



## **Historic Architectural Review Commission Staff Report for Item 16**

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: July 28, 2021

Applicant: William Rowan

Application Number: H2021-0037

Address: 917 Duval Street

### **Description of Work:**

Construct second-story addition on top of existing concrete block structure. New roof deck garden/common area.

### **Site Facts:**

The building under review is a one-story commercial building listed as a contributing resource to the historic district. The CMU building was built in 1950. Rear and side additions are not part of the historic fabric. In 2013 a retractable roof was approved and build over the south addition. Historic building front façade was remodeled in 2006. In 2007 the building was renovated including new rear addition, rebuild of columns and tie beams, spalling repairs and alter foundations to support a second floor. Both frame vernacular structures flanking the site in question are listed as contributing resources.

### **Secretary of the Interior's Standards for Rehabilitation and Guidelines Cited on Review:**

- SOIS (pages 16- 23), specifically Standards 1, 9 and 10.
- Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 8, 11, 12, 13, 14, 19, 22, 25, and 26.

- New Construction (pages 38a-38q), specifically guidelines 1, 2, 11, 12, 13, 14, 17, 18, 20, 22, 24, and 25.

### **Staff Analysis:**

The Certificate of Appropriateness under review is for the construction of a new two-story addition over non-historic portions of a contributing and historic building. Although the applicant submitted a 2018 draft prepared by Richard Milelli, P.E. that concludes that “approximately 17.5% of the existing building is historic”, our ordinance clearly defines historic building as follows:

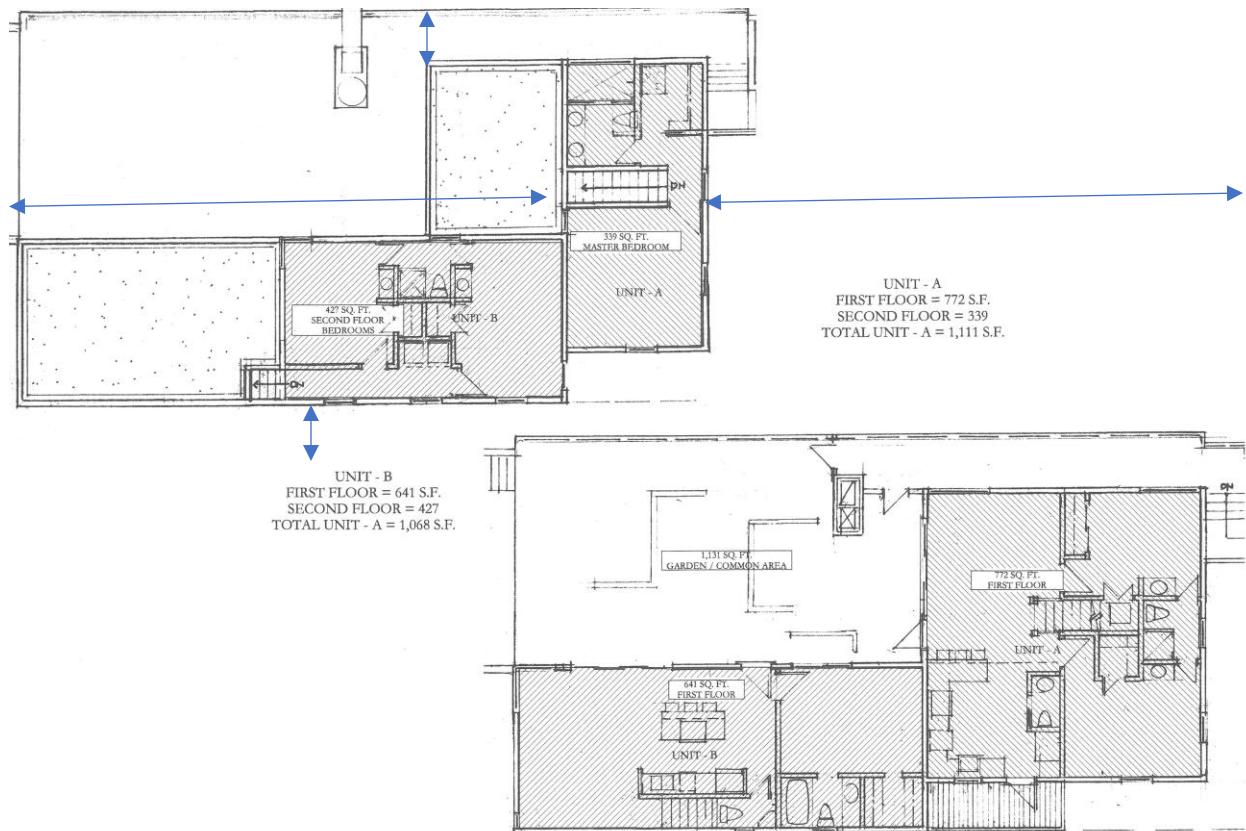
*Historic building means any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.*

For reviewing this project staff took into consideration that the historic building is the northern part of the structure, where the proposed two-story addition is not located. Secondly staff also want to establish that the upper proposed floor is a third floor, as it does not meet the definition of two- and one-half story building as the third story sits over a new addition with a flat roof.

***Two and One Half Story Building:*** *A building with two full stories above the crown of the road plus a third floor (known as a “half story”) that does not exceed in floor area one-half of the floor area of the floor immediately below within the same building. Typically the half story is located beneath a pitched roof. The following criteria will be apply for the review:*

- 1. The roof rafters must rest on and be supported by the top plate of the second story wall;*
- 2. The height of the floor area considered to constitute the half story shall be not less than seven feet six inches high at its highest point and five feet high at its lowest point;*
- 3. No exterior wall should stand beyond the second floor top plate (Figures 1 and 2 pages 77-78). If the half story is located above a flat roof, its interior height shall not exceed seven feet six inches high and it shall be set back from the second story roofline equally proportioned on it four sides.*

The proposed third roof is not equally proportioned setback from the second story roofline on its four sides. The west and east walls on the proposed third floor are flush to existing walls and north and south walls have different setbacks from existing exterior walls, therefore this is a third floor and not a half story. The following drawings include setback arrows depicting same sizes proposed setbacks – north/ south and east/ west sides:



Proposed second and third floor plans.

The design proposes a cmu two-story structure that will serve as two market rate residential units. The owner obtained these units through BPASS allocation administered by the Planning Board. The new addition front elevation will be flushed with the existing side addition's front wall while a roof deck/ garden is proposed over the historic portion of the contributing commercial building. Handrails will be installed over the exterior walls of the historic portion of the building. Due to the new construction the plans include a chimney crowned by and exhaust for the commercial kitchen. The overall height of the building will increase to approximately 32 feet. Entrance to the units will be through an elevator and staircases, both located at the rear of the building.

The two-story addition will have stucco finished walls, impact windows and doors and roof will be flat. If approved the plans will still require to be presented to the Planning Board for parking variance and probably building coverage, due to the new stairs and elevator.

### **Consistency with Cited Guidelines:**

It is staff's opinion that the proposed plans fail many of the cited SOIS and guidelines. Scale wise the proposed second floor will be taller than the existing building. This and the treatment of an almost no fenestration front elevation facing Duval Street makes the existing non-historic side main façade almost crushed over such a solid volume. The proposed rhythm, and void and solid ratio of the new structure disharmonizes with the transparencies find not only in the existing

building' front facades, but in adjacent historic buildings that have porches on their second floors. Staff finds that the proposed plans are depicting a three story-building, which is prohibited by HARC regulations, that has its own scale, mass, proportions, forms, and architectural vocabulary that completely unrelates to the historic surrounding context. Staff finds the proposed additions foreign to the surrounding urban context.

Staff had expressed the applicant concerns pertaining additions taller than the principal building, as the guidelines states that additions shall be lower than the original building height. Although the owner and applicant expressed that they envisioned years ago the addition of a second floor to this building, our regulations are very specific on the treatment of additions and alterations in contributing and historic structures.

[illegible][illegible][illegible]

# APPLICATION



## COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER <u>2021-0037</u>		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="radio"/> YES <input type="radio"/> NO 0.0% %

ADDRESS OF PROPOSED PROJECT:	917 Duval Street	# OF UNITS	1.0
RE # OR ALTERNATE KEY:	1018261		
NAME ON DEED:	Martins on Duval LLC	PHONE NUMBER	305-942-6978
OWNER'S MAILING ADDRESS:	917 Duval Street	EMAIL	martinscfe@earthlink.net
	Key West, Florida 33040		
CONTRACTOR COMPANY NAME:	TBD	PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:	TBD	EMAIL	
ARCHITECT / ENGINEER'S NAME:	William Rowan	PHONE NUMBER	305-394-4773
ARCHITECT / ENGINEER'S ADDRESS:	321 Peacon In	EMAIL	wrowan@gmail.com
	Key West, FI 33040		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR &amp; PROFIT:

\$

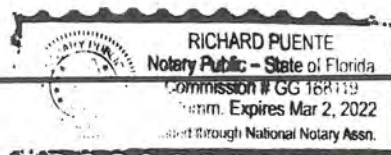
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

CONSTRUCT (2) 3 BEDROOM 2-1/2 BATH  
ADDITIONS ON TOP OF EXISTING CBS & CONCRETE BUILDING  
NEW IMPACT DOORS & WINDOWS THROUGHOUT, STUCCO FINISH TO  
MATCH EXISTING, LIVING ROOF / COURTYARD, NEW CABLE RAILING AROUND  
EXTENSIVE

Printed name of property owner or licensed contractor. <u>M. Bussem</u>	Signature. <u>M. Bussem</u>
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me. <u>Richard Puente</u> <u>6/28/21</u>	
Personally known or produced	as identification.

Official Use Only:



**PART B:****SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☒ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☒ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING  
☒ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE  
☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

**SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:**

☒ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS  
A / C: ☒ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☒ ELECTRICAL: ☒ LIGHTING ☒ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☒ LOW VOLTAGE  
SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE \_\_\_\_\_ AMPS

☒ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS ☐ LPG TANKS

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

**PART C:****HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: \_\_\_\_\_

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_



SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
Building is listed as historic's contributing			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

# BUILDING EVALUATION

## MARTIN'S RESTAURANT

917 Duval Street, Key West, FL



Prepared For:

Trepanier and Associates, Inc.

1214 First Street

Key West, FL 33040

Prepared By:

Richard J. Milelli, P.E.

P.E. #58315

Meridian Engineering, LLC

201 Front Street, Suite 203

Key West, FL 33040

(305) 293-3263

Certificate of Authorization #26120

June 1, 2018

### **Executive Summary:**

As requested by Trepanier & Associates, authorized agent for the owners, I reviewed documents and visited the site on June 1, 2018 to inspect the building and provide a professional opinion regarding the percentage of original versus altered material regarding the structure at 917 Duval Street. The site is currently occupied by Martin's restaurant. Monroe County property record cards indicate the original commercial structure was built c. 1950 with a footprint of 22ft x 40ft.

Review of City records indicate that most of the original structure has had major renovations and extensive alterations. Records document the precession of changes to the building where new elements & features have been added, and historic features have been replaced, repaired, renovated, or removed, including the complete renovation and reconstruction of the front façade; the structure's only character defining feature.

It is the conclusion of this report that approximately 17.5% of the existing structure is historic.

### **City Records Reviewed:**

Review of City records indicate the following changes to the structure:

- 1964: Repair to storefront;
- 1967: Re-roof;
- 1976: Addition – screen patio;
- 1978: Addition – 22' x 26' one story addition for kitchen and public bathroom;
- 1983: Replacement of front glass;
- 1983: Re-roof;
- 1983: Interior demolition and addition of interior partition;
- 1983: Open side façade, installation of French style doors to side open patio;
- 1990: Extended roof, rebuild façade and soffit;
- 1990: Demo concrete overhang, rebuild façade;
- 1993: Install awning on front façade;
- 1993 Re-roof;
- 1994: Install French doors between 6" x 6" posts;
- 1996 Re-roof;
- 2006: Demolish interior walls, remove flooring;
- 2006: Renovate front façade and remodel entire structure;
- 2007: 200 sq. ft. roof extension;
- 2007: Alter foundation to support 2<sup>nd</sup> floor;
- 2007: Rear addition and renovations to building including:
  - Rebuild columns and tie beams;
  - Replace all doors and windows, except front;
  - Front partition wall and ceiling furred;
  - Spalling repair;
  - Rebar replacement; and

- Concrete replacement.

### **Observations of the 1950's Structure:**

After reviewing historic photos, city & state records and a site visit, the following analysis is based on my professional knowledge and observations:

The principle building is a concrete masonry unit (CMU) with a flat roof. A 1970's addition of a screened side patio has been reconstructed over the years. It is now enclosed and is of wood frame construction with a concrete front façade to match the principle building.

In 1976, the rear wall of the original structure was removed and a 26ft addition was added to the building enlarging its footprint from 22ft x 26ft to 22ft x 66ft. By the following year, windows were eliminated and wall penetrations created to open the side of the structure onto an L-shaped patio wrapping around the side and rear elevations.

Originally, the c. 1950's commercial structure had a simple masonry vernacular design with minimal character defining features, as depicted in the photo below c. 1966.

#### **Front façade:**

The original front façade featured an inverted storefront with large glass windows and an offset front door, a concrete overhang, signage and a parapet with a simple, raised, concrete fascia. City records document alterations to the storefront as early as 1963. Records also show the replacement of the front glass in 1980 and the demolition of the concrete overhang and the rebuilding of the façade in 1990. In 2006 and 2007, permits were granted to, again, renovate the front façade and remodel the structure. Included in that renovation was the repair of a portion of the concrete façade and two structural concrete columns which were damaged by spalling. The damaged concrete as well as the structural rebar was removed and replaced. It is evident that the original inverted storefront has been removed, redesigned and replaced with a flush-mounted storefront.

With the replacement and removal of character defining features such as the inverted storefront, parapet, fascia, overhang and signage, as well as original structural and cosmetic material, I estimate that approximately 10% of the original front façade remains.

#### **Left side exterior wall:**

The left-side exterior wall is void of windows and appears in its original form as confirmed by historic photos. The surface material indicates that it has undergone some repairs in the past, however, it is unknown how much, if any, of the structural material has been replaced. The left-side exterior wall consists of approximately 40% original material.

#### **Right-side exterior wall:**



The right-side exterior wall has been significantly altered to accommodate a side addition. In 1983, original fenestration was enclosed, and several penetrations created. The right-side exterior wall consists of approximately 20% original material.

#### Rear wall:

The rear wall of the original structure was removed c. 1978 for the addition of a kitchen and restrooms. 0% of the original rear wall material remains.

#### Interior:

It is unknown if original interior walls or partitions existed. None remain. 0% of the original interior remains.

#### Roof:

There is no evidence that the roof's original structural members have been replaced, however, the condition of the internal roof structure was not accessible and, therefore, not inspected. Notwithstanding its structural integrity, the original roof has been resurfaced and extended to accommodate an addition to the rear and one to the side leaving the original roof line compromised.

#### Conclusion:

The following conclusion is based on my review of historic photos, city & state records and my personal observations and professional analysis. It is my professional opinion that with the major alterations to the structure's character defining features, historic fabric and original footprint, less than 35% of the original historic structure remains and because of the significant additions over the years approximately 17.5% of the existing structure is original.

#### Photographs:



c. 1966



c. 1973 – original fascia & signage removed



2018 Storefront: Replaced & redesigned storefront, new concrete columns & façade.



Left side wall: Resurfacing of exterior wall and expansion of original structure.



Rear wall: Rear wall removed and addition of kitchen and restrooms in 1978.



Rebuilding of addition: 1994 – 2006. Structural members added, and interior walls opened to accommodate both single and double doors to addition.



Addition: Rear yard view



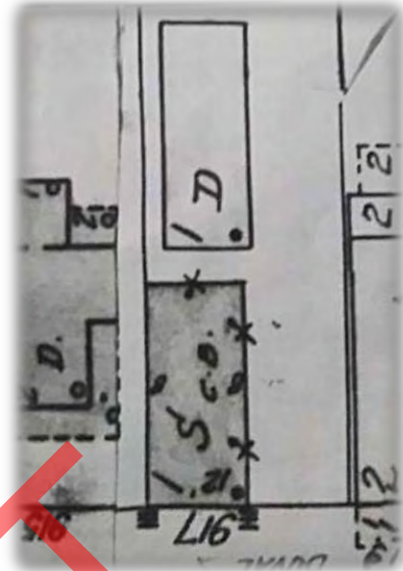
Addition: Interior



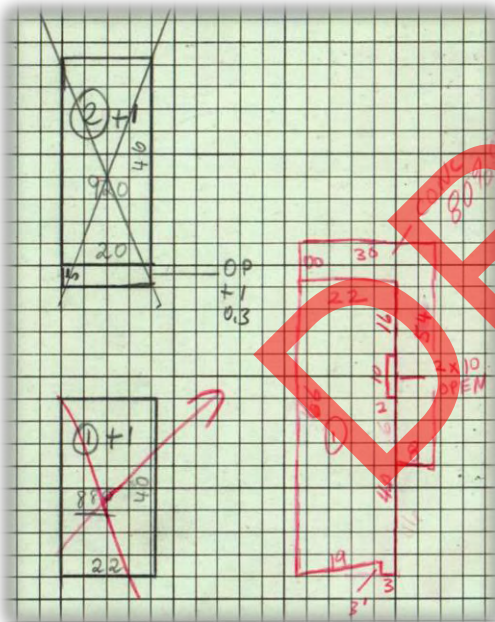
## Historic Documentation:



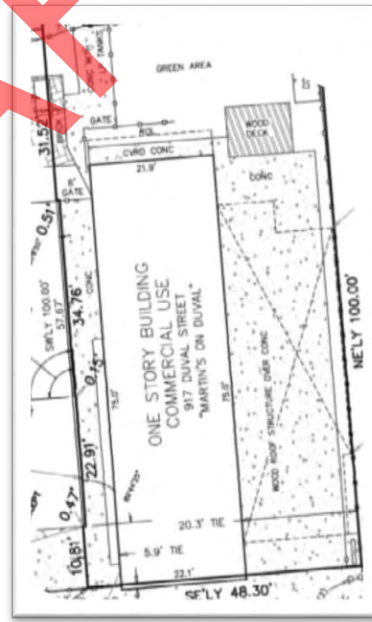
1948 Sanborn Map



1962 Sanborn Map



1966-1974: Property Record Card

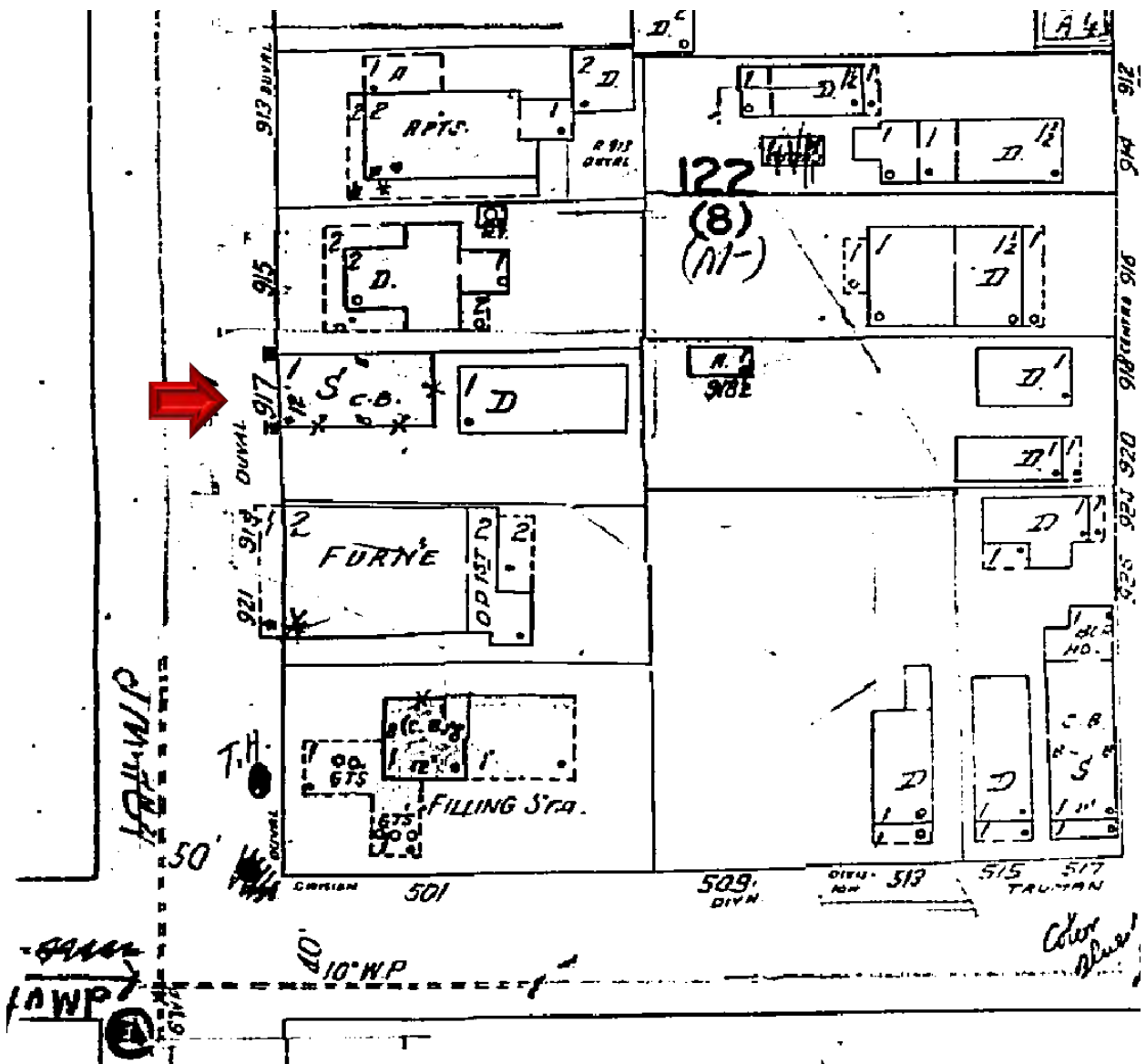


2014 Survey



# SANBORN MAPS





1962 Sanborn Map

# PROJECT PHOTOS





917 Duval Street circa 1965. Monroe County Library.



**917 Duval Street circa 1973. Monroe County Library.**



Google Maps 917 Duval St

PROPOSED ADDITIONAL SETBACK FROM FRONT OF BUILDING



Image capture: Jul 2015 © 2017 Google United States





WEST SIDE of BUILDING





WEST SIDE of BUILDING

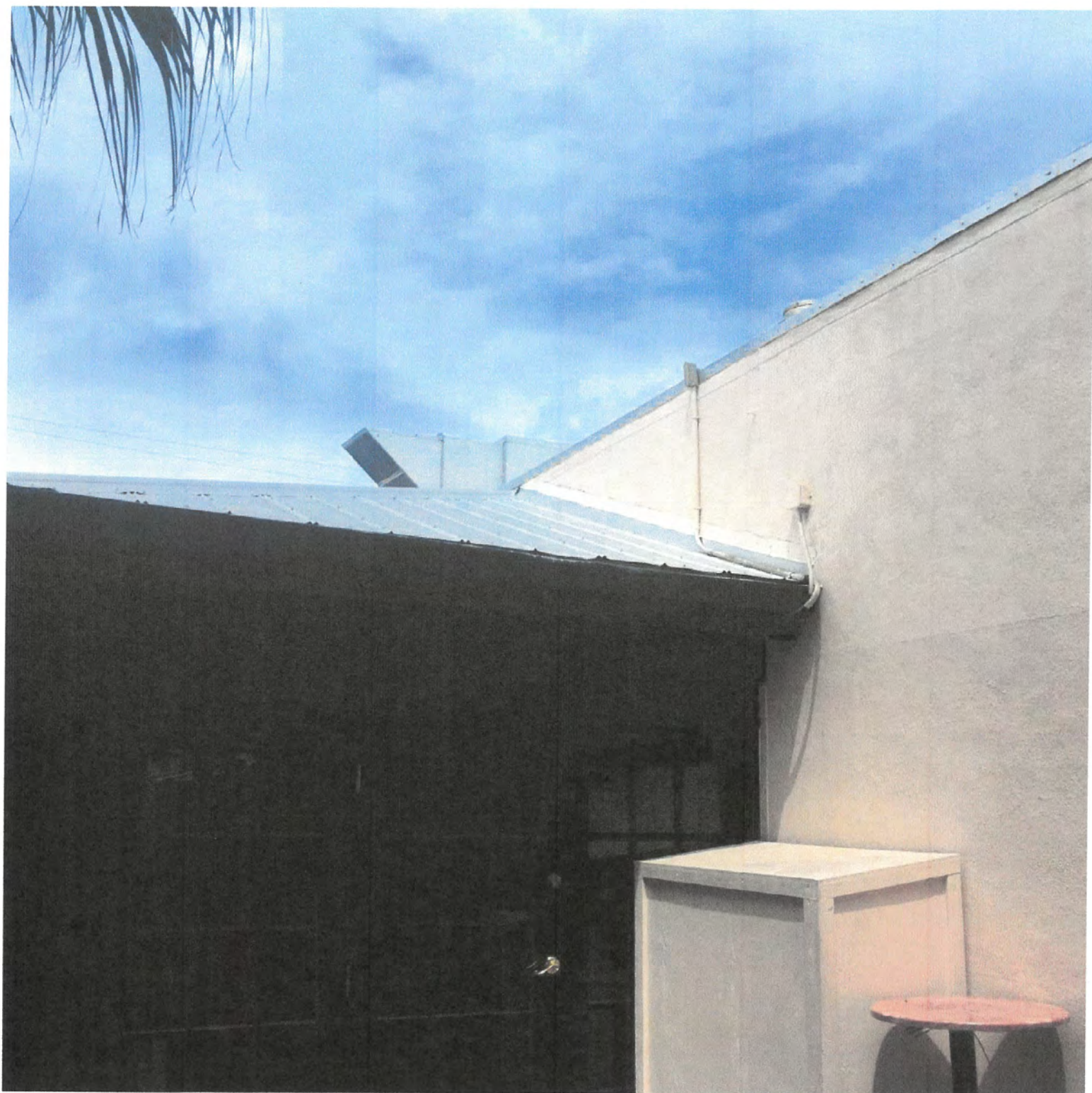


EXISTING FACADE TO REMAIN



FRONT OF BUILDING





Rear of Building





REAR of BUILDING



EXISTING BUILDING TO REMAIN



REAR OF STRUCTURE



STRUCTURE TO REMAIN



REAR OF BUILDING



WEST SIDE OF BUILDING



MATCH EXSTNG FINISH



## Existing photos and notes of 917 Duval Street

Proposed addition will not extend past this plane towards Duval street.



Existing Duval street elevation



**Existing Duval street elevation**



**Existing Duval street elevation (From in front of blackfin)**



919 Duval



Existing rear of property

915 Duval

### Proposed Street Scape (Artists model)

















# SURVEY



LOCATION MAP - NTS

# MAP OF BOUNDARY SURVEY PART LOT 6, SQUARE 8, TRACT 4 ON THE ISLAND OF KEY WEST

## LEGAL DESCRIPTION -

On the island of Key West and known as William A Whitehead's Map of said Island, delineated in February, A.D., 1829, as a part of Tract 4, but better described as a part of Lot 6 in Square 8, of said Tract 4, according to Gwynn's diagram, recorded in Plat Book "H", Page 669 of Monroe County, Florida Public Records and Wall's addition of Tract as recorded in Deed Book "E", Page 245 of Monroe County Public Records and being more particularly described as follows:

Commence at the intersection of the Northwesterly Right-of-Way Line of Truman Avenue (40 foot Right-of-Way) and the Northeasterly Right-of-Way Line of Duval Street (50 foot Right-of-Way); thence in a Northwesterly direction along the said Northeasterly Right-of-Way Line of Duval Street for 98.70 feet. (Original Deed called for 126 feet) to the Point of Beginning; (the Point of Beginning is also the Southeasterly line of said legal description known as Parcel 2, the line is 258.30 feet from the intersection of the Southeasterly Right-of-Way line of Olivia Street (30 foot Right-of-Way) and the Northwesterly Right-of-Way line of Duval Street, thence at a right angle and in a Northeasterly direction for 100.00 feet; thence at a right angle and in a Northwesterly direction for 48.30 feet; thence at a right angle and in a Southwesterly direction for 100.00 feet to the said Northeasterly Right-of-Way line of Duval Street (said point also being the Southeasterly line of a less out portion of property as described in the original deed, Parcel 1), and being 210.00 feet from the said intersection of Olivia Street for 48.30 feet to the Point of Beginning.

Less and except the following:

On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract 4, but better described as a part of Lot 6, in Square 8 of said Tract 4, according to Gwynn's diagram recorded in Plat Book "H", at Page 669, of Monroe County, Florida Public Records, and being more particularly described as follows: COMMENCE at the southeasterly right-of-way line of Olivia Street and the northeasterly right-of-way line of Duval Street; thence run southeasterly along the northeasterly right-of-way line for a distance of 210.00 feet; thence northeasterly at right angles for a distance of 10.81 feet to the Point of Beginning; thence southeasterly at right angles for a distance of 0.47 feet; thence northeasterly at an angle of 89°44'25" deflected to the left for a distance of 22.91 feet; thence northwesterly at an angle of 90°06'39" deflected to the left for a distance of 0.15 feet; thence northeasterly at an angle of 89°59'54" deflected to the right for a distance of 34.76 feet; thence northwesterly at right angles for a distance of 0.51 feet; thence southwesterly at an angle of 90°08'50" deflected to the left for a distance of 57.67 feet back to the Point of Beginning.

## CERTIFIED TO -

Attorneys' Title Insurance Fund, Inc.  
Old Republic National Title Insurance Company  
Martin's on Duval, LLC



## NOTES:

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

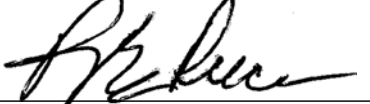
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

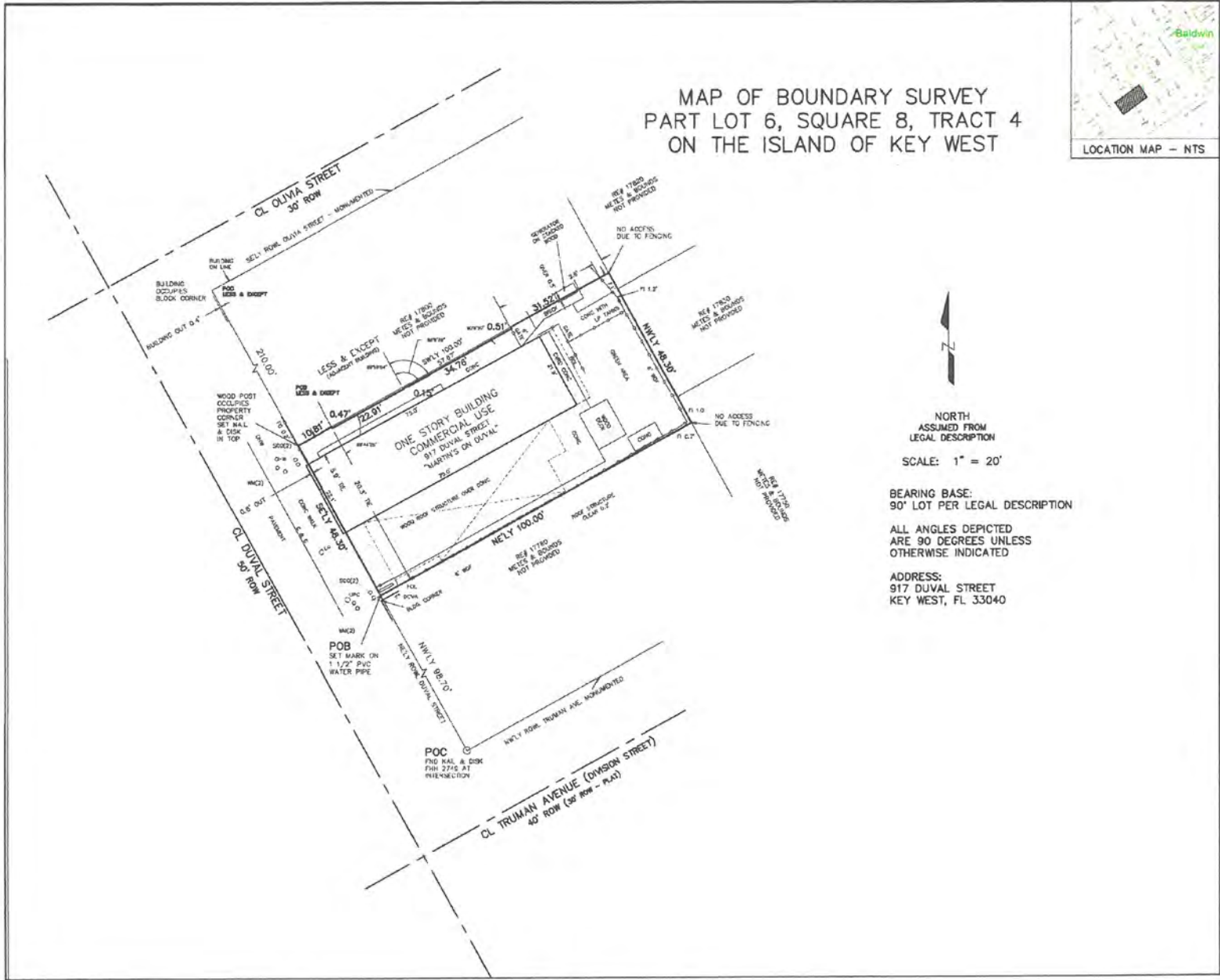
BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	P = PLAT	TOB = TOP OF BANK
BO = BLOW OUT	FND = FOUND	PC = POINT OF CURVE	TOS = TOE OF SLOPE
C = CALCULATED	FN&D = FOUND NAIL & DISK	PCP = PERMANENT CONTROL POINT	TS = TRAFFIC SIGN
C&G = 2" CONCRETE CURB & GUTTER	(#XXXX)	PI = POINT OF INTERSECTION	TYP = TYPICAL
CB = CONCRETE BLOCK	FO = FENCE OUTSIDE	PK = PARKER KALON NAIL	UEASE = UTILITY EASEMENT
CBW = CONCRETE BLOCK WALL	FOL = FENCE ON LINE	PM = PARKING METER	UPC = CONCRETE UTILITY POLE
CI = CURB INLET	GB = GRADE BREAK	POB = POINT OF BEGINNING	UPM = METAL UTILITY POLE
CL = CENTERLINE	GI = GRATE INLET	POC = POINT OF COMMENCEMENT	UPW = WOOD UTILITY POLE
GLF = CHAINLINK FENCE	GL = GROUND LEVEL	PRC = POINT OF REVERSE CURVE	VB = VIDEO BOX
CONC = CONCRETE MONUMENT	GW = GUY WIRE	PT = POINT OF TANGENT	WD = WOOD DECK
C/S = CONCRETE SLAB	HB = HOSE BIB	R = RADIUS	WDF = WOOD FENCE
CVRD = COVERED	IP = IRON PIPE	ROL = ROOF OVERHANG LINE	WL = WOOD LANDING
D = DEED	L = ARC LENGTH	R/W = RIGHT OF WAY	WM = WATER METER
DEASE = DRAINAGE EASEMENT	LE = LOWER ENCLOSURE	ROWL = RIGHT OF WAY LINE	WRACK LINE = LINE OF DEBRIS ON SHORE
DELTA = DELTA ANGLE	LS = LANDSCAPING	R/W = RIGHT OF WAY	WV = WATER VALVE
DMH = DRAINAGE MANHOLE	M = MEASURED	SCD = SANITARY CLEAN-OUT	T = TREE
EB = ELECTRIC BOX	MHWL = MEAN HIGH WATER LINE	SN&D = SET NAIL & DISK LB 7846	TBW = BUTTWOOD
EL = ELEVATION	MTLF = METAL FENCE	SIR = SET IRON ROD 3/4" LB 7846	TGL = GUMBO LIMBO
ELEV = ELEVATED	EM = ELECTRIC METER	SMH = SANITARY MANHOLE	TMA = MAHOGANY
ENCL = ENCLOSURE	ENCL = ENCLOSURE	SPV = SPRINKLER CONTROL VALVE	TO = OAK
FFE = FINISHED FLOOR ELEVATION	FFH = FIRE HYDRANT	SV = SEWER VALVE	TPAL = PALM
FH = FIRE HYDRANT		TB = TELEPHONE BOX	TPON = ROYAL POINCIANA
		TBM = TIDAL BENCHMARK	TSCH = SCHEFFLERA
		TMH = TELEPHONE MANHOLE	TSG = SEAGRAPE
			TUNK = UNKNOWN

SCALE: 1"=20'	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. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.
FIELD WORK DATE: 12/29/14	
REVISION DATE: -/-/-	
SHEET 1 OF 1	
DRAWN BY: KB	
CHECKED BY: RER	
INVOICE #: 14121201	
SIGNED: 	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER	

# PROPOSED DESIGN



MARTINS RESTAURANT  
2ND FLOOR ADDITION  
917 DUVAL STREET    KEY WEST, FLORIDA 33040



SURVEY



STREET VIEW (DUVAL STREET)



SITE LOCATION

SITE DATA			
Zone	HRCC-3		
FEMA Flood Zone	X		
Lot Size Overall	4,802 SF.		
Building Coverage			
Allowed:	50% (2,401 SF.)		
Existing:	57% (2,877 SF.)		
Proposed:	60% (2,877 SF.)		
Impervious Ratio			
Allowed:	60% (2,881 SF.)		
Existing:	79% (3,805 SF.)		
Proposed:	79% (3,805 SF.)		
Open Space	18% (897 SF.) yard / landscape		
Pervious non-open			
Existing:	3% (100 SF.)		
Proposed:	3% (100 SF.)		
Setbacks	Allowed	Existing	Proposed
Front	5'	0.00'	0.00' NC.
Side	5'	0.2'	0.2' NC.
Side	5'	5.5'	5.0' NC.
Rear	15'	22.67'	22.67' NC.

MARTINS RESTAURANT  
AWNING REPLACEMENT

917 DUVAL STREET    KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE

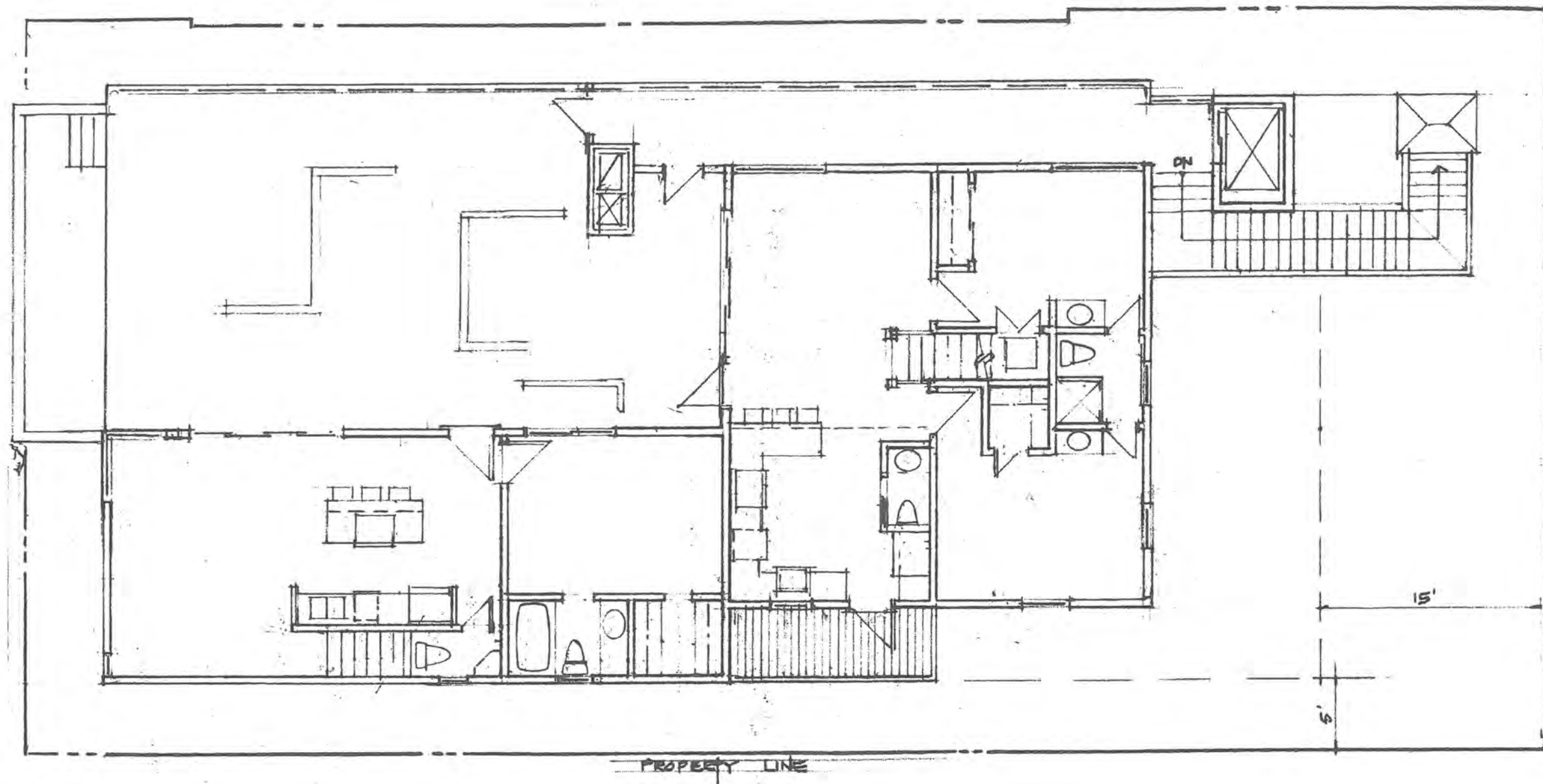
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

PROJECT NO.

DATE

OF





# FIRST FLOOR PLAN

SCALE 1/8"=1'-0"

MARTINS RESTAURANT

917 DUVAL STREET KEY WEST, FLORIDA 33040

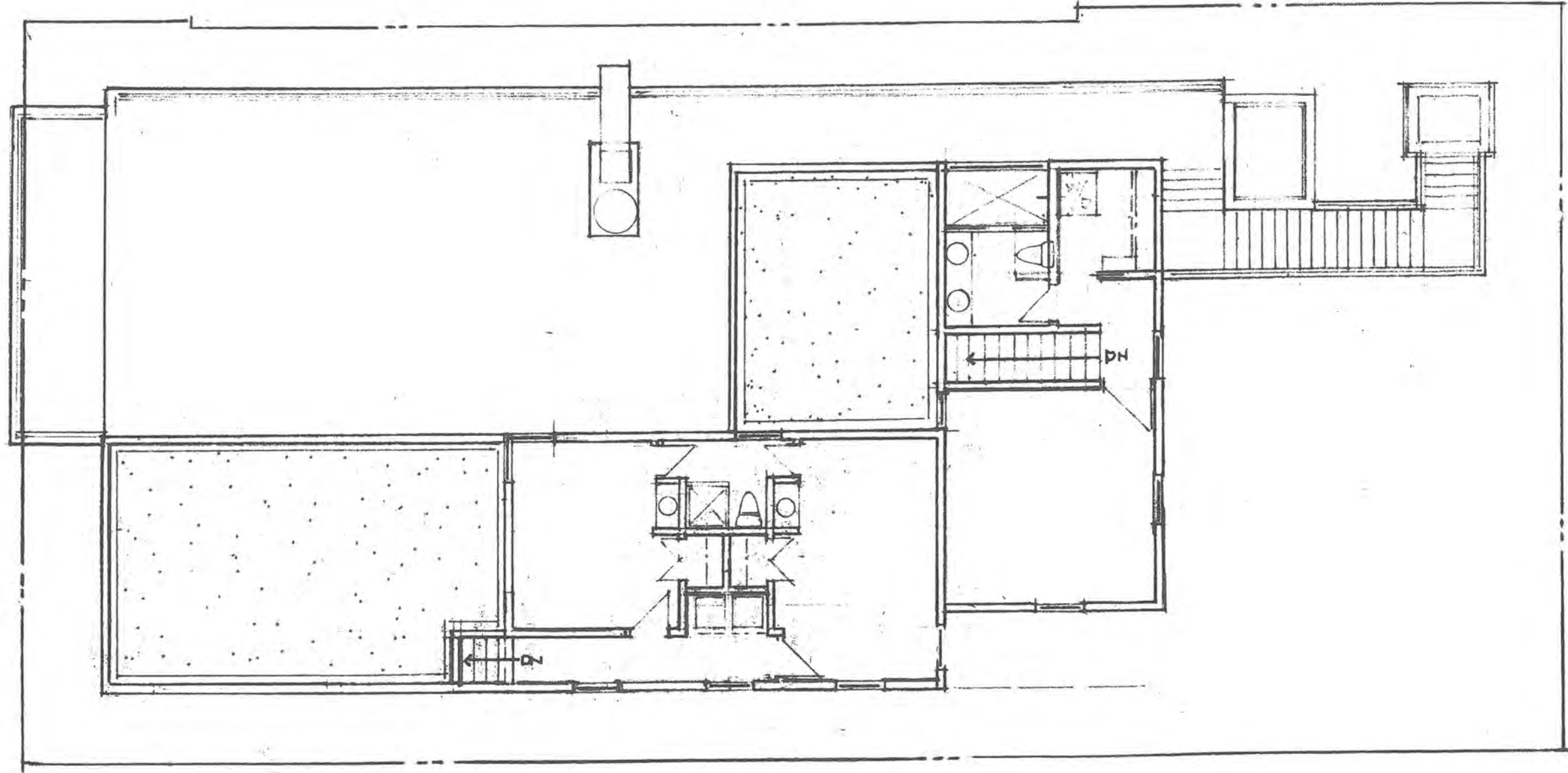


WILLIAM ROWAN N  
ARCHITECTURE  
321 PEACOCK LANE  
(305) 594-4773  
KEY WEST, FLORIDA  
FLORIDA LICENSE A6007751

PROJECT NO :

DATE :

OF



## SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

**WILLIAM ROWAN**  
ARCHITECTURE

321 PEACOCK LANE  
(805) 394-4773  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

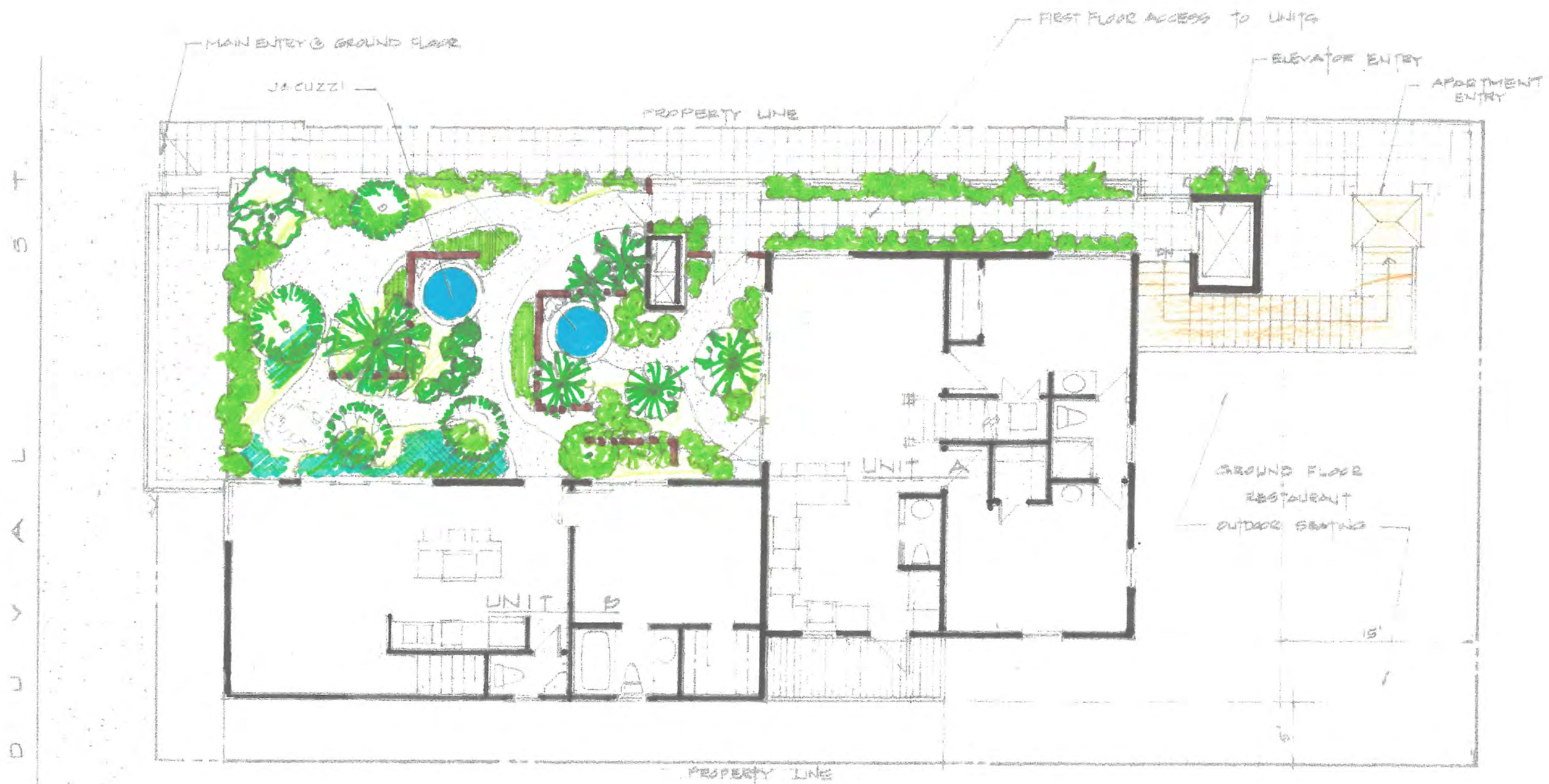
PROJECT NO.

DATE

OF

**MARTINS RESTAURANT**

917 DUVAL STREET KEY WEST, FLORIDA 33040



# FIRST FLOOR LANDSCAPE PLAN

SCALE 1/8" = 1'-0"

FIRST FLOOR

MARTINS RESTAURANT

917 DUVAL STREET KEY WEST, FLORIDA 33940

WILLIAM ROWAN N  
ARCHITECTURE

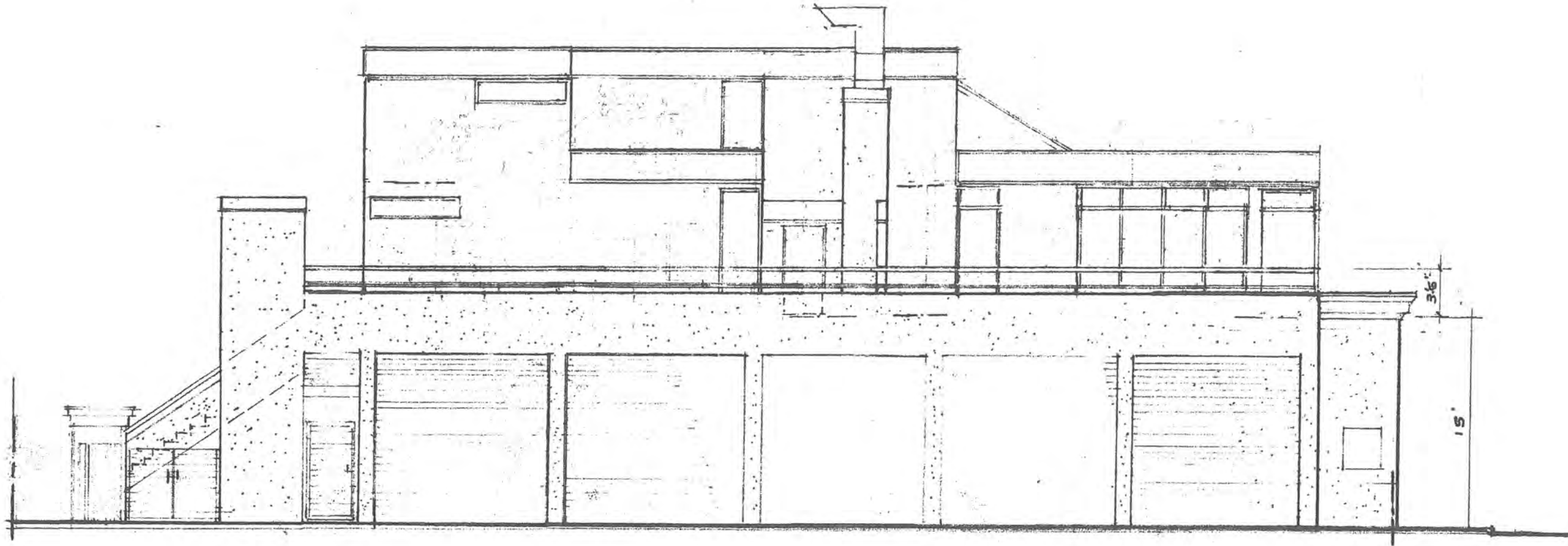
321 PEACOCK LANE  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751  
(305) 944-7773

PROJECT NO.

DATE

OF





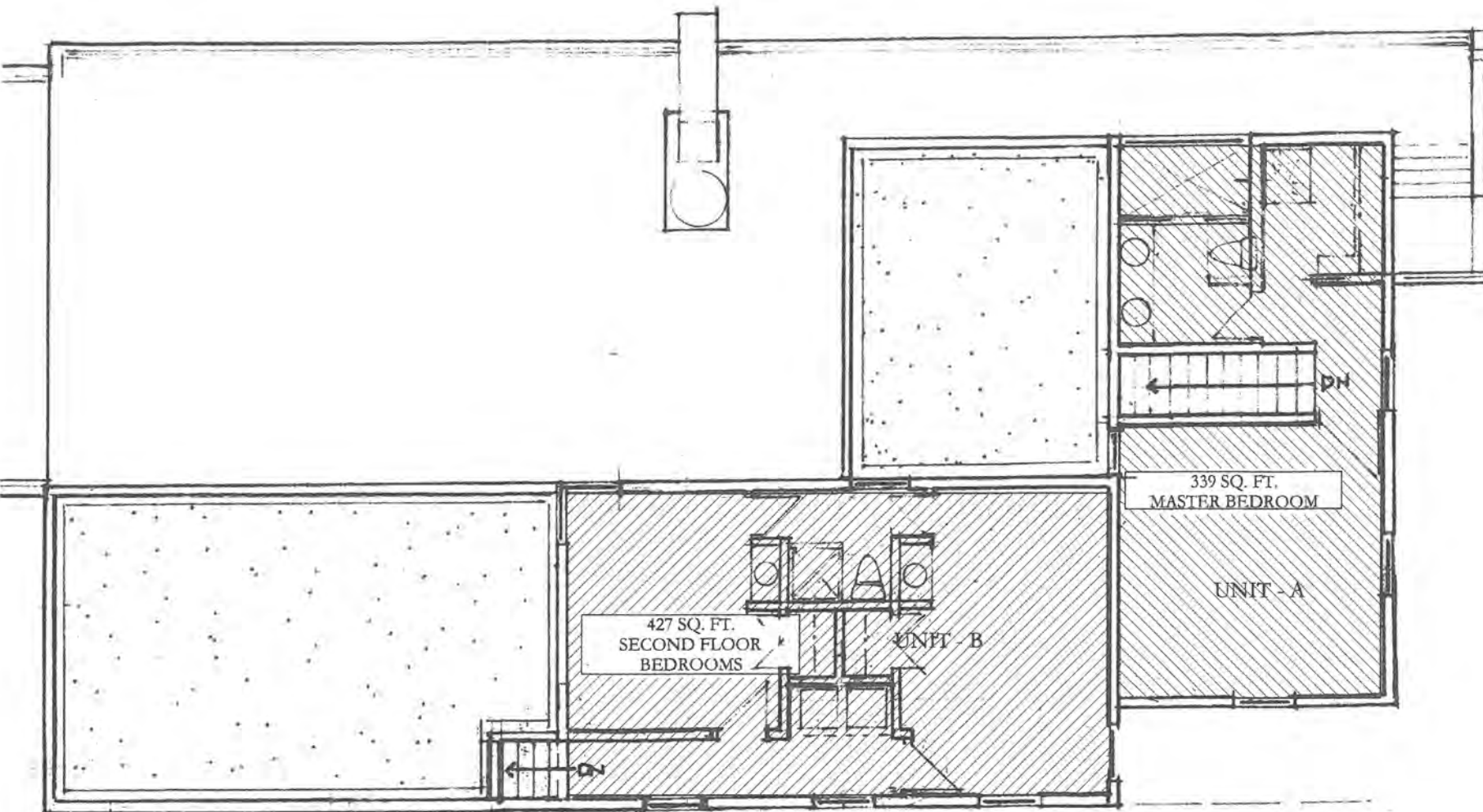
**WILLIAM ROWAN N**  
ARCHITECTURE  
321 PEACOCK LANE  
(888) 394-4773  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR007751

PROJECT NO :

DATE :

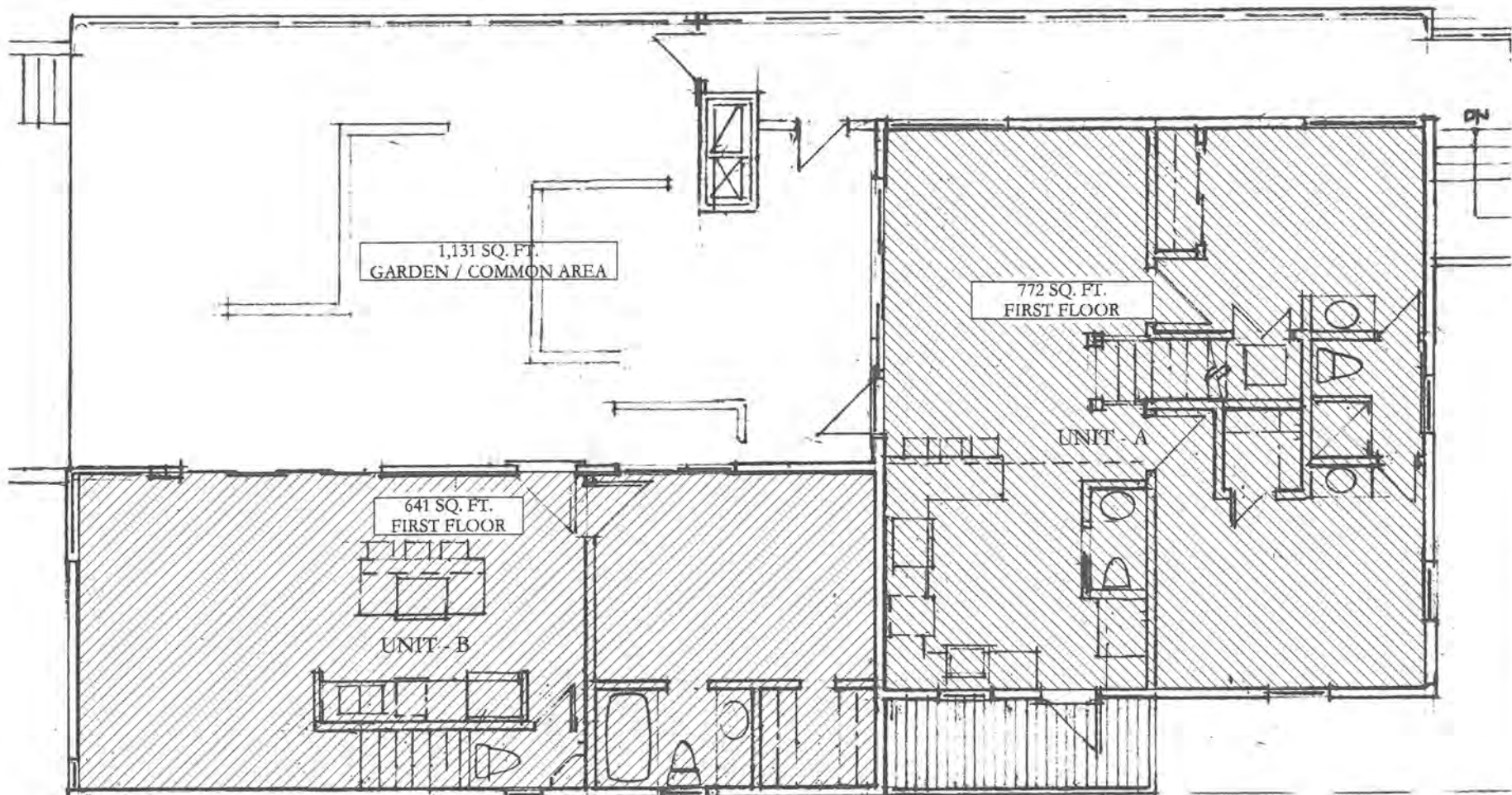
OF

**MARTINS RESTAURANT**  
917 DUVAL STREET KEY WEST, FLORIDA 33040



UNIT - A  
 FIRST FLOOR = 772 S.F.  
 SECOND FLOOR = 339  
 TOTAL UNIT - A = 1,111 S.F.

UNIT - B  
 FIRST FLOOR = 641 S.F.  
 SECOND FLOOR = 427  
 TOTAL UNIT - A = 1,068 S.F.



MARTINS RESTAURANT

917 DUVAL STREET KEY WEST, FLORIDA 33040

FLORIDA

REGISTERED

ARCHITECT

WILLIAM ROWAN

3211

KEY WEST, FLORIDA

FLORIDA LICENSE AR-001751

WILLIAM ROWAN

ARCHITECTURE

321 PEACOCK LANE

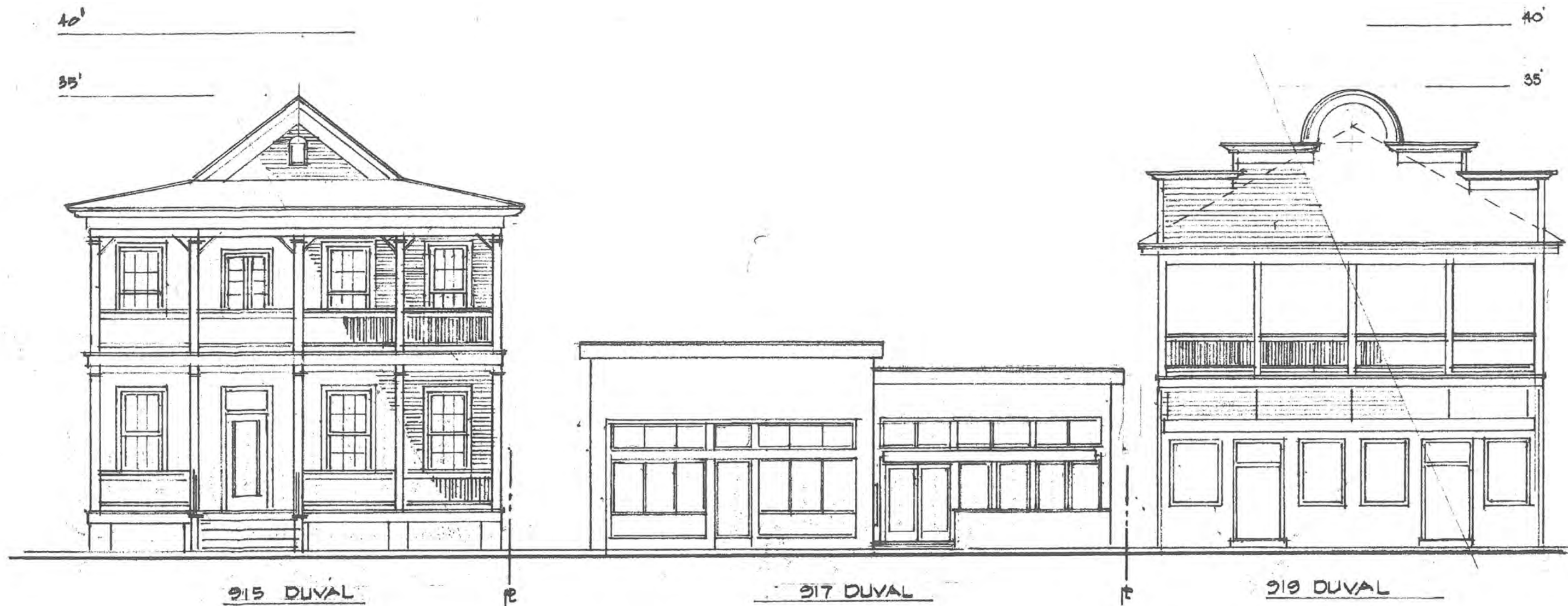
(305) 394-1773

PROJECT NO :

DATE :

OF

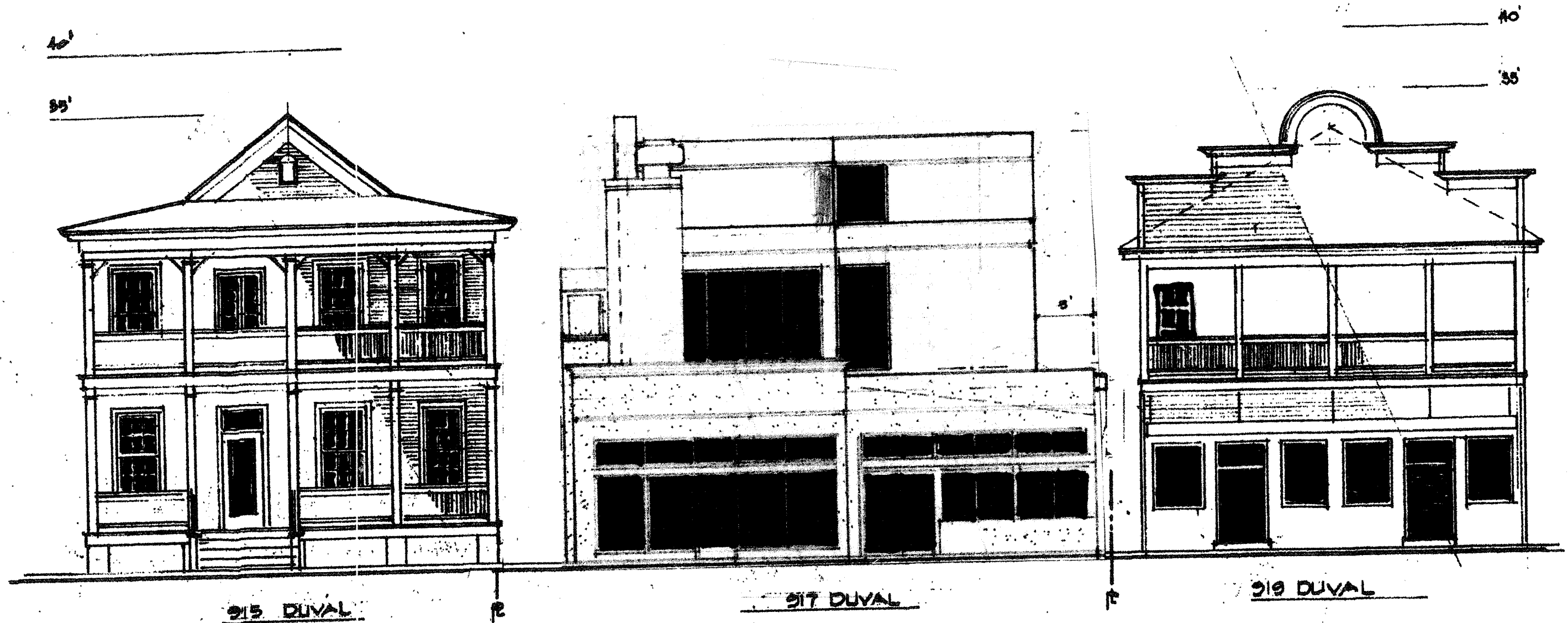




D U V A L S T R E T E L E V A T I O N S

SCALE 1/8"

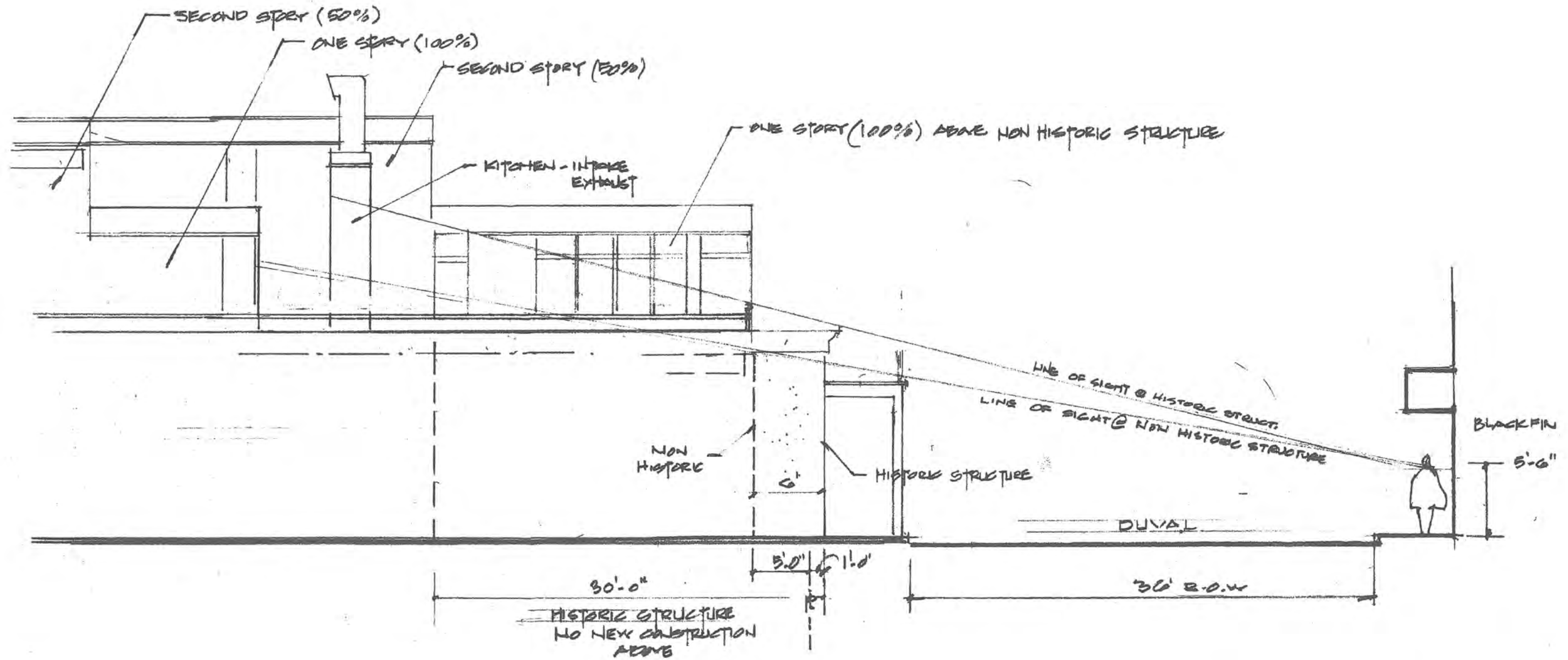




D U V A L S T R E T E L E V A T I O N S

SCALE 1/8"

PROPOSED





# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 28, 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](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:

**CONSTRUCT SECOND-STORY ADDITION ON TOP OF EXISTING CONCRETE BLOCK STRUCTURE. NEW ROOF DECK GARDEN / COMMON AREA.**

**#917 DUVAL STREET**

**Applicant – William Rowan, Architect**

**Application #H2021-0037**

**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](http://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** 00017810-000000  
**Account#** 1018261  
**Property ID** 1018261  
**Millage Group** 10KW  
**Location** 917 DUVAL St, KEY WEST  
**Address**  
**Legal** KW PT LOT 4 SQR 8 TR 4 OR233-316/317 OR300-312 OR684-119/120 OR822-1399D/C OR838-187D/C OR870-2361 OR1276-1118/20 OR1870-2194/95 OR2248-937/38 OR2248-939/40  
**Description** OR2248-941/42 OR2449-1399/1401 OR2685-2317/20F/J  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 32070  
**Property Class** RESTAURANT (2100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25



### Owner

MARTINS ON DUVAL LLC  
 917 Duval St  
 Key West FL 33040

### Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$196,461	\$191,265	\$191,265	\$208,178
+ Market Misc Value	\$504	\$504	\$504	\$504
+ Market Land Value	\$895,813	\$905,657	\$905,657	\$705,702
= Just Market Value	<b>\$1,092,778</b>	<b>\$1,097,426</b>	<b>\$1,097,426</b>	<b>\$914,384</b>
= Total Assessed Value	<b>\$1,092,778</b>	<b>\$1,097,426</b>	<b>\$1,005,822</b>	<b>\$914,384</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$1,092,778</b>	<b>\$1,097,426</b>	<b>\$1,097,426</b>	<b>\$914,384</b>

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	4,802.00	Square Foot	0	100

### Commercial Buildings

**Style** RESTAURANT & CAFETR / 21C  
**Gross Sq Ft** 2,748  
**Finished Sq Ft** 1,452  
**Perimeter** 0  
**Stories** 1  
**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** 2  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1953  
**Year Remodeled**  
**Effective Year Built** 1994

Code	Description	Sketch Area	Finished Area	Perimeter
EPA	ENCL PORCH WD	87	0	0
OPX	EXC OPEN PORCH	477	0	0
FLA	FLOOR LIV AREA	1,452	1,452	0
PTO	PATIO	72	0	0



Code	Description	Sketch Area	Finished Area	Perimeter
PDO	PATIO DIN OPEN	660	0	0
TOTAL		2,748	1,452	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1983	1984	1	2 UT	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
1/19/2010	\$100	Quit Claim Deed		2449	1399
10/4/2006	\$1,200,000	Warranty Deed		2248	941
1/1/1983	\$80,000	Warranty Deed		870	2361
2/1/1976	\$27,500	Conversion Code		684	119

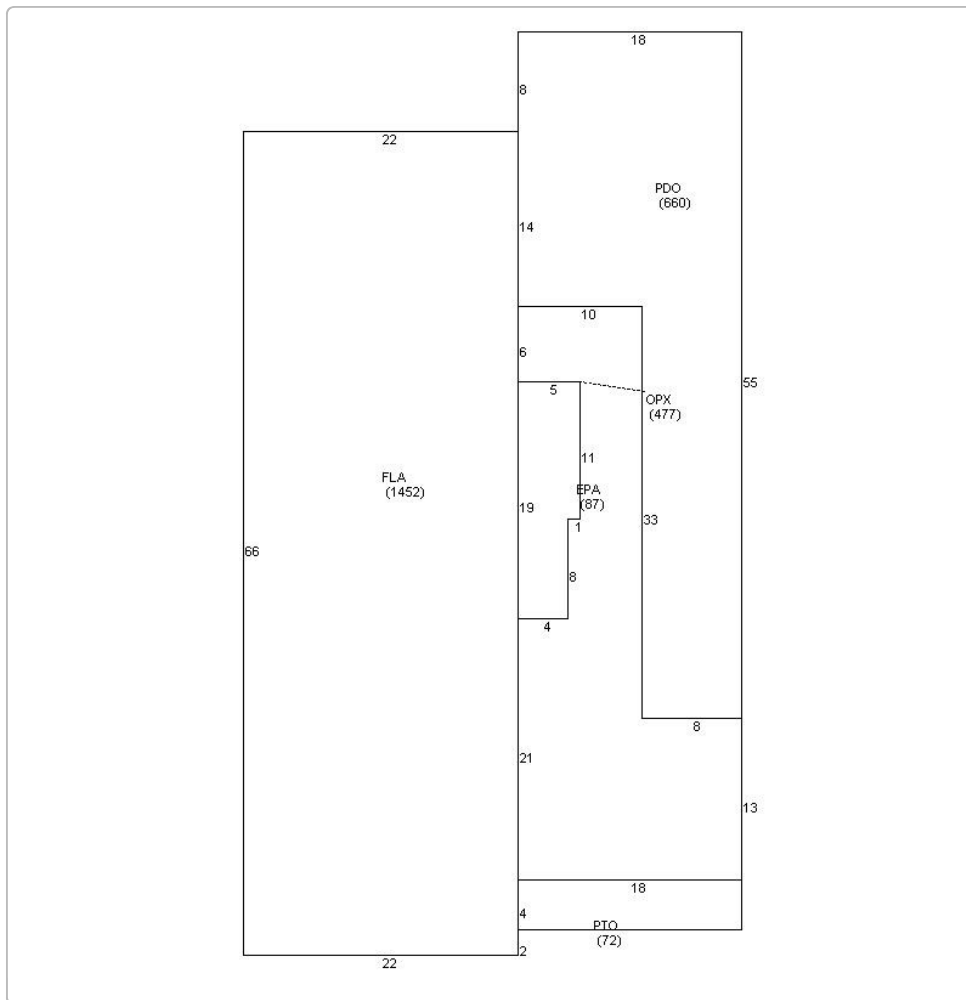
## Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
14-4296	9/11/2014	9/10/2016	\$1,500	Commercial
14-2308	5/27/2014	5/26/2016	\$12,907	Commercial
13-4657	12/4/2013	4/22/2017	\$4,900	Commercial
13-1589	4/19/2013		\$400	Commercial
13-0223	2/15/2013		\$1,200	Commercial
12-3272	9/7/2012		\$8,000	Commercial
07-4011	8/17/2007		\$1,100	Commercial
07-2624	6/20/2007		\$10,000	Commercial
07-2179	5/4/2007		\$0	
07-2179	5/4/2007		\$0	Commercial
07-1973	4/23/2007		\$7,500	Commercial
07-1861	4/18/2007		\$37,000	Commercial
06-6815	3/8/2007		\$20,000	Commercial
07-0941	3/5/2007		\$2,000	Commercial
06-6814	2/7/2007		\$80,000	Commercial
06-6014	11/14/2006		\$5,000	Commercial
06-6190	11/14/2006		\$2,400	Commercial
06-6191	11/14/2006		\$2,400	Commercial
05-4654	11/21/2005	7/27/2006	\$2,000	Commercial
05-5189	11/21/2005	7/27/2006	\$190	Commercial
02-1365	5/24/2002	8/16/2002	\$1,000	Commercial
99-3308	10/8/1999	11/3/1999	\$2,000	Commercial
99-3476	10/8/1999	11/3/1999	\$2,600	Commercial
97-2464	8/1/1997	8/1/1997	\$900	Commercial
97-0035	1/1/1997	7/1/1997	\$500	Commercial
96-2320	7/1/1996	10/1/1996	\$5,000	Commercial
B94-2367	7/1/1994	11/1/1994	\$2,500	Commercial

## View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



#### Photos



## Map



## TRIM Notice

2019 Notices Only

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



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