

# **Staff Report**

- 10 Remodel two storefronts of existing non contributing building and repaint- **#211A- 211B Duval Street - L & M Associates Donald W. Laukka (H11-01-791)**

This staff report is for the review of a Certificate of Appropriateness for a remodeling a non historic façade. The building located on #211 Duval Street is not listed in the surveys. The applicant is proposing to extend the existing parapet wall to the left side since they are proposing a large arch, similar than the existing one to the right side. On the plans two new smaller arches will replace the existing storefronts located on the left side. An ATM machine with a metal window is proposed at the end of the left side. The application includes a new color scheme for the entire façade.

Staff has the following comments regarding the proposed plans:

1. Although the new design creates a more balance façade of what the building looks today the proposed wide wall to contain an ATM machine and a metal window disrupts the integrity of the new proposed arches. (Guideline 3, page 37)
2. The proposed ATM machine will be located on the left side of the building and next to a contributing resource, #203 Duval Street (c. 1905), which is one of the few Italian Renaissance Revival buildings that can be found in Old Town. (Guidelines 3 and 4, page 37)
3. Although signs are included in the plans a separate application for the signs, one for each business must be submitted for review. (Guidelines for signage, pages 49-50)

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 11-01-950

OWNER'S NAME: 211 DUVAL CO. DATE: 7-15-11

OWNER'S ADDRESS: 423 FRONT ST 2ND FLR  
KEY WEST, FL 33040 PHONE #: 305-294-7905

APPLICANT'S NAME: L&M ASSOCIATES, LTD.  
DONALD W. LAURKA, AIA PHONE #: 952-944-7576

APPLICANT'S ADDRESS: 10907 VALLEY VIEW ROAD  
EDEN PRAIRIE, MN 55433

ADDRESS OF CONSTRUCTION: 211 A & 211 B DUVAL STREET # OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:  
**REMODEL TWO STOREFRONTS ON EXISTING NON-CONTRIBUTING BUILDING. REPAINT BALANCE OF BUILDING.**

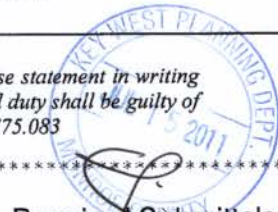
*Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 7-15-11  
Applicant's Signature: Donald W. Laurka



**Required Submittals**

<b>X</b>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<b>N/A</b>	TREE REMOVAL PERMIT (if applicable)
<b>X</b>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<b>X</b>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<b>X</b>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Not listed in the surveys*  
*Guidelines for additions, alterations and*  
*new construction (pages 36-38)*  
*Guidelines for ATN's (pages 47-48)*  
*Guidelines for signage (pages 49-50)*

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

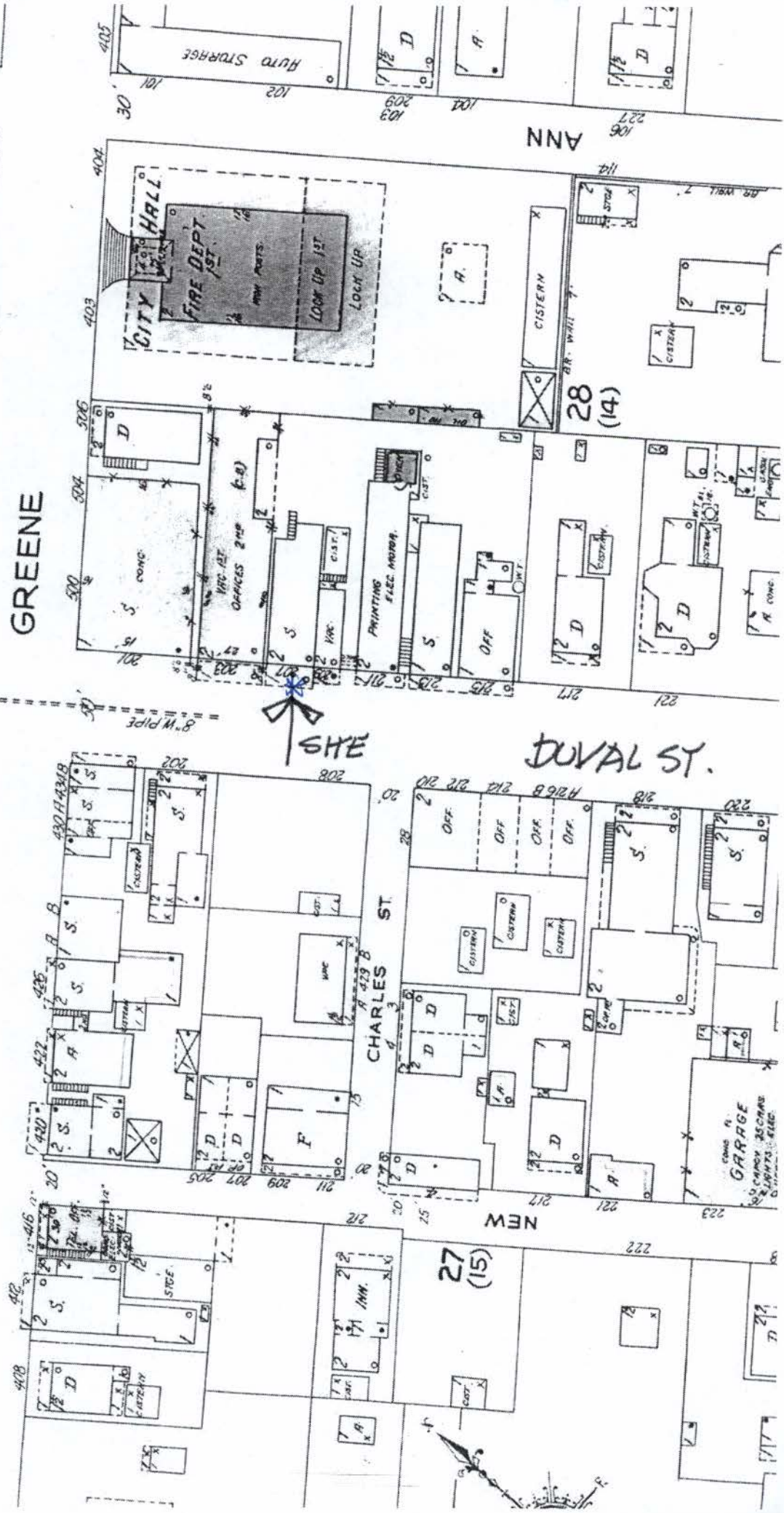
# Sanborn Map

1926  
211 DUVAL ST.

FITZPATRICK ST.

2

3



27  
(15)

28  
(14)

FEB 1936  
KEY WEST  
F.A.

3

GREENE

ANN

CAROLINE

SITE ↑

DUVAL STREET

2

FITZPATRICK ST

CHARLES ST

TELEGRAPH LA. (NEW)

4

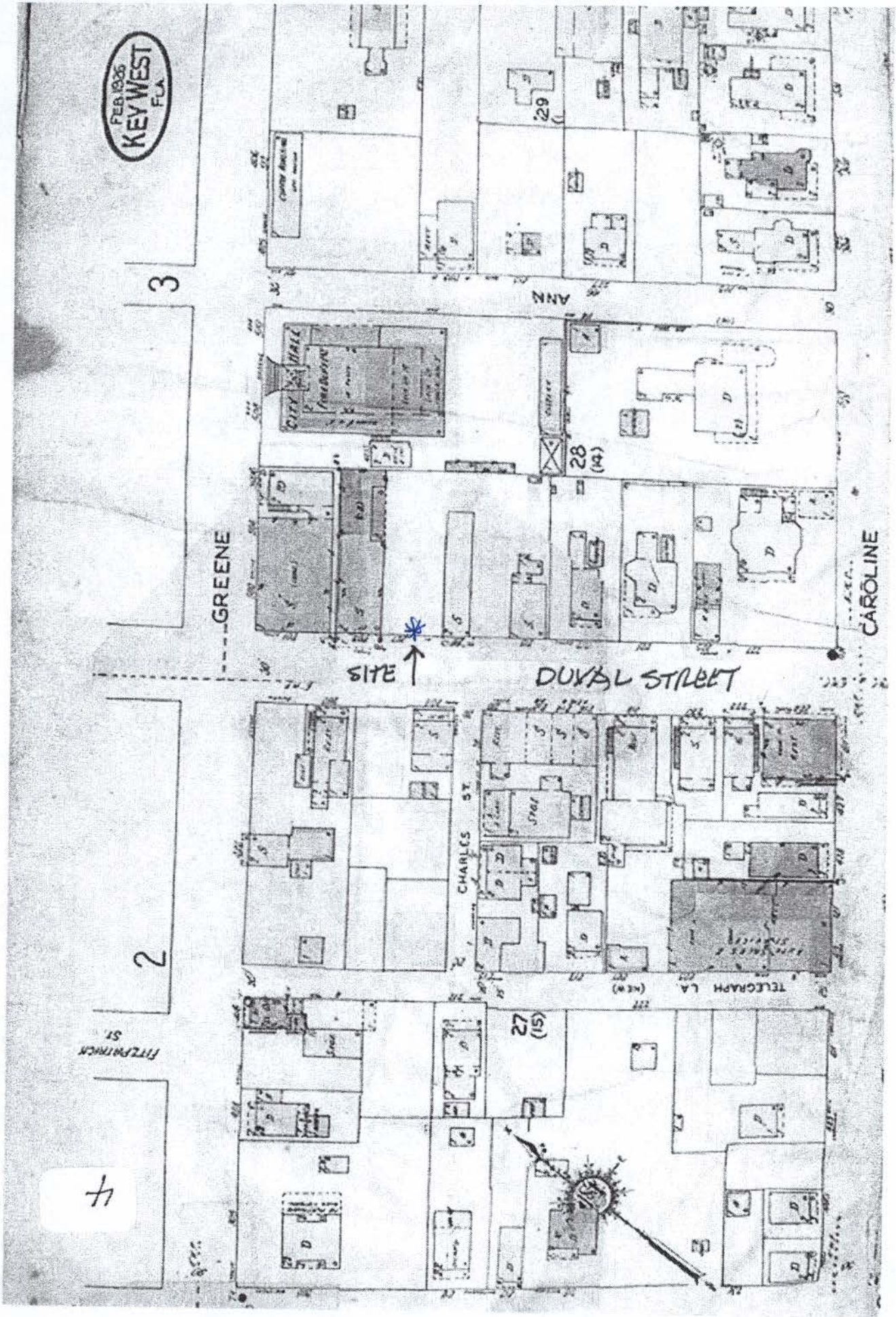
27 (15)

28 (14)

29

1948

211 DUVAL ST.







## **Project Photos**



## Duval Street 207

Lopez Wholesale Liquors was at 207 Duval Street in the 1960s. Photo from the Property Appraiser's office. Monroe County Library



## **Duval Street Lopez Warehouse**

The Lopez/Budweiser Warehouse next to 207 Duval Street about 1965. Photo from the Property Appraiser's office. Monroe County Library.

# Survey



# Site Plans



2000



2011



PROPOSED





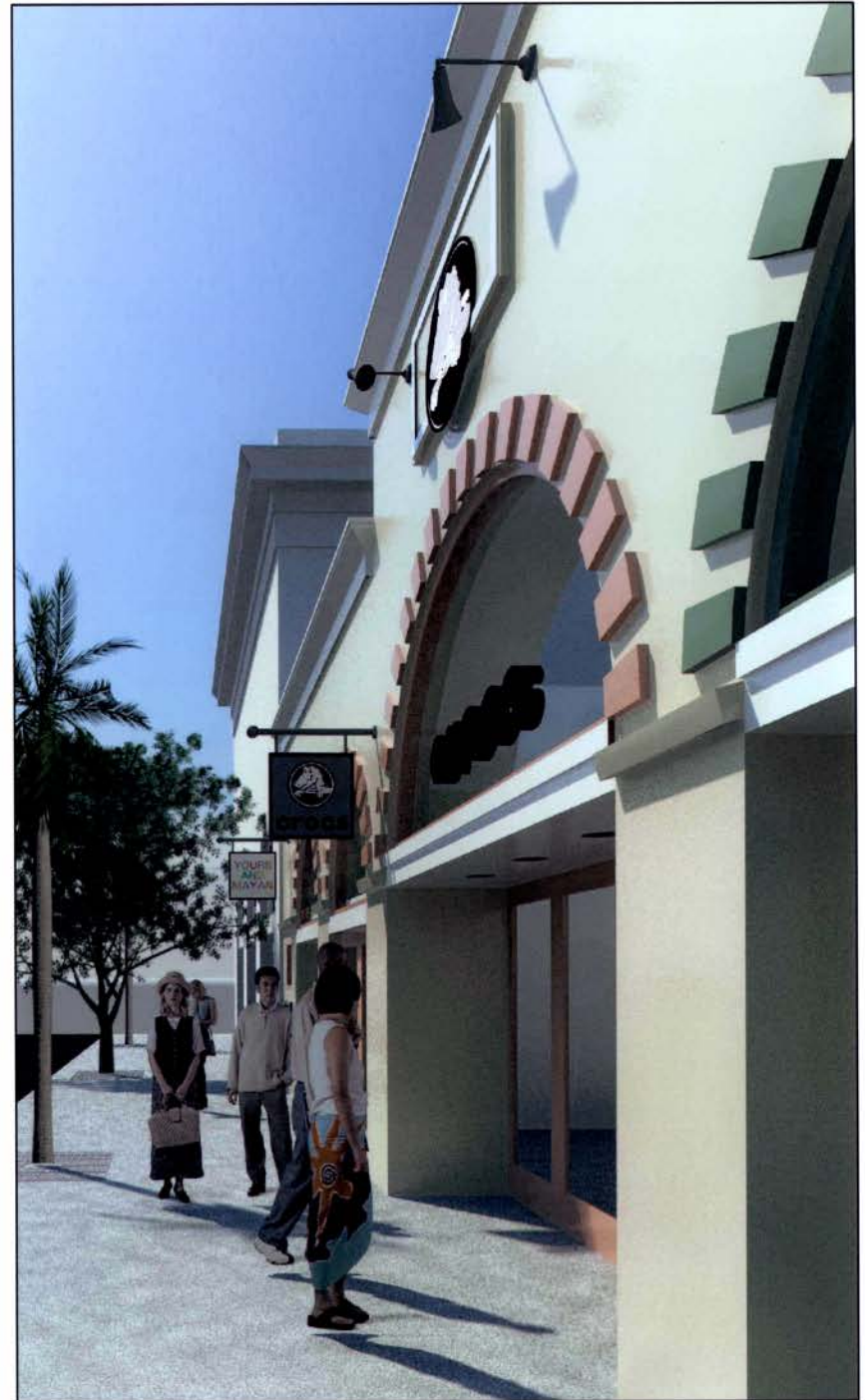
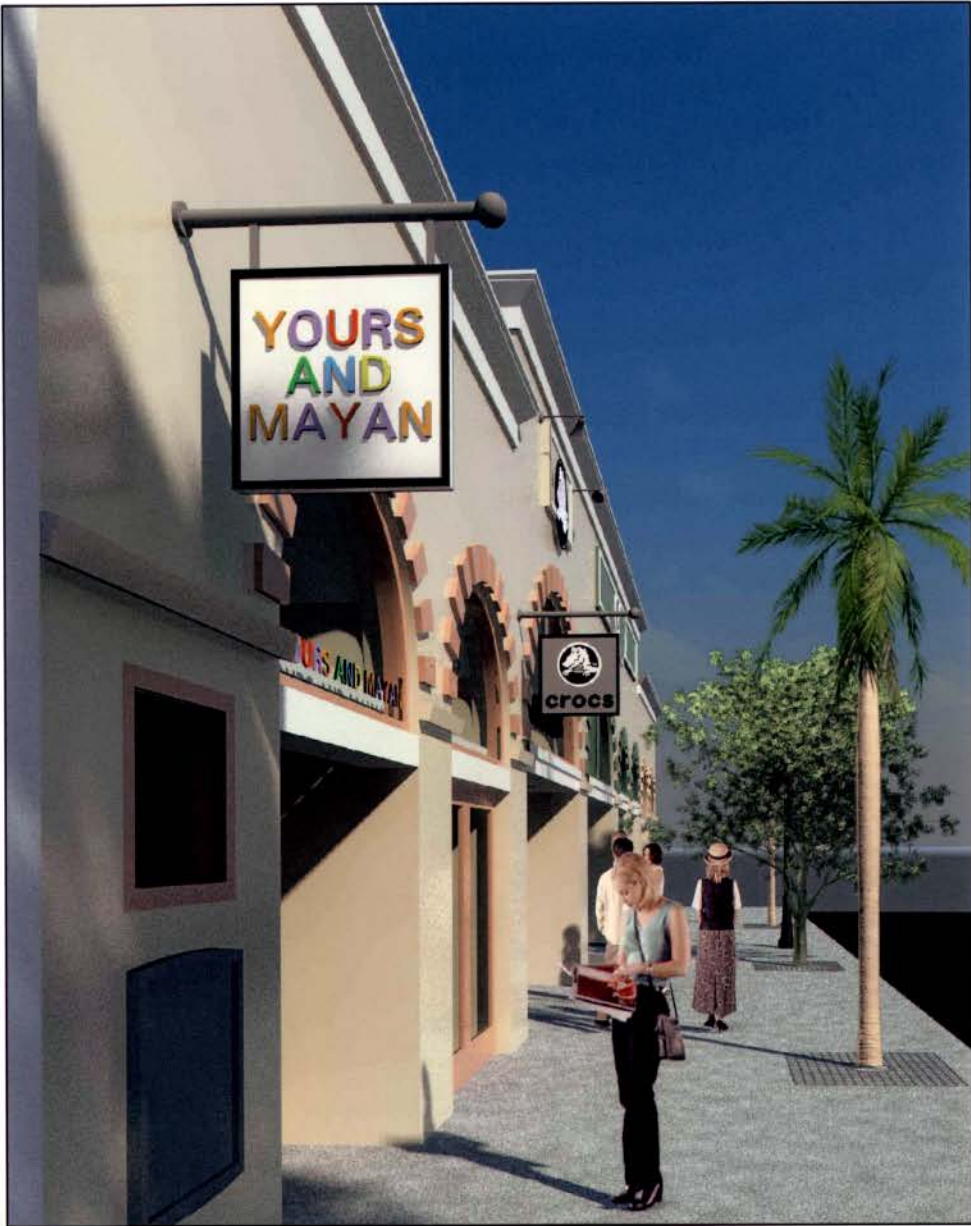
CROCS  
211 DUVAL ST  
KEY WEST, FL  
**L&M**  
ASSOCIATES, LTD  
4007 VALLEY VIEW ROAD  
KISSAEE PALMS, FLORIDA 33154  
TEL: 305.866.1888 FAX: 305.866.1914  
WWW.LAMASSOCIATES.COM

28 JULY 2011



CROCS  
211 DUVAL ST  
KEY WEST, FL  
**L&M**  
ASSOCIATES LTD  
10001 VALL BY VIEW ROAD  
MIAMI BEACH, FLORIDA 33154  
TEL: 305.866.1888 FAX: 305.866.1874  
WWW.LAMASSOCIATES.COM

28 JULY 2011

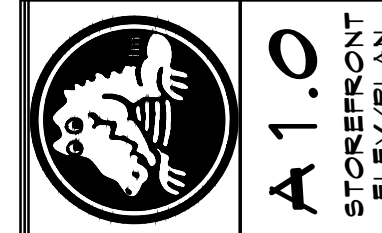


CROCS  
 211 DUVAL ST  
 KEY WEST, FL

**L&M**  
 ASSOCIATES LTD  
 10907 VALLI BY VIEW ROAD  
 8000 PALM BEACH, FLORIDA 33411  
 TEL: 561.866.1100 FAX: 561.866.1101  
 WWW.LAMASSOCIATES.COM

20 JULY 2011

# Site Plans



A1.0  
STOREFRONT  
ELEV/PLAN

31.US045

PROJECT ADDRESS:	2114 & 2118 DUVAL STREET KEY WEST, FL 33040
PROJECT ADDRESS:	2114 & 2118 DUVAL STREET KEY WEST, FL 33040
PROJECT ADDRESS:	2114 & 2118 DUVAL STREET KEY WEST, FL 33040

BUILDING OWNER:  
211 DUVAL CO.  
450 WEST FLORIDA  
PROJECT ADDRESS:  
CROSS YOURS AND MAYAN  
2114 & 2118 DUVAL STREET  
KEY WEST, FL 33040  
SPACES 211A & 211B

DOCUMENT:	7/13/11	CHKD.PAL
REV. #	REVISION BY:	REVISION DESCRIPTION:
1		
2		
3		
4		
5		

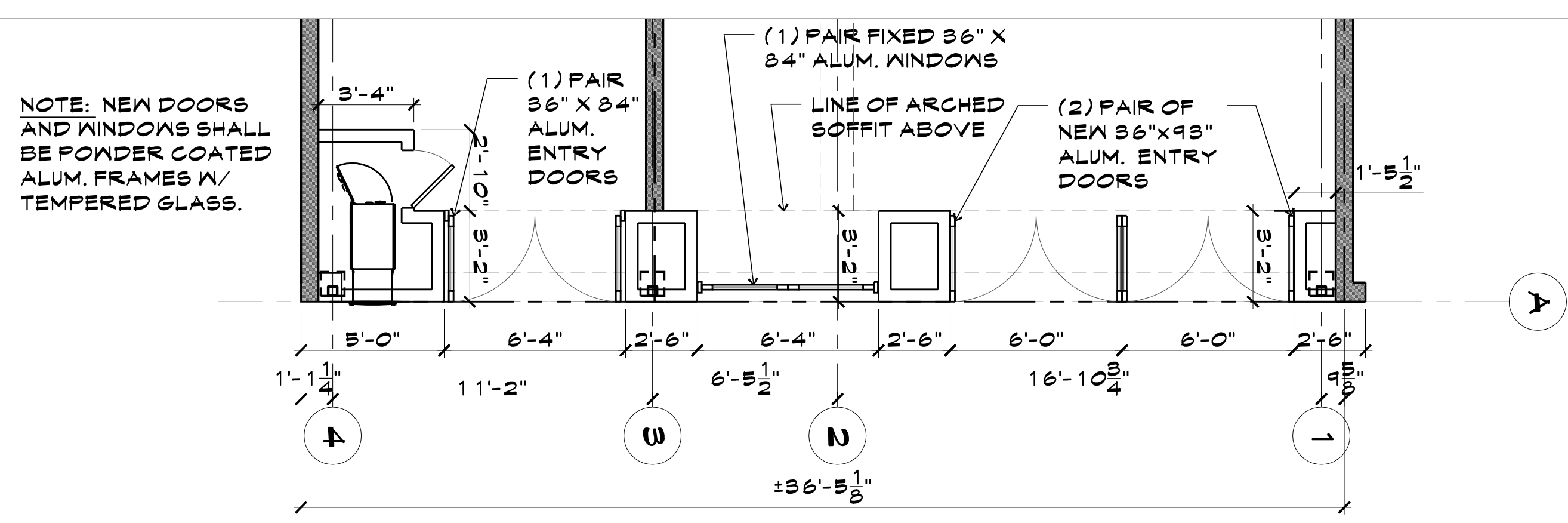
10907 VALLEY VIEW ROAD  
SUITE 100  
FORT PIERCE, FLORIDA 33904  
PHONE: 888-444-7474  
© 2011 L&M ASSOCIATES, LTD.  
ALL RIGHTS RESERVED

PROJ #	31.US045
SHEET #	A1.0
	STOREFRONT ELEV/PLAN

10907 VALLEY VIEW ROAD  
SUITE 100  
FORT PIERCE, FLORIDA 33904  
PHONE: 888-444-7474  
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ALL RIGHTS RESERVED

PROJ #	31.US045
SHEET #	A1.0
	STOREFRONT ELEV/PLAN

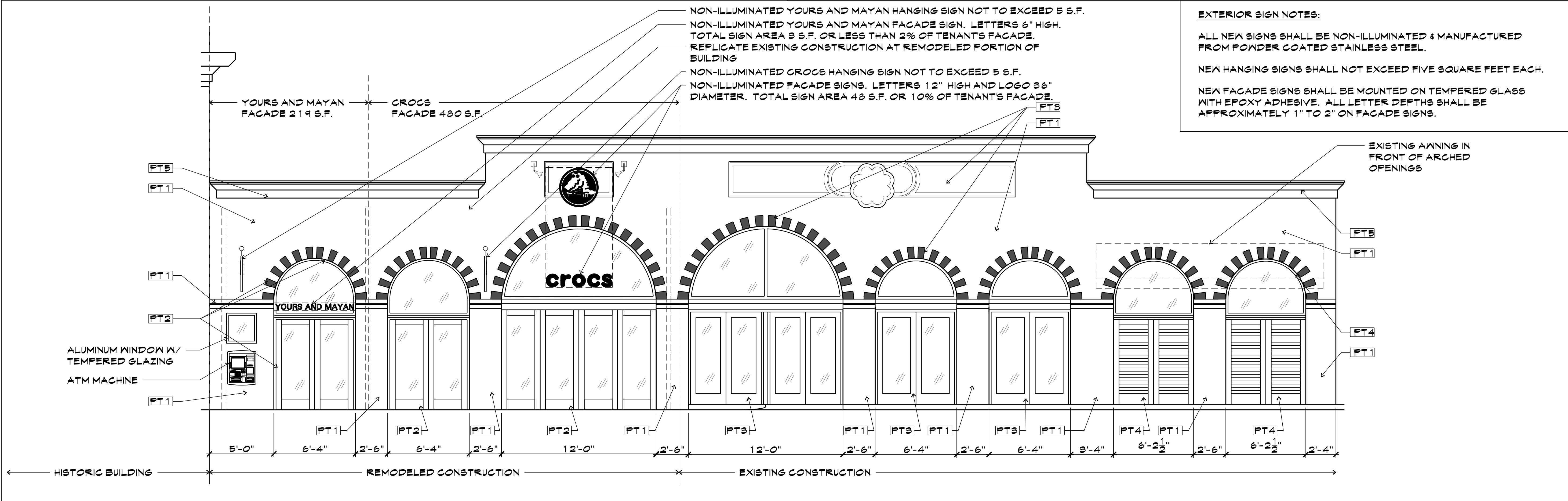
10907 VALLEY VIEW ROAD  
SUITE 100  
FORT PIERCE, FLORIDA 33904  
PHONE: 888-444-7474  
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ALL RIGHTS RESERVED



TYPE	SPECIFICATION	NOTES
PT1	PAINT: SHERWIN WILLIAMS DURATION EXTERIOR COLOR: 6135 ECRU	
PT2	PAINT: SHERWIN WILLIAMS DURATION EXTERIOR COLOR: 2854 CARIBBEAN CORAL	
PT3	PAINT: SHERWIN WILLIAMS DURATION EXTERIOR COLOR: 6440 COURTYARD	MATCH EXISTING
PT4	PAINT: SHERWIN WILLIAMS DURATION EXTERIOR COLOR: 2858 HARVEST GOLD	
PT5	PAINT: SHERWIN WILLIAMS DURATION EXTERIOR COLOR: WHITE	

**C1** PROPOSED STOREFRONT PLAN (NEW CONSTRUCTION AREA ONLY)  
SCALE: 1/4" = 1'-0"

**C3** FINISH SCHEDULE  
NO SCALE

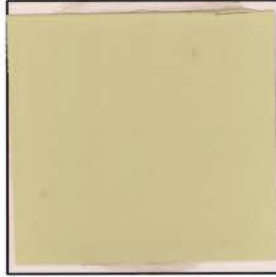


**A1** PROPOSED BUILDING STOREFRONT ELEVATION  
SCALE: 1/4" = 1'-0"

EXISTING CONSTRUCTION

10907 VALLEY VIEW ROAD  
SUITE 100  
FORT PIERCE, FLORIDA 33904  
PHONE: 888-444-7474  
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# EXTERIOR COLOR PALETTE



**PT1: SW 6135 'ECRU'**



**PT2: SW 2854 'CARIBBEAN CORAL'**



**PT3: SW 6440 'COURTYARD'**



**PT4: SW 2858 'HARVEST GOLD'**

**Property Appraiser  
Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501

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## Property Record View

Alternate Key: 8849851 Parcel ID: 00001290-000100

### Ownership Details

**Mailing Address:**  
211 DUVAL COMPANY  
423 FRONT ST  
FL 2ND  
KEY WEST, FL 33040

### Property Details

**PC Code:** 33 - NIGHTCLUBS,LOUNGES,BARS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 211- 215 DUVAL ST KEY WEST  
**Legal Description:** KW PT LOT 3 SQR 14 OR1314-155/157(LG)





Total Living Area: 12414  
 Year Built: 1964

### Building 1 Details

Building Type  
 Effective Age 16  
 Year Built 1983  
 Functional Obs 0

Condition A  
 Perimeter 324  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 19  
 Grnd Floor Area 5,160

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

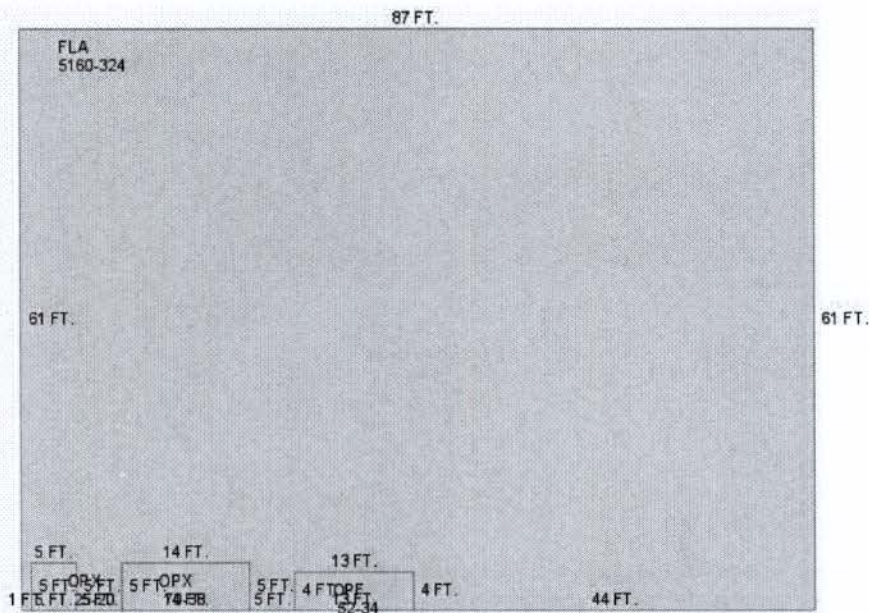
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 15

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
1	FLA		1	1994					5,160
2	OPF		1	1994					52
3	OPX		1	1994					70
4	OPX		1	1994					25

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16521	NIGHT CLUB, BARS B	37	Y	Y
	16522	RESTRNT/CAFETR-B-	37	Y	Y
	16523	1 STY STORE-B	26	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5698	C.B.S.	100

### Building 2 Details

Building Type  
 Effective Age 19  
 Year Built 1994  
 Functional Obs 0

Condition A  
 Perimeter 176  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 23  
 Grnd Floor Area 1,590

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

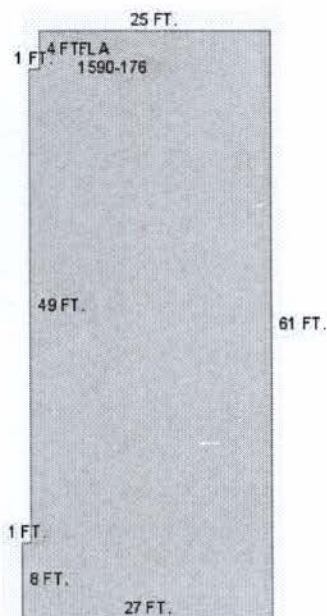
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

Extra Features:

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

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
1	FLA		1	1994					1,590

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16525	1 STY STORE-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5699	C.B.S.	100

### Building 3 Details

Building Type  
 Effective Age 16  
 Year Built 1964  
 Functional Obs 0

Condition A  
 Perimeter 332  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 19  
 Grnd Floor Area 5,664

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

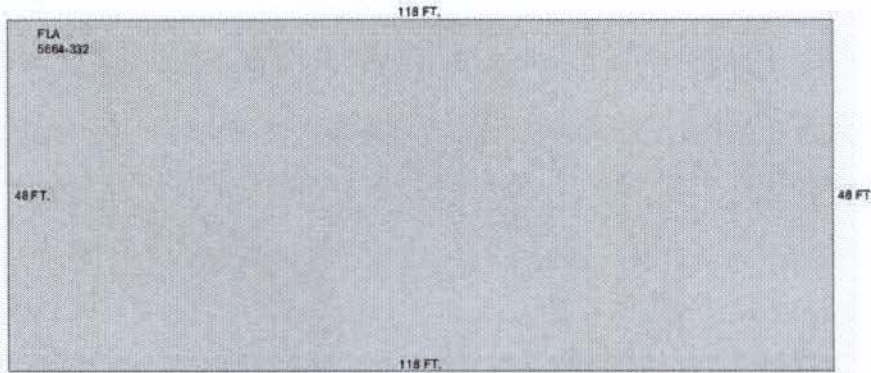
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

Extra Features:

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

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
1	FLA		1	1994					5,664

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16526	NIGHT CLUB, BARS B	77	Y	Y
	16527	1 STY STORE-B	23	Y	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5700	C.B.S.	100

**Appraiser Notes**

BUILDING 3 IS THE LONG ONE AT THE REAR OF 211 TO 215.

IRISH KEVIN'S BAR, SHORTIES MARKET

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-0749	04/15/2008		5,100	Commercial	REPLACE 5 TON PACKAGE UNIT
08-0730	03/18/2008		95,327	Commercial	ROOFING

	08-0925	04/16/2008		14,600	Commercial	REPLACE 5 TON PACKAGE UNIT ON ROOF
45	09-00003876	02/11/2010		6,000	Commercial	REMOVE AIR CURTAIN ON INSIDE AND INSTALL NEW ROLL-UP DOOR SYSTEM. dOORS DOWN ONLY WHEN BUSINESS IS CLOSED. REMOVE INTERIOR DOORS.
	08-1231	04/22/2008		2,000	Commercial	REPLACE WATER LINES TO METER
43	06-2259	04/13/2006	07/26/2006	2,200	Commercial	CHANGE OUT A 20 TON A/C UNI
44	07-4959	11/05/2007		2,488	Commercial	REPLACE TWO CONDENSOR UNITS FOR WALK-IN COOLERS
1	9600601	01/01/1996	07/01/1996	100,000	Commercial	RENOVATIONS
2	9601214	03/01/1996	07/01/1996	200	Commercial	ELECTRICAL
3	9601314	03/01/1996	07/01/1996	14,000	Commercial	RENOVATIONS
4	9601371	03/01/1996	07/01/1996	60,000	Commercial	ELECTRICAL
5	9601372	03/01/1996	07/01/1996	25,000	Commercial	PLUMBING
6	9601704	03/01/1996	07/01/1996	40,000	Commercial	MECHANICAL
7	9601757	04/01/1996	07/01/1996	8,500	Commercial	ROOF
8	9601805	04/01/1996	07/01/1996	10,920	Commercial	MECHANICAL
9	9602126	05/01/1996	07/01/1996	2,000	Commercial	MECHANICAL
10	9602171	05/01/1996	07/01/1996	8,000	Commercial	RENOVATIONS
11	9602388	06/01/1996	07/01/1996	1,000	Commercial	RENOVATIONS
12	9602470	06/01/1996	07/01/1996	1,152	Commercial	FIRE ALARM
13	9602631	06/01/1996	07/01/1996	1,200	Commercial	MECHANICAL
14	9602546	06/01/1996	07/01/1996	2,000	Commercial	SIGN
15	9603098	07/01/1996	07/01/1996	3,800	Commercial	MECHANICAL
16	9603415	08/01/1996	08/01/1996	1,000	Commercial	RENOVATIONS
17	9703858	12/03/1997	12/07/1998	800	Commercial	ADD RAIN ROOF TO OUTSIDE
18	9704126	12/08/1997	12/07/1998	2,320	Commercial	450 SQS ASPHALT SHINGLES
19	9704138	12/30/1997	12/07/1998	9,000	Commercial	REPLACE ROOF
20	9802535	09/01/1998	12/07/1998	5,000	Commercial	REPAINT BLDG
21	9900238	01/21/1999	11/03/1999	5,000	Residential	REMOV/REPL DOORS
22	9902636	08/02/1999	11/03/1999	2,200	Commercial	STORM PANELS
23	9902639	08/02/1999	11/03/1999	1,800	Commercial	STORM PANELS
24	9902750	08/04/1999	11/03/1999	11,500	Commercial	NEW ROOF
25	0001962	07/13/2000	11/01/2000	1,900	Commercial	PLUMBING
26	0000100	01/14/2000	11/01/2000	13,000	Commercial	ROOFING
27	0000724	03/21/2000	11/01/2000	4,500	Commercial	REPLACE AC
28	9804045	01/20/1999	11/01/2000	500	Commercial	SIGN
29	0102279	08/13/2001	11/07/2001	100,000	Commercial	RENOVATIONS
30	0100916	03/07/2001	11/07/2001	5,000	Commercial	CONSTRUCT EGRESS
31	0103477	10/23/2001	11/07/2001	600	Commercial	ELECTRIC
32	01-2961	08/24/2001	11/16/2001	2,400	Commercial	AWNINGS
33	01-2279	09/17/2001	11/16/2001	10,000	Commercial	ELECTRICAL
34	01-3010	08/28/2001	11/16/2001	5,000	Commercial	A/C
35	01-2782	08/10/2001	11/16/2001	5,500	Commercial	BARTOP REPAIR
36	01-303	03/12/2001	11/16/2001	3,500	Commercial	ROOF REPAIR

37	02-1186	05/09/2002	08/16/2002	2,400	Commercial	ROOFING
38	02-0574	03/20/2002	08/16/2002	6,000	Commercial	REPLACE DOORS & AWNING
39	02-0581	03/13/2002	08/16/2002	800	Commercial	ELECTRIC
40	03-1446	05/02/2003	10/03/2003	8,000	Commercial	ROOFING
41	03-2133	06/24/2003	10/03/2003	200	Commercial	INSTALL SIGN
	08-0461	02/21/2008		2,000	Commercial	REPLACE 10 TON AIR HANDLER
	09-0318	02/09/2009		1,896	Commercial	REMOVE EXISTING 12 X 10 NON-STRUCTURAL PARTITION WALL AT REAR AREA AND INSTALL APPROX. 640 SF OF SLOT BOARD ON WALLS
	09-00004032	11/23/2009		100	Commercial	INSTALL ROLL UP-DOOR
45	10-469	02/19/2010	04/12/2010	4,200	Commercial	INSTALLATION OF FRENCH DRAIN
42	04-0002	01/08/2004	04/04/2000	45,100	Commercial	PLUMBING

### 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
2010	1,654,789	0	2,752,857	4,407,646	4,407,646	0	4,407,646
2009	1,728,122	0	4,017,785	4,884,021	4,884,021	0	4,884,021
2008	1,734,737	0	3,220,466	4,955,203	4,955,203	0	4,955,203
2007	1,158,227	0	3,220,466	4,378,693	4,378,693	0	4,378,693
2006	1,185,659	0	1,350,300	4,090,326	4,090,326	0	4,090,326
2005	1,190,210	0	1,282,785	3,408,605	3,408,605	0	3,408,605
2004	1,247,065	0	1,282,785	3,408,605	3,408,605	0	3,408,605
2003	1,247,065	0	972,216	3,408,605	3,408,605	0	3,408,605
2002	1,247,065	0	972,216	3,408,605	3,408,605	0	3,408,605
2001	1,380,276	0	972,216	2,858,876	2,858,876	0	2,858,876
2000	1,380,276	0	837,186	2,785,057	2,785,057	0	2,785,057
1999	1,416,201	0	837,186	2,785,057	2,785,057	0	2,785,057
1998	946,045	0	837,186	1,751,919	1,751,919	0	1,751,919
1997	946,045	0	810,180	1,751,919	1,751,919	0	1,751,919
1996	517,002	0	810,180	1,686,900	1,686,900	0	1,686,900
1995	517,002	0	810,180	1,686,900	1,686,900	0	1,686,900
1994	0	0	810,180	1,598,116	1,598,116	0	1,598,116

### 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
2/1/1994	1314 / 0155	2,050,000	WD	Q

This page has been visited 9,259 times.

Monroe County Property Appraiser  
Karl Borglum  
P.O. Box 1176  
Key West, FL 33041-1176