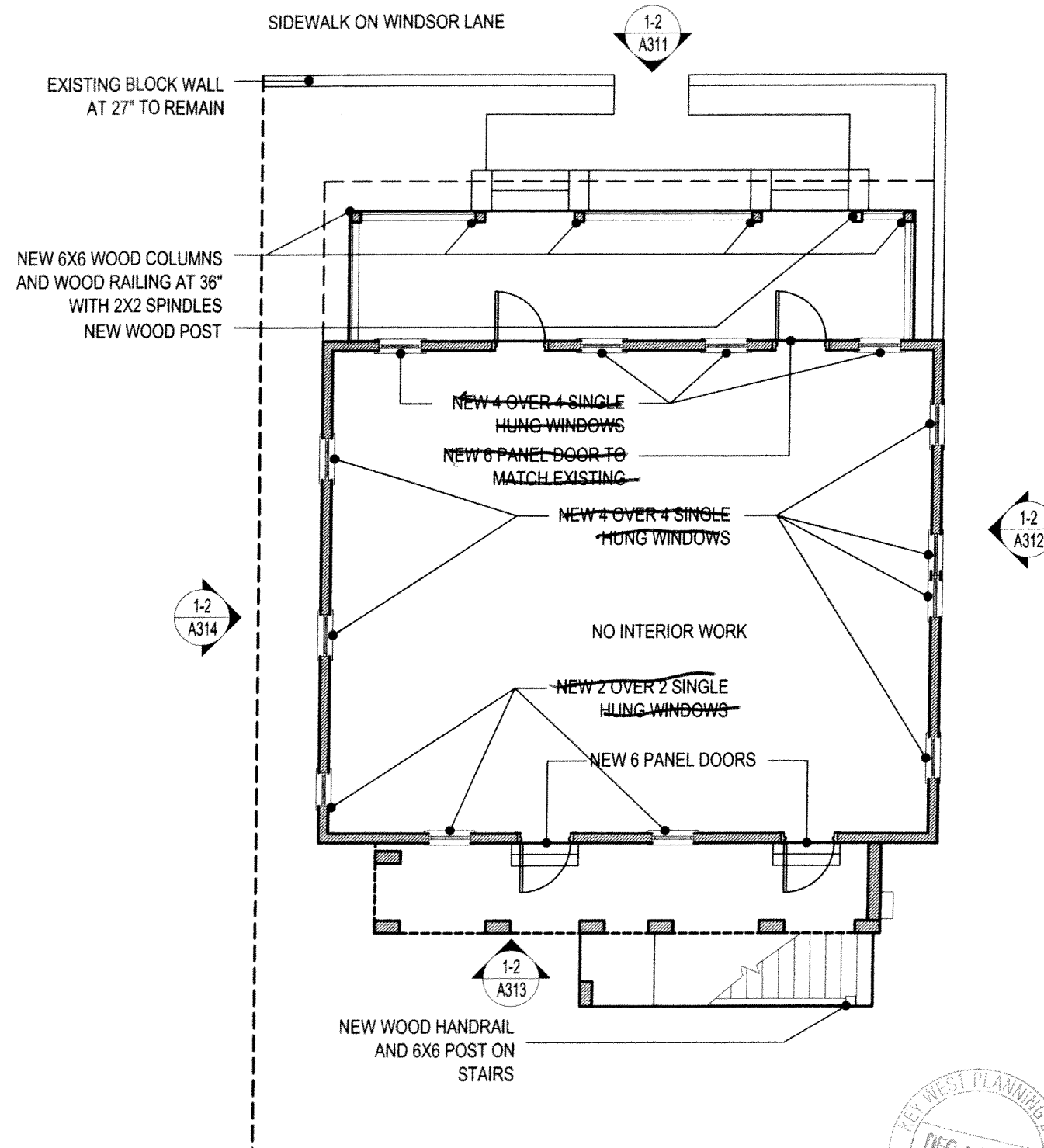




2

PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



1

PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

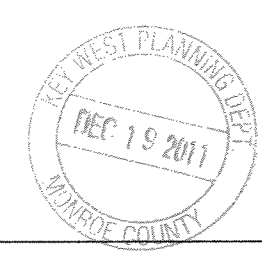
Revisions:

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720 Windsor Lane
Key West, Florida

Title:
PROPOSED FLOOR PLANS

Sheet Number:
A2.1.1

Date: 23 DEC 2011





2 PROPOSED FRONT (WINDSOR LANE) ELEVATION
SCALE: 3/16" = 1'-0"



1 EXISTING FRONT (WINDSOR LANE) ELEVATION
SCALE: 3/16" = 1'-0"

Revisions:



PHILLIP F. TANNURA, JR
Residential Remodeling Project
720 Windsor Lane
Key West, Florida

Title:
EXISTING AND PROPOSED ELEVATIONS

Sheet Number:
A3.1.1
Date: 23 DEC 2011

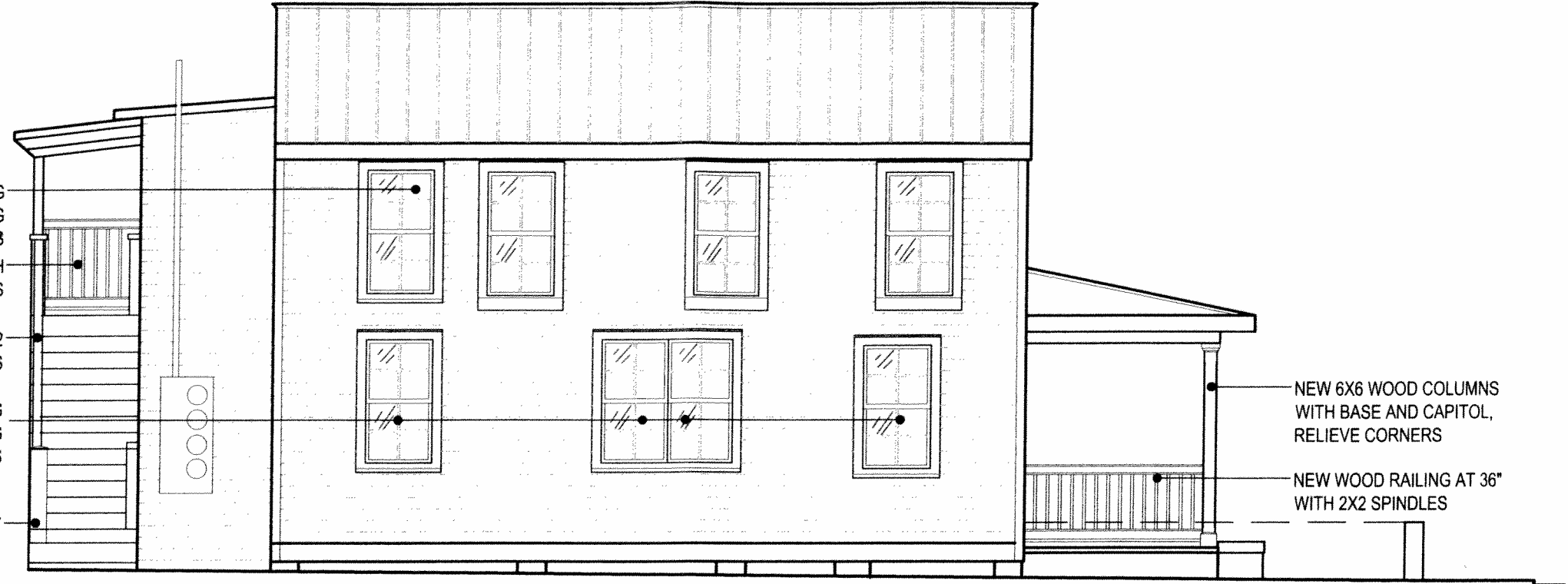
NEW 4 OVER 4 SINGLE HUNG WINDOW TO MATCH EXISTING ADJACENT WINDOWS

NEW WOOD RAILING AT 42" WITH 2X2 SPINDLES

NEW WOOD HANDRAIL WITH 2X2 SPINDLES

NEW 4 OVER 4 SINGLE HUNG WINDOWS TO MATCH EXISTING ADJACENT WINDOWS, 4 PLACES

NEW 6X6 WOOD POST



NEW 6X6 WOOD COLUMNS WITH BASE AND CAPITOL, RELIEVE CORNERS

NEW WOOD RAILING AT 36" WITH 2X2 SPINDLES

2 PROPOSED LEFT (GALVESTON LANE) ELEVATION
SCALE: 3/16" = 1'-0"

REMOVE EXISTING 4-LITE DOUBLE HUNG WINDOW

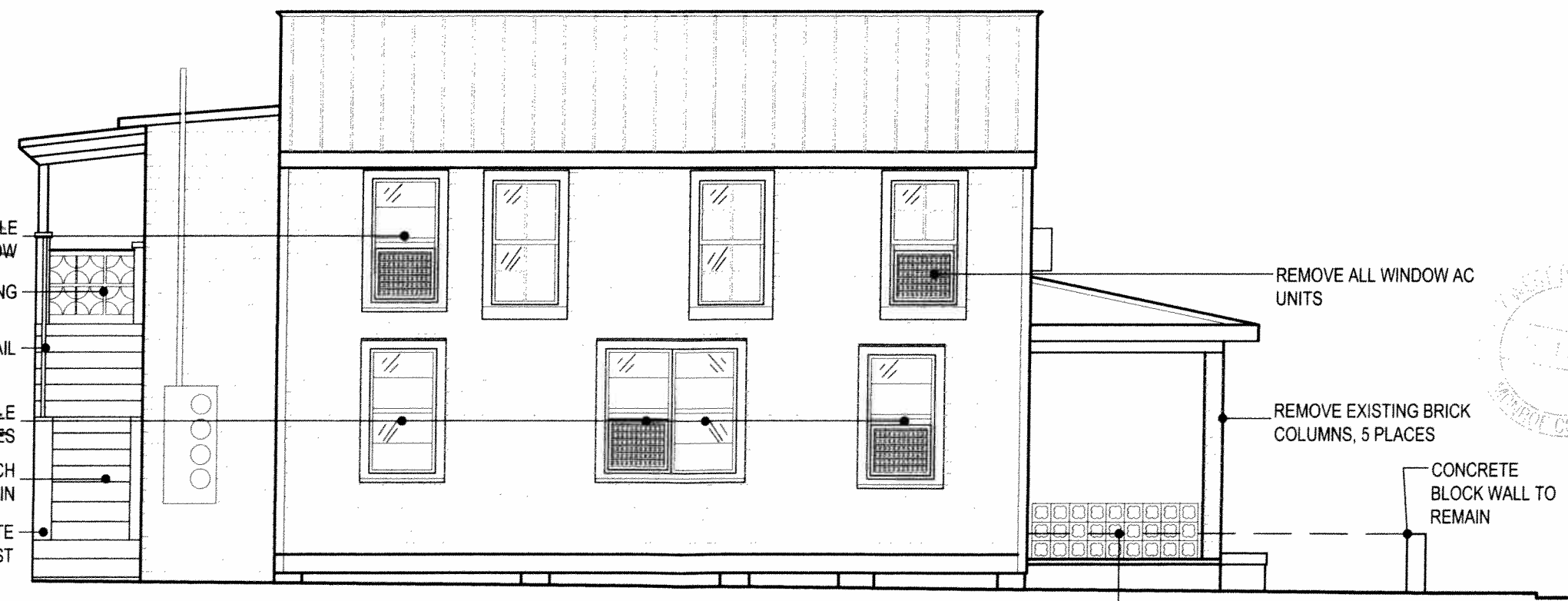
REMOVE EXISTING BLOCK RAILING

REMOVE EXISTING METAL HANDRAIL

REMOVE EXISTING 4-LITE DOUBLE HUNG WINDOWS, 4 PLACES

EXISTING REAR CONCRETE PORCH AND STAIRS TO REMAIN

REMOVE EXISTING CONCRETE HANDRAIL POST



REMOVE ALL WINDOW AC UNITS

REMOVE EXISTING BRICK COLUMNS, 5 PLACES

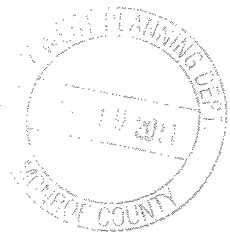
CONCRETE BLOCK WALL TO REMAIN

REMOVE EXISTING BLOCK RAILING AROUND PORCH

1 EXISTING LEFT (GALVESTON LANE) ELEVATION
SCALE: 3/16" = 1'-0"

Revisions:

PHILLIP F. TANNURA, JR
Residential Remodeling Project
720 Windsor Lane
Key West, Florida

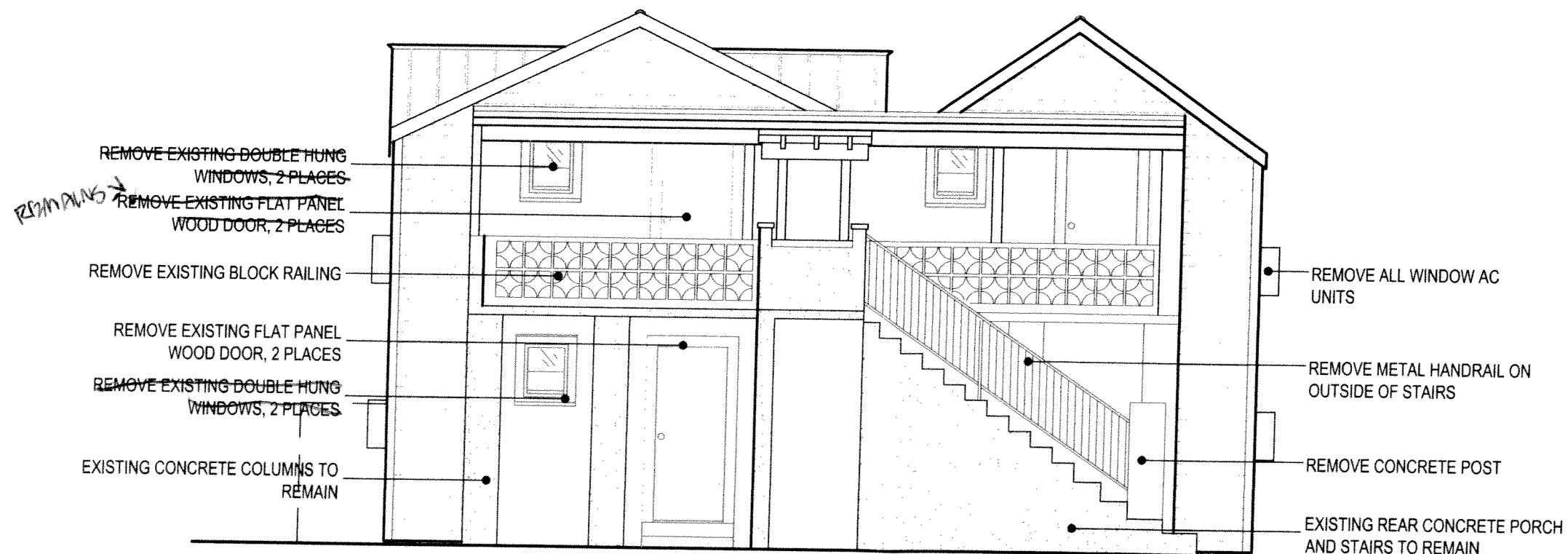


Title:
EXISTING AND PROPOSED ELEVATIONS

Sheet Number:
A3.1.2
Date: 23 DEC 2011



2 PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"



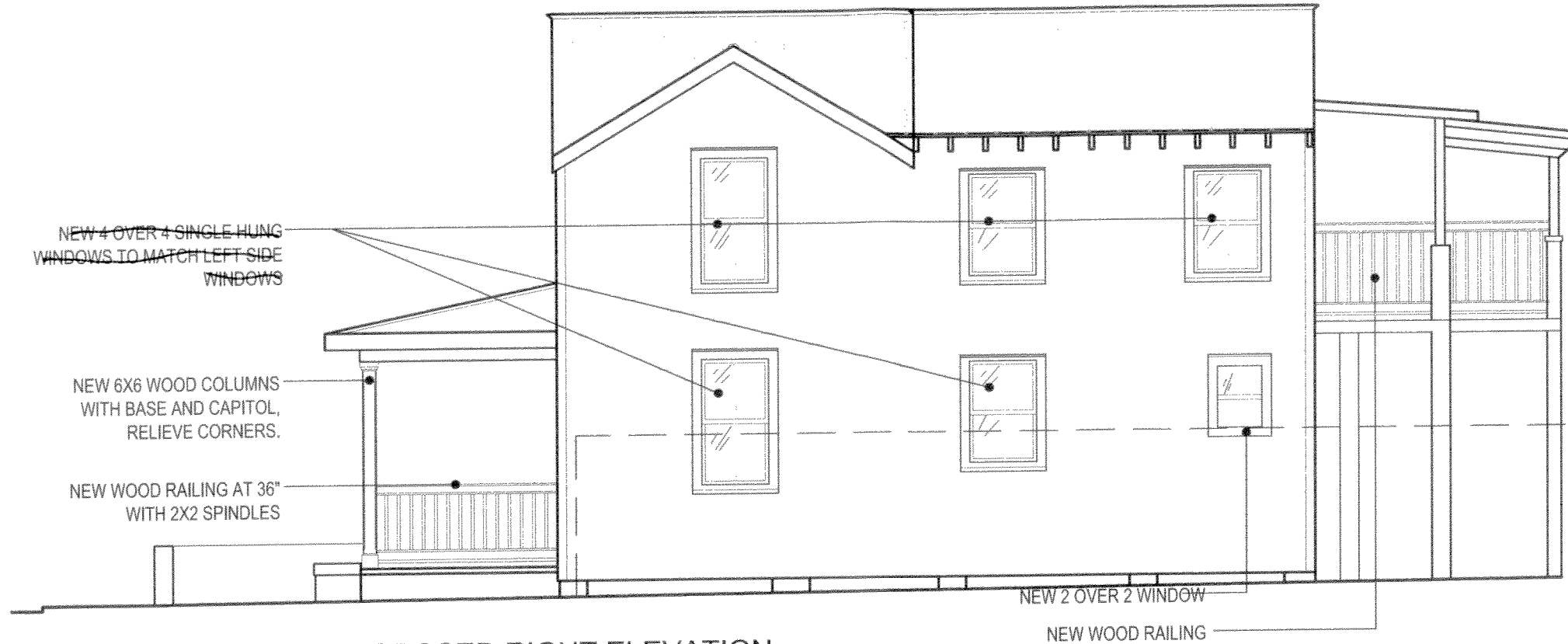
1 EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"

Revisions:

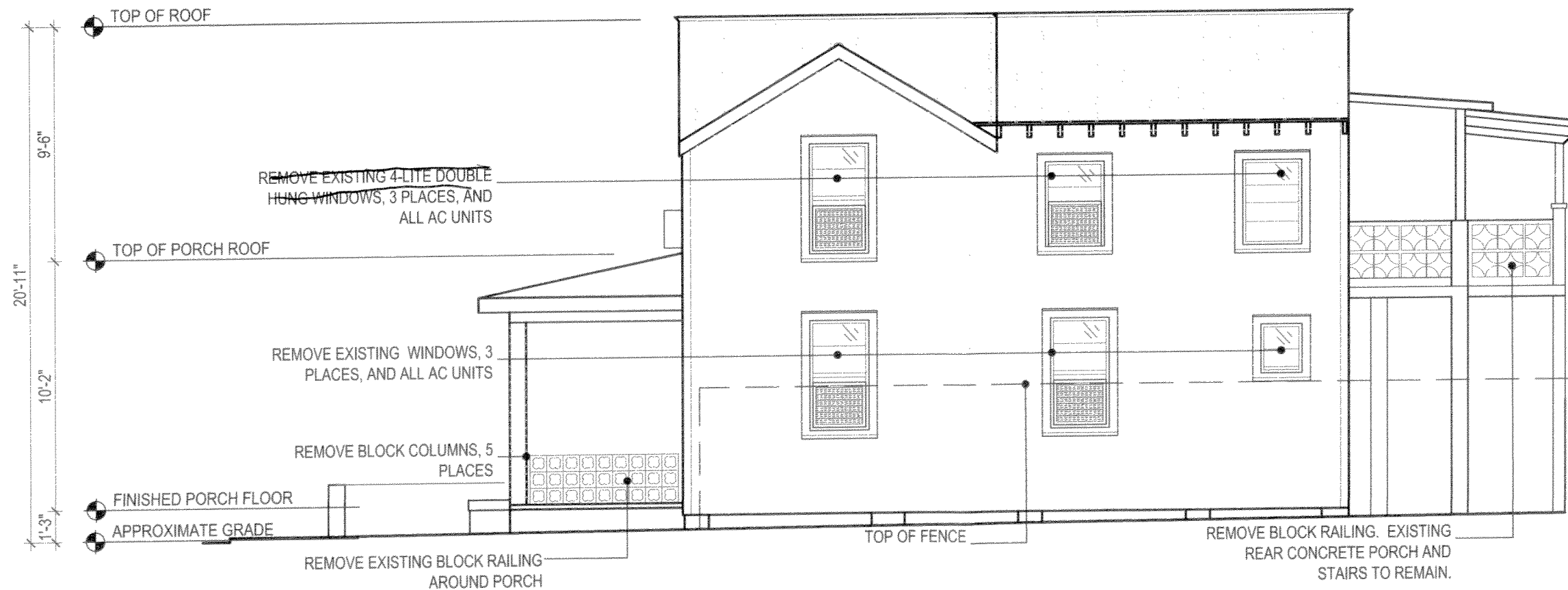
PHILLIP F. TANNURA, JR
Residential Remodeling Project
720 Windsor Lane
Key West, Florida

Title:
EXISTING AND PROPOSED ELEVATIONS

Sheet Number:
A3.1.3
Date: 23 DEC 2011



2 PROPOSED RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



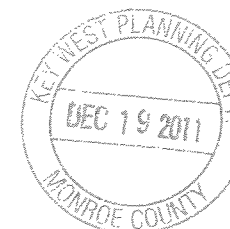
1 EXISTING RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

Revisions:

PHILLIP F. TANNURA, JR
Residential Remodeling Project
720 Windsor Lane
Key West, Florida

Title:
EXISTING
AND
PROPOSED
ELEVATIONS

Sheet Number:
A3.1.4
Date: 23 DEC 2011



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., January 11, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW WOOD POSTS AND RAILINGS FOR THE FRONT PORCH. NEW RAILINGS FOR SECOND FLOOR BACK PORCH. REMOVE CONCRETE FRONT PORCH COLUMNS AND RAILINGS. REMOVE CONCRETE RAILINGS ON SECOND FLOOR BACK PORCH

#720 WINDSOR LANE

Applicant- Phil Tannura-Application Number H11-01-1763

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

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 8966178 Parcel ID: 00019000-000100

Ownership Details

Mailing Address:

TANNURA PHILLIP F JR
3330 NORTHSIDE DR APT 225
KEY WEST, FL 33040-7905

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

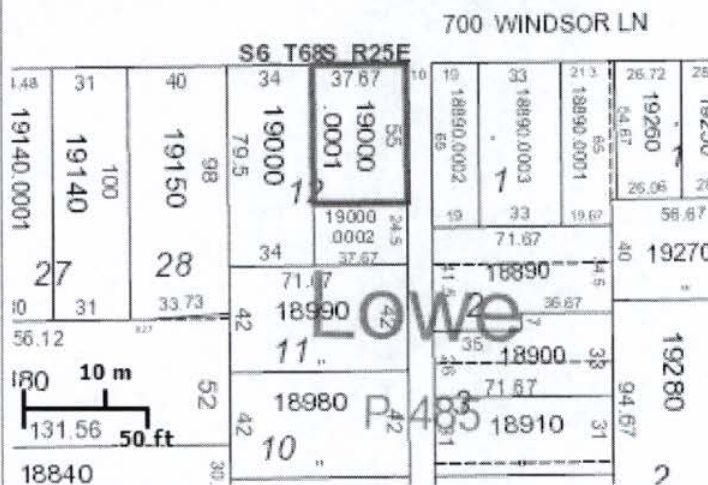
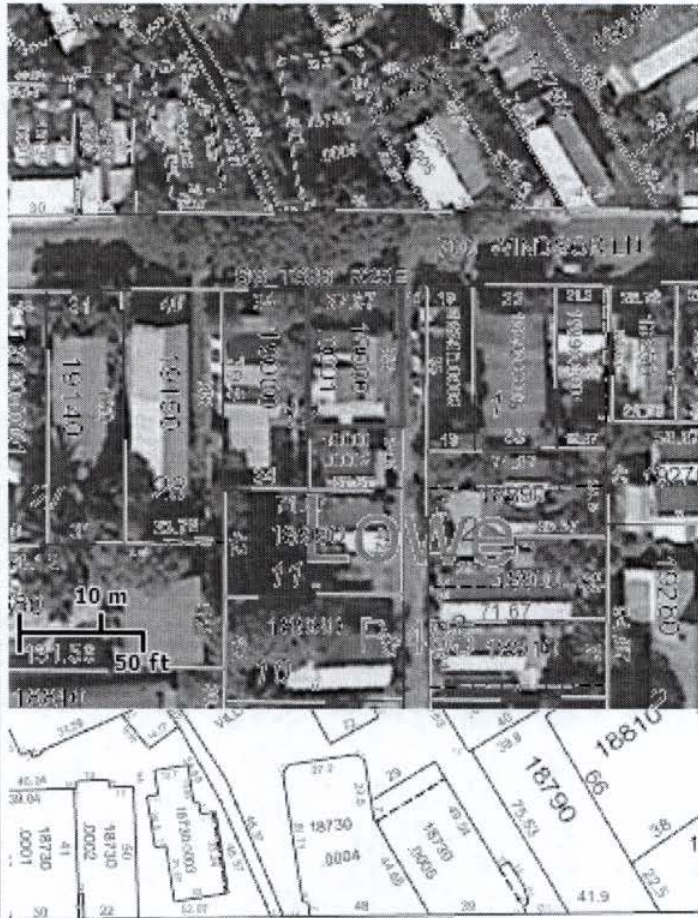
Affordable Housing: No

**Section-Township-
Range:** 06-68-25

Property Location: 720 WINDSOR LN KEY WEST

Legal Description: KW PT LT 12 OF TR 5 OR1638-2027/31P/R (PROB 44-07-CP-001-K) OR2265-2061ORD OR2510-1370D/C OR2540-898/99 OR2540-900/01

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	38	55	2,071.85 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1782
Year Built: 1933

Building 1 Details

Building Type R4
Effective Age 36
Year Built 1933
Functional Obs 0

Condition P
Perimeter 240
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 38
Grnd Floor Area 1,782

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type IRR/CUSTOM
Heat 1 NONE
Heat Src 1 NONE

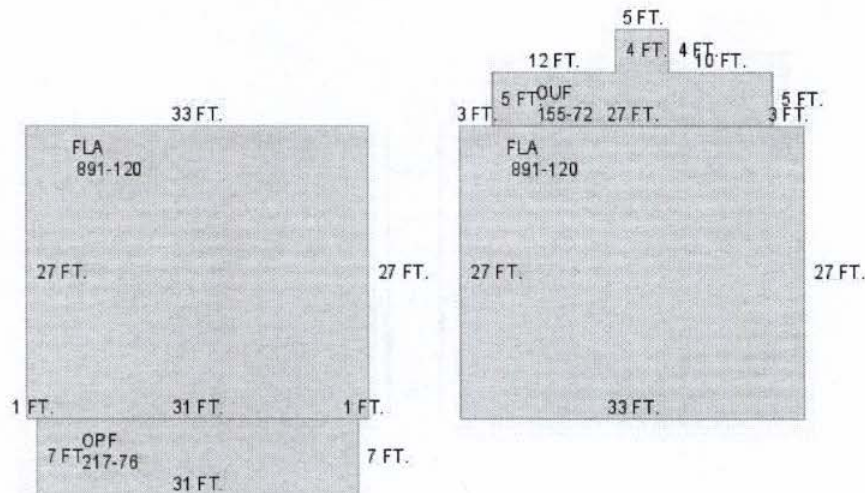
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 4

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 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
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	891
2	OPF		1	1989	N N	0.00	0.00	217
3	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	891
4	OUF		1	1989	N N	0.00	0.00	155

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	208 SF	52	4	1932	1933	4	30
2	PT3:PATIO	60 SF	20	3	1932	1933	2	50

Appraiser Notes

2011-04-20 MLS \$295,000 3-4 UNITS 4/2 INTERESTING PROPERTY IN THE HEART OF SOLARES HILL. TWO-STORY CONCH HOUSE WITH A TOTAL OF 4 RESIDENTIAL UNITS. KEEP AS IS OR EXCELLENT RENOVATION PROJECT. ALL TENANTS ARE ON A MONTH TO MONTH LEASE. THE TOTAL RENT IS \$2,850 PER MONTH. OWNER PAYS WATER AND SEWER, TENANTS PAY ELECTRIC

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
04-3892	01/03/2005	12/22/2005	8,000	Commercial	INSTALL NEW FOUR GANG METER CAN
03-0266	01/29/2003	10/31/2003	3,500	Commercial	REPLACE SIDING
02-3484	01/03/2003	10/31/2003	2,500	Commercial	REPAIRED COLUMNS
05-2263	07/07/2005	12/22/2005	5,500	Commercial	INTERIOR RENOVATIONS
06-6706	01/17/2007	03/18/2008	1,000	Commercial	ALUMINUM RAIL ON EXISTING CONCRETE STEPS (14 STEPS)

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	235,015	982	106,258	342,255	342,255	0	342,255
2010	237,846	982	75,561	314,389	314,389	0	314,389
2009	267,592	982	217,105	485,679	485,679	0	485,679
2008	246,094	982	207,185	454,261	454,261	0	454,261
2007	276,301	982	341,855	619,138	619,138	0	619,138

2006	474,744	982	196,826	672,552	672,552	0	672,552
2005	474,744	982	155,389	631,115	631,115	0	631,115
2004	269,945	982	124,311	395,238	395,238	0	395,238
2003	204,454	982	72,515	277,951	277,951	0	277,951
2002	244,500	982	39,365	284,847	284,847	0	284,847
2001	214,201	982	39,365	254,548	254,548	0	254,548
2000	218,429	701	39,365	258,495	258,495	0	258,495

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
10/26/2011	2540 / 900	269,000	WD	02
10/26/2011	2540 / 898	100	WD	18

This page has been visited 32,269 times.

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