



Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: August 24, 2021

Applicant: David Salay, Bender & Associates Architects

Application Number: H2021-0040

Address: 316 Simonton Street

Description of Work:

Renovations to two historic buildings and one non-historic building on site. Fenestration changes on Simonton Street elevation of main building.

Site Facts:

The main structure at 316 Simonton Street is listed as a contributing resource to the historic district. The survey states that the structure was built c.1919, but Sanborn maps prove that the building was constructed c.1890 as it first appears on the 1892 Sanborn map. The one-story, masonry vernacular warehouse is made of brick but has been plastered, painted, and stuccoed over. Staff is unsure if that was the original intent, but a photo from the 1920s show that the structure was plastered/stuccoed/painted at that point. The building has undergone little alteration – it appears that the window on the right was converted into a doorway at some point. At the threshold to one of the doors is a concrete step with the writing, “1946 B.C. Papy.”

This structure was the headquarters and office of Bernie C. Papy, Sr. (1902-1964), known as the King of Key West and perhaps the most accomplished politician in Key West’s history. He served as a State Representative in the Florida House of Representatives from 1935 to 1962, when he was narrowly defeated by Hilario “Charlie” Ramos, Jr, serving 14 consecutive terms. B.C. Papy was reelected to his position in 1964, just before his death. According to Tom Hambright at the Monroe County Public Library, if anyone had a problem, they went to 316 Simonton Street to Papy’s office

for help. In essence, Key West and Monroe County were run out of that building for 27 years; it essentially functioned as a government building for the Keys, as Papy was Monroe County's most influential and powerful politician at the time.

Papy was also a real estate speculator and owner of Saunders Wholesale - a distributor of groceries, sponges, and sundries. Saunders Wholesale also published numerous postcards of Key West. He was also the wholesaler for Cities Service Gas, a partner in Key West Insurance Company, and a franchise owner of Schlitz beer. In 1955, Papy founded the Key West State Bank, today known as the First State Bank of the Florida Keys, at 1201 Simonton Street.

During his political career, Papy worked for the restoration of Mallory Square, the building of the second Overseas Highway, the establishment of the Aqueduct Authority and the Mosquito Control, and for the acquisition of the electric system by the city. Bernie C. Papy, Sr. is enshrined in the Key West Sculpture Memorial Garden as someone who has made a major impact on Key West. Also, the Seven Mile Bridge was dedicated in recognition of Bernie C. Papy by the 1983 Florida Legislature.

The other two buildings on the property were constructed sometime between 1948 and 1962, as they first appear on the 1962 Sanborn map. They are not listed in the survey but are considered historic. 316 ½ Simonton Street appears to have been the headquarters for Key West Insurance Company based on the signage in the historic photographs. It appears that Papy built these structures as he was the owner of the property. According to the 1906-1907 Polk's Key West City Directory, the building at 316 Simonton Street was the National Biscuit Company, also known as Nabisco.

Guidelines Cited on Review:

- Building exterior wood (page 24), specifically guideline 2 for siding of rear portion of principal building.
- Building exterior masonry (page 25), specific guidelines 1, 3, 5 and 6.
- Roofing (page 26), specifically guidelines 4 and 5.
- Windows (pages 29-30), specifically guidelines 3, 4, 5, 6, and 7.
- Commercial storefronts and signage (Page 46), specifically guidelines 1 and 5.

Staff Analysis:

The Certificate of Appropriateness under review is for an adaptive use of commercial buildings into the public defendants' offices. The design includes the renovation and maintenance work for all three buildings. For design purposes the plans annotate buildings 1, 2 and 3 as the principal building- which is the most historic building within the site, and buildings 2 and 3 as additions done to the south and rear elevations. For the principal historic building the plan includes for the main façade new doors and transom windows and restoration of an existing historic wood window. Current barn doors and wood transoms will be retained, and new sliding tracks will be installed. Stucco surface will be patched and painted. This building has a parapet wall which will be topped with a metal coping.

For the building attached to the south portion of the principal building (building 2) the front façade will remain the same, but the plans include spalling repairs on both east and south elevations. In addition, the south elevation will be patched, and all a/c wall units and piping will be removed. Window fenestrations will be kept and a new electrical meter and weatherhead will be relocated towards the south west corner of the elevation. The south elevation of building 1 will require removal of stucco and replacement with same over brick.

The rear portion of the building comprises of a one-story concrete building with three sawtooth roofs. New wood siding and impact windows and doors are also proposed on new fenestrations for the west elevation. The plans include the replacement of some wooden trusses as some components are deteriorated. The slope and form of the roof will not be changed, but new five skylights are proposed to bring more natural light into the interior. This roof is lower in height than the principal historic building and therefore the new proposed skylights will not be visible from the street. This portion of the building will have 5 v-crimp panels as the finish roofing material, while the principal building will have a single ply roofing membrane and building 2 will have a white coated modified bitumen roof finish.

The plans also include the rehabilitation of buildings 4 and 5. Building 4 is located behind the principal building and will be used as storage while building 5, the westernmost building, will house the elected defender's office, conference room, finance director and bathrooms. Both buildings are one-story concrete and cmu structures and require stucco patching and removal of a/c window units. For building 5 there is an existing roll up metal door that will be removed and replaced with an impact window and door. In addition, five new skylights are proposed on building 5.

Four new condensing units will be located behind the main building while a fifth unit will be in front of building 5. A new ADA parking space with painted rout are proposed over the existing asphalted surface.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed adaptive use is appropriate and harmonious to the historic fabric and surrounding urban context. The current buildings will not be modified to a point of losing their character while been put on the new use. Most of the proposed scope is maintenance work and all new changes annotated in the plans are within the cited regulations. Staff finds the design sensible to the exiting historic buildings and its immediate adjacent environment.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



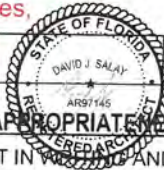
City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # HARC2021-0040	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:	316 Simonton Street		
NAME ON DEED:	Monroe County BOCC	PHONE NUMBER	305-570-9188
OWNER'S MAILING ADDRESS:	1100 Simonton Street Suite 2-216	EMAIL	deangelis-michael@monroecounty-fl.gov
	Key West, FL 33040		
APPLICANT NAME:	Michael DeAngelis,	PHONE NUMBER	305-570-9188
APPLICANT'S ADDRESS:	Monroe County Project Management 1100 Simonton St., Suite 2-216, Key West	EMAIL	deangelis-michael@monroecounty-fl.gov
	David Salay, Bender & Associates, dsalay@benderarchitects.com	DATE	30 June 2021



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 AN APPLICATION 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:	Tenant improvement of existing historic commercial property to legal offices. Renovation of 3 existing buildings to office space, including all associated sitework, mechanical, electrical, plumbing and fire protection. Two buildings are historic, one is not. Work at historic 1891 warehouse includes new interior partitions, patching and painting of exterior stucco, new exterior doors, and restoration of windows and new windows at rear. Work at rear non-historic building includes new partitions, removal of garage door and installation of storefront doors and windows, and new roof. Work at 1960s 'Icehouse' building includes new roof, and replacement of plywood doors.
MAIN BUILDING:	Work at historic 1891 warehouse includes new interior partitions, patching and painting of exterior stucco, new exterior doors, and restoration of windows and new windows at rear. New windows to be installed behind historic warehouse doors. Remove sheet metal rear wall of building and install painted wd. siding and 2/2 windows.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
	Remove all existing MEP systems. Remove existing sheet metal wall at rear of main building. Remove existing contemporary garage door and storefront at non historic rear building. Remove wood doors from main building and remount at exterior as sliding doors.

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2021-0040	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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NAME ON DEED:

Monroe County BOCC

PHONE NUMBER 305-570-9188

OWNER'S MAILING ADDRESS:

1100 Simonton Street Suite 2-216

EMAIL deangelis-michael@monroecounty-fl.gov

Key West, FL 33040

APPLICANT NAME:

Michael DeAngelis,
Monroe County Project Management

PHONE NUMBER 305-570-9188

APPLICANT'S ADDRESS:

1100 Simonton St., Suite 2-216, Key West

EMAIL deangelis-michael@monroecounty-fl.gov

David Salay, Bender & Associates,
dsalay@benderarchitects.com

DATE 30 June 2021



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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: Tenant improvement of existing historic commercial property to legal offices. Renovation of 3 existing buildings to office space, including all associated sitework, mechanical, electrical, plumbing and fire protection. Two buildings are historic, one is not. Work at historic 1891 warehouse includes new interior partitions, patching and painting of exterior stucco, new exterior doors, and restoration of windows and new windows at rear. Work at rear non-historic building includes new partitions, removal of garage door and installation of storefront doors and windows, and new roof. Work at 1960s 'Icehouse' building includes new roof, and replacement of plywood doors.

MAIN BUILDING: Work at historic 1891 warehouse includes new interior partitions, patching and painting of exterior stucco, new exterior doors, and restoration of windows and new windows at rear. New windows to be installed behind historic warehouse doors. Remove sheet metal rear wall of building and install painted wd. siding and 2/2 windows.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Remove all existing MEP systems. Remove existing sheet metal wall at rear of main building. Remove existing contemporary garage door and storefront at non historic rear building. Remove wood doors from main building and remount at exterior as sliding doors.

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

ACCESSORY STRUCTURE(S):		Work at rear non-historic building includes new interior partitions, removal of garage door and installation of storefront doors and windows, and new roof. Work at 1960s 'Icehouse' building includes new roof, replacement of plywood doors, and painting of building.	
PAVERS:		FENCES:	
DECKS:		PAINTING: Patch and paint all buildings.	
SITE (INCLUDING GRADING, FILL, TREES, ETC):		POOLS (INCLUDING EQUIPMENT):	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):		OTHER:	
New AC condensers, fire sprinkler RPZ and electrical panels as required. New parking lot auto gate for security.			

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.

HARC Certificate of Appropriateness: Demolition Appendix



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

HARC COA # <i>2021-2040</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #


ADDRESS OF PROPOSED PROJECT: 316 Simonton Street, Key West

PROPERTY OWNER'S NAME: Monroe County BOCC

APPLICANT NAME: Michael DeAngelis, Monroe County Project Management / David Salay, Bender Architects

*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 understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

David Salay, Bender & Associates

PROPERTY OWNER'S SIGNATURE  **DATE AND PRINT NAME** David Salay 6/30/21

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove existing contemporary interior finishes and walls. Remove all existing MEP systems. Remove existing non-historic sheet metal wall at rear of main building. Remove existing contemporary garage door and storefront at non-historic rear building. Remove wood doors from main building and remount at exterior as sliding doors.

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.

No historic elements are being demolished. Historic warehouse doors are being removed and remounted as sliding doors at building exterior. Metal wall at rear of building is not historic. The remainder of demolition is contemporary elements.

(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.

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.

(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.

(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.

(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.

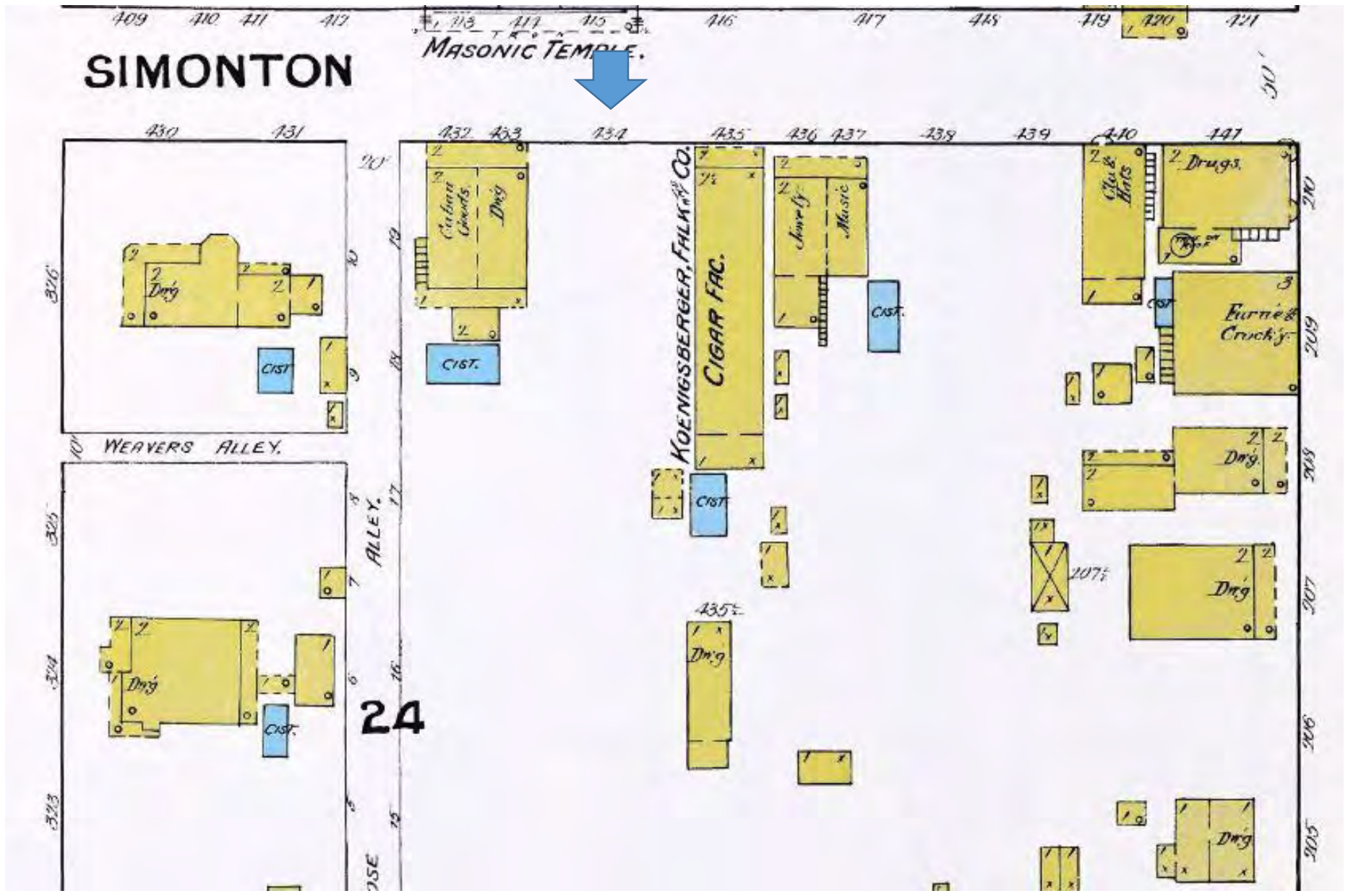
No buildings are being removed.

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

(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.

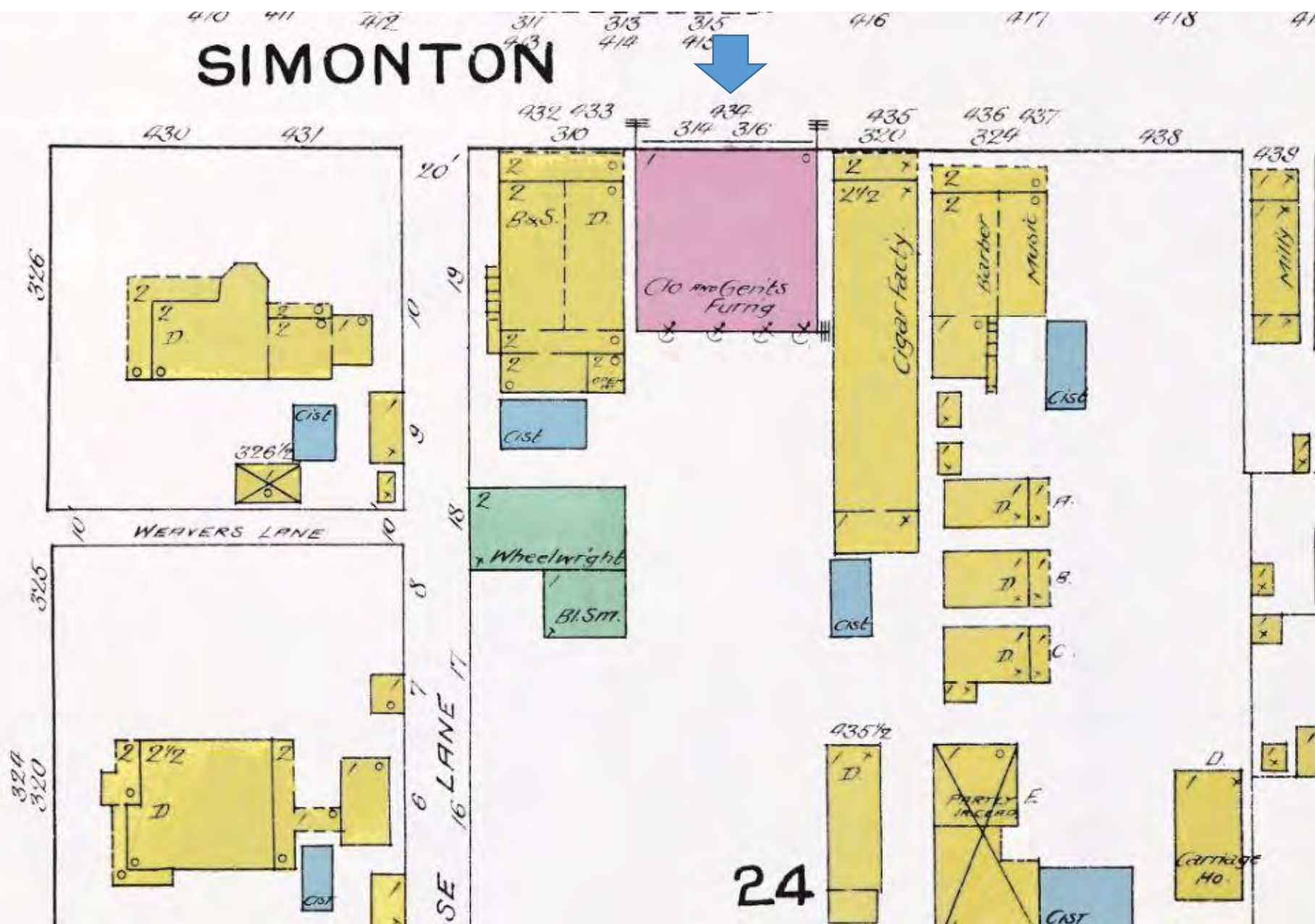
(4) Removing buildings or structures that would otherwise qualify as contributing.

SANBORN MAPS



1889 Sanborn Map

SIMONTON

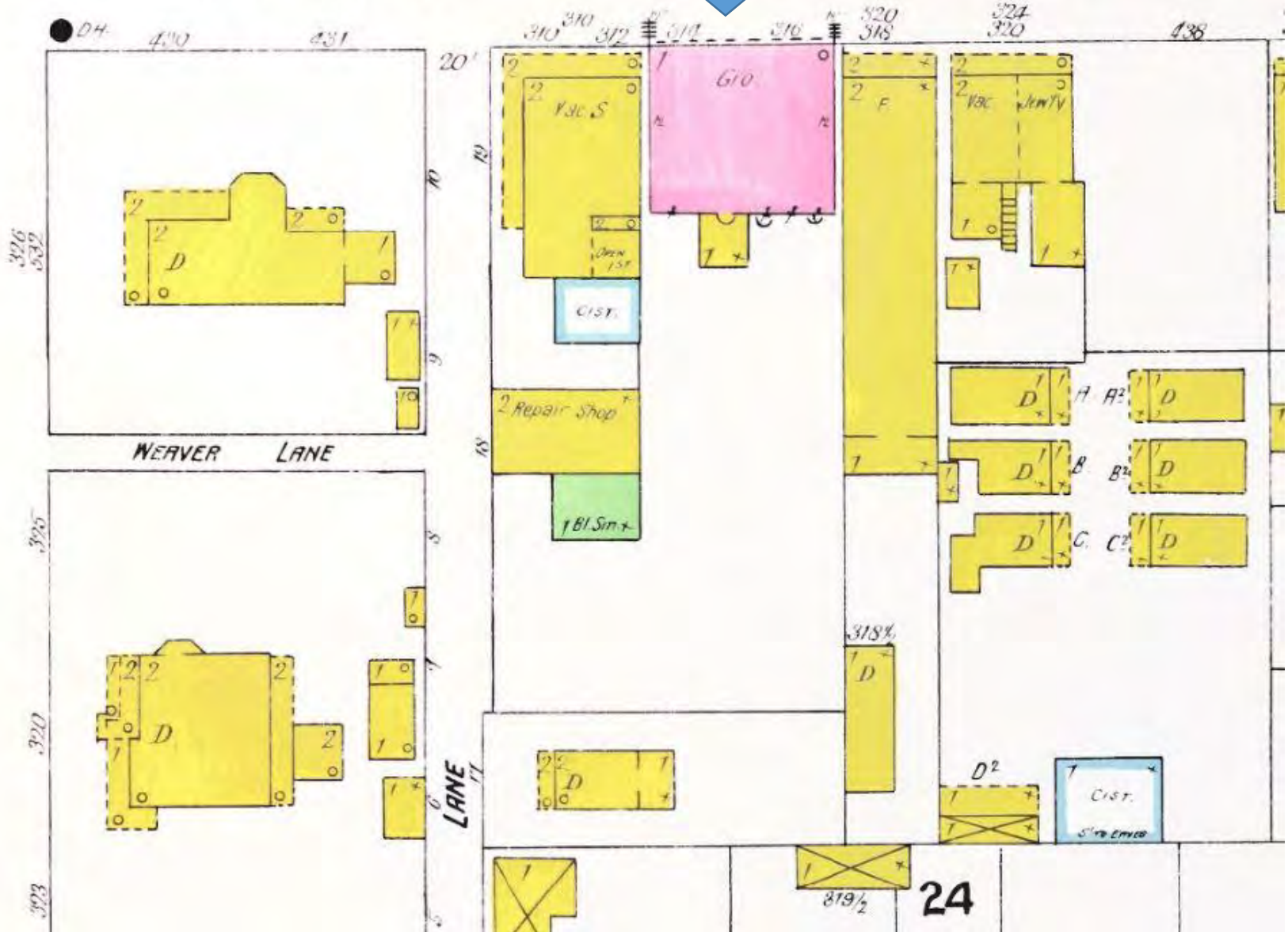


1892 Sanborn Map

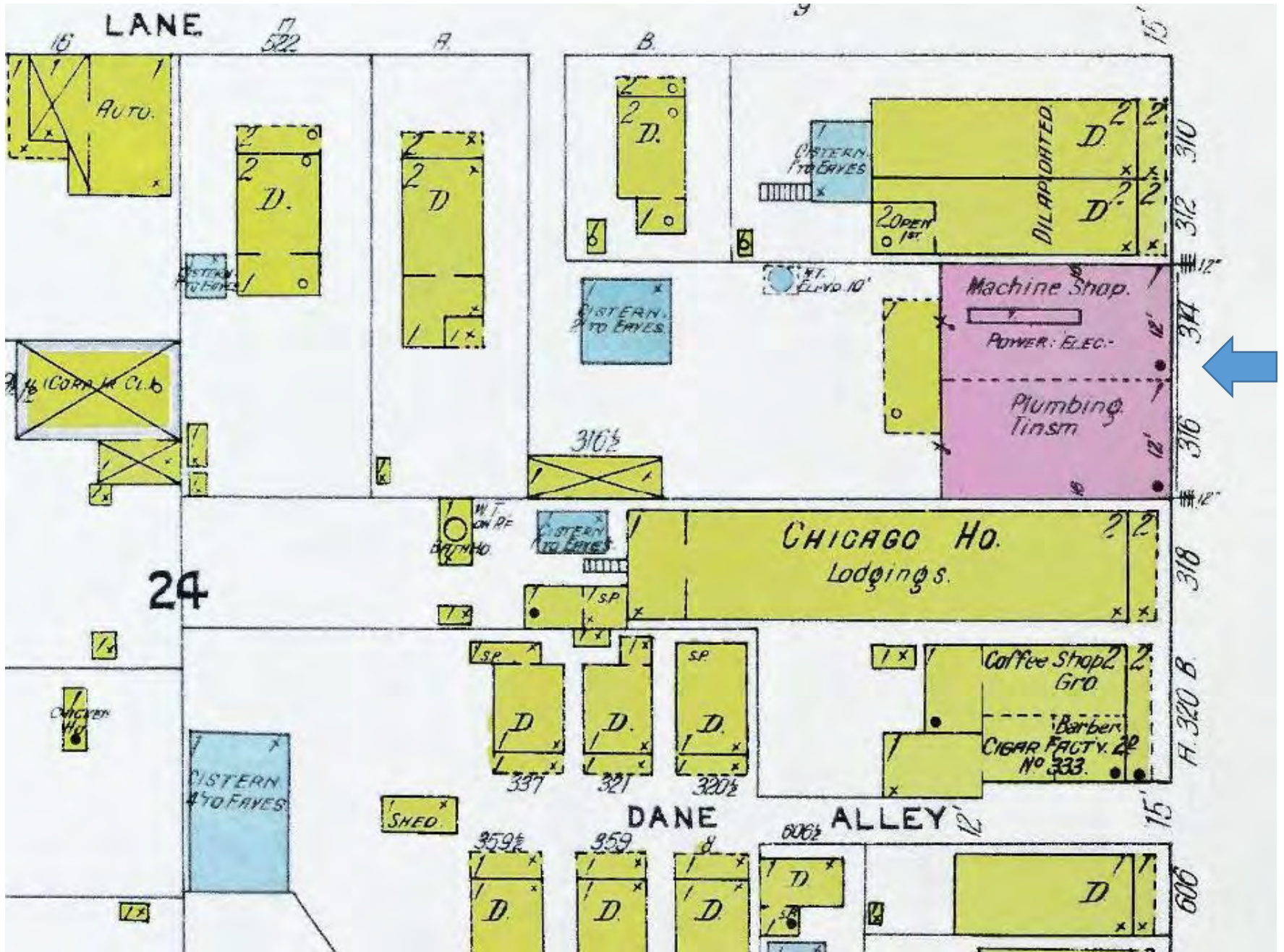
THE MASONIC TEMPLE

6" W. PIPE

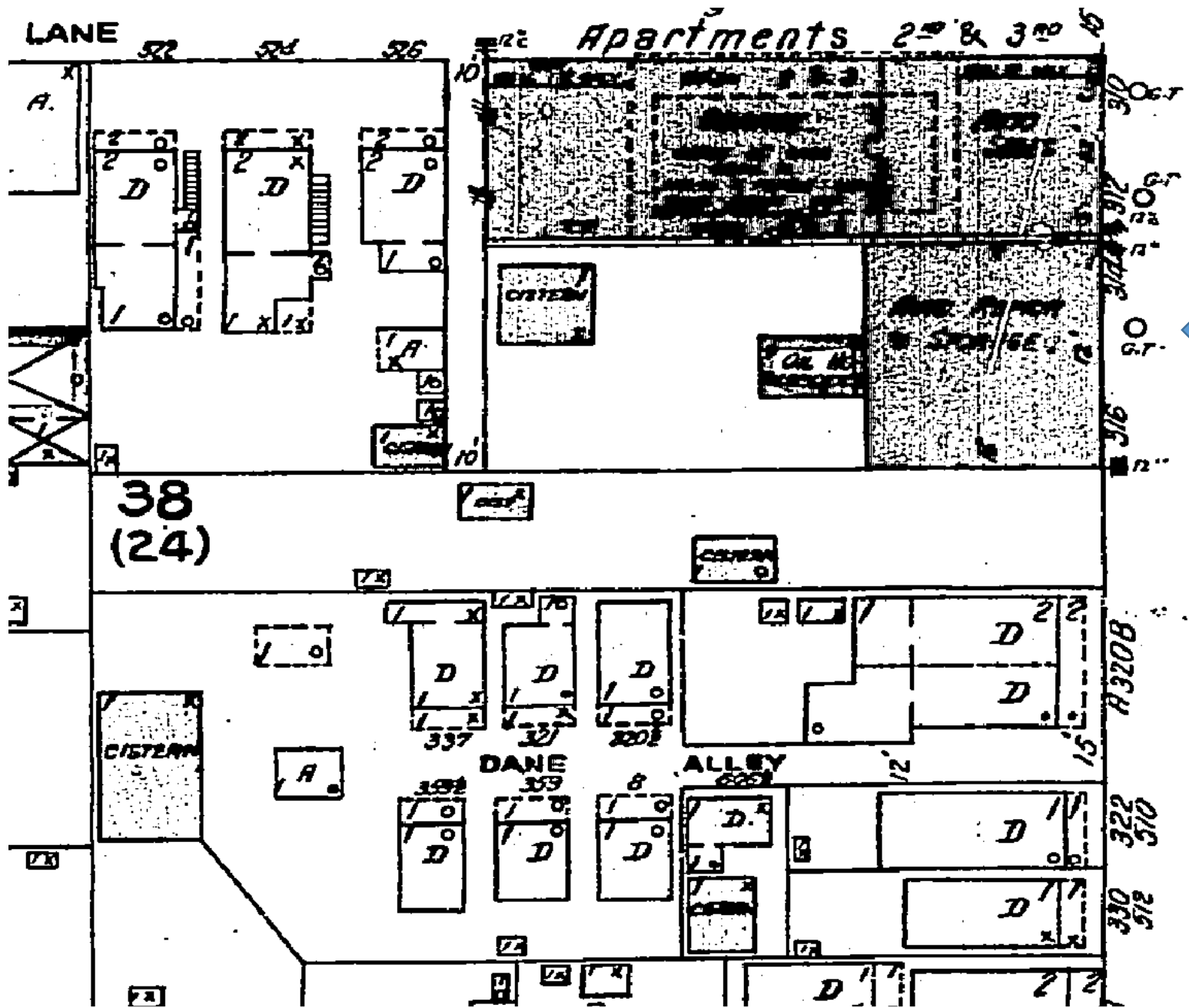
SIMONTON



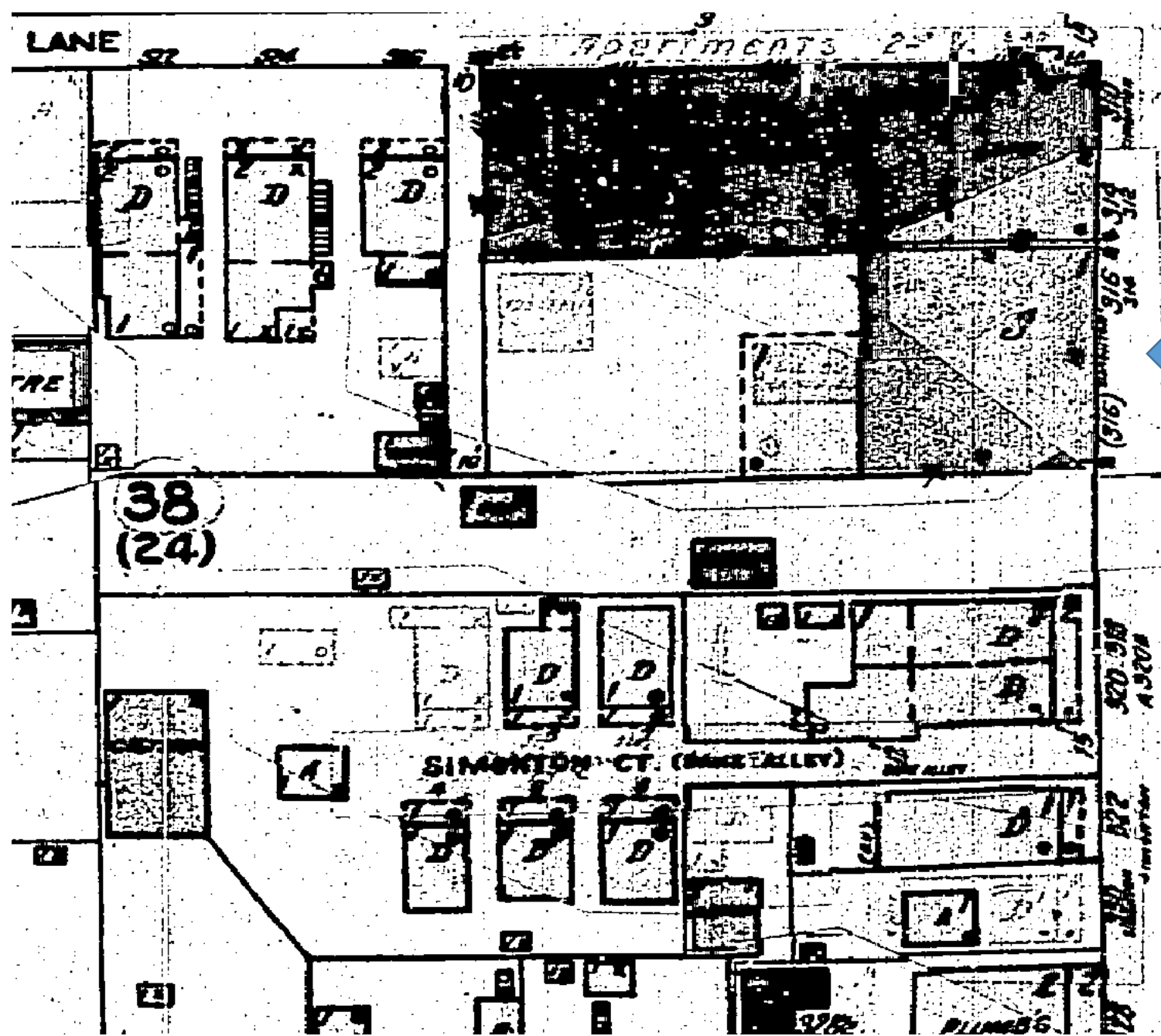
1899 Sanborn Map



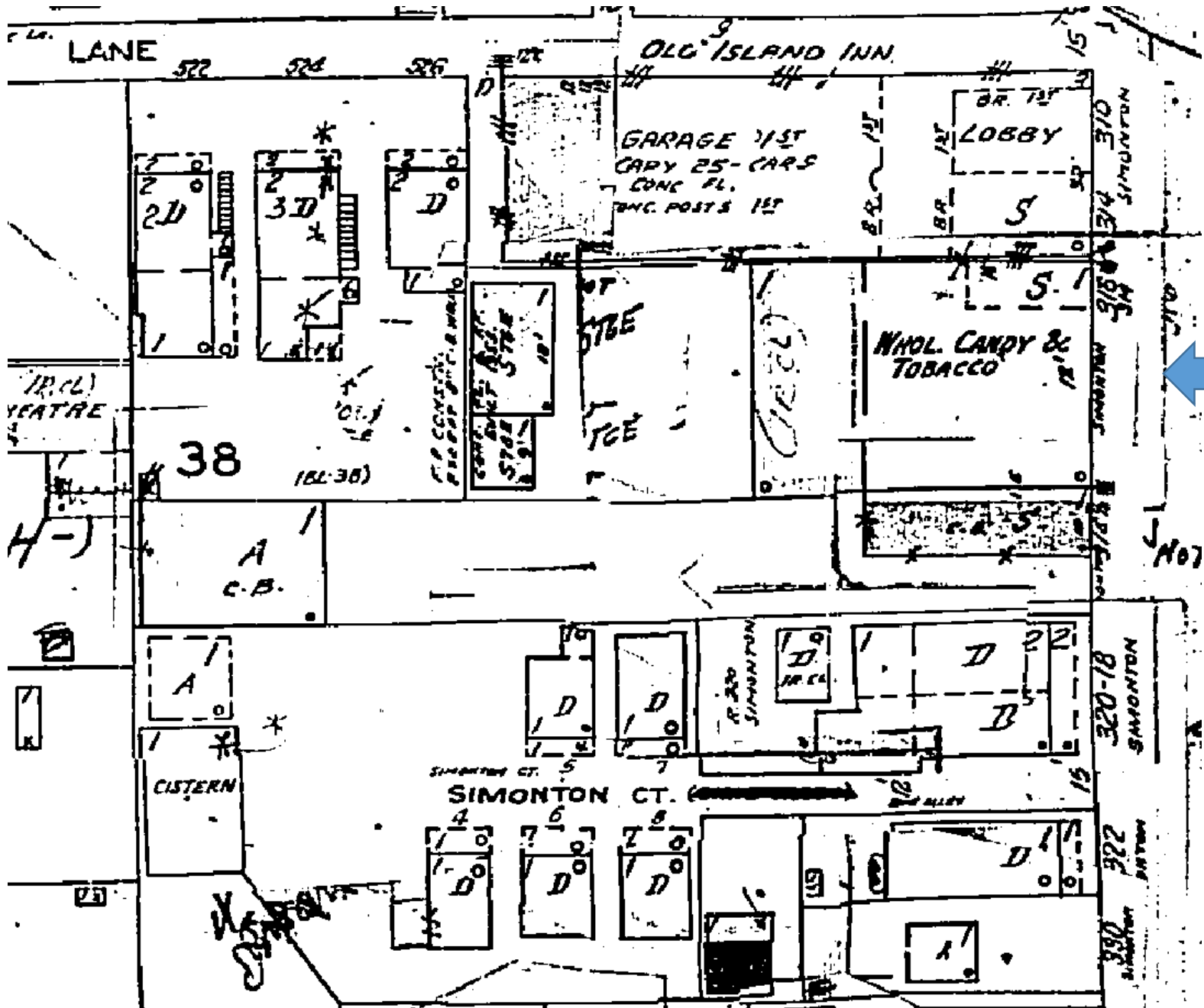
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



The building at 312 Simonton Street in the 1920s. The top of 316 Simonton Street can be seen. Gift Eddie Strunk. Monroe County Public Library.



Aerial of Key West, c.1930s. Monroe County Public Library.



The Coral Hotel at 310 Simonton Street. Photo used in Miami Herald article on March 30, 1954. Monroe County Public Library.



A Gresham for senator sign over the 300 block of Simonton Street, c.1960s.
Monroe County Public Library.



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

NO
NO
PARKING
HERE
FOR
ANY
TYPE

MGM
MOVING TO THE BLOCK

FOR SALE
Palm Beach
MICHAEL SPRINALE
305.999.8888

310 1/2

FOR SALE
Palm Beach
MICHAEL SPRINALE
305.999.8888

NO
PARKING
HERE
FOR
ANY
TYPE





FOR SALE
Call
Richard Orsini
305-444-1234

FOR SALE
Call
Richard Orsini
305-444-1234

FOR SALE
Call
Richard Orsini
305-444-1234

FOR SALE
Call
Richard Orsini
305-444-1234



Bernie C. Papy's name in the threshold to an entrance at 316 Simonton Street.
Dated 1946.



Brick can be seen under some peeling paint, 2006. Photo by Erich Kesse. University of Florida Digital Collection.



There's a small alleyway between the two buildings for access. Note the lack of fenestrations on the Casa Antigua building.





WATER-FRONT PASS.

Port of Key West Fla

Pass Bernie Papy

Residence 925 Southard St

Nationality American

Occupation News Boy

Employed by E. M. Phillips

Date Sept 25/18

Pass good at Summer

No. **886790**

Nathan H. Brawell

c 7-1104

United States Marshal.

Bernie Papy of 925 Southard Street, when he was a news boy for Edward Phillips. Monroe County Public Library.



Florida legislative house representative Bernie Papy displaying portrait of Mariano D. Papy. Florida Memory.



President Harry Truman Harry, Fl. Rep. Bernie C. Papy and Mayor Louis Eisner, c.1950. From the Jeff Broadhead Collection. Monroe County Library Collection.



Bernie C. Papy with hat. Monroe County Library Collection.



From left, B.C. Papy, Louis Carbonnell and Mitchell Wolfson at the dedication of the Audubon House. Photo used in the Miami Herald March 3, 1960. Monroe County Library Collection.



John Spottswood and Bernie C. Papy on election night. Wright Langley Collection. Monroe County Library Collection.



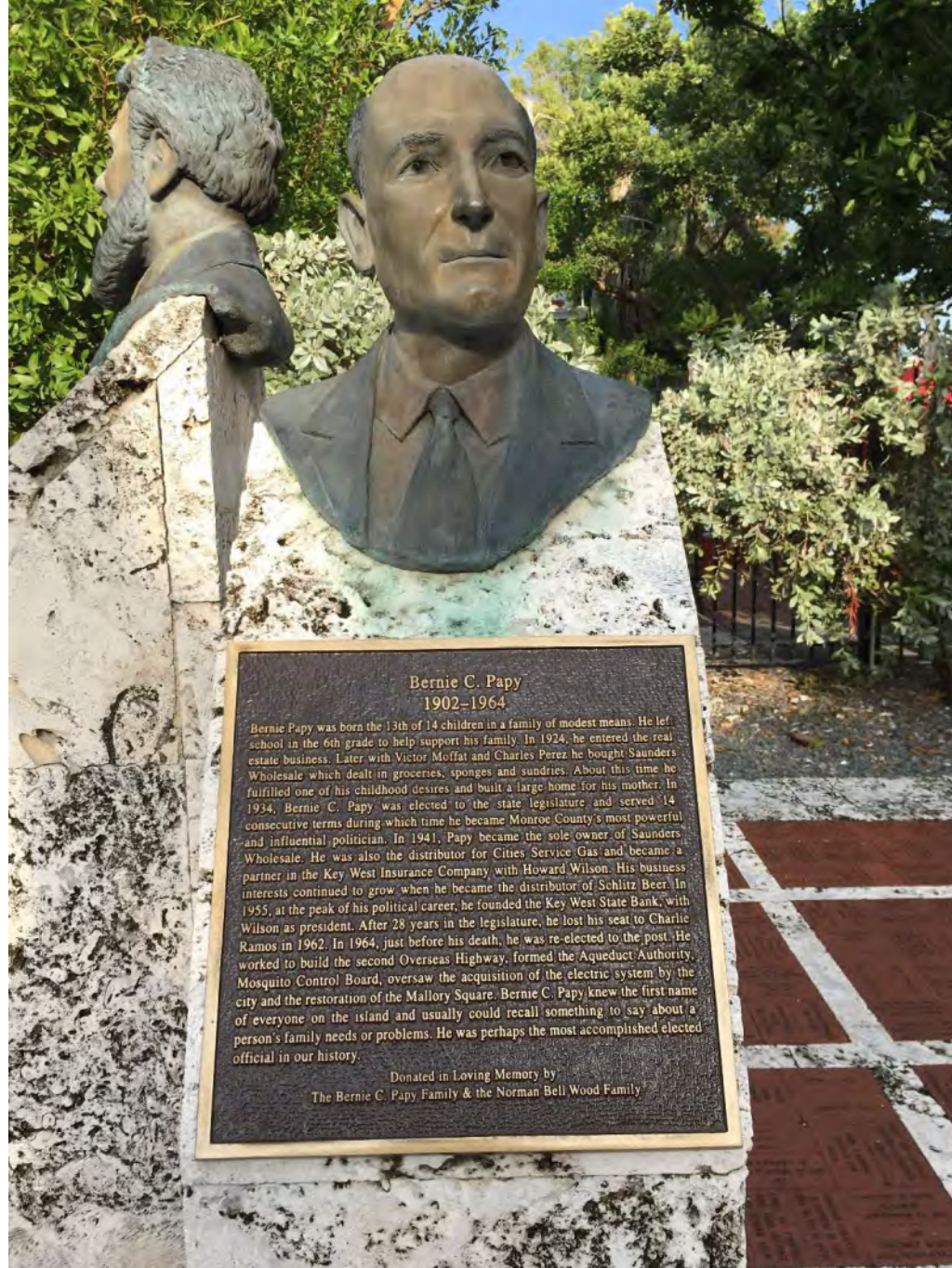
Representatives Bernie C. Papy (left) and James N. "Gator" Beck have an impromptu conference at the side of the Florida House. Florida Memory.



Portrait of Democrat legislator Bernie C. Papy. Florida Memory.



Seven-Mile Bridge Dedication Plaque to Bernie C. Papy. Photo by Ron Dougherty.



Bernie C. Papy
1902-1964

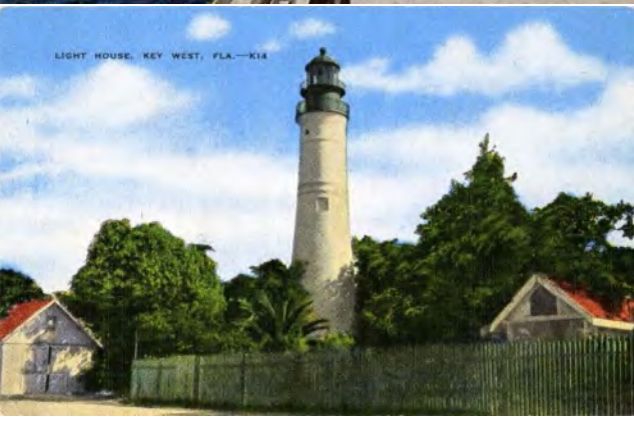
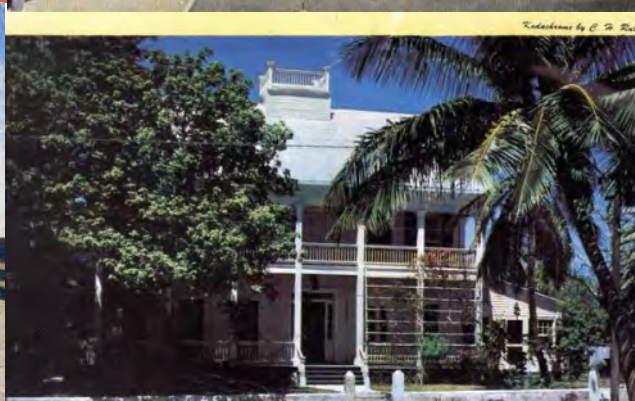
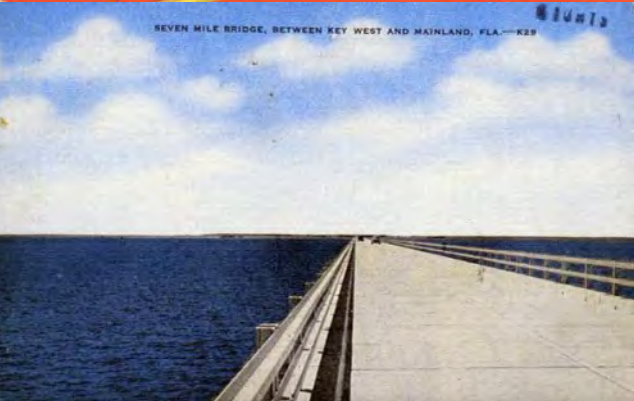
Bernie Papy was born the 13th of 14 children in a family of modest means. He left school in the 6th grade to help support his family. In 1924, he entered the real estate business. Later with Victor Moffat and Charles Perez he bought Saunders Wholesale which dealt in groceries, sponges and sundries. About this time he fulfilled one of his childhood desires and built a large home for his mother. In 1934, Bernie C. Papy was elected to the state legislature and served 14 consecutive terms during which time he became Monroe County's most powerful and influential politician. In 1941, Papy became the sole owner of Saunders Wholesale. He was also the distributor for Cities Service Gas and became a partner in the Key West Insurance Company with Howard Wilson. His business interests continued to grow when he became the distributor of Schlitz Beer. In 1955, at the peak of his political career, he founded the Key West State Bank, with Wilson as president. After 28 years in the legislature, he lost his seat to Charlie Ramos in 1962. In 1964, just before his death, he was re-elected to the post. He worked to build the second Overseas Highway, formed the Aqueduct Authority, Mosquito Control Board, oversaw the acquisition of the electric system by the city and the restoration of the Mallory Square. Bernie C. Papy knew the first name of everyone on the island and usually could recall something to say about a person's family needs or problems. He was perhaps the most accomplished elected official in our history.

Donated in Loving Memory by
The Bernie C. Papy Family & the Norman Bell Wood Family

Bernie C. Papy sculpture in the Key West Memorial Sculpture Garden.



Saunders Wholesale International Schlitz delivery truck, c.1950. Jeff Brodhead Collection. Monroe County Public Library.



Examples of Key West Postcards Published by Saunders Wholesale

Existing Photos

Monroe County Public Defenders Office – 316 Simonton Street –

Existing Conditions Photos

Scope of work: Convert existing commercial space into new law offices. Install new electrical, mechanical, plumbing and fire sprinkler systems. New ADA restrooms. New interior offices. New parking area. New doors and windows. Restore historic windows.



Existing front façade. Building 1 at right, building 2 at left. Building 1 dates to circa 1890's. Building 2 dates to 1948-65. Paint building. Restore historic windows. New windows behind historic doors.



Building 3, a rear addition to building 1. This is an addition to the 1890's warehouse, and dates to circa 1948-65. Remove overhangs. Install new doors and windows. Remove existing hardiboard siding and install new hardiboard lap siding.



Building 4, a concrete 'ice house' building at rear or parking area. Date from circa 1948-65. No work except reroofing.



Building 5, the existing building at rear of site. Remove garage door and install storefront glass to convert to office space.



General view of the interior of the 1891 building 1. The cast iron columns are original and shall be restored.



General view of the interior of building 2, the circa 1948-64 front addition. This is the long thin building fronting on Simonton, adjacent to the 1890's warehouse. It was built as commercial space.



General view of Building 3 interior, a rear addition to Building 1. This addition was constructed circa 1948-65. Finishes include concrete floors, plywood/hardboard walls, and open roof trusses.



General view of building 5 interior. Constructed between 1948-65. Finishes include concrete floors, concrete walls, steel columns, and open wood roof framing.



General view of 'Ice House' building 4 at rear of property. Circa 1948-65. Used as office space. Finishes include concrete floors and walls and ceilings.



Adjacent building, 314 Simonton



Adjacent building, 320 Simonton.

9. EXISTING PHOTOS

BUILDING 1



Simonton Street façade.



Building 1 interior



Building 1 interior



Building 1 roof.



Building 1 roof



Building 1 Historic Warehouse Door

BUILDING 2



General view of Exterior- Simonton Street



South side of building 2.



Building 2 interior



Building 2 interior.



Building 2 roof.



Building 2 roof.

BUILDING 3



Building 3 Exterior, east side



Building 3 exterior.



Building 3 roofs.



Building 3 roofs.



Building 3 interior



Building 3 interior.

BUILDING 4



Building 4 exterior.



Building 4 exterior



Building 4 roof



Building 4 roof.



Building 4 interior



Building 4 interior

BUILDING 5



Building 5 exterior



Building 5 interior



Building 5 exterior.

NOTE: Building 5 Roof was inaccessible. See roofing analysis for roof photos.



Building 5 interior.

PROPOSED DESIGN

316 SIMONTON STREET

EXISTING BUILDING RENOVATIONS FOR THE MONROE COUNTY PUBLIC DEFENDER SCHEMATIC DESIGN PACKAGE

MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
316 SIMONTON STREET KEY WEST FLORIDA

<p>AERIAL PHOTO</p>	<p>SITE MAP - KEY WEST</p> <p>SITE LOCATION 316 SIMONTON ST KEY WEST</p>	<p>PROJECT DIRECTORY</p> <p>PROJECT: 316 SIMONTON STREET OFFICES FOR THE MONROE COUNTY PUBLIC DEFENDER</p> <p>ARCHITECT'S PROJECT No.: 18350</p> <p>OWNER: MONROE COUNTY BOARD OF COUNTY COMMISSIONERS Address: 1100 SIMONTON ST. KEY WEST, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: dsalay@benderarchitects.com Project Manager: David Salay (Principal-in-Charge) Project Architect: David Salay</p> <p>ENGINEERING CONSULTANTS: STRUCTURAL: T.B.D. Address: Tel: Fax: Representative: --</p> <p>MEP: T.B.D. Address: Tel: Fax: E-mail: Representative: --</p> <p>CIVIL ENGINEERING: T.B.D. Address: Tel: Email: Representative: --</p> <p>LIST OF ALTERNATES:</p> <p>1. None.</p>																																																																																																																																																
<p>ABBREVIATIONS</p> <table style="width:100%; font-size: small;"> <tr><td>AB</td><td>ANCHOR BOLT</td><td>MIN</td><td>MINIMUM</td></tr> <tr><td>ABC</td><td>AGGREGATE BASE COURSE</td><td>NTS</td><td>NOT TO SCALE</td></tr> <tr><td>A/C</td><td>AIR CONDITIONING</td><td>OA</td><td>OVERALL</td></tr> <tr><td>BLKG</td><td>BLOCKING</td><td>OC</td><td>ON CENTER</td></tr> <tr><td>BUR</td><td>BUILT UP ROOF</td><td>OD</td><td>OUTSIDE DIAMETER</td></tr> <tr><td>CAB</td><td>CABINET</td><td>PCF</td><td>POUNDS PER CUBIC FOOT</td></tr> <tr><td>CER</td><td>CERAMIC</td><td>PL</td><td>PROPERTY LINE</td></tr> <tr><td>CL</td><td>CENTER LINE</td><td>PLAM</td><td>PLASTIC LAMINATE</td></tr> <tr><td>CLG</td><td>CEILING</td><td>PLF</td><td>POUNDS PER LINEAL FOOT</td></tr> <tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>PNL</td><td>PANEL</td></tr> <tr><td>COL</td><td>COLUMN</td><td>PT</td><td>POINT</td></tr> <tr><td>CONC</td><td>CONCRETE</td><td>PVC</td><td>POLYVINYLCHLORIDE</td></tr> <tr><td>DBL</td><td>DOUBLE</td><td>R</td><td>RADIUS (OR) RISER</td></tr> <tr><td>DIAG</td><td>DIAGONAL</td><td>R/A</td><td>RETURN AIR</td></tr> <tr><td>DS</td><td>DOWNSPOUT</td><td>REBAR</td><td>STEEL REINF. 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DESIGNATION SHEET WHERE SECTION IS SHOWN</p> <p>CUT DETAIL INDICATOR NUMBER FOR DETAIL DESIGNATION SHEET WHERE DETAIL IS SHOWN</p> <p>BLOWN-UP DETAIL INDICATOR AREA TO BE BLOWN-UP SHEET WHERE DETAIL IS SHOWN (PERTAINS TO DETAIL PLAN INDICATOR ON SMALLER SCALE PLAN)</p> <p>WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN) FIRST # INDICATES FLOOR 206</p> <p>ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME) NUMBERS → 23 LETTERS → A</p> <p>DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY) LETTERS → E</p> <p>WINDOW INDICATOR (EACH WINDOW TYPE & SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR (COMMERCIAL & INSTITUTIONAL PROJECTS)</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 6th Edition - 2017 FLORIDA BUILDING CODE - Existing 6th Edition - 2017 FLORIDA BUILDING CODE - Residential 6th Edition - 2017 FLORIDA BUILDING CODE - Plumbing 6th Edition - 2017 FLORIDA BUILDING CODE - Fuel Gas 6th Edition - 2017 FLORIDA BUILDING CODE - Mechanical 6th Edition - 2017 NATIONAL ELECTRICAL CODE 2014 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION NFPA 1 2006 EDITION This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts). Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. Dimensions shall take precedence over scale. All new utilities shall be underground. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. After completion of construction remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes. <p>61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.003, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.</p>
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Bender & Associates
ARCHITECTS
 p.a.

Project No.: 1835G
 SITE MAP
 PROJECT DIRECTORY
 GENERAL NOTES
 ABBREVIATIONS
 SHEET INDEX
 SYMBOL LEGEND
 Date: 10/22/20

A0.0

OF --

PRELIMINARY
NOT FOR CONSTRUCTION

SITE DATA TABLE

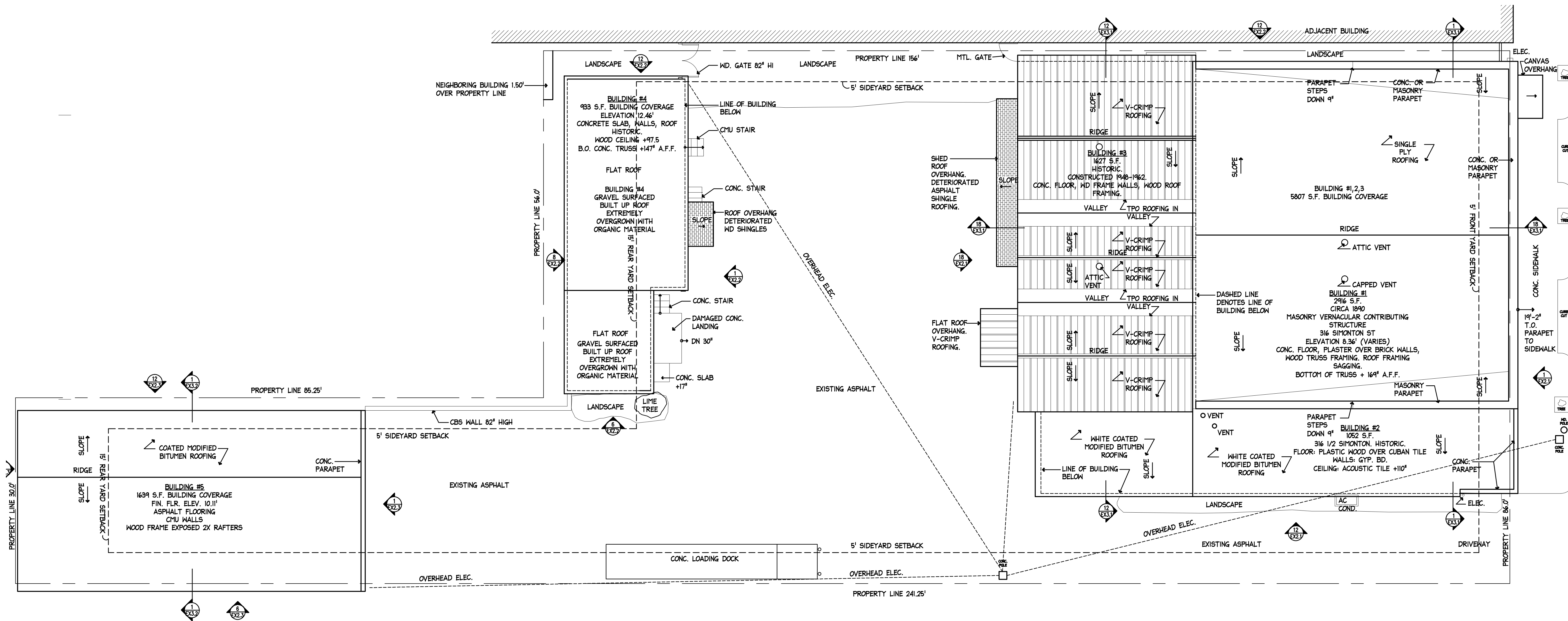
	CODE REQUIREMENT	EXISTING	NOTES
ZONING	HNC-1		
FLOOD ZONE	ZONE X / AE-6		
SIZE OF SITE	16,076± S.F. (.37± ACRES)		
HEIGHT	35' MAX.	19'-2"	MAX HEIGHT IS AT BUILDING 1, ALONG SIMONTON ST.
FRONT SETBACK	5'	0'	
SIDE SETBACK	5'	8.5' NORTH SIDE	
STREET SIDE SETBACK	7.5'	N/A	
REAR SETBACK	15'	0'	
F.A.R.	1.0 MAX.	8379 / 16076 = .52	
BUILDING COVERAGE	50% MAXIMUM	8379 / 16076 = 52.1%	
IMPERVIOUS SURFACE	60% MAXIMUM	15,204 / 16,076 = 94.6%	
PARKING	--	NO MARKED SPACES	
HANDICAP PARKING	--	NO MARKED SPACES	
BICYCLE PARKING	--	NO MARKED SPACES	
OPEN SPACE / LANDSCAPING	20% MINIMUM	872 / 16,076 = 5.4%	

PARKING SPACE COUNT:

REGULAR (9' X 18') PARKING SPACES:	NO MARKED SPACES
COMPACT (7.5' X 15') PARKING SPACES:	NO MARKED SPACES
ACCESSIBLE (12' X 18') PARKING SPACES:	NO MARKED SPACES
EEV PARKING SPACES:	NO MARKED SPACES
TOTAL PARKING SPACES:	NO MARKED SPACES

GROSS CONDITIONED FLOOR AREA (MEASURED TO INSIDE OF EXTERIOR WALLS):

BUILDING 1:	2,704 S.F.
BUILDING 2:	965 S.F.
BUILDING 3:	1,558 S.F.
BUILDING 4:	751 S.F.
BUILDING 5:	1,497 S.F.
TOTAL GROSS BUILDING AREA:	7,465 S.F.



EXISTING SITE PLAN
EX1.0 SCALE: 1/8"=1'-0"

REVISIONS:

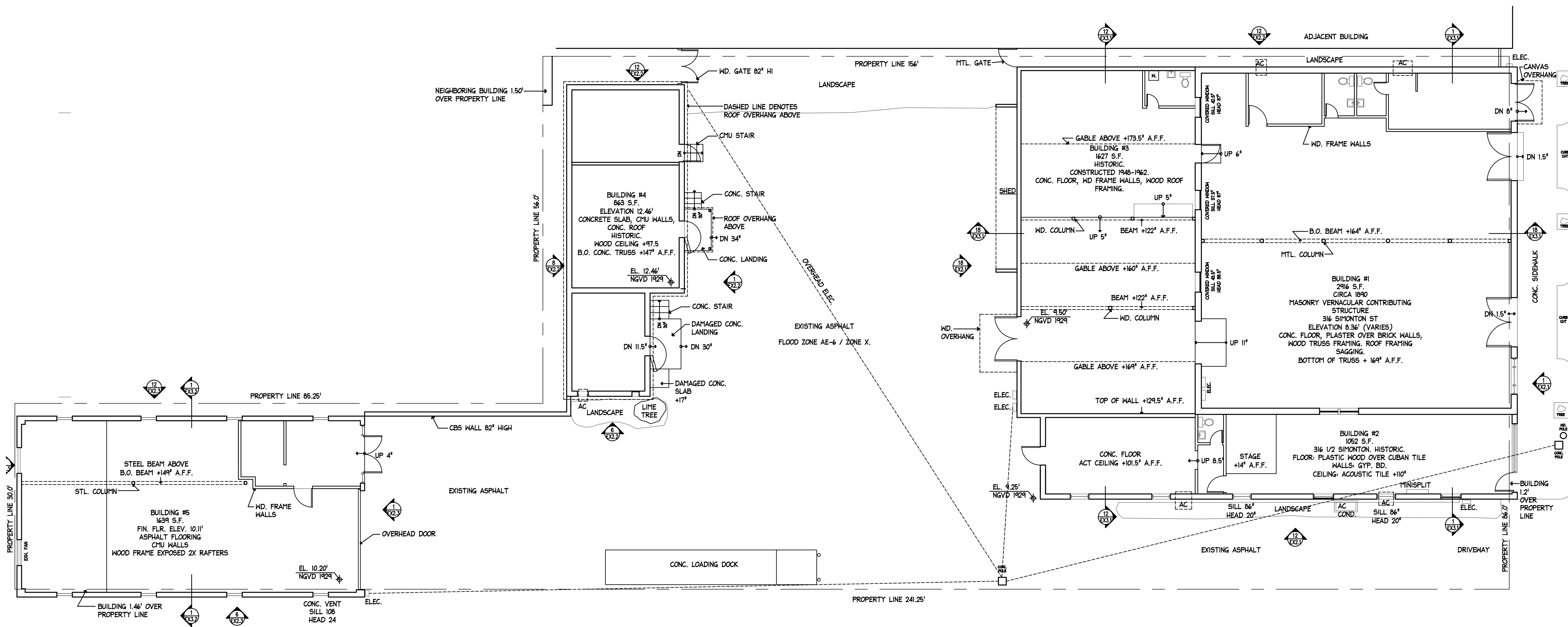
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Project No: 1835G
EXISTING SITE PLAN
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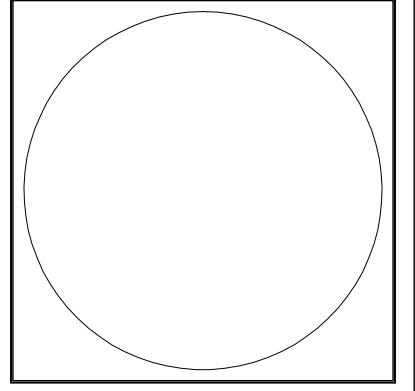
EX1.0
1 OF --



1 FIRST FLOOR EXISTING PLAN
 EX1.1 SCALE: 1/8"=1'-0"

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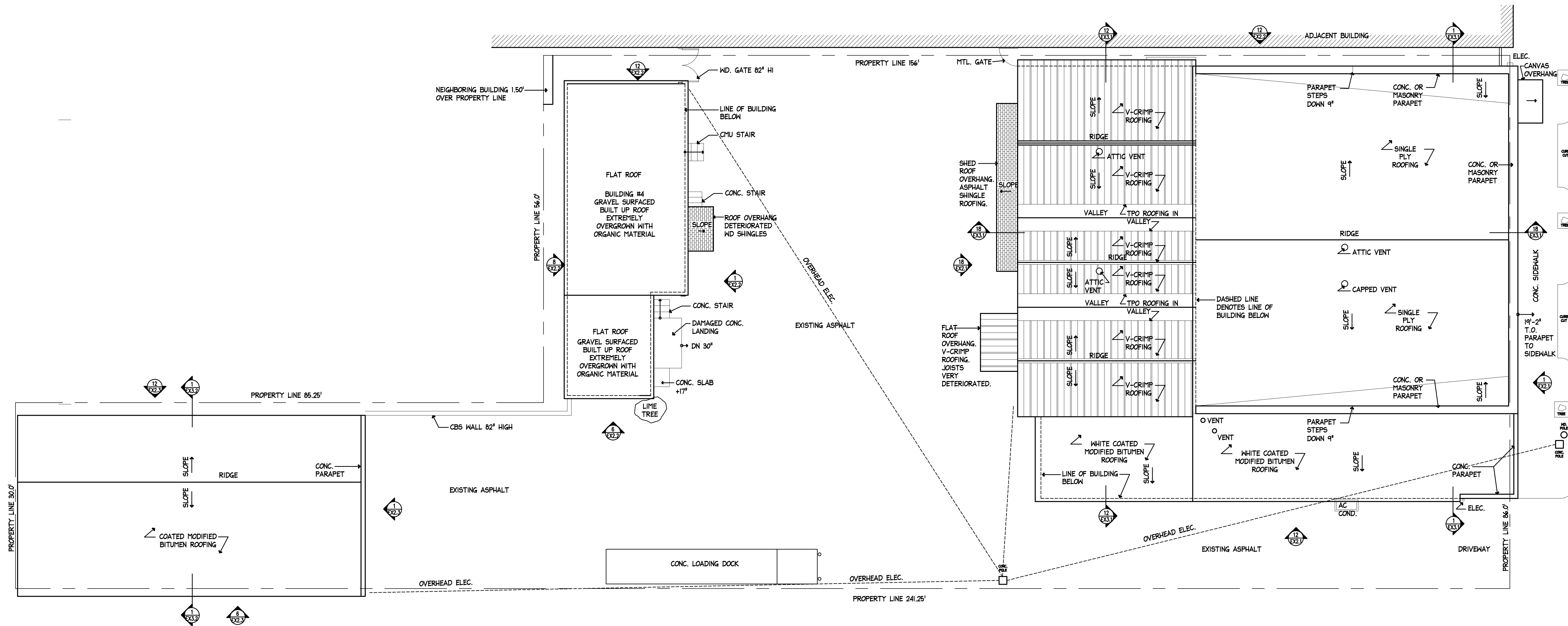


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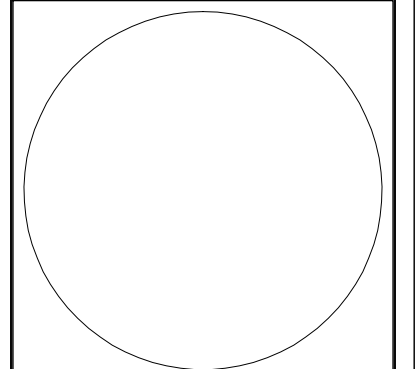
EX1.1
 2 OF --



1 EXISTING ROOF PLAN
 EX1.2 SCALE: 1/8"=1'-0"

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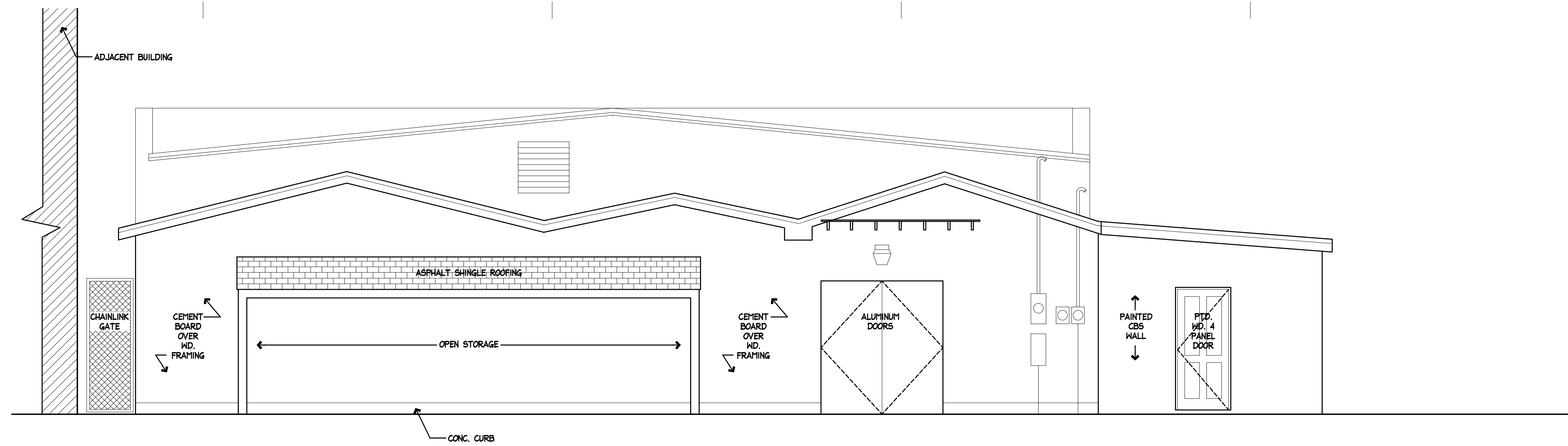
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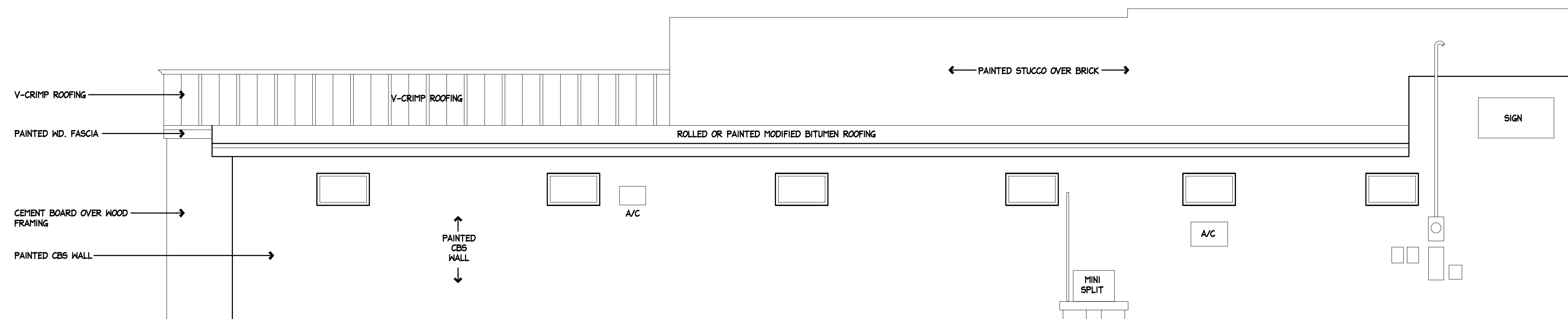
Project No: 1835G
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EX1.2
 3 OF --

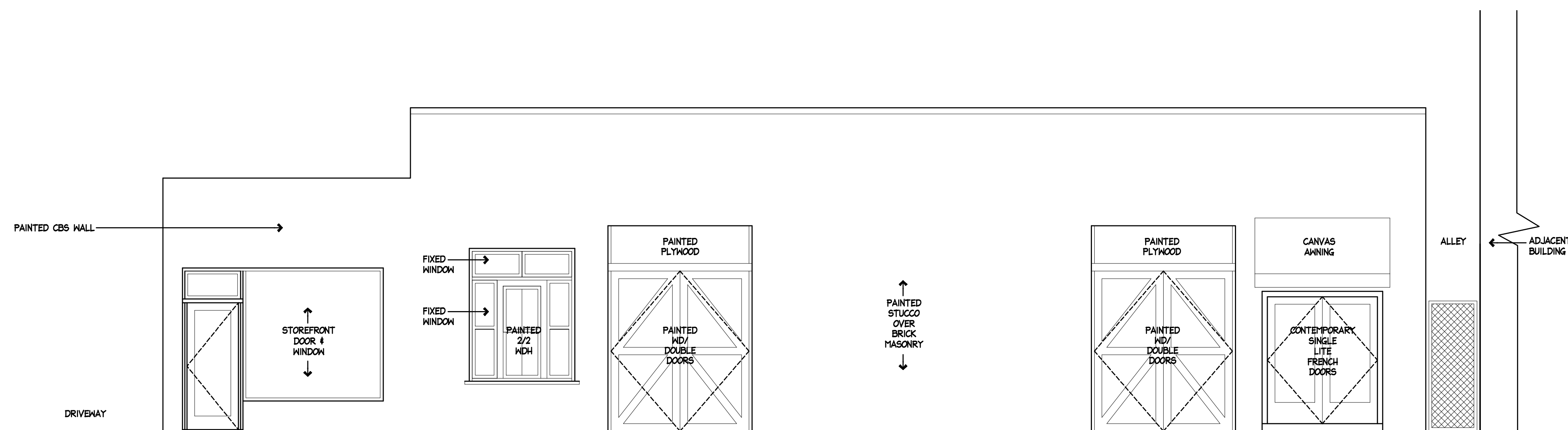




18 EXISTING WEST EXTERIOR ELEVATION
EX2 SCALE: 1/8"=1'-0"



12 EXISTING SOUTH EXTERIOR ELEVATION
EX2 SCALE: 1/8"=1'-0"



1 EXISTING EAST EXTERIOR ELEVATION (SIMONTON STREET)
EX2 SCALE: 1/8"=1'-0"

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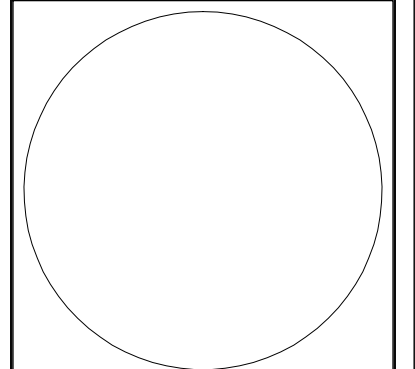
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EXISTING EXTERIOR ELEVATIONS
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EX2.1

REVISIONS:

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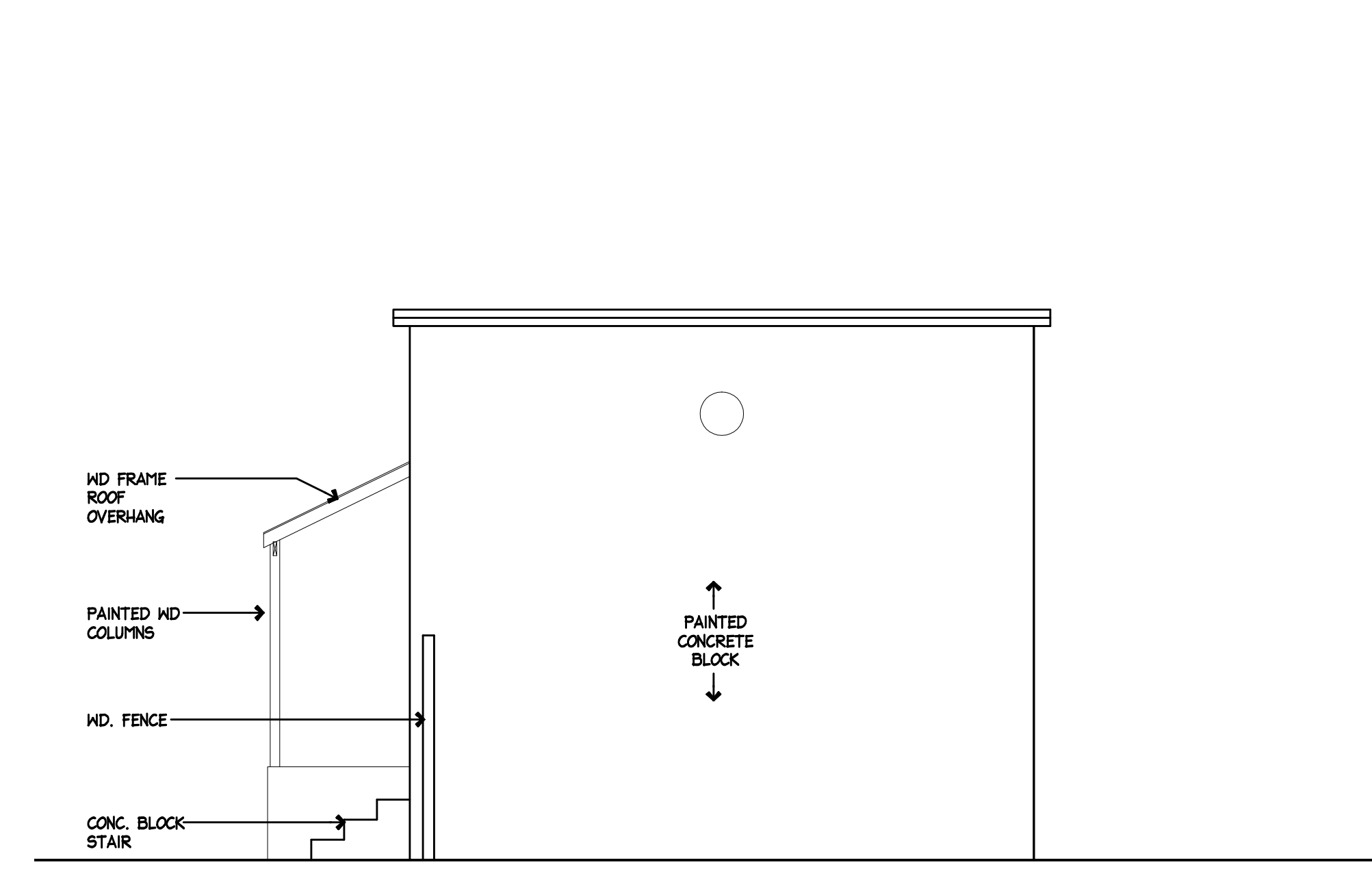


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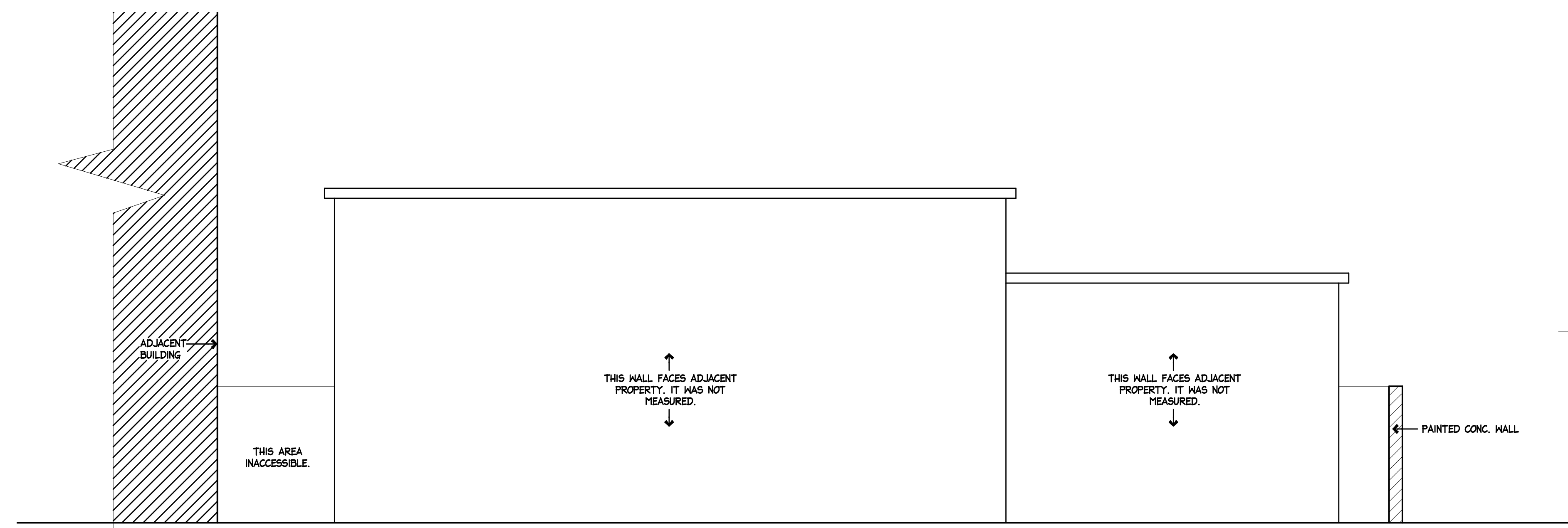
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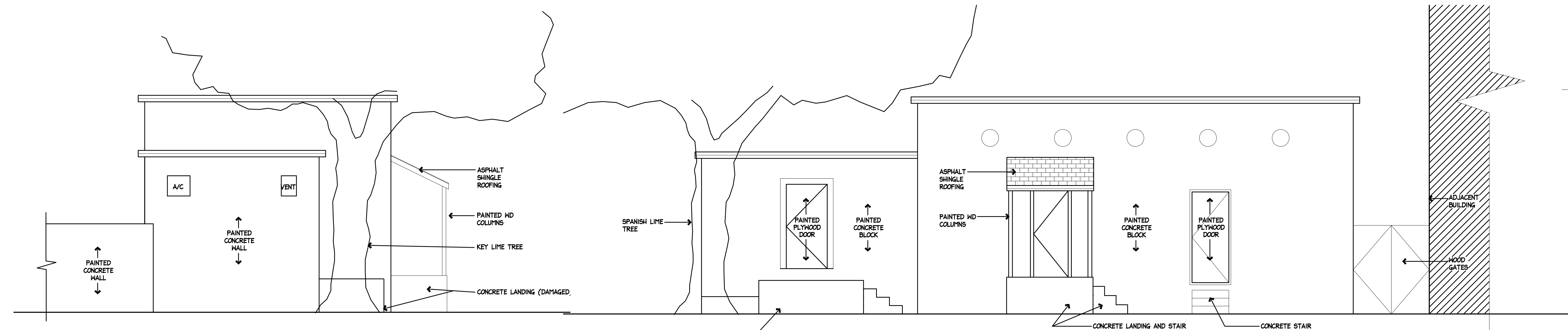
EX2.2
5 OF --



12 BUILDING 4 - EXISTING NORTH EXTERIOR ELEVATION
EX2.2 SCALE: 1/4"=1'-0"

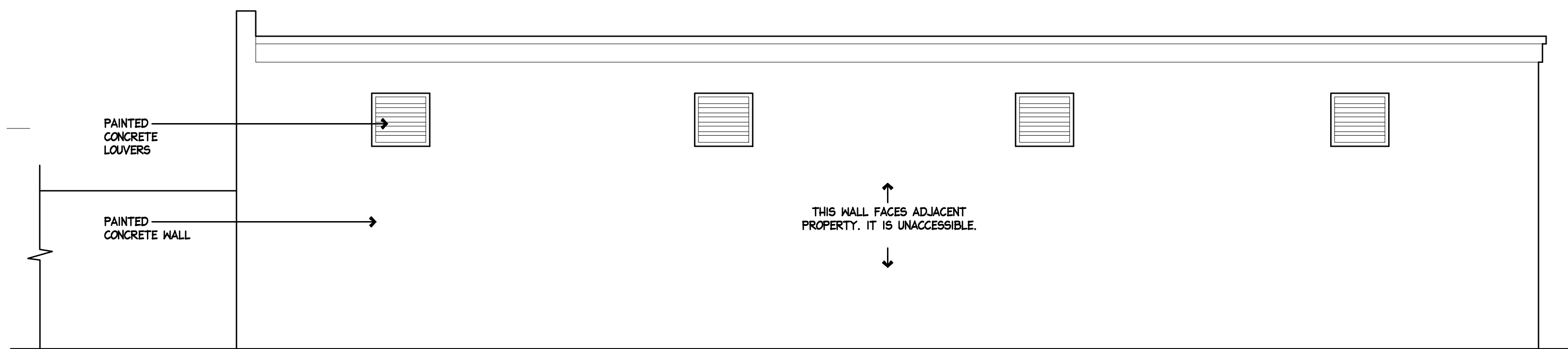


8 BUILDING 4 - EXISTING WEST EXTERIOR ELEVATION
EX2.2 SCALE: 1/4"=1'-0"



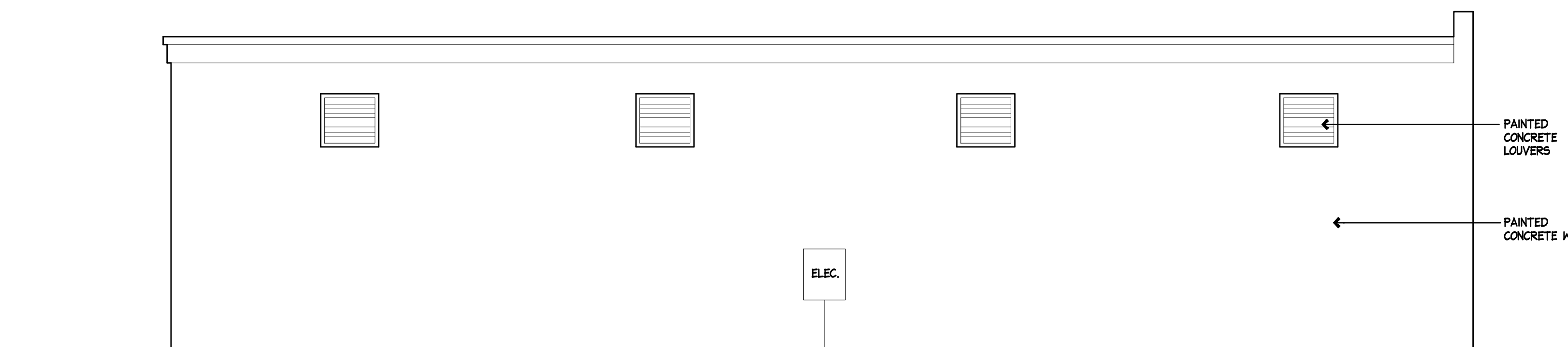
6 BUILDING 4 - EXISTING SOUTH EXTERIOR ELEVATION
EX2.2 SCALE: 1/4"=1'-0"

1 BUILDING 4 - EXISTING WEST EXTERIOR ELEVATION
EX2.2 SCALE: 1/4"=1'-0"

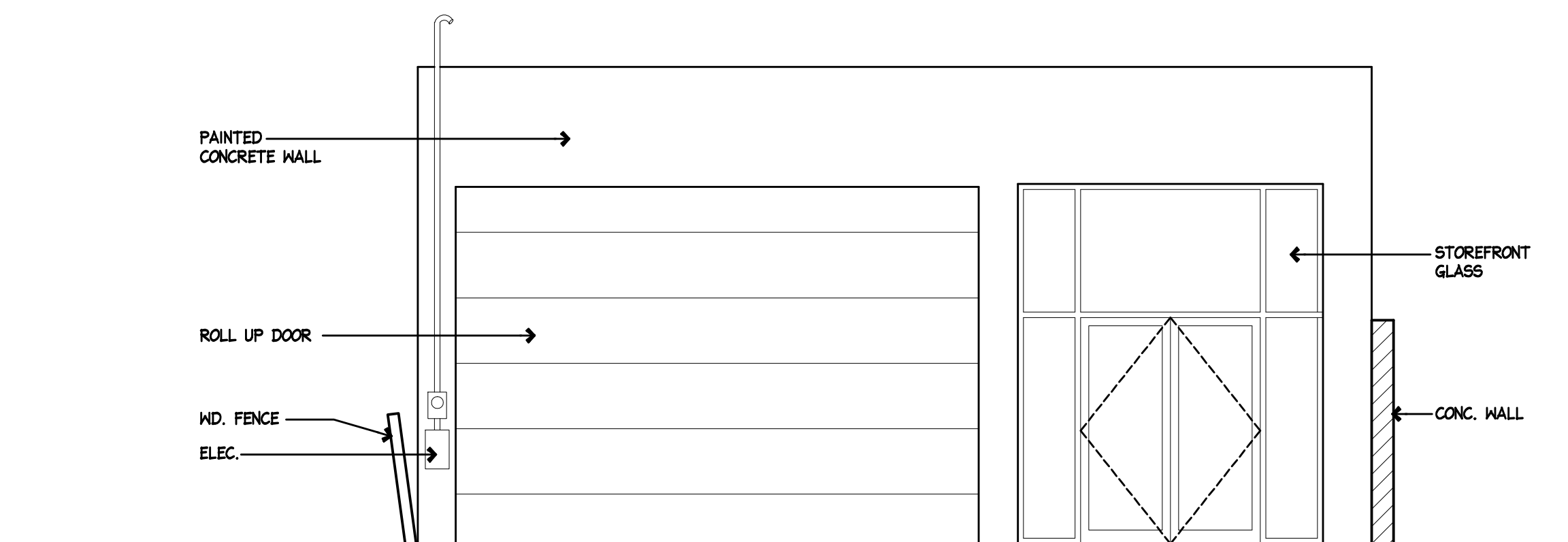


12 BUILDING 5 - EXISTING NORTH EXTERIOR ELEVATION
EX2.3 SCALE: 1/4"=1'-0"

12 BUILDING 5 - EXISTING WEST EXTERIOR ELEVATION IS INACCESSIBLE.
EX2.3 SCALE: 1/4"=1'-0"



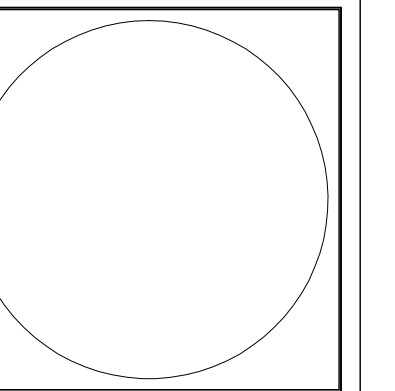
6 BUILDING 5 - EXISTING SOUTH EXTERIOR ELEVATION
EX2.3 SCALE: 1/4"=1'-0"



1 BUILDING 5 - EXISTING EAST EXTERIOR ELEVATION
EX2.3 SCALE: 1/4"=1'-0"

REVISIONS:

MONROE COUNTY PUBLIC DEFENDER
316 SIMONTON STREET
KEY WEST FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

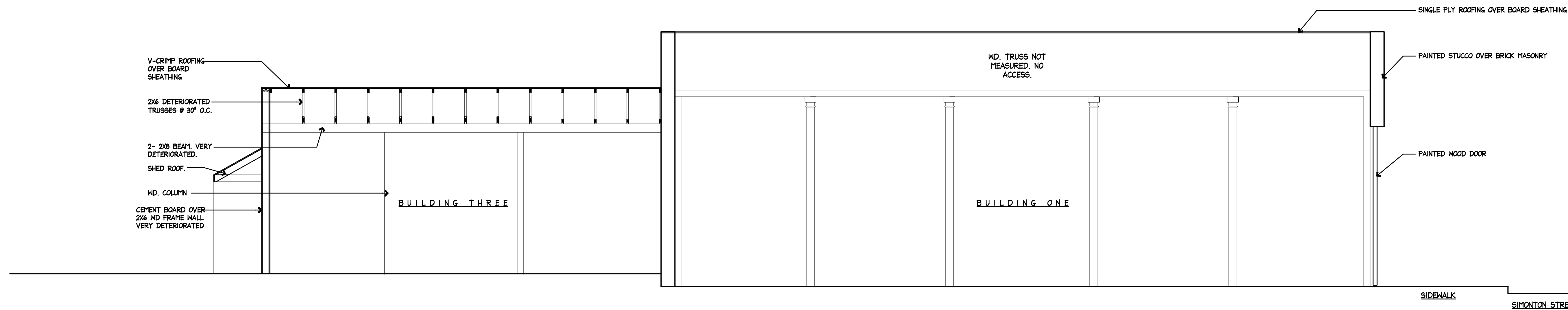


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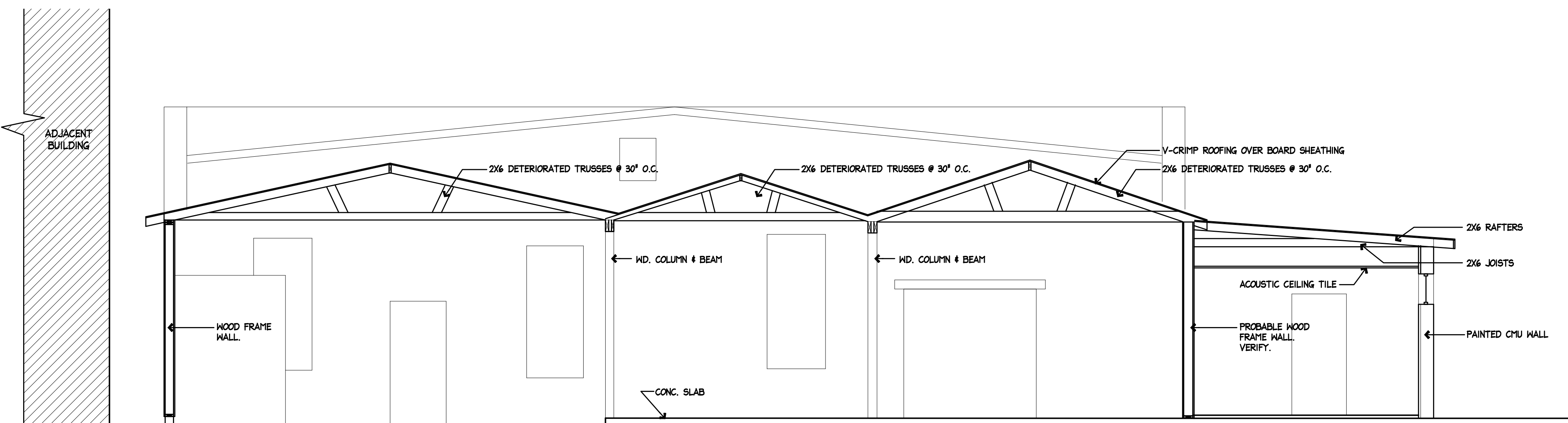
Bender & Associates
ARCHITECTS
p.a.

Project No: 1835G
EXISTING EXTERIOR ELEVATIONS
Date: 10/15/19

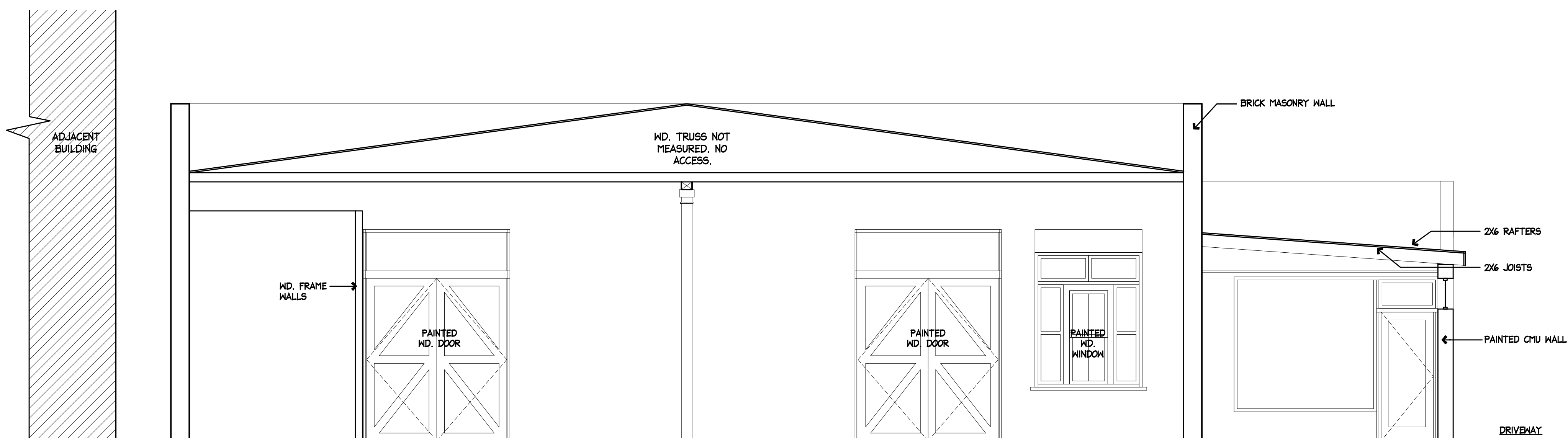
EX2.3



18 EXISTING SECTION AT BUILDINGS 1 AND 3, LOOKING NORTH
 EX3 SCALE: 1/4"=1'-0"



12 EXISTING SECTION AT BUILDING 3, LOOKING EAST
 EX3 SCALE: 1/4"=1'-0"



1 EXISTING SECTION AT BUILDING 1, LOOKING EAST
 EX3 SCALE: 1/4"=1'-0"

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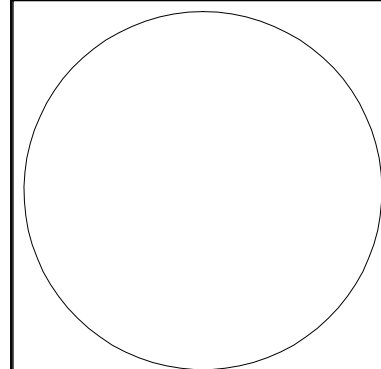
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Project No: 1835G
 EXISTING BUILDING SECTIONS
 Date: 10/15/19

EX3.1
 7 OF --

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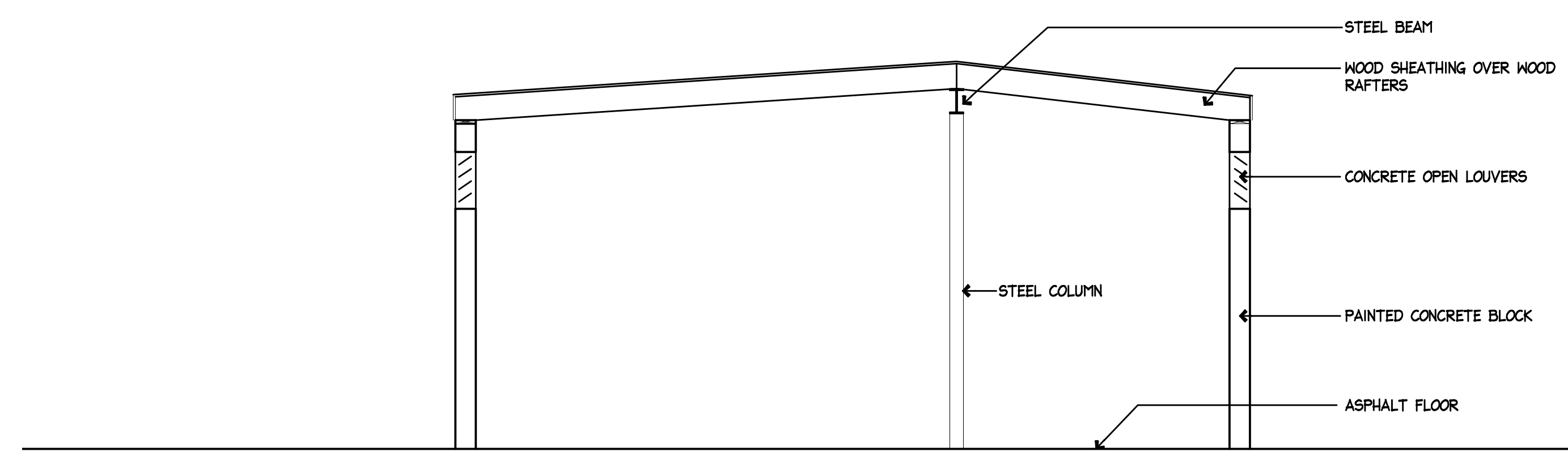


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Project No: 1835G
EXISTING BUILDING SECTIONS
Date: 10/15/19

EX3.2
8 OF --



EX3.2 EXISTING SECTION AT BUILDING 5, LOOKING WEST
SCALE: 1/4"=1'-0"

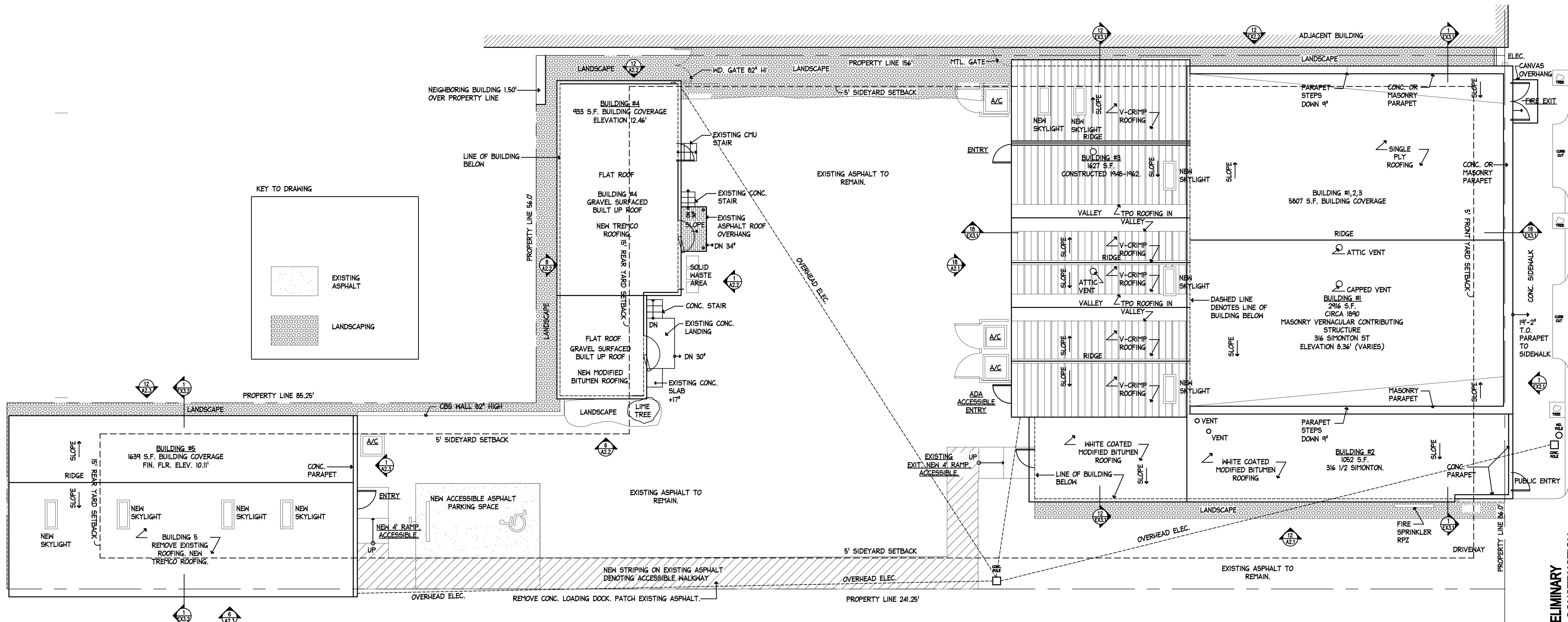
SITE DATA TABLE

	CODE REQUIREMENT	EXISTING	PROPOSED	NOTES
ZONING	HNC-1			
FLOOD ZONE	ZONE X / AE-6			
SIZE OF SITE	16,076± S.F. (.37± ACRES)			
HEIGHT	35' MAX.	19'-2"	NO CHANGE	MAX HEIGHT IS AT BUILDING 1, ALONG SIMONTON ST.
FRONT SETBACK	5'	0'	NO CHANGE	
SIDE SETBACK	5'	8.5' NORTH SIDE	NO CHANGE	
STREET SIDE SETBACK	7.5'	N/A	NO CHANGE	
REAR SETBACK	15'	0'	NO CHANGE	
F.A.R.	1.0 MAX.	8379 / 16076 = 52%	NO CHANGE	
BUILDING COVERAGE	50% MAXIMUM	8379 / 16076 = 52.1%	NO CHANGE	
IMPERVIOUS SURFACE	60% MAXIMUM	15,204 / 16,076 = 94.6%	NO CHANGE	
PARKING	None- parking waiver zone.	NO MARKED SPACES	NO CHANGE	
HANDICAP PARKING	None- parking waiver zone.	NO MARKED SPACES	1 SPACE	
BICYCLE PARKING	None- parking waiver zone.	NO MARKED SPACES	NO CHANGE	
OPEN SPACE / LANDSCAPING	20% MINIMUM	872 / 16,076 = 5.4%	NO CHANGE	

PARKING SPACE COUNT:
 NOTE: THE PROPERTY IS LOCATED IN THE PARKING WAIVER ZONE. THERE ARE NO MARKED SPACES. WE ARE PROPOSING TO INSTALL ONE MARKED ACCESSIBLE PARKING SPACE, AND STRIPING ON THE EXISTING ASPHALT MARKING A PEDESTRIAN PATH FROM THE ACCESSIBLE SPACE TO EACH BUILDING. SEE SITEPLAN.

GROSS CONDITIONED FLOOR AREA (MEASURED TO INSIDE OF EXTERIOR WALLS):

BUILDING 1:	2,704 S.F.
BUILDING 2:	965 S.F.
BUILDING 3:	1,558 S.F.
BUILDING 4:	751 S.F.
BUILDING 5:	1,497 S.F.
TOTAL GROSS BUILDING AREA:	7,465 S.F.



1 PROPOSED SITE PLAN
 SCALE: 1/8"=1'-0"

REVISIONS:

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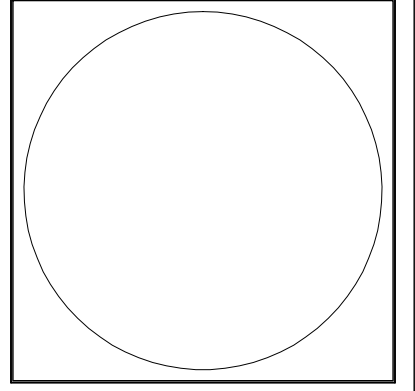
Project No: 1835T
 PROPOSED SITEPLAN
 Date: 10/22/20

A1.0
 1 OF --

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REVISIONS:

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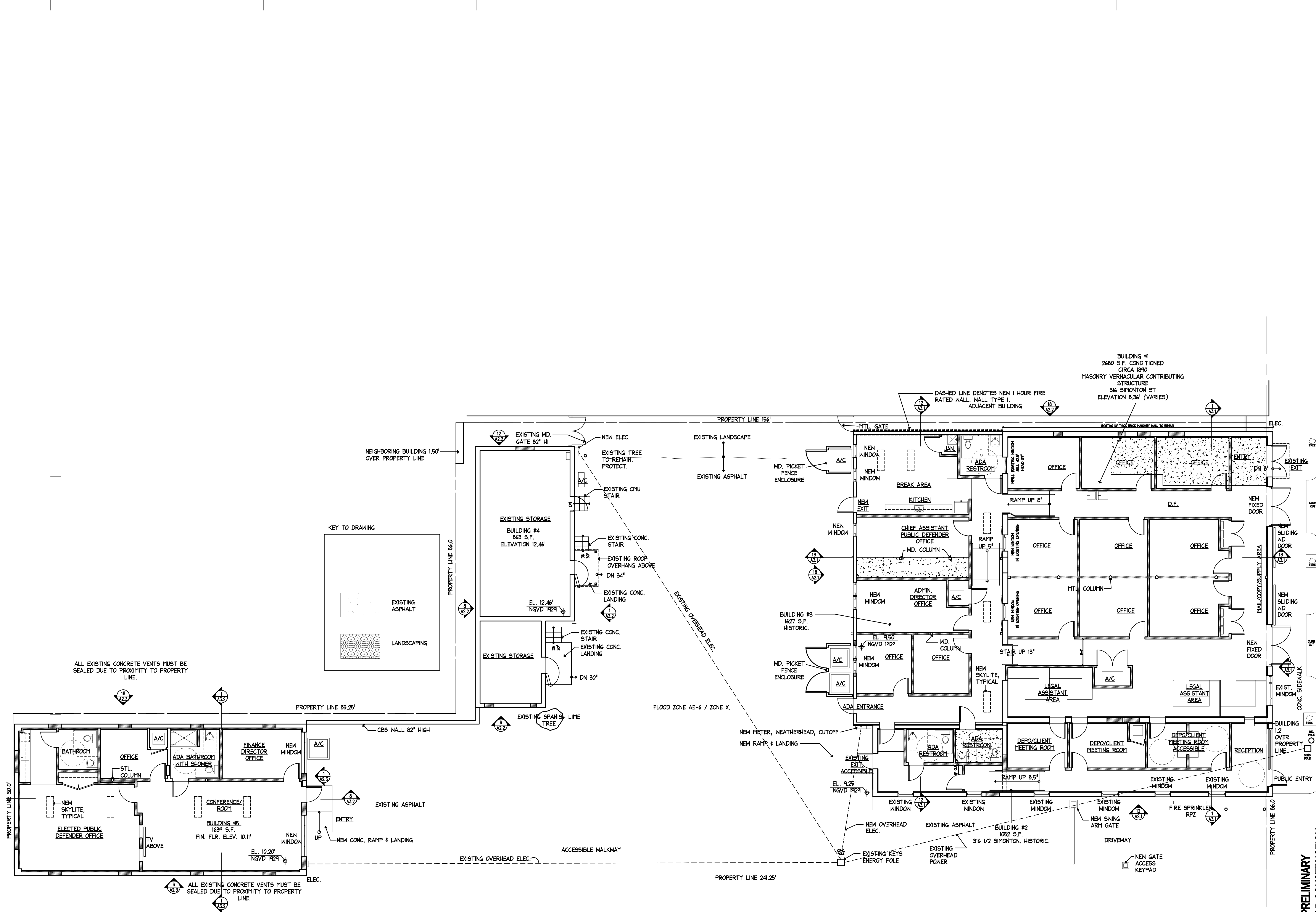


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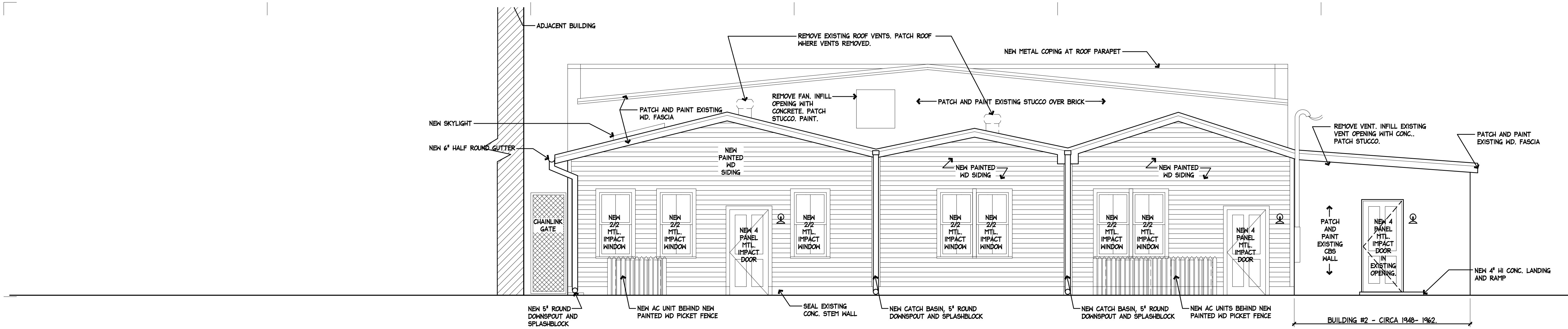
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Project No: 1835T
PROPOSED FLOOR PLAN
Date: 10/22/20

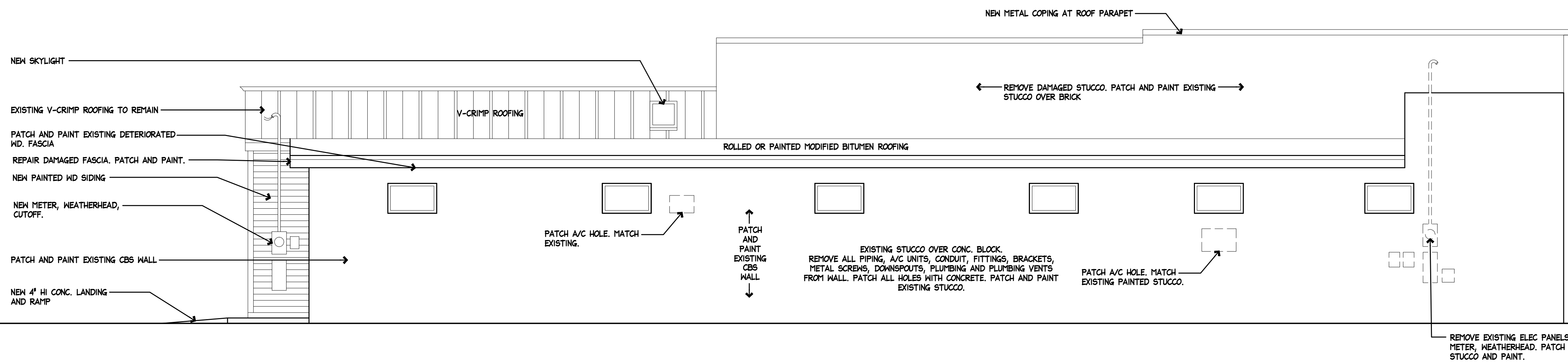
A1.1
1 OF --



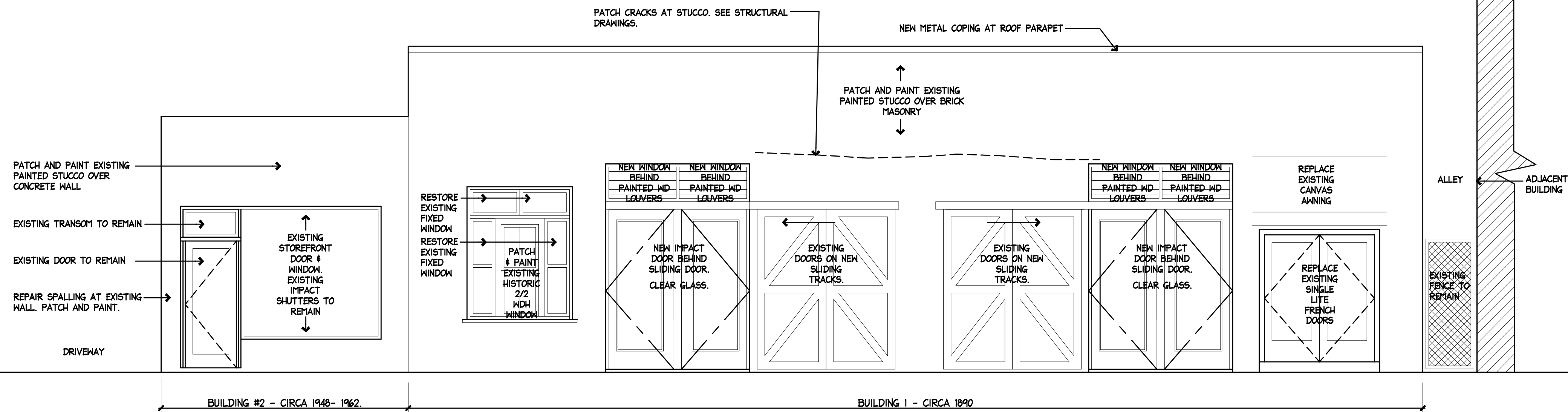
PRELIMINARY
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18 PROPOSED WEST EXTERIOR ELEVATION
 A2.1 SCALE: 1/4"=1'-0"



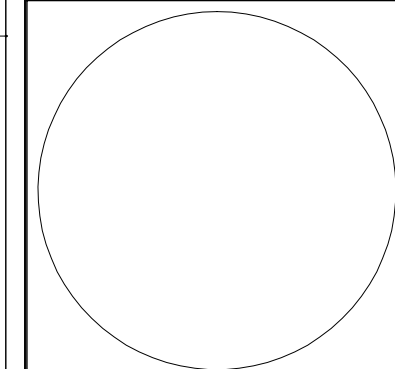
12 PROPOSED SOUTH EXTERIOR - ELEVATION
 A2.1 SCALE: 1/4"=1'-0"



1 PROPOSED EAST EXTERIOR ELEVATION (SIMONTON STREET)
 A2.1 SCALE: 1/4"=1'-0"

REVISIONS:

MONROE COUNTY PUBLIC DEFENDER
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 KEY WEST FLORIDA
 MONROE COUNTY BOARD OF COUNTY COMMISSIONERS



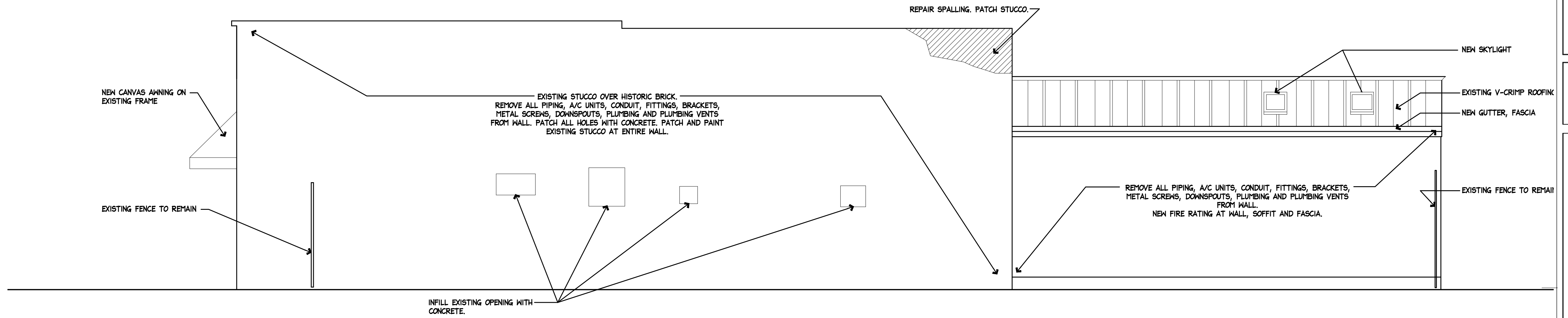
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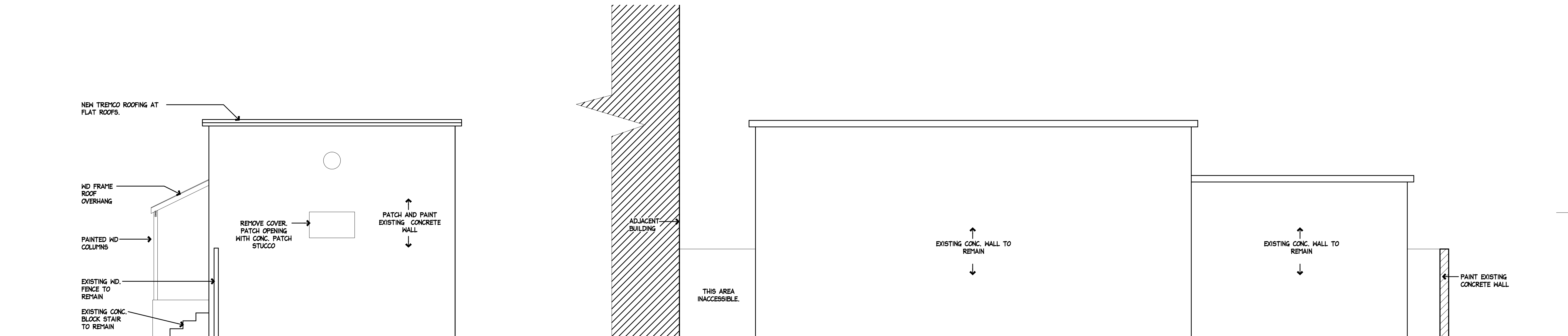
Project No: 1835T
 PROPOSED EXTERIOR ELEVATIONS
 Date: 10/22/20

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A2.1
 4 OF --

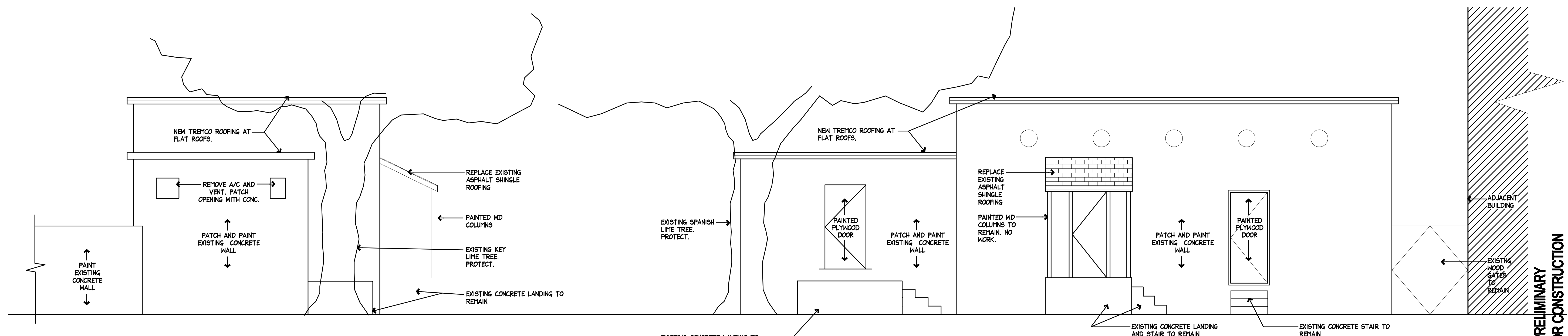


18 BUILDING 1 - PROPOSED NORTH EXTERIOR ELEVATION
A2.2 SCALE: 1/4"=1'-0"



12 BUILDING 4 - PROPOSED NORTH EXTERIOR ELEVATION
A2.2 SCALE: 1/4"=1'-0"

8 BUILDING 4 - PROPOSED WEST EXTERIOR ELEVATION
A2.2 SCALE: 1/4"=1'-0"



6 BUILDING 4 - PROPOSED SOUTH EXTERIOR ELEVATION
A2.2 SCALE: 1/4"=1'-0"

1 BUILDING 4 - PROPOSED WEST EXTERIOR ELEVATION
A2.2 SCALE: 1/4"=1'-0"

REVISIONS:

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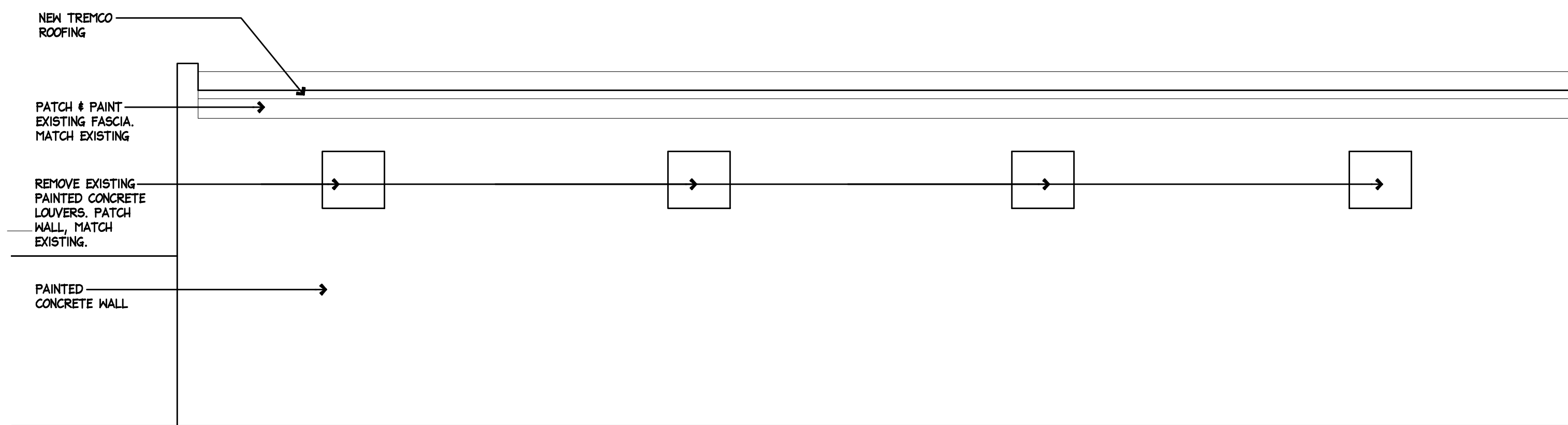
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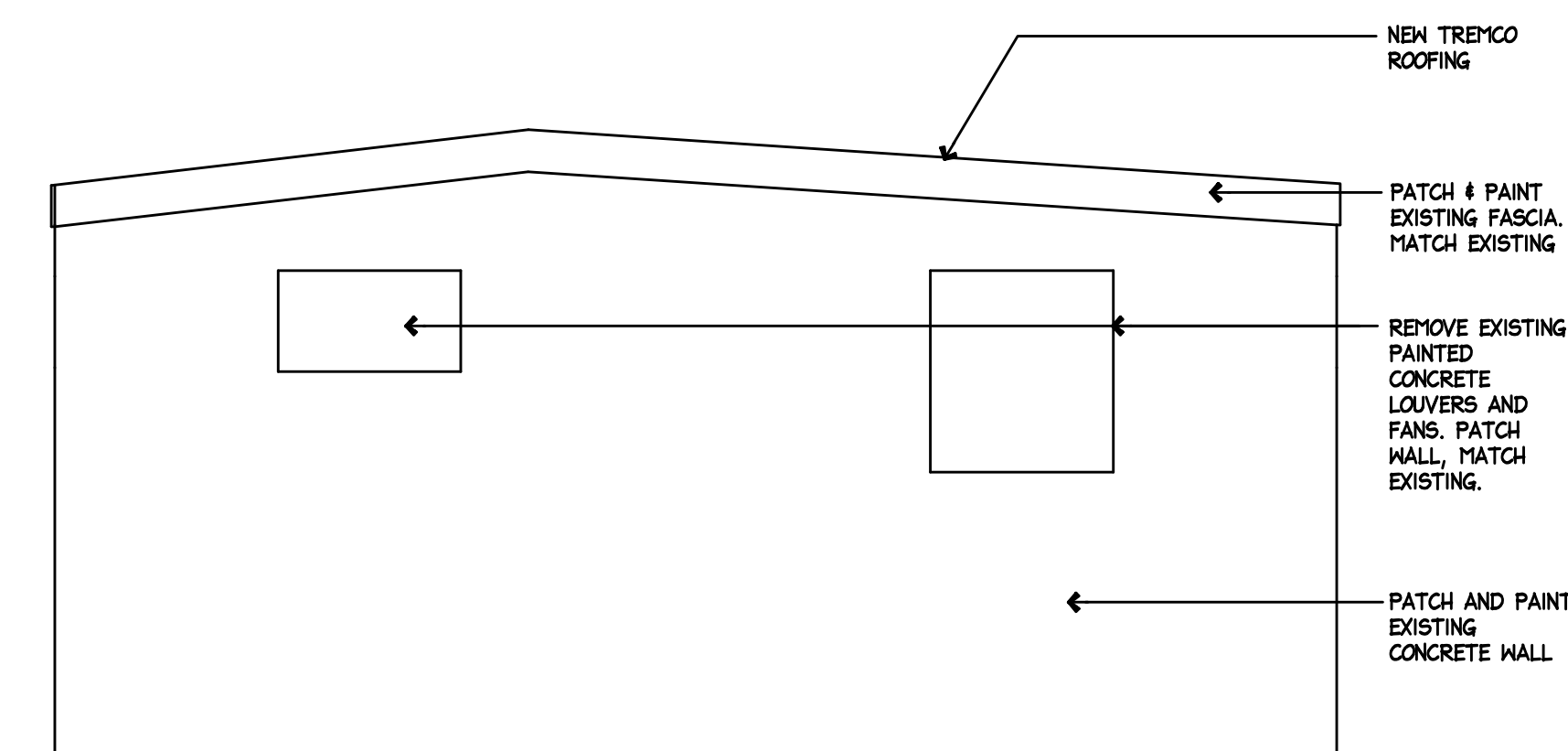
Project No: 1835G
PROPOSED EXTERIOR ELEVATIONS
Date: 10/22/20

A2.2

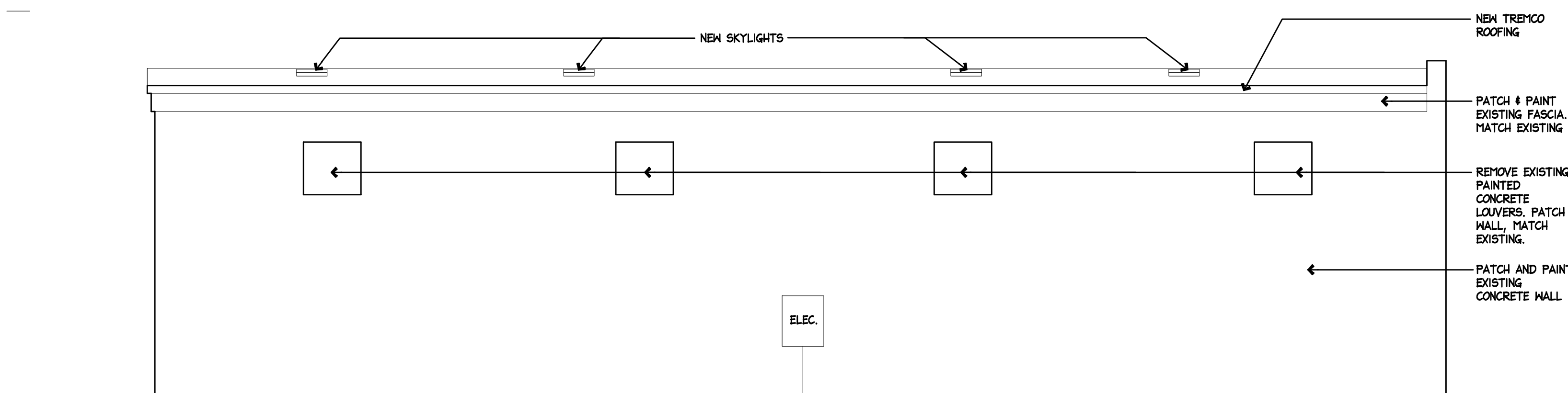
PRELIMINARY
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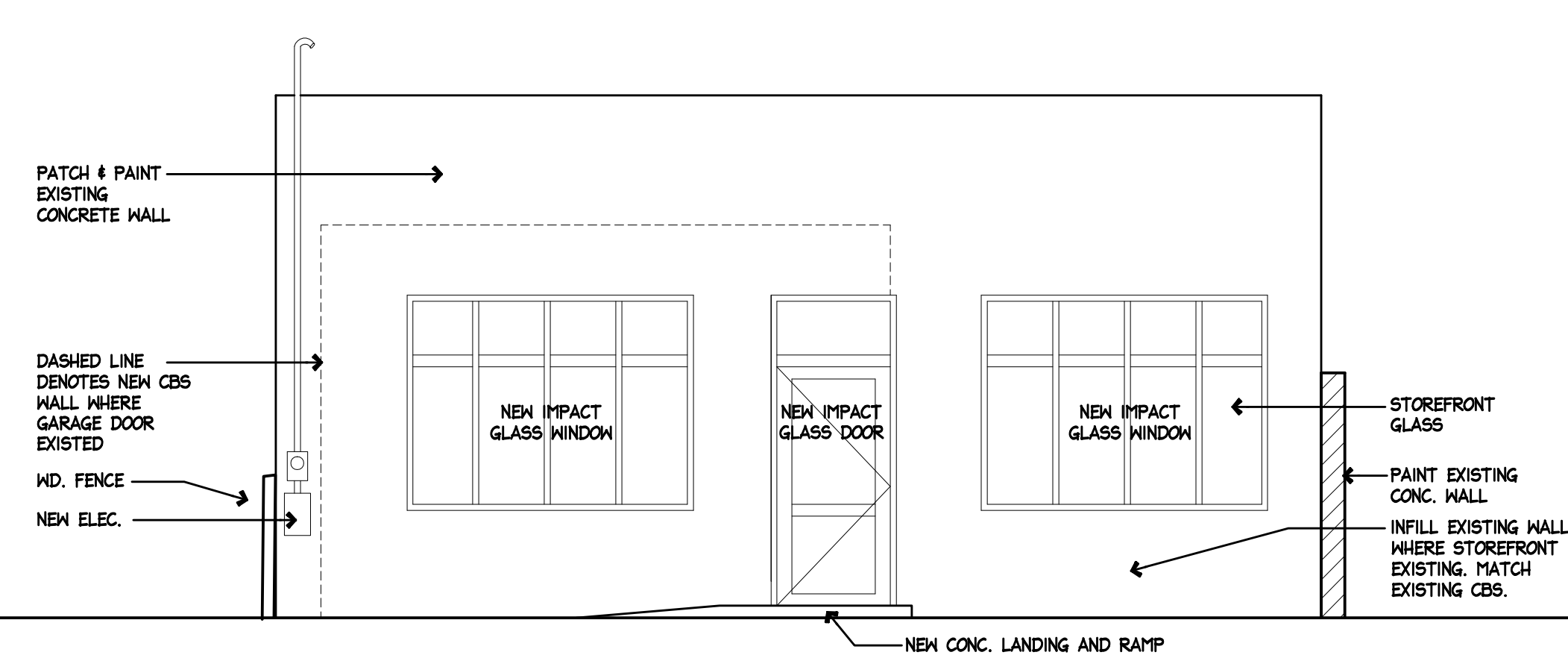
18 BUILDING 5 - PROPOSED NORTH EXTERIOR ELEVATION
A2.3 SCALE: 1/4"=1'-0"



12 BUILDING 5 - PROPOSED WEST EXTERIOR ELEVATION
A2.3 SCALE: 1/4"=1'-0"



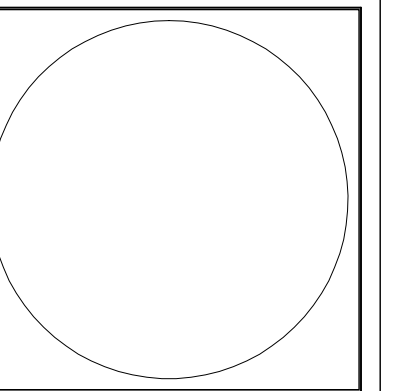
6 BUILDING 5 - PROPOSED SOUTH EXTERIOR ELEVATION
A2.3 SCALE: 1/4"=1'-0"



1 BUILDING 5 - PROPOSED EAST EXTERIOR ELEVATION
A2.3 SCALE: 1/4"=1'-0"

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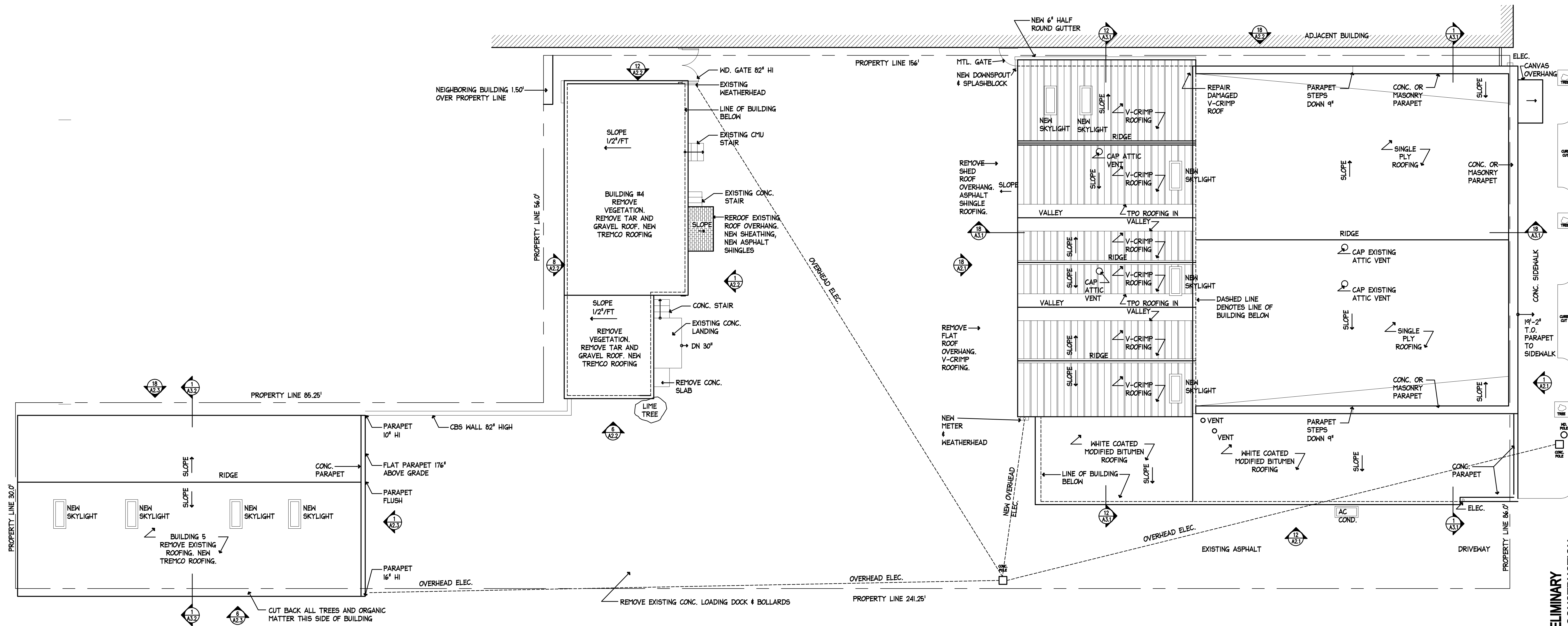
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Project No: 1835G
PROPOSED EXTERIOR ELEVATIONS
Date: 10/22/20

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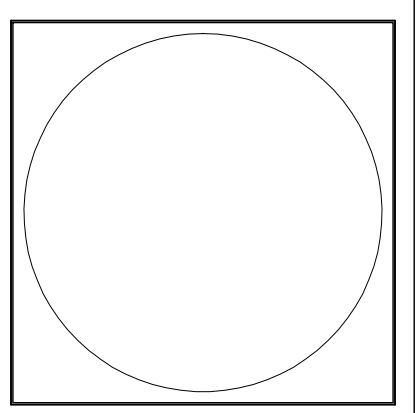
A2.3



1 PROPOSED ROOF PLAN
 A5.1 SCALE: 1/8"=1'-0"

REVISIONS:

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 KEY WEST FLORIDA
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Project No: 1835G
 EXISTING ROOF PLAN
 Date: 10/22/20

PRELIMINARY
NOT FOR CONSTRUCTION

A5.1
 3 OF --

MONROE COUNTY PUBLIC DEFENDERS OFFICE
316 SIMONTON STREET
LIFE SAFETY CODE CALCULATIONS
FLORIDA BUILDING CODE 2017, BUILDING

2017 BUILDING CODE SECTION Occupancy Classification:

Section 304 Law Offices: Group 'B' Business

Building Area (Outside of walls)

Building 1:	2,917 s.f.
Building 2:	1,044 s.f.
Building 3:	1,627 s.f.
Building 4:	863 s.f.
Building 5:	1,638 s.f.
Total:	8,089 s.f.

Table 601 Construction Type:

All Buildings:	Type 5-B construction, sprinklered.
Primary structural frame:	0 hours.
Exterior / Interior Bearing walls:	0 hours.
Exterior Non-bearing walls:	0 hours.
Interior Non-bearing walls:	0 hours.
Floor construction / Secondary members:	0 hours.
Roof construction / secondary members:	0 hours.

Table 504.3 Allowable Building Heights & Areas:

(Automatic sprinkler system increase per Section 504.4)			
Group	# Stories Allowed	Area	Height
B	3	36,000sf/floor	60'

Table 1004.1.2 Occupancy Loads:

Building 1,2,3: B Business	5588 s.f. / 100 gross = 56 persons
Building 4: B Business	863 s.f. / 100 gross = 9 persons
Building 5: B Business	1638 s.f. / 100 gross = 17 persons
Total Occupants:	82 persons

Table 706.4 Fire Resistant Separations:

Group:	Separation:
B- Business	2 hours.

Table 1021.1 Number of Exits Required:

Building 1,2,3:	2 required, 5 provided.
Building 4:	1 required, 1 provided.
Building 5:	1 required, 1 provided.

Table 1017.2 Exit Access Travel Distance:

Occupancy Group:	Travel Distance:
B-Business	(300' allowable) OK.

Section 1005.1 Egress Width:

Existing Building:	
Building 1,2,3: 56 persons x .3' = 17': (193' provided)	
Building 4: 9 persons x .3' = 3' (32' provided)	
Building 5: 17 persons x .3' = 6' (32' provided)	

Plumbing, Table 403.1 Plumbing Fixtures:

Business Occupancy:	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50.
Water Closets:	2 required, 5 provided (All Accessible), All unisex

Lavatories:	1 per 40 for the first 80 # 1 per 80 for the remainder.
	2 required, 5 provided (All Accessible, all unisex)

Drinking Fountains:	1 per 100.
	2 required, 2 provided (all accessible)

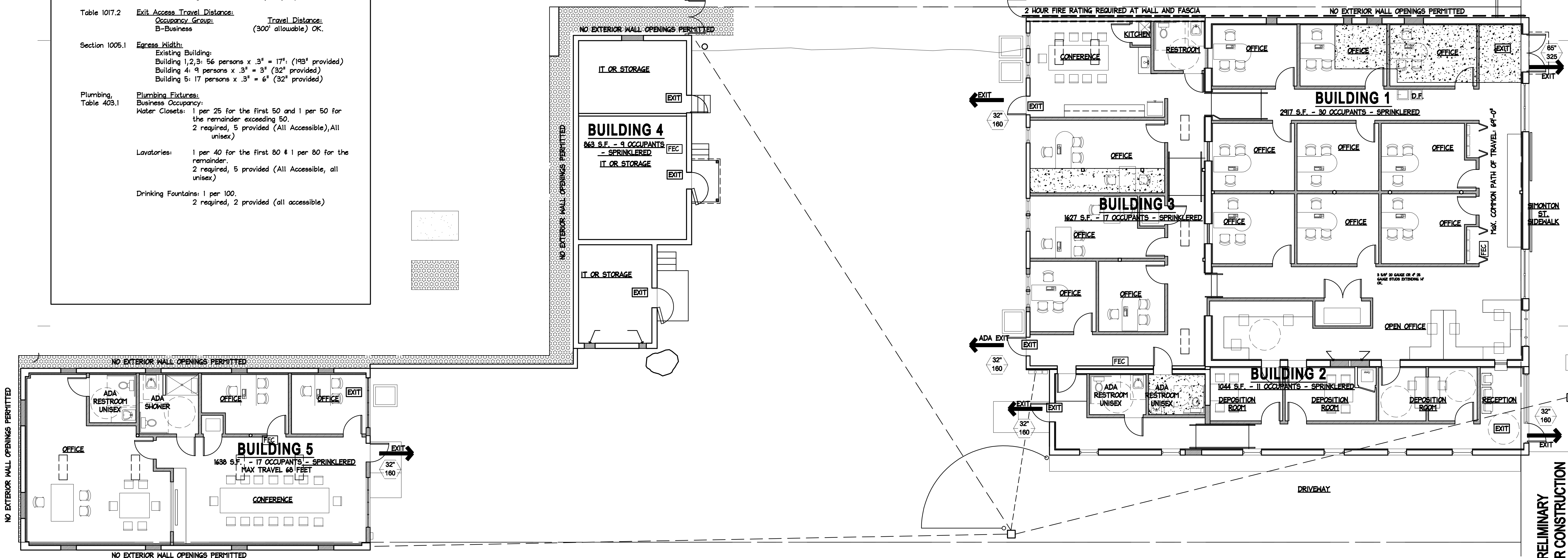
LIFE SAFETY LEGEND

- RATED WALL / PARTITION
- XX" CLR EGRESS WIDTH (INCHES)
- XX" EGRESS CAPACITY (# OF PERSONS)
- COMMON PATH
- [RECESSED] FIRE EXTINGUISHER CABINET (RECESSED)
- [HORN] FIRE ALARM HORN / VISUAL ALARM
- [PULL] FIRE PULL STATION
- [SPEAKER] SPEAKER (PUBLIC ANNOUNCEMENT)
- [STROBE] STROBE LIGHT
- [SMOKE] SMOKE DETECTOR
- [HEAT] HEAT DETECTOR
- [EXIT] EMERGENCY EXIT
- [LIGHT] EMERGENCY LIGHTING FIXTURE
- [SPRINKLER] FIRE SPRINKLER HEAD

PROJECT STATISTICS - 316 SIMONTON

LOT DESCRIPTION: SEE SURVEY. LOT SIZE: 16,076 S.F.

FEMA FLOOD ZONE: ZONE X, ZONE AE-6
 FINISH FLOOR ELEVATION: BUILDING 1: 8.36' (NGVD 1929), BUILDING 4: 12.46', BUILDING 5: 10.11'
 ZONING DESIGNATION: HNC-1 (HISTORIC NEIGHBORHOOD COMMERCIAL)
 LOT AREA: 16,076 S.F.
 BUILDING CONDITIONED AREA: BUILDING 1: 2704 S.F., BUILDING 2: 967 S.F., BUILDING 3: 1558 S.F., BUILDING 4: 751 S.F., BUILDING 5: 1514 S.F.
 TOTAL CONDITIONED AREA: 7494 S.F.



FIRST FLOOR PROPOSED LIFE SAFETY PLAN - PRELIMINARY

SCALE: 1/8"=1'-0"

REVISIONS:

MONROE COUNTY PUBLIC DEFENDER
316 SIMONTON STREET
KEY WEST FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

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Bender & Associates
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p.a.

Project No: 1835G
PROPOSED FIRST FLOOR LIFE SAFETY PLAN
Date: 10/22/20

LS1.1
12 OF --

PRELIMINARY
NOT FOR CONSTRUCTION

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., August 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:

RENOVATIONS TO TWO HISTORIC BUILDINGS AND ONE NON-HISTORIC BUILDING ON SITE. FENESTRATION CHANGES ON SIMONTON STREET ELEVATION OF MAIN BUILDING. REMOVAL OF EXISTING NON-HISTORIC SHEET METAL WALL AT REAR OF MAIN HISTORIC BUILDING. REMOVAL OF EXISTING GARAGE DOOR AND STOREFRONT AT NON-HISTORIC REAR BUILDING. REMOVAL OF WOOD DOORS FROM MAIN HISTORIC BUILDING.

#316 SIMONTON STREET

Applicant – Bender & Associates

Application #H2021-0040

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared DAVID SALAY, 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:

16 day of AUGUST, 316 SIMONTON, 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 24 AUGUST, 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 H-2021-0040

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

Signed Name of Affiant:

[Signature]
Date: 8/16/21
Address: 410 ANGELA ST.
City: KW, FL
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 16th day of August, 2021.

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

NOTARY PUBLIC

Sign Name: Ayn Lewis
Print Name: Ayn Lewis
Notary Public - State of Florida (seal)
My Commission Expires: 5-2-2025





316 1/2

Public Meeting Notice

Public Meeting Notice

4137

315

1010



STOP



316 1/2

**PRIVATE
PROPERTY
KEEP OUT**

**Public
Meeting
Notice**



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 00004220-000000
 Account# 1004391
 Property ID 1004391
 Millage Group 10KW
 Location 316 SIMONTON St, KEY WEST
 Address
 Legal KW PT LOT 1 AND PT LOT 2 SQR 24 G18-63 G32-222 OR792-1898 OR792-1899
 Description OR822-2353 OR822-2354 OR822-2355 OR822-2356 OR822-2414 OR946-286
 OR1120-696/97 OR1174-2404 OR1306-234 OR1306-235 OR1306-236/37 OR1306-238/39 OR1344-2184 OR1856-1060/61 OR2978-1358
 (Note: Not to be used on legal documents.)
 Neighborhood 32040
 Property COUNTY (8600)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

MONROE COUNTY
 1100 Simonton St
 Ste 205
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$549,173	\$569,578	\$546,896	\$0
+ Market Misc Value	\$10,040	\$10,040	\$5,560	\$0
+ Market Land Value	\$1,554,868	\$1,342,840	\$1,342,840	\$1,087,250
= Just Market Value	\$2,114,081	\$1,922,458	\$1,895,296	\$1,087,250
= Total Assessed Value	\$2,114,081	\$1,315,572	\$1,195,975	\$1,087,250
- School Exempt Value	(\$2,114,081)	(\$1,922,458)	\$0	\$0
= School Taxable Value	\$0	\$0	\$1,895,296	\$1,087,250

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	15,990.00	Square Foot	86	185

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1975	1976	1	4000 SF	2
WALL AIR COND	1997	1998	1	6 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/1/2019	\$2,020,000	Warranty Deed	2231426	2978	1358	18 - Unqualified	Improved
3/1/1995	\$150,000	Warranty Deed		1344	2184	K - Unqualified	Improved

Permits

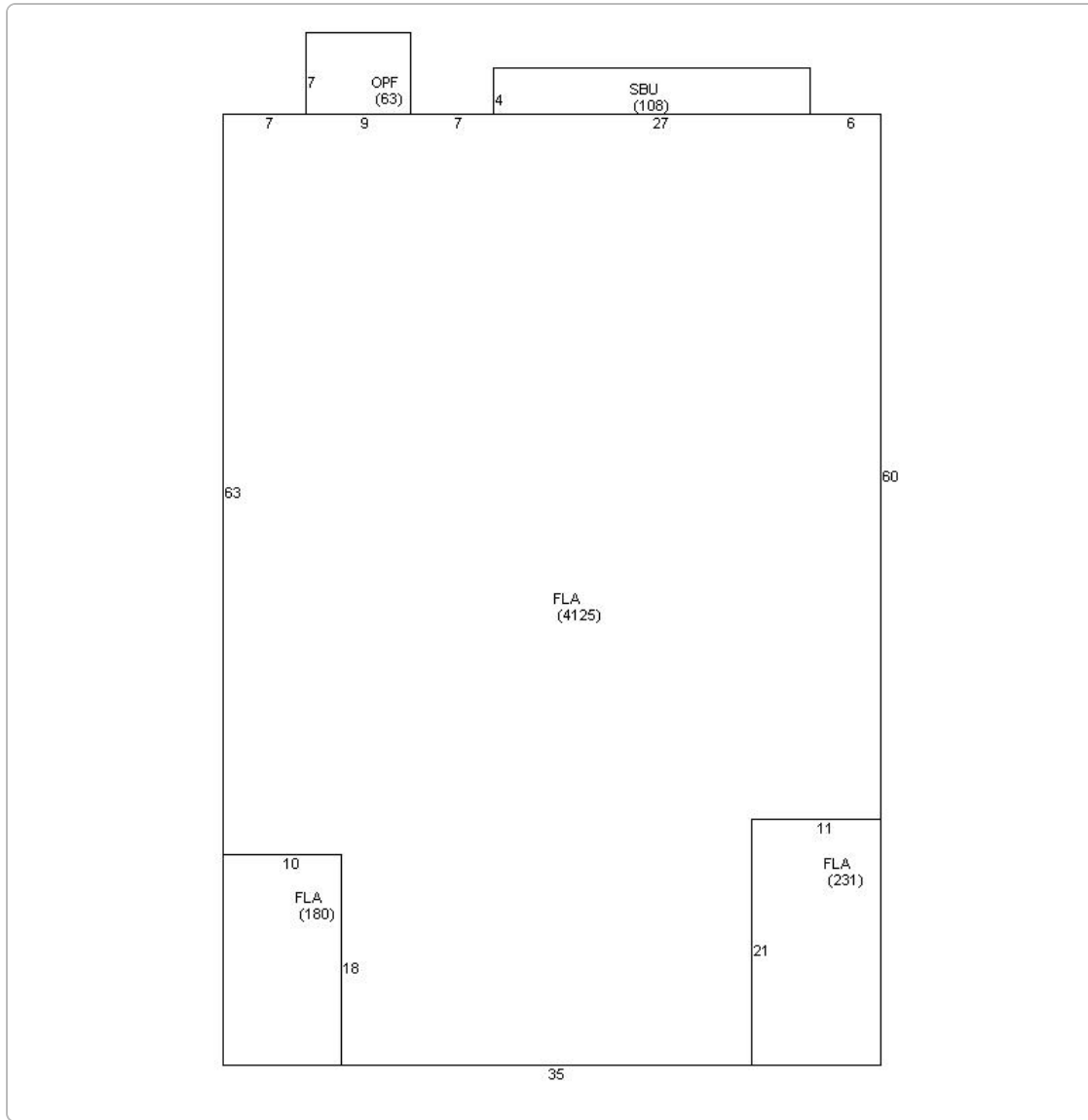
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-1654	5/19/2011	7/13/2011	\$10,000		OVERLAY ASPHALT APPROX 7000sf
10-1007	5/27/2010		\$2,000	Commercial	REMOVE EXISTING GLASS TILE FACADE AND REPAIR WALL.

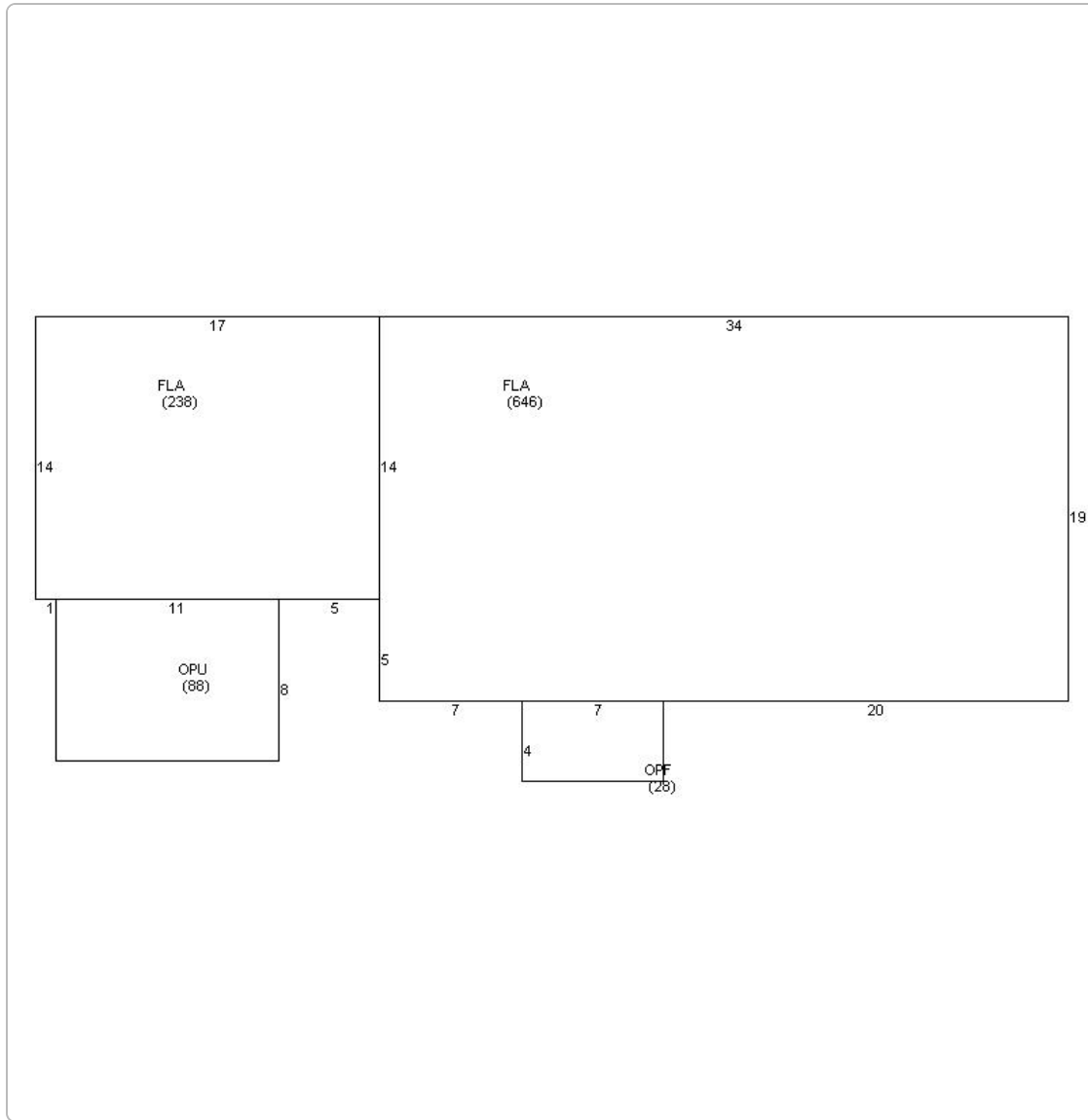
10-461	2/16/2010	4/9/2010	\$1,800	Commercial	REWIRE ELECTRIC TO EXISTING FAN OUTLETS. REMOVE FLOURESCENT LIGHTING AND INSTALL TRACK LIGHTING IN GALLERY. TWO 120V CIRCUITS, TWO SWITCHES AND TWO OUTLETS FOR PERIMETER TRACK LIGHTING IN GALLERY
09-00004356	12/30/2009	4/9/2010	\$750	Commercial	INSTALL HANGING SIGN
09-00003735	12/29/2009	4/9/2010	\$2,000	Commercial	CHANGE OUT SIGNS
07-5534	1/2/2008	4/9/2010	\$26,945	Commercial	INSTALL 3600 SF OF COOLEY C-3 60MIL WHITE SHINGLE PLY
07-3727	7/31/2007	12/7/2007	\$3,800	Commercial	REPAIR CRACKED STUCCO AND REPAIR DOORS& WINDOWS
04-2163	6/28/2004	10/21/2004	\$1,500	Commercial	UPGRD TO 200 AMP
04-0997	4/2/2004	10/21/2004	\$1,500	Commercial	SEWER LINE
03-3971	11/19/2003	10/21/2004	\$1,850	Commercial	REPLACE METAL SIDING
03-3680	10/22/2003	10/21/2004	\$3,000	Commercial	NEW A/C 2 1/2 TON
03-2440	7/23/2003	10/2/2003	\$3,000	Commercial	DROP CEILING
03-0128	1/15/2003	10/2/2003	\$2,100	Commercial	NEW ELECTRIC
99-2848	8/30/1999	11/19/1999	\$1,500	Commercial	REPLACE DOOR
98-1802	6/16/1998	12/31/1998	\$1,200	Commercial	INSTALL EXHAUST FAN
98-1854	6/15/1998	12/31/1998	\$200	Commercial	INSTALL EXHAUST FAN
97-3818	12/1/1997	12/1/1997	\$2,000	Commercial	REPLACE AWNING N& SIGN
97-0442	2/1/1997	7/1/1997	\$150	Commercial	28"X24" SIGN

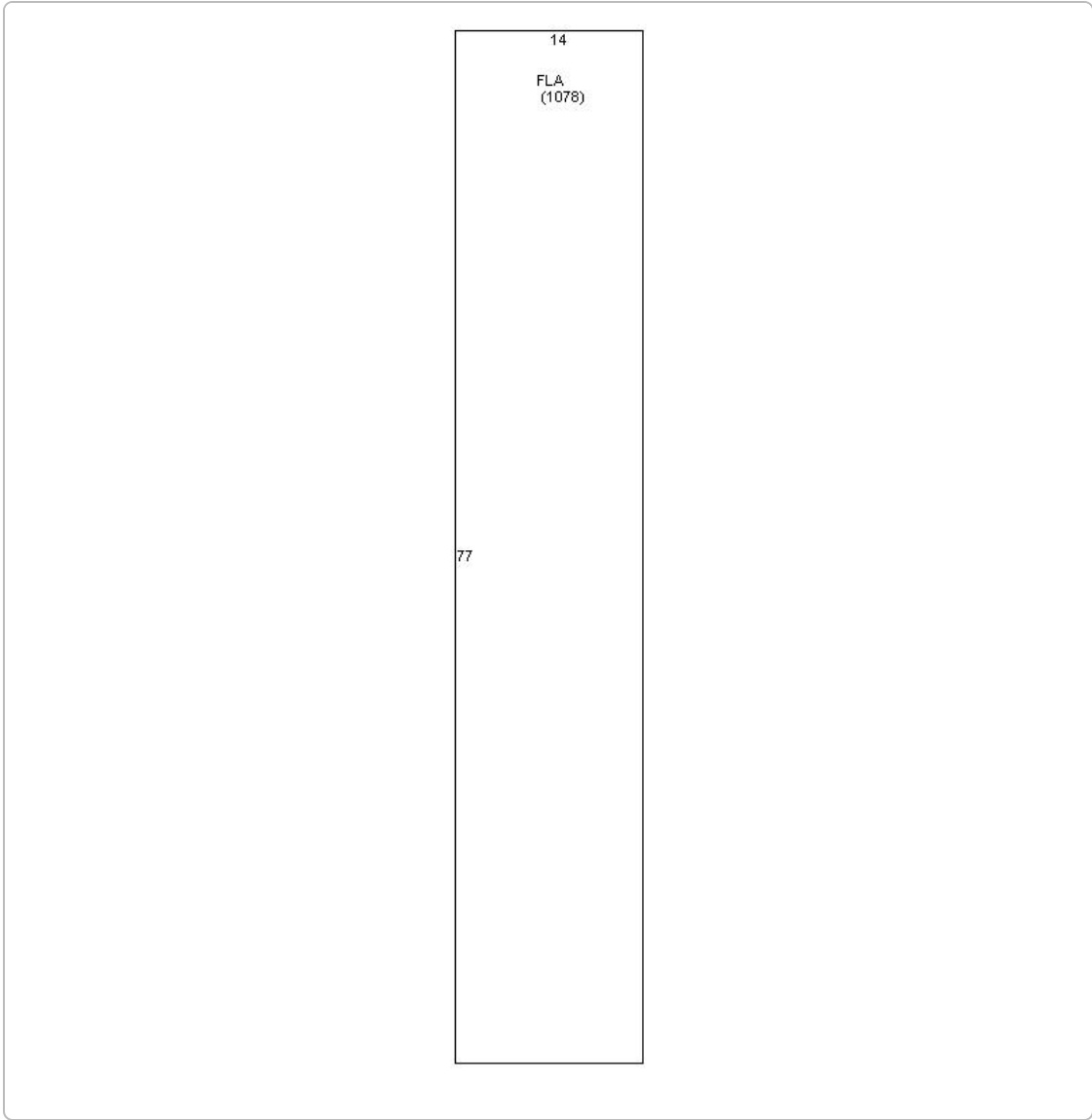
View Tax Info

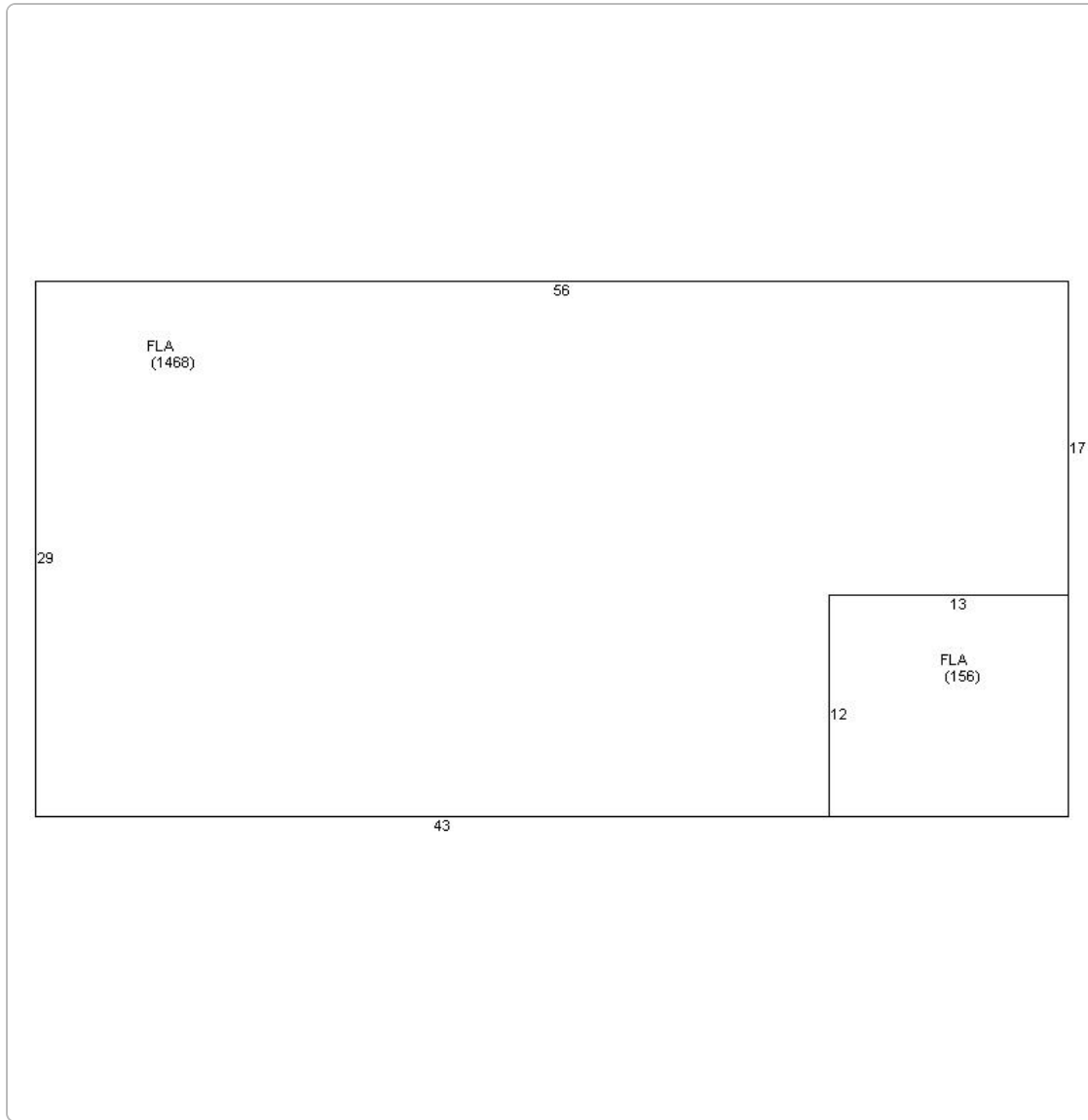
[View Taxes for this Parcel](#)

Sketches (click to enlarge)









Photos



Map



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