



**Historic Architectural Review Commission
Staff Report for Item 5**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: December 19, 2018

Applicant: Juan Zapata, Architect

Application Number: H2018-0011

Address: #130 Duval Street

Description of Work:

Renovations to existing front façade including new siding, new second floor porch and new storefront windows and doors. New wall sign with copy "*MedMen*."

Site Facts:

The building under review is a two-story cbs commercial structure. The structure was built originally as a one-story commercial structure circa 1946 and in the fifties it used to house a Harley Davidson store. In 1988, the Board of Adjustments approved a variance for the construction of a second floor with a front porch. In 1989, building permits were issued for alterations and renovations to the entire structure. On December 4, the City Commission approved an easement for the second floor front porch and the use of the rear area of an alleyway for keeping all a/c units. The building is located on the Entertainment Historic District Signage Corridor.

Guidelines Cited on Review:

- Entrances, Porches and Doors (pages 32-33), specifically guideline 8.
- New Construction (pages 38a – 38q), specifically guidelines 1, 2 and 3.
- Commercial Storefronts (page 46), specifically second paragraph, and guideline 5.

- Business Advertisement and Signage (pages 49-50w), specifically guidelines 4-a 5.1, 4-b.

Staff Analysis

This staff report is for the review for renovations to the main façade of the building, including new storefronts and entry doors, a replacement of the second floor porch, removal of existing brick veneer, new Bahama shutters at the second floor, new neon sign, and new color scheme. The plan proposes the restitution of fixed storefronts with kick plates, transom windows, and a small alcove at the main entrance. Due to the state of decay of many structural elements of the front porch, the design proposes the reconstruction of many of its components and wood cladding over existing posts. On the second floor, the design proposes the removal of existing large fixed glass and replacement with Bahama shutters. Siding will replace the existing brick veneer.

The design also proposes the removal of all existing signs and the installation of one wall sign. This sign will have a maximum height of 30 inches on its capital letters and a width of 100 inches, and made with aluminum channel letters with red neon tubes inside of the letters. The building's front linear footage is 35' multiplied by 1.25 equals 43.75 square feet of permitted signage; the proposed wall sign will be 20.75 square feet, which will be less footage of the maximum allowed. The Entertainment Historic District Signage Corridor allows the use of neon signs.

Consistency with Guidelines

It is staff's opinion that the proposed design meets the cited guidelines. The new proposed treatment of the first floor front façade is more in keeping with the character and vocabulary found in traditional commercial buildings through the corridor.

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 # 2018-0011	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:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

(132) 130 Duval street, Key West, FL, 33040	PHONE NUMBER
130 Duval St, Inc	EMAIL
130 Duval St	
Key West, FL 33040	
juan P. zapata.	PHONE NUMBER 954 261 1744
15150 NW 79 Court, S202	EMAIL JZAPATA@WAREMAIL.com
Miami Lakes, FL, 33016	
<i>[Signature]</i>	DATE 9/21/18

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: Facade Renovation of a 2 story Building. located @ 130 Duval st. Bldg is a concrete structure. w/ existing brick veneer facade + Folding panel glass door @ main level.

MAIN BUILDING: Main Building is a ± 6,000 SF. (Both levels). it is ± 32'0" in height: contains a balcony @ 2nd floor overhanging into existing side walk.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Refer to provided Appendix.

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SEP 21 2018
BY: MCM

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): <i>None</i>	
PAVERS: <i>N/A</i>	FENCES: <i>N/A</i>
DECKS: <i>N/A</i>	PAINTING: <i>it has a brick veneer to be removed and replace w/ stucco painted w/ color Abinder approved / recommended palette.</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC): <i>No site improvements.</i>	POOLS (INCLUDING EQUIPMENT): <i>N/A</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): <i>Replacement of Condensing units @ rear of bldg.</i>	OTHER: <i>N/A</i>

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: <i>Non historic building addition second floor changes to facade.</i>		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

(132)
130 Duval Street, Key West, FL 33040

PROPERTY OWNER'S NAME:

130 Duval St, Inc.

APPLICANT NAME:

Juan P. Zapata.

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

PROPERTY OWNER'S SIGNATURE		DATE AND PRINT NAME	9/20/18
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of Balcony, Brick veneer @ front facade & storefront / windows @ ground and 2nd level to accommodate new glazing system.
Demolition of old Condensing Units @ Rear of Bldg.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

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

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SEP 21 2018
BY: man

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N/A

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

N/A

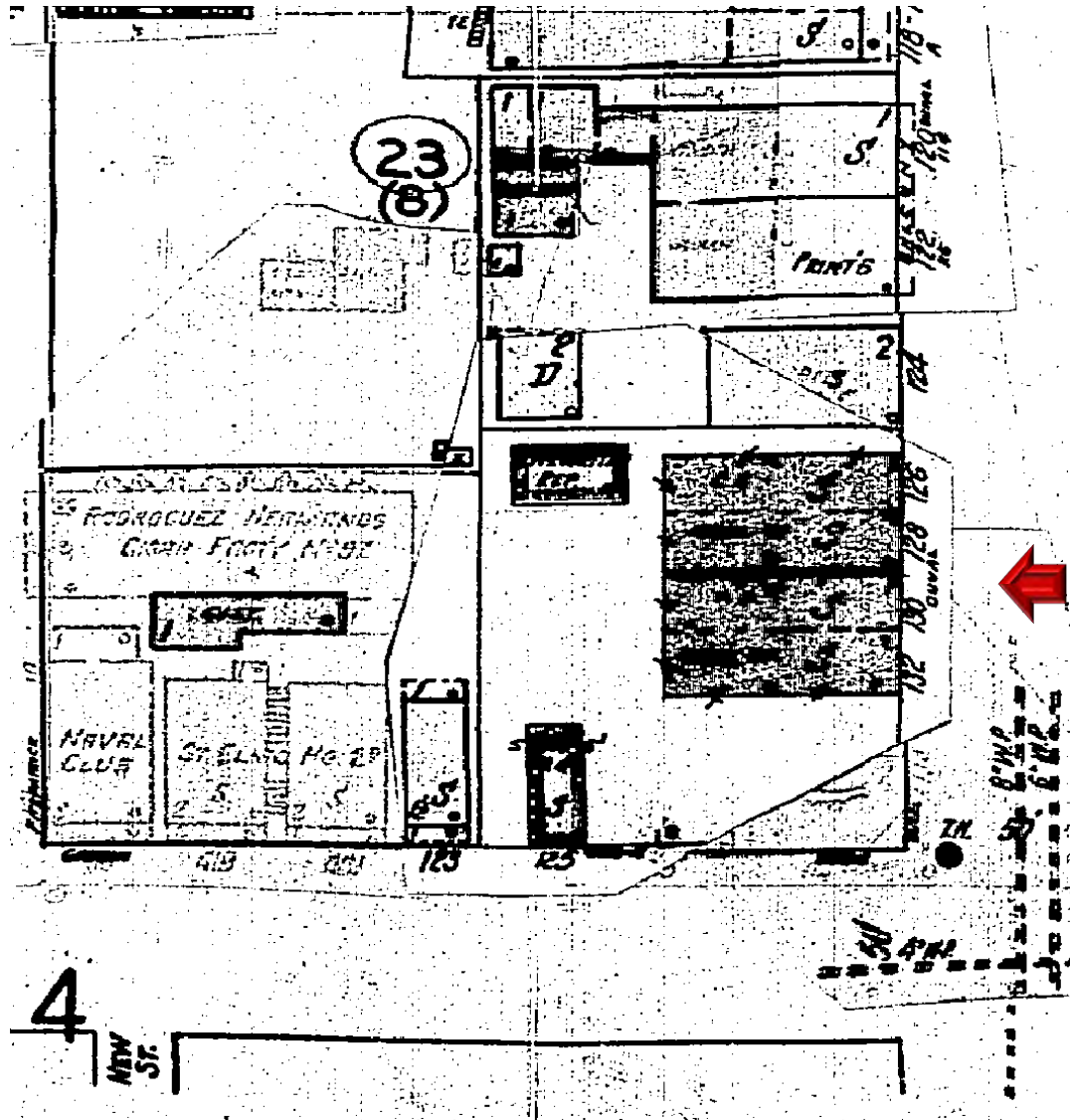
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Removal of Balcony, Brick veneer @ front facade + stoopport / window @ ground + 2nd level. to receive new glazing system.

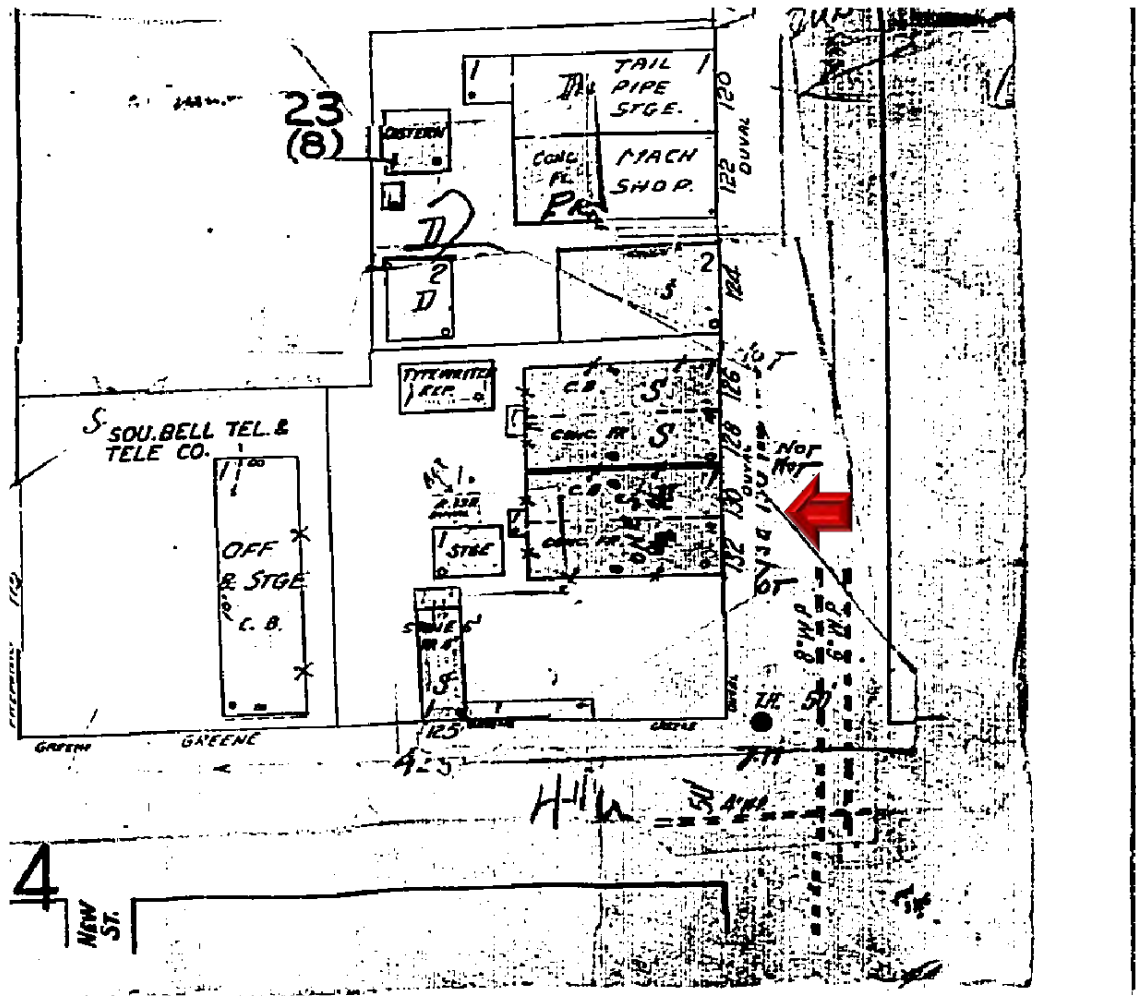
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A.

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



130 Duval Street 1976. Monroe County Library.



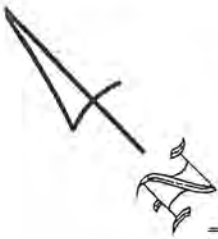




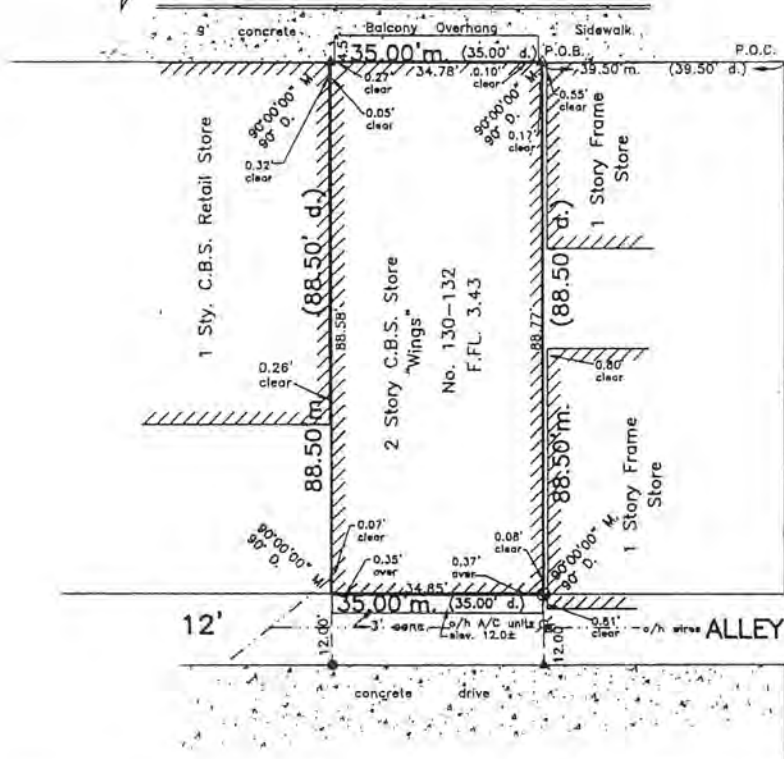
KW Jewelry
The right place to buy
130 Grand St.



SURVEY



DUVAL STREET (50' R/W)



GREENE STREET (50' R/W)

Abbreviations:

Sty. = Story
 R/W = Right-of-Way
 fd. = Found
 P. = Plat
 m. = Measured
 d. = Deed
 N.T.S. = Not to Scale
 C. = Centerline
 Elev. = Elevation
 B.M. = Bench Mark

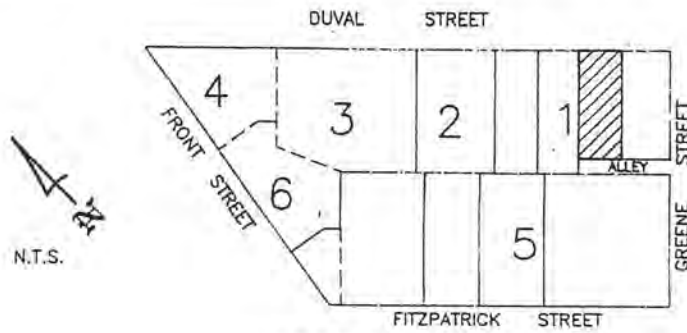
o/h = Overhead
 F.F.L. = Finish Floor Elevation
 conc. = concrete
 I.P. = Iron Pipe
 I.B. = Iron Bar
 C.B.S. = Concrete Block Stucco
 cov'd. = Covered
 wd. = Wood
 w.m. = Water Meter

P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 P.B. = Plat Book
 pg. = page
 Bal. = Balcony
 A/C = Air Conditioner
 C.U.P. = Concrete Utility Pole
 W.U.P. = Wood utility Pole

Field Work performed on: 5/4/98

Block 8

130 Duval Street, Inc. 130-132 Duval Street, Key West, Fl. 33040				FREDERICK H. HILDEBRANDT ENGINEER PLANNER SURVEYOR 3150 Northside Drive Suite 101 Key West, Fl. 33040 (305) 293-0466 Fax. (305) 293-0237	
BOUNDARY SURVEY		Dwn No.: 98-247			
Scale: 1"=20'	Ref. file: 8-24	Flood panel No. 1716 G	Dwn. By: F.H.H.		
Date: 5/5/98		Flood Zone: AE	Flood Elev. 6'		
REVISIONS AND/OR ADDITIONS					
Key West/ Block 8					



LOCATION MAP
 Square 8, City of Key West

LEGAL DESCRIPTION:

Part of Lot One (1) in Square Eight (8) according to William A. Whitehead's Map of the City of Key West delineated in February 1829, and commences at a point on Duval Street, distant Thirty Nine (39) feet, six (6) inches from the corner of Duval and Greene Streets and running thence along Duval Street in a Northwesterly direction Thirty five (35) feet; thence run Southwesterly Eight-eight (88) feet, six inches (6) inches to an alley; thence along said alley Southeasterly Thirty-Five (35) feet; thence run Northeasterly Eighty-Eight (88) feet, six inches to the Place of Beginning on Duval Street.
 Also known commonly as 130-132 Duval Street, Key West, Florida.

SURVEYOR'S NOTES:

North arrow based on plat assumed median
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Monumentation:

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

CERTIFICATION Made to 130 Duval Street, Inc., Green, Kahn & Piotrkowski, P.A., Lewis, Vegosen, Rosenbach, Silber & Dunkel, P.A., First American Title Insurance Company, First Union National Bank, and Weisburd & Eisen, P.A..

CERTIFICATION:

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

(Signature)

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

PROPOSED DESIGN

ABBREVIATIONS

# & (E) @	POUND or NUMBER AND EXISTING AT DIAMETER or ROUND DIAMETER CENTERLINE ANGLE	EMER	EMERGENCY ENCLOSED or ENCLOSURE	EQ	EQUAL	EGPT	EQUIPMENT	EXP	EXPANSION	EXPG	EXPOSED	EXST	EXISTING	EXT	EXTERIOR	OFCL	OWNER FURNISHED or OWNER INSTALLED	OPNG	OPENING	OPP	OPPOSITE	P.C.	PRECAST	P.J.	PANEL JOINT	P.LAM	PLASTIC LAMINATE	P.T.D	PAPER TOWEL DISPENSER	P.T.R	PAPER TOWEL RECEPTACLE	PL	PLATE	PLAS	PLASTER	PLYWD.	PLYWOOD	PR	PAIR	PT	POINT	P7N	PARTITION	Q.T	QUARRY TILE	R.	RISER	R.D	ROOF DRAIN	R.O	ROUGH OPENING	R.W.L	RAIN WATER LEADER	RAD	RADIUS	REF	REFERENCE	REFP	REFRIGERATOR	REINF	REINFORCE(D)	REQ	REQUIRED	RESIL	RESILIENT	RGR	REGISTER	RM	ROOM	RWD	REDWOOD	S.	SOUTH	S.C	SOLID CORE	S.C.D	SEAT COVER DISPENSER	S.D	SOAP DISPENSER	S.N.D	SANITARY NAPKIN DISPENSER	S.N.R	SANITARY NAPKIN RECEPTACLE	S.S	STAINLESS STEEL	S.SK	SERVICE SINK	SCHED	SCHEDULE	SECT	SECTION	SH	SHelf	SHR	SHOWER	SH	SHEET	SM	SIMILAR	SPEC	SPECIFIED or SPECIFICATION	SQ	SQUARE	STA	STATION	STL	STEEL	STOR	STORAGE	STPL	STRUCTURE or STRUCTURAL	SUSP	SUSPENDED	SYMM	SYMMETRICAL	T&G	TONGUE AND GROOVE	T	TREAD	T.B	TOWEL BAR	T.C	TOP OF CURB	T.O.C	TOP OF CONCRETE	T.O.M	TOP OF MULLION	T.O.P	TOP OF PARAPET	T.O.R	TOP OF REVEAL	T.O.REC	TOP OF DEEP RECESS	T.O.W	TOP OF WALL	T.P.	TOP OF PAVEMENT	T.P.D	TOILET PAPER DISPENSER	T.V	TELEVISION	TEL	TELEPHONE	TER	TERRAZZO	THK	THICK	TYP	TYPICAL	U.N	UNLESS OTHERWISE NOTED	UNF	UNFINISHED	UR	URINAL	VERT	VERTICAL	VEST	VESTIBULE	W	WEST	W.C	WATER CLOSET	W	WITH	W.O	WITHOUT	W.D	WOOD	WP	WATERPROOF	W.S.C	WAINSCOT	WT	WEIGHT
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RETAIL- DUVAL

130 DUVAL STREET
KEY WEST, FLORIDA 33040

(For HARC Approval Only)

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18150 NW 79th Ct #200
Miami Lakes, FL 33016
P:305.777.9177

PROJECT DATA	OWNER/DEVELOPER	SHEET INDEX
BUILDING DEPARTMENT: CITY OF KEY WEST PARCEL ID: 00000550.000000 PROPERTY ID: 1000540 FLOOD ZONE: AE-6 DESIGN FLOOD ELEVATION: -7.74' @ V.O. APPLICABLE CODES: 2017 FLORIDA BUILDING CODE 2017 FLORIDA MECHANICAL CODE 2017 FLORIDA ELECTRICAL CODE 2017 FLORIDA PLUMBING CODE FLORIDA FIRE PREVENTION CODE 6TH EDITION NFPA 101 LIFE SAFETY CODE 2009 EDITION 2017 FLORIDA ENERGY CONSERVATION CODE 2017 FLORIDA ACCESSIBILITY CODE ASCE 24-14 FLOOD RESISTANCE DESIGN AND CONSTRUCTION. OCCUPANCY CLASSIFICATION: PER IBC CHAPTER 3 (SECTION 302) - MERCANTILE OCCUPANCY SEPERATION: NA FIRE PARTITION: PER IBC CHAPTER 7 - NA TYPE OF CONSTRUCTION: PER IBC CHAPTER 6 (SECTION 602) - II-B SPRINKLERED: NO NUMBER OF STORIES: 2 PROJECT SCOPE: THE SCOPE OF THIS PROJECT IS FOR TI IMPROVEMENTS AT THE SECOND LEVEL ONLY. SECOND LEVEL SCOPE IS LIMITED TO INTERIOR CLEAN UP AND COSMETICS. SCOPE INCLUDES BUT NOT LIMITED TO: NEW FRAMING & DRYWALL, FLOORING, CEILING, ELECTRICAL MECHANICAL AND PLUMBING. TENANT OCCUPANCY: MERCANTILE 6,200 S.F.	MMC 13115 JEFFERSON BLVD CULVER CITY, CALIFORNIA 90230 SEBASTIAN SCALORA PH. (323) 493-4024 ARCHITECT WARE MALCOMB 18150 NW 79th Ct #200 Miami Lakes, FL 33016 J. ZAPATA PH: 305-777-9177	ARCHITECTURAL A0.1 TITLE SHEET A0.2 SITE PLAN (For Reference Only) A2.1 FLOOR PLANS A4.1 EXTERIOR ELEVATIONS A4.1.4 ARCHITECTURAL ELEMENTS A5.2 WALL SECTION ARCHITECTURAL SHEET COUNT: 6

VICINITY MAP	GENERAL CONTRACTOR
	ELZINGA & VOLKERS, INC. CONSTRUCTION PROFESSIONALS 86 EAST SIXTH STREET HOLLAND, MI 49423 SPADLEY & GHAMRANI P: 616-395-1417 F: 616-322-0427 M: 616-392-3752

SYMBOLS

ALIGN ROOM NAME ROOM NUMBER CODE NUMBER EXISTING DOOR DETAIL REFERENCE SHEET NUMBER DETAIL SECTION REFERENCE SHEET NUMBER	SECTION REFERENCE SHEET NUMBER EXT. ELEVATION REFERENCE SHEET NUMBER INTERIOR ELEVATION REFERENCE SHEET NUMBER WALL MATERIAL TYPE WALL NOTE FLOOR MATERIAL TYPE FLOOR NOTE	MISC. MATERIAL TYPE TYPE NUMBER REINTE INDICATOR WALL TAG FINISH INDICATOR REVISION CLOUD & DELTA NUMBER FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER WALL MOUNTED FIRE EXTINGUISHER
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TITLE SHEET

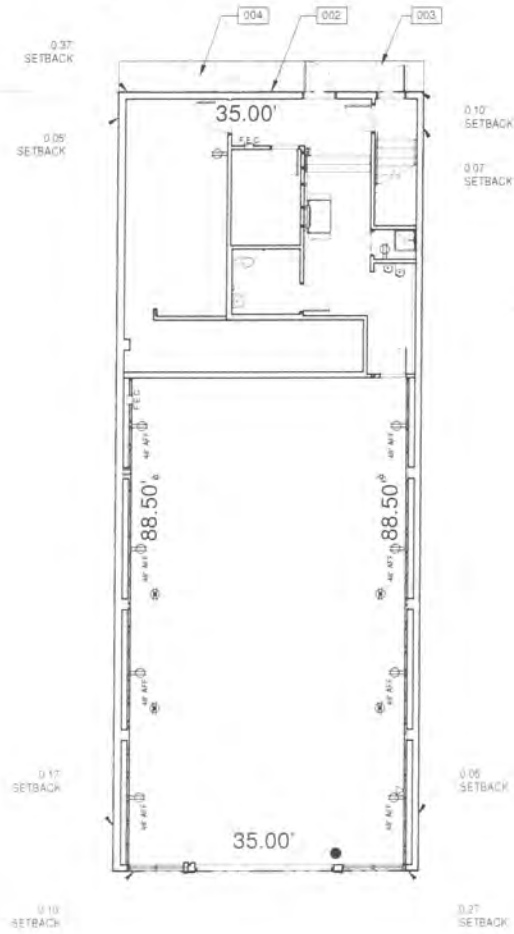
REMARKS
DATE

PA/PM: J. ZAPATA
DRAWN BY: A.H.V.
JOB NO.: MIA18-6056-00

SHEET
A0,1

GREEN STREET

ALLEY



SCOPE OF TI

DUVAL STREET



SITE PLAN (For Reference Only)

SCALE: 1" = 10'-0"



NOTES

SEE SHEET A0.2 & A0.2a FOR GENERAL NOTES

- 002 EXISTING PROPERTY LINE
- 003 EXISTING 3'-0" CONC. SIDEWALK
- 004 EXISTING CHAC UNITS (ELEV. +12'-0")

SITE PLAN (For Reference Only)

DATE	REMARKS
2018-11-20	PERMIT SET

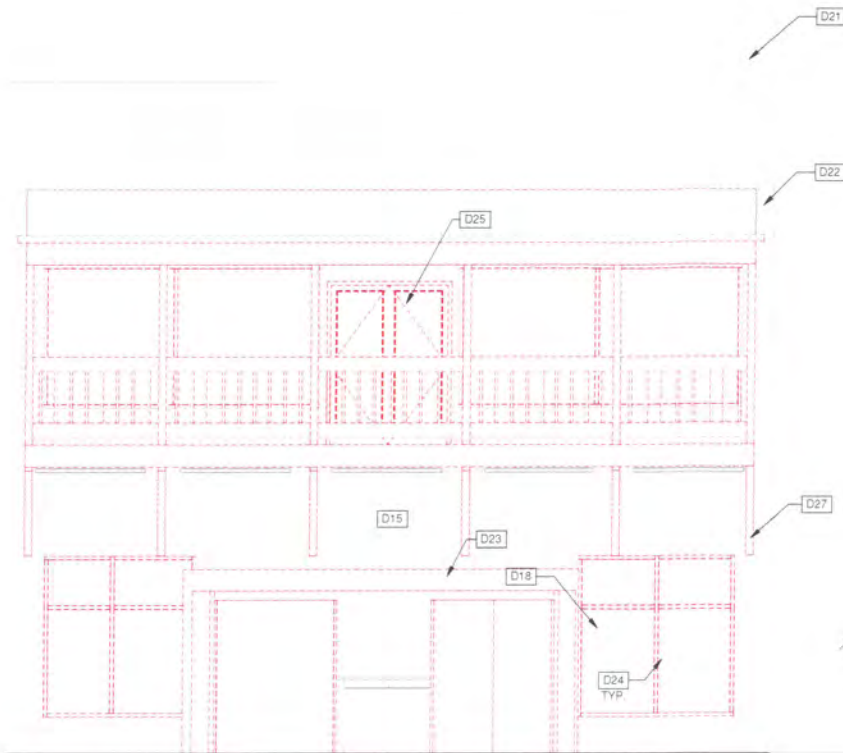
P.A.M. J. ZAPATA
 DRAWN BY: A.H.V.
 JOB NO.: MIA18-6056-00

SHEET
A0.5

RETAIL- DUVAL
 130 DUVAL STREET
 KEY WEST, FLORIDA 33040

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 planning
 interiors
 graphics
 civil engineering
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 Miami Lakes, FL 33016
 P:305.777.9177



DEMOLITION EXTERIOR ELEVATION ①
SCALE: 1/4" = 1'-0"



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

- NOTES**
- 702 LARGE SIGN LOCATION SUBJECT TO CITY APPROVAL.
 - 703 EXISTING CORNICE TO BE PATCH AND PAINTED.
 - 704 NEW TRIM MOULDINGS - PAINTED.
 - 708 NEW HURRICANE RESISTANCE WINDOW - POWDER COATED FINISH FRAME
 - 710 NEW CRIMP METAL ROOF OVER EXISTING SUBSTRATE - COLOR SILVER.
 - 711 NEW WOOD GUARDRAIL.
 - D15 REMOVE EXISTING BRICK VENEER. PREPARE EXISTING WALLS TO RECEIVE NEW FINISHES.
 - D18 REMOVE EXISTING WINDOW.
 - D21 EXISTING CORNICE BAND TO REMAIN.
 - D22 EXISTING BALCONY ROOFING TO BE REPLACED.
 - D23 REMOVE EXISTING MOULDING TRIMS AROUND STOREFRONT.
 - D24 EXISTING KNEE WALLS TO REMAIN.
 - D25 REMOVE EXISTING DOUBLE DOOR AND PREPARE OPENING TO RECEIVE NEW DOUBLE DOOR.
 - D27 REPLACE EXISTING BRACKETS.

- LEGEND**
- GLASS:
- TEMPERED GLASS
- ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE LOW IRON STARRHIRE-STARHIRE OR EQUAL.
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT.

- COLOR LEGEND**
- COLORS:
- PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER ARCHITECT REVIEW
- A BASE COLOR: PURE WHITE - SW 7005 (SIDING)
 - B SECONDARY COLOR: HIGH REFLECTIVE WHITE - SW 7757 (TRIMS)
 - C ACCENT COLOR: RED OBSESSION SW 7590 (SHUTTERS, FRAMES, BALCONY CEILING AND UNDERSIDE OF BALCONY DECK)
 - D ACCENT COLOR: TRICORN BLACK SW 6258 (BALCONY POST, HANDRAILS, FACIA DECK)

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

15150 NW 79th Ct #200
Miami Lakes, FL 33016
P: 305.777.9177

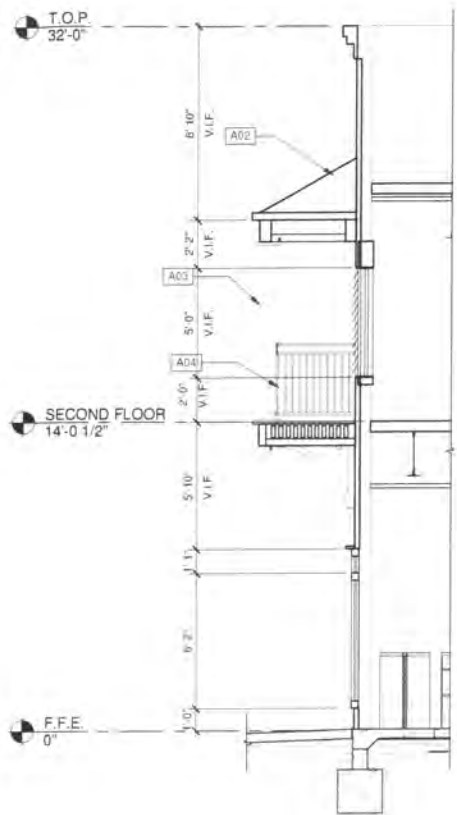
RETAIL- DUVAL
130 DUVAL STREET
KEY WEST, FLORIDA 33040

EXTERIOR ELEVATIONS

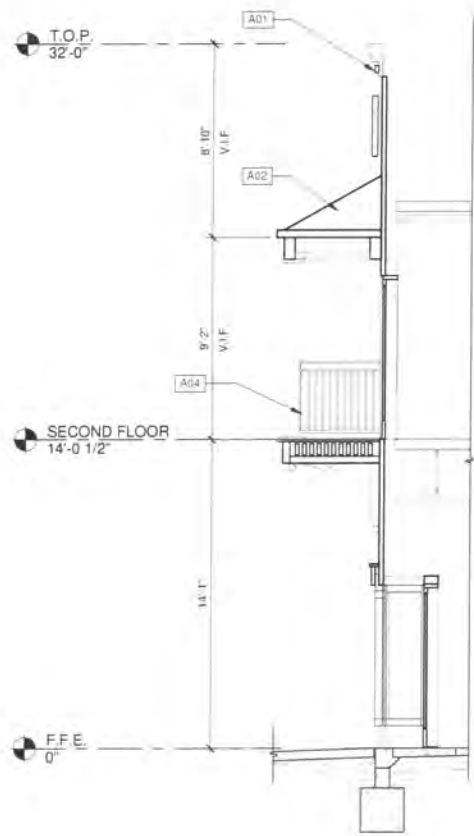
DATE	REMARKS

PA/PM:	J. ZAPATA
DRAWN BY:	A.H.V.
JOB NO.:	MIA18-6056-00

SHEET
A4.1



WALL SECTION ②
SCALE: 1/4" = 1'-0"



WALL SECTION ①
SCALE: 1/4" = 1'-0"

NOTES

- A01 NEW DENTIL CROWN MOULDING
- A02 NEW METAL ROOFING PANELS
- A03 NEW WOOD CLADDING OVER EXISTING COLUMNS
- A04 NEW VERTICAL WOOD RAILING

RETAIL- DUVAL
130 DUVAL STREET
KEY WEST, FLORIDA 33040

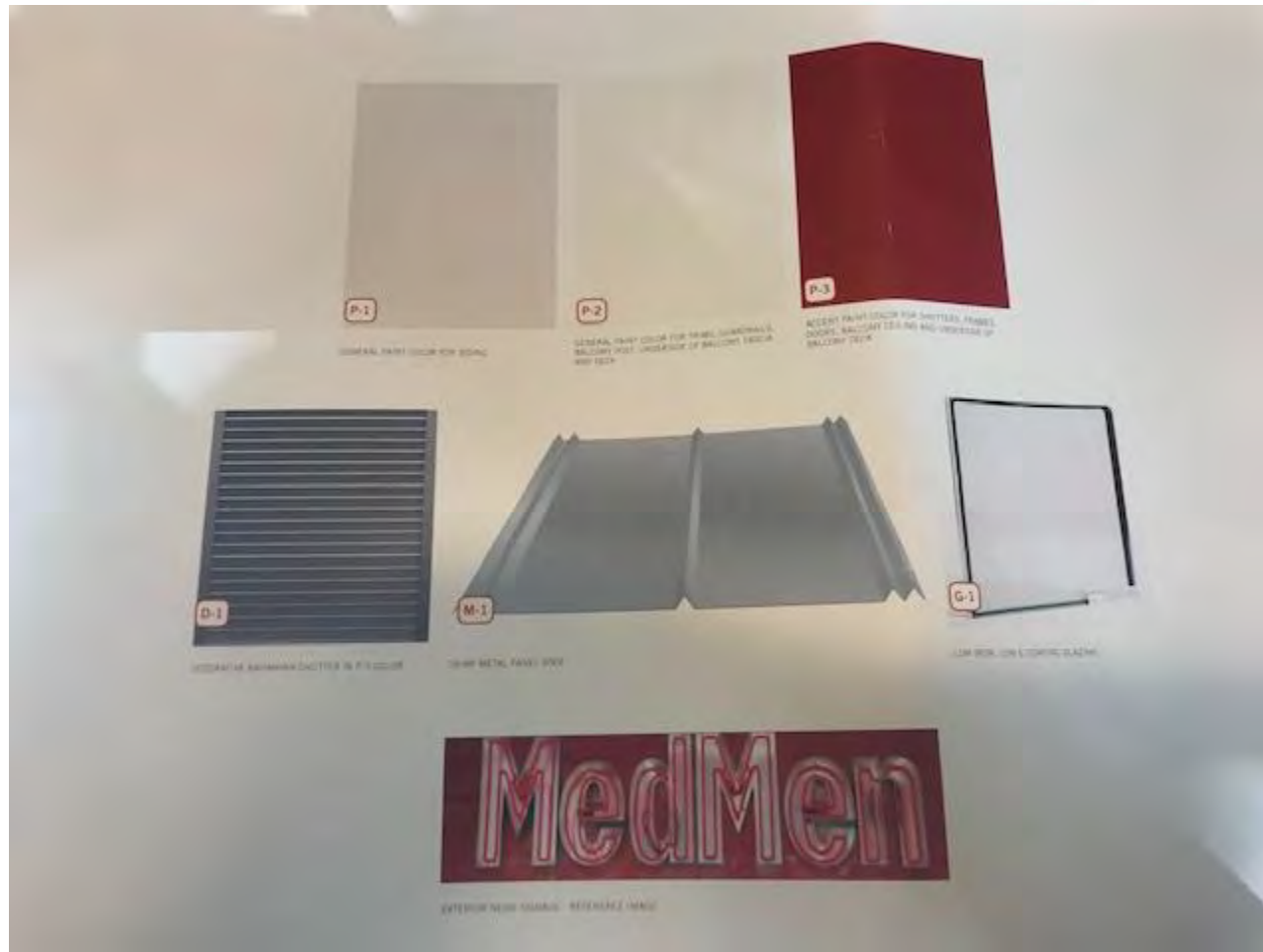
architecture
planning
interiors
graphics
civil engineering
15150 NW 79th Ct, #200
Miami Lakes, FL 33016
P: 305.777.9177

WARE MALCOMB
Leading Design for Commercial Real Estate

WALL SECTION	
DATE	REMARKS

P.A.P.M. Approver
DRAWN BY Author
JOB NO. MIA18-6056-00

SHEET
A5.2



FINISHES :

- P-1** **ITEM: PAINT**
MFR: SHERWIN WILLIAMS
COLOR: PURE WHITE SW 7005
- P-2** **ITEM: PAINT**
MFR: SHERWIN WILLIAMS
COLOR: HIGH REFLECTIVE WHITE SW 7757
- P-3** **ITEM: PAINT**
MFR: SHERWIN WILLIAMS
COLOR: RED OBSESSION SW 7590
- D-1** **ITEM: DECORATIVE BAHAMIAN SHUTTER**
COLOR: P-3
- M-1** **ITEM: METAL PANELS**
MFR: AMERICAN BUILDING COMPONENTS
STYLE: 5V CRIMP
COLOR: GALVALUME PLUS
- G-1** **ITEM: CLEAR GLASS WITH SMOKE TINT**
LOW IRON, LOW-E COATING GLAZING

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., December 19, 2018** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING FRONT FAÇADE INCLUDING NEW SIDING, NEW SECOND FLOOR PORCH AND NEW STOREFRONT WINDOWS AND DOORS. NEW WALL SIGN WITH COPY “MEDMEN”. REMOVAL OF EXISTING SECOND FLOOR FRONT PORCH AND BRICK VENEERING. REMOVAL OF FIRST FLOOR DOORS

#130 DUVAL STREET

Applicant – Juan Zapata Application #H2018-0011

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 daniel
Robert Koscieliski, 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:
130 PINEY ST. KEY WEST, FL 33040 on the
5 day of December, 2018.

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 December 19,
2018.

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 H2018-00.11

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

Signed Name of Affiant:

Daniel Robert Koscieliski
Date: 12/5/2018
Address: 130 PINEY ST.
City: KEY WEST
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 5 day of
December, 2018.

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

NOTARY PUBLIC

Sign Name: _____
Print Name: Brittany Figueredo
Notary Public - State of Florida (seal)
My Commission Expires: 1/22/22



BRITTANY NICOLE FIGUEREDO
Commission # GG 177624
Expires January 22, 2022
Bonded Thru Budget Notary Services

PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00000550-000000
 Account # 1000540
 Property ID 1000540
 District Group PT of Key West
 Millage Group 1 - SCHOOL STATE - SCHOOL STATE - (1)
 Location Address 132 DUVAL St, KEY WEST
 Legal Description KW PT LOT 1 SQR 8 G30-328/29 OR709-470 OR922-1719 OR1065-69 OR1516-2042/43
 (Note: Not to be used on legal documents)
 Neighborhood 32010
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

130 DUVAL STREET INC
 19707 Turnberry Way
 Apt 5J
 Miami FL 33180

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$588,542	\$622,173	\$572,067	\$572,067
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,621,029	\$1,621,029	\$1,620,747	\$1,620,747
= Just Market Value	\$2,209,571	\$2,243,202	\$2,192,814	\$2,192,814
= Total Assessed Value	\$2,209,571	\$2,243,202	\$2,192,814	\$2,192,814
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,209,571	\$2,243,202	\$2,192,814	\$2,192,814

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	3,098.00	Square Foot	0	0

Commercial Buildings

Style 1 STY STORE-B / 11B
 Gross Sq Ft 6,405
 Finished Sq Ft 6,230
 Perimeter 646
 Stories 3
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1989
 Year Remodeled
 Effective Year Built 1995
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,230	6,230	566
OUF	OP PRCH FIN UL	175	0	80
TOTAL		6,405	6,230	646

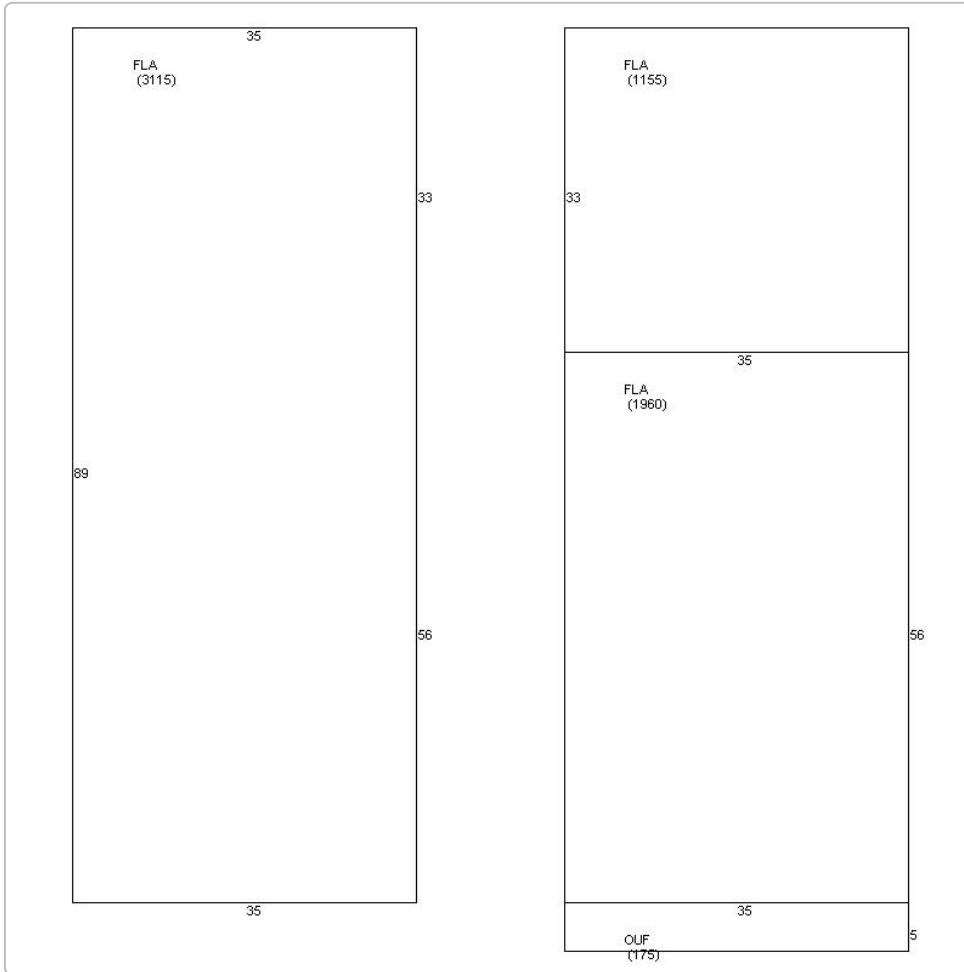
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/1/1998	\$2,000,000	Warranty Deed		1516	2042	Q - Qualified	Improved
8/1/1988	\$1,200,000	Warranty Deed		1065	69	U - Unqualified	Improved
10/1/1984	\$445,000	Warranty Deed		922	1719	U - Unqualified	Improved
2/1/1977	\$100,000	Conversion Code		709	470	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-2569	7/22/2011		\$32,250	Commercial	INSTALL 3100 SQ. FT.- 32 SQS. OF WHITE 60 MIL SINGLE PLY ROOFING
02/2622	9/25/2002	10/16/2002	\$1,085		ROOFING
0102391	6/25/2001	11/16/2001	\$10,500	Commercial	REPLACE 5 TON UNIT
9902005	1/28/2000	11/1/2000	\$3,500		TILE WORK
9902005	10/18/1999	11/3/1999	\$3,500		REPLACE DOORS/REPAIRS
B953394	10/1/1995	11/1/1995	\$7,000		INTERIOR RENOVATIONS
B953517	10/1/1995	11/1/1995	\$2,000		INSTALL 100SF TILE
B952475	8/1/1995	11/1/1995	\$426		REPLACE BROKEN GLASS
B951763	5/1/1995	11/1/1995	\$4,200		CHANGEOUT 2 5 TON AC
M941861	6/1/1994	12/1/1994	\$600		REPLACE 5 TON AC

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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