



Staff Report for Item 7

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: May 26, 2015

Applicant: Cross Key Marine Canvas

Application Number: H15-01-0557

Address: #328 Simonton Street

Description of Work:

Recovering of two existing awnings. Two new signs.

Site Facts:

#328 Simonton Street is listed a contributing resource in the survey and was constructed c. 1912. The two story frame vernacular structure currently has two large awnings on the front of the building, each with its own sign. The recovering of this awning was approved by HARC in 1997, and therefore the awning is now grandfathered.

Guidelines and Ordinances Cited in Review:

Commercial Storefronts and Signage (page 46), specifically guideline 3.

Awnings (pages 31-32), specifically guidelines 4, 7, 8, and 9.

Banners, Flags, Signage, and Lighting (pages 49-50), specifically guidelines 6.

Section 114-104 of the Land Development Regulations- Restriction of number of signs. The business will be allowed to have 2 signs.

Staff Analysis

The Certificate of Appropriateness proposes to recover two awnings with a deep royal purple Sunbrella fabric, which will meet NFPA standards. Currently, the awning is white and turquoise stripes, which has deteriorated significantly. The application also proposes to place a white vinyl oval over the valance of each awning. The awning valances are 14 inches tall, and the vinyl panel will take up most of the valance. Each awning will have its own sign of vinyl letters applied to the white panel. The letters will have a maximum height of 7 inches.

For Buddha Beauty Bar, there appears to be at least three window signs that have not received HARC approval.

Consistency with Guidelines

1. The guidelines state the design, color, and size of the awnings must be historically appropriate to the building. Staff feels that the current awning is too large and inappropriate for the historic building, but as the awning is grandfathered, its size and form are not under review. The fabric used to recover it is under review though, and the deep purple color is not historically appropriate to the building that was constructed between 1899 and 1912. Considering the large size of the awnings and how much of the storefront they take up, a more muted color would be appropriate.
2. The overall design and architectural appearance of the building, including signage, should be considered in determining the appropriateness of a specific request. Typically for awning signs, staff approves lettering applied directly onto the valance fabric. The white vinyl oval panel, which will function as the background for the signs, is too large and inappropriate for the valance. The visual contrast of the royal purple fabric and the white vinyl will be jarring. It would be more appropriate to apply letters of a contrasting color directly onto the fabric, which is how awning signage is traditionally done.
3. Additionally, Buddha Beauty Bar is only allowed two signs. Currently, they have at least 4 signs.
4. The applicant has provided a photo of Shaddow and Fish (1024 Duval) as its awning has the same fabric color proposed for 328 Simonton and was previously approved by HARC in 2008. The difference is that 1024 Duval is a 1950s modern building with Streamline Moderne features. It is of a different era and architectural style compared to 328 Simonton, a traditional frame vernacular building. Also, the color purple is more appropriate for buildings with Streamline Moderne features, as that architectural style is known for its use of deep and dark ascent colors to contrast with a lighter base color. Furthermore, the awning is that has been installed is of an appropriate size, scale, and proportion for the building. The deep purple is therefore less visually distracting because the awning is a correct size for the building.
5. The applicant has also provided a photograph of Banana Café (1215 Duval) as an example of another building with a valance of a different color than the awning.

This is another modern building constructed in the 1950s, and the awning is of an appropriate size and scale. Also, the awning signs for Banana Café do not utilize a vinyl oval panel as a background for signage, and there is a relationship between the colors used for the awning fabric color, the valance color, and the signage lettering color. This creates a cohesive look that does not detract from the architecture or appearance of the building.

It is staff's opinion that the proposed fabric change and the two signs are inconsistent with the guidelines regarding awnings, signage, and commercial storefronts and signage. These are two very large awnings in proportion to the building, and the purple hue will not be historically appropriate to the building. They will be visually distracting and take away from the architecture and appearance of the building. In addition, the white vinyl oval panel is not appropriately scaled to the valance of the awning, and awning signage traditionally does not use vinyl panels as a background. The proposed signage would be more appropriate without the use of the white panel.

Staff recommends that if the Commission decides to approve this application to make the condition that the unapproved signage is removed.



HARC

Historic Architectural Review Commission

A HARC application must precede applications for building permits, variances, and development review approvals. HARC applications must meet the requirements as outlined by the Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District. The filing of an application does not ensure approval.

This application should be completed to the best of your ability and returned to the Building Department, 604 Simonton Street, Key West, FL. All applications will be forwarded to the HARC board for a decision. The applicant should be present at the scheduled HARC meeting.

- Application review period is typically 14 days.
- Consult the tree commission for questions regarding tree removal.
- Please refer to the Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District (available at the City Planning Office) for additional information.

Required attachments:

- Photographs of existing building (for repairs, rehabilitations, or expansions)
- Photographs of adjoining buildings (for new buildings or major additions)
- To scale drawings of floor plans, site plans, exterior elevations (for new buildings or major additions) 3 sets are required for final approval and 1 set is required for conceptual approval
- Illustrations of manufactured products to be used such as shutters, doors, and windows; paint color chips; and awning fabric samples
- Brief written description of scope of work intended under this application

Applications that do not have the required attachments will be considered incomplete and will not be brought to the HARC board.

Certificate of Appropriateness Number (assigned by HARC) 20-17770-97 

Name of Property Owner: McGrall & Rowley, Inc. Phone: 292-4768
Permanent Home Address: 328 Simonton Street

Applicant (owner or legally designated agent): Robert L. Delaune, Architect Phone: 293-0364
Address of Construction: 328 Simonton Street

HARC

Historic Architectural Review Commission

Applicant's Summary of Scope of Work (Please type or print): _____

Remove existing canvas awnings at street elevation & replace to match.

For HARC Use Only

Approved 5/19/95 Denied _____ Deferred _____

Reason for deferral/denial: _____

New Hearing Date: _____

HARC staff comments: Follows guidelines under Standard 2

Limits of work approved, conditions of approval, and/or suggested changes, etc.: _____

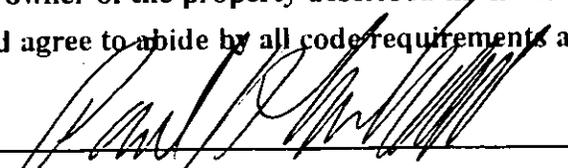
Date: 5/19/95 By: _____
Historic Architectural Review Commission

CITY OF KEY WEST HOMEOWNER DISCLOSURE

State law requires construction to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor even though you do not have a license. You must supervise the construction yourself. You may build or improve a one-family or two-family residence, or a commercial building at a cost of \$25,000 or less. The building must be for your own use and occupancy. It may not be built for sale or lease. If you sell or lease a building you have built yourself within 1 year after the construction is complete, the law will presume that you built it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances. Any person working on your building who is not licensed must work under your supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide worker's compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

If you intend to hire a licensed contractor to perform the work, please list that individual/business below.

As owner of the property described in the associated permit, I have read, understand, and agree to abide by all code requirements as outlined in this disclosure.



Signed, property owner

Date

(Florida Statute 489.103[7]; rev.5/95)





APPLICATION

Come by Mail

Bldg/HARC

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

G-4



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest.fl.gov

HARC PERMIT NUMBER 15-01-557	BUILDING PERMIT NUMBER 15-1473	INITIAL & DATE 4/22/15
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT YES NO %		

ADDRESS OF PROPOSED PROJECT:

328 Simonton St. # OF UNITS 2

RE # OR ALTERNATE KEY:

00004170-000100

NAME ON DEED:

328 Simonton Street LLC PHONE NUMBER 305-923-3740

OWNER'S MAILING ADDRESS:

205 Elizabeth St. Unit 1 EMAIL paul@keywestflorida.com

Key West, FL 33040

CONTRACTOR COMPANY NAME:

Cross Key Marine Canvas PHONE NUMBER 305-451-1302

CONTRACTOR'S CONTACT PERSON:

Robert or Jacquelyn EMAIL KeyLargoCanvas@aol.com

ARCHITECT / ENGINEER'S NAME:

Keys Engineering PHONE NUMBER 305-852-0262

ARCHITECT / ENGINEER'S ADDRESS:

91700 OSH, Tavernier EMAIL

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 & PROFIT: \$3274.00

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.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY **COMMERCIAL** NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION **SIGNAGE** WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR **EXTERIOR** AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., New fabric on two existing awnings over store front at 328 Simonton. Awning body fabric to be: #6065 Concord Sunbrella which will be flame treated to meet NFPA-701 and to have white vinyl front valance.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT: OWNER PRINT NAME: Paul McGrail OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER PRINT NAME: Robert A. Cullin QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner: STATE OF FLORIDA: COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>10th</u> DAY OF <u>April</u> 20 <u>15</u>	Notary Signature as to qualifier: STATE OF FLORIDA: COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>10th</u> DAY OF <u>April</u> 20 <u>15</u>

Personally known or produced as identification. Personally known or produced as identification.

Time: 14:26:05
 67972 \$100.00
 3046978 \$100.00
 20176 \$100.00
 20176 \$100.00

Trans date: 4/22/15 Time: 14:26:05

4p ft... 21012/19823 OK
DNFR 21012/7197

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

RECEIVED

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

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE ARCHITECTURAL FEATURES TO BE ALTERED:



Project Description: New fabric on two over store front at 328 Simonton. Awning body fabric to be: #6065 Concord Sunbrella which will be flame treated to meet NFPA-701 and to have white vinyl front valance.

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

Oper: KEYWBLD Type: BP Drawer: 1
 Date: 4/22/15 50 Receipt no: 20176
 2015 1000557
 PT * BUILDING PERMITS-NEW
 1.00
 Trans number: \$50.00
 CK CHECK 3046977
 67972 \$100.00
 Trans date: 4/22/15 Time: 14:26:05

SIGN SPECIFICATIONS		
SIGN COPY: Beauty Bar	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
Jane Gardner Interiors		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	
___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
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 ATHORITY, 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.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

Kelly Perkins

From: Paul <paul@keywestflorida.com>
Sent: Friday, May 22, 2015 12:02 PM
To: Kelly Perkins
Subject: Fwd: 328 Simonton Street Awnings

Sent from my iPhone

Begin forwarded message:

From: Paul <paul@keywestflorida.com>
Date: May 22, 2015 at 12:00:39 PM EDT
To: Enid Harc <etorregrosa@cityofkeywest-fl.gov>
Cc: Tami Wife <tami@keywestflorida.com>
Subject: 328 Simonton Street Awnings

Good Day Enid,

Per your request this is to notify that my wife Tami Lynch McGrail will be present at the HARC meeting Tues. to represent our interests. I am sorry I can not attend as I have business commitments out of town.

As discussed I believe that our awnings are appropriate for our building which is a mixed use commercial three stories and almost 4,000 sq. ft. With a overhang of 5ft our awning are only slightly larger than other awnings on our block that are between 4'3" and 4'6" on much smaller structures. Nearby on Duval there are s number of awnings comparable in size. Our side walk out front is large.

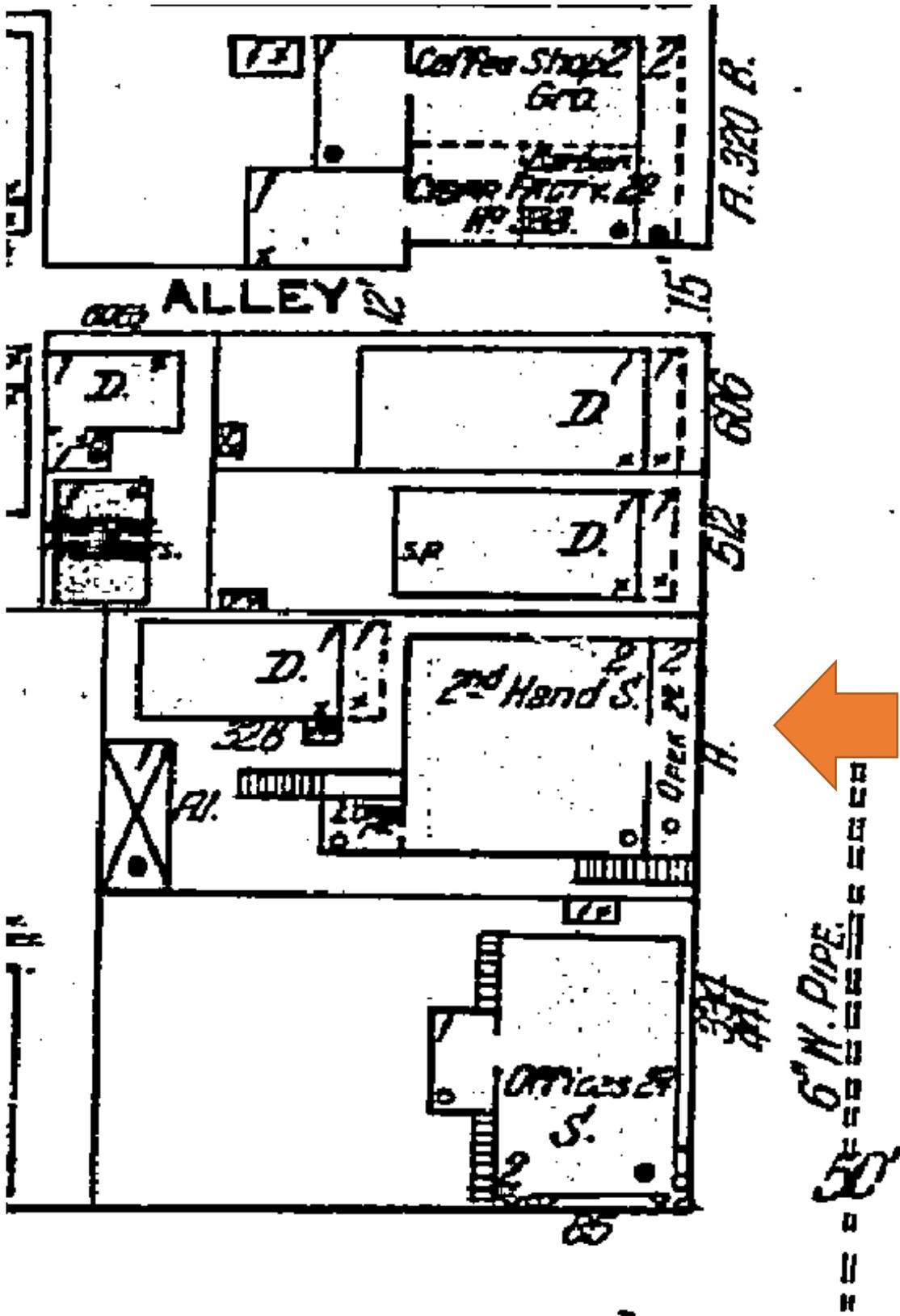
As to our request for Concord (purple) sumbrella fabric again we feel this is appropriate and matches our shutters and doors. This color is used on other HARC approved awnings around town. Concord is a deep color that stands up to the considerable dirt particular to our location. We are replacing my mother's (Sandford Birdsey) "Bahia Honda" zig zag hand painted awnings that have four separate colors. I hardly think they are louder than what is there now. I would consider them to be more subdued.

I would greatly appreciate the committee's approval.

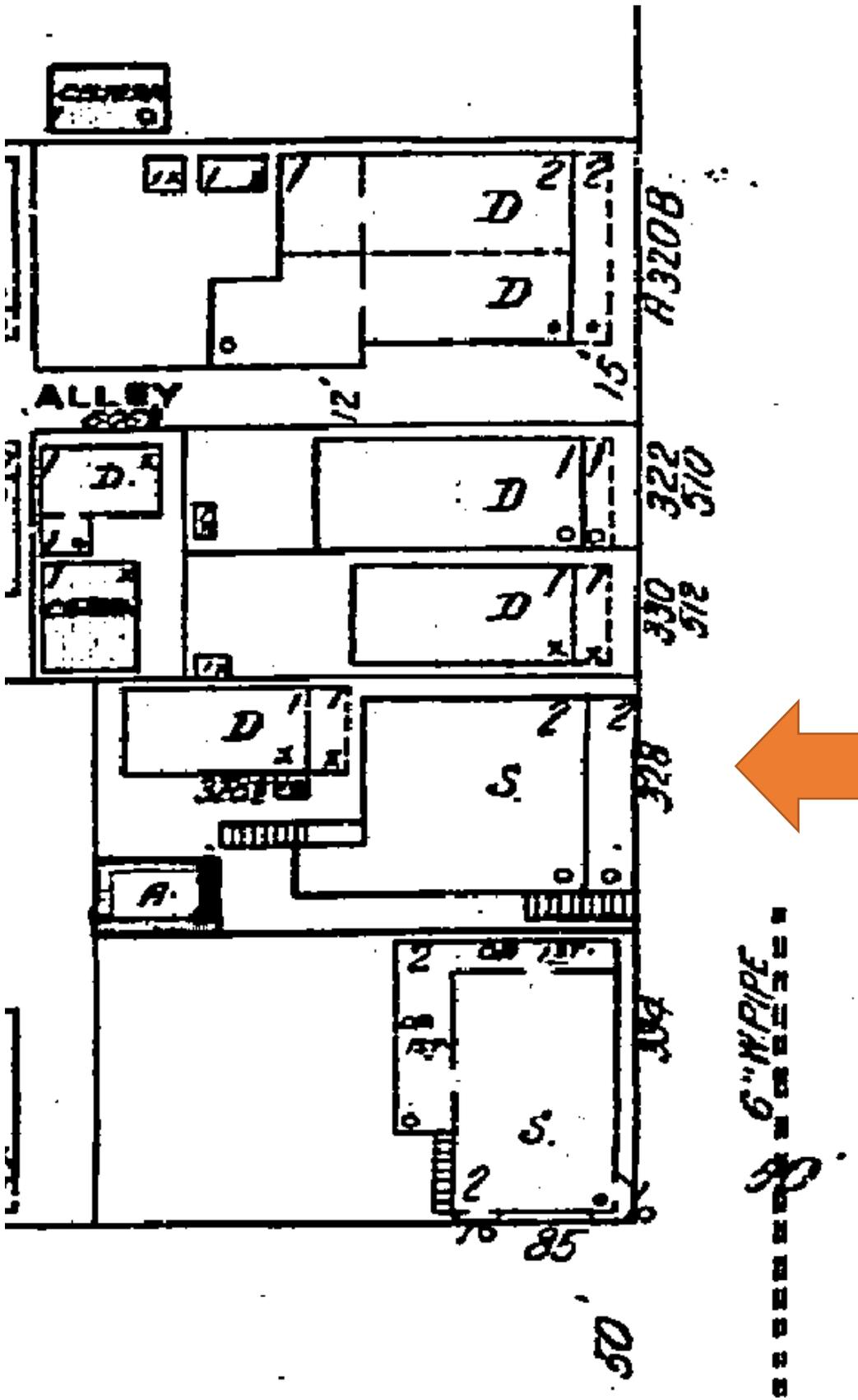
Regards, Paul McGrail

Sent from my iPhone

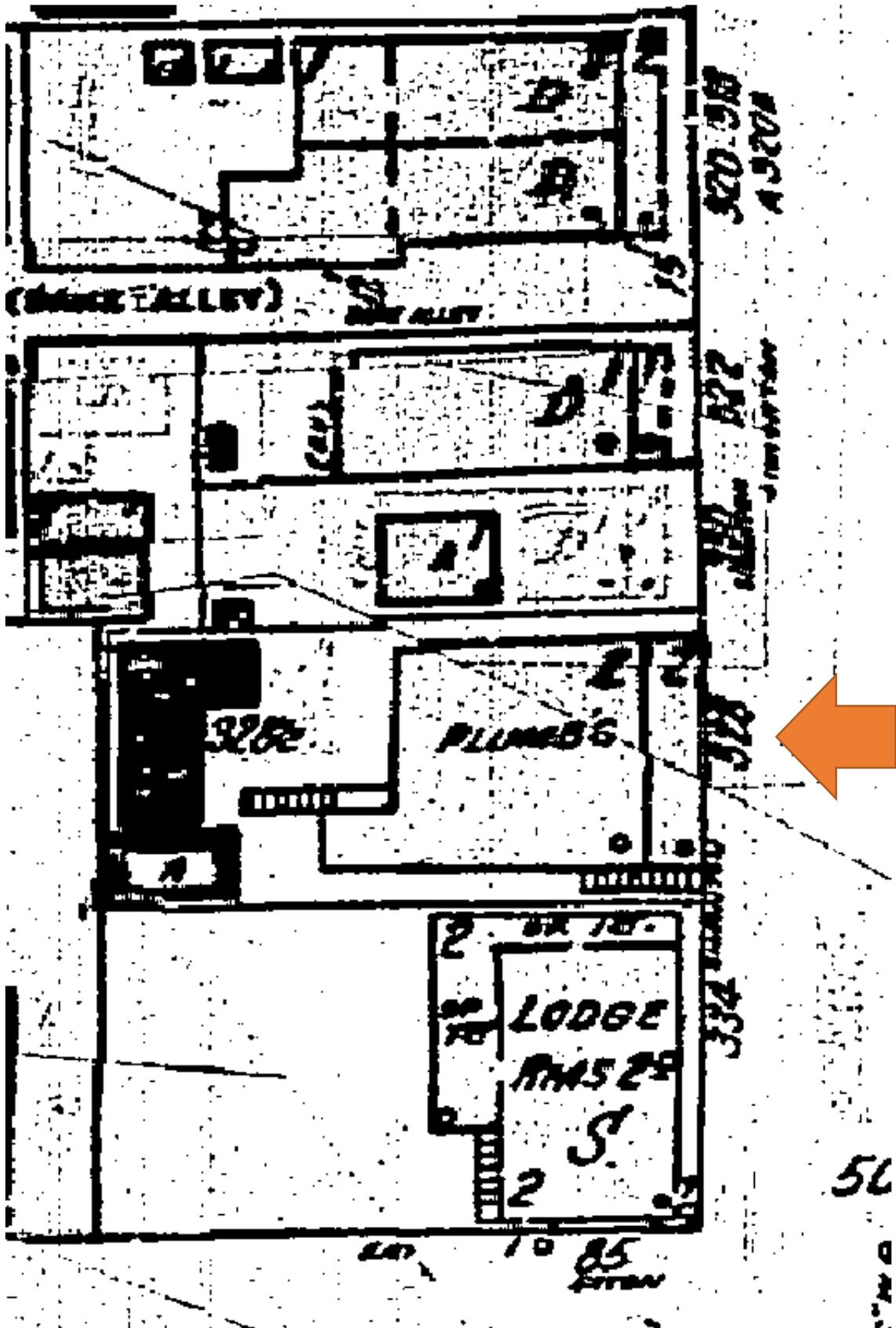
SANBORN MAPS



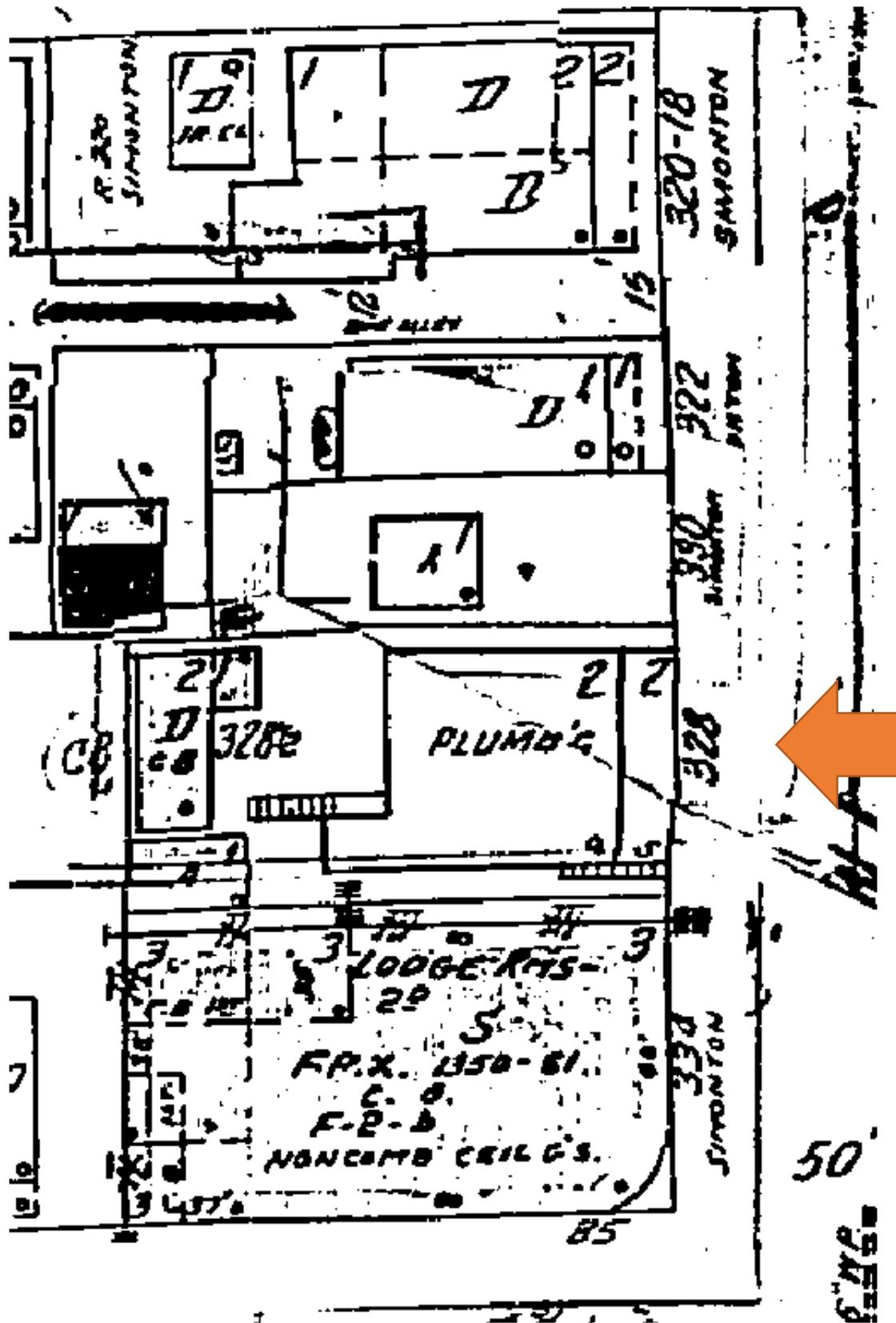
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.



Florida State
ELECTRIC INC.
RESIDENTIAL - COMMERCIAL
238-4088
www.FLStateElectric.com
EC2858

JANEGARDNER INTERIORS

MAZDA
2011 MAZDA3
FL 2011
2011 MAZDA3
FL 2011

ALTIMA
2011 ALTIMA
FL 2011
2011 ALTIMA
FL 2011

2011
FL 2011



BUY a BEAUTY BAR

GARDNER INTERIORS

Florida Keys
ELECTRIC INC

296-4028

RESIDENTIAL • COMMERCIAL

www.FJKeysElectric.com

EC2558

www.FJKeysElectric.com

1100 Duval St



 Exit Street View



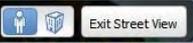
© 2015 Google
 © 2015 Google

Google earth

24°33'01.82" N 81°47'56.62" W elev 24 ft eye alt 14 ft

Report a problem

1216 Duval St



Exit Street View



© 2014 Google

© 2014 Google

© 2014 Google

BANANA CAFE

BANANA CAFE

1215

Handwritten menu on chalkboard

© 2014 Google

© 2014 Google

© 2014 Google

© 2015 Google
© 2015 Google

Google earth

24°32'55.59" N, 81°47'50.90" W elev 10 ft eye alt 11 ft

Report a problem



Banana Cafe
restaurant francais

BANANA CAFE

1215

BANANA CAFE

FRESH MAZARELLA

PIZZA

Real Estate
USA TODAY
The Miami Herald

USA TODAY
The Miami Herald

CHRYSLER PT

PROPOSED DESIGN

Picture for HARC Review of: 328 Simonton Street RE# 00004170-000100

Existing Awnings to be recovered with new flame retardant Sunbrella with White panel on valances for sign copy.

BY: *Ch*



Picture for HARC Review of: 328 Simonton Street RE# 00004170-000100

RECEIVED
11/10/10

Proposed new awning fabrics on two awnings to be #4665 Concord Sunbrella with White oval panel on valances.



Site Plan for: 328 Simonton Street RE# 00004170-000100

Location of two awnings to be Recovered with #4665 Concord Sunbrella with White oval panel on valances.



TECHNICAL
G+

Proposed Sign Copy for: 328 Simonton Street
RE# 00004170-000100

RECEIVED
11/11/10
64

14" Tall awning valance with 7" tall letters

Beauty Bar

14" Tall awning valance with 7" tall letters

JANE GARDNER INTERIORS

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RECOVERING TWO EXISTING AWNINGS. TWO NEW SIGNS.

FOR- #328 SIMONTON STREET

Applicant – Cross Key Marine Canvas

Application # H15-01-0557

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Paul McGrail, 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:
328 Simonton Street Key West, FL 33040 on the 26th day of May, 2015.

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 May 26th, 2015.

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 H15-01-0557.

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

Signed Name of Affiant:

Date: 5-26-15
Address: 328 Simonton St
City: Key West
State, Zip: FL, 33040

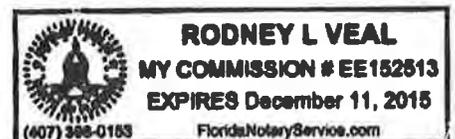
The forgoing instrument was acknowledged before me on this 20th day of May, 2015.

By (Print name of Affiant) Paul McGrail who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Rodney Veal
Print Name: ROONEY VEAL

Notary Public - State of Florida (seal)
My Commission Expires: December 11th/2015



PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

The Offices of the Property Appraiser will be closed Monday the 25th for Memorial Day.

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1004341 Parcel ID: 00004170-000100

Ownership Details

Mailing Address:

328 SIMONTON STREET LLC
205 ELIZABETH ST UNIT 1
KEY WEST, FL 33040-6612

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 328 SIMONTON ST KEY WEST

Legal Description: KW PT LOT 1 SQR 24 OR707-591/592 OR831-2491/2492 OR1091-1036/1037Q/C OR1330-1466/67 OR2116-2412/15

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	37	45	1,882.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2920
 Year Built: 1928

Building 1 Details

Building Type
Effective Age 11
Year Built 1928
Functional Obs 0

Condition A
Perimeter 356
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 13
Grnd Floor Area 2,920

Inclusions:

Roof Type
Heat 1
Heat Src 1

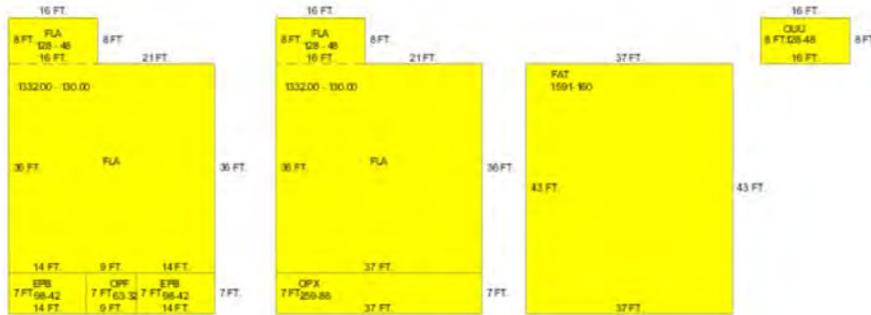
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 8

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	2000					128
0	FLA		1	2000					128
1	FLA		1	1990					1,332
4	EPB		1	1990					98
5	OPF		1	1990					63
6	EPB		1	1990					98
7	OPX		1	1990					259
8	FLA		1	1990					1,332

10	<u>OUU</u>	1	1990	1,591
11	<u>OUU</u>	1	2000	128

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		OFF BLDG 1 STY-A	100	N	N
		APTS-A	100	N	N
	1118	1 STY STORE-B	100	N	N
	1124	APTS-B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
342	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	448 SF	56	8	1979	1980	5	30
2	UB3:LC UTIL BLDG	24 SF	6	4	1979	1980	2	30
3	AC2:WALL AIR COND	1 UT	0	0	1989	1990	2	20

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-2781	07/31/2012	12/31/2012	1,100 Residential	KITCHEN AREA: INSTALL 144 S.F. DRYWALL, TWO SHEETS OF 5/8 DRYWALL ON CEILING & INTERIOR WALL. ONE SHEET 5/8 DRYWALL ON EXTERIOR WALLS.
B950912	03/01/1995	08/01/1995	6,000		PAINT BUILDING
9702551	07/01/1997	12/01/1997	1,000		DEMOLITION
9702664	08/01/1997	12/01/1997	10,000		SBF & RESTROOM CONSTRUCTI
0002181	08/03/2000	12/01/2000	800		ELECTRICAL
9903121	09/16/1999	08/07/2000	8,900		ADD BATH 1ST FL
9902874	09/21/1999	08/07/2000	4,200		306 SF EPDM ROOF
9801957	06/22/1998	08/07/2000	65,000		ADDITION/RENOVATION
0001838	07/18/2000	08/07/2000	2,500		HURRICANE PANELS
03-1247	04/08/2003	12/29/2003	300		REPLACE ROTTEN SIDING
04-3058	09/20/2004	12/16/2004	2,450		ROOF - COOLEY C-3 WHITE
03-4136	12/08/2003	10/21/2004	8,100		2.5 & 3-TON A/C'S; 100 AMP SUBPANEL
03-4153	12/11/2003	10/21/2004	3,500		INT RENOV
04-0033	01/12/2004	10/21/2004	2,200		ELEC OUTLETS...
04-0356	03/15/2004	10/21/2004	1,500		SKYLIGHTS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	404,023	2,042	397,874	803,939	803,939	0	803,939
2013	417,955	2,042	377,980	797,977	797,977	0	797,977
2012	407,309	2,042	377,980	787,331	787,331	0	787,331
2011	416,360	2,042	419,978	838,380	747,956	0	838,380
2010	416,360	2,042	261,558	679,960	679,960	0	679,960
2009	429,937	2,042	282,544	714,523	714,523	0	714,523
2008	429,937	2,042	244,660	676,639	676,639	0	676,639
2007	315,253	2,042	244,660	561,955	561,955	0	561,955
2006	315,253	2,042	188,200	505,495	505,495	0	505,495
2005	276,252	2,042	169,380	447,674	447,674	0	447,674
2004	264,605	2,042	122,330	338,577	337,522	25,000	312,522
2003	245,132	2,042	75,280	338,577	334,385	25,000	309,385
2002	245,132	2,042	75,280	322,454	322,454	25,000	297,454
2001	245,132	2,067	75,280	322,479	321,305	25,000	296,305
2000	139,456	477	50,814	240,159	240,159	25,000	215,159
1999	139,456	477	50,814	240,159	240,159	25,000	215,159
1998	93,188	477	50,814	240,159	240,159	25,000	215,159
1997	127,262	513	47,050	240,159	240,159	25,000	215,159
1996	115,692	560	47,050	240,159	240,159	25,000	215,159
1995	115,692	596	47,050	240,159	240,159	25,000	215,159
1994	115,692	632	47,050	240,159	240,159	25,000	215,159
1993	115,692	679	47,050	240,159	240,159	25,000	215,159
1992	115,692	715	47,050	240,159	240,159	25,000	215,159
1991	115,692	751	47,050	240,159	240,159	25,000	215,159
1990	186,018	0	39,993	240,159	240,159	25,000	215,159
1989	186,018	0	39,522	240,159	240,159	25,000	215,159
1988	179,862	0	35,758	240,159	240,159	25,000	215,159
1987	176,991	0	17,291	208,470	208,470	25,000	183,470
1986	177,621	0	16,938	197,837	197,837	25,000	172,837
1985	163,569	0	17,064	180,633	180,633	25,000	155,633
1984	160,992	0	17,064	178,056	178,056	25,000	153,056
1983	160,992	0	8,037	169,029	169,029	25,000	144,029
1982	141,357	0	8,037	149,394	149,394	5,000	144,394

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/1/1981	831 / 2491	192,000	<u>WD</u>	<u>Q</u>
2/1/1977	707 / 591	82,000	00	<u>Q</u>

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Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176