



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: April 22, 2025

Applicant: Kyle Kalwary

Application Number: C2025-0025

Address: 525 Southard Street

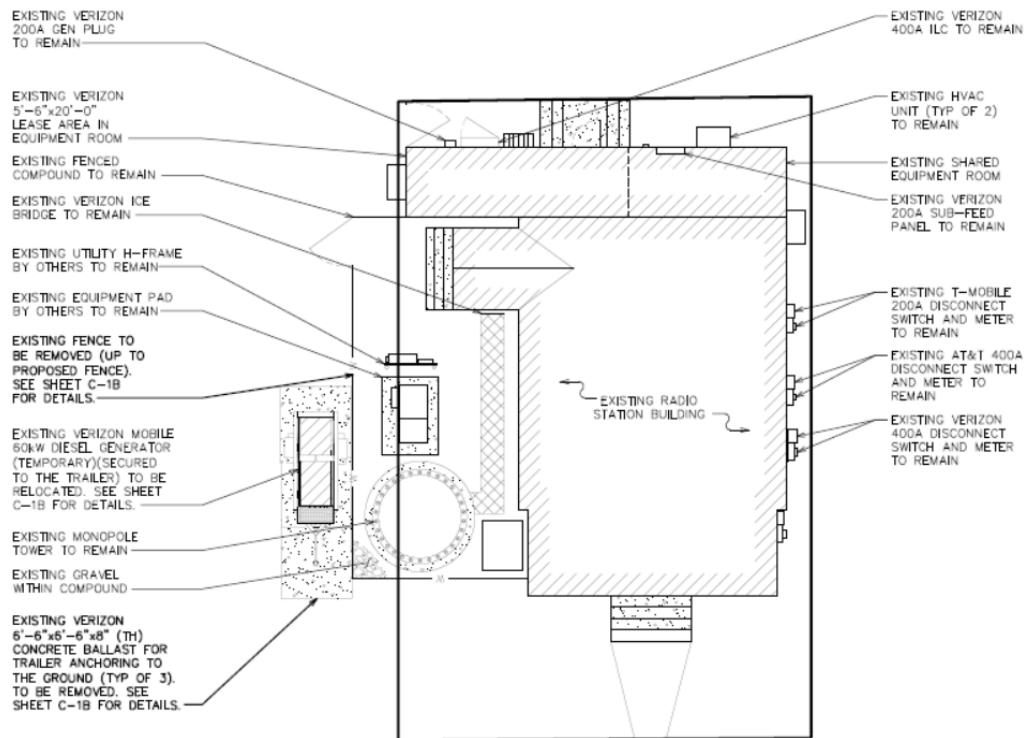
Description of Work:

Demolition of existing pad and fence structure. Removal of temporary generator.

Site Facts:

The building on this property is a historic and contributing structure to the historic district built in 1940. There are three consecutive lots owned by the same owner which consist of a one-story historic structure, a monopole tower, and a parking area located in the corner of Southard Street and Bahama Street.

Currently the properties are located within an X flood zone.



Existing Site Plan.

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (b) of the LDR's. The criteria for demolition state the following:

The historic architectural review commission shall not issue permits that would result in:

- (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 proposed demolitions are not historic and do not contribute to the character of the building.

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

The proposed demolitions are not historic therefore they don't destroy the relationship with its surroundings.

- (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.*

This will not be the case.

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

Staff opines that the proposed demolition components would not qualify as contributing in the near future.

In conclusion, it is staff's opinion that the request for demolition meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	525 SOUTHARD STREET, KEY WEST, FL 33040	
NAME ON DEED:	ADOLPHUS-WARFIELD INC	PHONE NUMBER (407) 724-2626
OWNER'S MAILING ADDRESS:	523 SOUTHARD ST, KEY WEST, FL 33040	EMAIL SJOHNSON@TEPGROUP.NET
APPLICANT NAME:	KYLE KALWARY	PHONE NUMBER (813) 374-2225
APPLICANT'S ADDRESS:	221 S 78 ST, TAMPA, FL 33619	EMAIL KKALWARY@MYAIRNOW.COM
APPLICANT'S SIGNATURE:		DATE

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:
GROUND SCOPE OF WORK: · REMOVE (1) MOBILE 60kW DIESEL GENERATOR (TEMPORARY)
· REMOVE COMPOUND FENCE (AS SHOWN IN PLANS) · REMOVE GENERATOR PAD (TEMPORARY)
· INSTALL (1) 200kW DIESEL GENERATOR
· INSTALL 8'-0"x18'-0" GENERATOR PAD (PERMANENT) · INSTALL FENCE WITH SCREENING (AS SHOWN IN PLANS)
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

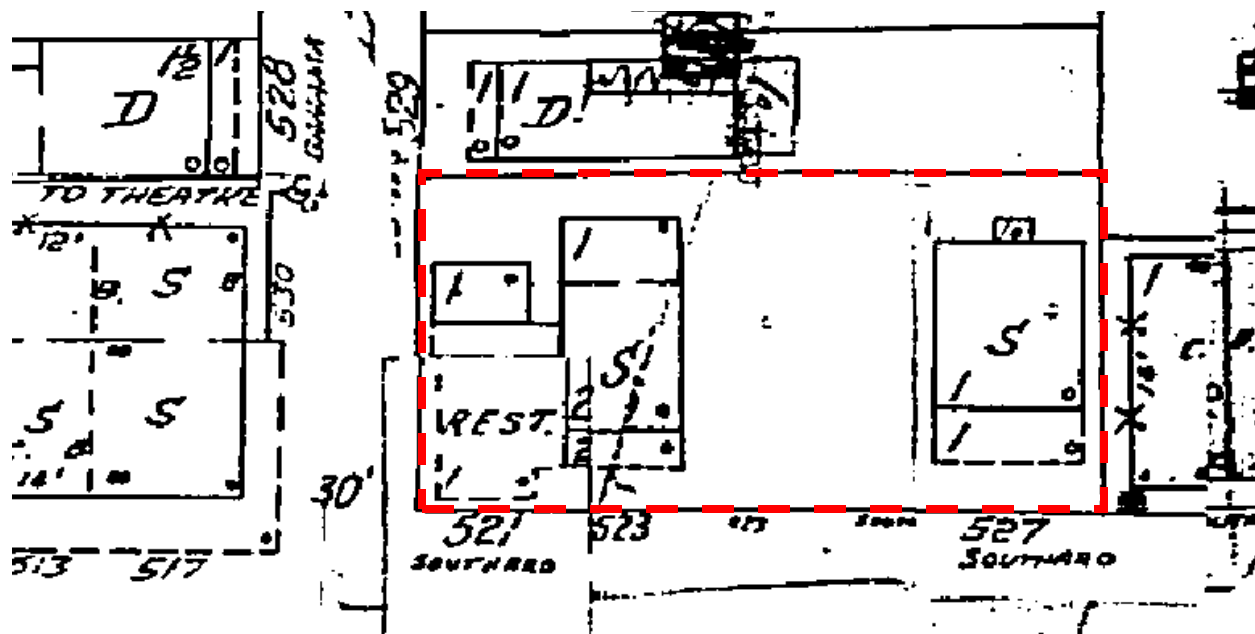
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
GENERATOR	

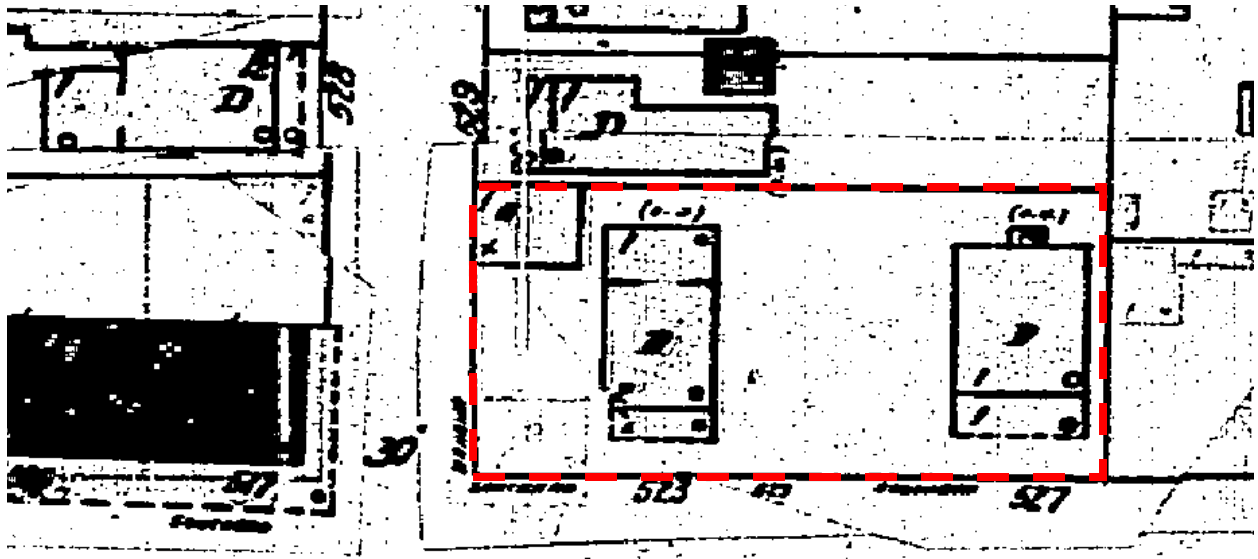
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

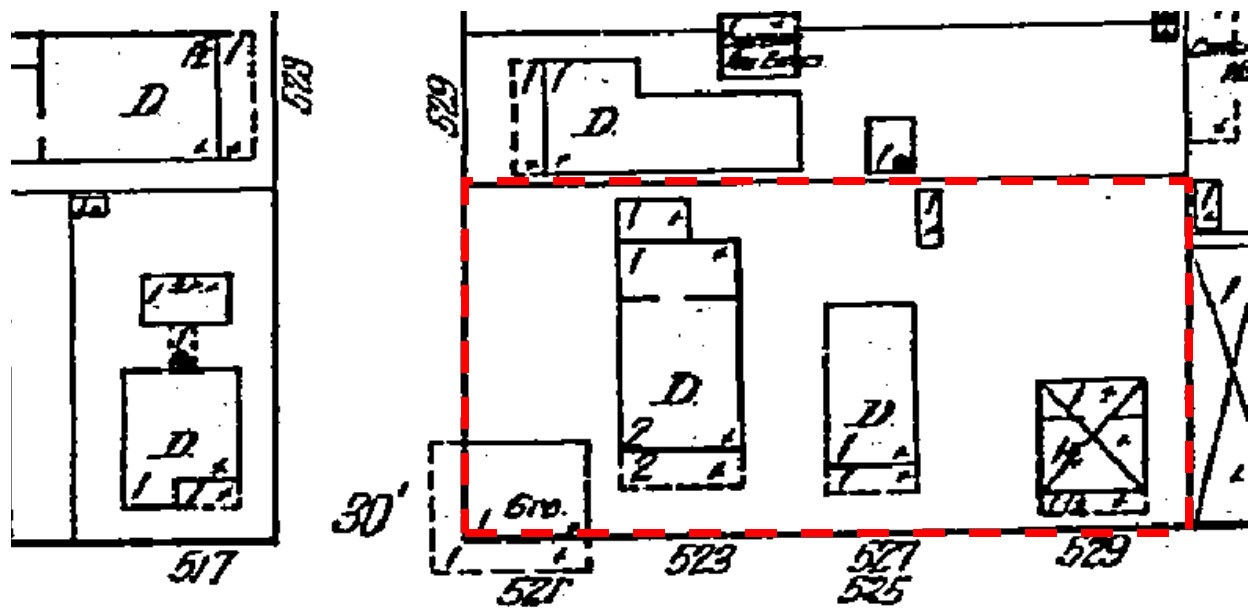
SANBORN MAPS



1962 Sanborn Map.



1948 Sanborn Map.



1912 Sanborn Map.

PROJECT PHOTOS

SURVEY

PROPOSED DESIGN

SD200 | 8.7L | 200 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

GENERAC® | **INDUSTRIAL
POWER**

Standby Power Rating

200 kW, 250 kVA, 60 Hz

Prime Power Rating*

180 kW, 225 kVA, 60 Hz



*Assembled in the USA using domestic and foreign parts

*EPA Certified Prime ratings are not available in the US or its Territories

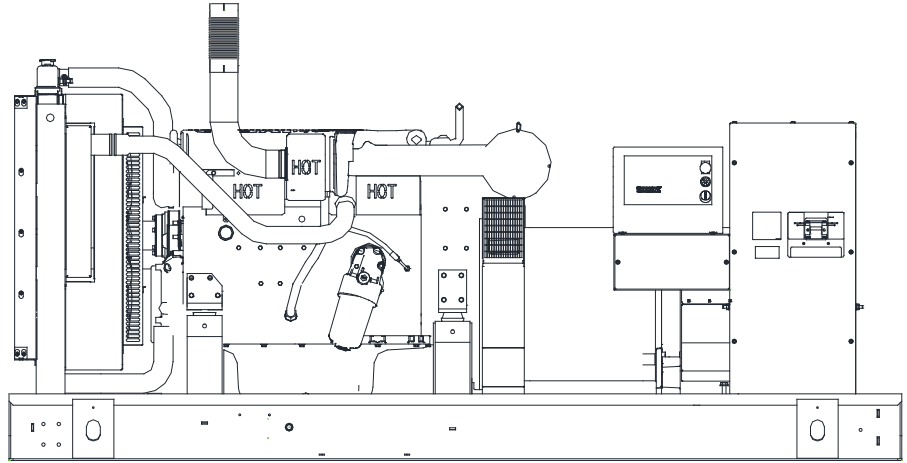


Image used for illustration purposes only

Codes and Standards

Generac products are designed to the following standards:



UL2200, UL508, UL142, UL489



CSA 22.2



BS5514 and DIN 6271



SAE J1349



NFPA 37, 70, 99, 110



NEC700, 701, 702, 708



ISO 3046, 7637, 8528, 9001



NEMA ICS10, MG1, 250, ICS6, AB1



ANSI C62.41



IBC 2009, CBC 2010, IBC 2012,
ASCE 7-05, ASCE 7-10, ICC-ES AC-
156 (2012)

Powering Ahead

For over 50 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

CONFIGURABLE OPTIONS**ENGINE SYSTEM**

- Oil Make-Up System
- Oil Heater
- Industrial Exhaust Silencer (Open Set)

FUEL SYSTEM

- Flexible Fuel Lines
- Primary Fuel Filter

ELECTRICAL SYSTEM

- 10A UL Battery Charger
- 2.5A Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

GENERATOR SET

- Gen-Link Communications Software (English Only)
- Extended Factory Testing
- IBC Seismic Certification
- 12 Position Load Center

ENCLOSURE

- Standard Enclosure
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation
- Level 2 Sound Attenuation with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating*
- AC/DC Enclosure Lighting Kit

CONTROL SYSTEM

- 21-Light Remote Annunciator
- Remote Relay Panel (8 or 16)
- Oil Temperature Sender with Indication Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- Remote Communication-Modem
- 10A Run Relay
- Ground Fault Indication and Protection Functions

TANKS (Size On The Last Page)

- Electric Fuel Level
- Mechanical Fuel Level
- 8" Fill Extension
- 13" Fill Extension
- 19" Fill Extension

WARRANTY (Standby Gensets Only)

- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

ENGINEERED OPTIONS**ENGINE SYSTEM**

- Coolant Heater Ball Valves
- Fluid Containment Pans
- Block Heaters

CONTROL SYSTEM

- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

ALTERNATOR SYSTEM

- 3rd Breaker System

GENERATOR SET

- Special Testing

ENCLOSURE

- Door Switch for Intrusion Alarm
- Enclosure Ambient Heaters

TANKS

- Overfill Protection Valve
- UL2085 Tank
- ULC S-601 Tank
- Special Fuel Tanks
- Vent Extensions

* Consult factory for availability

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Iveco/FPT
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	6
Type	In-Line
Displacement - L (cu. in)	8.7 (530.91)
Bore - mm (in)	117 (4.61)
Stroke - mm (in)	135 (5.31)
Compression Ratio	16.5:1
Intake Air Method	Turbocharged/Aftercooled
Cylinder Head	4-Valve
Piston Type	Aluminum
Crankshaft Type	Dropped Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full Flow
Crankcase Capacity - L (qts)	28 (29.57)

Cooling System

Cooling System Type	Closed Recovery
Water Pump Type	Pre-Lubed, Self Sealing
Fan Type	Pusher
Fan Speed (rpm)	2,538
Fan Diameter - mm (in)	762 (30.0)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Fuel Specifications	ASTM
Fuel Filtering (Microns)	5
Fuel Inject Pump Make	Electronic
Fuel Pump Type	Engine Driven Gear
Injector Type	Common Rail
Engine Type	Direct Injection
Fuel Supply Line - mm (in.)	12.7 (0.5) NPT
Fuel Return Line - mm (in.)	12.7 (0.5) NPT

Engine Electrical System

System Voltage	24 VDC
Battery Charger Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	(2) - 12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	Generac 520 mm
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase)
Telephone Interference Factor (TIF)	< 50

Standard Excitation	Permanent Magnet Excitation
Bearings	Single Sealed Cartridge
Coupling	Direct Via Flexible Disc
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SD200 | 8.7L | 200 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

OPERATING DATA

POWER RATINGS

Standby		
Single-Phase 120/240 VAC @1.0pf	200 kW	Amps: 833
Three-Phase 120/208 VAC @0.8pf	200 kW	Amps: 694
Three-Phase 120/240 VAC @0.8pf	200 kW	Amps: 601
Three-Phase 277/480 VAC @0.8pf	200 kW	Amps: 301
Three-Phase 346/600 VAC @0.8pf	200 kW	Amps: 241

STARTING CAPABILITIES (sKVA)

sKVA vs. Voltage Dip

277/480 VAC								208/240 VAC							
Alternator	kW	10%	15%	20%	25%	30%	35%	Alternator	kW	10%	15%	20%	25%	30%	35%
Standard	200	187	280	373	467	560	653	Standard	200	140	210	280	350	420	490
Upsize 1	300	303	454	605	757	908	1,059	Upsize 1	300	277	341	454	568	681	794
Upsize 2	350	383	575	767	958	1,150	1,342	Upsize 2	350	280	410	535	640	770	900

FUEL CONSUMPTION RATES*

Fuel Pump Lift- ft (m)		Diesel - gal/hr (l/hr)	
3 (1)		Percent Load	Standby
Total Fuel Pump Flow (Combustion + Return) - gal/hr (l/hr)		25%	4.4 (16.7)
		50%	8.3 (31.4)
		75%	11.9 (45)
		100%	14.8 (56)
		* Fuel supply installation must accommodate fuel consumption rates at 100% load.	
26 (98)			

COOLING

		Standby
Coolant Flow per Minute	gal/min (l/min)	63.3 (240)
Coolant System Capacity	gal (l)	12.7 (49.2)
Heat Rejection to Coolant	BTU/hr	545,646
Inlet Air	cfm (m ³ /hr)	8,872 (251)
Maximum Operating Ambient Temperature	°F (°C)	122 (50)
Maximum Operating Ambient Temperature (Before Derate)	See Bulletin No. 0199280SSD	
Maximum Radiator Backpressure	in H ₂ O (kPa)	0.5 (0.12)

COMBUSTION AIR REQUIREMENTS

Standby	
Flow at Rated Power cfm (m ³ /min)	595 (16.8)

ENGINE

Standby		
Rated Engine Speed	rpm	1,800
Horsepower at Rated kW**	hp	320
Piston Speed	ft/min	1,593
BMEP	psi	265

EXHAUST

Standby		
Exhaust Flow (Rated Output)	cfm (m ³ /min)	1,345 (38.1)
Max. Backpressure (Post Silencer)	inHg (Kpa)	1.5 (5.1)
Exhaust Temp (Rated Output - Post Silencer)	°F (°C)	920 (493)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.
Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., April 22, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW DIESEL GENERATOR WITH PAD AND FENCE.
DEMOLITION OF EXISTING PAD AND FENCE STRUCTURE.
REMOVAL OF TEMPORARY GENERATOR.

#525 SOUTHARD STREET

Applicant – Kyle Kalwary Application #C2025-0025

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 305-809-3975 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.

PROPERTY APPRAISER INFORMATION

Buildings

Building ID	39445	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	1940	
Building Type	OFF BLDG 1 STY-A / 17A	EffectiveYearBuilt	1995	
Building Name		Foundation		
Gross Sq Ft	1104	Roof Type		
Finished Sq Ft	1062	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	152	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,062	1,062	0
OPF	OP PRCH FIN LL	42	0	0
TOTAL		1,104	1,062	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1964	1965	4 x 8	1	32 SF	2
	1989	1990	0 x 0	1	1	1
WALL AIR COND	1989	1990	0 x 0	1	2 UT	1
WALL AIR COND	1990	1991	0 x 0	1	1 UT	2
FENCES	1990	1991	5 x 7	1	35 SF	2
FENCES	1990	1991	4 x 12	1	48 SF	2
FENCES	1996	1997	4 x 33	1	132 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
2/1/1974	\$15,500	Conversion Code		575	897

Permits

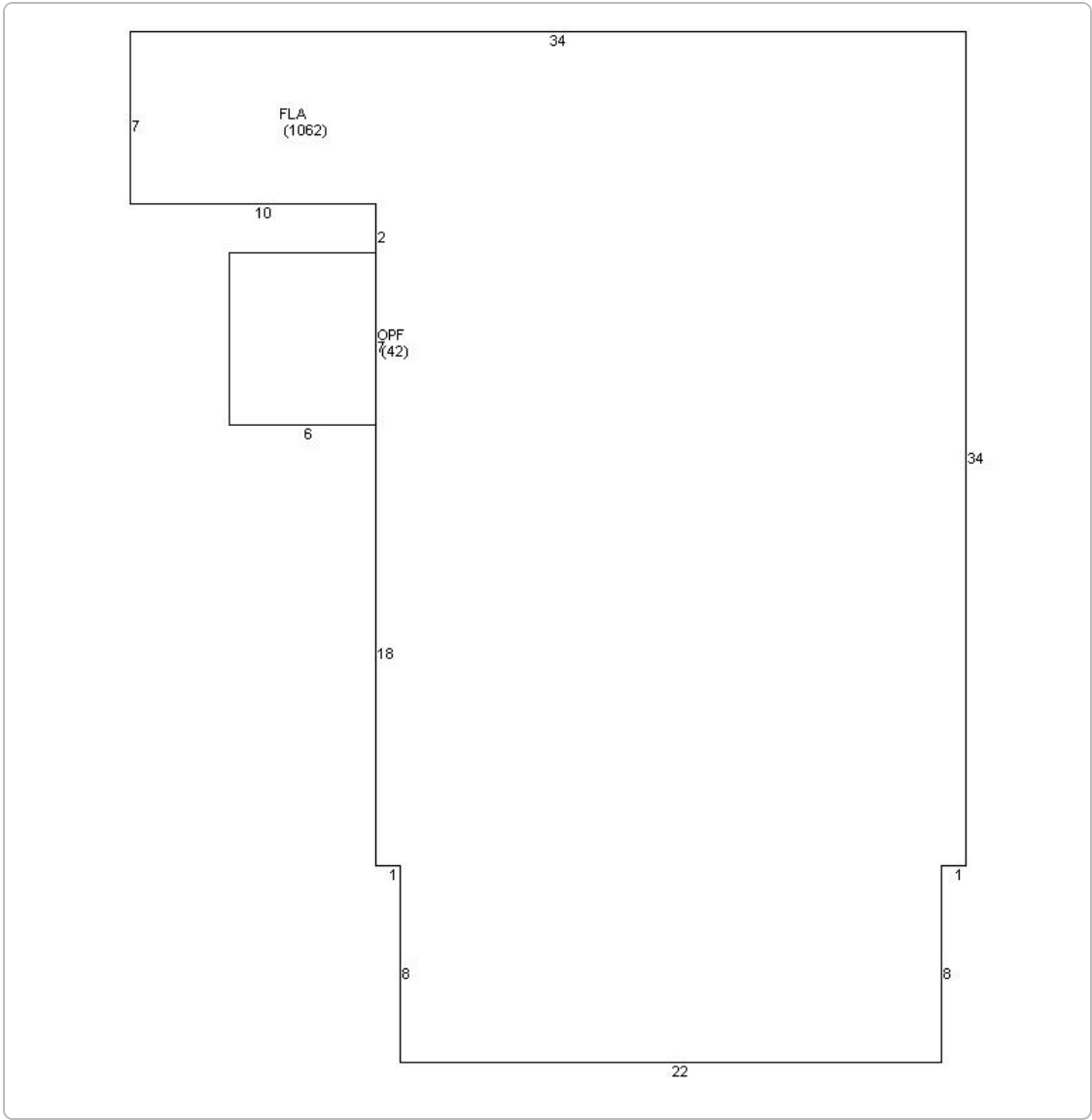
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2024-2041	11/04/2024	Completed	\$6,800	Commercial	Replace Damaged siding 30sqft patch and paint rear stucco, replace siding patch stucco (Paint White) replace 400 sf vinyl flooring with same *
BLD2024-2656	10/15/2024	Active	\$12,000	Commercial	Upgrade equipment at existing Wireless Comm Facility. Install 4 new antennas on existing mounts and 8 50 amp DC breakers.
24-1782	07/12/2024	Completed	\$10,000	Commercial	Generator Add
BLD2023-3204	11/16/2023	Completed	\$4,500	Commercial	INSTALL 1 NEW RADIO CABINET A REARRANGE EXISTING CABINETS
BLD2022-2307	08/19/2023	Completed	\$43,000	Commercial	T-MOBILE UPGRADE ALTERATION; REMOVE AND REPLACE ANTENNAS UNMANNED ROOFTOP WIRELESS FACILITY
BLD2022-2662	09/13/2022	Completed	\$21,000	Commercial	AT EXISTING TOWER, MODIFY 4 ANTENNAS AND SUPPORT DEVICES. AT GRADE, REPLACE CABINET AND SUPPORT DEVICES
BLD2021-2178	08/16/2021	Completed	\$27,500	Commercial	UPGRADE LTE EQUIPMENT ON TELECOM TOWER.
BLD2021-1665	06/09/2021	Completed	\$21,000	Commercial	AT GRADE, REMOVE CABINET. INSTALL SUPPORT DEVICES AT COMM. TOWER, INSTALL 3 ANTENNAS AND SUPPORT DEVICES.
BLD2019-3305	09/16/2019	Completed	\$4,200	Commercial	REMOVE APPROX. 400 SQ/FT OF EXISTING MEMBRANE DOWN TO DECK. FURNISH AND INSTALL TAPERED INSULLATION FURNISH AND INSTALL 1 PLY MODIFIED BITUMEN BASE FURNISH AND INSTALL 1 PLY SELF ADHERING MODIFIED SMOOTH PLY. REMOVE SIDING AT WALL. FUENOSHAND INSTALL WALL FLASHING 1050 SQ/FT
13-0477	02/07/2013	Completed	\$18,580	Commercial	INSTALL CONDUIT TO RUN FIBER
13-0073	01/14/2013	Completed	\$1,060	Commercial	INSTALL NEW AWNING
12-4597	01/04/2013	Completed	\$15,078	Commercial	AT&T CELL SITE HVAC UNIT CHANGE OUT. REPLACE 3 TON WALL MOUNT UNIT WITH 5 TON UNIT
11-1573	09/12/2011	Completed	\$2,400	Commercial	INSTALL A NEW 3' X 3' ELECTRICAL EQUIPMENT CABINET ON EXISTING SLAB FOR UPGRADING WIRELESS COMMUNICATION FACILITY/SERVICE
11-0701	03/10/2011	Completed	\$30,000		ADDITION OF NEW ANTENNAS ON EXISTING CELL TOWER AND ASSOCIATED GROUP EQUIPMENT. NO CHANGE IN HEIGHT OF TOWER OR EXPANSION OF EXISTING COMPOUND.
11-0702	03/10/2011	Completed	\$6,500		INSTALLATION OF 100 AMP ELECTRICAL SERVICE, TELCO CONDUIT AND GROUNDING
06-6233	11/21/2006	Completed	\$1,000		

Number	Date Issued	Status	Amount	Permit Type	Notes
04-1016	04/07/2004	Completed	\$2,500	Commercial	INSTALL ACCORIAN SHUTTERS
03-4139	12/16/2003	Completed	\$1,500	Commercial	REPAIRED ROOF
03-332	10/09/2003	Completed	\$281,000	Commercial	INTERIOR RENOVATIONS
03-1516	06/30/2003	Completed	\$4,500	Commercial	MOUNT ANTENNAS
02-3238	12/04/2002	Completed	\$1,000	Commercial	NEW AWNING
02-2818	10/18/2002	Completed	\$15,000	Commercial	REPAIR SIDING & PAINT
00-2920	09/19/2000	Completed	\$500	Commercial	CHANGE DISH SIZE
96-4481	11/01/1996	Completed	\$600	Commercial	REPAIR/REMODEL
M94996	04/01/1994	Completed	\$4,000	Commercial	4 TON AC
B94765	03/01/1994	Completed	\$2,000	Commercial	DEMO INTERIOR
B94843	03/01/1994	Completed	\$30,000	Commercial	INTERIOR RENOVATION

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos

