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**Historic Architectural Review Commission  
Staff Report for Item 6**

**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

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**Description of Work:**

Removal of existing second floor front porch and brick veneering. Removal of first floor doors.

**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.

**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 the second floor front porch, the removal of brick veneering and front doors at the first floor. All these components are

not historic and staff opines that will not be considered contributing elements in a near future. It is staff's opinion that the review of the request 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 removal of the second floor front porch , brick veneering and first floor doors will not jeopardize the historic character of the neighborhood. The proposed design incorporates the reconstruction of the front porch at the second floor. The front façade at its pedestrian level features traditional elements found in commercial buildings within the neighboring 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 urban context.

- (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 #<br>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)<br>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 pallettes.</i> |
| SITE (INCLUDING GRADING, FILL, TREES, ETC):<br><i>No site improvements.</i>                            | POOLS (INCLUDING EQUIPMENT):<br><i>N/A</i>  |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):<br><i>Replacement of Condensary 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:<br><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 |  | 9/20/18 | DATE AND PRINT NAME |
|----------------------------|--|---------|---------------------|

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of Balcony, Brick veneer @ front facade & storefront / windows @ ground and 2<sup>nd</sup> 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.

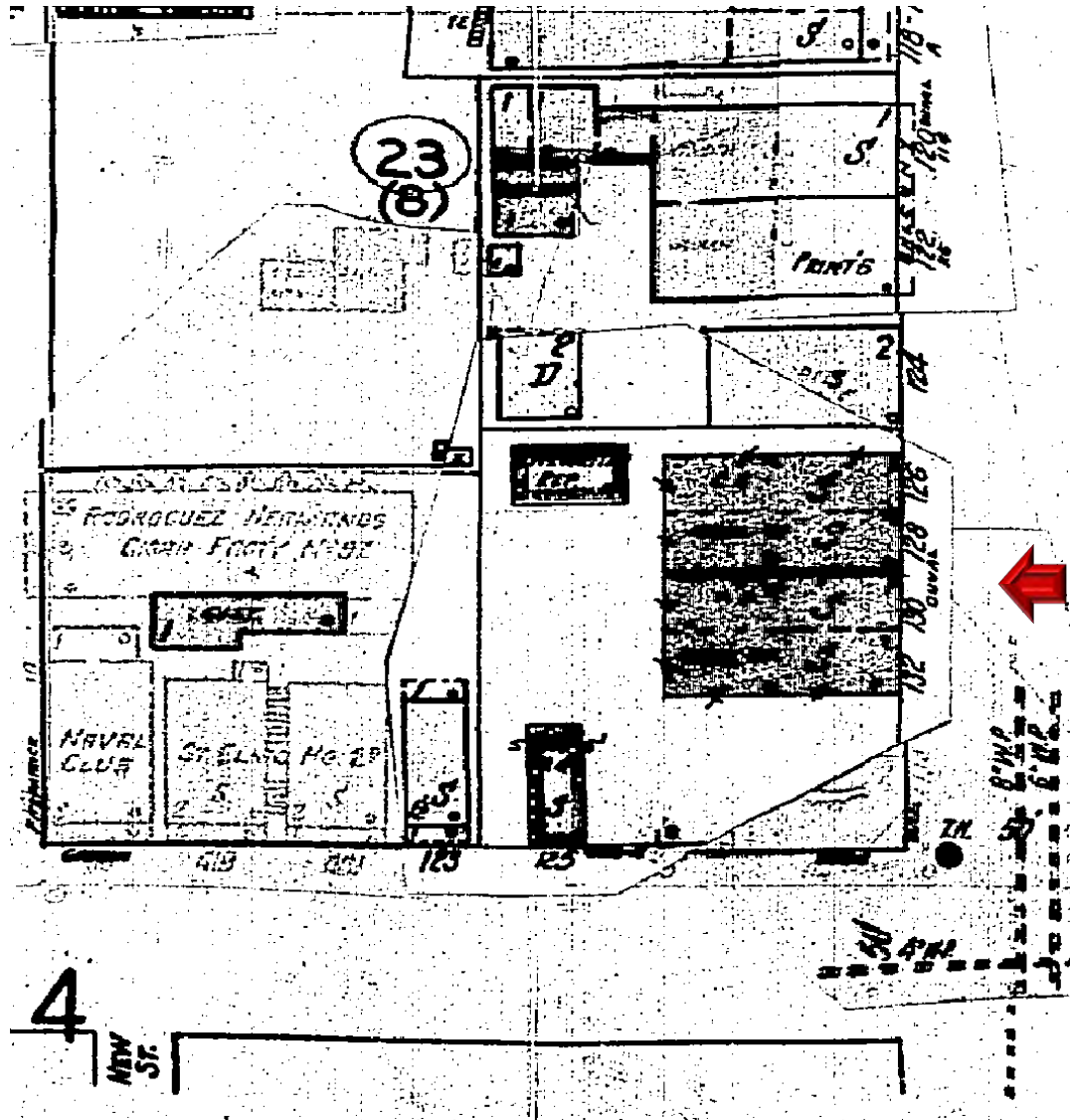
Removal of Balcony, Brick veneer @ front facade + stoopport / window @ ground + 2<sup>nd</sup> level. to receive new glazing system.

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

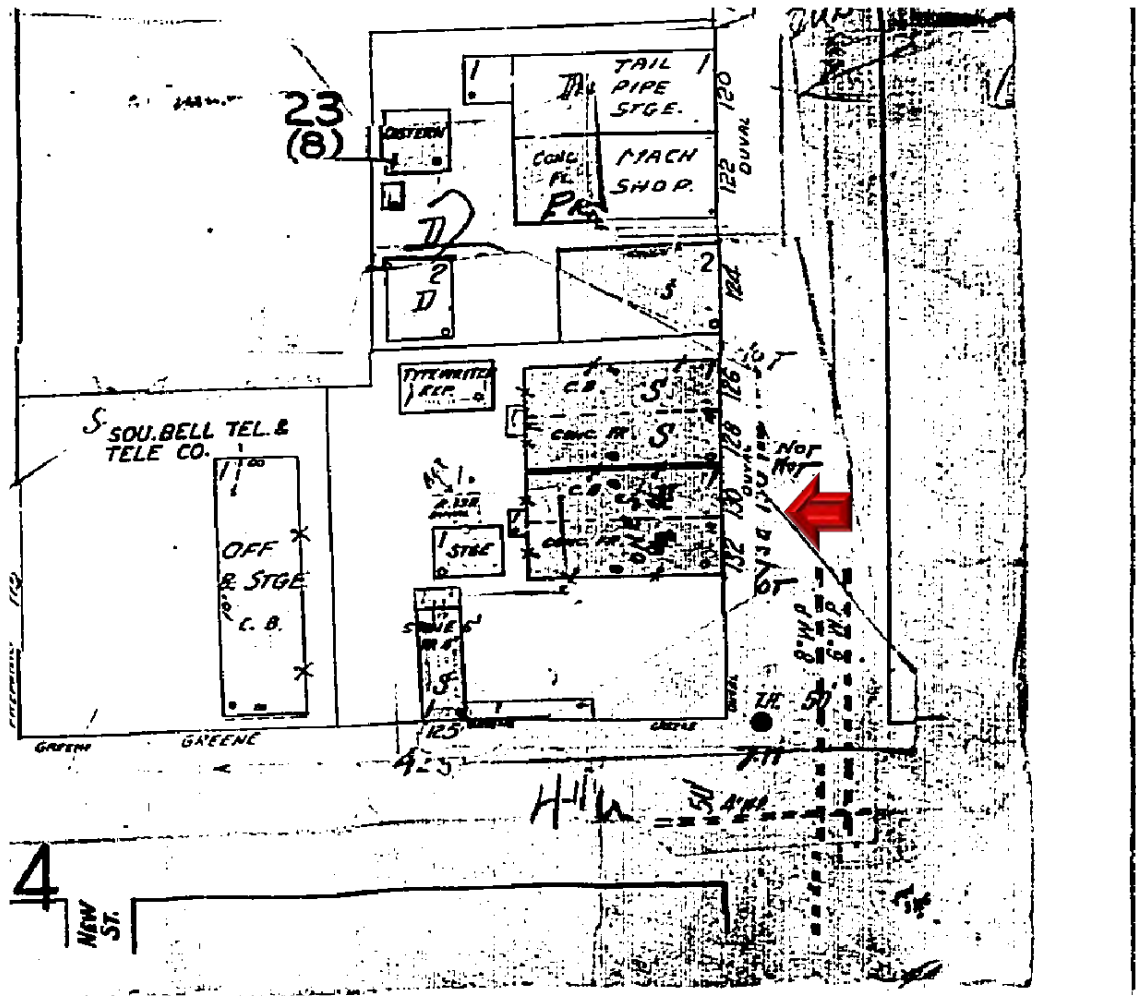
N/A.



# SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**130 Duval Street 1976. Monroe County Library.**





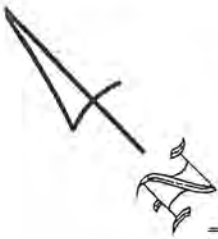


**KW Jewelry**  
The right place to shop  
130 Grand St.

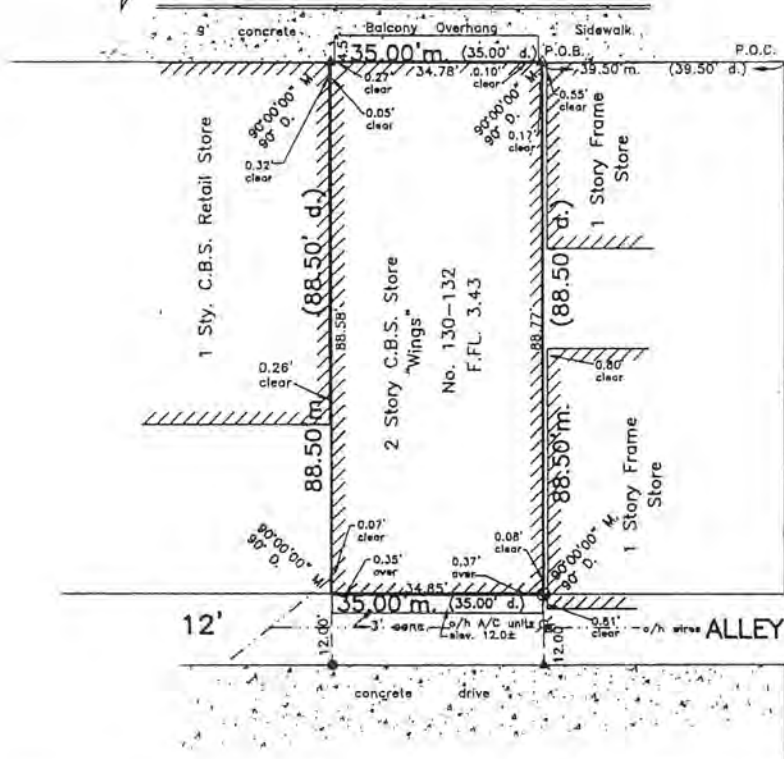




# SURVEY



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

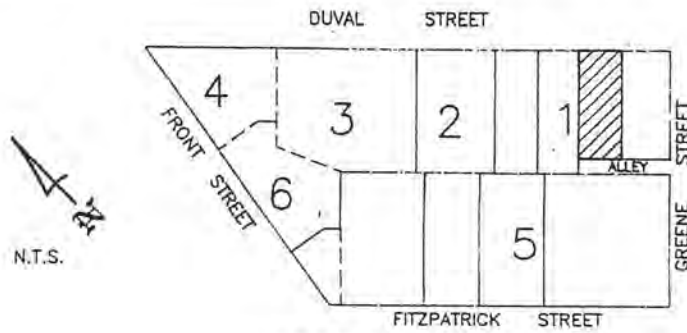
o/h = Overhead  
 F.F.L. = Finish Floor Elevation  
 conc. = concrete  
 I.P. = Iron Pipe  
 I.B. = Iron Bar  
 C.B.S. = Concrete Block Stucco  
 cov'd. = Covered  
 wd. = Wood  
 w.m. = Water Meter

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.<br>130-132 Duval Street, Key West, Fl. 33040 |                 |                        |                    | <b>FREDERICK H. HILDEBRANDT</b><br>ENGINEER PLANNER SURVEYOR<br><br>3150 Northside Drive<br>Suite 101<br>Key West, Fl. 33040<br>(305) 293-0466<br>Fax. (305) 293-0237 |
| BOUNDARY SURVEY   |                 |                        | Dwn No.:<br>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

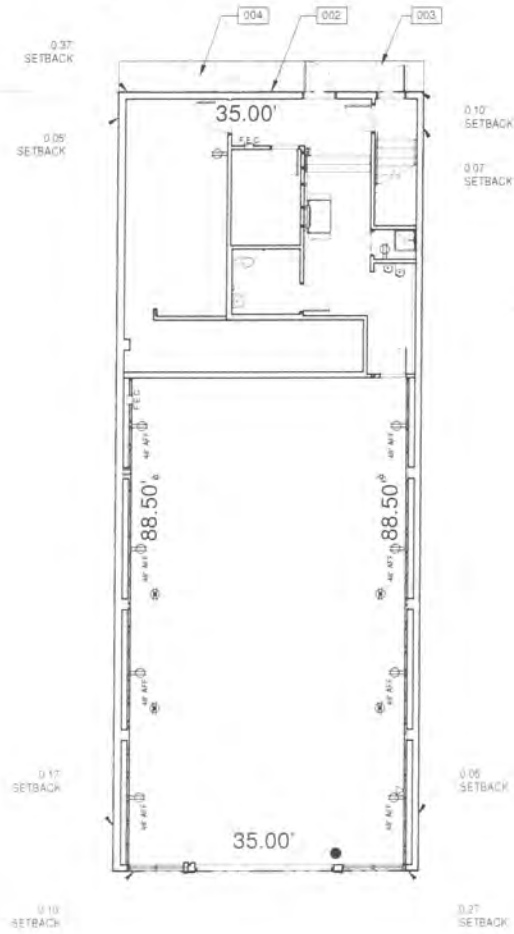
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

# PROPOSED DESIGN



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

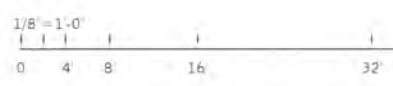
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**A0.5**

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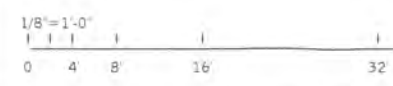
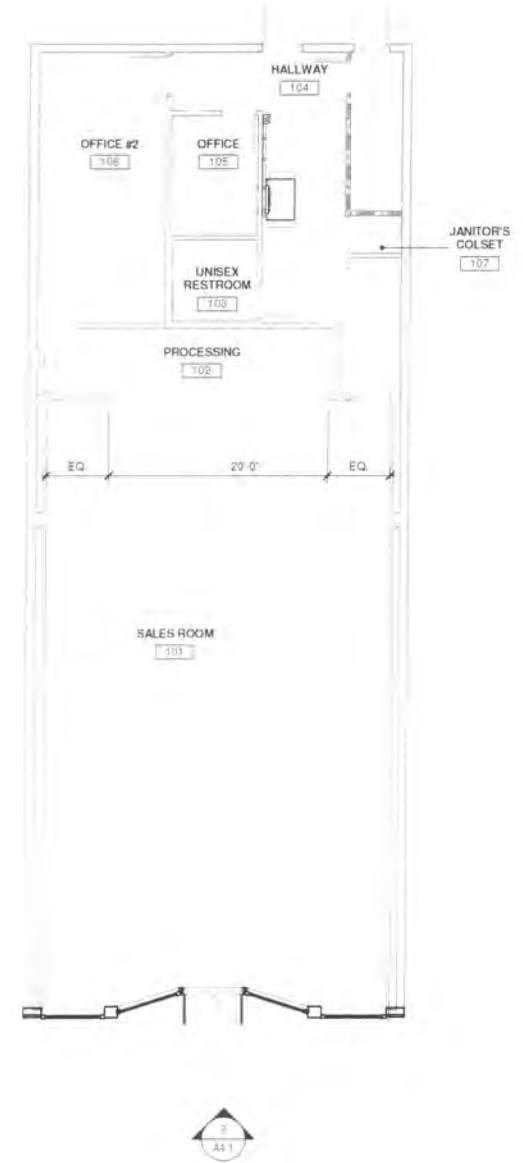
**RETAIL- DUVAL**  
 130 DUVAL STREET  
 KEY WEST, FLORIDA 33040

architecture  
 planning  
 interiors  
 graphics  
 civil engineering  
 15150 NW 79th Ct #300  
 Miami Lakes, FL 33016  
 P:305.777.9177

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SECOND FLOOR PLAN 2  
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN 1 X N  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

- FLOOR PLAN**
1. SEE SHEET A0.2 & A0.2a FOR ADDITIONAL GENERAL NOTES
  2. FOR METAL STUD SIZES AND SPACING SEE LIMITING WALL HEIGHT TABLE L-246
  3. ALL WALL STUDS TO BE 3-5/8" U.O.N.
  4. ALL RESTROOM WALL STUDS TO BE 6" AND FULLY INSULATED, U.O.N.
  5. SEE KEYNOTE INFORMATION FOR ANY REQUIRED INSULATION.
  6. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND PROVIDE SAID DOCUMENTATION TO TENANT CONSTRUCTION COORDINATOR OR ARCHITECT UPON COMPLETION.
  7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS (IF ANY) AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
  8. CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
  9. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER "L" BE AD.
  10. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL DIMENSIONS WITH EDGE ALIGNED, U.O.N.
  11. INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1358.

- NOTES**
707. NEW HURRICANE RESISTANT SINGLE GLASS PANEL DOUBLE DOOR-POWDER COATED FINISH FRAME
  708. NEW HURRICANE RESISTANT WINDOW - POWDER COATED FINISH FRAME
  711. NEW WOOD GUARDRAIL

**LEGENDS**

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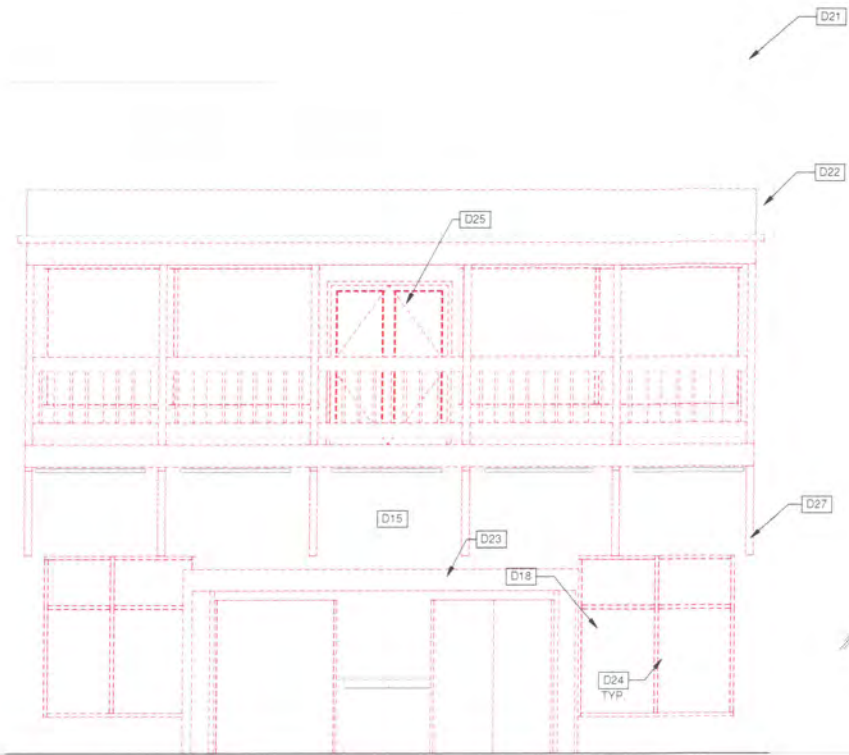
**RETAIL- DUVAL**  
130 DUVAL STREET  
KEY WEST, FLORIDA 33040

| FLOOR PLANS |         |
|-------------|---------|
| DATE        | REMARKS |
|             |         |
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|             |         |

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

SHEET  
**A2,1**





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**  
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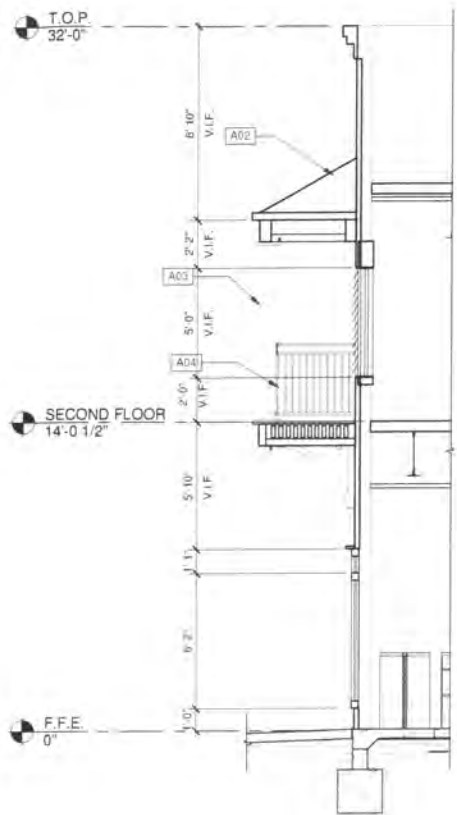
**EXTERIOR ELEVATIONS**

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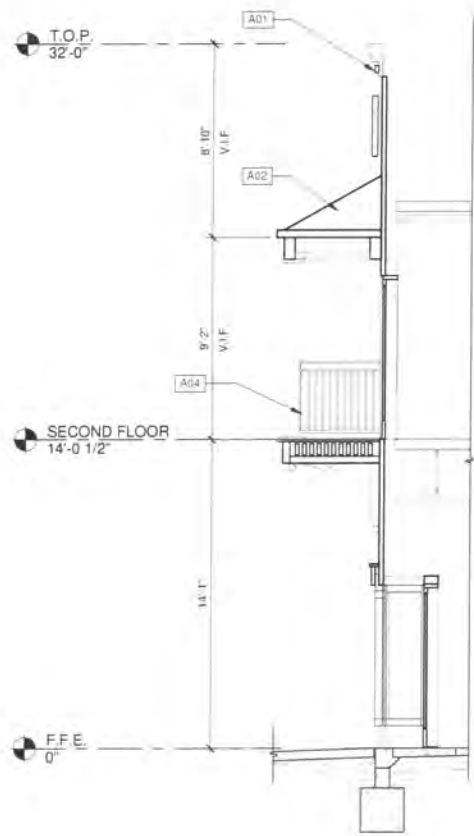
PA/PM: J. ZAPATA  
DRAWN BY: A.H.V.  
JOB NO.: MIA18-6056-00

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

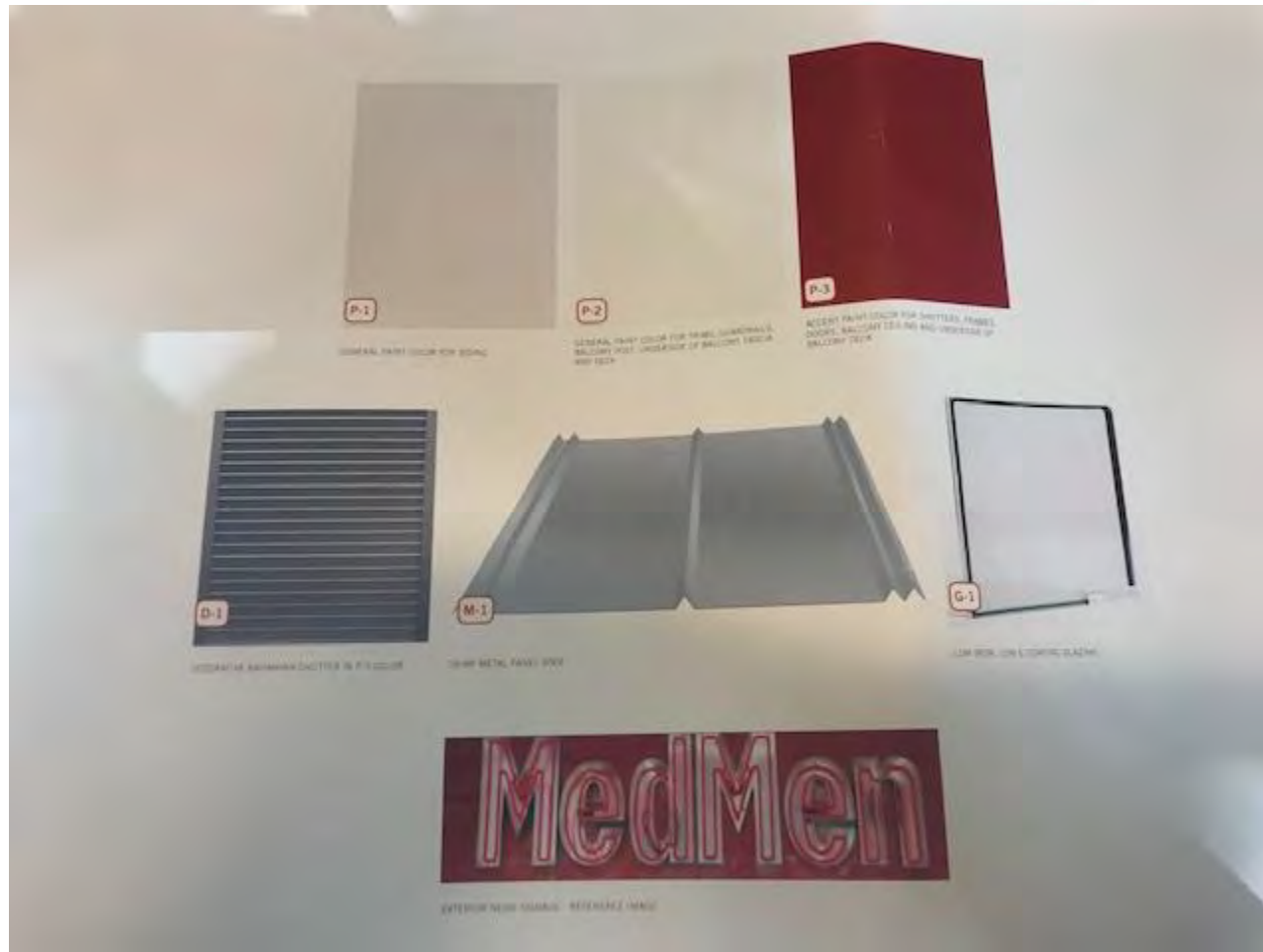
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| WALL SECTION |         |
|--------------|---------|
| DATE         | REMARKS |
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|              |         |
|              |         |

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](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 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         |
| <b>TOTAL</b> |                | <b>6,405</b> | <b>6,230</b>  | <b>646</b> |

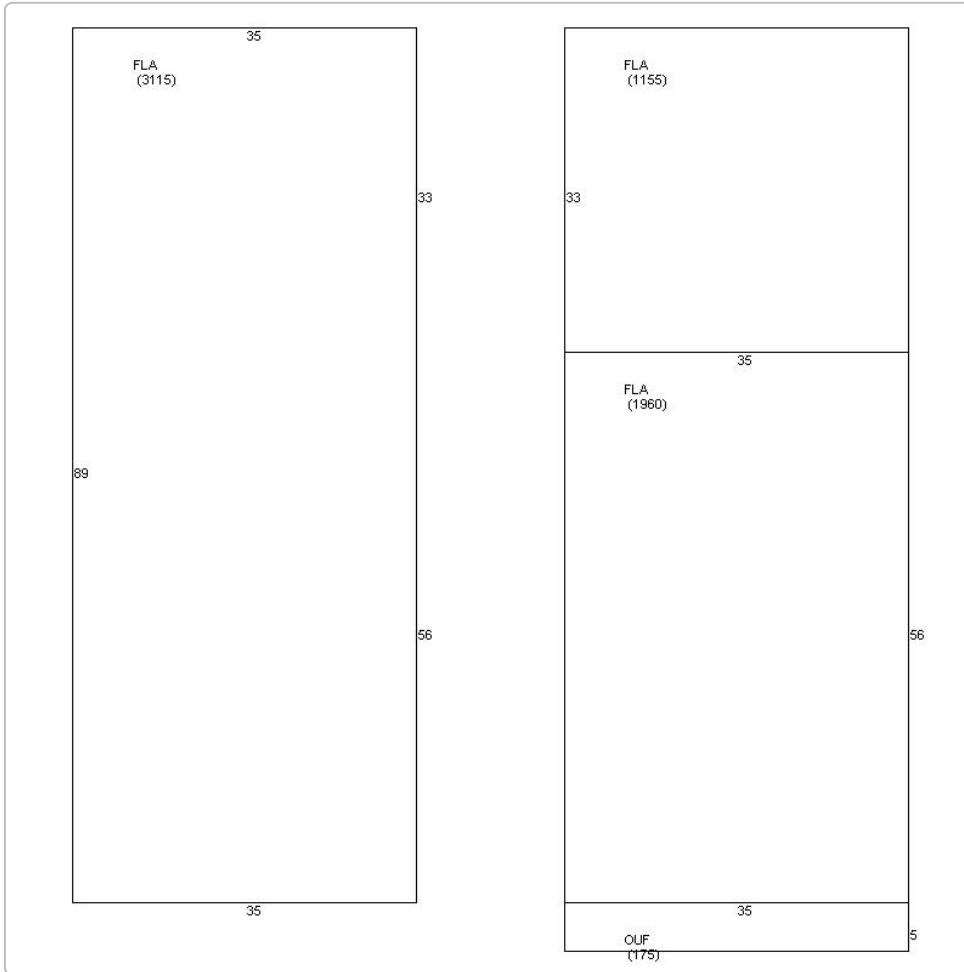
**Sales**

| 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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