

Staff Report

9 Rebuilt deck over carport and install butterfly gingerbread rails- #1108
South Street- One Call Construction (H12-01-646)

This staff report is for the review of a Certificate of Appropriateness for a request to change existing railings into wood gingerbread ones with butterflies. The proposal also includes the replacement of a front deck located over the garage. The owners of the house own the Key West Butterfly and Nature Conservatory.

The building located on #1108 South Street is not listed in the surveys. Although the Property Appraiser's records include 1963 as the date when the house was built in 1998 there was a major renovation including a second floor addition. The existing garage and deck are very close to the right-of-way.

Staff understands that the following guidelines can be applied when reviewing this application;

Decorative elements and details (page 24);

Exterior architectural detail contains much of the architectural craftsmanship, which characterizes historic integrity and should be preserved....

(1) The introduction of exterior features including windows, stained glass, doors, brackets, architraves, railings, exterior staircases or gingerbread or cut out detailing, which cannot be documented as pre-existing, should be avoided and are not appropriate on publicly visible elevations.

It is staff's opinion this particular guideline protects the integrity of contributing structures by discouraging the introduction of inappropriate architectural details. This is not a historic or contributing structure. Three houses across the street as well as the house located to the east side are listed as contributing.

Application



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

APPLICATION # H1201000646

OWNER'S NAME: George Fernandez & Samuel Trophie DATE: 4/6/2012

OWNER'S ADDRESS: 1108 South St. Key West, FL PHONE #: 305-797-7380

APPLICANT'S NAME: One Call Construction PHONE #: 305-797-7133

APPLICANT'S ADDRESS: 1901 Flagler Ave. Key West, FL 33040

ADDRESS OF CONSTRUCTION: 1108 South St. Key West # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: ** Note: this is a non-historical, non-contributing structure. * ReBULD ~~CAVE~~ DOCK QUORCARPORT AND ADD BUTTERFLY GINGERBREAD RAIL*

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: _____
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

Reason for Deferral or Denial:

HARC Comments:

House is not listed.
Guidelines for decorative elements and
details (page 24).

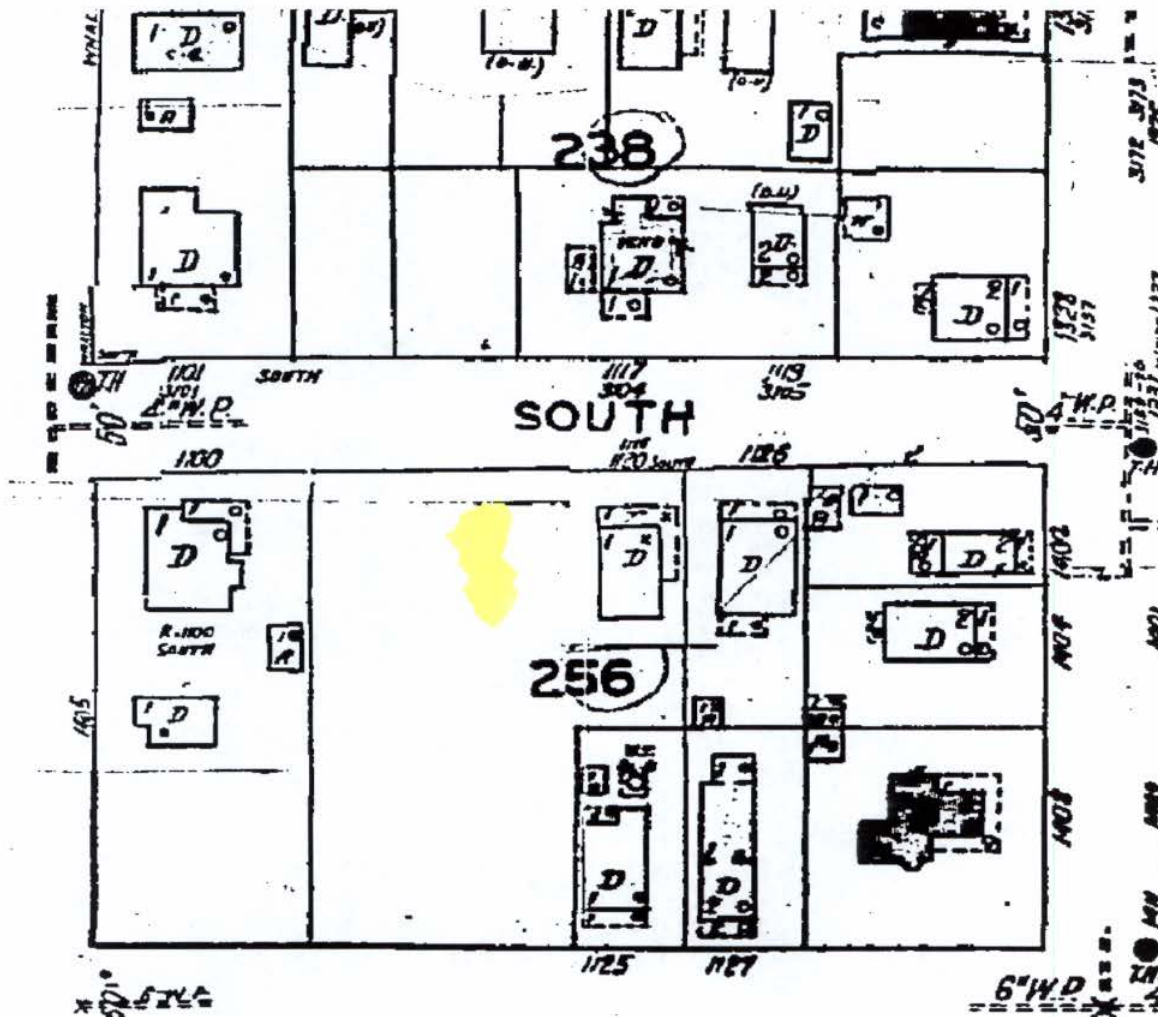
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

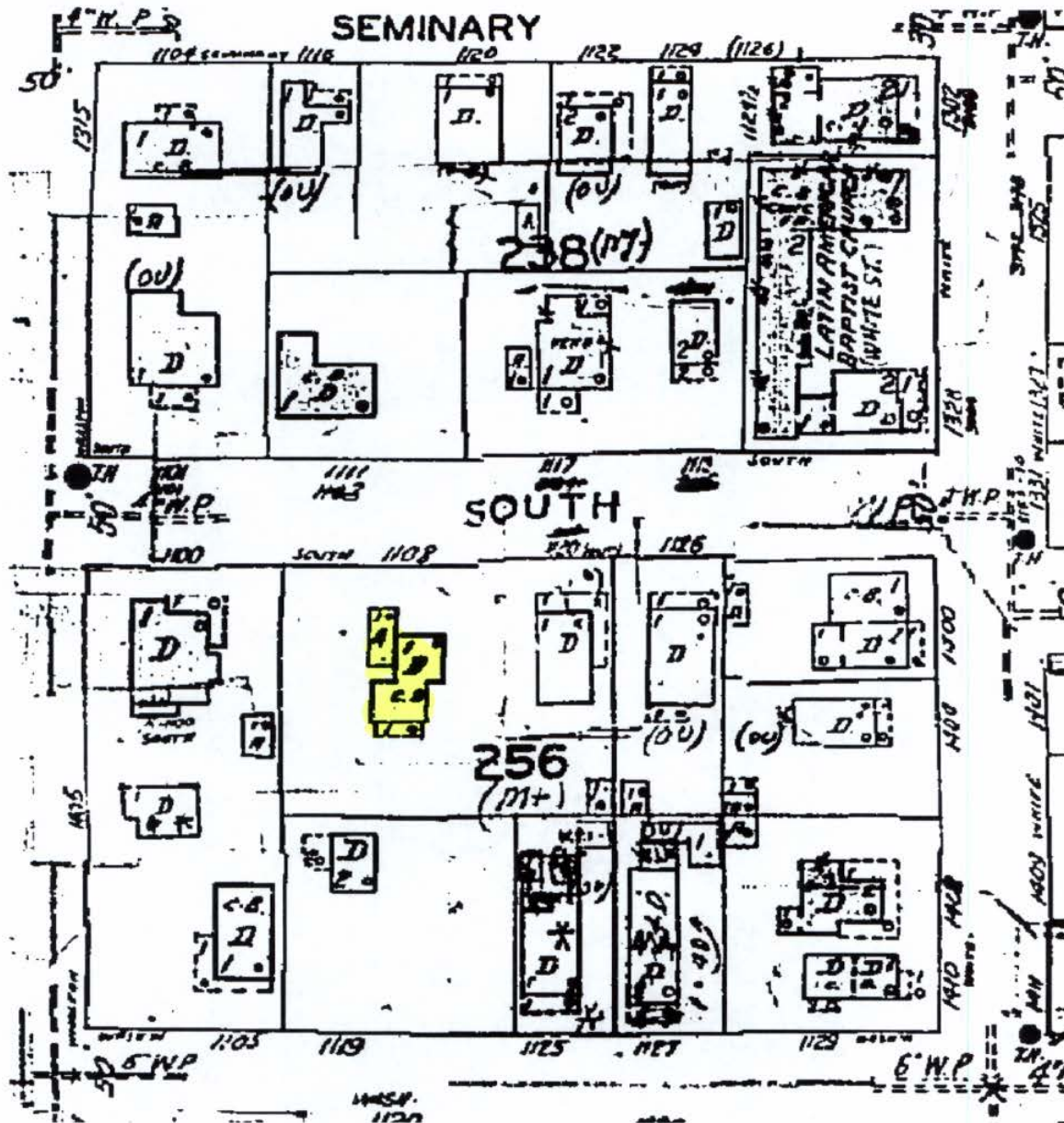
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1108 South Street Sanborn map 1948



#1108 South Street Sanborn map 1962



Photo taken by the Property Appraiser's office c1965; 1108 South St.; Monroe County Library

Project Photos



Address **1110 South Street**

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm





Google earth

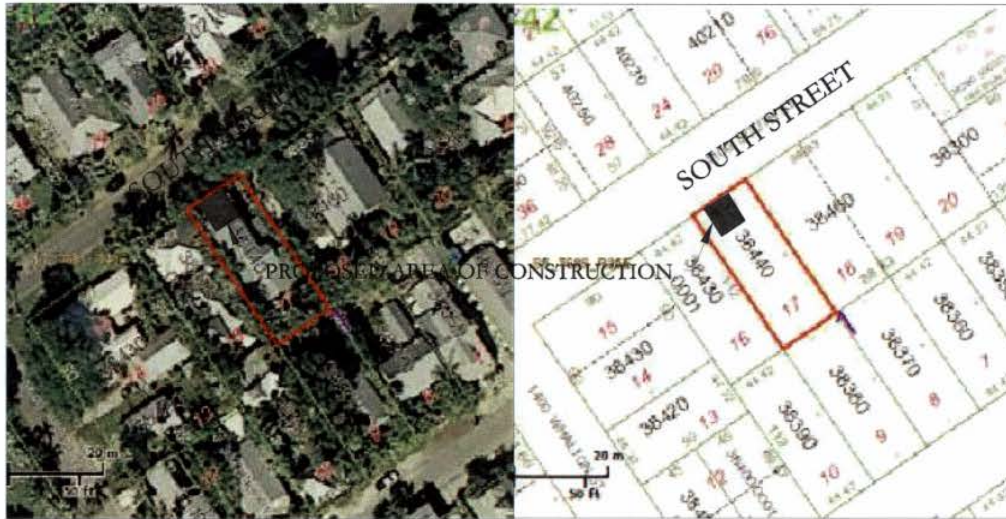
feet
meters



Proposed Plans

1108 SOUTH STREET CARPORT / DECK UPGRADE

1108 SOUTH STREET KEY WEST FL.
33040



SHEET INDEX	
NO.	DESCRIPTION
1	C COVER SHEET - SITE PLAN, GENERAL NOTES
2	A-1 PLAN VIEW, EXISTING, DEMO, SECTION
3	A-2 PLAN VIEW, PROPOSED, SECTION

GENERAL NOTES

NEW CONSTRUCTION IS REPLACING EXISTING STRUCTURE ONLY. FOOT PRINT, IMPERVIOUS RATIO, AND SQUARE FOOTAGE ARE NOT AFFECTED IN ANY WAY.

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this:

- BUILDING: Florida Building Code, 2010
- ELECTRICAL: National Electrical Code, 2010
- PLUMBING: Florida Building Code (Plumbing), 2010
- MECHANICAL: Florida Building Code (Mech), 2010
- GAS: LP Gas Code, 2010 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads 180 mph (gusts) (Exposure C)

Florida Administrative Code

61G1-16.003 WHEN SEAL MAY BE AFFIXED. The personal seal, signature and date of the architect shall appear on all architectural documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the index sheet or sheets (if it identifies all parts) of drawings and specifications shall be considered separate. Without such index, all sheets and pages shall be so signed and sealed. An architect or creator designer shall not affix, or permit to be affixed his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in rule 61G1-23,F.A.C. An architect or interior designer shall not use his seal or do an other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.

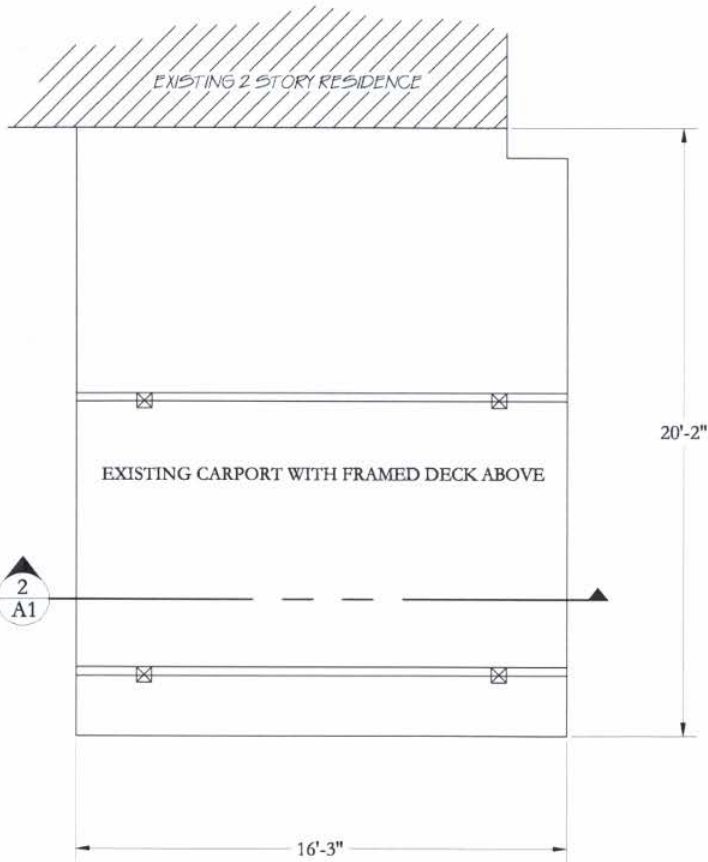
1
C SITE PLAN
N.T.S.

1108 SOUTH STREET
CARPORT / DECK UPGRADE
KEY WEST, FLORIDA 33040

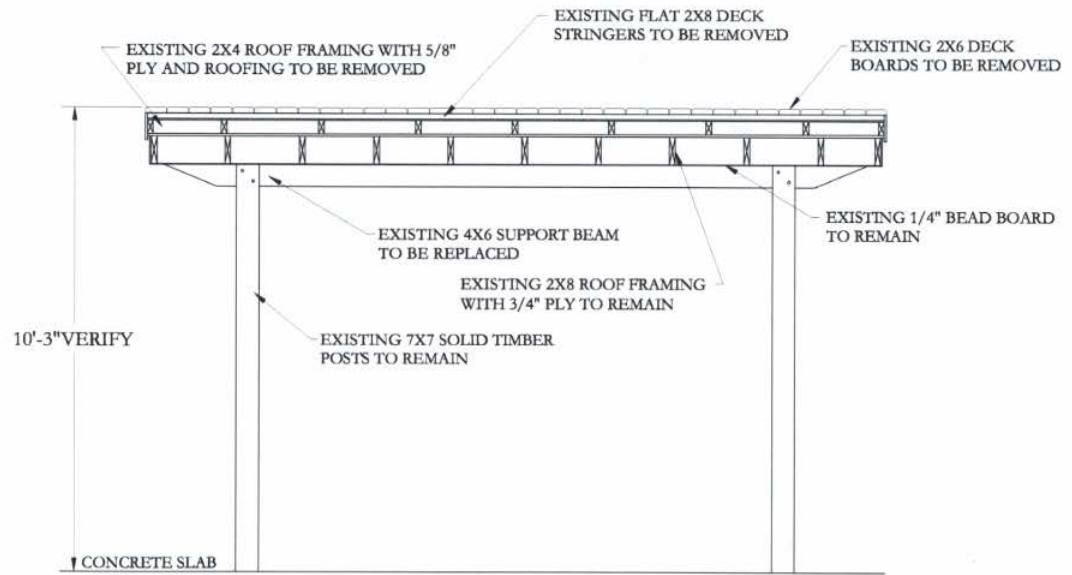
407 GREENE STREET
KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
FLORIDA LICENSE #14717
1000 WASHINGTON STREET
KEY WEST, FLORIDA 33040

PROJECT NO:
4/8/2012
DWG:
C
1 of 3

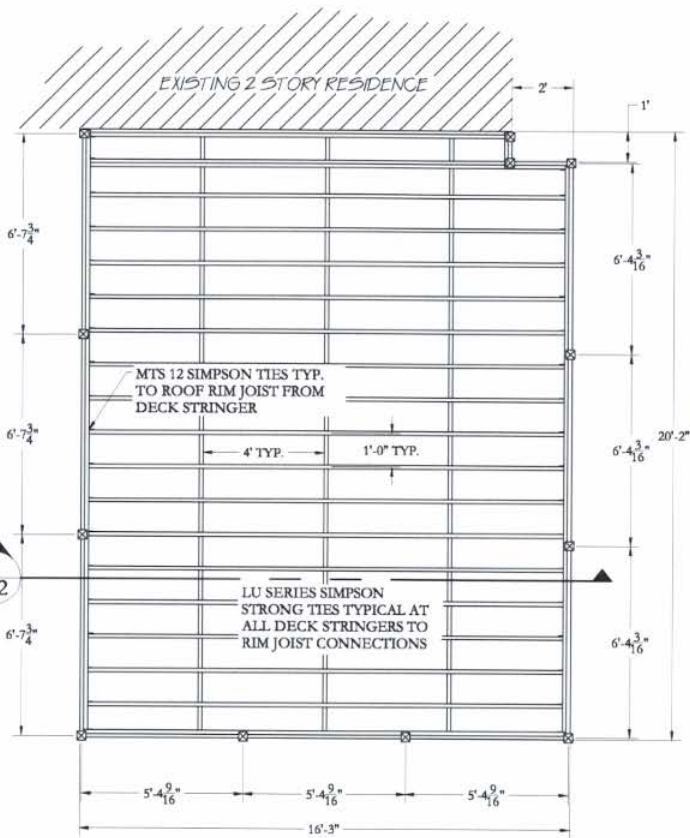


1
A1 EXISTING PLAN (PARTIAL)
SCALE 1/4" = 1'-0"

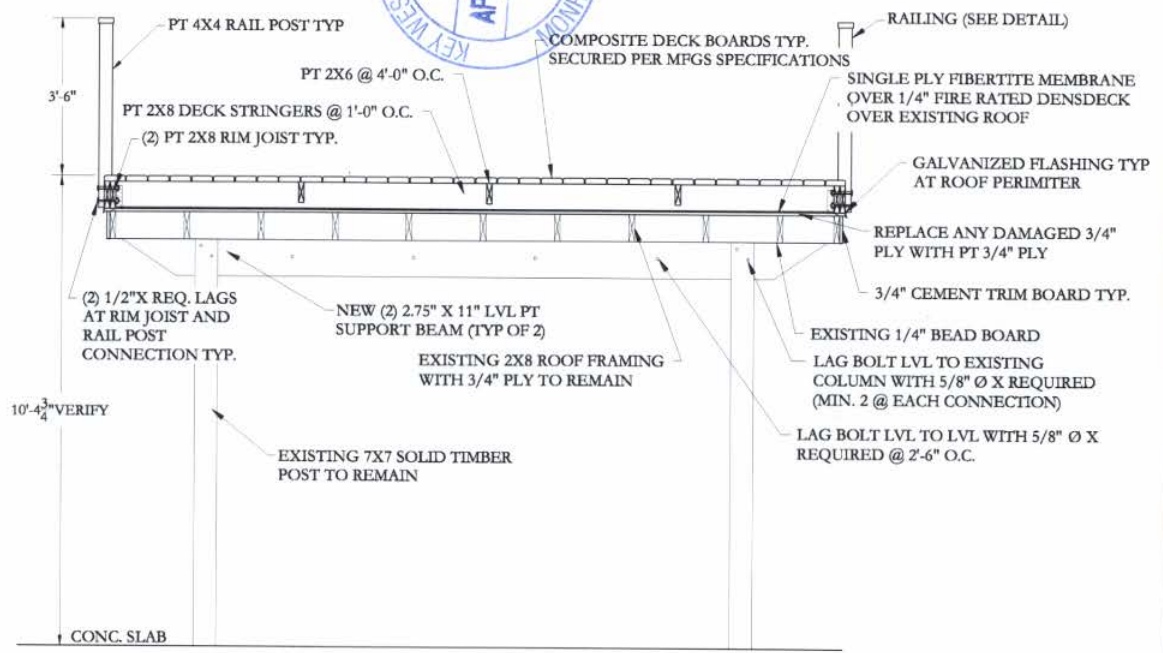


2
A1 EXISTING SECTION
SCALE 3/8" = 1'-0"

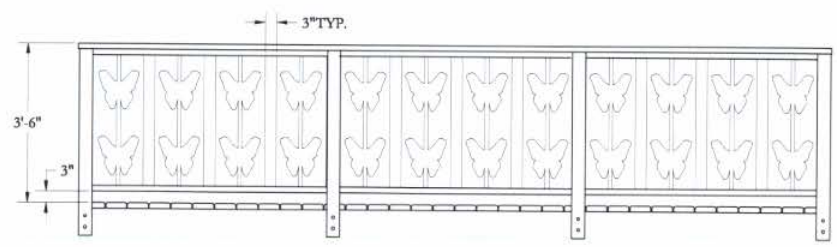
1108 SOUTH STREET CARPORT / DECK UPGRADE 407 GREENE STREET KEY WEST, FLORIDA 33904
WILLIAM ROWAN ARCHITECTURE 525 FRONTLAWN CORPORATION KEY WEST, FLORIDA 33904
PROJECT NO: 4/8/2012 DATE
A-1 2 of 3



1 A2 DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 A2 SECTION
SCALE: 3/8" = 1'-0"



3 A2 RAIL DETAIL
SCALE: 3/8" = 1'-0"

1108 SOUTH STREET
CARPORT / DECK UPGRADE
407 GREENE STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
111 PRINCETON LANE
SUITE 200
KEY WEST, FLORIDA 33040

PROJECT NO:
4/8/2012
DWG:
A-2
3 OF 3

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 25, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REBUILT DECK OVER CARPORT AND INSTALL BUTTERFLY GINGERBREAD RAILS

#1108 SOUTH STREET

Applicant- One Call Construction-

Application Number H12-01-646

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: 1039187 Parcel ID: 00038440-000000

Ownership Details

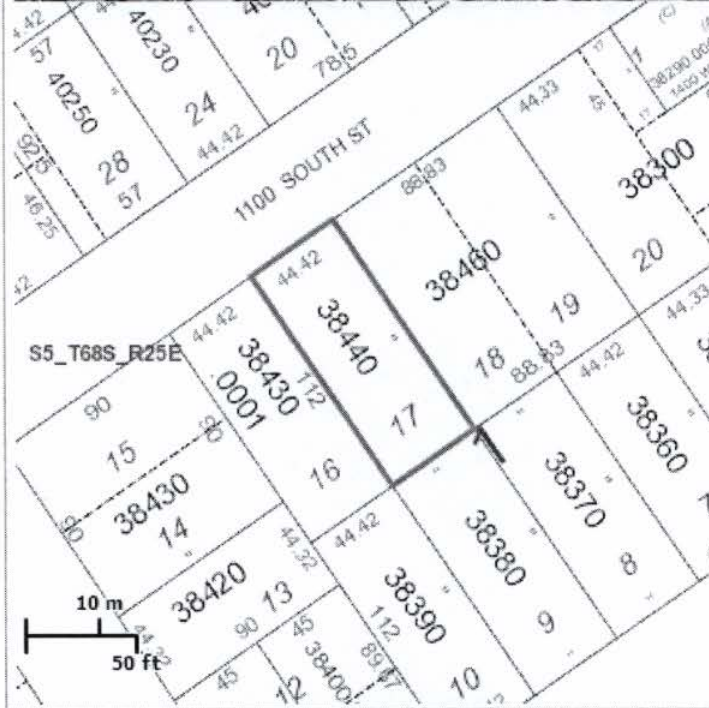
Mailing Address:
TROHPIA SAMUEL J
1108 SOUTH ST
KEY WEST, FL 33040

All Owners:
FERNANDEZ GEORGE L R/S, TROHPIA SAMUEL J

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Range: 05-68-25
Property Location: 1108 SOUTH ST KEY WEST
Subdivision: The Webb Realty Co
Legal Description: KW WEBB REALTY CO SUB PB1-42 LOT 17 SQR 1 TR 18 OR139-178/179 OR142-117/118 CO JUDGES DOCKET 78-153 OR761-1821/1822 OR771-743/750 OR788-763/764 PROBATE #78-153-CP-12 OR931-2213 OR1129-310(CSP) OR1377-78/79R/S(LG) OR1380-600/02Q/C(LG)

Parcel Map (Click to open dynamic parcel map)



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
38 - HOMESTEAD R/S	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	4,973.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 2695
 Year Built: 1963

Building 1 Details

Building Type R1
 Effective Age 14
 Year Built 1963
 Functional Obs 0

Condition G
 Perimeter 360
 Special Arch 0
 Economic Obs 0

Quality Grade 600
 Depreciation % 15
 Grnd Floor Area 2,695

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

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation CONCR FTR

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 2

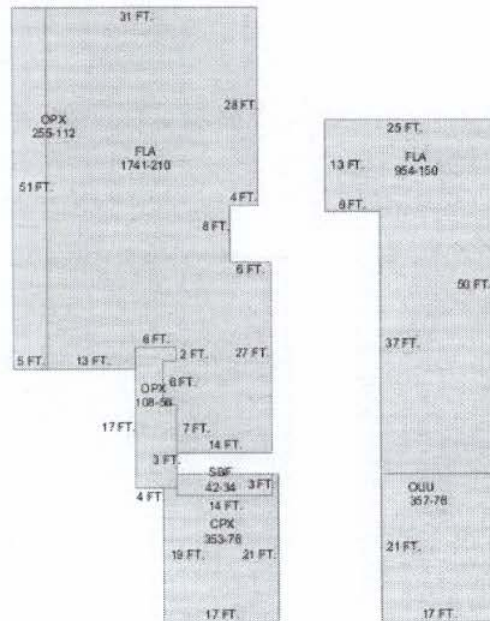
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 1

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	6:WD WITH CONC BLK	1	1988	N	Y	0.00	0.00	1,741
2	OPX	6:WD WITH CONC BLK	1	1988	N	Y	0.00	0.00	255
3	OPX	6:WD WITH CONC BLK	1	1988	N	Y	0.00	0.00	108
4	SBF	6:WD WITH CONC BLK	1	1988	N	Y	0.00	0.00	42
5	CPX	6:WD WITH CONC BLK	1	1988	N	Y	0.00	0.00	353
6	FLA	10:CUSTOM	1	1997	N	Y	0.00	0.00	954
7	OUU	10:CUSTOM	1	1997	N	Y	0.00	0.00	357

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	270 SF	30	9	1986	1987	4	50
2	WF2:WATER FEATURE	1 UT	0	0	1996	1997	1	20
3	PT4:PATIO	654 SF	0	0	1996	1997	4	50
4	FN2:FENCES	2,058 SF	294	7	1996	1997	2	30
5	PT5:TILE PATIO	135 SF	45	3	1996	1997	3	50
6	WD2:WOOD DECK	189 SF	63	3	1996	1997	1	40
7	TK2:TIKI	30 SF	6	5	1996	1997	3	40

Appraiser Notes

1108 SOUTH ST 4/2/98 - DOWNSTAIRS WAS COMPLETELY RENOVATED USING BEST MATERIALS, BUILDING PERMITS DO NOT INDICATE THE EXTENT OF WORK, UPSTAIRS WAS ADDED

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	A952479	08/01/1995	12/01/1995	2,373		19 SQS FIBERTITE ROOFING
	B953958	11/01/1995	12/01/1995	1,100		SANDBLAST SOME INTERIOR
	9603212	08/01/1996	12/01/1997	60,000		ADDITION
	9603212	08/01/1996	12/01/1997	1		ROOF
	9604465	08/01/1996	12/01/1997	500		FENCE

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	370,407	24,223	276,223	670,853	496,439	25,000	471,439
2010	374,714	25,192	456,163	856,069	489,102	25,000	464,102

2009	416,506	26,070	618,355	1,060,931	476,243	25,000	451,243
2008	382,945	27,139	472,435	882,519	475,767	25,000	450,767
2007	509,015	24,580	547,030	1,080,625	461,910	25,000	436,910
2006	687,306	25,527	447,570	1,160,403	450,644	25,000	425,644
2005	714,396	26,458	323,245	1,064,099	437,518	25,000	412,518
2004	472,766	27,476	248,650	748,892	424,775	25,000	399,775
2003	491,677	28,408	128,055	648,140	416,855	25,000	391,855
2002	471,678	29,356	128,055	629,089	407,085	25,000	382,085
2001	402,891	30,359	128,055	561,305	400,675	25,000	375,675
2000	420,907	37,625	93,244	551,776	389,005	25,000	364,005
1999	356,911	32,715	93,244	482,870	378,778	25,000	353,778
1998	304,279	28,762	93,244	426,285	372,813	25,000	347,813
1997	147,363	17,448	83,298	248,109	248,109	25,000	223,109
1996	124,338	15,181	83,298	222,816	222,816	0	222,816
1995	109,853	14,150	83,298	207,300	207,300	0	207,300
1994	98,242	13,076	83,298	194,616	194,616	0	194,616
1993	98,242	13,443	83,298	194,983	194,983	0	194,983
1992	98,242	13,813	83,298	195,353	195,353	0	195,353
1991	98,242	14,230	83,298	195,770	195,770	0	195,770
1990	89,334	14,601	65,892	169,828	169,828	25,000	144,828
1989	81,213	13,607	62,163	156,983	156,983	25,000	131,983
1988	67,084	8,100	50,973	126,157	126,157	25,000	101,157
1987	29,190	0	34,065	63,255	63,255	25,000	38,255
1986	29,329	0	32,822	62,151	62,151	0	62,151
1985	28,363	0	21,420	49,783	49,783	0	49,783
1984	27,071	0	21,420	48,491	48,491	0	48,491
1983	27,071	0	21,420	48,491	48,491	0	48,491
1982	27,447	0	18,698	46,145	46,145	0	46,145

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
11/1/1995	1377 / 0078	275,000	WD	Q
3/1/1990	1129 / 310	280,000	WD	Q

This page has been visited 34,979 times.

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

