



**Historic Architectural Review Commission
Staff Report for Item 2**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva MSHP
Historic Preservation Planner

Meeting Date: September 24, 2024

Applicant: Michael Halpern

Application Number: H2023-0013

Address: 1400 Duval Street

Description of Work:

Addition of a roof deck to existing bar structure.

Site Facts:

The property under review contains a historic Queen Anne Revival building as the primary structure. The principal building is listed as a contributing resource within the historic district, built circa 1886. The structure under review is a non-historic one-story accessory structure located at the front of the property, adjacent to the pocket park located on the Southern end on Duval Street.

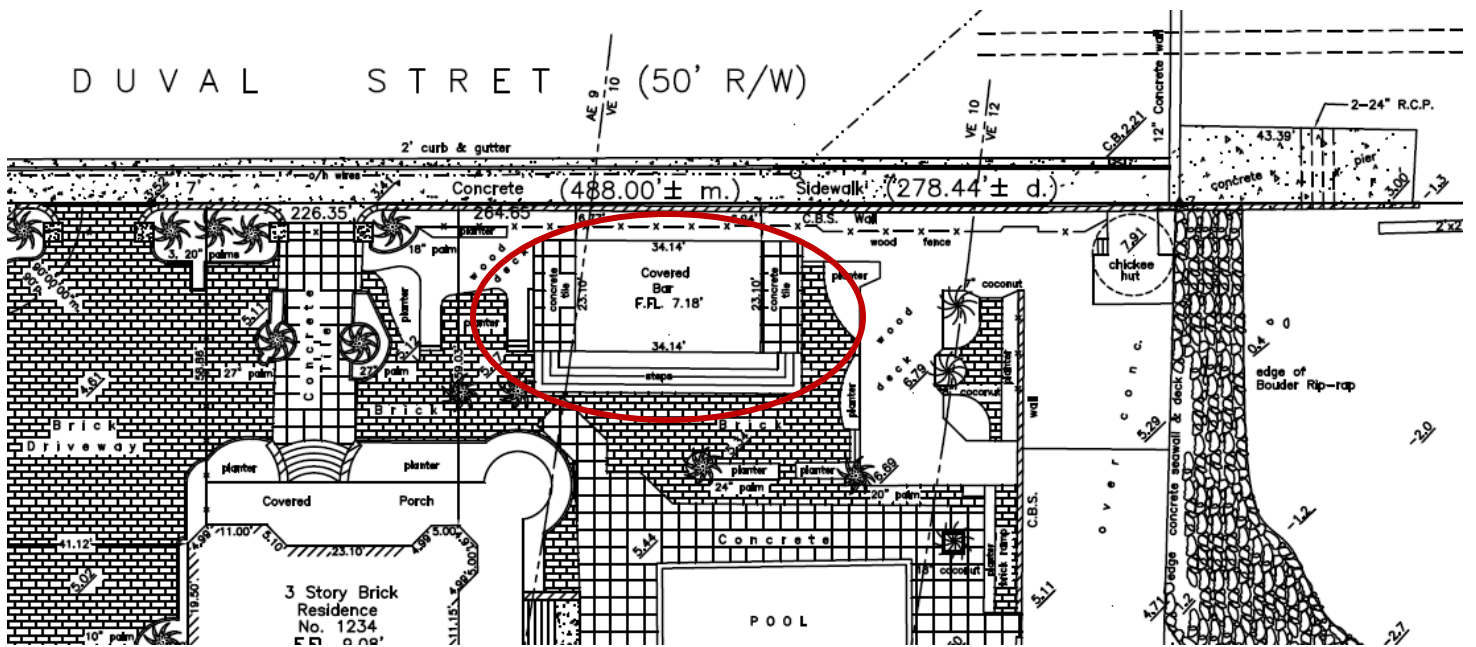
The structure under review was built in 1999 as a commercial gazebo with bar. The structure sits 6.9' from the front property line and does not disrupt the view of the southernmost house front façade. The structure has a flat roof and railings with turned balusters atop of the roof deck.



Historic Photo circa 1940. Monroe County Library.



The accessory structure under review, existing.



Existing Survey Plan.



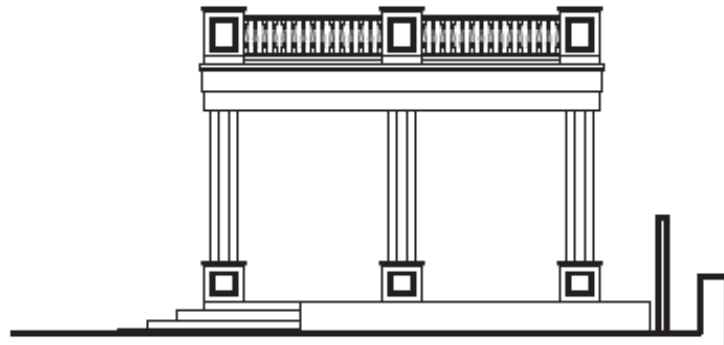
Existing accessory structure from Duval Street Pocket Park.

Guidelines Cited on Review

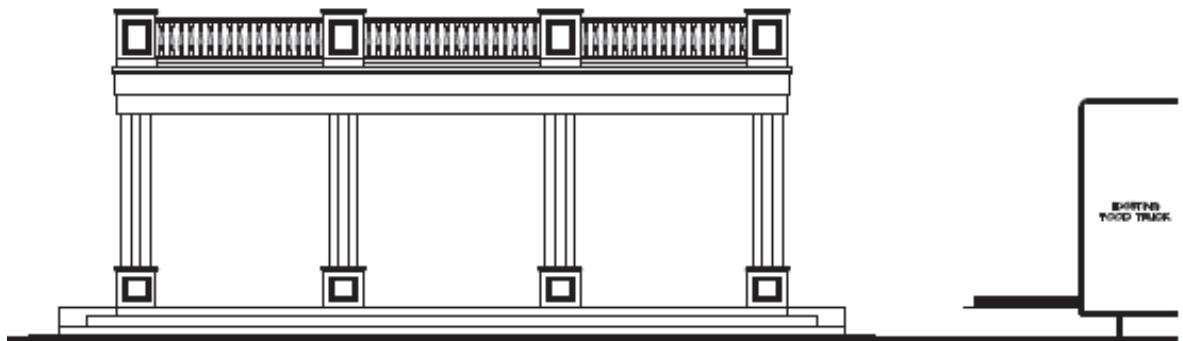
- Widow's Walks and Roof Decks (page 28-a), specifically 1st paragraph & guideline 1.
- Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 12, 13, 15, 25 and 26.
- New Construction (pages 38a-38q), specifically Context section and guidelines 1, 2, 12, 13, 14, 18, 20, and 22.
- Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters, Accessory Structures (pages 40-41), specifically guidelines 1, 2, 3, 4, 10, and 11.

Staff Analysis

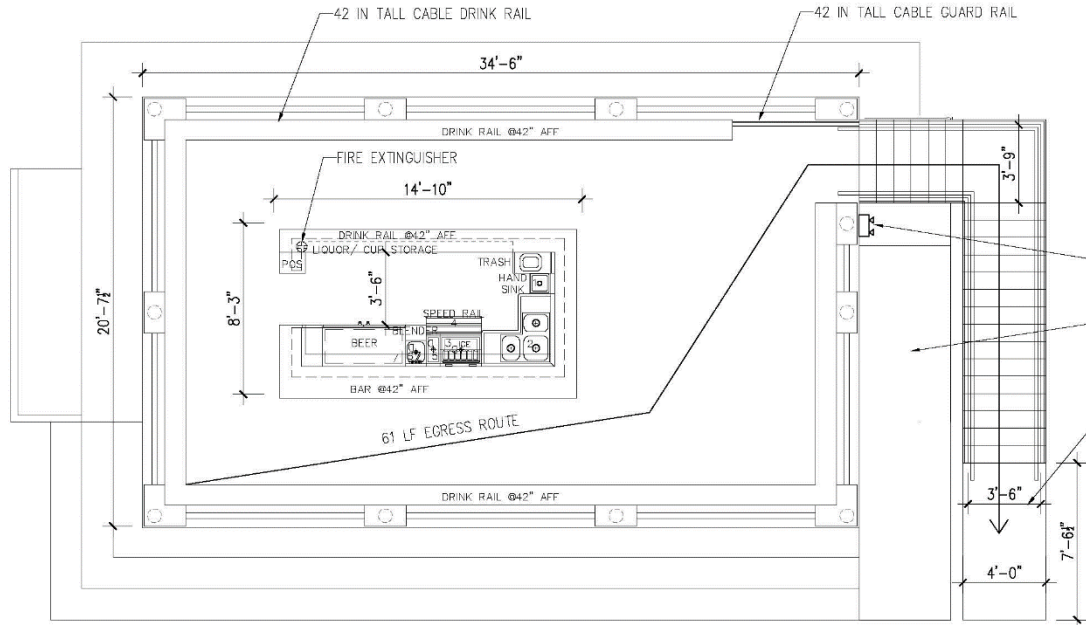
The Certificate of Appropriateness under review proposes the remodel of a non-historic one-story accessory structure at the street side of Duval Street, along the southern pocket park on the Atlantic Ocean. The proposal suggests a new covered bar over an existing flat roof deck and exterior stairs in between the structure and the current location of the Seaside Café food truck on the site. New 42" tall steel cables guard railings will be built behind the existing wood railings. The top of the new railing will have a wood or composite flat surface of approximately 10' wide with a 4' tall backsplash.



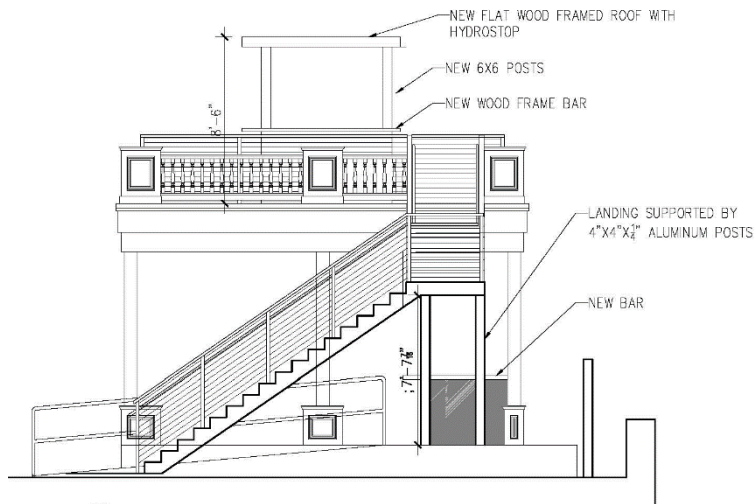
Existing South Elevation



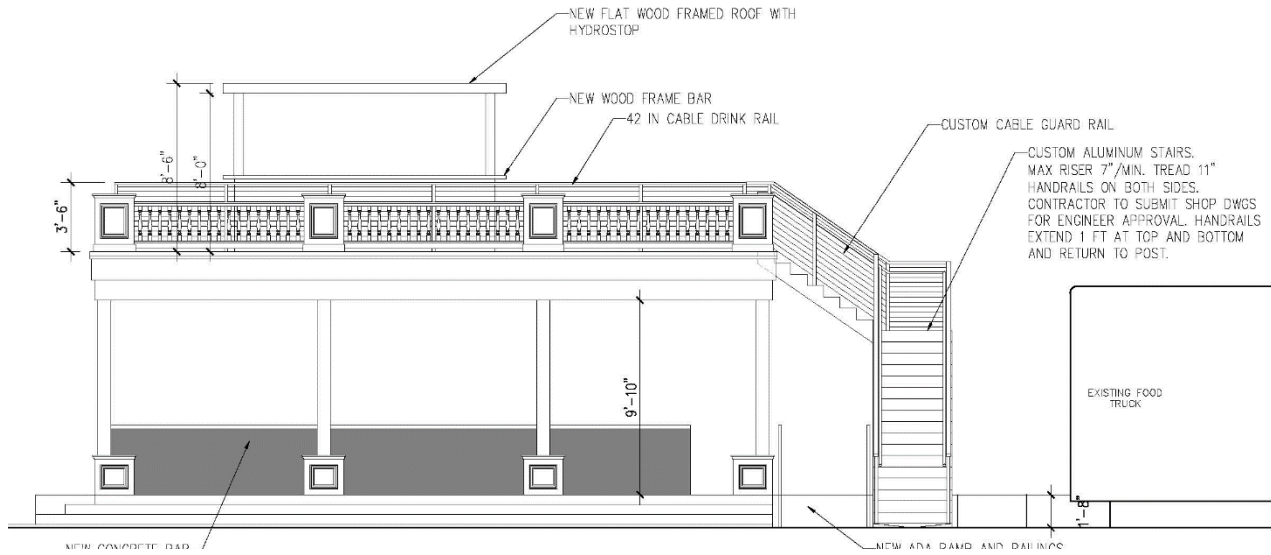
Existing West Elevation



Proposed site plan.



Proposed South Elevation



Proposed West Elevation

The proposed bar on the roof will have a wood flat roof extending up to 8'-6". The exterior stairs will be located on the south elevation and will be made of aluminum.

Consistency with Guidelines Cited Guidelines

Staff finds the current proposal to be overall consistent with the cited guidelines. The proposed mass, scale, form, proportions, location, and materials for the addition to the accessory structure are appropriate to the surrounding context. The site is at the end of the street and will not impact visually the principal significant and historic building on the site. The proportions of the structure itself change very little, with the stairs proposed in the most inconspicuous location possible on this structure. Already in the commercial corridor, the existing structure is on the edge of a public park at the end of Duval. Current landscaping shields a certain amount of the existing accessory structure from view from the right-of-way. Staff finds the context and location of the accessory structure on the edge of the waterfront park, allows for consistency with the guidelines for Additions and Alterations or the guidelines for Outbuildings. Staff suggest a landscaping plan be requested to ensure more foliage screening from the pocket park to the stair and the accessory structure itself.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
H 2023-0013		
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

1400 Duval Street

NAME ON DEED:

Ramos Matilde Generosa Rev Trust

PHONE NUMBER 305-797-7023

OWNER'S MAILING ADDRESS:

209 Duval Street FL 2

EMAIL mhpa@bellsouth.net

Key West, FL 33040

APPLICANT NAME:

Michael Halpern

PHONE NUMBER 305-797-7023

APPLICANT'S ADDRESS:

209 Duval Street FL 2

EMAIL mhpa@bellsouth.net

Key West, FL 33040

APPLICANT'S SIGNATURE:

Michael Halpern Trustee

DATE 3/15/2023

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 X INVOLVES A HISTORIC STRUCTURE: YES___ NO X

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Addition of a roof deck to existing bar structure
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
N/A

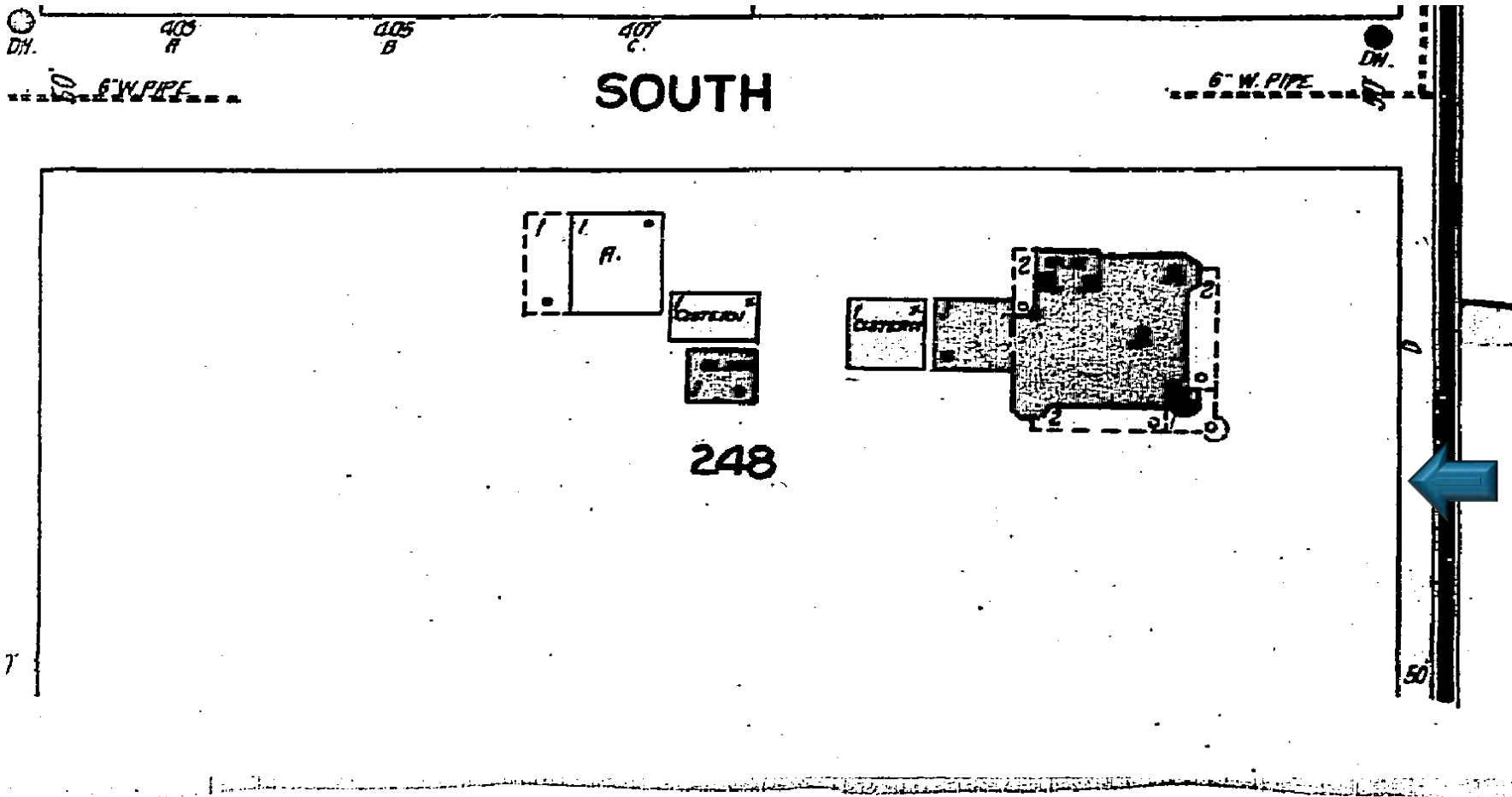
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
Pool bar accessory structure to the Southernmost House.	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

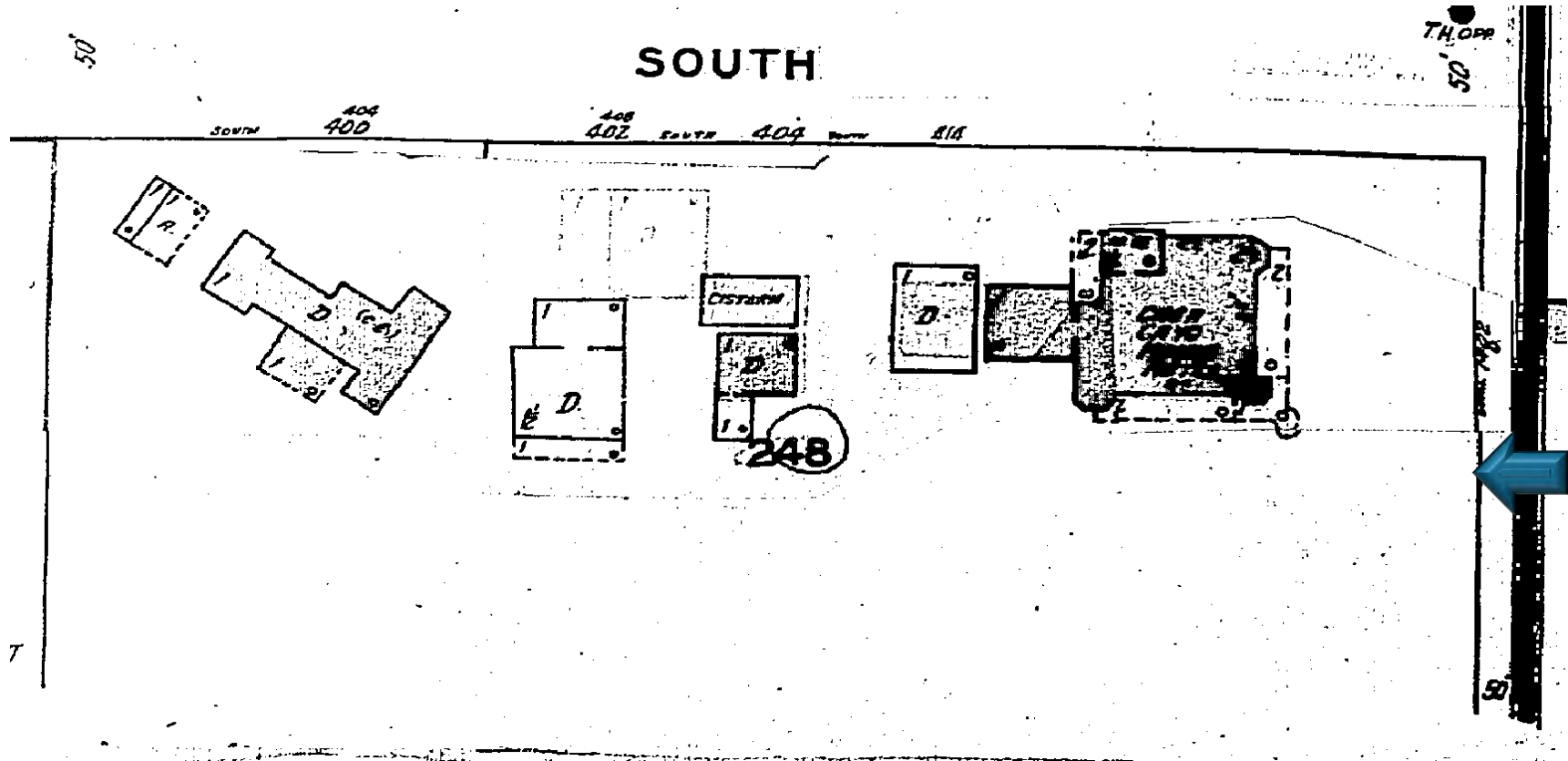
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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.

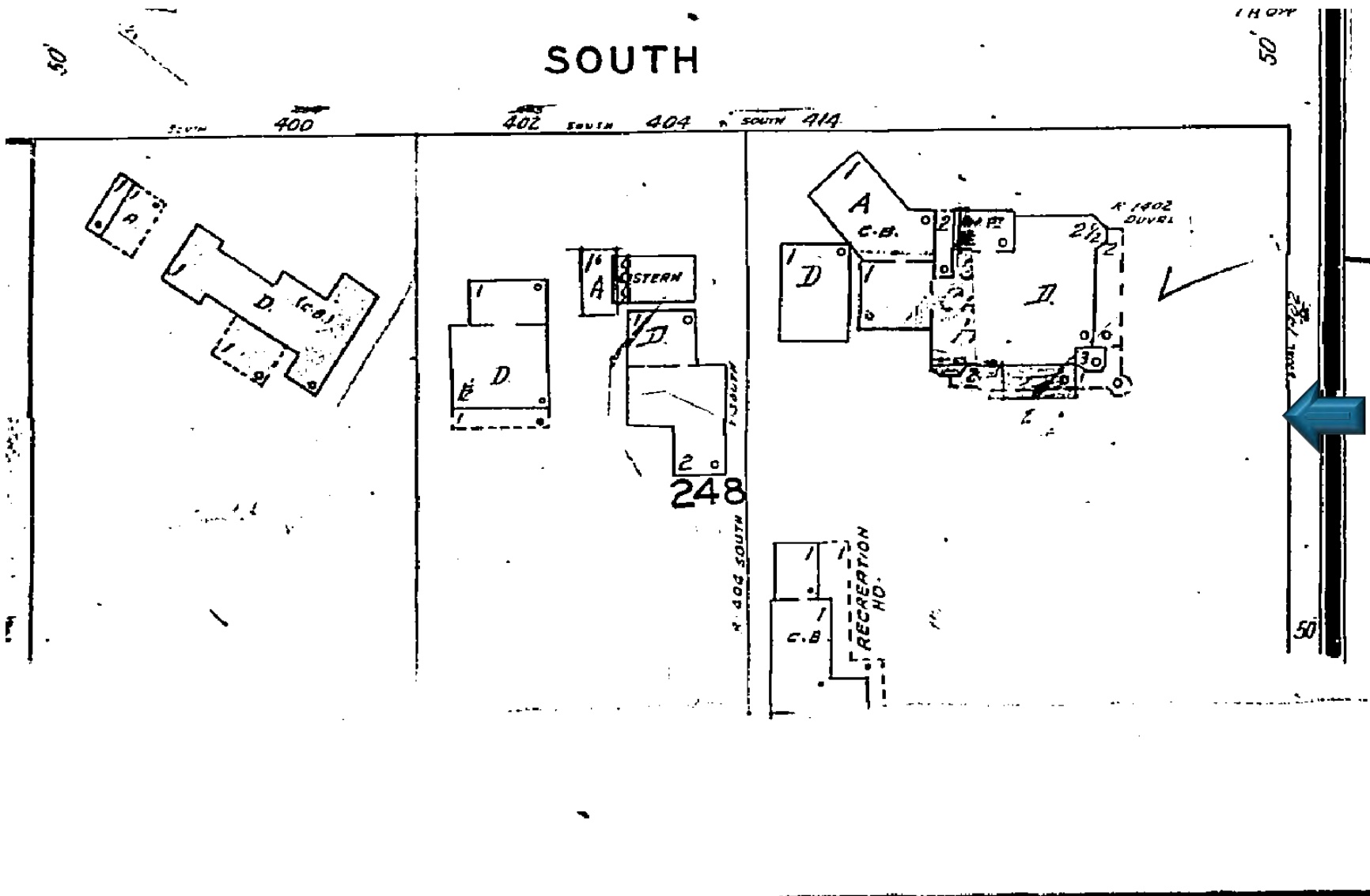
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Southernmost House circa 1900. Monroe County Library.



This residence
is just
across
the street
from us.
Thank
you for
the card
it was so
kind of
you. Hope
you are
well &
will spend
a happy
New Year
Fraternally
J. S. H.

125 - A Residence, South Beach, Key West, Fla.

A postcard from 1908 of the Southernmost House. Monroe County Library.



Southernmost House in the 1930s. Monroe County Library.



Southernmost House in 1936. Monroe County Library.



A postcard of south beach and Southernmost House. Monroe County Library.



CASA CAYO HUESO
THE DOMINICAN RESORT
COCKTAIL BAR
DINING ROOM

CASA CAYO HUESO
HOTEL
bar & dining room



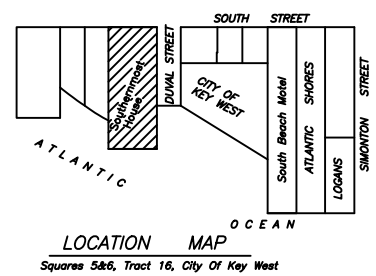
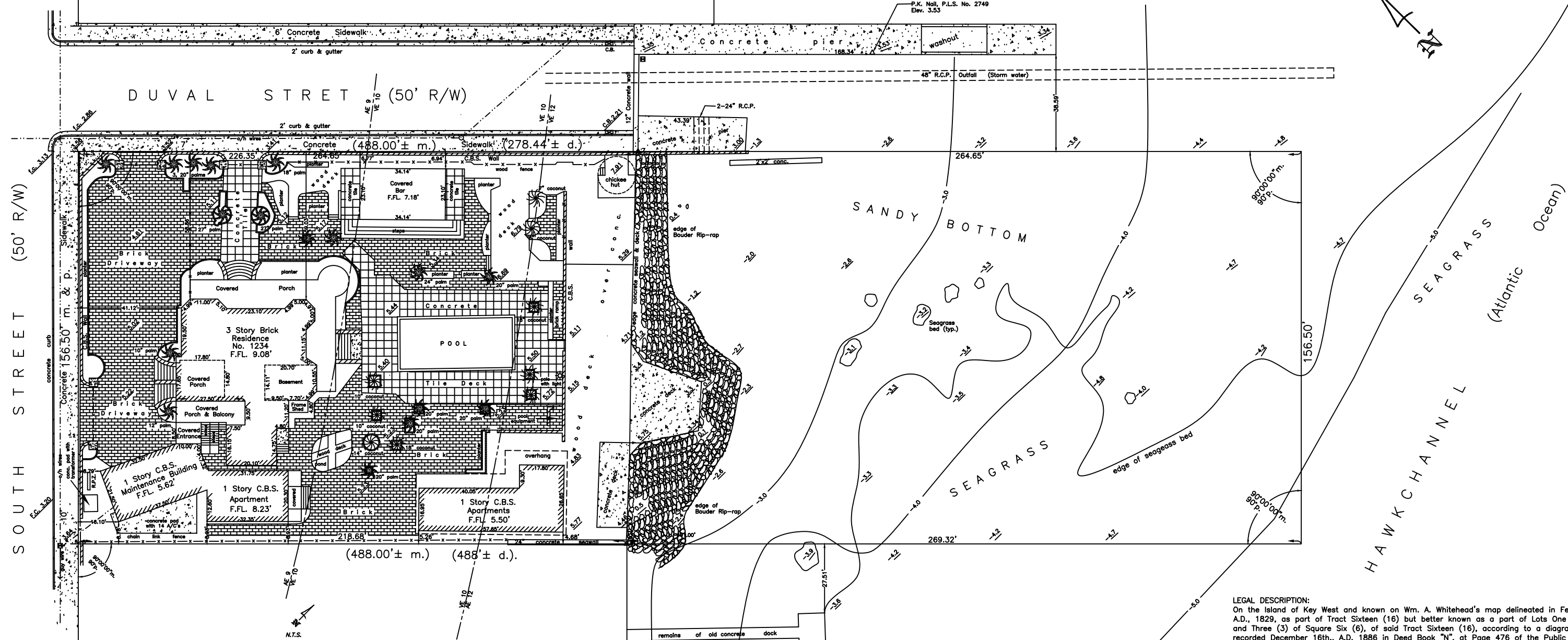
Southernmost Bar 1400 Duval Street



Photos of Bar from Pocket Park



SURVEY



SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing: South Street
 ⚡ denotes existing elevation

Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324
 Monumentation:

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail

M.H.W. Elevation is 0.92 N.G.V.D.
 M.L.W. Elevation is (-) 0.1 N.G.V.D.

—2.0— Denotes existing elevation at N.G.V.D.

Abbreviations:

- | | | |
|-----------------------------|---------------------------------|-------------------------------------|
| Sty. = Story | o/h = Overhead | ☒ = Concrete Utility Pole |
| R/W = Right-of-Way | u/g = Underground | ⊙ = Wood utility Pole |
| fd. = Found | F.F.L. = Finish Floor Elevation | ⊙ = Wood Utility Pole with Guy wire |
| p. = Plat | L.B. = Low Beam | ⊙ = Fire Well |
| m. = Measured | Rad. = Radial | ⊙ = Montering Well |
| d. = Deed | irr. = Irregular | ⊙ = Water Meter |
| M.H.W. = Mean High Water | conc. = concrete | ⊙ = Water Valve |
| O.R. = Official Records | I.P. = Iron Pipe | ⊙ = Electric Manhole |
| Sec. = Section | I.B. = Iron Bar | ⊙ = Electric Utility Vault |
| Twp. = Township | ⊙ = Baseline | ⊙ = M.H. = Man Hole |
| Rge. = Range | C.B. = Concrete Block | San. = Sanitary |
| N.T.S. = Not to Scale | C.B.S. = Concrete Block Stucco | ☒ = Storm Water Catch Basin |
| ⊙ = Centerline | cov'd. = Covered | Inv. = Invert |
| Elev. = Elevation | P.I. = Point of Intersection | B.P.Z. = Backflow Prevention Valve |
| B.M. = Bench Mark | wd. = Wood | P.V.C. = Polyvinyl Pipe |
| P.C. = Point of Curvature | R = Radius | R.C.P. = Reinforced Concrete pipe |
| P.T. = Point of Tangency | A = Arc (Length) | + = Fire Hydrant |
| P.O.C. = Point of Commence | D = Delta, (Central angle) | * = Light |
| P.O.B. = Point of Beginning | w.m. = Water Meter | ⊙ = sign |
| P.B. = Plat Book | Bal. = Balcony | |
| pg. = page | Pl. = Planter | |
| Elec. = Electric | Hydt. = Fire Hydrant | |
| Tel. = Telephone | F.W. = Fire Well | |
| Ench. = Encroachment | A/C = Air Conditioner | |
| O.L. = On Line | | |
| C.L.F. = Chain Link Fence | | |

Field Work performed on: 8/15/01

LEGAL DESCRIPTION:
 On the Island of Key West and known on Wm. A. Whitehead's map delineated in February, A.D., 1829, as part of Tract Sixteen (16) but better known as a part of Lots One (1) and Three (3) of Square Six (6), of said Tract Sixteen (16), according to a diagram recorded December 16th., A.D. 1886 in Deed Book "N", at Page 476 of the Public Records of Monroe County, Florida and described by metes and bounds as follows: Beginning at the intersection of the Southeastly line of South Street with the Southwestly line of Duval Street (the azimuth of said Southeastly line of South Street is S 55° 39'36" W) along the said Southeastly line of South Street a distance of 156.5 feet; thence S 34°20'24" E, a distance of 212 feet to a point on the shore line of the Straits of Florida; thence N 57°59'36" E along the shoreline of the Straits of Florida, a distance of 156.5 feet to a point on the Southwestly line of Duval Street; thence N 34°20'24" W along the Southwestly line of Duval Street a distance of 218.44 feet to the Point of Beginning.
 AND ALSO THE FOLLOWING:
 A parcel of submerged land in the Straits of Florida in Township 68 South, Range 25 East, located Southeastly of and adjacent to the Island of Key West, Monroe County, Florida, more particularly described as follows:
 From the intersection of the Southeastly line of South Street and the Southwestly line of Duval Street in the City of Key West go Southwestly along the Southwestly line of Duval Street a distance of 218.44 feet, more or less, to a point in the Southeastly shoreline of the Island of Key West, which point is the Point of Beginning;
 thence continue Southeastly along the Southwestly line of Duval Street (extended) a distance of 260 feet to a point; thence at right angles and Southwestly a distance of 156.5 feet to a point; thence at right angles and Northwestly a distance of 276 feet, more or less, to a point in the Southeastly shoreline of said Island of Key West; thence Northeastly along the meanders of said Southwestly shoreline a distance of 158 feet, more or less, back to the Point of Beginning.

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY & HYDROGRAPHICAL 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 visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Southernmost House South Street, Key West, Florida 33040			
HYDROGRAPHICAL SURVEY		Dwn No.: 01-406	
Scale: 1"=20'	Ref. 149-60 161-78	Flood panel No. 1718 H	Den. By: F.H.H.
Date: 11/25/99	Flood Zone: AE-VE		Flood Elev.
REVISIONS AND/OR ADDITIONS			
9/07/01: Added building, grasses			
d/k.w./Block 153			

FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

3150 Northside Drive
 Suite 101
 Key West, FL 33040
 (305) 293-0466
 Fax: (305) 293-0237

PROPOSED DESIGN

SITE DATA

SITE ADDRESS: 1400 DUVAL STREET, KEY WEST, FL. 33040
 RE: 00036360-000000
 ZONING: HCT
 FLOOD ZONE: VE10
 DFE: 11'
 F.I.R.M. - MAP & PANEL #12087C1516 SUFFIX K; DATE: 02-18-05
 SECTION/TOWNSHIP/RANGE: 06-68-25
 LEGAL DESCRIPTION: KW FILER BOYLE SUB N-476 PT LOTS 1-3 SQR 6 TR 16
 SETBACKS: FRONT 20 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 25 FT
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-16
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE D; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 100 PSF.
 SOIL BEARING CAPACITY ASSUMED 2000 LBS PER SQ. FT.
 FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

CS-1 - COVER SHEET AND SITE PLAN
 A-1 - EXISTING FLOOR PLAN AND ELEVATIONS
 A-2 - PROPOSED FLOOR PLAN AND ELEVATIONS
 S-1 - STRUCTURAL DETAILS

GENERAL NOTES

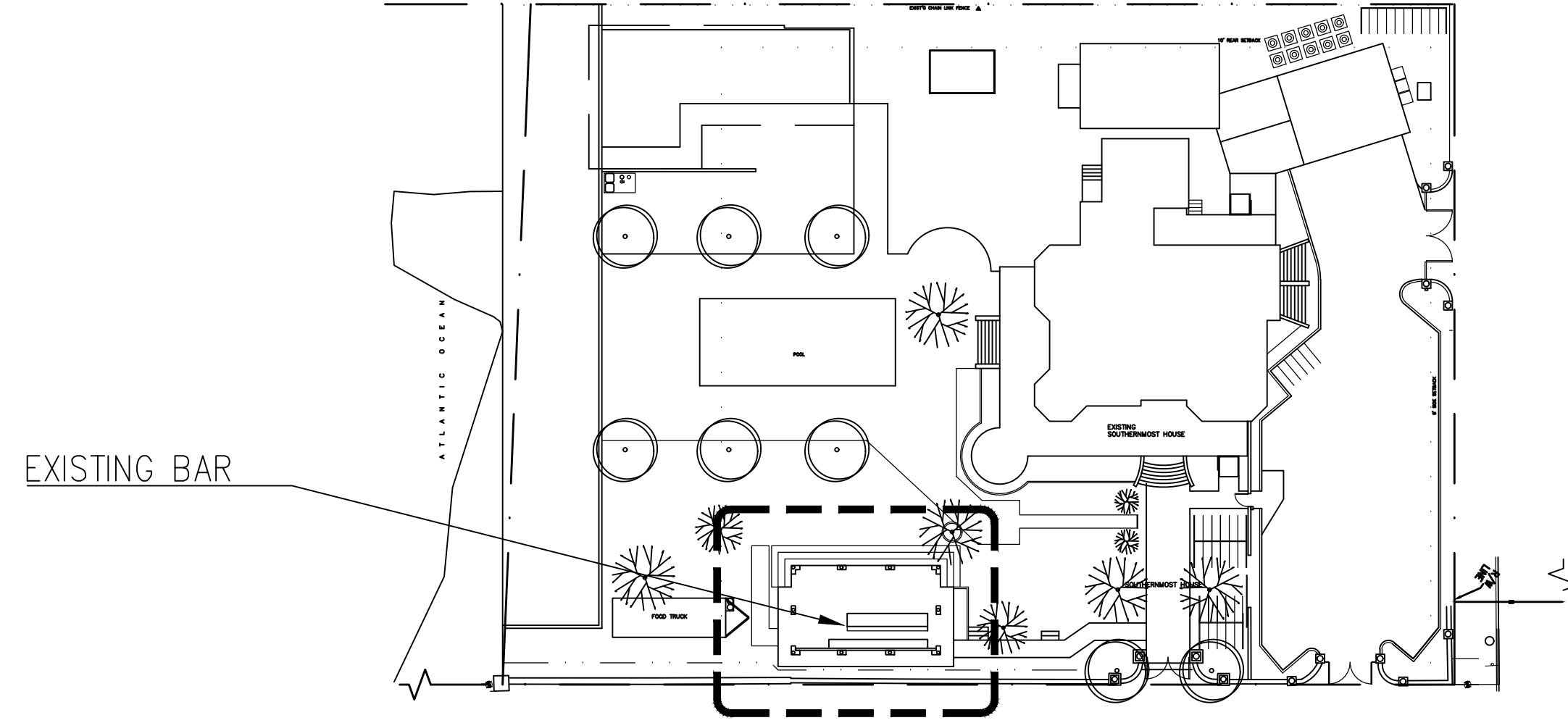
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2020 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2020 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& AND
		@ AT
		APPROX. APPROXIMATE(LY)
		FT. FOOT/FEET
		F.F.L. FINISH FLOOR LEVEL
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON CENTER
		LB. POUND
		PSI POUND PER SQUARE INCH
		PT. PRESSURE TREATED
		SF. SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH

SCOPE OF WORK

- CONSTRUCT NEW ROOF TOP BAR INCLUDING STAIRS, STRUCTURAL IMPROVEMENTS, AND ELECTRIC

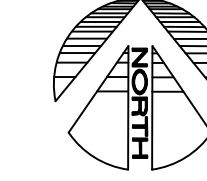
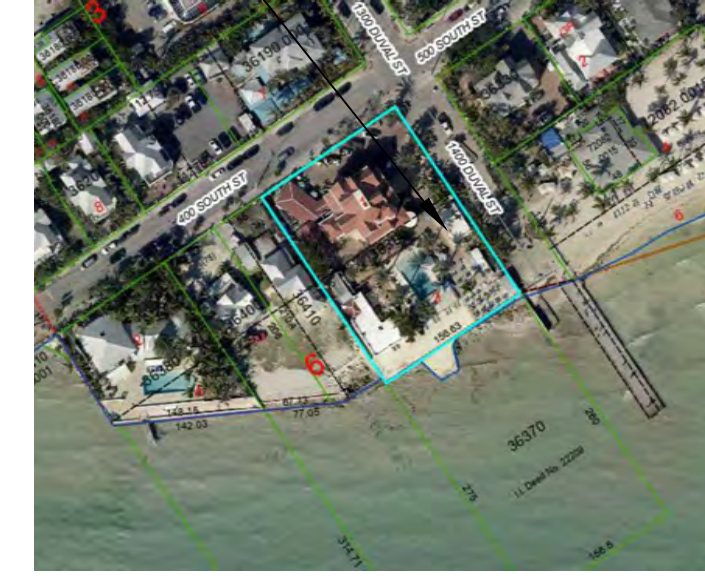


1 EXISTING SITE PLAN
 CS-1 SCALE: 1/32" = 1'

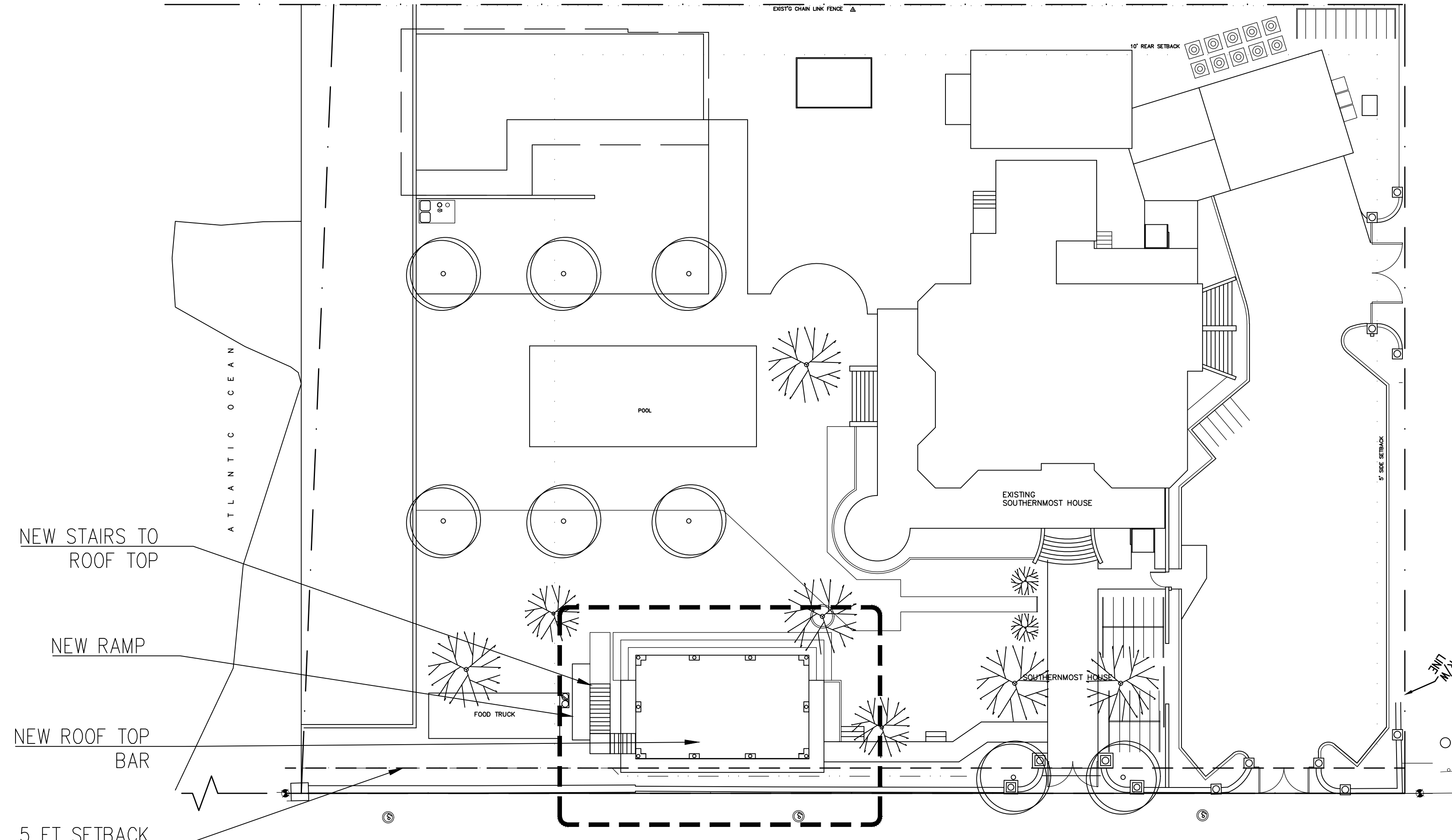
PROJECT DATA

- PROJECT OCCURS ON EXISTING STRUCTURE: NO NEW IMPERVIOUS OR BUILDING COVERAGE.
- OPEN SPACE IS NOT DECREASED.
- STRUCTURE IS NOT IN 5 FT SIDE SETBACK.

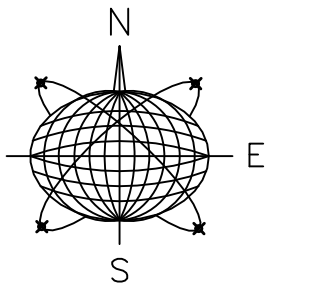
SITE



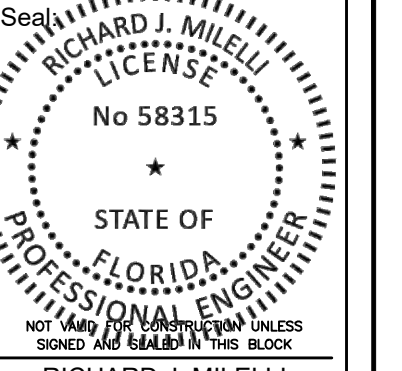
3 LOCATION MAP
 CS-1 SCALE: NOT TO SCALE



1 PROPOSED SITE PLAN
 CS-1 SCALE: 1/16" = 1'



Northstar Engineering LLC
 13 Bamboo Terrace
 Key Haven, Florida 33040
 AUTHORIZATION #34715
 ph:305-481-0400



RICHARD J. MILELLI
 PE #58315

THIS ITEM HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A duly Licensed Professional Engineer in the State of Florida. I have read and approve the contents of this drawing. I have not been convicted of any crime involving moral turpitude.

General Notes:
 Vertical lines for notes.

COMMERCIAL RENOVATION

1400 DUVAL STREET
 KEY WEST, FL 33040

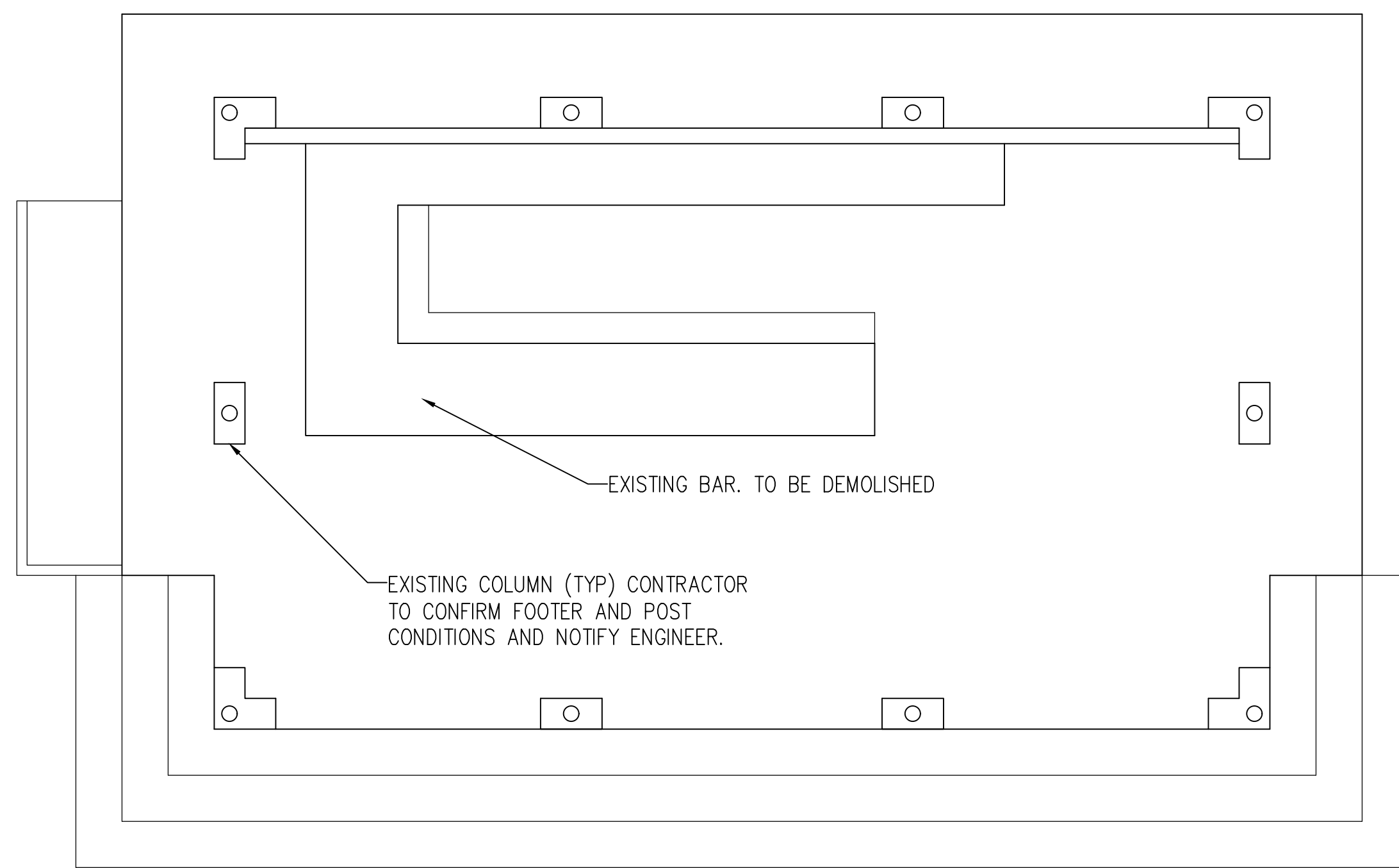
Drawn By: JT
 Checked By: RJM
 Project No.:
 Scale: AS NOTED

AutoCad File No.

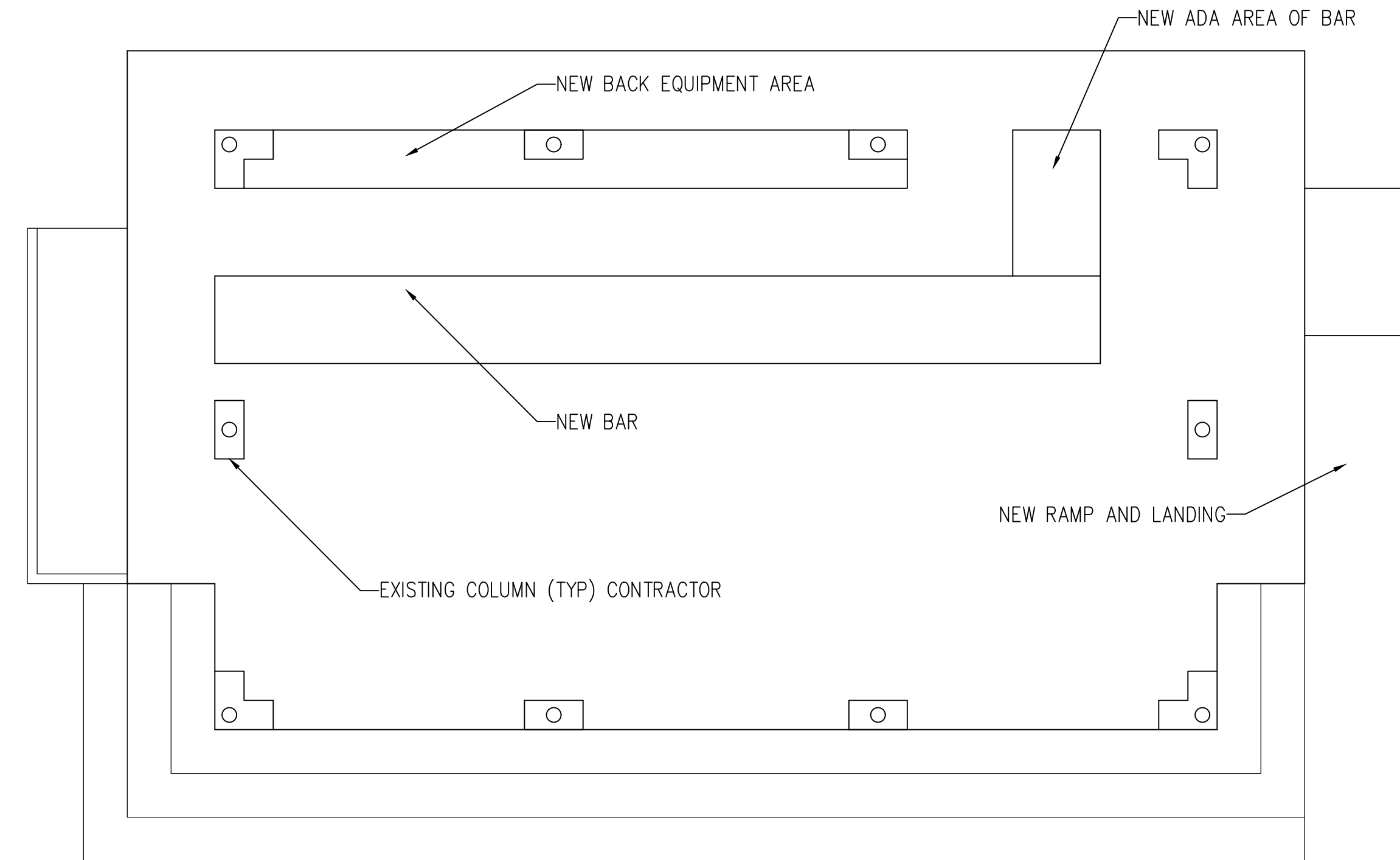
Revisions:
 Vertical lines for revisions.

Title:
 COVER SHEET AND SITE PLAN

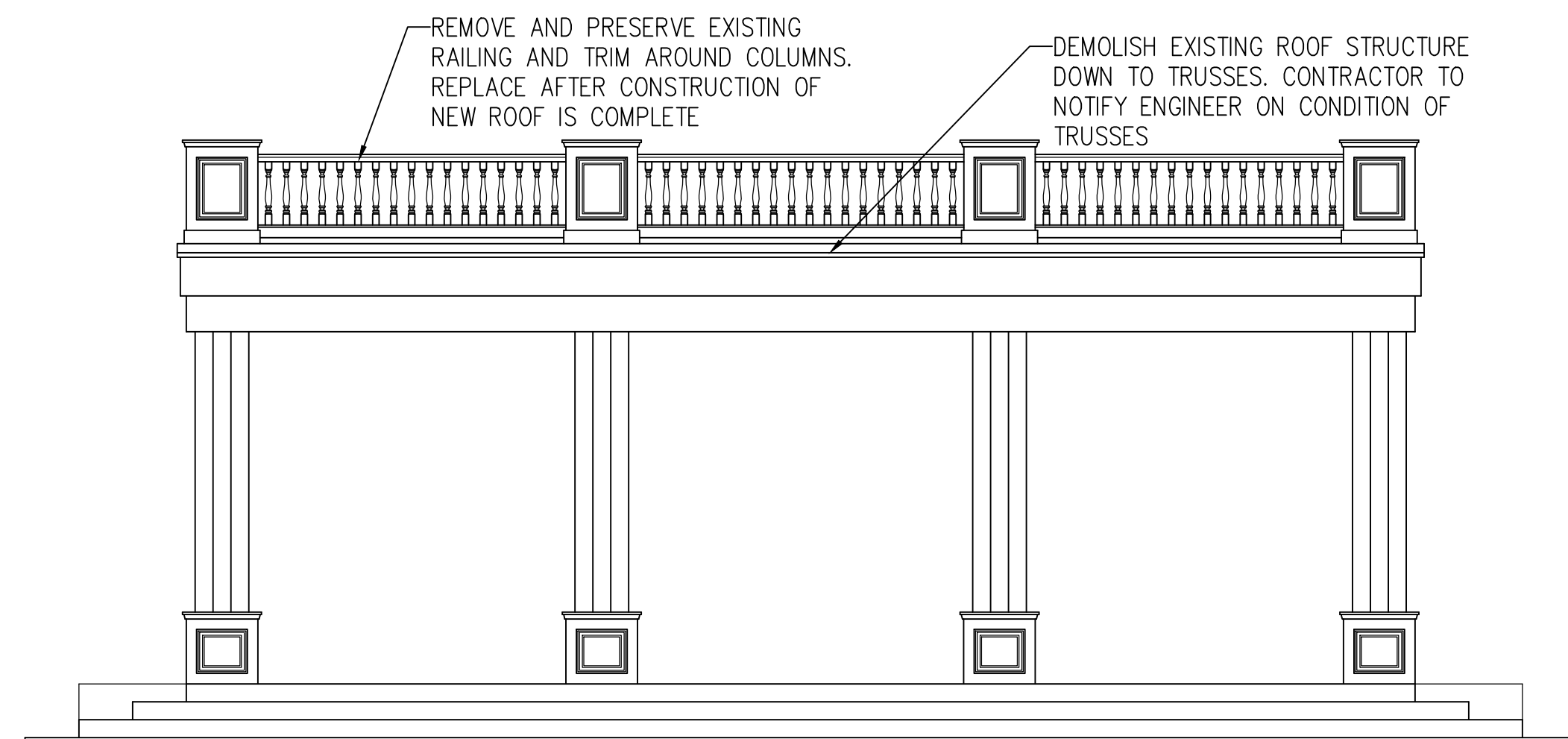
Sheet Number:
CS-1
 Date: SEPTEMBER 4, 2023



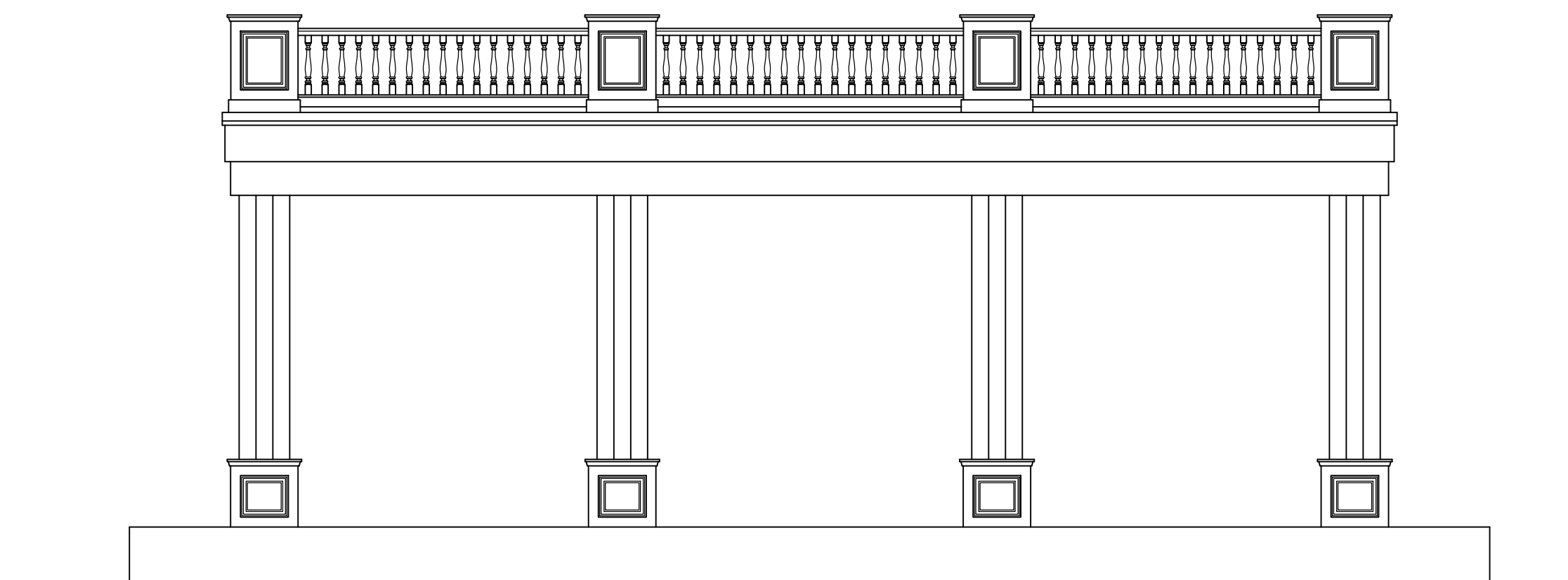
1 GROUND FLOOR EXISTING PLAN
 A-1 SCALE: 1/4" = 1'-0"



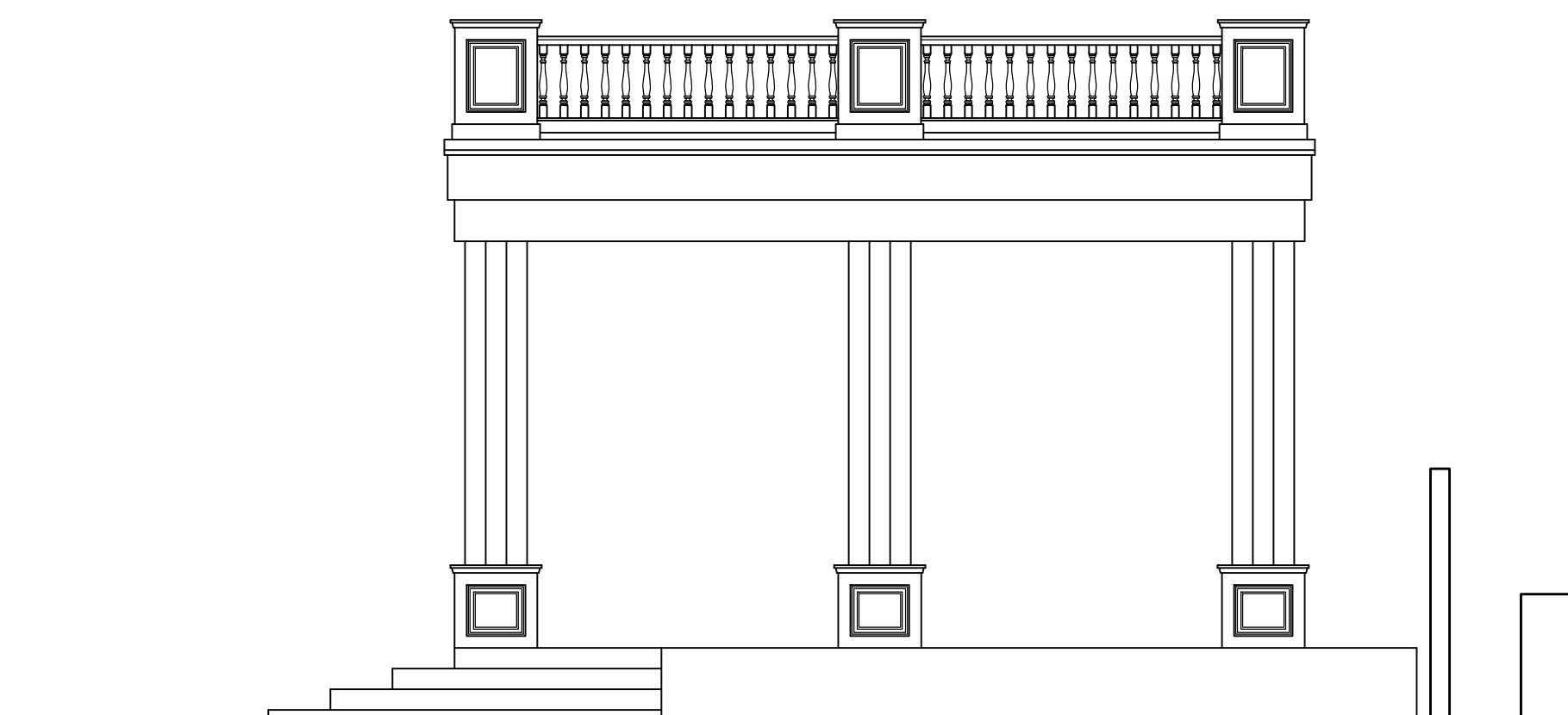
6 GROUND FLOOR PROPOSED PLAN
 A-1 SCALE: 1/4" = 1'-0"



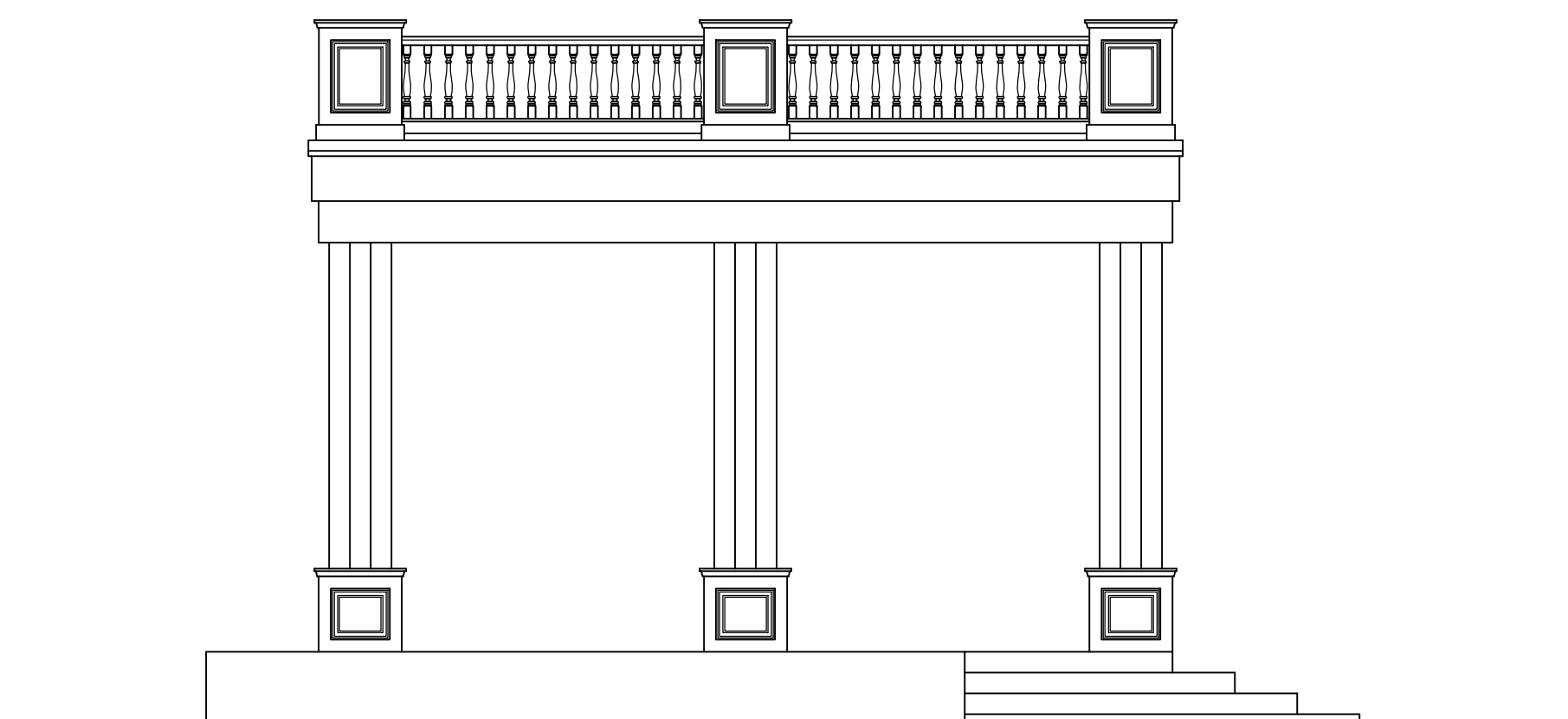
2 EXISTING FRONT ELEVATION VIEW
 A-1 SCALE: 1/4" = 1'-0"



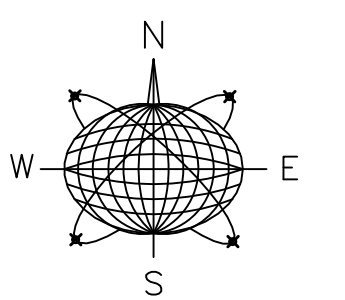
3 EXISTING REAR ELEVATION VIEW
 A-1 SCALE: 1/4" = 1'-0"



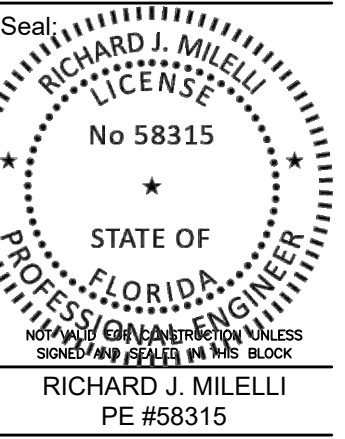
4 EXISTING SOUTH ELEVATION VIEW
 A-1 SCALE: 1/4" = 1'-0"



5 EXISTING NORTH ELEVATION VIEW
 A-1 SCALE: 1/4" = 1'-0"



Northstar Engineering LLC
 13 Bamboo Terrace
 Key Haven, Florida 33040
 AUTHORIZATION #34715
 ph:305-481-0400



THIS SEAL HAS BEEN DIGITALLY SIGNED AND VALID BY THE STATE OF FLORIDA ENGINEERS SOCIETY. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID. THE ORIGINAL SEAL AND ALPHABETIC CODE MUST BE KEPT ON ANY ELECTRONIC COPIES.

General Notes:

COMMERCIAL RENOVATION
 1400 DUVAL STREET
 KEY WEST, FL 33040

Drawn By: JT	Checked By: RJM
Project No.:	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
 EXISTING AND PROPOSED FLOOR PLAN AND ELEVATIONS

Sheet Number:
A-1

Date: JUNE 19, 2024

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. September 24, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

ADDITION OF A ROOF DECK TO EXISTING BAR STRUCTURE. 1400 DUVAL STREET

Applicant – Michael Halpern Application #H2023-0013

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Michael Halpern, 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: 1400 Duval St. K.W., FL 33040 on the 16th day of September, 2024.

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 September 24th, 2024.

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 _____.

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

Signed Name of Affiant:

[Signature]
Date: 9/16/24

Address: 1400 Duval St

City: KW

State, Zip: FL, 33040

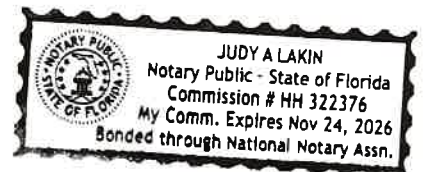
The forgoing instrument was acknowledged before me on this 16th day of September, 2024.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: JUDY A. LAKIN

Notary Public - State of Florida (seal)
My Commission Expires: 11-24-2026



Public Meeting Notice

The Planning, Zoning and Economic Development Commission will hold a public meeting on **THURSDAY, SEPTEMBER 21, 2017** at **1:00 PM** in the **City Council Chamber, 100 N. Duval Street, 1st Floor, Jacksonville, FL 32202**. The purpose of the meeting will be to discuss a proposed project for:

ADDITION OF A ROOF DECK TO EXISTING BAR STRUCTURE, 1400 DUVAL STREET

Applicant - Michael Happers, Application #170213-0013

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 100 N. Duval Street, 1st Floor, Jacksonville, FL 32202 or call our website at www.jaxplanning.com or call our office at [904.255.2200](tel:9042552200).

Public Meeting Notice is a public notice of the City of Jacksonville, Florida, and is subject to the provisions of the Florida Public Access to Government Information Act, Chapter 119, Florida Statutes, and the Florida Freedom of Information Act, Chapter 119, Florida Statutes.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

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 00036360-000000
Account# 1037206
Property ID 1037206
Millage Group 10KW
Location 1400 DUVAL St, KEY WEST
Address
Legal KW FILER BOYLE SUB BOOK N-476 PT LOTS 1-3 SQR 6 TR 16 & ADJ BAY BTM
Description OR20-44/45 OR161-178(II DEED 22209) OR954-1671AFF OR1062-2301LE
 OR1132-2211 OR2304-1 OR2952-1611DC OR3257-0713
(Note: Not to be used on legal documents.)
Neighborhood 32110
Property Class HOTEL - GUEST HOUSE (10 ROOMS OR LESS) (3907)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

1400 DUVAL LLC
 PO Box 1736
 Key West FL 33041

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$3,251,933	\$3,251,933	\$3,251,933	\$3,251,933
+ Market Misc Value	\$361,326	\$361,326	\$361,326	\$361,326
+ Market Land Value	\$3,613,402	\$3,613,259	\$3,613,259	\$3,613,259
= Just Market Value	\$7,226,661	\$7,226,518	\$7,226,518	\$7,226,518
= Total Assessed Value	\$5,503,047	\$5,002,640	\$4,547,855	\$4,134,414
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,226,661	\$7,226,518	\$7,226,518	\$7,226,518

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2023	\$3,613,259	\$3,251,933	\$361,326	\$7,226,518	\$5,002,640	\$0	\$7,226,518	\$0
2022	\$3,613,259	\$3,251,933	\$361,326	\$7,226,518	\$4,547,855	\$0	\$7,226,518	\$0
2021	\$3,613,259	\$3,251,933	\$361,326	\$7,226,518	\$4,134,414	\$0	\$7,226,518	\$0
2020	\$3,232,688	\$3,591,875	\$359,188	\$7,183,751	\$3,758,559	\$0	\$7,183,751	\$0
2019	\$2,870,936	\$258,842	\$287,094	\$3,416,872	\$3,416,872	\$0	\$3,416,872	\$0
2018	\$2,784,168	\$2,505,751	\$278,417	\$5,568,336	\$5,161,544	\$0	\$5,568,336	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (100W)	35,320.00	Square Foot	156	218.44
ENVIRONMENTALLY SENS (000X)	0.95	Acreage	0	0

Buildings

Building ID	2886	Exterior Walls	CUSTOM with 69% CUSTOM
Style		Year Built	1941
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1997
Building Name		Foundation	
Gross Sq Ft	11215	Roof Type	IRR/CUSTOM
Finished Sq Ft	6505	Roof Coverage	
Stories	3 Floor	Flooring Type	
Condition	EXCELLENT	Heating Type	with 0% NONE
Perimeter	711	Bedrooms	14
Functional Obs	0	Full Bathrooms	14
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	600
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	2,107	0	0
FHS	FINISH HALF ST	2,407	0	0
FLA	FLOOR LIV AREA	6,505	6,505	0
OOU	OP PR UNFIN UL	196	0	0
TOTAL		11,215	6,505	0

Building ID	2887	Exterior Walls	C.B.S.
Style		Year Built	1941
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1997
Building Name		Foundation	CONCR FTR
Gross Sq Ft	740	Roof Type	GABLE/HIP
Finished Sq Ft	640	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	104	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	350
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	40	0	0
FLA	FLOOR LIV AREA	640	640	0
OPU	OP PR UNFIN LL	60	0	0
TOTAL		740	640	0

Building ID	2888	Exterior Walls	CUSTOM
Style		Year Built	1963
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1997
Building Name		Foundation	CONCR FTR
Gross Sq Ft	2208	Roof Type	FLAT OR SHED
Finished Sq Ft	1066	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	164	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	350
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	1

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,066	1,066	0
OPF	OP PRCH FIN LL	330	0	0
PTO	PATIO	788	0	0
SBF	UTIL FIN BLK	24	0	0
TOTAL		2,208	1,066	0

Building ID	2673	Exterior Walls	CUSTOM
Style		Year Built	2002
Building Type	NIGHT CLUB, BARS B / 33B	EffectiveYearBuilt	2002
Building Name		Foundation	
Gross Sq Ft	714	Roof Type	
Finished Sq Ft	170	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	EXCELLENT	Heating Type	
Perimeter	54	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	170	170	0
PDO	PATIO DIN OPEN	544	0	0
TOTAL		714	170	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1940	1941	6 x 279	1	1674 SF	5
FENCES	1940	1941	4 x 76	1	304 SF	4
TIKI	1999	2000	14 x 18	1	252 SF	5
WOOD DECK	1999	2000	25 x 120	1	3000 SF	1
BRICK PATIO	1999	2000	114 x 42	1	4788 SF	2
FENCES	1999	2000	6 x 96	1	576 SF	2
COMM POOL	1999	2000	20 x 45	1	900 SF	1
CONC PATIO	1999	2000	0 x 0	1	13211 SF	2
CONCRETE DOCK	2006	2007	0 x 0	1	3788 SF	3
SEAWALL	2006	2007	0 x 0	1	936 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/1/2024	\$1,000,000	Warranty Deed	2446713	3257	0713	30 - Unqualified	Improved		

Permits

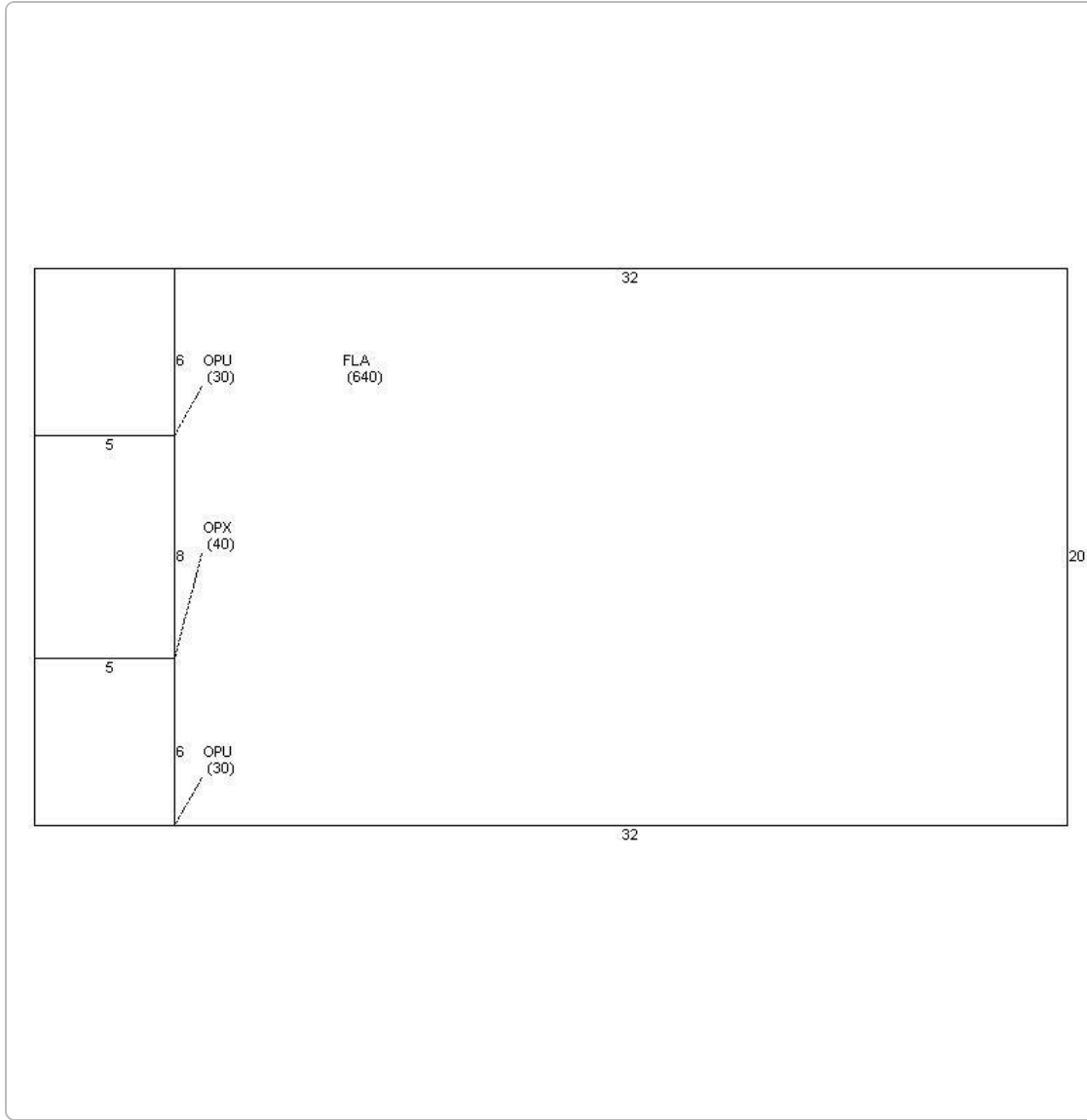
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2023-3006	1/5/2024		\$65,000	Commercial	Exterior Renovation - (NOC & P. Provider uploaded shortly) Exterior renovation for bar area and structural improvements.
BLD2023-3138	11/13/2023	11/14/2023	\$8,500	Residential	Removing 2 wall hung water heaters at the porter house.
BLD2022-2835	9/30/2022	10/5/2022	\$10,000	Commercial	EMERGENCY PERMIT - REPLACE WATER LINES AND DRAINAGE, RE AND RE WATER EXTERIOR WATER LINES AND DRAINAGE THAT WERE WASHED AWAY IN THE STORM.
BLD2019-3935	11/7/2019		\$21,000	Commercial	RENOVATION INTERIOR-SPALLING REPAIRS ON FOUNDATION.
BLD2019-3150	9/13/2019		\$3,800	Commercial	Install ramp for service entrance concrete & rebar new gate at opening
16-0551	3/29/2016	2/9/2018	\$24,800	Commercial	Replace rotten fascia and columns around outside bar with new wood. Replace and repair wood railings as needed. Paint entire structure same color as is. Revision #1: Box in round columns with AZEK trim. Replace all trim on structure with AZEK trim. Replace ceiling plywood with 1 x 6 AZEK T&G. Paint all trim the same color as existing, type. Structure was Built in 1999 and stands alone on the Northeast side of the property. REVISION#2: REPLACE ROTTEN TRUSSES AS PER PLANS. REPLACE ROOF SHEATHING AS NEEDED. APPROX. 700 SQ/FT. REVISION#3:REPLACE EXISTING CLUSTER ROUND COLUMNS W/NEW SINGLE ROUND COLUMNS, EXISTING COLUMNS ARE RUSTED BEYOND REPAIR. OWNER DOES NOT WANT COLUMNS BOXED IN SEE DRAWING. PAINT NEW COLUMNS SAME COLOR AS EXISTING.
16-00000788	2/29/2016	4/15/2017	\$5,800	Commercial	RE-ROOF PAVILION (700 SQ FT). INSTALL A TUPLUS SECONDARY WATER ROOFING DRY-IN. MECHANICALLY FASTENED Z 60 MIL GAF TPO. ALL SEAMS TO BE HEAT WELDED. DECK IS 3/4 IN PLYWOOD. EAVES DRIP AND TERMINATE BAR SCREWED EVERY 6". (NOC REQUIRED). H#16-01-274
14-5119	11/12/2014	1/21/2015	\$7,100		INSTALL WATERPROFFING BARRIER AND APPLY WATERPROFFING SYSTEM
12-0180	1/19/2012		\$500	Commercial	INSTALLATION OF POOL BOND FROM POOL MOTOR TO NEW POOL HEATER
11-3343	9/15/2011		\$8,550	Commercial	COMMERCIAL POOL REPAIR 130LF RESURFACE STEPS, TILE, REPAIR EXISTING HANDRAIL AND LADDER.
	3/20/2009	3/20/2009	\$0	Commercial	RECEIVED "CO"
09-0647	3/3/2009	3/20/2009	\$100	Commercial	UP-GRADE PERMIT #07-1310 FOR FINAL INSPECTION
08-4062	11/3/2008	5/6/2010	\$3,500	Commercial	REPLACED CRACKED AND DAMAGED PAVERS AT POOL
07-0533	2/9/2007	9/27/2007	\$1,000	Commercial	POUR 6" SLAB 12'x15'
06-0230	1/17/2006	7/26/2006	\$700	Commercial	PATCH CONCRETE CRACKS & STUCCO
03-0598	3/14/2003	5/15/2004	\$1,000	Commercial	GREASE TRAP
0202258	9/5/2002	9/5/2002	\$1		CHANGE OF USE
02-2045	7/25/2002	9/5/2002	\$300	Commercial	PLUMBING
0101497	4/5/2002	12/31/2001	\$2,000	Commercial	FINISH WORK UNFINISHED
0200384	2/15/2002	9/5/2002	\$21,700	Commercial	DIVIDE GARAGE=SBF/STORE
0102078	5/25/2001	12/31/2001	\$1		85 UNDERGROUND SPRINKLERS
0101959	5/15/2001	12/31/2001	\$4,000	Commercial	22 NEW NEW FIXTURES
0101940	5/14/2001	12/31/2001	\$1		INSTALL FIRE ALARM
9903398	9/29/1999	11/3/1999	\$1,000	Commercial	ELECTRICAL UPGRADE
9901693	5/17/1999	11/3/1999	\$800	Commercial	SECURITY ALARM
9802286	7/21/1998	11/3/1999	\$9,300	Commercial	6 MORE A/C UNITS
9801496	5/13/1998	11/3/1999	\$9,800	Commercial	PLUMBING- 23 NEW FIXTURES

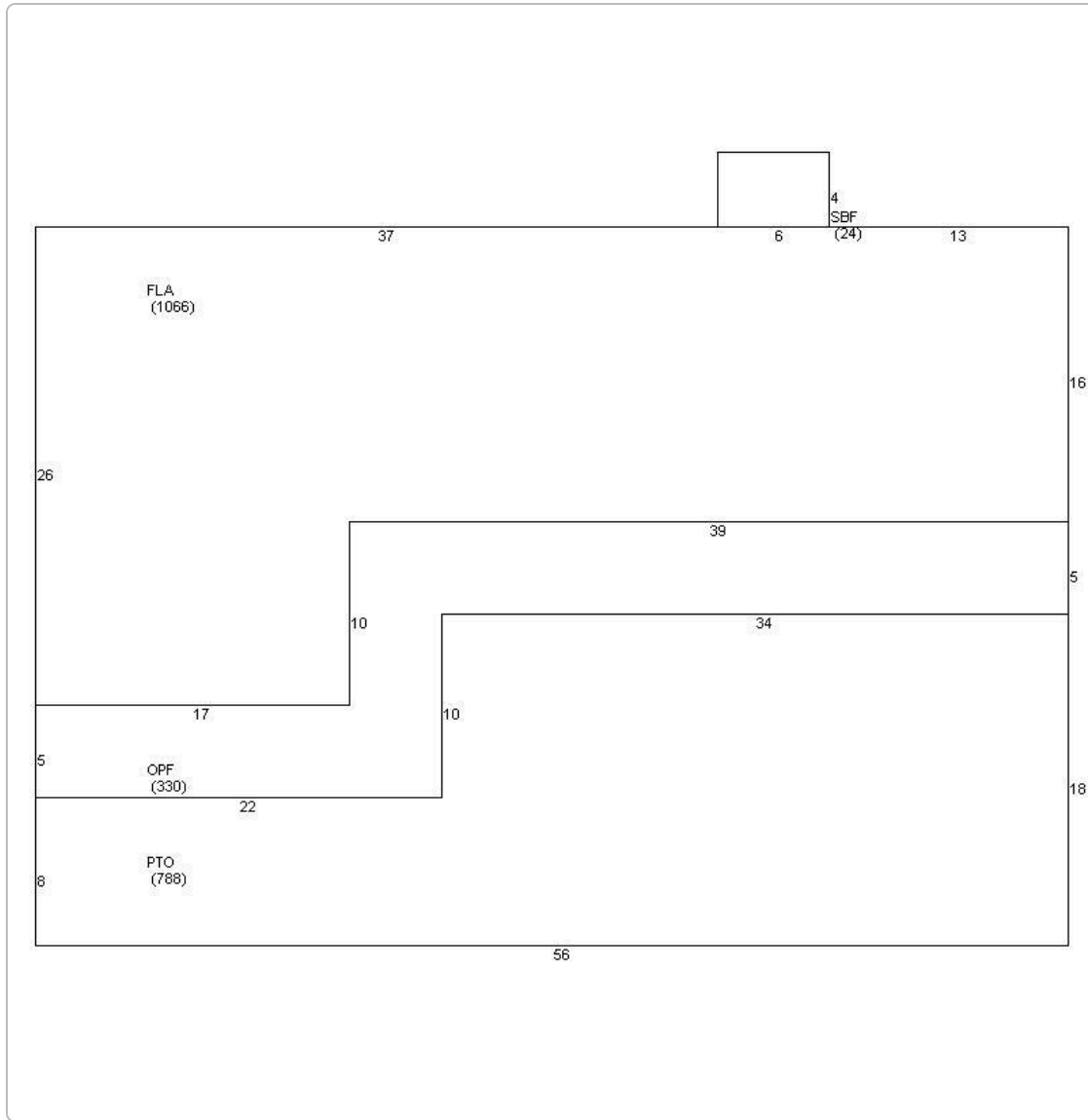
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9801465	5/8/1998	11/3/1999	\$8,000	Commercial	ELECTRICAL
9801401	5/5/1998	11/3/1999	\$8,000	Commercial	CONVERT STORAGE TO BTHRMS
9800122	5/1/1998	11/3/1999	\$32,000	Commercial	INTERIOR RENOVATIONS
9800120	4/9/1998	11/3/1999	\$40,000	Commercial	2 BDRMS & 2 BTHRMS
9800653	3/10/1998	11/3/1999	\$36,000	Commercial	INSTALL 11 A/C UNITS
9800080	1/9/1998	11/3/1999	\$8,000	Commercial	RUBBER ROOF
9704323	12/23/1997	11/3/1999	\$49,500	Residential	ELEC- (EXIT&EMERG LIGHTS)
9704148	12/9/1997	11/3/1999	\$8,000	Commercial	ROOF REPAIR, GARAGE
9704104	12/4/1997	11/3/1999	\$16,000	Residential	PLUMBING, 38 NEW FIXTURES
9703976	11/21/1997	11/3/1999	\$1,500	Commercial	ROOF REPAIR
9703808	11/6/1997	11/3/1999	\$40,840	Residential	SPRINKLER HEADS
9702149	10/31/1997	11/3/1999	\$150,000	Residential	TOTAL RENOVATION
9701613	6/26/1997	11/3/1999	\$22,000	Commercial	RIP-RAP THE SEAWALL
9702018	6/26/1997	11/13/1999	\$50,450	Commercial	20 X45 POOL
9701271	4/23/1997	11/3/1999	\$30,000	Residential	RE-PAINT ROOF
9700955	4/14/1997	11/3/1999	\$20,000	Residential	COMMERICAL GAZEBO W/BAR
9700837	4/3/1997	11/3/1999	\$15,000	Residential	DEMOLISH ENTRANCEWAY
9700865	3/21/1997	11/3/1999	\$4,000	Residential	ELECTRICAL
9700514	3/2/1997	11/3/1999	\$2,000	Residential	REMOVE SIDING ON GUESTHOU
9604723	12/10/1996	11/3/1999	\$25,000	Residential	RENOVATION
	1/1/1900		\$0		COMMERCIAL POOL REPAIR 130 L.F. RESURFACE, REPLACE STEPS TILE, REPAIR EXISTING HANDRAIL & LADDER

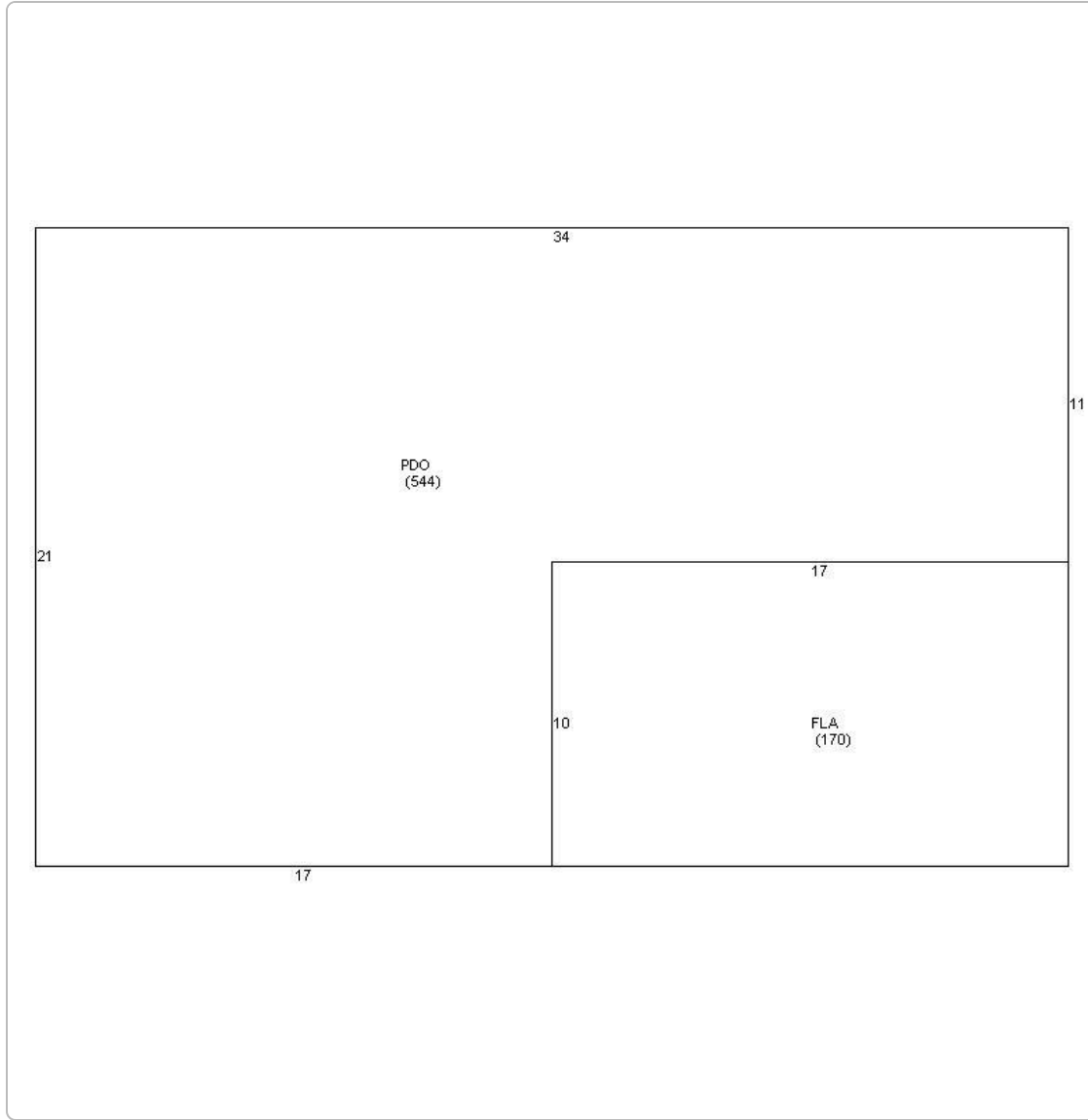
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)







Photos



Map



TRIM Notice



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Contact Us

