



Historic Architectural Review Commission
Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: October 24, 2017

Applicant: Bender and Associates, Architects

Application Number: H17-03-0031

Address: #803 Emma Street

Description of Work:

Partial demolition of south side and front wall of addition. Second Reading.

Site Facts:

The building in question is a contributing resource and individually listed in the National Register of Historic Places (NRHP) in May 30, 2012. The American Legion Post 168, built in 1952, is a two-story reinforced concrete structure, rectangular, with a cbs addition attached to its south side. The addition was built around 1960. On 2012, the Chief Building Official declared the building unsafe and since then, the building has undergone stabilizations and required repairs. HARC has jurisdiction in all interior work done on buildings individually listed in the NRHP.

Previously, the Commission approved plans for the stabilization of the building and some rehabilitation for bathrooms, office, mezzanine, stage, and floors. In August 22 the Commission approved plans for renovations to the interior and exterior of the building and first reading for the demolition of side and partial demolition of front walls of an addition.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for contributing and historic structures

of the Land Development Regulations for the partial demolition of side and front wall.

Staff Analysis

This report is for the second reading for a request of a partial demolition of side and front concrete walls on an addition that is historic but that is obscuring character-defining features of the historic VFW building. The proposal will liberate the side yard in order to accommodate a much-needed ADA access to the building. The plan includes a reconstruction of the new wall, matching existing in materials, but set back five feet from the side property line. In this specific case, due to the size of the footprint of the building, which almost covers the lot, the design is the most appropriate solution to comply with federal regulations.

It is staff's opinion that the review of the request for the proposed demolition should be based by the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

The walls in question are not irrevocable compromised by extreme deterioration.

The following is the criteria of section 102-125:

- 1 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;*

Staff opines that the walls have no distinctive characteristics of a type or method of construction. The walls are not part of the original fabric and do not possess any architectural features.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff opinion that in the main structure significant events have happened in the site that have contributed to local, state, and national history. Nevertheless, those events are associated with the original building-the Hall, from which the side wall is not an integral part of.

- 3 *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;*

The wall in question has no significant value as part of a development, heritage, or cultural record of the city.

- 4 *Is not the site of a historic event with a significant effect upon society;*

The site is associated to significant events in the history of our city; still, the wall in question is not an intrinsic portion of the original fabric.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The wall in question is not an example of any social, cultural, or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The wall in question is not an example of a distinctive architectural style.

- 7 *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 wall in question is not part of a park, square or distinctive area in the city.

- 8 *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; and*

The wall in question does not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The wall in question does not yield information in history.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition proposed in the plans as they comply with the criteria for demolition stated under the Land Development Regulations. If approved this will be the last required reading.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

Board only



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 17-003-0031		BUILDING PERMIT NUMBER 10A-		INITIAL & DATE [Signature]
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

14264/5783 OK

ADDRESS OF PROPOSED PROJECT:	803 Emma Street	# OF UNITS	1
RE # OR ALTERNATE KEY:	Parcel ID 00014650-000000		
NAME ON DEED:	Trustees American Legion NBR 168	PHONE NUMBER	770-401-7932
OWNER'S MAILING ADDRESS:	803 Emma Street	EMAIL	glenwoodl@bellsouth.net
	Key West, FL 33040		
CONTRACTOR COMPANY NAME:	TO BE DETERMINED	PHONE NUMBER	T.B.D.
CONTRACTOR'S CONTACT PERSON:	T.B.D.	EMAIL	T.B.D.
ARCHITECT / ENGINEER'S NAME:	Bender & Associates / David Salay	PHONE NUMBER	305-296-1347
ARCHITECT / ENGINEER'S ADDRESS:	410 Angela Street	EMAIL	dsalay@benderarchitects.com
	Key West 33040		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE AE-6
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Interior renovations to historic 1952 American Legion Building, including new electrical, mechanical, plumbing, life safety and ADA upgrades. New doors & windows to match historic. Remove 4' of existing circa 1960 CBS addition to provide life safety access to building. Construct new CBS side wall. Restore exterior, including windows, doors, glass block to match historic. Replace existing kitchen and bar equipment. Reconstruct historic 1952 glass block trim at doors.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>7th</u> DAY OF <u>July</u> , 20 <u>2017</u> .	STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced <u>Daina D. Katubi</u> as identification.	Personally known or produced _____ as identification.

Oper: KEYWGRC Typ: as identification
 Date: 7/11/17 57 Receipt no: 21449
 2017 300031
 PT * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3108124
 CK CHECK 13745 \$100.00
 Trans date: 7/11/17 Time: 8:00:28

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Windows	Metal louvered	Metal louvered
Doors	Painted metal	Painted metal
Side wall of CBS addition	Painted stucco	Painted stucco

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
<i>Building is listed individually in the NRHP. Guidelines for windows, doors, masonry, ramps 5015 1.2, 9 & 10 5015 IG Interior spaces & safety code requirements.</i>					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- H-17-02-0031



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.

The proposed demolition is taking place on a CBS kitchen addition to the building, which was constructed circa 1960.

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

The kitchen addition is not specifically associated with any important events.

- (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.

The addition has no significant character.

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

The kitchen addition was not the site of a historic event.

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

The kitchen addition does not exemplify the heritage of the City.

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

The kitchen addition is not a distinct 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.

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

The kitchen addition is not likely to yield any information important in history.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- H-17-03-0031



(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 15 pages, dated 7/1/17.

No Reason _____

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 character of the neighborhood will not be diminished by removing a portion of the kitchen addition.

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

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 kitchen addition is not important in defining the historic character of the site.

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

The kitchen addition is not contributing.

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	Glenwood Lopez DATE AND PRINT NAME: Commander 7/7/2017
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OFFICE USE ONLY

BUILDING DESCRIPTION:

<input type="checkbox"/>	Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/>	Not listed	Year built _____	Comments _____		

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

SANBORN MAPS

1948 SANBORN

17

13

PETRONIA

803 Emma
Empty Lot.

803
EMMA

Douglas Public School
(Colorado)
BUILT 1946

97

MOVIES
PLAYERS HALLS

OLIVIA

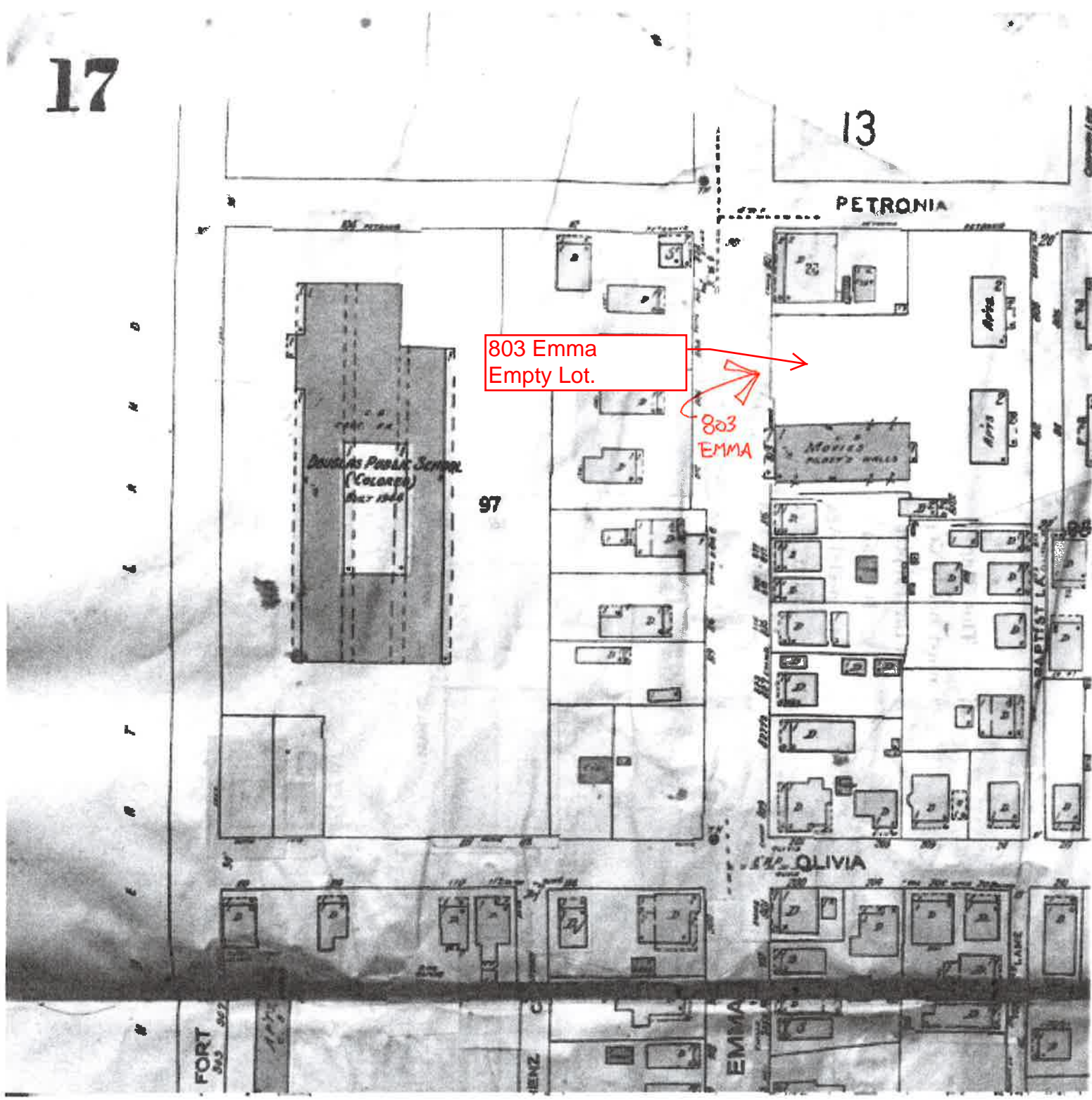
FORT

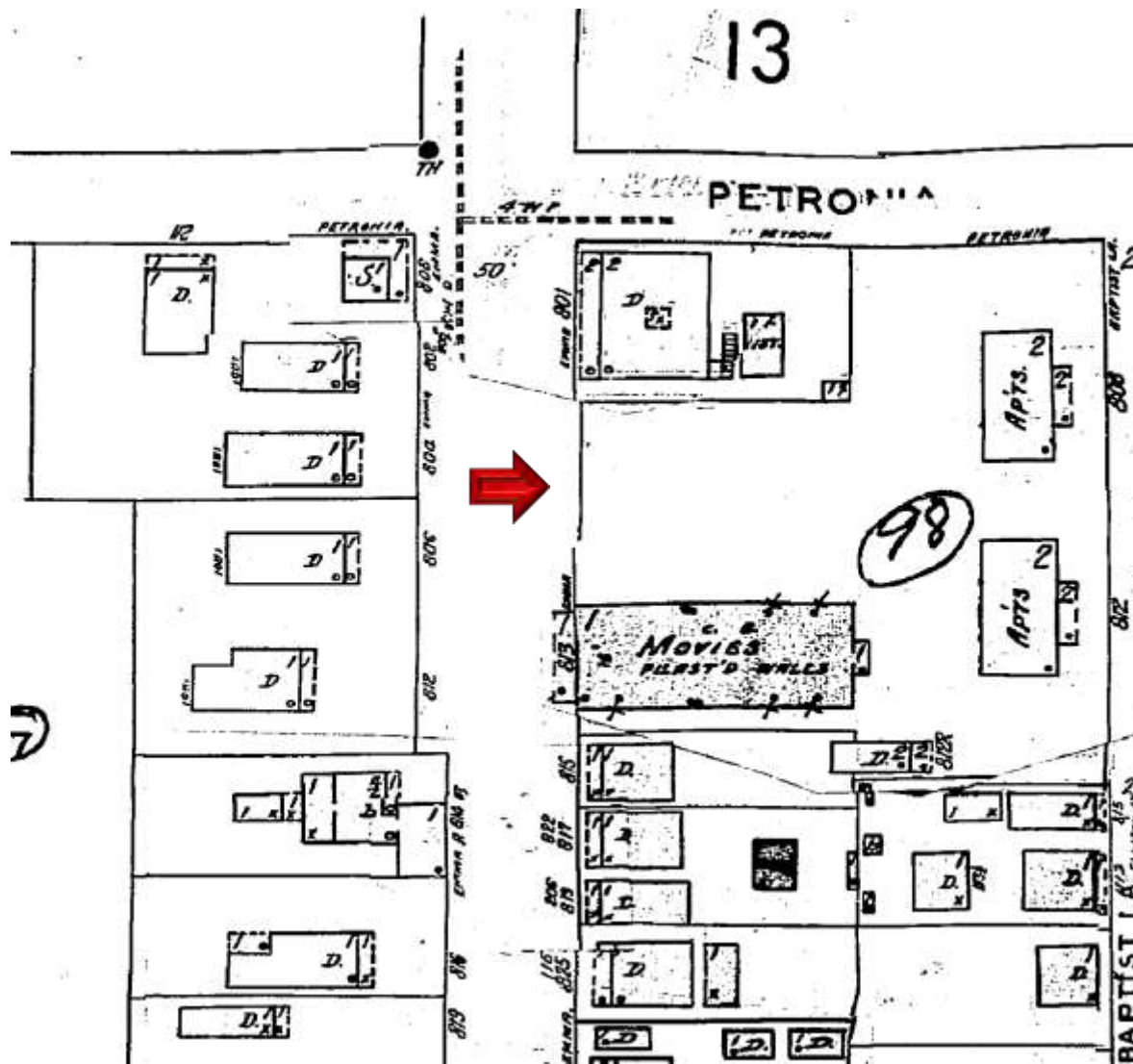
NIENZ

EMMA

FLAME

BAPTIST L.C.





1948 Sanborn Map

ETRONIA 1962 SANBORN

104 PETA

803 Emma

DOUGLASS
C. B. CPAC. FR.
DOUGLASS PUBLIC SCHOOL (COLORED)
BUILT 1944

97 (L+)

AUDITM & GYM

WOOD FL. GYM SLAB RF ON STEEL TRUSSES

Noncomb EXCEPT GYM BUILT 1959
CONC. FR. & FL. GYM SLAB RF. ON STEEL JOISTS SUSP. CEILING
8" C.B. CURT. WALLS.

AMERICA LEGION HALL
CONC. FR.

MOVIES
FILMS & WALLS

4 APTS. 2

4 APTS. 2

APTS. 2

4 APTS. 2

BAPTIST

BAPTIST

Noncomb. BUILT 1950
CONC. FR. FL. & RF. STEEL JOISTS
C.B. CURT. WALLS. M.L.B.P.
CEILING

STAIRS

STAIRS

OLIVER

EMMA 805

EMMA 801

EMMA 805

EMMA 825

EMMA 827

EMMA 829

BAPTIST LA. 806

BAPTIST LA. 805

BAPTIST LA. 812

BAPTIST LA. 811

BAPTIST LA. 817

BAPTIST LA. 820

BAPTIST LA. 821

BAPTIST LA. 822

BAPTIST LA. 806

BAPTIST LA. 805

BAPTIST LA. 812

BAPTIST LA. 811

BAPTIST LA. 817

BAPTIST LA. 820

BAPTIST LA. 821

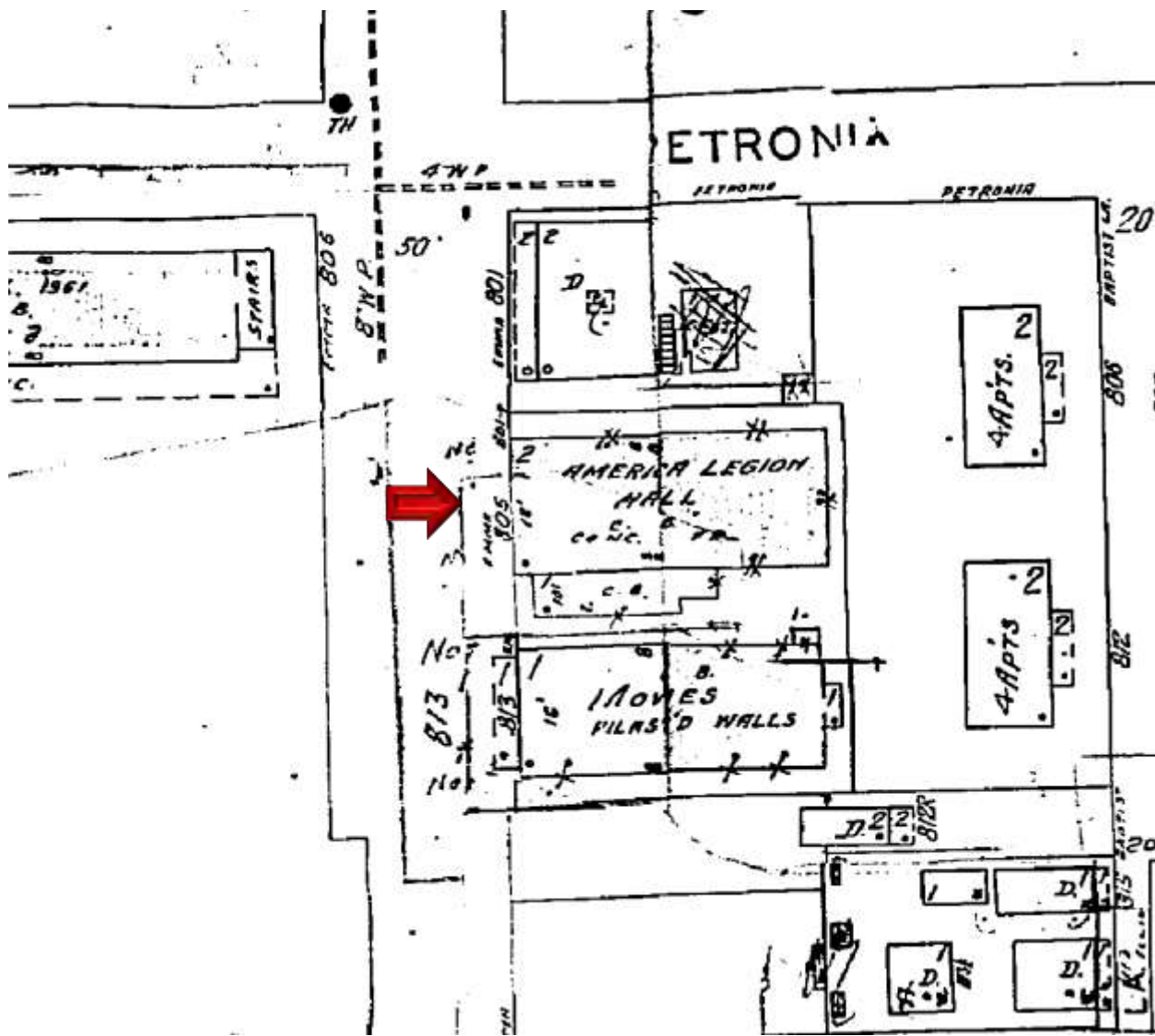
BAPTIST LA. 822

BAPTIST LA. 823

TH

TH

TH



1962 Sanborn Map

PROJECT PHOTOS



Interior photograph circa 1960. Monroe County Library



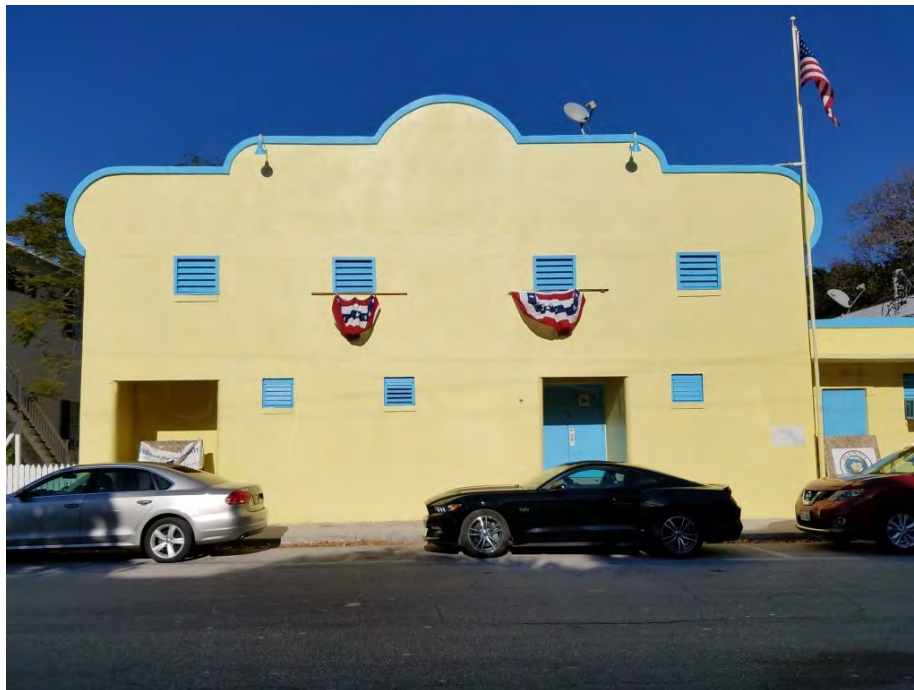
VFW circa 1965. Monroe County Library

EXISTING CONDITIONS PHOTOS

HISTORIC PHOTOS



Front (Emma Street) façade. Addition at right side will be partially removed to provide ADA and emergency egress access to the building. The windows will be replaced with metal impact louvered units matching the historic windows.



Front (Emma Street) façade. The original glass block around the entry doors will be reconstructed. The historic entry door at left will be restored. The windows will be replaced with metal impact louvered units matching the historic windows.

AMERICAN LEGION 803 EMMA EXISTING and HISTORIC PHOTOS



The side (north) façade of the building. All of the windows will be replaced with metal impact louvered units matching the historic windows. Several historic window openings in this facade have been infilled with concrete. The openings will be uncovered and windows matching the historic configuration will be installed.



The rear (east) façade. The windows will be replaced with metal louvered impact units matching the historic windows.

AMERICAN LEGION 803 EMMA EXISTING and HISTORIC PHOTOS



Rear side of addition. This addition was built later, and contains an existing kitchen. Approximately 4 feet of the left side of this addition will be removed to provide ADA and emergency egress access to the building. The windows will be replaced with metal louvered impact units matching the historic windows.



General view of addition at right side of building. This addition was built later, and contains an existing kitchen. Approximately 4 feet of the right side of this addition will be removed to provide ADA and emergency egress access to the building.



General view of interior of building, looking east towards the stage. The historic Cuban tile flooring will be restored. The historic trusses will be sealed. The historic balconies will be repaired, and metal mesh panels will be added behind them to provide guardrail protection required by the FBC. All of the structural

upgrades to the trusses and spalling repair was completed in 2013.



General view of historic stage. The Cuban tile flooring will be restored. Walls will be painted, and the trusses will be cleaned and sealed. The large A/C units at left and right will be removed. This stage has hosted entertainers such as KC and the Sunshine Band and James Brown.



General view of the mezzanine at the south side of the building. The windows will be replaced with metal louvered impact units matching the historic windows. The historic balconies will be repaired, and metal mesh panels will be added behind them to provide guardrail protection required by the FBC. The wood flooring will be repaired and painted.



General interior view of kitchen addition at south side of building. Approximately 4 feet of the left side of this addition will be removed to provide ADA and emergency egress access to the building.



General view of existing bar. The bar will be cleaned, repaired and painted. The Cuban tile flooring will be restored. This bar was constructed in the 1990s, and replaced the historic horseshoe-shaped bar, which can be seen in historic photos. The profile of this bar can still be seen in the floor. The horseshoe bar will be reconstructed at a later date.

HISTORIC PHOTOS



This 1965 photo building shows the original configuration of the building. The glass block trim around the entries will be restored. All of the windows will be replaced with units matching this configuration.



Interior view of building, looking towards stage. this photo was taken circa early 1950s.



The original horseshoe-shaped bar is seen in this photo, date unknown. The bar is topped with broken Cuban tile set in mortar. The bar will be reconstructed when funds allow.

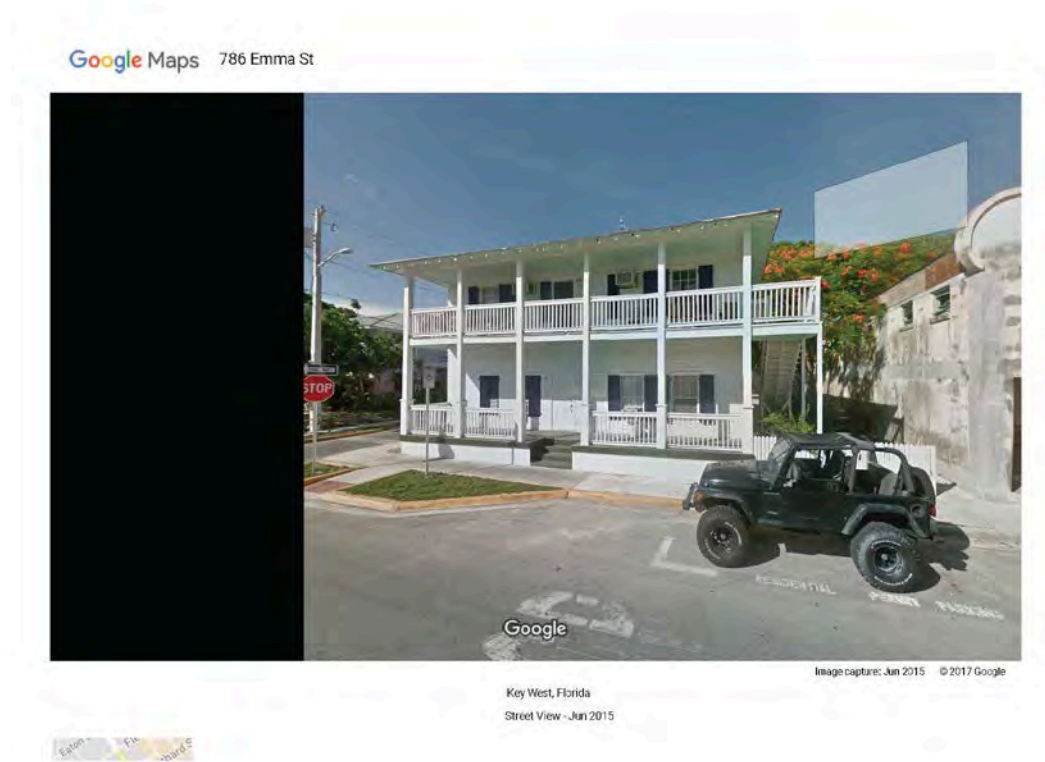


This view of the main hall is taken from the stage, circa early 1960s.



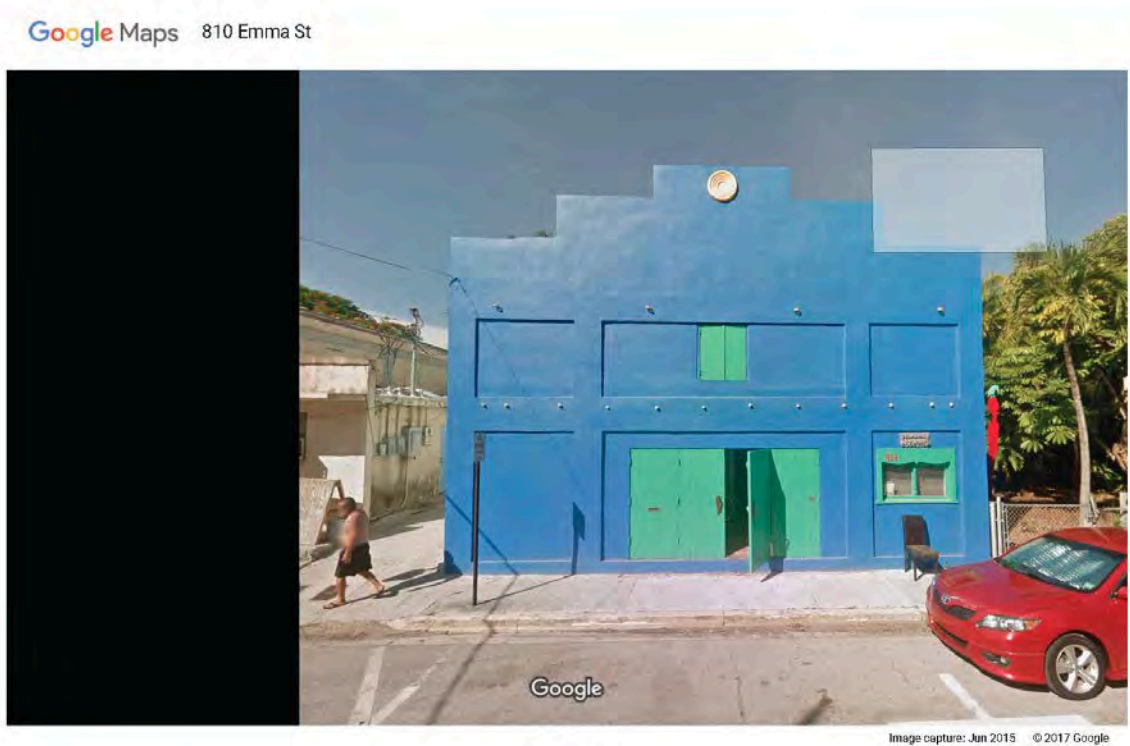
Members of both the VFW Post 6021 and the American Legion Post 168 line up in this photo, taken on the stage. Date unknown.

ADJACENT BUILDINGS



Adjacent building, north side. 801 Emma St.

AMERICAN LEGION 803 EMMA EXISTING and HISTORIC PHOTOS



Key West, Florida
Street View - Jun 2015



Adjacent building, south side. 810 Emma St.

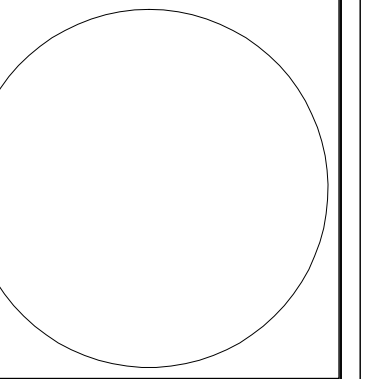






PROPOSED DESIGN

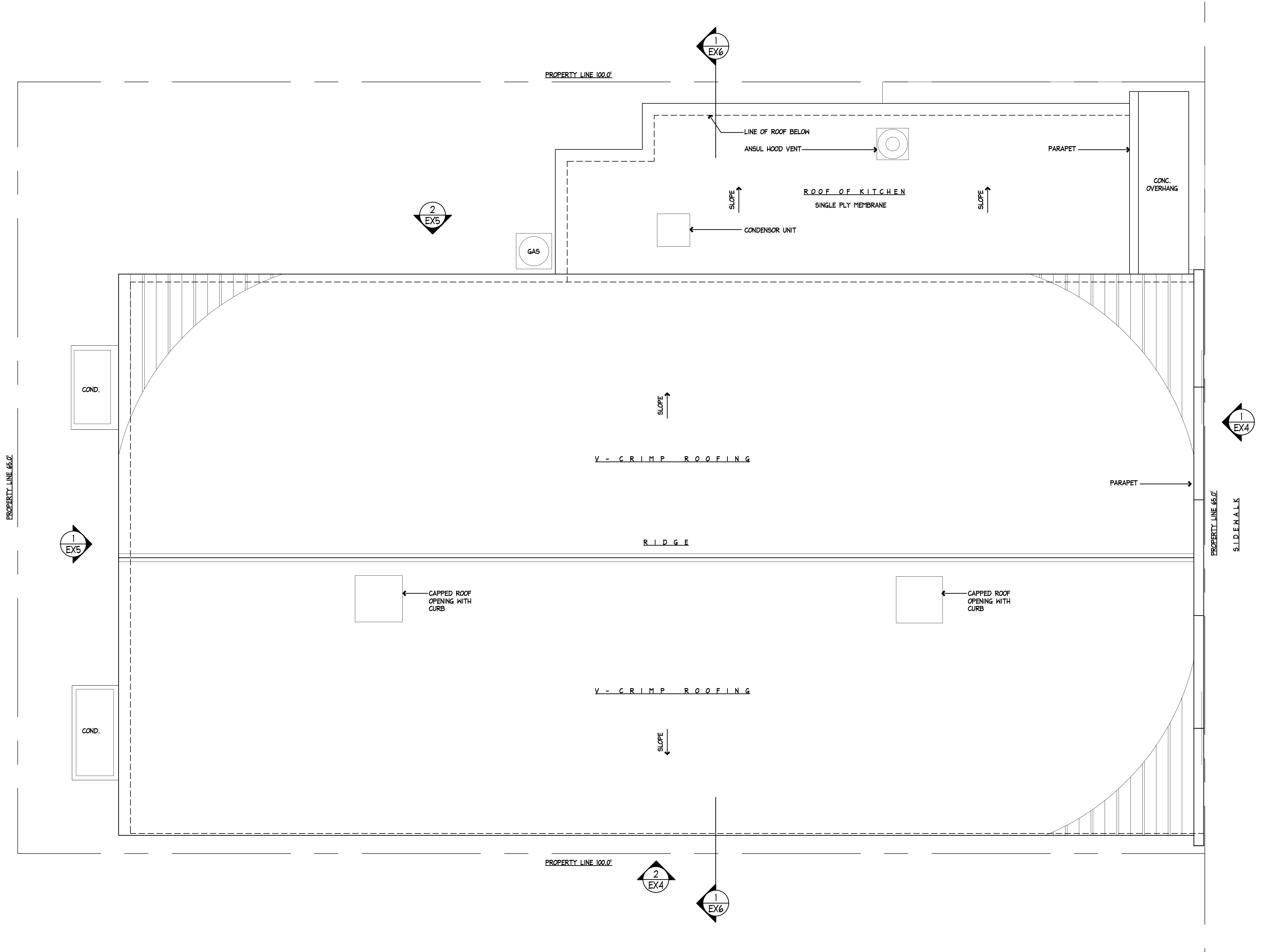
AMERICAN LEGION POST 168
803 EMMA STREET
KEY WEST, FLORIDA
STABILIZATION DRAWINGS



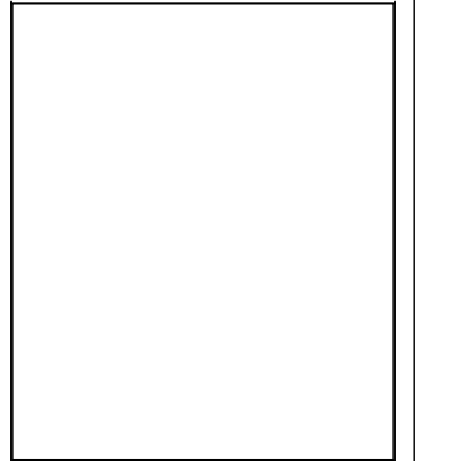
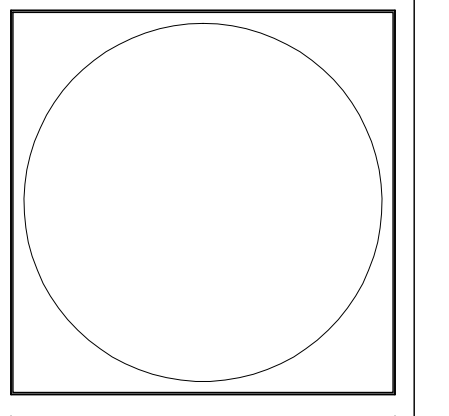
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 1124
EXISTING SITE PLAN /
ROOF PLAN
Date: 7/1/17



AMERICAN LEGION POST 168
803 EMMA STREET
KEY WEST, FLORIDA
STABILIZATION DRAWINGS

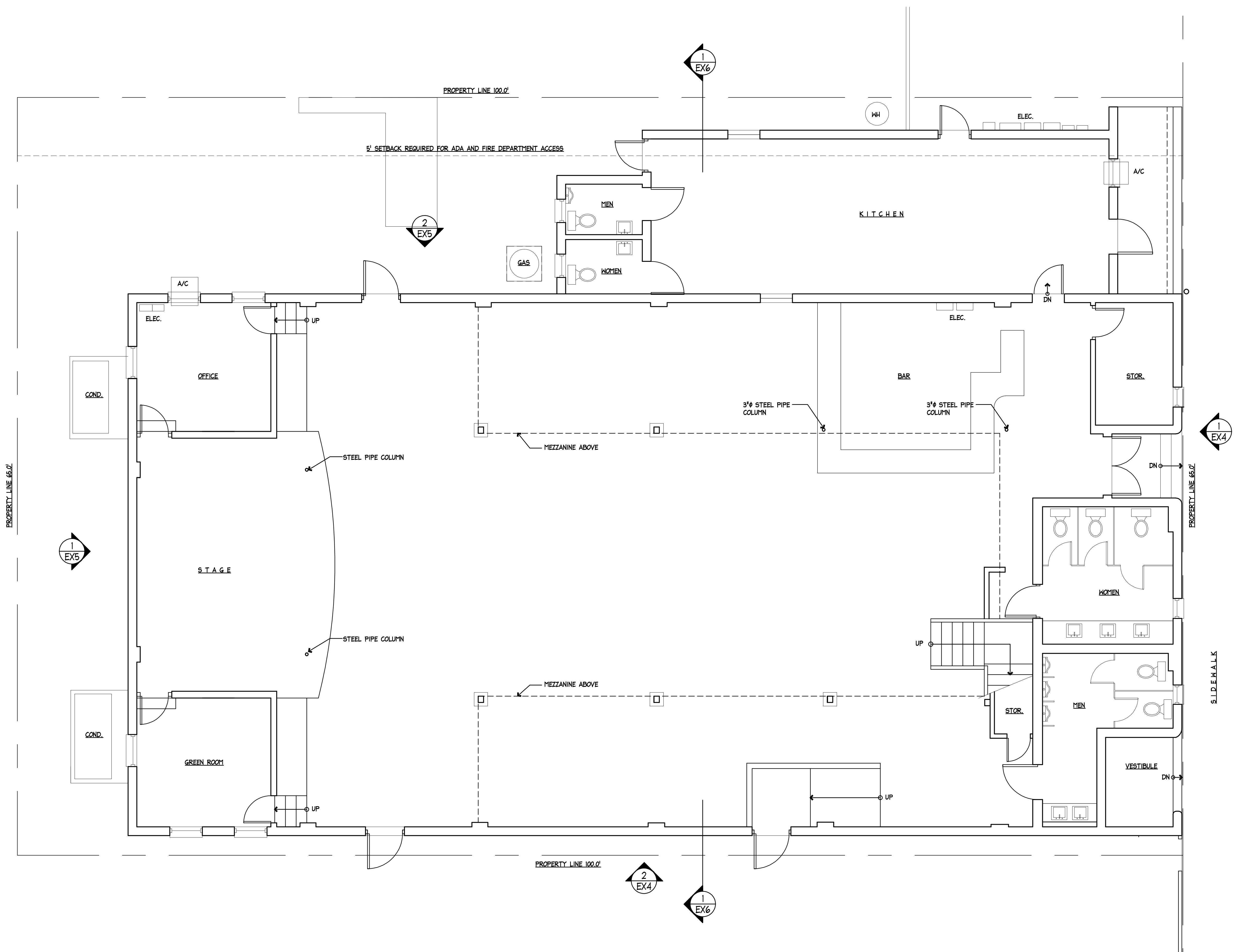


410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
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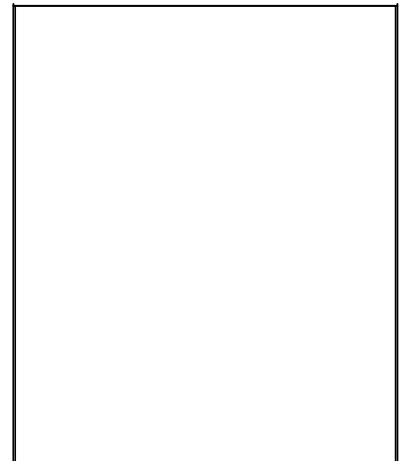
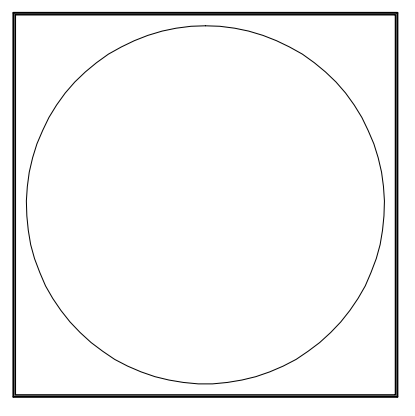
Project No: 1124
FIRST FLOOR PLAN
Date: 7/1/17

EX2
2 OF 8



1 FIRST FLOOR PLAN - EXISTING
EX2 SCALE: 1/4"=1'-0"

AMERICAN LEGION POST 168
803 EMMA STREET
KEY WEST, FLORIDA
STABILIZATION DRAWINGS



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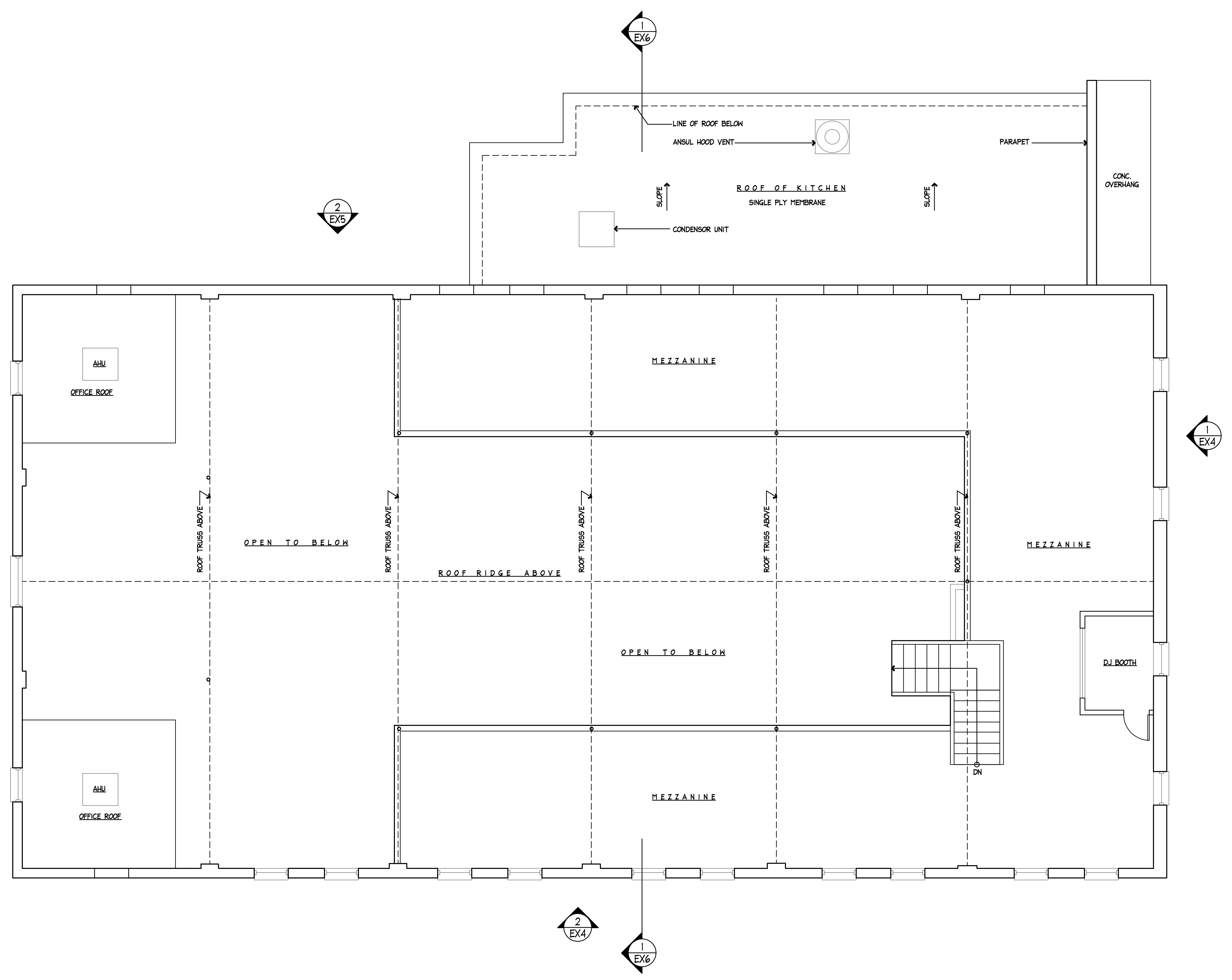
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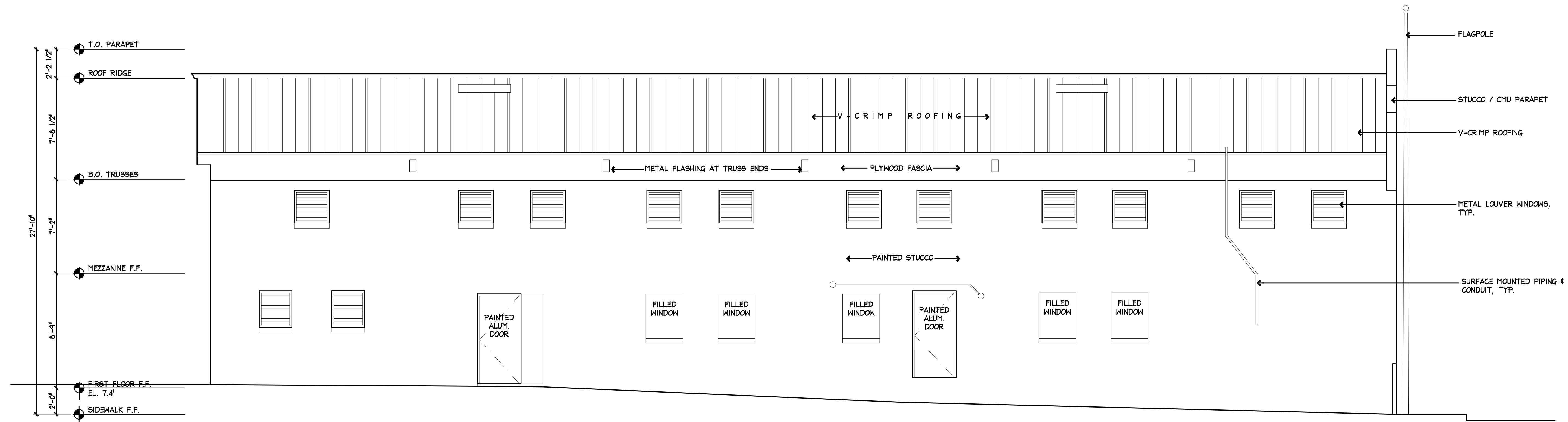
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Date: 7/1/17

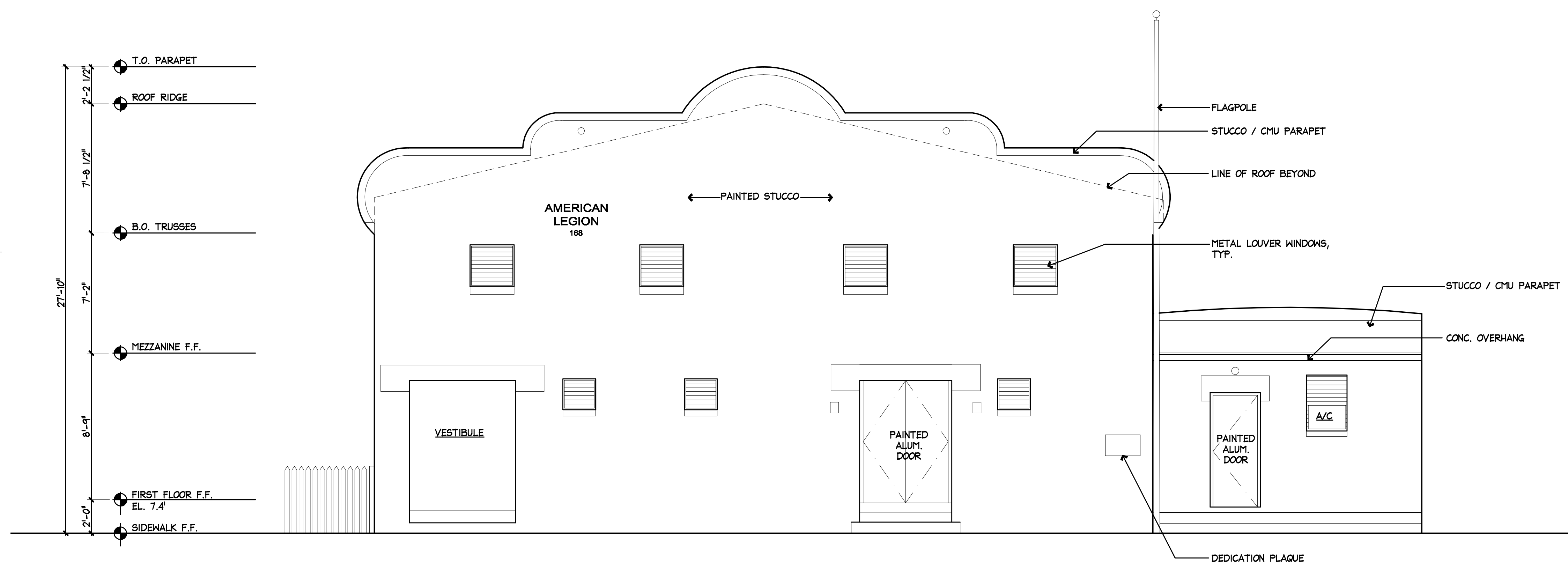
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3 OF 8



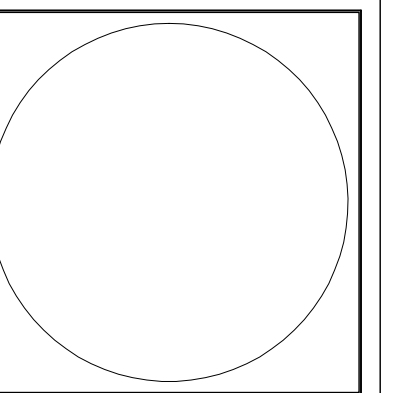
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2 NORTH (SIDE) EXTERIOR ELEVATION
EX4 SCALE: 1/4"=1'-0"



1 WEST (FRONT) EXTERIOR ELEVATION
EX4 SCALE: 1/4"=1'-0"

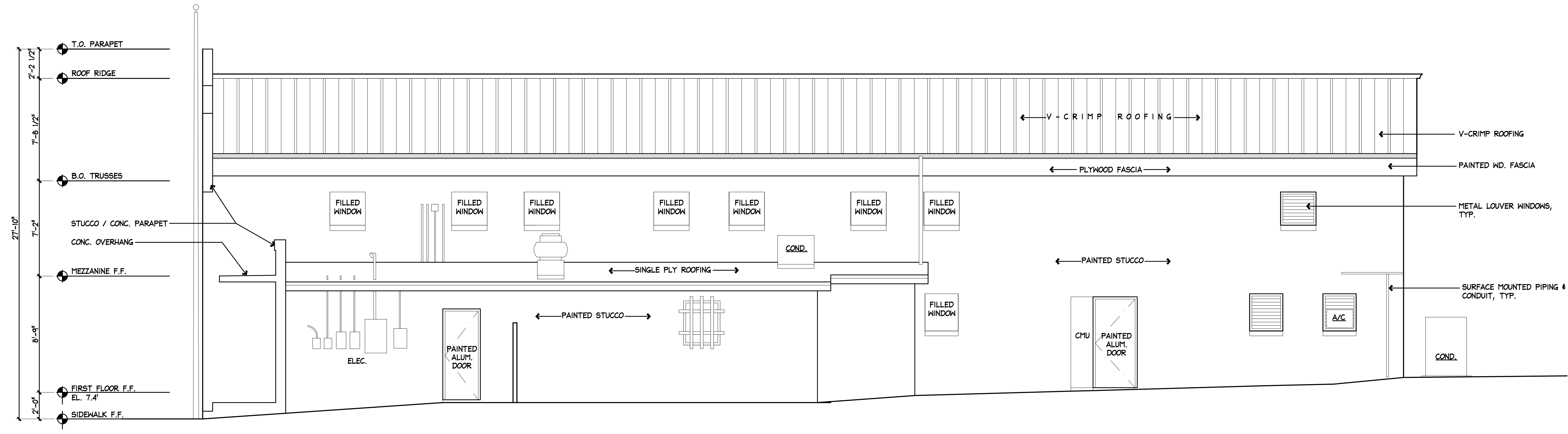


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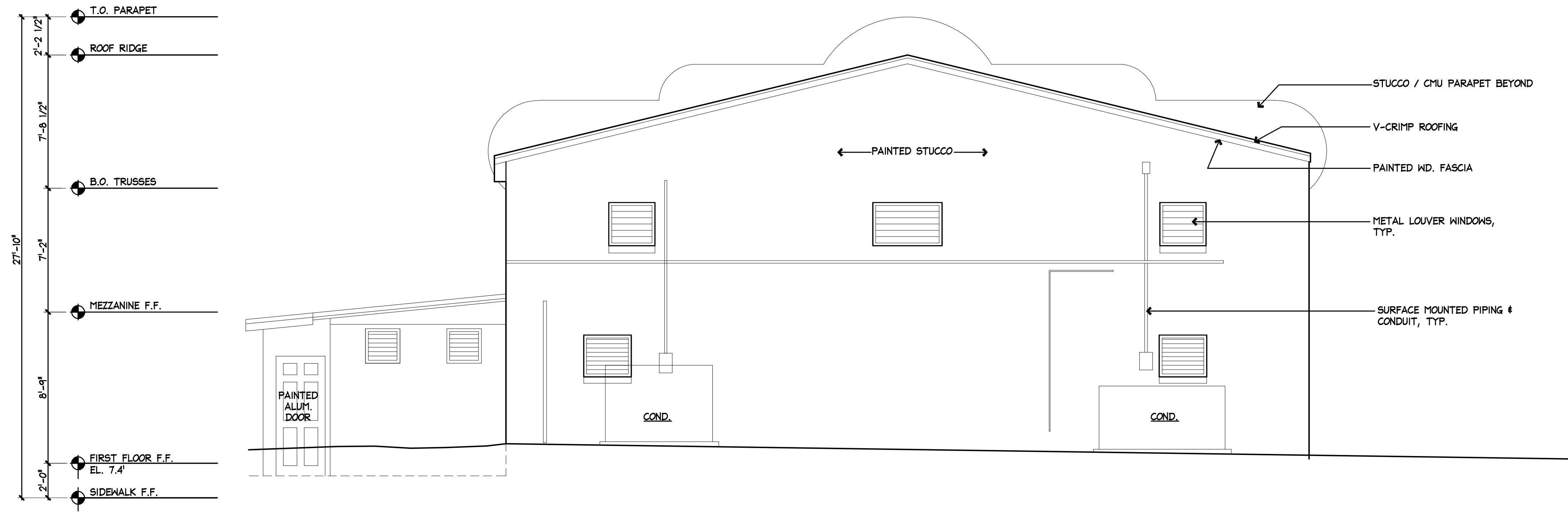
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Project No: 1124
EXISTING EXTERIOR ELEVATIONS
Date: 7/1/17

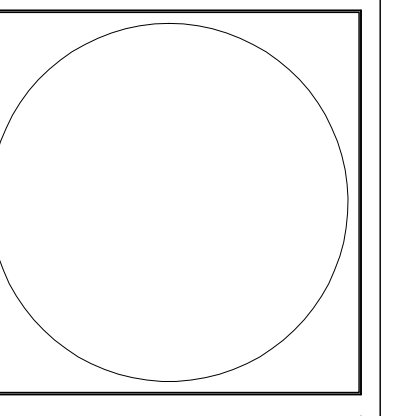
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2 SOUTH (SIDE) EXTERIOR ELEVATION
EX5 SCALE: 1/4"=1'-0"



1 EAST (REAR) EXTERIOR ELEVATION
EX5 SCALE: 1/4"=1'-0"



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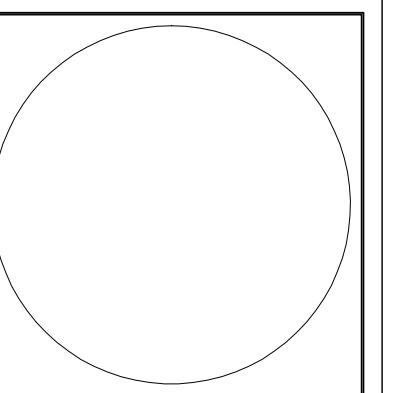
Project No: 1124
EXISTING EXTERIOR ELEVATIONS
Date: 7/1/17

EX5
5 OF 8

DEMOLITION NOTES

1. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
2. All demolished material shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
3. All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
4. It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
5. Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
6. Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.
7. Demolished material classified as clean fill may be distributed on site when specifically approved by the Architect in advance.

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 PHASE 2 DRAWINGS

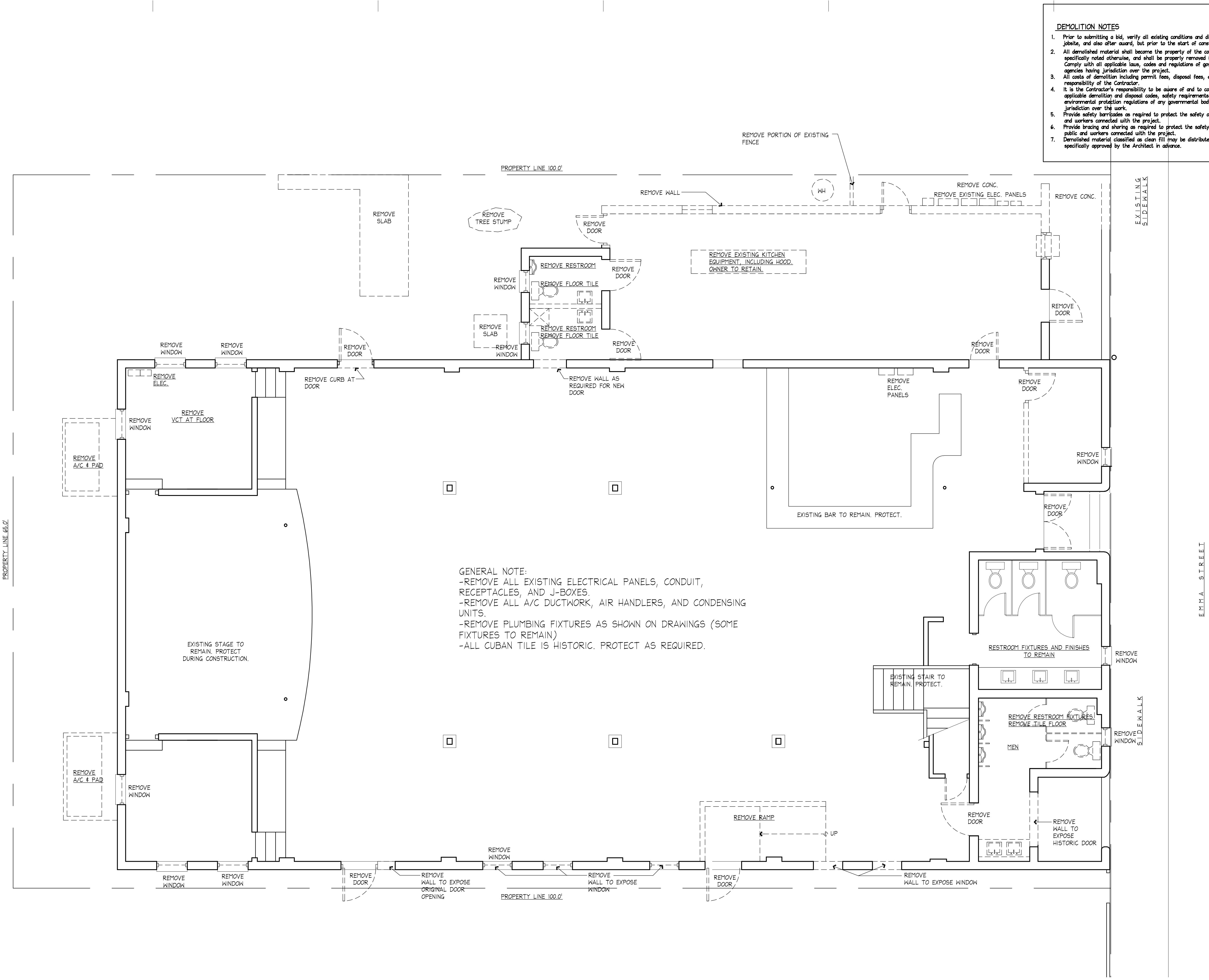


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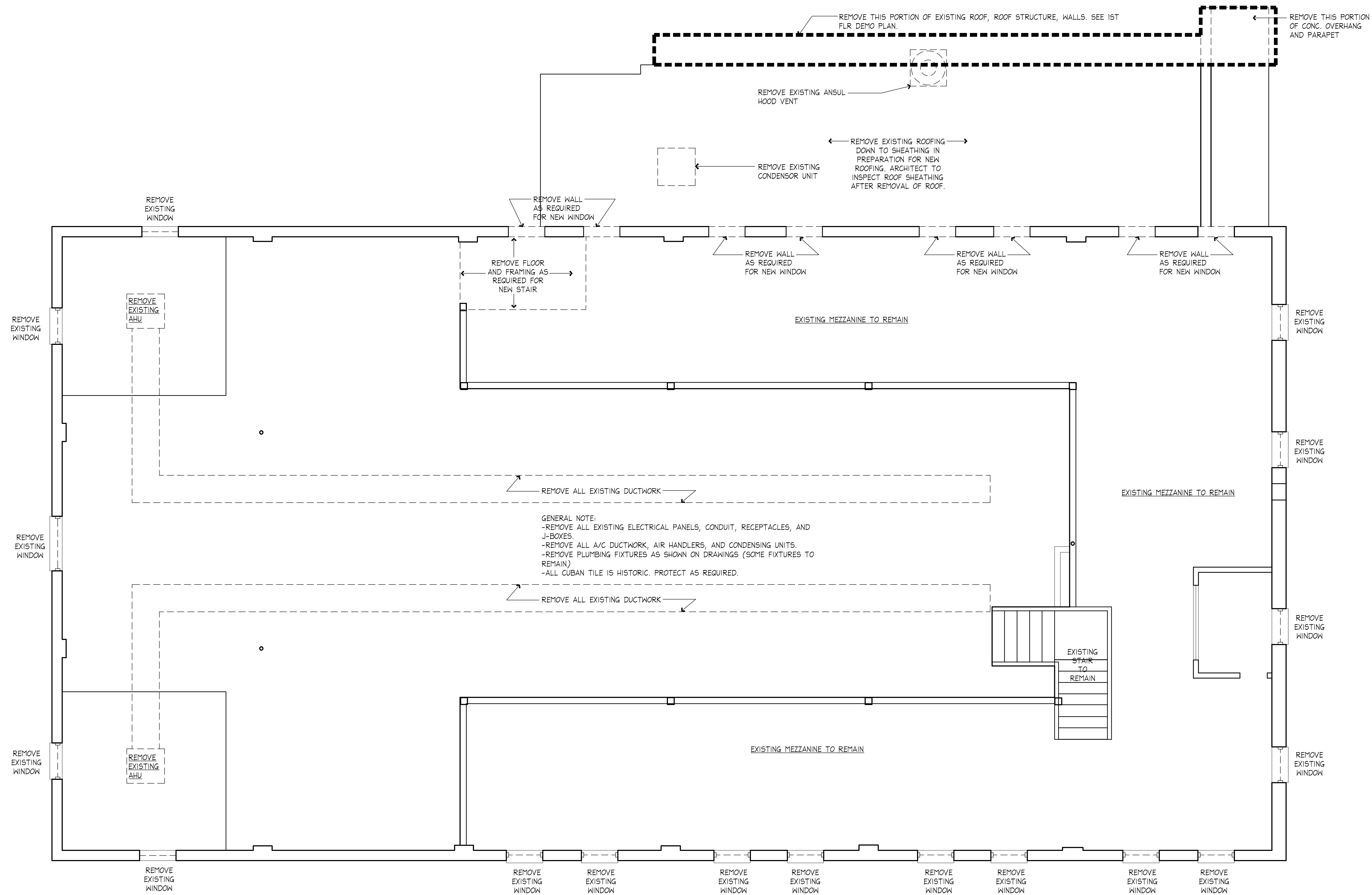
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Project No: 1124A
FIRST FLOOR DEMOLITION PLAN
 Date: 4/2/17

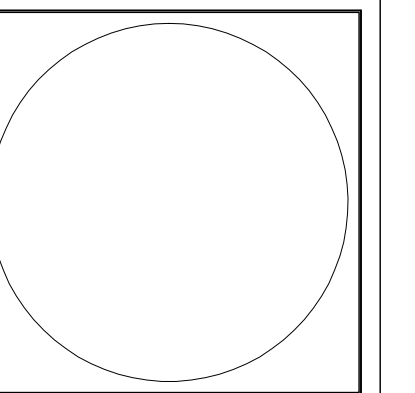
D1.1
 3 OF --



GENERAL NOTE:
 -REMOVE ALL EXISTING ELECTRICAL PANELS, CONDUIT, RECEPTACLES, AND J-BOXES.
 -REMOVE ALL A/C DUCTWORK, AIR HANDLERS, AND CONDENSING UNITS.
 -REMOVE PLUMBING FIXTURES AS SHOWN ON DRAWINGS (SOME FIXTURES TO REMAIN)
 -ALL CUBAN TILE IS HISTORIC. PROTECT AS REQUIRED.



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 PHASE 2 DRAWINGS



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Project No: 124A
**SECOND FLOOR
 DEMOLITION PLAN**
 Date: 4/2/17

D1.2
 4 OF --

PRESERVATION NOTES:

1. MATCH ORIGINAL HISTORIC MATERIAL, TEXTURES AND FINISHES. THE ARCHITECT WILL BE THE SOLE JUDGE AS TO WHAT CONSTITUTES AN APPROPRIATE MATCH.
2. REMOVE ALL AREAS IDENTIFIED BY THE ARCHITECT AS INAPPROPRIATE OR NOT MATCHING THE ADJACENT HISTORIC FABRIC.
3. TAKE ALL APPROPRIATE MEASURES NECESSARY TO CORRECT INTERIOR WORK AS IDENTIFIED BY THE ARCHITECT.
4. PROTECT HISTORIC FABRIC DURING ALL OPERATIONS. NO HISTORIC MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL OF ARCHITECT. THE ARCHITECT RESERVES THE RIGHT TO HAVE INDIVIDUAL WORKMEN REMOVED FROM INDIVIDUAL ACTIVITIES OR THE PROJECT ENTIRELY, IF IN THE ARCHITECT'S JUDGEMENT, THE QUALITY OF WORK BEING PERFORMED IS INAPPROPRIATE, INFERIOR, OR DETRIMENTAL TO HISTORIC MATERIALS.
5. REFER TO PHOTOGRAPHIC DETAILS IN THE SPECIFICATIONS FOR ADDITIONAL HISTORIC PRESERVATION INFORMATION AND PROJECT REQUIREMENTS.
6. ALL WORK MUST COMPLY WITH THE SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION, AS ADMINISTERED BY THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORIC RESOURCES.
7. DUE TO THE SENSITIVE HISTORIC NATURE OF THIS PROJECT, GENERAL CONTRACTORS AND CERTAIN TRADES MUST MEET PREQUALIFICATION REQUIREMENTS. REFER TO SUPPLEMENTARY GENERAL CONDITIONS, SECTION 02000. HISTORIC FINISHES AND FURNISH MAY BE INTACT UNDER CONTEMPORARY FINISHES. CONSULT ARCHITECT BEFORE REMOVAL OF QUESTIONABLE HISTORIC OR NON-HISTORIC MATERIAL.
8. WHERE THE TERM 'RESTORE' IS USED THROUGHOUT THESE DOCUMENTS, THE INTENT IS TO RETURN AN ITEM, FINISH, OR MATERIAL TO ITS HISTORIC CONFIGURATION AND/OR CONDITION. THE LEAST INTRUSIVE METHOD REQUIRED SHOULD BE USED FIRST: CLEAN, PATCH, OR REPLACE USING AN IN-KIND MATERIAL, I.E. BRONZE FOR BRONZE, CONCRETE FOR CONCRETE, CORAL STONE FOR CORAL STONE, ETC. COORDINATE ALL REQUIREMENTS FOR 'RESTORATION' WITH ARCHITECT.
9. THE AMERICAN LEGION BUILDING IS A STATE AND LOCAL HISTORIC SITE.

THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION:

- (a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.
- (b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (c) The quality of materials and craftsmanship used in a rehabilitation project must be commensurate with the quality of materials and craftsmanship of the historic building in question. Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repainting techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification. For further information on appropriate and inappropriate rehabilitation treatments, owners are to consult the Guidelines for Rehabilitating Historic Buildings published by the NPS. "Preservation Briefs" and additional technical information to help property owners formulate plans for the rehabilitation, preservation, and continued use of historic properties consistent with the intent of the Secretary's Standards for Rehabilitation are available from the SHPOs and NPS regional offices. Owners are responsible for procuring this material as part of property planning for a certified rehabilitation.

PROJECT STATISTICS - 803 EMMA STREET
LOT DESCRIPTION: SEE SURVEY.

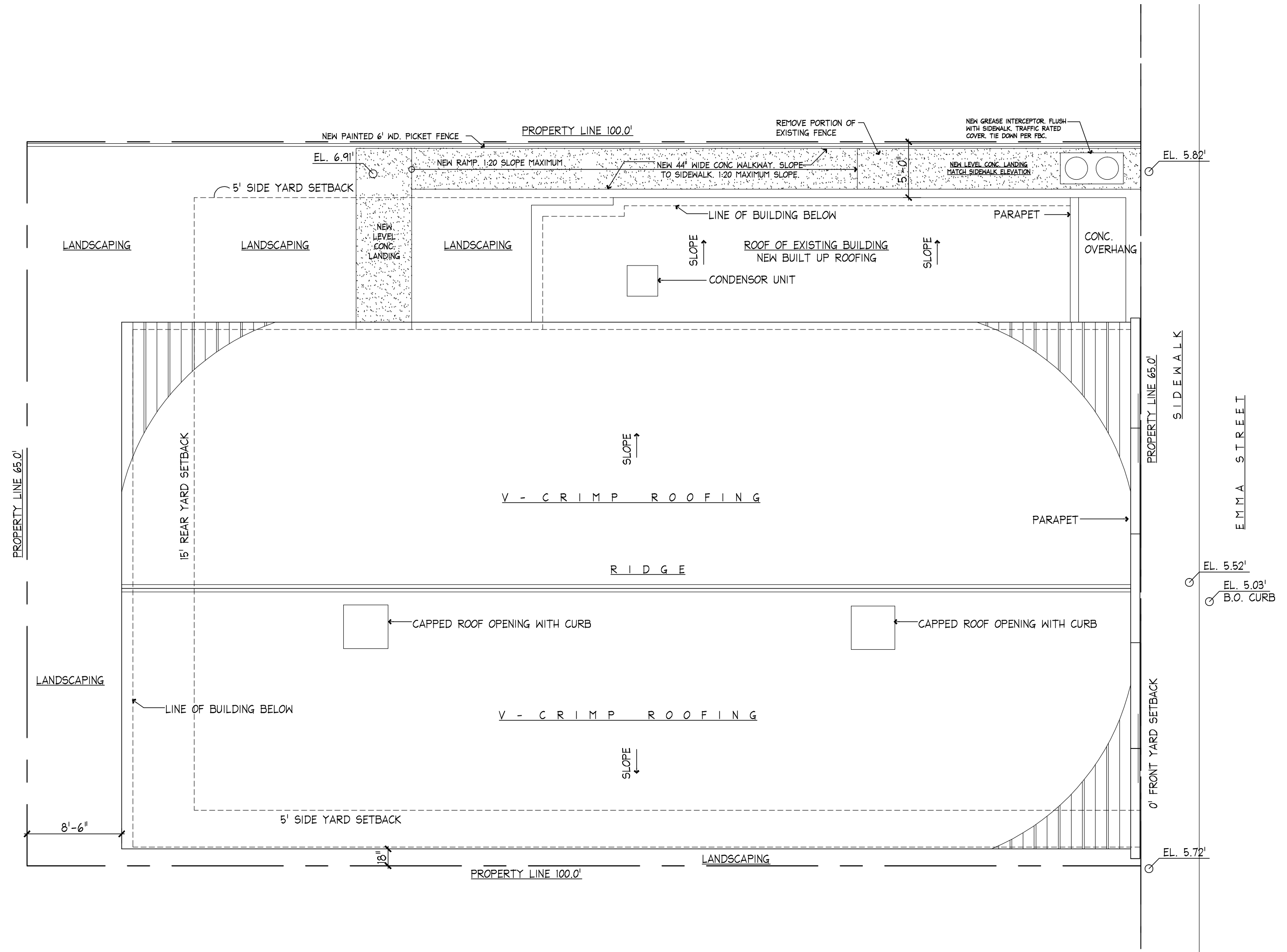
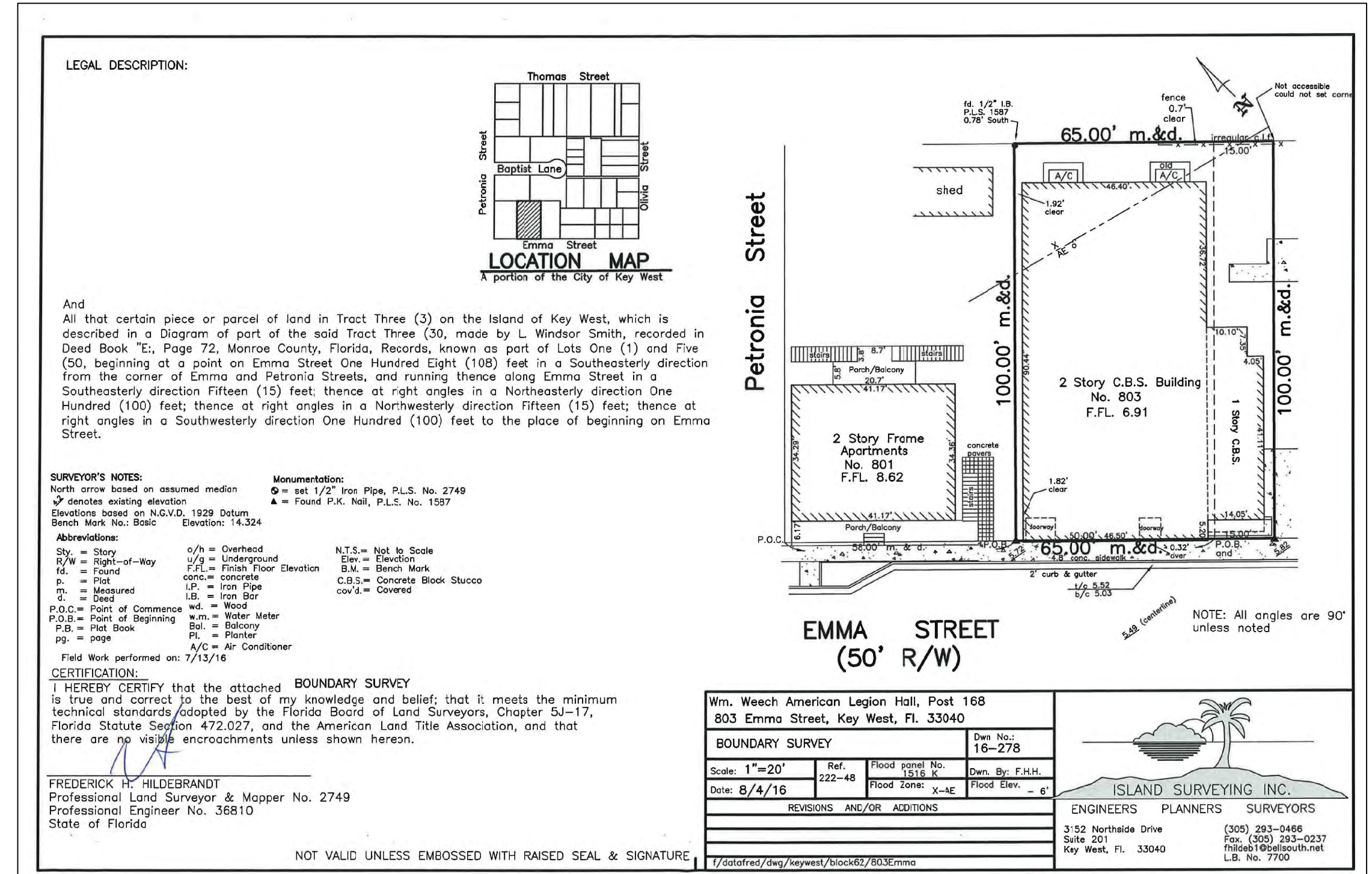
FEMA FLOOD ZONE: AE-6
FINISH FLOOR ELEVATION: +6.91'
ZONING DESIGNATION: HNC-3 (HISTORIC NEIGHBORHOOD COMMERCIAL)
LOT AREA: 100 X 65 = 6500 S.F.
BUILDING CONDITIONED AREA: 43% S.F.

SETBACKS:	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
BUILDING HEIGHT:	30' MAXIMUM	27'-10"	27'-10" (NO CHANGE)
FRONT SETBACK:	0' MINIMUM	0'	0' (NO CHANGE)
SIDE YARD SETBACK:	5' MINIMUM	18'	18' (NO CHANGE)
STREET SIDE SETBACK:	7.5' MINIMUM	N/A	N/A
REAR SETBACK:	15' MINIMUM	8'-6"	8'-6" (NO CHANGE)
IMPERVIOUS SURFACE:	MAX. 60% OF LOT AREA	5,250 / 6,500 = 80.7%	5,234 / 6,500 = 80.5%
BUILDING COVERAGE:	MAX. 40% OF LOT AREA	5,068 / 6,500 = 77.9%	4,916 / 6,500 = 75.6%
F.A.R.:	1.0	4526 / 6500 = .69	43% / 6500 = .67

OPEN SPACE CALCULATIONS	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
OPEN SPACE	35% MINIMUM	19.1%	19.5%

PROPOSED OPEN SPACE CALCULATIONS:

BUILDING AND OVERHANGS:	4,916 S.F.
CONC. WALKWAYS:	318 S.F.
TOTAL 'CLOSED' SPACE:	5,234 S.F. / 6,500 S.F. = 80.5%
TOTAL 'OPEN' SPACE:	100% - 80.5% = 19.5% OPEN SPACE



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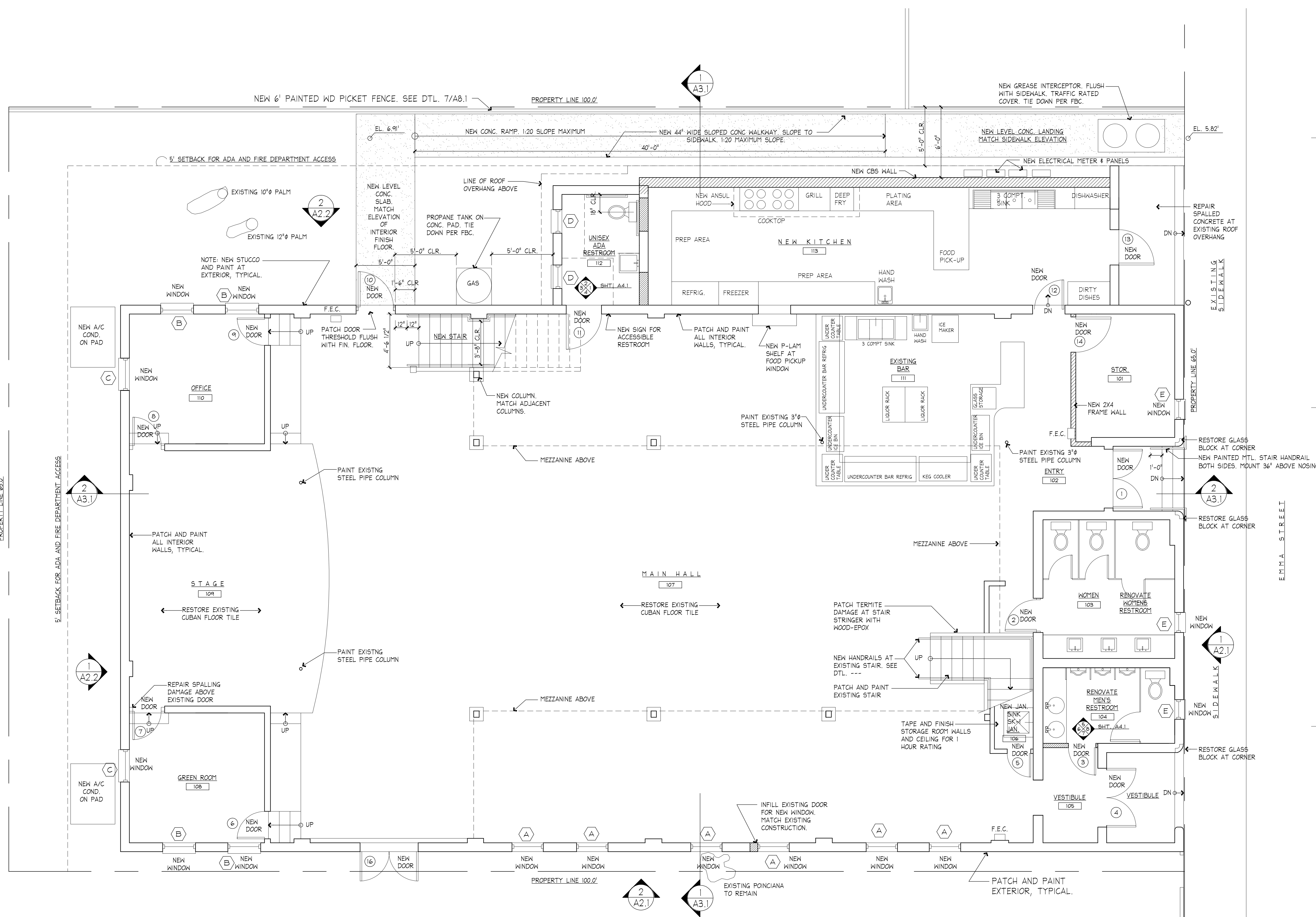
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p.c.

Project No: 11244
SITEPLAN
SURVEY
PROJECT STATS
STORMWATER CALCS.

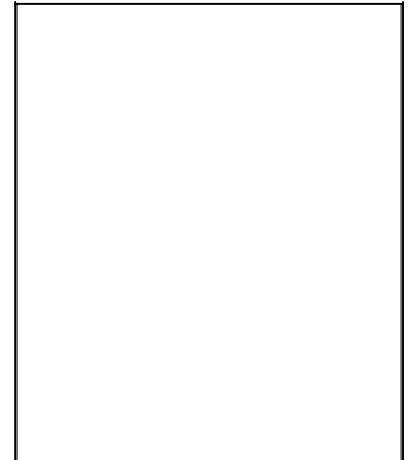
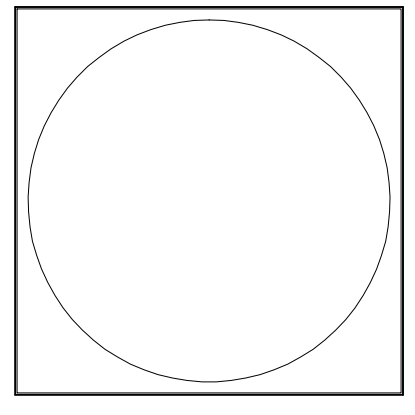
Date: 7/1/17

A1.0
2 OF --





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 803 EMMA STREET
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 PHASE 2 DRAWINGS



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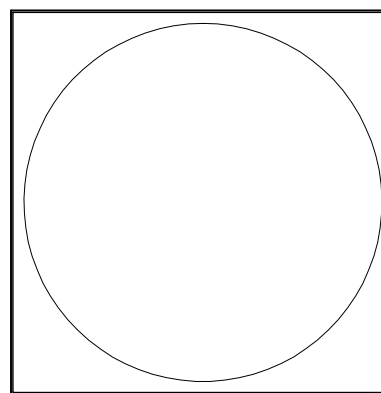
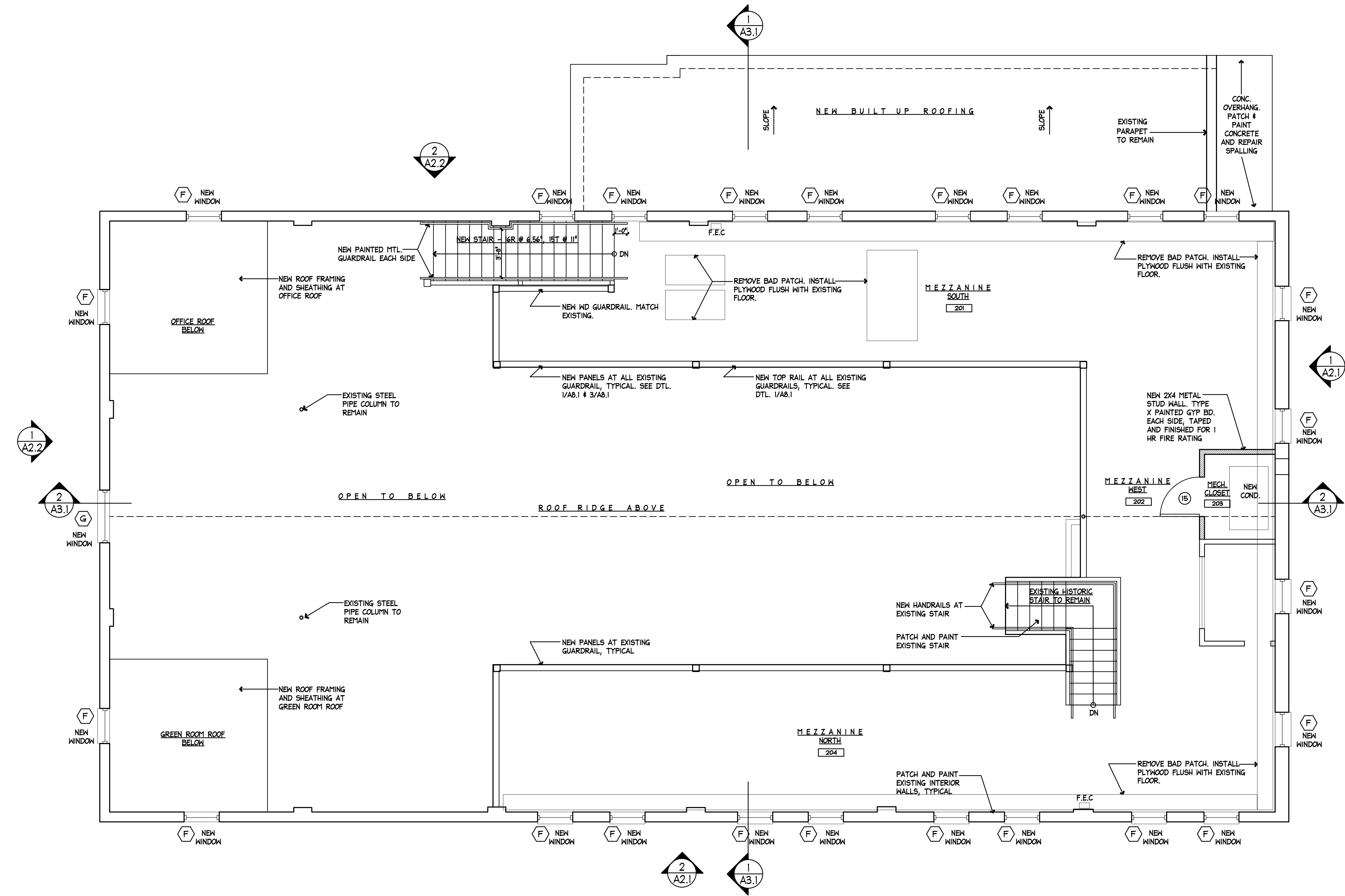
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 PROPOSED FIRST FLOOR PLAN

Date: 7/1/17

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5 OF --

AMERICAN LEGION POST 168
 803 EMMA STREET
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 PHASE 2 DRAWINGS

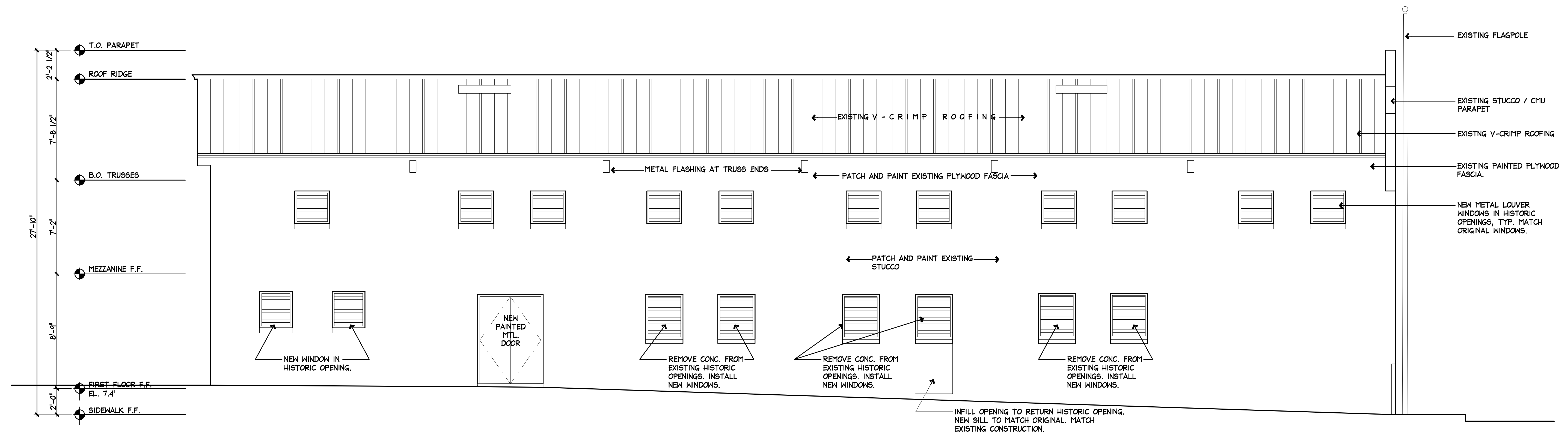


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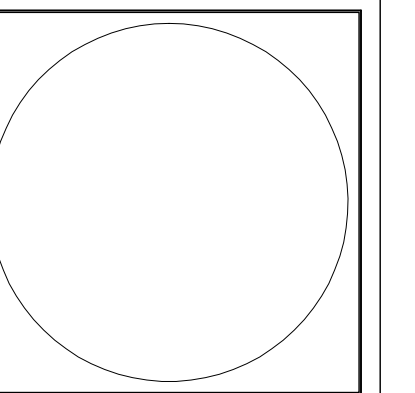
Project No: 1124A
 PROPOSED SECOND FLOOR PLAN
 Date: 7/1/17

A1.2
 6 OF --



2 PROPOSED NORTH (SIDE) EXTERIOR ELEVATION
 A2.1 SCALE: 1/4"=1'-0"

AMERICAN LEGION POST 168
 803 EMMA STREET
 KEY WEST, FLORIDA
 PHASE 2 DRAWINGS

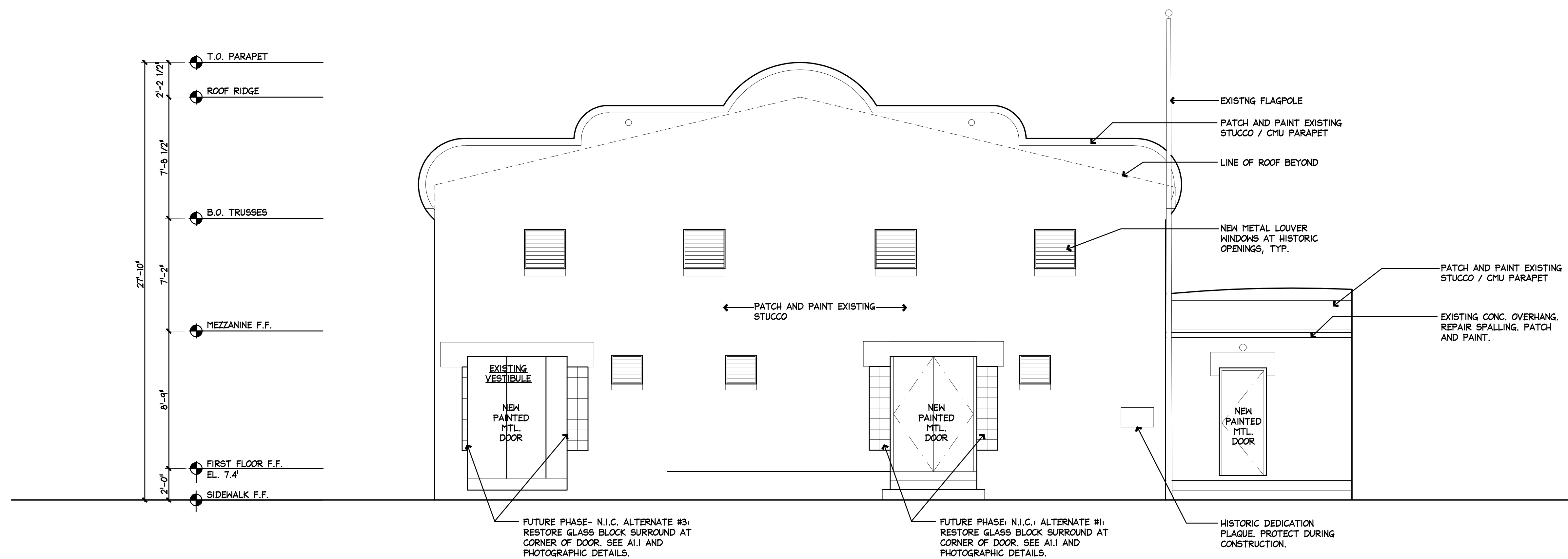


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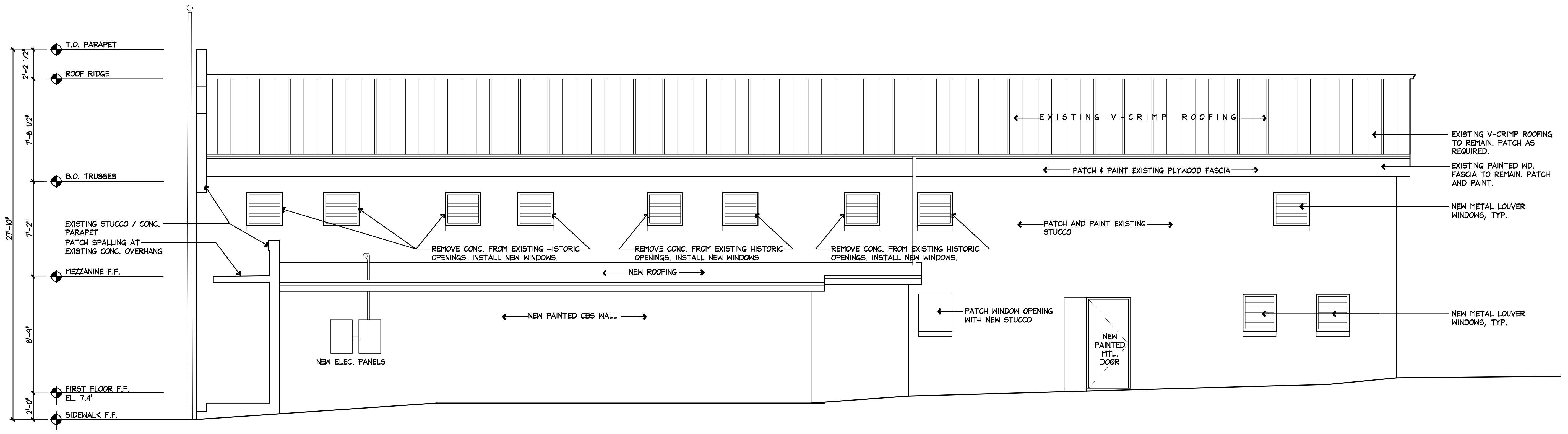
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Project No: 1124A
 EXTERIOR ELEVATIONS
 Date: 7/1/17

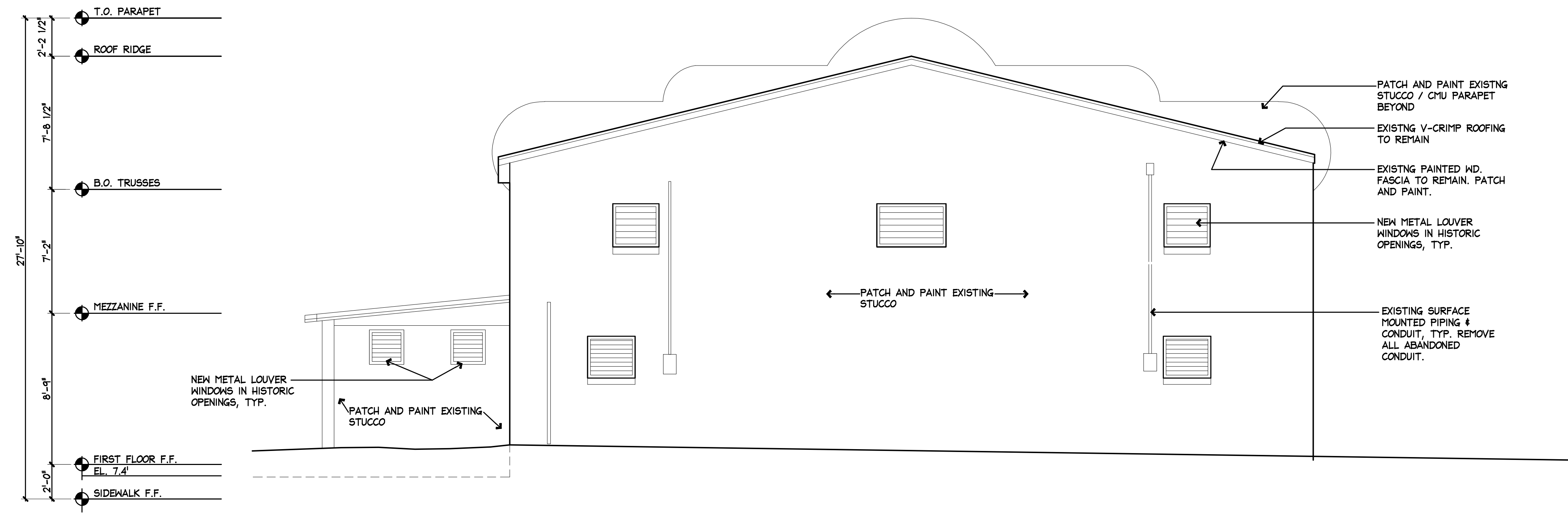
A2.1
 4 OF --



1 PROPOSED WEST (FRONT) EXTERIOR ELEVATION
 A2.1 SCALE: 1/4"=1'-0"

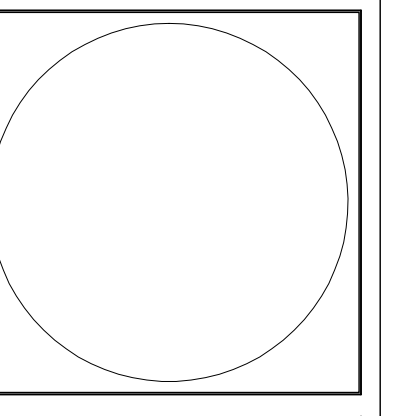


2 PROPOSED SOUTH (SIDE) EXTERIOR ELEVATION
 A2.2 SCALE: 1/4"=1'-0"



1 PROPOSED EAST (REAR) EXTERIOR ELEVATION
 A2.2 SCALE: 1/4"=1'-0"

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 PHASE 2 DRAWINGS



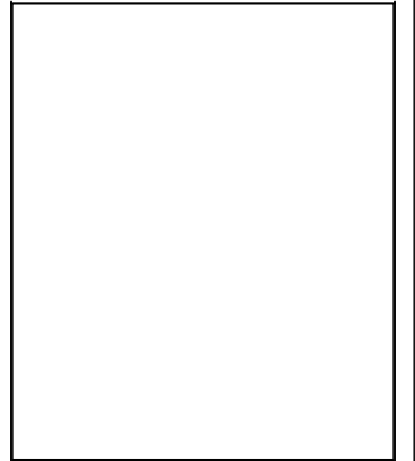
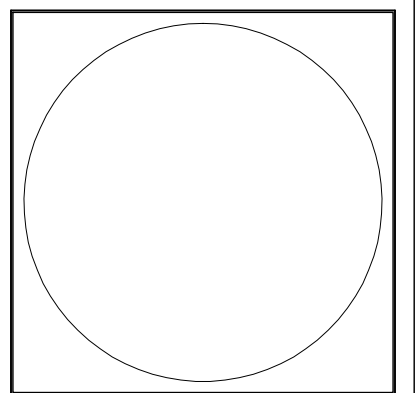
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Project No: 1124A
 EXTERIOR ELEVATIONS

Date: 7/1/17

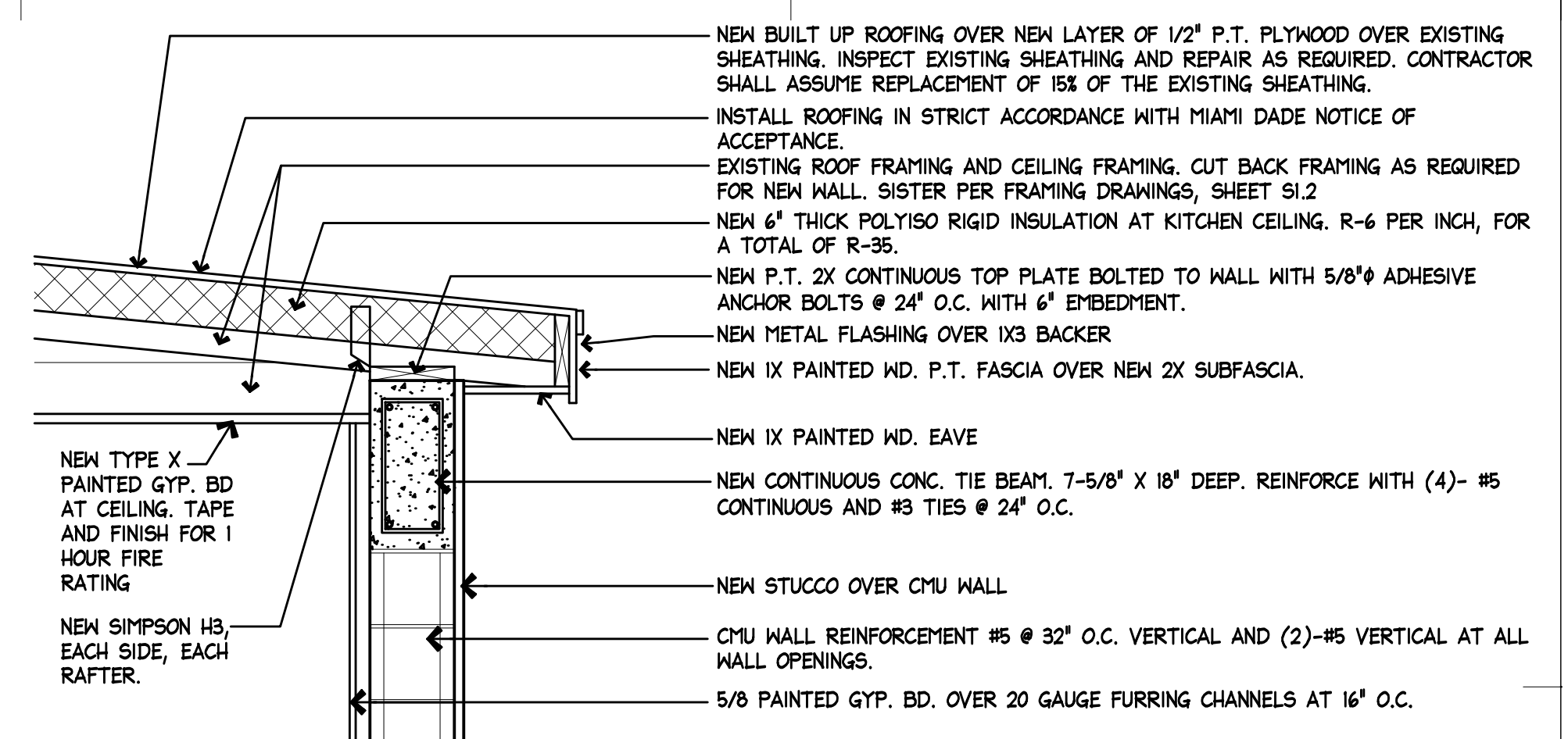
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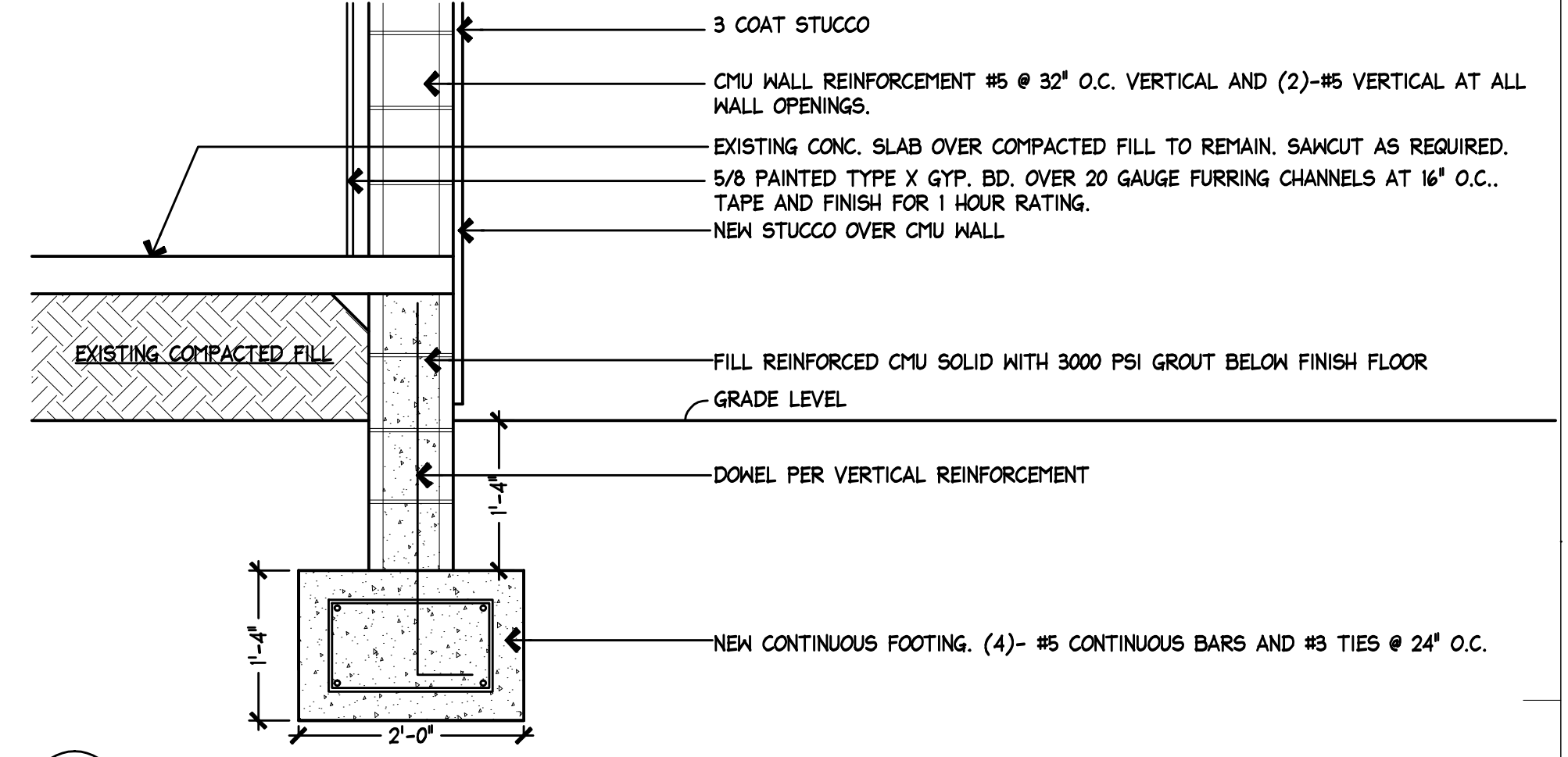
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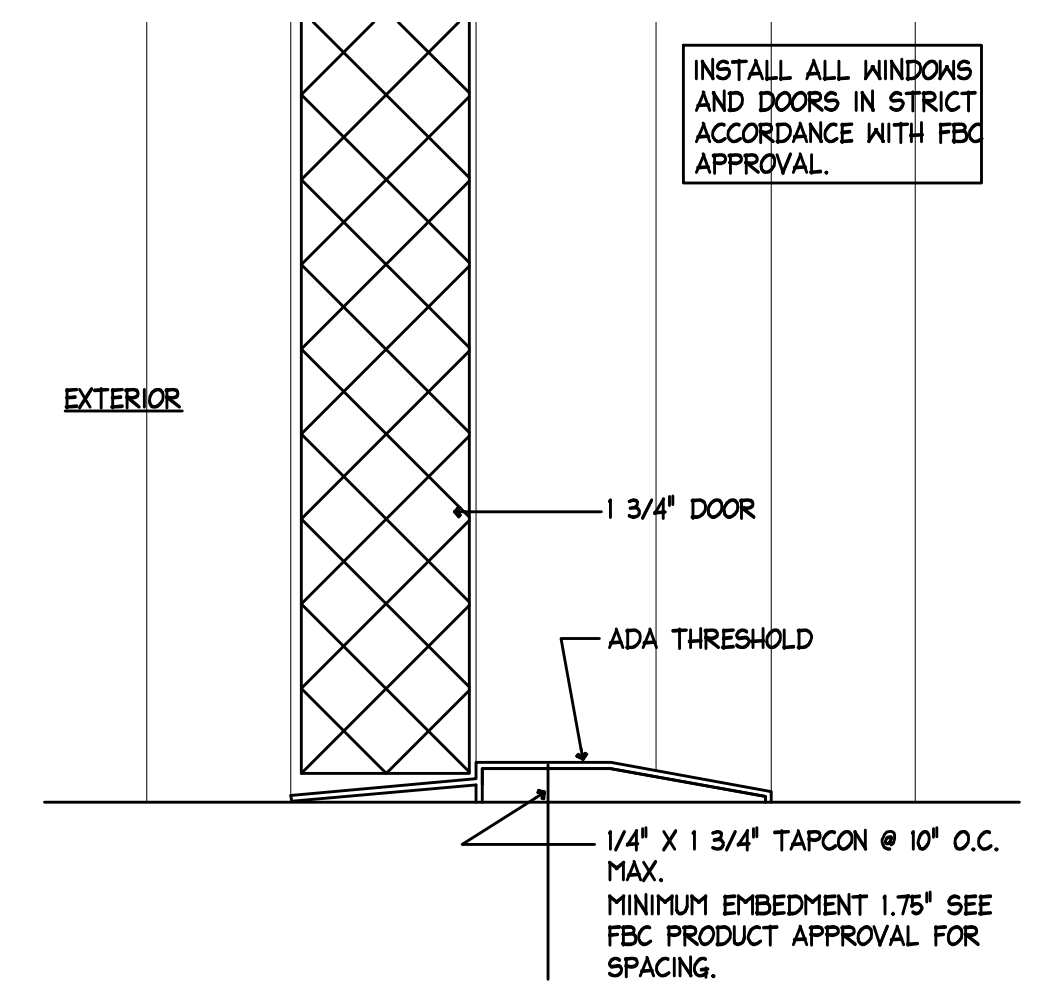
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 Date: 7/1/17



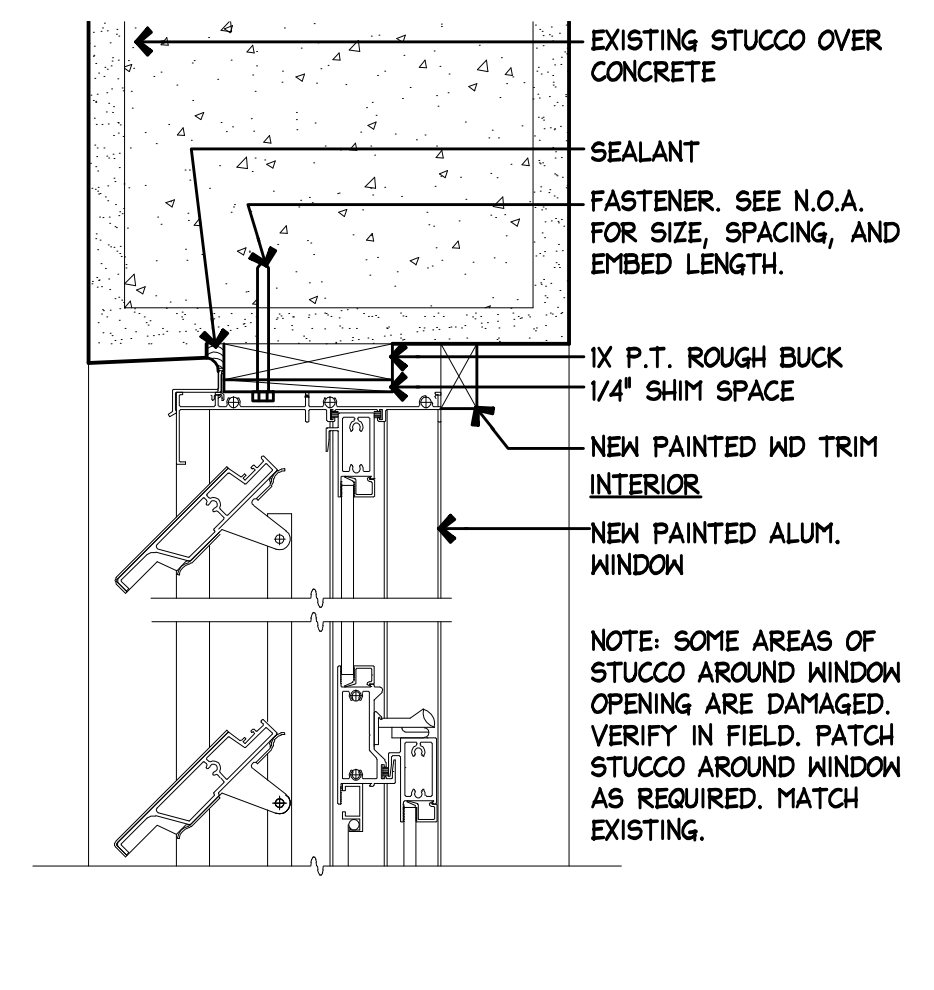
19 TOP OF NEW WALL AT KITCHEN
 A8.1 SCALE: 3/4"=1'-0"



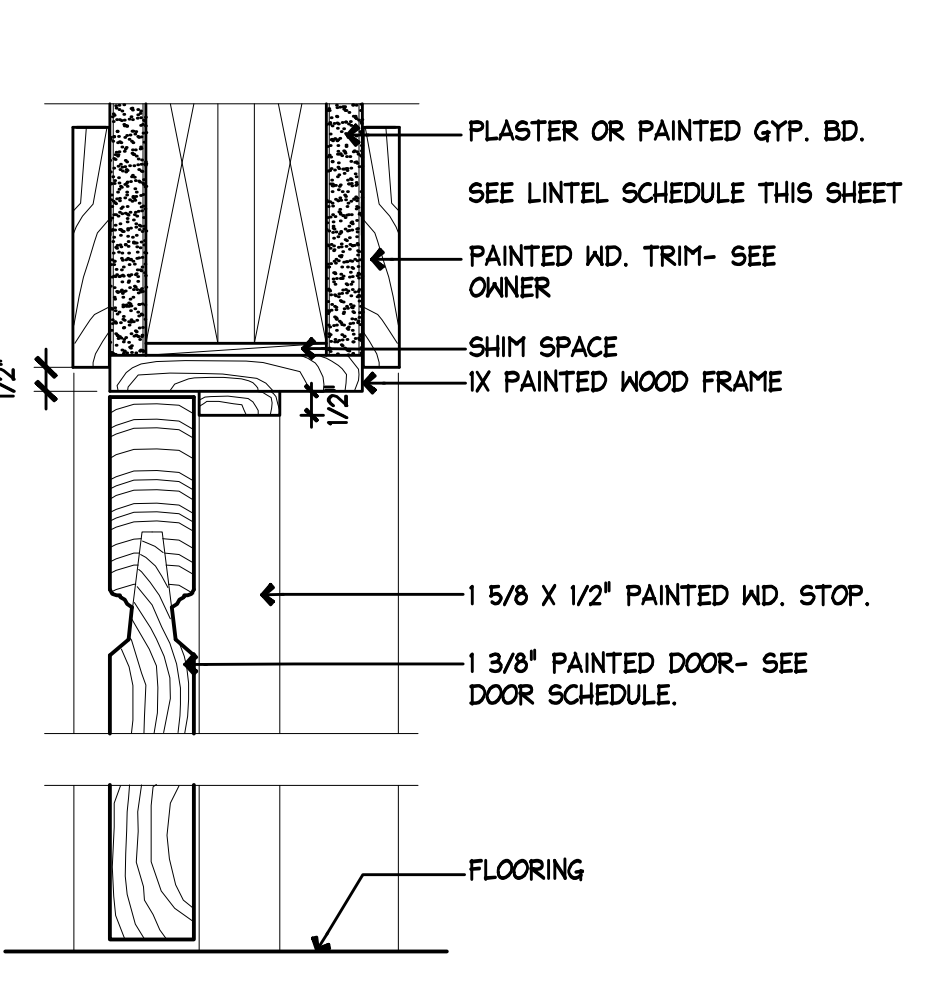
13 TOP OF NEW WALL AT KITCHEN
 A8.1 SCALE: 3/4"=1'-0"



12 HANDRAIL AT WOOD STAIR
 A8.1 SCALE: 6"=1'-0"



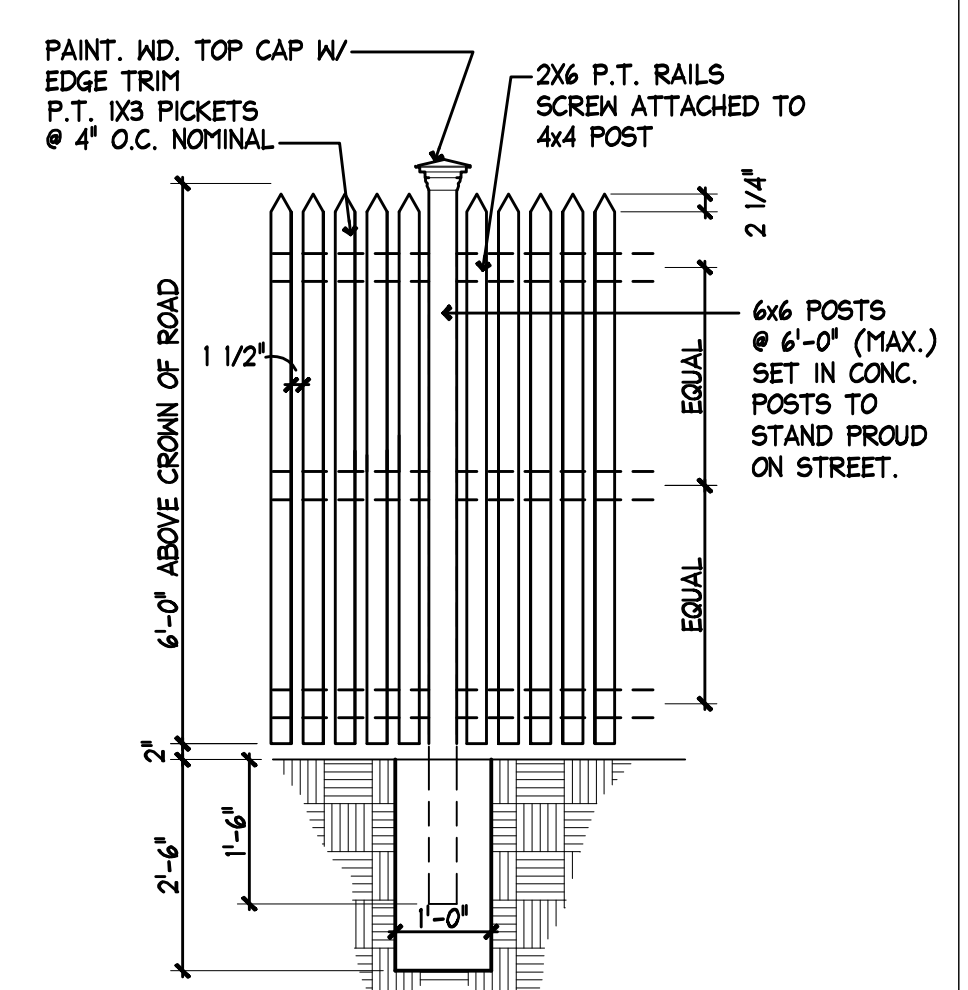
11 METAL DOOR SILL DETAIL
 A8.1 SCALE: 6"=1'-0"



10 WINDOW HEAD DETAIL
 A8.1 SCALE: 3"=1'-0"

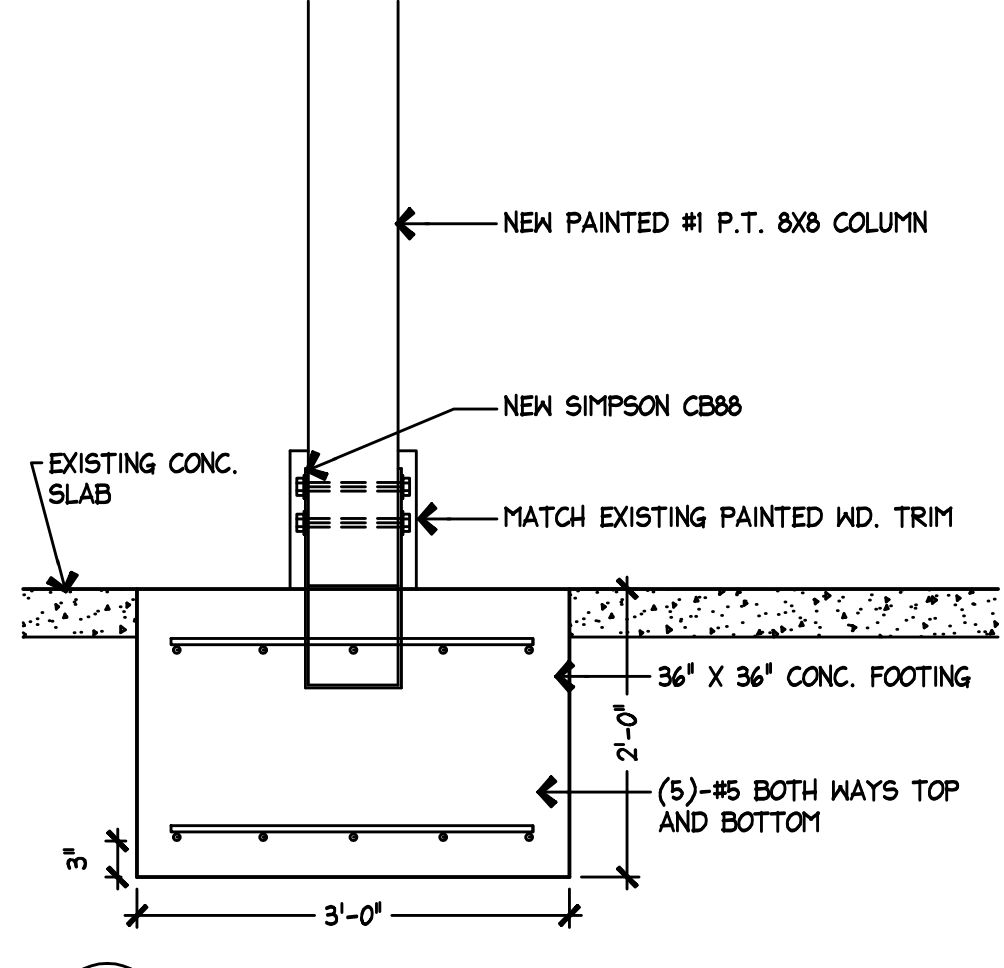


9 INTERIOR DOOR HEAD (JAMB SIM.)
 A8.1 SCALE: 1 1/2"=1'-0"

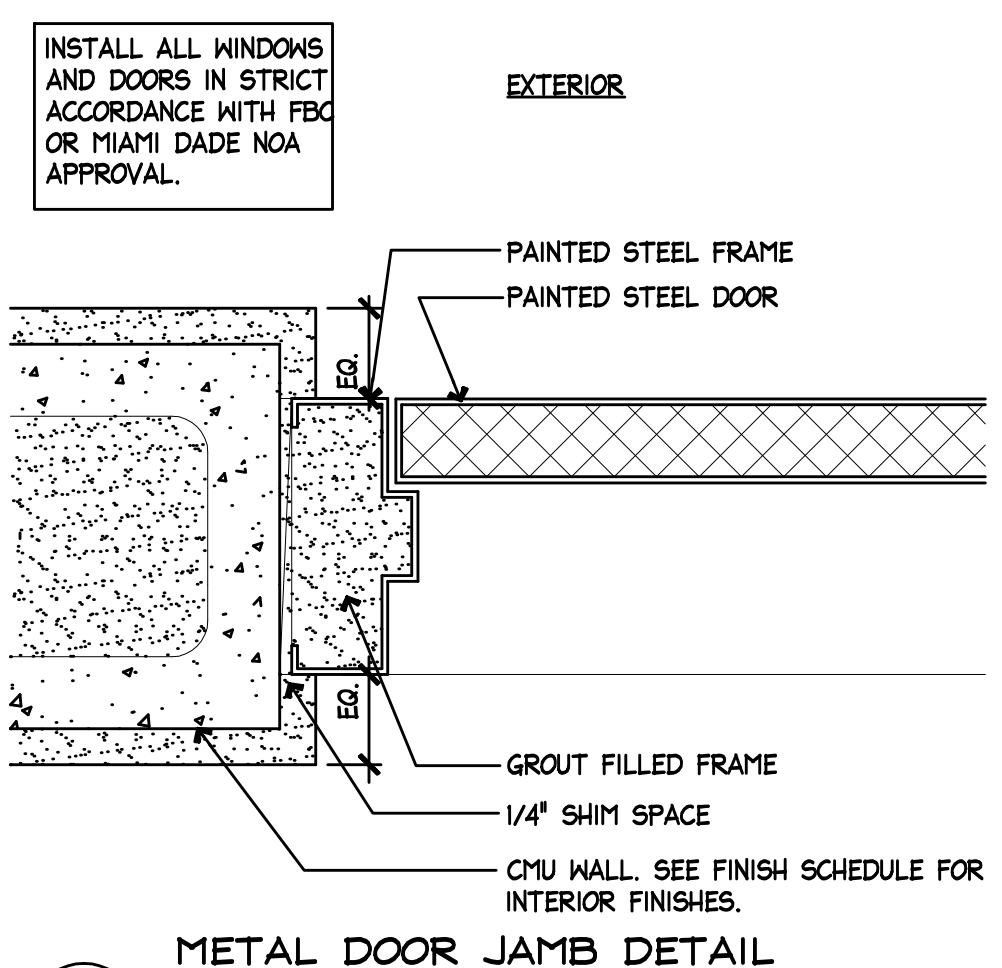


8 --
 A8.1 SCALE: 1 1/2"=1'-0"

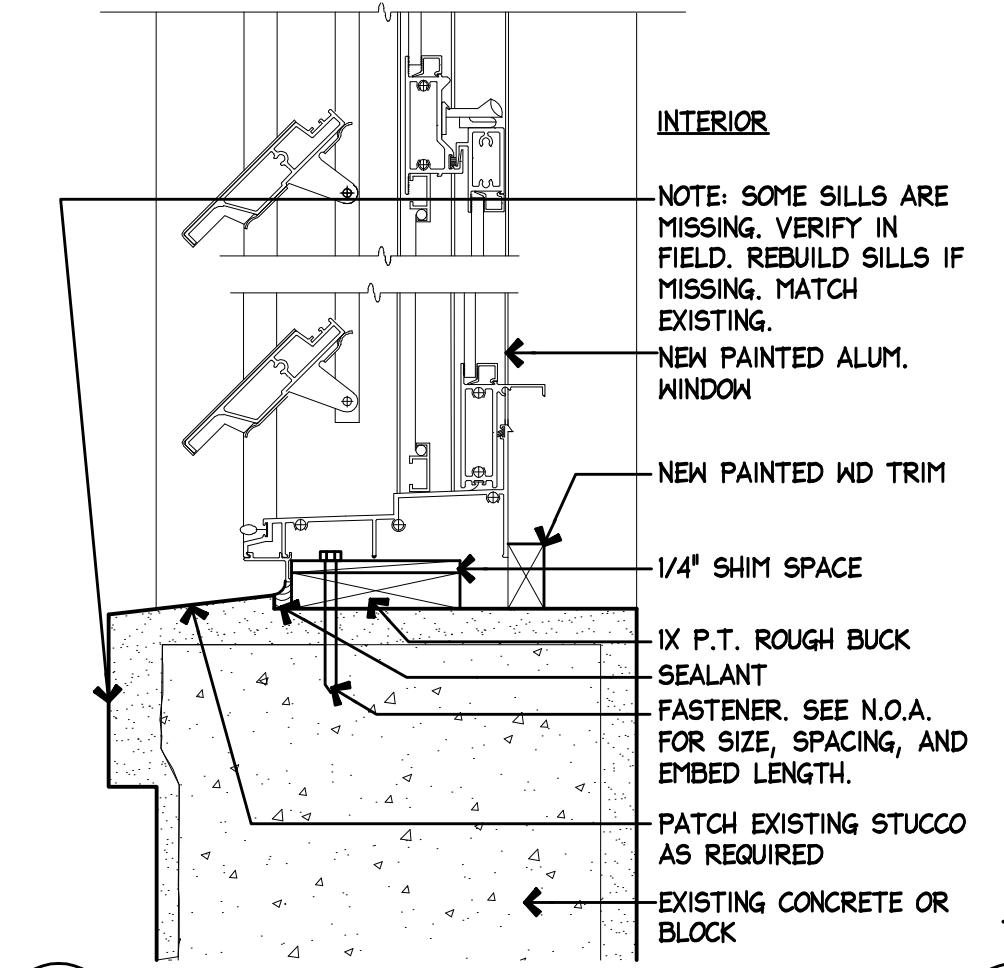
7 FENCE DETAIL
 A8.1 SCALE: 1 1/2"=1'-0"



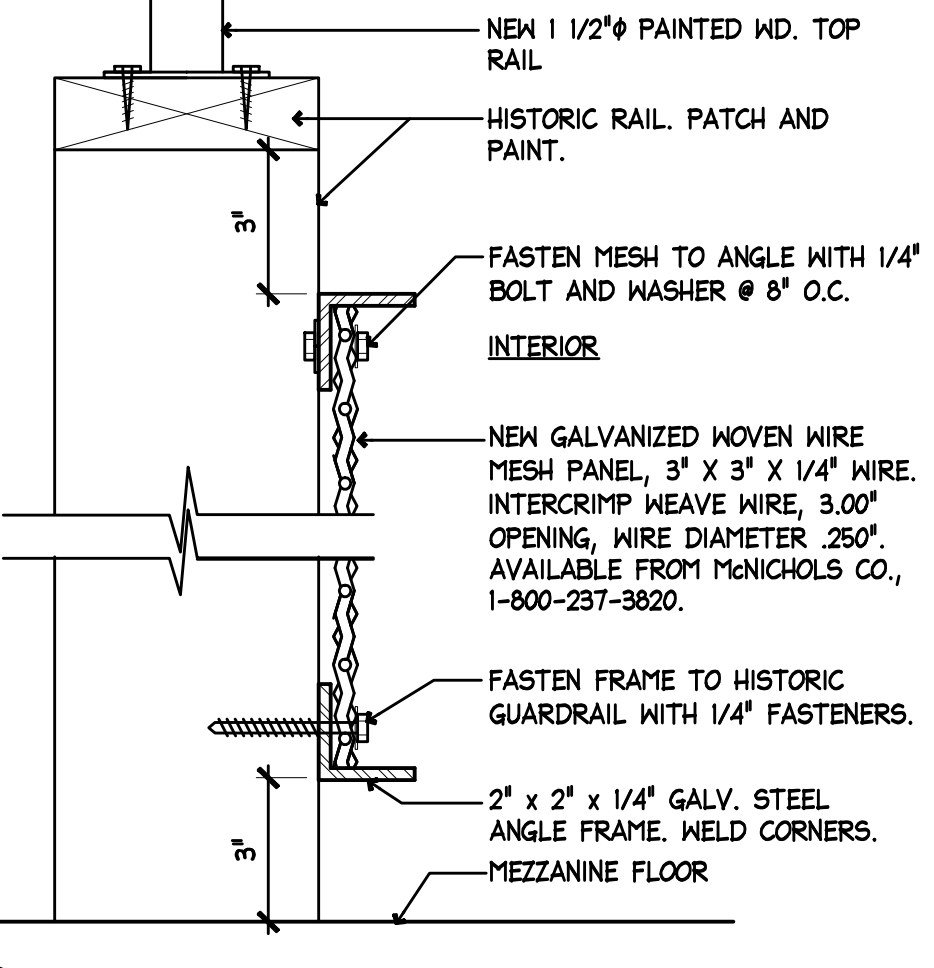
6 NEW INTERIOR COLUMN FOOTING
 A8.1 SCALE: 3"=1'-0"



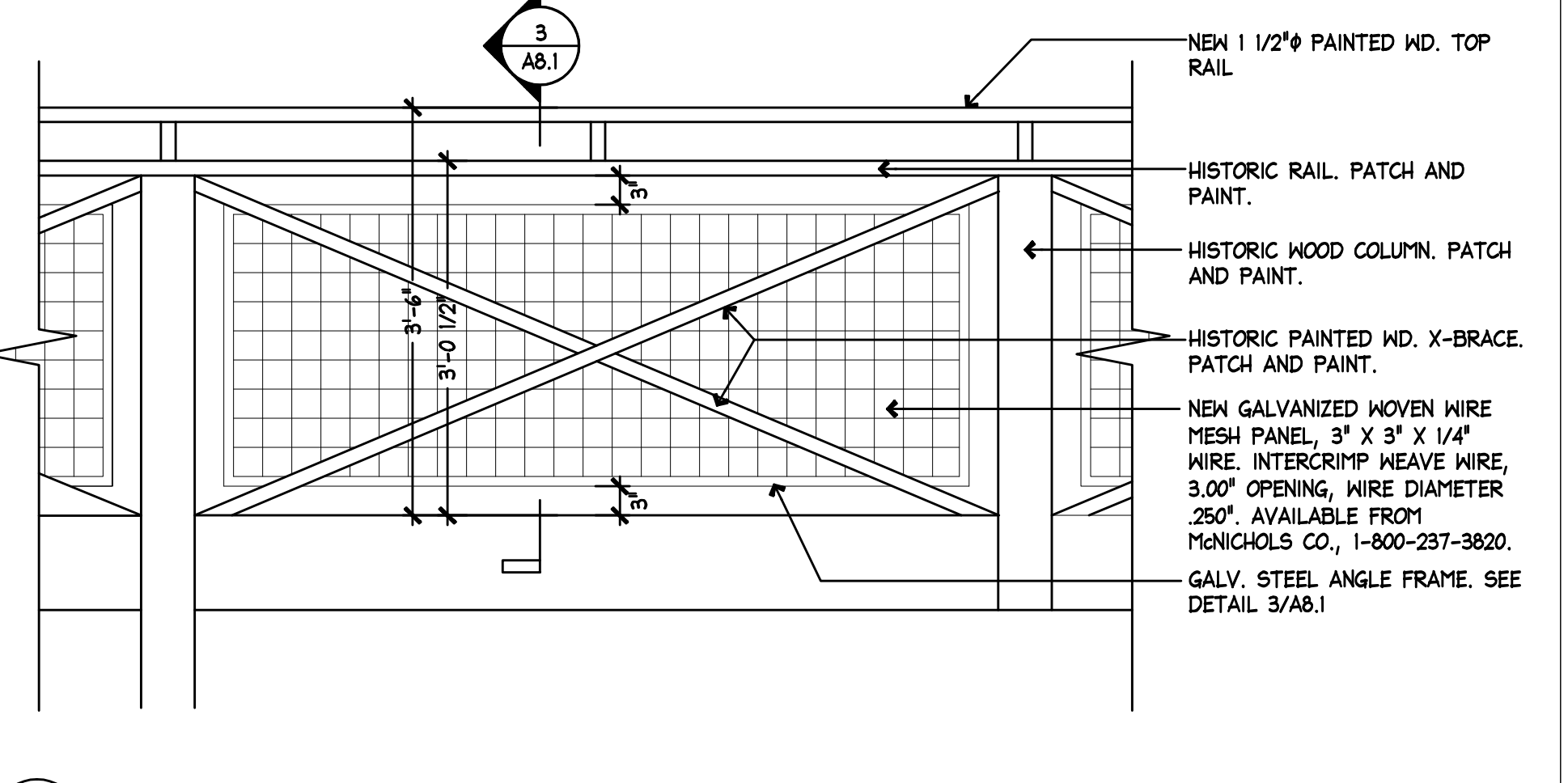
5 METAL DOOR JAMB DETAIL (HEAD SIMILAR)
 A8.1 SCALE: 1 1/2"=1'-0"



4 WINDOW SILL DETAIL
 A8.1 SCALE: 3"=1'-0"



3 GUARDRAIL MESH FASTENER DETAIL
 A8.1 SCALE: 1 1/2"=1'-0"



1 GUARDRAIL INFILL DETAIL
 A8.1 SCALE: 3/4"=1'-0"

SINGLE/DOUBLE HUNG WINDOWS WITH SOLAR CONTROL LOUVERS - SERIES 540

1. GENERAL

Single/Double Hung windows with solar control louvers as shown in the architectural drawings shall be Series 540 as manufactured by SOL-A-TROL Aluminum Products, Miami Fla. and shall meet or exceed AAMA specifications for DH-HC-75. Large missile impact resistant models have Miami-Dade County product approval for a maximum design pressure of +106.7 –210.0 PSF.

2. MATERIAL

Extruded aluminum 6063-T6 (Alloy and Temper)

3. CONSTRUCTION

FRAME: The window frame shall be .078" thick, 5 1/2" deep.

SASH: All sash members shall have a minimum thickness of .062" tubular horizontal sections with continuous lift.

4. HARDWARE

LOUVERS: Operators shall be white bronze locking cam handles allowing louvers to remain stationary at any position, automatically locking in closed

NOTICE OF ACCEPTANCE

MIAMI-DADE COUNTY
APPROVED



position.

SASH: Balance with take out sash system, which shall hold sash stationary at any position and allow removal from frame without the use of tools. Spring-loaded lock shall lock sash in closed position.

5. WEATHERSTRIPPING

SASH: Double weatherstripping located inside and out of full perimeter using pile with fin.

FRAME: Continuous stainless steel compression type between jamb and louver clip.

LOUVER: Vinyl flap in keyway at the top of each louver and at keyway in sill. (Optional)

6. LOUVERS

Extruded aluminum with an L-shaped structural leg running the full length of the louvers which are 4" deep and have a minimum wall thickness of .062". Optional louvers are of double tubular construction and large missile impact resistant. Clips retaining louvers shall be formed from 5005-H34 aluminum .051" thick and fastened to louvers with pop-rivets or stainless steel screws into pre-punched holes.

7. FINISHES

Electro-statically applied baked enamel.

Clear Anodized.

Bronze Hardcoat.

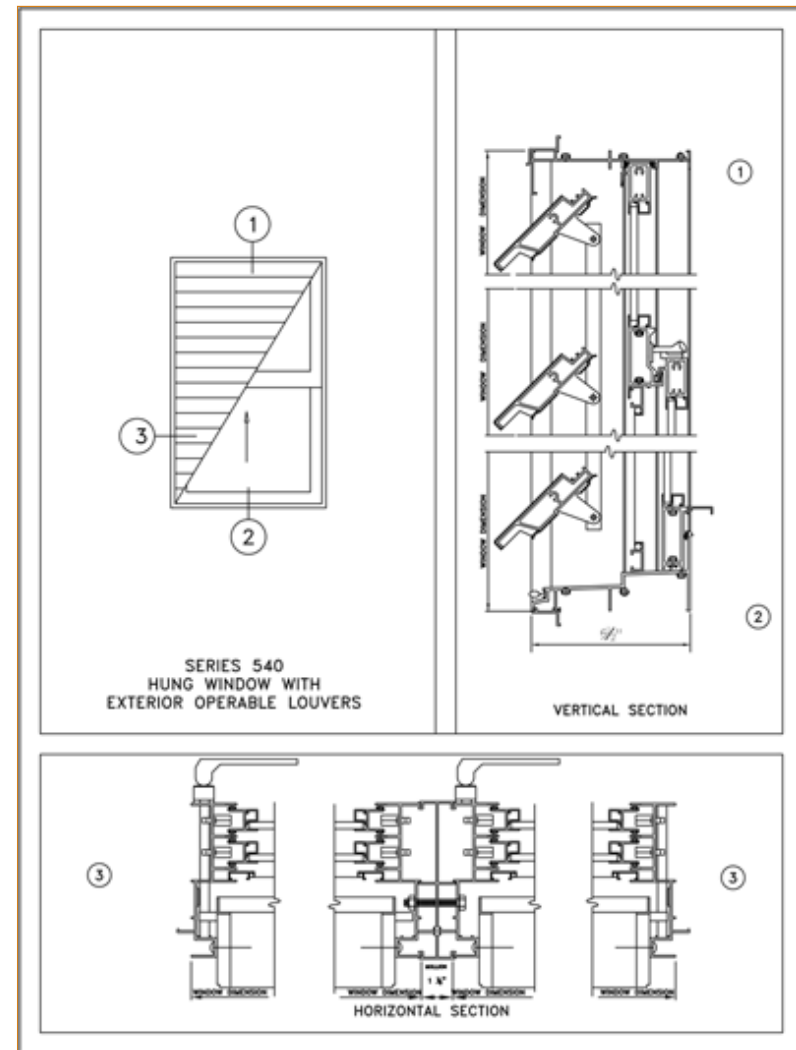
Kynar 500.

8. GLAZING

The glass shall be as specified under Glass and Glazing section with a maximum thickness of 1/2", and held in place with extruded snap-in type glazing bead.

9. SCREENS

Standard screens shall be roll formed aluminum box frame fitted in pockets in frame. Optional screens shall be extruded box frame. Screen frame shall



be screened with 18 x 16 mesh charcoal fiberglass screen cloth

STANDARD SIZES

# of louvers	Window dimension*	Finished opening (Buck to Buck)	Masonry opening**
5	19 1/2"	20"	21 1/2"
6	23"	23 1/2"	25"
7	26 1/2"	27"	28 1/2"
8	30"	30 1/2"	32"
9	33 1/2"	34"	35 1/2"
10	37"	37 1/2"	39"
11	40 1/2"	41"	42 1/2"
12	44"	44 1/2"	46"
13	47 1/2"	48"	49 1/2"
14	51"	51 1/2"	53"
15	54 1/2"	55"	56 1/2"
16	58"	58 1/2"	60"
17	61 1/2"	62"	63 1/2"
18	65"	65 1/2"	67"
19	68 1/2"	69"	70 1/2"
20	72"	72 1/2"	74"
21	75 1/2"	76"	77 1/2"
22	79"	79 1/2"	81"
23	82 1/2"	83"	84 1/2"
24	86"	86 1/2"	88"
25	89 1/2"	90"	91 1/2"
26	93"	93 1/2"	95"
27	96 1/2"	97"	98 1/2"
28	100"	100 1/2"	102"
29	103 1/2"	104"	105 1/2"
30	107"	107 1/2"	109"
31	110 1/2"	111"	112 1/2"
32	114"	114 1/2"	116"
33	117 1/2"	118"	119 1/2"

* - Height does not include flanges

** - When installed with 3/4" wood bucks.

Sol-A-Trol Aluminum Products

4101 N.W. 132 Street

Miami, FL 33054

Tele. (305) 681-2020

Fax (305) 681-2035

Gulf Coast representative:

Flynn Building Specialties

P.O. Box 2275

Lafayette, LA 70502

Tele. (318) 234-7594

Fax (318) 235-7261

West Coast representative:

RB2 Associates

13339 Corte De Chucena

San Diego, CA 92128

Tele. (858) 451-2359

Fax (858) 451-9652

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., August 22, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

INTERIOR AND EXTERIOR RENOVATIONS TO AN INDIVIDUALLY LISTED IN THE NRHP. LIFE SAFETY AND ADA UPGRADES. NEW SOUTHEAST SIDE WALL. PARTIAL DEMOLITION OF SOUTHEAST SIDE AND FRONT WALL . #803 EMMA STREET

Applicant – Bender and Associates Application #17- 03-0031

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared DAVID SALAY, 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:

803 EMMA on the 14TH day of AUGUST, 2017.

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 AUGUST 22, 2017.

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 17-03-0031.

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

Signed Name of Affiant:

[Signature]
Date: 8/14/17

Address: 410 ANGELA ST.

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 14TH day of AUGUST, 2017.

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

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: BERT BENDER

Notary Public - State of Florida (seal)
My Commission Expires: _____



AMERICAN LEGION POST 168

William V. Keck (established 1916) AMERICAN

**HARC
AFFIDAVIT/
MFG.
NOTICE
8/14/17.**

Public
Notice

Public
Notice



PROPERTY APPRAISER INFORMATION



Summary

Parcel ID 00014650-000000
 Account # 1015032
 Property ID 1015032
 Millage Group 11KW
 Location Address 803 EMMA ST., KEY WEST
 Legal Description KW PT LOTS1-5 SQR2 TR3 G52-100-101 G66-440-441
 (Note: Not to be used on legal documents)
 Neighborhood 32060
 Property Class CLUB (7700)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

TRUSTEES AMERICAN LEGION NBR 168
 PO BOX 903
 KEY WEST FL 33041

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$524,234	\$545,486	\$545,486	\$545,486
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$571,480	\$571,480	\$551,070	\$420,956
= Just Market Value	\$1,095,714	\$1,116,966	\$1,096,556	\$966,442
= Total Assessed Value	\$1,095,714	\$1,116,966	\$1,063,086	\$966,442
- School Exempt Value	(\$1,095,714)	(\$1,116,966)	(\$1,096,556)	(\$966,442)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	6,500.00	Square Foot	65	100

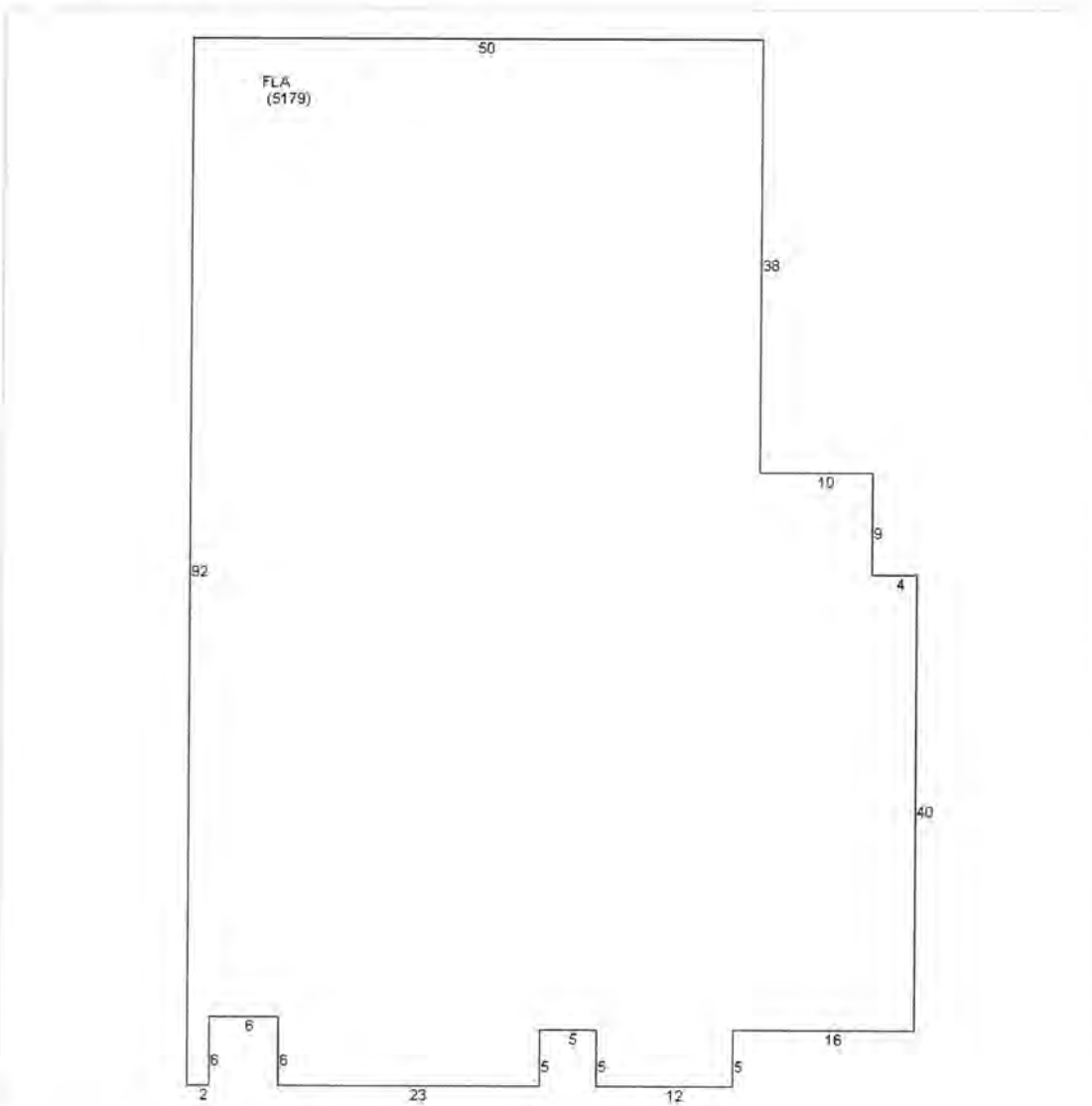
Commercial Buildings

Style CLUBS/LDG/HALLS-D-/77D
 Gross Sq Ft 5,179
 Finished Sq Ft 5,179
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 (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 1943
 Year Remodeled 0
 Effective Year Built 1994
 Condition AVERAGE

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-3946	12/2/2013		\$185,000	Commercial	STRUCTURAL CONCRETE SPALLING REPAIRS TO BEAMS COLUMNS REPLACEMENT OF INTERIOR COLUMNS ONLY. NO STUCCO OR PAINTING INCLUDED.
06-0186	1/24/2006	7/24/2006	\$500	Commercial	HOOK APPLICANCES WITH PROPANE
9700401	2/1/1997	7/1/1997	\$1,800	Commercial	ELECTRICAL
9604339	11/1/1996	7/1/1997	\$11,000	Commercial	ROOF
9604428	11/1/1996	7/1/1997	\$1	Commercial	REPAIR/REMODELING
9604428	11/1/1996	7/1/1997	\$36,000	Commercial	PLUMBING
B943764	11/1/1994	12/1/1995	\$1,000	Commercial	PAINT I/S, NEW FIXTURES
B940472	2/1/1994	12/1/1995	\$15,000	Commercial	MAJOR CONCRETE REPAIR
B940676	2/1/1994	12/1/1995	\$15,000	Commercial	REPAIR EXT CONCRETE

Sketches (click to enlarge)



Photos



Map



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

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

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