



---

**Historic Architectural Review Commission  
Staff Report for Item 11**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** November 27, 2018

**Applicant:** Robert Steele, Architect

**Application Number:** H2018-0015

**Address:** #1124 Truman Avenue

---

**Description of Work:**

Partial demolition of roof and exterior side wall. Demolition of existing accessory structure.

**Site Facts:**

The structure under review is a cbs building designed as a gas station. Built in 1969, the building is located on the southwest corner of Truman Avenue and White Street. By reviewing a photograph from 1969, it is evident that the structure has undergone several changes, including the roof form, enclosure and alterations of fenestrations, and addition on the west side of the building. Other changes from 1969 includes a detached bathroom building, demolition of a second gas service canopy parallel to White Street, and new roof of the existing gas service canopy.

In their October 18, 2018, the Planning Board approved a request for conditional use for expansion of a restaurant, and a variance for rear yard setbacks.

**Ordinance Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

## Staff Analysis

The Certificate of Appropriateness proposes the demolition of several structural elements that are not historic. It is staff's opinion that the request for the partial demolition of the main roof, the east wall and the existing accessory structure shall be based on the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

- (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;*

It is staff's opinion that the partial removal of the roof and east wall, as well as the demolition of the accessory structure will not jeopardize the historic character of the neighborhood. The proposed design incorporates elements that will reinforce its urban context.

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

The elements under review are not historic.

- (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.*

The elements in question are not significant or important in defining the historic character of the building.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structural components proposed to be demolished will not qualify to be contributing resources to the historic district in a near future.

It is staff's opinion that the Commission can consider the request for demolition. If approved this will be the only reading for demolition of the non-historic elements.



# 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:	1124 Truman Ave		
NAME ON DEED:	Land 10031, LLC	PHONE NUMBER:	C/0804-344-0060
OWNER'S MAILING ADDRESS:	c/o Uphoff Investments, LLC 4900 W. Hundred Rd Chester, VA 23831-1623	EMAIL:	bobsteele@bobarchitecture.net
APPLICANT NAME:	Robert Steele, FAIA	PHONE NUMBER:	804-344-0060
APPLICANT'S ADDRESS:	Principial Architect 108 North First Street Richmond, VA 23219	EMAIL:	bobsteele@bobarchitecture.net
APPLICANT'S SIGNATURE:	<i>Robert Steele, FAIA</i>		DATE: 11.01.18

**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:  
 Remodel of non-historic structure including one accessory structure per attached plans. No work proposed to gas canopy; no signage this application.

MAIN BUILDING:  
 New roof over portions of existing building and addition of corner tower and columns along front covered walkway. Principle structure and accessory building will be connected by new cbs construction.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):  
 Includes demolition of a portion of exterior wall on commercial structure and non-historic accessory building in order to construct an interior connection.

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-FLGOV

<b>ACCESSORY STRUCTURE(S):</b>	
Accessory structure (currently bathrooms) will be converted to interior storage by the construction of an interior connection. New ADA compliant bathrooms will be constructed inside.	
<b>PAVERS:</b> <input type="text" value="N/A"/>	<b>FENCES:</b>
	Wood enclosure proposed for waste/recycling area
<b>DECKS:</b> <input type="text" value="N/A"/>	<b>PAINTING:</b>
	Exterior painting is proposed - color chips provided.
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC.):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b> <input type="text" value="N/A"/>
<input type="text" value="N/A"/>	
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):</b>	<b>OTHER:</b>
<input type="text" value="N/A"/>	

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.



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

2018-0015

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.

This structure has neither an aesthetic or historic distinctive style.

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

Research revealed no significant contribution. Structure is non-contributing and non-historic.

- (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.

Research revealed no significant contribution to the city with regard to city, state, nation or person.

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

Research revealed no historic event occurred on this property.

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

This structure 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.

The structure does not embody 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.

The structure is not part of a square park or other distinctive area.

- (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.

The structure does not have a unique location or a singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city. Nor does it exemplify the best remaining architectural type in the neighborhood.

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

The structure has not yielded, and is not likely to yield, information important in history.



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



H-2008-0015

(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 Will provide after design approval

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.

The removal of a portion of the wall on the primary structure and the exterior bathrooms will not diminish the overall historic character of the district or neighborhood.

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

The removal of portions of the walls of this non-historic structure will not destroy the historic relationship between buildings or structures and open space.

**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.

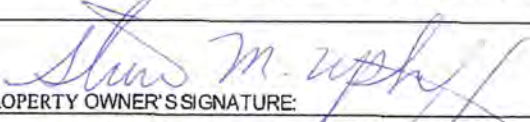
The portion of walls being removed from this non-historic structure offer no importance to defining historic character to the site or to the surrounding district or neighborhood.

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

The existing structure does not qualify as a contributing structure to the historic district.

**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.*

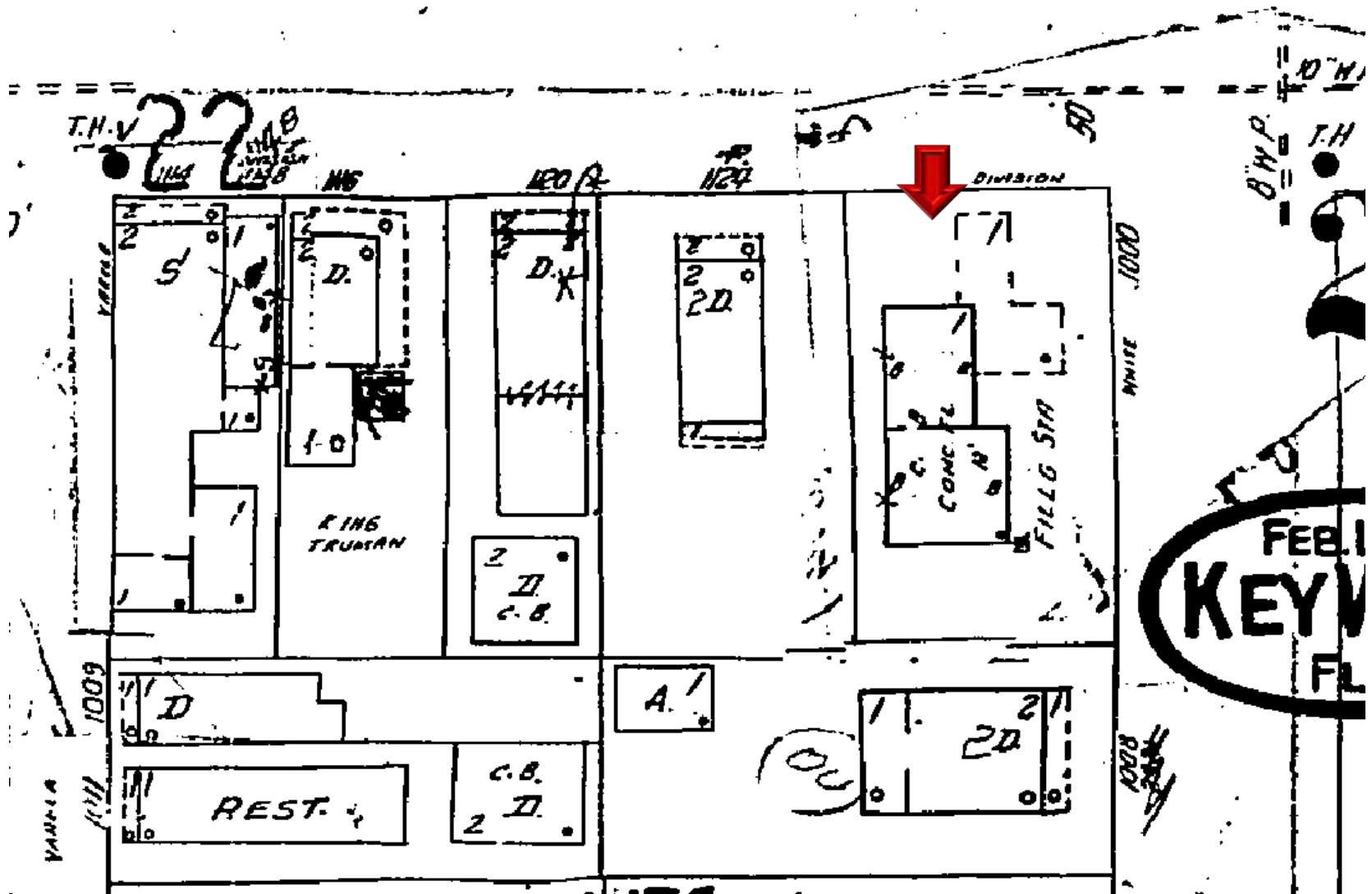
 PROPERTY OWNER'S SIGNATURE:	10/25/18 Steven M. Uphoff DATE AND PRINT NAME:
--	---

**OFFICE USE ONLY**

BUILDING DESCRIPTION:	
<input type="checkbox"/>	Contributing    Year built _____    Style _____    Listed in the NRHP _____    Year _____
<input checked="" type="checkbox"/>	Not listed    Year built <u>1969</u> Comments _____

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
--	----------------

# SANBORN MAPS



1962 Sanborn Map

# PROJECT PHOTOS



**1124 Truman Avenue circa 1965. The two-story frame vernacular house was demolished in 1968. Notice previous gas station on the left side. Monroe County Library.**



**1124 Truman Avenue circa 1969. Monroe County Library.**

**1124 Truman Avenue – HARC application 8.26.18**







Exterior bathrooms to be relocated inside and made to be ADA compliant.





White Street side



Truman side



Adjacent Truman Avenue properties

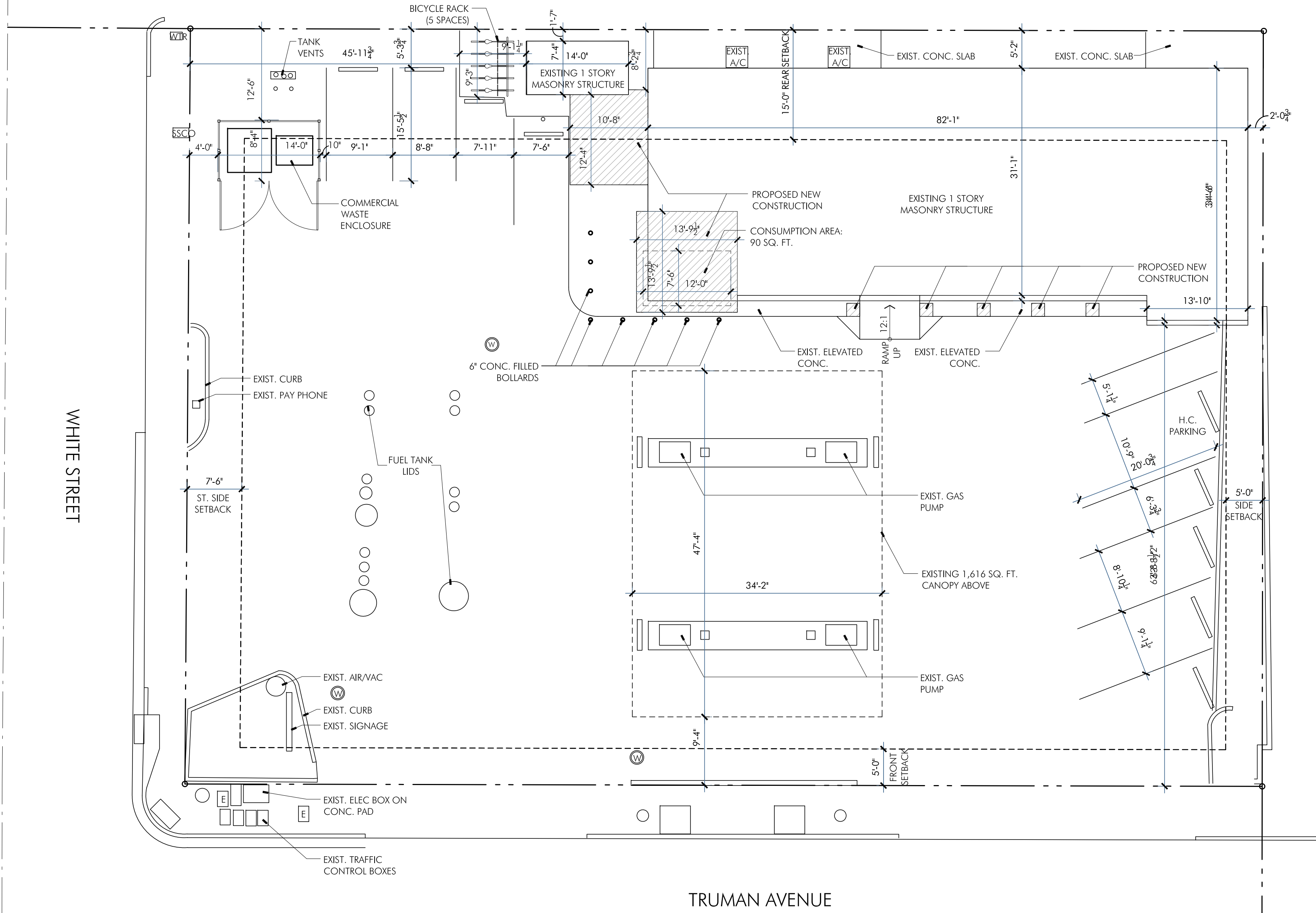
# SURVEY



# PROPOSED DESIGN

SITE DATA:

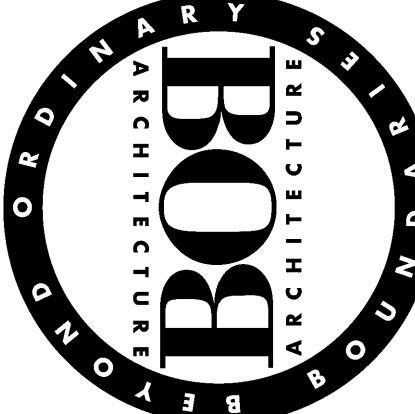
SITE DATA	PERMITTED	EXISTING	PROPOSED	COMPLIANCE
ZONING	HNC-1	HNC-1	HNC-1	CONDITIONAL USE
FLOOD ZONE	X	X	X	COMPLIES
HEIGHT	35 FT.	<35 FT.	35 FT.	COMPLIES
SITE SIZE	≥ 4,000 SQ. FT.	15,201 SQ. FT.	15,201 SQ. FT.	COMPLIES
DENSITY	16 U/AC	0	0	COMPLIES
FLOOR AREA RATIO TOTAL	1.0	17% (2,702 SQ. FT.)	18% (2,877 SQ. FT.)	COMPLIES
BUILDING COVERAGE	50% (7,600.5 SQ. FT.)	31% (4,727 SQ. FT.)	32.9% (5,006 SQ. FT.)	COMPLIES
IMPERVIOUS SURFACE	60% (9,120.6 SQ. FT.)	-97%	-97%	NO CHANGE
OPEN SPACE	20% (3,040.2 SQ. FT.)	-3%	-3%	NO CHANGE
LANDSCAPE	20% (3,040.2 SQ. FT.)	-3%	-3%	NO CHANGE
SETBACK: FRONT	5 FT.	5 FT.	5 FT.	COMPLIES
SIDE	5 FT.	2.05 FT.	2.05 FT.	NO CHANGE
STREET SIDE	7.5 FT.	7.5 FT.	7.5 FT.	COMPLIES
REAR	15 FT.	1.3 FT.	1.3 FT.	VARIANCE REQUESTED
PARKING: AUTO	9	9	9	COMPLIES
BICYCLE	2.25	0	5	COMPLIES



DIONS STORE 202  
TRUMAN FLORIDA STORE



For: 804.344.0060  
email: bobstudio@bobarchitecture.net



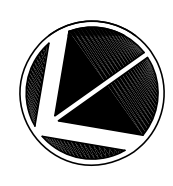
108 NORTH FIRST STREET  
RICHMOND, VIRGINIA 23219

NO.	DATE	REVISIONS
△	----	----
△	----	----
△	----	----
△	----	----
△	----	----

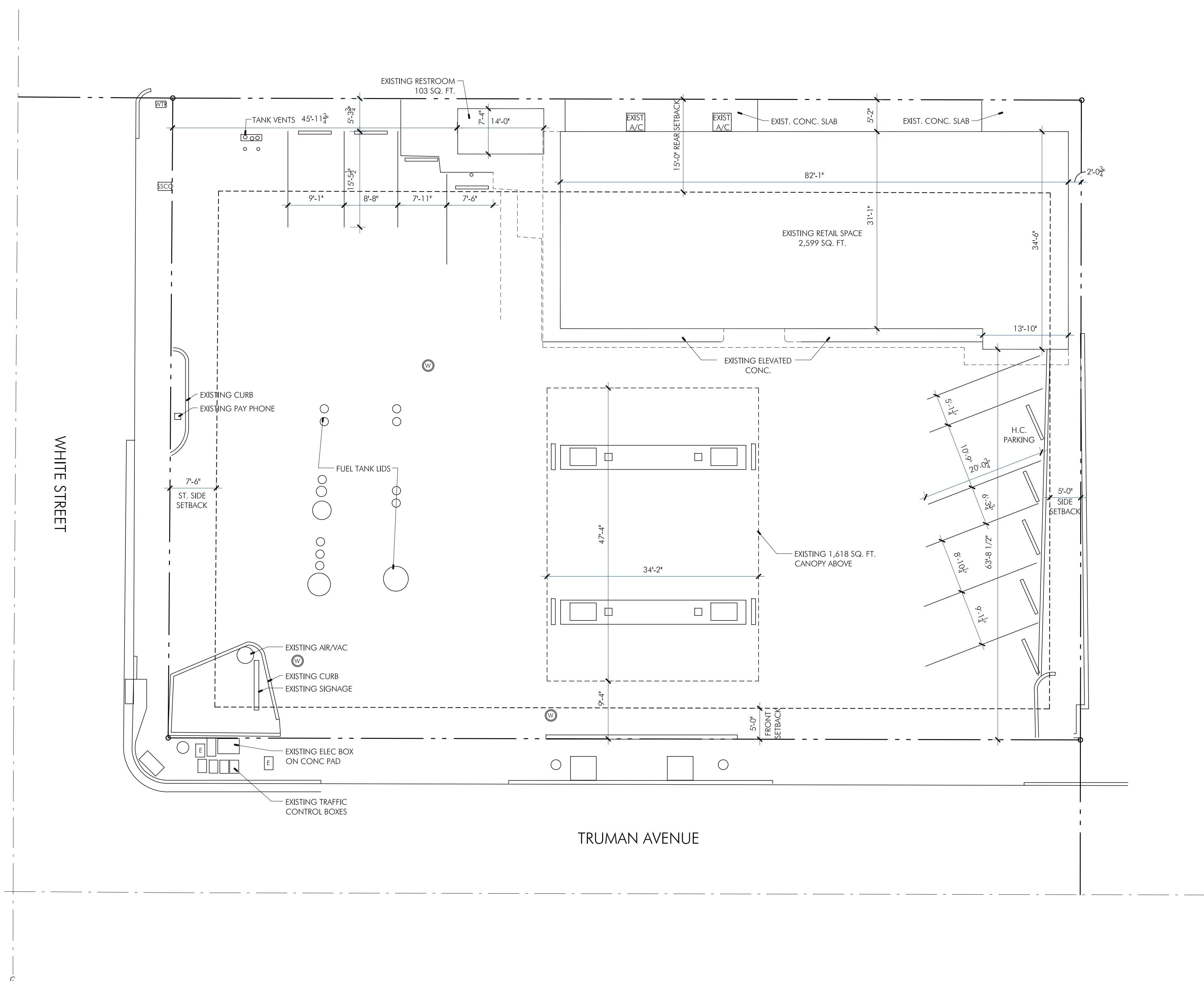
JOB NO: 16.013  
DATE: 08.31.18

ARCHITECTURAL  
SITE PLAN

A102



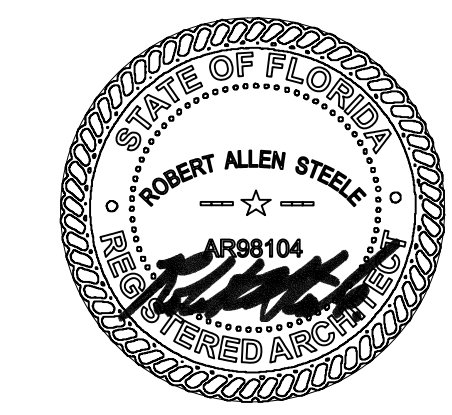
ARCHITECTURAL SITE PLAN 1  
1" = 10'-0"



WHITE STREET

TRUMAN AVENUE

DIONS STORE 202  
TRUMAN FLORIDA STORE



For: 804.344.0060  
email: bobstudio@bobarchitecture.net

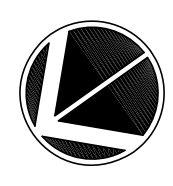


108 NORTH FIRST STREET  
RICHMOND, VIRGINIA 23219

NO.	DATE	REVISIONS
△	----	----
△	----	----
△	----	----
△	----	----
△	----	----

JOB NO: 16.013  
DATE: 08.31.18

EXISTING SITE PLAN



EXISTING SITE PLAN 1  
1" = 10'-0"

D201



**DEMO NOTES**

TYPICAL - CONTRACTORS ARE REQUIRED TO FIELD VERIFY ALL EXISTING BUILDING CONDITIONS DURING THE BID PERIOD TO DETERMINE THE SCOPE OF DEMOLITION WORK REQUIRED.

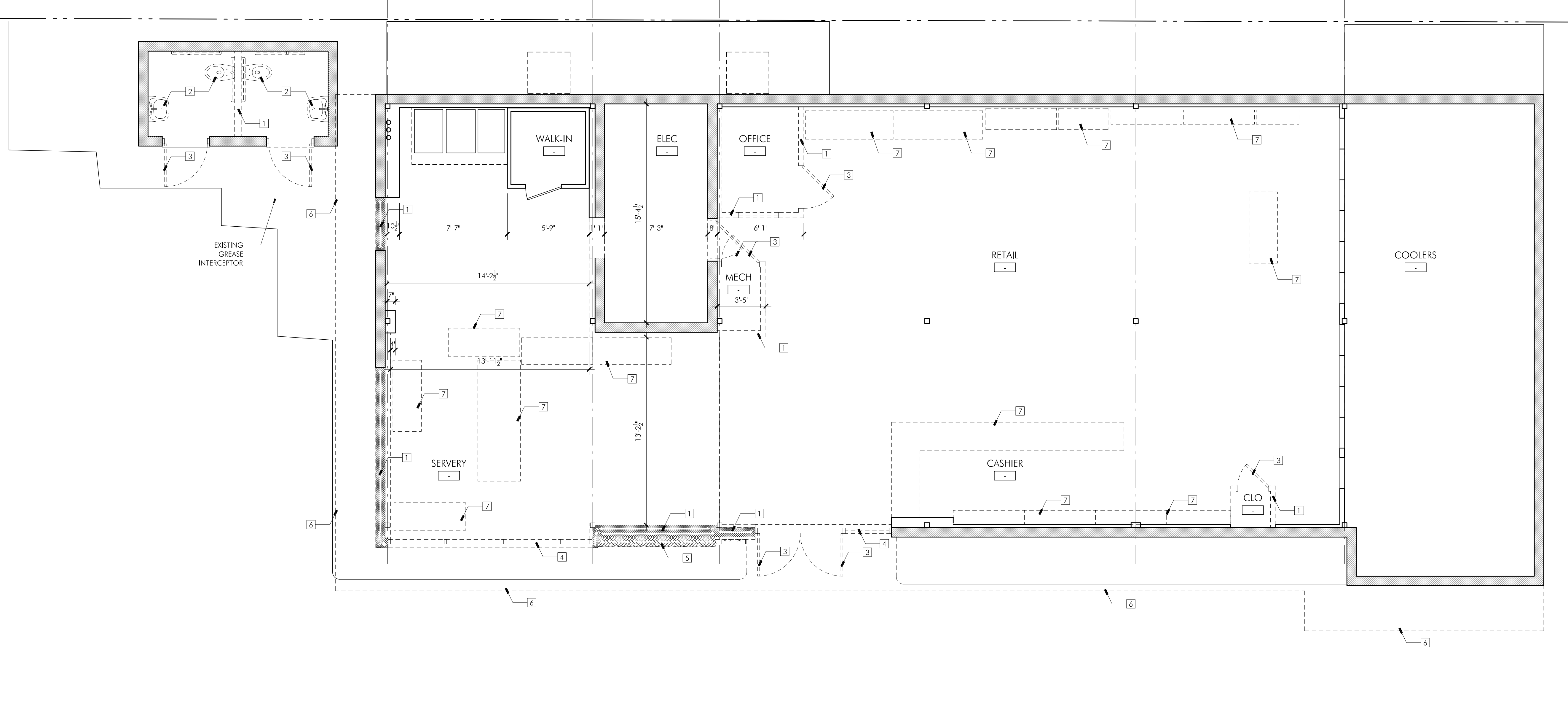
TYPICAL - DEMOLITION TO THE EXTENT SHOWN ON ARCHITECTURAL DRAWINGS ARE APPROXIMATIONS OF THE WORK REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS FOR PROPER COORDINATION OF DEMOLITION WORK AND PREPARATION FOR NEW CONSTRUCTION.

TYPICAL - CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL AND PROPER DISPOSAL OF ALL WASTE MATERIAL RELATED TO DEMOLITION ACTIVITIES PRIOR TO PROCEEDING WITH NEW CONSTRUCTION.

TYPICAL - REPAIR ALL ADJACENT STRUCTURE AND FINISH MATERIALS (INCLUDING BUT NOT LIMITED TO FLOORS, WALLS & CEILINGS) TO RECEIVE NEW CONSTRUCTION AS REQUIRED AT LOCATIONS WHERE STRUCTURE IS DEMOLISHED.

TYPICAL - PROVIDE TEMPORARY STRUCTURE (POSTS AND BEAMS) AS REQUIRED TO SUPPORT EXISTING STRUCTURE ABOVE NEW OPENINGS.

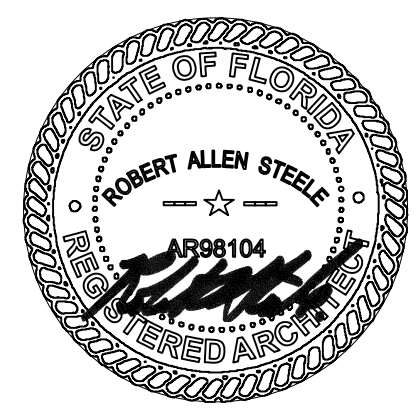
- 1 REMOVE EXIST. WALL TO FLOOR LEVEL. REPAIR CEILING AND SUB FLOOR AS NECESSARY FOR NEW WORK.
- 2 REMOVE EXIST. PLUMBING FIXTURES. CAP OR REROUTE PLUMBING FOR NEW WORK.
- 3 REMOVE EXIST. DOOR & TRIM. REMOVE THRESHOLD WHERE EXISTING.
- 4 REMOVE EXIST. WINDOW/STOREFRONT & TRIM, PREP FOR REPLACEMENT OR INFILL. COORD. W/PLANS & ELEVATIONS.
- 5 REMOVE EXIST. STONE CLADDING.
- 6 REMOVE EXIST. PARAPET ABOVE.
- 7 REMOVE EXIST. CABINETRY.



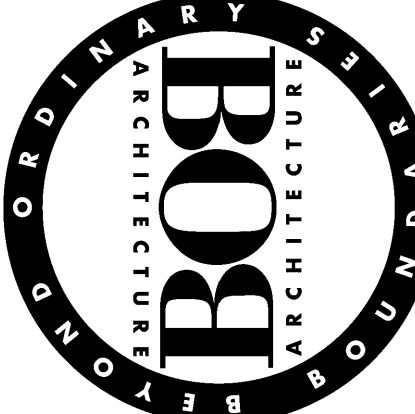
**GRAPHIC KEY:**

---	REMOVED
---	EXISTING WALL

**DEMO FLOOR PLAN 1**  
1/4" = 1'-0"



108 NORTH FIRST STREET  
 RICHMOND, VIRGINIA 23219  
 FOR: 804.344.0060  
 email: bobstudio@bobarchitecture.net

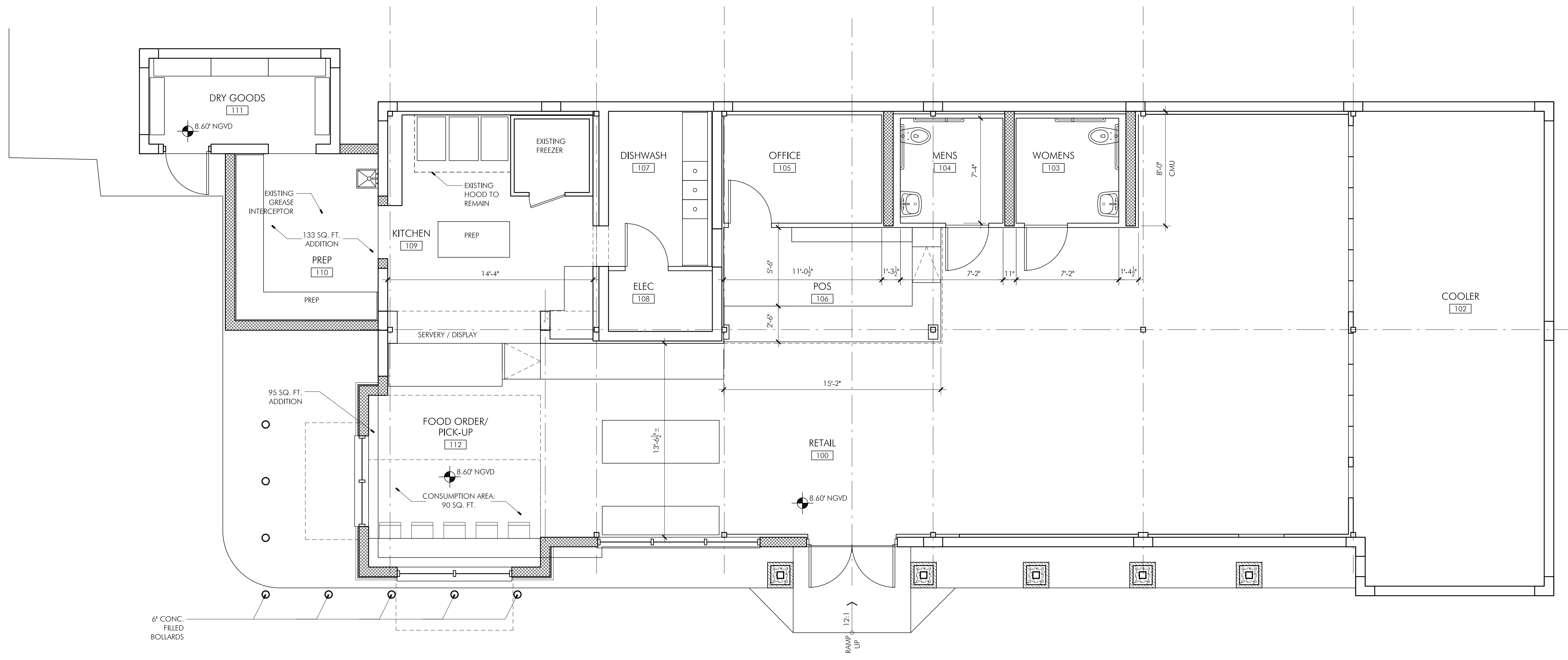


NO.	DATE	REVISIONS
△	----	----
△	----	----
△	----	----
△	----	----
△	----	----

JOB NO: 16.013  
DATE: 08.31.18

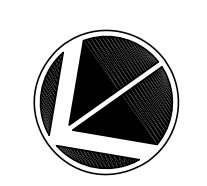
DEMO FLOOR PLAN

**D202**



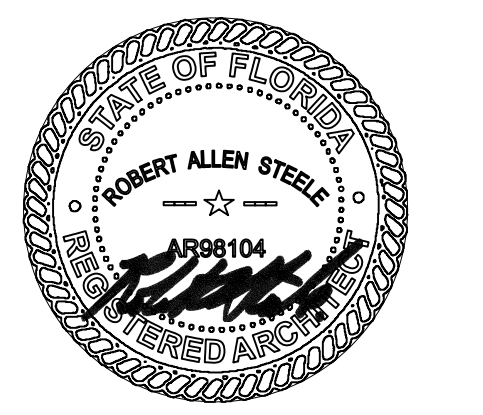
<b>BUILDING AREA</b>	
EXISTING RESTAURANT:	512 GSF
EXISTING RETAIL:	2,201 GSF
TOTAL EXISTING:	2,713 GSF
<b>PROPOSED RESTAURANT ADDITION:</b> 164 GSF	
PROPOSED RESTAURANT:	804 GSF
PROPOSED RETAIL:	2,073 GSF
TOTAL PROPOSED:	2,877 GSF

<b>GRAPHIC KEY:</b>	
	NEW CMU WALL
	EXISTING WALL

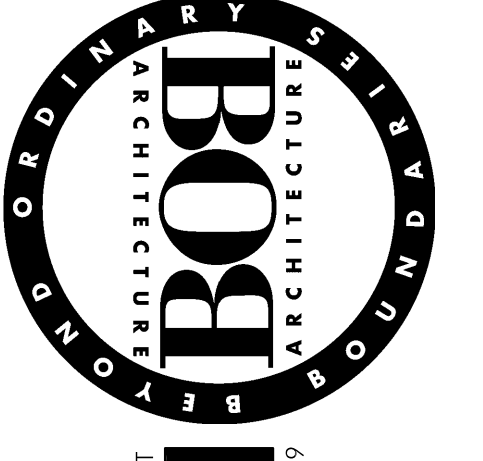


FIRST FLOOR PLAN 1  
1/4" = 1'-0"

DIONS STORE 202  
TRUMAN FLORIDA STORE



For: 804.344.0060  
email: bobstudio@bobarchitecture.net



108 NORTH FIRST STREET  
RICHMOND, VIRGINIA 23219

NO.	DATE	REVISIONS

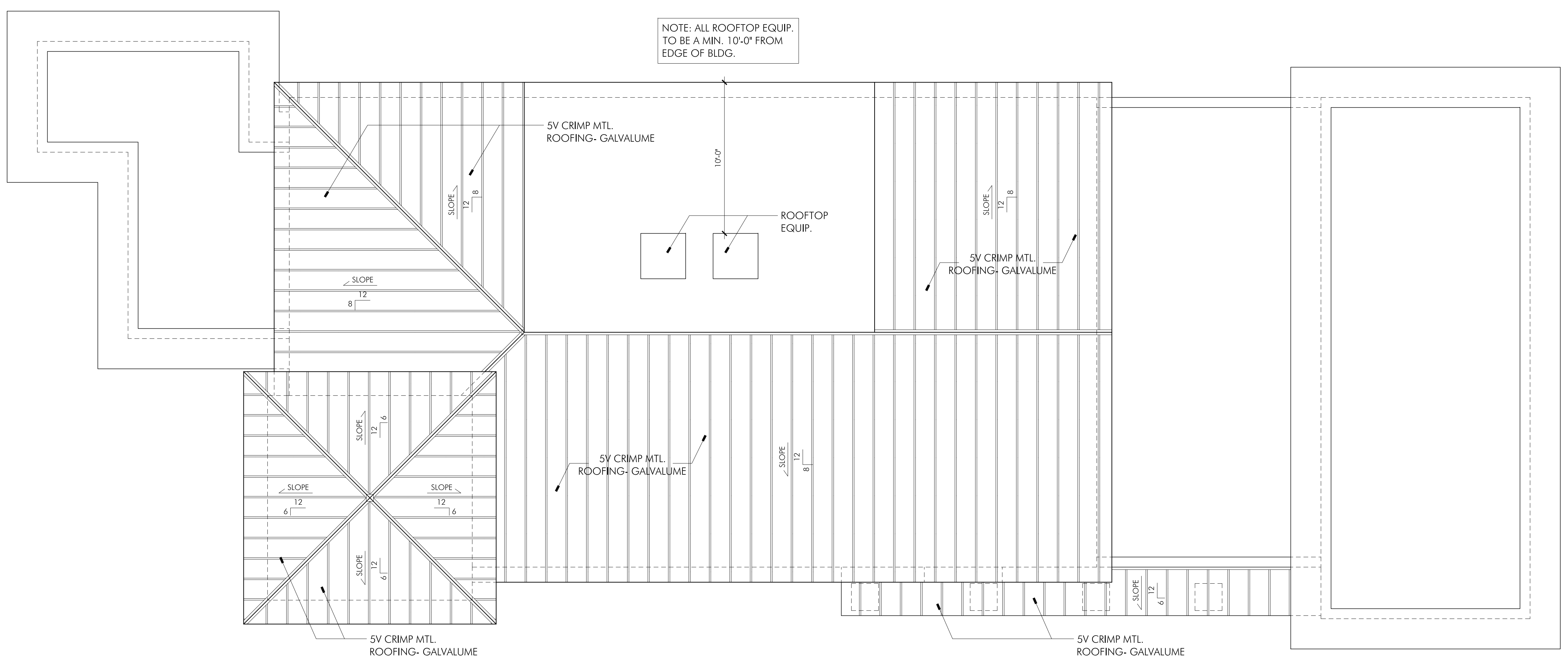
JOB NO: 16.013  
DATE: 08.31.18

FIRST FLOOR PLAN

A201

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

A  
B  
C  
D  
E  
F  
G  
H  
I  
J  
K  
L  
M  
N  
O



NOTE: ALL ROOFTOP EQUIP.  
TO BE A MIN. 10'-0" FROM  
EDGE OF BLDG.

5V CRIMP MTL.  
ROOFING- GALVALUME

ROOFTOP  
EQUIP.

5V CRIMP MTL.  
ROOFING- GALVALUME

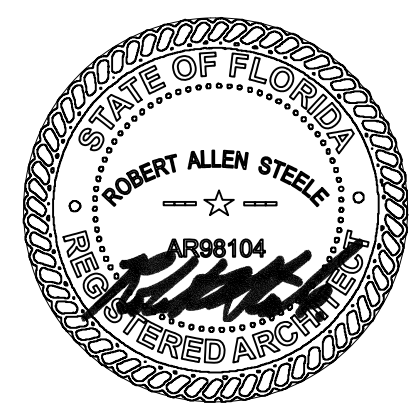
5V CRIMP MTL.  
ROOFING- GALVALUME

5V CRIMP MTL.  
ROOFING- GALVALUME

5V CRIMP MTL.  
ROOFING- GALVALUME

ROOF PLAN 1  
1/4" = 1'-0"

DIONS STORE 202  
TRUMAN FLORIDA STORE



108 NORTH FIRST STREET  
RICHMOND, VIRGINIA 23219  
Fon 804.344.0060  
email: bobstudio@bobarchitecture.net



108 NORTH FIRST STREET  
RICHMOND, VIRGINIA 23219

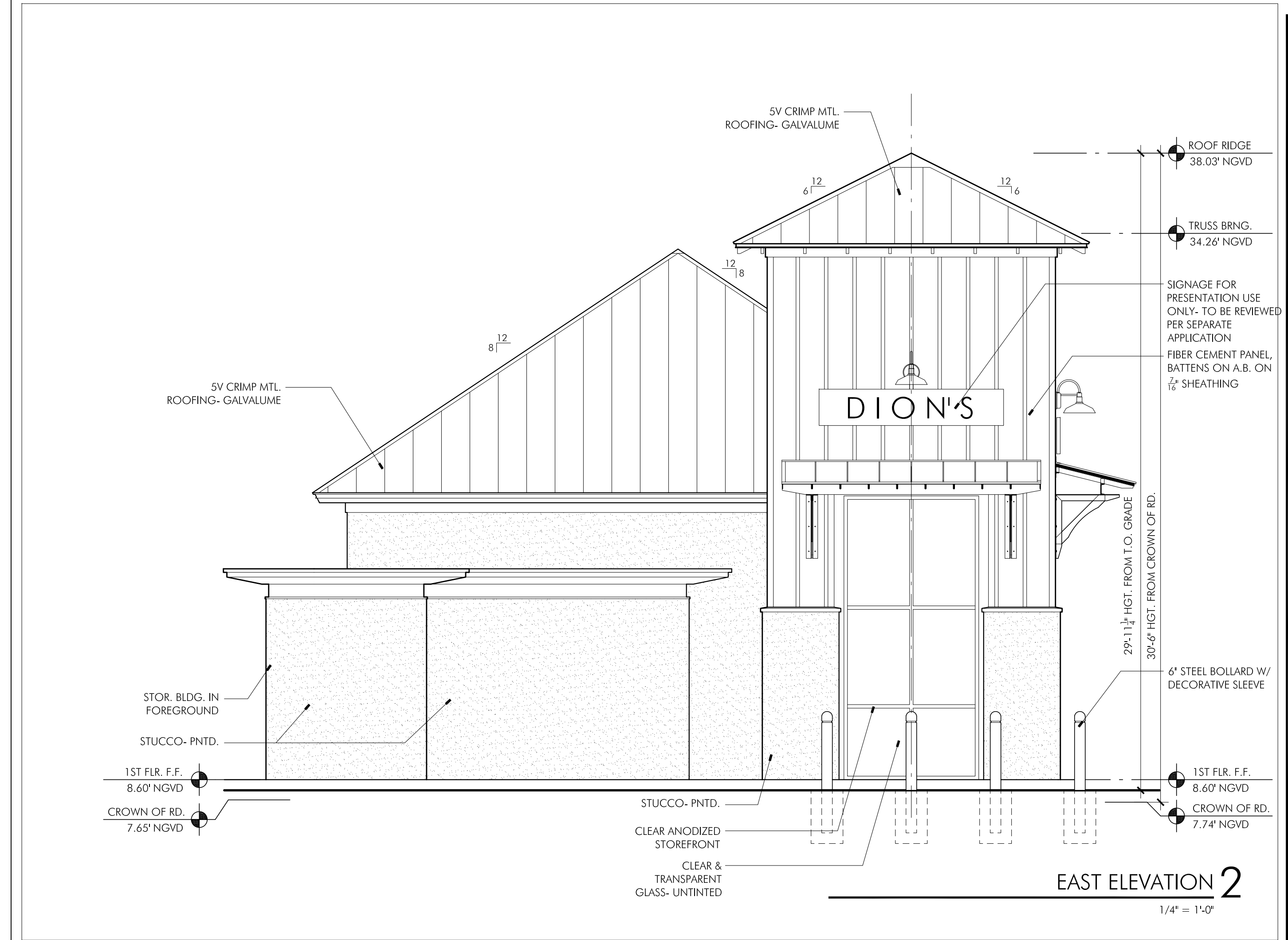
NO.	DATE	REVISIONS
△	----	----
△	----	----
△	----	----
△	----	----
△	----	----

JOB NO: 16.013  
DATE: 08.31.18

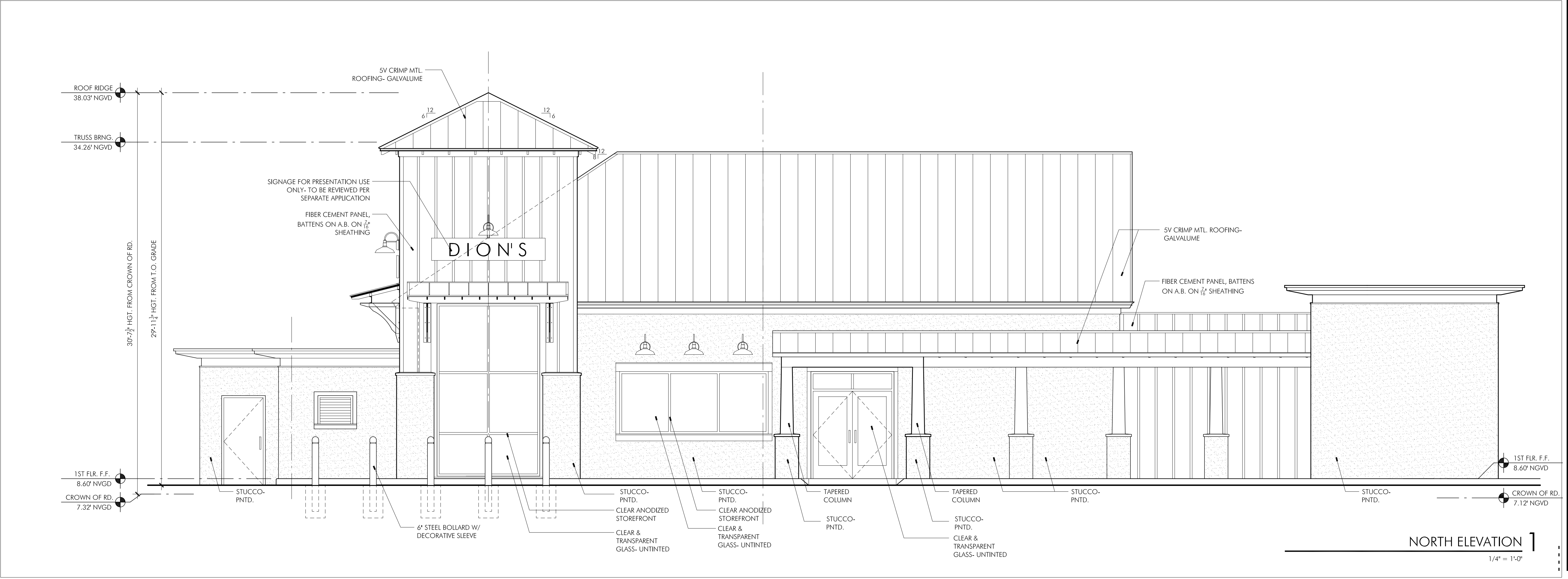
ROOF PLAN

A202

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22



**EAST ELEVATION 2**  
1/4" = 1'-0"



**NORTH ELEVATION 1**  
1/4" = 1'-0"

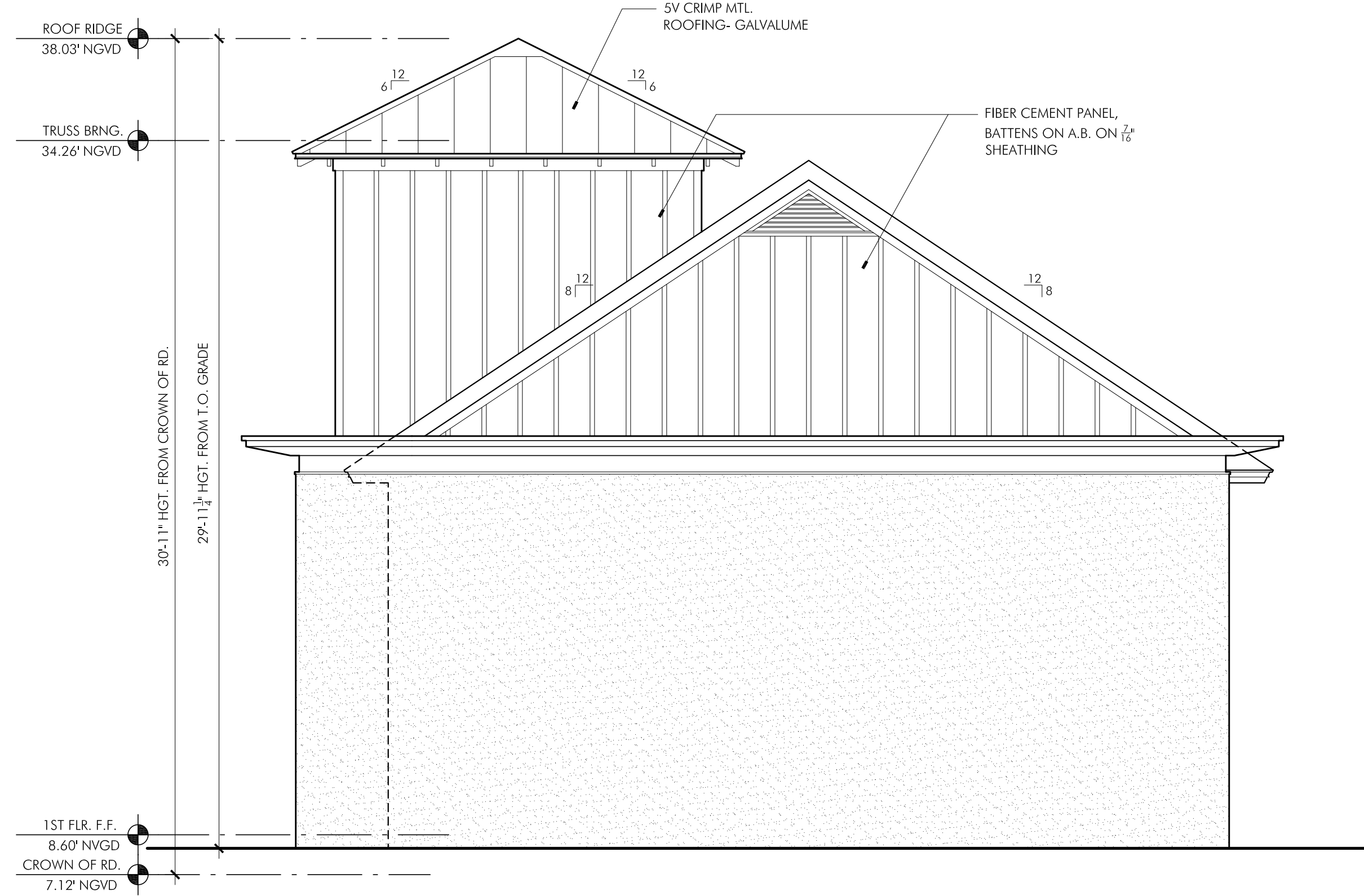
DIONS STORE 202  
 TRUMAN FLORIDA STORE  
 108 NORTH FIRST STREET  
 RICHMOND, VIRGINIA 23219  
 FOR: 804.344.0060  
 EMAIL: bobstudio@bobarchitecture.net

NO.	DATE	REVISIONS

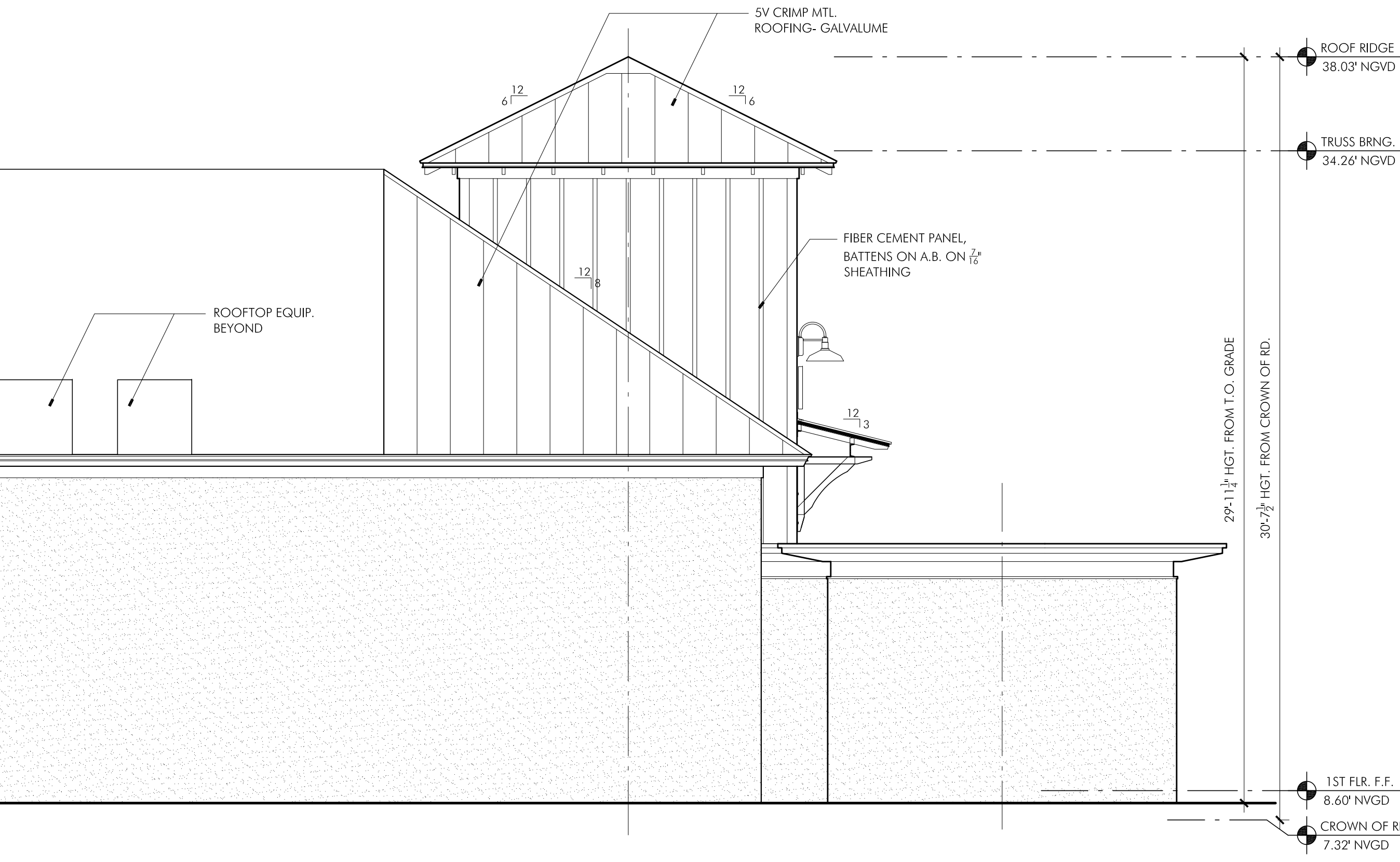
JOB NO: 16.013  
 DATE: 08.31.18

ELEVATIONS

# A301



WEST ELEVATION 4  
1/4" = 1'-0"



SOUTH ELEVATION 3  
1/4" = 1'-0"

DIONS STORE 202

TRUMAN FLORIDA STORE



108 NORTH FIRST STREET  
 RICHMOND, VIRGINIA 23219  
 Tel: 804.344.0060  
 email: bobstudio@bobarchitecture.net

NO.	DATE	REVISIONS
△	----	----
△	----	----
△	----	----
△	----	----
△	----	----

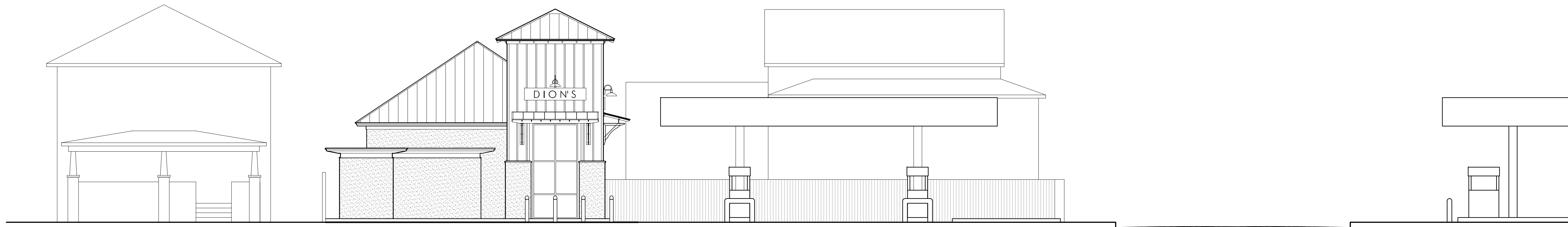
JOB NO: 16.013  
DATE: 08.31.18

ELEVATIONS

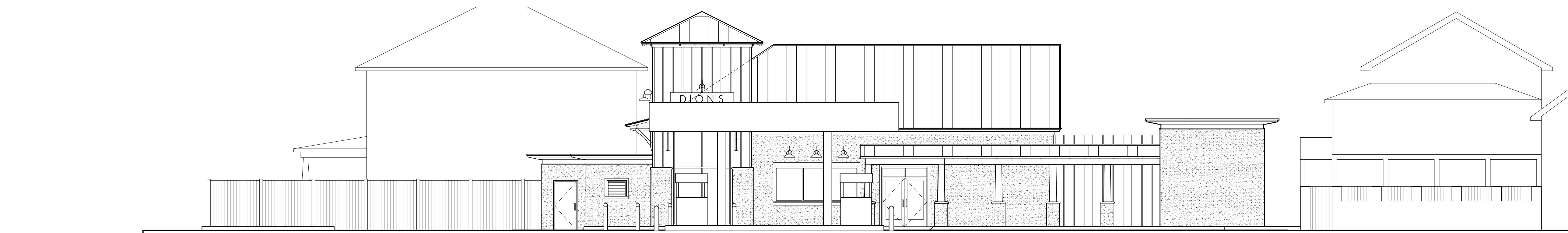
A302

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |

A  
B  
C  
D  
E  
F  
G  
H  
I  
J  
K  
L  
M  
N  
O



WHITE STREET ELEVATION 2  
1/8"=1'-0"



TRUMAN AVENUE ELEVATION 1  
1/8"=1'-0"

DIONS STORE 202

TRUMAN FLORIDA STORE



For: 804.344.0060  
email: bobstudio@bobarchitecture.net



108 NORTH FIRST STREET  
RICHMOND, VIRGINIA 23219

NO.	DATE	REVISIONS
△	----	----
△	----	----
△	----	----
△	----	----
△	----	----

JOB NO: 16.013  
DATE: 08.31.18

TRUMAN AVENUE &  
WHITE STREET  
ELEVATIONS

A303

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |



08.20.2018

perspective view



Dion's Store #202, Truman Avenue, Key West



08.20.2018

perspective view



Dion's Store #202, Truman Avenue, Key West





08.20.2018

perspective view



Dion's Store #202, Truman Avenue, Key West



08.20.2018

perspective view



Dion's Store #202, Truman Avenue, Key West



08.20.2018

perspective view



Dion's Store #202, Truman Avenue, Key West



Solar Control Low-e Glass  
Pilkington **Eclipse Advantage™**





Adma - OPCO Head Quarters  
Abu Dhabi  
Pilkington **Eclipse Advantage™** Grey

## Pilkington **Eclipse Advantage™**

Pilkington **Eclipse Advantage™** is manufactured by the NSG Group pyrolytic process. In this on-line chemical vapor deposition process, a gas reacts with the semi-molten surface of the float glass to form a subtle reflective coating on clear and tinted glass. The result is a product that combines solar and thermal performance, subtle reflectivity and glare control. It can be applied to a variety of colors - Clear, Grey, Bronze, Blue-Green, EverGreen and Artic Blue.

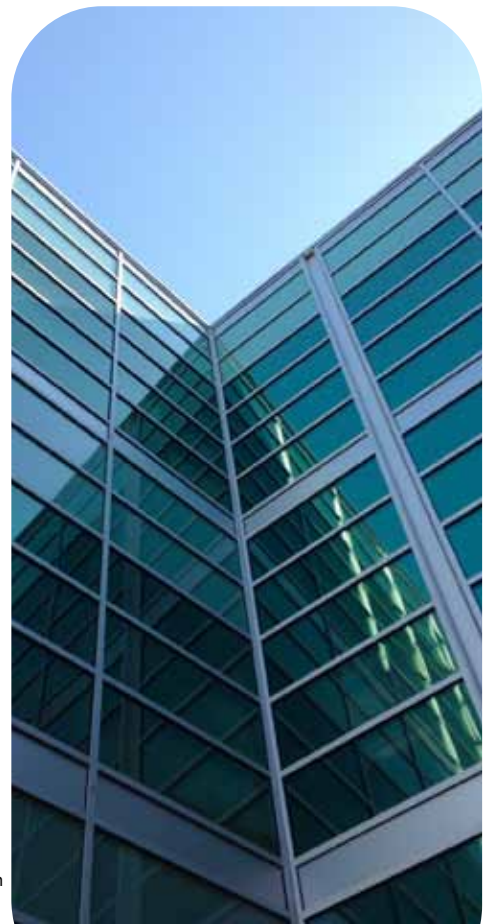
Pilkington **Eclipse Advantage™** provides a versatile and attractive solution to all applications where a brightly colored glass is needed, with enhanced solar control performance. It is also well suited for the small refurbishment, to the large prestigious commercial development, where a high impact solution is needed.

### Features and Benefits

- The low-e coating reduces the emissivity of glass and lowers the U-factor.
- Low SHGC values can result in significant savings in utility costs.
- Available in natural, colors with subtle reflectivity.
- Provides good visible light transmittance, helping to reduce the need for interior lighting.
- Low internal and external reflection, reducing uncomfortable glare from the sun and the need for blinds and shades.
- Low UV (ultraviolet) transmittance. Reducing UV rays means less fading.
- Ideal for new commercial construction and replacement applications.
- For further improved thermal control, add Pilkington **Energy Advantage™** low-e to an insulating unit (coating on the #4 surface).

### Applications

- Commercial buildings requiring solar and thermal control
- Low, mid and hi-rise buildings
- Medical/Hospital
- Educational/Schools
- Office
- Retail
- Residential



St. Phillips Health Professions  
San Antonio, TX  
Pilkington **Eclipse Advantage™** Evergreen

Coated Monolithic Performance Data<sup>1,10</sup>

	Nominal Glass Thickness		Visible Light <sup>2</sup>			Solar Energy <sup>2</sup>			U-Factor <sup>5</sup>			Solar Heat Gain Coefficient <sup>7</sup>	Shading Coefficient <sup>8</sup>
	in.	mm	Transmittance <sup>3</sup> %	Reflectance <sup>4</sup> %		Transmittance <sup>3</sup> %	Reflectance <sup>4</sup> %	UV Transmittance <sup>2</sup> %	U.S. Summer	U.S. Winter	European <sup>6</sup>		
				Outside	Inside								
Clear	1/4	6	67	25	28	58	19	30	0.53	0.67	3.7	0.62	0.72
	5/16	8	66	25	28	55	17	29	0.53	0.67	3.7	0.60	0.69
Blue-Green	1/4	6	56	19	27	35	11	16	0.53	0.67	3.7	0.46	0.53
	5/16	8	53	17	27	30	10	13	0.53	0.67	3.7	0.42	0.48
EverGreen	1/4	6	48	15	27	23	8	7	0.53	0.67	3.7	0.37	0.43
	5/16	8	43	13	27	18	7	4	0.53	0.67	3.7	0.34	0.39
Arctic Blue	1/4	6	39	12	27	23	8	10	0.53	0.67	3.7	0.37	0.42
	5/16	8	32	10	27	17	7	7	0.53	0.67	3.7	0.33	0.38
Bronze	1/4	6	38	11	27	35	10	11	0.53	0.67	3.7	0.46	0.53
	5/16	8	31	9	26	28	8	8	0.53	0.67	3.7	0.41	0.47
Grey	1/4	6	32	10	27	29	8	10	0.53	0.67	3.7	0.42	0.48
	5/16	8	25	8	27	22	7	7	0.53	0.67	3.7	0.37	0.42

\*U.S. U-Factor (Btu/hr.sq ft. °F) is based on NFRC/ASTM standards, \*\*European U-Factor (W/sq m K) is based on EN 410/673 (CEN) standard.  
 All performance values are center-of-glass values calculated using the LBNL Window 6.3 program. See page 51 for explanation of references - <sup>1,10</sup>.

Insulating Glass Unit Performance Data<sup>1,10</sup>

	Nominal Glass Thickness		Visible Light <sup>2</sup>			Solar Energy <sup>2</sup>			U-Factor <sup>5</sup>						Solar Heat Gain Coefficient <sup>7</sup>	Shading Coefficient <sup>8</sup>
	in.	mm	Transmittance <sup>3</sup> %	Reflectance <sup>4</sup> %		Transmittance <sup>3</sup> %	Reflectance <sup>4</sup> %	UV Transmittance <sup>2</sup> %	U.S. Summer <sup>*</sup>		U.S. Winter <sup>*</sup>		European <sup>6**</sup>			
				Outside	Inside				Air	Argon	Air	Argon	Air	Argon		
Pilkington <b>Eclipse Advantage</b> <sup>™</sup> (coating on #2 surface) outer lite and Pilkington <b>Optifloat</b> <sup>™</sup> Clear inner lite																
Clear	1/4	6	60	29	31	46	21	24	0.35	0.30	0.35	0.30	1.9	1.6	0.55	0.63
	5/16	8	58	29	30	42	20	21	0.34	0.30	0.34	0.30	1.9	1.6	0.53	0.60
Blue-Green	1/4	6	51	21	29	29	12	13	0.35	0.30	0.35	0.30	1.9	1.6	0.38	0.44
	5/16	8	47	19	29	24	10	10	0.34	0.30	0.34	0.30	1.9	1.6	0.34	0.39
EverGreen	1/4	6	43	17	30	20	9	6	0.35	0.30	0.35	0.30	1.9	1.6	0.29	0.33
	5/16	8	38	15	29	15	8	4	0.34	0.30	0.34	0.30	1.9	1.6	0.25	0.29
Arctic Blue	1/4	6	35	13	30	19	9	9	0.35	0.30	0.35	0.30	1.9	1.6	0.29	0.33
	5/16	8	29	11	29	14	7	6	0.34	0.30	0.34	0.30	1.9	1.6	0.25	0.28
Bronze	1/4	6	34	13	29	28	11	9	0.35	0.30	0.35	0.30	1.9	1.6	0.38	0.44
	5/16	8	28	10	28	21	9	6	0.34	0.30	0.34	0.30	1.9	1.6	0.33	0.38
Grey	1/4	6	29	10	29	23	9	8	0.35	0.30	0.35	0.30	1.9	1.6	0.34	0.39
	5/16	8	22	8	29	17	7	6	0.34	0.30	0.34	0.30	1.9	1.6	0.28	0.32
Pilkington <b>Eclipse Advantage</b> <sup>™</sup> (coating on #2 surface) outer lite and Pilkington <b>Energy Advantage</b> <sup>™</sup> Low-e (coating on #4 surface) inner lite <sup>9</sup>																
Clear	1/4	6	56	30	30	41	22	19	0.25	0.23	0.27	0.24	1.6	1.4	0.51	0.58
	5/16	8	55	29	30	37	20	17	0.25	0.23	0.27	0.24	1.6	1.4	0.48	0.55
Blue-Green	1/4	6	48	22	29	26	12	10	0.25	0.23	0.27	0.24	1.6	1.4	0.35	0.40
	5/16	8	44	20	29	21	11	8	0.25	0.23	0.27	0.24	1.6	1.4	0.30	0.35
EverGreen	1/4	6	40	18	30	18	9	5	0.25	0.23	0.27	0.24	1.6	1.4	0.26	0.30
	5/16	8	36	15	29	14	8	3	0.25	0.23	0.27	0.24	1.6	1.4	0.23	0.26
Arctic Blue	1/4	6	33	14	29	17	9	7	0.25	0.23	0.27	0.24	1.6	1.4	0.26	0.30
	5/16	8	27	11	29	13	7	5	0.25	0.23	0.27	0.24	1.6	1.4	0.22	0.25
Bronze	1/4	6	32	13	29	24	11	7	0.25	0.23	0.27	0.24	1.6	1.4	0.34	0.39
	5/16	8	26	10	28	19	9	5	0.25	0.23	0.27	0.24	1.6	1.4	0.29	0.33
Grey	1/4	6	27	11	29	20	9	7	0.25	0.23	0.27	0.24	1.6	1.4	0.30	0.35
	5/16	8	21	8	29	15	7	5	0.25	0.23	0.27	0.24	1.6	1.4	0.25	0.29

An insulating unit consists of two lites of equal glass thickness, and a 1/2 in. (12.7 mm) airspace.

\*U.S. U-Factor (Btu/hr.sq ft. °F) is based on NFRC/ASTM standards, \*\*European U-Factor (W/sq m K) is based on EN 410/673 (CEN) standard.

All performance values are center-of-glass values calculated using the LBNL Window 6.3 program. See Pilkington Architectural Product Guide for explanation of references - <sup>1,10</sup>.

This publication provides only a general description of the product. Further, more detailed, information may be obtained from your local supplier of Pilkington products. It is the responsibility of the user to ensure that the use of this product is appropriate for any particular application and that such use complies with all relevant legislation, standards, codes of practice and other requirements. To the fullest extent permitted by applicable laws, Nippon Sheet Glass Co. Ltd. and its subsidiary companies disclaim all liability for any error in or omission from this publication and for all consequences of relying on it. Pilkington and "Eclipse Advantage," "Optifloat" and "Energy Advantage" are trade marks of Nippon sheet Glass Co. Ltd, or a subsidiary thereof.



**Pilkington North America**

811 Madison Ave Toledo, Ohio 43604-5684

buildingproducts.pna@nsg.com

Tel 800 221 0444 Fax 419 247 4573

**[www.pilkington.com/na](http://www.pilkington.com/na)**



## PREMIUM

<b>Gauge</b> 29 and 26	<b>Paint System</b> Signature® 200 20 Colors	★★★★
<b>Substrate</b> Galvalume	<b>Warranty</b> 40-Year Film Integrity	

Final color selection should be made from metal color chips.

- For the most current information available, visit our website at [www.abcmetalroofing.com](http://www.abcmetalroofing.com).
- See the product catalog for gauge and color availability.
- Review the sample warranty for complete performance attributes, exceptions, and terms and conditions.
- Trim is available in all colors.

Dion's Store 202 roofing spec.

Available in 29 Gauge



Buckskin★



Evergreen★



Hawaiian Blue★



Clay★



Radiant Red★



Desert Sand★



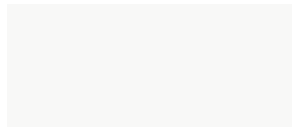
Burgundy★



Cobalt Blue★



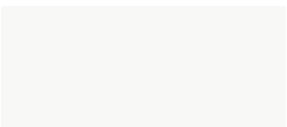
Coal Black★



Vintage White



Galvanized



Regal White★



Rustic Red★



Saddle Tan★



Koko Brown★

Available in 26 Gauge



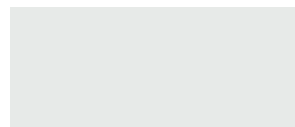
Light Stone★



Gray★



Ivy Green★



Polar White★  
(also available in G-90 Galvanized)



Charcoal Gray★



Burnished Slate★



Galvalume Plus®

This color







**Final color selection should be made from metal color chips.**

- For the most current information available, visit our website at [www.abcmetalroofing.com](http://www.abcmetalroofing.com).
- See the product catalog for gauge and color availability.
- Review the sample warranty for complete performance attributes, exceptions, and terms and conditions.
- Trim is available in all colors.

### Select40<sup>1</sup> ★★★

**Gauge**  
29

**Substrate**  
Galvalume

**Paint System**  
Signature® 200  
12 Colors

**Warranty**  
40-Year Film Integrity

	Buckskin
	Burgundy
	Burnished Slate
	Charcoal Gray
	Coal Black
	Desert Sand
	Gray
	Ivy Green
	Koko Brown
	Light Stone
	Polar White
	Regal White
	Rustic Red
	Saddle Tan

### Econo20<sup>1</sup> ★★

**Gauge**  
29

**Substrate**  
Varies

**Paint System**  
Signature® 200  
10 Colors

**Warranty**  
20-Year Film Integrity

	Burnished Slate
	Charcoal Gray
	Gray
	Ivy Green
	Koko Brown
	Light Stone
	Polar White
	Regal White
	Rustic Red
	Saddle Tan

### Commodity<sup>1</sup> ★

**Gauge**  
30

**Substrate**  
Varies

**Paint System**  
Siliconized Modified Polyester  
6 Colors

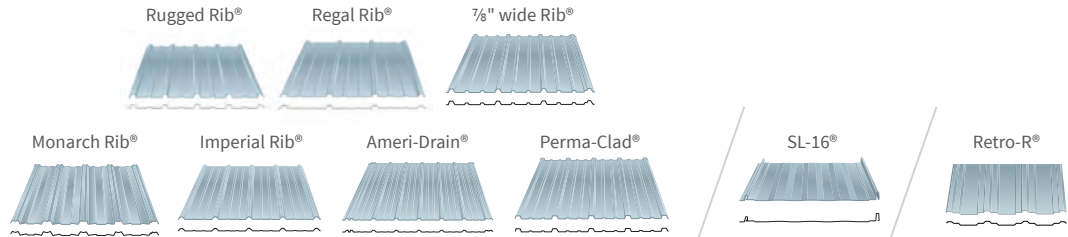
**Warranty**  
None

	Charcoal Gray
	Ivy Green
	Koko Brown
	Light Stone
	Polar White
	Rustic Red

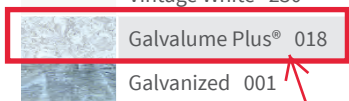
<sup>1</sup>Thumbnail colors are ink representations of Premium paint chips on cover.

# PRODUCT AND COLOR SELECTION

Thumbnail colors are ink representations of Premium paint chips on cover.



	Post Frame / Agricultural / Residential 40-7/8"					Concealed Fastener		Retro-Fit	
	29 Ga. Premium	26 Ga. Premium	29 Ga. Select40	29 Ga. Econo20	30 Ga. Commodity	29 Ga. Premium	26 Ga. Premium	29 Ga. Premium	26 Ga. Premium
Buckskin 727	■		■			■		■	
Burgundy 717	■		■			■		■	
Burnished Slate 212	■	■	■	■		■	■	■	■
Charcoal Gray 219	■	■	■	■	■	■	■	■	■
Clay 238	■					■		■	
Coal Black 203	■		■			■		■	
Cobalt Blue 209	■					■	■	■	■
Desert Sand 217	■		■			■		■	
Evergreen 234	■					■		■	
Gray 725	■	■	■	■		■	■	■	■
Hawaiian Blue 204	■					■		■	
Ivy Green 712	■	■	■	■	■	■	■	■	■
Koko Brown 215	■	■	■	■	■	■	■	■	■
Light Stone 206	■	■	■	■	■	■	■	■	■
Polar White 202	■		■	■	■	■		■	
Radiant Red 730	■					■		■	
Regal White 702	■	■	■	■		■	■	■	■
Rustic Red 207	■	■	■	■	■	■	■	■	■
Saddle Tan 221	■	■	■	■		■	■	■	■
Vintage White 230	■					■		■	
Galvalume Plus® 018	■	■				■	■	■	■
Galvanized 001	■								

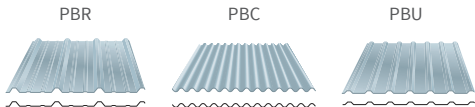


this type

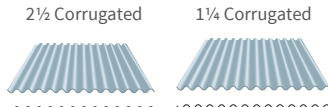
29 gauge

■ Premium

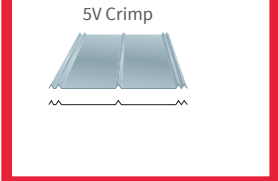
**Commercial**  
26 gauge Premium  
See Commercial and Industrial color chart for color availability.



**Corrugated**  
29 gauge Galvalume Plus®



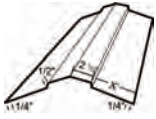
**5V Crimp**  
26 gauge and 29 gauge Galvalume Plus®



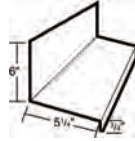
# TRIM APPLICATIONS

ABC offers one of the broadest selections for post-frame and residential trim applications. Custom trims are also available. Please contact your sales representative for details.

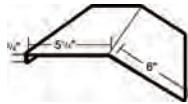
**LG 101** PLAIN RIDGE CAP\*



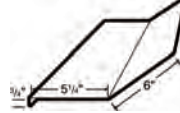
**LG 104** NOTCHED ENDWALL FLASHING



**LG 105** NOTCHED UPPER GAMBREL FLASHING



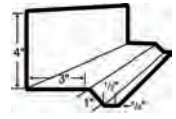
**LG 106** NOTCHED LOWER GAMBREL FLASHING



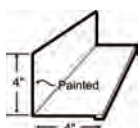
**LG107** DENVER ENDWALL FLASHING



**LG 108** SIDEWALL FLASHING



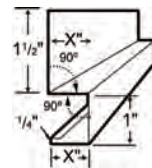
**LG 109** DENVER SIDEWALL FLASHING



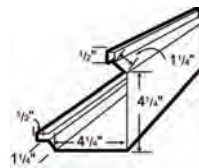
**LG 110** BASE TRIM\*



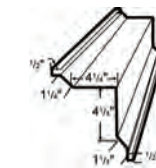
**LG 111** SQUARE BASE ANGLE\*



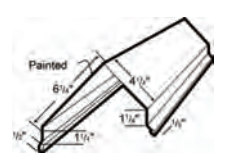
**LG 113** CORNER TRIM



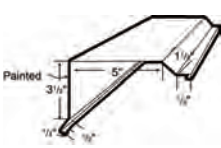
**LG 115** INSIDE CORNER



**LG 117** RAKE TRIM



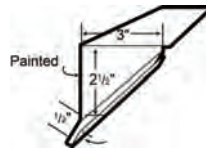
**LG 118** DENVER GABLE



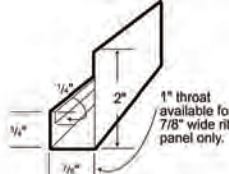
**LG 119** EAVE FLASHING



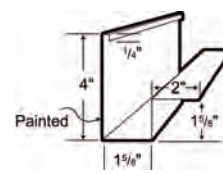
**LG 120** DENVER EAVE TRIM



**LG 123** "J" CHANNEL



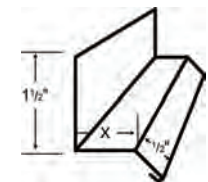
**LG 125** 9/16" DOOR JAMB



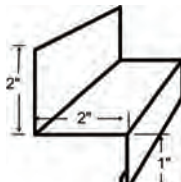
**LG 126** DOOR POST TRIM\*



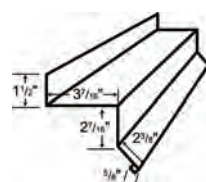
**LG 129** WINDOW DRIP CAP\*



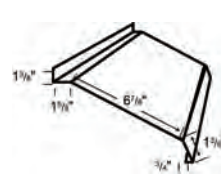
**LG 130** SLIDING DOOR DRIP CAP



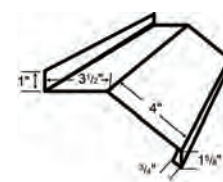
**LG 131** NATIONAL DOOR TRACK COVER



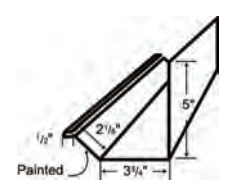
**LG 132** COMBO TRACK COVER



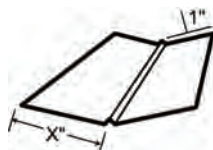
**LG 133** TOP MOUNT TRACK COVER



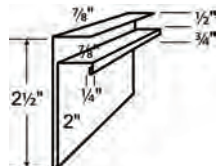
**LG 134** TRACK DOOR JAMB TRIM



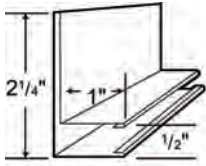
**LG 138 / LG 139** "W" FORMED VALLEY\*



**LG 147** F&J SOFFIT



**LG 148** "F" CHANNEL



\*Refer to the 29-gauge product manual for variable trim dimensions.



**ABCMetalRoofing.com**  
 Adel, GA 877.595.6604  
 Frankfort, KY 877.780.2119  
 Lubbock, TX 877.695.0477  
 Memphis, TN 877.774.0157  
 Mount Pleasant, IA 877.768.9460  
 Oklahoma City, OK 877.795.4399  
 Phoenix, AZ 877.774.6219  
 Rome, NY 877.785.0821  
 Salt Lake City, UT 877.814.1419

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, American Building Components reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at [abcmetalroofing.com](http://abcmetalroofing.com)

STORE 202 – KEY WEST  
MATERIALS SCHEDULE  
10.25.18

P-1  
Benjamin Moore  
974 Muskoka Trail

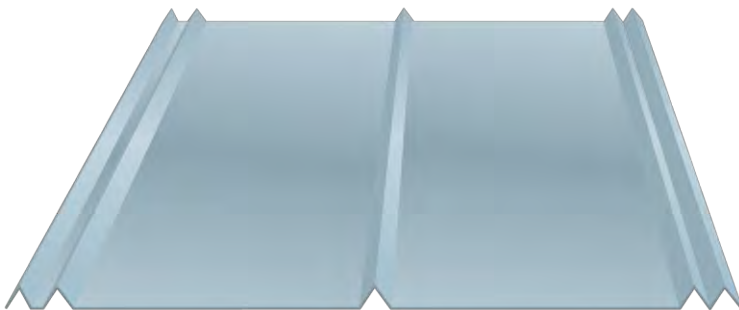


P-2  
Benjamin Moore  
Brilliant White  
(Trim)



**METAL ROOFING**

Type: Five V Crimp  
Color: Galvalume



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., November 27, 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 NON-HISTORIC GAS STATION. NEW CORNER TOWER, NEW ROOF AND NEW SIDE ADDITION. PARTIAL DEMOLITION OF ROOF AND EXTERIOR SIDE WALL. DEMOLITION OF EXISTING ACCESSORY STRUCTURE.**

**#1124 TRUMAN AVENUE**

**Applicant – Robert Steele, Architects    Application #H2018-0015**

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](http://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 \_\_\_\_\_  
ALVINA COVINGTON, 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:  
1124 TRUMAN AVE \_\_\_\_\_ on the  
13 day of NOVEMBER, 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 NOVEMBER 27,  
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 H2018-0015.

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

**Signed Name of Affiant:**

Alvina Covington  
**Date:** 11-13-18

**Address:** 1421 FIRST ST UNIT 101

**City:** KEY WEST

**State, Zip:** FL, 33040

The forgoing instrument was acknowledged before me on this 13 day of  
November, 2018.

By (Print name of Affiant) Alvina Covington who is  
~~personally known to me~~ or has produced \_\_\_\_\_ as  
identification and who did take an oath.

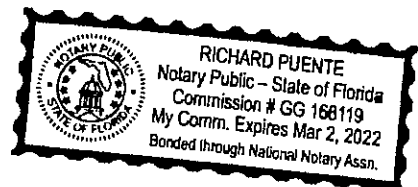
**NOTARY PUBLIC**

Sign Name: Richard Puente

Print Name: Richard Puente

Notary Public - State of Florida (seal)

My Commission Expires: 3-2-2022





# 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 00032360-000000  
 Account # 1033146  
 Property ID 1033146  
 Millage Group PT of Key West  
 Location 1124 TRUMAN Ave., KEY WEST  
 Address  
 Legal KW GWYNN SUB 0-195 ALL LOTS 1-2 AND THE NELY 36 FT 11 INCHES OF  
 Description LOT 3 SQR 1 TR 13 OR414-297/302 OR415-336/338 OR417-572/577  
 OR826-2357/2362 OR1913-1673/74 OR2781-1779/90  
 (Note: Not to be used on legal documents)  
 Neighborhood 32080  
 Property Class SERVICE STATION (2600)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

LAND 10031 LLC 4900 W Hundred Rd Chester VA 23831	LAND 2708 LLC	LAND 1701 LLC
	LAND 7009 LLC	LAND 4027 LLC
LAND 8601 LLC	LAND 8351 LLC	LAND 2421 LLC
LAND 113 LLC		

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$275,860	\$291,623	\$299,489	\$314,874
+ Market Misc Value	\$46,440	\$46,656	\$47,090	\$22,483
+ Market Land Value	\$1,033,668	\$1,033,668	\$582,369	\$514,803
= Just Market Value	\$1,355,968	\$1,371,947	\$928,948	\$852,160
= Total Assessed Value	\$1,355,968	\$1,371,947	\$928,948	\$852,160
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,355,968	\$1,371,947	\$928,948	\$852,160

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(2600)	15,201.00	Square Foot	103	148

**Commercial Buildings**

Style 1 STY STORE-B / 11B  
 Gross Sq Ft 4,519  
 Finished Sq Ft 2,584  
 Perimeter 0  
 Stories 2  
 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 2  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1969  
 Year Remodeled  
 Effective Year Built 1995  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
------	-------------	-------------	---------------	-----------

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	1,598	0	0
DUF	FIN DET UTILIT	98	0	0
FLA	FLOOR LIV AREA	2,584	2,584	0
OPU	OP PR UNFIN LL	239	0	0
<b>TOTAL</b>		<b>4,519</b>	<b>2,584</b>	<b>0</b>

#### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1975	1976	1	201 SF	3
CONC PATIO	1971	1972	1	10000 SF	2
FENCES	2012	2013	1	1470 SF	2

#### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/8/2016	\$20,750,000	Warranty Deed		2781	1779	37 - Unqualified	Improved

#### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-3042	8/25/2018		\$3,000	Commercial	REPAIR 900SF ROOF
16-0228	1/20/2016		\$1,900	Commercial	REMOVE & REPLACE ROTTEN WOOD FACIA
13-4465	2/10/2014	4/6/2016	\$25,850	Commercial	REMOVE 17.5LF OF ALUMINUM STORE FRONT AND REPLACE WITH CMV WALL (ALUMINUM STORE FRONT, GLASS EXTERIOR WALL)
13-4460	10/17/2013	4/6/2016	\$1,000	Commercial	WIRE NEW COOLER DOORS VIA EXISTING WIRING. DOORS INSTALLED BY OTHERS.
13-4281	10/15/2013	4/6/2016	\$500	Commercial	DISCONNECT AND RECONNECT ELECTRICAL SIGN, TWO SETS OF ILLUMINATED CHANNEL LETTERS.
13-4284	10/15/2013	4/6/2016	\$2,700	Commercial	INSTALL VINYL STICK ON WHITE PANELS ON FRONT OF STORE AND TWO SETS OF ILLUMINATED CHANNEL LETTERS WITH TRIMARK
06-0701	2/15/2006		\$300	Commercial	FUEL DISPENSER REPLACEMENT
05-5812	1/15/2006	9/27/2006	\$300	Commercial	ELECTRIC FOR ID SIGN
04-1140	4/12/2004	11/9/2004	\$2,150	Commercial	SEWER LINING - 52'
04-1157	4/12/2004	11/8/2004	\$2,250	Commercial	SEWER LINING - 46'
9900883	3/11/1999	11/29/1999	\$4,800	Commercial	CHANGEOUT HOOD
9801109	4/30/1998	12/31/1998	\$555	Commercial	SECURITY ALARM SYSTEM
9801096	4/13/1998	12/31/1998	\$2,000	Commercial	REPLACE DISPENSER PANS
9602313	6/1/1996	8/1/1996	\$8,000	Commercial	SIGN
9600919	2/1/1996	8/1/1996	\$1	Commercial	PAINTING

#### Sketches (click to enlarge)



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

Last Data Upload: 11/14/2018 1:49:36 AM

Developed by

