



Historic Architectural Review Commission Staff Report for Item 17

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 24, 2021

Applicant: K2M Design / City of Key West

Application Number: H2021-0008

Address: 111 Olivia Street

Description of Work:

Major Development Plan – New community center

Site Facts:

The site under review is proposed for the northern corner of the lot where the Douglass Gym is located. According to the 1912 Sanborn Maps the site was plotted with several houses but by 1944 the site was developed for the Frederick Douglass Public School. In 1950 the site facing Olivia Street was developed with the current Gym and one classroom building. Also, at the same time, a second structure containing classrooms was built on the north side of the block, facing Petronia Street. The buildings facing Olivia Street created an “L” shape floorplan; a one-story concrete structure at the corner of Olivia and Fort Streets and a two-story building attached to the gym. The two-story building facing Olivia Street had columns and was flanked by two volumes containing staircases. The structural columns supported a two-story hallway while the rear elevation contained a flush wall with pillars and full sets of metal windows between each bay.

During 1980 the school complex, except for the Gym, was demolished. A one-story frame structure was built attached to the gym and the front yard of the yard was dedicated to parking space. Towards the north portion of the urban block a housing complex, Douglass Square Apartments, owned by the Housing Authority, was developed. Across the street from Olivia there are five houses, four of them one-story.

The project has been vetted by the Bahama Village Redevelopment Advisory Committee (BVRAC), Tree Commission approved preliminary landscape plans and Planning Board will review the plans in their regular meeting of February 18, 2021.

Guidelines Cited on Review:

- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 6, 7, 8, 11, 12, 13, 14, 18, 23, and 24.
- Parking areas (page 43), specifically preamble and guidelines 1, 2, 4, 5 and 6.

Staff Analysis:

The Certificate of Appropriateness under review is for the construction of a new governmental facility that will be located on a current parking area. The building is lower in height than the gym and no other building of similar typology is. The building form and siting is similar to the school building that once was in the site; a one and a half story corner structure, at Olivia and Fort streets, that increases to two-story towards the gym. The main entrance of the building is one-story, and five entry steps and a side ramp serve as the main access to the building. Towards Olivia Street the building façade is divided into three zones- corner, center and entry way with vertical access. The two-story central portion of the building facing Olivia Street has a transitional volume from the corner portion of the building which contains secondary stairs. The central portion of the building is composed of three bays and their second floor is recessed in order to break the mass of the building, as an urban gesture to the houses located across the street.

The maximum building height will be 29'-11 ½" and the building main structure will be steel and concrete. The building will have a solid concrete base, will have parapet walls and most of the exterior walls will be finish with stucco. The corner portion of the building, the secondary staircase and the three columns facing Olivia Street will be finish with a pattern stucco. Windows and doors will be impact resistant aluminum units. The one-story entrance volume will have glass doors and fixed glass panels and behind it the two-story portion of the building containing the principal stairs and elevator will have fixed glass panels on its east and north elevations. Concrete horizontal eyebrows bring a vertical element and protect some of the fenestrations from sunlight and other elements.

Consistency with Cited Guidelines:

Staff find the proposal to be in conformance with current guidelines for new construction. First it needs to be established which typology this new building fits. The new building will be larger in size, as its will be for governmental and institutional use. Outside from the Douglass Gym (institutional/ governmental typology) and the Battery Seminole (military typology) the remaining surrounding structures are residential; single family frame vernacular structures across Olivia Street and multifamily condo units on the rest of the urban block. The proposed building is lower in height than the historic Douglass Gym and by using different heights and setbacks the design breaks the mass of the building as it sits 133'- 4 1/8" wide across Olivia Street. Although the building will be located in a corner, and guidelines suggests that corner buildings may exceed the height of adjacent buildings, the design took into consideration the existing one-story historic houses at the corner by not imposing the building's tallest portion at the corner, but rather created a transition in heights towards the over 30' tall Douglass Gym.

The new design also establishes a composition in its central portion, facing Olivia Street, which breaks the horizontal reading of the building by creating three bays where the second floor is recessed, pushing the highest point of the façade away from the building's first plane. This is another urban gesture of recognizing the scale of an institutional building positioned in an urban context where single family structures are located closer by.

The location of the building in the site responds to an established traditional urban pattern in the surrounding context, where corners and front elevations are part of the block façade, rather than parking areas. By reviewing historic and aerial photographs we found that a building sited approximately in the same location as the proposed one. The design conforms with current LDR's minimum required yard setbacks, but requires variances to maximum building coverage, maximum impervious surface, minimum open space and minimum off-street parking requirements.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2021-0008	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	111 Olivia St Key West Fl 33040		
NAME ON DEED:	City of Key West	PHONE NUMBER	305-809-3867
OWNER'S MAILING ADDRESS:	Po Box 1409 Key West FL 33040	EMAIL	jyongue@cityofkeywest-fl.gov
APPLICANT NAME:	Erica Poole	PHONE NUMBER	305-307-5840
APPLICANT'S ADDRESS:	1150 Virginia St. Key West FL	EMAIL	epoole@k2mdesign.com
APPLICANT'S SIGNATURE:			DATE 3/17/2020

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: Demo of existing parking lot and rework existing site to provide new grading and utilities for proposed 9,496 SF community center. Relocate existing trees to accommodate new site layout for building, parking, landscaping, and utilities.

MAIN BUILDING: Construct new 9,496 SF two story community center and all mechanical, structural, and civil to facilitate new building and parking lot.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Demolition of existing 6,114 SF building and all components not including existing Historic Frederick Douglass Gym.

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:

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

POOLS (INCLUDING EQUIPMENT):

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

OTHER:

OFFICIAL USE ONLY:

HARC COMMISSION REVIEW

EXPIRES ON:

MEETING DATE:

APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

APPROVED NOT APPROVED 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.

RECEIVED

HARC Certificate of Appropriateness: Demolition Appendix

JAN 25 2020

CITY MANAGER



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	Initial & Date
Zoning District	BLDG Permit #

ADDRESS OF PROPOSED PROJECT:	111 Olivia Street
PROPERTY OWNER'S NAME:	City of Key West
APPLICANT NAME:	City of Key West

*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

1.27.21

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demo of existing parking lot and rework of existing site to provide new grading and utilities for proposed 9,496 SF community center. Relocate existing trees to accommodate new site layout for building, parking, landscaping and utilities.

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.

Annex building is not structurally compromised, but is no longer sufficient for the communities needs. The community through a Community Redevelopment Agency has charged the community leaders with improving or replacing the building to better serve the community.

(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.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Building is not specifically tied to any historical event that holds cultural value to the community or city in any way that the other immediately located community buildings are.

(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

Building does not hold any cultural significance and is not uniquely connected to any of the historic occurrences or persons of the community.

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

The building is not associated with the historical significance of the site.

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

Building is not considered a symbol of the social, economic, or historic heritage of the community, city, and property.

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

Existing annex building does not match the historic architecture of the existing historic gym and previous Douglass school buildings.

(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.

This property has been established as a local gathering place for events that are specific to the community, and must be made to better accommodate this growing need.

(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.

The architecture of the existing annex building does not capture the unique familiar visual characteristics of its neighborhood.

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

Preservation of the existing annex building will not yield information that is important to 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.

Building does not contribute to the communities heritage or historic character.

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

Existing annex building is not connected to any other buildings in a way that contributes to or enhances any historic value or heritage.

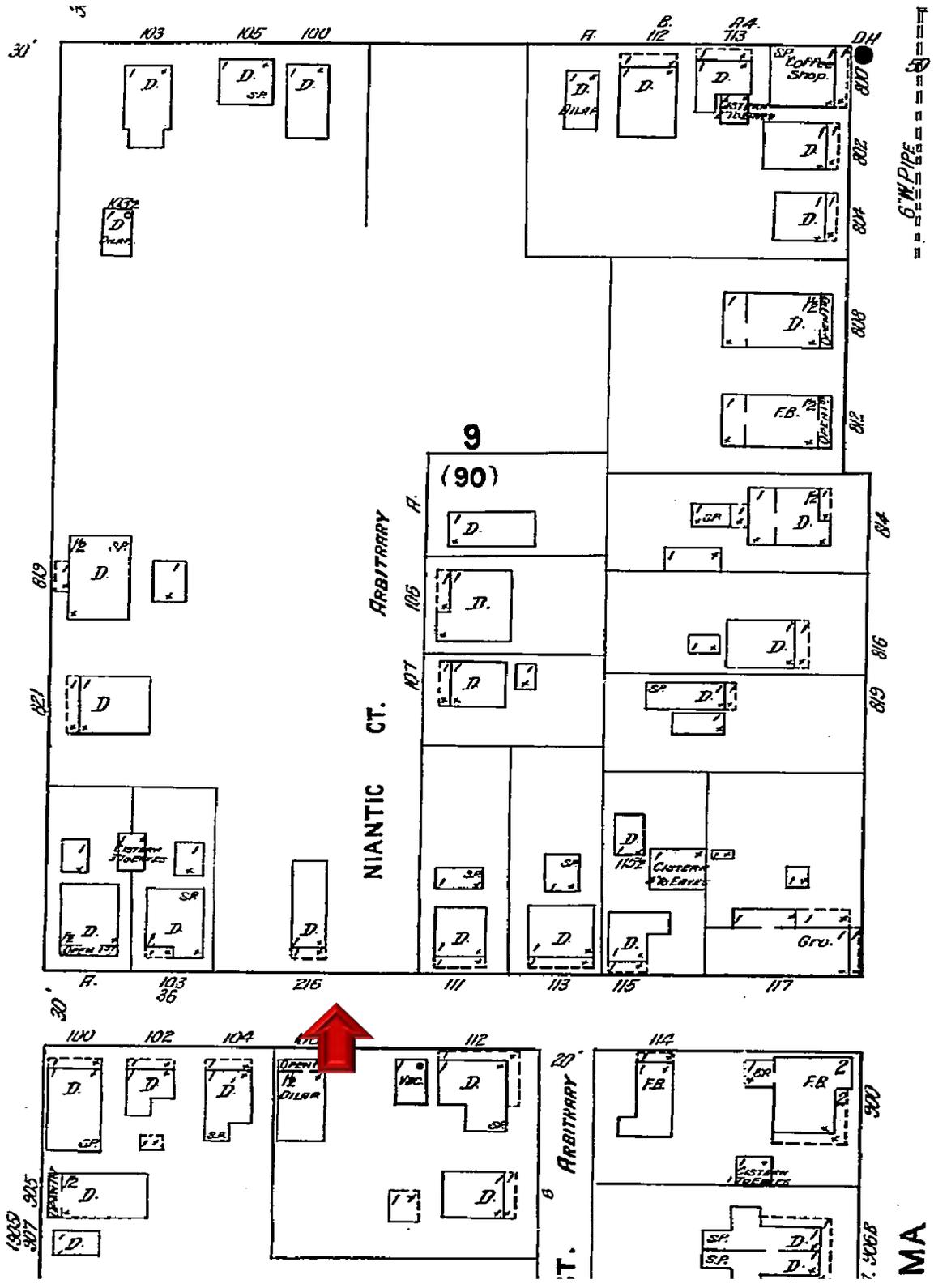
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Existing Annex Building does not include architectural characteristics that are significant to the surrounding district/neighborhood.

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

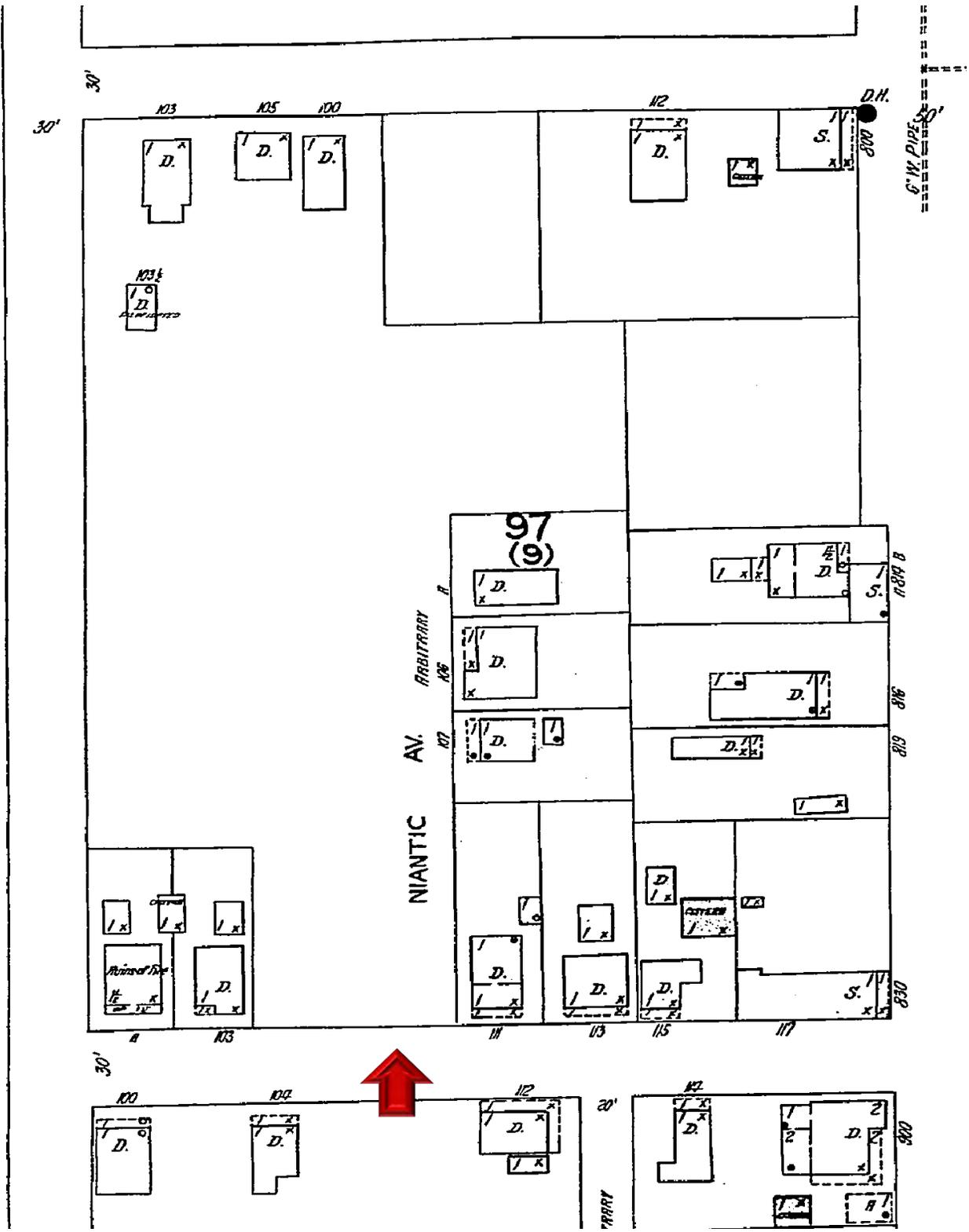
Building is not a contributing structure to the communities history or heritage.

SANBORN MAPS

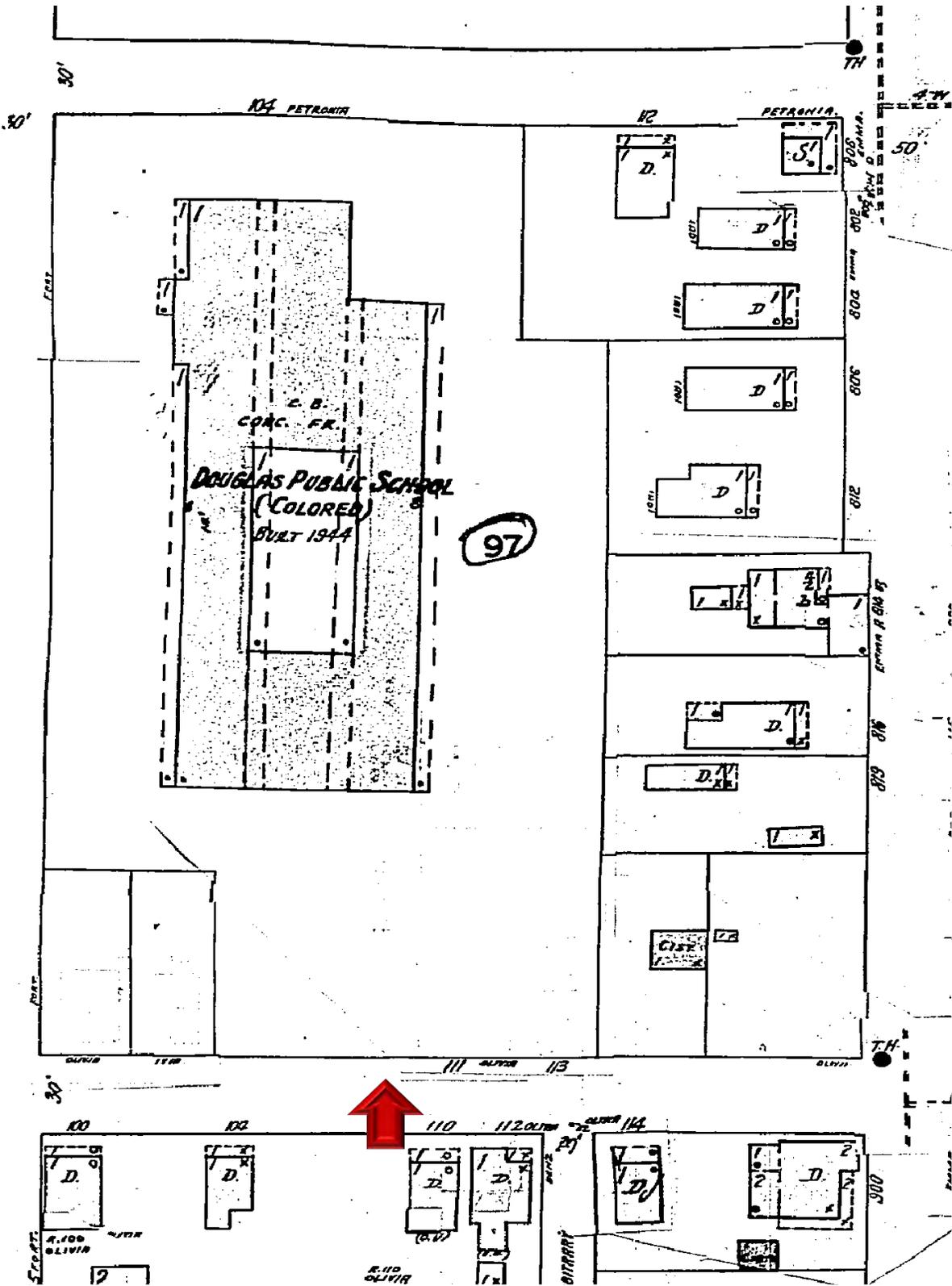


1912 Sanborn Map

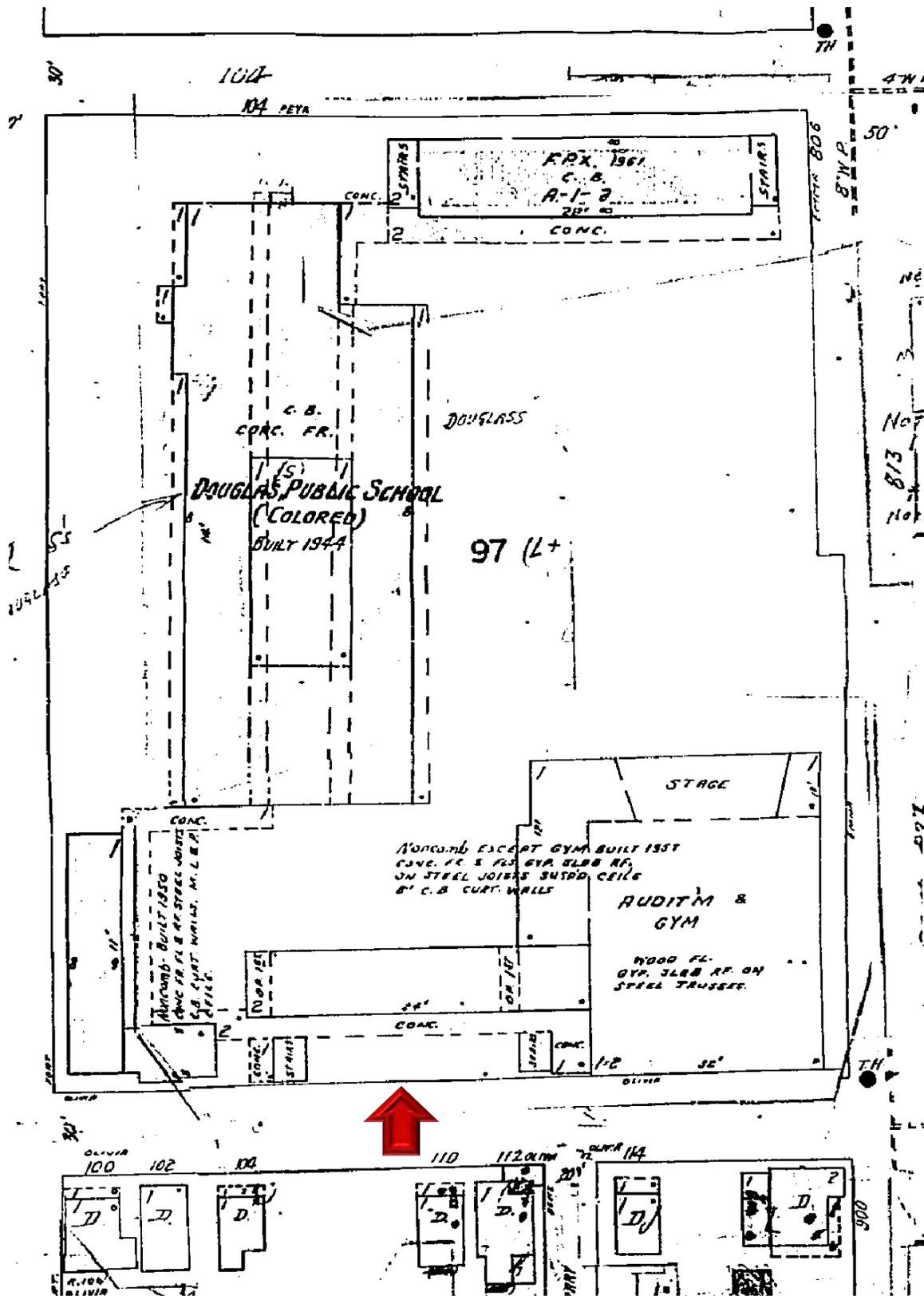
MA



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Site in 1945. Arrow marks the corner of Olivia and Fort Street. Monroe County Library.



Douglass School complex circa 1952. Monroe County Library.



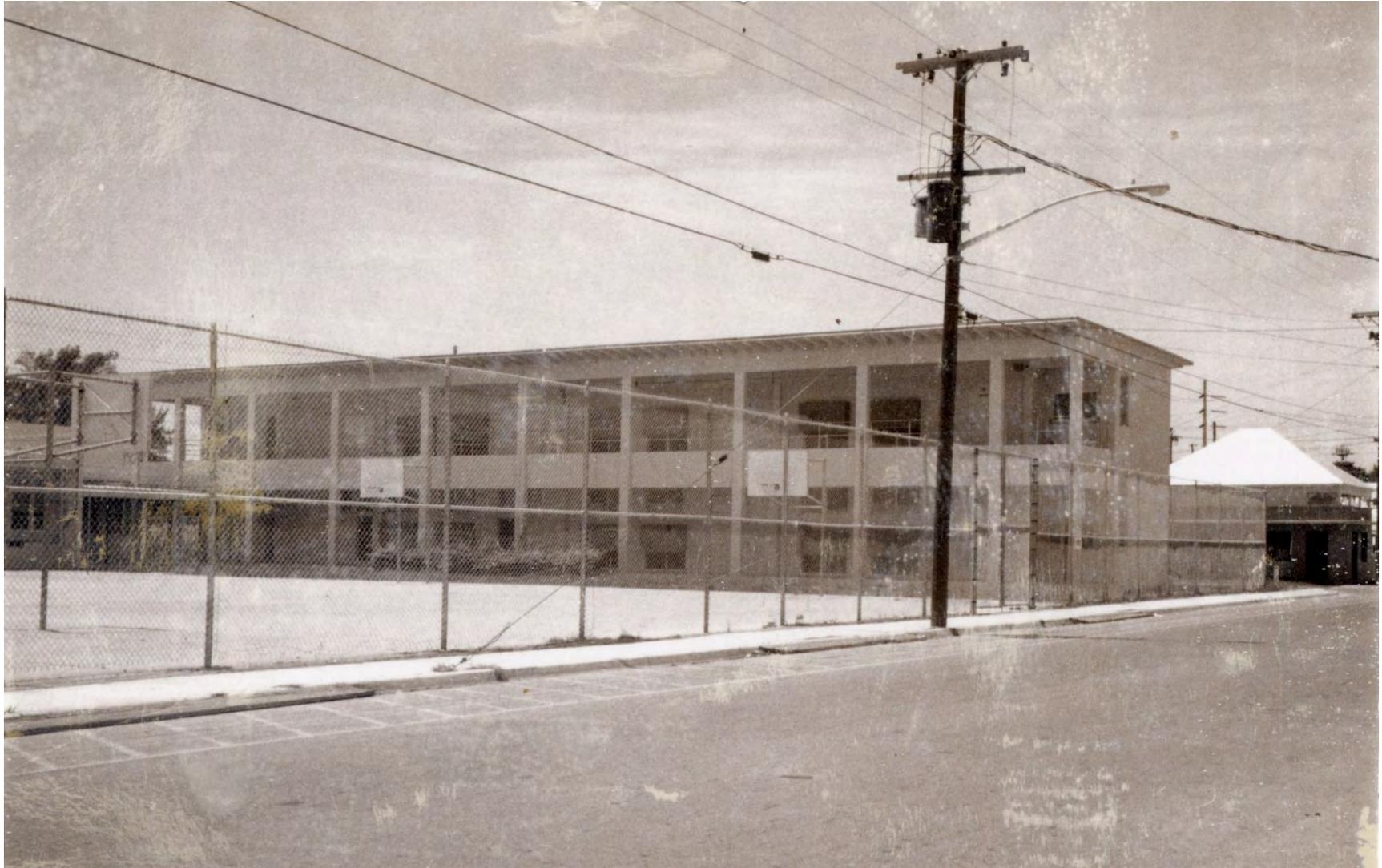
Rear of classrooms building in 1957. Notice Gym towards the left side. Monroe County Library.



Douglass School complex circa 1980. Monroe County Library.



**Douglass Gym and classrooms building from Emma Street circa 1965.
Monroe County Library.**



**Classroom building facing Petronia Street circa 1965. Photograph taken from Emma Street.
Monroe County Library.**



**Photograph of oldest building at Douglass School complex circa 1965 facing Fort Street.
Monroe County Library.**



Douglass High School 1965 Class. Monroe County Library.



Aerial 1972.



Douglass School complex on March 17, 1972. Monroe County Library.



Aerial 1998.



Current Douglass Gym complex in 1999. Monroe County Library.



Current conditions. Douglass Gym.



Current conditions. Houses across Olivia Street.



Current conditions. Parking lot across Fort Street.



Current conditions. Parking lot and historic Battery Seminole.



Current conditions. Corner of Fort and Olivia Street facing east.



Current context. Corner of Front and Olivia Streets facing south towards houses at corner.



Current context. Olivia Street facing south towards houses.



Current context. Olivia Street facing south towards houses.



Current conditions. Non-historic building proposed to be demolished.



Current context. 100 urban block of Olivia Street facing west.



**Current context. Rear of property facing north at Douglass Square apartments.
Both Royal Poincianas to remain.**

Perimeter pictures of 111 Olivia St “Frederick Douglass Gym Expansion”



View Across Fort Street(Looking South West)



North Face of Existing Building



View of Property to North of Property



South Face of Existing Building



View from South East Corner of Property



View across Olivia Street (Facing South)



View across Olivia Street (Facing South East)



West Face of Existing Building

SURVEY



Consultants:



Submissions:

Table with 2 columns: Date, Description. Includes entries for 10/23/2019 and 12/3/2019.

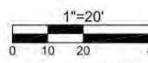
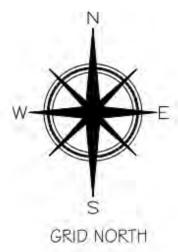
FREDERICK DOUGLASS GYM
111 OLIVIA STREET, KEY WEST, FL, 33040
CITY OF KEY WEST
1300 WHITE STREET, KEY WEST, FL, 33040

BOUNDARY & TOPOGRAPHIC SURVEY MAP OF FREDERICK DOUGLAS GYMNASIUM

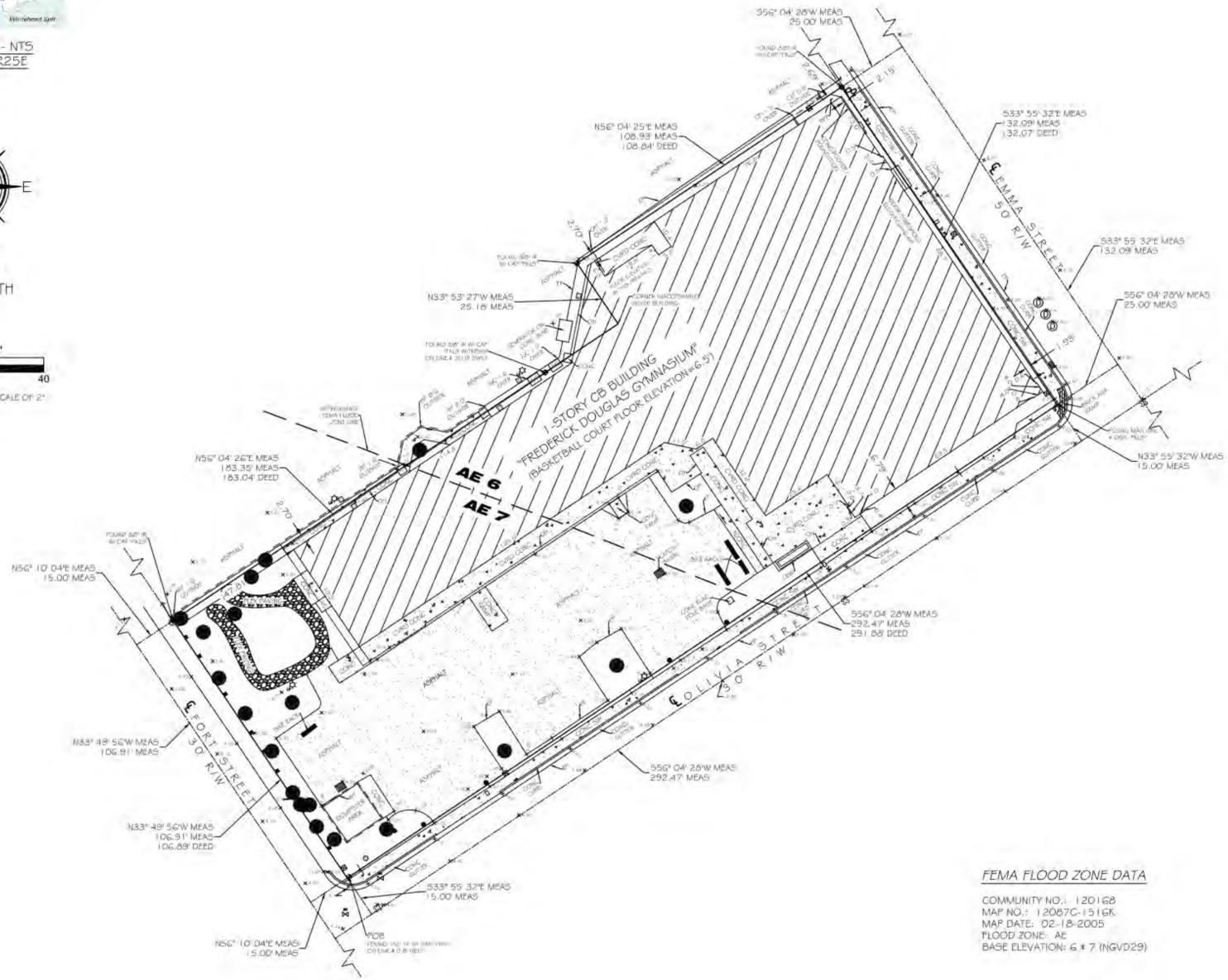
830 EMMA STREET, KEY WEST, MONROE COUNTY, STATE OF FLORIDA



LOCATION MAP - NTS
SEC. 6-T685-R25E



1"=20'
VERIFY ORIGINAL SCALE OF 2"



FEMA FLOOD ZONE DATA
COMMUNITY NO.: 120168
MAP NO.: 12067C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6 # 7 (NGVD29)

TOTAL AREA = 34,001.17 SQFT ±
(0.78 ACRES ±)

LEGAL DESCRIPTION

In the City of Key West, Monroe County, Florida, and being known as part of 1206 5th (6), and Ten (10), Tract Three (3), according to Charles W. Tilt's map, and being more particularly described as follows:
Begin at the intersection of the Northeastly right-of-way line of Fort Street and the Northwestly right-of-way line of Olivia Street; thence in a Northwestly direction along the said Northwestly right-of-way line of Fort Street for One Hundred Six and 89/100 (106.89) feet; thence at a right angle and in a Northwestly direction for One Hundred Eighty-three and 04/100 (183.04) feet; thence at a right angle and in a Northwestly direction for Twenty-five and 18/100 (25.18) feet; thence at a right angle and in a Northwestly direction for One Hundred Eight and 84/100 (108.84) feet to the Southeastly right-of-way line of Emma Street; thence at a right angle and in a Southeastly direction along the said Southeastly right-of-way line of Emma Street for One Hundred Thirty-two and 07/100 (132.07) feet to the said Northwestly right-of-way line of Olivia Street; thence at a right angle and in a Southwestly direction along the said Northwestly right-of-way line of Olivia Street for Two Hundred Ninety-one and 89/100 (291.89) feet to the Point of Beginning.

SURVEYOR NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON THE 1980 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1883 (NAD 83/90), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE.
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GPS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK. EQUIPMENT USED: TRIMBLE R10 GNSS, SERIAL NUMBER 554941 (6778) (DUAL FREQUENCY RECEIVER), PROCESSING SOFTWARE: TRIMBLE GEOMATICS OFFICE, VERSION 11.63. HORIZONTAL HDGS WERE MADE TO THE NATIONAL GEODETIC SURVEY CONTROL POINT WEST MARTELLO TOWER 2 (P.I.D. AA1146), HAVING A HAVING A DIFFERENTIAL OF N. 0.02, E. 0.12, FROM THE PUBLISHED VALUE OF WEST MARTELLO TOWER 2 (P.I.D. AA1146) = N 76.401, E 394.906, 10.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 1972 4580 TIDAL BENCH (P.I.D. 446006), ELEVATION = 14.32' (NGVD 1929).
- ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- FEMA FLOOD LINES SHOWN HEREON ARE POSITIONED TO THE BEST OF THE SURVEYORS ABILITY AND ARE SHOWN FOR A VISUAL REFERENCE ONLY. REFER TO FEMA NFP DOCUMENTS FOR SUPPORTING INFORMATION REGARDING POSITIONAL ACCURACY.
- ALL FIELD DATA EXCEPT THE SPOT GRADE ELEVATIONS WERE ACQUIRED BETWEEN 09/03/2019 - 10/16/2019.
- *ALL SPOT GRADE ELEVATIONS WERE ACQUIRED IN THE FIELD ON 10/23/2019.
- ADDRESS: 830 EMMA STREET, KEY WEST, FLORIDA 33040
- REVISION (1) - 10/23/2019 - REVISED TO ADD SPOT GRADE ELEVATIONS
- REVISION (2) - 10/23/2019 - REVISED TO ADD APPROXIMATE FEMA FLOOD ZONE LINE

SYMBOL LEGEND

Table with 2 columns: Symbol, Description. Includes symbols for 5/8" BENCH, CONTROL VALUE BDN, CONCRETE MANDREL, etc.

NOTE: REVISIONS TO THIS SURVEY MAP ARE NOT SHOWN UNLESS OTHERWISE INDICATED BY A REVISION TABLE OR OTHERWISE INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF REVISIONS THAT HAVE BEEN MADE TO THIS SURVEY MAP:

NO.	DATE	DESCRIPTION
1	10/23/2019	ADDED SPOT GRADE ELEVATIONS
2	10/23/2019	ADDED APPROXIMATE FEMA FLOOD ZONE LINE

NOTE: ALL LINES, BOUNDARIES, AND AREAS SHOWN ON THIS SURVEY MAP ARE BASED ON THE SURVEYOR'S OWN FIELD MEASUREMENTS AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SOIL USE ZONING REGULATIONS OF THE CITY OF KEY WEST ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

I HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND THAT THE DATA AND INFORMATION CONTAINED HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF FLORIDA.



BOUNDARY & TOPOGRAPHIC SURVEY MAP			
FREDERICK DOUGLASS GYMNASIUM			
KEY WEST, MONROE COUNTY, STATE OF FLORIDA			
DATE: 10/18/2019	SURVEY BY: EAI	PROJECT: CKW PO#089971	
REVISION DATE: 10/23/2019	DRAWN BY: MPB	H. SCALE: 1"=20'	
BOOK:	CHECKED BY:	SHEET 1 OF 1	

PROPOSED DESIGN

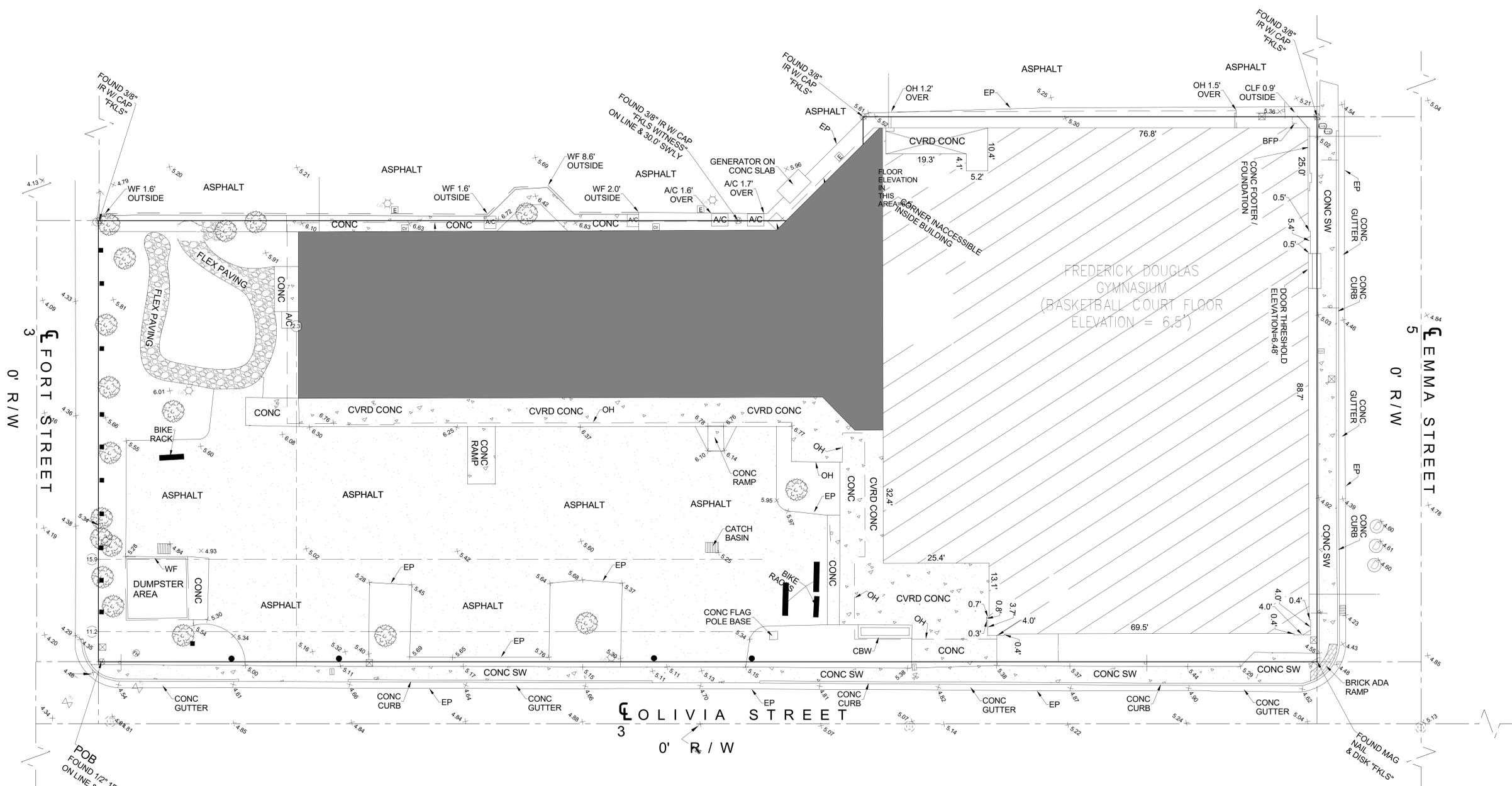
- SITE DEMOLITION NOTES:**
1. DEMO ALL EXISTING PAVEMENT AT PARKING LOT AND PATHWAYS AT EXISTING MUSIC PROGRAM BUILDING.
 2. DEMO EXISTING FLEXIBLE PAVEMENT AT LEARNING GARDEN.
 3. DEMO ALL EXISTING CONCRETE PADS AND WALKWAYS AT BUILDING. PROTECT SIDEWALK AND CONCRETE ENTRYWAY AT GRADE AT FREDERICK DOUGLASS GYM ENTRANCE AND SURROUND.
 4. DEMO EXISTING DUMPSTER ENCLOSURE AND ASSOCIATED SLAB/STRUCTURE.
 5. DEMO EXISTING CURB CUT AT EXIT FROM GYM PARKING LOT. REFER TO L-SHEETS FOR LANDSCAPE REMOVAL/RELOCATION AND REQUIREMENTS FOR TREE PROTECTION/TRANSPLANTING.
 6. REFER TO L-SHEETS FOR LANDSCAPE REMOVAL/RELOCATION AND REQUIREMENTS FOR TREE PROTECTION/TRANSPLANTING.
 7. REFER TO A2.1.1 FOR DEMOLITION PLAN OF BUILDING.

- BUILDING DEMOLITION NOTES:**
1. DEMOLITION OF EXISTING 6,114 SF MUSIC & TUTORING PROGRAM BUILDING ATTACHED TO FREDERICK DOUGLASS GYM AND ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURE.
 2. DEMO EXISTING DUMPSTER ENCLOSURE AND ASSOCIATED SLAB/STRUCTURE.
 3. EXISTING GYM TO REMAIN IN-TACT. NO STRUCTURAL OR UTILITY WORK.



Submissions:

NO.	REVISION	DATE
1	ISSUED FOR SET	10/13/2019
2	ISSUED FOR SET	10/13/2019



1 DEMOLITION SITE PLAN
 SCALE: 3/32" = 1'-0"

FREDERICK DOUGLASS GYM
 1111 OLIVIA STREET, KEY WEST, FL, 33040

CITY OF KEY WEST
 1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:
 2/19/2020 3:25:15 PM

Drawing Size: 30x42 Project #: 19095

Drawn By: LBB/EHP Checked By: EG

Title:
 DEMOLITION SITE PLAN/FLOOR PLAN

Sheet Number:
AD1.1.1

Date: 02/19/2020
 ©2019 by K2M Design, Inc.

Submissions:

NO.	DESCRIPTION	DATE
1	ISSUED DD SET	11/20/2019
2	ISSUED MECH	12/13/2019
3	ISSUED DD SET	02/19/2020

FREDERICK DOUGLASS GYM
 111 OLIVIA STREET, KEY WEST, FL, 33040

CITY OF KEY WEST
 1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:
 2/19/2020 3:24:58 PM

Drawing Size	Project #
30x42	19095

Drawn By: LBB/EHP
 Checked By: EG

Title:
FIRST FLOOR PLAN

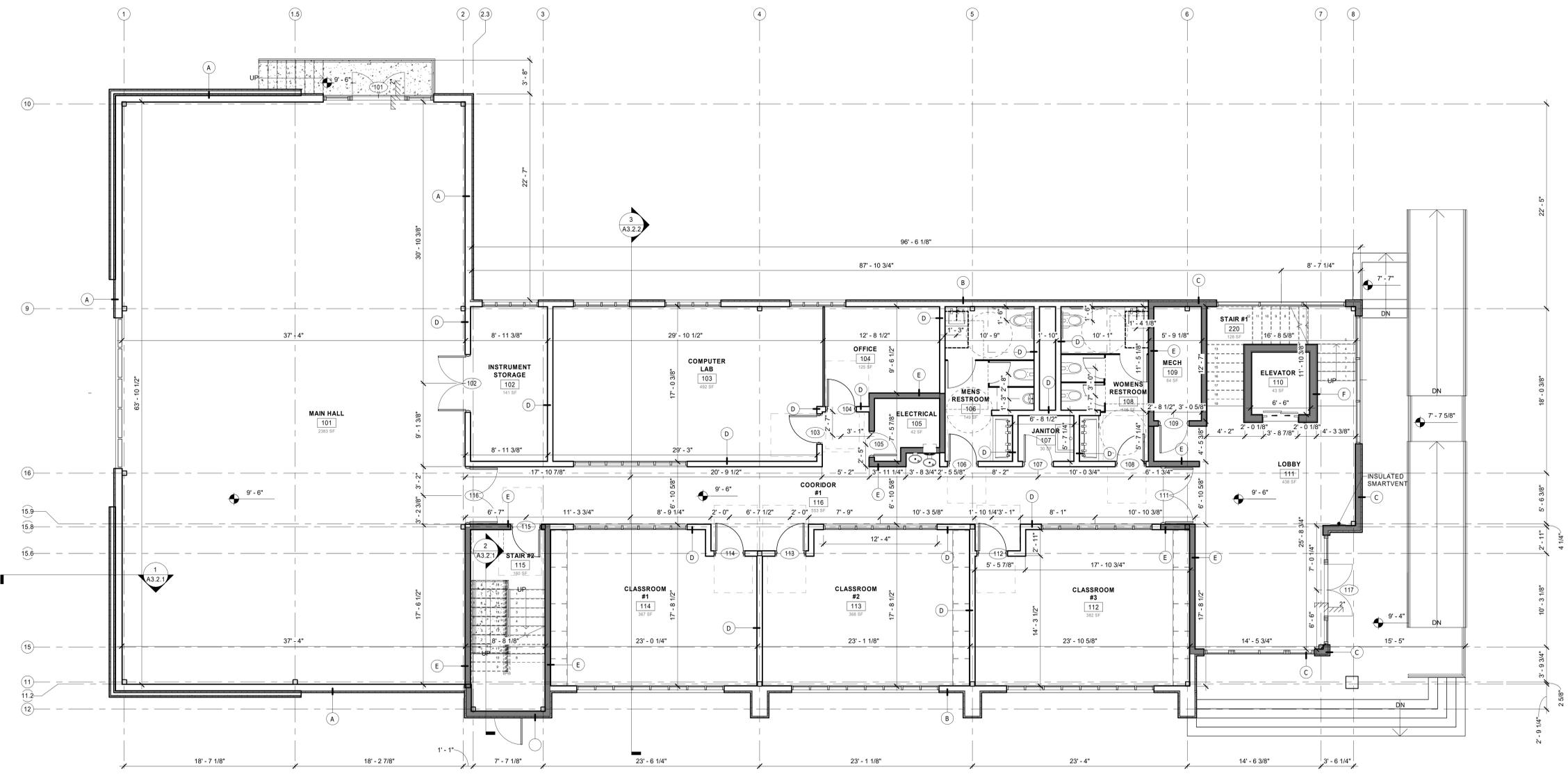
Sheet Number:
A2.1.1

Date: 02/19/2020
 ©2019 by K2M Design, Inc.

PLAN LEGEND

	EXISTING ITEMS TO REMAIN
	NEW PARTIAL HEIGHT WALL
	NEW GYP. BD. WALL/ REFER TO WALL TYPES
	NEW GYP. BD. FIRE RATED WALL/ REFER TO WALL TYPES
	REFER TO WALL TYPES ON A9.1.1
	EXISTING DOOR TO REMAIN
	NEW DOOR. REFER TO DOOR SCHEDULE

NOTE: DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED



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

PLAN LEGEND

	EXISTING ITEMS TO REMAIN
	NEW PARTIAL HEIGHT WALL
	NEW GYP. BD. WALL REFER TO WALL TYPES
	NEW GYP. BD. FIRE RATED WALL REFER TO WALL TYPES
	REFER TO WALL TYPES ON A9.1.1
	EXISTING DOOR TO REMAIN
	NEW DOOR, REFER TO DOOR SCHEDULE

NOTE: DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED



Consultants:

DDAI
 DAVID DOUGLAS
 ASSOCIATES, INC.
 A Subsidiary of Centex
 11400 Overseas Highway, Suite 208
 Naples, Florida 34109
 941.433.1111
 www.ddai.com
 Certificate of Registration # 1784



Submissions:

NO.	DESCRIPTION	DATE
1	ISSUED DD SET	11/20/2019
2	ISSUED DD SET	11/20/2019
3	ISSUED DD SET	02/19/2020

FREDERICK DOUGLASS GYM
 111 OLIVIA STREET, KEY WEST, FL, 33040

CITY OF KEY WEST
 1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:
 2/19/2020 3:25:02 PM

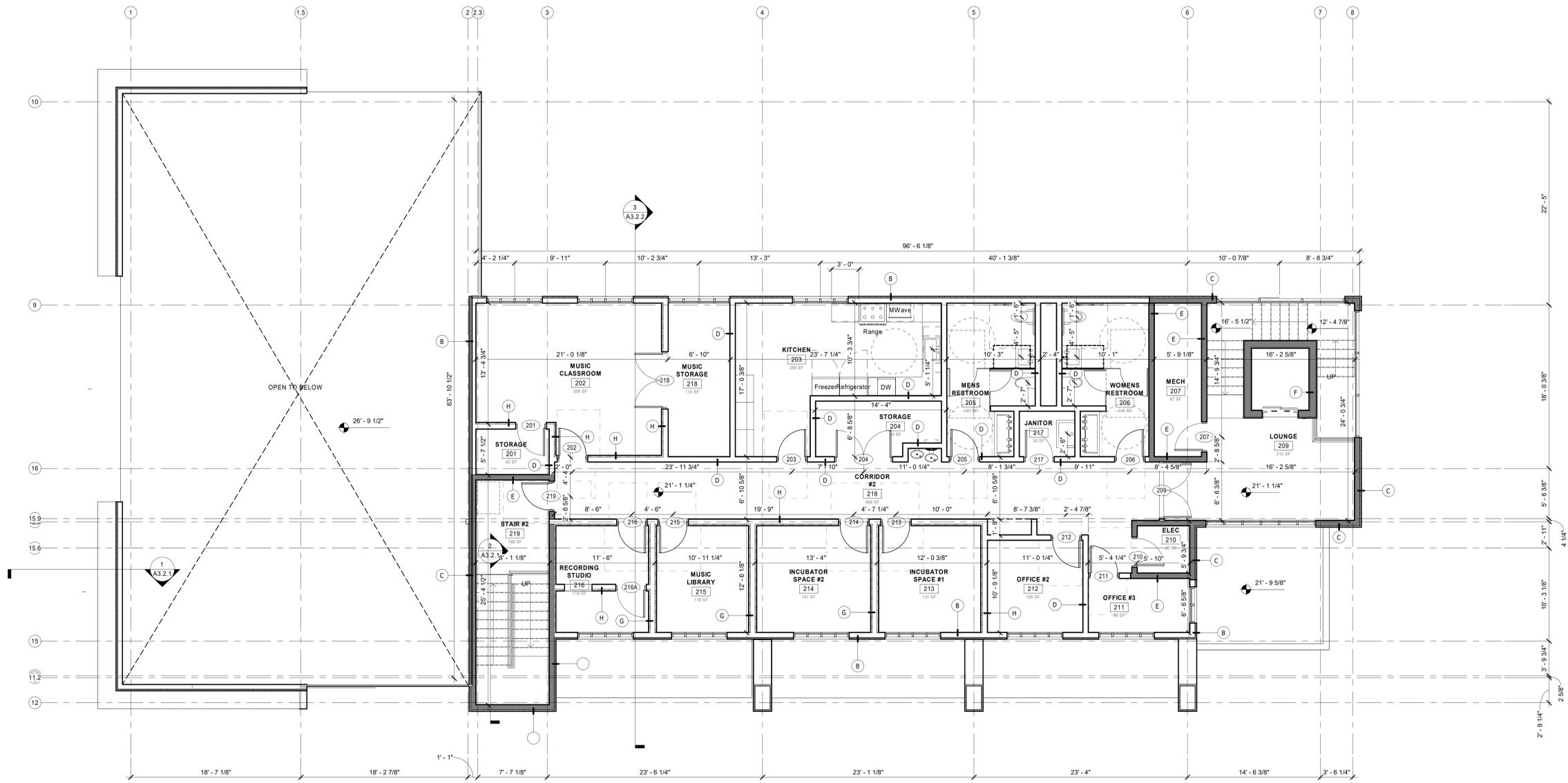
Drawing Size	Project #
30x42	19095

Drawn By: LBB/EHP
 Checked By: EG

Title:
 SECOND FLOOR PLAN

Sheet Number:
A2.1.2

Date: 02/19/2020
 ©2019 by K2M Design, Inc.



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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN- NEW COMMUNITY CENTER. DEMOLITION OF NON-HISTORIC STRUCTURE.

#111 OLIVIA STREET

Applicant – K2M Design/ City of Key West Application #H2021-0008

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 CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Public Notice

The City of New Haven Board of Public Health is holding a public hearing on the proposed 2021-2022 Fiscal Year Budget. The Board of Public Health is the governing body for the City of New Haven and is responsible for the City's financial health. The Board will be reviewing the proposed budget and making recommendations to the Mayor. The public hearing will be held on Tuesday, October 13, 2021, at 7:00 PM at the City of New Haven, 100 State Street, New Haven, CT 06510. The public hearing will be held in person and will be open to the public. The public hearing will be held in person and will be open to the public. The public hearing will be held in person and will be open to the public.

For more information, please contact the City of New Haven, 100 State Street, New Haven, CT 06510, or call (203) 733-3333. The public hearing will be held in person and will be open to the public. The public hearing will be held in person and will be open to the public. The public hearing will be held in person and will be open to the public.

[Faded public notice text]

Public Meeting Notice

The City of New Haven Board of Public Health is holding a public hearing on the proposed 2021-2022 Fiscal Year Budget. The Board of Public Health is the governing body for the City of New Haven and is responsible for the City's financial health. The Board will be reviewing the proposed budget and making recommendations to the Mayor. The public hearing will be held on Tuesday, October 13, 2021, at 7:00 PM at the City of New Haven, 100 State Street, New Haven, CT 06510. The public hearing will be held in person and will be open to the public. The public hearing will be held in person and will be open to the public.

MAJOR DEVELOPMENT PLAN - NEW COMMUNITY CENTER, DEMOLITION OF NON-HISTORIC STRUCTURE, 100 STATE STREET

Application: 2021-0001, City of New Haven, Application 2021-0001

For more information, please contact the City of New Haven, 100 State Street, New Haven, CT 06510, or call (203) 733-3333. The public hearing will be held in person and will be open to the public. The public hearing will be held in person and will be open to the public. The public hearing will be held in person and will be open to the public.



Attention Parents

In order to maintain social distancing, we ask that you wait outside or in your vehicle during your child's lesson.

Temperatures will be taken before lessons begin, and masks must be worn the entirety of your child's lesson.

Thank you for helping us keep our another safe!

NOTICE

FACE MASK REQUIRED 

EMPLOYEES AND VISITORS MUST WEAR A FACE MASK AT ALL TIMES

B
1
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Public Meeting Notice

NOTICE OF PUBLIC MEETING
The Board of Supervisors of the County of Santa Clara, California, will hold a public meeting on the following date and location:



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Enid Torregrosa, 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:

111 Olivia street on the 10 day of February, 2021.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on February 24, 2021.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is 2021-0008.

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

Signed Name of Affiant:

[Signature]

Date: February 18 2021

Address: 1300 White street

City: Key West

State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 18th day of February, 2021.

By (Print name of Affiant) Enid Torregrosa who is personally known to me or has produced [Signature] as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Margarita Pedroza

Notary Public - State of Florida (seal)

My Commission Expires: 8/20/2023



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 00014720-000000
 Account# 1015091
 Property ID 1015091
 Millage Group 11KW
 Location 830 EMMA St, KEY WEST
 Address
 Legal KW PT LOT 6 & PT LOT 10 OF TRACT 3 H2-391/93 G13-54 OR56-396/99 OR61-451/52 OR61-451/52 OR1106-123/25 OR1122-1308/11
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32060
 Property Class MUNICIPAL (8900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[CITY OF KEY WEST](#)
 PO Box 1409
 Key West FL 33041

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$3,176,091	\$3,176,091	\$3,176,091	\$3,176,091
+ Market Misc Value	\$15,705	\$15,705	\$15,705	\$15,705
+ Market Land Value	\$1,637,712	\$1,637,712	\$1,637,712	\$1,637,712
= Just Market Value	\$4,829,508	\$4,829,508	\$4,829,508	\$4,829,508
= Total Assessed Value	\$4,829,508	\$4,829,508	\$4,829,508	\$4,829,508
- School Exempt Value	(\$4,829,508)	(\$4,829,508)	(\$4,829,508)	(\$4,829,508)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	33,700.00	Square Foot	106	292

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1966	1967	1	1 UT	1
ASPHALT PAVING	1991	1992	1	7850 SF	2
FENCES	1993	1994	1	2133 SF	2
CONC PATIO	1993	1994	1	276 SF	2
CH LINK FENCE	1996	1997	1	192 SF	1
TIKI	1996	1997	1	240 SF	4

Permits

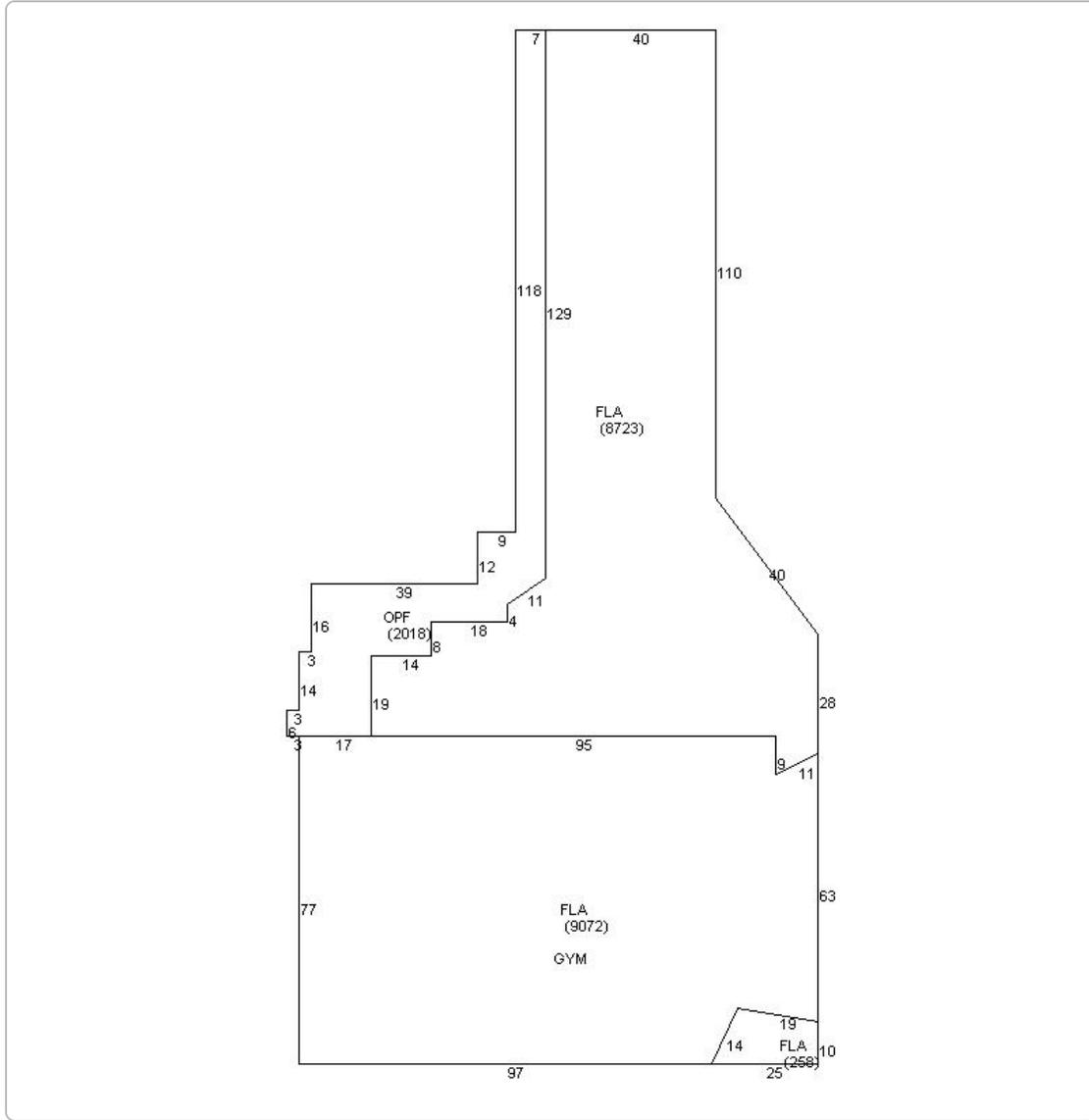
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-3448	9/25/2019		\$2,500	Commercial	AIPP art installation of stained glass framed mosaics on exterior of Douglass Gym building.
17-2695	10/6/2017	12/14/2017	\$400	Commercial	POWER TO NEW CHANNEL LETTERS
17-3159	8/23/2017		\$110,000	Commercial	REMOVE EXISTING LOUVERED PANELS AND REPLACE WITH ENERGY EFFICIENT/IMPACTED RATED TRANSLUCENT PANELS.

16-2773	8/2/2016	5/10/2018	\$1,380,642	Commercial	RENOVATION OF FREDRICK DOUGLAS RECREATION CENTER. INCLUDES DEMO, NEW CONSTRUCTION.
10-2810	8/31/2010	8/8/2012	\$15,375	Commercial	AFTER THE FACT: REPAIR 20SF ROOF AND RECOAT FLAT ROOF WITH ELASTOMATIC ROOF PAINT COATING 9500SF
09-1358	2/24/2010	1/31/2012	\$100,000	Commercial	REVISION: NEW IMPACT WINDOWS AND DOORS, HANDRAILS; A/C CLOSET, HARDWARE AND SIGNAGE.
09-4081	11/30/2009	11/20/2011	\$4,800	Commercial	INSTALL 52 MICROWAVE OUTLETS IN KITCHEN. ALL MICROWAVE CIRCUITS SHALL BE FED FROM EXISTING HOOD VENT CIRCUIT LOCATED BELOW MICROWAVE OUTLET LOCATION
07-1744	4/12/2007	6/5/2007	\$12,000	Commercial	INSTALL WHEELCHAIR LIFT
06-1702	3/15/2006	3/15/2006	\$144,000	Commercial	REPLACE 55 CONDENSING UNITS
04-3441	11/5/2004	12/10/2004	\$50,000	Commercial	PAINT EXTERIOR
02-3422	12/18/2002	3/2/2003	\$2,200	Commercial	CHANGE 5-TON EVAP.
02-1813	9/5/2002	10/23/2002	\$500,001	Commercial	PLUMBING
02/1813	9/4/2002	10/23/2002	\$54,000	Commercial	ELE.FOR 2 EXAM ROOMS
02-1813	9/4/2002	11/27/2002	\$58,000	Commercial	CHANGE EXIST DUCTWORK
02-1813	8/30/2002	10/23/2002	\$40,000	Commercial	REMODEL CLINIC
01-2811	8/9/2001	11/27/2001	\$1,400	Commercial	REPLACE 2.5 TON CONDENSOR
00-2078	7/25/2000	11/3/2000	\$47,000	Commercial	A/C UNITS
00-1900	7/11/2000	11/3/2000	\$3,300	Commercial	CONDENSING UNITS
00-1616	6/15/2000	11/3/2000	\$1,400	Commercial	AIR HANDLERS
99-2113	6/22/1999	11/2/1999	\$49,157	Commercial	HURRICANE SHUTTERS
97-3721	2/24/1998	1/1/1999	\$29,000	Commercial	REPAIR/REPAINT BLDG
9703870	12/1/1997	12/1/1997	\$40,500	Commercial	100 SQS POLYURETHANE ROOF
9702283	10/1/1997	12/1/1997	\$7,500	Commercial	CONSTRUCT GAZEBO
9700007	1/1/1997	7/1/1997	\$600	Commercial	ELECTRICAL
9604820	12/1/1996	7/1/1997	\$500	Commercial	REPAIRS
9603448	8/1/1996	7/1/1997	\$800	Commercial	MECHANICAL
9602853	7/1/1996	7/1/1997	\$36,000	Commercial	REPAIR/REMODELING
A951448	5/1/1995	8/1/1995	\$6,500		415LF PICKET FENCE
A951738	5/1/1995	8/1/1995	\$19,000		30 SQS ROOFING
M944118	12/1/1994	8/1/1995	\$1,000		INSTALL ANSUL SYSTEM
B943257	10/1/1994	12/1/1994	\$203,000		INTERIOR PARTITIONS
M943388	10/1/1994	12/1/1994	\$15,000		(2)3 TON (1)3.5 TON AC'S
M941425	5/1/1994	12/1/1994	\$5,000		5 TON AC
B941093	4/1/1994	10/1/1994	\$48,701		INTERIOR FINISHING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sales, TRIM Notice.

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

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