

Staff Report

6 Remodel two storefronts of existing non contributing building and repaint- **#211A- 211B Duval Street - L & M Associates Donald W. Laukka (H11-01-950)**

This staff report is for the review of a Certificate of Appropriateness for a remodeling a non historic façade. The building located on #211 Duval Street is not listed in the surveys. The applicant is proposing to extend the existing parapet wall to the left side since they are proposing a large arch, similar than the existing one to the right side. On the plans two new smaller arches will replace the existing storefronts located on the left side. An ATM machine is proposed in one of the columns. The application includes a new color scheme for the entire façade. By observing a picture from 2000 it is clear that the non historic façade used to have arches.

Staff has the following comments regarding the proposed plans:

1. The proposed design will integrate the entire façade as a whole building. The actual design reads as two different buildings instead of a single façade.
2. ATM's may be permitted on or at the exterior of a noncontributing building. Interior lighting for ATMs is not allowed. (Guidelines 1 and 2 ATM and vending, page 47)
3. Although signs are included in the plans a separate application for the signs, one for each business must be submitted for review. (Guidelines for signage, pages 49-50)

Staff understands that the proposed design is consistent with the guidelines. The applicant will need to submit a separate application for the proposed signs. Each business needs to submit an individual sign application.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 11-01-950

OWNER'S NAME: 211 DUVAL CO. DATE: 7-15-11

OWNER'S ADDRESS: 423 FRONT ST 2ND FLR
KEY WEST, FL 33040 PHONE #: 305-294-7905

APPLICANT'S NAME: L & M ASSOCIATES, LTD.
DONALD W. LAURKA, AIA PHONE #: 952-944-7576

APPLICANT'S ADDRESS: 10907 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55433

ADDRESS OF CONSTRUCTION: 211 A & 211 B DUVAL STREET # OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

REMODEL TWO STOREFRONTS ON EXISTING NON-CONTRIBUTING BUILDING. REPAINT BALANCE OF BUILDING.

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 7-15-11

Applicant's Signature: Donald W. Laurka

Required Submittals

X	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
N/A	TREE REMOVAL PERMIT (if applicable)
X	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
X	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
X	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Not listed in the surveys
Guidelines for additions, alterations and
new construction (pages 36-38)
Guidelines for ATMs (pages 47-48)
Guidelines for signage (pages 49-50)

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

August 15, 2011

Arch. Donald W. Laukka, AIA
L & M Associates LTD
10907 Valley View Road
Eden Prairie. MN 55433

RE: REMODEL TWO STOREFRONTS OF EXISTING NON CONTRIBUTING
BUILDING AND REPAINT
FOR: #211A- 211B DUVAL STREET - HARC APPLICATION # H11-01-950
KEY WEST HISTORIC DISTRICT

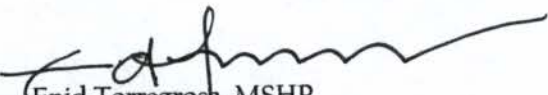
Dear Architect Laukka:

This letter is to notify you that the Key West Historic Architecture Review Commission **postponed** the review for the above mentioned project on the public hearing held on Tuesday, August 9, 2011. The postponement was due to lack of quorum.

I will be including this item on the next Agenda for the meeting of August 23, 2011. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

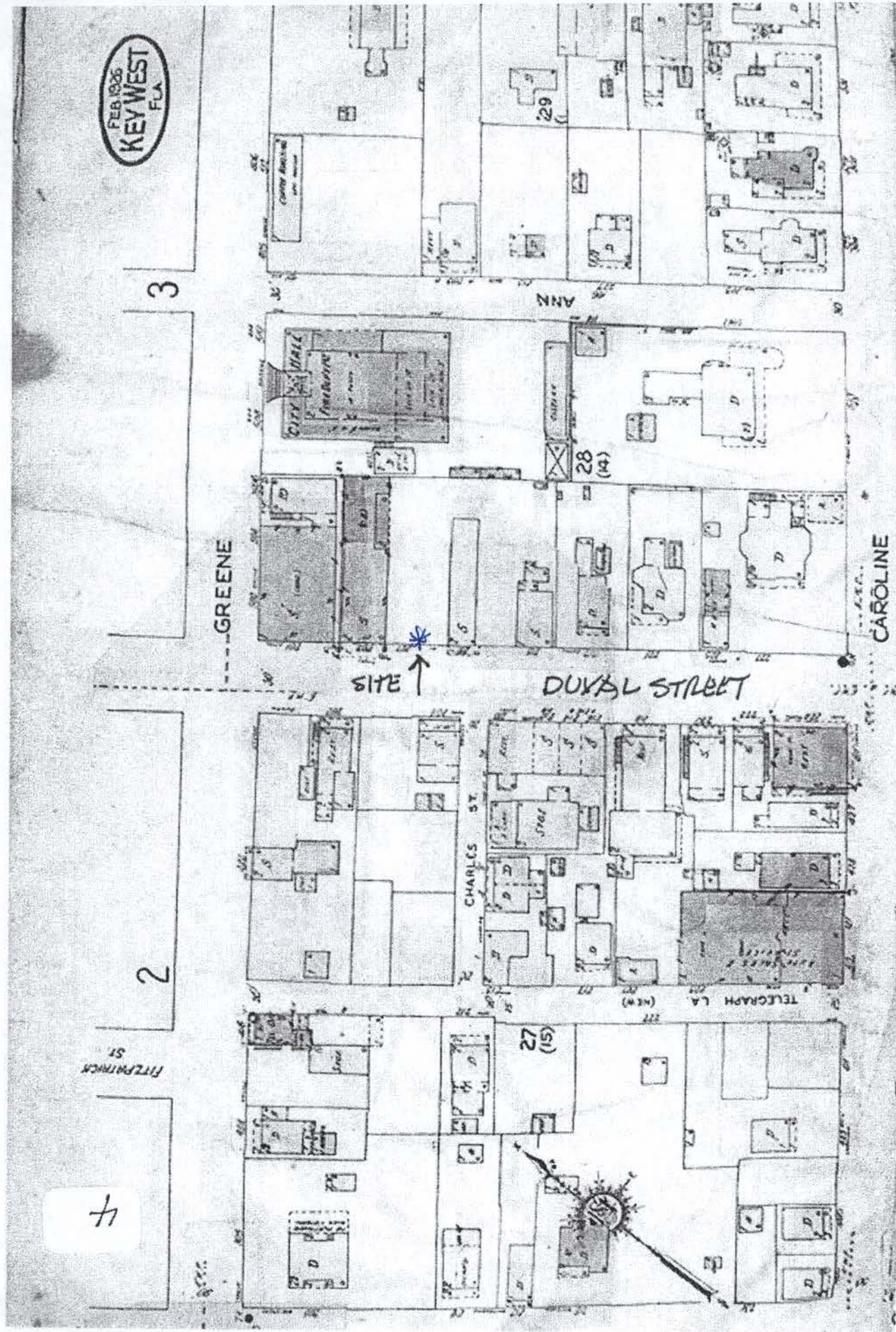

Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Sanborn Maps

FEB 1936
KEYWEST
FLA



3

GREENE

ANN

CAROLINE

SITE ↑

DUVAL STREET

2

FITZPATRICK ST

CHARLES ST

TELEGRAPH LA (NE)

4

27 (15)

28 (14)

29

1948 211 DUVAL ST.

Photos



Duval Street 207

Lopez Wholesale Liquors was at 207 Duval Street in the 1960s. Photo from the Property Appraiser's office. Monroe County Library



Duval Street Lopez Warehouse

The Lopez/Budweiser Warehouse next to 207 Duval Street about 1965. Photo from the Property Appraiser's office. Monroe County Library.

Survey



LOCATION MAP - N.T.S.

SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM
LEGAL DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
211-215 DUVAL STREET
KEY WEST, FL 33040



LEGAL DESCRIPTION -

PARCEL 1

On the island of Key West, known as William A. Whitehead's map delineated in February A.D. 1829, as Part of Lot Three (3) in Square Fourteen (14).

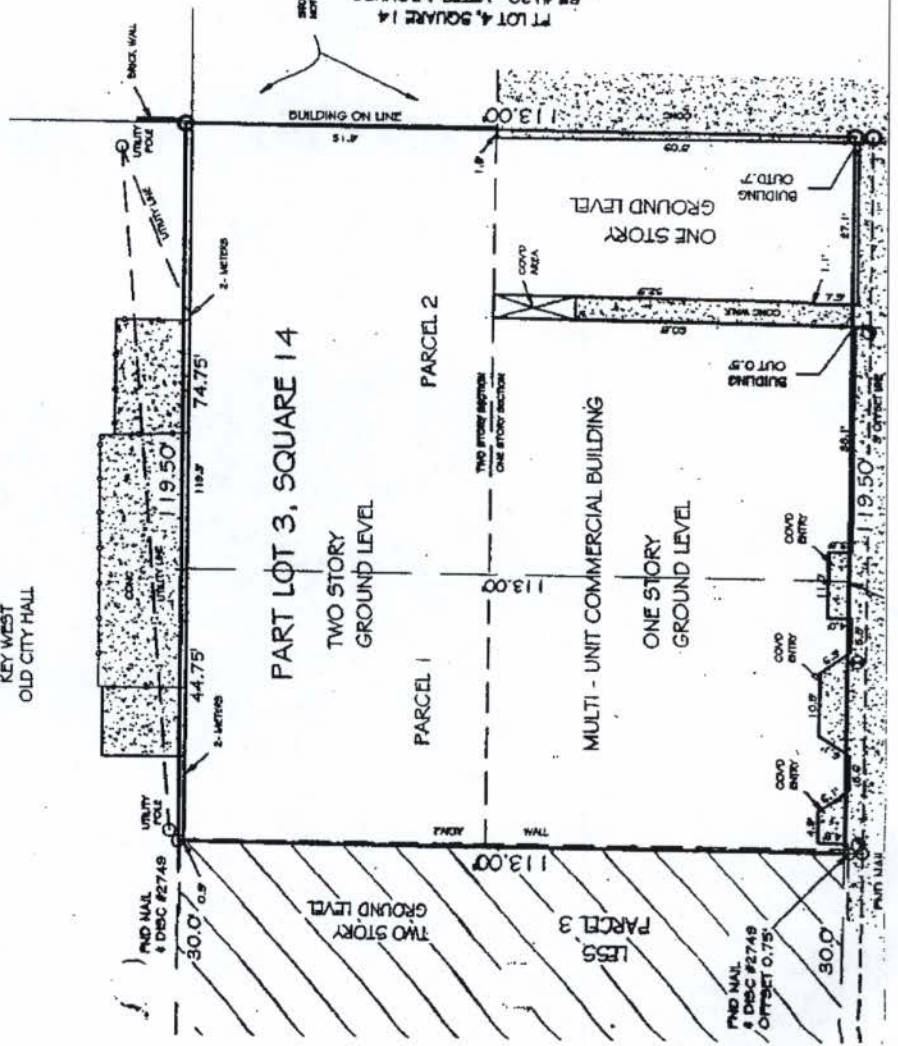
Commencing at a point on Duval Street fifty-one (51) feet and six (6) inches from the corner of Duval and Greene Streets, and running thence along Duval Street in a southeasterly direction seventy-four (74) feet and nine (9) inches; thence at right angles in a northeasterly direction one hundred and thirteen (113) feet; thence at right angles in a northeasterly direction seventy-four (74) feet and nine (9) inches; thence at right angles in a southeasterly direction one hundred and thirteen (113) feet to the Place of Beginning.

PARCEL 2

Being a parcel of land on the island of Key West being all that part of Lot 3 in Square 14 being the Southeast half of the parcel of land conveyed to Rodger Gordon by the executors of the estate of Robert F. Campbell recorded in said records in Book G, Page 861 and being also the same premises conveyed to James A. Waddell by deed of John White and wife dated March 1, 1896 and recorded in said records July 16, 1896 in Book C, Page 235 and known as 211, 213 and 215 Duval Street.

Commencing at a point on Duval Street One Hundred and Twenty-six (126) feet and Three (3) inches from the corner of Duval and Greene Street and running thence southeasterly along and fronting on said Duval Street Seventy-four (74) feet and Nine (9) inches to the line dividing Lots Three (3) and Four (4) in said Square Fourteen (14); thence Northwesterly along said line One Hundred and Thirteen (113) feet; thence Northwesterly and parallel with Duval Street Seventy-four (74) feet and Nine (9) inches.

LOT 2, SQUARE 14
KEY WEST
OLD CITY HALL

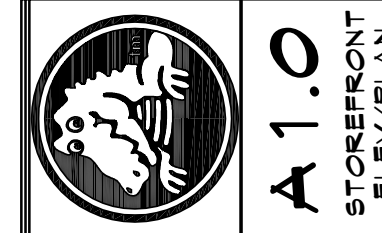


STORAGE AREA NOT ACCESSIBLE
PT LOT 4, SQUARE 14
RE #130 - METES & BOUNDS
NOT PROVIDED

PND NAL & DISC #2748 OFFSET 0.75'

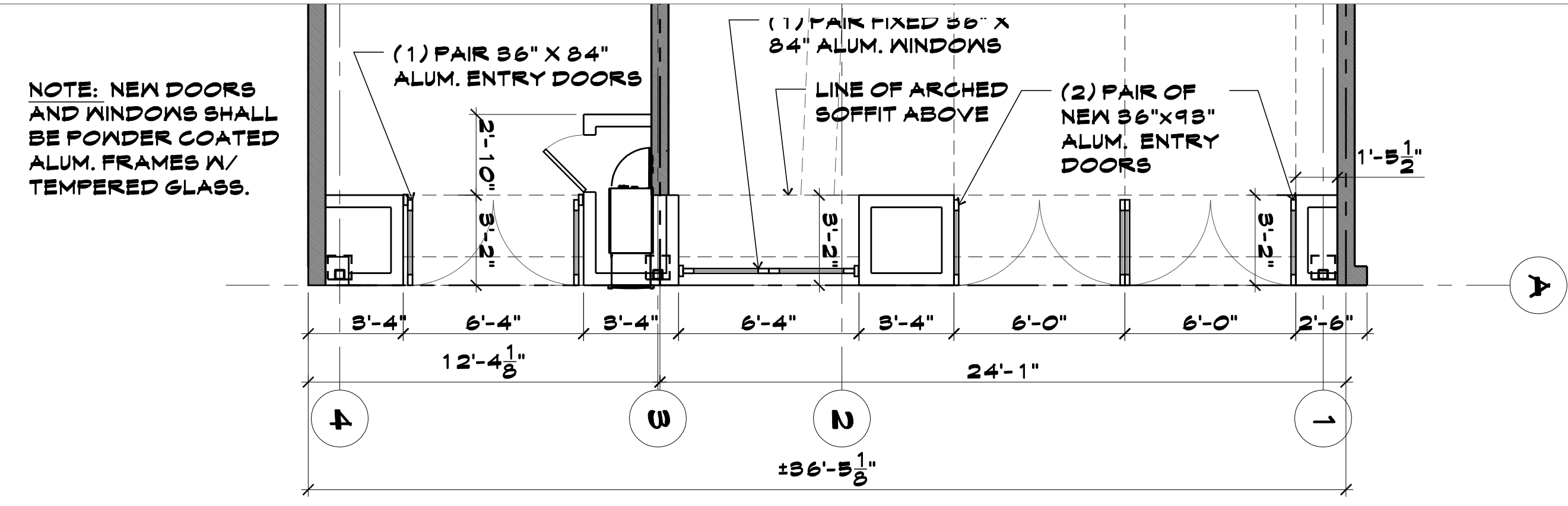
PND NAL & DISC #2748 OFFSET 0.75'

Site Plans



A1.0
STOREFRONT
ELEV/PLAN

31.US045

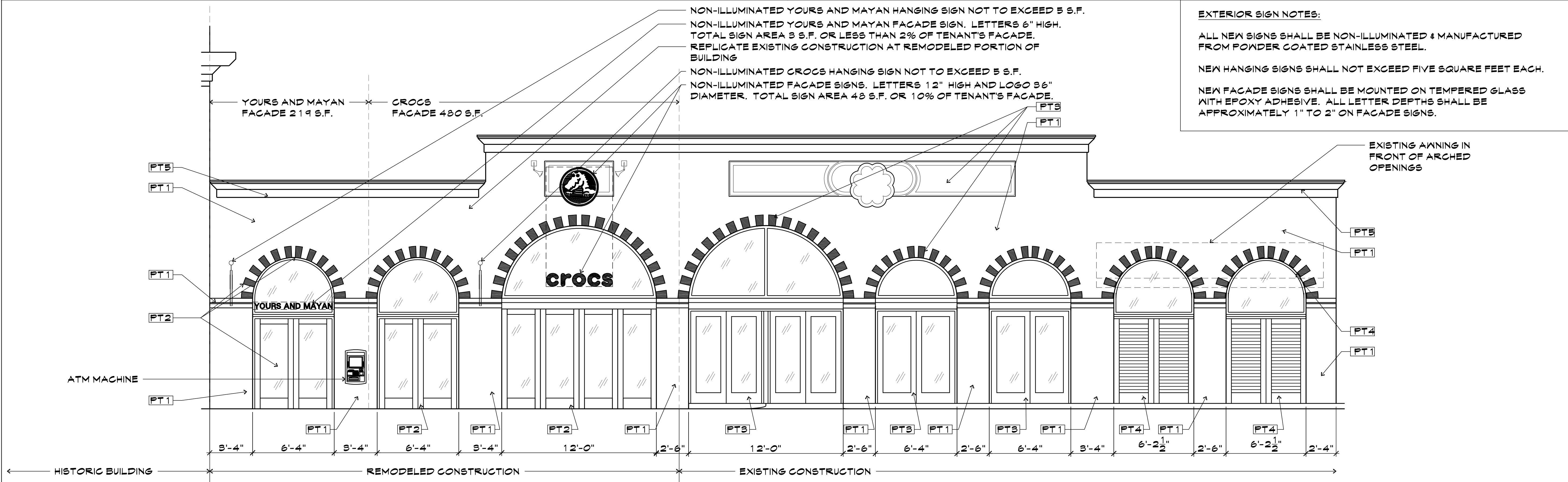


TYPE	SPECIFICATION	NOTES
PT1	PAINT: SHERWIN WILLIAMS DURATION EXTERIOR COLOR: 6135 ECRU	
PT2	PAINT: SHERWIN WILLIAMS DURATION EXTERIOR COLOR: 2854 CARIBBEAN CORAL	
PT3	PAINT: SHERWIN WILLIAMS DURATION EXTERIOR COLOR: 6440 COURTYARD	MATCH EXISTING
PT4	PAINT: SHERWIN WILLIAMS DURATION EXTERIOR COLOR: 2858 HARVEST GOLD	
PT5	PAINT: SHERWIN WILLIAMS DURATION EXTERIOR COLOR: WHITE	

BUILDING OWNER:
211 DUVAL CO.
425 FRONT ST., 2ND FLOOR
43200
PROJECT ADDRESS:
CROCS YOURS AND MAYAN
211A & 211B DUVAL STREET
KEY WEST, FL 33040
SPACER 211A & 211B

C1 PROPOSED STOREFRONT PLAN (NEW CONSTRUCTION AREA ONLY)
SCALE: 1/4" = 1'-0"

C3 FINISH SCHEDULE
NO SCALE



A1 PROPOSED BUILDING STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"

DOCUMENT:	9/18/11	CHKD.PAL
REV. #	REVISION BY:	REVISION DESCRIPTION:

10907 VALLEY VIEW ROAD
EDEN PRARIE, MINNESOTA 55244
TEL: 952-941-7976
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ALL RIGHTS RESERVED

L&M
ASSOCIATES, LTD.

PROJ # 31.US045

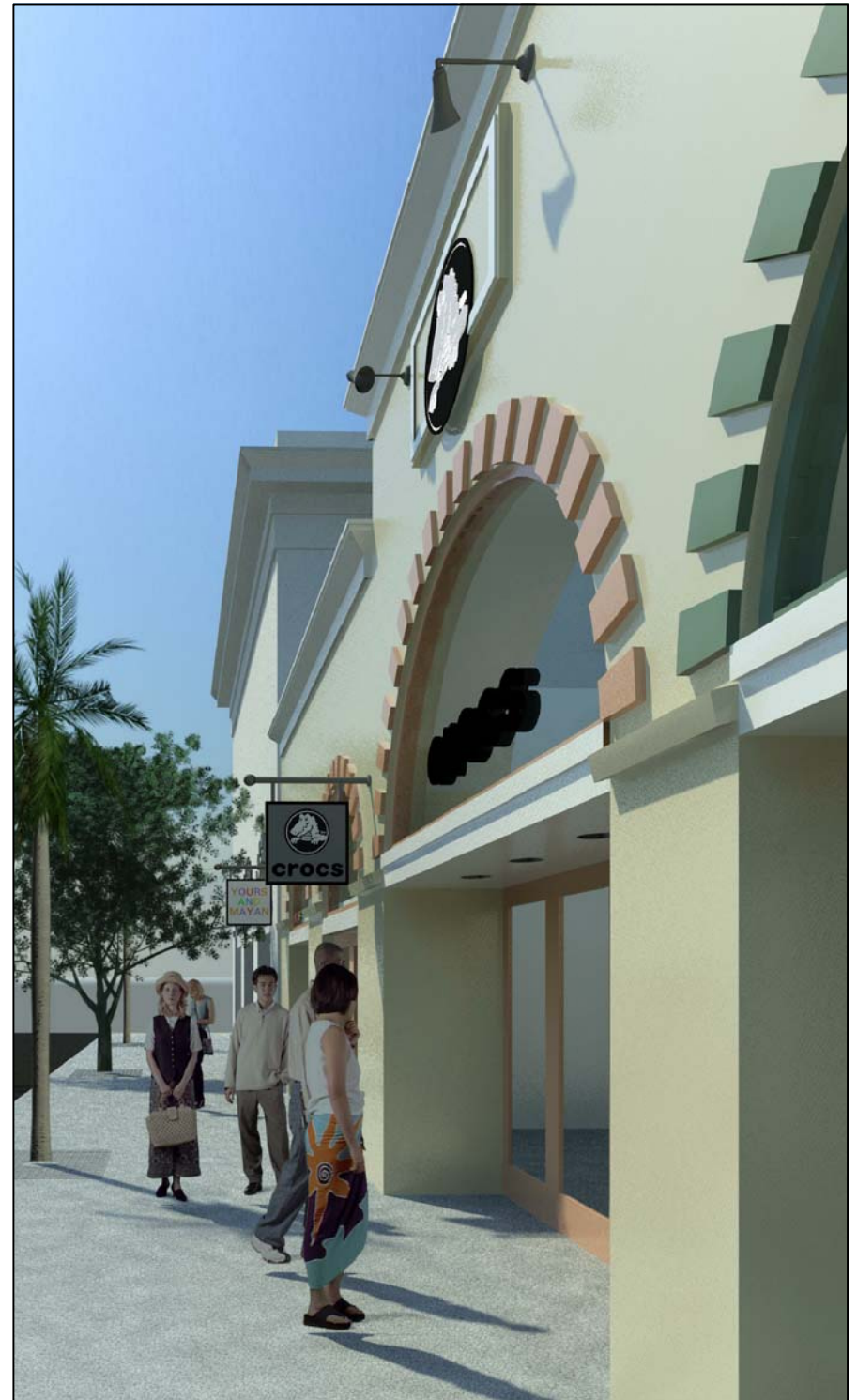
SHEET # A1.0
STOREFRONT
ELEV/PLAN



CROCS
211 DUVAL ST
KEY WEST, FL

L&M
ASSOCIATES LTD
19997 VALLEY VIEW ROAD
SUITE 1000 PALM BEACH, FL 33480
TEL 561-844-1905 PHONE 561-844-1905
WWW.LAMASSOCIATES.COM

18 AUGUST 2011



CROCS
 211 DUVAL ST
 KEY WEST, FL

L&M
 ASSOCIATES LTD
 10907 VALLEY VIEW ROAD
 SOUTH PALM BEACH, FLORIDA 33409
 TEL 561-864-7985 PHONE 561-864-7915
 WWW.LAMASSOCIATES.COM

18 AUGUST 2011



CROCS
211 DUVAL ST
KEY WEST, FL

L&M
ASSOCIATES LTD
10907 VALLEY VIEW ROAD
SOUTH PALM BEACH, FLORIDA 33404
TEL 561-864-7328 PHONE 561-864-7328
WWW.LAMASSOCIATES.COM

18 AUGUST 2011



2000



2011

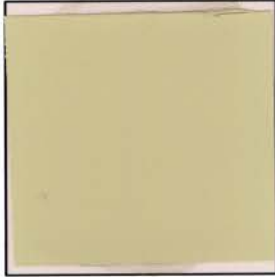


PROPOSED

CROCS
211 DUVAL ST
KEY WEST, FL
L&M
ASSOCIATES, LTD
10997 VALLEY VIEW ROAD
SUITE 1000, MIAMI, FL 33157
TEL: 305-444-7881 FAX: 305-444-7882
WWW.LAMASSOCIATES.COM

18 AUGUST 2011

EXTERIOR COLOR PALETTE



PT1: SW 6135 'ECRU'



PT2: SW 2854 'CARIBBEAN CORAL'



PT3: SW 6440 'COURTYARD'



PT4: SW 2858 'HARVEST GOLD'

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 8849851 Parcel ID: 00001290-000100

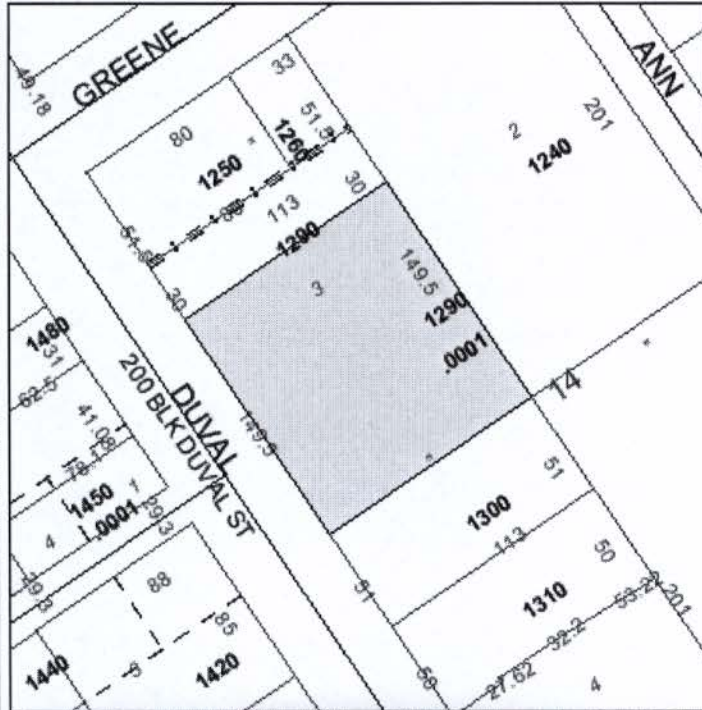
Ownership Details

Mailing Address:
211 DUVAL COMPANY
423 FRONT ST
FL 2ND
KEY WEST, FL 33040

Property Details

PC Code: 33 - NIGHTCLUBS, LOUNGES, BARS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 211- 215 DUVAL ST KEY WEST
Legal Description: KW PT LOT 3 SQR 14 OR1314-155/157(LG)

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	119	113	13,503.00 SF

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 3

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16521	NIGHT CLUB, BARS B	37	Y	Y
	16522	RESTRNT/CAFETR-B-	37	Y	Y
	16523	1 STY STORE-B	26	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5698	C.B.S.	100

Building 2 Details

Building Type
 Effective Age 19
 Year Built 1994
 Functional Obs 0

Condition A
 Perimeter 176
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 1,590

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

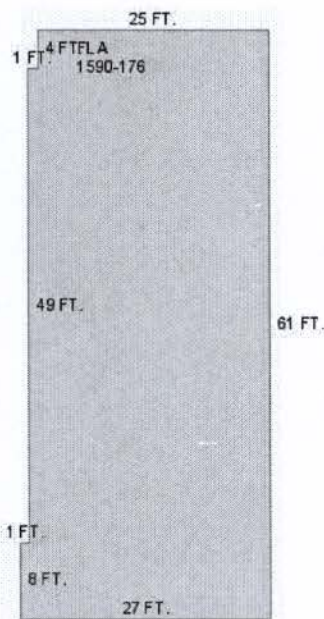
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

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 4

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1994					1,590

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16525	1 STY STORE-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5699	C.B.S.	100

Building 3 Details

Building Type
 Effective Age 16
 Year Built 1964
 Functional Obs 0

Condition A
 Perimeter 332
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 19
 Grnd Floor Area 5,664

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

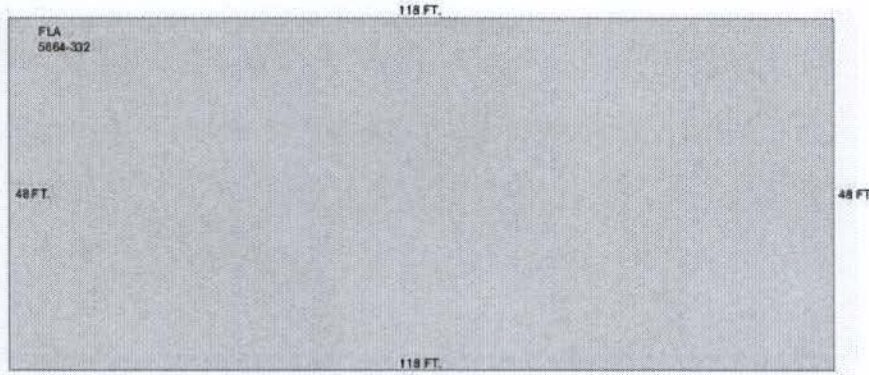
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

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 3

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1994					5,664

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16526	NIGHT CLUB, BARS B	77	Y	Y
	16527	1 STY STORE-B	23	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5700	C.B.S.	100

Appraiser Notes

BUILDING 3 IS THE LONG ONE AT THE REAR OF 211 TO 215.
 IRISH KEVIN'S BAR, SHORTIES MARKET

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-0749	04/15/2008		5,100	Commercial	REPLACE 5 TON PACKAGE UNIT
08-0730	03/18/2008		95,327	Commercial	ROOFING

	08-0925	04/16/2008		14,600	Commercial	REPLACE 5 TON PACKAGE UNIT ON ROOF
45	09-00003876	02/11/2010		6,000	Commercial	REMOVE AIR CURTAIN ON INSIDE AND INSTALL NEW ROLL-UP DOOR SYSTEM. dOORS DOWN ONLY WHEN BUSINESS IS CLOSED. REMOVE INTERIOR DOORS.
	08-1231	04/22/2008		2,000	Commercial	REPLACE WATER LINES TO METER
43	06-2259	04/13/2006	07/26/2006	2,200	Commercial	CHANGE OUT A 20 TON A/C UNI
44	07-4959	11/05/2007		2,488	Commercial	REPLACE TWO CONDENSOR UNITS FOR WALK-IN COOLERS
1	9600601	01/01/1996	07/01/1996	100,000	Commercial	RENOVATIONS
2	9601214	03/01/1996	07/01/1996	200	Commercial	ELECTRICAL
3	9601314	03/01/1996	07/01/1996	14,000	Commercial	RENOVATIONS
4	9601371	03/01/1996	07/01/1996	60,000	Commercial	ELECTRICAL
5	9601372	03/01/1996	07/01/1996	25,000	Commercial	PLUMBING
6	9601704	03/01/1996	07/01/1996	40,000	Commercial	MECHANICAL
7	9601757	04/01/1996	07/01/1996	8,500	Commercial	ROOF
8	9601805	04/01/1996	07/01/1996	10,920	Commercial	MECHANICAL
9	9602126	05/01/1996	07/01/1996	2,000	Commercial	MECHANICAL
10	9602171	05/01/1996	07/01/1996	8,000	Commercial	RENOVATIONS
11	9602388	06/01/1996	07/01/1996	1,000	Commercial	RENOVATIONS
12	9602470	06/01/1996	07/01/1996	1,152	Commercial	FIRE ALARM
13	9602631	06/01/1996	07/01/1996	1,200	Commercial	MECHANICAL
14	9602546	06/01/1996	07/01/1996	2,000	Commercial	SIGN
15	9603098	07/01/1996	07/01/1996	3,800	Commercial	MECHANICAL
16	9603415	08/01/1996	08/01/1996	1,000	Commercial	RENOVATIONS
17	9703858	12/03/1997	12/07/1998	800	Commercial	ADD RAIN ROOF TO OUTSIDE
18	9704126	12/08/1997	12/07/1998	2,320	Commercial	450 SQS ASPHALT SHINGLES
19	9704138	12/30/1997	12/07/1998	9,000	Commercial	REPLACE ROOF
20	9802535	09/01/1998	12/07/1998	5,000	Commercial	REPAINT BLDG
21	9900238	01/21/1999	11/03/1999	5,000	Residential	REMOV/REPL DOORS
22	9902636	08/02/1999	11/03/1999	2,200	Commercial	STORM PANELS
23	9902639	08/02/1999	11/03/1999	1,800	Commercial	STORM PANELS
24	9902750	08/04/1999	11/03/1999	11,500	Commercial	NEW ROOF
25	0001962	07/13/2000	11/01/2000	1,900	Commercial	PLUMBING
26	0000100	01/14/2000	11/01/2000	13,000	Commercial	ROOFING
27	0000724	03/21/2000	11/01/2000	4,500	Commercial	REPLACE AC
28	9804045	01/20/1999	11/01/2000	500	Commercial	SIGN
29	0102279	08/13/2001	11/07/2001	100,000	Commercial	RENOVATIONS
30	0100916	03/07/2001	11/07/2001	5,000	Commercial	CONSTRUCT EGRESS
31	0103477	10/23/2001	11/07/2001	600	Commercial	ELECTRIC
32	01-2961	08/24/2001	11/16/2001	2,400	Commercial	AWNINGS
33	01-2279	09/17/2001	11/16/2001	10,000	Commercial	ELECTRICAL
34	01-3010	08/28/2001	11/16/2001	5,000	Commercial	A/C
35	01-2782	08/10/2001	11/16/2001	5,500	Commercial	BARTOP REPAIR
36	01-303	03/12/2001	11/16/2001	3,500	Commercial	ROOF REPAIR

37	02-1186	05/09/2002	08/16/2002	2,400	Commercial	ROOFING
38	02-0574	03/20/2002	08/16/2002	6,000	Commercial	REPLACE DOORS & AWNING
39	02-0581	03/13/2002	08/16/2002	800	Commercial	ELECTRIC
40	03-1446	05/02/2003	10/03/2003	8,000	Commercial	ROOFING
41	03-2133	06/24/2003	10/03/2003	200	Commercial	INSTALL SIGN
	08-0461	02/21/2008		2,000	Commercial	REPLACE 10 TON AIR HANDLER
	09-0318	02/09/2009		1,896	Commercial	REMOVE EXISTING 12 X 10 NON-STRUCTURAL PARTITION WALL AT REAR AREA AND INSTALL APPROX. 640 SF OF SLOT BOARD ON WALLS
	09-0004032	11/23/2009		100	Commercial	INSTALL ROLL UP-DOOR
45	10-469	02/19/2010	04/12/2010	4,200	Commercial	INSTALLATION OF FRENCH DRAIN
42	04-0002	01/08/2004	04/04/2000	45,100	Commercial	PLUMBING

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
2010	1,654,789	0	2,752,857	4,407,646	4,407,646	0	4,407,646
2009	1,728,122	0	4,017,785	4,884,021	4,884,021	0	4,884,021
2008	1,734,737	0	3,220,466	4,955,203	4,955,203	0	4,955,203
2007	1,158,227	0	3,220,466	4,378,693	4,378,693	0	4,378,693
2006	1,185,659	0	1,350,300	4,090,326	4,090,326	0	4,090,326
2005	1,190,210	0	1,282,785	3,408,605	3,408,605	0	3,408,605
2004	1,247,065	0	1,282,785	3,408,605	3,408,605	0	3,408,605
2003	1,247,065	0	972,216	3,408,605	3,408,605	0	3,408,605
2002	1,247,065	0	972,216	3,408,605	3,408,605	0	3,408,605
2001	1,380,276	0	972,216	2,858,876	2,858,876	0	2,858,876
2000	1,380,276	0	837,186	2,785,057	2,785,057	0	2,785,057
1999	1,416,201	0	837,186	2,785,057	2,785,057	0	2,785,057
1998	946,045	0	837,186	1,751,919	1,751,919	0	1,751,919
1997	946,045	0	810,180	1,751,919	1,751,919	0	1,751,919
1996	517,002	0	810,180	1,686,900	1,686,900	0	1,686,900
1995	517,002	0	810,180	1,686,900	1,686,900	0	1,686,900
1994	0	0	810,180	1,598,116	1,598,116	0	1,598,116

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
2/1/1994	1314 / 0155	2,050,000	WD	Q

This page has been visited 9,259 times.

Monroe County Property Appraiser
Karl Borglum
P.O. Box 1176
Key West, FL 33041-1176