



Historic Architectural Review Commission

Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa Silva, MSHP
Historic Preservation Planner

Meeting Date: October 23, 2019

Applicant: Meridian Engineering

Application Number: H2019-0041

Address: #717 Duval Street Rear

Description of Work:

Demolition of cmu walls.

Site Facts:

The site in question is one of two lots situated at 717 Duval Street; the lot is the rear one, which faces DuPont Alley. Both lots are vacant as the Chief Building Officer requested the demolition of both structures after a fire took place on September 21, 2017. The yard facing DuPont Alley is the rear yard for the property. In 2018 and 2019, the city issued a build back letter classifying the property as a mixed-use property and one transient license respectively. One cmu wall still stands on the site. Construction date of the building is unknown, but the last structure standing on the site did not match the 1962 Sanborn Map footprint.

Ordinances Cited on Review:

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

Staff Analysis:

A Certificate of Appropriateness is under review for demolition of non-historic cmu walls, which survived a fire in 2017. Submitted plans include a building replacement.

The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

- (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 non- historic walls will not jeopardize the historic character of the district.

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

The structures 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 walls under review are not significant or important in defining the historic character of the site or surrounding 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 non-historic structures in question will not qualify as contributing elements to the site in a near future.

It is staff's opinion that the Commission can consider the demolition request, as it is consistent with the cited ordinance. If approve, this will be the only required reading for demolition.

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
HARC 2019-0041		
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

717 Duval Street (2)	
David Wolkowsky Trust	PHONE NUMBER 305-296-6300
PO Box 1429	EMAIL Jil@lipskylaw.com
Key West FL 33041	
Meridian Engineering	PHONE NUMBER 305-293-3263
201 Front St. Suite 203	EMAIL Rmilelli@MeFLKeys.com
Key West FL 33040	
	DATE 9/30/19

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS 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 ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☒
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

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

GENERAL:	Build back of structure that was condemned by CBO. Structure was demolished.
MAIN BUILDING:	CBS walls with hardi siding, impact windows and doors. Residence on First and second Floor. Front elevation shall have false shutters that are not operable since another structure will eventually be built there.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

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):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

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: <i>Vacant lot.</i>					
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:

717 Duval St. (2)

PROPERTY OWNER'S NAME:

David Wolkowsky Trust

APPLICANT NAME:

Meridian Engineering

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	10/6/19 Joseph Wolkowsky Trustee DATE AND PRINT NAME
----------------------------	---

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Exterior concrete block walls approximately 11' tall. The majority of the structure was removed due to fire damage. The CBO condemned the structure.

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.

No distinctive characteristics. Only block walls

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.

No associated events.

(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.

No significant character.

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

N/A

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

N/A . Only 4 walls

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

N/A no structure is present except walls

(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.

N/A

(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.

N/A

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

N/A

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);

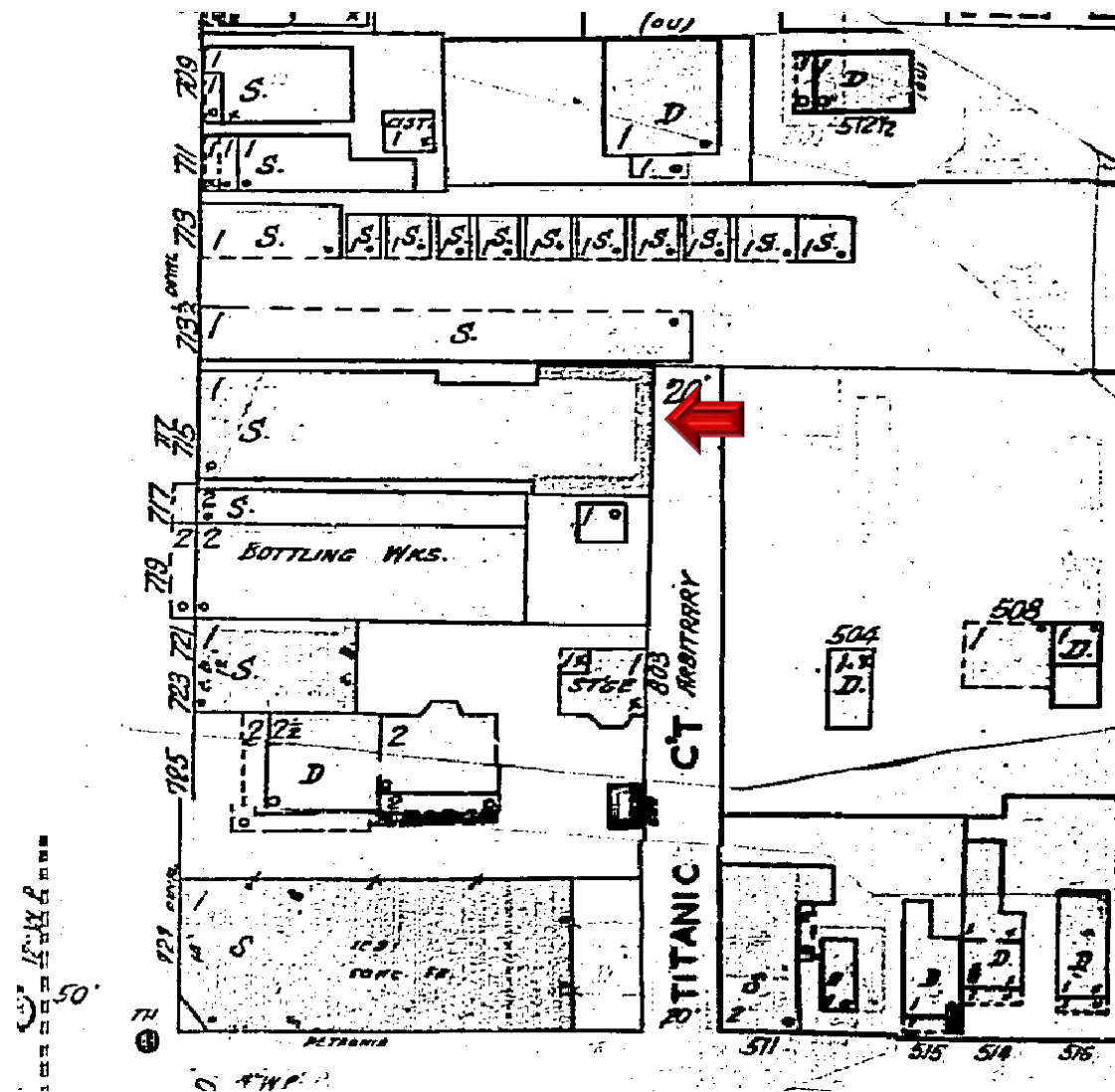
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

(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.

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

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

717 Duval Street Rear

Legend



Google Earth

© 2018 Google
© 2019 Google

6.53 ft

HARC Application Photos 717 Duval St.

1. Current Front Elevation Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 717 Duval St.

2. Building to the right Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 717 Duval St.

3. Building to the left Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 717 Duval St.

4. Across the street Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 717 Duval St.

5. SW on Duval St. Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 717 Duval St.

5. NE on Duval St. Photograph:



Prepared by Meridian Engineering, LLC

HARC Application Photos 717 Duval St.

6. Current rear Elevation Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 717 Duval St.

7. Building to the right Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 717 Duval St.

8. Building to the left Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 717 Duval St.

9. Across the street Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 717 Duval St.

PROPOSED DESIGN

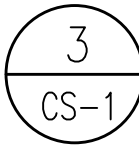
SITE DATA

SITE ADDRESS: 717 DUVAL ST 2, KEY WEST, FL 33040
RE: 00015910-000000
ZONING: HRCC-1 (HISTORIC COMMERCIAL CORE)
FLOOD ZONE: X
F.I.R.M.: COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW PT LOT 4 SQR 2 TR 4
SETBACKS: FRONT 0 FT; SIDE 2.5 FT; STREET SIDE 0 FT REAR 10 FT
OCCUPANCY: MERCANTILE/ RESIDENTIAL-3
TYPE OF CONSTRUCTION: VB

INDEX OF DRAWINGS

SHEET CS-1 COVER SHEET/SITE PLAN
SHEET A-1 PROPOSED ELEVATIONS
SHEET A-2 PROPOSED FLOOR PLANS

SITE



3 LOCATION MAP
CS-1 SCALE: NOT TO SCALE

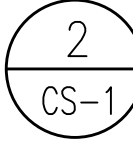
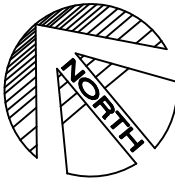
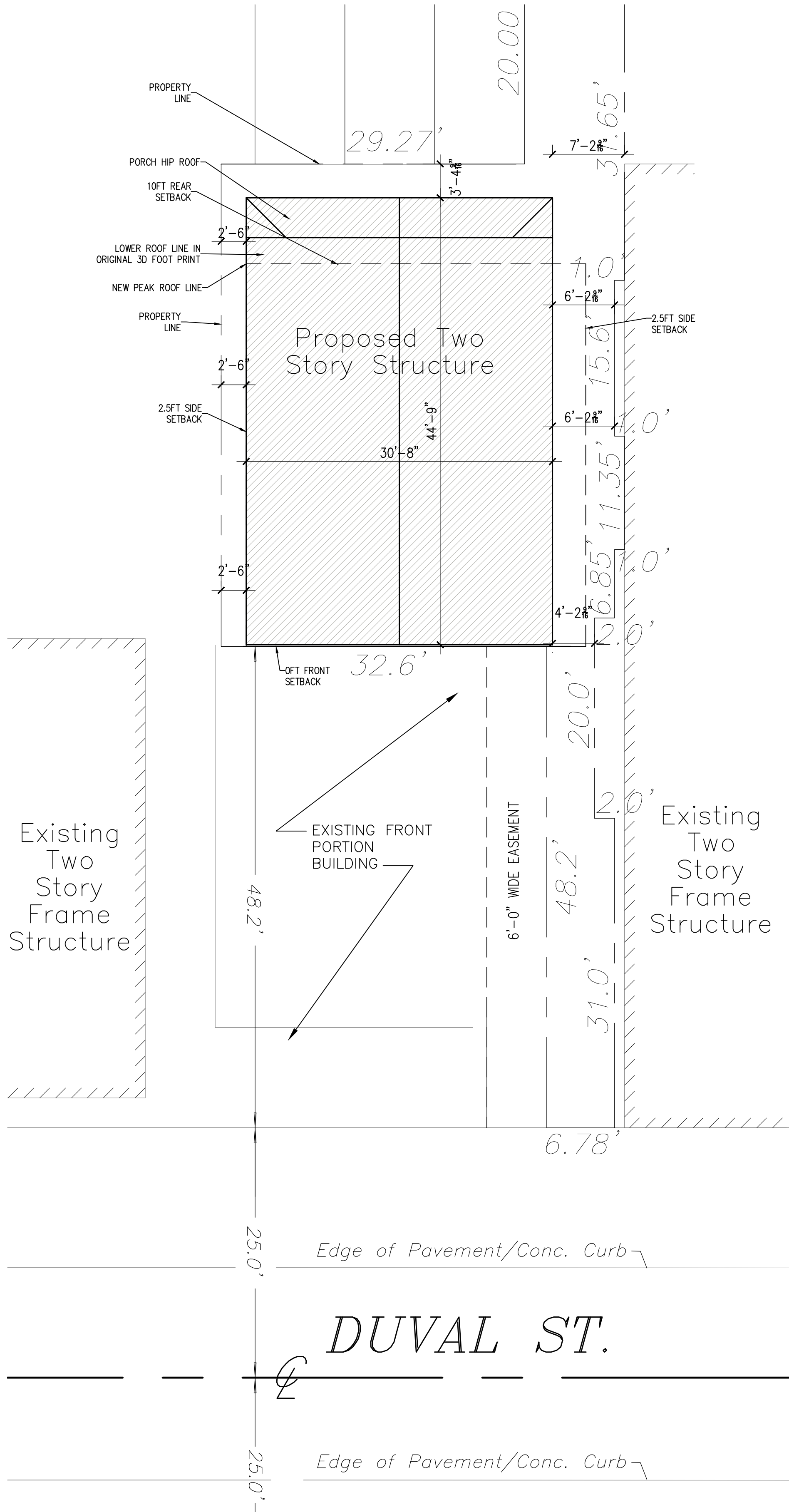
PROJECT DATA

		PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.		00015910-000000					
SETBACKS:	FRONT	0'		0'		0'	NONE
STREET SIDE		N/A		N/A		0'	NONE
SIDE		2'-6"/ 4'-2 9/16"		0" (***)		2.5'	NONE
REAR		2'-3 1/2"		0" (***)		10'	NONE
LOT SIZE		NO CHANGE		2,412 SQ. FT.		4000 SQ.FT. MIN	NONE
BUILDING COVERAGE		1,368 SQ. FT.	56.7%	1,370 SQ. FT.	57%	50% MAX	NONE
FLOOR AREA		2,101	.87	1,816 SQ. FT.	0.75	1.0 MAX	NONE
BUILDING HEIGHT		22.10 3/4"		23.3'		35' +5' ROOF	NONE
IMPERVIOUS AREA		NO CHANGE	N/A	1,370 SQ. FT.	57%	70% MAX	NONE
OPEN SPACE		200 SQ. FT.	0.8%	200 SQ. FT.	0.8%	20% MIN	NONE

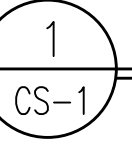
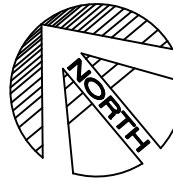
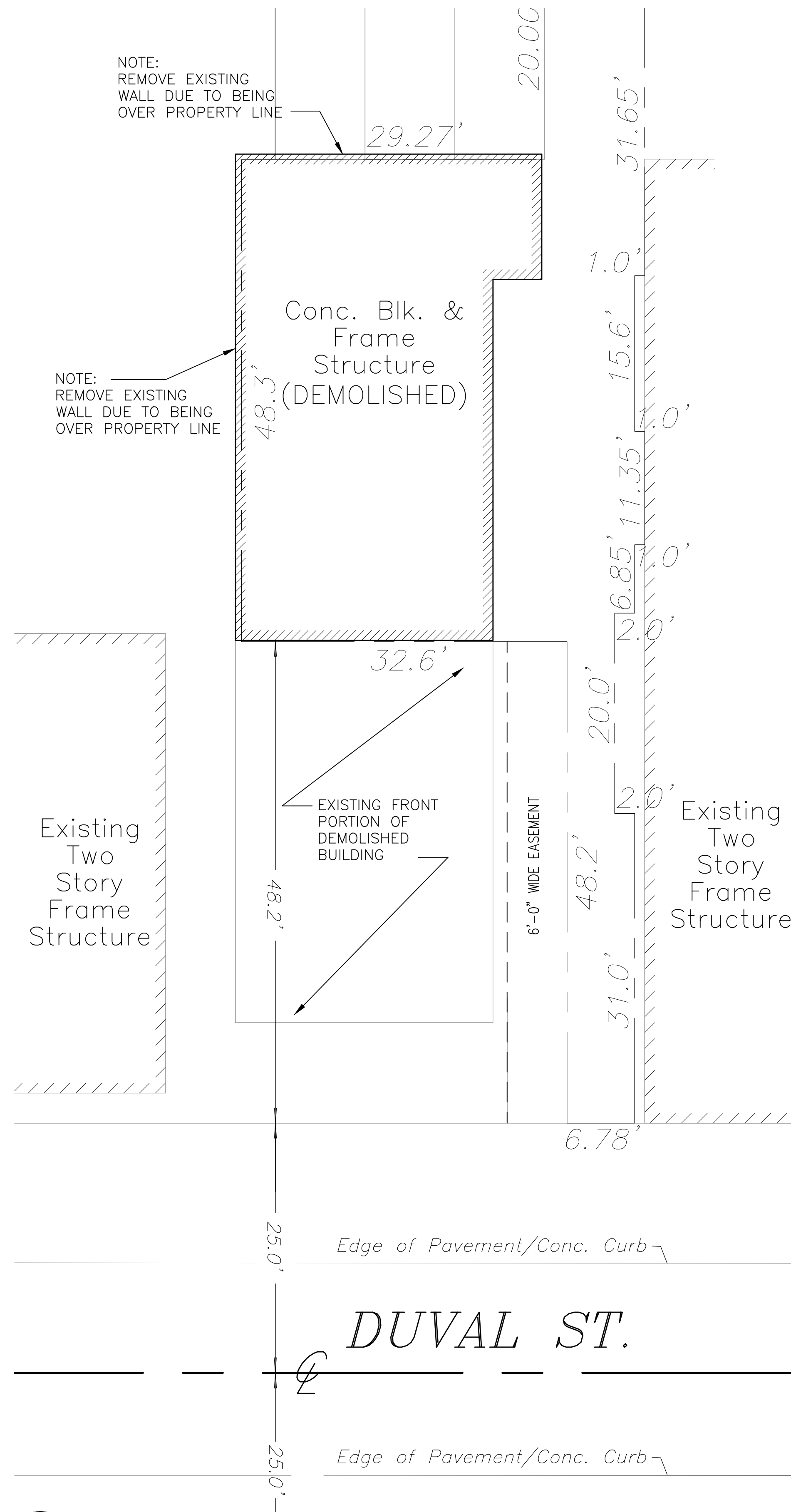
(*** BUILDING IS LOCATED OVER REAR AND SIDE YARDS)

HARC SUBMITTAL

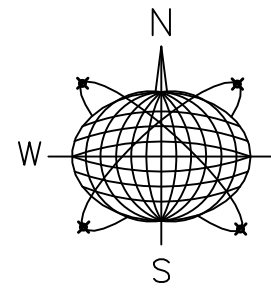
717 DUVAL STREET 2
KEY WEST, FLORIDA 33040



2 PROPOSED SITE PLAN
CS-1 SCALE: 1" = 10'-0"



1 EXISTING SITE PLAN
CS-1 SCALE: 1" = 10'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

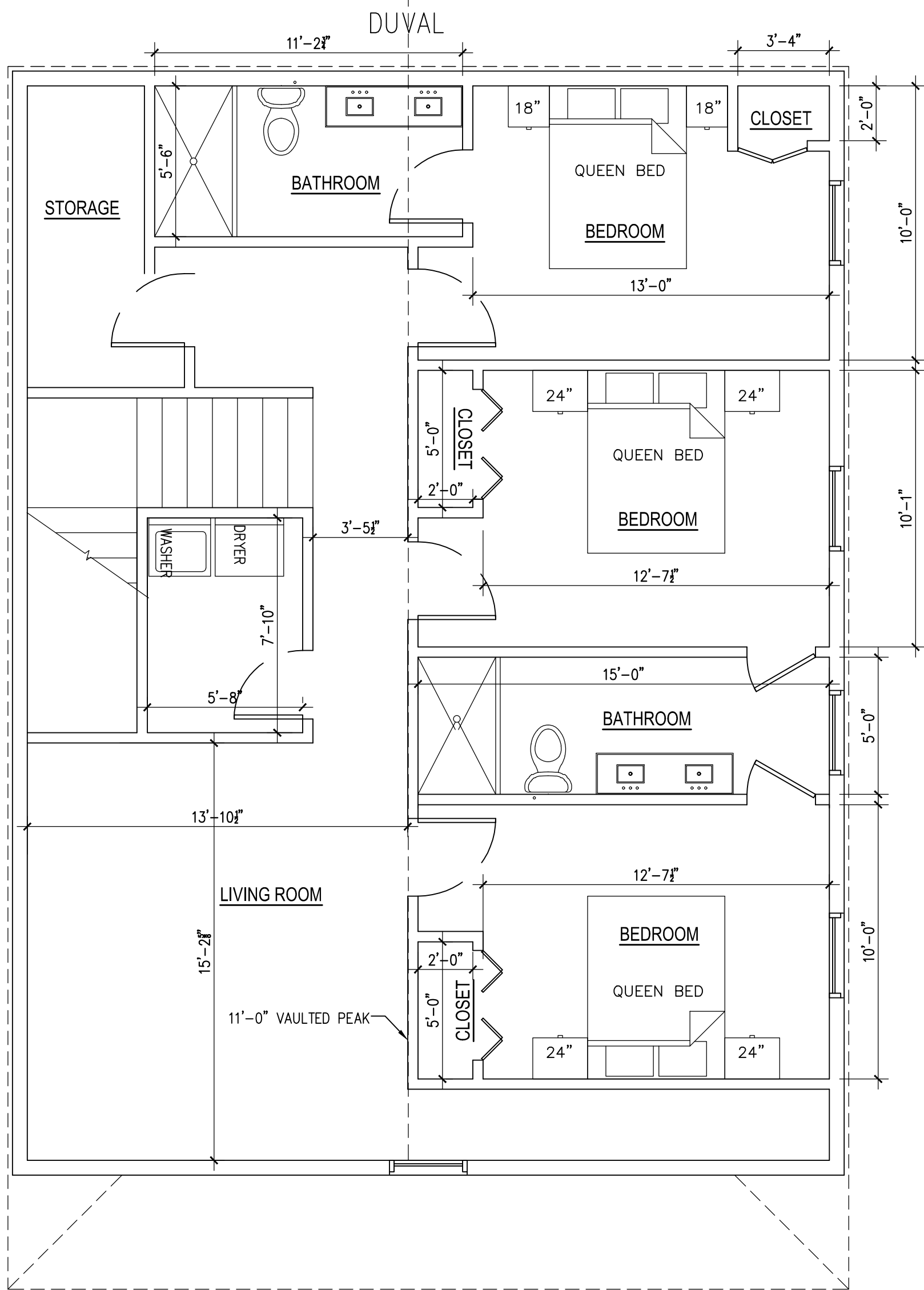
HARC SUBMISSION

Drawn By: JMT
Project No.
AutoCad File No.
Checked By: RJM
Scale: AS NOTED

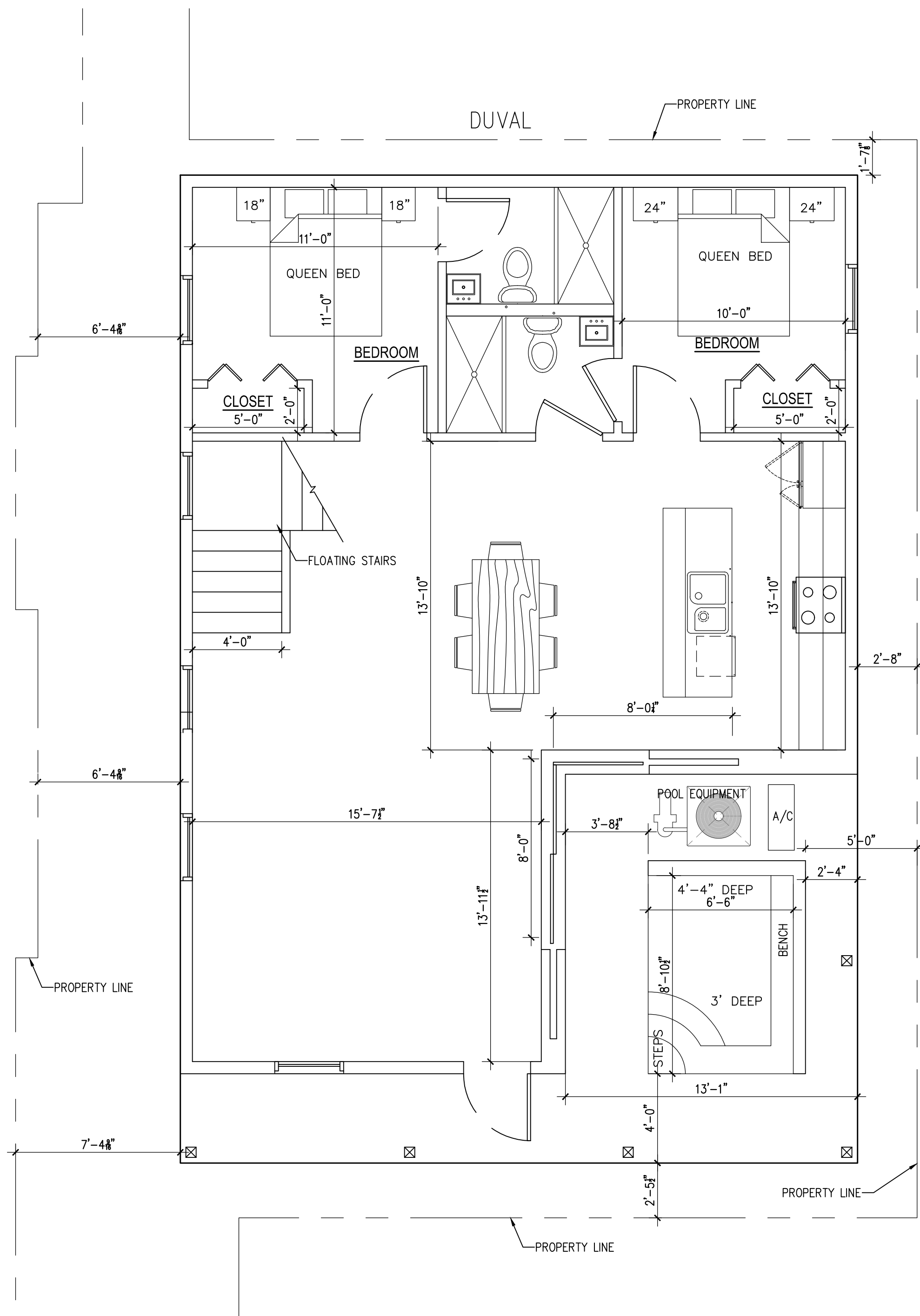
Revisions:

Title:
COVER SHEET
AND FLOOR
PLAN

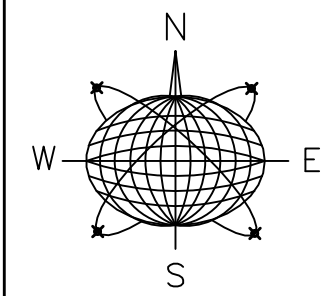
Sheet Number:
CS-1
Date: SEPT 25, 2019



2 PROPOSED 2ND FLOOR PLAN
A-1 SCALE: 1/4"=1'-0"



1 PROPOSED 1ST FLOOR PLAN
A-1 SCALE: 1/4"=1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

HARC SUBMISSION

Drawn By:	Checked By:
JMT	RJM
Project No.	Scale:
	AS NOTED

AutoCad File No.

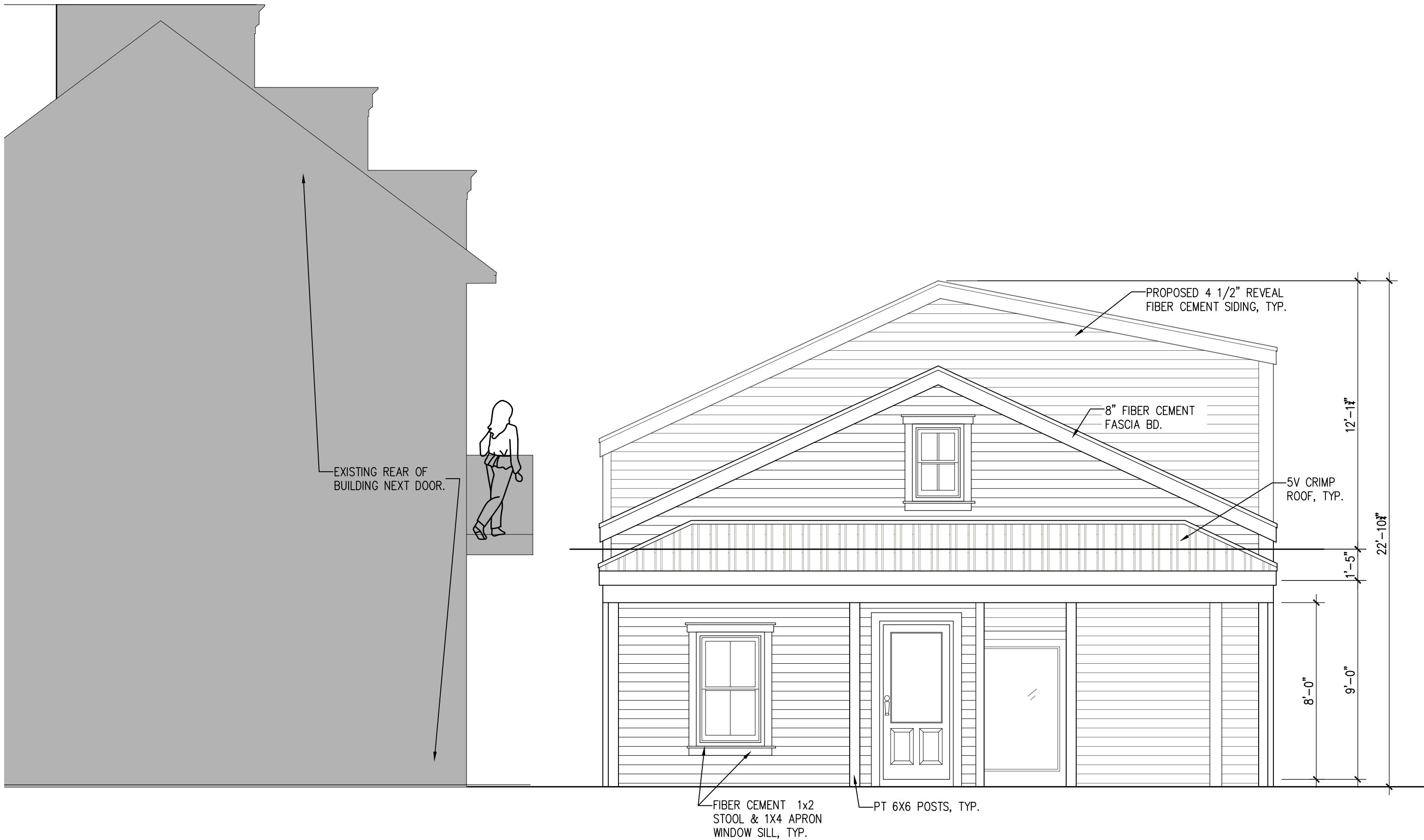
Revisions:

Title:
PROPOSED
FLOOR PLANS

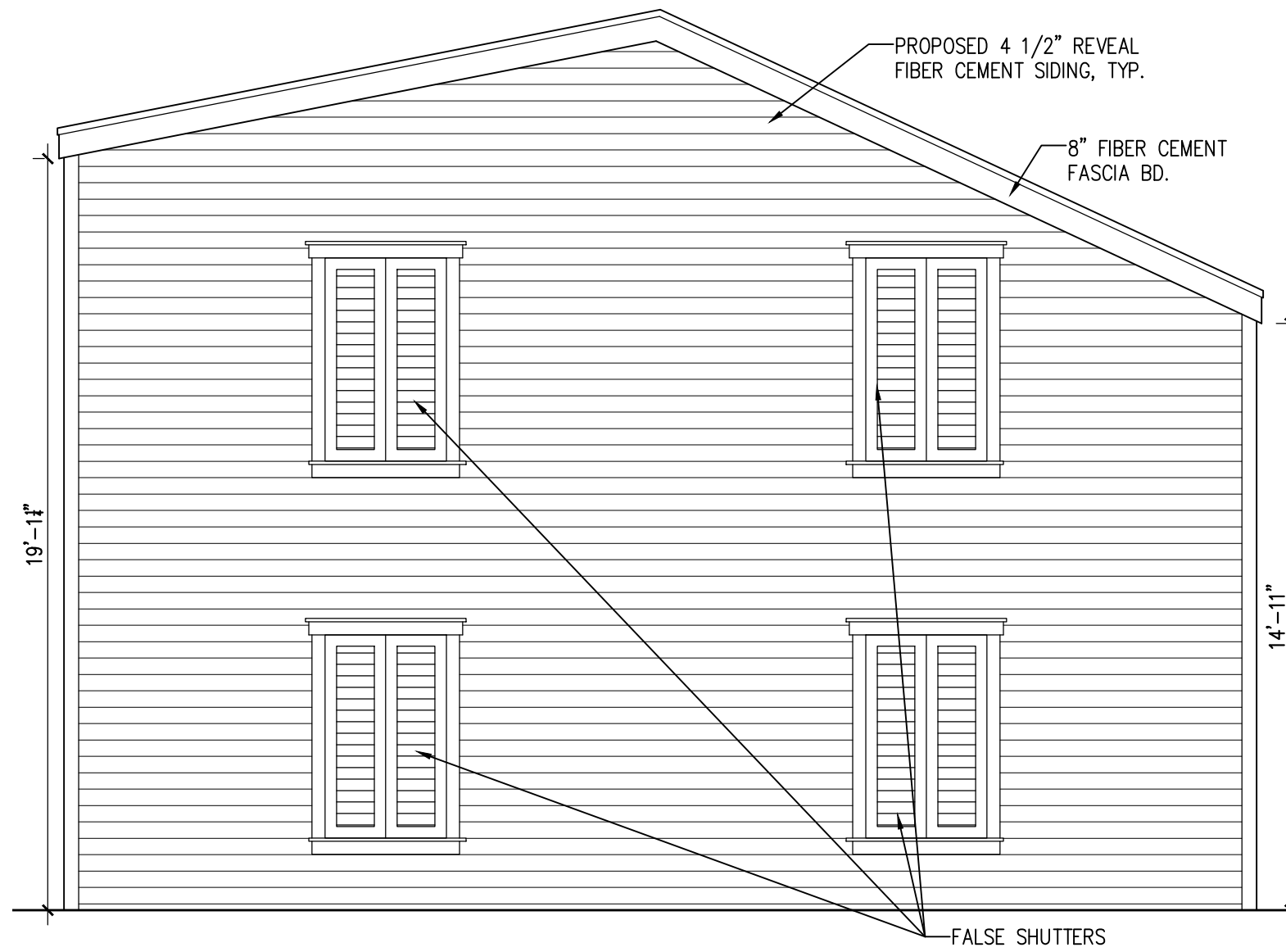
Sheet Number:

A-1

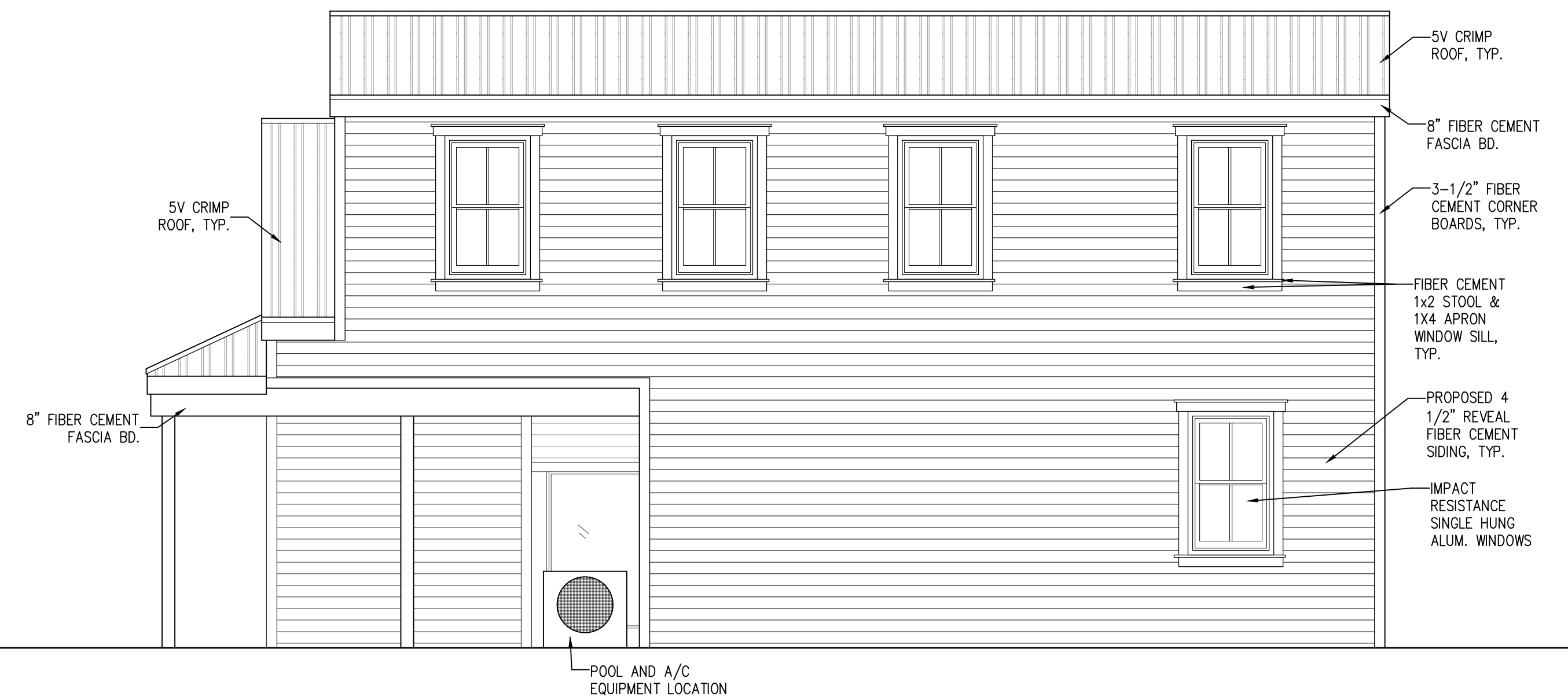
Date: SEPT 25,2019



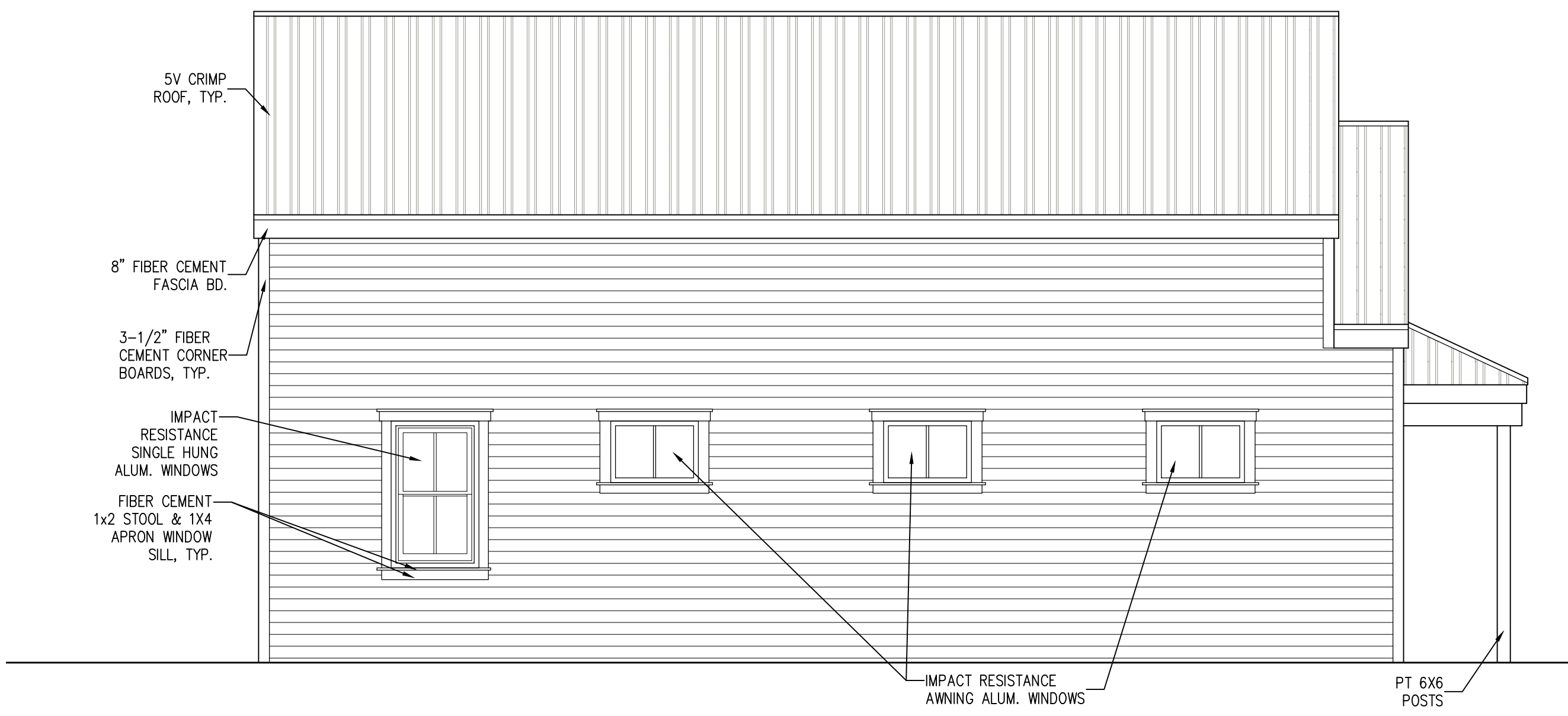
4
A-2
PROPOSED REAR (EAST) ELEVATION
SCALE: 1/4"=1'-0"



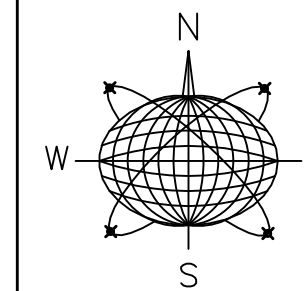
1
A-2
PROPOSED FRONT/STREET ELEVATION
SCALE: 1/4"=1'-0"



3
A-2
PROPOSED SIDE (NORTH) ELEVATION
SCALE: 1/4"=1'-0"



2
A-2
PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3263 fax 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

HARC SUBMISSION

717 DUVAL ST. 2
KEY WEST, FLORIDA

Drawn By:	Checked By:
JMT	RJM
Project No.	Scale:
	AS NOTED
AutoCad File No.	

Revisions:

Title:
PROPOSED
ELEVATIONS

Sheet Number:
A-2
Date: SEPT 25, 2019

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., October 23, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SINGLE-FAMILY FRAME STRUCTURE
REPLACING A BUILDING DESTROYED BY FIRE.
DEMOLITION OF CMU WALL.

#717 DUVA STREET REAR

Applicant – Meridian Engineering Application #H2019-0041

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.

PROPERTY APPRAISER INFORMATION



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 00015910-000000
Account# 1016292
Property ID 1016292
Millage Group 10KW
Location Address 717 DUVAL St 2, KEY WEST
Legal Description KW PT LOT 4 SQR 2 TR 4 OR593-176 OR611-54 OR611-55 OR822-571/74 OR1742-1461/70 OR2939-2395PET/ADM
 (Note: Not to be used on legal documents.)
Neighborhood 32050
Property Class COMMERCIAL (1000)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

WOLKOWSKY DAVID W LIVING TRUST 7/5/2001
 C/O KARIN GREENFIELD-SANDERS CO-TRUSTEE
 116 W SHORE DR
 Putnam Valley NY 10579

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$30,818	\$154,092	\$167,543
+ Market Misc Value	\$1,860	\$2,136	\$2,136	\$2,136
+ Market Land Value	\$389,414	\$393,693	\$279,960	\$279,016
= Just Market Value	\$391,274	\$426,647	\$436,188	\$448,695
= Total Assessed Value	\$350,282	\$344,205	\$436,188	\$448,695
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$391,274	\$426,647	\$436,188	\$448,695

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	2,926.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1983	Roll Year	1	490 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/1974	\$20,200	Conversion Code		611	55	Q - Qualified	Improved

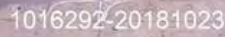
Permits

Number ⇅	Date Issued ⇅	Date Completed ⇅	Amount ⇅	Permit Type ⇅	Notes ⇅
18-168	1/26/2018		\$25,000	Commercial	
A954219	11/1/1995	12/1/1995	\$1,200		INSTALL 6 SQS V-CRIMP ROO
B954100	11/1/1995	12/1/1995	\$3,000		RME&REPL 600SF METAL ROOF

View Tax Info

[View Taxes for this Parcel](#)

Photos



Trim Notice

2019 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge).

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 10/15/2019 6:09:28 AM

Developed by



Version 2.3.12