



Historic Architectural Review Commission
Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 26, 2016

Applicant: Cross Key Marine Canvas

Application Number: H16-01-0363

Address: #227 Duval Street

Description of Work:

Install two shade retractable umbrellas on front yard.

Site Facts:

The main house on the site is a contributing resource to the historic district. Built circa 1875, the Fogarty house is a two- and a half story neo-classical revival building. Since the 1960's the house has been readapted in use as a restaurant. The 1970 Polk City Directory includes the house on its listing as vacant. The site has several ancillary structures that diminish the historic character of the building. Moreover, insensible installation of mechanical equipment, such as the kitchen vents and hoods are detrimental to the building and to the Caroline Street streetscape. The site has tables and chairs located on the front patio and umbrellas are set on each table.

Guidelines Cited on Review:

- Secretary of the Interior's Standards (pages 16-23), specifically standards 1 and 9.
- Guidelines for awnings (pages 31-32), specifically guideline 10 of page 32.
- Guidelines for outbuildings (pages 40-410, specifically first two paragraphs and guidelines 1, 2, 4, 7, 9, and 11.

Staff Analysis

The Certificate of Appropriateness is for the installation of two retractable umbrellas, or awnings on the front yard facing Duval and Caroline streets. By reviewing the guidelines staff has concluded that the proposed retractable umbrellas are structures as they are more than 30" tall with a fixed location on the ground. Currently existing tables use independent umbrellas, which are part of the furniture for outdoor sitting. The new design proposes two awnings, each having two metal posts affixed to concrete footings measuring 22 7/8" in height. According to the applicant, the structures will cover 864 square feet. The shade will be approximately 11' + the concrete footings at its highest point. The applicant provided a sample of the canvas which is a blue color, Pacific Blue.

Consistency with Guidelines

1. Guideline 10 of page 32 states that free standing fabric covered structures are typically not recommended on publicly visible elevations. In this case, the retractable awnings will be very prominent and visible from Duval and Caroline streets. Moreover under page 40 (outbuildings), guideline 5 notes that the installation of metal, plastic or cloth covered garages, storage sheds, or other outbuildings is not allowed where visible from the public right-of-way.
2. Due to excessive amount of ancillary structures in the site, the historic house has become a secondary structure, a *backdrop*, rather than the principal and most important element on the site. Adding two structures with a prominent form not traditional to the historic district streetscape and completely visible from the streets; will contribute to the actual adverse condition of the historic house and its relationship to its site.
3. The proposed structures will be installed on the front yard.

It is staff's opinion that the proposed retractable awnings are inconsistent with the cited Secretary of the Interior's Standards and the guidelines. It is staff's opinion that the proposed structures will detract from the XIX Century historic resource and will augment the actual loss of the relationship of the house to its site and streetscape. Adding other ancillary structures to an overcrowded site will diminish the historic character of this unique still standing house on Duval Street.

Re-adaptive use is about continuing the use of a historic resource without diminishing or destroying the character and integrity of the building and its relationship to its site. A truly and appropriate re-adaptive use is the one where the contemporary use adapts to the historic fabric and its environment with the minimum necessary alterations to the existing resource.

APPLICATION

Awnf

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COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.keywestcity.com

HARC PERMIT NUMBER 16-01-363		BUILDING PERMIT NUMBER 16-1090		INITIAL & DATE 3/15/16
FLOODPLAIN PERMIT				REVISION#
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

ADDRESS OF PROPOSED PROJECT:	227 Duval St, Fogarty's		# OF UNITS
RE # OR ALTERNATE KEY:	00001320-000400		
NAME ON DEED:	SK Land Company	PHONE NUMBER	561-945-6777
OWNER'S MAILING ADDRESS:	506 Fleming St.	EMAIL	Rickfloreskw@yahoo.com
	Key West, FL 33040		
CONTRACTOR COMPANY NAME:	Cross Key Marine Canvas	PHONE NUMBER	305-451-1302
CONTRACTOR'S CONTACT PERSON:	Jacquelyn Bello	EMAIL	Keylargocanvas@aol.com
ARCHITECT / ENGINEER'S NAME:	D.L. Osborne Inc.	PHONE NUMBER	305-852-0262
ARCHITECT / ENGINEER'S ADDRESS:	91700 OSH, Tavernier, FL 33070	EMAIL	Mail@keysengineering.com

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: YES NO (SEE PART C FOR HARC APPLICATION.)

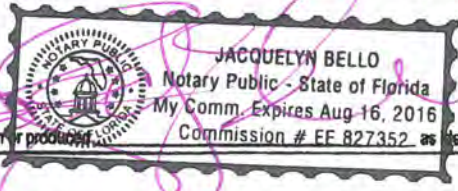
CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: 20,000.00

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Install Two new Sunesta Shade spot Umbrellas in same area covered by Six 12' square umbrellas 864 SqFt

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: Robert A. Cullin
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 16 DAY OF March, 2016.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 16 DAY OF March, 2016.
Personally known or produced as identification.	Personally known or produced as identification.



18400/9795 ok 23396/28963 ok

Trans date: 3/15/16 Time: 13:05:49

RECEIVED
DATE: 3/15/16
TIME: 10:50
TYPE: BUILDING PERMIT
FEE: \$100.00
DRAWING NO: 175-NEW
DRAWER: J
NO: 12311

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE:
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov


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

ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL: Pacific Blue Sunbrella
Project Description: Install 2 new Sunesta Shade Spot Umbrellas in same area covered by six 12' square umbrellas. 864 Sq Ft.		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC AR

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: 

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Oper: KEYWBLD Type: BP Drawer: 1
 Date: 3/15/16 50 Receipt no: 12311
 2016 1000363.
 PT * BUILDING PERMITS-NEW
 1.00 \$50.00
 Trans number: 3078690
 CK CHECK 68807 \$100.00
 Trans date: 3/15/16 Time: 13:05:49

SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>main house is listed as contributing Guidelines for awnings, outbuildings.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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

PROJECT PHOTOS



Fogarty House, corner Duval Street and Caroline Street. The Heritage House Collection, donated by the Campbell, Poirier and Pound families. Monroe County Library



227 Duval Street circa 1965. Monroe County Library.



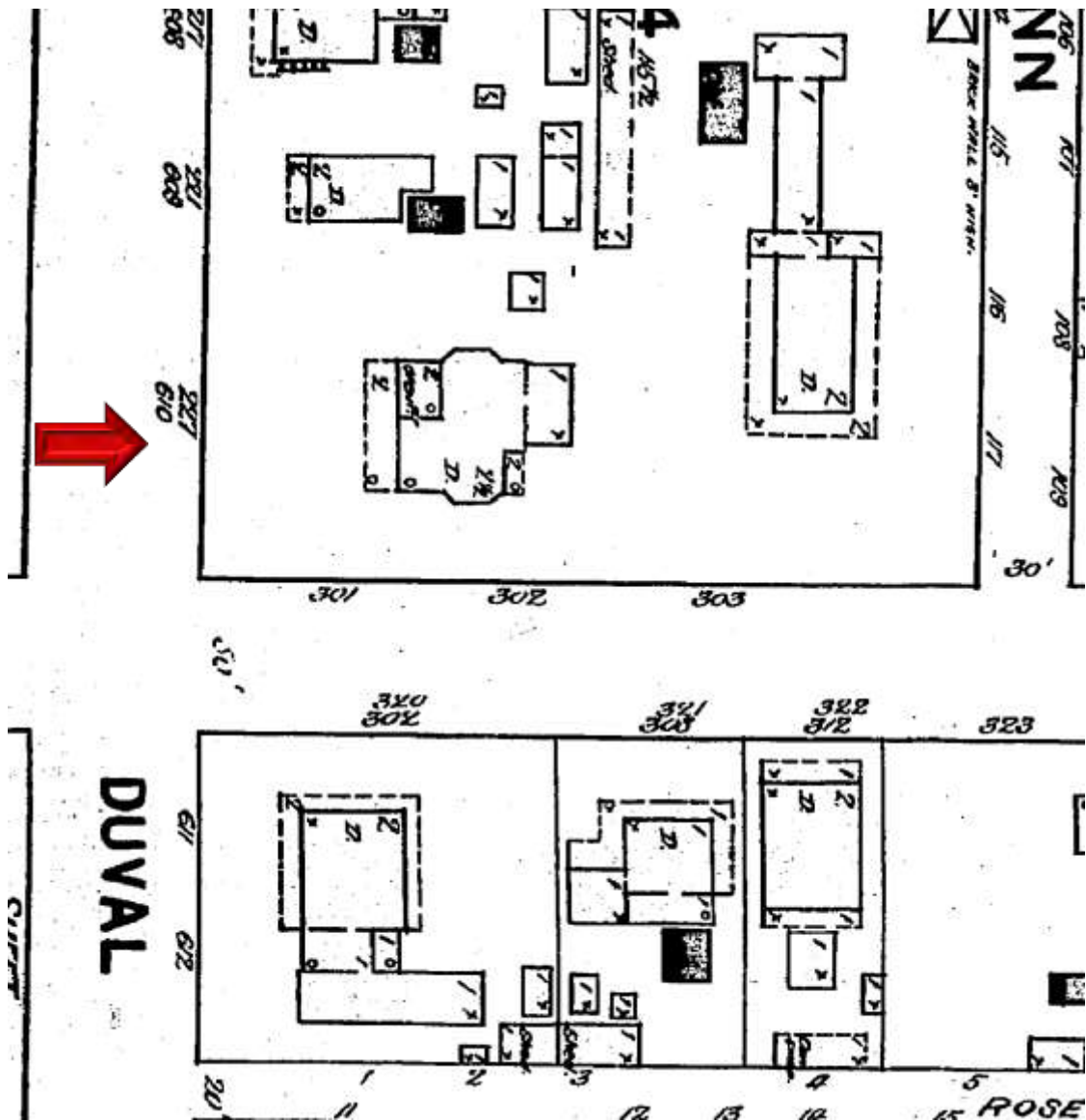
227 Duval Street circa 1965. Monroe County Library.



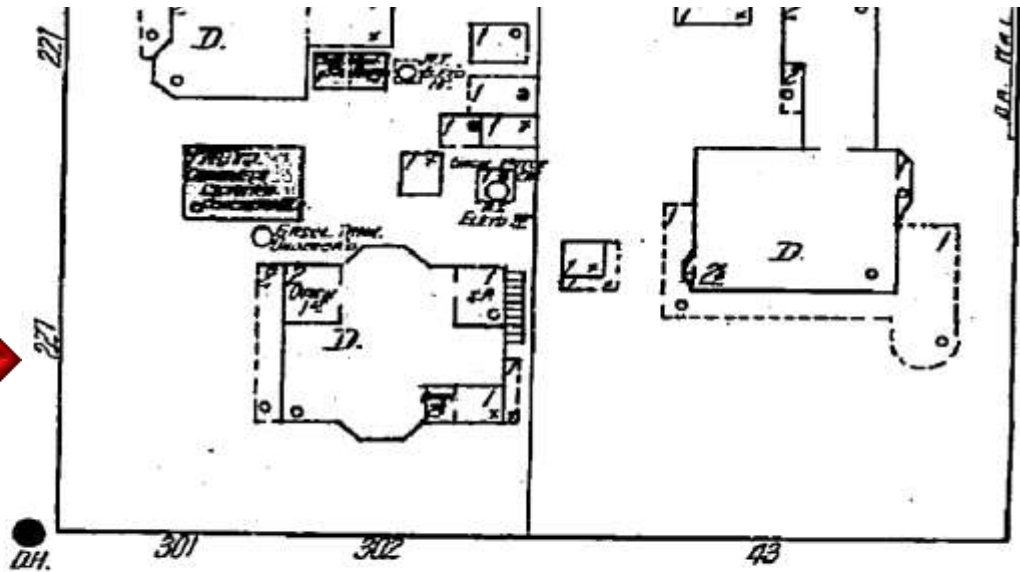
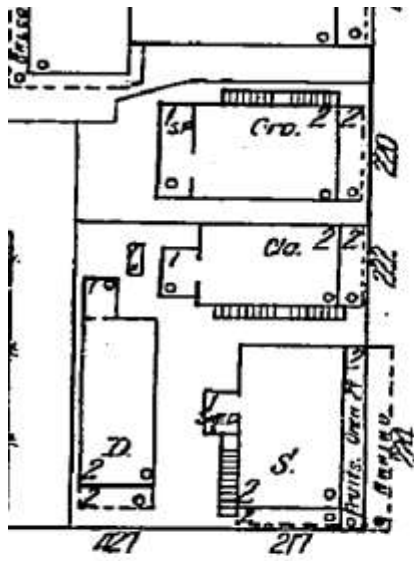
227 Duval Street circa 1970's. Monroe County Library.



SANBORN MAPS

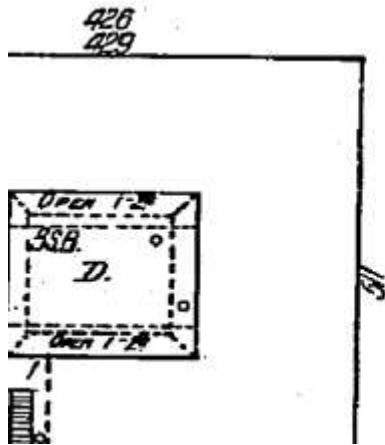


1892 Sanborn Map

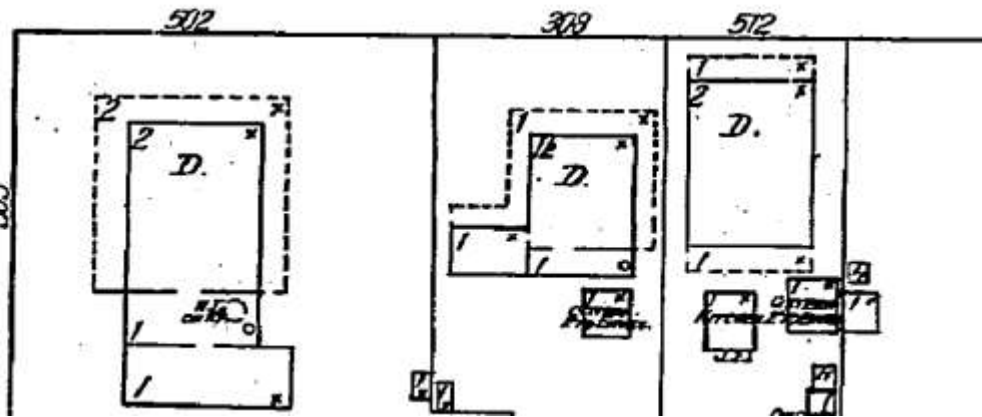


CAROLINE

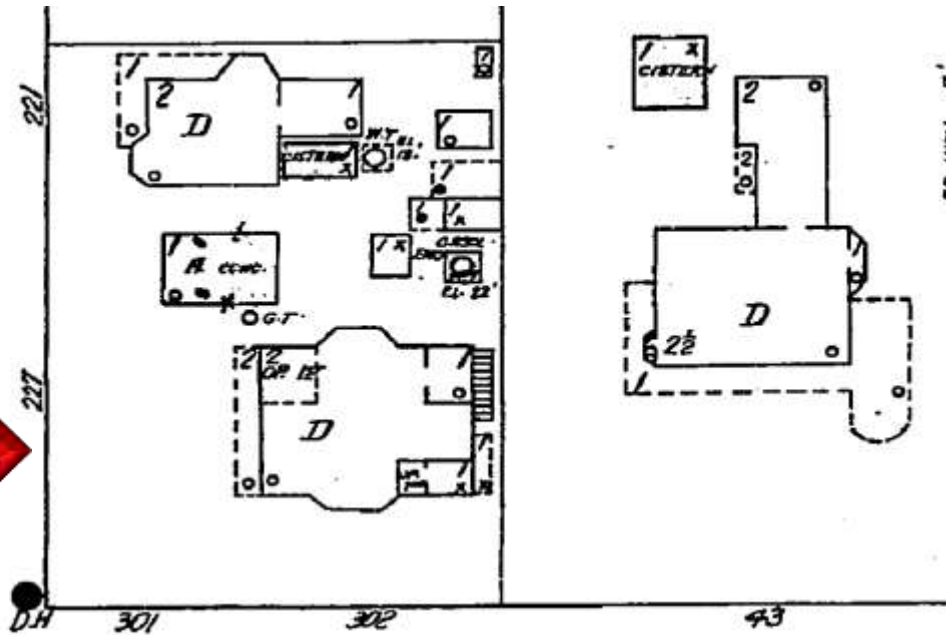
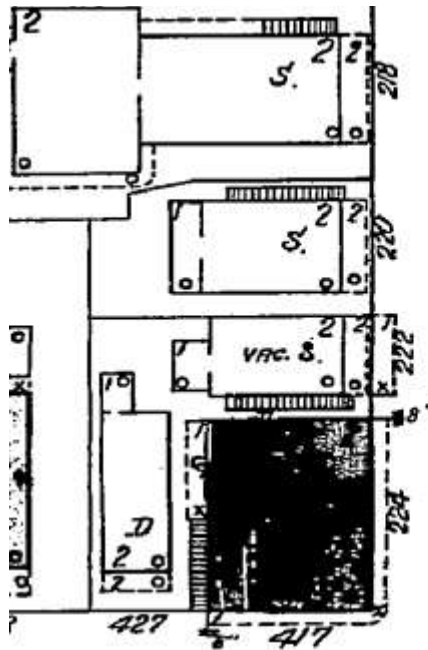
BRICK PAVED.



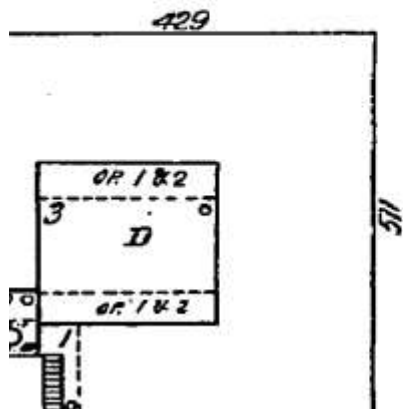
DUVAL



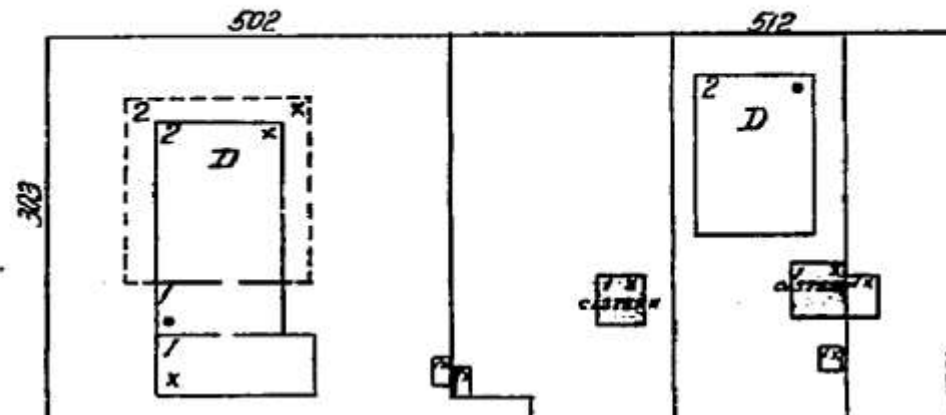
1912 Sanborn Map



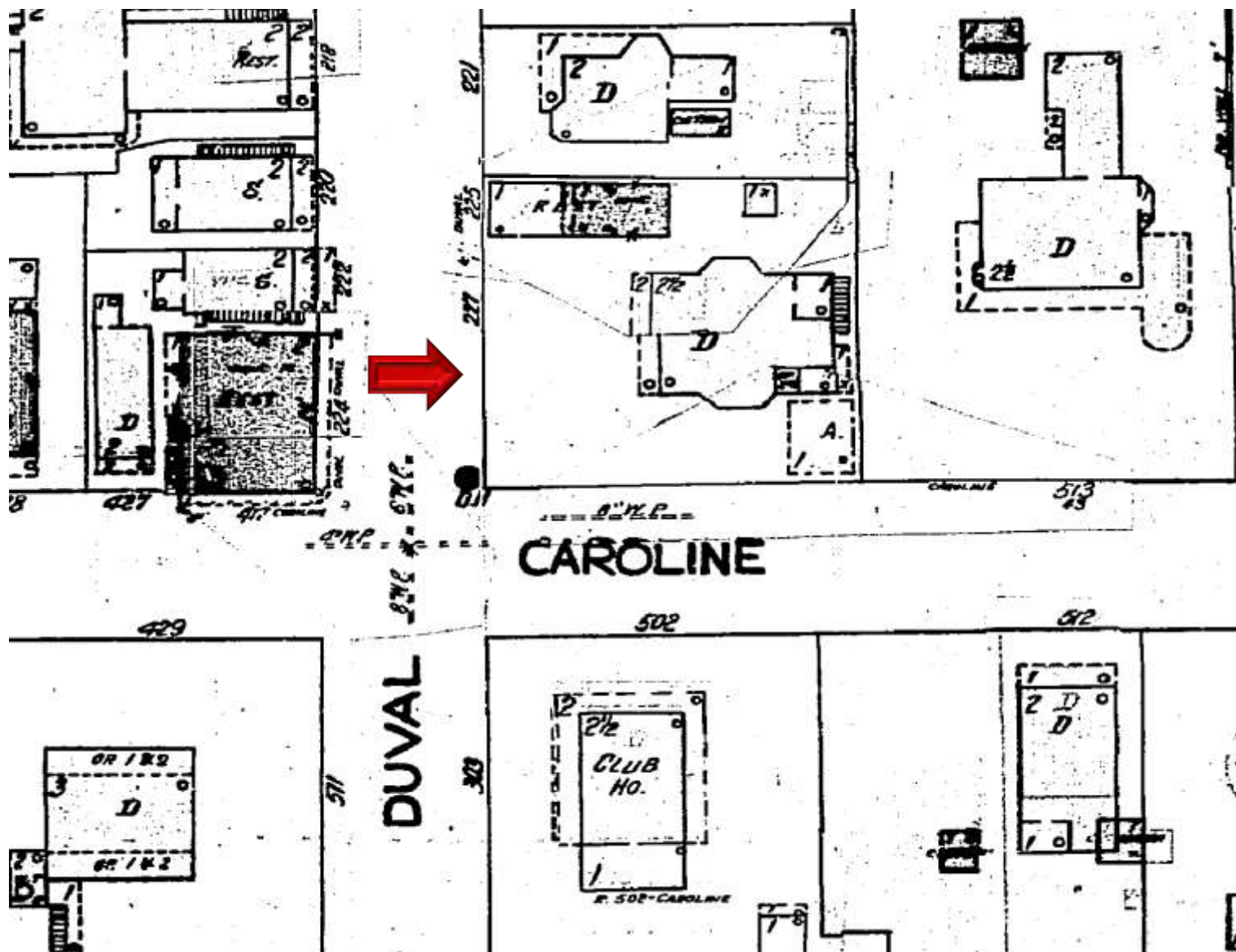
CAROLINE



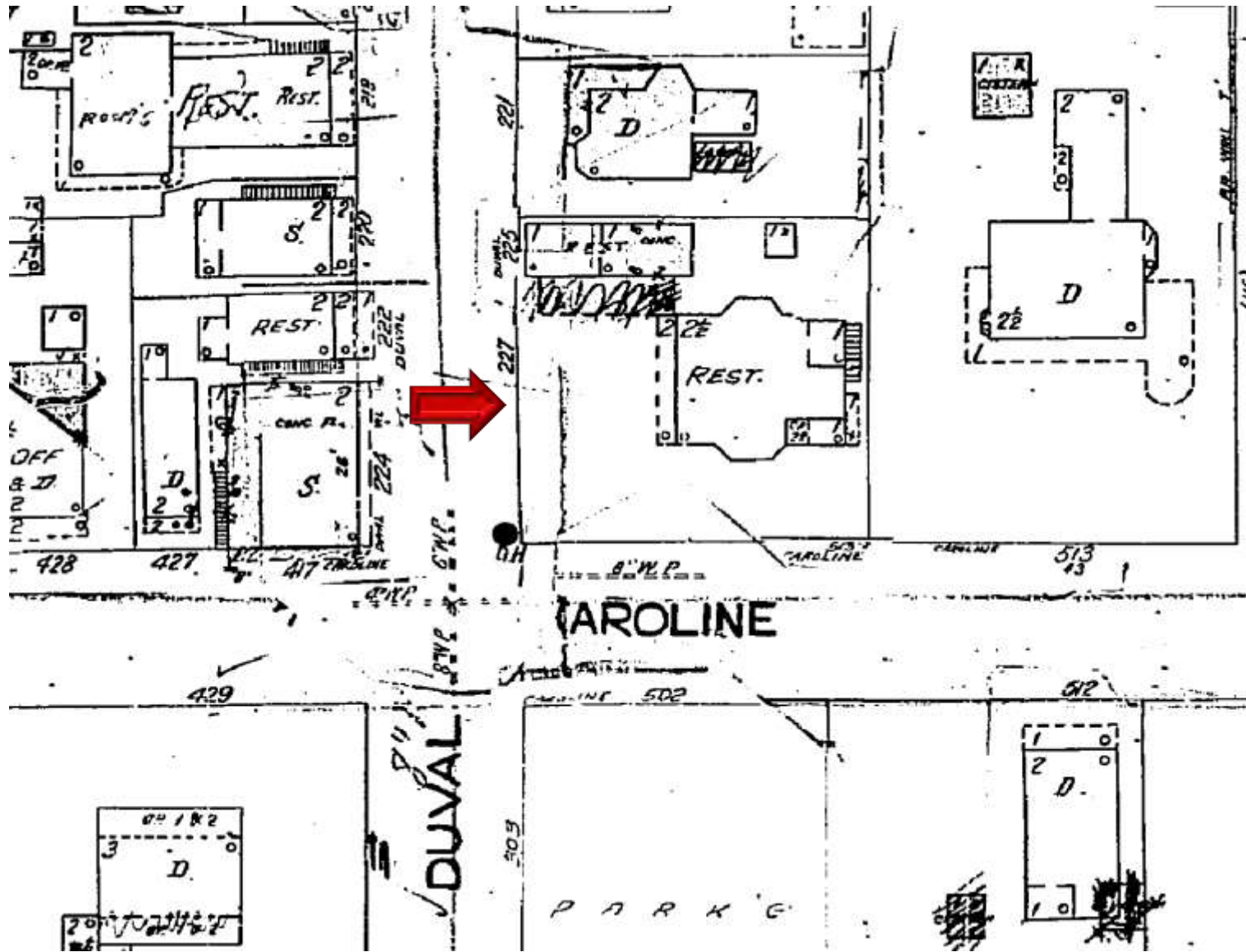
DUVAL



1926 Sanborn Map

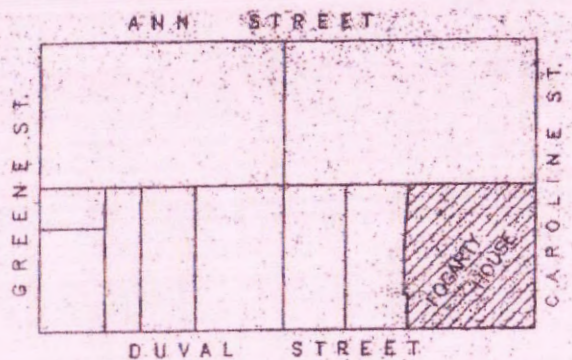


1948 Sanborn Map



1962 Sanborn Map

SURVEY



LOCATION MAP
Square 14, City of Key West

LEGAL DESCRIPTION:

PARCEL "A"
On the island of Key West, and known as Part of Lot 4, Square 14, commencing at the corner of Duval and Caroline Streets thence along the Northwestern side of Caroline Street and in a Northeasterly direction a distance of 113 feet; thence at right angles and in a Northwestern direction a distance of 100 feet for a point or place of beginning; thence at right angles and in a Southwesterly direction a distance of 2.5 feet; thence at right angles and in a Northwestern direction a distance of 32.2 feet; thence at right angles and in a Northeasterly direction a distance of 53.22 feet back to the point or place of beginning.

PARCEL "B"
On the island of Key West, known on William A. Whitehead's map delineated in February A.D. 1829 as a part of Lot Number 4 in Square Number 14 at the junction of Duval and Caroline Streets, with a front on Caroline Street of 113 feet, and a front on Duval Street of 100 feet, and extending back at right angles therewith.

SURVEYOR'S NOTES:

North arrow based on assumed meridian
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No. Tidal Sta. No. 24 Elevation: 6.444
Monumentation:

- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail

Abbreviations:

- | | |
|-----------------------------|---------------------------------|
| Sty. = Story | o/h = Overhead |
| R/W = Right-of-Way | u/g = Underground |
| fd. = Found | F.F.L. = Finish Floor Elevation |
| p. = Plat. | Ir. = Irregular |
| m. = Measured | conc. = concrete |
| N.T.S. = Not to Scale | C.B.S. = Concrete Block Stucco |
| C. = Centerline | cov'd. = Covered |
| Elev. = Elevation | wd. = Wood |
| B.M. = Bench Mark | w.m. = Water Meter |
| P.O.C. = Point of Commence | Bal. = Balcony |
| P.O.B. = Point of Beginning | Pl. = Planter |
| Tel. = Telephone | |
| A/C = Air Conditioner | |

Field Work performed on: 12/23/98

AREA of parcel: 11,413.24 Square Feet

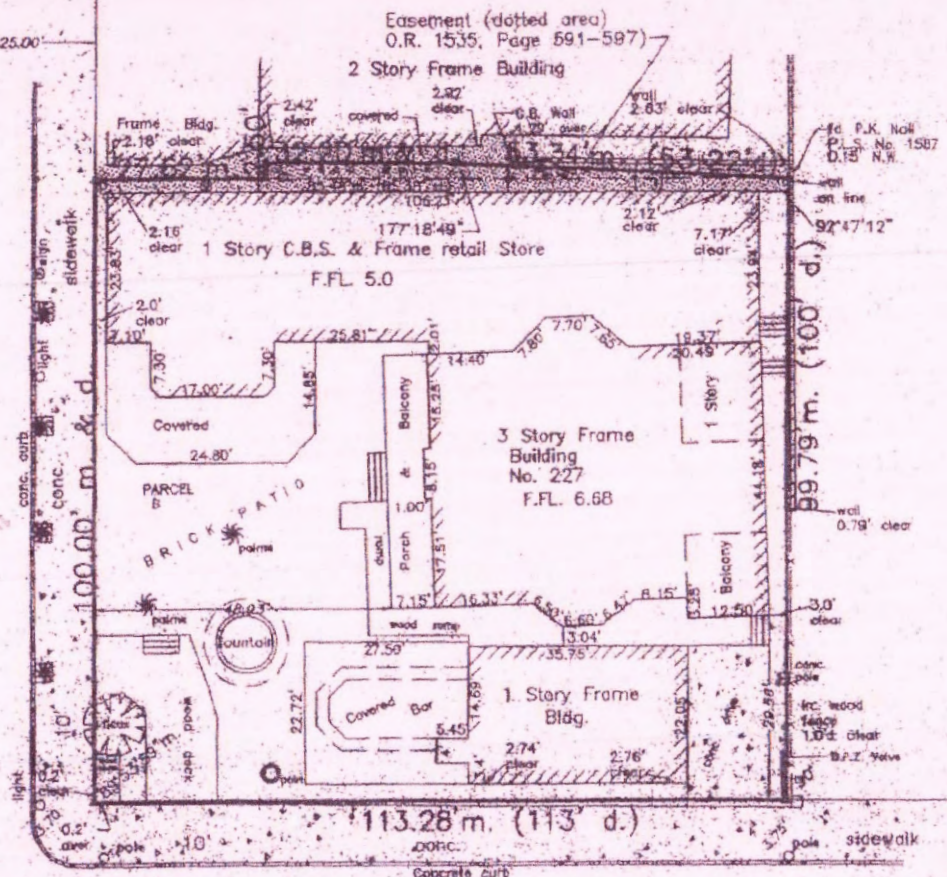
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no other encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36811

CERTIFICATION made to SK Land Company, a Florida Corporation
First National Bank
Commercial and Title Insurance Company
& Eisen, P.A.

DUVAL STREET



CAROLINE STREET

SK Land Company, a Florida Corporation 227 Duval Street, Key West, FL 33040			
BOUNDARY SURVEY		Draw. No.: 98-483	
Scale: 1" = 20'	Rev. 122-83	Flood panel No. 1718-1	Over. By: F.H.H.
Date: 4/5/96		Flood Zone:	Flood Elev.:

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

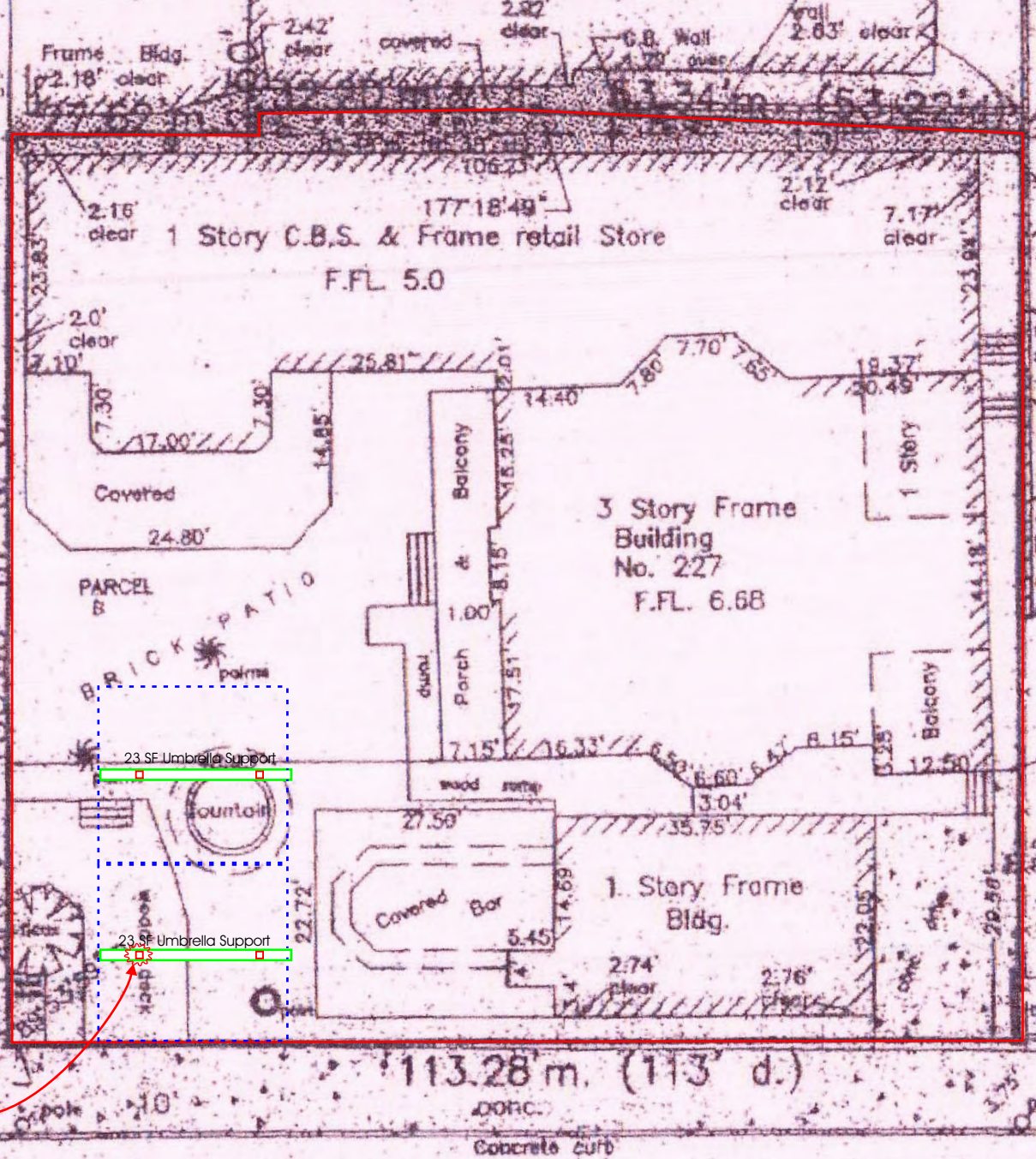
1150 Northeast Drive

PROPOSED DESIGN

STREET
DUVAL

Easement (dotted area)
O.R. 1535, Page 591-597

2 Story Frame Building

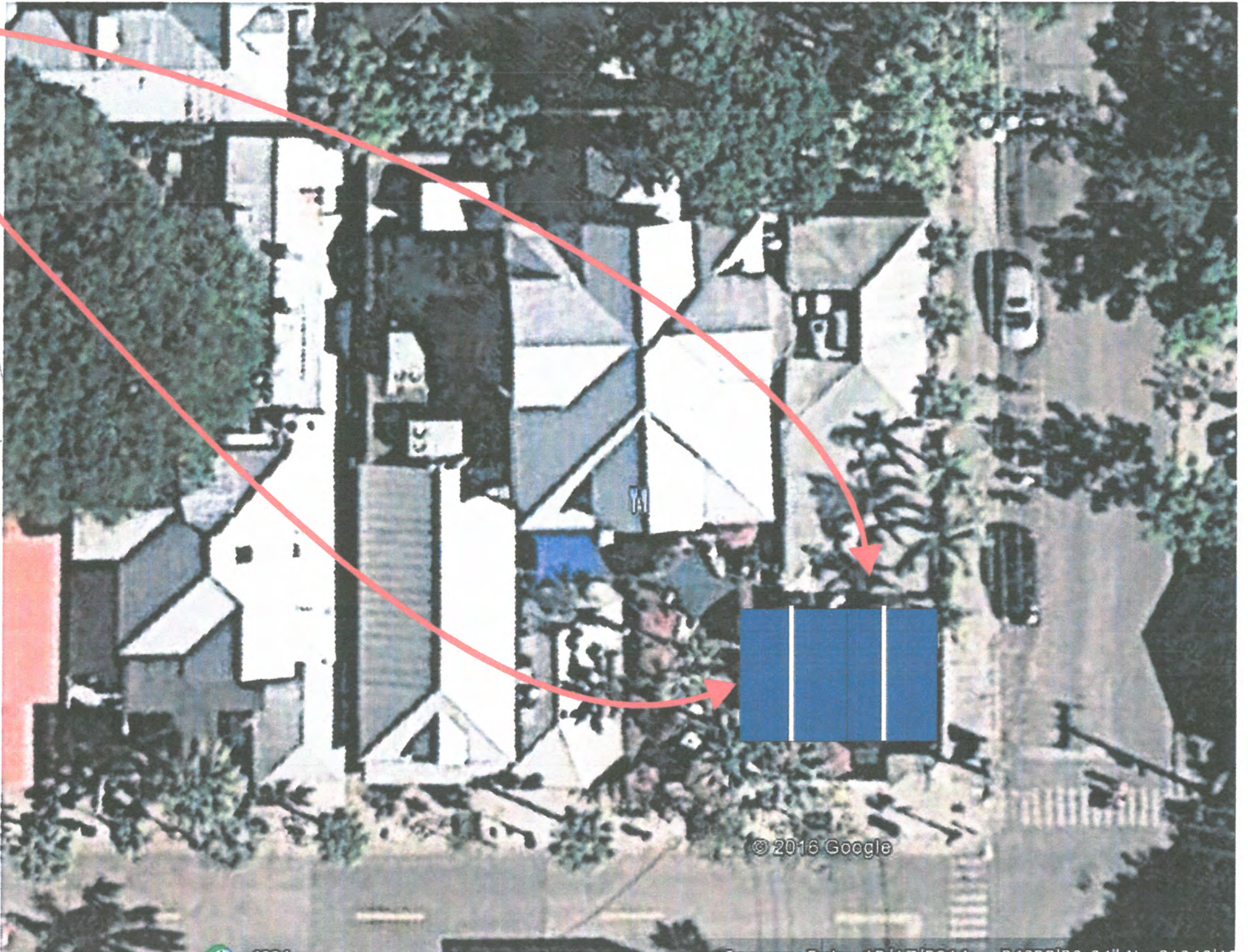


Id. P.K. No. 1587
P.L.S. No. 1587
D.15' N.W.

CAROLINE STREET

Umbrella supports to be Square
Aluminum Tube Painted White
to match other columns on property
Column height to be 11' tall

EIVE
2016

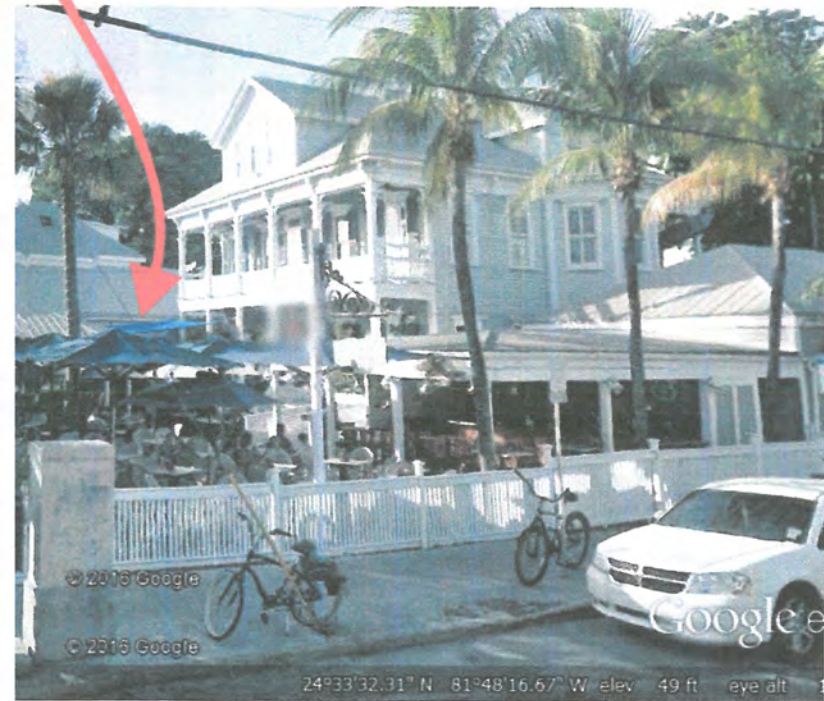


© 2016 Google

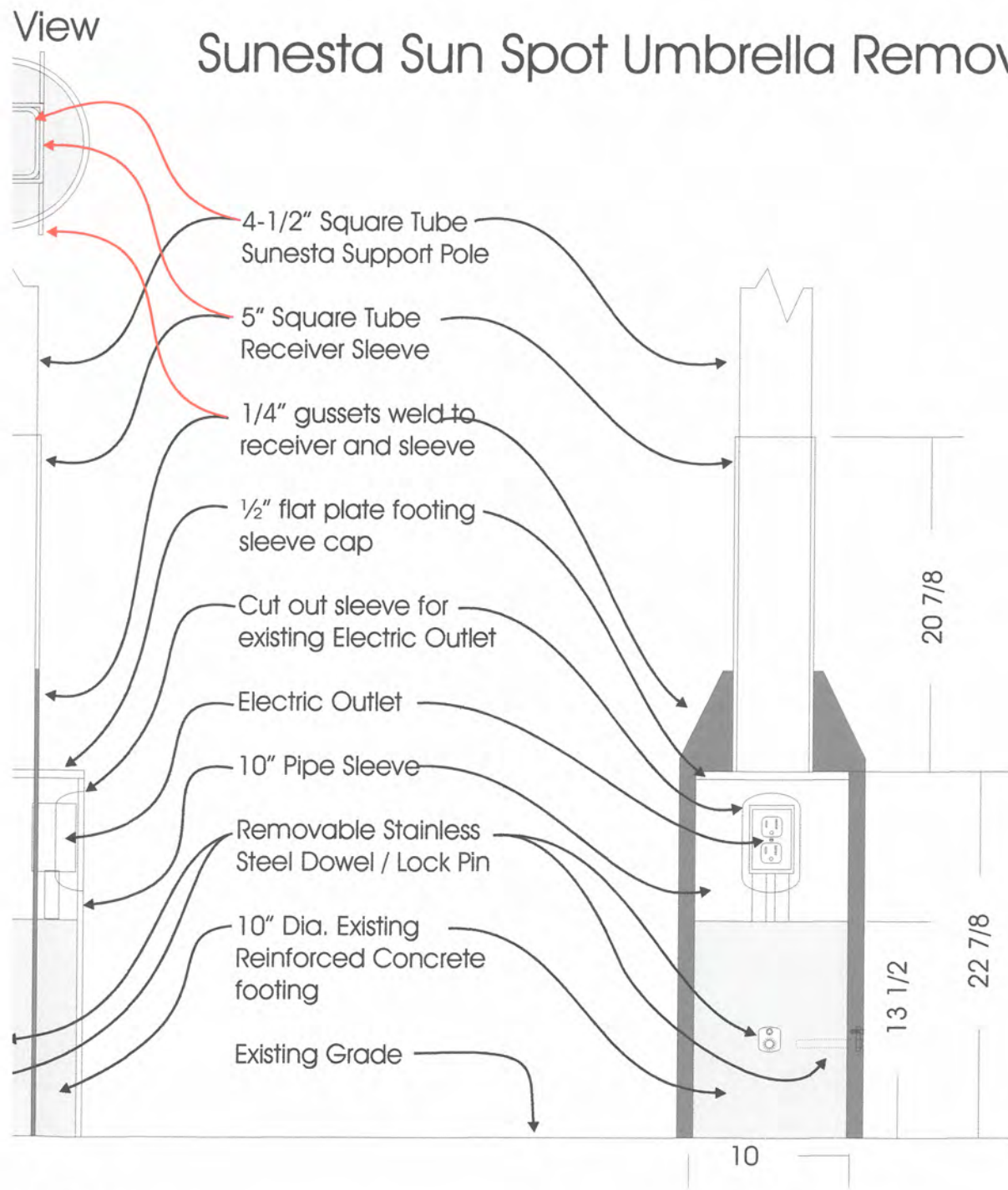
Picture for HARC Review of: 227 Duval St

RE#00041320-000000

Location of Six 12' x 12' Umbrellas
to be replaced by Two "Sunesta"
"Shade Spot" umbrellas 23' x 19'



Sunesta Sun Spot Umbrella Removable Mounting Sleeve



Existing Umbrella Mount Tube Bolted to 10" Reinforced Concrete Footing that protrudes 14" Above the Paver floor.



vation



A Free Standing Awning from Sunesta Can be a Great Upgrade for Homes and Businesses



Are you interested in adding a free standing awning to your outdoor living space? If so, turn to the experts at Sunesta. We have been providing homeowners and business owners with industry-leading shade solutions since 1981, so we have the knowledge and expertise necessary to expertly serve you.

Sunesta's free standing canopies are perfect for poolside patios, lawns that are exposed to harsh sunlight, break areas, and more. When you turn to us for your free standing awning, you'll receive a product that is:

- Available in more than 150 fabric styles, so you are sure to find a look you love
- Manufactured with a fabric that is resistant to fading in direct sunlight and harboring unsightly mildew and mold
- Built to withstand winds greater than the industry-recommended 45 mph
- Backed with impressive warranties

Additionally, you can add extra features to your new awning, including wireless remote controls and sensors as well as front bar drop valances for extra sun protection.

To ensure that our customer service meets the highest of standards, we also utilize our SmartCode™ system. When you receive your awning, you'll also be given a unique SmartCode™ number with it. This special code gives us access to all of the specifications of your product, which allows us to quickly help you in the event you have any questions or concerns.

To learn more about having a free standing awning from Sunesta installed at your home or business, call 1-800-SUNESTA today. One of our friendly representatives will be glad to assist you.

The Shadespot

Personal Oasis

smart COAT™ Frame Colors
Armorcoated™ frames in white

smart FAB™ Acrylic Fabric Selection
More than 180 colorfast striped and solid awning fabric choices

Available in Shade Fabric Styles: A & E

smart CARE™ Product Warranties

5 YEARS FRAME	10 YEARS FABRIC	5 YEARS MOTOR
----------------------	------------------------	----------------------

Testing Customer Service

smart TEST **TÜV CERTIFICATION** TÜV tested and approved facility and awning



smart CODE 00101 unique product ID number



Standard Features

Optional Features

smart PARK automatic arm alignment in retracted position



smart CONTROL wireless remote controls and auto sensors



smart PITCH one step precision arm pitch adjustment



smart DROP front bar drop valance for low sun protection



smart STRONG four PVC protected arm cables



smart MOUNT base and upright mounting options



smart HOOD one-piece aluminum hood




SPECIALS
\$200 OFF*



CERTIFICATE OF FLAME RETARDANCE

CROSS KEY CANVAS
ISSUED TO: PO BOX 371865
KEY LARGO, FL 33037
NUMBER: #77800

DATE: 03-8-2016

THIS CERTIFICATE OF COMPLIANCE IS ISSUED TO VERIFY THAT THE ITEMS OR AREAS DESCRIBED BELOW ON THIS CERTIFICATE HAVE BEEN TREATED WITH FLAME COAT™.

FLAME COAT™ IS A CLASS A FIRE RETARDANT.

Description of Material, Structure, etc.

80	YARDS OF SUNBRELLA PACIFIC BLUE, TREATED W/FLAMECOAT
	N.F.P.A. 701 SMALL SCALE, CLASS A, A.S.T.M E-84, FLAME SPREAD:10, SMOKE DENISTY:25,
	AFTER FLAME AVERAGE: 0.0 SECONDS, CALIFORNIA TITLE 19 SECTION 1237, N.F.P.A. 260
	CALIFORNIA TB 117E. WILL NOT WASH OFF, FOR INTERIOR AND EXTERIOR USE

ISSUED BY:



520-D Eagleton Downs Drive
Pineville, NC 28134
(704) 543-0903



Director GA-1201.01
(General)

Note: Fabrics and/or materials described on this certificate are intended for interior use unless otherwise stated. Due to the number of external forces that can diminish flame retardancy, this fabric should be periodically retested to insure it retains its effectiveness. We do not warrant the length of time that the fabric remains fire retardant. We do state that when it leaves our facility, it meets the stated code. Certificate void if material is exposed to open flame or extremely hot lights or electrical wiring.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 28, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**INSTALL TWO SHADE RETRACTABLE
UMBRELLAS ON FRONT YARD.**

FOR- #227 DUVAL STREET

Applicant – Cross Key Marine Canvas

Application #H16-01-0363

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 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 305-809-3731 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 Robert A. Collins, 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: 227-226 Duval Street on the 20 day of July, 2016.

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 7/26, 2016.

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 16-01-0363

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

Signed Name of Affiant:

[Signature]
Date: 7/21/16
Address: 1921 Flagler Ave
City: Key West
State, Zip: Florida 33040

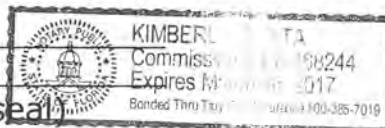
The forgoing instrument was acknowledged before me on this 21 day of July, 2016.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Kimberly G. Pita

Notary Public - State of Florida (seal)
My Commission Expires: _____



HARC Hearing Notice Posted 7/20/16
on Caroline St. Frontage



HARC Hearing Notice Posted 7/20/16
on Duval St. Frontage



PROPERTY APPRAISER INFORMATION



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

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

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

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1001341 Parcel ID: 00001320-000000** [Next Record](#)

Ownership Details

Mailing Address:

SK LAND COMPANY
500 FLEMING ST
KEY WEST, FL 33040-6891

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS

Millage Group: 10KW

Affordable Housing: No

Section-

Township- 06-68-25

Range:

Property Location: 227 DUVAL ST KEY WEST

Legal KW PT LOT 4 SQR 14 OR212-67/68 OR474-780/81 OR659-378/79 OR745-417/18

Description: OR772-69/74 OR903-2020D/C OR1455-2076/78

Click Map Image to open interactive viewer

Monroe County Links

- » [Monroe County Home Page](#)
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- » [Growth Management](#)
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- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

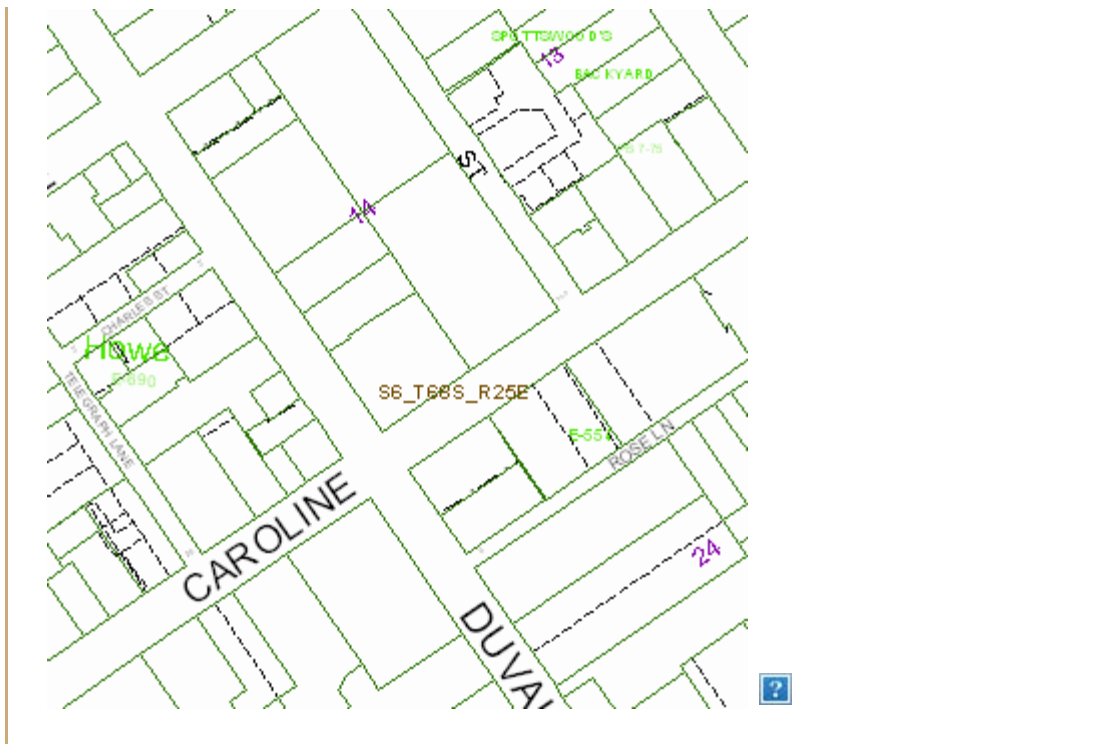
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	100	113	11,513.00 SF

Building Summary

Number of Buildings: 3
Number of Commercial Buildings: 3
Total Living Area: 9040
Year Built: 1908

Building 1 Details

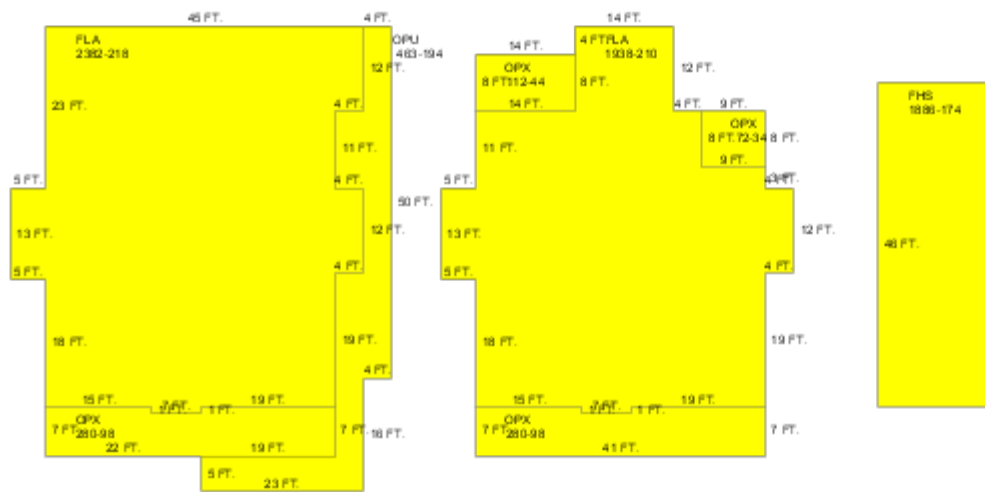
Building Type	Condition G
Effective Age 22	Perimeter 428
Year Built 1908	Special Arch 0
Functional Obs 0	Economic Obs 0

Inclusions:

Roof Type	Roof Cover
Heat 1	Heat 2
Heat Src 1	Heat Src 2

Extra Features:

2 Fix Bath	1
3 Fix Bath	2
4 Fix Bath	0
5 Fix Bath	0
6 Fix Bath	0
7 Fix Bath	0
Extra Fix	9



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1989			
2	OPU		1	1989			
3	OPF		1	1989			
4	FLA		1	1989			
5	OUF		1	1989			
6	PUF		1	1989			
7	OUF		1	1989			
8	FHS		1	1989			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	487	REST/CAFET-A-
	488	OPU
	489	OPF
	490	REST/CAFET-A-
	491	OUF
	492	PUF

493	OUF
494	FHS

Exterior Wall:

Interior Finish Nbr	Type
159	AB AVE WOOD SIDING

Building 2 Details

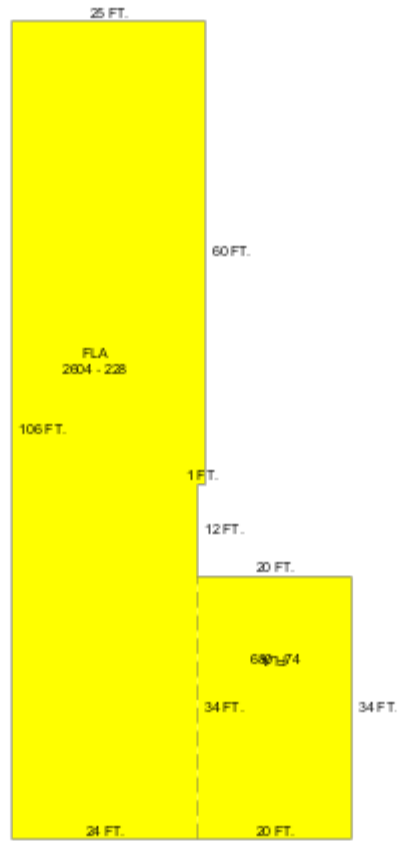
Building Type	Condition G
Effective Age 14	Perimeter 302
Year Built 1998	Special Arch 0
Functional Obs 0	Economic Obs 0

Inclusions:

Roof Type	Roof Cover
Heat 1	Heat 2
Heat Src 1	Heat Src 2

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1998			
2	FLA		1	1998			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	495	REST/CAFET-A-
	496	REST/CAFET-A-

Exterior Wall:

Interior Finish Nbr	Type
160	REIN CONCRETE
161	NO VALUE

Building 3 Details

Building Type

Condition G

Effective Age 14
 Year Built 1998
 Functional Obs 0

Perimeter 174
 Special Arch 0
 Economic Obs 0

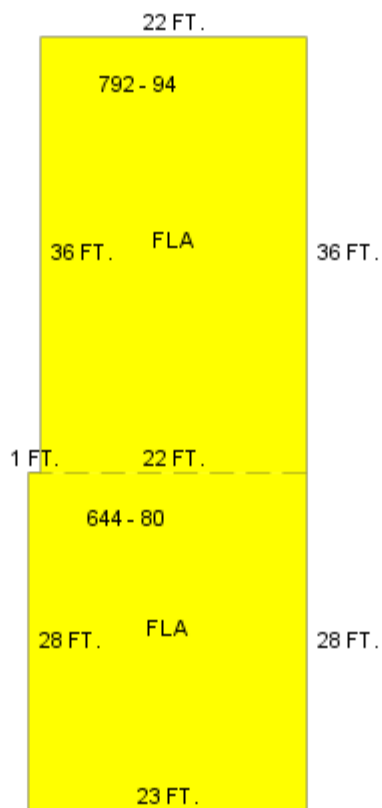
Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 20



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1998			
2	FLA		1	1998			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
-------------	---------------------	------

497	REST/CAFET-A-
498	REST/CAFET-A-

Exterior Wall:

Interior Finish Nbr	Type
162	REIN CONCRETE
163	NO VALUE

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	112 SF	8	14	1997	1998	2	40
2	PT2:BRICK PATIO	275 SF	25	11	2000	2001	2	50
3	PT2:BRICK PATIO	1,497 SF	0	0	1997	1998	2	50
4	FN2:FENCES	300 SF	75	4	1999	2000	2	30

Appraiser Notes

2002-12-26-(041) 8 TRANSIENT ROOMS & 1 NON-TRANS OWNER APT

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-3528	10/10/2012	12/31/2012	800 Commercial	HOOK UP TWO REPLACING A/C UNITS. ADD/REMOVE RECEPTACLES TO ALLOW FOR DOOR OPENINGS, INSTALLING OF BAR RECEPTACLES.
1	12-3527	10/10/2012	12/31/2012	22,000 Commercial	BUILD 31 X 8 BAR, CUT IN TWO DOOR OPENING. INSTALL FLOOD PANELS, REMOVE AND REPLACE WALL FINISHES AS PER PLANS.
1	12-3578	10/10/2012	12/31/2012	25,000 Commercial	REMOVAL AND DISPOSAL OF EXISTING 10 TON PGK. 2 UNITS INSTALLATION OF NEW TWO TON PACKAGE UNITS AND CURBS ATTACHED TO EXISTING DUCT.
1	12-3606	10/01/2012	12/31/2012	2,400 Commercial	INTERIOR WORK ONLY : DEMO WALL FINISHES (APPROX. 1000SF), CUT TWO DOOR OPENINGS AND CONCRETE TRENCH.
1	11-4505	12/12/2011		1,000 Commercial	REPAIR OR REPLACE EXISTING GASOLINE FROM TANK TO APPLIANCES
					REPLACE EXISTING FLOOR

1	11-4429	12/06/2011		2,400	Commercial	DRAINS AS NEEDED MAKE REPAIRS AS NEEDED REMOVE & REPLACE RESTROOM FIXTURES AS NEEDED TO NEW FIXTURES TO BE ADDED.
1	11-4493	12/09/2011		1,800	Commercial	DISCONNECT & RECONNECT ANY ELECTRIC ON PROPERTY THAT IS IN WAY OF CONSTRUCTION NO NEW WIRING, ONLY REPAIR EXISTING
1	11-4208	11/16/2011		70,000	Commercial	REPAIR & REPLACE DAMAGED EPOXY CONCRETE FLOORING MATERIAL. INSTALL PT PLYWOOD WITH WONDERBOARD AND TILE. REPAIR INTERIOR WALLS & BASEBOARD AS NECESSARY.
1	9702203	07/03/1997	04/08/1998	250	Commercial	TEMPORARY SERVICE
1	9702278	07/10/1998	04/08/1998	5,000	Commercial	DEMO EXIST COMM BLDG
1	9701907	07/23/1997	04/08/1998	175,000	Commercial	NEW 3020 SF BLDG
1	9800222	01/21/1998	04/08/1998	2,000	Commercial	SEWER LINE
1	9800529	02/18/1998	04/08/1998	285	Commercial	SECURITY ALARM
1	9800204	03/03/1998	04/08/1998	7,000	Commercial	PLUMBING
1	9801257	04/21/1998	06/24/1998	3,200	Commercial	3 SQS M/B RUBBER ROOF
1	9801663	05/27/1998	12/31/1998	8,200	Commercial	3 WALKIN COOLERS
1	9803424	10/30/1998	12/31/1998	1,000	Commercial	60 AMP CIRCUIT
1	9903344	05/18/1999	11/03/1999	250	Commercial	SIGN
1	9901651	05/18/1999	11/03/1999	3,000	Commercial	FENCE
1	0000327	02/10/2000	11/01/2000	20,000	Commercial	REMOVE DECKING/REPL PAVER
1	01-4006	01/04/2001	08/16/2002	750	Commercial	REPAIR BAR&SOFFITS
1	04-0505	04/21/2004	10/04/2004	800	Commercial	PARTITION WALL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	1,291,784	11,103	3,664,271	4,967,158	4,967,158	0	4,967,158
2014	1,326,857	10,414	3,543,471	4,880,742	4,806,622	0	4,880,742
2013	1,379,164	10,756	2,979,737	4,369,657	4,369,657	0	4,369,657
2012	1,353,350	11,076	2,979,737	4,344,163	4,344,163	0	4,344,163
2011	1,369,882	11,408	2,979,737	4,361,027	4,302,172	0	4,361,027
2010	1,403,930	11,739	2,495,397	3,911,066	3,911,066	0	3,911,066
2009	1,414,952	12,071	3,573,713	5,000,736	4,951,087	0	5,000,736
2008	1,437,652	12,392	3,050,945	4,500,989	4,500,989	0	4,500,989
2007	1,050,605	12,735	3,050,945	4,114,285	4,114,285	0	4,114,285

2006	1,050,605	13,054	1,151,300	4,573,898	4,573,898	0	4,573,898
2005	1,074,449	13,388	1,093,735	3,926,428	3,926,428	0	3,926,428
2004	1,074,288	13,719	1,093,735	3,926,428	3,926,428	0	3,926,428
2003	1,074,288	14,050	828,936	3,926,428	3,926,428	0	3,926,428
2002	1,092,210	14,372	828,936	3,926,428	3,926,428	0	3,926,428
2001	1,092,210	14,714	828,936	3,926,428	3,926,428	0	3,926,428
2000	1,092,210	5,352	713,806	3,926,428	3,926,428	0	3,926,428
1999	1,056,116	4,632	713,806	3,926,428	3,926,428	0	3,926,428
1998	420,206	5,392	713,806	1,599,213	1,599,213	0	1,599,213
1997	420,206	5,530	690,780	1,599,213	1,599,213	0	1,599,213
1996	382,006	5,687	690,780	797,342	797,342	0	797,342
1995	382,006	5,833	690,780	797,342	797,342	0	797,342
1994	382,006	5,991	690,780	755,377	755,377	0	755,377
1993	382,006	6,135	690,780	635,440	635,440	0	635,440
1992	382,006	6,293	690,780	635,440	635,440	0	635,440
1991	382,006	6,438	690,780	635,440	635,440	0	635,440
1990	368,251	6,694	458,505	635,440	635,440	0	635,440
1989	175,718	6,263	455,915	734,961	734,961	0	734,961
1988	164,429	6,263	396,335	681,986	681,986	0	681,986
1987	151,853	6,263	276,312	675,321	675,321	0	675,321
1986	152,496	6,263	276,312	652,429	652,429	0	652,429
1985	149,453	6,263	131,248	640,123	640,123	0	640,123
1984	147,635	6,263	131,248	420,579	420,579	0	420,579
1983	147,635	6,263	92,999	246,897	246,897	0	246,897
1982	137,428	6,263	92,999	236,690	236,690	0	236,690

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/1/1997	1455 / 2076	3,100,000	WD	U
2/1/1976	772 / 69	200,000	00	Q

This page has been visited 21,783 times.

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