Historic Architectural Review Commission
Staff Report for Item 7

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa-Silva, MSHP Historic Preservation Planner
Meeting Date:	January 26, 2021
Applicant:	Gary the Carpenter
Application Number:	H2020-0041
Address:	532-534 Duval Street and 419- 415 Southard Street

Description of Work:
After the fact demolition of first floor facades. Removal of concrete front porch slab of 419-425 Southard Street.

Site Facts:
The site under review is located on the northwest corner lot of Duval and Southard Streets. The lot comprises of three buildings, two of them facing Southard Street and one at the corner of Duval and Southard Streets. All three buildings are listed as contributing resources to the historic district. 532-534 Duval Street is a multi-use building with residential units on the second floor and access through Duval Street. The two-story building was built circa 1899 and its front and street side elevations have been altered. Before the demolition of the façade the corner was chamfered, and a non-ADA compliant ramp was built on the corner. The building at 419 Southard Street was build circa 1889 as a two-story residence but at some point, the first floor was changed for commercial purposes. In the last decades the building's façade was leaning towards the back.

Last summer staff worked with the engineer of the project as he submitted several sketches for the front façade of 532-534 Duval Street. The contractor submitted building permits applications for interior partial demolition and new footings and concrete slab for both 532-534 Duval Street and 419 Southard Street. HARC staff requested the Building Department to assess the conditions of the construction site as we have not approved any construction plans for the exteriors and

concluded that the contractor exceeded their permitted scope of work, which ended in a red tag. Subsequentially HARC staff approved the installation of siding on the corner building and requested the contractor to properly secured the entry to the interior of the buildings and to submit a Certificate of Appropriateness application for the rest of the exterior work.

Ordinances Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for storefronts at 532-534 Duval Street.

- Section 102-217 (4), demolition for contributing or historic structures of the Land Development Regulations for façade at 419 Southard Street.

Staff Analysis:

The Certificate of Appropriateness under review is for the after the fact removal of non-historic storefronts at the corner building facing Duval Street and the removal of the first-floor front façade and partial demolition of posts of 419 Southard. The applicant has submitted plans for the replacement of doors and storefronts for the corner building and the removed elements were non-historic. 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 after the fact removal of the non- historic storefronts did not affected the historic integrity of the building. The building has been standing without a front façade for months.

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

The structure has been standing without a front façade for months.

(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 design brings back the contained 90-degree corner and keeps historic columns.

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

The building in question is a contributing resource to the historic district. The removed elements were not historic nor will had qualified as contributing in a near future.

For the after the fact removal of the first-floor front façade of 419 Southard Street, staff opines that there were historic elements that were removed, including structural elements and lower portion of a window sash. The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

It is staff's opinion that the request for this demolition should be reviewed based by the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

(*a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

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 criteria of section 102-125(1) through (9).*

   Although the building was leaning towards the rear staff recollection of the front elevation of the building was that it did not presented any decay or extreme deterioration.

As staff understands that there was no extreme deterioration on the elements that were demolished, therefore the following criteria under section 102-125 must be applied to this review:

1 *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;*

Staff cannot attest to this. Although the building was originally built as a dwelling in earlier stages the first floor was changed for a commercial use. Staff was not able to find historic photos to show how fenestrations were arranged. Nevertheless, a historic window sash was removed during the unpermitted demolition.

2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff understanding that no significant events have ever happened in the site that has contributed to local, state, or national history.

3 *Has no significant character, interest, or value as part of 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;*

Staff cannot attest to this.

4 *Is not the site of a historic event with a significant effect upon society;*

It is staff's understanding that the site is not associated to any significant event.

5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

Historic windows are an integral part of a building and should have been protected.

6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

Staff cannot answer this question as there is no evidence on site to corroborate elements, like structural components.

7 *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;*

This is not the case.

8 *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; and*

The building does not exemplify the best remaining architectural type in its neighborhood.

9 *Has not yielded, and is not likely to yield, information important in history.*

Staff cannot attest to this as there is no evidence to be analyzed.

The removal and demolition of elements destroys tangible evidence needed to form adequate conclusions. Once a historic element is demolished it is lost. Reconstruction of an element does not bring the historic value and character of a structure back but diminishes the quality and erases the history forever. Staff finds that the removal of elements without any consent or approval, whether historic or not, is contrary to the principles of HARC, as the City Charter affirms. If

approved, there will be one reading for the demolition of the storefronts of the corner building and two readings for the building facing Southard Street.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev. 12/14/2020 by E.T.

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

HARC COA #	REVISION #	INITIAL & DATE
2020-0041		
FLOOD ZONE	**ZONING DISTRICT**	**BLDG PERMIT #**

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

ADDRESS OF PROPOSED PROJECT: 419 Southard

NAME ON DEED: 534 Duval St LLC — PHONE NUMBER 305 923-3222

OWNER'S MAILING ADDRESS: 45 NW 21st St, Miami Fl. 33127 — EMAIL Joseph6153@AOL.com

APPLICANT NAME: Gary Buschfield — PHONE NUMBER 305 792 7778

APPLICANT'S ADDRESS: 800 Simonton St, Key West Fl 33040 — EMAIL gary the carpenter@hotmail.com

APPLICANT'S SIGNATURE: — DATE 12/18/20

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 ___ RELOCATION OF A STRUCTURE ___ ELEVATION OF A STRUCTURE ___

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

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

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

ATF renovation/restoration - Stabilize structural intengrity, restore front facade, replace floor system, protect window and door frames, enlarge right side rear door for ADA access, raise front porch to 8" above sidewalk.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

RECEIVED DEC 22 2020 BY: MR

ACCESSORY STRUCTURE(S):

PAVERS: Remove & Replace to accomodate handi cap access

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: INITIAL:

___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION

MEETING DATE: INITIAL:

___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION

MEETING DATE: INITIAL:

___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

FIRST READING FOR DEMO:

SECOND READING FOR DEMO:

HARC Certificate of Appropriateness: Demolition Appendix

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

HARC COA #	INITIAL & DATE
2020-0041	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	419 Southard St, Key West, FL 33040
PROPERTY OWNER'S NAME:	534 DUVAL STREET LLC
APPLICANT NAME:	Gary The Carpenter

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	12/18/20 Joseph Cohen DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

After the fact demolition of bottom half of front wall. Demolition of the existing concrete porch to be lowered
Demolition of side door to increase size of the opening.

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.

N/A

(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.

N/A

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.

Not associated with events of local, state nor 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.

No significatn character, interest, or value is affected by the proposed demolition.

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

Property is not the site of a historic event.

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

No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.

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

No distinctive architectural style is represented in front porch or side door.

Front wall will be rebuilt to match pre-existing condition with lowered concrete porch

(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.

Not part of the above.

(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.

Not a unique location.

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

No historic information is yielded.

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.

Historic character of the district and neighborhood will not be affected by the proposed demolition.

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

The application does not requested the demolition of the historic building. Part of front wall wad demolished on accident and will be restored to match pre-demolition conditions. Front concrete porch will be rebuilt in concrete and lowered.

(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.

Demolished front wall will be restored with pre-existing condition.

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

Not applicable.

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
534 DUVAL STREET, LLC

Filing Information

Document Number	L20000127921
FEI/EIN Number	NONE
Date Filed	05/15/2020
State	FL
Status	ACTIVE

Principal Address

45 NW 21ST STREET
MIAMI, FL 33127

Mailing Address

45 NW 21ST STREET
MIAMI, FL 33127

Registered Agent Name & Address

COHEN, JOSEPH
45 NW 21ST STREET
MIAMI, FL 33127

Authorized Person(s) Detail

Name & Address

Title MGR

COHEN, JOSEPH
45 NW 21ST STREET
MIAMI, FL 33127

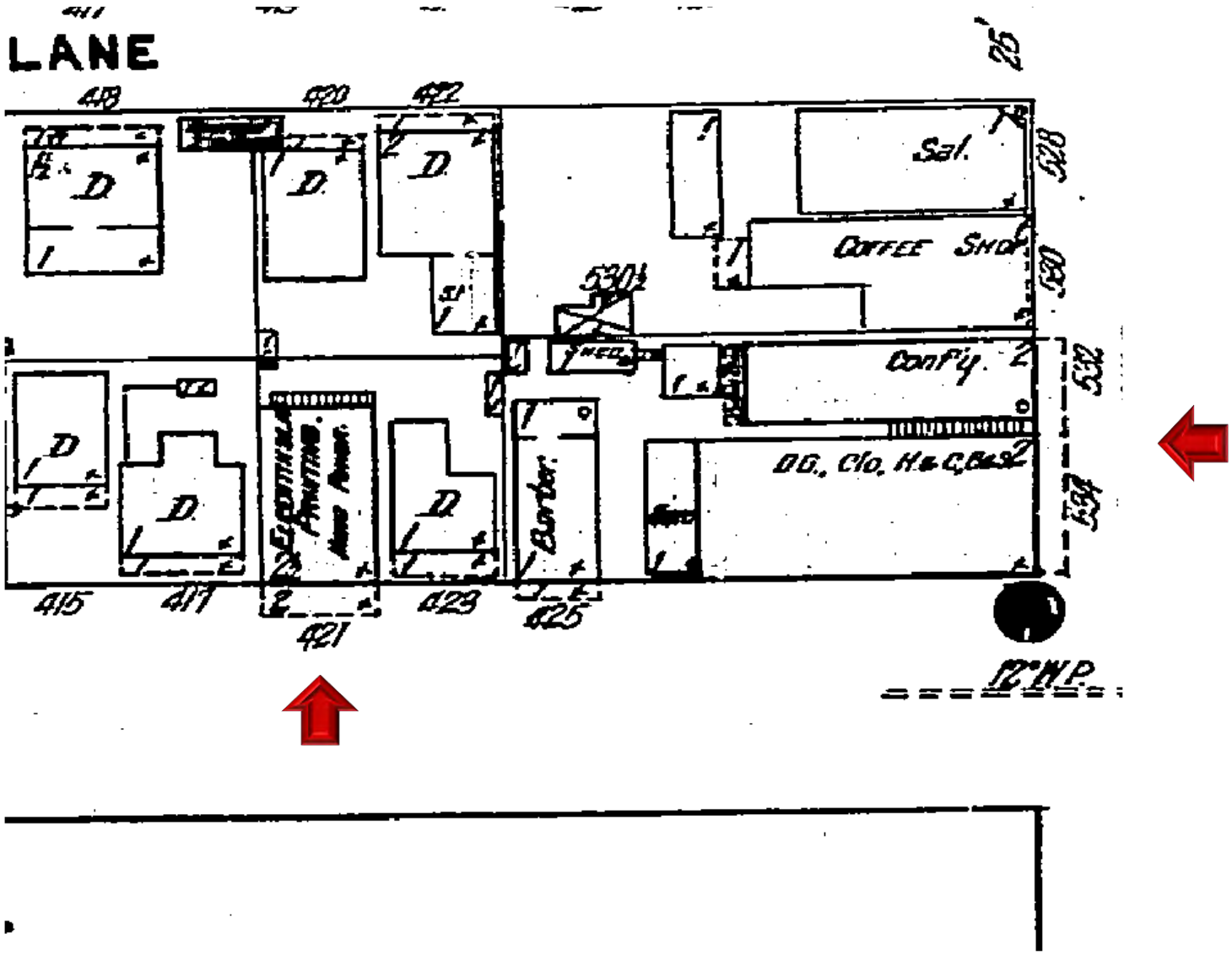
Annual Reports

No Annual Reports Filed

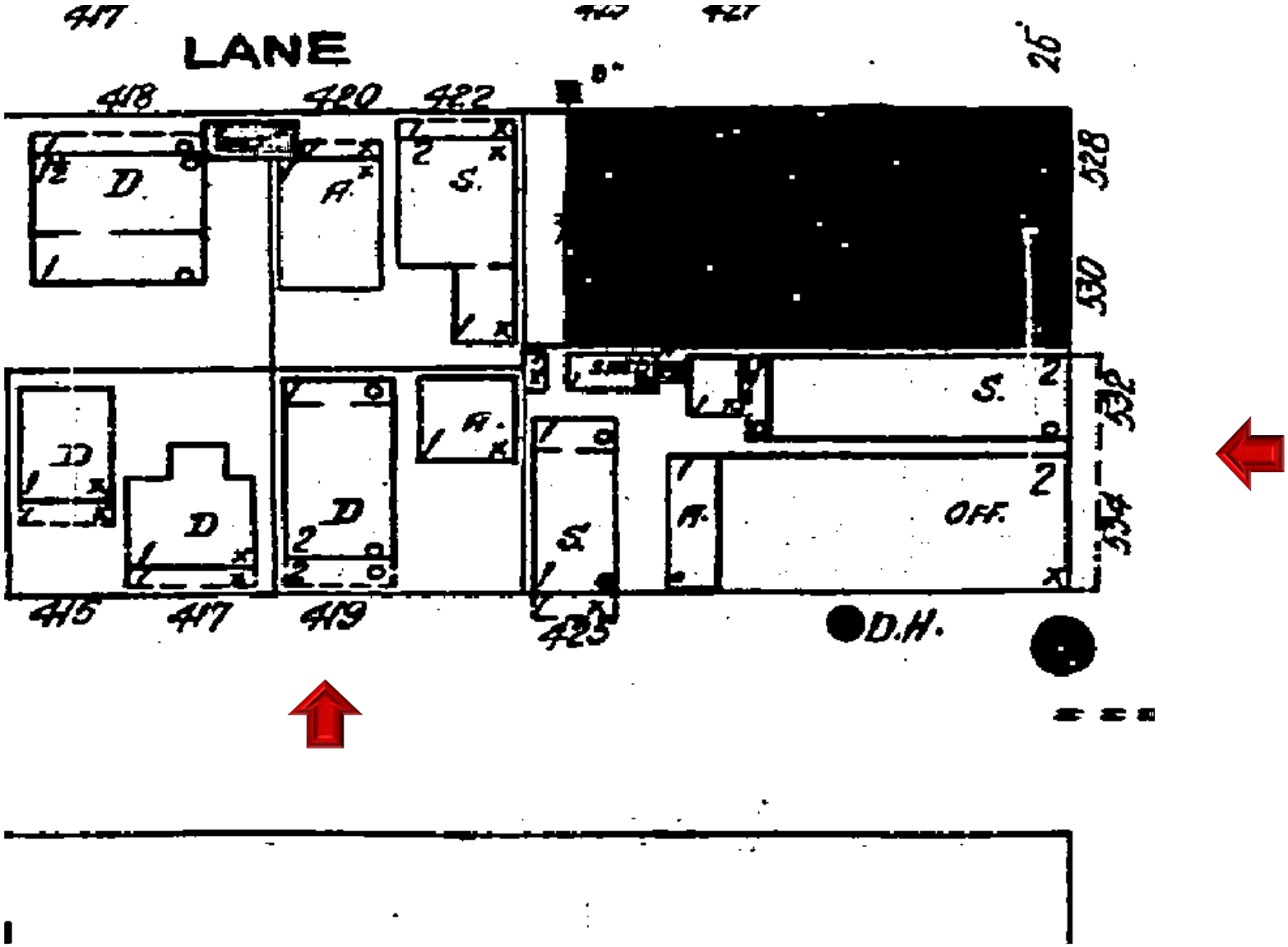
Document Images

05/15/2020 -- Florida Limited Liability View image in PDF format

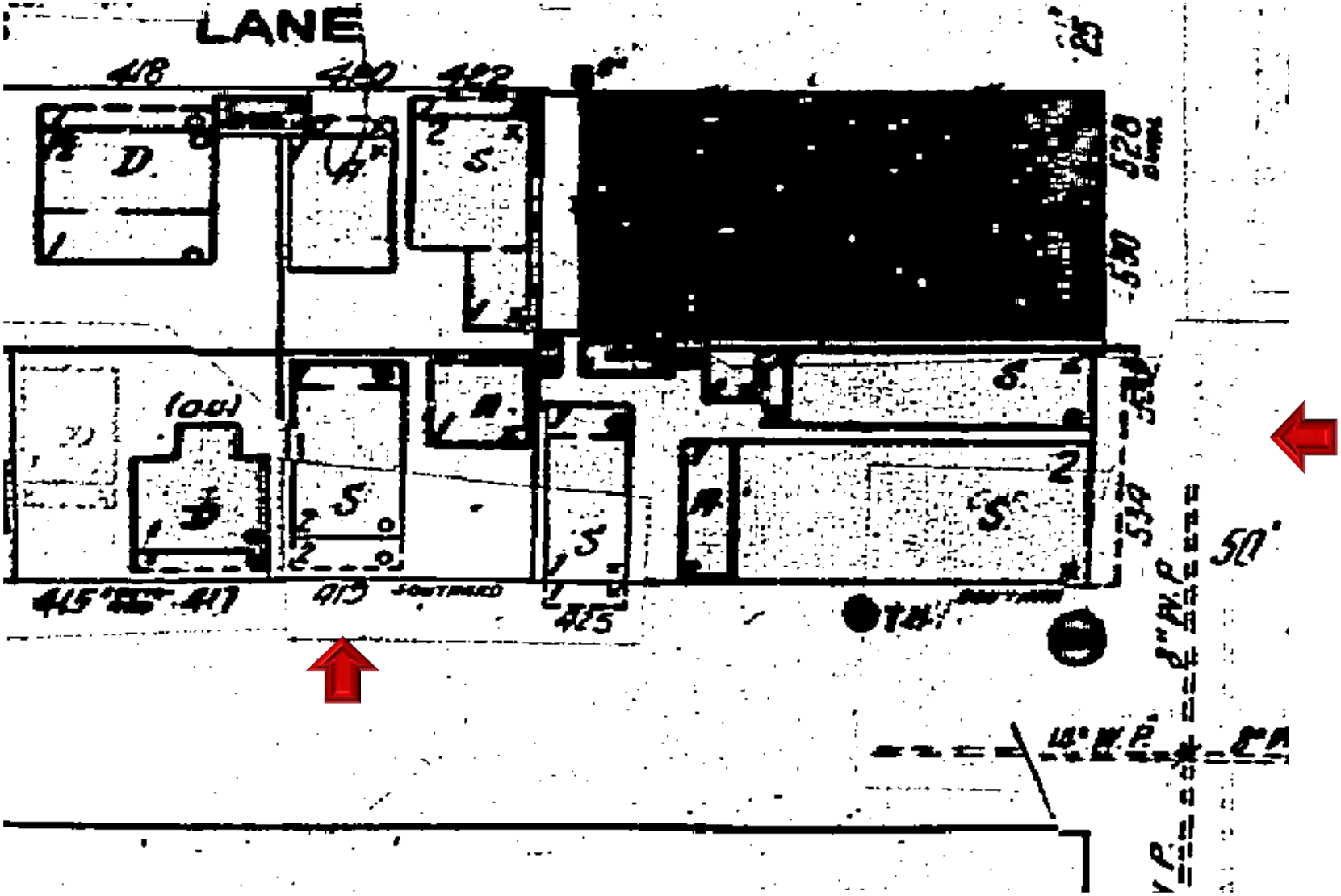
SANBORN MAPS



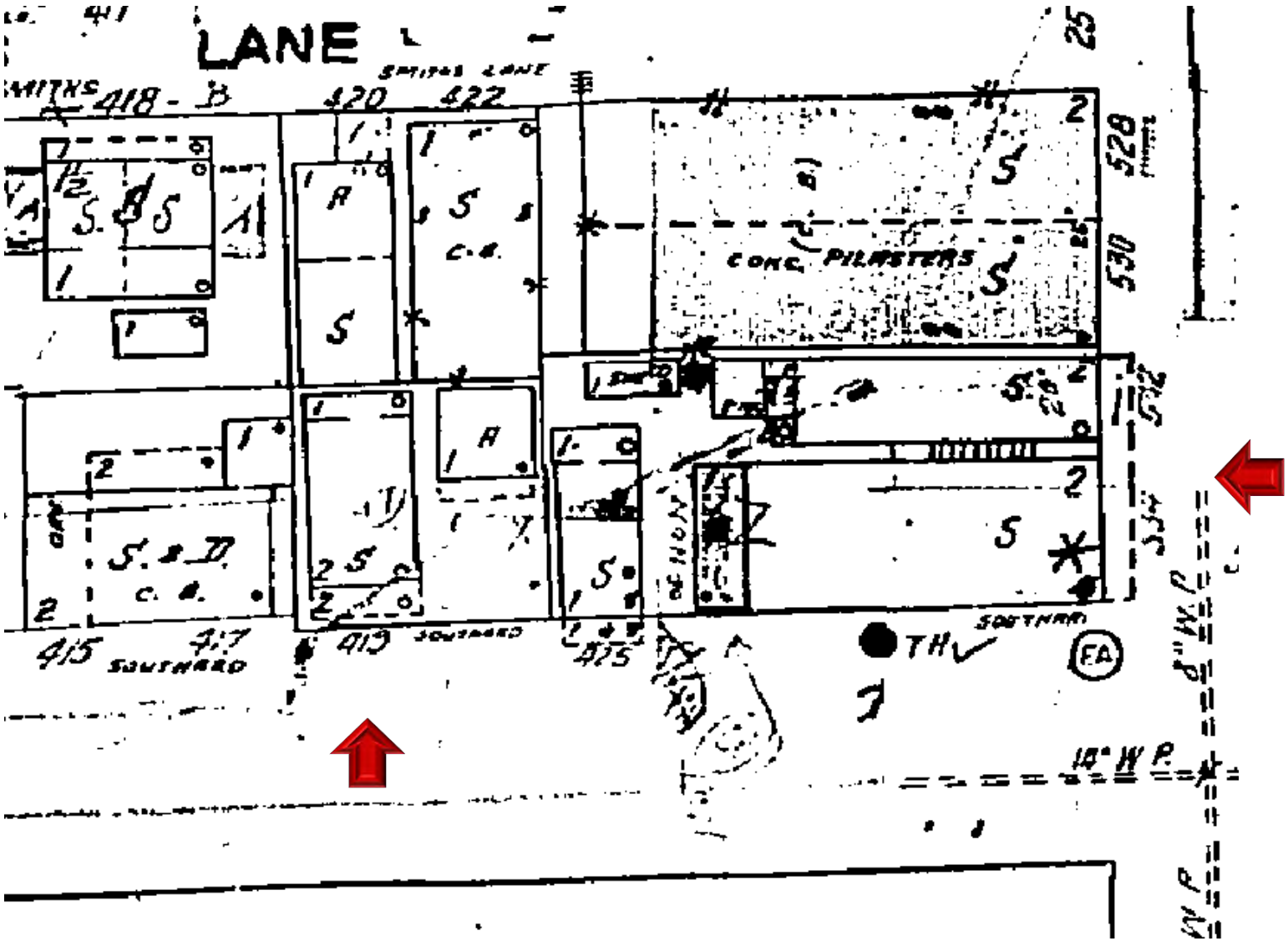
Sanborn Map 1912.



Sanborn Map 1926.

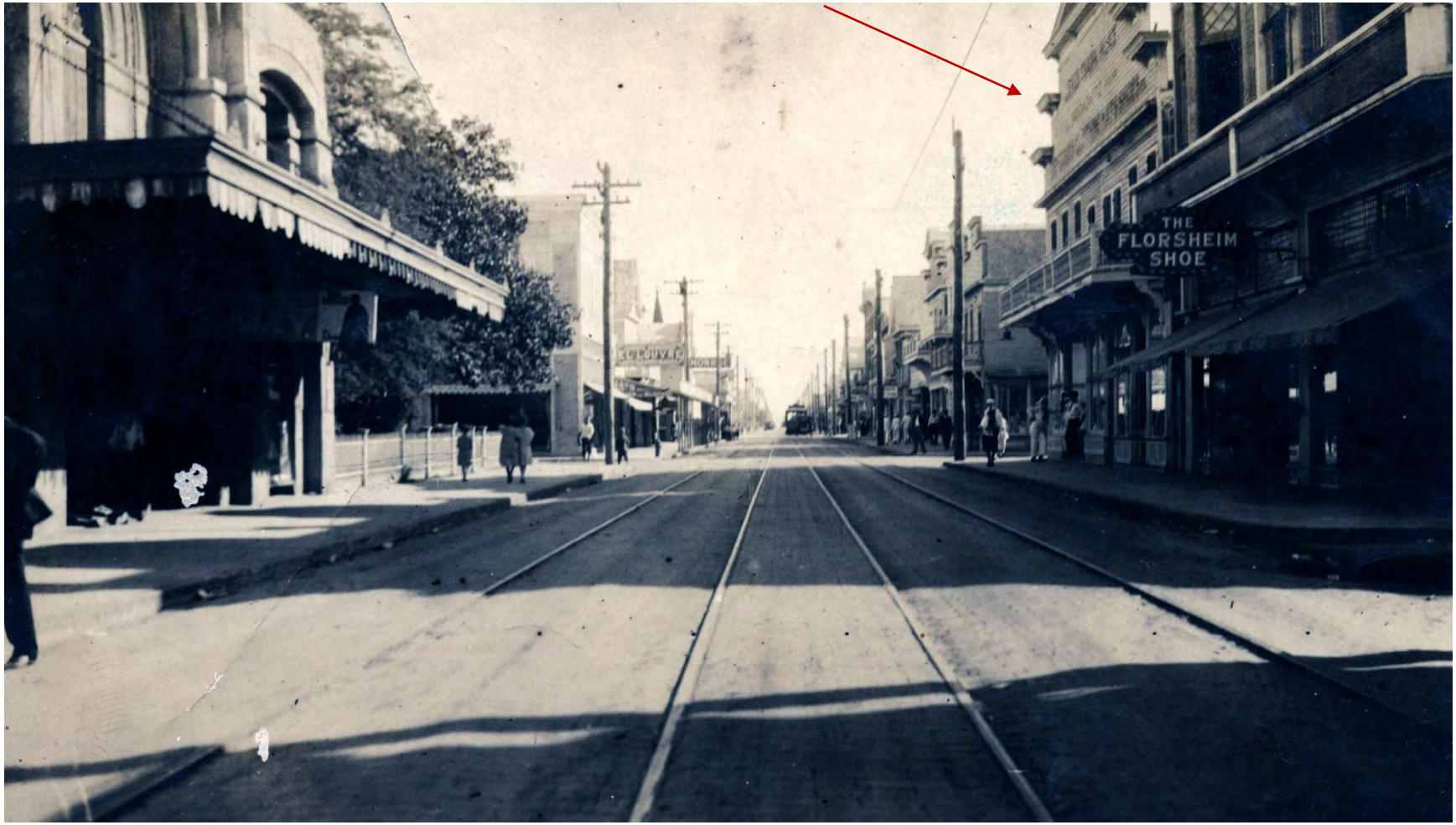


Sanborn Map 1948.

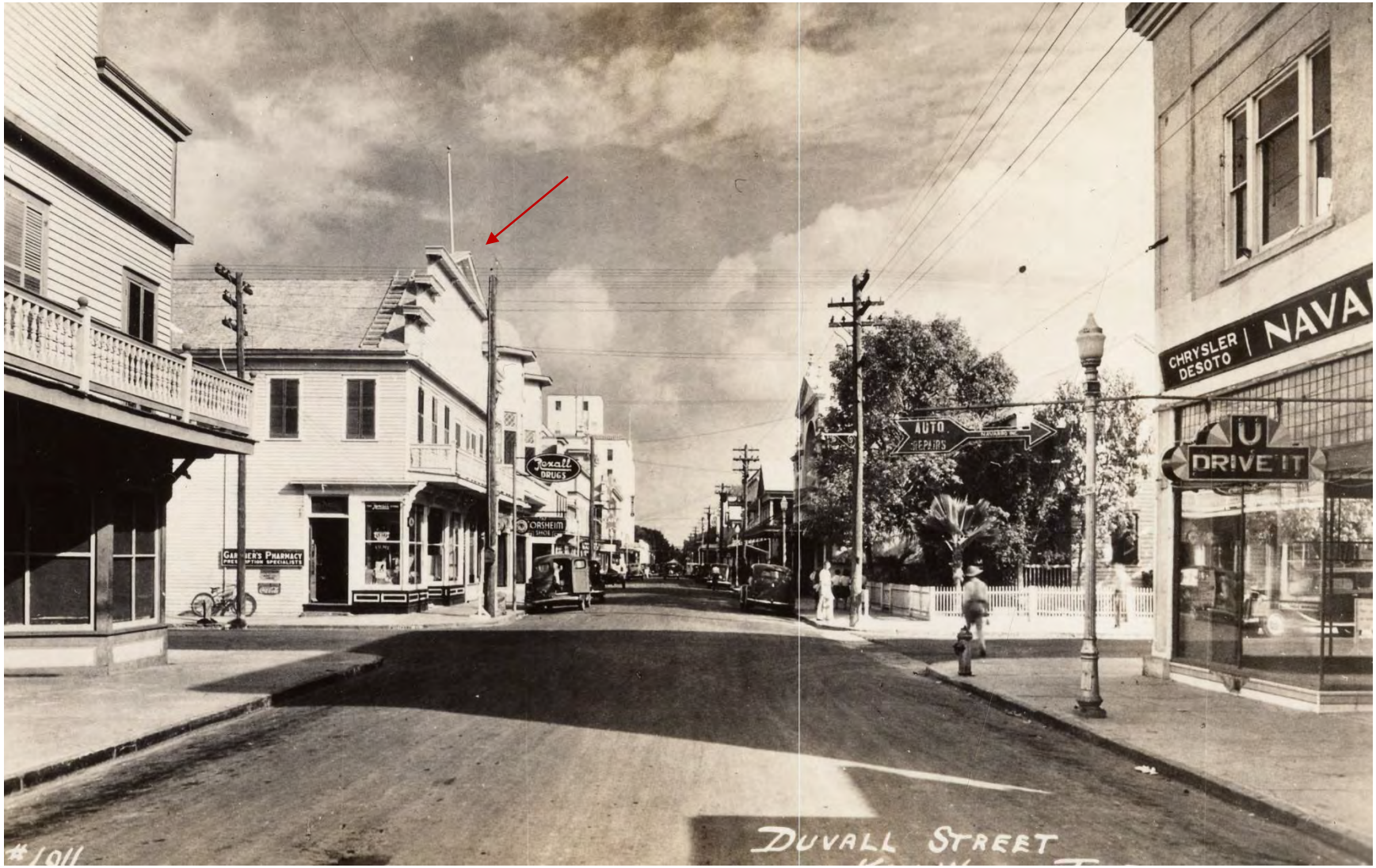


Sanborn Map 1962.

PROJECT PHOTOS



532-534 Duval Street. Monroe County Library.



532-534 Duval Street. Monroe County Library.

532-534 Duval Street. Photo taken circa 1950. Monroe County Library.

532-534 Duval Street. Photo taken circa 1954 by Don Pinder. Monroe County Library.

532-534 Duval Street. Photo taken circa 1965. Monroe County Library.

532-534 Duval Street. Photo taken in 1975 from archives of Edwin O. Swift III. Monroe County Library.

532-534 Duval Street. Photo taken in 2011 from archives of Edwin O. Swift III. Monroe County Library.

532-534 Duval Street. Photo taken in June 2019.

532-534 Duval Street.

532-534 Duval Street.

419 Southard Street. Photo taken 2019.

View from Southard Street 2020.

419 Southard Street current conditions.

419 Southard St
Pre-Existing Front Elevation
Photo, Left Corner

419 Southard St
Pre-Existing Front Elevation
Photo, Right Corner

419 Southard St

Pre-Existing Front Elevation Photo

Overall

419 Southard St
Right Side Elevation Photo
Door Proposed to be Modified

419 Southard St
Current Front Elevation Photo

425 Southard St
Current Front Elevation Photo

534 Duval St (Southard Side)
Current Side Elevation Photo

534 Duval St (Duval Side)
Current Front Elevation Photo

532 Duval St
Current Front Elevation Photo

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON N77°03'55"E ASSUMED ALONG THE CENTERLINE OF SOUTHARD STREET.

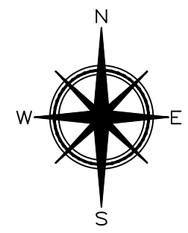
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

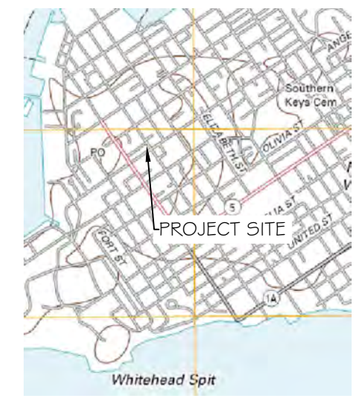
ADDRESS:
534 DUVAL STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

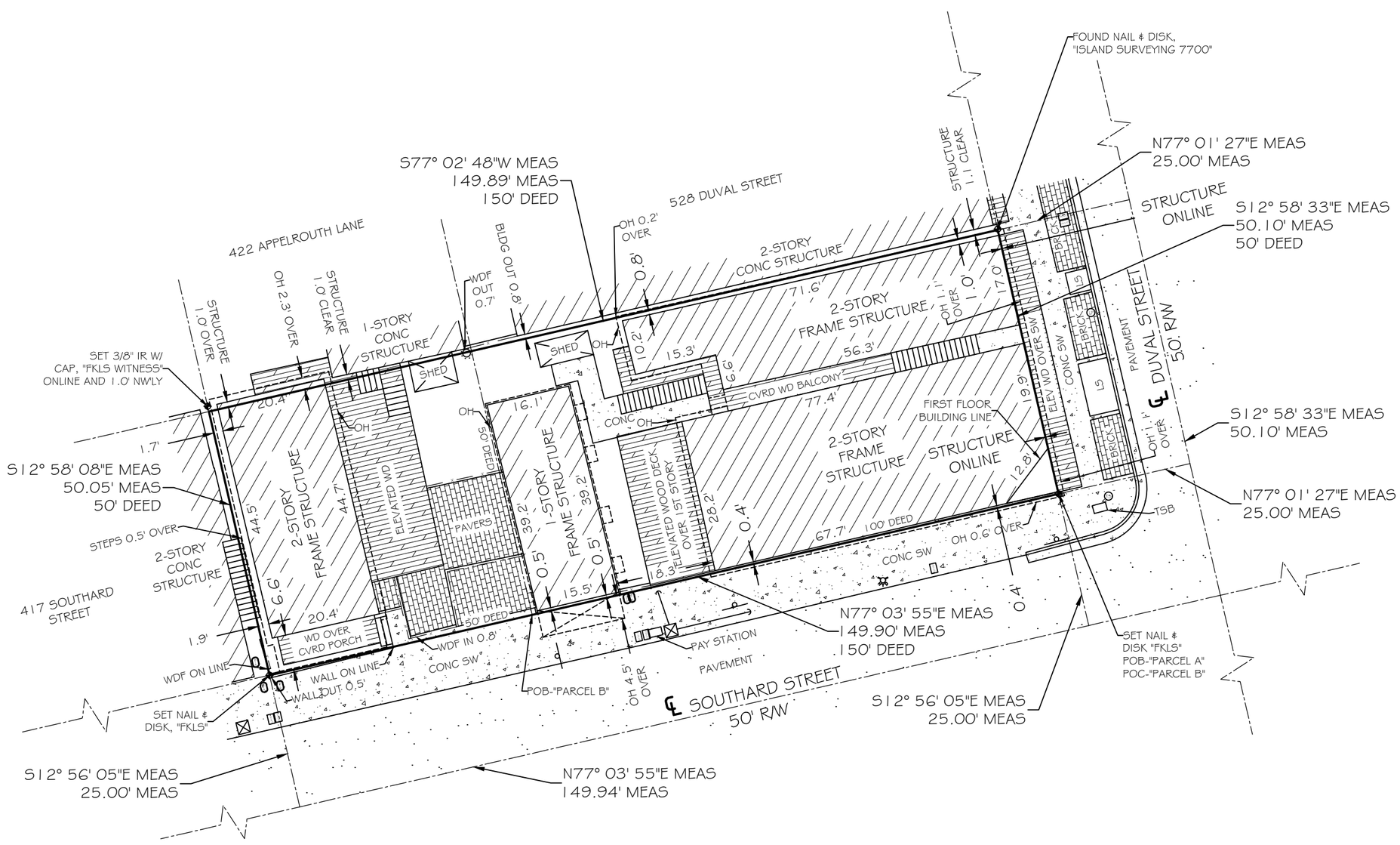
MAP OF BOUNDARY SURVEY



ASSUMED



LOCATION MAP - NTS
SEC. 06-T68S-R25E



LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- WOOD POWER POLE
- CONCRETE POWER POLE
- SIGN POST
- GUY ANCHOR

1"=20'
0 10 20 40

TOTAL AREA = 7,501.08 SQFT±

CERTIFIED TO -

534 Duval Street, LLC;
Richard M. Klitenick, P.A.;
Odl Republic National Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
LP = LIGHT POLE
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGNAL
TSB = TRAFFIC SIGNAL BOX
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	07/25/2019
MAP DATE	08/13/2019
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	KMK
JOB NO.:	19-248

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

LEGAL DESCRIPTION -

"PARCEL A"
Known as part if Lot 1 in Square 51 of the City of Key West, according to the Map of William A. Whitehead delineated in February, A.D. 1829, commencing at the corner of Southard and Duval Streets running thence in a Northwest direction 50 feet; thence in a Southwest direction 100 feet; thence in a Southeast direction 50 feet to Southard Street; thence in a Northeast direction 100 feet to the place of beginning, together with all improvements thereon.

"PARCEL B" - AND
On the Island of Key West and known on William A. Whitehead's Map and delineated in February, A.D., 1829, Part of Lot 1 in Square 51 of said William A. Whitehead's Map, commencing at a point on Southard Street 100 feet from the corner of Duval and Southard Streets running thence along Southard Street in a Southwest direction 50 feet; thence at right angles in a Northwest direction 50 feet; thence at right angles in a Northeast direction 50 feet; thence at right angles in a Southeast direction 50 feet to place of beginning, being a portion of the same land described in a deed recorded in Deed Book 00, Page 402 of Monroe County Records, together with all improvements thereon.

PROPOSED DESIGN

HARC APPLICATION PLANS
FOR
419 Southard St
425 Southard St
532 Duval St
534 Duval St

SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:
419 Southard St
425 Southard St
532 Duval St
534 Duval St
Key West, FL 33040

CLIENT:
Gary The Carpenter
Construction, Inc

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Signature:

Date:

Sergei Marshtakov
Professional Engineer
State of Florida
License No 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

Artibus Design
Engineering and Planning

Artibus Design
3710 N. Roosevelt Blvd
Key West, FL 33040
(305) 304-3512
www.ArtibusDesign.com
CA # 30835

CLIENT: Gary The Carpenter Construction, Inc

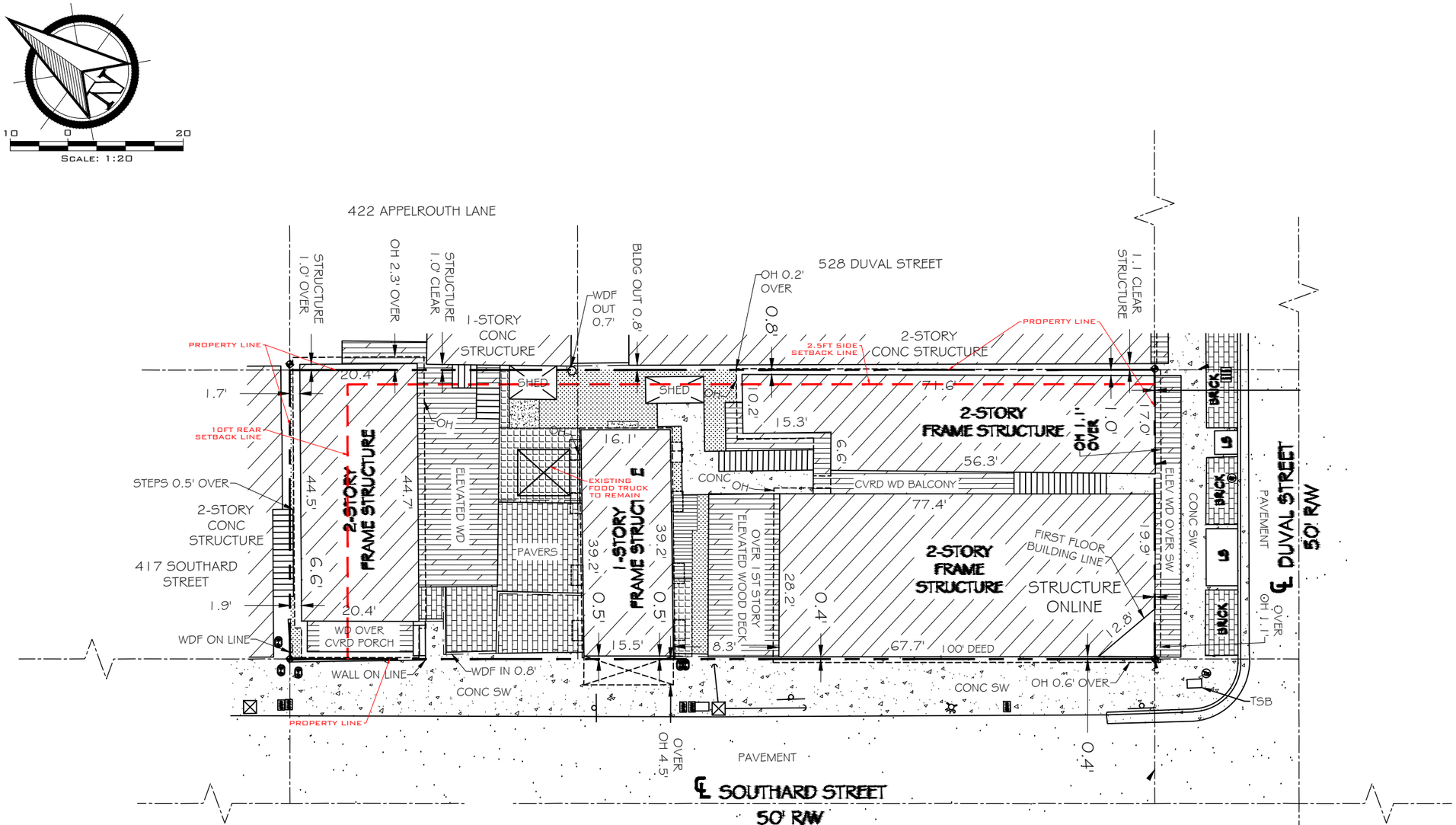
PROJECT: 419 Southard St

SITE: 419 Southard St
Key West, FL 33040

TITLE: Cover

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12-17-20	JPM	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2006-05	A-300	1



EXISTING SITE PLAN

SCALE: 1" = 20'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

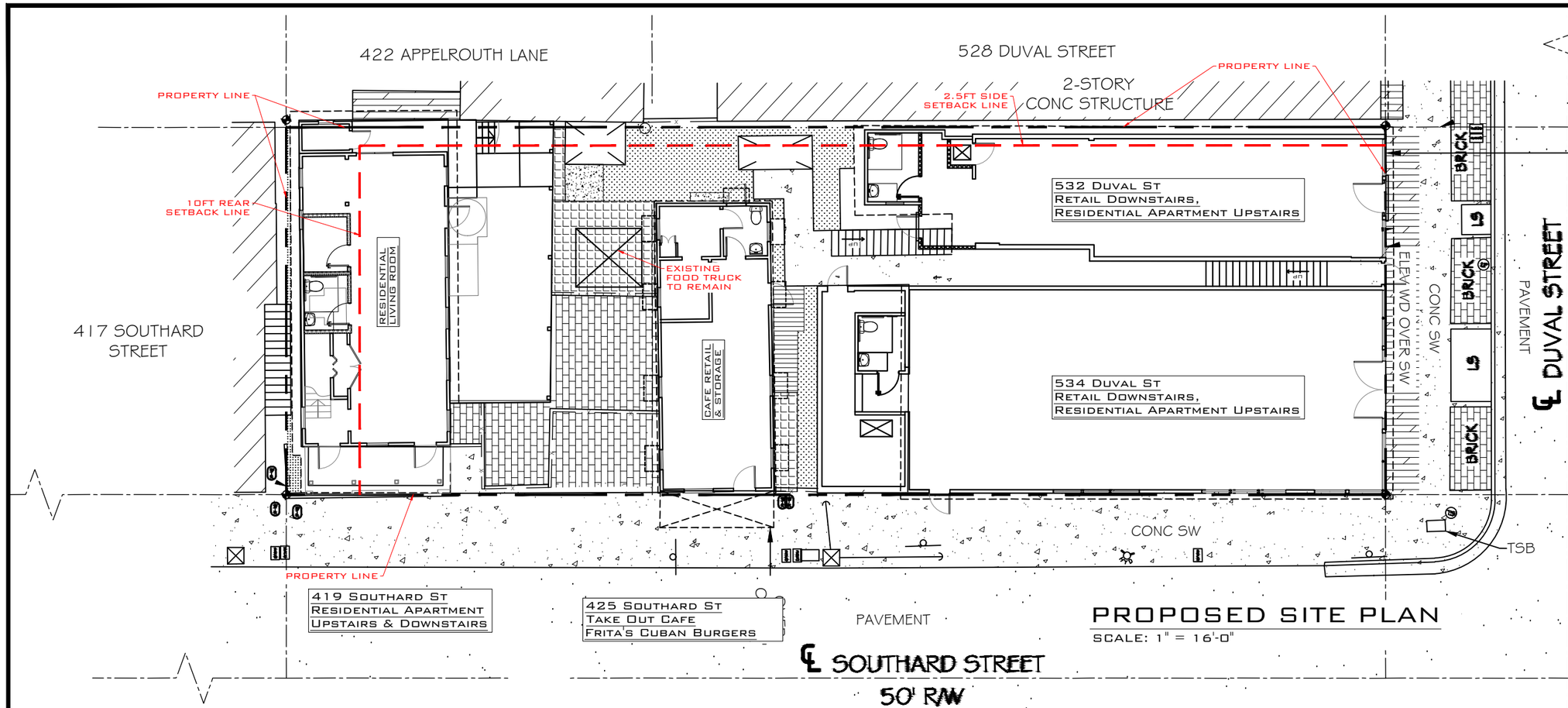
CLIENT: GARY THE CARPENTER CONSTRUCTION, INC

PROJECT: 534 DUVAL ST

SITE: 534 DUVAL ST
KEY WEST, FL 33040

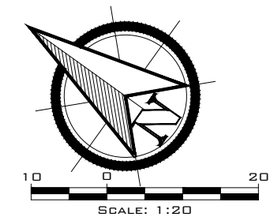
TITLE: EXISTING SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/21/20	SAM	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2006-05	C-101		1



PROPOSED SITE PLAN

SCALE: 1" = 16'-0"



SITE DATA:

TOTAL SITE AREA:	±7,509.2 SQ.FT
LAND USE:	HRCC-1 HISTORIC COMMERCIAL CORE
FLOOD ZONE:	X

SETBACKS

FRONT:	
REQUIRED	0 FT
EXISTING	0 FT
PROPOSED	NO CHANGE
SIDE:	
REQUIRED	2.5 FT
EXISTING	0 FT
PROPOSED	NO CHANGE
STREET SIDE:	
REQUIRED	0 FT
EXISTING	0 FT
PROPOSED	NO CHANGE
REAR:	
REQUIRED	10 FT
EXISTING	±0.5 FT
PROPOSED	NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED:	70% (5,256.44 SQ.FT.)
EXISTING	95.13% (±7,143.8 SQ.FT.)
PROPOSED	95.13% (±7,143.8 SQ.FT.)
	NO CHANGES

MAXIMUM BUILDING COVERAGE:

REQUIRED	50% (3,754.6 SQ.FT)
EXISTING	81.62% (±6,128.9 SQ.FT.)
PROPOSED	81.62% (±6,128.9 SQ.FT.)
	NO CHANGES

OPEN SPACE MINIMUM: (NOT COVERED BY ROOF LINES)

REQUIRED	20% (1,501.84 SQ.FT)
EXISTING	4.87% (±365.4 SQ.FT.)
PROPOSED	4.87% (±365.4 SQ.FT.)
	NO CHANGES

F.A.R:

REQUIRED	1.0 (7,509.2 SQ.FT)
EXISTING	1.146 (±8,603.9 SQ.FT.)
PROPOSED	1.152 (±8,647.9 SQ.FT.)
	MISC. CHANGE (BUILDING CORNER ENCLOSURE)

MAXIMUM HEIGHT: 30 FT

PARKING:

PER SEC. 108-572,
MULTIPLE-FAMILY, WITHIN HISTORIC DISTRICT: 1 SPACE PER DWELLING UNIT 10% BIKES
EXISTING REQUIRED: 3 SPOTS.(0.3 BIKES)
REQUIRED (PROPOSED): 3 SPOTS. (0.3 BIKES)
EXISTING ACTUALLY: 0 SPOTS. (0 BIKES)

RESTAURANTS, BARS AND LOUNGES: 1 SPACE PER 45 SQUARE FEET OF SERVING AND/OR CONSUMPTION AREA, 25% BIKES

EXISTING CONSUMPTION AREA (INTERIOR AND EXTERIOR): ±780 SQ.FT.
EXISTING REQUIRED: 17.33 SPOTS.(4.33 BIKES)
EXISTING ACTUALLY: 0 SPOTS.

NO CHANGES TO CONSUMPTION AREA PROPOSED

RETAIL STORES AND SERVICE ESTABLISHMENTS: 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA, 25% BIKES

EXISTING RETAIL GROSS AREA: ±3,284 SQ.FT.
EXISTING REQUIRED: 10.95 SPOTS.(2.74 BIKES)

PROPOSED RETAIL GROSS AREA: ±3,327 SQ.FT.
REQUIRED: 11.09 SPOTS. (2.77 BIKES)

TOTAL	
EXISTING REQUIRED	31.28=32 SPOTS (2 ADA) (7.37=8 BIKES)
EXISTING AVAILABLE	0 SPOTS(0 BIKES)
PROPOSED REQUIRED	31.42 = 32 SPOTS (2 ADA) (7.40=8 BIKES)
PROPOSED	0 ONSITE PARKING SPACES (0 BIKES)

MISC. CHANGE (BUILDING CORNER ENCLOSURE)

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

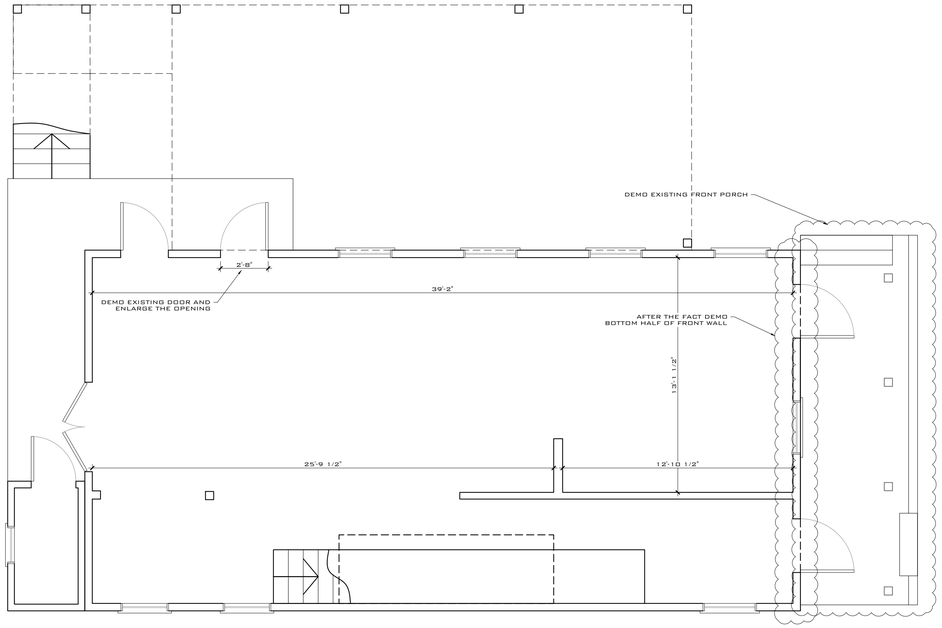
CLIENT: GARY THE CARPENTER CONSTRUCTION, INC

PROJECT: 534 DUVAL ST

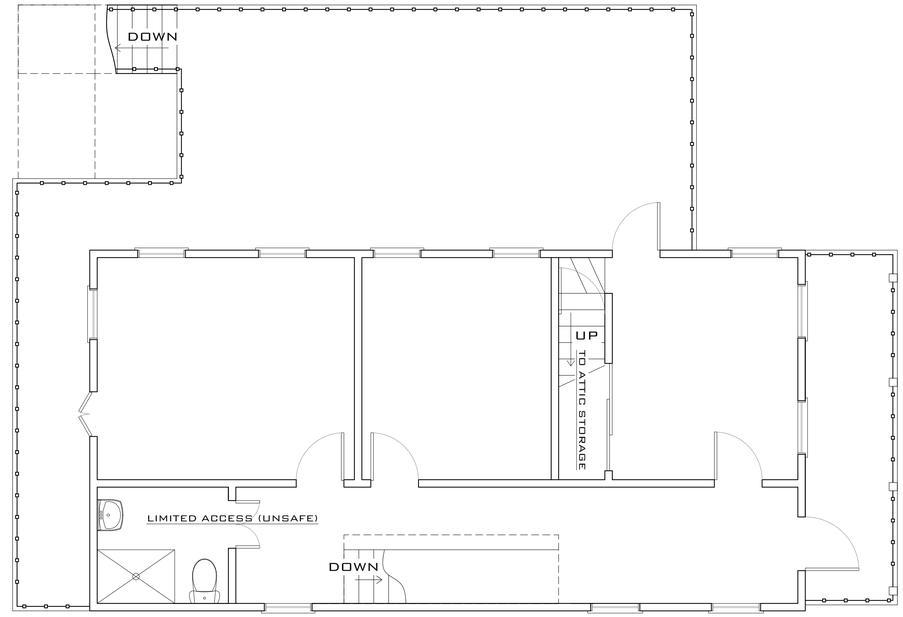
SITE: 534 DUVAL ST
KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

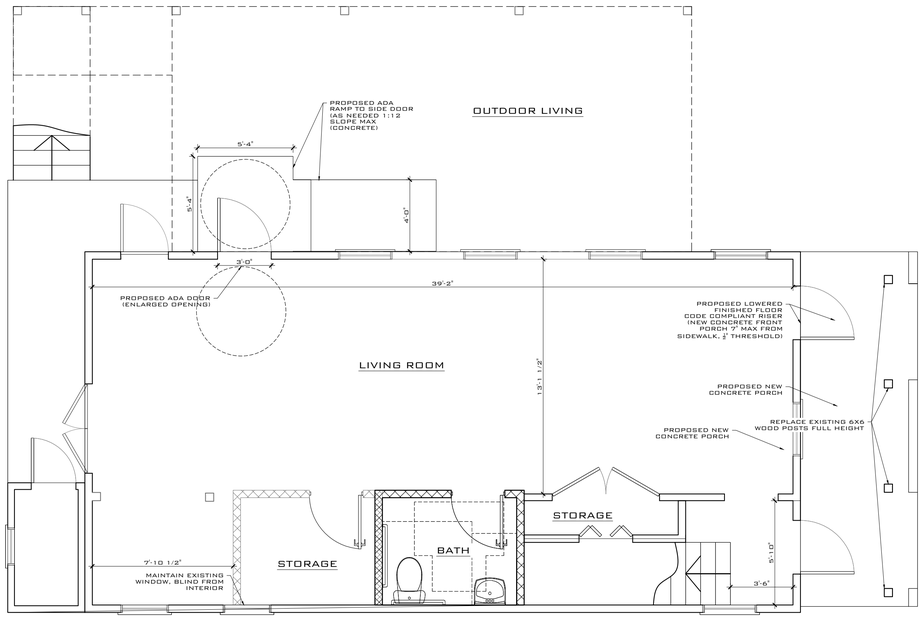
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12/10/20	SAM	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2006-05	C-102		1



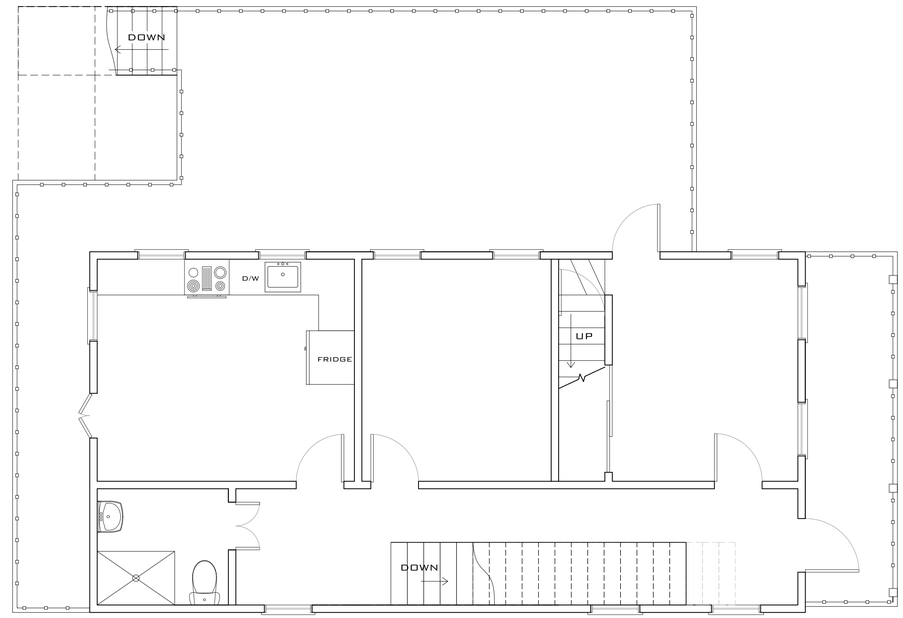
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: GARY THE CARPENTER CONSTRUCTION, INC

PROJECT: 419 SOUTHARD ST

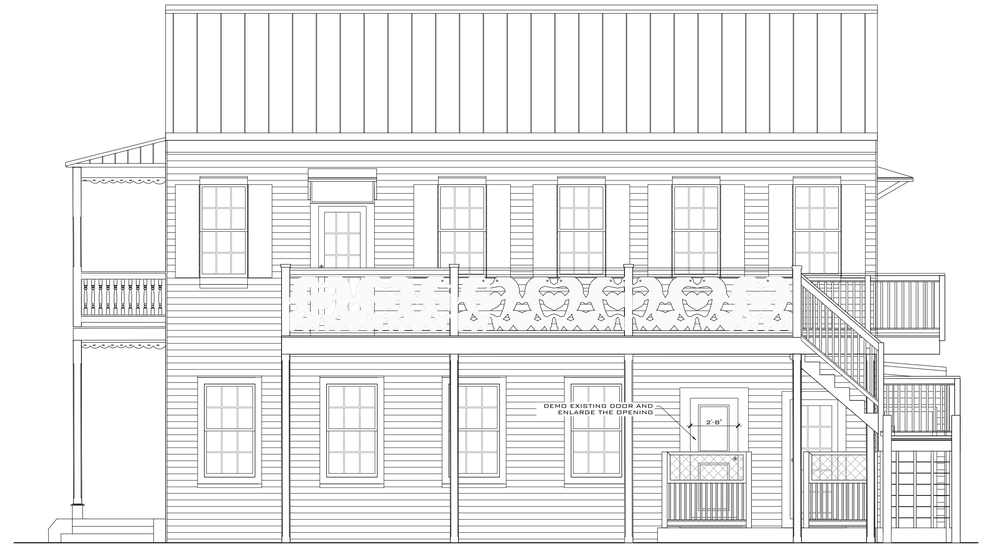
SITE: 419 SOUTHARD ST
KEY WEST, FL 33040

TITLE: EXISTING&PROPOSED FLOOR PLANS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12-17-20	JPM	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2006-05	A-301	1

EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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

PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Signature:

Date:

Serge Mashtakov
Professional Engineer
State of Florida
License No 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: GARY THE CARPENTER CONSTRUCTION, INC

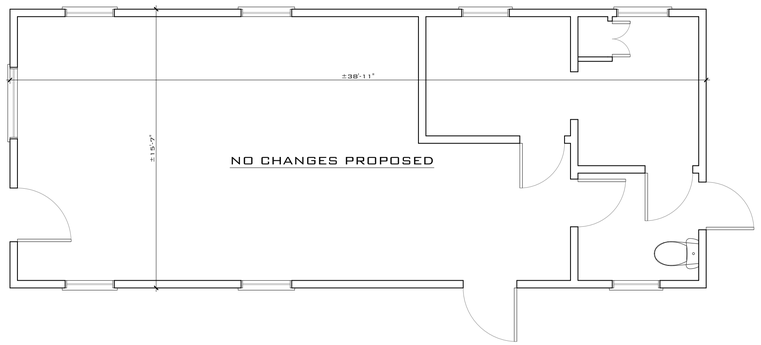
PROJECT: 419 SOUTHARD ST

SITE: 419 SOUTHARD ST
KEY WEST, FL 33040

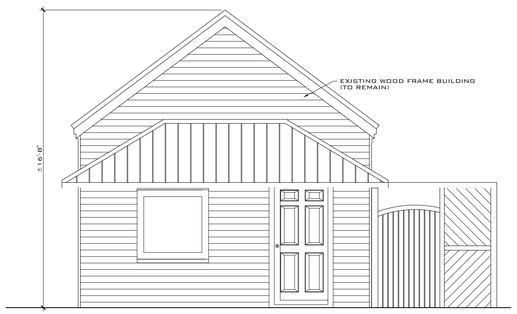
TITLE: EXISTING & PROPOSED ELEVATIONS

SCALE OF TITLE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12-17-20	JPM	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2006-05	A-302	1

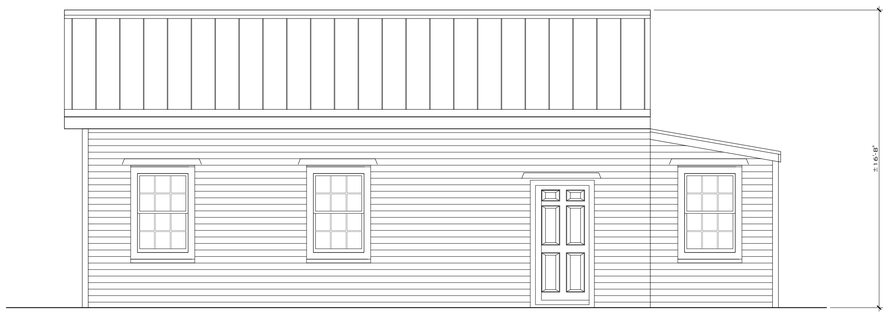


EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION VIEW
SCALE: 1/4" = 1'-0"

NO CHANGES PROPOSED



EXISTING RIGHT ELEVATION VIEW
SCALE: 1/4" = 1'-0"

NO CHANGES PROPOSED

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

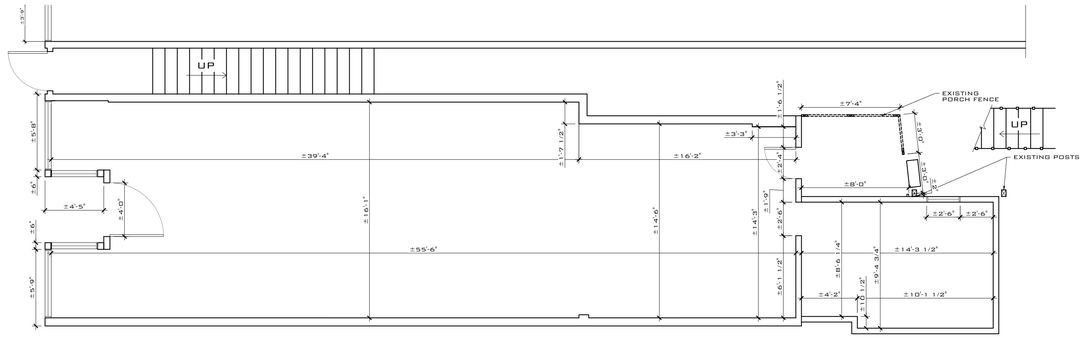
CLIENT: GARY THE CARPENTER CONSTRUCTION, INC

PROJECT: 419 SOUTHARD ST

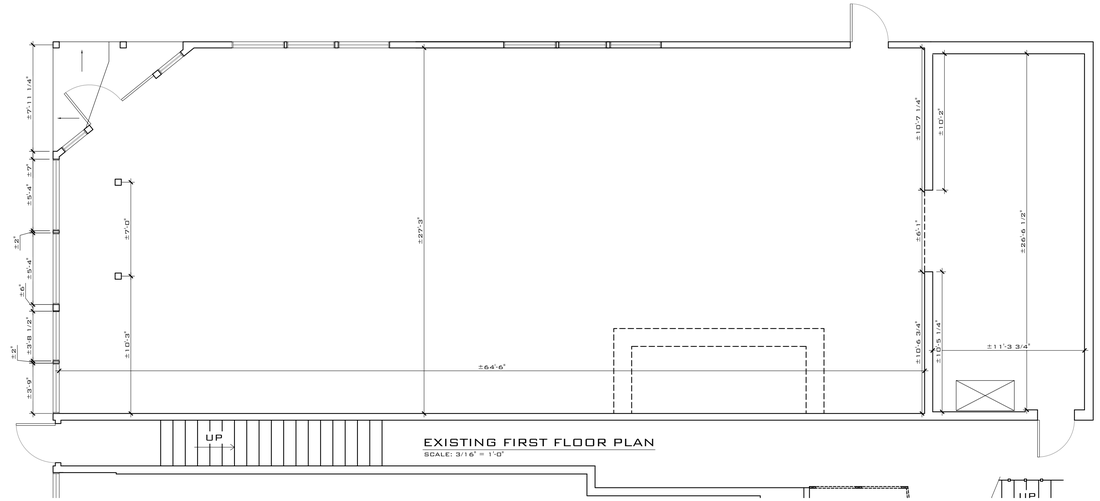
SITE: 425 SOUTHARD ST
KEY WEST, FL 33040

TITLE: AS-IS FLOOR PLAN & ELEVATIONS

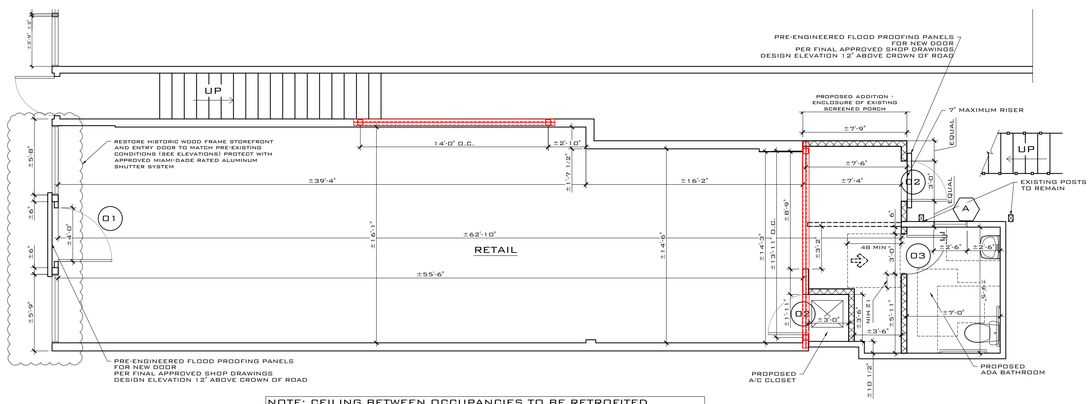
SCALE AT (11x17):	DATE:	DRAWN:	CHECKED:
AS SHOWN	12-17-20	JPM	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2006-05	A-303		1



EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

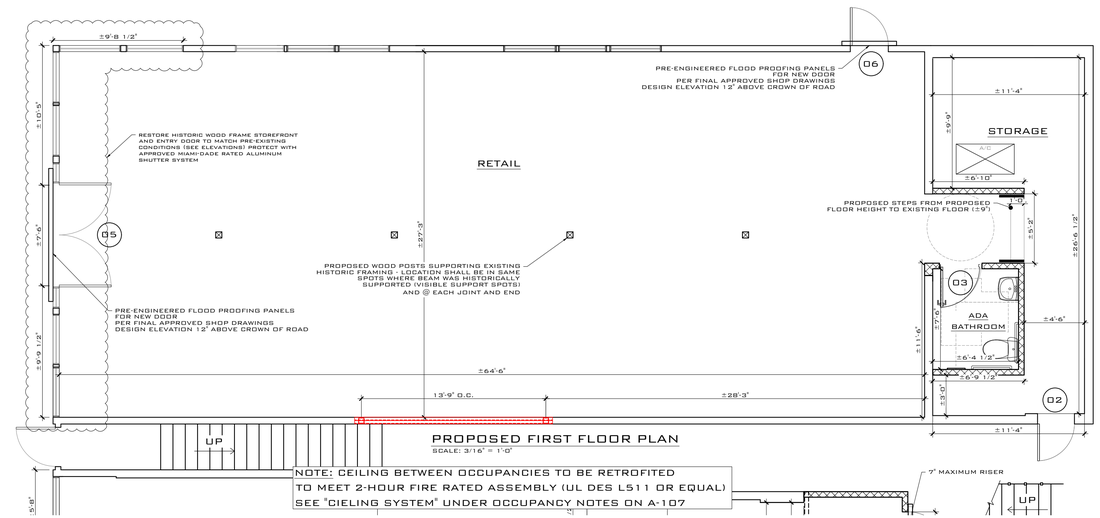


EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



NOTE: CEILING BETWEEN OCCUPANCIES TO BE RETROFITED
TO MEET 2-HOUR FIRE RATED ASSEMBLY (UL DES L511 OR EQUAL)
SEE "CIELING SYSTEM" UNDER OCCUPANCY NOTES ON A-107

PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTE: CEILING BETWEEN OCCUPANCIES TO BE RETROFITED
TO MEET 2-HOUR FIRE RATED ASSEMBLY (UL DES L511 OR EQUAL)
SEE "CIELING SYSTEM" UNDER OCCUPANCY NOTES ON A-107

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

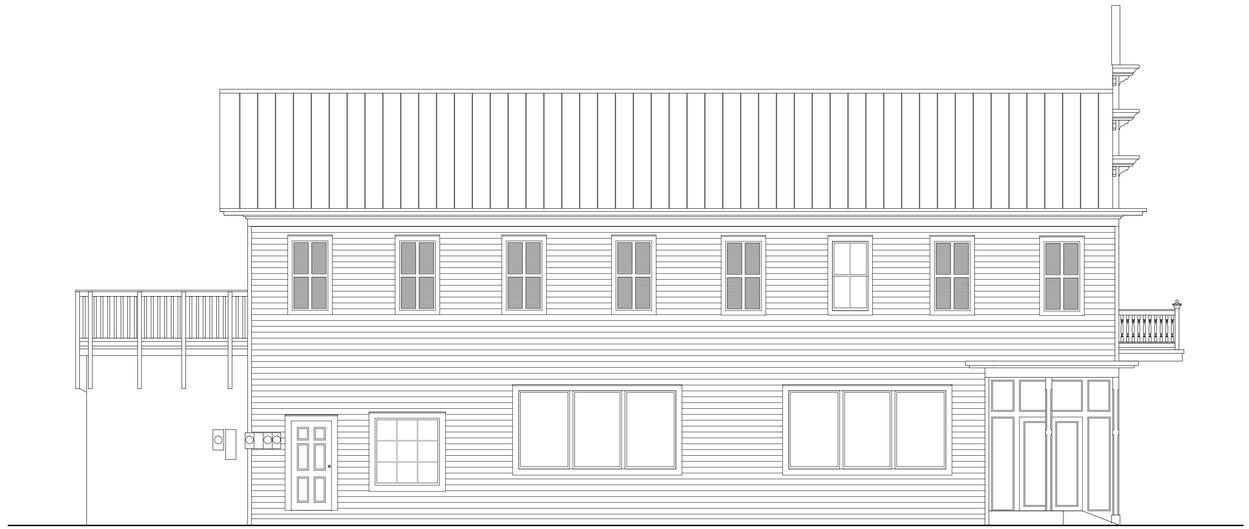
CLIENT: GARY THE CARPENTER CONSTRUCTION, INC

PROJECT: 419 SOUTHARD ST

SITE: 532&534 DUVAL ST
KEY WEST, FL 33040

TITLE: EXISTING&PROPOSED FLOOR PLANS

SCALE AT 11"X17":	DATE:	DRAWN:	CHECKED BY:
AS SHOWN	12/17/20	JPM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2006-05	A-304	1	



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

EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: GARY THE CARPENTER CONSTRUCTION, INC

PROJECT: 419 SOUTHARD ST

SITE: 532&534 DUVAL ST
KEY WEST, FL 33040

TITLE: EXISTING & PROPOSED ELEVATIONS

SCALE OF TITLE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12/17/20	JPM	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2006-05	A-305		1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 26, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

STABILIZATION OF STRUCTURES, RESTORATION OF FACADES (419 SOUTHARD AND 532-534 DUVAL STREETS). RAISE FRONT PORCH 8 INCHES ABOVE SIDEWALK, ENLARGE SIDE DOOR FOR ADA ACCESS (419 SOUTHARD). AFTER-THE-FACT DEMOLITION OF FIRST FLOOR FACADES. REMOVAL OF CONCRETE FRONT PORCH SLAB OF 419 SOUTHARD STREET.

#419-425 SOUTHARD STREET AND 532-534 DUVAL STREET

Applicant – Gary the Carpenter Application #H2020-0041

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Gary Burchfield, 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: 532 Duval on the 20 day of January, 2021.

   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 Jan 26, 2021.

   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 H2020-0641.

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

Signed Name of Affiant: X

Date: 1/20/21
Address: 800 Simonton
City: Key West
State, Zip: FL 33040

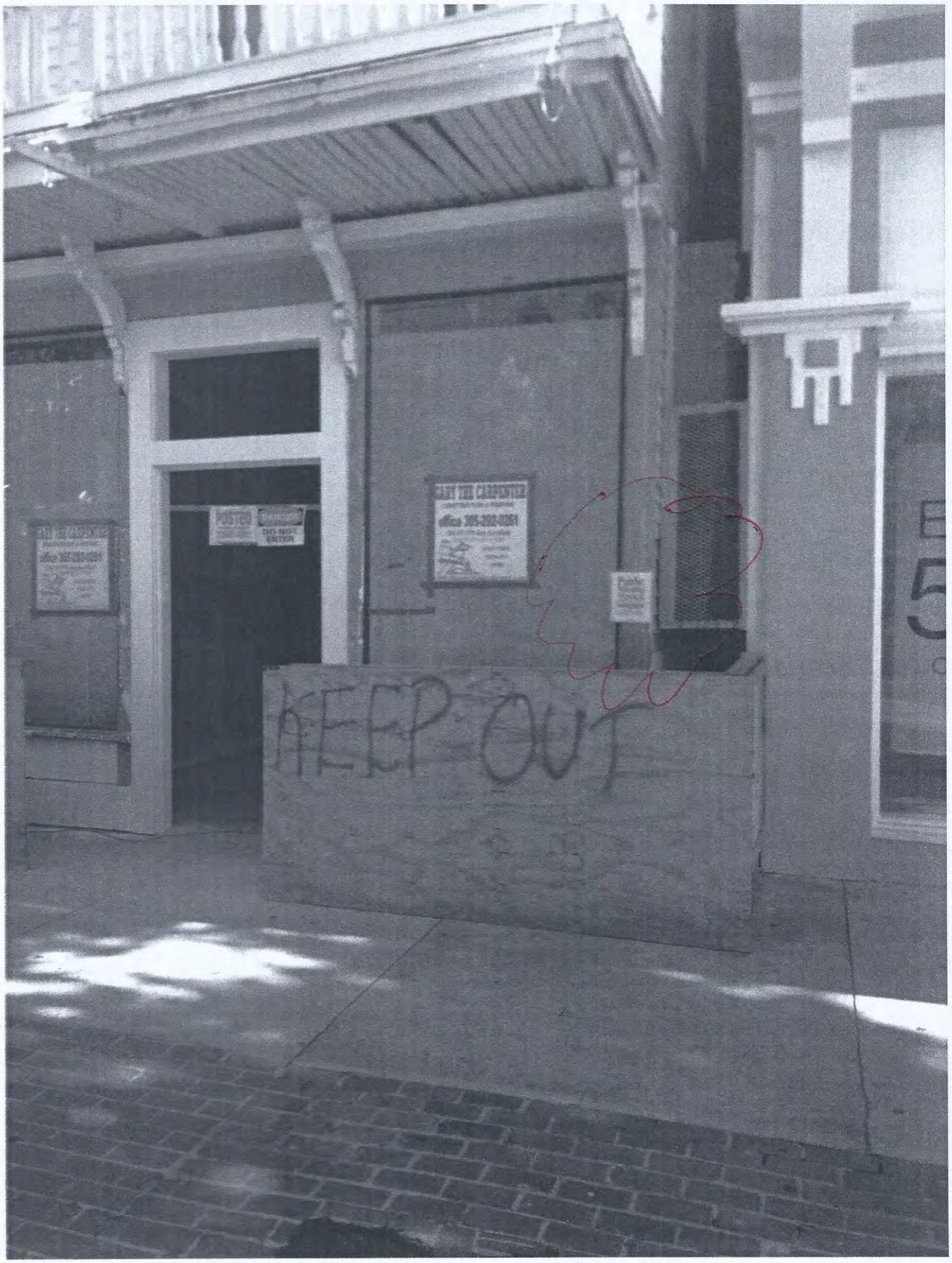
The forgoing instrument was acknowledged before me on this 20 day of January, 2021.

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

NOTARY PUBLIC
Sign Name: _____
Print Name: Raymond L. Lovell
Notary Public - State of Florida (seal)
My Commission Expires:

RAYMOND L. LOVELL
MY COMMISSION # GG 985860
EXPIRES: May 15, 2024
Bonded Thru Notary Public Underwriters

532 Duval



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Gary Burchfield, 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: 534 Duval on the 20 day of January, 2021.

   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 Jan. 26, 2021.

   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 H2020-0041

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

Signed Name of Affiant:
Date: 1/20/21
Address: 800 Simonton
City: Key West
State, Zip: FL 33040

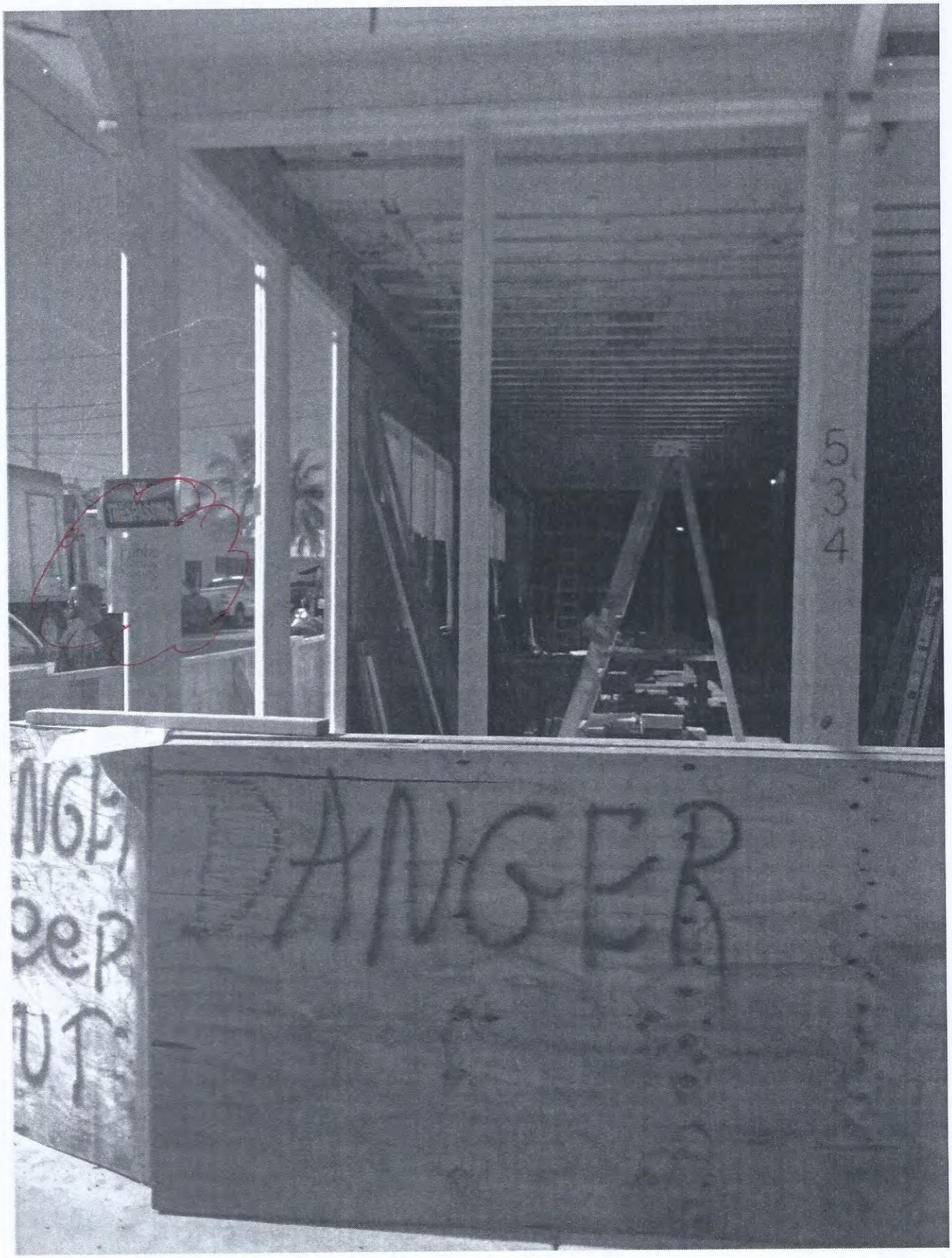
The forgoing instrument was acknowledged before me on this 20 day of Jan., 2021.

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

NOTARY PUBLIC
Sign Name: _____
Print Name: Raymond L. Lovell
Notary Public - State of Florida (seal)
My Commission Expires:

RAYMOND L. LOVELL
MY COMMISSION # GG 985860
EXPIRES: May 15, 2024
Bonded Thru Notary Public Underwriters

534 Duval



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Gary Burchfield, 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: 419 Southard on the 20 day of January, 2021.

   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 Jan. 26, 2021.

   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 H2020-0041

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

Signed Name of Affiant:

Date: 1/20/21
Address: 600 Simonton
City: Key West
State, Zip: FL 33040

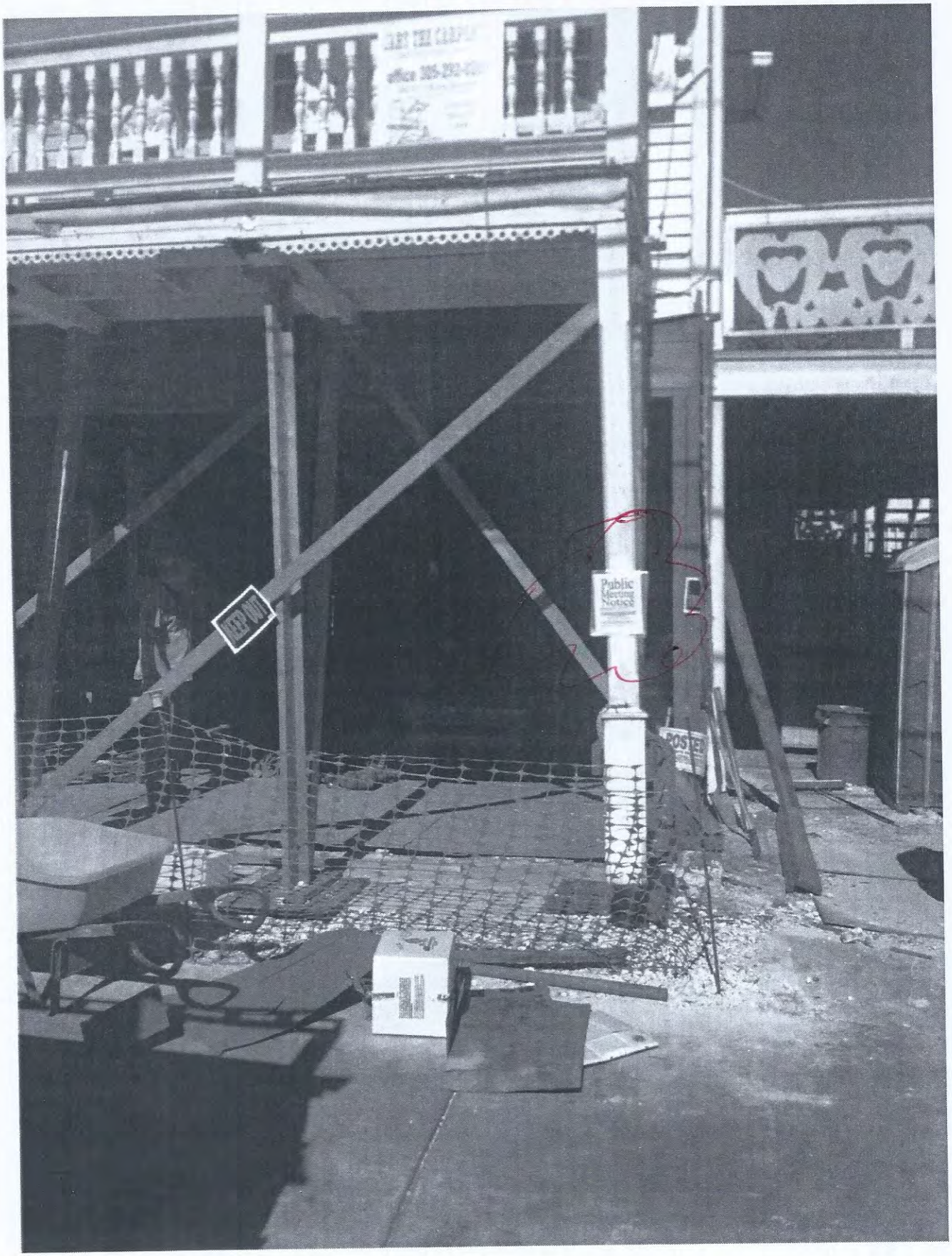
The forgoing instrument was acknowledged before me on this 20 day of January, 2021.

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

NOTARY PUBLIC
Sign Name: _____
Print Name: Raymond L. Lovell
Notary Public - State of Florida (seal)
My Commission Expires: _____

RAYMOND L. LOVELL
MY COMMISSION # GG 985860
EXPIRES: May 15, 2024
Bonded Thru Notary Public Underwriters

419 Southard



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	00009760-000000
Account#	1010022
Property ID	1010022
Millage Group	10KW
Location Address	534 DUVAL St, KEY WEST
Legal Description	KW PT LOT 1 SQR 51 OR155-435 OR170-103 OR408-110/11 OR2864-896 OR2882-2079 OR3026-1515 (Note: Not to be used on legal documents.)
Neighborhood	32030
Property Class	STORE COMBO (1200)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

534 DUVAL STREET LLC
45 NW 21st St
Miami FL 33127

Valuation

		2020	2019	2018	2017
+	Market Improvement Value	$941,981	$945,085	$893,463	$896,487
+	Market Misc Value	$1,600	$1,600	$1,600	$1,600
+	Market Land Value	$2,173,500	$1,725,000	$1,668,750	$1,401,750
=	Just Market Value	**$3,117,081**	**$2,671,685**	**$2,563,813**	**$2,299,837**
=	Total Assessed Value	**$2,938,853**	**$2,671,685**	**$2,529,820**	**$2,299,837**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$3,117,081**	**$2,671,685**	**$2,563,813**	**$2,299,837**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	7,500.00	Square Foot	50	150

Commercial Buildings

Style	APARTMENTS / 03C
Gross Sq Ft	8,006
Finished Sq Ft	6,850
Perimiter	0
Stories	4
Interior Walls	
Exterior Walls	AB AVE WOOD SIDING
Quality	500 ()
Roof Type	
Roof Material	
Exterior Wall1	AB AVE WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	1
Half Bathrooms	0
Heating Type	
Year Built	1913
Year Remodeled	
Effective Year Built	1992

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,850	6,850	0
OUU	OP PR UNFIN UL	546	0	0
OPF	OP PRCH FIN LL	49	0	0
OUF	OP PRCH FIN UL	225	0	0
SBF	UTIL FIN BLK	336	0	0
TOTAL		**8,006**	**6,850**	**0**

Style	M.F. - R3 / R3
Gross Sq Ft	3,623
Finished Sq Ft	1,600
Perimiter	0
Stories	2
Interior Walls	WALL BD/WD WAL
Exterior Walls	ABOVE AVERAGE WOOD
Quality	500 ()
Roof Type	GABLE/HIP
Roof Material	METAL
Exterior Wall1	ABOVE AVERAGE WOOD
Exterior Wall2	
Foundation	WD CONC PADS
Interior Finish	WALL BD/WD WAL
Ground Floor Area	
Floor Cover	CONC S/B GRND
Full Bathrooms	3
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1913
Year Remodeled	
Effective Year Built	1980

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	800	0	0
FLA	FLOOR LIV AREA	1,600	1,600	0
OPU	OP PR UNFIN LL	480	0	0
OUU	OP PR UNFIN UL	495	0	0
OPF	OP PRCH FIN LL	108	0	0
OUF	OP PRCH FIN UL	108	0	0
SBF	UTIL FIN BLK	32	0	0
TOTAL		**3,623**	**1,600**	**0**

Style	1 STY STORE-D / 11D
Gross Sq Ft	600
Finished Sq Ft	600
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	AB AVE WOOD SIDING
Quality	350 ()
Roof Type	
Roof Material	
Exterior Wall1	AB AVE WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	1
Half Bathrooms	0
Heating Type	
Year Built	1941
Year Remodeled	
Effective Year Built	1985

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	600	600	0
TOTAL		**600**	**600**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1979	1980	1	174 SF	1
FENCES	1993	1994	1	414 SF	2
BRICK PATIO	1980	2007	1	168 SF	2
BRICK PATIO	1980	2007	1	20 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/10/2020	$5,100,000	Warranty Deed	2269155	3026	1515	03 - Qualified	Improved
2/1/1969	$53,100	Conversion Code		408	110	Q - Qualified	Improved

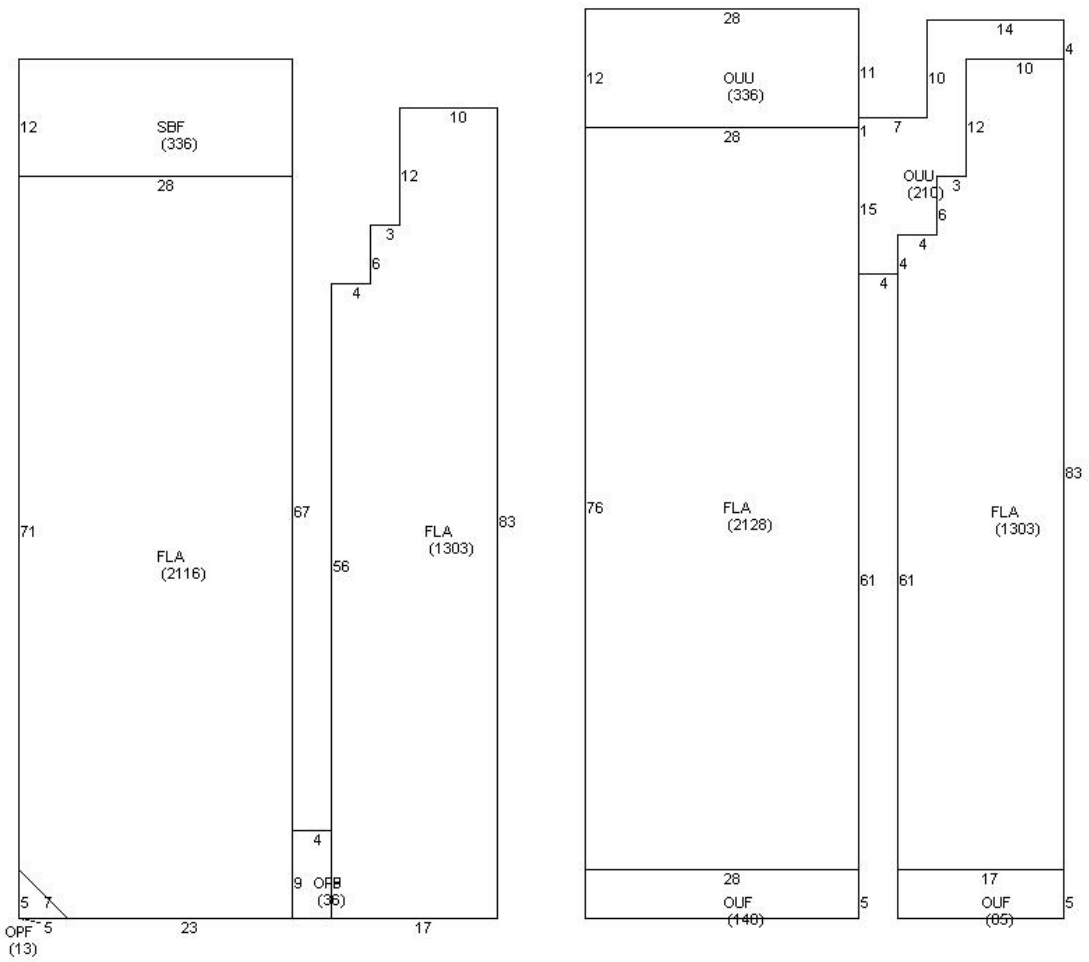
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-1905	7/10/2020		$5,000	Commercial	ROUGH IN ONLY OF PLUMBING UNDER NEW FOUNDATION.
BLD2020-1597	6/25/2020		$2,000	Commercial	REMOVE INTERIOR ELEVATED FLOORING, WALL FINISHES & FRAMING
BLD2020-1596	6/3/2020		$2,100	Commercial	REMOVE INTERIOR ELEVATED WOOD FLOORING, WALL COVERING AND FRAMING.
BLD2020-1598	6/3/2020		$2,100	Commercial	REMOVE INTERIOR 1ST FLOOR, WALL FINISHES AND FRAMING.
BLD2018-1285	1/3/2019	6/17/2019	$6,000	Commercial	REPLACE ROTTEN DECKING/RAFTERS/POST PER ENGINEERING PLANS. N.O.C REQUIRED. HARD INSPECTION REQUIRED. GH
16-00000428	4/14/2016	4/15/2017	$3,000	Commercial	REMOVE EXISTING CHAIN LINK FENCE/GATE (6)' AT PROPERTY LINE. REPLACE WITH SHORT FENCE (42") W/OPENING. INSTALL 6' TALL TRI-FOLD GATE 10" SETBACK. ALL NEW WOOD TO HAVE WOOD PICKETS PAINTED WHITE. H16-01-0151.
14-2598	6/10/2014	5/13/2017	$7,000	Commercial	REPLACE A TEON TON CIND INSTALL STAND A/H IS ONE YEAR OLD. INSTALL 4 DROP SUPPLY GRILLS W'DUCK WORK TO TWO ROOMS COND HAS EXISTING SLAB POWER.
14-1198	3/31/2014	5/13/2017	$2,450	Commercial	SET FIXTURES: 1- TRIPLE COMPARTMENT SINK, 1-HAND SINK, 1 MOP SINK, 1 GREASE TRAP, 1 FLOOR SINK DRAIN.
13-1264	4/5/2013		$11,830	Commercial	MAINTENANCE AND PAINT THE TWO V-CRIMP METAL PANEL ROOFS
13-1300	4/5/2013	6/29/2017	$1,000	Commercial	REMOVE BROKEN GLASS STOREFRONT AND REPLACE WITH NEW
2012-00000539	2/16/2012		$10,000	Commercial	NSTALL NEW FENCES, 14'6" FRONT OF THE PROPERTY, 32 1/2 BACK, 26' BACK IN DRIVEWAY ALL WOOD, SAND SET PAVERS IN DRIVEWAY 280 S.F. NEW DOOR TO REPLACE EXISTING WINDOW, EXTERIOR TOUCH UP PAINT TO MATCH EXISTING
11-3510	9/22/2011		$4,449	Commercial	REPLACE A 10-TON A/H ONLY INSIDE W/EXT POWER AND STAND. REPLACE A 6 FOOT AIR CURTAIN W/EXT POWER
11-3323	9/15/2011		$4,750	Commercial	REMOVE EXISTING FRONT DOOR, INSTALL 2-2' X 6'8" FULL LIGHT DOORS. EXTEND SIDE WINDOWS TO LOUVERED KNEE WALL.
08-0157	1/24/2008		$4,400	Commercial	INSTALL SECURITY ALARM SYSTEM IN 2500 SF BUILDING
08-0012	1/23/2008	2/1/2008	$900	Commercial	CROW MOLDING, TWO OFFICES
2007-00004571	10/19/2007		$5,000	Commercial	REMOVE EXIST'G DROP CEILING * REPLACE WITH 1 X 4 T&G CEILING
2007-00004714	10/15/2007	5/28/2020	$3,000	Commercial	150 SF WOOD SIDING AND CASING; LEVEL FIRST FLOOR.
06-2792	5/8/2006	8/15/2006	$1,600	Commercial	INSTALL OUTLETS, WIRE.
06-2258	4/11/2006	7/26/2006	$700	Commercial	INSTALL 3 COMPARTMENT SING & GREASE TRAP
06-0025	1/12/2006	7/26/2006	$6,500	Commercial	REPLACE 10 TON WITH 25 TON
03-0338	2/7/2003	9/1/2004	$150	Commercial	WALL SIGN
03-0283	2/3/2003	5/26/2020	$275	Commercial	BUILD INSIDE WALL
03-0281	1/28/2003	3/29/2003	$1,500	Commercial	PLUMBING
02-3341	12/12/2002	10/3/2003	$35,000	Commercial	ELECTRIC
02-3265	12/3/2002	10/3/2003	$5,000	Commercial	DEMO DUE TO FIRE
02/2961	11/5/2002	10/3/2003	$1,000	Commercial	REPAIR ELECTRICAL
02/2958	10/31/2002	10/3/2003	$975	Commercial	DEMO PERMIT FIRE
01-1995	5/21/2001	11/16/2001	$3,359	Commercial	7 SQS V-CRIMP
99-2404	7/9/1999	11/3/1999	$5,000	Commercial	REPLACE 10 TON AIR HANDLE
A95-0623	2/1/1995	8/1/1995	$500	Commercial	ATTACHING WOOD SIGN

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)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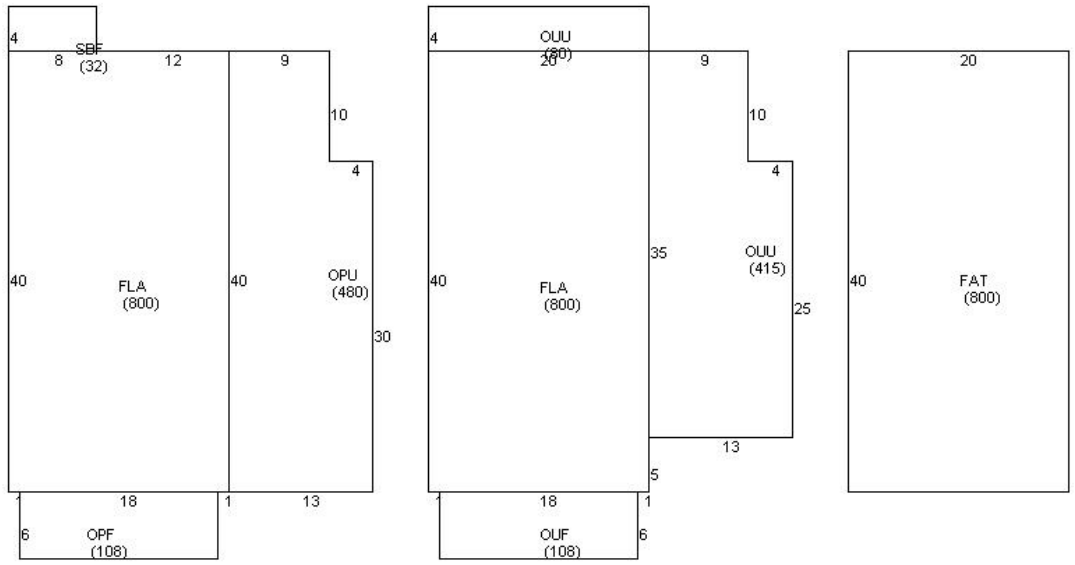
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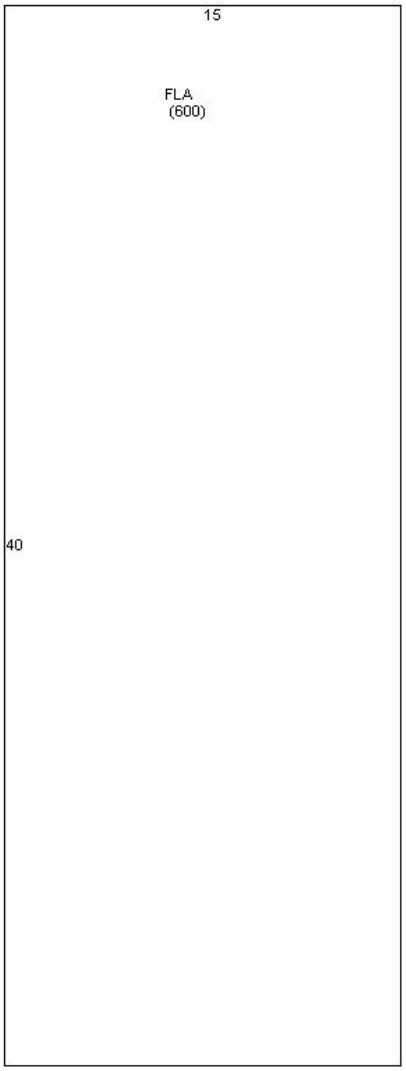

Photos

Map

TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

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

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