



**Historic Architectural Review Commission
Staff Report for Item 5**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: December 17, 2019

Applicant: McKendry Builders

Application Number: H2019-0048

Address: #1405 Duval Street

Description of Work

Installation of six poles for hanging sunshades over dining area.

Site Facts

The site under review is a waterfront commercial lot, located at the end of Duval Street. The main building in the site is not historic and the property belongs to the City of Key West.

Guidelines Cited on Review

- Guidelines for Awnings (pages 31-32), specifically guidelines 9 and 10.

Staff Analysis

A Certificate of Appropriateness is under review for the installation of canvas sunshades and six round metal posts that will serve as their structural support. The plan includes two covered areas with the sunshades; on the front and side of the main building. Currently there are three sunshades, cream in color, covering one of the proposed area. The southernmost shade will be setback approximately 25 feet from the front property line. The sunshades will be visible from the new created Duval pocket park.

Consistency with Cited Guidelines

Staff finds that the type of proposed shades is inappropriate to the historic district once it is visible from any street. However, due to the specific conditions of the site by facing the shore and not obscuring a historic structure, staff finds the design appropriate. The installation of the sunshades and its structural components will not have any effect in the ocean vistas and will not detract or outshine any historic or natural component of the site and surrounding environment.

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 # 2019-0048	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:	1405 Duval	
NAME ON DEED:	City of Key West	PHONE NUMBER
OWNER'S MAILING ADDRESS:		EMAIL
APPLICANT NAME:	McKendry Builders	PHONE NUMBER 305-360-2916
APPLICANT'S ADDRESS:	955 Caroline Suite 2 Key West Fla	EMAIL Tim@McKendryBuildersInc.com
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 11/15/19

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:	outside cafe area to install Poles (4) for hanging sunshades over dining area. see elevations for details
MAIN BUILDING:	None
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	None

Assist City Manager *12/11/2019*

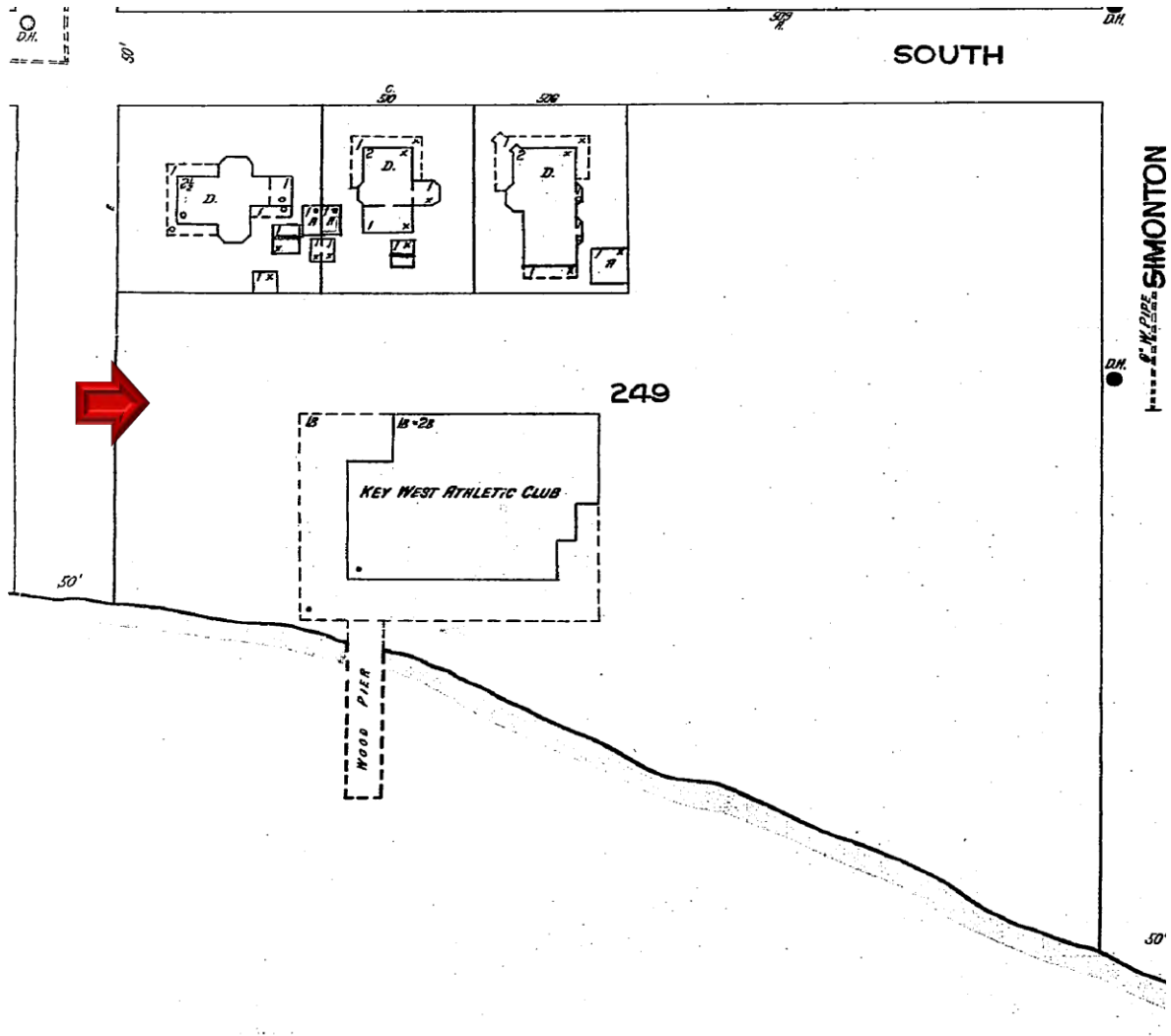
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <i>Handwritten scribble for sun shades</i>	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER: <i>Poles only for sun shades</i>

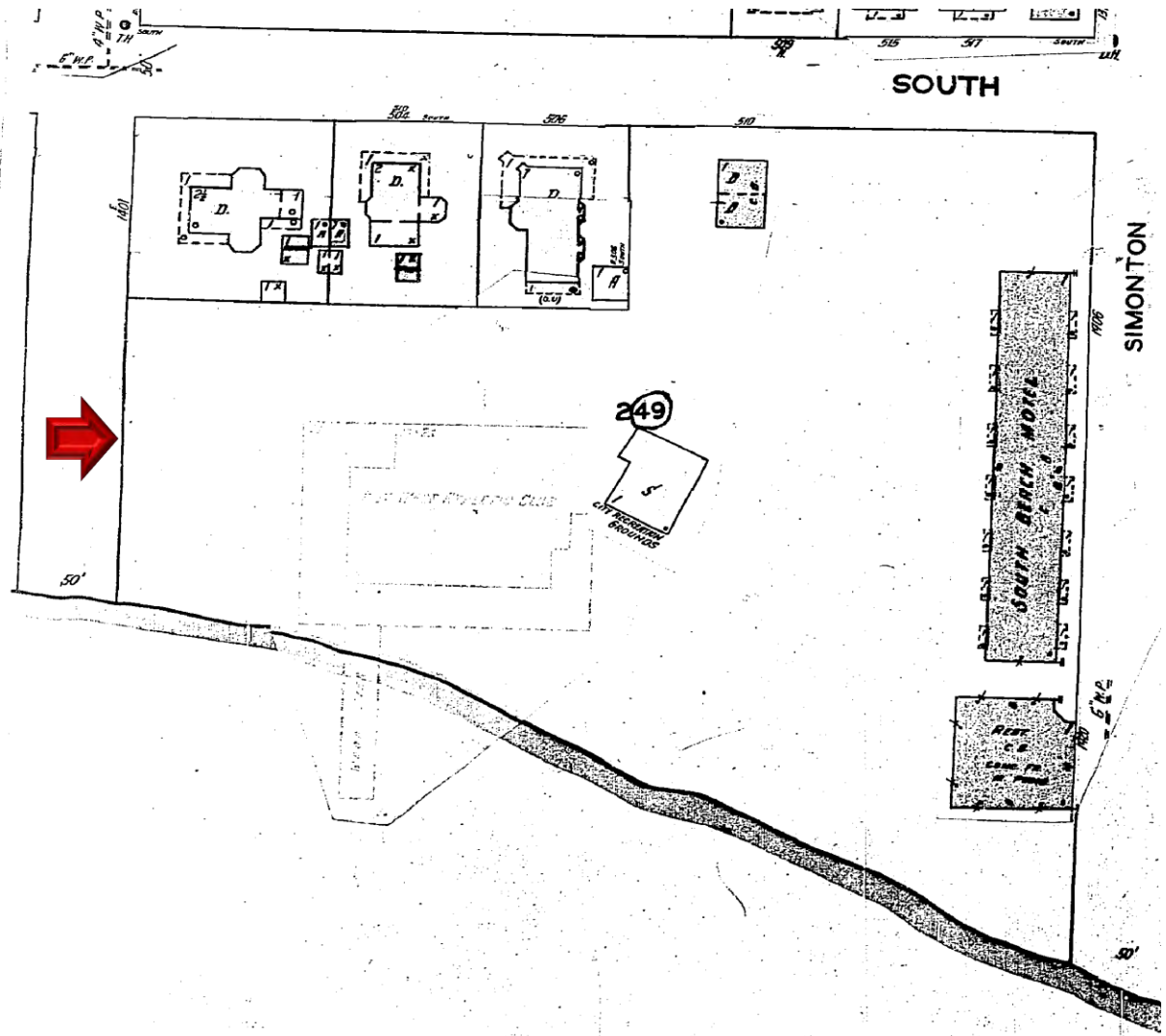
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE 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.

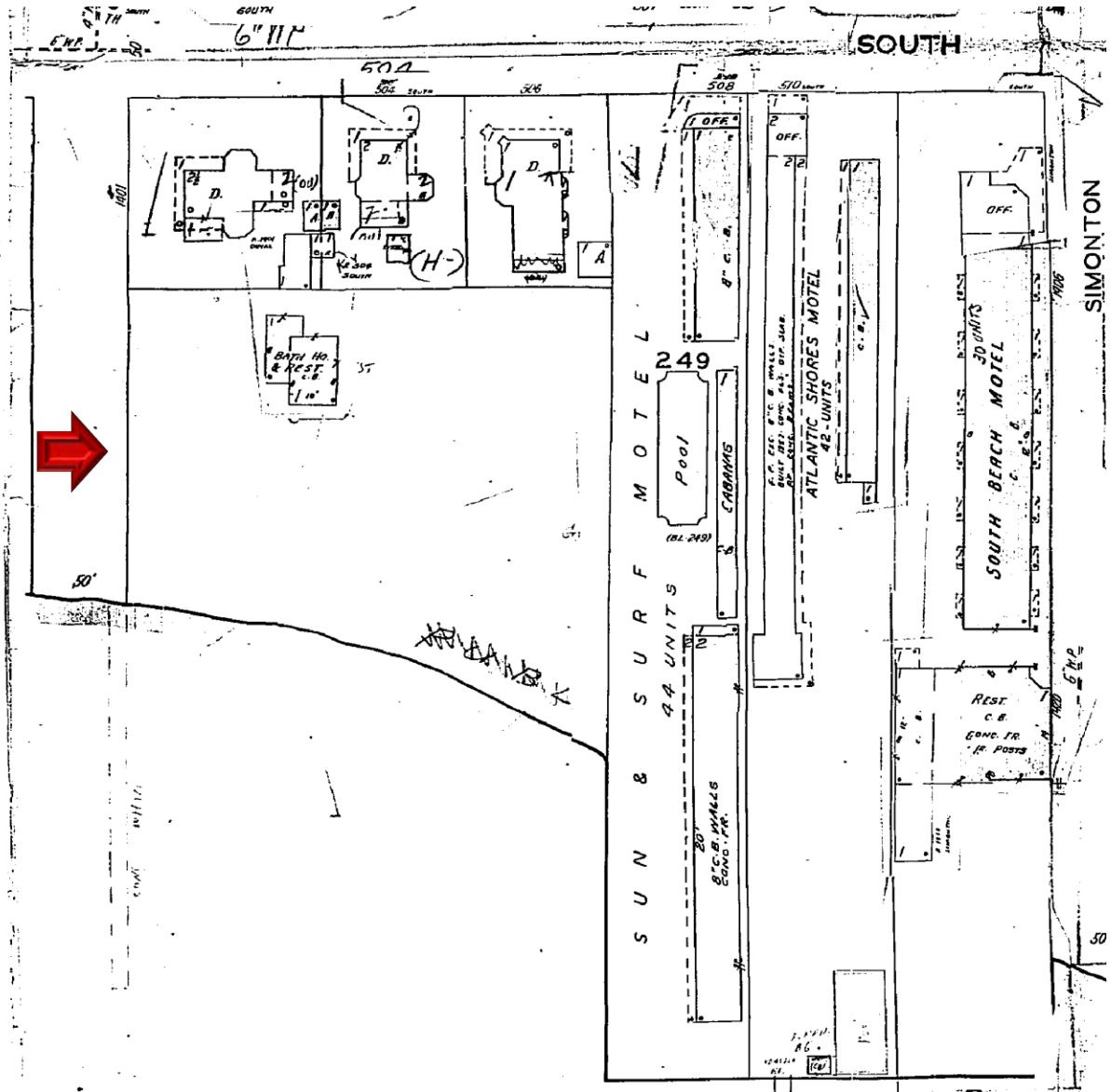
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1405 Duval Street circa 1950. Monroe County Library.



Aerial photograph circa 1950. Monroe County Library.



1405 Duval Street circa 1960's. Monroe County Library.



1405 Duval Street in 1975. Edwin O. Swift III Collection. Monroe County Library.



Before Duval pocket park improvements.



Current conditions.



Current conditions.



Current conditions.



Current conditions.

PROPOSED DESIGN

SITE DATA

OWNER: CITY OF KEY WEST
 RE: 00072082-001501
 ZONING: HCT (HISTORIC COMMERCIAL TOURIST (DUVAL))
 FLOOD ZONE: VE 10
 F.I.R.M. - COMMUNITY#12087; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
 SECTION/TOWNSHIP/RANGE: 06/68/25
 LEGAL DESCRIPTION: KW FILER BOYLE SUB N-476 LOT 4 & 6 SQR 5 G73-63
 (SOUTH BEACH LESS THE EATERY RESTAURANT LEASE)
 SETBACKS: FRONT 5 FT; SIDE STREET 5 FT; SIDE 5 FT; REAR 10 FT
 LOT AREA: 37,776.00 SF
 MAX HEIGHT: 35 FT
 MIN. OPEN SPACE RATIO: 0.20
 OCCUPANCY: BUSINESS
 CONSTRUCTION: V-B

DESIGN DATA

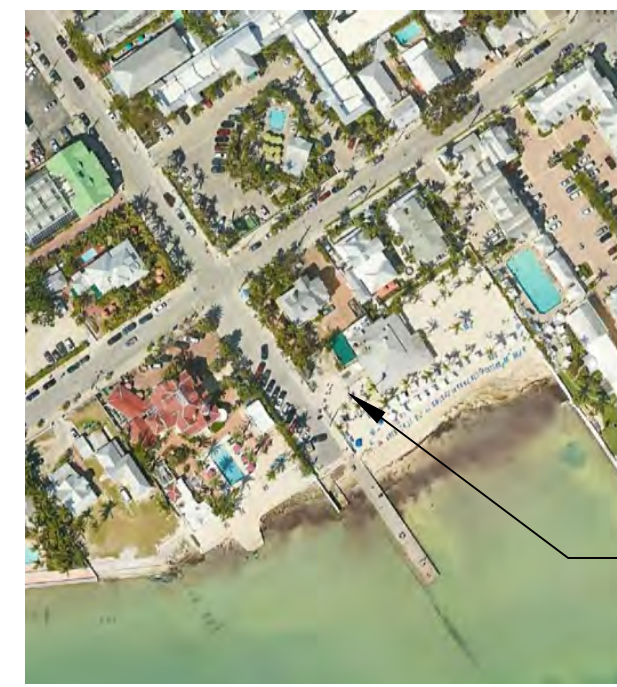
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA COMMERCIAL BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 WIND LOAD: 185 MPH; EXPOSURE C; ASCE 7-10 CODE
 LIVE LOADS: FLOOR 50 PSF; ROOF 20 PSF
 DEAD LOADS: WALL 10 PSF; ROOF 10 PSF; FLOOR 10 PSF
 RISK CATEGORY: 2

INDEX OF DRAWINGS

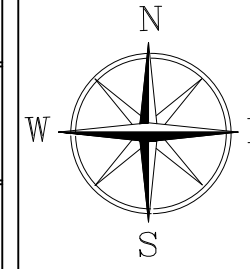
SHEET CS-1 - SITE PLAN
 SHEET S-1 - DETAILS

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2017 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2017 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.



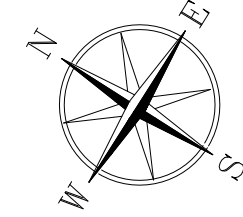
SITE



LOCATION MAP

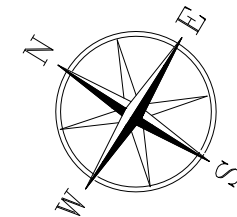
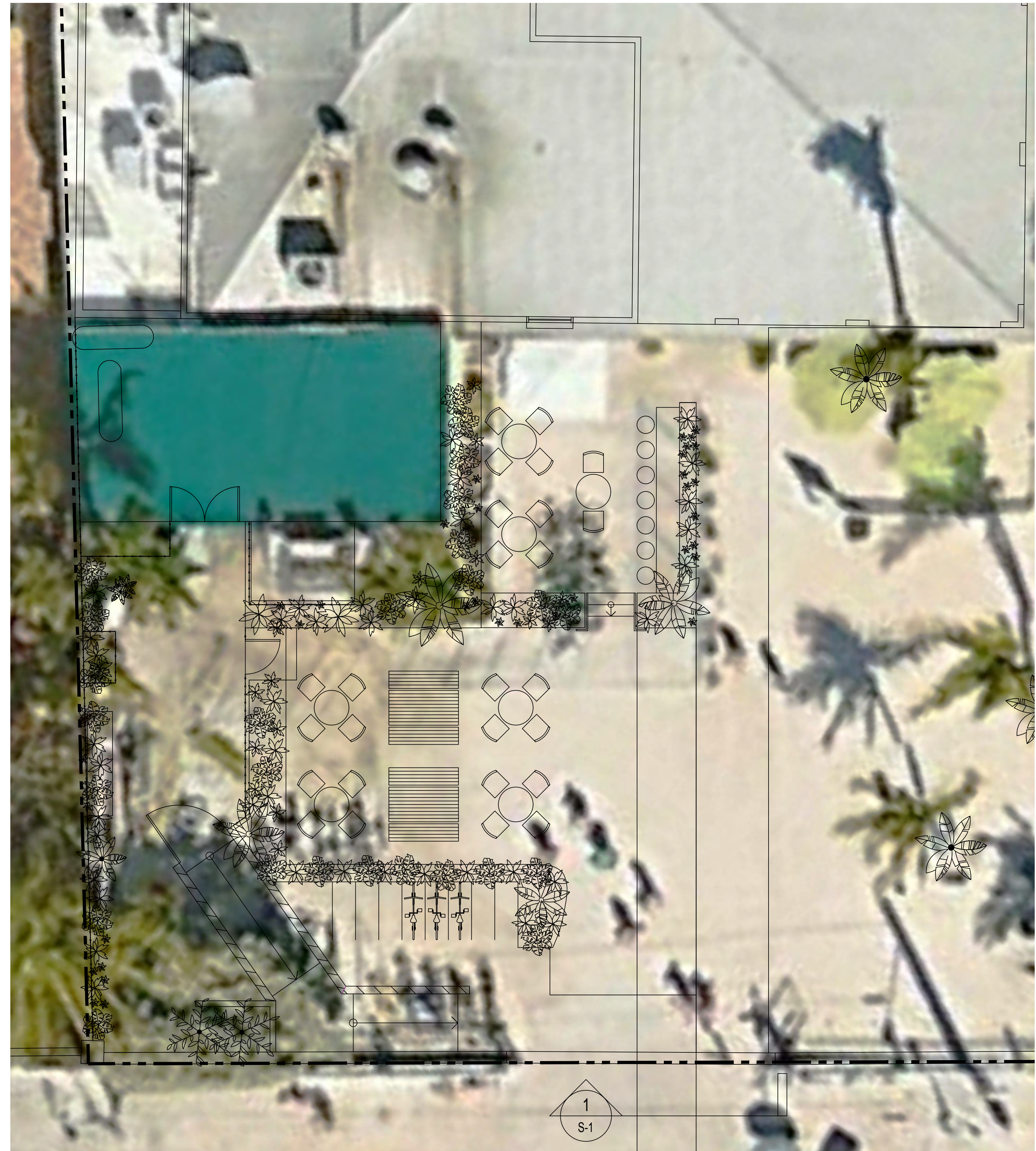


AREA OF WORK



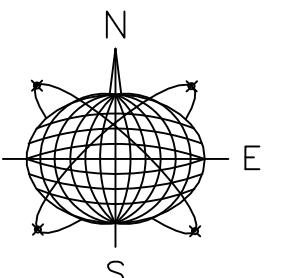
PROPOSED WORK AREA

SCALE: N.T.S



EXISTING SITE PLAN

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



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph: 305-293-3263 fax: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THE BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

SOUTHERMOST BEACH CAFE
 1405 DUVAL STREET
 KEY WEST, FLORIDA

Drawn By: KLC	Checked By: RJM
Project No. AS NOTED	Scale:
AutoCad File No.	

Revisions:

Title:

SITE PLAN

Sheet Number:

CS-1

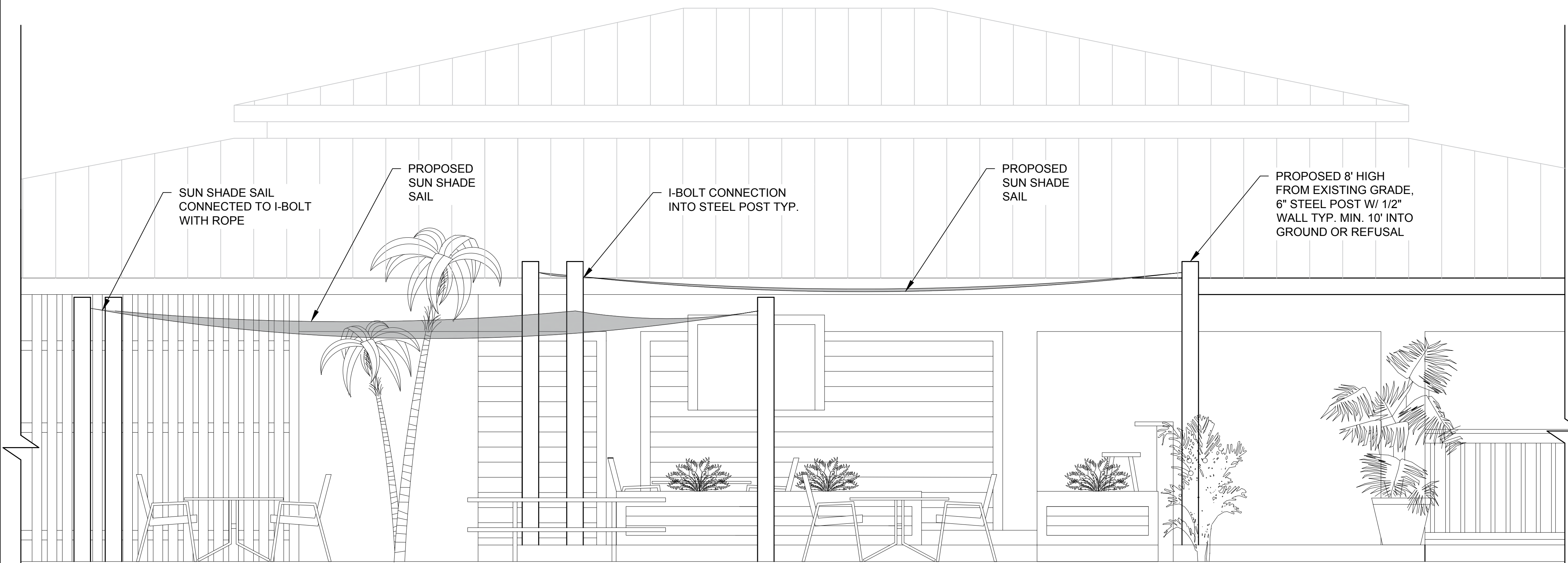
Date: 11-14-2019



1 EXISTING ELEVATION
S-1 SCALE: N.T.S.



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



PROPOSED ELEVATION PLAN
SCALE: N.T.S.

N
W E
S

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ph: 305-293-3263 fax: 293-4899

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General Notes:

SOUTHERMOST BEACH CAFE
1405 DUVAL STREET
KEY WEST, FLORIDA

Drawn By: KLC	Checked By: RJM
Project No. AS NOTED	Scale: AutoCad File No.

Revisions:

Title:
SITE PLAN AND DETAILS

Sheet Number:
S-1

Date:

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., December 17, 2019 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

INSTALLATION OF SIX POLES FOR HANGING SUNSHADES OVER DINING AREA.

#1405 Duval Street

Applicant – McKendry Builders Application #H2019-0048

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.

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.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Timothy W Root, 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: 1405 Duval St on the 5 day of December, 2019.

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 Dec. 17, 2019.

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 H2019-0048.

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

Signed Name of Affiant:

Timothy W Root
Date: 12/5/19
Address: 955 Caroline
City: KW
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 5 day of December, 2019.

By (Print name of Affiant) Timothy Root who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Tina Marie Finegan
Print Name: Tina Marie Finegan
Notary Public - State of Florida (seal)
My Commission Expires: _____



Public Meeting Notice

UNIVERSITY OF FLORIDA
UNIVERSITY OF FLORIDA
UNIVERSITY OF FLORIDA

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FREE

FURY WATERSPORTS RESERVATIONS

WATERSPORTS RESERVATIONS

FURY



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., December 17, 2012, at City Hall, 1200 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

INSTALLATION OF SIX POLES FOR HANGING SUNSHADES OVER DINING AREA.

#1405 Duval Street

Applicant - MeKendry Builders Application #H12019-0048

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1200 White Street, call 305-289-3973 or visit our website at www.cityofkeywest.com.

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

D

WATERSPORTS RESERVATIONS
FURY

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 00072082-001501
 Account# 8761597
 Property ID 8761597
 Millage Group 10KW
 Location Address 1405 DUVAL St, KEY WEST
 Legal KW FILER BOYLE SUB N-476 LOT 4 & 6 SQR 5 G73-63 (SOUTH BEACH LESS THE EATERY RESTAURANT LEASE)
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32110
 Property Class STATE PARKS (8000)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

CITY OF KEY WEST
 PO BOX 1409
 KEY WEST FL 33041

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$4,353	\$4,353	\$4,353	\$4,353
+ Market Land Value	\$3,533,000	\$3,533,000	\$3,533,000	\$3,533,000
= Just Market Value	\$3,537,353	\$3,537,353	\$3,537,353	\$3,537,353
= Total Assessed Value	\$3,537,353	\$3,537,353	\$3,537,353	\$3,537,353
- School Exempt Value	(\$3,537,353)	(\$3,537,353)	(\$3,537,353)	(\$3,537,353)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (100W)	37,776.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1982	1983	1	530 SF	2
FENCES	2003	2004	1	450 SF	5

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-4467	11/20/2015		\$8,000	Commercial	INSTALL BRICK PAVERS ON PATHWAY
15-3710	9/8/2015	4/12/2017	\$26,400	Commercial	Interior finishes, new bathroom tile 600 sf; replace vanity tops; resurface bar top to existing bar. Interior painting.
15-2047	5/22/2015	3/27/2017	\$6,820	Commercial	INTERIOR SELECTIVE DEMO FOR DRYWALL.

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sales, Sketches (click to enlarge), TRIM Notice.

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[User Privacy Policy](#)
[GDPR Privacy Notice](#)



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