

Staff Report

Historic Architectural Review Commission

Staff Report Item 6

Meeting Date: November 13, 2012

Applicant: William P. Horn, Architect

Application Number: H12-01-1738

Address: #511 Greene Street

Description of Work: Façade reconfiguration. Replace canvas, guardrails and new fencing. Removal of existing fence.

Guidelines Cited in Review:

Entrances, Porches and Doors (pages 32-33), specific guidelines 10 and 11.

Commercial Storefronts and Signage (page 46), specific guidelines 3 and 5.

Fences and walls (pages 41-42), specifically guideline 3 and 8.

Staff Analysis

The building located at #511 Greene Street is listed as a contributing resource. The masonry structure was built in 1950 and housed the Citizen newspaper offices. The facades have been altered through time in order to accommodate new uses and businesses.

The applicant is proposing new openings on the west façade and a new one door entryway with fixed glass and transom facing Greene Street. A service window is also proposed on the west elevation. Since the new plan proposes the use of the side as siting area new aluminum railings, 3'-6" tall will be installed on the front corner of the west side of the lot. After the second fenestration facing west a 4' vinyl fence is proposed, then the vinyl fence will raise to 6' from the ground. The purpose of the 6' tall fence is to screen a dead keg storage that is proposed on the west side of the lot. This storage will have 6' tall vinyl gates at both ends. An ADA compliance entryway and ramp are proposed on the west side of the building.

Consistency with Guidelines

1. The proposed design of new door openings in the west façade will not alter the character of the building. Actually there are two openings with accordion doors and a third opening with a single door. Two new openings with operable glass partitions will be added. Although the service window proposed on the west side is a new element to the façade, it is evident that the building used to have windows originally due to printing and fumes.
2. Vinyl fences are not appropriate in the historic district.

It is staff's opinion that the proposed facades reconfigurations are in keeping with the historic character of the building. Nevertheless the proposed use of a vinyl fence is contrary to the guidelines.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

APPLICATION #

112-01-1738

OWNER'S NAME:

511 GREENE ST., LLC

DATE:

10-24-12

OWNER'S ADDRESS:

219 SIMONSON ST.

PHONE #:

296-2246

APPLICANT'S NAME:

WILLIAM P. HORN ARCHITECT, P.A.

PHONE #:

296-8302

APPLICANT'S ADDRESS:

915 EATON ST.

ADDRESS OF CONSTRUCTION:

511 GREENE ST.

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

REPLACE WINDOWS + DOORS, NEW CANVAS
(BLACK) TO REPLACE EXISTING, GUARDRAILS, FENCING - SEE PLANS.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided in s. 775.082 or 775.083

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

Required Submittals

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

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

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

Date: 10-24-12

Applicant's Signature: _____

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building is listed as contributing. Built 1950.

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

MASTER LIST OF SURVEYED BUILDINGS BY ADDRESS
COMPILED FROM THE FDHR STRUCTURE ROSTER, THE 1982 NR NOMINATION, AND THE 2011 HRS

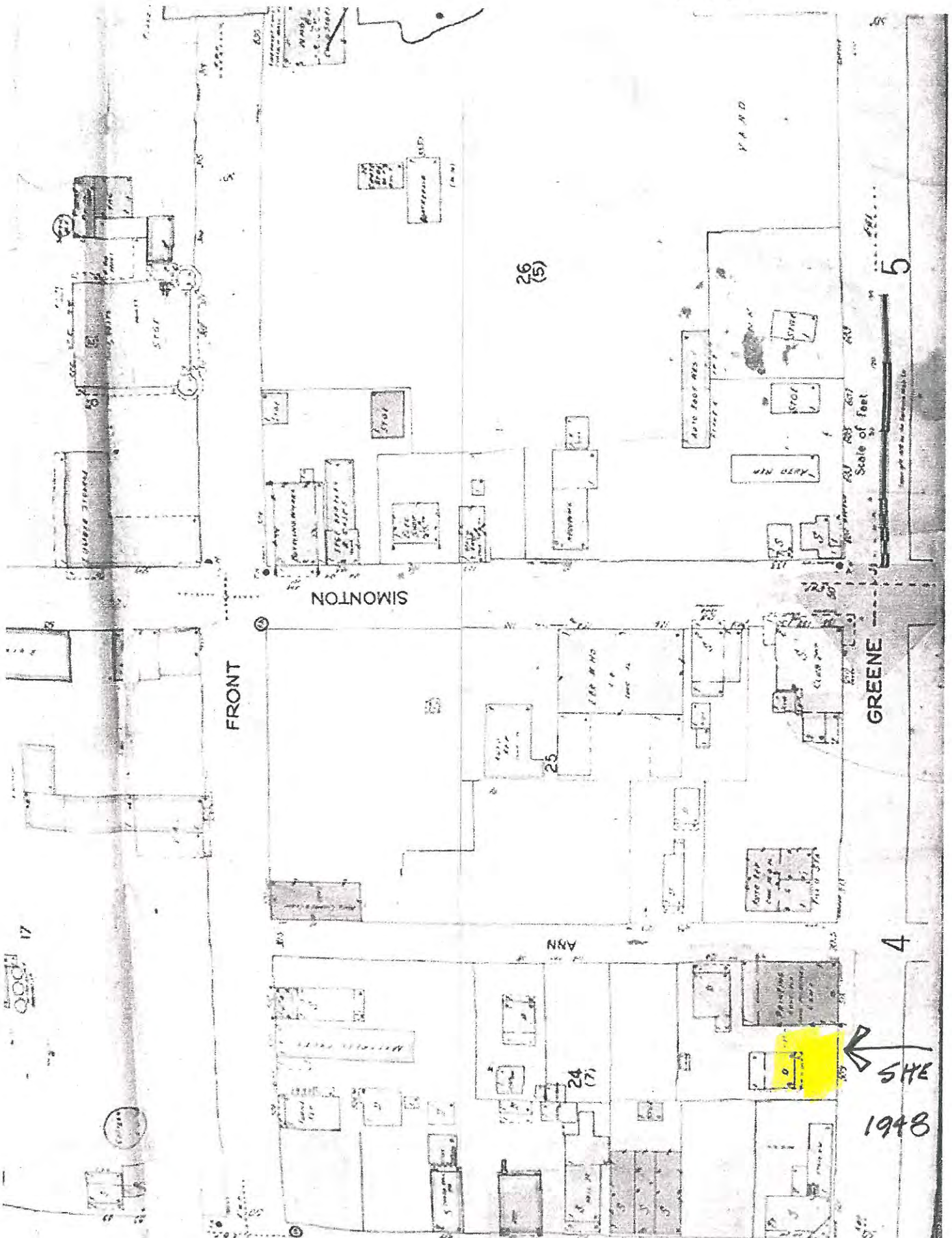
PURP
 GREEN/
 YELLO

	SITE ID	SITE NAME	ST NO.	ST DIR	ST NAME	ST TYPE	SURV NO.	YEAR BUILT	STYLE	SURV EVAL	SURV DIST	SURV LOCAL	SHR
•	MO01943	NAVAL STORE BUILDING	200		GREENE	ST	11157	1910	Neo-Classical Revival ca. 1880-1940	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH
•	MO00601	CARIBBEAN SPORT, GAME & TOY CO BUILDING	408		GREENE	ST	11157	c1892	Frame Vernacular	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH
—			411		GREENE	ST	1982 Exp				Altered Contributing to KWHD		
•	MO01163	416 GREENE STREET	416		GREENE	ST	11157	c1873	Masonry vernacular	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH
—			426		GREENE	ST	1982 Exp				Altered Contributing to KWHD		
•	MO00602	JOHNSON, R BUILDING	428		GREENE	ST	11157	c1889	Frame Vernacular	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH
—			430		GREENE	ST	1982 Exp				Non Contributing to KWHD		
•	MO04074	432 GREENE STREET	432		GREENE	ST	11157	1950	Frame Vernacular	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH
•	MO03067	506 GREENE STREET	506		GREENE	ST	11157	c1900	Frame Vernacular	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH
•	MO00212	OLD CITY HALL	510		GREENE	ST	11157	1891	Italianate ca. 1840-1885	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH
•	MO04073	CRABBY BILL'S	511		GREENE	ST	11157	1950	Masonry vernacular	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH
•	MO00605	KOZUCHI SUSHI BAR/CIGAR FACTORY BUILDING	512		GREENE	ST	11157	c1889	Frame Vernacular	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH
—			540		GREENE	ST	1982 Exp				Non Contributing to KWHD		
•	MO03058	FORD, D B BUILDING	614		GREENE	ST	11157	1928	Frame Vernacular	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH
•	MO03057	SEMENAK, J E & L E HOUSE	616		GREENE	ST	11157	1923	Frame Vernacular	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH
•	MO03056	SKOKO, M M HOUSE	616		GREENE	ST	11157	1938	Frame Vernacular	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH
•	MO03055	620 GREENE STREET	620		GREENE	ST	11157	c1930	Frame Vernacular	Ineligible for NRHP	Potential contributor to NR district	Eligible for local register	Not E by SH

Sanborn Maps

1948

3-2



1948

SHE

4

GREENE

FRONT

SIMONTON

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Scale of feet

5

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AUTO PARTS

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AUTO PARTS

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↑ SHE
1962

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GREE

1962

Project Photos

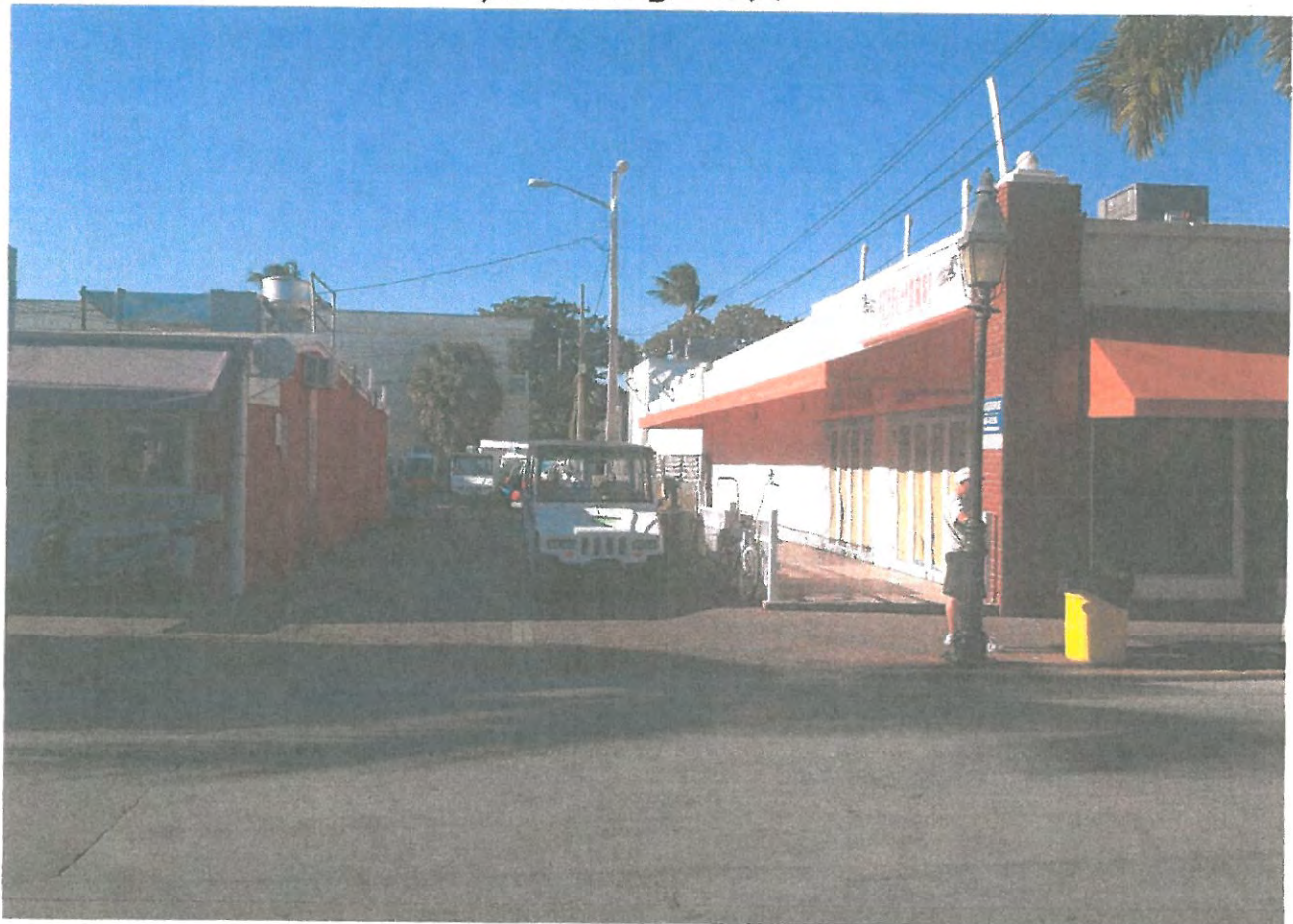


Photo Taken by Property Appraiser's office c1965; 515 Greene St.; The Key West Citizen office; Monroe County Library





511 GREENE ST.





511 GREENE ST.





511 GREENE ST.



SIDE FACADE



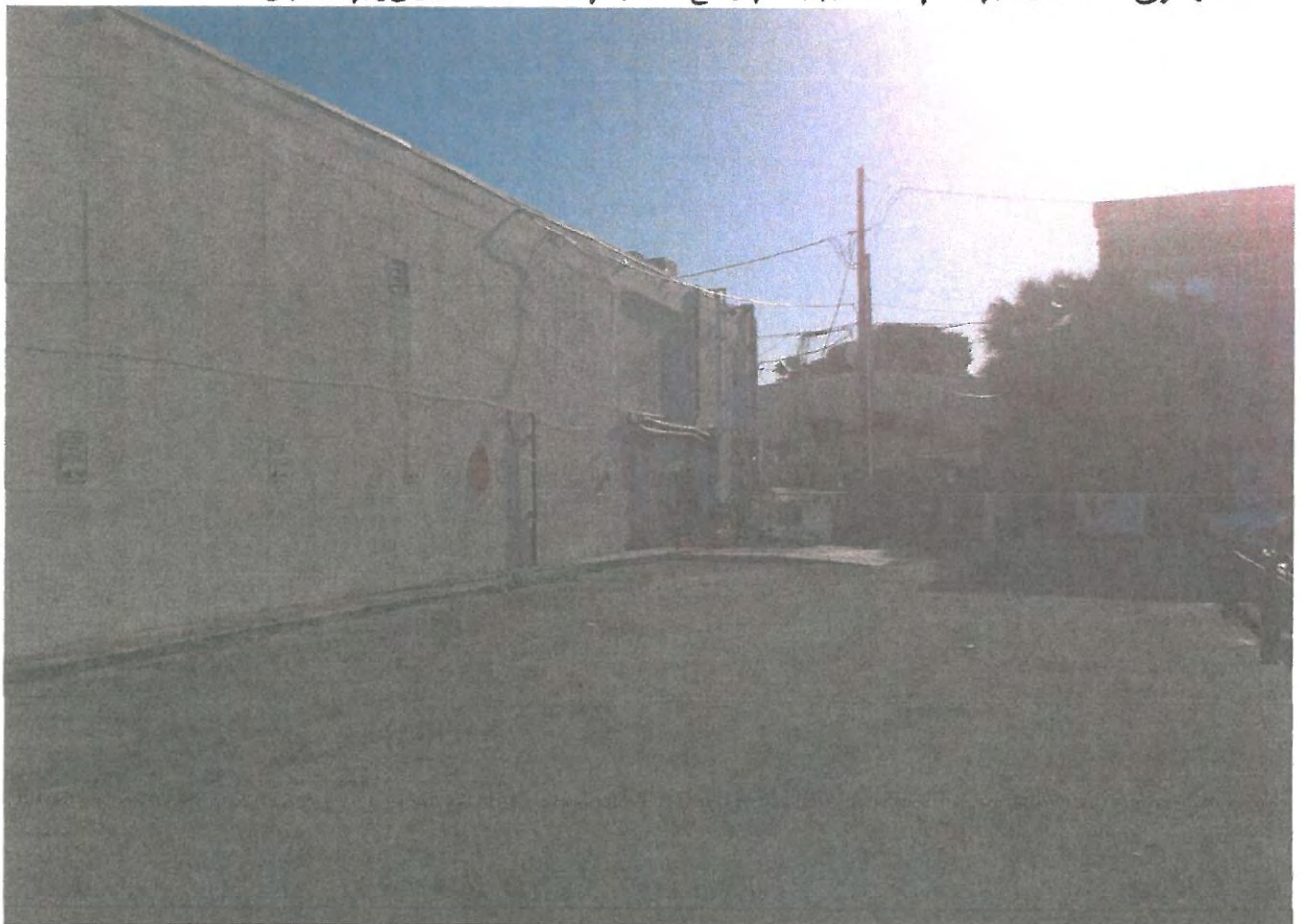
511 GILBENE ST.



SIDE FACADE

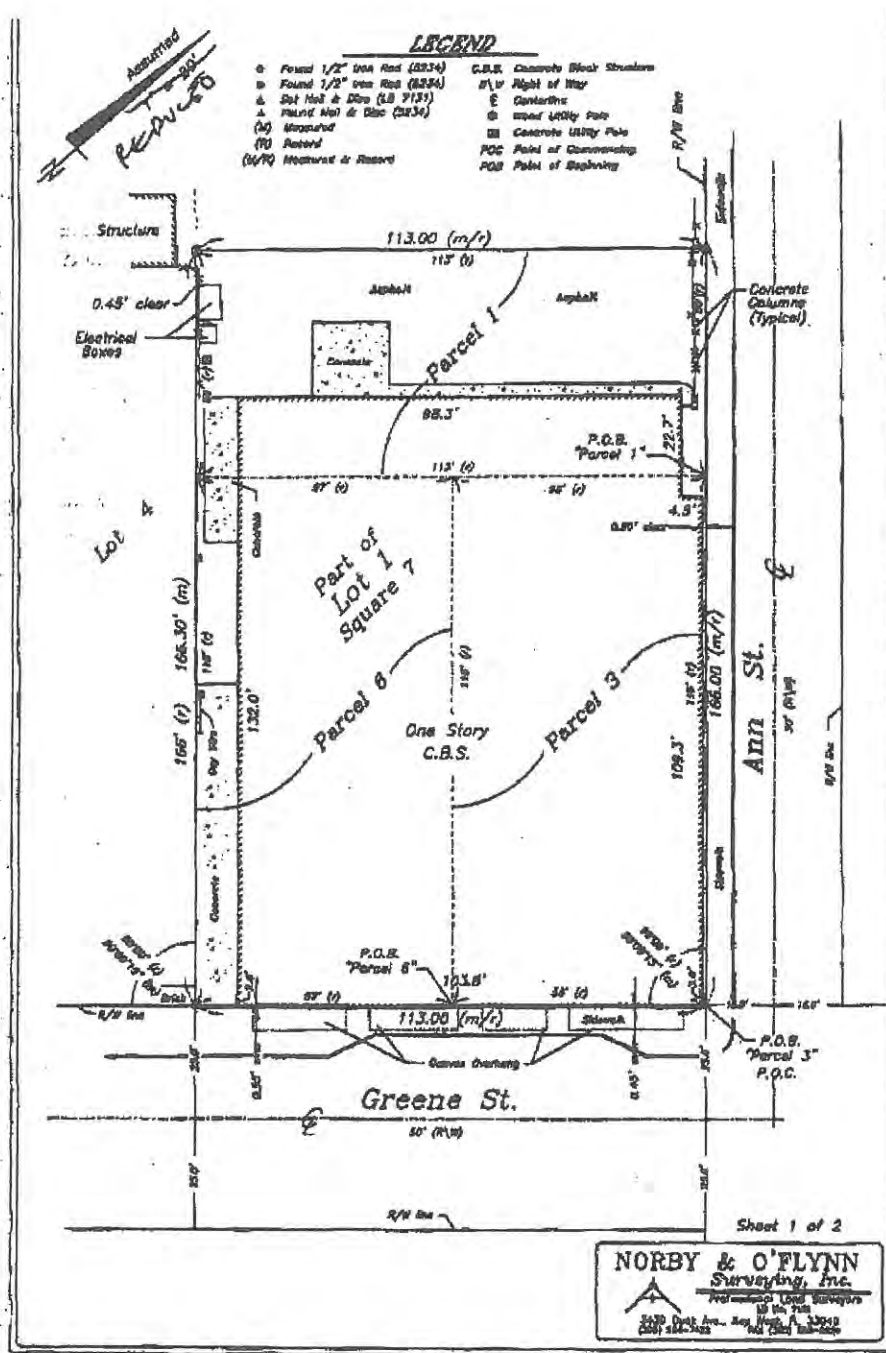


511 GREENE - CORNER OF ANN + GREENE ST.



REAR FACADE

Survey



NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
No. 1000
2001 State St. New York, N.Y. 10001
(212) 512-1234

NOTES:

1. The legal descriptions shown herein were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 611 Greene Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
6. Lands shown herein were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Error of closure exceeds one part in 10,000.
9. Date of field work: February 3, 2004.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjacent are not furnished.

BOUNDARY SURVEY OF:

PARCEL 1: In the City of Key West, and is a part of Lot 1 Square 7, according to William A. Whitehead's Map or Plan of said City, delineated in February, 1889, COMMENCING at a point on the Southwesterly side of Ann Street, 118 feet from the corner of Ann and Greene Streets and running thence along the line of said Ann Street, in a Northwesterly direction 60 feet; thence at right angles in a Southwesterly direction 113 feet; thence at right angles in a Southeasterly direction 60 feet; thence at right angles in a Northeasterly direction 113 feet to the Point of Beginning.

PARCEL 2: On the Island of Key West, and known as William A. Whitehead's Map of said Island delineated in February, 1889, is a part of Lot 1 in Square 7, COMMENCING at the corner of Greene and Ann Streets, running thence along Greene Street, in a Southwesterly direction 66 feet; thence at right angles in a Northwesterly direction 118 feet; thence at right angles in a Northeasterly direction 66 feet to Ann Street; thence at right angles in a Southeasterly direction 118 feet to the Place of Beginning.

PARCEL 3: On the Island of Key West, and known as William A. Whitehead's Map of said Island delineated in February, 1889, is a part of Lot 1 in Square 7, COMMENCING at a point on the Northwest side of Greene Street, distant 66 feet from the corner of Greene and Ann Street, and running thence along Greene Street in a Southwesterly direction, 57 feet; thence at right angles in a Northwesterly direction 118 feet; thence at right angles in a Northeasterly direction 57 feet; thence at right angles in a Southeasterly direction 118 feet to the Place of Beginning.

BOUNDARY SURVEY FOR: 611 Greene Street, LLC;
Republic Bank
Ernest L. Marmora, P.A.;
Commonwealth Land Title Insurance Company;

NORBY & O'FLYNN SURVEYING, INC.

[Signature]
J. Lynn O'Flynn, PSM
Florida Reg. #2226

February 3, 2004

Sheet 2 of 2

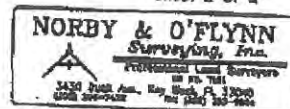


EXHIBIT "A"

Legal Description

FILE #1428285
BK#1979 PG#996

PARCEL 1:

In the City of Key West, and is a part of Lot 1 Square 7, according to WILLIAM A. WHITEHEAD'S MAP OR PLAT of said City, delineated in February, 1829. BEGINNING at a point of the Southwesterly side of Ann Street, 116 feet from the corner of Ann and Greene Streets and running thence along the line of said Ann Street, in a Northwesterly direction 50 feet; thence at right angles in a Southwesterly direction 113 feet; thence at right angles in a Southeasterly direction 50 feet; thence at right angles in a Northeasterly direction 113 feet to the POINT OF BEGINNING.

PARCEL 3:

On the Island of Key West, and known on WILLIAM A. WHITEHEAD'S MAP of said Island delineated in February, 1829, as part of Lot 1 in Square 7. BEGINNING at the corner of Greene and Ann Streets, running thence along Greene Street, in a Southwesterly direction 56 feet; thence at right angles in a Northwesterly direction 116 feet; thence at right angles in a Northeasterly direction 56 feet to Ann Street; thence at right angles in a Southeasterly direction 116 feet to the PLACE OF BEGINNING.

PARCEL 6:

On the Island of Key West, and known on WILLIAM A. WHITEHEAD'S MAP of said Island delineated in February, 1829, as part of Lot 1 in Square 7. BEGINNING at a point on the Northwest side of Greene Street, distant 56 feet from the corner of Greene and Ann Streets, and running thence along Greene Street in a Southwesterly direction, 57 feet; thence at right angles in a Northwesterly direction 116 feet; thence at right angles in a Northeasterly direction 57 feet; thence at right angles in a Southeasterly direction 116 feet to the PLACE OF BEGINNING.

MONROE COUNTY
OFFICIAL RECORDS

Records; and all leases affecting the subject Property.

And the Grantor covenants with the Grantee that it is lawfully seized of the said Property, that the Property is free from all encumbrances except as set forth herein, and that the Grantor has good right and lawful authority to sell the same; and that the Grantor does hereby fully warrant the title to the said Property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered **CB KEY WEST, LLC,**
in the presence of: a Florida limited liability company

Leydis M. Nunez
Print Name: LEYDIS M. NUNEZ

By: Frederick L. Bickley
Frederick L. Bickley, Manager

Marisa M. Johns
Print Name: MARISA M. JOHNS

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 16th day of February, 2004, by **FREDERICK L. BICKLEY**, the Manager of **CB KEY WEST, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced
as identification.

(SEAL)

Leydis M. Nunez
Notary Public, State of Florida at
Large
Printed Name: LEYDIS M. NUNEZ

My commission expires: 9-13-2006

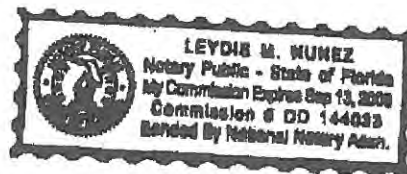


EXHIBIT "A"

Legal Description

FILE #1428285
BK#1979 PG#996

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PARCEL 6:

On the Island of Key West, and known on WILLIAM A. WHITEHEAD'S MAP of said Island delineated in February, 1829, as part of Lot 1 in Square 7. BEGINNING at a point on the Northwest side of Greene Street, distant 56 feet from the corner of Greene and Ann Streets, and running thence along Greene Street in a Southwesterly direction, 57 feet; thence at right angles in a Northwesterly direction 116 feet; thence at right angles in a Northeasterly direction 57 feet; thence at right angles in a Southeasterly direction 116 feet to the PLACE OF BEGINNING.

MONROE COUNTY
OFFICIAL RECORDS

Proposed design

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REVISIONS	
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WORLD OF BEER
511 GREENE STREET
KEY WEST, FL

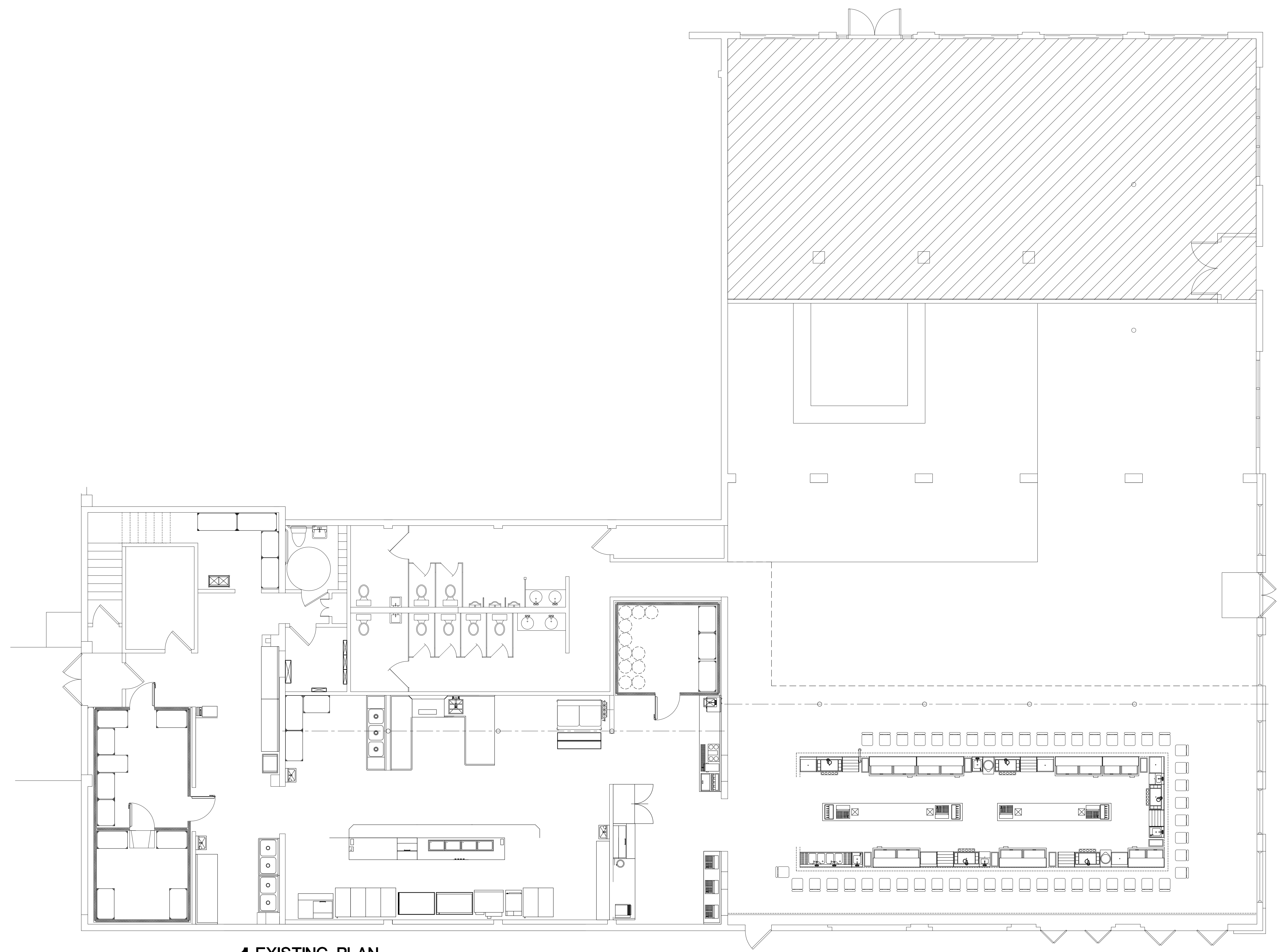
Joseph V. Belluccia, AIA

FL REG AR92396

CERTIFY TO THE BEST OF
MY KNOWLEDGE THAT THE
DRAWINGS & SPECIFICATIONS
CONPLY WITH THE APPLICABLE
MINIMUM BUILDING CODES

JOB NO :	
DRAWN BY : RES	
ISSUE DATE :	
SHEET TITLE:	EXISTING PLAN
SHEET NUMBER	A10

NOT FOR CONSTRUCTION



1 EXISTING PLAN
SCALE: 3/16" = 1'-0"

INTERIOR DIMENSION NOTE:

ALL INTERIOR DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE FOR PARTITION, WITH THE EXCEPTION OF EXTERIOR CMU WALLS WHICH ARE FROM FACE OF CMU TO FACE OF FINISH PARTITION.

PARTITION SCHEDULE

SYM	DESCRIPTION	HEIGHT
P1	3-1/2" 18 GA. GALV. METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. NET AREAS TO RECEIVE CONC. BOARD.	TOP OF PARTITION @ 9'-0" A.F.F.
P2	6" 18 GA. GALV. METAL STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE. BLACK FRP ON INSIDE OF PARTITION.	TOP OF PARTITION @ 40.5' A.F.F.
P3	3-1/2" 18 GA. GALV. METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE.	TOP OF PARTITION @ 35' A.F.F.
P4	3-1/2" 25 GA. GALV. METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE.	TO STRUCTURE
P5	3-1/2" 25 GA. GALV. METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE.	TOP OF PARTITION @ 54' A.F.F.
P6	2-1/2" 25 GA. METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE. NET AREAS TO RECEIVE CONC. BOARD.	TO STRUCTURE
XIA	3-1/2" 20 GA. GALV. METAL STUDS @ 16" O.C. WITH BATT INSULATION & 5/8" GYPSUM BOARD EACH SIDE. UL 465, 1 HOUR WALL.	TO STRUCTURE
PM	3-1/2" 20 GA. GALV. METAL STUDS @ 16" O.C. WITH BATT INSULATION & 5/8" GYPSUM BOARD EACH SIDE. UL 465, 1 HOUR WALL.	TO STRUCTURE

CONSTRUCTION PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- ALL NEW GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.
- ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES, U.O.N.
- DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN $\pm 1/8"$ WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.
- DIMENSIONS MARKED $\pm$ MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- ALL DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF SILL, U.N.O.
- NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION OF THE LAYOUT, NOTIFY THE ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
- REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS AND PLENUM BARRIER LOCATIONS.
- REFER TO COVER SHEET FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.
- REFER TO REFLECTED CEILING PLANS & ELECTRICAL POWER PLANS FOR LOCATIONS OF SWITCHES, OUTLETS AND THE LIKE.
- OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING BUILDING COMPONENTS, SYSTEMS AND ITEMS NOT IDENTIFIED PRIOR TO ADJUSTING ANY AND ALL OTHER FIELD CONDITIONS REQUIRED TO FIT PLANS.
- ALL EXISTING AND NEW FLOOR SLAB PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, AS APPLICABLE, BY 1/2" INCH MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY SLAB CONDITIONS. TRIM EACH DOOR TO FIT CONDITION. WHERE RADICAL VARIATIONS IN FLOOR ELEVATION EXIST, DOORS SHALL BE ORDERED WITH BOTTOM STILE SIZED TO ACCOMMODATE THESE UNDERCUT CONDITIONS.
- ALL INTERIOR GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
- FULL HEIGHT PARTITIONS SHALL BE INSTALLED TIGHT TO DECK, WITH NO JOINTS VARYING MORE THAN 1/8" OVER 6'-0" AND NO JOINTS GREATER THAN 3/16", U.O.N.
- DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB U.O.N.
- "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- ALL DOORS SHALL HAVE 1'-6" CLR. ON STRIKE/PULL SIDE OF DOOR. VERIFY AND REPORT TO ARCHITECT OF EXCEPTIONS PRIOR TO CLOSING OUT PARTITIONS.
- ALL "WET WALLS" TO RECEIVE CONCRETE BOARD.
- PROVIDE AUDIO/VISUAL FIRE STROBES AND FIRE EXTINGUISHERS AS NECESSARY FOR CODE COMPLIANCE. SEE ELECTRICAL PLANS AS APPLICABLE.
- ALL MILLWORK, GRAB BARS, BUIL-INS, LCD TV BRACKETS, ETC. TO HAVE WOOD BLOCKING INSTALLED WITHIN SCHEDULED PARTITIONS. ALL BLOCKING SHALL BE SIZED ACCORDING TO ITEMS SUPPORTING.

JVB
JVB ARCHITECT, LLC
Architecture+Interior Design+Planning
1719 N. Howard Avenue
Suite 201
Tampa, Florida 33607
Ph: 813.258.3233
Fax: 813.258.3236
FL AA26001002
www.jvbarch.com
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REVISIONS

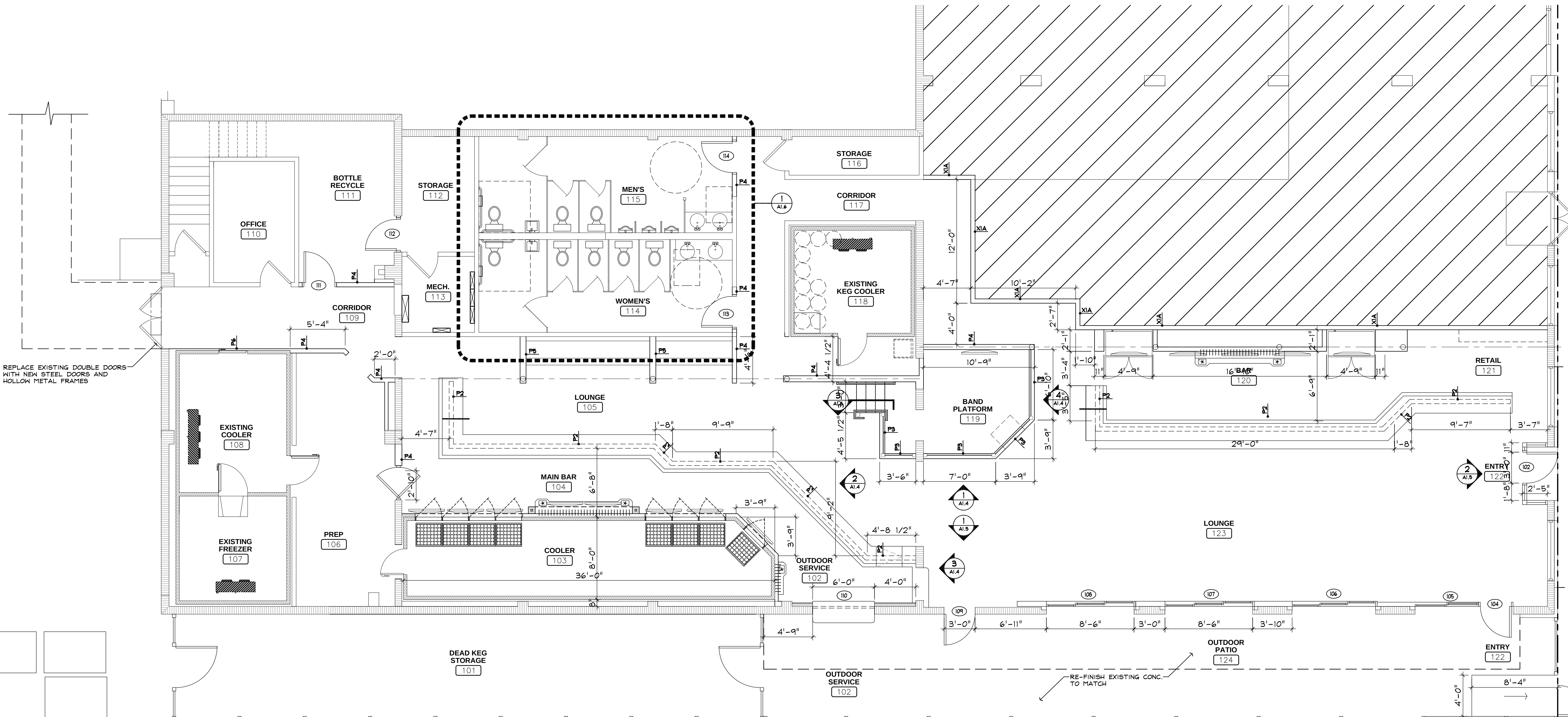
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World of Beer
WORLD OF BEER
GREEN STREET
KEY WEST, FL
TENANT IMPROVEMENTS

Joseph V. Belluccia, AIA
FL REG AR92396

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE DRAWINGS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES

JOB NO : 12068
DRAWN BY : RES
ISSUE DATE :
SHEET TITLE:
FLOOR PLAN
SHEET NUMBER
A1.1

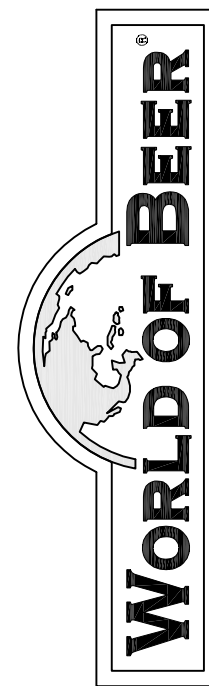


1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

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REVISIONS	
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WORLD OF BEER
GREEN STREET
KEY WEST, FL
TENANT IMPROVEMENTS

Joseph V. Belluccia, AIA

FL REG. AR92396

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE DRAWINGS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

JOB NO : 12068

DRAWN BY : RES

ISSUE DATE :

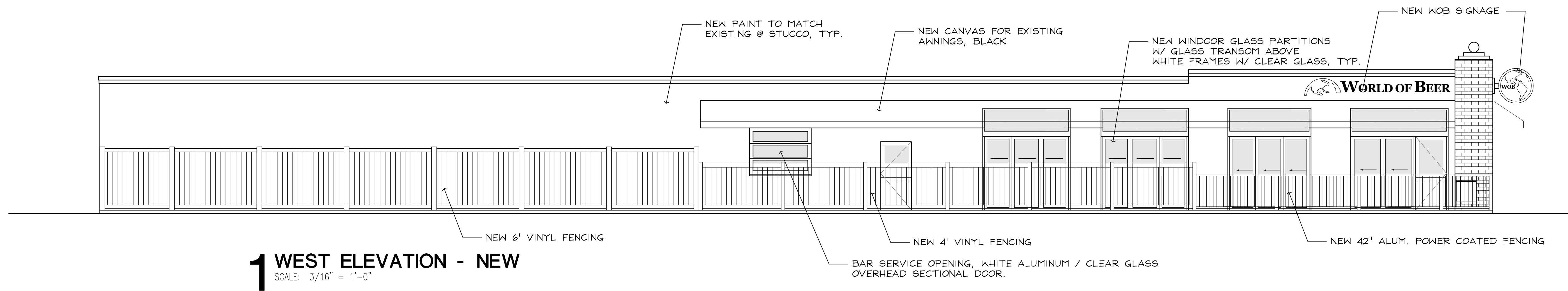
SHEET TITLE:

EXTERIOR ELEVATIONS

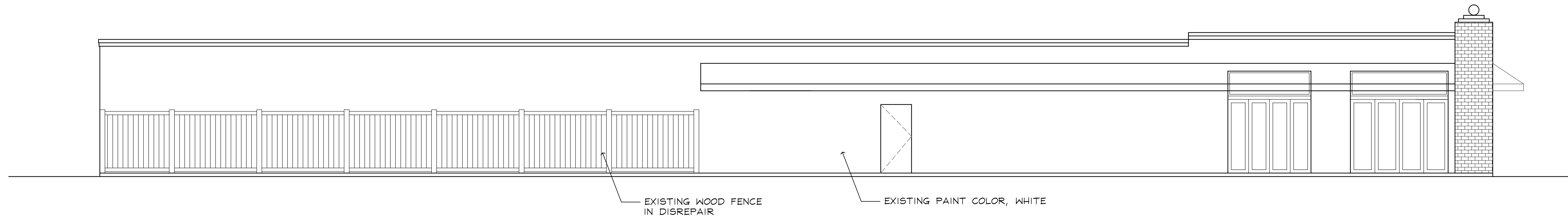
SHEET NUMBER

A2.1

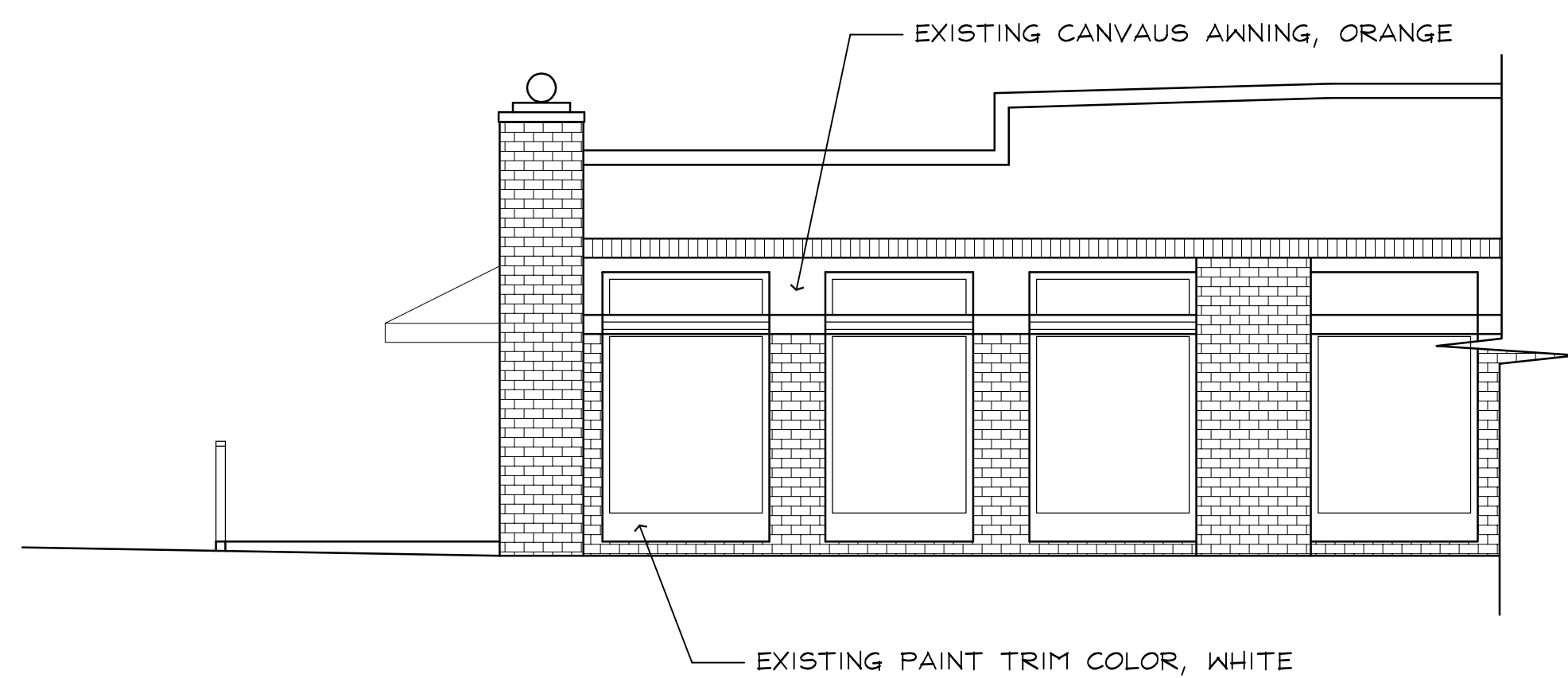
NOT FOR CONSTRUCTION



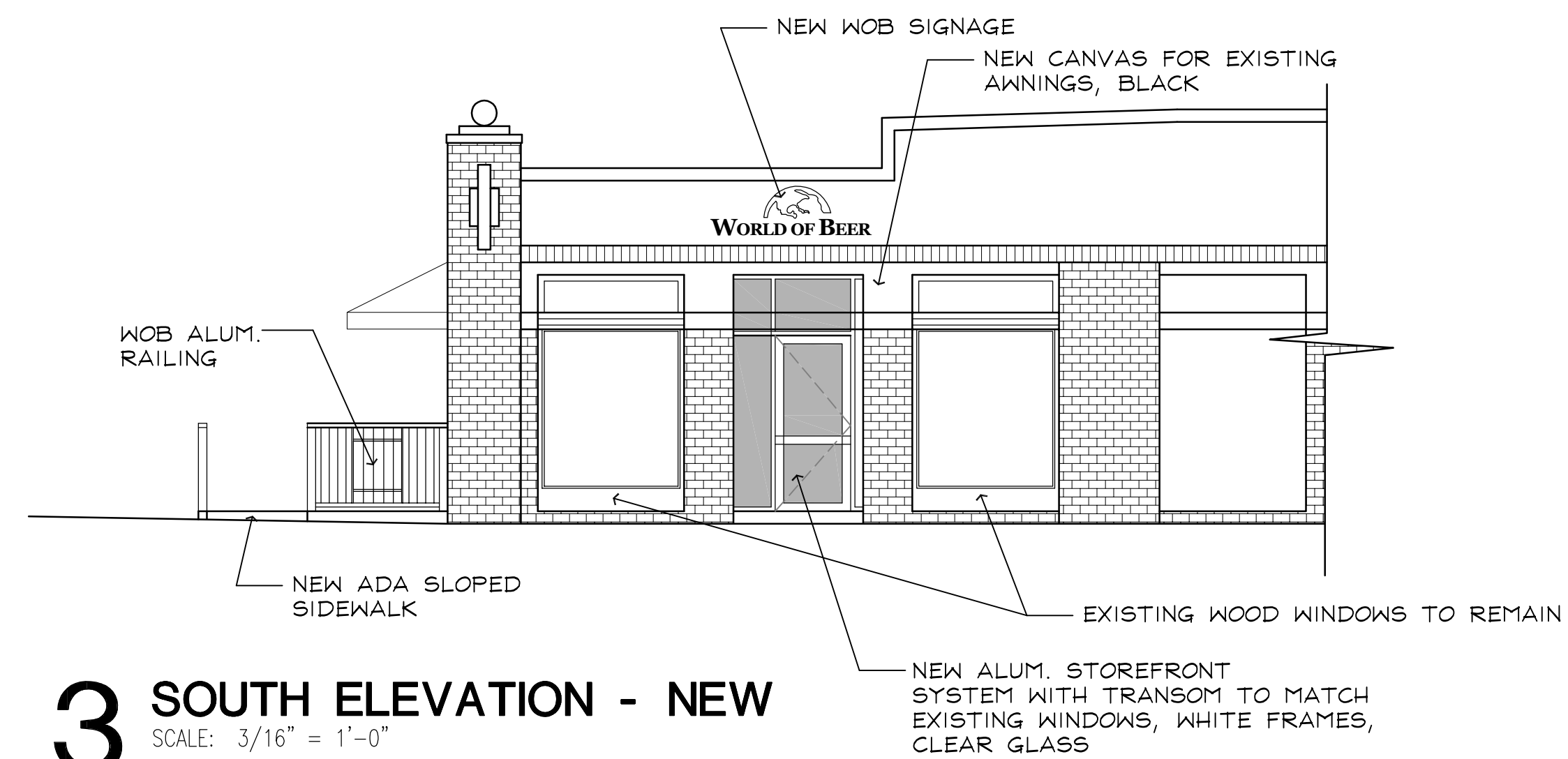
1 WEST ELEVATION - NEW
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION - NEW
SCALE: 3/16" = 1'-0"

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 13, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

FAÇADE RECONFIGURATION. REPLACE CANVAS, GUARDRAILS AND NEW FENCING

#511 GREENE STREET

Applicant- WILLIAM P. HORN Application Number H12-01-1738

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

**Property Record Card -
Map portion under construction.**

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1000396 Parcel ID: 00000400-000000

Ownership Details

Mailing Address:

511 GREENE STREET LLC
C/O RE-MAX SOUTHERNMOST
219 SIMONTON ST
KEY WEST, FL 33040-6653

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS

Millage Group: 10KW

Affordable
Housing: No

Section-
Township- 06-68-25

Range:

Property 511 GREENE ST KEY WEST

Location: 122 ANN ST KEY WEST

124 ANN ST KEY WEST

Legal KW PT LOT 1 SQR 7 PARCELS NO'S 1, 5 & 6 OR216-46/47 OR302-376/79 OR422-438/41 OR589-291/94
Description: OR662-840/43 OR666-125/27 OR1436-895/896 OR1436-897/898 OR1436-899/900 OR1436-909/911(CERT)
OR1436-905/906 OR1724-1331/33 OR1979-994/996(LG)

Parcel Map (Click to open dynamic parcel map)**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	113	167	18,758.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 13790
 Year Built: 1949

Building 1 Details

Building Type
 Effective Age 12
 Year Built 1949
 Functional Obs 0

Condition E
 Perimeter 476
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 15
 Grnd Floor Area 13,790

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

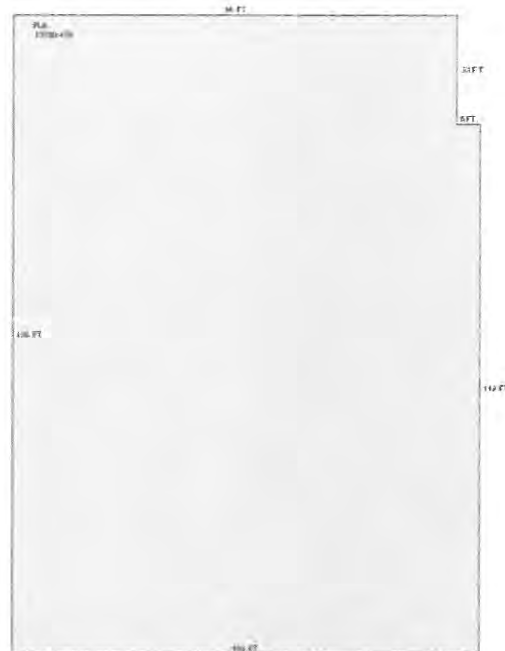
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 17

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					13,790

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	194	REST/CAFET-A-	70	N	Y

196	OFF BLDG 1 STY-A	15	N	Y
197	WAREHOUSE/MARINA A	15	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
71	C.B.S.	78
72	BRICK	22

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	4,768 SF	0	0	1969	1970	1	25
2	FN2:FENCES	930 SF	155	6	1989	1990	2	30
3	FN2:FENCES	472 SF	118	4	1989	1990	5	30

Appraiser Notes

511 GREENE ST & 120-122-124-126 ANN STREET= A.K.A. "CAPTAIN'S CORNER"

10/06/04: CRABBY BILL'S AND DUNKIN' DOUGHNUTS - BKC

PER LETTER FROM CITY ENGINEERING DEPT DTD 6/4/2007 THE PHYSICAL ADDRESS OF 122 ANN ST AND 124 ANN ST HAS BEEN ADDED TO THIS PARCEL

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
25 08-0004	01/03/2008		1,000	Commercial	INSTALL SECURITY ALARM SYSTEM WITH 1 MOTION DETECTOR & 2 SMOKE DETECTORS 1000 SF
11-3490	09/21/2011		1,195	Commercial	WALL MOUNTSIGN OVER ENTRYWAY 15 SQ. AND 1 SIGN EAST SIDE OF BLDG. 10" X 24" "KEY WEST KEY LIME CO)
17 B94-1551	05/01/1994	12/01/1994	1,000	Commercial	REPLACE CEILING TILE
18 96-1651	04/01/1996	11/01/1996	3,500	Commercial	REMODELING
19 96-1918	05/01/1996	11/01/1996	2,800	Commercial	REMODELING
20 96-2022	05/01/1996	11/01/1996	2,500	Commercial	ELECTRICAL
21 96-2121	05/01/1996	11/01/1996	1,000	Commercial	MECHANICAL
22 96-2490	06/01/1996	11/01/1996	1,500	Commercial	CANVAS AWNINGS
1 03-4237	02/13/2004	10/06/2004	2,400	Commercial	4 AWNINGS
2 03-2641	07/30/2003	12/02/2003	5,000	Commercial	INTERIOR DEMO!!
3 03-1986	06/06/2003	12/02/2003	2,800	Commercial	REPLACE GARAGE DOOR
4 03-2641	08/13/2003	12/02/2003	80,000	Commercial	ELECTRIC TEMP-POLE
5 03-2428	08/11/2003	11/04/2003	8,000	Commercial	INT. BUILD OUT DUNKIN DOE
6 03-2428	08/26/2003	12/02/2003	40,000	Commercial	ELECTRICAL
7 03-2428	09/16/2003	12/02/2003	25,000	Commercial	2 ADA REST ROOMS
8 03-2965	08/21/2003	12/02/2003	39,600	Commercial	DUNKIN DONUTS ELECTRIC

9	03-2428	09/23/2003	12/02/2003	6,000	Commercial	INSTALL CEN A/C
10	03-3471	09/30/2003	12/02/2003	2,000	Commercial	ADD 2ND.GREASE TRAP
11	03-2428	09/20/2003	12/02/2003	610,000	Commercial	PLUMBING
12	03-3254	10/02/2003	12/30/2003	14,600	Commercial	REMODEL FOR NEW RETAIL
13	03-2428	10/23/2003	12/30/2003	2,200	Commercial	INSTALL FREEZER & COOLER
14	03-3254	10/24/2003	12/02/2003	1,200	Commercial	INSTALL 3PHASE 100AMP
15	03-3922	11/18/2003	12/30/2003	2,000	Commercial	BUILD STORAGE ROOM
16	03-4237	02/13/2004	10/06/2004	2,400	Commercial	AWNINGS
23	07-1369	03/22/2007		2,450	Commercial	INSTALL 24' x3' ALUMINUM PICKET FENCE
24	07-4924	11/02/2007		2,500	Commercial	INSTALL NEW 100 AMP PANEL , 3 OUTLETS & 3 LIGHTS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	1,688,741	6,242	1,454,064	3,149,047	3,149,047	0	3,149,047
2011	1,688,741	6,242	1,615,627	3,310,610	3,255,835	0	3,310,610
2010	1,708,152	6,242	1,245,456	2,959,850	2,959,850	0	2,959,850
2009	1,746,973	6,242	1,502,687	3,255,902	3,255,902	0	3,255,902
2008	1,785,795	6,242	2,982,522	4,774,559	4,774,559	0	4,774,559
2007	1,198,345	6,482	3,728,153	4,200,000	4,200,000	0	4,200,000
2006	1,224,396	6,800	1,875,800	4,200,000	4,200,000	0	4,200,000
2005	1,224,396	7,040	1,782,010	4,200,000	4,200,000	0	4,200,000
2004	936,615	7,279	1,125,480	2,069,374	2,069,374	0	2,069,374
2003	936,615	7,597	1,162,996	2,107,208	2,107,208	0	2,107,208
2002	920,204	7,837	1,162,996	2,091,037	2,091,037	0	2,091,037
2001	0	8,077	1,162,996	1,142,545	1,142,545	0	1,142,545
2000	351,392	3,317	787,836	1,142,545	1,142,545	0	1,142,545
1999	351,321	3,388	787,836	1,142,545	1,142,545	0	1,142,545
1998	351,249	3,460	787,836	1,142,545	1,142,545	0	1,142,545
1997	388,669	3,556	750,320	1,142,545	1,142,545	0	1,142,545
1996	388,598	3,627	750,320	1,142,545	1,142,545	0	1,142,545
1995	388,527	3,698	750,320	1,142,545	1,142,545	0	1,142,545
1994	388,430	3,795	750,320	1,142,545	1,142,545	0	1,142,545
1993	358,154	3,866	750,320	1,112,340	1,112,340	0	1,112,340
1992	358,154	3,937	750,320	1,112,411	1,112,411	0	1,112,411
1991	358,154	4,034	750,320	1,112,508	1,112,508	0	1,112,508
1990	121,538	0	228,984	350,522	350,522	0	350,522
1989	121,538	0	227,360	348,898	348,898	0	348,898
1988	116,004	0	157,528	273,532	273,532	0	273,532
1987	113,695	0	119,364	233,059	233,059	0	233,059

1986	114,175	0	116,928	231,103	231,103	0	231,103
1985	111,630	0	97,410	209,040	209,040	0	209,040
1984	110,126	0	74,032	184,158	184,158	0	184,158
1983	110,126	0	43,848	153,974	153,974	0	153,974
1982	106,528	0	37,417	143,945	143,945	0	143,945

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/16/2004	1979 / 0994	4,800,000	WD *****	Q ***
8/30/2001	1724 / 1331	2,940,000	WD *****	Q ***
12/1/1996	1436 / 0905	600,000	WD *****	O ***

This page has been visited 148,911 times.

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