



Historic Architectural Review Commission

Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa Silva, MSHP
Historic Preservation Planner

Meeting Date: September 24, 2019

Applicant: Artibus Design

Application Number: H2019-0035

Address: #429 Caroline Street

Description of Work:

Renovations and additions to existing kitchen building and painting. New dining pavilion. New grease trap and underground gas tank.

Site Facts:

The main house on the site under review is individually listed in the National Register of Historic Places since 1973. The Second Empire style house, build in 1838, is a multi-use building, housing apartments on the upper floors and commercial use is on the first floor. Known as the Porter Mansion, the unique house has a full basement. The carriage house, located on the southwest corner of the site has lost its character and integrity.

In 1988, the house evolved from rental apartments into a multi-use structure. In 1996, approved plans were set to develop the east and south side of the lot with commercial pavilions. In 1998, some of the new pavilions behind the main structure were used for a take-out restaurant. In October 2018, staff approved COA # 2018-3510 *for revised plans depicting the grease trap facing and being serviced though Duval Street*. Permits were issued but no work has been done. Current pavers at the front of the Porter Mansion House have never received approvals.

Guidelines Cited on Review:

- Secretary of the Interior's Standards (pages 16-23), specific standards 1 and 2 for proposed underground gas tank and grease trap but closer to the Porter Mansion.
- Additions and Alterations (pages 37a-37k), specifically guidelines 6, 12, 13, 25, and 26 (for additions and alterations for non-historic kitchen structure and stairs).

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 11, 12, 13, 14, 18, and 22. (for new sitting pavilion and additions and alterations for non-historic kitchen structure and stairs).
- Guidelines for outbuildings (pages 40-41), specifically guidelines 1, 3, 4, and 9. (for new sitting pavilion)

Staff Analysis:

A Certificate of Appropriateness is under review for the new construction and alterations to non-historic structures located within the rear portion of the lot; all related to Caroline’s Restaurant. A new addition is proposed to the existing management office building in order to convert it to a full operational kitchen, which will include an exhaust system on the roof. The proposed one-story CMU addition will be attached to the rear of the existing non-historic structure, and will be lower in height than the existing building. A safety barrier is proposed on the addition’s roof that will also serve as a screen for the exhaust equipment. The submittal includes painting swatches; a blue light color for the walls and a light cream color for trims.

The plan also includes a new open pavilion dedicated as a sitting area. This structure will replace a non-historic frame building which part of it is for sitting and the rest is the kitchen. The new structure will have an “L” shape footprint with a hip roof extending up to 11 feet 6 inches from current slab. The front and south elevations will be open, while the west and north elevations will be enclosed with hardiboard siding. Columns on the east and south elevations will have brackets extending to the eaves. The structure will be one-story and will be made out of wood. The structure will be free of any mechanical equipment on its roof.

The design also includes the replacement of an existing stair. The wooden stair gives access to the second-story addition build over the old carriage structure. The new wood stair will meet current building codes.

In addition, the plan includes the creation of a trash area, which will be located under non-historic rear stairs of the Porter Mansion. An underground grease trap and gas tank are proposed. These will be installed on the west side of the Porter Mansion and approximately 100 feet away from the new kitchen, approximately 51 feet setback from the historic fence facing Caroline Street, and approximately 15 feet from the west elevation of the historic house. The applicant has submitted evidence from a gas and a grease trap maintenance companies that they have the necessary equipment to serve both.

Consistency with Cited Guidelines:

It is staff’s opinion that the proposed changes to existing structures and the new sitting pavilion design are consistent with cited guidelines. To the contrary, staff finds that the proposed underground grease trap and gas tank are part of the kitchen operation and should be located within the restaurant’s confines. An existing walk-in cooler, which never received a Certificate of Appropriateness, stands on the west side of the Porter Mansion. Currently the west side yard adjacent to the historic house serves as storage and service area, which is not an appropriate use for such an important site. The green areas surrounding the front and side elevations of this landmark, are character defining features of the site and its environment and as such they must not be altered by compromising them with paved areas and secondary accessory used for the existing restaurant located at the rear of the house.

As stated before, almost a year ago staff approved the installation of an underground grease trap to be located within the restaurant’s area, and closer to Duval Street. Building permits were issued for such submittal. The site has an existing driveway on Duval Street that will give access to all required services for a grease trap and gas tank. If the Commission opines that the proposed location of the underground grease trap and gas tank will not have an adverse effect in the site and environment character, staff recommends a condition of not allowing any proposed opening to the existing perimeter wall facing Caroline Street. The fence is part of the physical description of the property as submitted in its designation to the National Register of Historic Places.

PH0022527

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Florida	
COUNTY: Monroe	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUN 4 1973



1. NAME

COMMON:
Dr. Joseph Y. Porter House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
429 Caroline St.

CITY OR TOWN:
Key West

STATE: Florida CODE: 12 COUNTY: Monroe CODE: 087

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input checked="" type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	apartments	
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
Mrs. Arthur Poirier and Mrs. Caroline Lang

STREET AND NUMBER:
236 Edgewater Drive

CITY OR TOWN: Coral Gables STATE: Florida CODE: 12

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Monroe County Courthouse

STREET AND NUMBER:

CITY OR TOWN: Key West STATE: Florida CODE: 12

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings survey

DATE OF SURVEY: 1966 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Library of Congress

STREET AND NUMBER:

CITY OR TOWN: Washington STATE: District of Columbia CODE: 11

SEE INSTRUCTIONS

STATE: Florida
COUNTY: Monroe
ENTRY NUMBER: JUN 4 1973
DATE: JUN 4 1973
FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The Joseph Y. Porter Home is a mildly eclectic, but uniquely Key West dwelling. It is in excellent condition today due to its constant maintenance. Believed to have been built in 1838, the house is two-and-a-half stories high and rectangular in shape. Foundations consist of brick piers and native quarried lime rock cistern. There is a half cellar of brick. The house has a heavy timber frame and short, hand-driven siding fastened with wrought iron nails. Porches, balconies and eaves all feature heavy timbered brackets. Second level balconies are canopied with wooden roofs. The house has one chimney. The windows are all topped with flat pediments. There are three dormers in the roof with typically wood louvered shutters, floor to pediment. All window openings onto porches and balconies are utilized as doors. The house has a mansard roof covered with V-jointed shingles.

The plan of the house is symmetrical with a main hall leading to the stairway at the center entrance. All rooms radiate off of this main hall. There is a one-story servant's quarters attached to the main house by an esplanade. The entire property is enclosed by stone walls and the grounds are elevated several feet above the surrounding elevation. The house is in excellent condition today due to constant maintenance.

Extensive alterations are known to have been made in 1896 by Dr. Porter. It was at that time that the mansard roof, Victorian trim and small balconies were added. In 1945, the home was converted into small apartments and the back porches were enclosed to provide kitchen and bath facilities.

SEE INSTRUCTIONS



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) **1838**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

In 1837, Judge James Webb purchased the property on which the Porter House is located and it is presumed that he was the builder of the house. It is a fact, however, that the house was the birthplace and home of Dr. Joseph Yates Porter, III, who was Key West's first native born physician and a man who became outstanding in Florida's medical history. In 1845, Porter purchased the lot with the house already on it and since that date it has remained in the Porter family.

The Porter House combines architectural features of the Bahama house, of New England and of the French Mansard. What emerges is the rather eclectic, but no less significant Conch house of nineteenth century Key West. In purely practical terms, it also satisfied some important demands of climate and life style. The slatted shutters provided a blind to the hot tropical sun during the day, and at night they were opened to allow for maximum ventilation. The steep pitch of the Conch roof was a practical design as well for it caught the rain water and ran it down into cisterns below the ground level. The Porter House is perhaps the best example of Conch architecture at its most beautiful and most practical.



SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Monroe County Records, Monroe County Courthouse, Key West, Florida. Office of the Clerk of the Circuit Court. (Subgroup: Deeds Book G18, p. 205).

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE			LONGITUDE			
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
NW	0	'	"	0	'	"	
NE	0	'	"	0	'	"	
SE	0	'	"	0	'	"	
SW	0	'	"	0	'	"	
				N 24° 33' 26"		W 81° 48' 17"	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than an acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Mrs. Diane Greer and Miss Mary Evans, Historic Sites Specialists

ORGANIZATION: Division of Archives, History and Records Mgmt. DATE: March, 1972

STREET AND NUMBER: Department of State, The Capitol

CITY OR TOWN: Tallahassee STATE: Florida CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Robert William

Title: State Liaison Officer

Date: 12/15/72

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Robert M. Utley
Chief, Office of Archeology and Historic Preservation

Date: 6/4/73

ATTEST:

W. Bradford
Keeper of The National Register

Date: 5/31/73

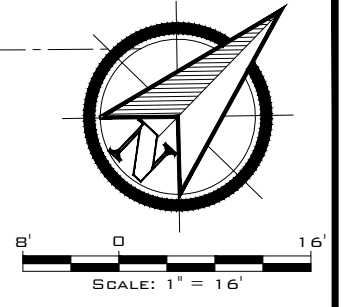
1948



APPROVED DESIGN FOR GREASE TRAP

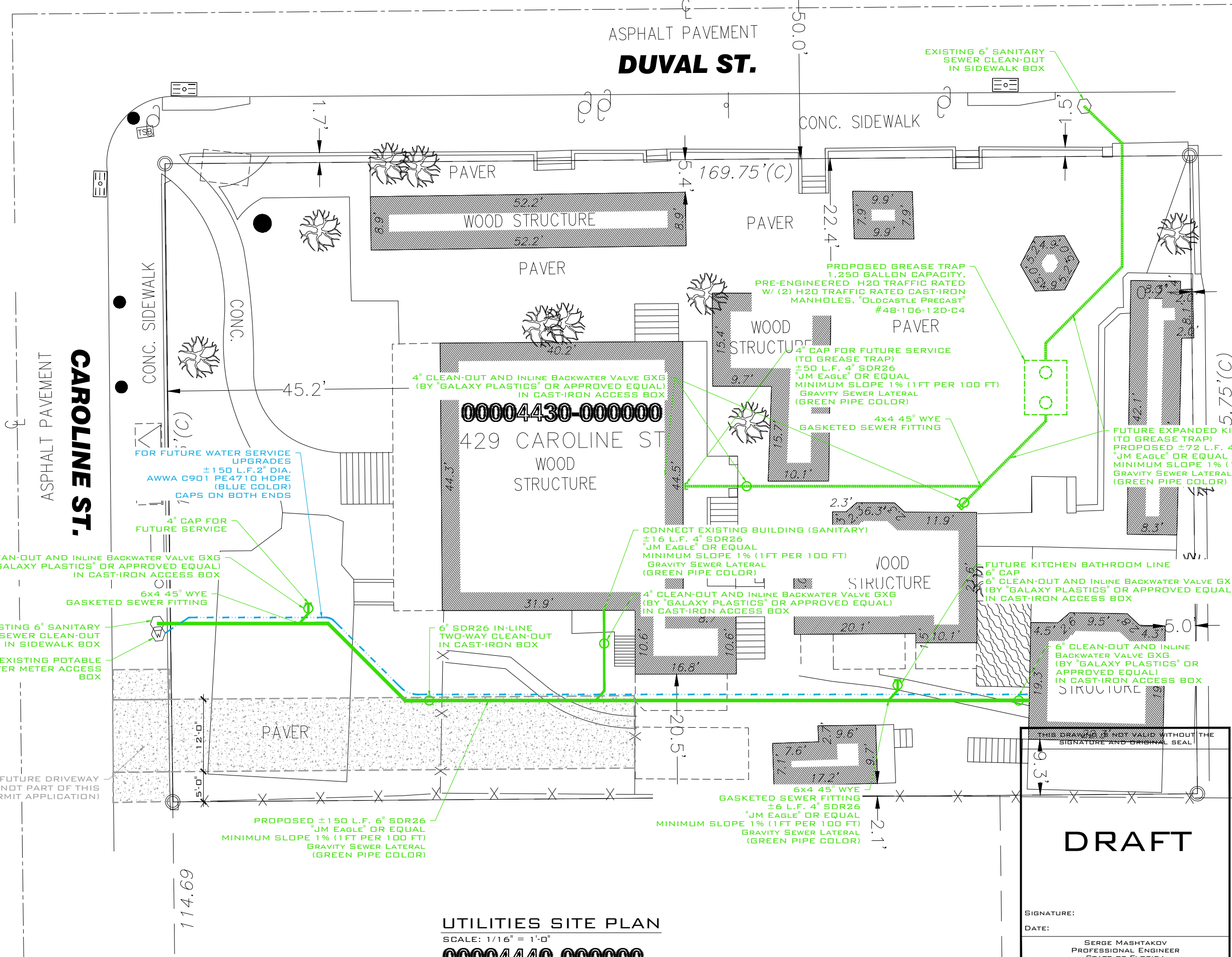
S25° 28' 25"E (C)

ASPHALT PAVEMENT
DUVAL ST.



ASPHALT PAVEMENT
CAROLINE ST.

N64° 17' 12"E (C)



FOR FUTURE WATER SERVICE UPGRADES
±150 L.F. 2" DIA.
AWWA C901 PE4710 HOPE
(BLUE COLOR)
CAPS ON BOTH ENDS

4" CAP FOR FUTURE SERVICE

4" CLEAN-OUT AND INLINE BACKWATER VALVE GXG
(BY "GALAXY PLASTICS" OR APPROVED EQUAL)
IN CAST-IRON ACCESS BOX

6x4 45° WYE
GASKETED SEWER FITTING

EXISTING 6" SANITARY
SEWER CLEAN-OUT
IN SIDEWALK BOX

EXISTING POTABLE
WATER METER ACCESS
BOX

FUTURE DRIVEWAY
(NOT PART OF THIS
PERMIT APPLICATION)

PROPOSED ±150 L.F. 6" SDR26
"JM EAGLE" OR EQUAL
MINIMUM SLOPE 1% (1FT PER 100 FT)
GRAVITY SEWER LATERAL
(GREEN PIPE COLOR)

4" CLEAN-OUT AND INLINE BACKWATER VALVE GXG
(BY "GALAXY PLASTICS" OR APPROVED EQUAL)
IN CAST-IRON ACCESS BOX

00004430-000000

429 CAROLINE ST
WOOD
STRUCTURE

CONNECT EXISTING BUILDING (SANITARY)
±16 L.F. 4" SDR26
"JM EAGLE" OR EQUAL
MINIMUM SLOPE 1% (1FT PER 100 FT)
GRAVITY SEWER LATERAL
(GREEN PIPE COLOR)

4" CLEAN-OUT AND INLINE BACKWATER VALVE GXG
(BY "GALAXY PLASTICS" OR APPROVED EQUAL)
IN CAST-IRON ACCESS BOX

6" SDR26 IN-LINE
TWO-WAY CLEAN-OUT
IN CAST-IRON BOX

6x4 45° WYE
GASKETED SEWER FITTING
±6 L.F. 4" SDR26
"JM EAGLE" OR EQUAL
MINIMUM SLOPE 1% (1FT PER 100 FT)
GRAVITY SEWER LATERAL
(GREEN PIPE COLOR)

PROPOSED GREASE TRAP
1,250 GALLON CAPACITY,
PRE-ENGINEERED H2O TRAFFIC RATED
W/ (2) H2O TRAFFIC RATED CAST-IRON
MANHOLES, "OLDCASTLE PRECAST"
#48-106-12D-C4

4" CAP FOR FUTURE SERVICE
(TO GREASE TRAP)
±50 L.F. 4" SDR26
"JM EAGLE" OR EQUAL
MINIMUM SLOPE 1% (1FT PER 100 FT)
GRAVITY SEWER LATERAL
(GREEN PIPE COLOR)

4x4 45° WYE
GASKETED SEWER FITTING

FUTURE EXPANDED KITCHEN
(TO GREASE TRAP)
PROPOSED ±72 L.F. 4" SDR26
"JM EAGLE" OR EQUAL
MINIMUM SLOPE 1% (1FT PER 100 FT)
GRAVITY SEWER LATERAL
(GREEN PIPE COLOR)

FUTURE KITCHEN BATHROOM LINE
6" CAP
6" CLEAN-OUT AND INLINE BACKWATER VALVE GXG
(BY "GALAXY PLASTICS" OR APPROVED EQUAL)
IN CAST-IRON ACCESS BOX

6" CLEAN-OUT AND INLINE
BACKWATER VALVE GXG
(BY "GALAXY PLASTICS" OR
APPROVED EQUAL)
IN CAST-IRON ACCESS
BOX

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

UTILITIES SITE PLAN

SCALE: 1/16" = 1'-0"

00004440-000000

DRAFT

SIGNATURE:
DATE:
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE I-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: SITE UTILITIES

SITE: 310 DUVAL ST / 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: UTILITIES SITE PLAN			
SCALE AT 11x17: AS SHOWN	DATE: 10/18/18	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1710-10	DRAWING NO: C-101	REVISION: 1	

APPLICATION



HARC MAJOR PROJECTS CERTIFICATE

\$400 NON-REFUNDABLE BASE APPLICATION FEE 264-C3

City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC
HARC
FLOOR

SW 6378
Crisp Linen

BUSINESS
TABLE

162

162-C1

ICT

SW 6750
Waterfall

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTING THIS APPLICATION.

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

429 Caroline St	
Duval & Caroline LLC	PHONE NUMBER 305 731-9972
C/O Walsh Joseph PO Box 4147 Key West FL 33041	EMAIL tropicalsoup@gmail.com
One Call Construction	PHONE NUMBER 305 797 7133 / 305 294 0945
1901 Plogler Ave Key West FL 33040	EMAIL dave@constructionkeywest.com
<i>[Signature]</i>	DATE 8/20/19

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Remodel existing cook house and add approx 4955.s.f. addition to cook house.
MAIN BUILDING:	Install new concrete floor, electrical, plumbing, and mechanical as necessary.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	Removal of rear accessory building and existing kitchen area and rework into the seating pavilion.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING: Body of Cook house SW 6750 Waterford
	Trim SW 6378 Crisp linen
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
installation of underground 1000 gal propane tank and	
undergroung 1250 gal grease trap	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



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

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 429 Caroline St
 PROPERTY OWNER'S NAME: Duval and Caroline LLC c/o Joseph Walsh
 APPLICANT NAME: One Call Construction

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: Joseph Walsh Duval + Caroline LLC
MANAGING MEMBER 8-15-2019 Joseph Walsh
DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Removal of rear accessory building approx 2405.s.f. Removal of existing kitchen. Remove and replace roof material on cook house.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Existing kitchen is not historic and just will be cleaned up to be seating. Accessory building is not historic

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.

N/A

(c) 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.

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

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

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

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

N/A

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

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.

N/A

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

N/A

(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.

N/A

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

N/A



Keys Propane

A Manley-DeBoer Partnership

1109 Eaton Street
Key West, Florida 33040
Telephone: (305) 296-2848

8.19.2019

Joe Walsh,

429 Caroline Street, Key West FL 33040

This letter is to confirm that there is 100' plus line to service the propane tank in the new location per drawings provided.

If you have any further questions or concerns, please feel free to call me at (305) 395-0922.

Regards,
Randy White

Como Keys Propane is the only locally owned and operated propane distribution company in the Florida Keys, we thank you for the opportunity.

Randy White

Commercial Sales
Como Keys Propane
Month/Day/Year



P. O. Box 430725
Big Pine Key, FL 33043

SERVICE CONTRACT

(305) 872-8945
Office

(305) 481-8052
Mobile

email: haacka@bellsouth.net

www.haackexcavating.com

Name/Address
Caroline's Cafe 310 Duval Street Key West, Fl. 33040

Description	Date
	08/30/19
Total	
<p>CONTRACTED CLEANING OF GREASE TRAP</p> <ul style="list-style-type: none"> • (1) EXTERIOR GREASE MANHOLE • QUARTERLY SERVICE CYCLE - 4 CONTRACTED CLEANINGS PER YEAR • TWO YEAR (24 MONTH) CONTRACT ##### <p>EACH CONTRACTED CLEANING WILL BE BILLED AT \$480.00 PER PUMP OUT WHICH INCLUDES (1) GREASE MANHOLE. #####</p> <ul style="list-style-type: none"> • IN ADDITION TO THE CONTRACTED CLEANING - EMERGENCY SERVICE CALLS WILL BE BILLED AT A RATE OF \$195.00 PER HOUR. • WE WILL CALL TO SCHEDULE THE PUMP OUT A FEW DAYS BEFORE. • MHEI HAS THE CAPACITY TO PUMP GREASE MANHOLE UP TO 100 FEET. 	

This agreement is for regular cycle cleaning only. It does not include any emergency services or off-cycle cleaning. Early termination fees may apply. Customer assumes risk of any legal fees if necessary.

THIS IS NOT AN ACTIVE CONTRACT WITHOUT SIGNATURES OF BOTH PARTIES!

SIGNATURE OF AUTHORIZED ACCEPTANCE

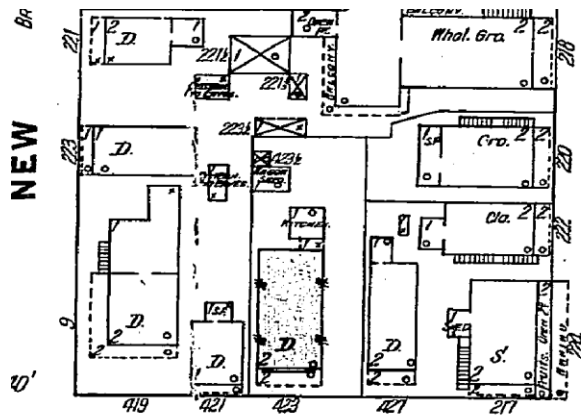
DATE

MIKE HAACK EXCAVATING, INC.

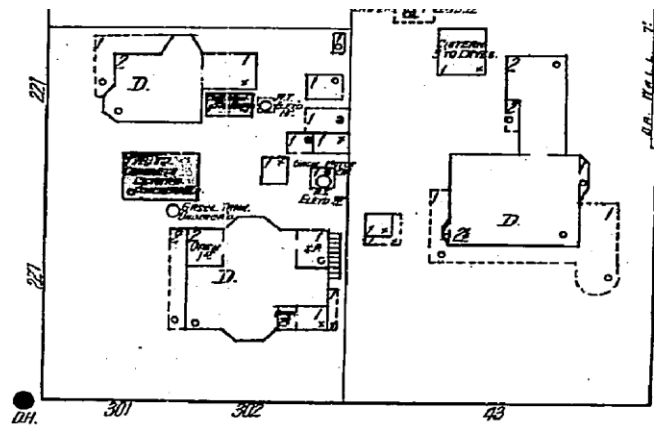
SEAL

DATE

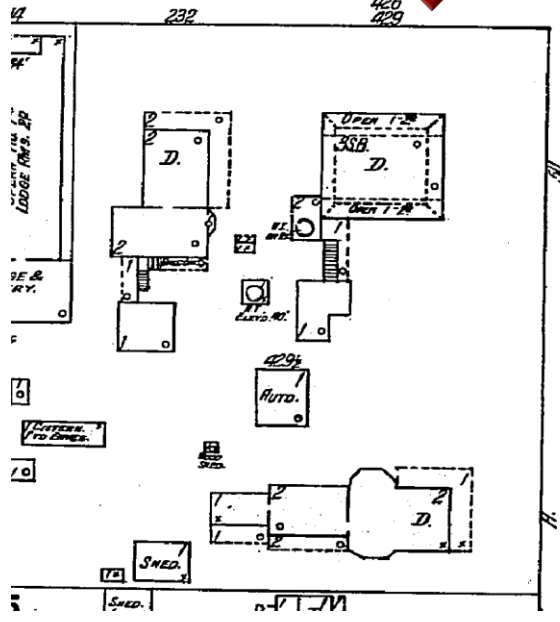
SANBORN MAPS



CAROLINE

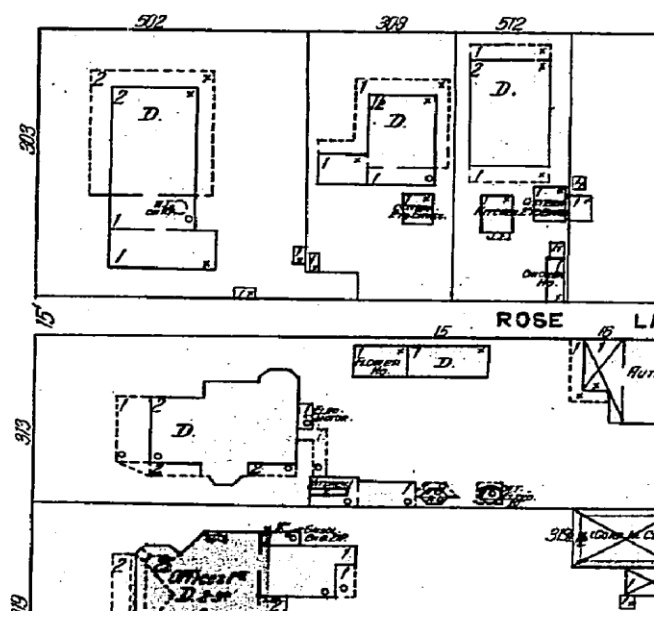


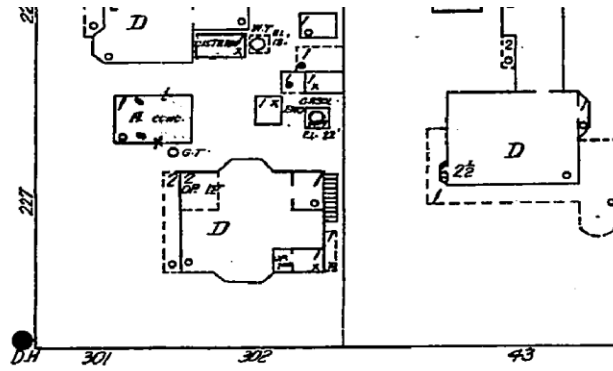
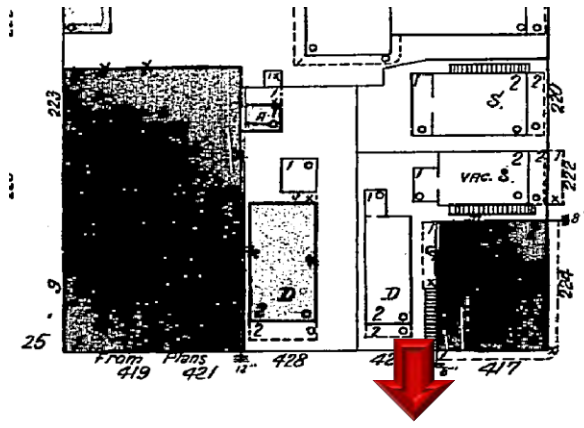
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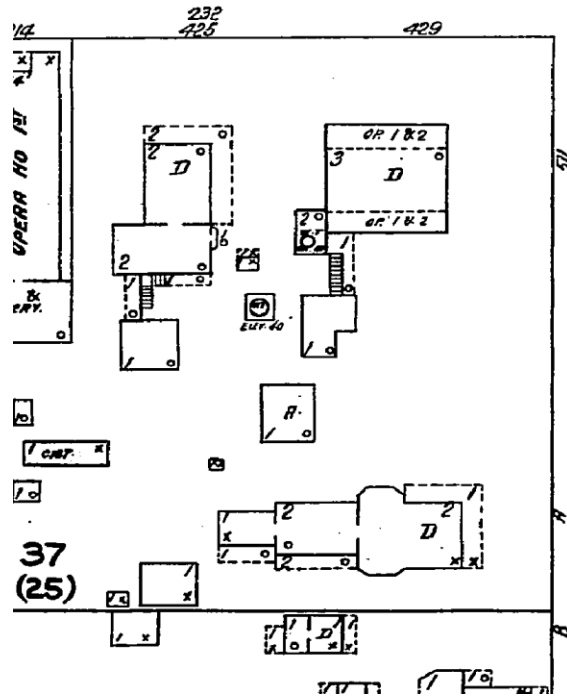
DUVAL

BRICK PAVED.

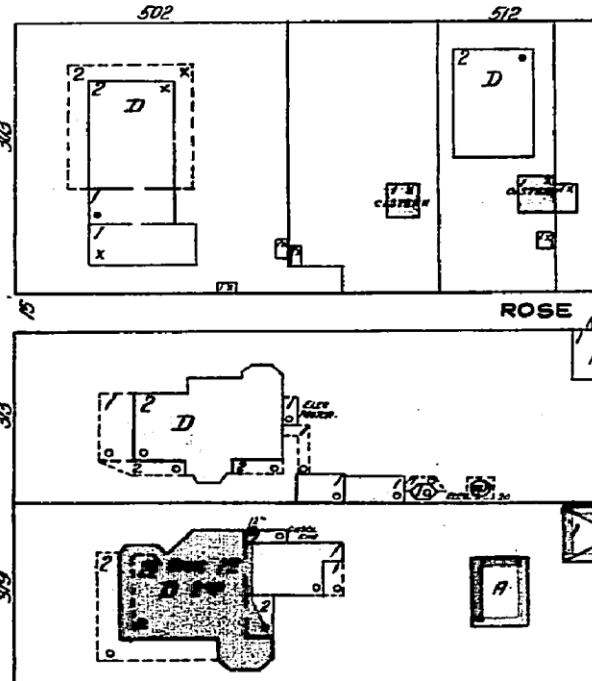




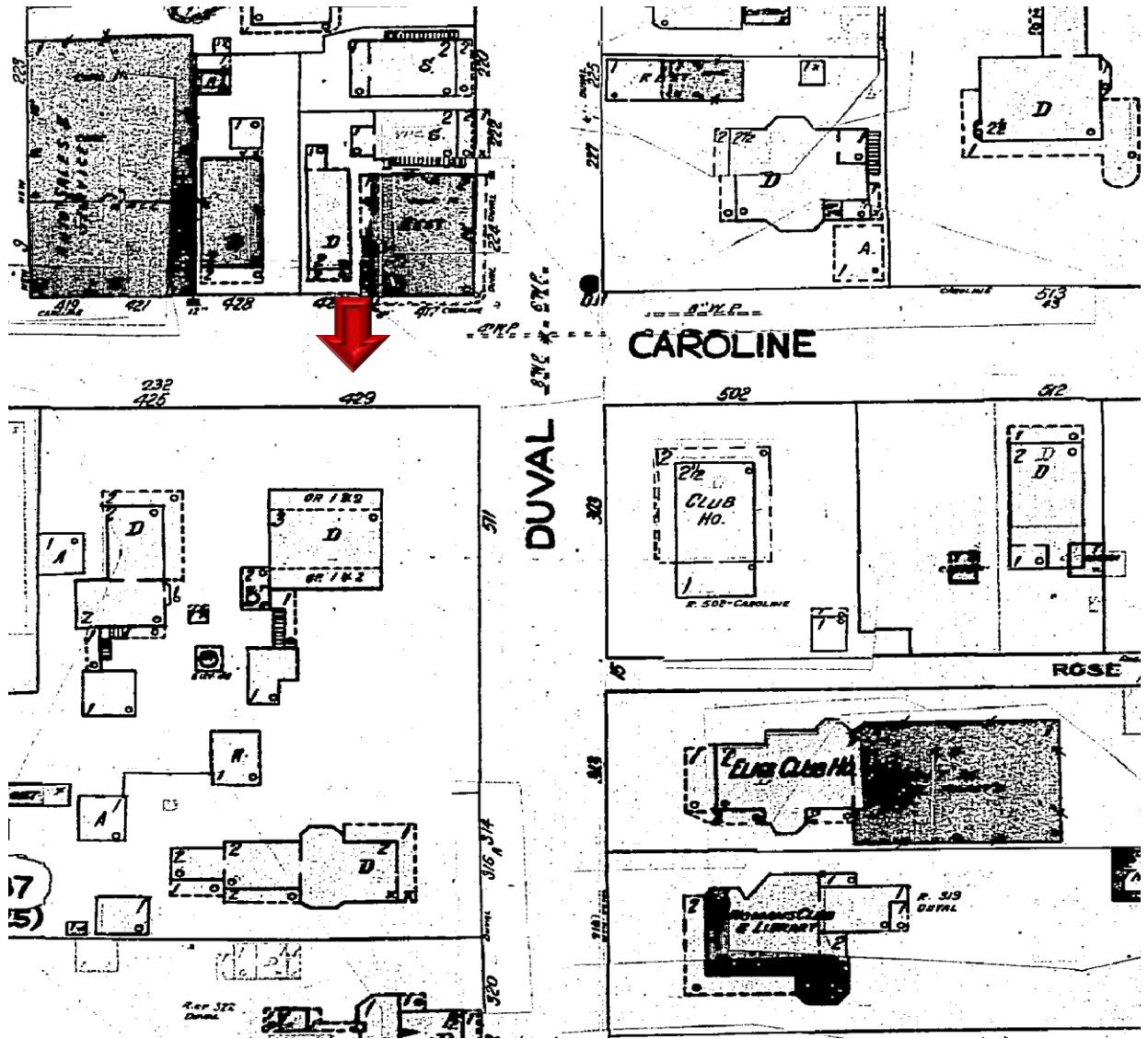
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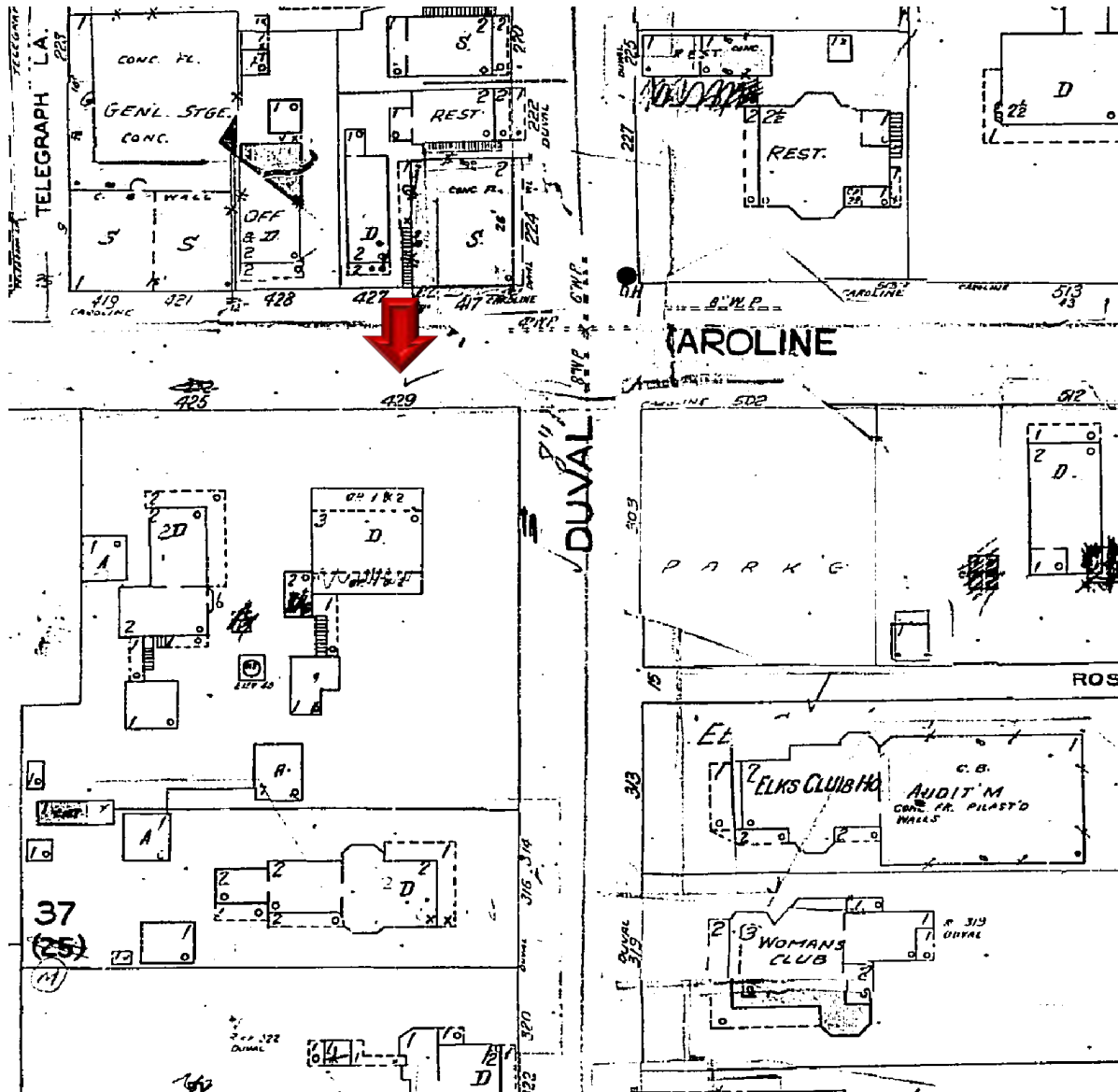
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1926 Sanborn Map

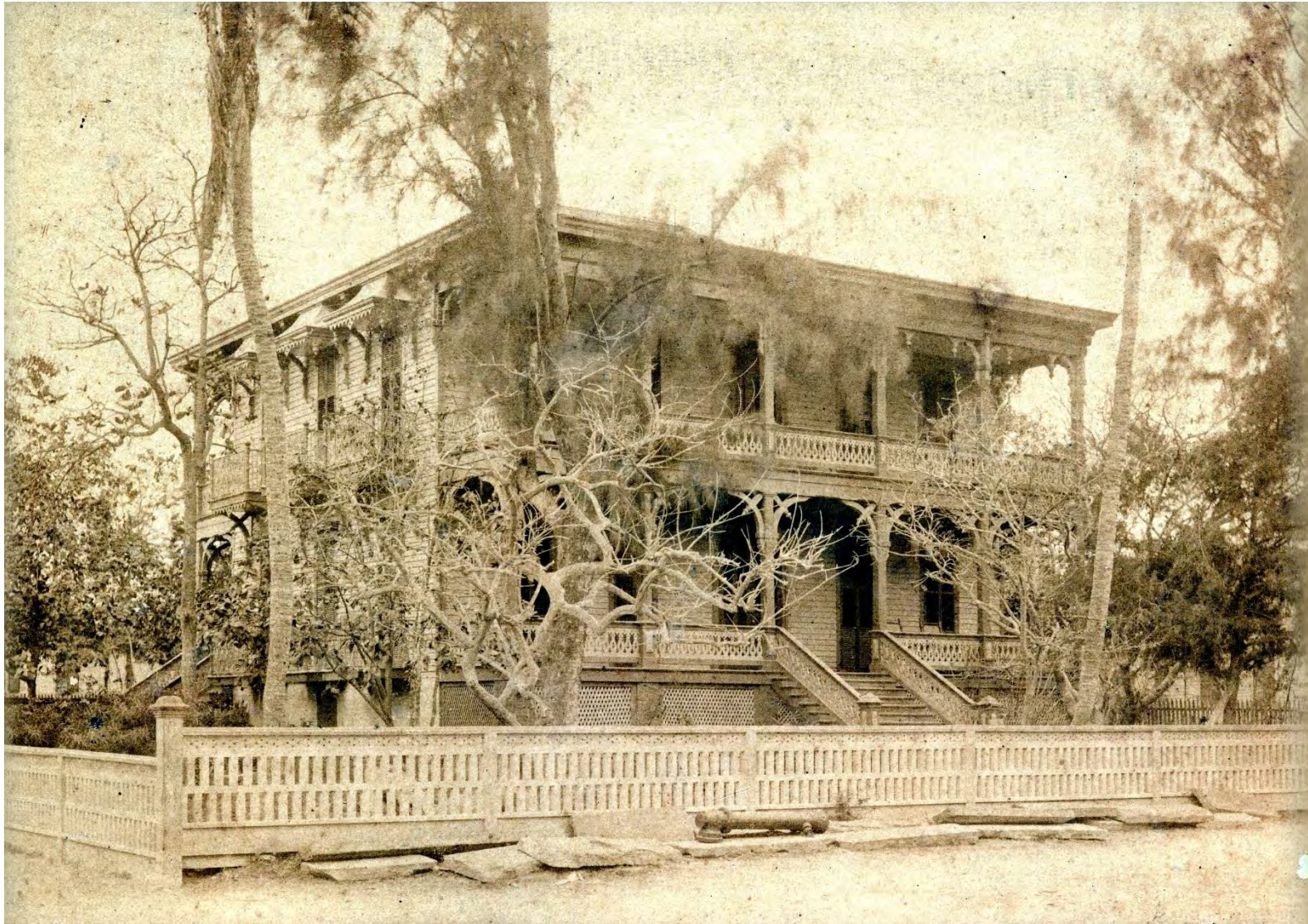


1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



The Porter House at 429 Caroline Street before the third story was added.

Key West Art and Historical Society Collection.



View of the Porter house in 1960. Monroe County Library.



The Porter House circa 1965. Monroe County Library.



Rear building at the Porter House circa 1965. Monroe County Library.



Carriage house at the Porter House circa 1965. Monroe County Library.



Main façade of Porter House in 1970. Monroe County Library.



EXISTING CONDITIONS
FRONT VIEW OF PROPOSED KITCHEN BUILDING



EXISTING CONDITIONS
FRONT VIEW PROPOSED KITCHEN BUILDING



EXISTING CONDITIONS
REAR VIEW OF PROPOSED KITCHEN BUILDING



EXISTING CONDITIONS
REAR VIEW OF PROPOSED KITCHEN BUILDING



EXISTING CONDITIONS
LEFT SIDE OF
PROPOSED KITCHEN
BUILDING

EXISTING
CONDITIONS
RIGHT SIDE OF
PROPOSED KITCHEN
BUILDING





EXISTING CONDITIONS
FRONT VIEW OF PROPOSED DINING PAVILION
(FROM DUVAL ST)



EXISTING CONDITIONS
LEFT SIDE VIEW OF PROPOSED DINING PAVILION



EXISTING CONDITIONS
LEFT SIDE VIEW OF PROPOSED DINING PAVILION



EXISTING CONDITIONS
REAR VIEW OF PROPOSED DINING PAVILION

EXISTING CONDITIONS
REAR VIEW OF
PROPOSED DINING
PAVILION



EXISTING CONDITIONS
RIGHT SIDE VIEW OF
PROPOSED DINING
PAVILION





EXISTING CONDITIONS
VIEWS OF EXISTING STAIR

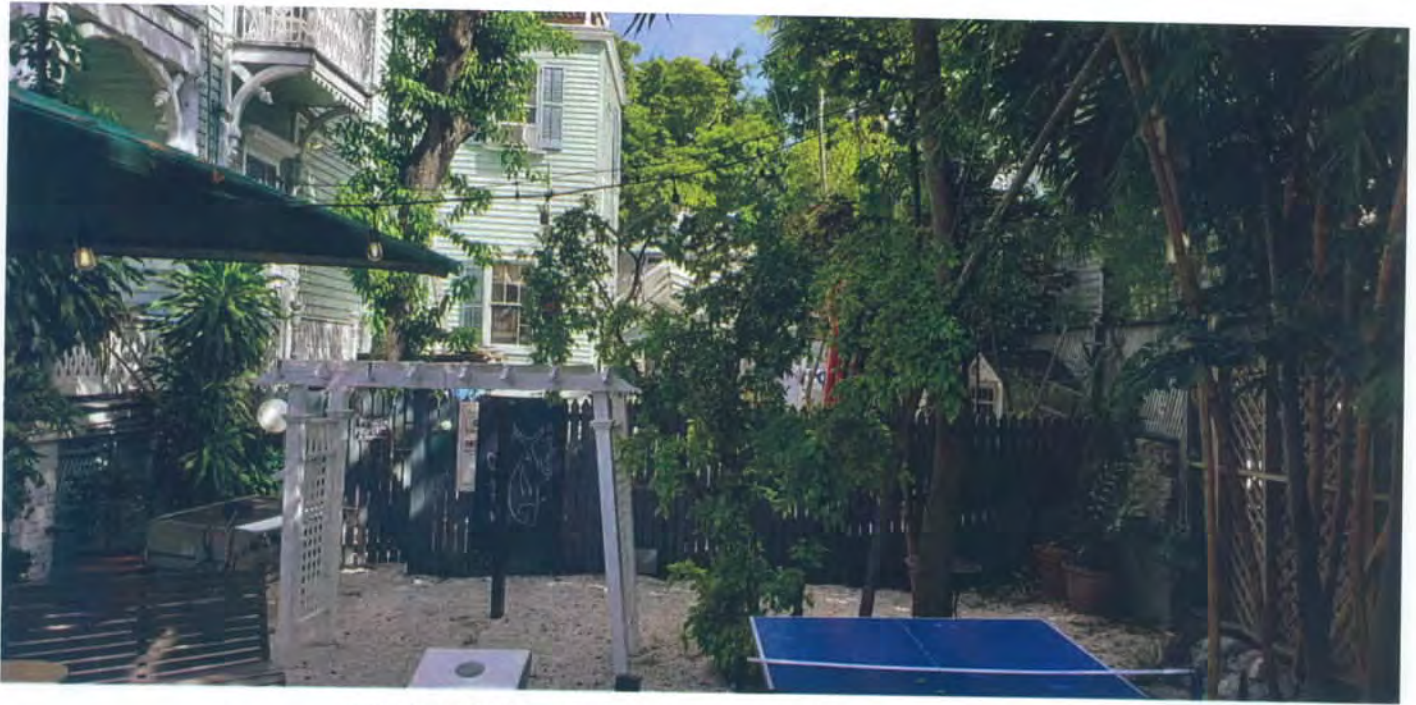




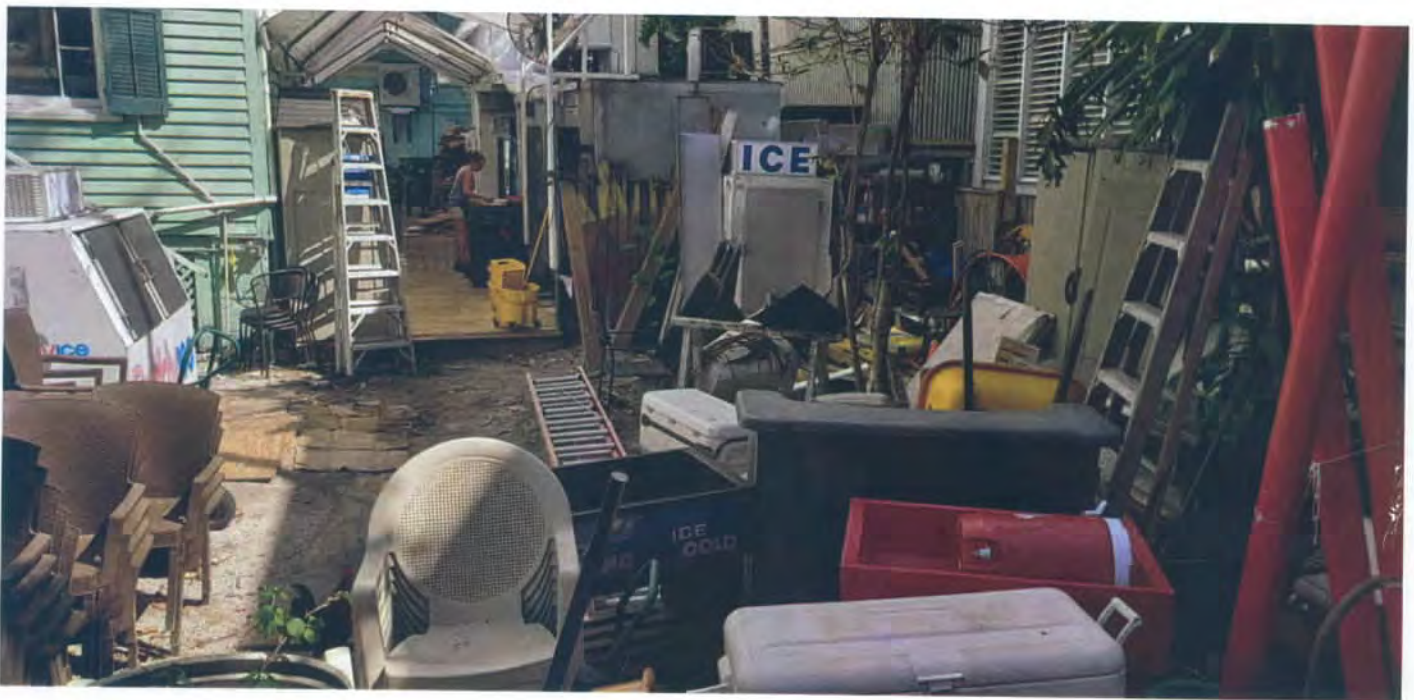
EXISTING CONDITIONS OVERALL VIEW
FROM DUVAL ST



EXISTING CONDITIONS OVERALL VIEW
FROM CAROLINE ST



EXISTING CONDITIONS
FENCE IN FRONT OF
PROPOSED LOCATION OF
UNDERGROUND GREASE TRAP AND
PROPANE FUEL TANK

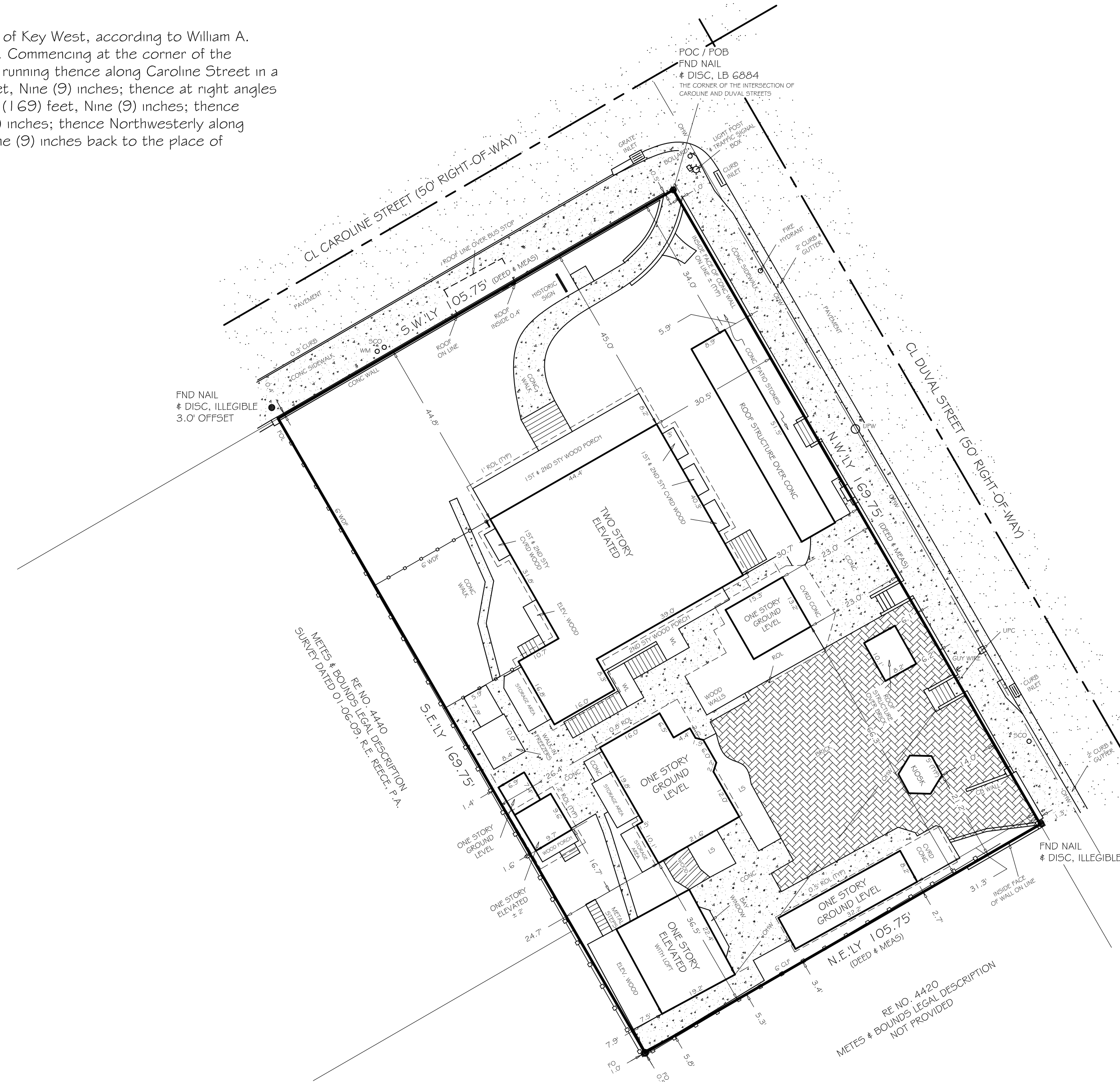
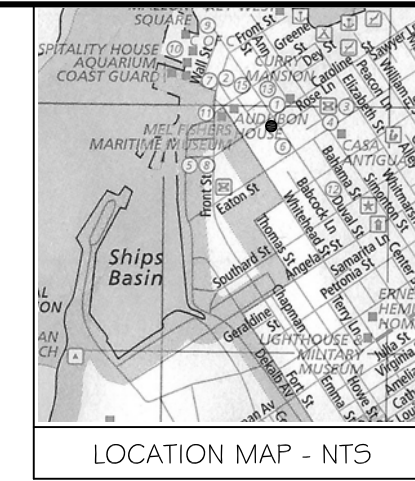


EXISTING CONDITIONS
PROPOSED LOCATION OF
UNDERGROUND GREASE TRAP AND
PROPANE FUEL TANK

2009 and 2018 Surveys

LEGAL DESCRIPTION:

Part of Lot Two (2), Square Twenty-Five (25), Island of Key West, according to William A. Whitehead's Map delineated in February, A.D. 1829. Commencing at the corner of the intersection of Caroline Street and Duval Street and running thence along Caroline Street in a Southwesterly direction One Hundred Five (105) feet, Nine (9) inches; thence at right angles in a Southeasterly direction One Hundred Sixty-Nine (169) feet, Nine (9) inches; thence Northeasterly One Hundred Five (105) feet, Nine (9) inches; thence Northwesterly along Duval Street One Hundred Sixty-Nine (169) feet, Nine (9) inches back to the place of beginning.



SCALE: 1" = 20'
 BEARING BASE:
 DERIVED FROM LEGAL DESCRIPTION
 ALL ANGLES DEPICTED
 ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED
 ADDRESS:
 429 CAROLINE STREET
 KEY WEST, FL 33040

LEGAL DESCRIPTION -
 SEE ABOVE

CERTIFIED TO -
 SUZANNE CAMPBELL

NOTE: 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 HAIJUS.

SCALE:	1" = 20'
FIELD WORK DATE:	12/1/2009
REVISION DATE:	-/-
SHEET:	1 OF 1
DRAWN BY:	KD
CHECKED BY:	RW
INVOICE NO.:	9121001

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17, F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE D HAD BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1 (B) (1) (B) (2) (A) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) 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BOUNDARY SURVEY 429 CAROLINE ST KEY WEST, FL 33040

CLIENT: ONE CALL CONSTRUCTION

SURVEYOR: JUAN C. MELENDEZ D.B.A. ORTHOTEK

ACCURACY:

THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT 1 FT. IN 10,000 FT. (REQUIRED)

BASIS OF BEARING:

BEARING OF BASIS SHOWN, IS BASED ON THE CENTER LINE OF DUVAL ST.).

SURVEYORS NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.

THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER USE.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS AUXILIARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP.

ELEVATIONS SHOWN ARE REFERENCED TO THE NGVD 1929 VERTICAL DATUM

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT, UNLESS OTHERWISE SHOWN.

DATE OF FIELD SURVEY 02/28/2017

CERTIFIED TO:

ONE CALL CONSTRUCTION

LEGEND

- CATCH BASIN GRATES
- MANHOLE STORM
- VALVE WATER
- WATER METER
- TREE
- SIGN
- POLE POWER
- TRAFFIC SIGNAL CONDUIT

ABBREVIATIONS

- CH.L.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- F.F.E. = FINISHED FLOOR ELEVATION
- FND = FOUND
- (C)= CALCULATED DATA
- (R) = RECORD
- I.P.=REBAR AND CAP
- BLDG = BUILDING
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- TYP. = TYPICAL

LEGAL DESCRIPTION

PART OF LOT TWO (2), SQUARE TWENTY-FIVE (25), ISLAND OF KEY WEST, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829. COMMENCING AT THE CORNER OF THE INTERSECTION OF CAROLINE STREET AND DUVAL STREET AND RUNNING THENCE ALONG CAROLINE STREET IN A SOUTHWESTERLY DIRECTION ONE HUNDRED FIVE (105) FEET, NINE (9) INCHES; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ONE HUNDRED SIXTY-NINE (169) FEET, NINE (9) INCHES; THENCE NORTHEASTERLY ONE HUNDRED FIVE (105) FEET, NINE (9) INCHES; THENCE NORTHWESTERLY ALONG DUVAL STREET ONE HUNDRED SIXTY-NINE (169) FEET, NINE (9) INCHES BACK TO THE PLACE OF BEGINNING.

TOGETHER WITH THE IMPROVEMENTS LOCATED THEREON.

National Flood Hazard Layer FIRMette



PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE

I HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF ACCURATE AS RECENTLY SURVEYED UNDER MY DIRECTION; AND THAT THIS SURVEY MEETS THE MINIMAL TECHNICAL STANDARD SET BY THE FLORIDA BOARD OF LAND SURVEYORS AS SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

JUAN C. MELENDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LB7920 02-28-2017
LS6721 02-28-2017

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED/DIGITAL SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.



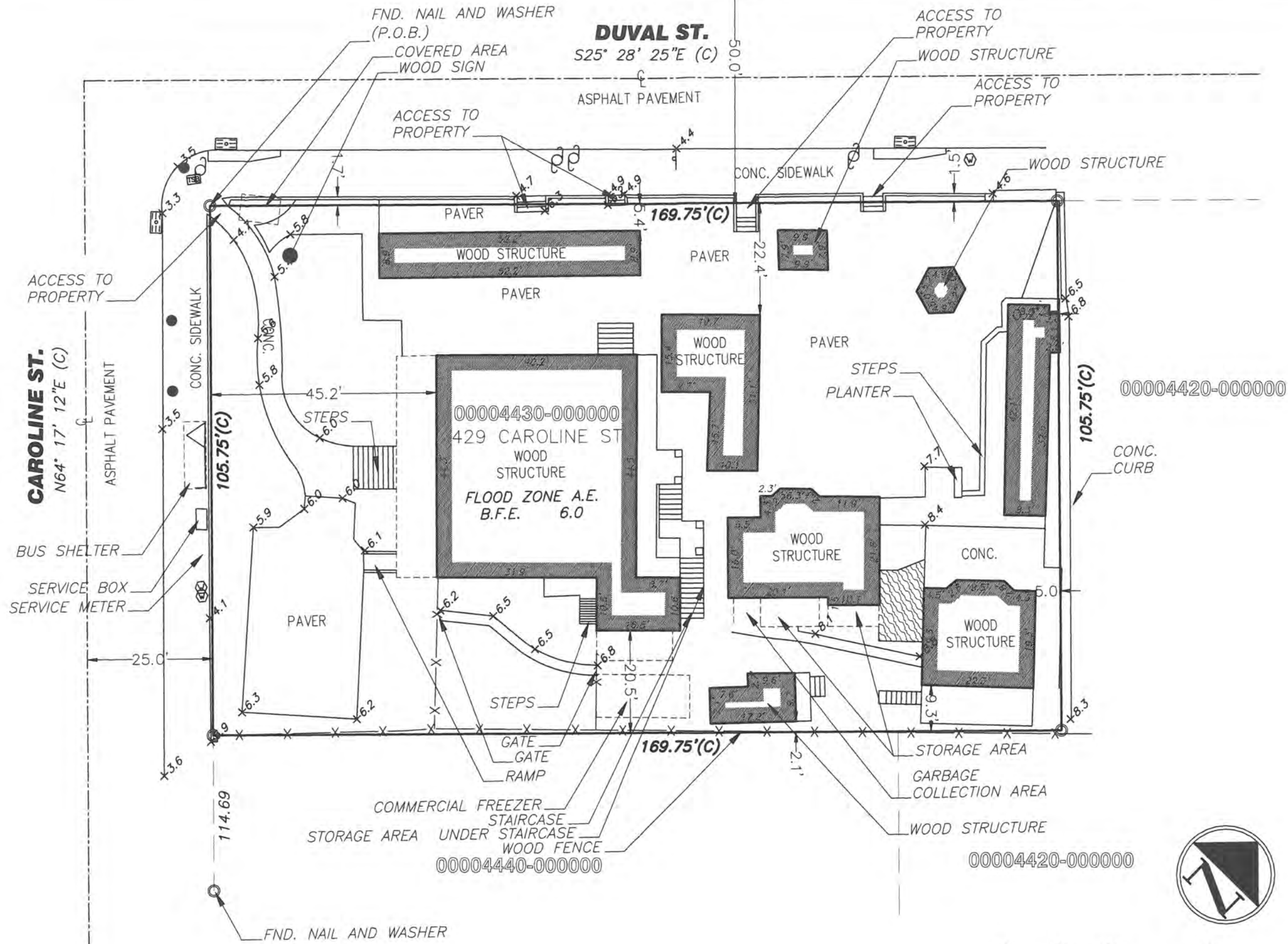
ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG.

ORTHOTEK
GEOSPATIAL SOLUTIONS
13460 S.W. 24 ST. MIAMI, FL. TEL: 305-877-9721
ORTHOTEK@ORTEKMAP.COM WWW.ORTEKMAP.COM

TITLE: BOUNDARY SURVEY	CLIENT: ONE CALL CONSTRUCTION	SCALE: 1" = 20'
SURVEY DATE: 3/11/2018	DRAWN BY: JCM	CHECKED BY: JCM
PLOT DATE: 3/11/2018	SHEET SIZE: 11" BY 17"	FILE NAME: KEY WEST 310 DUVAL.T.DWG

REVISION NOTES:	DATE:
UPDATED SPOT ELEV.	

**SHEET
1 OF 2**



ORTHOTEK
 GEOSPATIAL SOLUTIONS
 SURVEY BY:
 13460 S.W. 24 ST. MIAMI, FL. TEL: 305-877-9721
 ORTHOTEK@ORTEKMAP.COM WWW.ORTEKMAP.COM

TITLE: BOUNDARY SURVEY	
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FILE NAME: KEY WEST 310 DUVAL.T.DWG	

REVISION NOTES:	DATE:
UPDATED SPOT ELEV.	

SHEET
2 OF 2



PROPOSED DESIGN

CONSTRUCTION PLANS FOR 429 CAROLINE ST HARC PERMIT DRAWINGS SET

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
429 CAROLINE ST,
KEY WEST, FL 33040

CLIENT:
ONE CALL CONSTRUCTION
1901 FLAGLER AVE,
KEY WEST, FL 33040
T: (305) 294-0945

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE I-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT:
429 CAROLINE ST

SITE: 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: COVER

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

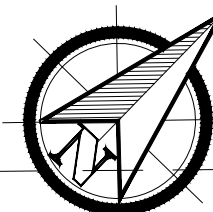
SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	G-100	1	

DUVAL ST.



SCALE: 1" = 16'

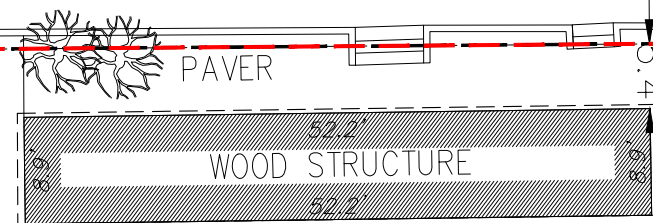
N64° 17' 12"E (C)

CAROLINE ST.

ASPHALT PAVEMENT
CONC. SIDEWALK
PROPERTY LINE

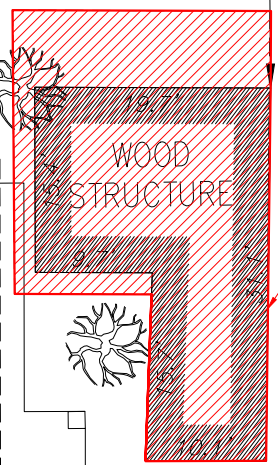
105.75'(C)

PAVER



WOOD STRUCTURE

PAVER

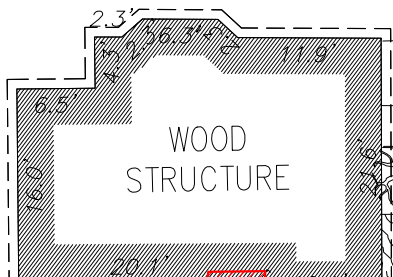


WOOD STRUCTURE

DEMOLISH EXISTING ONE STORY WOOD STRUCTURE AND ALL MECHANICAL EQUIPMENT (KITCHEN)

00004430-000000

429 CAROLINE ST
WOOD STRUCTURE



WOOD STRUCTURE

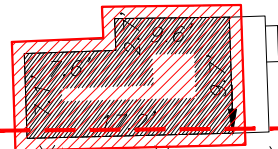


WOOD STRUCTURE

WOOD STRUCTURE

DEMOLISH EXISTING ONE STORY SHED ADDITIONS

DEMO STAIRS



DEMOLISH EXISTING ONE STORY WOOD STRUCTURE (COTTAGE)

00004420-000000

105.75'(C)

10' REAR SETBACK

2.5' SIDE SETBACK

PROPERTY LINE

169.75'(C)

114.69

EXISTING SITE PLAN
SCALE: 1" = 16'-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:
	FINAL		



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: 429 CAROLINE ST

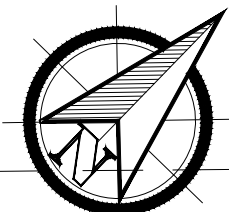
SITE: 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN
DEMO PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	C-101	1	

DUVAL ST.

PROPOSED LOCATION OF POWER SERVICE POLE AND UNDERGROUND SERVICE DROP

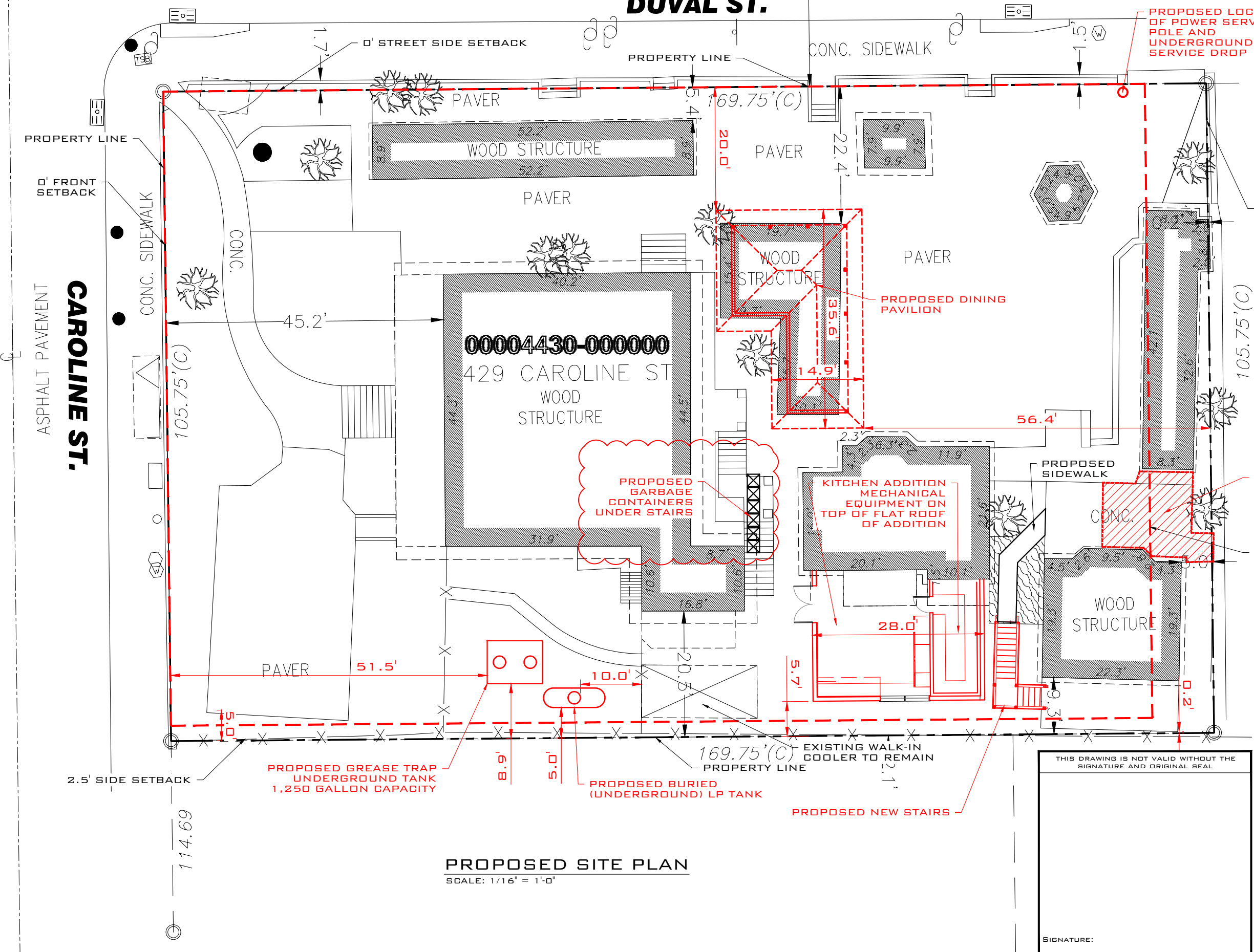


SCALE: 1" = 16'

PROPERTY LINE
0' FRONT SETBACK
CONC. SIDEWALK

ASPHALT PAVEMENT
CAROLINE ST.

N64° 17' 12"E (C)



00004420-000000

REMOVE 196.5 SQ.FT. OF CONCRETE PAVEMENT TO PROVIDE ADDITIONAL OPEN SPACE - SHALL REMAIN OPEN GRAVEL OR LANDSCAPED AREA

10' REAR SETBACK

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: ONE CALL CONSTRUCTION
 1901 FLAGLER AVE
 KEY WEST, FL 33040
 T: (305) 294-0945

PROJECT: KITCHEN ADDITION, BAR, PAVILION

SITE: 429 CAROLINE ST
 KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____

DATE: _____

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	C-101	1	

SITE DATA:

TOTAL SITE AREA: ±17,951.98 SQ.FT

LAND USE: HRCC-1
FLOOD ZONE: AE6

SETBACKS

FRONT:
REQUIRED 0 FT
EXISTING ±28.5 FT
PROPOSED NO CHANGE

STREET SIDE:
REQUIRED 0 FT
EXISTING ±4.3 FT
PROPOSED NO CHANGE

SIDE:
REQUIRED 2.5 FT
EXISTING 0.2 FT
PROPOSED NO CHANGE

REAR:
REQUIRED 10 FT
EXISTING ±0 FT
PROPOSED NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 70% (12,566.38 SQ.FT.)
EXISTING 76.77% (±13,783.17 SQ.FT.)
PROPOSED NO CHANGE

MAXIMUM BUILDING COVERAGE:

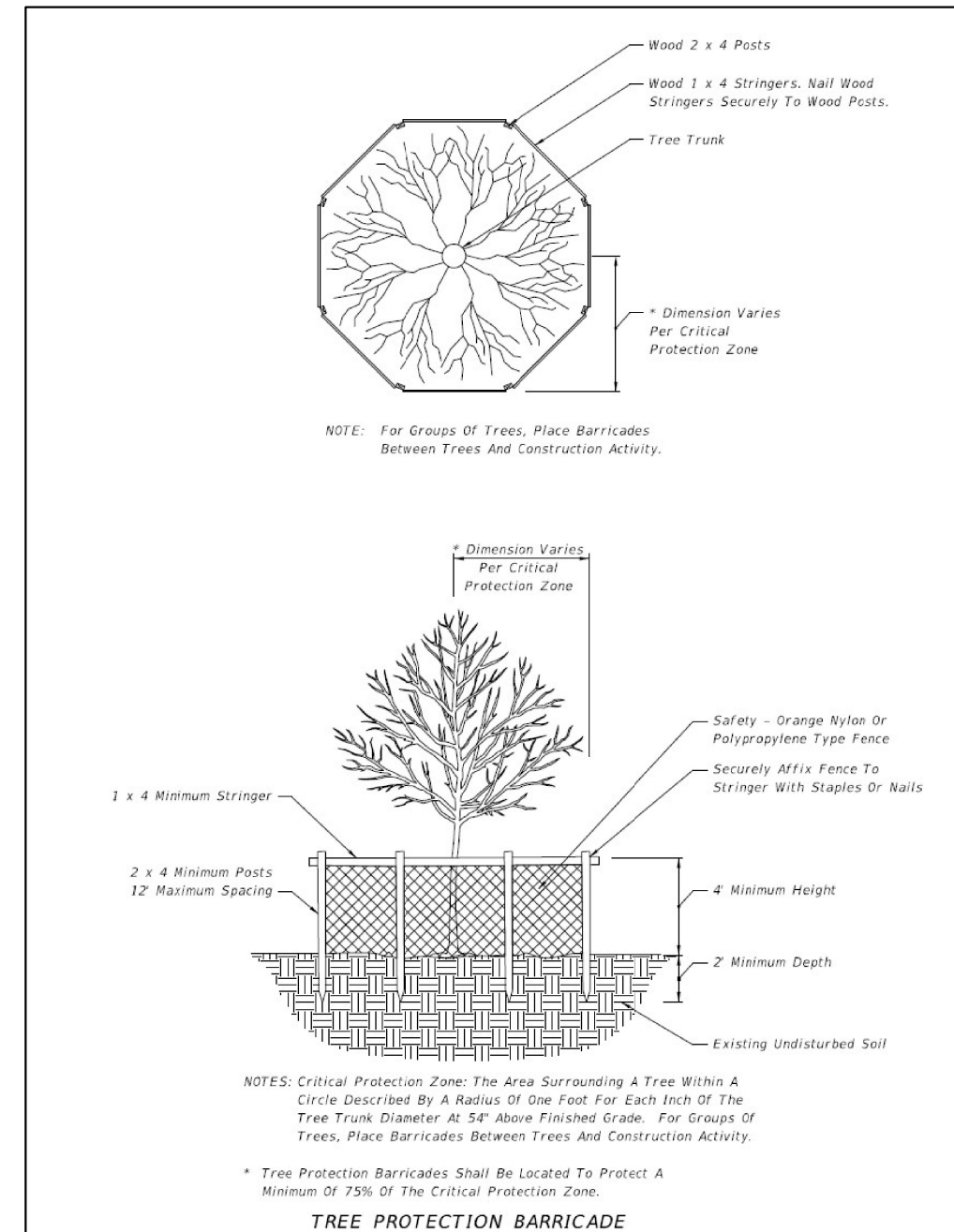
REQUIRED 50.00% (8,975.99 SQ.FT.)
EXISTING 36.51% (±6,554.66 SQ.FT.)
PROPOSED 38.35% (±6,902.63 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED 20% (3,590.39 SQ.FT.)
EXISTING 23.22% (±4,168.81 SQ.FT.)
PROPOSED NO CHANGE

MAXIMUM HEIGHT: 35 FT

EXISTING N/A
PROPOSED NO CHANGE



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:
	FINAL		



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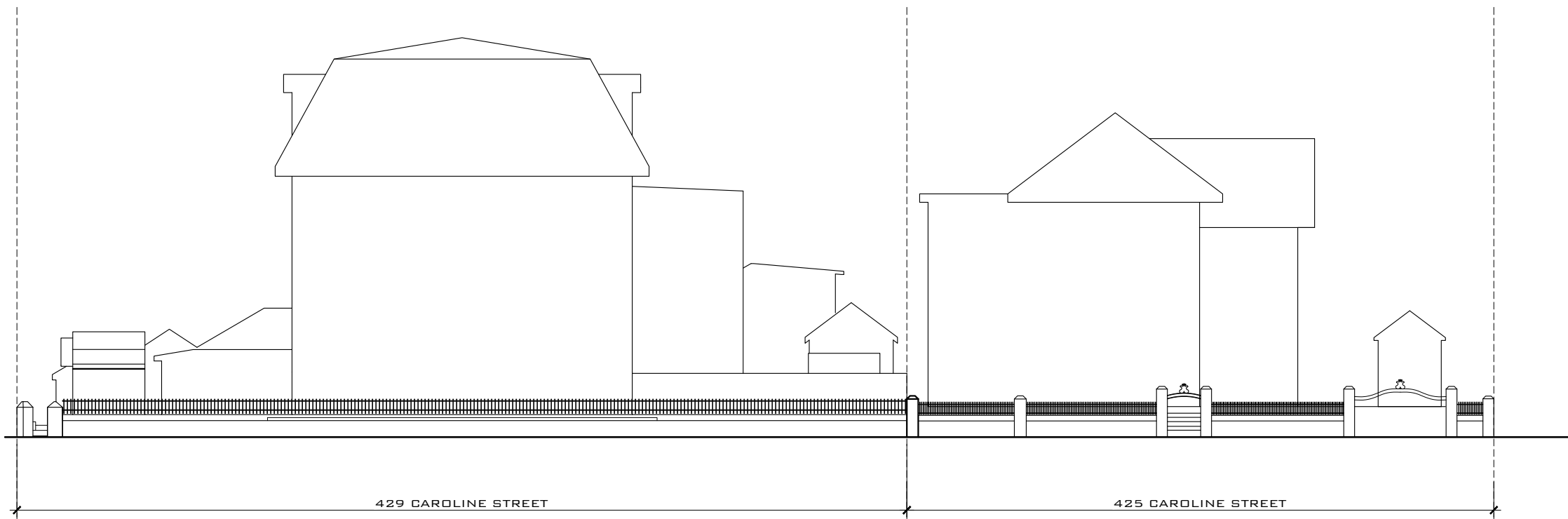
CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: KITCHEN ADDITION, BAR, PAVILION

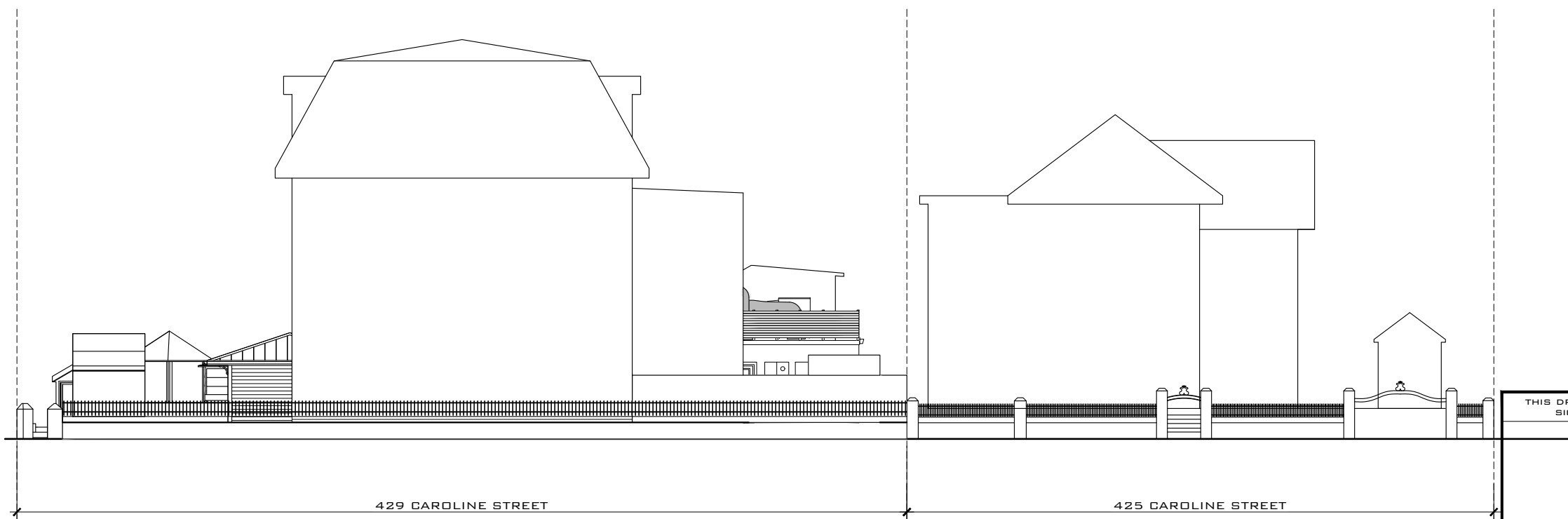
SITE: 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: SITE DATA
TREE PROTECTION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	C-102	1	



EXISTING CAROLINE SIDE STREETScape
 SCALE: 1/16" = 1'-0"



PROPOSED CAROLINE SIDE STREETScape
 SCALE: 1/16" = 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:
	FINAL		



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE I-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

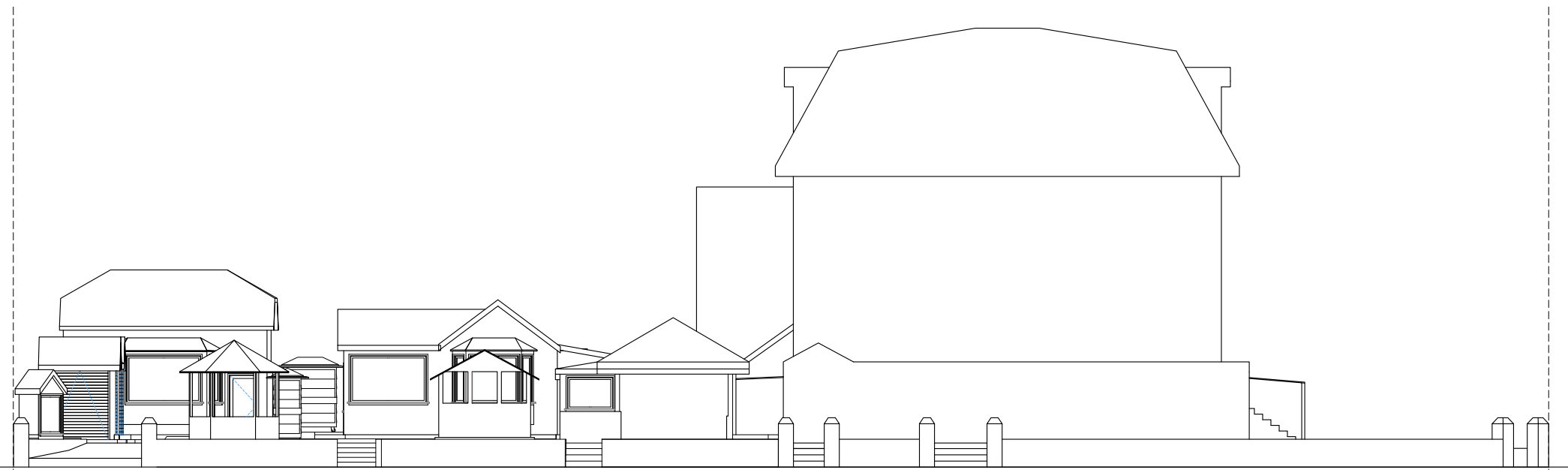
CLIENT: ONE CALL CONSTRUCTION
 1901 FLAGLER AVE
 KEY WEST, FL 33040
 T: (305) 294-0945

PROJECT: 429 CAROLINE ST

SITE: 429 CAROLINE ST
 KEY WEST, FL 33040

TITLE: EXISTING/PROPOSED
 CAROLINE STREETScape

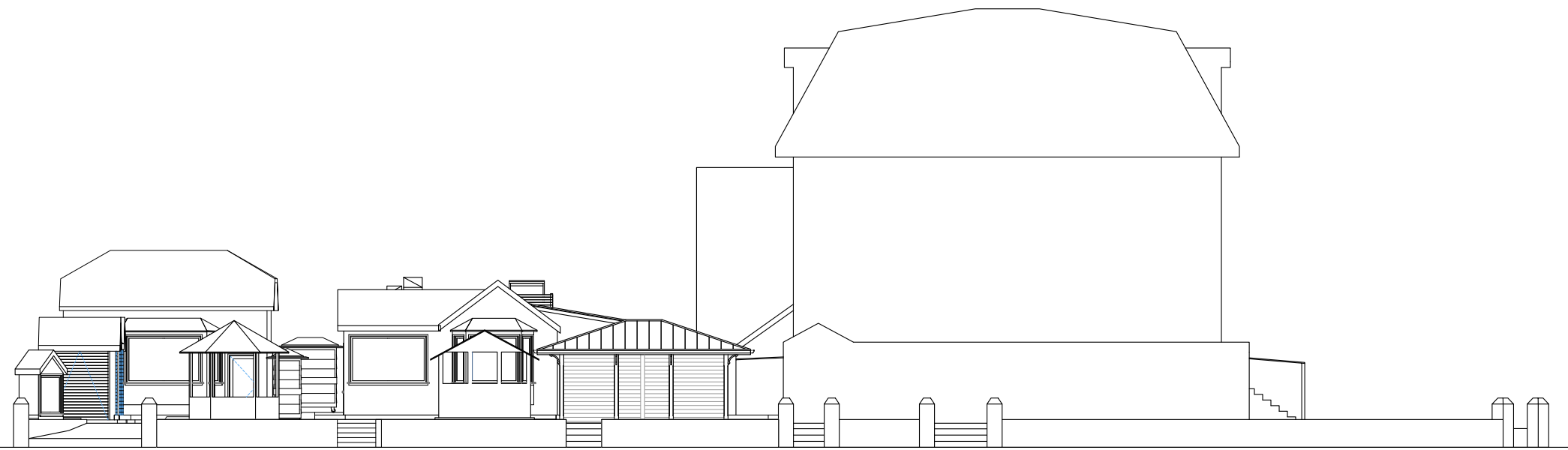
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-001	1	



429 CAROLINE STREET

EXISTING DUVAL SIDE STREETScape

SCALE: 1/16" = 1'-0"



429 CAROLINE STREET

PROPOSED DUVAL SIDE STREETScape

SCALE: 1/16" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: **ONE CALL CONSTRUCTION**
 1901 FLAGLER AVE
 KEY WEST, FL 33040
 T: (305) 294-0945

PROJECT: **429 CAROLINE ST**

SITE: **429 CAROLINE ST
 KEY WEST, FL 33040**

TITLE: **EXISTING/PROPOSED
 DUVAL STREETScape**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-002	1	

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SIGNATURE:

DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

CONSTRUCTION PLANS FOR 429 CAROLINE ST KITCHEN

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
429 CAROLINE ST,
KEY WEST, FL 33040

CLIENT:
ONE CALL CONSTRUCTION
1901 FLAGLER AVE,
KEY WEST, FL 33040
T: (305) 294-0945

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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CA # 30835

CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: KITCHEN

SITE: 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: COVER

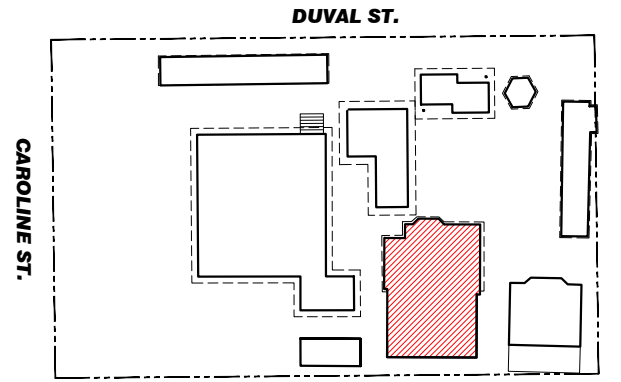
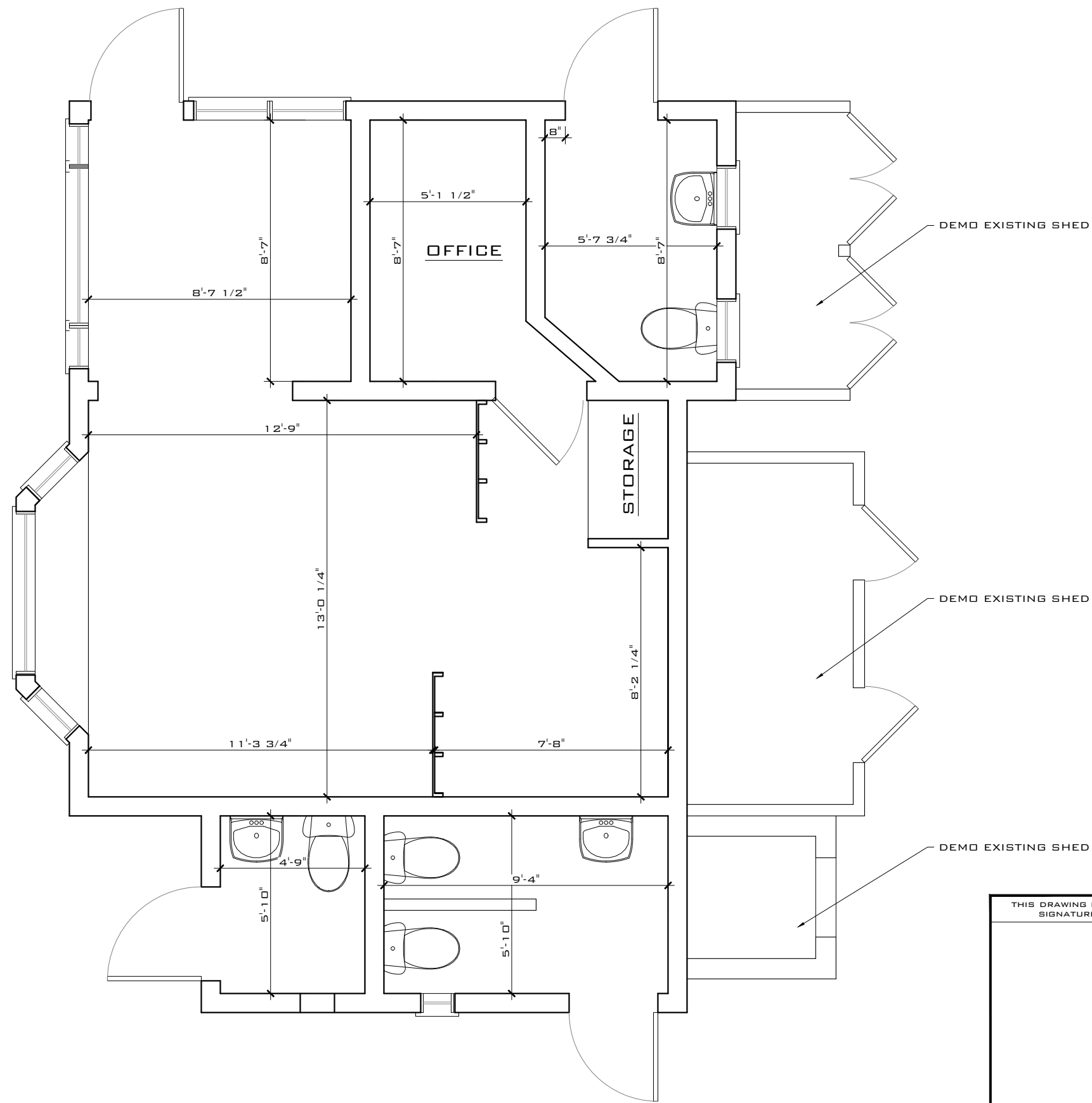
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-100	1	

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SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CA # 30835

CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: KITCHEN

SITE: 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: EXISTING FLOOR PLAN

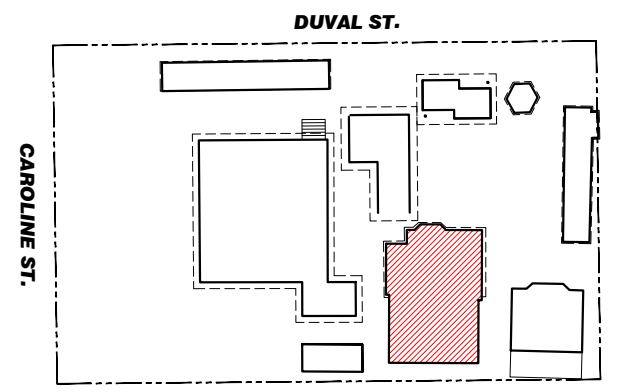
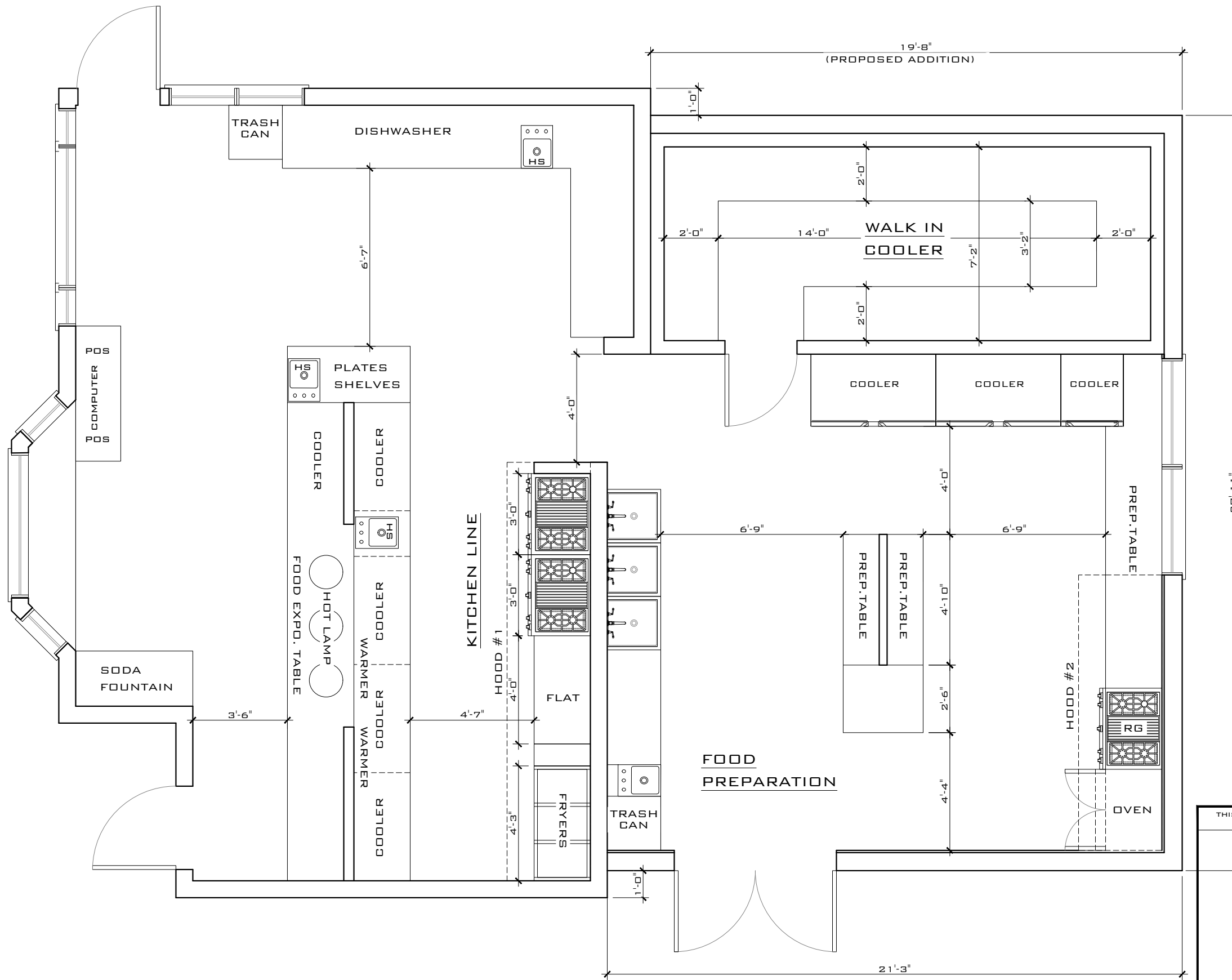
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-101	1	



EXISTING GROSS AREA = 742.14 SQ FT
 PROPOSED GROSS AREA = 1,189.48 SQ FT
 ADDITIONAL FLOOR AREA = 447.34 SQ FT

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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: ONE CALL CONSTRUCTION
 1901 FLAGLER AVE
 KEY WEST, FL 33040
 T: (305) 294-0945

PROJECT: **KITCHEN**

SITE: 429 CAROLINE ST
 KEY WEST, FL 33040

TITLE: **PROPOSED FLOOR PLAN**

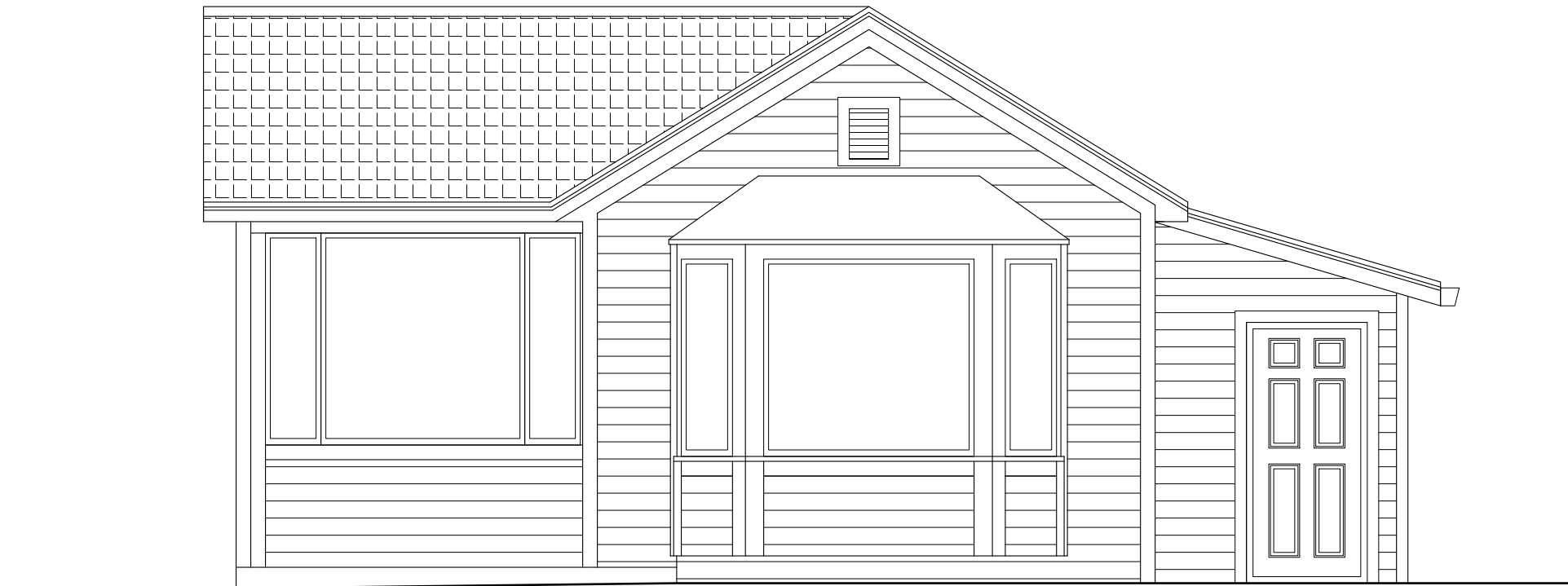
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

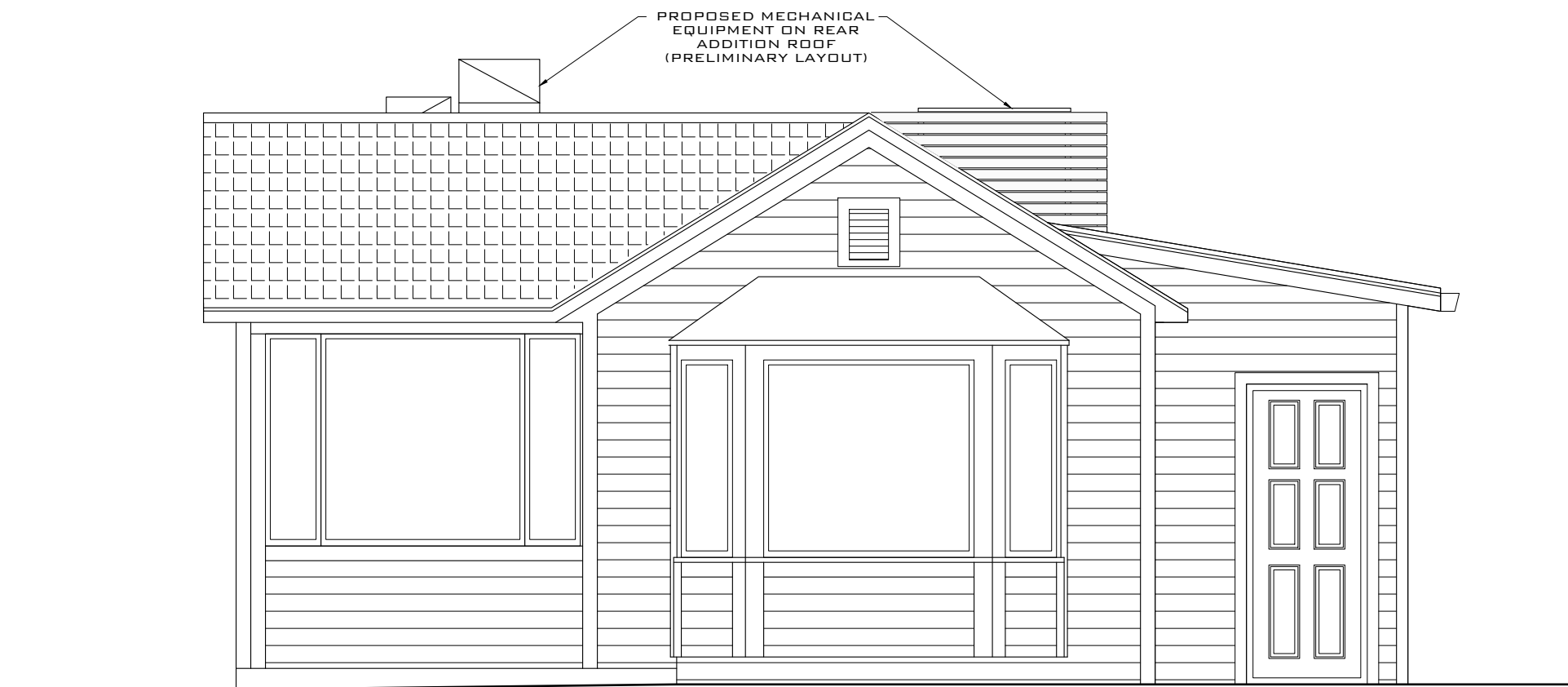
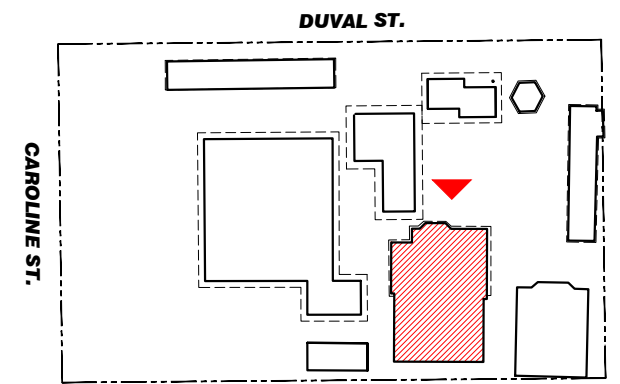
SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-102	1	



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: KITCHEN

SITE: 429 CAROLINE ST
KEY WEST, FL 33040

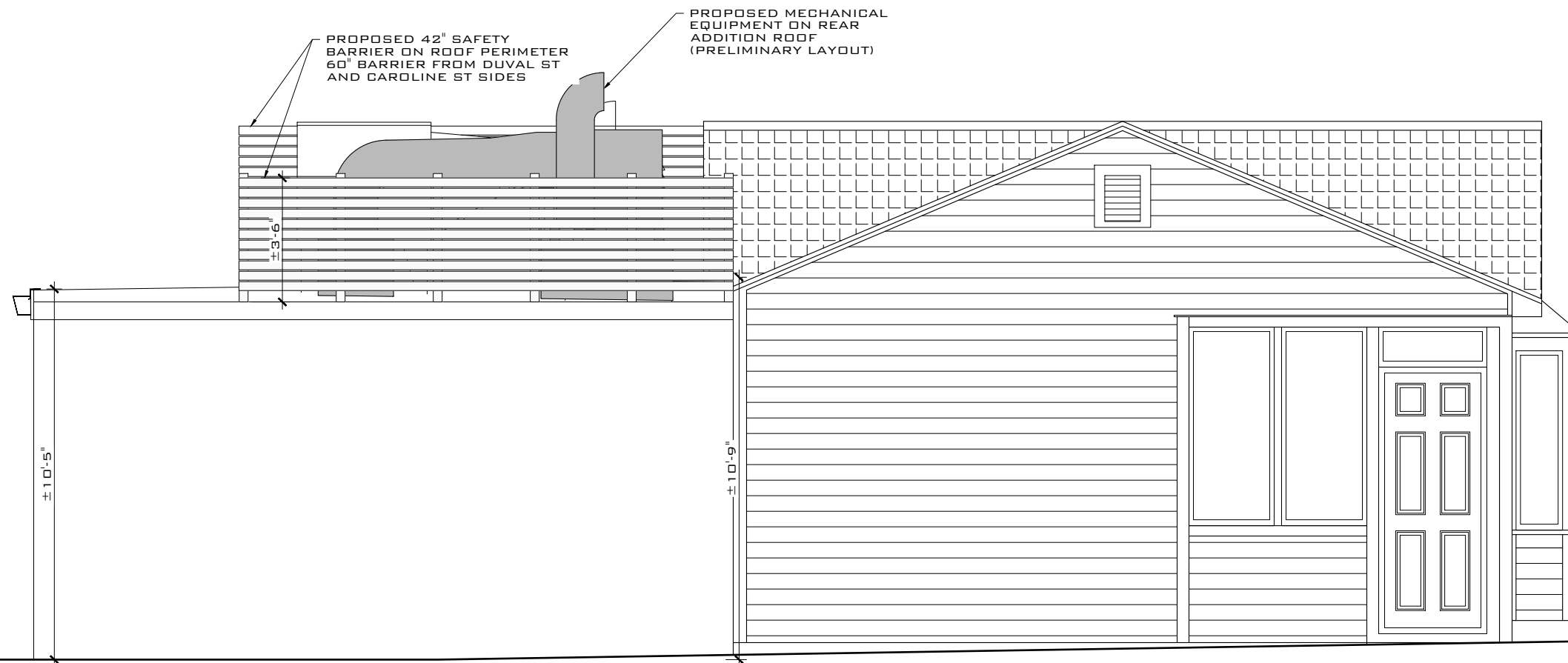
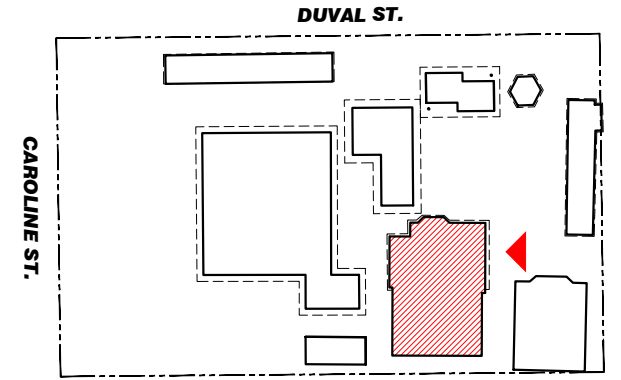
TITLE: EXISTING/ PROPOSED
FRONT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-103	1	



EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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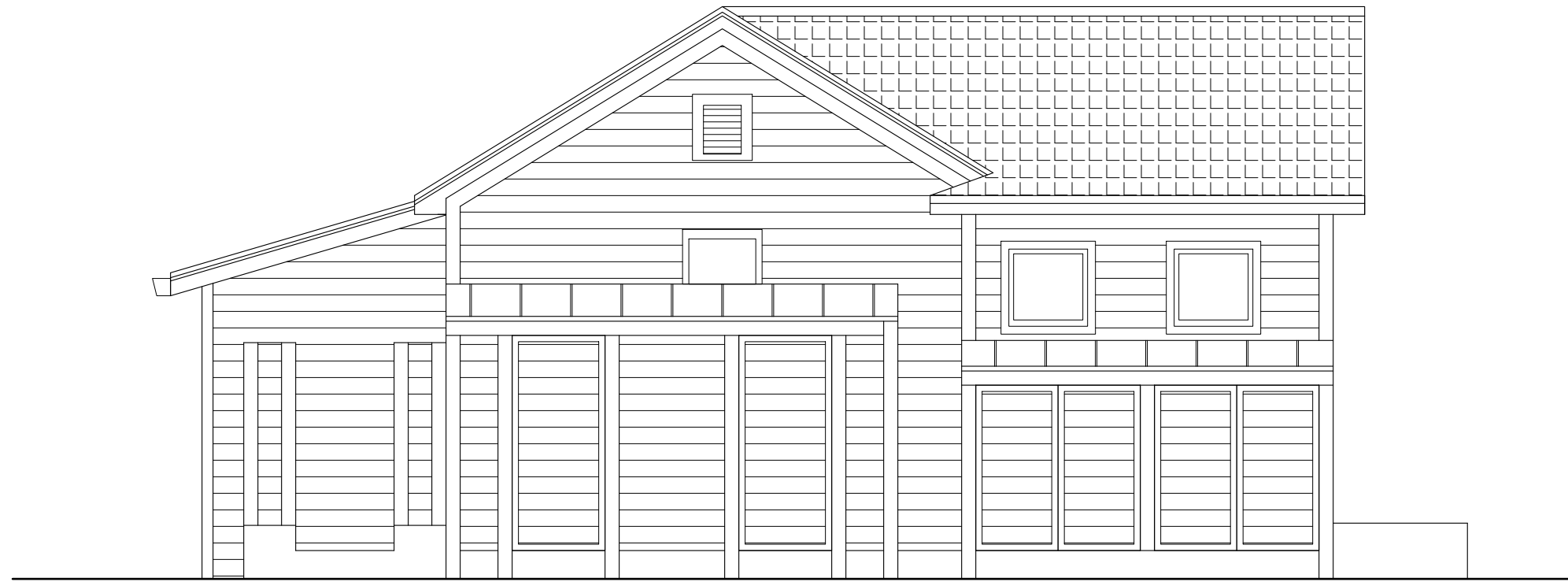
CLIENT: **ONE CALL CONSTRUCTION**
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: **KITCHEN**

SITE: **429 CAROLINE ST
KEY WEST, FL 33040**

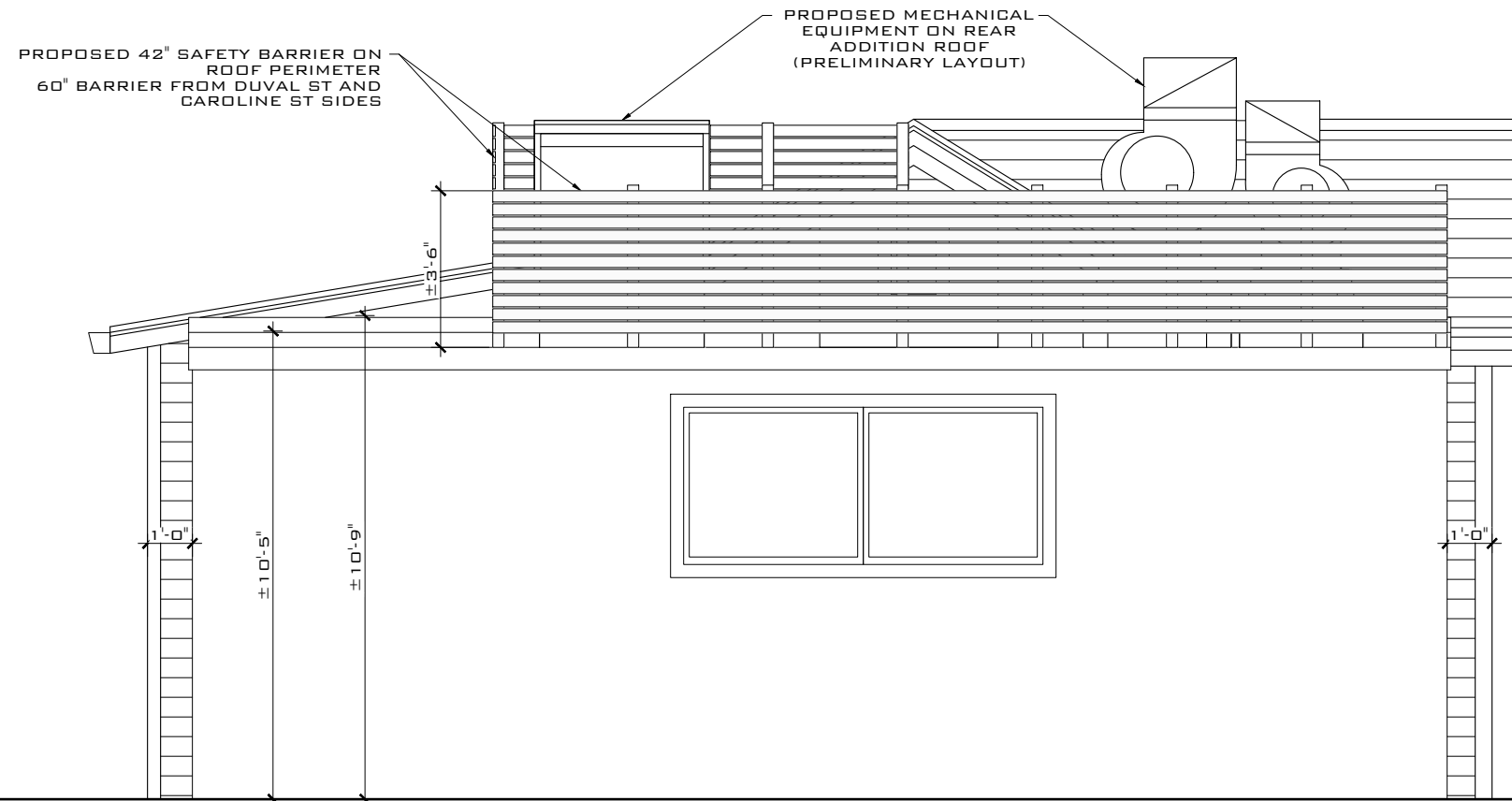
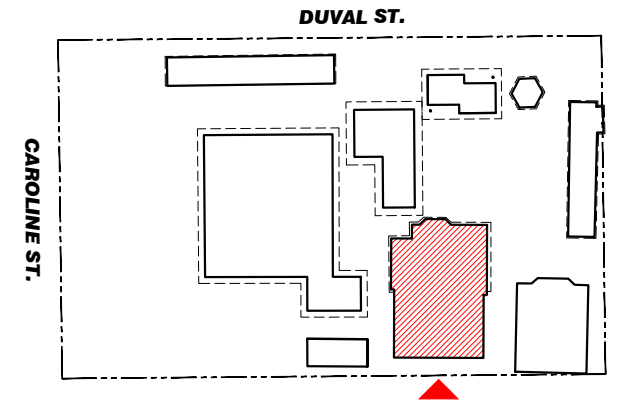
TITLE: **EXISTING/ PROPOSED
SIDE ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-104	1	



EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: **ONE CALL CONSTRUCTION**
 1901 FLAGLER AVE
 KEY WEST, FL 33040
 T: (305) 294-0945

PROJECT: **KITCHEN**

SITE: **429 CAROLINE ST**
KEY WEST, FL 33040

TITLE: **EXISTING / PROPOSED**
REAR ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-105	1	

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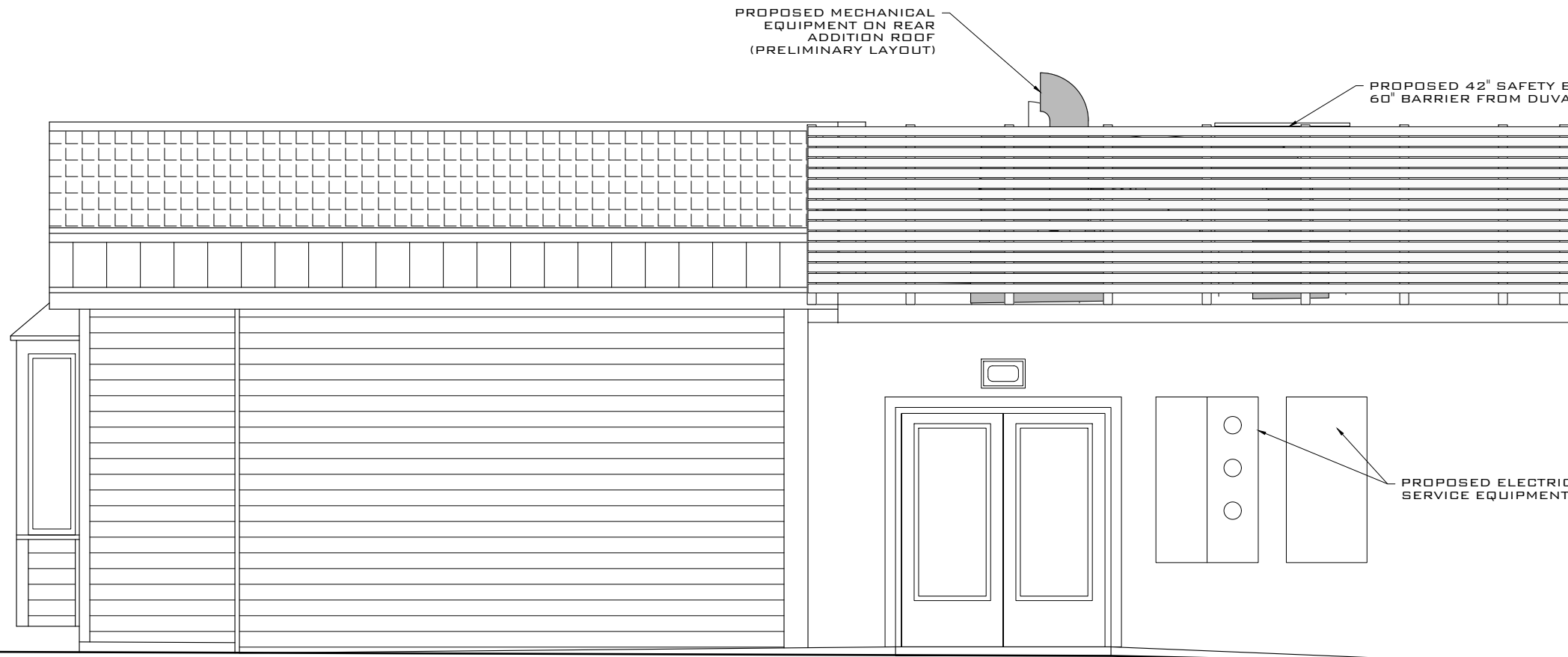
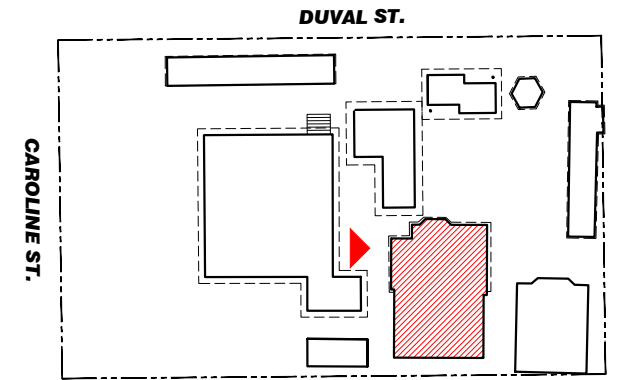
SIGNATURE:

DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



EXISTING RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

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SIGNATURE: _____
DATE: _____

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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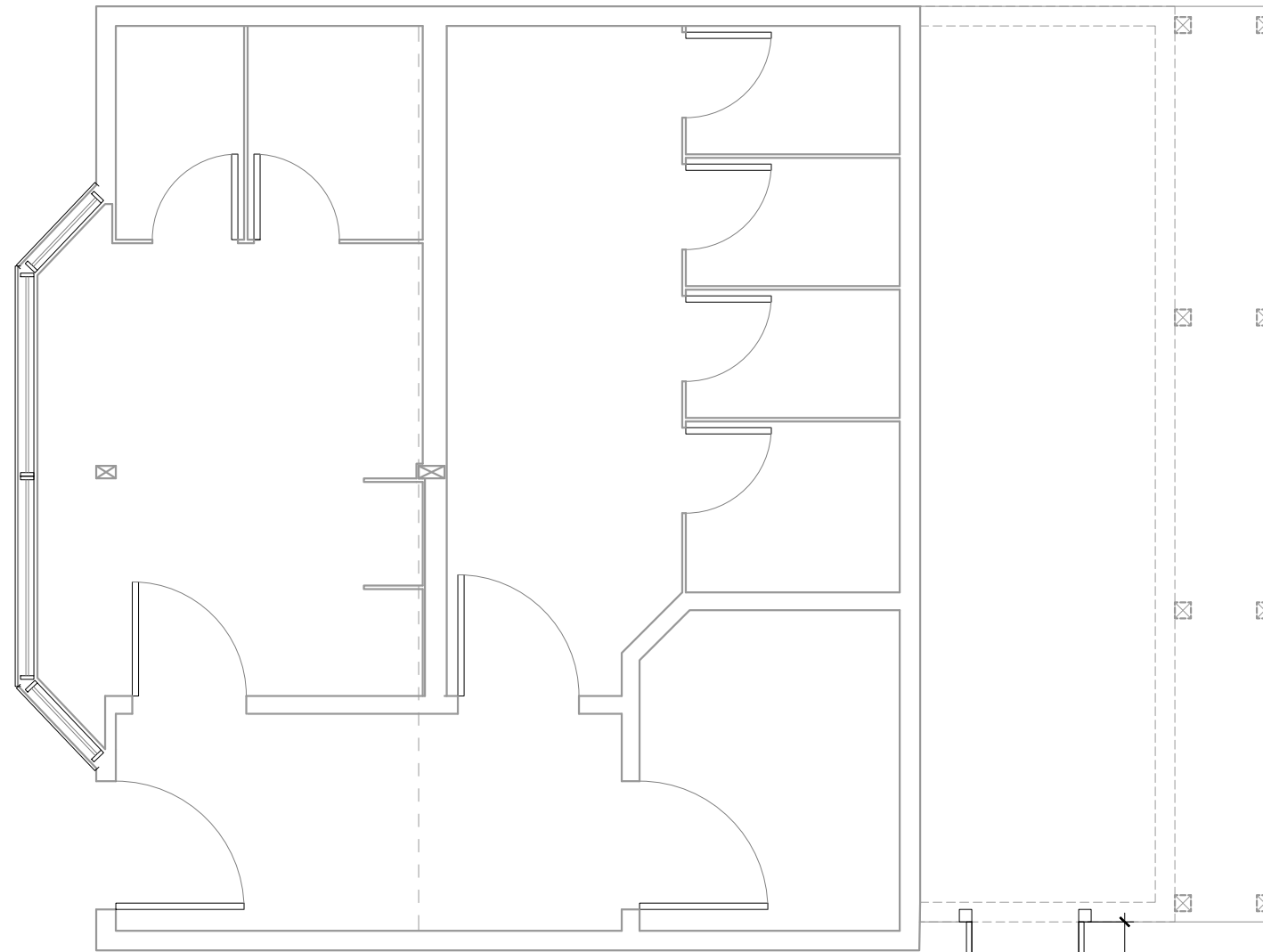
CLIENT: **ONE CALL CONSTRUCTION**
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: **KITCHEN**

SITE: **429 CAROLINE ST
KEY WEST, FL 33040**

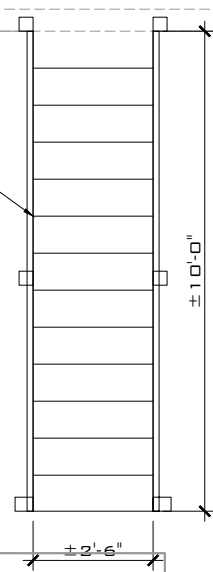
TITLE: **EXISTING/ PROPOSED
BACK SIDE ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-106	1	

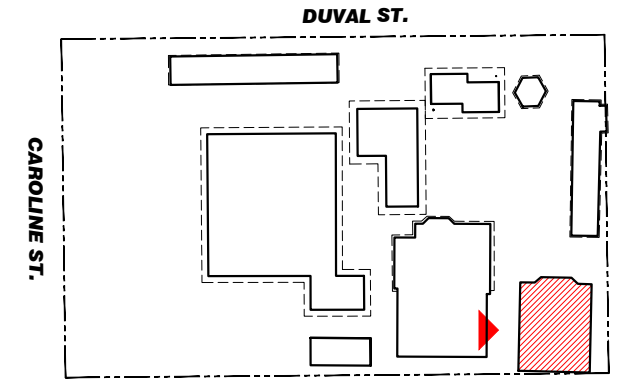


EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLISH EXISTING STAIRS



KITCHEN BUILDING



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SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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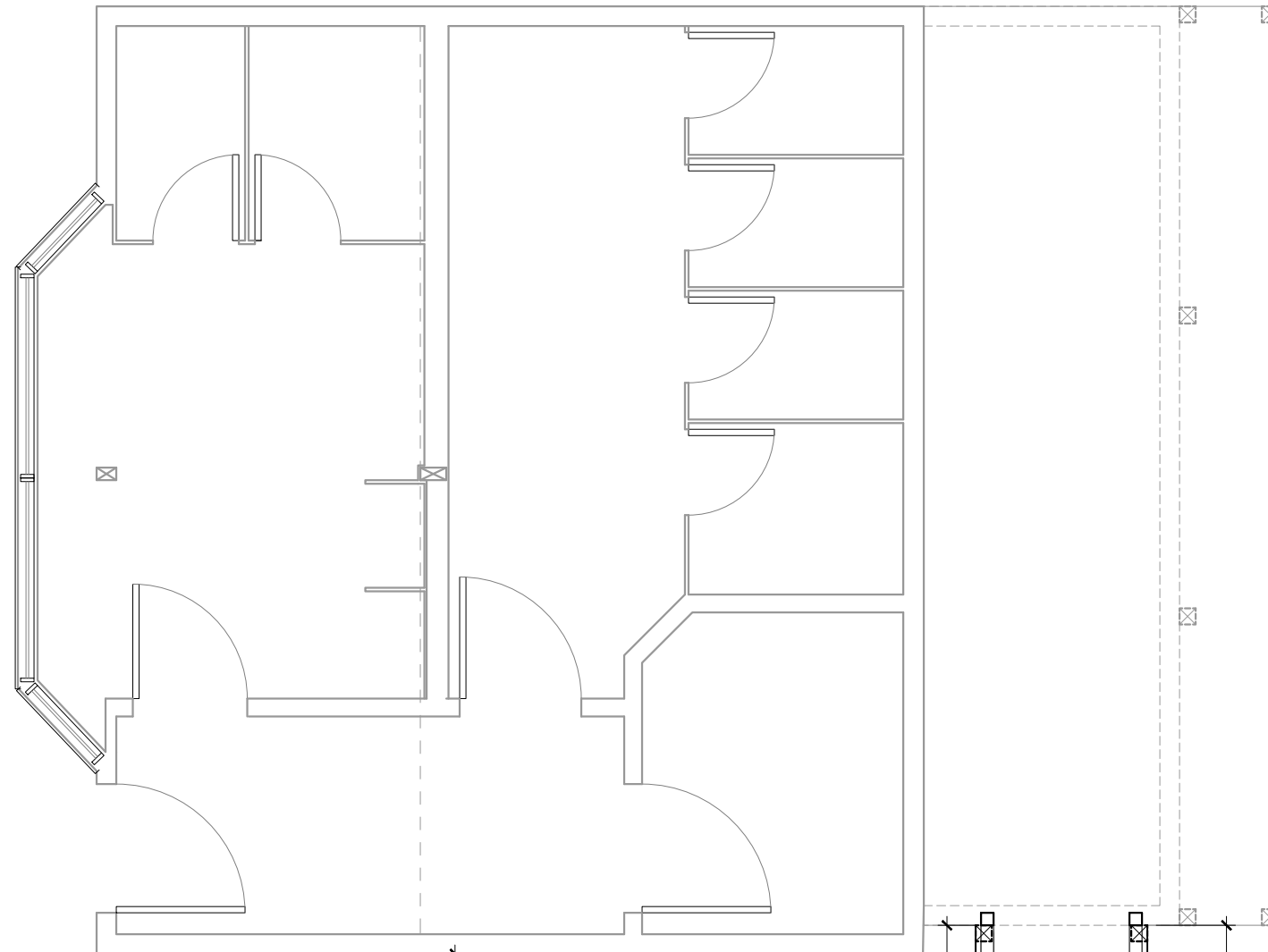
CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: 429 CAROLINE ST

SITE: 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: EXISTING FLOOR PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/10/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-201	1	



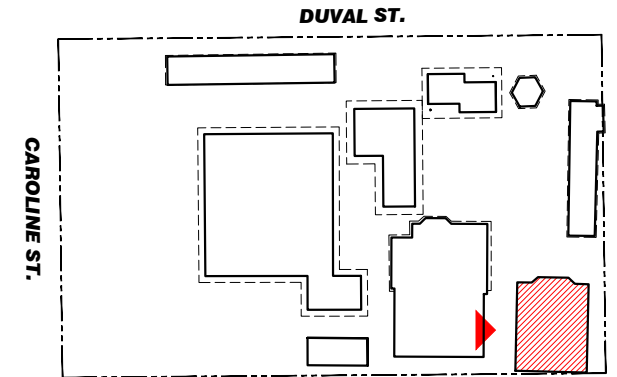
PROVIDE MINIMUM 3FT OF CLEARANCE IN FRONT OF EXISTING ELECTRICAL EQUIPMENT (IF NEEDED REDUCE STAIRS WIDTH TO 36" CLEAR MIN.)

PROPOSED STAIRS

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

KITCHEN BUILDING



REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 CA # 30835

CLIENT: ONE CALL CONSTRUCTION
 1901 FLAGLER AVE
 KEY WEST, FL 33040
 T: (305) 294-0945

PROJECT: 429 CAROLINE ST

SITE: 429 CAROLINE ST
 KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

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SIGNATURE:

DATE:

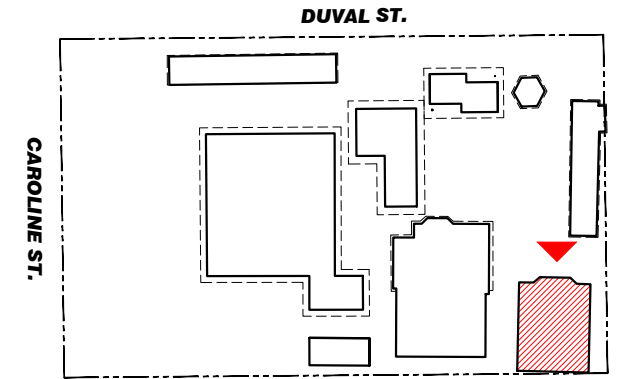
SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/10/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-202	1	



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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SUITE 1-208
KEY WEST, FL 33040
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CA # 30835

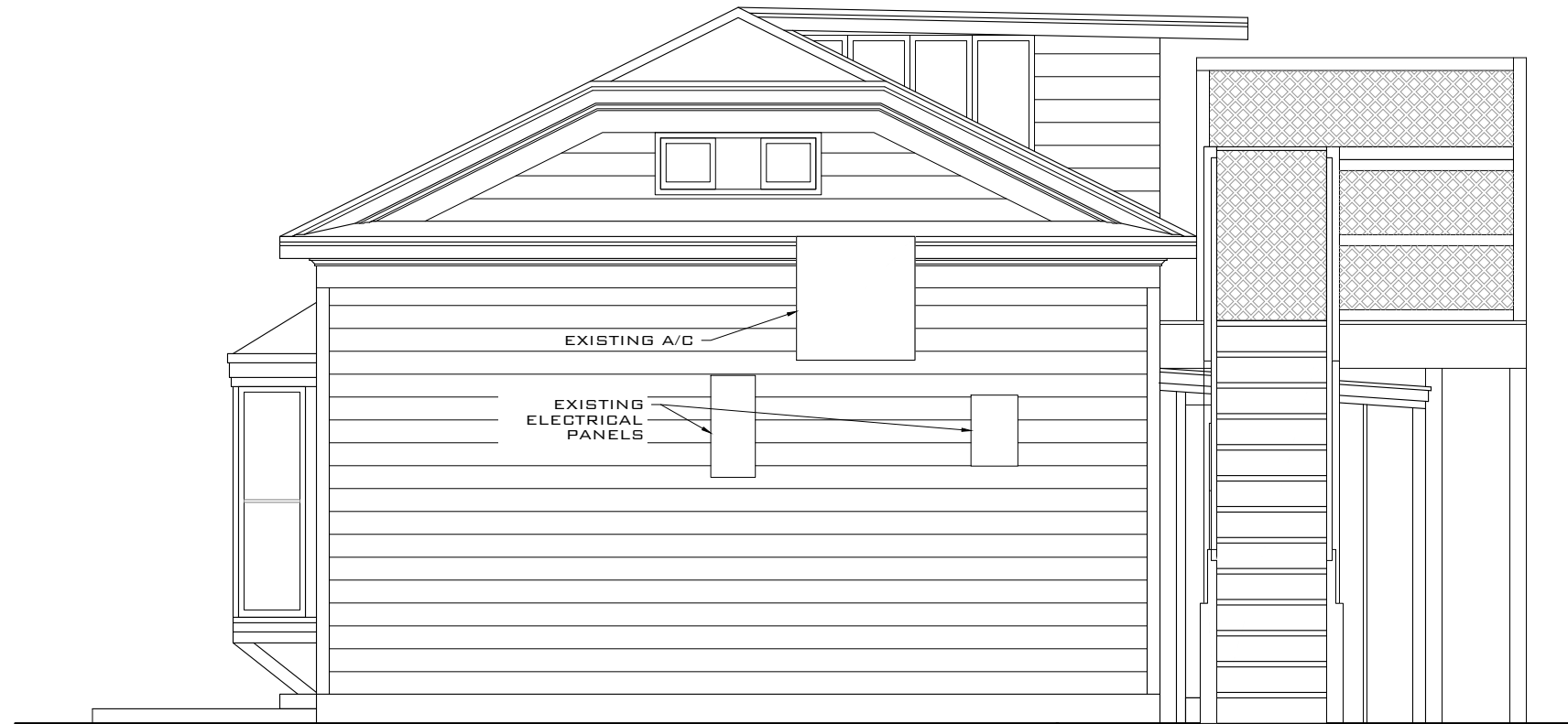
CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: 429 CAROLINE ST

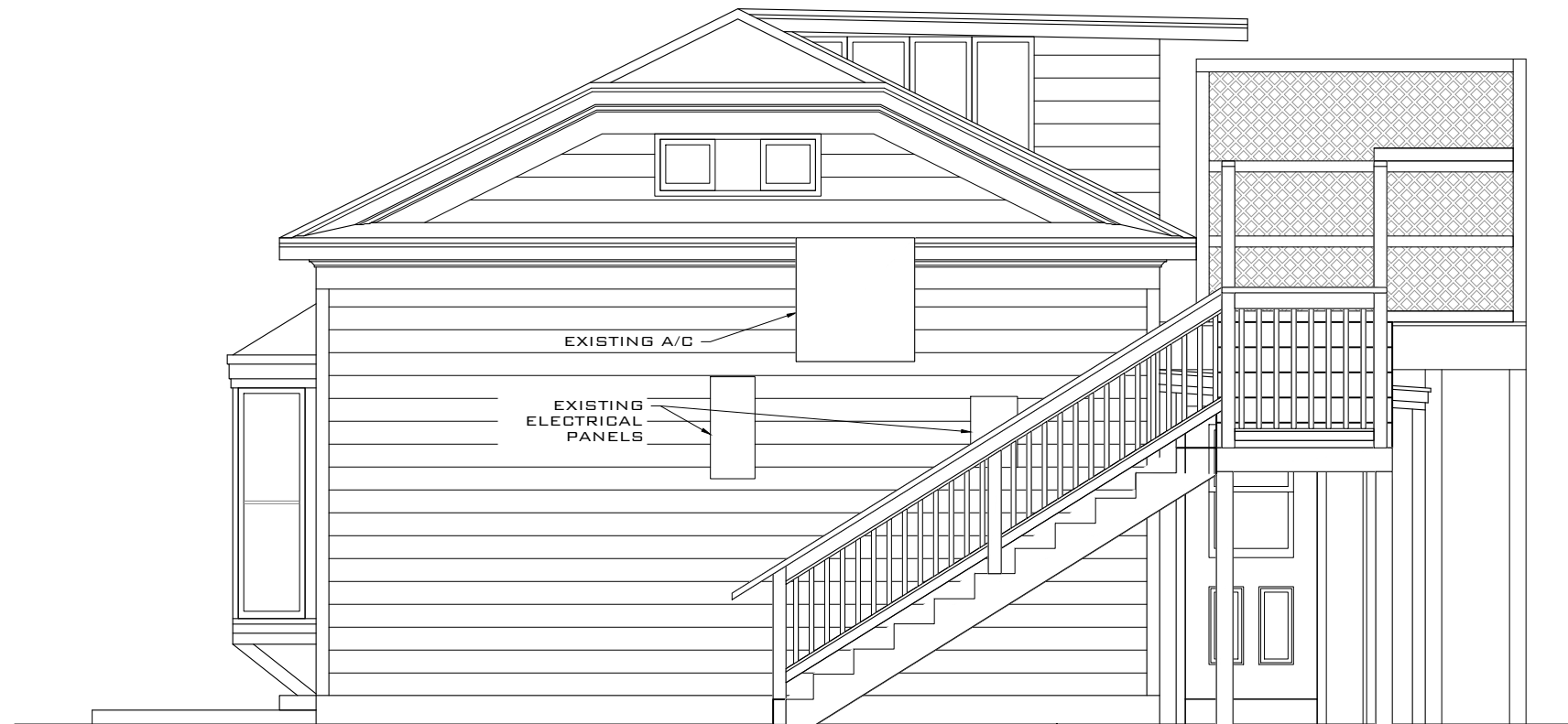
SITE: 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: EXISTING/PROPOSED
FRONT ELEVATION

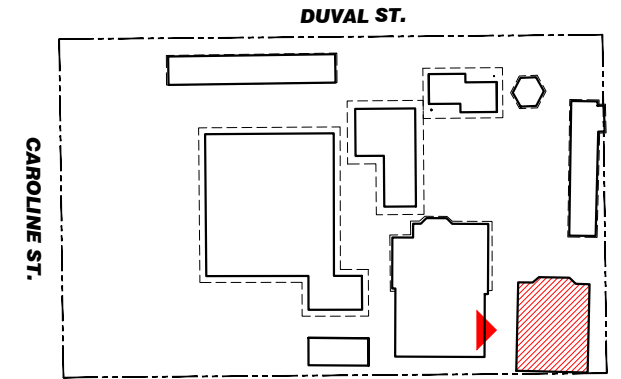
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/10/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-203	1	



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



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



REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CA # 30835

CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: 429 CAROLINE ST

SITE: 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: EXISTING/PROPOSED
RIGHT ELEVATION

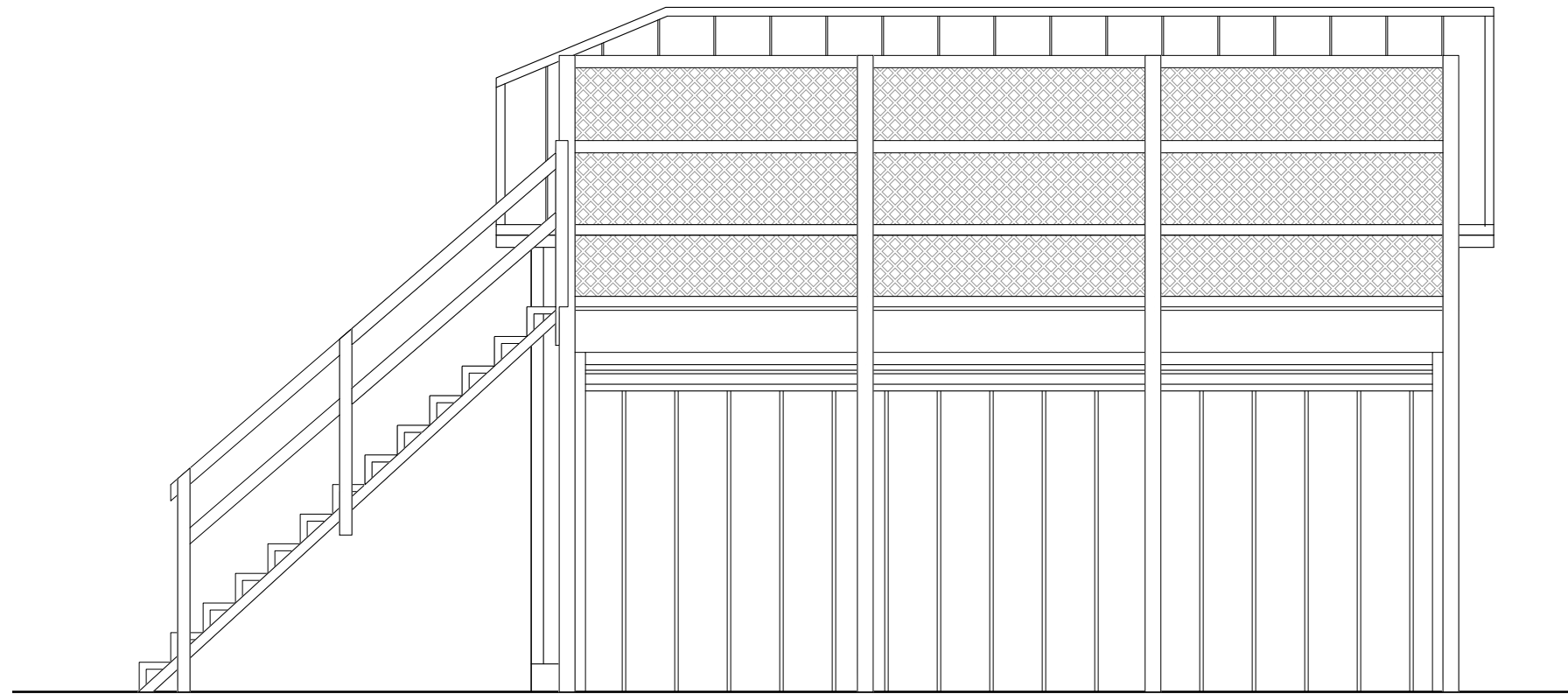
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AS SHOWN	01/10/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-204	1	

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SIGNATURE:

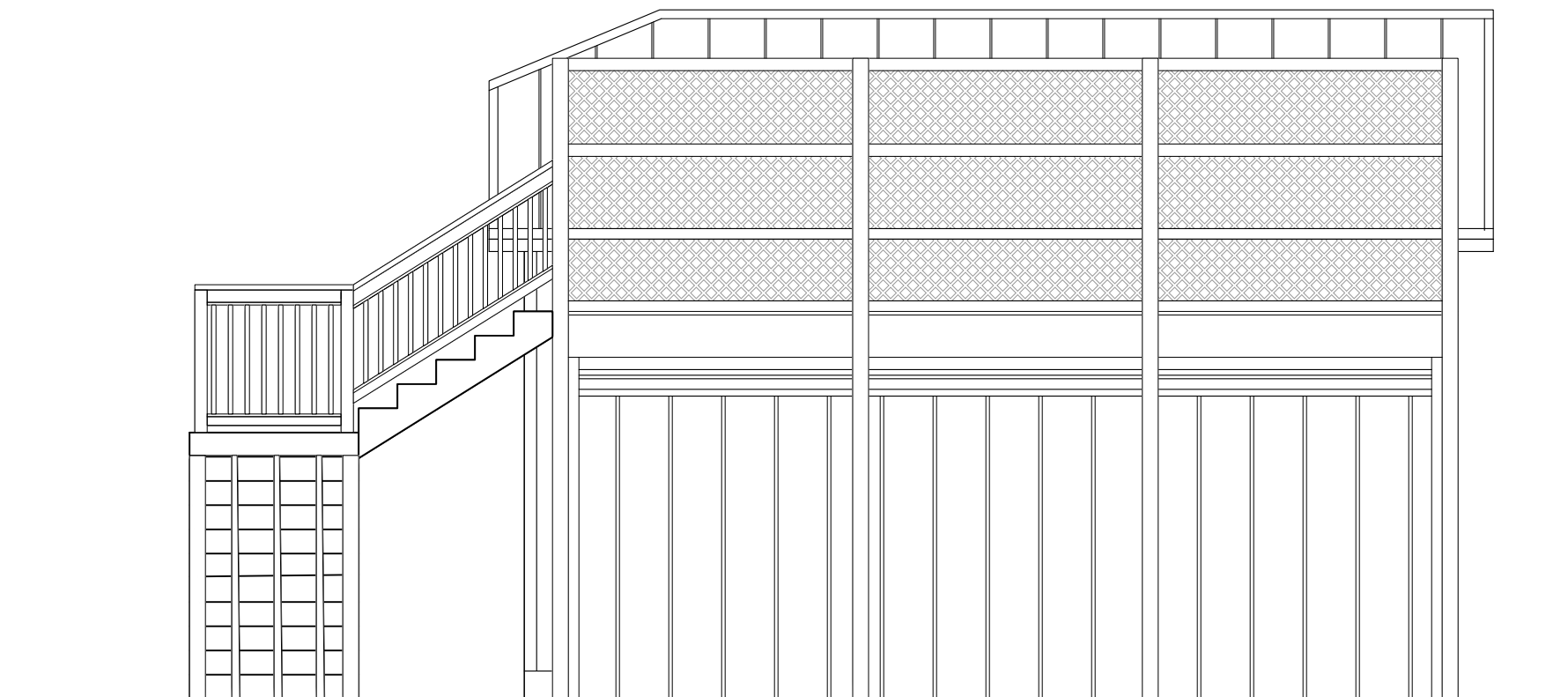
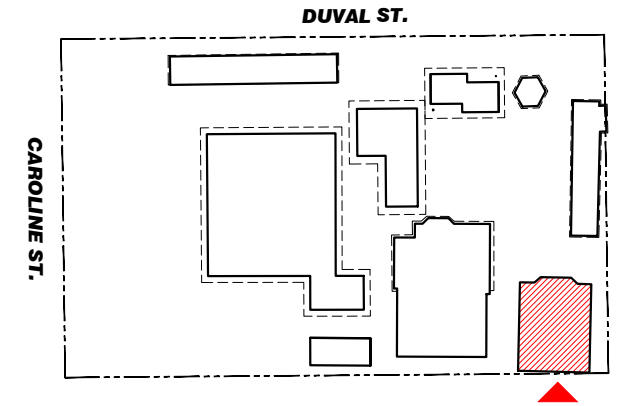
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR 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	



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 SUITE I-208
 KEY WEST, FL 33040
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 CA # 30835

CLIENT:
 ONE CALL CONSTRUCTION
 1901 FLAGLER AVE
 KEY WEST, FL 33040
 T: (305) 294-0945

PROJECT:
 429 CAROLINE ST

SITE:
 429 CAROLINE ST
 KEY WEST, FL 33040

TITLE:
 EXISTING/PROPOSED
 REAR ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/10/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-205	1	

CONSTRUCTION PLANS FOR 429 CAROLINE ST PAVILION

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
429 CAROLINE ST,
KEY WEST, FL 33040

CLIENT:
ONE CALL CONSTRUCTION
1901 FLAGLER AVE,
KEY WEST, FL 33040
T: (305) 294-0945

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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CA # 30835

CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: PAVILION

SITE: 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: COVER

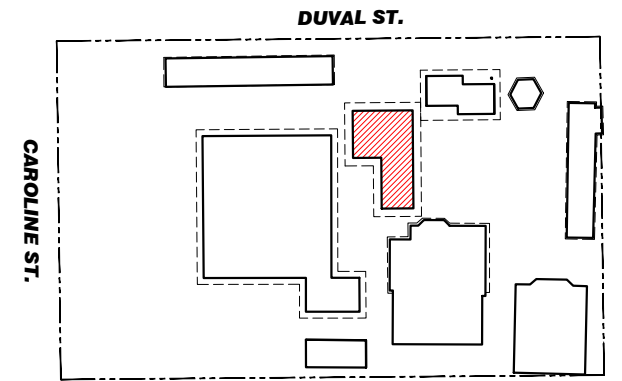
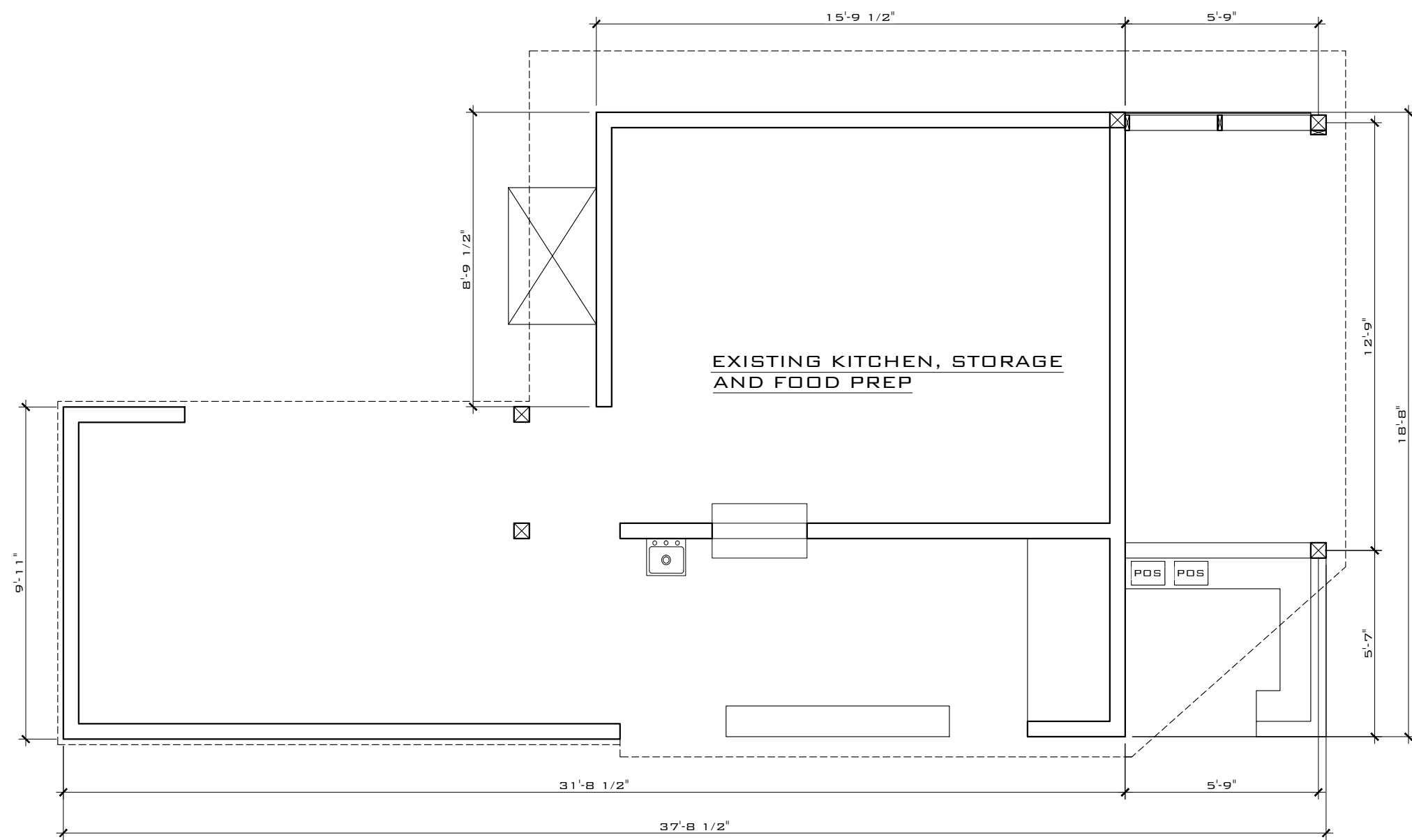
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AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-300	1	

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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SUITE 1-208
KEY WEST, FL 33040
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CA # 30835

CLIENT: **ONE CALL CONSTRUCTION**
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: **PAVILION**

SITE: **429 CAROLINE ST
KEY WEST, FL 33040**

TITLE: **EXISTING FLOOR PLAN**

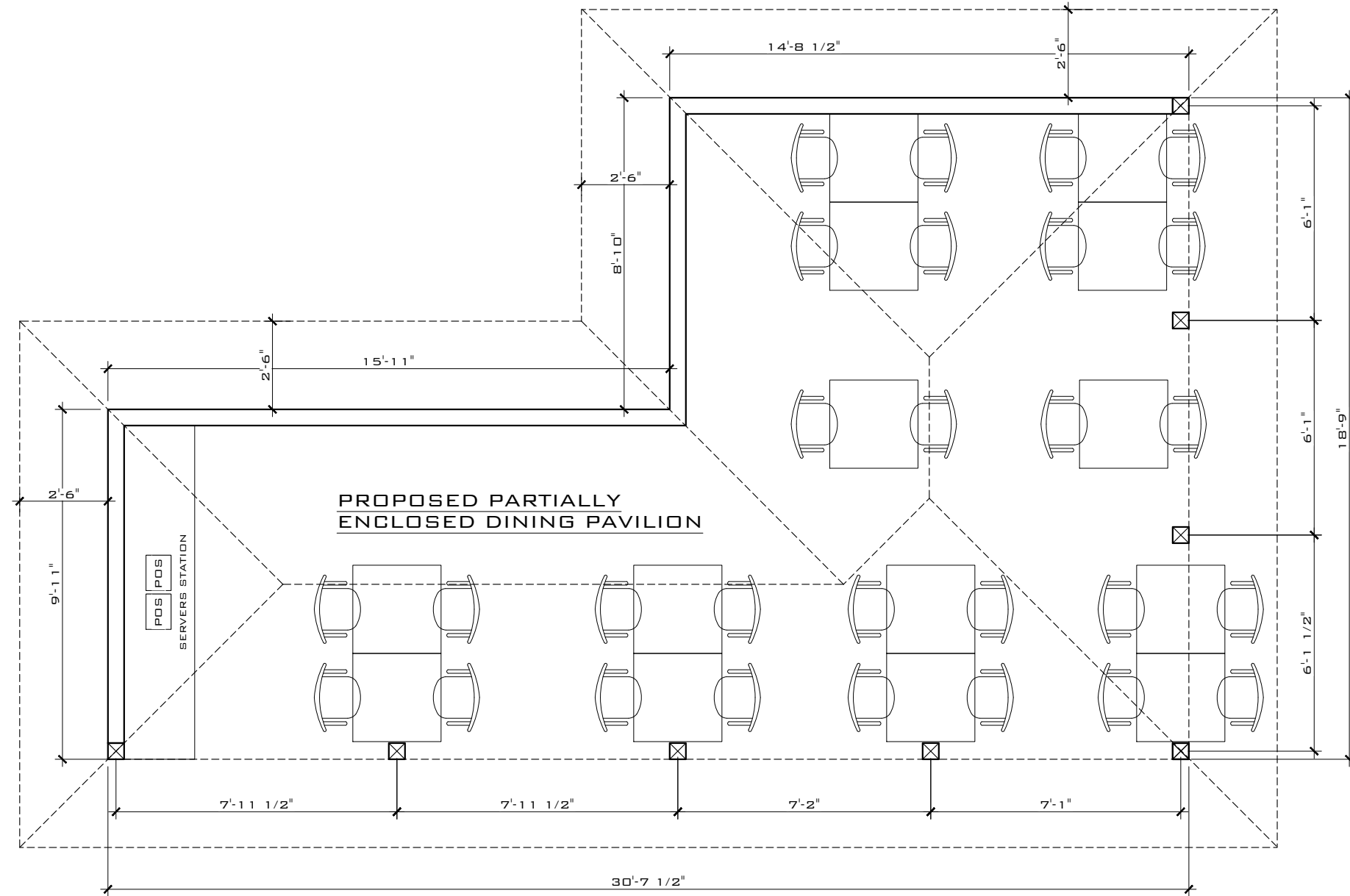
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-301	1	

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SIGNATURE:

DATE:

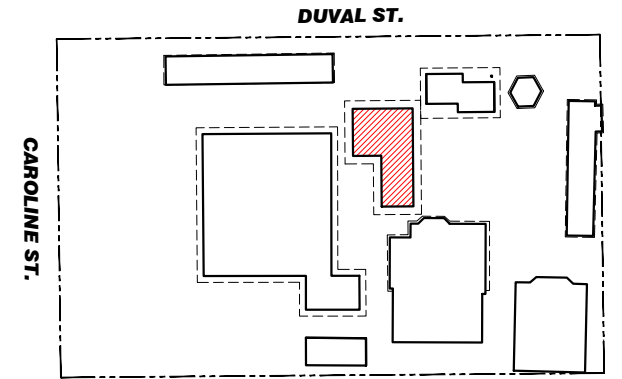
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



PROPOSED PARTIALLY ENCLOSED DINING PAVILION

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING GROSS AREA = 451.69 SQ FT
 PROPOSED GROSS AREA = 433.56 SQ FT
 GROSS AREA REDUCTION = -18.13 SQ FT

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE I-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: ONE CALL CONSTRUCTION
 1901 FLAGLER AVE
 KEY WEST, FL 33040
 T: (305) 294-0945

PROJECT: PAVILION

SITE: 429 CAROLINE ST
 KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

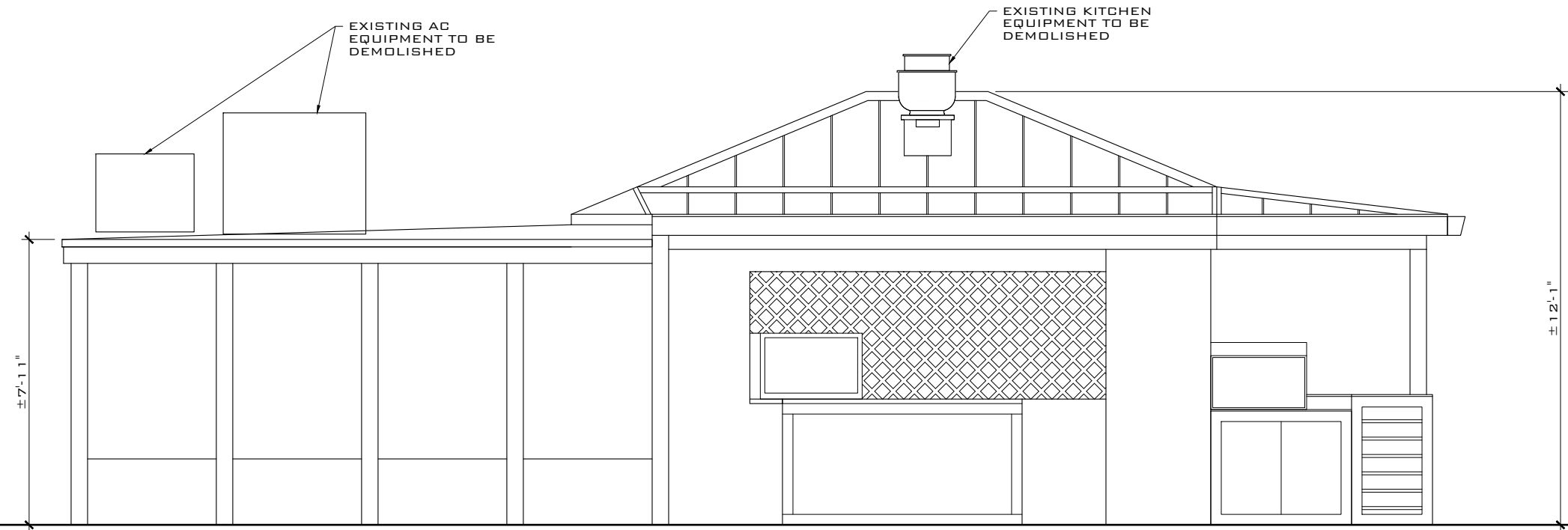
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AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-302	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

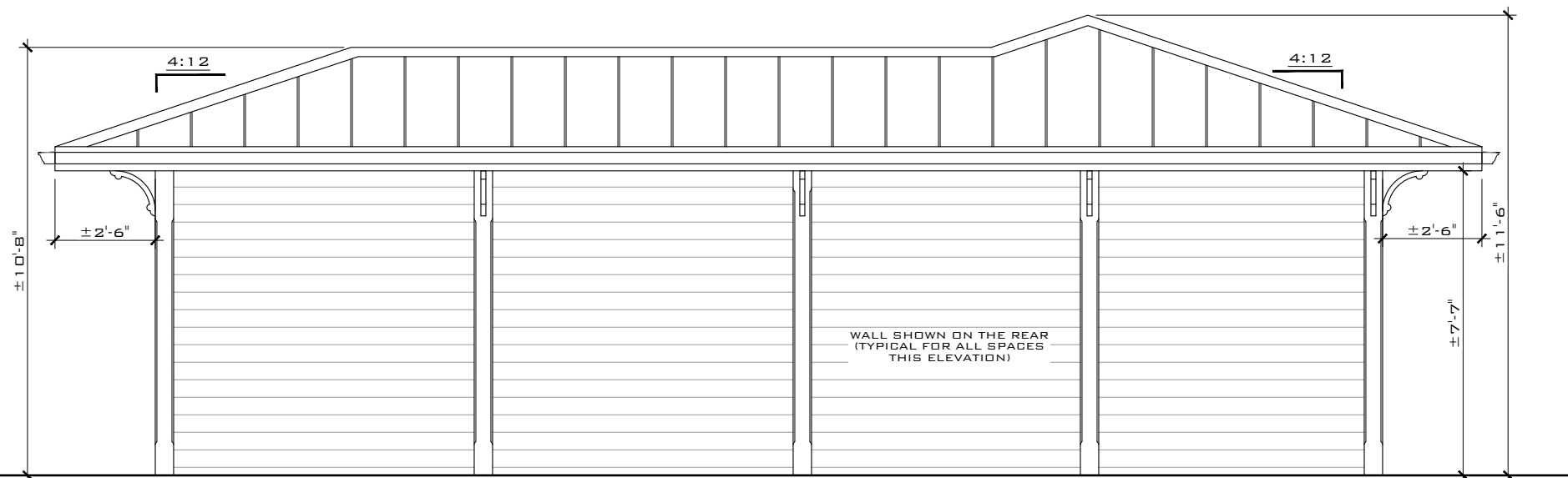
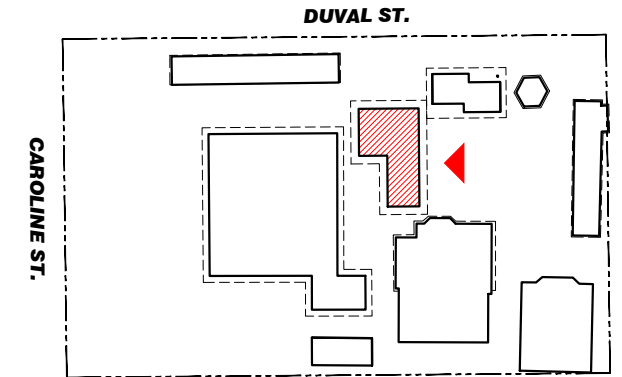
SIGNATURE:

DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



EXISTING FRONT ELEVATION
SCALE: 1/4" = 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:
	FINAL		



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
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CA # 30835

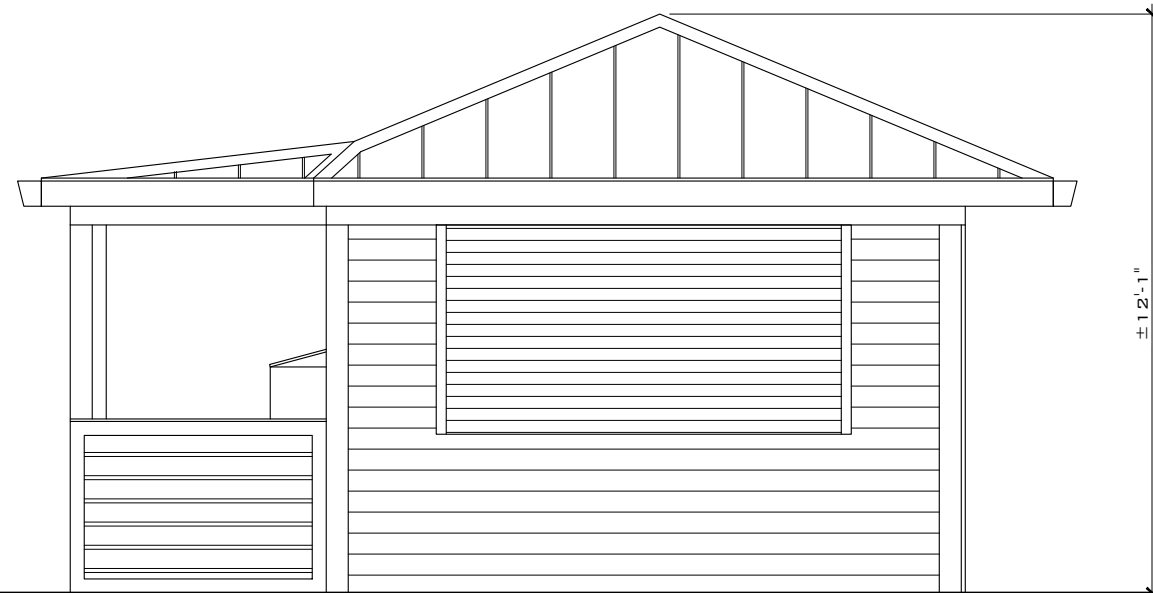
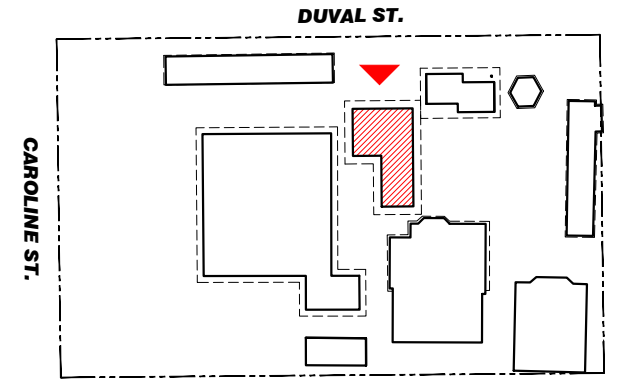
CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: PAVILION

SITE: 429 CAROLINE ST
KEY WEST, FL 33040

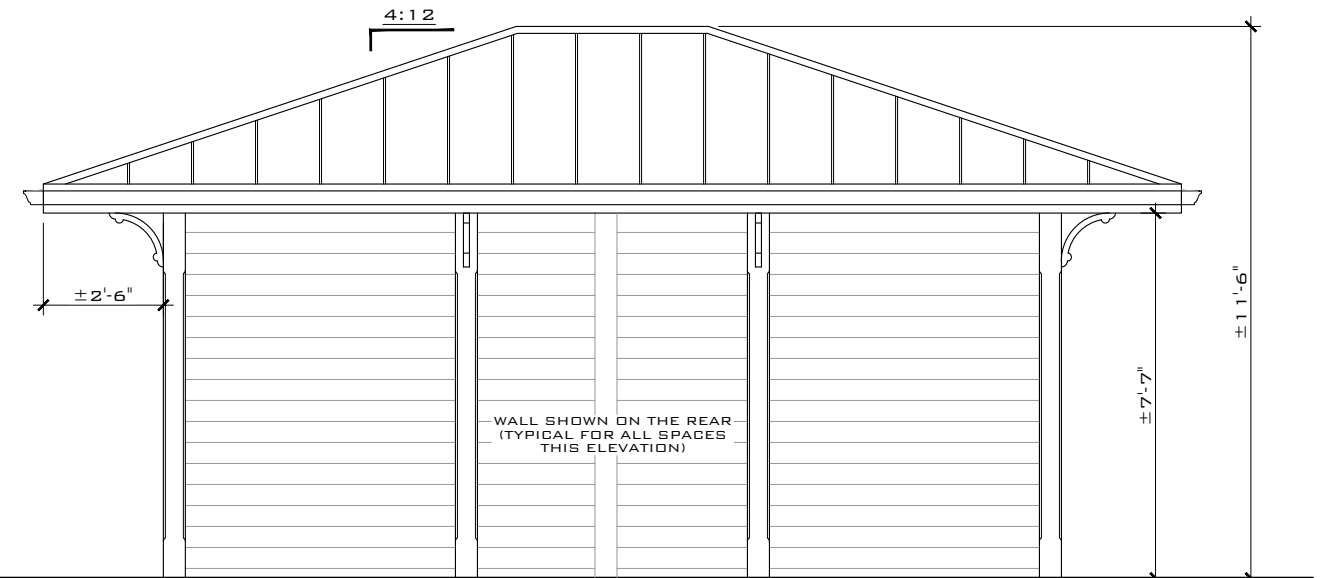
TITLE: EXISTING/PROPOSED
FRONT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-303	1	



EXISTING RIGHT SIDE 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:
	FINAL		



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE I-208
KEY WEST, FL 33040
(305) 304-3512
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CA # 30835

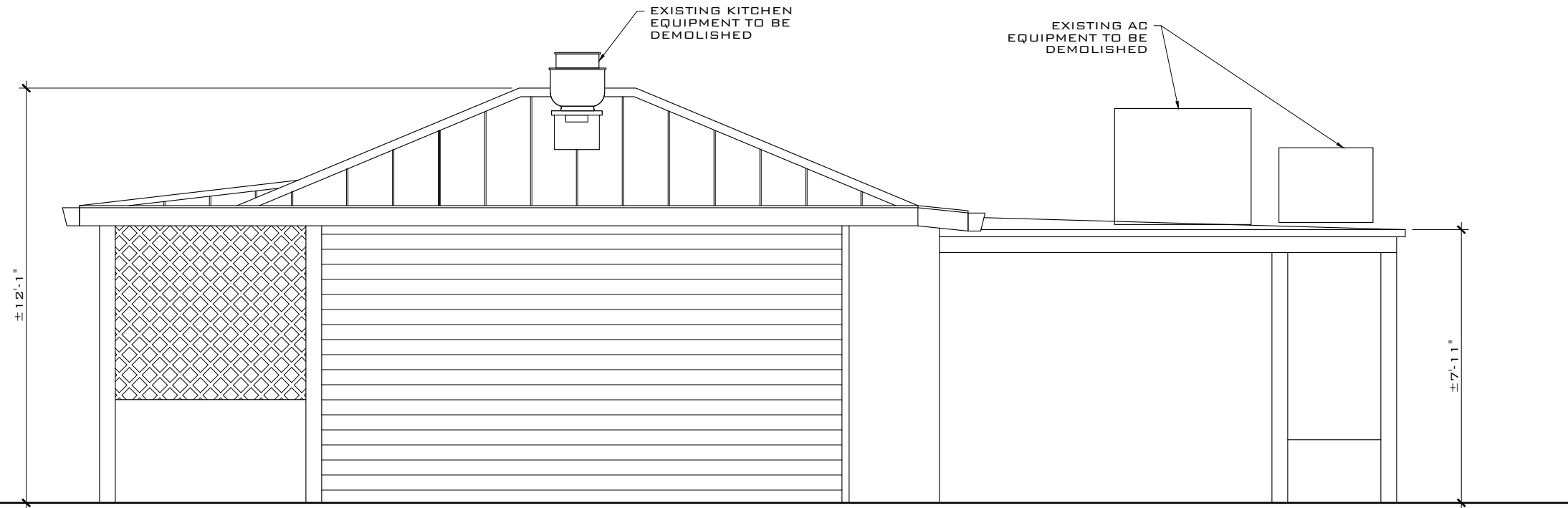
CLIENT: **ONE CALL CONSTRUCTION**
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: **PAVILION**

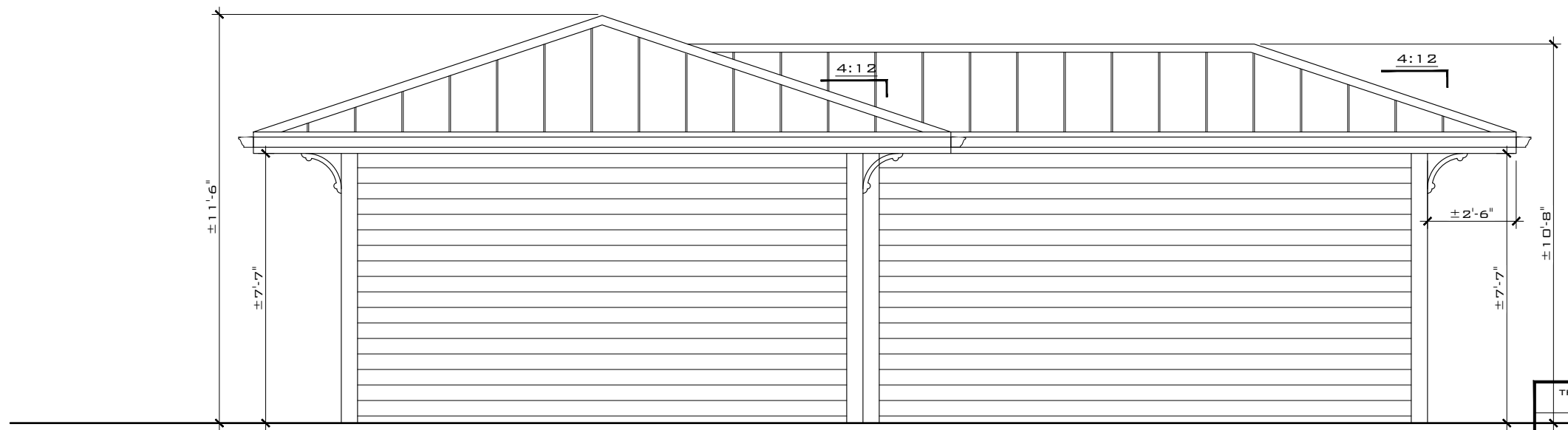
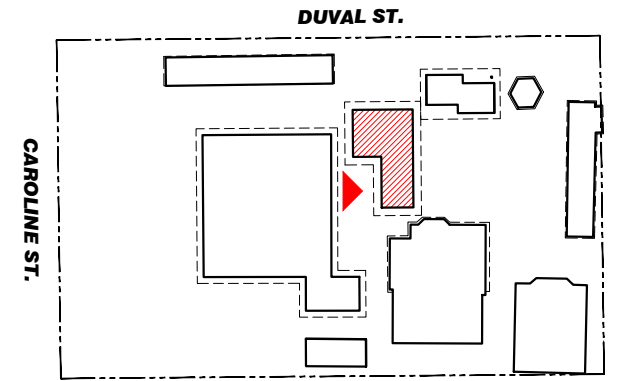
SITE: **429 CAROLINE ST
KEY WEST, FL 33040**

TITLE: **EXISTING /PROPOSED
RIGHT SIDE ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-304	1	



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



PROPOSED REAR 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:
	FINAL		



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE I-208
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WWW.ARTIBUSDESIGN.COM
CA # 30835

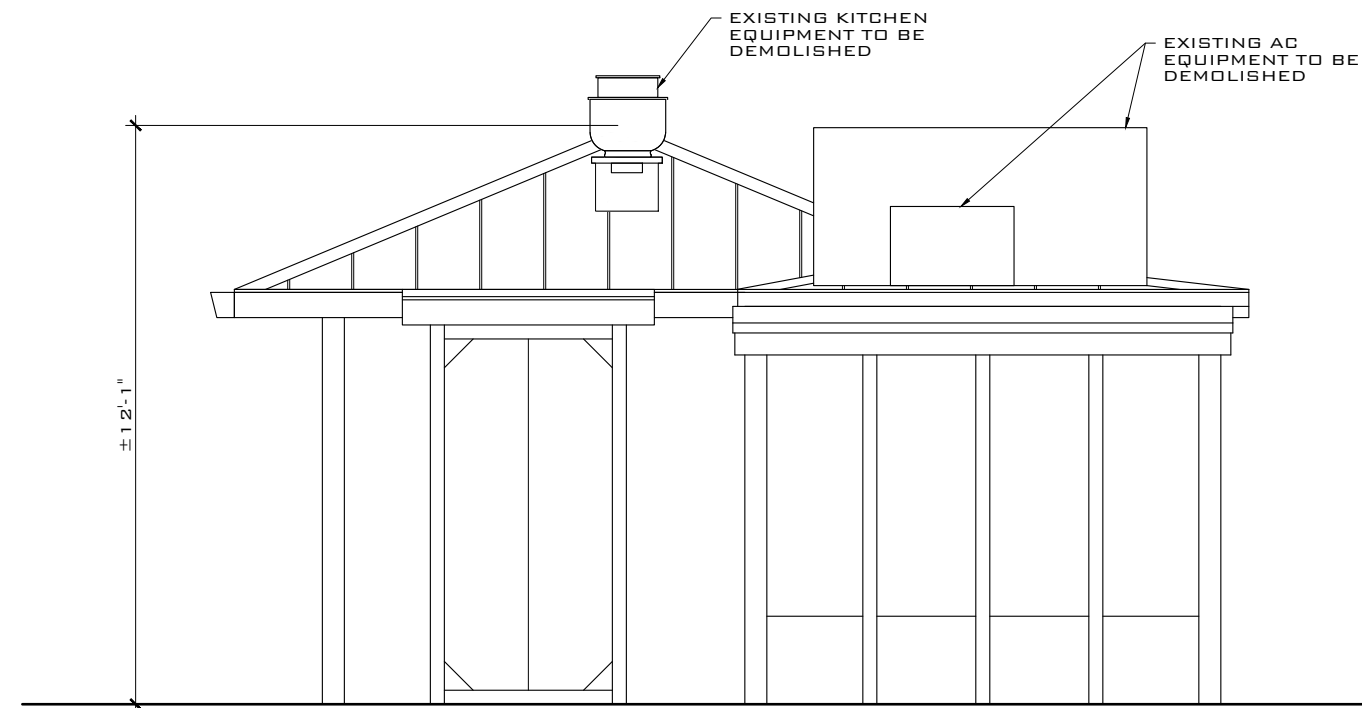
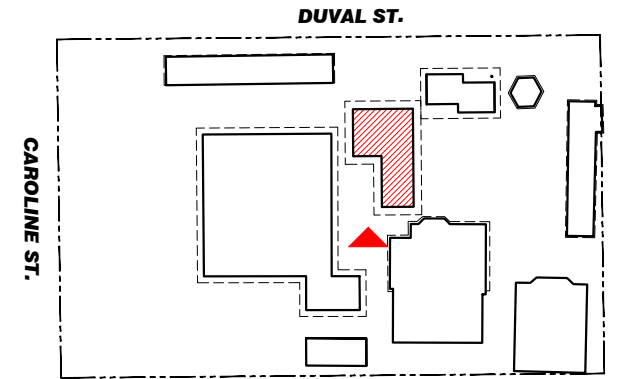
CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: PAVILION

SITE: 429 CAROLINE ST
KEY WEST, FL 33040

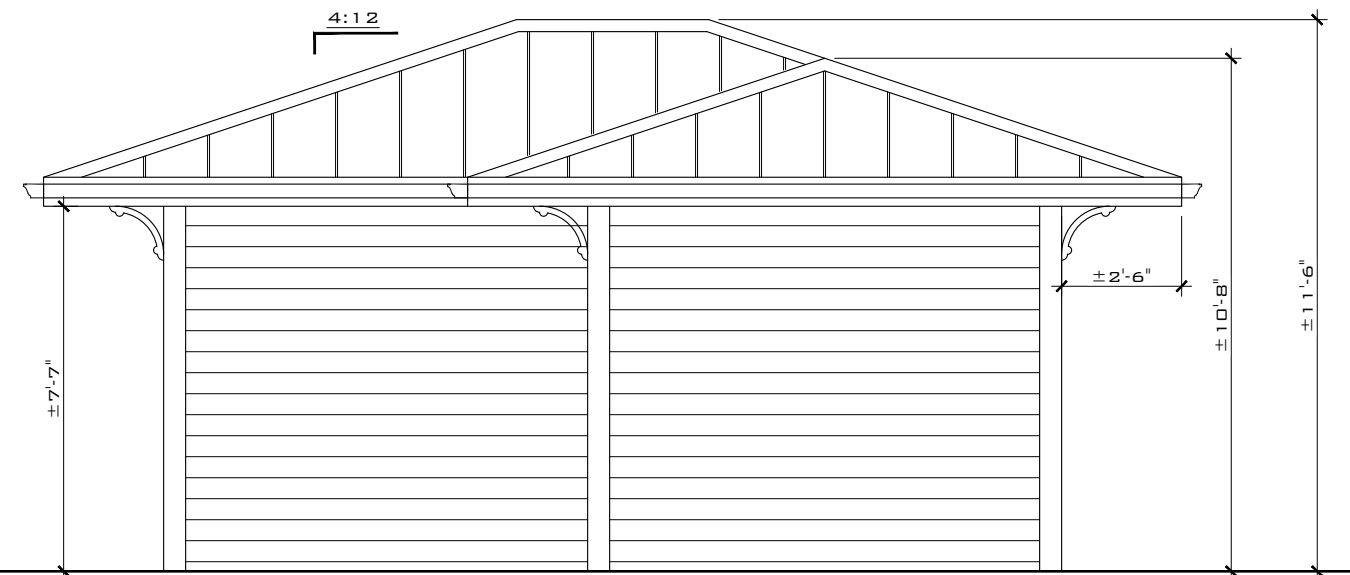
TITLE: EXISTING/PROPOSED REAR ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-305	1	



EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED LEFT 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:
	FINAL		



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE I-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: PAVILION

SITE: 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: EXISTING /PROPOSED
LEFT SIDE ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-306	1	



IMAGE 03, PAVILION (EX. KITCHEN)



IMAGE 05, PAVILION (EX. KITCHEN)



IMAGE 04, PAVILION (EX. KITCHEN)



IMAGE 06, NEW KITCHEN ADDITION



IMAGE 07, NEW KITCHEN ADDITION
REAR SHEDS TO BE DEMOLISHED



IMAGE 08, NEW KITCHEN ADDITION

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., September 24, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS AND ADDITIONS TO EXISTING KITCHEN BUILDING AND PAINTING. NEW DINING PAVILION. NEW GREASE TRAP AND UNDERGROUND GAS TANK. DEMOLITION OF TWO NON-HISTORIC ACCESSORY STRUCTURES. DEMOLITION OF REAR ADDITIONS TO EXISTING KITCHEN AND DEMOLITION OF STAIRS AT REAR BUILDING

#429 CAROLINE STREET

Applicant – Artibus Design Application #H2019-0035

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CANNOT 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 SERGE MASHITAKOV, 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: 429 CAROLINA ST on the 17 day of SEPT., 2019.

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 SEPT 24, 2019.

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 H2019-0036.

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

Signed Name of Affiant:

Date: 09/18/2019

Address: 3706 N. ROOSEVELT BLVD i-208

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18 day of SEPTEMBER, 2020.

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

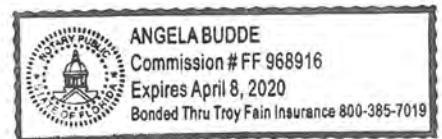
NOTARY PUBLIC

Sign Name: Angela Budde

Print Name: Angela Budde

Notary Public - State of Florida (seal)

My Commission Expires: _____





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 00004430-000000
 Account# 1004618
 Property ID 1004618
 Millage Group 10KW
 Location 429 CAROLINE St, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 25 G18-205 BOOK OF WILLS C- 500/503 OR181-107/08 OR823-2380
 Description OR825-2021R/S OR2032-822/23PET OR2385-1014/16TR OR2486-720/21
 (Note: Not to be used on legal documents.)
 Neighborhood 32030
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

DUVAL AND CAROLINE LLC
 C/O WALSH JOSEPH
 PO BOX 4147
 Key West FL 33041

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$911,990	\$833,338	\$876,934	\$862,714
+ Market Misc Value	\$27,853	\$28,601	\$29,348	\$31,181
+ Market Land Value	\$2,647,773	\$2,558,018	\$2,148,735	\$2,167,206
= Just Market Value	\$3,587,616	\$3,419,957	\$3,055,017	\$3,061,101
= Total Assessed Value	\$3,587,616	\$3,360,518	\$3,055,017	\$3,061,101
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,587,616	\$3,419,957	\$3,055,017	\$3,061,101

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	17,951.00	Square Foot	105.8	169.8

Commercial Buildings

Style APTS-B / 03B
 Gross Sq Ft 8,210
 Finished Sq Ft 5,971
 Perimeter 0
 Stories 4
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 450 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1929
 Year Remodeled
 Effective Year Built 1995
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	704	0	0
FLA	FLOOR LIV AREA	5,971	5,971	0
OPU	OP PR UNFIN LL	124	0	0
OOU	OP PR UNFIN UL	331	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
BMU	UNFIN BASEMENT	960	0	0
SBF	UTIL FIN BLK	120	0	0
TOTAL		8,210	5,971	0

Style DRVIN/FAST-D- / 22D
 Gross Sq Ft 459
 Finished Sq Ft 195
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls MIN WOOD SIDING
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1987
 Year Remodeled
 Effective Year Built 1991
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	195	195	0
OPF	OP PRCH FIN LL	264	0	0
TOTAL		459	195	0

Style 1 STY STORE-B / 11B
 Gross Sq Ft 668
 Finished Sq Ft 584
 Perimeter 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 0
 Half Bathrooms 0
 Heating Type
 Year Built 1934
 Year Remodeled
 Effective Year Built 1991
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	584	584	0
OPF	OP PRCH FIN LL	56	0	0
SBF	UTIL FIN BLK	28	0	0
TOTAL		668	584	0

Style 1 STORY STORES / 11C
 Gross Sq Ft 1,122
 Finished Sq Ft 418
 Perimeter 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 0
 Half Bathrooms 0
 Heating Type
 Year Built 1934
 Year Remodeled
 Effective Year Built 1991

Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	418	0	0
FLA	FLOOR LIV AREA	418	418	0
OJU	OP PR UNFIN UL	154	0	0
SBF	UTIL FIN BLK	132	0	0
TOTAL		1,122	418	0

Style 1 STY STORE-A / 11A
 Gross Sq Ft 452
 Finished Sq Ft 248
 Perimeter 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 0
 Half Bathrooms 0
 Heating Type
 Year Built 1999
 Year Remodeled
 Effective Year Built 2001

Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	80	0	0
FLA	FLOOR LIV AREA	248	248	0
OPU	OP PR UNFIN LL	124	0	0
TOTAL		452	248	0

Style 1 STY STORE-D / 11D
 Gross Sq Ft 64
 Finished Sq Ft 64
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls MIN WOOD SIDING
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 2000
 Year Remodeled
 Effective Year Built 1991

Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	64	64	0
TOTAL		64	64	0

Style APTS-B / 03B
 Gross Sq Ft 117
 Finished Sq Ft 90
 Perimeter 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 0
 Half Bathrooms 0
 Heating Type
 Year Built 1998

Year Remodeled

Effective Year Built 1991

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	90	90	0
OPF	OP PRCH FIN LL	27	0	0
TOTAL		117	90	0

Style RESTRNT/CAFETR-D- / 21D

Gross Sq Ft 80
 Finished Sq Ft 80
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls MIN WOOD SIDING
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1984

Year Remodeled

Effective Year Built 1991

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	80	80	0
TOTAL		80	80	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1937	1938	1	100 SF	1
WROUGHT IRON	1972	1973	1	75 SF	1
RW2	1975	1976	1	825 SF	4
FENCES	1983	1984	1	231 SF	2
CONC PATIO	1987	1988	1	830 SF	2
WATER FEATURE	1989	1990	1	1 UT	1
UTILITY BLDG	1993	1994	1	84 SF	3
WALL AIR COND	1994	1995	1	1 UT	2
CONC PATIO	1995	1996	1	456 SF	2
COM CANOPY	1995	1996	1	468 SF	4
BRICK PATIO	1995	1996	1	512 SF	1
WALL AIR COND	1997	1998	1	1 UT	1
BRICK PATIO	1997	1998	1	800 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/28/2010	\$7,550,000	Warranty Deed		2486	720	30 - Unqualified	Improved

Permits

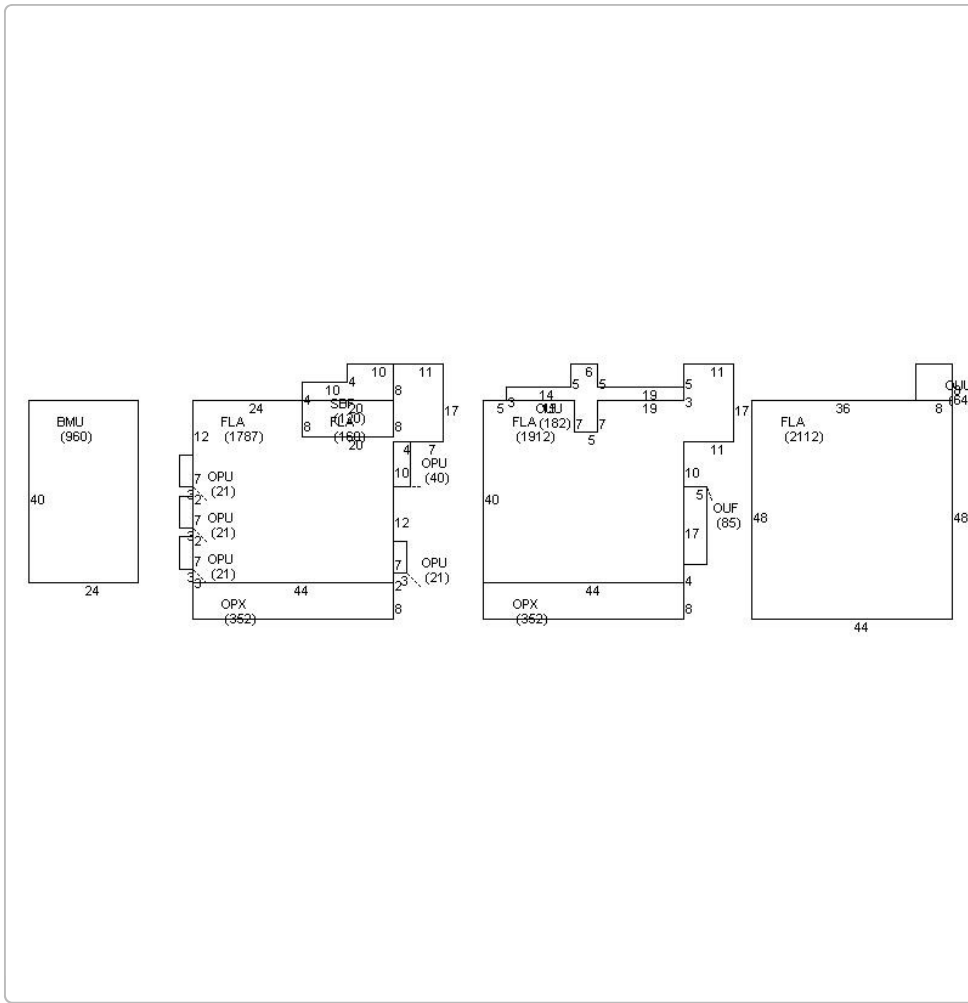
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-3036	7/18/2018	11/26/2018	\$6,500	Commercial	R/R EXISTING ROOF MATERIAL WITH 5 V-CRIMP (APPROXIMATELY 400 SQ FT). INSTALLATION OF POLYGLASS MTS. INSTALLATION OF 3/4" PLYWOOD SHEATHING.
18-0105	5/4/2018	11/26/2018	\$10,000	Commercial	Installation of GFCI receptacles as per code, 15 - 6in can lights, 3 - 110 cfm exhaust fans (electrical) and a/c disconnect for mini split. **NOC received w/application**
18-0106	5/4/2018	11/26/2018	\$9,000	Commercial	Installation of 2-ton Mitsubishi mini split w 3 - 9000 BTU heads, Installation of exhaust fan duct work. **NOC received w/application** *****HARC INSPECTION REQUIRED***** Construction impacts not authorized to occur to any trees or palms including their roots and canopy branches. 3/9/2018 12:00:00 AM ***** Additional information/clarification: Edited scope of work - A/C is 2 ton with 3-9000 BTU heads, not 1 ton with 3-900 BTU heads. March 9, 2018 9:02:56 AM keywvxc.
18-0107	5/4/2018	11/26/2018	\$17,000	Commercial	Installation of sanitary waste drains for toilets, urinals and sinks. Installation of potable water to all bath fixtures. Installation of eco smart 11 tankless water heater. **NOC received w/application**

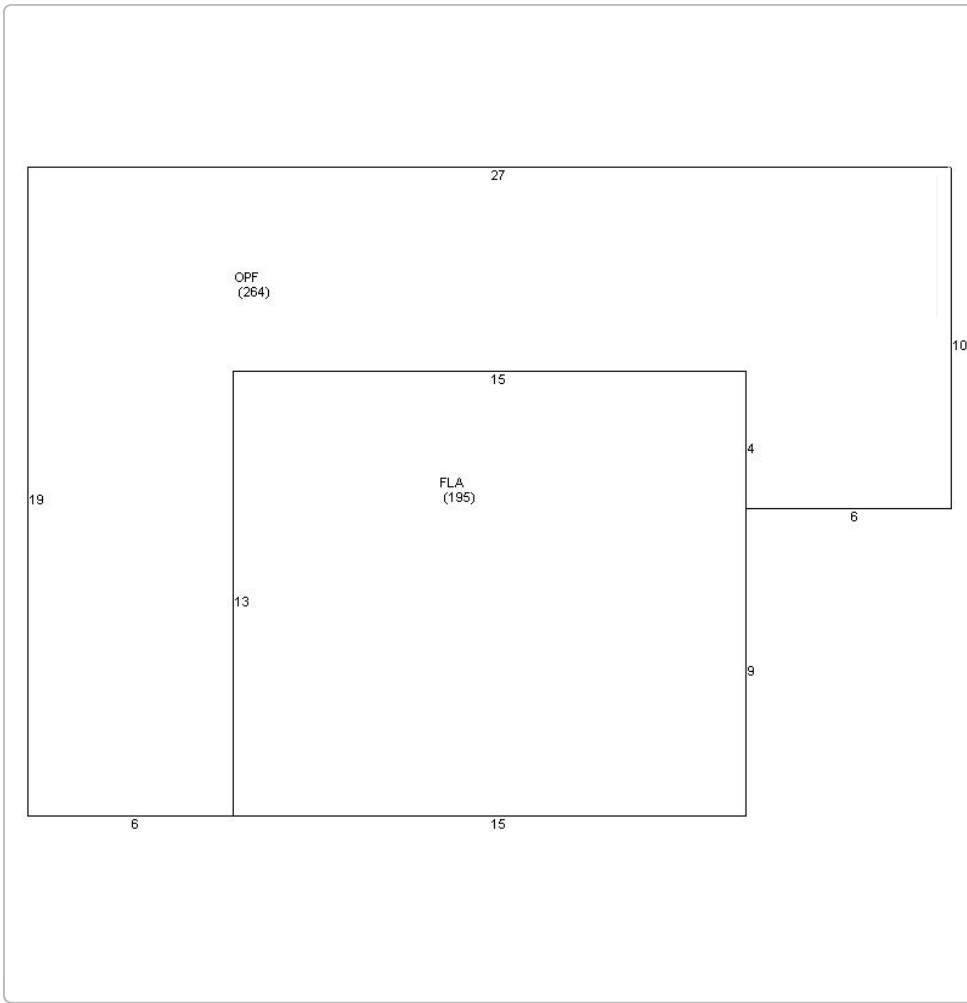
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0108	5/4/2018	11/26/2018	\$144,000	Commercial	Remove & replace approx 40 sf of damaged wood siding, 100 lf of damaged wood trim, install new wood 4 panel door, approx. 100 lf of concrete grade beam, approx. 500 sq ft of concrete slab, approx. 60 lf of wall framing, approx. 2500 sq ft of fire code drywall and composite shower stall material. Install 3 Masonite solid core interiors, approx. 1800 sq ft of floor/ wall tile. Install approx 30 sq ft of granite counter top, approx. 240 lf of door and window trim and 32 sq ft of Corrugated shutters. **NOC received w/application. *****HARC INSPECTION REQUIRED***** Construction impacts not authorized to occur to any trees or palms including their roots and canopy branches.(KD) July 19, 2018 10:51:21 AM KEYWMHB. 3/7/2018 12:00:00 AM ***** Submitting survey and area of work. March 7, 2018 4:19:00 PM keywvxc. 3/9/2018 12:00:00 AM ***** Submitted site plan that determines which building will be affected and here the building is on the property. March 9, 2018 9:09:31 AM keywvxc. 3/16/2018 12:00:00 AM ***** Submitted elevation certificate. March 16, 2018 4:12:09 PM keywvxc. 3/28/2018 12:00:00 AM ***** Additional information/clarification: Submitted corrected elevation certificate. March 28, 2018 12:17:05 PM keywvxc. 4/10/2018 12:00:00 AM ***** ADDITIONAL INFO/CLARIFICATION SHEET: FOR KELLY-PHOTOS OF EXISTING BLDG. V PHOTO A: FRONT OF BLDG WHERE PROPOSED BATHROOM WILL BE. PHOTO B: BACK OF EXISTING BLDG WALL UNIT IS TO BE REMOVED AND FILLED IN A/C COMPRESSOR WILL BE BELOW WHERE THE WALL UNIT CURRENTLY IS PHOTO C: DUVAL VIEW SCOPE AREA IS BEHIND THE BLDG WITH GUY IN BACK SHIRT ON THE FOR REAR PORTION OF PROPERTY. GH April 10, 2018 4:04:13 PM KEYWGRC. April 27, 2018 9:08:58 AM keywafb. 6/11/2018 12:00:00 AM **revision #1**Replace thread anchors specified in orig drawings for foundation anchor w/(4)-16" dig 4000 psi auger w/ (4)-#5 rebar & #3 stirups and 12" o.c. embedded 4ft.below the spread footer bottom
13-5045	3/31/2014		\$78,416	Commercial	REVISIONS AND ADDITIONS PER HARC APPROVAL DEMO OF NON-HISTORIC STRUCTURE, NEW KITCHEN AND OUTSIDE BAR. INSTALL COUNTER AND ADD HANDICAP ACCESSIBLE LIFT.
14-0455	2/6/2014		\$1,200	Commercial	INSTALLATION OF 3 DUCTLESS MITS A/C SYSTEMS: ONE 36,000 BTU AND TWO 18,000 BTU.
11-3601	10/11/2011		\$400	Commercial	INSTALL 1 SWITCH FOR LIGHT FIXTURE, INSTALL 2 OUTLETS 110V THIS IS ALL OUTDOORS.
10-1443	5/10/2010	3/14/2011	\$6,000	Commercial	INSTALL 2 DUCTLESS A/C SYSTEM
10-420	2/25/2010	4/9/2010	\$1,800	Commercial	REMOVE FALLING PLASTER ON CEILING AND REPLACE WITH APPROVED DRYWALL.
05-0559	2/18/2005	11/30/2005	\$2,500		REPLACE FENCE
02-2345	9/23/2003	11/14/2003	\$500		SIGN
03-1387	5/31/2003	7/21/2003	\$3,000		PAINT 10' OF ROOF
03-0335	1/4/2003	11/14/2003	\$7,164		ROOFING
0103659	11/13/2001	12/26/2001	\$3,500		ELIMINATE STEPS/BUILD RAM
0103088	9/7/2001	10/30/2001	\$1,500		REPAIRS
0102509	8/23/2001	10/30/2001	\$18,200		CONVERT BATH TO HANDICAP
0102061	6/18/2001	10/30/2001	\$1,000		ELECTRICAL
9901988	9/23/1999	10/25/1999	\$10,000		DEMO/REBUILD STRUCTURE
9803138	12/9/1998	12/31/1998	\$3,000	Commercial	BRICK CENTRAL COURTYARD
9703408	11/17/1998	1/1/1999	\$30,000	Commercial	INSTALL V-CRIMP ROOFING
9802782	9/9/1998	1/1/1999	\$7,500	Commercial	OUTLETS/FIXTURES ETC
9703408	8/31/1998	1/1/1999	\$30,000	Commercial	DEMOLISH & REBUILD NEW
9802230	7/20/1998	12/31/1998	\$450	Commercial	REPAIR ROTTED WOOD
9802053	7/17/1998	12/31/1998	\$700	Commercial	SIGNS
9801925	6/23/1998	12/31/1998	\$12,000	Commercial	DEMO EXIST/BUILD NEW BLDG
9801335	4/30/1998	12/31/1998	\$1,000	Commercial	REPLACE GUTTERS
9800709	3/5/1998	12/31/1998	\$950	Commercial	PAINT DORMERS
9800190	1/29/1998	12/31/1998	\$250	Commercial	REMODEL SIGN
9702257	9/1/1997	10/1/1997	\$250		MENU BOARD
9701324	4/1/1997	10/1/1997	\$385		SECURITY ALARM
9603253	8/1/1996	11/1/1996	\$600		ELECTRICAL
9602570	6/1/1996	10/1/1997	\$1,500		REPAIR/REMODELING
9601380	3/1/1996	4/1/1996	\$1,200		AWNNGS
9600743	2/1/1996	4/1/1996	\$5,000		RENOVATIONS
9600819	2/1/1996	4/1/1996	\$2,500	Commercial	ELECTRICAL
9600449	1/1/1996	4/1/1996	\$2,000		ELECTRICAL
B953966	11/1/1995	4/1/1996	\$1,950		CONCRETE DECK
B941409	5/1/1994	12/1/1994	\$5,300	Commercial	REPLACE EXTERIOR STAIRS

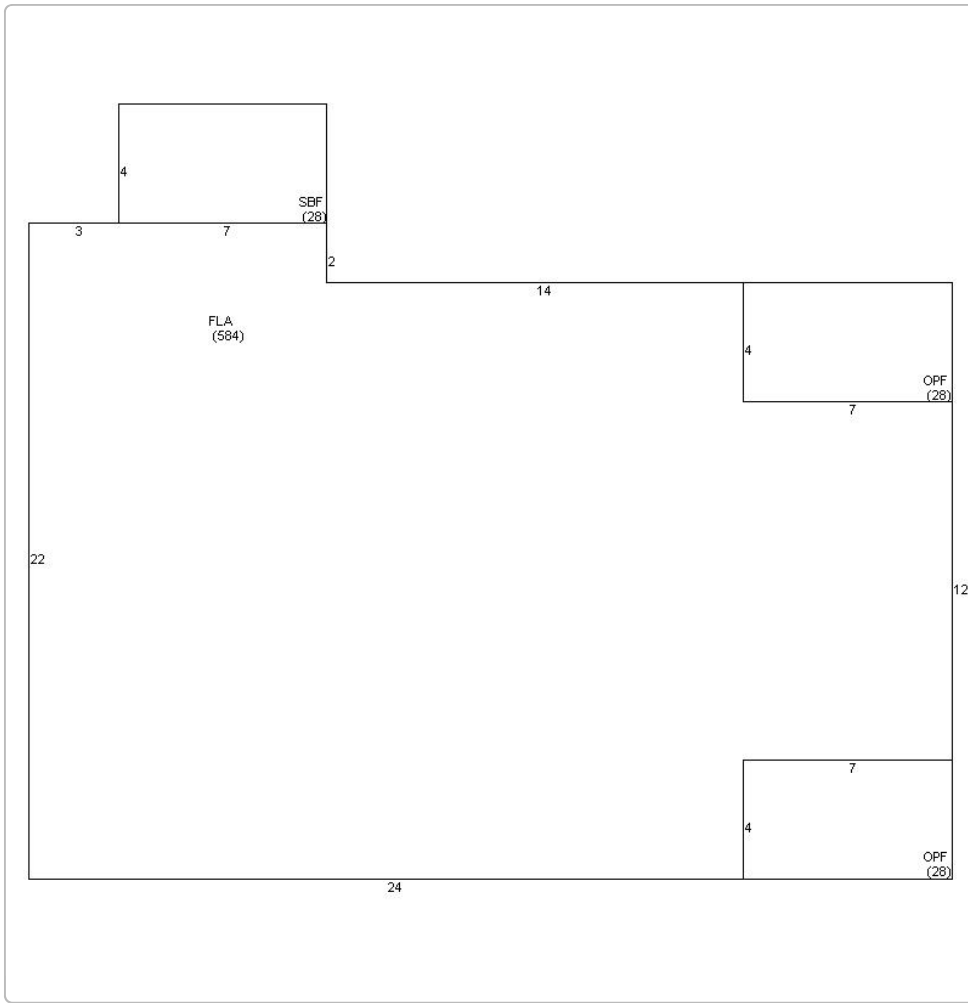
View Tax Info

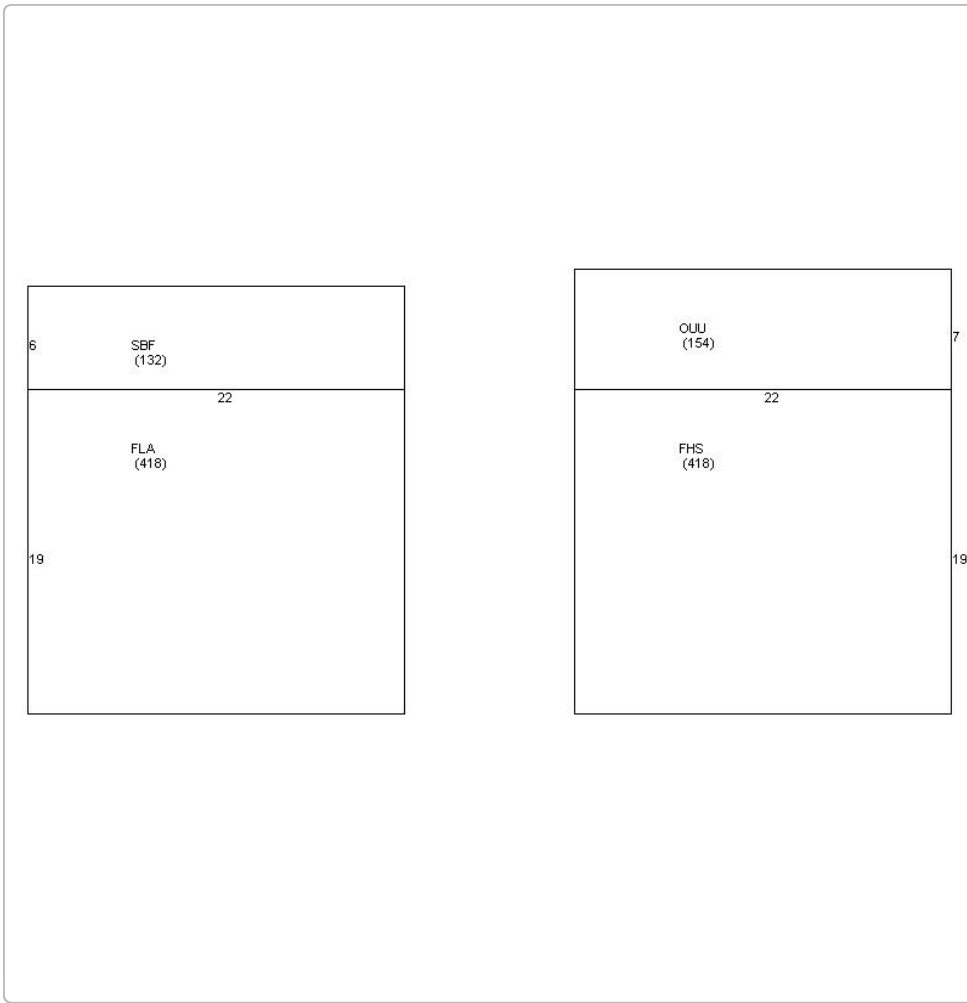
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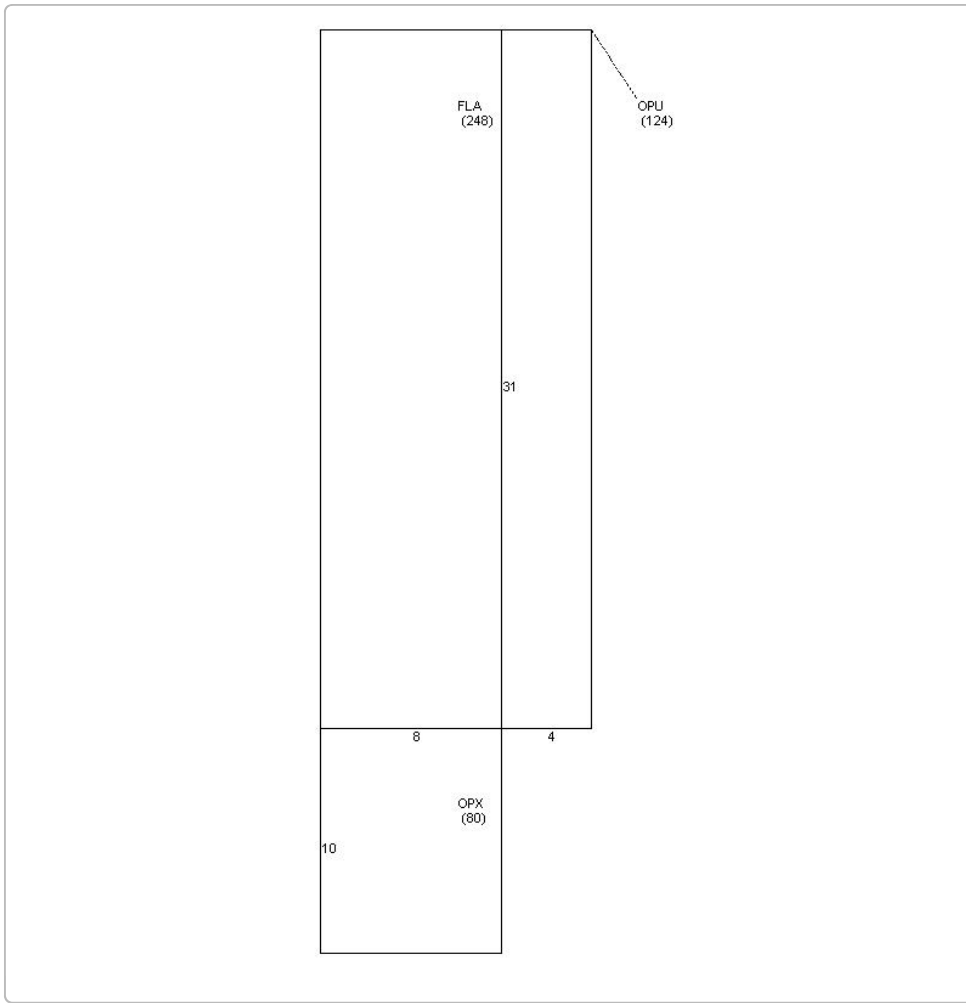
Sketches (click to enlarge)

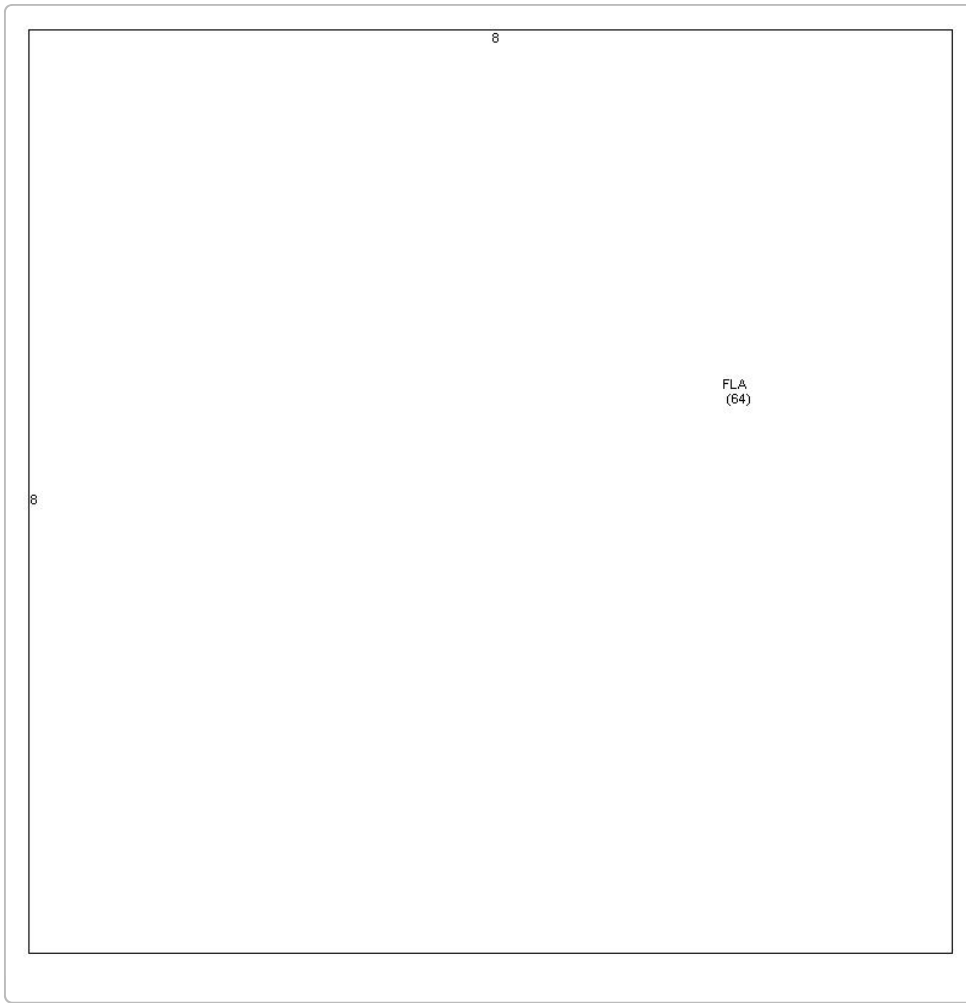


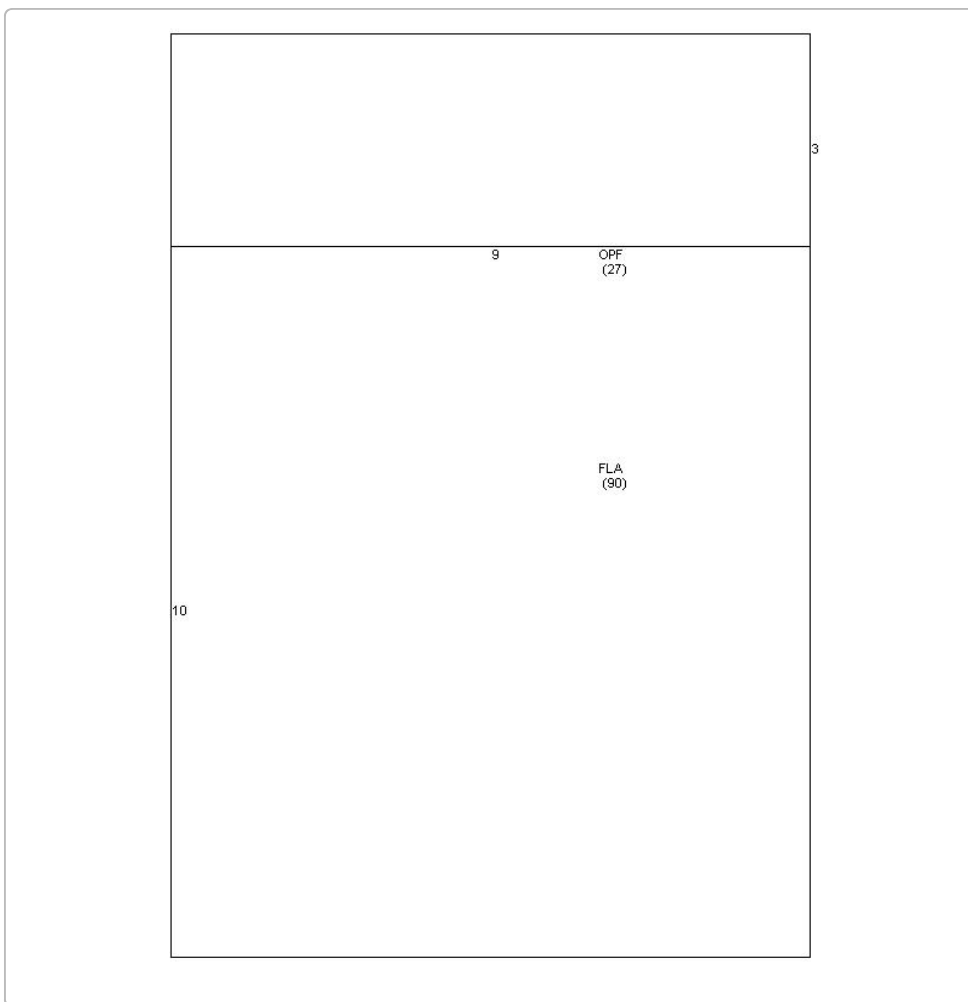


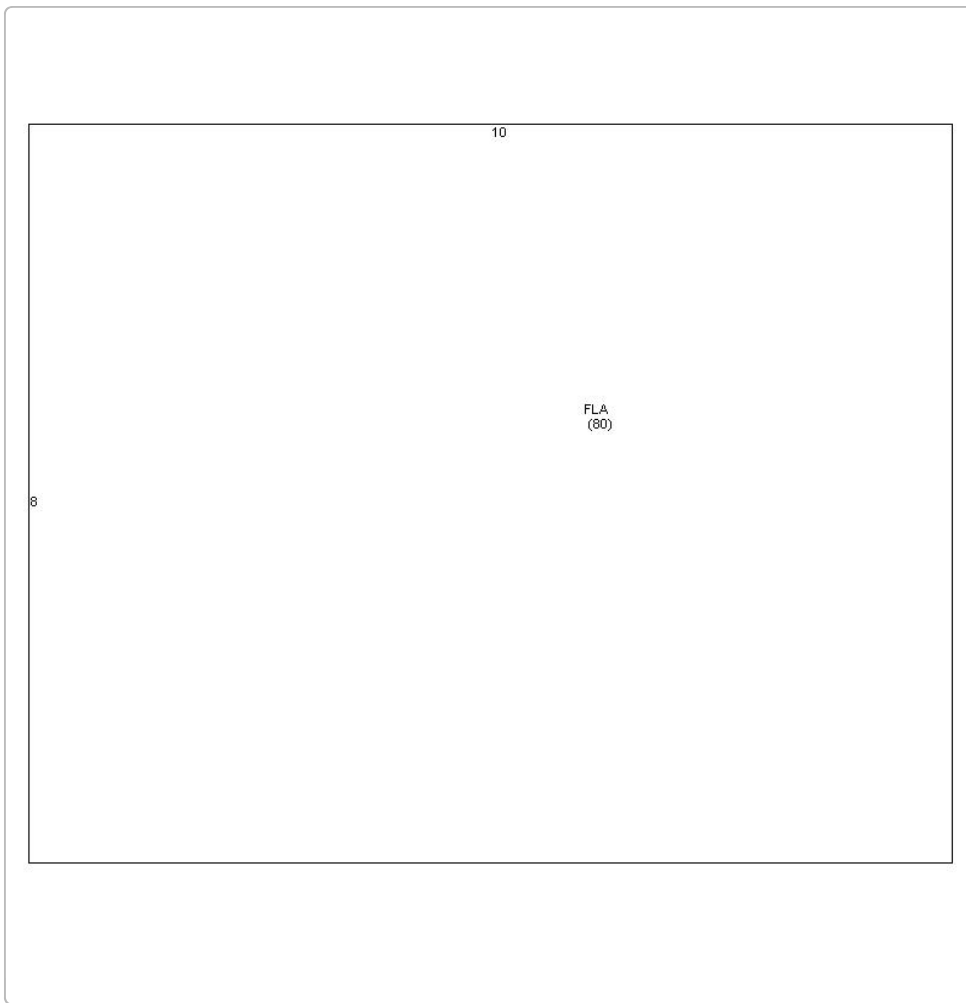












Photos



Map



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

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