

Historic Architectural Review Commission

Agenda Packet

July 13, 2010 – 3:00 p.m.

City Commission Chamber

Old City Hall, 510 Greene Street



Item 5.b.3.

Request to restore existing cbs building– #803 Emma Street- Applicant: Michael Miller, Architect (H10-01-93) – Restoration of existing VFW and American Legion Hall.

5b-3- Request to restore existing cbs building **#803 Emma Street- Michael Miller, Architect (H10-01-93)**

Restoration of existing VFW and American Legion Hall

The building located on #803 Emma Street was listed in the 1976 survey as a contributing resource but was not included in the 1998 and 2004 surveys. The building is a two story concrete structure and was built in 1943. The proposed restoration includes the repairs of existing exterior walls, which present concrete decay, restoration of main entrances with glass blocks, replacement of existing louver windows with new impact resistant louver ones, restore openings of windows on side elevations, new double aluminum doors for the front entrance, new ADA ramp replacing existing one, removal of air conditioning wall units and new color scheme. The plans also include interior renovations and new floor plan.

This building has undergone several repairs, particularly on its exterior walls. The life expectancy of reinforced concrete buildings is approximately 80 years; less if these structures are exposed to environmental conditions like ours; highly salted water and contaminants can penetrate the concrete and corrode structural reinforced steel bars and this will create cracks in the walls. The exterior and interior walls are already deteriorated. Existing Poinciana trees are proposed to be removed because their roots are under the foundations. The applicant will request to the Tree Commission the removal of the Poinciana trees.

Guidelines to be reviewed for this application;
Commercial storefronts and signage (page 46):

- (1) *Retain and preserve the functional and decorative elements of historic storefronts including windows, doors, transoms, corner posts, and bulkheads that define historic character.*

The proposed plans include the restoration of the main façade with the installation of glass blocks on both entry vestibules. The plans also include the installation of new louvered windows on covered fenestrations. The design includes the replacement of existing louver windows with same type of windows, but impact resistant. This replacement will not alter the historic character of the building.

Ramps (page 34)

- (2) *Ramps should harmonize with the scale and architectural features of the building.*

The proposed ramp is on one of the sides of the building and its design is harmonious and sensible to the historic character of the building.

Exterior colors (page 35)

In an effort to visually preserve the cultural heritage of the Bahama Village area the contemporary addition of brighter Caribbean colors may be acceptable within this sector of the Historic District.

This unique building is located in the Bahama Village and is one of the fewest concrete historic structures within the area. It is staff believe that the color scheme for the exterior walls, trims, doors and windows that is presented in this application is in keeping with the variety of colorful schemes seen in this part of Old Town.

It is staff believes that the proposed design is consistent with the guidelines. The building presents deterioration in the walls due to poor previous repairs. Staff understands that the project, as presented, will have **no effect** on its historic context. Staff recommends to this commission to **approve** the project as proposed. Applicant will request from the Tree Commission the removal of existing Poinciana trees.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H10-01-93

OWNER NAME: VFW PAUL RICHARDSON DATE: 6/25/10

OWNERS ADDRESS: 803 EMMA ST PHONE #: 896-5812

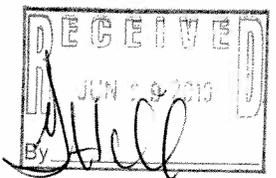
APPLICANT'S NAME: MICHAEL MILLER PHONE #: 294-7687

APPLICANT'S ADDRESS: 517 DUVAL ST # 20

ADDRESS OF CONSTRUCTION: 803 EMMA STREET # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
RESTORATION OF EXISTING
VFW ~~BARBER~~ & AMERICAN
LEGION HALL



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 s. 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.

REQUIRED SUBMITTALS

<input checked="" 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 checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or 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: \$ _____

Date: 6/25/10
Applicant Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Listed as contributing in 1976 survey / not included
in the 1998 or 2004 survey as contributing.
Cbs building built in 1951.

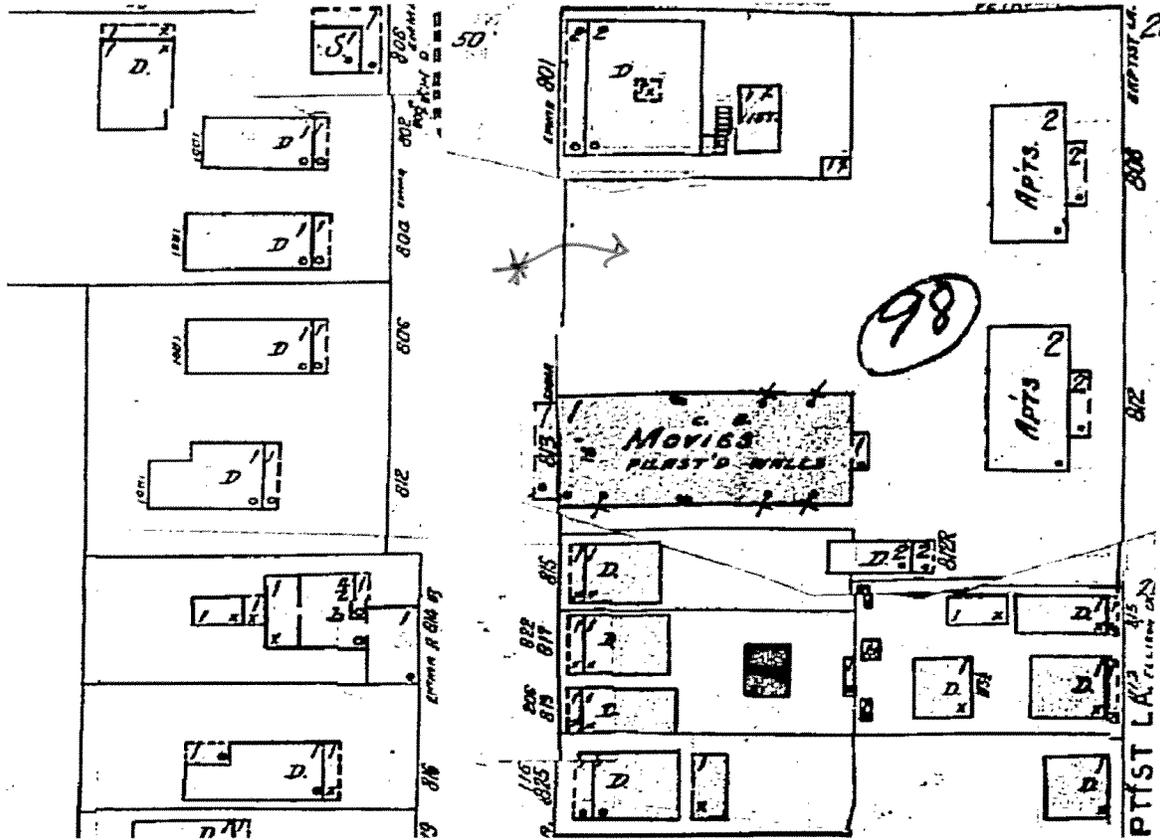
Limits of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

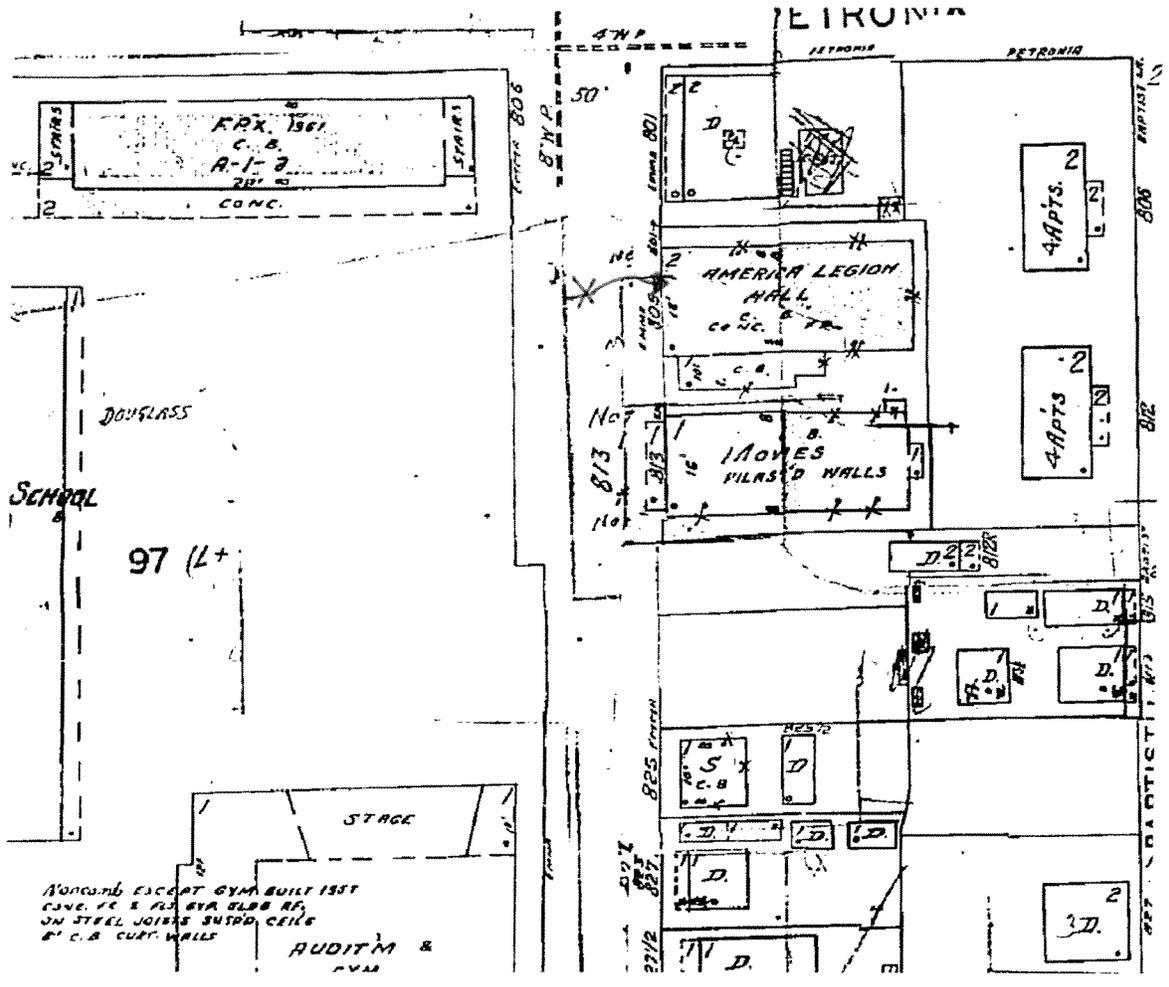
Signature: _____

Historic Architectural
Review Commission

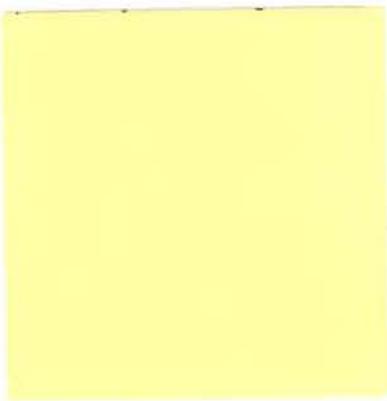
Sanborn Maps



Sanborn map 1948 copy #803 Emma Street



Sanborn map 1962 Copy #803 Emma Street



WINDOWS/LOUVERS
 BEN MOORE
 YELLOW LOTUS
 2021-50



SIDE DOORS
 BEN MOORE
 BLUSH TONE
 2000-50



TRIM AND WAINSCOT
 BEN MOORE
 SUMMER GREEN
 2043-60



FACADE
 BEN MOORE
 HONOLULU BLUE
 2066-60

MICHAEL MILLER . ARCHITECT
 400 W. STREET SECOND FLOOR
 GAINESVILLE FLORIDA
 32604-1987
 352.261.4444

Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1015032 Parcel ID: 00014650-000000

Ownership Details

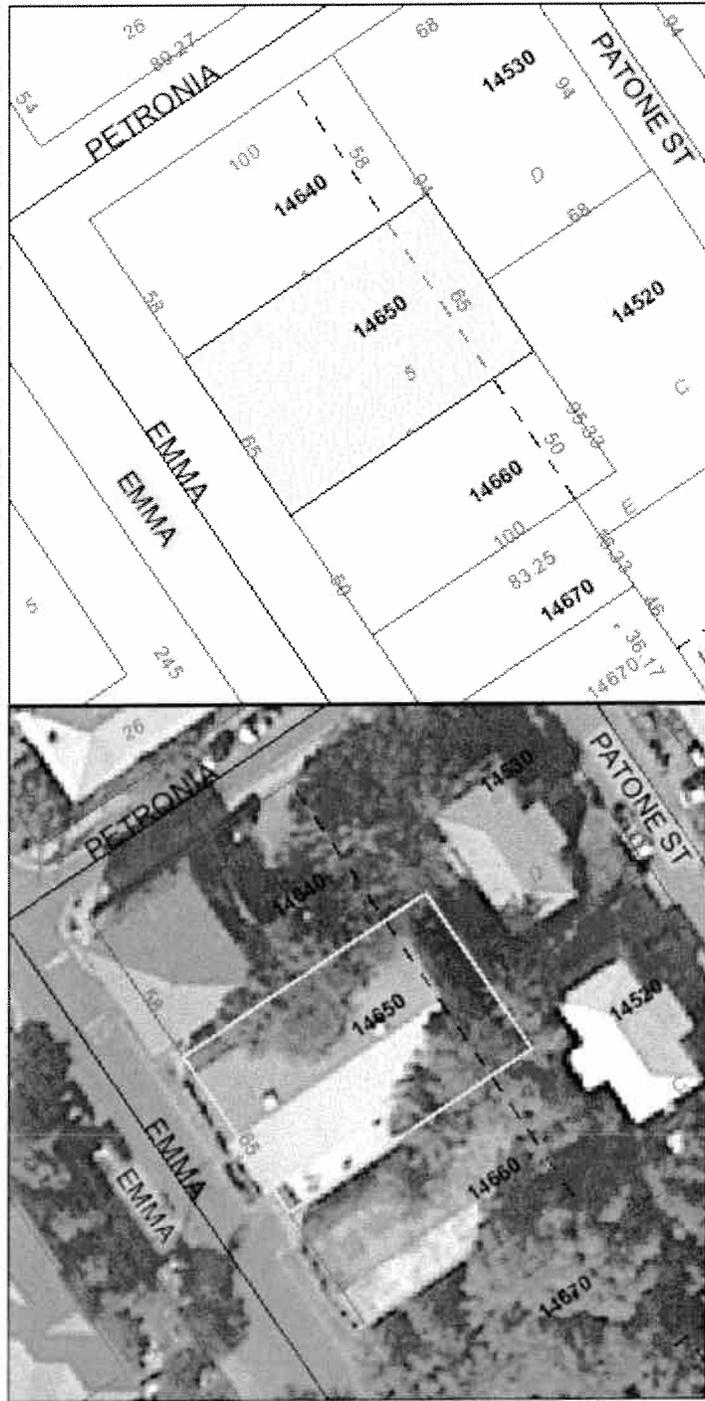
Mailing Address:

TRUSTEES AMERICAN LEGION NBR 168
P O BOX 903
KEY WEST, FL 33040

Property Details

PC Code: 77 - CLUBS,LODGES (PC/LIST)
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 803 EMMA ST KEY WEST
Legal Description: KW PT LOTS1-5 SQR2 TR3 G52-100-101 G66-440-441

Parcel Map



Exemptions

Exemption	Amount
12 - NON-PROFIT	1,191,323.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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100E - COMMERCIAL EXEMPT

65

100

6,500.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 5179
 Year Built: 1943

Building 1 Details

Building Type
 Effective Age 15
 Year Built 1943
 Functional Obs 0

Condition A
 Perimeter 334
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 19
 Grnd Floor Area 5,179

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

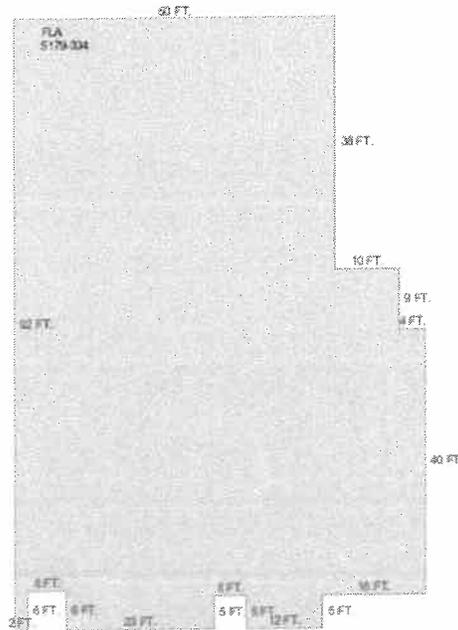
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 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
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1	FLA	1	1942	5,179
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Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2642	CLUBS/LDG/HALLS-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
695	C.B.S.	100

Appraiser Notes

EXEMPT FOR 1978 82585 QG=050

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B943764	11/01/1994	12/01/1995	1,000	Commercial	PAINT I/S, NEW FIXTURES
B940676	02/01/1994	12/01/1995	15,000	Commercial	REPAIR EXT CONCRETE
B940472	02/01/1994	12/01/1995	15,000	Commercial	MAJOR CONCRETE REPAIR
9604339	11/01/1996	07/01/1997	11,000	Commercial	ROOF
9604428	11/01/1996	07/01/1997	36,000	Commercial	PLUMBING
9604428	11/01/1996	07/01/1997	1	Commercial	REPAIR/REMODELING
9700401	02/01/1997	07/01/1997	1,800	Commercial	ELECTRICAL
06-0186	01/24/2006	07/24/2006	500	Commercial	HOOK APPLICANCES WITH PROPANE

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
2009	602,160	0	731,250	1,333,410	1,333,410	1,333,410	0
2008	602,160	0	747,500	1,349,660	1,349,660	1,349,660	0
2007	389,714	0	747,500	1,137,214	1,137,214	1,137,214	0
2006	398,883	0	552,500	951,383	951,383	951,383	0
2005	398,883	0	455,000	853,883	853,883	853,883	0
2004	403,464	0	442,000	845,464	845,464	845,464	0
2003	403,464	0	156,000	559,464	559,464	559,464	0
2002	403,464	0	104,000	507,464	507,464	507,464	0
2001	403,464	0	97,500	500,964	500,964	500,964	0
2000	403,464	0	81,250	484,714	484,714	484,714	0
1999	403,464	0	81,250	484,714	484,714	484,714	0

1998	268,976	0	81,250	350,226	350,226	350,226	0
1997	170,294	0	68,250	238,544	238,544	238,544	0
1996	154,812	0	68,250	223,062	223,062	223,062	0
1995	154,812	0	68,250	223,062	223,062	223,062	0
1994	154,812	0	68,250	223,062	223,062	223,062	0
1993	154,812	0	68,250	223,062	223,062	223,062	0
1992	154,812	0	68,250	223,062	223,062	223,062	0
1991	154,812	0	68,250	223,062	223,062	223,062	0
1990	125,041	0	55,250	180,291	180,291	180,291	0
1989	125,041	0	53,625	178,666	178,666	178,666	0
1988	111,704	0	42,250	153,954	153,954	153,954	0
1987	109,412	0	21,125	130,537	130,537	0	130,537
1986	109,883	0	19,500	129,383	129,383	0	129,383
1985	107,150	0	20,085	127,235	127,235	0	127,235
1984	104,958	0	20,085	125,043	125,043	0	125,043
1983	306,375	0	20,085	326,460	326,460	303,607	22,853
1982	248,517	0	15,665	264,182	264,182	245,689	18,493

Parcel Sales History

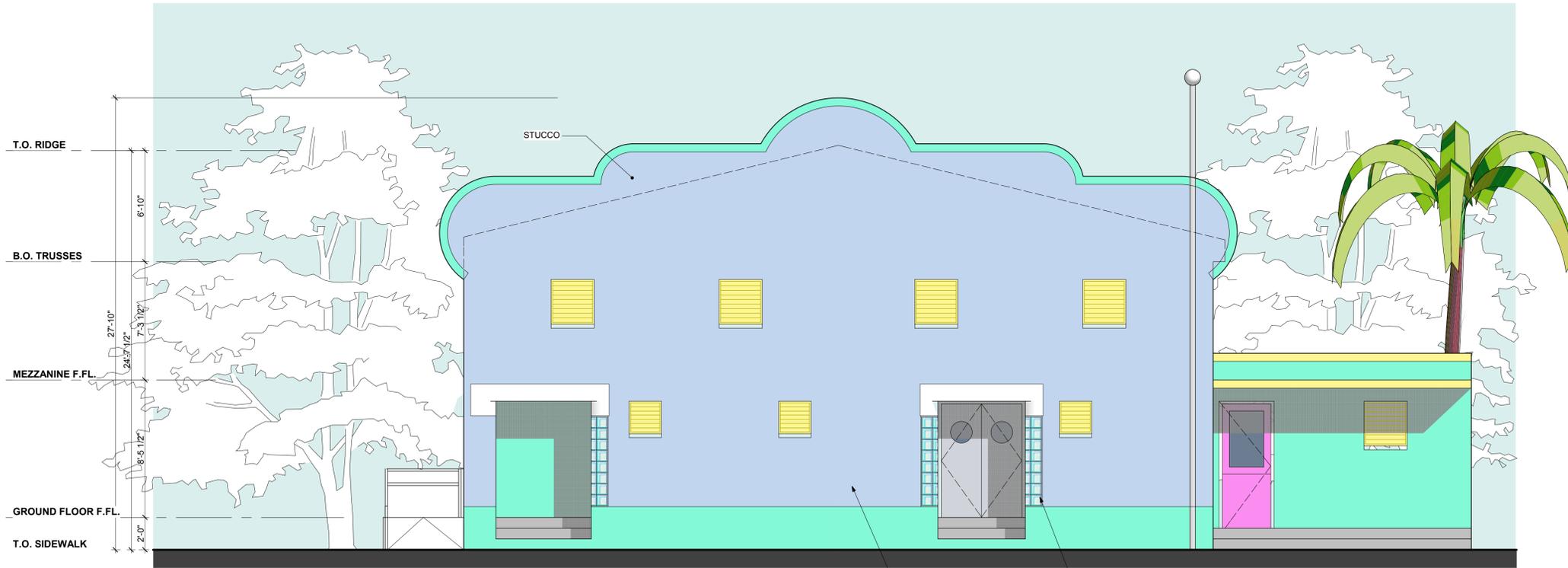
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 47,279 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

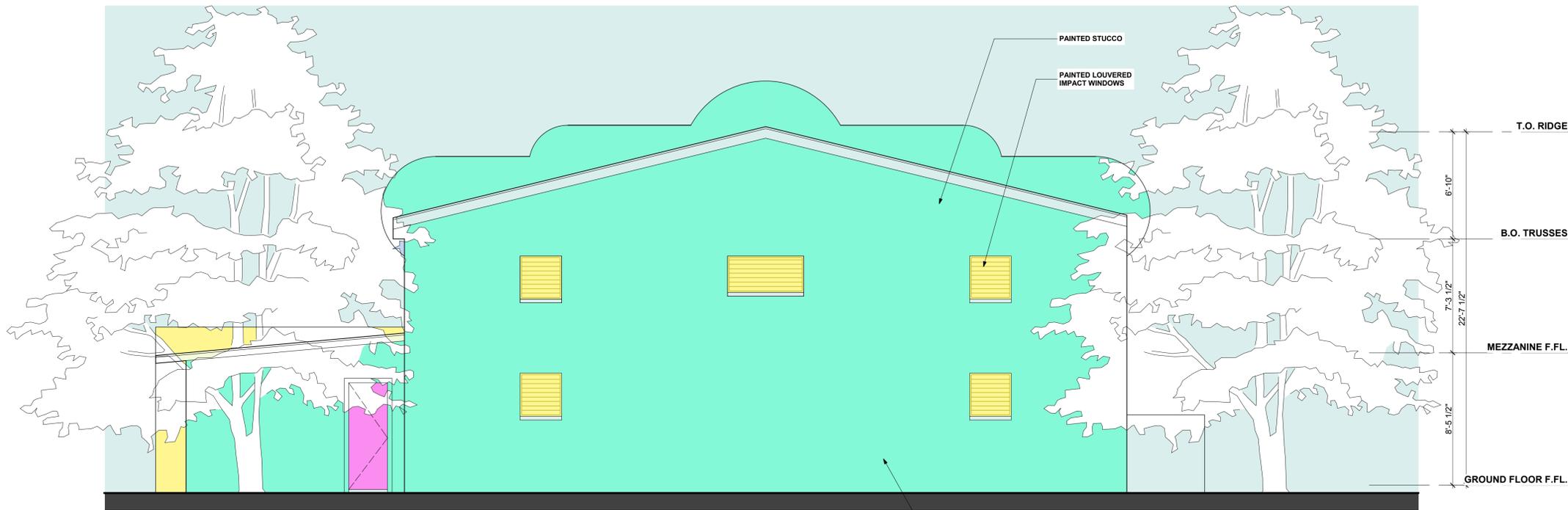
Original Site Plans



PAINT COLORS:

- BENJAMIN MOORE HONOLULU BLUE 2066-70
- BENJAMIN MOORE SUMMER GREEN 2043-60
- BENJAMIN MOORE BLUSH TONE 2000-60
- BENJAMIN MOORE LOTUS 2021-50

1 WEST ELEVATION
 A4 Scale: 1/4" = 1'-0"



2 EAST ELEVATION
 A4 Scale: 1/4" = 1'-0"

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MICHAEL MILLER . ARCHITECT

517 DUVAL STREET
 KEY WEST, FLORIDA
 (305) 294 - 7687
 mlrarch@bellsouth.net

**RESTORATION OF
 AMERICAN LEGION POST 168
 AND
 HISTORIC VFW POST 6021**

803 Emma Street
 Key West, Florida

DATE: JUNE 16, 2010

SCALE: AS NOTED

DRAWN BY: ES

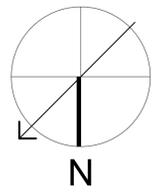
CHECKED BY: MM

PROJECT NO: 0905

**PROPOSED
 ELEVATIONS**

A4

- RESTROOMS
- PUBLIC SPACES
- STAFF SERVICE AREA
- STAGE
- EQUIPMENT
- NEW WALLS
- EXISTING WALLS



1
A3 **CONCEPTUAL MEZZANINE PLAN**
Scale: 1/4" = 1'-0"

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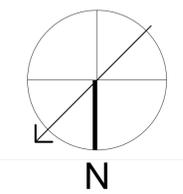
**CONCEPTUAL
MEZZANINE PLAN**

A3

- RESTROOMS
- PUBLIC SPACES
- STAFF SERVICE AREA
- STAGE
- EQUIPMENT
- NEW WALLS
- EXISTING WALLS



1 CONCEPTUAL FIRST FLOOR PLAN
A2 Scale: 1/4" = 1'-0"



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**CONCEPTUAL
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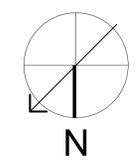
A2



SITE DATA

1. ZONE: HNC-3
2. LOT SIZE: 6,500 SF
3. LOT COVERAGE
 - a. Allowable Building Coverage as a Percentage of the Lot Size: 40%
 - b. Allowable Building Coverage: 2,600 SF
 - c. Existing Building Coverage: 4,850 (74%)
 - d. Proposed Building Coverage: 4,882 (75%)
4. IMPERVIOUS COVERAGE
 - a. Allowable Impervious Coverage as a Percentage of Lot Size: 60%
 - b. Allowable Impervious Coverage: 3,900 SF (60% of 1,250 SF)
 - c. Existing Impervious Coverage: 5,155 SF (79%)
 - d. Proposed Impervious Coverage: 5,190 SF (80%)
5. FLOOR AREA RATIO (FAR)
 - a. Allowable FAR: 1.0
 - b. Existing FAR: .97
 - c. Proposed FAR: .98
6. BUILDING HEIGHT
 - a. Allowable Building height: 30' - 0"
 - b. Existing Building Height: 27' - 10"
 - c. Proposed Building Height: 27' - 10"

EMMA STREET



1 SITE PLAN
 A1 Scale: 3/16" = 1'-0"

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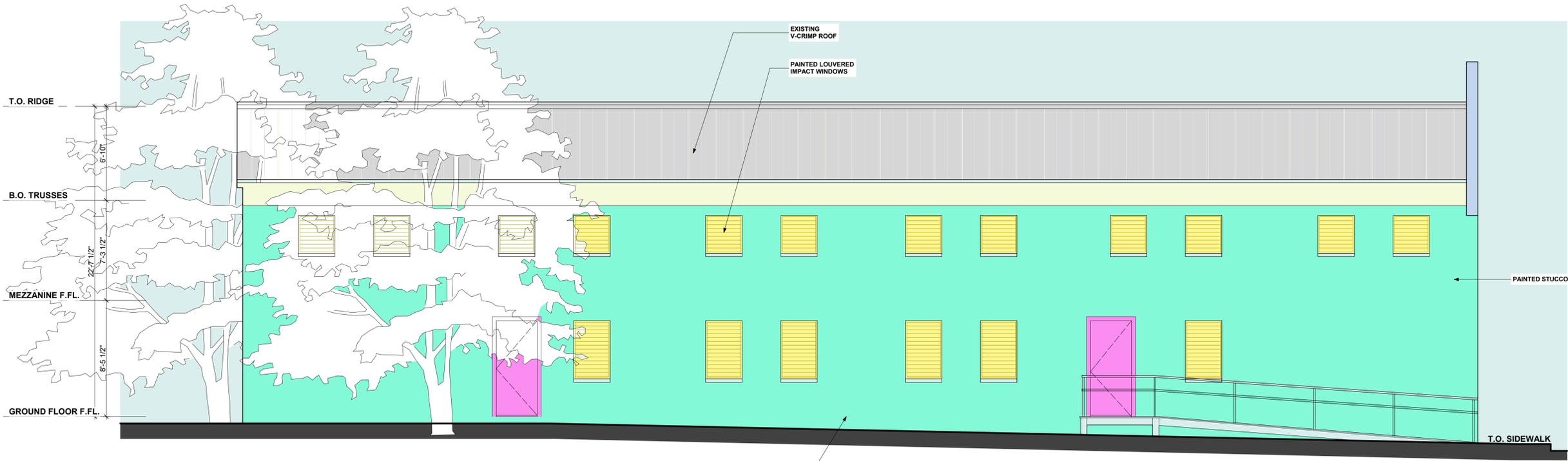
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 SCALE: AS NOTED
 DRAWN BY: ES
 CHECKED BY: MM
 PROJECT NO: 0905

SITE PLAN

A1



1 NORTH ELEVATION
A5 Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
A5 Scale: 1/4" = 1'-0"

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**PROPOSED
 ELEVATIONS**

A5