



**Historic Architectural Review Commission
Staff Report for Item 17**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: June 26, 2018

Applicant: William P. Horn Architect

Application Number: H18-03-0029

Address: #1218 Duval Street

Description of Work:

New two-story addition and enclosure of existing porch at rear of main house. new two-story addition to front elevation to rear building. New side staircase to meet code, new ADA ramp and new side fences with gates.

Site Facts:

The two-story, frame vernacular structure is listed as a contributing structure built c.1930, per the survey. The structure first appears on the 1948 Sanborn map as a two-story structure with a one-story front porch. The c.1965 photograph shows that a second story was added onto the porch and is still in existence today. At some point, the property was converted from a single-family residence into a mixed-use property with four residential units.

There is a rear two-story building that was constructed in 1990 to house some of the residential units.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 9 and 10.

Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 11, 12, 13, 14, 19, 22, 25, and 30.

Staff Analysis

This Certificate of Appropriateness proposes enclosing a rear porch and adding a small addition onto the rear of the contributing building. The new addition will be approximately 23 feet tall, around 7 feet lower than the main house. It will have v-crimp roofing, fiber-cement siding, and aluminum impact windows and doors. The current exterior staircase that does not meet code will be demolished and a new staircase that meets code will be installed on the side of the building. The current ADA ramp that attaches to the front porch will be removed. A new ADA ramp that will run along the side of the building, where a newly installed entryway will be. The front porch will be restored to its more original footprint.

The existing rear structure will have a new addition added to the front of the structure. The new addition will be 23 feet tall, 3 feet shorter than existing structure. The structure will extend a few feet over the existing contributing structure, but will not obscure any fenestrations. The new extensions will have fiber-cement siding, aluminum impact windows, and small balcony on the front façade.

Consistency with Guidelines

The proposed addition to the contributing building is located on the rear, on the least publicly visible elevation, and will incorporate the footprint of an already existing rear porch. The new addition will be lower in height than the main building and lower in height than the existing rear structure. The shifting of the ADA ramp and the restoration of the front porch is an appropriate alteration for the contributing structure. The new staircase will project further out from the structure and will extend further forward, but the new staircase will meet code requirements.

While the addition on the rear structure is on the front, it will not obscure any character defining features. The structure is set so far back, that the new massing will not have any impact on the historic structure nor will it have any impact on the Duval Street streetscape.

Therefore, staff finds the project is consistent with the guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	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:	1218 Duval St., Key West, FL 33040		
NAME ON DEED:	1218 Duval KW LLC (Attn: M. Gvili)	PHONE NUMBER	305 304 1582
OWNER'S MAILING ADDRESS:	600 Duval St. Key West, FL 33040	EMAIL	mgvili@aol.com
APPLICANT NAME:	William P. Horn Architect, PA	PHONE NUMBER	305 296 8302
APPLICANT'S ADDRESS:	915 Eaton St. Key West, FL 33040	EMAIL	william@wphornarchitect.com
APPLICANT'S SIGNATURE:			DATE 5/29/18

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☐
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Adding two new additions to the existing buildings on site, one on the rear non-historic building and one on the rear non-historic porch of the main historic building.
MAIN BUILDING: Infilling a non-historic rear two story porch with a rear addition (2 story), replace non-conforming rear stair with new wood stair to code, replacing handicap ramp with new wood handicap ramp to rear entry.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Removing non-historic ramp and stair

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

ACCESSORY STRUCTURE(S): Adding a 2 story addition to the front of a non-historic 2 story building in the rear yard.	
PAVERS:	FENCES: New 6' wood picket fencing
DECKS: Wood deck at rear	PAINTING: Paint new additions white to match existing, porch deck will be grey
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
2-new A/C condensor units	

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.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

OR THAT THE BUILDING OR STRUCTURE;

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

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

- (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 a 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.

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

_____ No Reason _____

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.

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

AND

(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.

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 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 there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

PROPERTY OWNER'S SIGNATURE:

DATE AND PRINT NAME:

5/29/18 Moshe Gvili

OFFICE USE ONLY

BUILDING DESCRIPTION:

☐ Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____
☐ Not listed Year built _____ Comments _____

☐ Reviewed by Staff on _____
☐ Notice of hearing posted _____

First reading meeting date _____

Second Reading meeting date _____

TWO YEAR EXPIRATION DATE _____

Staff Comments



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	\$400.00	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$_____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 500.00

Project Address: 1218 Duval St.

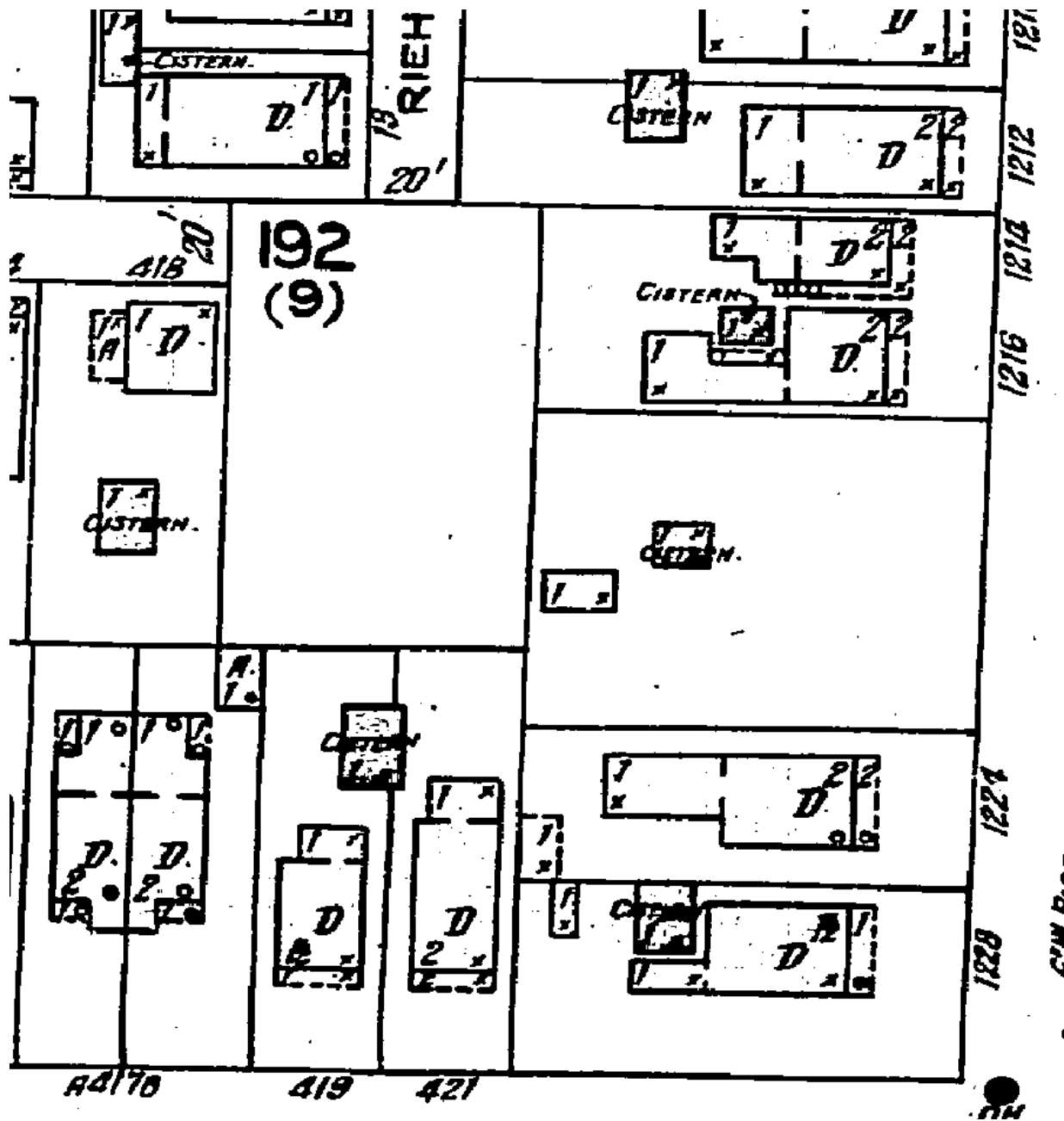
Comments: Electronic copies. Include stairs on both existing/proposed. Site data.

* concern with side stairs/although they are replacing existing.

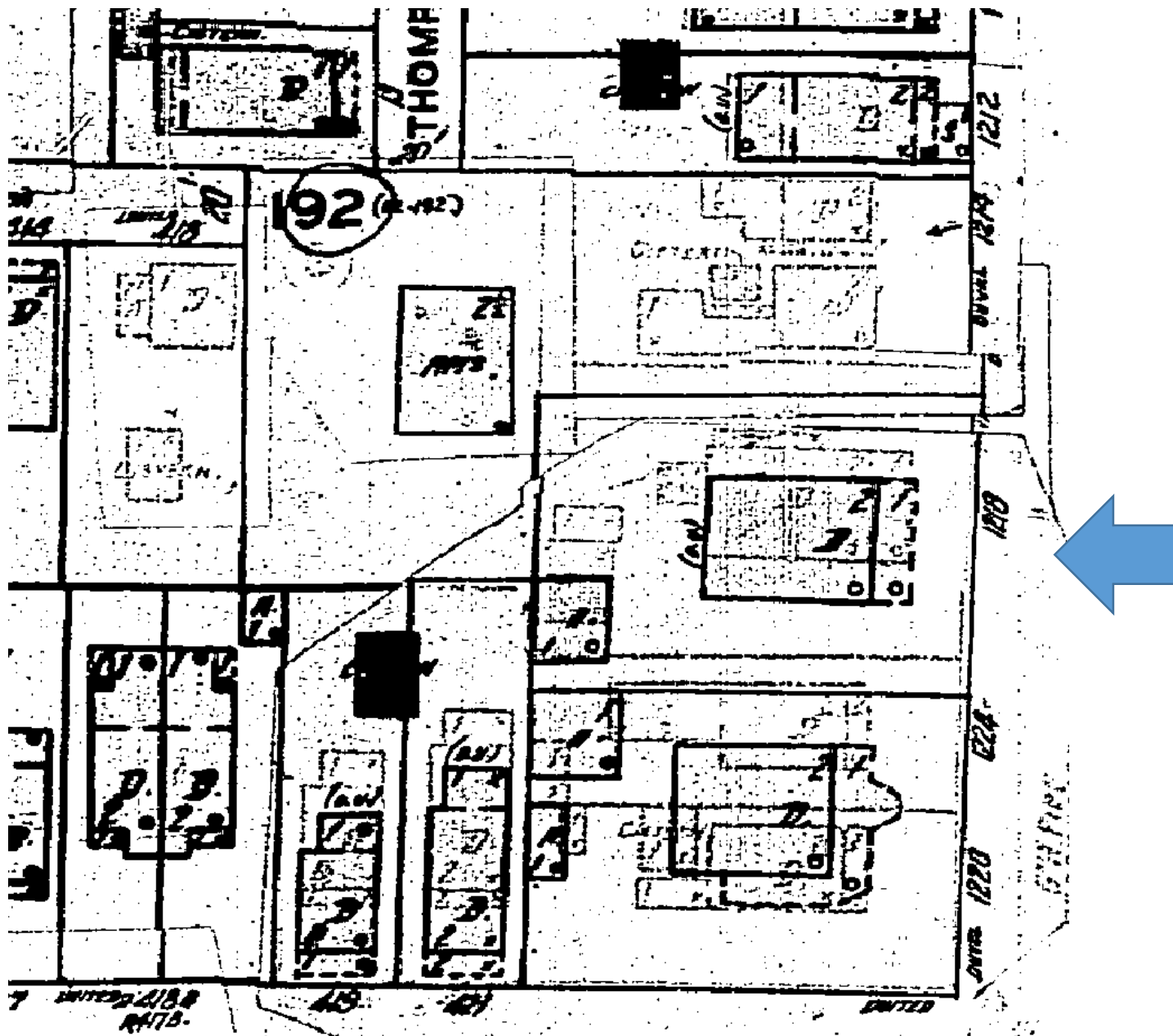
Date of Pre-Application Meeting: May 25, 2018

By Staff: [Signature]

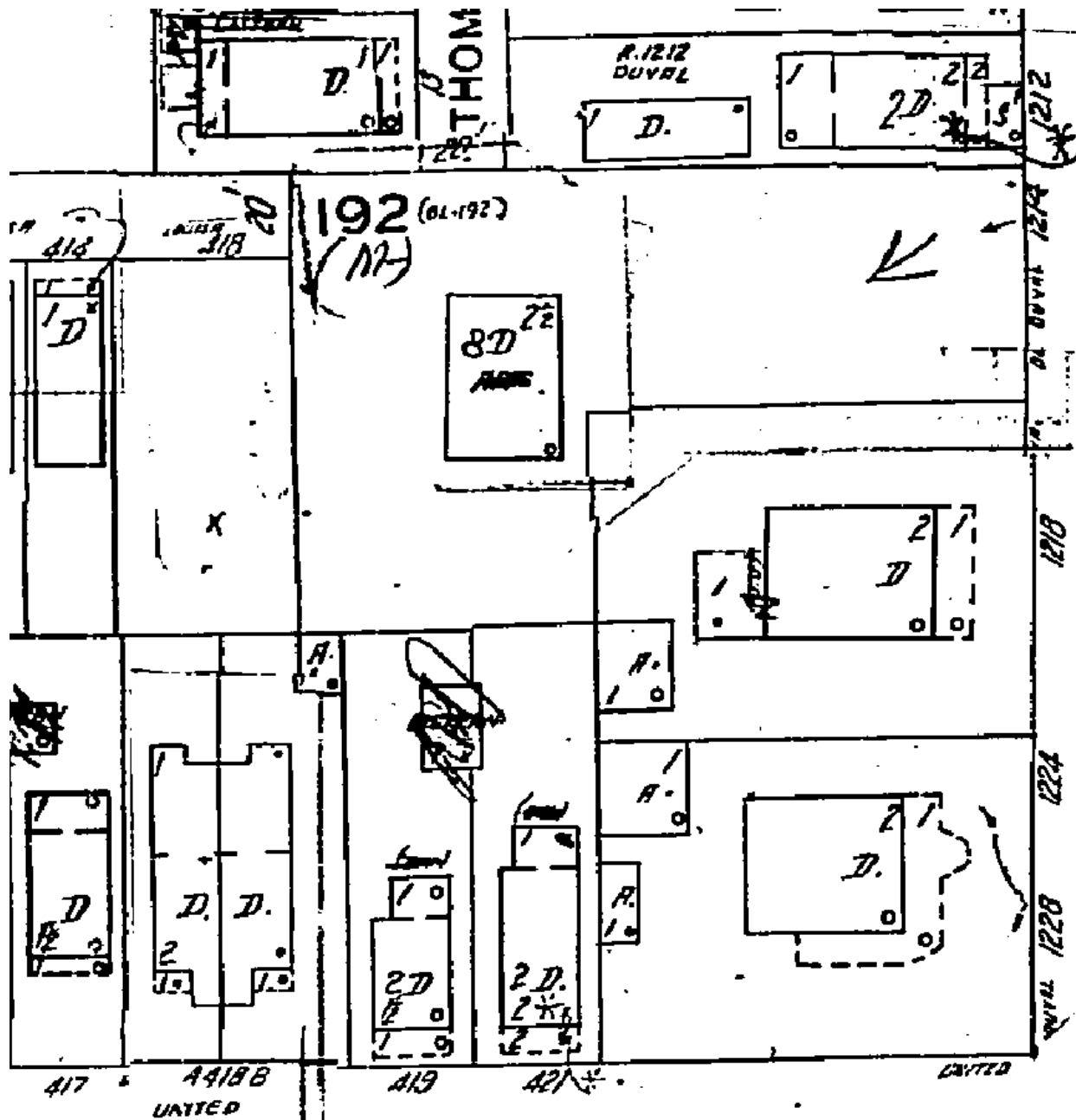
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



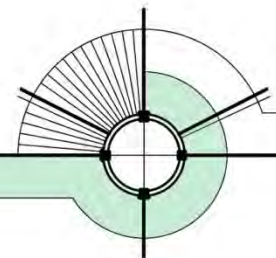
Property Appraiser's Photograph, c.1965. Monroe County Public Library.



1218 Duval Street
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

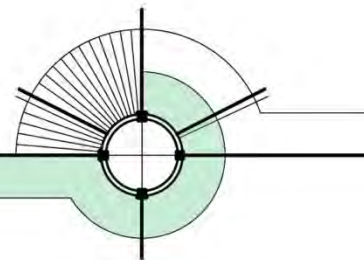




1218 Duval Street
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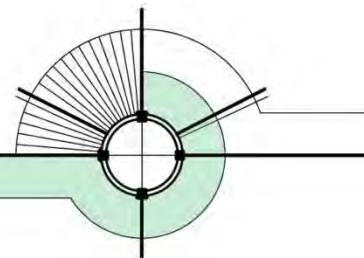




1218 Duval Street
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

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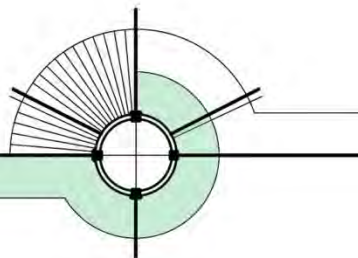




1218 Duval Street
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

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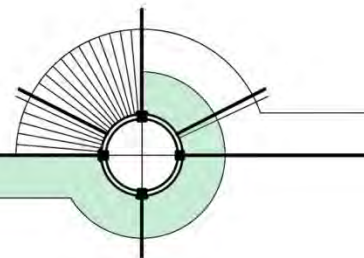




1218 Duval Street
REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

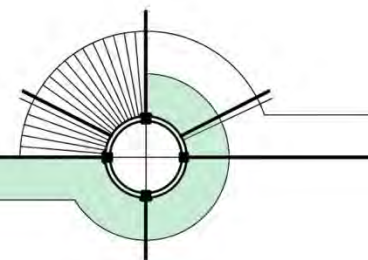




1224 Duval Street
LEFT NEIGHBORING PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

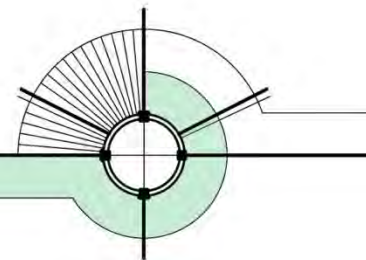




1214 Duval Street
RIGHT NEIGHBORING PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

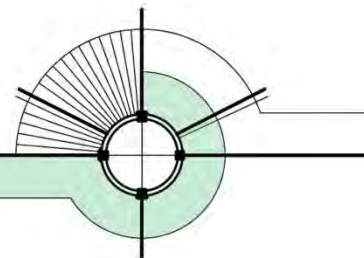




1218 Duval Street
REAR PROPERTY

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



SURVEY

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

PART OF LOT ONE(1), SQUARE NINE(9), TRACT ELEVEN(11)
AKA SUBDIVISION 2 OF N.W.'LY 1/2 OF SUBDIVISION 3
SWEENEY'S DIAGRAM
DEED BOOK L, PAGE 564
KEY WEST, FLORIDA

BEARING BASE:
THE SOUTHWESTERLY RIGHT OF WAY
LINE OF DUVAL STREET, 90° LOTS
ASSUMED

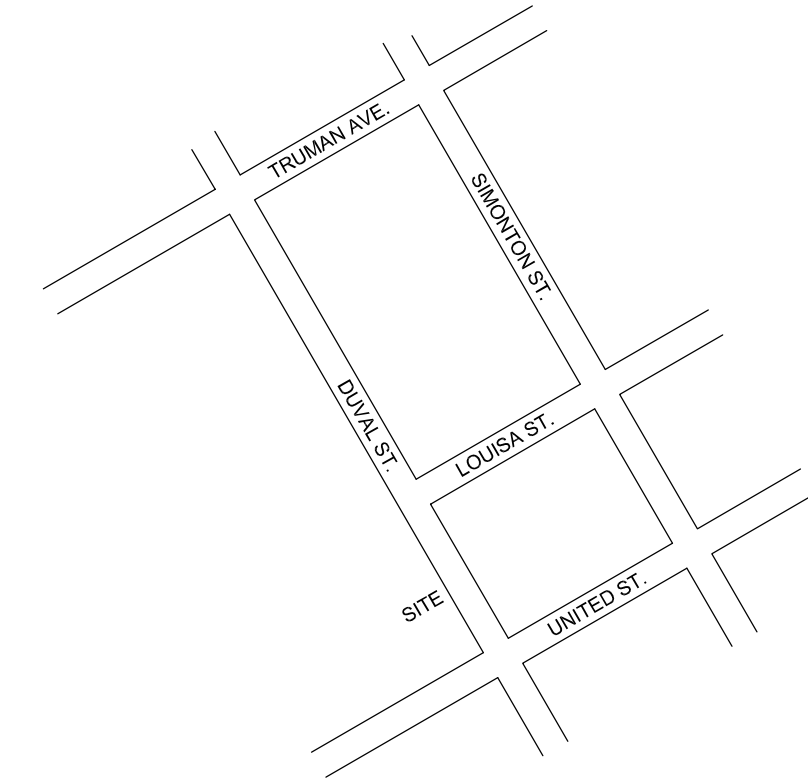
ALL ANGLES DEPICTED ARE 90
DEGREES UNLESS OTHERWISE
INDICATED

ADDRESS:
1218 DUVAL STREET
KEY WEST, FL 33040

ELEVATIONS SHOWN AS X.XX REFER
TO NGVD29 VERTICAL DATUM

BENCHMARK USED: PID AA1653
STAMPING: U 397 1988
MARK LOGO: NGS
EL. 4.52', NGVD29

I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP:
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
REVISED EFFECTIVE DATE: 01-24-17
THE HERON DESCRIBED PROPERTY
APPEARS TO BE IN FLOOD ZONE: AE
BASE ELEVATION: 7' NGVD 29 DATUM.



CERTIFIED TO:
1218 Duval KW LLC

LEGAL DESCRIPTION: O.R. BOOK 2807, PAGE 1828
Part of Lot One (1), Square Nine (9), Tract Eleven (11), better described as Subdivision Two (2) OF N.W.'ly 1/2 of Subdivision Three (3) of Sweeney's diagram, recorded in Book L of Deeds, Page 564, Monroe County, Florida Records. Commencing at a point on Duval Street distant 67 feet 10 inches from the corner of United and Duval Streets and runs N.W.'ly on Duval Street 67 feet 6 inches; S.W. 100 feet; S.E. 67 feet, 6 inches; N.E. 100 feet to the Point of Beginning.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.			
BFP	BACK-FLOW PREVENTER	IP	IRON PIPE
BO	BLOW OUT	IR	IRON ROD
C	CALCULATED	L	ARC LENGTH
CB	CONCRETE BLOCK	LE	LOWER ENCLOSURE
CBW	CONCRETE BLOCK WALL	LP	LIGHT POLE
CBRW	CONCRETE BLOCK RETAINING WALL	LS	LANDSCAPING
CI	CURB INLET	M	MEASURED
CLF	CENTERLINE	MHWL	MEAN HIGH WATER LINE
CM	CHAINLINK FENCE	NAVD	NORTH AMERICAN VERTICAL DATUM (1988)
CM	CONCRETE MONUMENT	NGVD	NATIONAL GEODETIC VERTICAL DATUM (1929)
CONC	CONCRETE	NTS	NOT TO SCALE
CVRD	COVERED	OHV	OVERHEAD WIRES
D	DEED	PLAT	PLAT
DBH	DIAMETER AT BREAST HEIGHT	PC	POINT OF CURVE
DELTA	DELTA ANGLE	PCC	POINT OF COMPOUND CURVE
DMH	DRAINAGE MANHOLE	PERM	PERMANENT CONTROL POINT
EB	ELECTRIC BOX	PI	POINT OF INTERSECTION
EL	ELEVATION	POB	POINT OF BEGINNING
ELEV	ELEVATION	POC	POINT OF COMMENCEMENT
EM	ELECTRIC METER	PRC	POINT OF REVERSE CURVE
ENCL	ENCLOSURE	PRM	PERMANENT REFERENCE MONUMENT
FEE	FINISHED FLOOR ELEVATION	PT	POINT OF TANGENT
FH	FIRE HYDRANT	R	RADIUS
FI	FENCE INSIDE	ROL	ROOF OVERHANG LINE
FND	FOUND	ROWL	RIGHT OF WAY LINE
FO	FENCE OUTSIDE	RW	RIGHT OF WAY
FOL	FENCE ON LINE	SCD	SANITARY CLEAN-OUT
GB	GRADE BREAK	SB	SET 12" BRAND CAP, LB 7846
GI	GRATE INLET	SMH	SANITARY MANHOLE
GL	GROUND LEVEL		
GW	GUY WIRE		
		SV	SEWER VALVE
		TS	TELEPHONE BOX
		TBM	TIDAL BENCHMARK
		TOS	TOP OF BANK
		TOS	TOE OF SLOPE
		TYP	TYPICAL
		UEASE	UTILITY EASEMENT
		UPC	CONCRETE UTILITY POLE
		UPM	METAL UTILITY POLE
		UPW	WOOD UTILITY POLE
		WD	WOOD DECK
		WDF	WOOD FENCE
		WL	WOOD LANDING
		WM	WATER METER
		WV	WATER VALVE
		TYP	TYPICAL
		UEASE	UTILITY EASEMENT
		UPC	CONCRETE UTILITY POLE
		UPM	METAL UTILITY POLE
		UPW	WOOD UTILITY POLE
		WD	WOOD DECK
		WDF	WOOD FENCE
		WL	WOOD LANDING
		WM	WATER METER
		WV	WATER VALVE

- NOTES:
- 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
 - 2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
 - 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
 - 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - 5.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
 - 6.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED 
ROBERT E. REECE, PSM 5632
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SCALE:	1"=20'
FIELD WORK DATE	04/28/17
REVISION DATE	-/-
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	17052309

PROPOSED DESIGN

218 DUVAL STREET
RENOVATIONS
+ NEW BUILDING
KEY WEST, FLORIDA.

SEAL

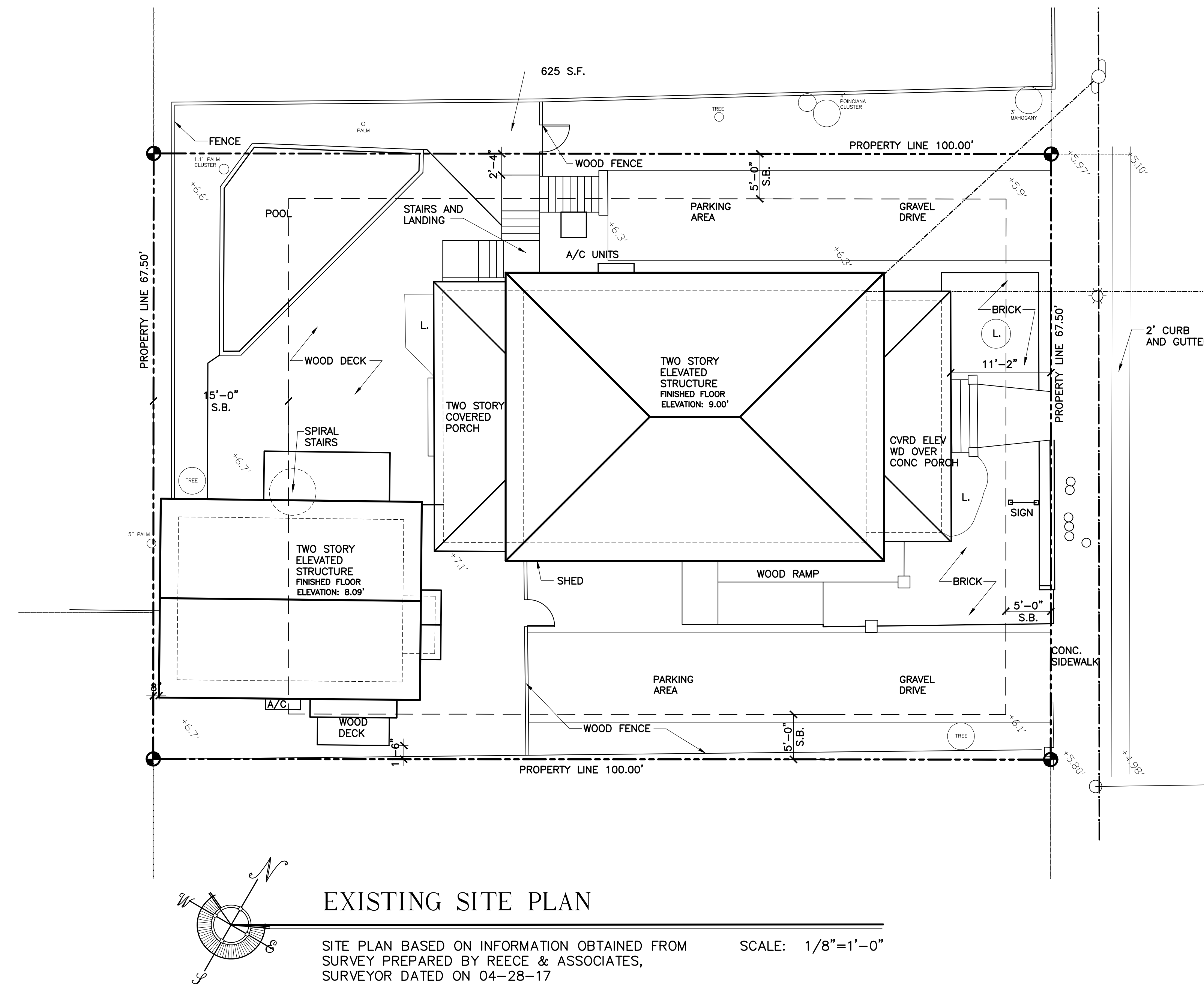
DATE 05-08-18 HARC

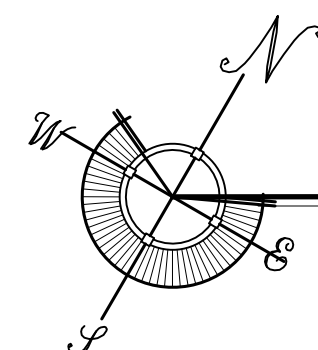
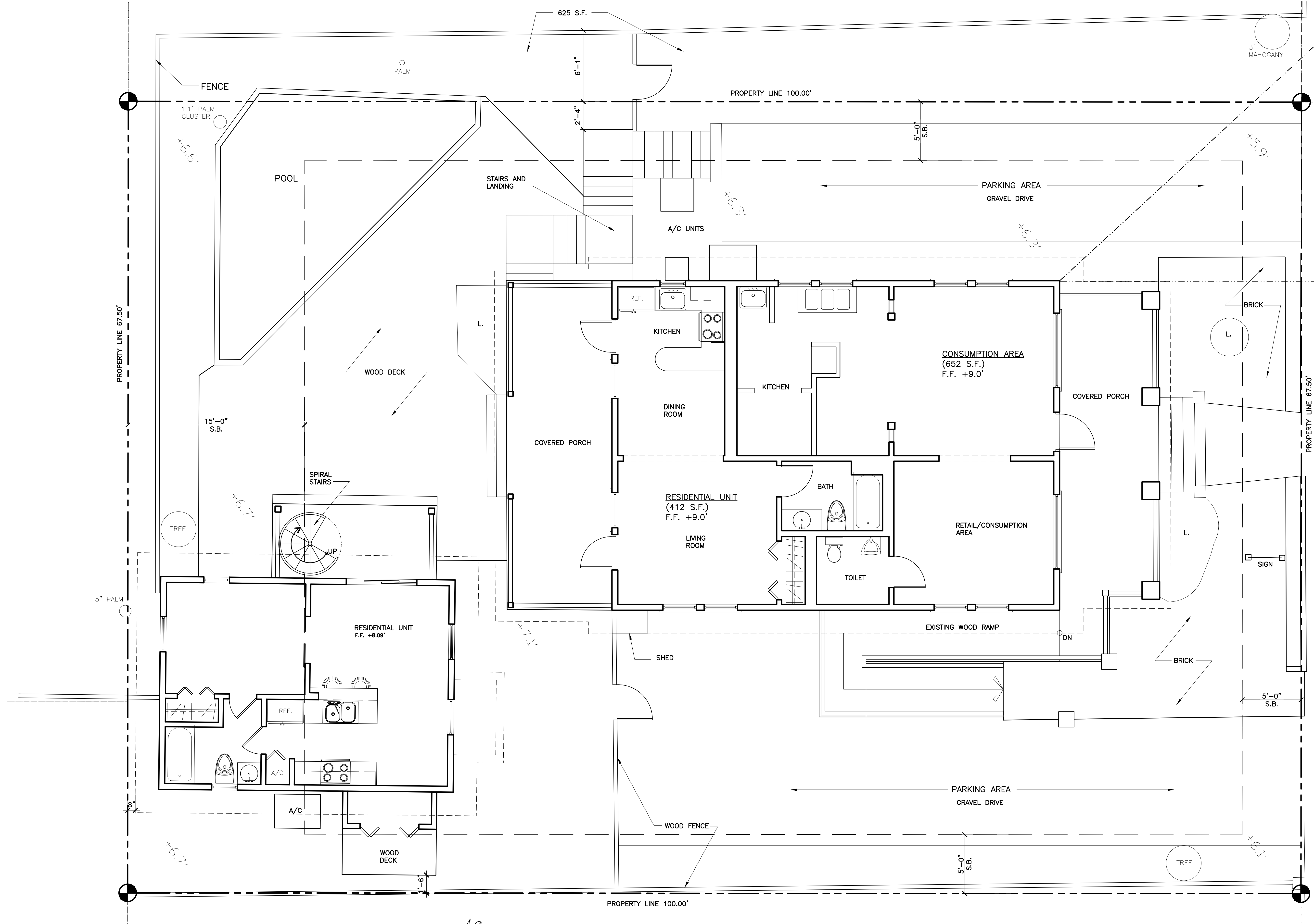
REVISIONS

DRAWN BY
JW

PROJECT
NUMBER

1710





EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY REECE & ASSOCIATES,
SURVEYOR DATED ON 04-28-17

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

1218 DUVAL STREET RENOVATIONS + NEW BUILDING

KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

1218 DUVAL STREET
RENOVATIONS
+ NEW BUILDING
KEY WEST, FLORIDA.

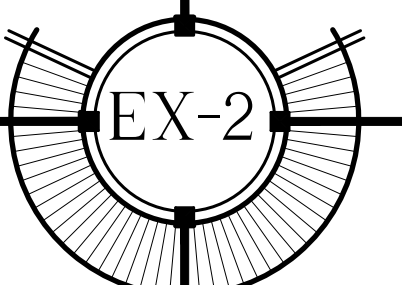
SEAL

DATE
05-08-18 HARC

REVISIONS

DRAWN BY
JW

PROJECT
NUMBER
1710



SEAL

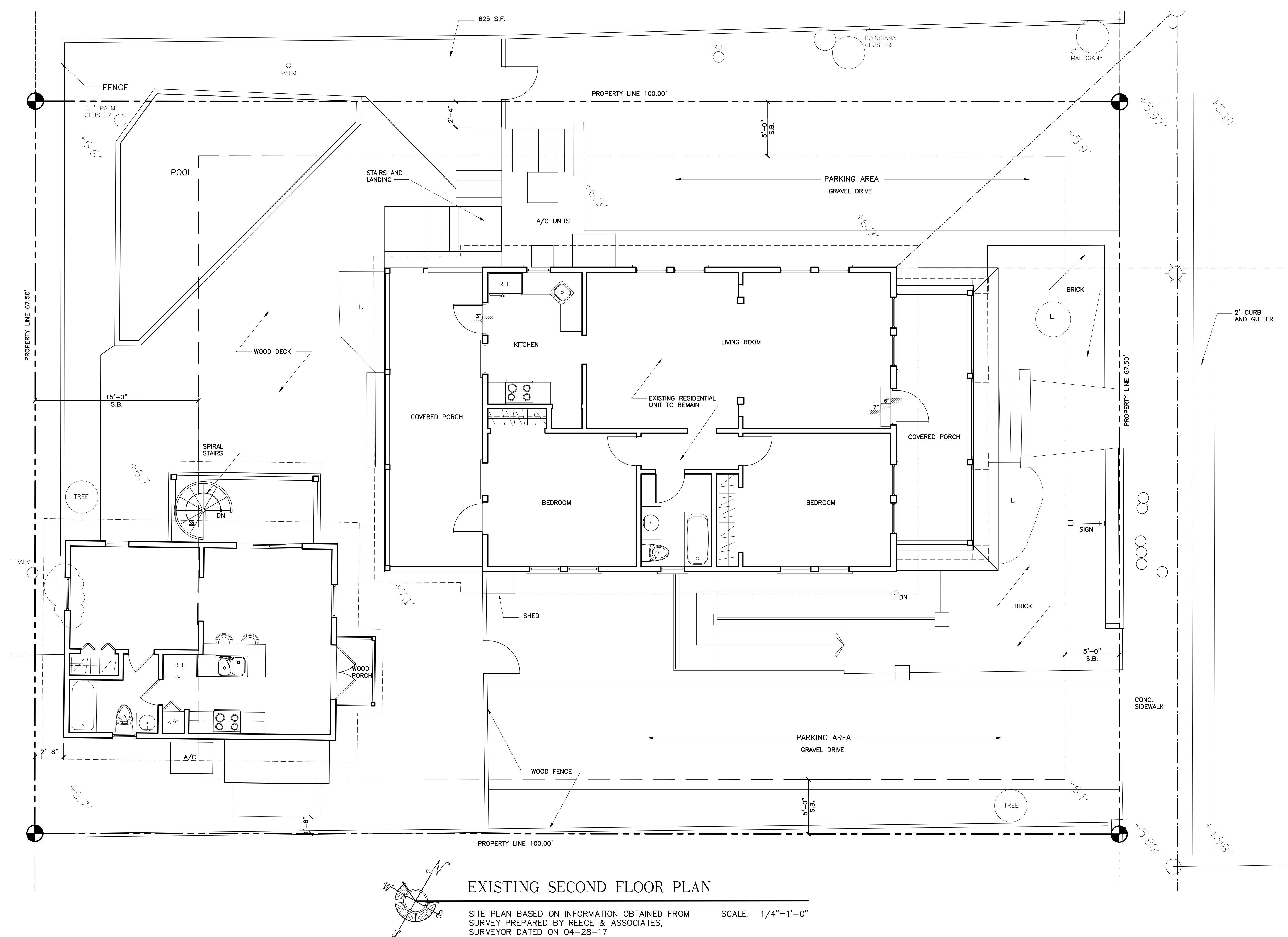
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NUMBER

1710



EXISTING SECOND FLOOR PLAN

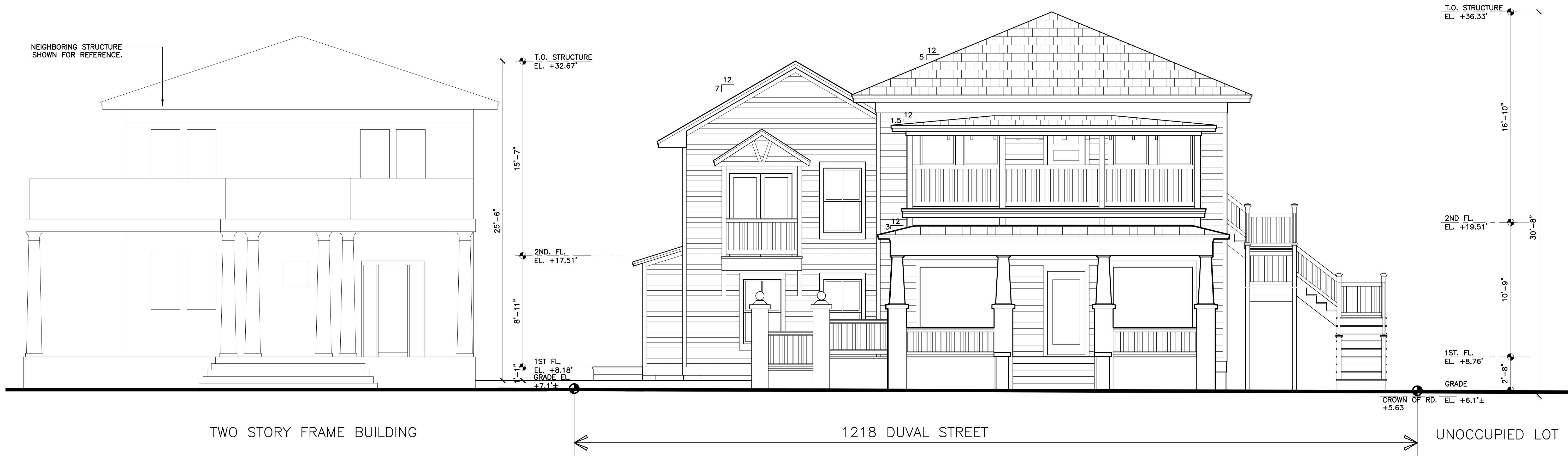
SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY REECE & ASSOCIATES,
SURVEYOR DATED ON 04-28-17

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

1218 DUVAL STREET RENOVATIONS + NEW BUILDING

KEY WEST, FLORIDA

EX-3



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



2
Ex-4
EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

WILLIAM P. HORN
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LICENSE NO.
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RENOVATIONS
+NEW BUILDING
KEY WEST, FLORIDA.

SEAL

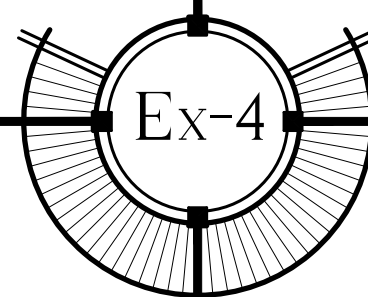
DATE
05-08-18 HARC

REVISIONS

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JW

PROJECT
NUMBER
1710

1218 DUVAL STREET RENOVATIONS + NEW BUILDING
KEY WEST, FLORIDA



SITE DATA

SITE AREA: 6,707 S.F. (0.153 ACRES)

LAND USE: HRCC3

FLOOD ZONE: AE +7.0'

FAR: ALLOWED = 1.0 MAX.

DENSITY = 22 UNITS/ACRE

HEIGHT: ALLOWED = 35' MAX.

SETBACKS:

FRONT SETBACK:

REQUIRED	=	5'-0"
EXISTING	=	11'-2"
PROPOSED	=	11'-2"

SIDE SETBACK (SOUTH) :

REQUIRED	=	5'-0"
EXISTING	=	1'-6"
PROPOSED	=	1'-6"

SIDE SETBACK (NORTH) :

REQUIRED	=	5'-0"
EXISTING	=	2'-4"
PROPOSED	=	6'-2"

REAR SETBACK:

REQUIRED	=	15'-0"
EXISTING	=	0'-8"
PROPOSED	=	0'-8"

BUILDING COVERAGE AREA:

ALLOWED:	3,353.5 S.F. (50% MAX.)
EXISTING :	2,698 S.F. (40%)
PROPOSED:	3,026 S.F. (45%)

IMPERVIOUS AREA:

ALLOWED:	4,024.2 S.F. (60% MAX.)
EXISTING :	4,788 S.F. (71%)
PROPOSED:	4,694.5 S.F. (70%)

LANDSCAPE AREA:

REQUIRED:	2,347.45 S.F. (35% MIN.)
EXISTING:	510 S.F. (7.6%)
PROPOSED:	1,288 S.F. (19%)

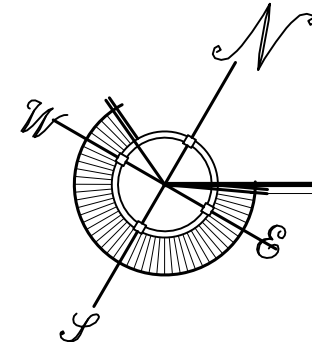
OPEN SPACE AREA:

REQUIRED:	2,347.45 S.F. (35% MIN.)
EXISTING:	930 S.F. (14%)
PROPOSED:	2,308.5 S.F. (34.4%)

PARKING:

REQUIRED:	2 AUTO SPACES
EXISTING:	2 AUTO SPACES
PROPOSED:	2 AUTO SPACES

BUILDING DATA		
	ENCLOSED	COVERED
FIRST FLOOR:	2,068 S.F.	368 S.F.
SECOND FLOOR:	2,014 S.F.	335 S.F.
TOTAL:	4,082 S.F.	703 S.F.

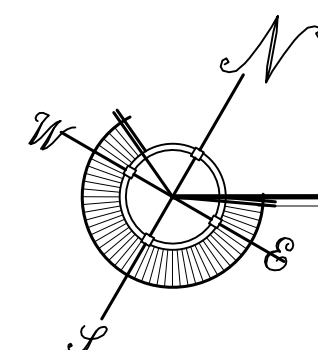
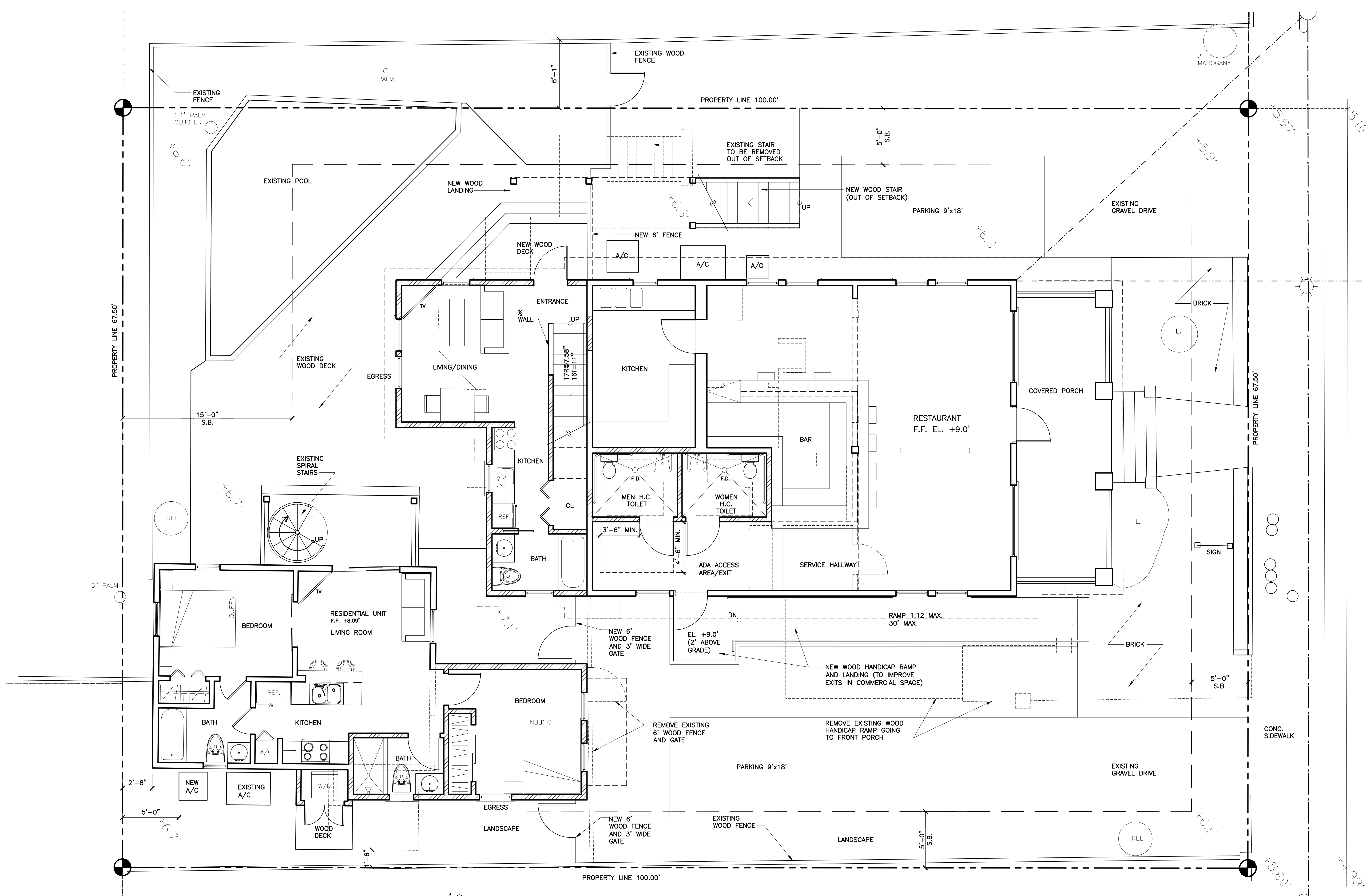


A-1 SITE PLAN
A-2 FIRST FLOOR PLAN
A-3 SECOND FLOOR PLAN
A-4 ELEVATIONS
A-4.1 ELEVATIONS
EX-1 EXISTING SITE PLAN
EX-2 EXISTING FIRST FLOOR PLAN
EX-3 EXISTING SECOND FLOOR PLAN
EX-4 EXISTING ELEVATIONS
EX-4.1 EXISTING ELEVATIONS
SU-SURVEY

218 DUVAL STREET
RENOVATIONS
-NEW BUILDING
KEY WEST, FLORIDA.

PROJECT
NUMBER

1710



PROPOSED FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY REECE & ASSOCIATES,
SURVEYOR DATED ON 04-28-17

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

1218 DUVAL STREET RENOVATIONS + NEW BUILDING

KEY WEST, FLORIDA

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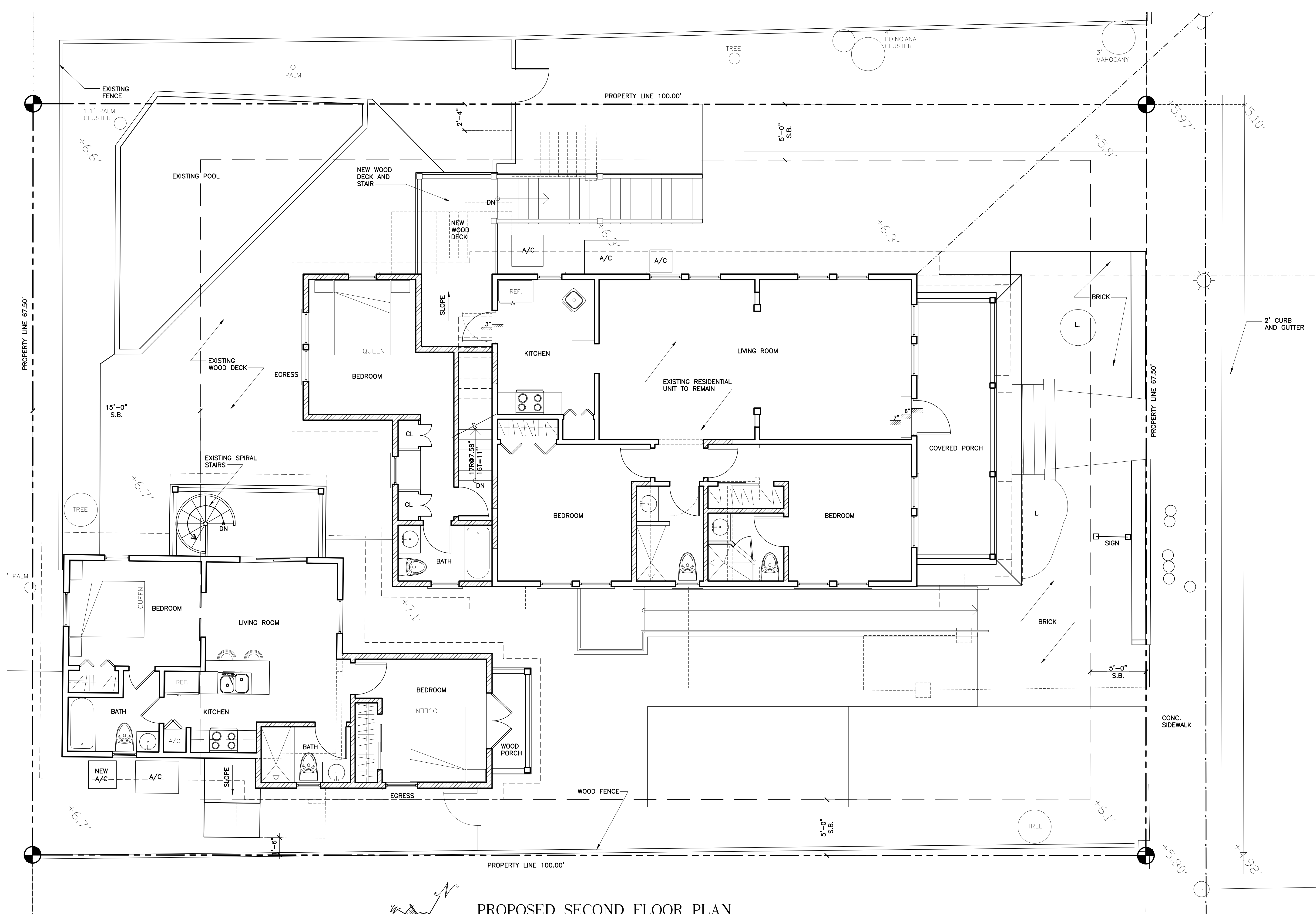
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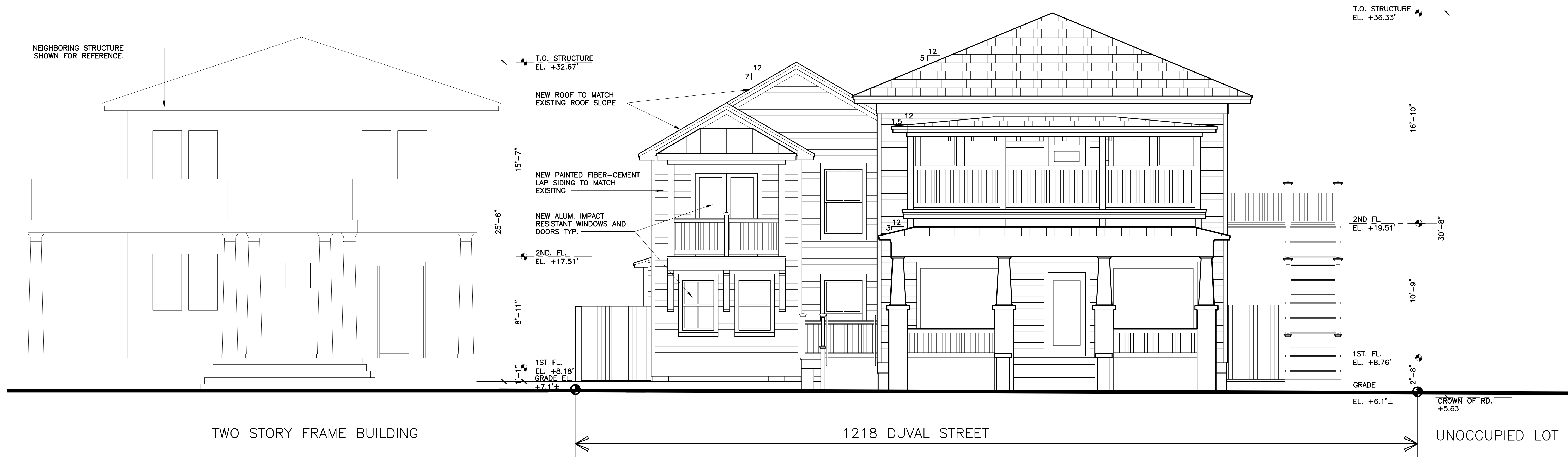
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REVISIONS

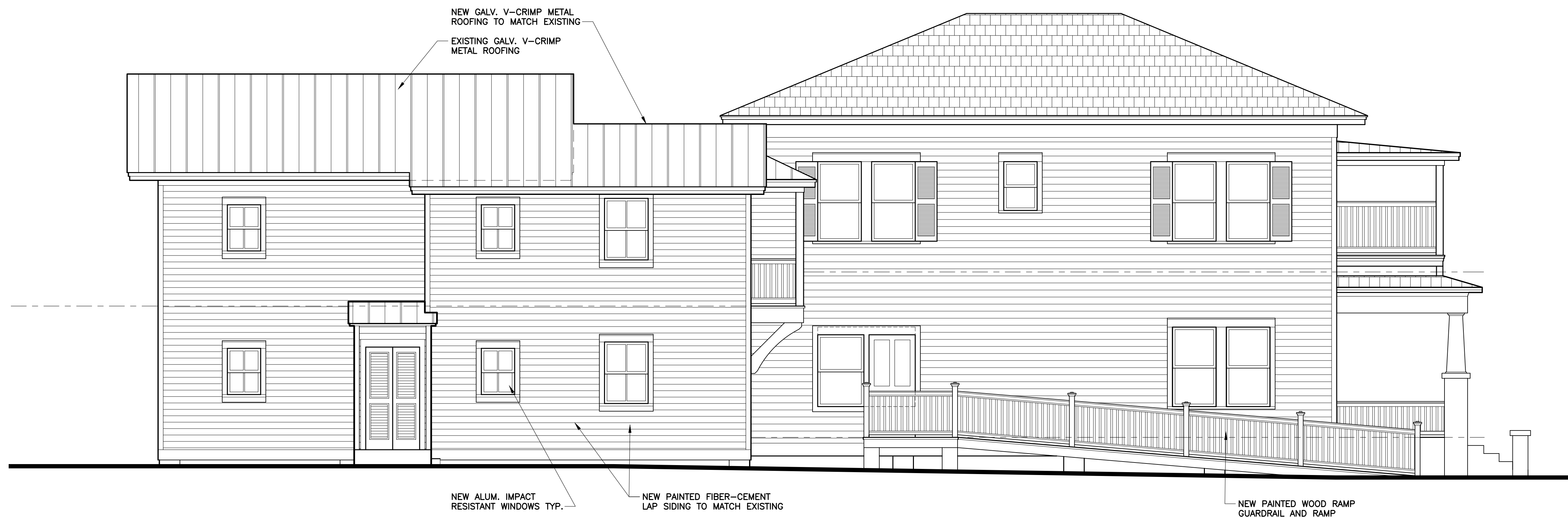
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1
A-4
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
A-4
PROPOSED SIDE ELEVATION
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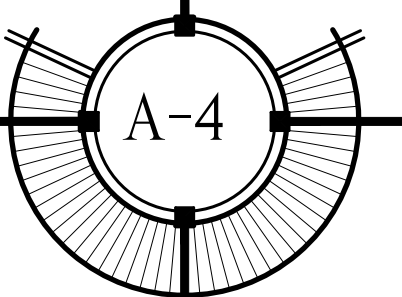
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1218 DUVAL STREET RENOVATIONS + NEW BUILDING
KEY WEST, FLORIDA





1 PROPOSED SIDE ELEVATION
A-4.1
SCALE: 1/4"=1'-0"



2 PROPOSED HISTORIC BLDG. REAR ELEVATION
A-4.1
SCALE: 1/4"=1'-0"

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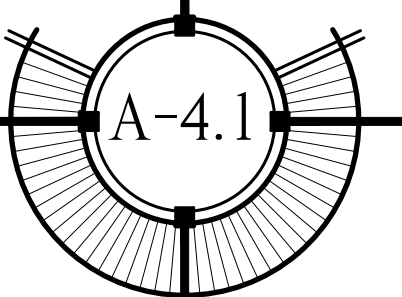
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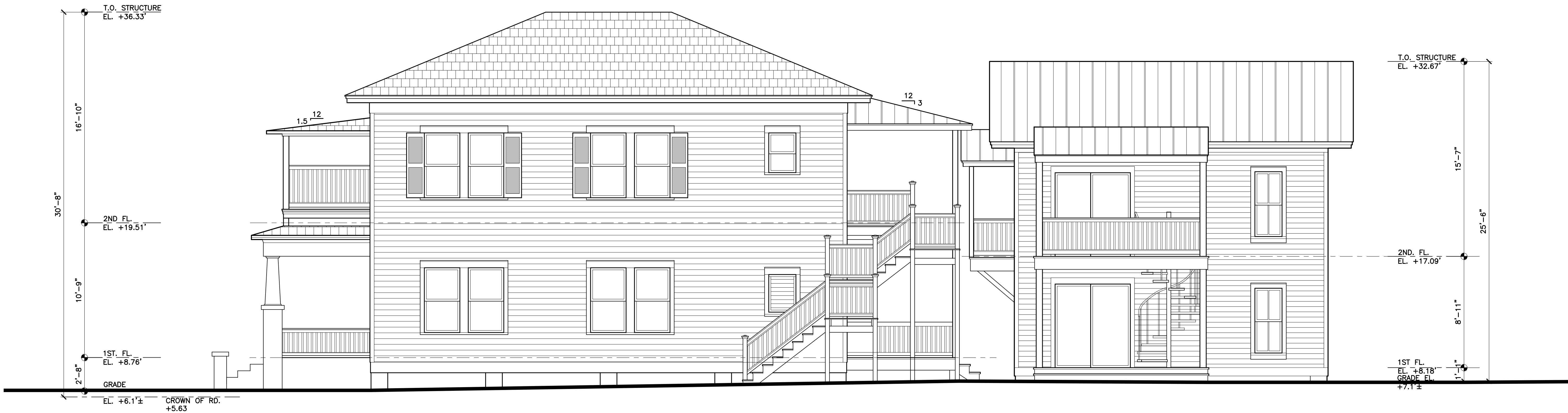
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1 EXISTING SIDE ELEVATION

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



2 EXISTING HISTORIC BLDG REAR ELEVATION

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

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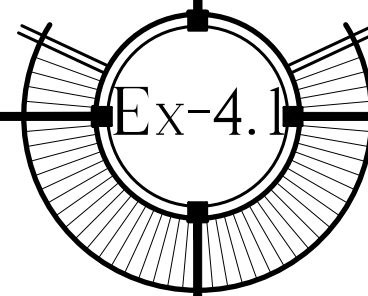
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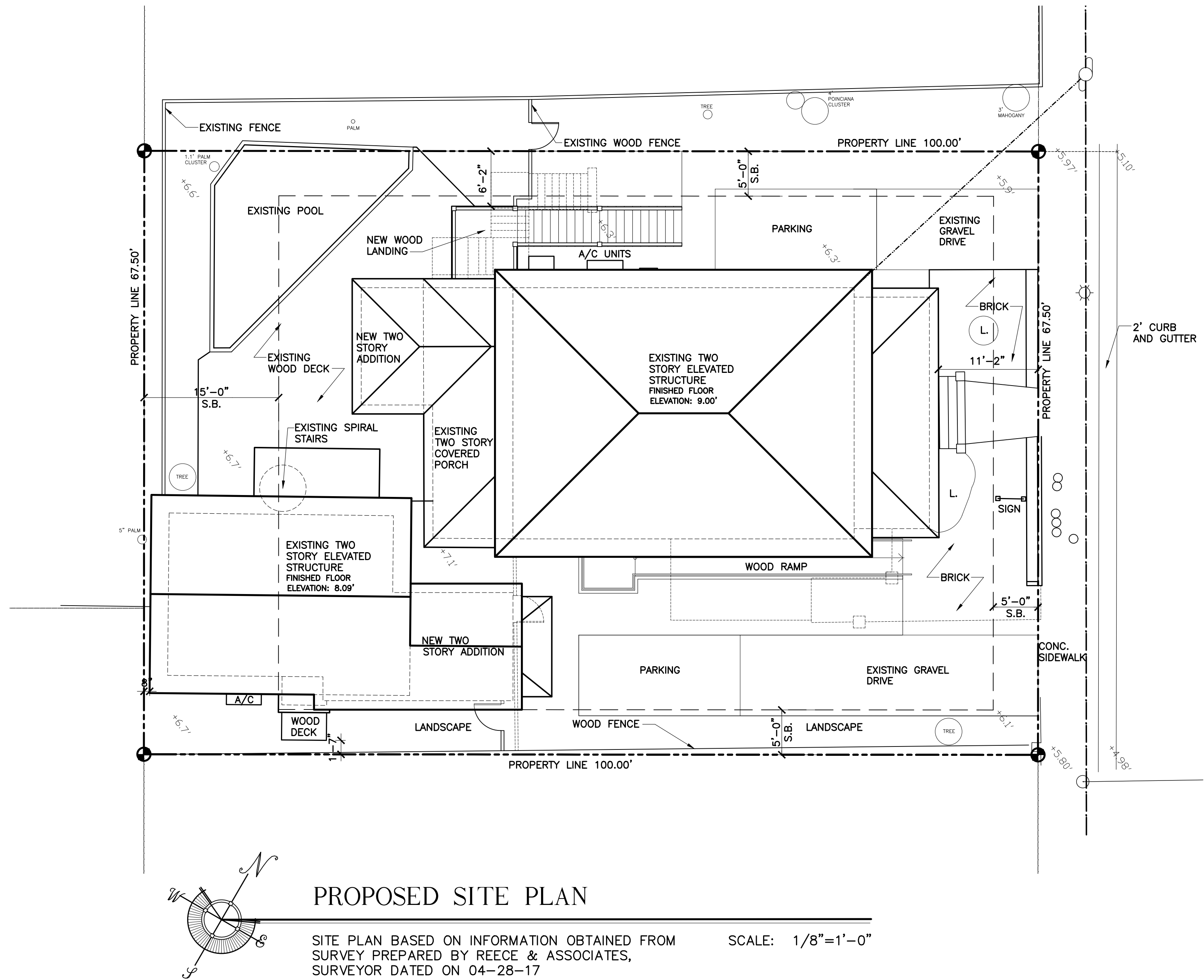
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DRAWING LIST
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A-2 FIRST FLOOR PLAN
A-3 SECOND FLOOR PLAN
A-4 ELEVATIONS
A-4.1 ELEVATIONS
Ex-1 EXISTING SITE PLAN
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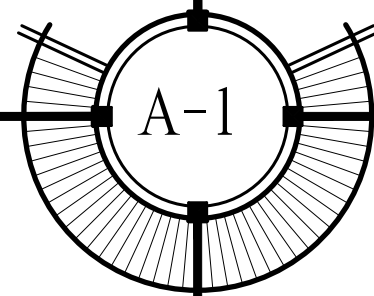
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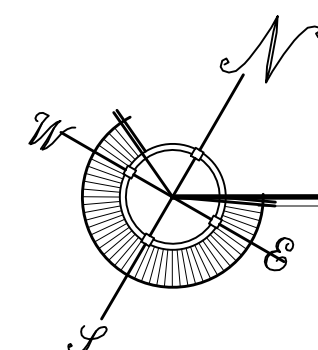
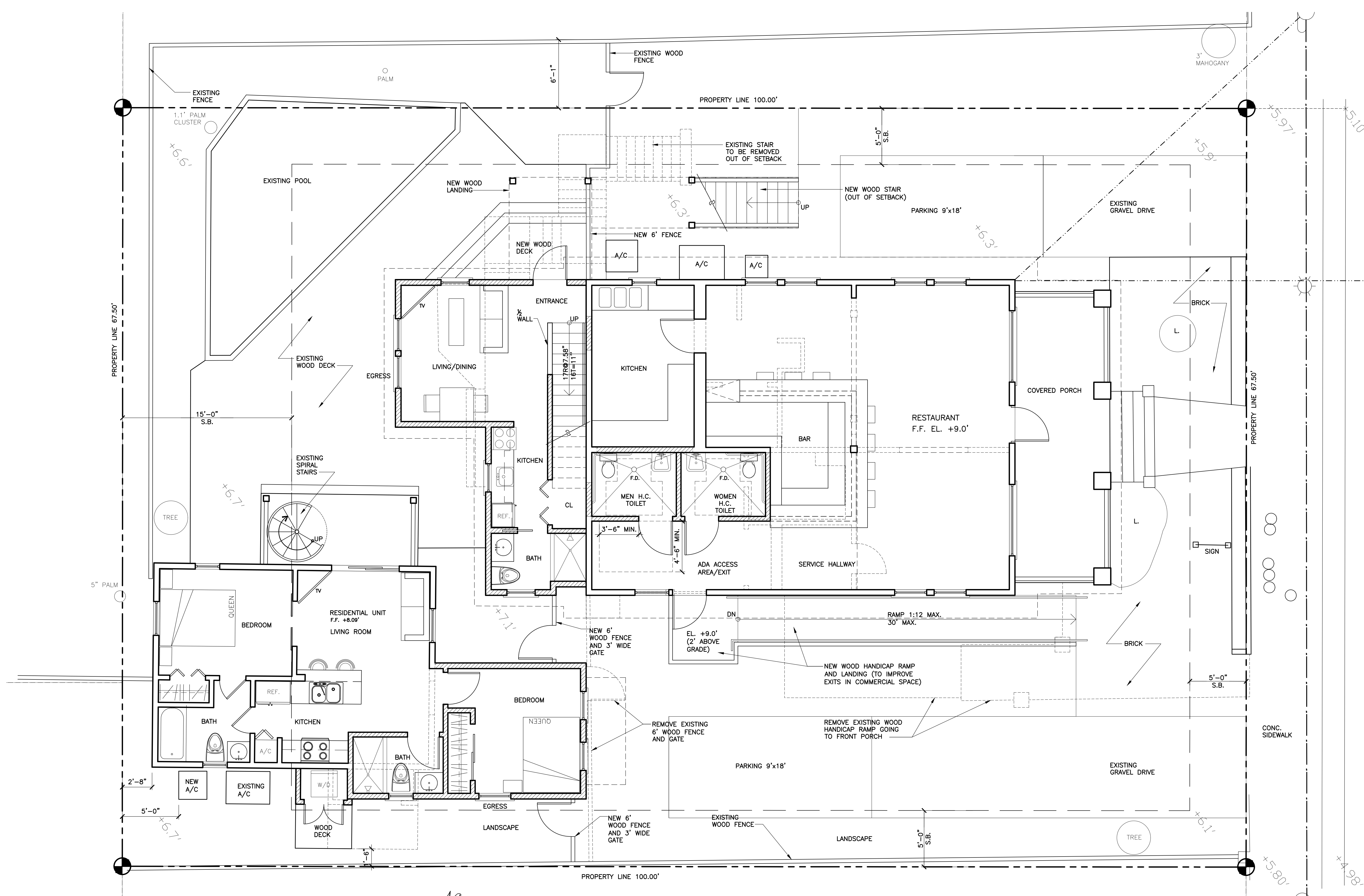
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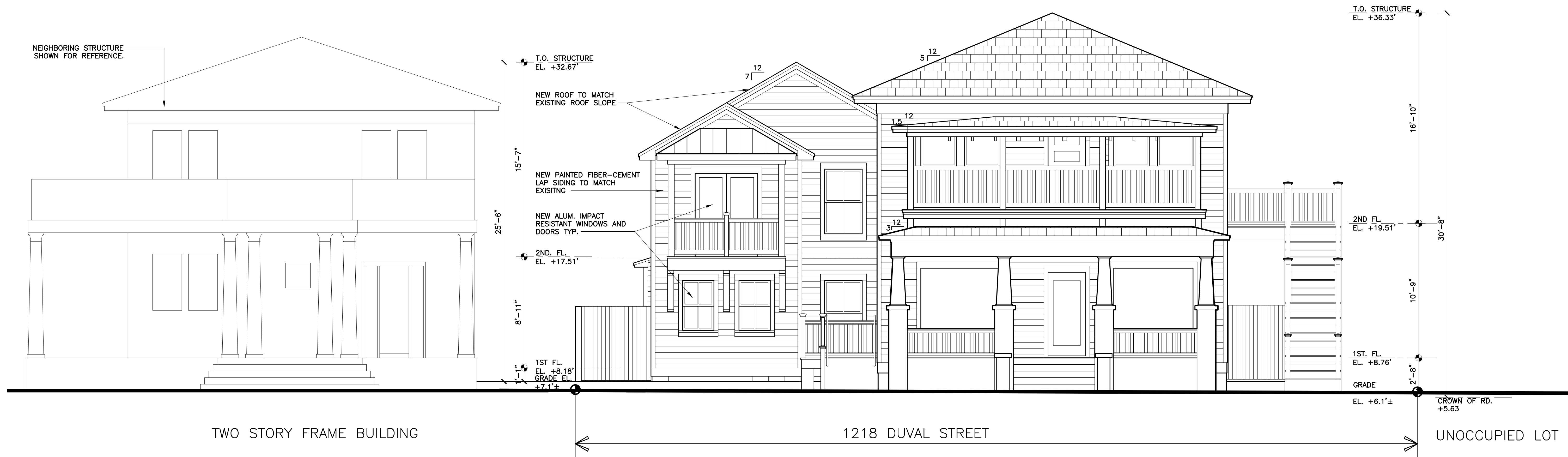
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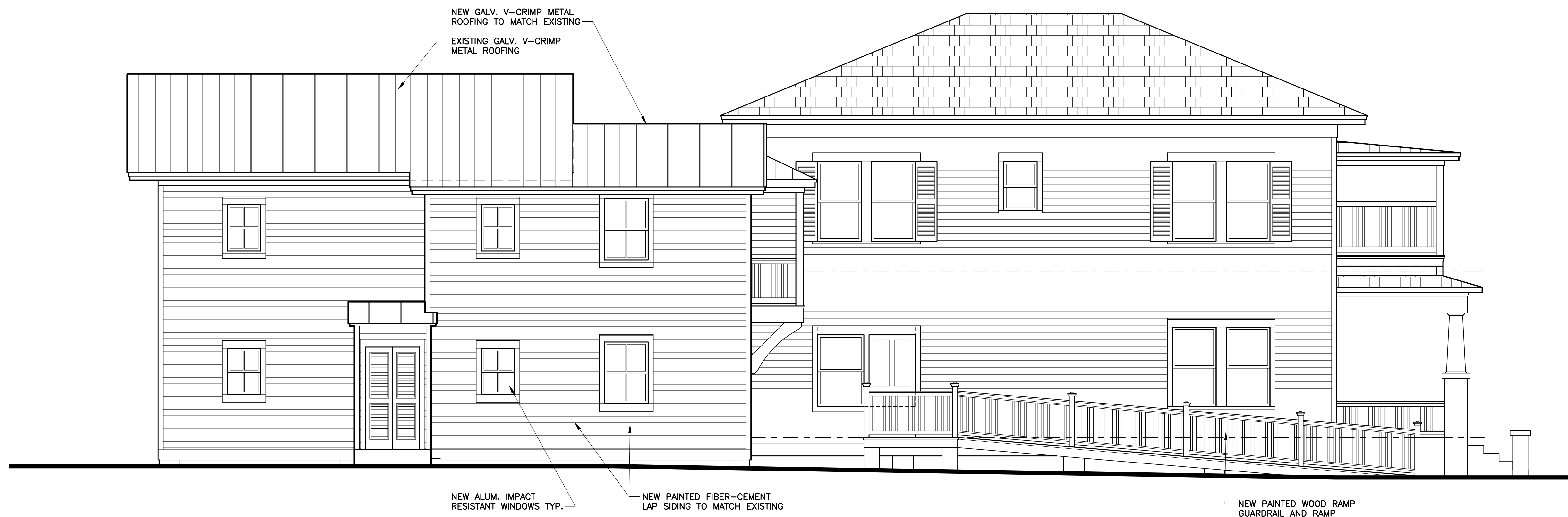


SCALE: 1/4"=1'-0"

1218 DUVAL STREET RENOVATIONS + NEW BUILDING
KEY WEST, FLORIDA



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



2
A-4
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

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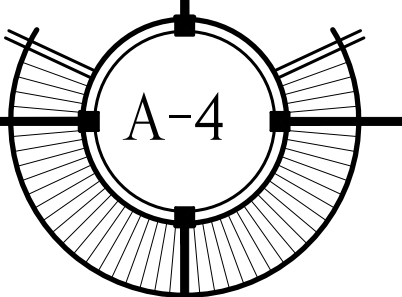
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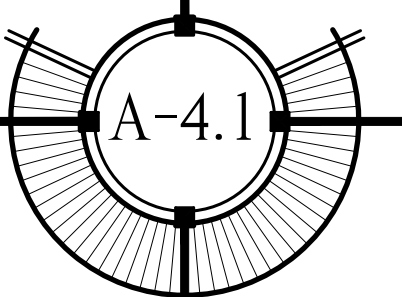
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1218 DUVAL STREET RENOVATIONS + NEW BUILDING
KEY WEST, FLORIDA



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 26, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY ADDITION AND ENCLOSURE OF EXISTING PORCH AT REAR OF MAIN HOUSE. NEW TWO-STORY ADDITION TO FRONT ELEVATION TO REAR BUILDING. NEW SIDE STAIRCASE TO MEET CODE, NEW ADA RAMP AND NEW SIDE FENCES WITH GATES. PARTIAL DEMOLITION OF FRONT FAÇADE OF REAR BUILDING. DEMOLITION OF NON-HISTORIC STAIRS AND RAMP.

FOR #1218 DUVAL STREET

Applicant – William P. Horn Architect

Application #H18-03-0029

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Monroe County, FL

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 00028950-000000
Account # 1029734
Property ID 1029734
Millage Group 10KW
Location 1218 DUVAL St , KEY WEST
Address
Legal KW SUB 2 PT SUB 3 PT LOT 1 SQR 9 TR 11 G33-128/129 OR61-336/337
Description OR862-2391 OR1050-1594 OR1162-1225/1226R/S OR1231-1872/73Q/C
 OR1887-1242/1244 OR2807-1828/29
 (Note: Not to be used on legal documents)
Neighborhood 32070
Property Class STORE COMBO (1200)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

1218 DUVAL KW LLC
 600 Duval St
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$425,837	\$455,732	\$462,555	\$464,968
+ Market Misc Value	\$19,108	\$19,867	\$17,708	\$16,325
+ Market Land Value	\$1,037,813	\$814,752	\$814,752	\$814,752
= Just Market Value	\$1,482,758	\$1,290,351	\$1,295,015	\$1,296,045
= Total Assessed Value	\$1,482,758	\$1,290,351	\$1,295,015	\$1,296,045
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,482,758	\$1,290,351	\$1,295,015	\$1,296,045

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	6,750.00	Square Foot	67.5	100

Commercial Buildings

Style APTS-B / 03B
Gross Sq Ft 3,080
Finished Sq Ft 2,184
Perimeter 0
Stories 2
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 500 ()
Roof Type
Roof Material
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 2
Half Bathrooms 0
Heating Type
Year Built 1933
Year Remodeled

Effective Year Built 1995

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	644	0	0
FLA	FLOOR LIV AREA	2,184	2,184	0
OPF	OP PRCH FIN LL	252	0	0
TOTAL		3,080	2,184	0

Style M.F. - R2 / R2
 Gross Sq Ft 1,145
 Finished Sq Ft 900
 Perimeter 0
 Stories 2
 Interior Walls WD PANL/CUSTOM
 Exterior Walls ABOVE AVERAGE WOOD
 Quality 500 ()
 Roof Type GABLE/HIP
 Roof Material METAL
 Exterior Wall1 ABOVE AVERAGE WOOD
 Exterior Wall2
 Foundation CONC BLOCK
 Interior Finish WD PANL/CUSTOM
 Ground Floor Area
 Floor Cover CONC S/B GRND
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type FCD/AIR DUCTED with 0% NONE
 Year Built 1990
 Year Remodeled

Effective Year Built 2003

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	900	900	0
OPU	OP PR UNFIN LL	32	0	0
OPF	OP PRCH FIN LL	84	0	0
OUF	OP PRCH FIN UL	105	0	0
SBF	UTIL FIN BLK	24	0	0
TOTAL		1,145	900	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	400 SF	1
RES POOL	1982	1983	1	225 SF	4
FENCES	1982	1983	1	270 SF	2
BRICK PATIO	1992	1993	1	112 SF	2
PATIO	1992	1993	1	60 SF	2
WOOD DECK	2004	2005	1	750 SF	1
PATIO	2005	2006	1	350 SF	2

Sales

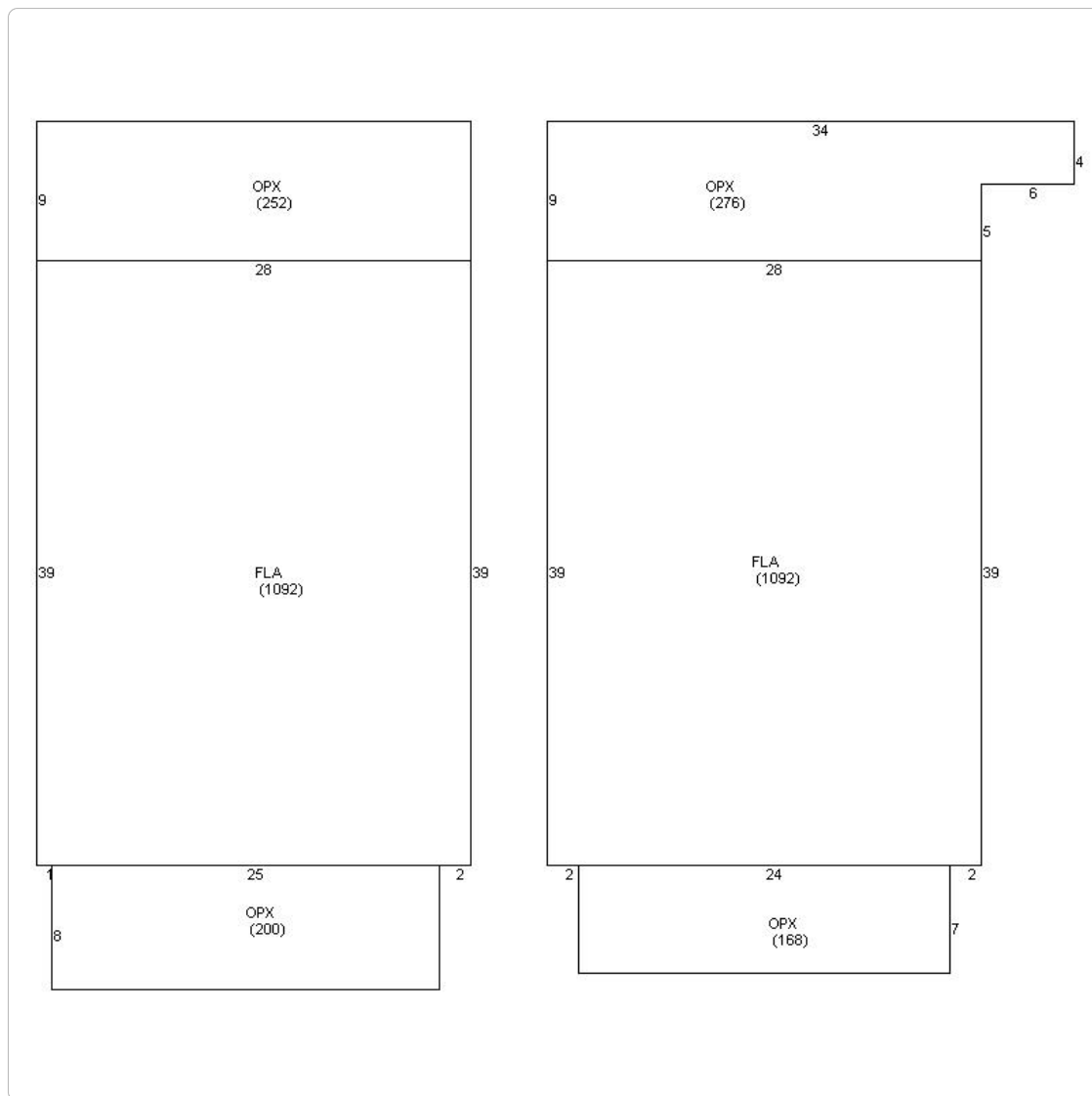
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/22/2016	\$1,750,000	Warranty Deed		2807	1828	01 - Qualified	Improved
4/29/2003	\$75,500	Warranty Deed		1887	1242	O - Unqualified	Improved
4/1/1988	\$278,000	Warranty Deed		1050	1594	Q - Qualified	Improved
9/1/1982	\$165,000	Warranty Deed		862	2391	Q - Qualified	Improved

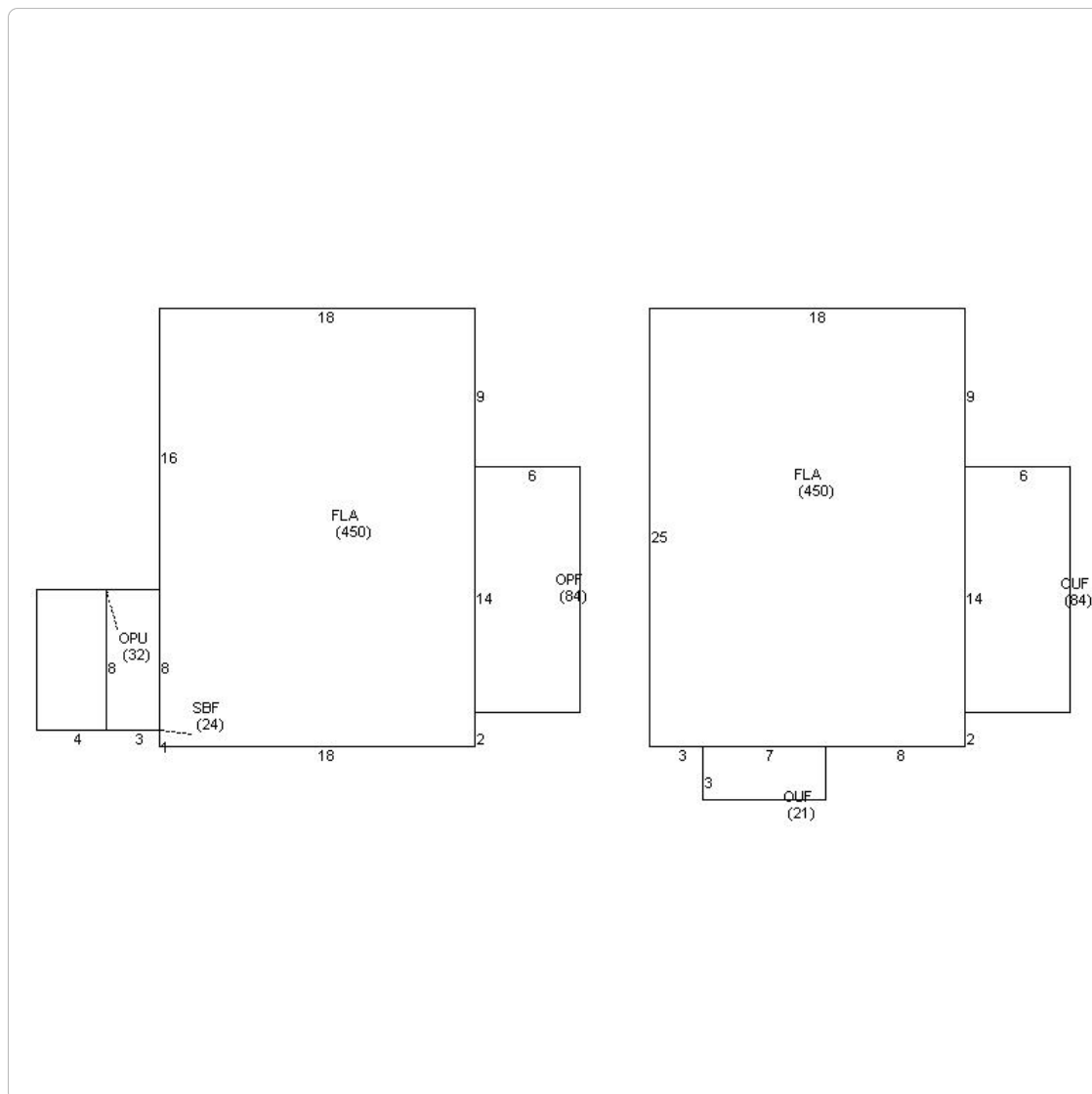
Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
15-1964	5/19/2015		\$7,250		REMOVE AND REPLACE EXISTING A/C SYSTEM. INSTALL NEW 2 TON DUCTLESS A/C SYSTEM. CONDENSER TO BE PLACED ON EXISTING PAD. A/C UNIT MUST BE SCREENED BY LANDSCAPING OR FENCING.
13-3000	7/18/2013		\$6,000	Commercial	REPLACE 100SF OF NOVELTY SIDING. REPLACE 200SF PLYWOOD FLOORING AND RETILE.
10-483	2/24/2010	4/9/2010	\$2,100	Commercial	REMOVE AND REPLACE 230 SF SIDING, 40' CORNER BOARD, REPAIR 3 WINDOW CASINGS IN REAR BUILDING.
10-473	2/17/2010	5/6/2010	\$2,200	Commercial	INSTALL SOLAR PANELS FOR POOL
09-3434	10/19/2009		\$550	Commercial	HANG DOUBLE FACED HANGING SIGN
08-3049	11/21/2008		\$17,000	Commercial	REPAIR AND REPLACE AS NECESSARY FRONT PORCH FRAMING, NEW ROOFING MATERIAL AND RAISE HANDRAILS TO CODE.
08-3993	10/23/2008		\$2,500	Commercial	NEW CONSTRUCTION: 2500SF CONCH SHINGLES
08-0167	1/23/2008		\$2,200	Commercial	REMOVE & REPLACE 200 SF OF BEAD BOARD CEILING ON DOWNSTAIRS FRONT PORCH

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
07-1661	4/19/2007	5/6/2010	\$1,200	Commercial	REPLACE JALOUSIE WINDOWS WITH MARVIN WINDOWS & HURRICANE SHUTTERS
06-4970	8/24/2006	12/11/2006	\$2,911	Commercial	INSTALL 250SF VICTORIAN METAL SHINGLES
06-4804	8/17/2006	12/11/2006	\$650	Commercial	RED TAG INSTALL TILES TO MATCH EXISTING
06-4650	8/4/2006	12/11/2006	\$600	Commercial	ATF INTERIOR ONLY REMOVE 13 TILES POUR BASE REPLACE TILE
05-5793	12/15/2005	12/31/2005	\$2,300	Commercial	INSTALL ONE 2-TON-A/C
05-4309	9/30/2005	12/31/2005	\$3,800	Commercial	INSTALL 4 TON SEER PKG A/C SYSTEM
05-2610	6/30/2005	12/31/2005	\$1,600	Commercial	INSTALL 350SF BRICK PAVERS PATIO
05-1325	4/25/2005	12/31/2005	\$750	Commercial	ELECTRICAL FOR THE PORCH
04-0497	2/24/2004	1/22/2004	\$9,000	Commercial	REPLACE 750 SF DECKING
02-0198	1/23/2002	8/16/2002	\$4,150	Commercial	INSTALL AC
02-0121	1/18/2002	8/16/2002	\$3,300	Commercial	REPAIR REAR DECK
98-1779	6/24/1998	12/31/1998	\$4,000	Commercial	4 SHEETS OF PANELING
98-1873	6/24/1998	12/31/1998	\$750	Commercial	REMOVE/REPLACE COLUMN
98-1779	6/10/1998	12/31/1998	\$100	Commercial	CONNECT EXISTING FIXTURES
98-1779	6/10/1998	12/31/1998	\$100	Commercial	INSTALL OUTLETS/SWITCHES
96-4722	12/1/1996	7/1/1997	\$785	Commercial	FIRE ALARM
96-1936	5/1/1996	10/1/1996	\$1,700	Commercial	RENOVATION
A95-3922	11/1/1995	12/1/1995	\$800	Commercial	REPLACE OLD SIGN W/NEW
B95-1015	3/1/1995	9/1/1995	\$8,150	Commercial	REPL JALOUSIE WINDOWS

Sketches (click to enlarge)





Photos





Map



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

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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