Historic Architectural Review Commission
Staff Report for Item 6

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa, MSHP Historic Preservation Planner
Meeting Date:	December 19, 2018
Applicant:	Juan Zapata, Architect
Application Number:	H2018-0011
Address:	#130 Duval Street

Description of Work:

Removal of existing second floor front porch and brick veneering. Removal of first floor doors.

Site Facts:

The building under review is a two-story cbs commercial structure. The structure was built originally as a one-story commercial structure circa 1946 and in the fifties it used to house a Harley Davidson store. In 1988, the Board of Adjustments approved a variance for the construction of a second floor with a front porch. In 1989, building permits were issued for alterations and renovations to the entire structure. On December 4, the City Commission approved an easement for the second floor front porch and the use of the rear area of an alleyway for keeping all a/c units. The building is located on the Entertainment Historic District Signage Corridor.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of the second floor front porch, the removal of brick veneering and front doors at the first floor. All these components are

not historic and staff opines that will not be considered contributing elements in a near future. It is staff's opinion that the review of the request shall be based on the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

(1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the removal of the second floor front porch , brick veneering and first floor doors will not jeopardize the historic character of the neighborhood. The proposed design incorporates the reconstruction of the front porch at the second floor. The front façade at its pedestrian level features traditional elements found in commercial buildings within the neighboring context.

(2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The elements under review are not historic.

(3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

The elements in question are not significant or important in defining the historic character of the urban context.

(4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structural components proposed to be demolished will not qualify to be contributing resources to the historic district in a near future.

It is staff's opinion that the Commission can consider the request for demolition. If approved this will be the only reading for demolition of the non-historic elements.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
2018-0011		
FLOOD ZONE	**ZONING DISTRICT**	**BLDG PERMIT #**

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	(132) 130 Duval street, Key West, FL, 33040	
NAME ON DEED:	130 Duval St, Inc.	PHONE NUMBER
OWNER'S MAILING ADDRESS:	130 Duval St Key West, FL 33040	EMAIL
APPLICANT NAME:	Juan P. Zapata.	PHONE NUMBER 954 261 1744
APPLICANT'S ADDRESS:	15150 NW 79 Court, S202 Miami Lakes, FL, 33016	EMAIL JZAPATA@WAREHALcomb.com
APPLICANT'S SIGNATURE:		DATE 9/21/18

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS X RELOCATION OF A STRUCTURE ___ ELEVATION OF A STRUCTURE X

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO X INVOLVES A HISTORIC STRUCTURE: YES ___ NO X

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES X NO ___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: Facade Renovation of a 2 story Building. located @ 130 Duval st. Bldg is a Concrete structure. w/ existing Brick Veneer facade + Folding panel glass door @ main level.

MAIN BUILDING: Main Building is a ± 6,000 sf. (Both levels). it is ± 32'0" in height: contains a Balcony @ 2nd floor overhanging into existing sidewalk.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Refer to provided Appendix.

RECEIVED
SEP 21 2018
BY: MCM

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): None.

PAVERS: N/A.

FENCES: N/A.

DECKS: N/A

PAINTING: it has a brick veneer to be removed and replace w/ stucco painted w/ color Admin Approved / recommended palettes.

SITE (INCLUDING GRADING, FILL, TREES, ETC):
No site improvements.

POOLS (INCLUDING EQUIPMENT):
N/A.

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):
Replacement of Condensing units @ rear of Bldg.

OTHER: N/A.

OFFICIAL USE ONLY:	**HARC COMMISSION REVIEW**	**EXPIRES ON:**
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS: Non historic building addition second floor changes to facade.

FIRST READING FOR DEMO:

SECOND READING FOR DEMO:

HARC STAFF SIGNATURE AND DATE:

HARC CHAIRPERSON SIGNATURE AND DATE:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: (132) 130 Duval street, Key west, FL. 33040

PROPERTY OWNER'S NAME: 130 Duval St, Inc.

APPLICANT NAME: Juan P. Zapata.

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval ***PRIOR to proceeding with the work outlined above*** *and that a final inspection is required under this application. I also understand that* ***any changes to an approved Certificate of Appropriateness must be submitted for review****.*

PROPERTY OWNER'S SIGNATURE	9/20/18 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of Balcony, Brick veneer @ front facade & storefront / windows @ ground and 2nd level to accomodate new glazing system.
Demolition of old condensing units @ Rear of Bldg.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

RECEIVED
SEP 21 2018
BY: mdm

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N/A

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

N/A

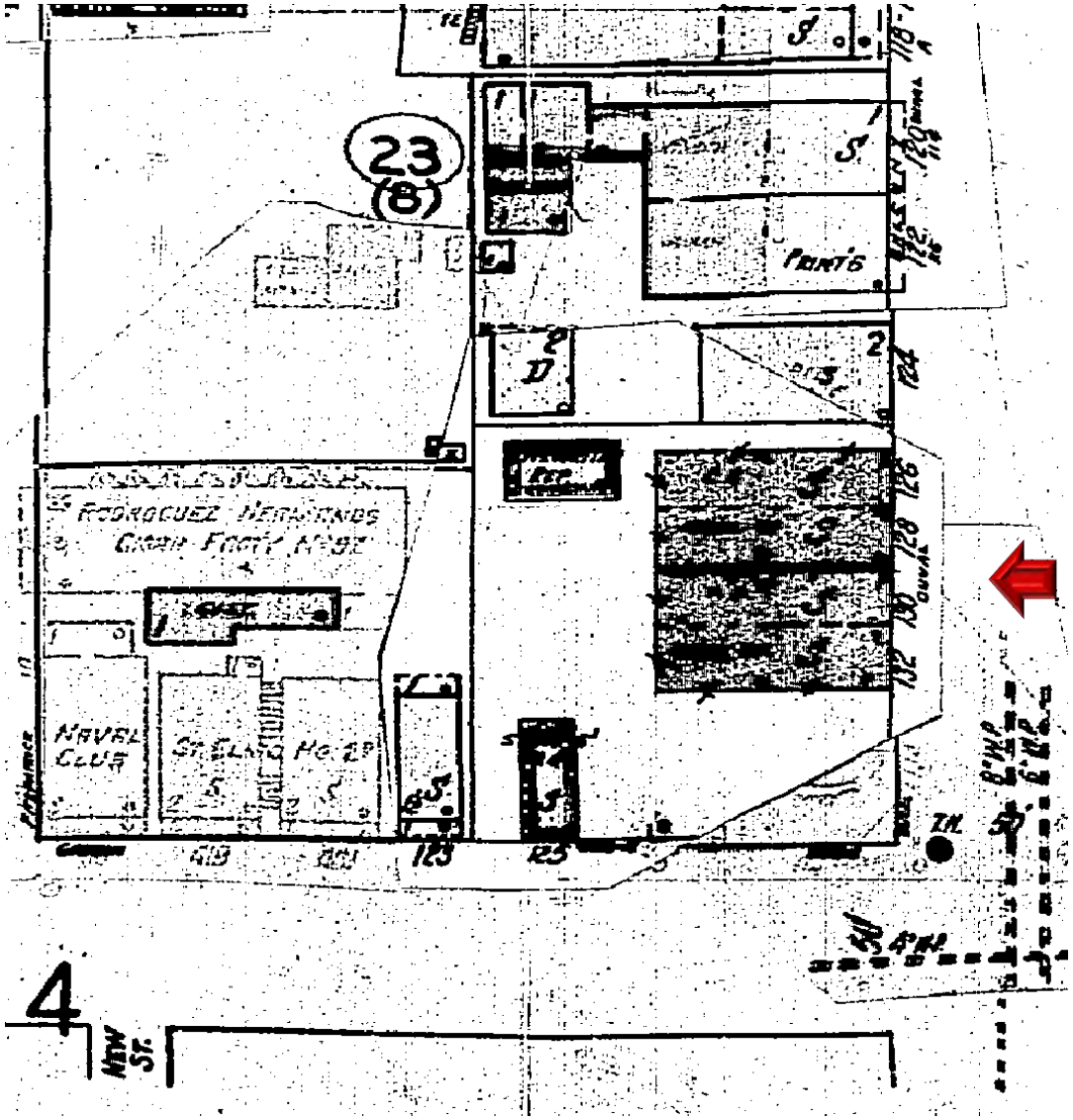
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Removal of Balcony, Brick Veneer @ Front facade + storefront / Windows @ ground + 2nd level. to receive New glazing system.

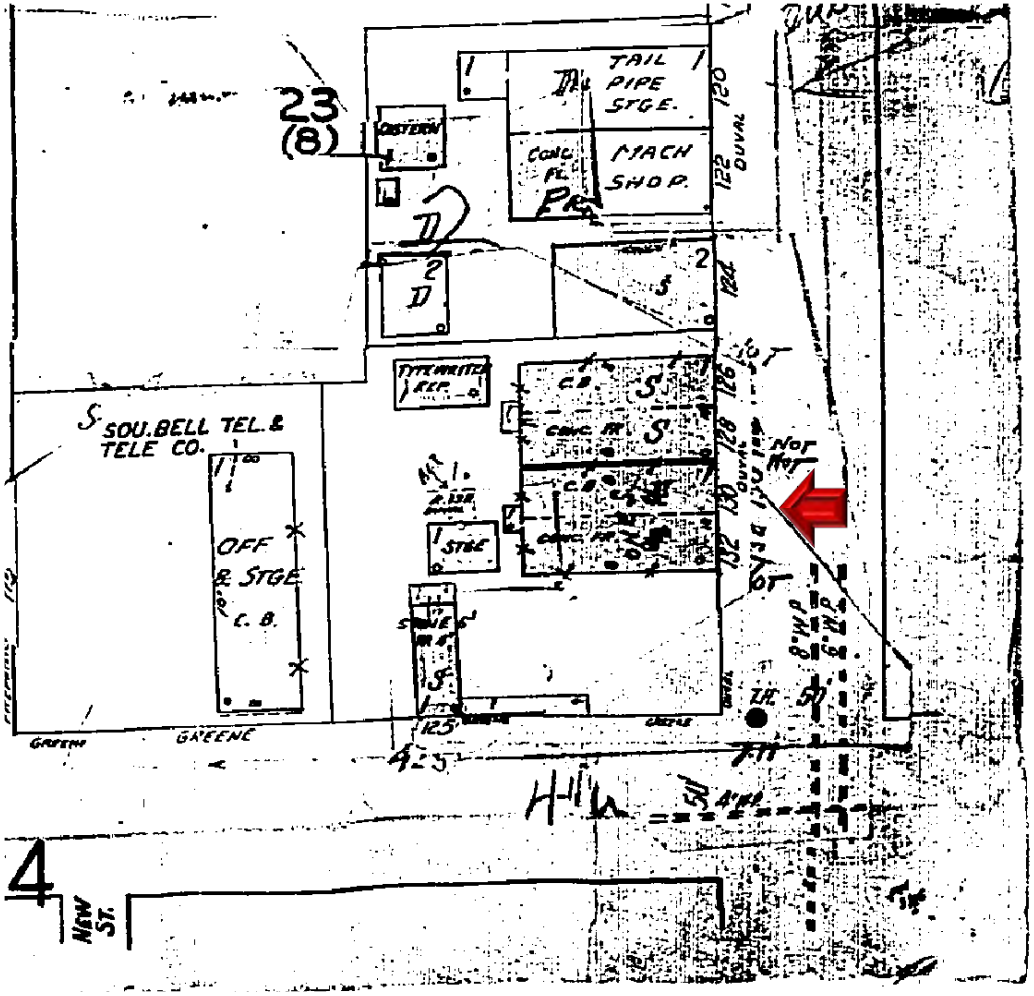
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A.

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

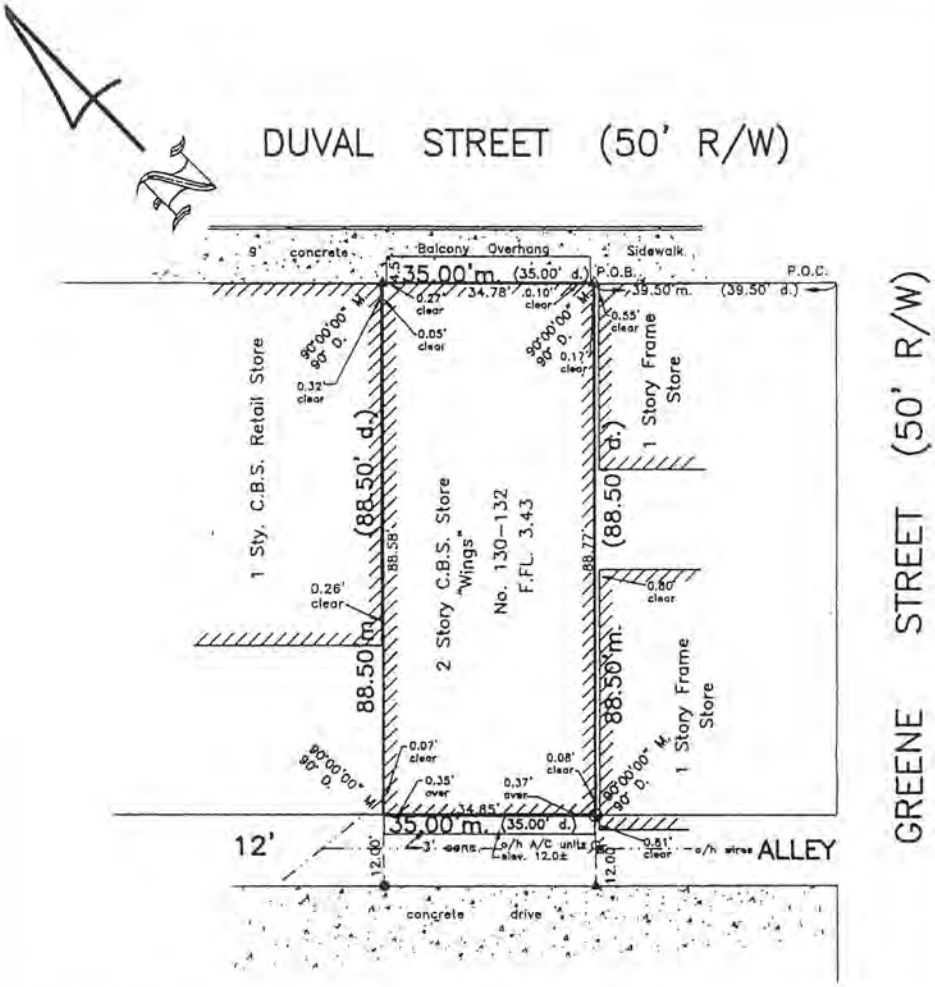
130 Duval Street 1976. Monroe County Library.

Pirates Key

Pirate's Key

KW Jewelry

SURVEY



Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
N.T.S. = Not to Scale
℄ = Centerline
Elev. = Elevation
B.M. = Bench Mark

o/h = Overhead
F.FL. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B.S. = Concrete Block Stucco
cov'd. = Covered
wd. = Wood
w.m. = Water Meter

P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
Bal. = Balcony
A/C = Air Conditioner
■ = Concrete Utility Pole
Ø = Wood utility Pole

Field Work performed on: 5/4/98

Block 8

130 Duval Street, Inc.
130-132 Duval Street, Key West, Fl. 33040

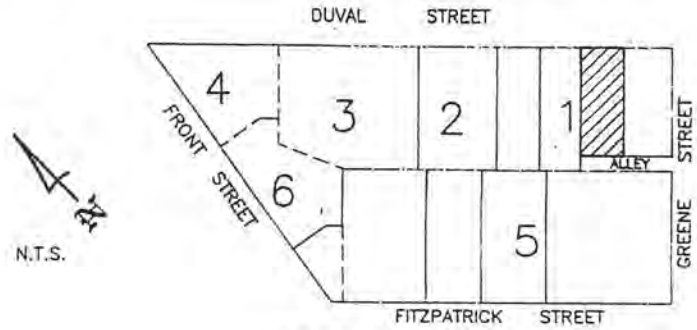
BOUNDARY SURVEY			Dwn No.: 98-247
ale: 1"=20'	Ref. 9-24 file	Flood panel No. 1716 G	Dwn. By: F.H.H.
ite: 5/5/98		Flood Zone: AE	Flood Elev. 6'

REVISIONS AND/OR ADDITIONS

'Key West/ Block 8

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
Suite 101
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237



LOCATION MAP

Square 8, City of Key West

LEGAL DESCRIPTION:
Part of Lot One (1) in Square Eight (8) according to William A. Whitehead's Map of the City of Key West delineated in February 1829, and commences at a point on Duval Street, distant Thirty Nine (39) feet, six (6) inches from the corner of Duval and Greene Streets and running thence along Duval Street in a Northwesterly direction Thirty five (35) feet; thence run Southwesterly Eight-eight (88) feet, six inches (6) inches to an alley; thence along said alley Southeasterly Thirty-Five (35) feet; thence run Northeasterly Eighty-Eight (88) feet, six inches to the Place of Beginning on Duval Street.
Also known commonly as 130-132 Duval Street, Key Wesy, Florida.

SURVEYOR'S NOTES:
North arrow based on plat assumed median
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- ⊕ = found 1/2" Iron Pipe, P.L.S. No. 2749
- ● = Found 1/2" Iron Bar
- Δ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail or spike

CERTIFICATION Made to 130 Duval Street, Inc., Green, Kahn & Piotrkowski, P.A., Lewis, Vegosen, Rosenbach, Silber & Dunkel, P.A., First Americian Title Insurance Company, First Union National Bank, and Weisburd & Eisen, P.A..

CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and beleif; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATU

PROPOSED DESIGN

RETAIL- DUVAL

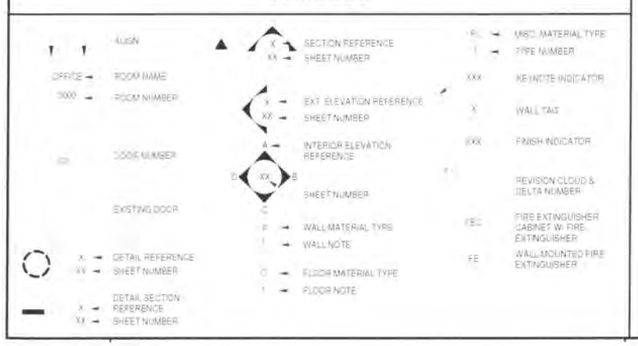
130 DUVAL STREET
KEY WEST, FLORIDA 33040

(For HARC Approval Only)

ABBREVIATIONS

#	POUND or NUMBER
&	AND
(E)	EXISTING
@	AT
∅	DIAMETER or ROUND
Ø	DIAMETER
	CENTERLINE
	ANGLE
A.D.	AREA DRAIN
ACOUS.	ACOUSTICAL
ACT.	ACOUSTICAL TILE
ADJ.	ADJUST, ADJUSTABLE or ADJACENT
AFF	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE(LY)
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
B.O.C.	BOTTOM OF CONCRETE
B.O.D.	BOTTOM OF DECK
B.O.M.	BOTTOM OF MULLION
B.O.P.	BOTTOM OF PANEL
B.O.R.	BOTTOM OF REVEAL
B.S.	BUILDING STANDARD
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
C.B.	CATCH BASIN
C.G.	CORNER GUARD
C.I.	CAST IRON
C.O.	CASED OPENING
C.O.M.	CENTER OF MULLION
C.O.R.	CENTER OF REVEAL
C.W.	COLD WATER
CAB.	CABINET
CEM.	CEMENT(ITIOUS)
CER.	CERAMIC
C.F.O.I.	CONT. FURNISHED, CONT. INSTALLED
CFOI.	CONT. FURNISHED, OWNER INSTALLED
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
CNTR.	COUNTER
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CPT.	CARPET
CTR.	CENTER
CTSK.	COUNTER-SUNK
D.	DEEP
D.F.	DRINKING FOUNTAIN
D.O.	DOOR OPENING
D.S.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIFF.	DIFFUSER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
E.J.	EXPANSION JOINT
E.P.	ELECTRIC PANELBOARD
E.W.C.	ELECTRIC WATER COOLER
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSED or ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXP.	EXPANSION
EXPD.	EXPOSED
EXST.	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MULLION
F.O.SH.	FACE OF SHEATHING
F.P.	FIREPROOF
F.S.	FULL SIZE
FDN.	FOUNDATION
FIN.	FINISH(ED)
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
FT.	FOOT or FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G.B.	GRAB BAR
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HDWD.	HARDWOOD
HDWE.	HARDWARE
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
I.D.	INSIDE DIMENSION
INSUL.	INSULATION or INSULATED
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
K.O.	KNOCK-OUT
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE(D)
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
M.C.	MEDICINE CABINET
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
NOM.	NOMINAL
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OBS.	OBSCURE
OFCI	OWNER FURNISHED, CONT. INSTALLED
OFF.	OFFICE
OFOI.	OWNER FURNISHED, OWNER INSTALLED
OPNG.	OPENING
OPP.	OPPOSITE
P.C.	PRECAST
P.J.	PANEL JOINT
P.LAM.	PLASTIC LAMINATE
P.T.D.	PAPER TOWEL DISPENSER
P.T.R.	PAPER TOWER RECEPTACLE
PL.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PT.	POINT
PTN.	PARTITION
Q.T.	QUARRY TILE
R.	RISER
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCE(D)
REQ.	REQUIRED
RESIL.	RESILIENT
RGTR.	REGISTER
RM.	ROOM
RWD.	REDWOOD
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
S.D.	SOAP DISPENSER
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
S.S.	STAINLESS STEEL
S.SK.	SERVICE SINK
SCHED.	SCHEDULE
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFIED or SPECIFICATION
SQ.	SQUARE
STA.	STATION
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURE or STRUCTURAL
SUSP.	SUSPENDED
SYMM.	SYMMETRICAL
T&G	TONGUE AND GROOVE
T.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
T.O.C.	TOP OF CONCRETE
T.O.M.	TOP OF MULLION
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF REVEAL
T.O.REC.	TOP OF DEEP RECESS
T.O.W.	TOP OF WALL
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
TEL.	TELEPHONE
TER.	TERRAZZO
THK.	THICK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UNF.	UNFINISHED
UR.	URINAL
VERT.	VERTICAL
VEST.	VESTIBULE
W.	WEST
W.C.	WATER CLOSET
W/	WITH
W/O	WITHOUT
WD.	WOOD
WP.	WATERPROOF
WSCT.	WAINSCOT
WT.	WEIGHT

SYMBOLS



PROJECT DATA

BUILDING DEPARTMENT: CITY OF KEY WEST

PARCEL ID: 00000550.000000

PROPOERTY ID: 1000940

FLOOD ZONE: AE 6 **DESIGN FLOOD ELEVATION:** +7 N.G.V.D.

APPLICABLE CODES:
2017 FLORIDA BUILDING CODE
2017 FLORIDA MECHANICAL CODE
2017 FLORIDA ELECTRICAL CODE
2017 FLORIDA PLUMBING CODE
FLORIDA FIRE PREVENTION CODE, 6TH EDITION
NFPA 101 LIFE SAFETY CODE 2009 EDITION
2017 FLORIDA ENERGY CONSERVATION CODE
2017 FLORIDA ACCESSIBILITY CODE
ASCE 24-14 FLOOD RESISTANCE DESIGN AND CONSTRUCTION.

OCCUPANCY CLASSIFICATION: PER IBC CHAPTER 3 (SECTION 302) MERCANTILE

OCCUPANCY SEPERATION: N/A

FIRE PARTITION: PER IBC CHAPTER 1 N/A

TYPE OF CONSTRUCTION: PER IBC CHAPTER 6 (SECTION 602) TYPE VB

SPRINKLERED: NO

NUMBER OF STORIES: 2

PROJECT SCOPE: THE SCOPE OF THIS PROJECT IS FOR TI IMPROVEMENTS AT THE SOUND LEVEL ONLY. SECOND LEVEL SCOPE IS LIMITED TO INTERIOR CLEAN UP AND COSMETICS. SCOPE INCLUDES BUT NOT LIMITED TO: NEW FRAMING & DRYWALL, FLOORING, CEILING, ELECTRICAL, MECHANICAL AND PLUMBING

TENANT OCCUPANCY: MERCANTILE 5,280 S.F.

OWNER/DEVELOPER

MMC

MMC
10115 JEFFERSON BLVD
CULVER CITY, CALIFORNIA 90232

SEBASTIAN SCALORA
PH. (323) 493-4024

ARCHITECT

WARE MALCOMB

15150 NW 79th Ct #200
Miami Lakes, FL 33016

JUAN ZAPATA
P: 305.777.9177

GENERAL CONTRACTOR

ELZINGA & VOLKERS, INC.
CONSTRUCTION PROFESSIONALS
86 EAST SIXTH STREET
HOLLAND, MI 49423

BRADLEY C. GIHA (SPM)
O: 616-395-1417
C: 616-223-0427
F: 616-392-3752

VICINITY MAP

SHEET INDEX

ARCHITECTURAL

A0.1 TITLE SHEET
A0.5 SITE PLAN (For Reference Only)
A2.1 FLOOR PLANS
A4.1 EXTERIOR ELEVATIONS
A4.1a ARCHITECTURAL ELEMENTS
A5.2 WALL SECTION
ARCHITECTURAL SHEET COUNT: 6

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

15150 NW 79th Ct #200
Miami Lakes, FL 33016
P 305.777.9177

RETAIL- DUVAL
130 DUVAL STREET
KEY WEST, FLORIDA 33040

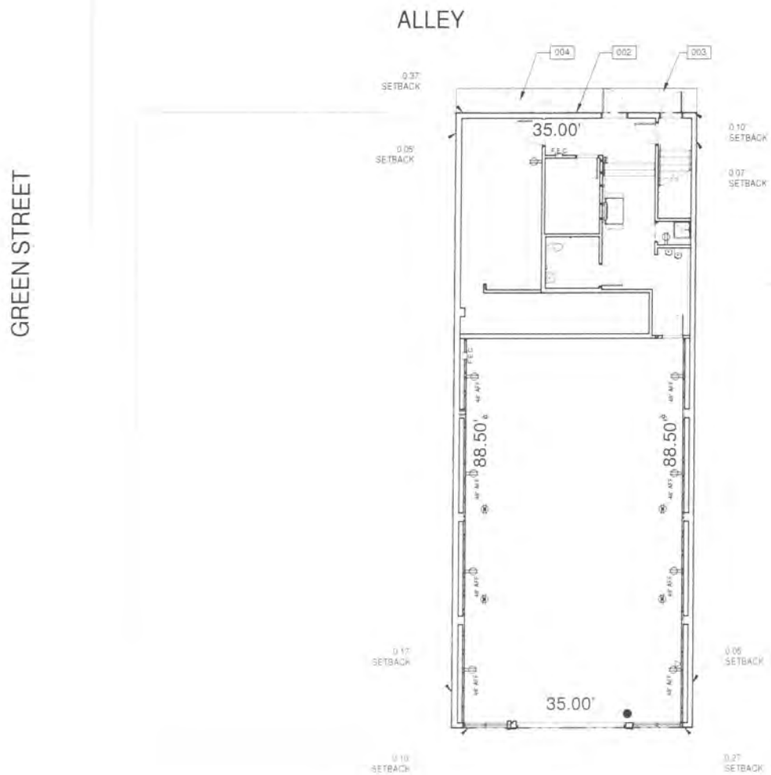
TITLE SHEET

DATE	REMARKS

PA/PM:	J. ZAPATA
DRAWN BY:	A.H.V.
JOB NO.:	MIA18-6056-00

SHEET
A0,1

11/29/2018 12:59:02 PM



SITE PLAN (For Reference Only)

SCALE: 1" = 10'-0"

1" = 20'

0 10' 20' 40' 100'

N

NOTES

SEE SHEET A0.2 & A0.2a FOR GENERAL NOTES

002 EXISTING PROPERTY LINE
003 EXISTING 3'-0" CONC. SIDEWALK
004 EXISTING (2) H.A/C UNITS (ELEV. +12'-0")

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

15150 NW 79th Ct #200
Miami Lakes, FL 33016
P 305.777.9177

RETAIL- DUVAL

130 DUVAL STREET
KEY WEST, FLORIDA 33040

SITE PLAN (For Reference Only)

DATE	REMARKS
2018.11.20	PERMIT SET

PA/PM:	J. ZAPATA
DRAWN BY:	A.H.V.
JOB NO.:	MIA18-6056-00

SHEET

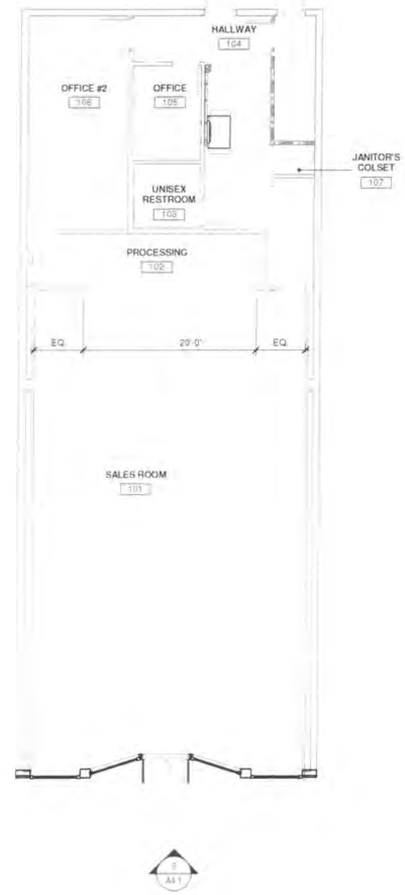
A0.5

11/20/2018 12:59:03 PM

SECOND FLOOR PLAN (2)

1/8" = 1'-0"

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



FIRST FLOOR PLAN (1)

1/8" = 1'-0"

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

N

GENERAL NOTES

FLOOR PLAN

1. SEE SHEET A0.2 & A0.2a FOR ADDITIONAL GENERAL NOTES
2. FOR METAL STUD SIZES AND SPACING SEE LIMITING WALL HEIGHT TABLE L-246
3. ALL WALL STUDS TO BE 3-5/8", U.O.N.
4. ALL RESTROOM WALL STUDS TO BE 6" AND FULLY INSULATED, U.O.N.
5. SEE KEYNOTE INFORMATION FOR ANY REQUIRED INSULATION.
6. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND PROVIDE SAID DOCUMENTATION TO TENANT CONSTRUCTION COORDINATOR OR ARCHITECT UPON COMPLETION.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS (IF ANY) AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
9. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER 1/2" BEAD.
10. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL DIMENSIONS WITH EDGE ALIGNED, U.O.N.
11. INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1388

NOTES

707 - NEW HURRICANE RESISTANT SINGLE GLASS PANEL DOUBLE DOOR-POWDER COATED FINISH FRAME
708 - NEW HURRICANE RESISTANCE WINDOW - POWDER COATED FINISH FRAME
711 - NEW WOOD GUARDRAIL

LEGENDS

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

15150 NW 79th Ct #200
Miami Lakes, FL 33016
P 305.777.9177

RETAIL- DUVAL

130 DUVAL STREET
KEY WEST, FLORIDA 33040

FLOOR PLANS

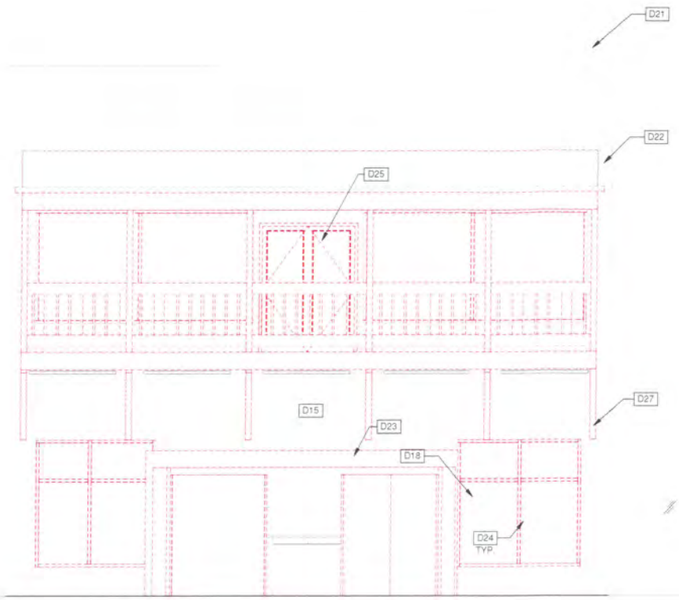
DATE	REMARKS

PA/PM:	J. ZAPATA
DRAWN BY:	A.H.V.
JOB NO.:	MIA18-6056-00

SHEET

A2,1

11/20/2018 12:59:04 PM



DEMOLITION EXTERIOR ELEVATION (1)

SCALE: 1/4" = 1'-0"

PROPOSED EXTERIOR ELEVATION (2)

SCALE: 1/4" = 1'-0"

NOTES

702 LARGE SIGN LOCATION SUBJECT TO CITY APPROVAL.
703 EXISTING CORNICE TO BE PATCH AND PAINTED.
704 NEW TRIM MOULDINGS - PAINTED.
708 NEW HURRICANE RESISTANCE WINDOW - POWDER COATED FINISH FRAME.
710 NEW CRIMP METAL ROOF OVER EXSTING SUBSTRATE - COLOR SILVER.
711 NEW WOOD GUARDRAIL.
D15 REMOVE EXISTING BRICK VENEER. PREPARE EXISTING WALLS TO RECEIVE NEW FINISHES.
D18 REMOVE EXISTING WINDOW.
D21 EXISTING CORNICE BAND TO REMAIN.
D22 EXISTING BALCONY ROOFING TO BE REPLACED.
D23 REMOVE EXISTING MOULDING TRIMS AROUND STOREFRONT.
D24 EXISTING KNEE WALLS TO REMAIN.
D25 REMOVE EXITING DOUBLE DOOR AND PREPARE OPENENING TO RECEIVE NEW DOUBLE DOOR.
D27 REPLACE EXISTING BRACKETS.

LEGEND

GLASS:

TEMPERED GLASS.

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
LOW IRON STARPHIRE-STARPHIRE OR EQUAL
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT.

COLOR LEGEND

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER ARCHITECT REVIEW.

- A — BASE COLOR: PURE WHITE - SW 7005 (SIDING)
- B — SECONDARY COLOR: HIGH REFLECTIVE WHITE - SW 7757 (TRIMS)
- C — ACCENT COLOR: RED OBSESSION SW 7590 (SHUTTERS, FRAMES, BALCONY CEILING AND UNDERSIDE OF BALCONY DECK
- D — ACCENT COLOR: TRICORN BLACK SW 6258 (BALCONY POST, HANDRAILS, FACIA DECK

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
15150 NW 79th Ct #200
Miami Lakes, FL 33016
P 305.777.9177

RETAIL- DUVAL
130 DUVAL STREET
KEY WEST, FLORIDA 33040

EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	J. ZAPATA
DRAWN BY.:	A.H.V.
JOB NO.:	MIA18-6056-00

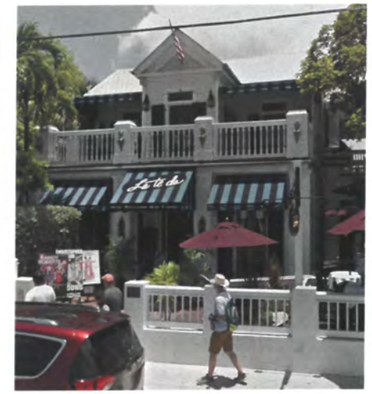
SHEET
A4.1

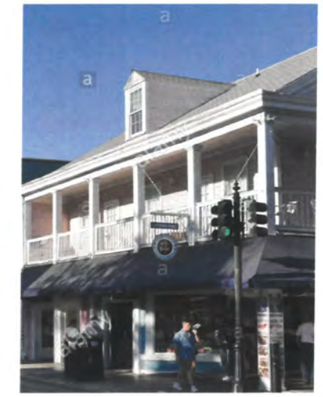
11/02/2018 12:59:12 PM

NEW VERTICAL WOOD RAILING (4)

PRECEDENTS

SCALE: N.T.S.





CLADDING EXISTING SLIM COLUMNS TO THICKER POSTS (1)

PRECEDENTS

SCALE: N.T.S.

NEW WOOD PILASTER TRIM (7)

PRECEDENTS

SCALE: N.T.S.

NEW WOOD SIDING (5)

PRECEDENTS

SCALE: N.T.S.

DENTIL MOULDING (2)

PRECEDENTS

SCALE: N.T.S.

NEW METAL ROOFING PANELS FOR BALCONY (6)

PRECEDENTS

SCALE: N.T.S.

NEW WINDOW TRANSUMS AND RECESSED ENTRY (3)

PRECEDENT

SCALE: N.T.S.

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
15150 NW 79th Ct #200
Miami Lakes, FL 33016
P 305.777.9177

RETAIL- DUVAL

130 DUVAL STREET
KEY WEST, FLORIDA 33040

ARCHITECTURAL ELEMENTS

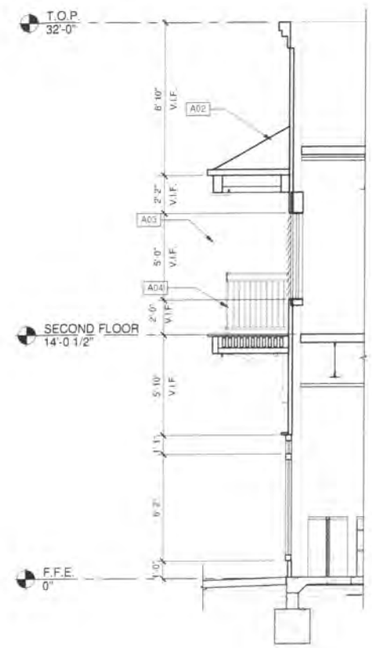
DATE	REMARKS

PA/PM:	J.ZAPATA
DRAWN BY:	D.R.
JOB NO.:	MIA18-6056-00

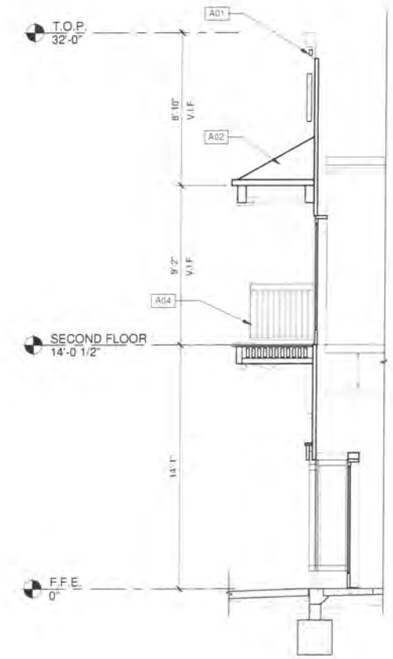
SHEET

A4.1a

11/20/2018 12:59:12 PM



WALL SECTION (2)
SCALE: 1/4" = 1'-0"



WALL SECTION (1)
SCALE: 1/4" = 1'-0"

NOTES

A01 NEW DENTIL CROWN MOULDING.
A02 NEW METAL ROOFING PANELS.
A03 NEW WOOD CLADDING OVER EXISTING COLUMNS.
A04 NEW VERTICAL WOOD RAILING.

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
15150 NW 79th Ct. #200
Miami Lakes, FL 33016
P 305.777.9177

RETAIL- DUVAL
130 DUVAL STREET
KEY WEST, FLORIDA 33040

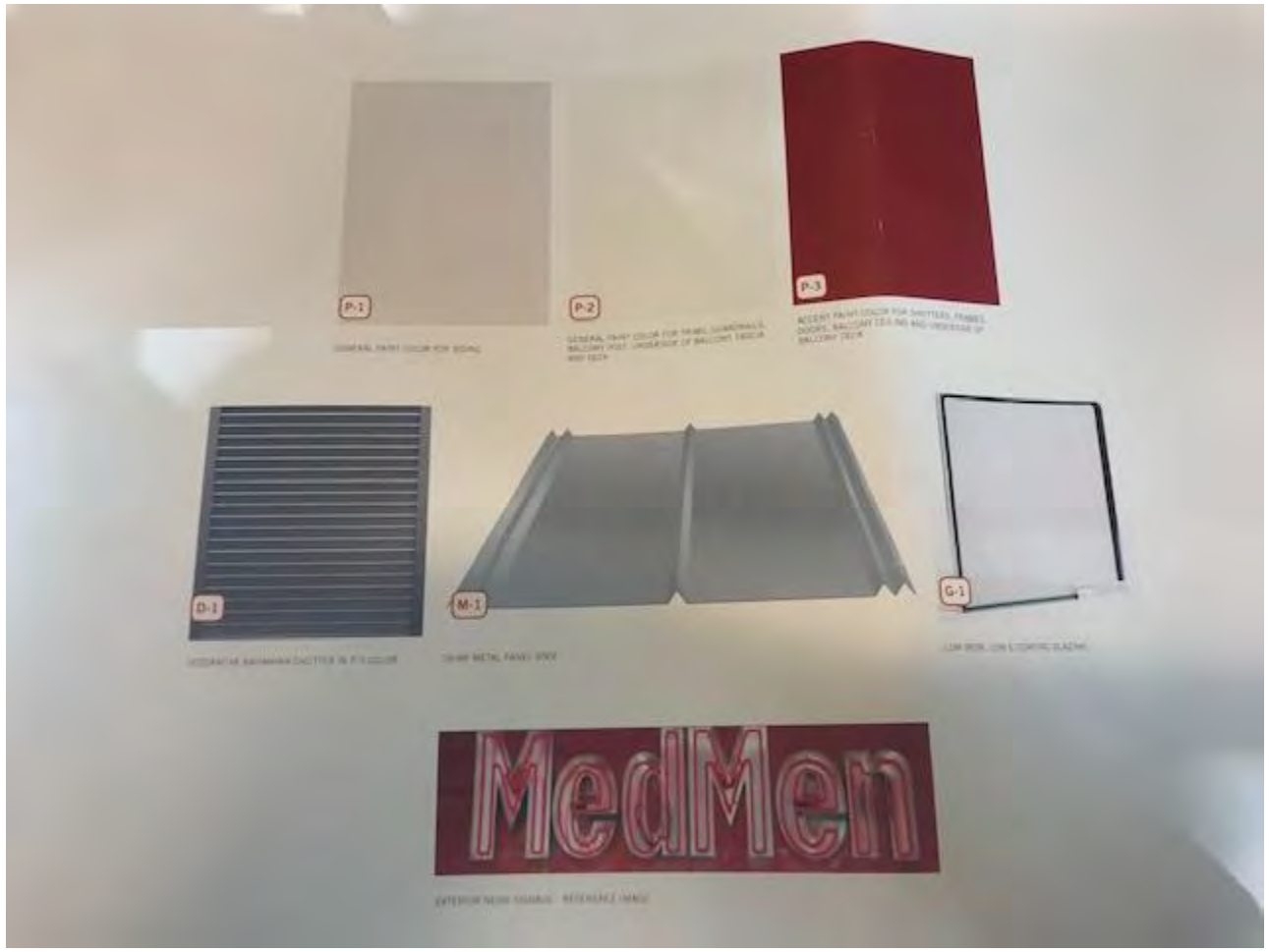
WALL SECTION

DATE	REMARKS

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	MIA18-6056-00

SHEET
A5.2

11/20/2018 12:59:13 PM



FINISHES :

P-1 — **ITEM: PAINT**
MFR: SHERWIN WILLIAMS
COLOR: PURE WHITE SW 7005

P-2 — **ITEM: PAINT**
MFR: SHERWIN WILLIAMS
COLOR: HIGH REFLECTIVE WHITE SW 7757

P-3 — **ITEM: PAINT**
MFR: SHERWIN WILLIAMS
COLOR: RED OBSESSION SW 7590

D-1 — **ITEM: DECORATIVE BAHAMIAN SHUTTER**
COLOR: P-3

M-1 — **ITEM: METAL PANELS**
MFR: AMERICAN BUILDING COMPONENTS
STYLE: 5V CRIMP
COLOR: GALVALUME PLUS

G-1 — **ITEM: CLEAR GLASS WITH SMOKE TINT**
LOW IRON, LOW-E COATING GLAZING

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., December 19, 2018 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING FRONT FAÇADE INCLUDING NEW SIDING, NEW SECOND FLOOR PORCH AND NEW STOREFRONT WINDOWS AND DOORS. NEW WALL SIGN WITH COPY "*MEDMEN*". REMOVAL OF EXISTING SECOND FLOOR FRONT PORCH AND BRICK VENEERING. REMOVAL OF FIRST FLOOR DOORS

#130 DUVAL STREET

Applicant – Juan Zapata Application #H2018-0011

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Daniel Robert Koscielski, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 130 Duval St. Key West, FL 33040 on the 5 day of December, 2018.

   This legal notice(s) contained an area of at least 8.5"x11".

   The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on December 19, 2018.

   The legal notice(s) is/are clearly visible from the public street adjacent to the property.

   The Certificate of Appropriateness number for this legal notice is H2018-00.11

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant: Daniel Robert Koscielski
Date: 12/5/2018
Address: 130 Duval St.
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 5 day of December, 2018.

By (Print name of Affiant) Daniel Robert Koscielski who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC
Sign Name: _____
Print Name: Brittany Figueredo
Notary Public - State of Florida (seal)
My Commission Expires: 1/22/22

NOTARY PUBLIC STATE OF FLORIDA
BRITTANY NICOLE FIGUEREDO
Commission # GG 177624
Expires January 22, 2022
Bonded Thru Budget Notary Services

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00000550-000000
Account #	1000540
Property ID	1000540
District Group	PT of Key West
Millage Group	1 - SCHOOL STATE - SCHOOL STATE - (1)
Location Address	132 DUVAL St , KEY WEST
Legal Description	KW PT LOT 1 SQR 8 G30-328/29 OR709-470 OR922-1719 OR1065-69 OR1516-2042/43 (Note: Not to be used on legal documents)
Neighborhood	32010
Property Class	STORE COMBO (1200)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

130 DUVAL STREET INC
19707 Turnberry Way
Apt 5J
Miami FL 33180

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$588,542	$622,173	$572,067	$572,067
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$1,621,029	$1,621,029	$1,620,747	$1,620,747
=	**Just Market Value**	**$2,209,571**	**$2,243,202**	**$2,192,814**	**$2,192,814**
=	**Total Assessed Value**	**$2,209,571**	**$2,243,202**	**$2,192,814**	**$2,192,814**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$2,209,571**	**$2,243,202**	**$2,192,814**	**$2,192,814**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	3,098.00	Square Foot	0	0

Commercial Buildings

Style	1 STY STORE-B / 11B
Gross Sq Ft	6,405
Finished Sq Ft	6,230
Perimiter	646
Stories	3
Interior Walls	
Exterior Walls	C.B.S.
Quality	400 ()
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1989
Year Remodeled	
Effective Year Built	1995
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,230	6,230	566
OUF	OP PRCH FIN UL	175	0	80
TOTAL		**6,405**	**6,230**	**646**

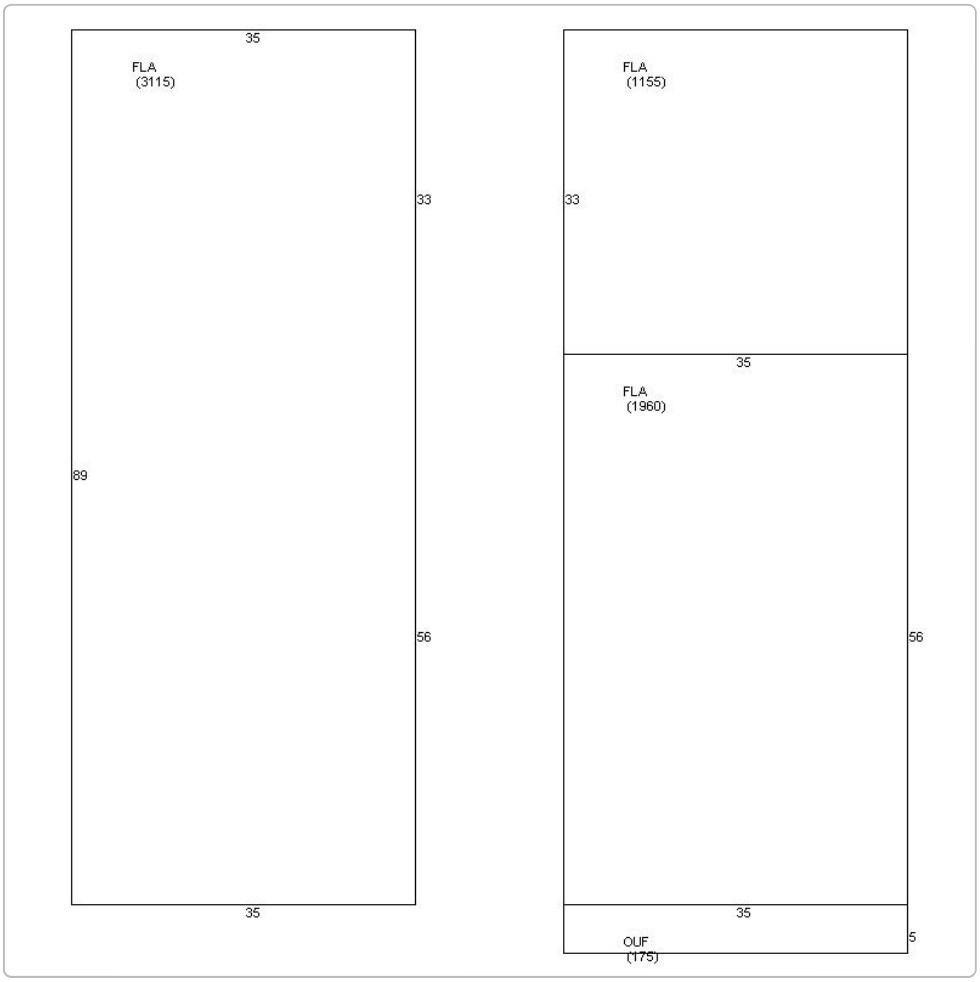
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/1/1998	$2,000,000	Warranty Deed		1516	2042	Q - Qualified	Improved
8/1/1988	$1,200,000	Warranty Deed		1065	69	U - Unqualified	Improved
10/1/1984	$445,000	Warranty Deed		922	1719	U - Unqualified	Improved
2/1/1977	$100,000	Conversion Code		709	470	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-2569	7/22/2011		$32,250	Commercial	INSTALL 3100 SQ. FT.- 32 SQS. OF WHITE 60 MIL SINGLE PLY ROOFING
02/2622	9/25/2002	10/16/2002	$1,085		ROOFING
0102391	6/25/2001	11/16/2001	$10,500	Commercial	REPLACE 5 TON UNIT
9902005	1/28/2000	11/1/2000	$3,500		TILE WORK
9902005	10/18/1999	11/3/1999	$3,500		REPLACE DOORS/REPAIRS
B953394	10/1/1995	11/1/1995	$7,000		INTERIOR RENOVATIONS
B953517	10/1/1995	11/1/1995	$2,000		INSTALL 100SF TILE
B952475	8/1/1995	11/1/1995	$426		REPLACE BROKEN GLASS
B951763	5/1/1995	11/1/1995	$4,200		CHANGEOUT 2 5 TON AC
M941861	6/1/1994	12/1/1994	$600		REPLACE 5 TON AC

Sketches (click to enlarge)



Photos

Map

TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Yard Items, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Developed by

Last Data Upload: 12/5/2018 1:44:29 AM