



**Historic Architectural Review Commission
Staff Report for Item 11**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 24, 2018

Applicant: City of Key West/ Michael Halpern, Agent

Application Number: H18-03-0034

Address: #1400 Block Duval Street

Description of Work:

New Pocket Park.

Site Facts:

The 1400 block of Duval Street is the southernmost section of the street. The street is delimited by three properties, the Southernmost House (1400 Duval), The Southernmost House annex (1401 Duval Street) and the Southernmost Beach Cafe (1405 Duval); the latest one is owned by the City of Key West as well as the street and sidewalks.

The current street is paved with asphalt, has five street light posts and three cobra head fixtures, two on a concrete pole towards the easternmost side of the street and one at the northeast corner of Duval and South streets. The three properties have fences towards the street and at both corners tickets booths flank the entrance to the block. The street is currently used for parking. The project received Planning Board and Tree Commission approvals.

Guidelines Cited on Review:

- Guidelines for Parking Areas, Landscaping & Open Space Environment (page 43), specifically first paragraph and guidelines 1, 4, and 8.

Staff Analysis

The Certificate of Appropriateness in review proposes the conversion of the 1400 block of Duval Street into an open public pocket park, where the city will retain the ownership. The design includes the pavement of the entire portion of the street and sidewalks with concrete pavers at same level and the introduction of planters for vegetation and trees. The design proposes the re use of historic tiles that once decorated a front fountain at the southernmost house on the planter that is proposed towards the house. The plan also provides for a delivery trucks area and access for emergency vehicles.

The pavers will be flush with the existing asphalt pavement at South Street. The proposed pavers will be concrete, neutral in color, and they will have three different sizes with a border pattern. The design also proposes six bases for future sculptures, all of them located inside of the four proposed planters. Underground infrastructure will be upgraded as part of the project. Tables and seats are proposed to be installed in the street, but are not part of this review.



Circa 1950s aerial photograph from Monroe County Library

Consistency with Guidelines

It is staff's opinion that the proposed design meets the cited guidelines for open space environment. This proposal will not affect the relationship of the two historic houses located in the block and their environment. Although at some point in history the street was paved with bricks, the selected material, its texture, and color will not create a false sense of history. HARC has jurisdiction on placement of temporary facilities and to alterations to streets, sidewalks, or street furnishings. At this point no street furnishings, including, but not limited to sitting, trashcans, nor any shade protection, are part of this review. Staff recommends that any furnishings, including the above mentioned, as well as any proposed sculpture, be reviewed by this Commission for approval; as these elements can have a visual adverse effect and impact in the environment of such historic houses that are located in the block. The Southernmost House is a unique and nationally recognized iconic structure and we all have the responsibility to protect and preserve it and its 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 # 18-00300034	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:	1400 Block of Duval	
NAME ON DEED:	City of Key West	PHONE NUMBER
OWNER'S MAILING ADDRESS:	City Hall City of Key West	EMAIL
APPLICANT NAME:	City of Key West	PHONE NUMBER
APPLICANT'S ADDRESS:	City Hall	EMAIL
APPLICANT'S SIGNATURE:	<i>[Signature]</i> Agard	DATE: 6/26/18

JUN 26 2018
JUN 27 2018

10534-16295-01C

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:	Construction of a pocket park on the 1400 Block of Duval Street
MAIN BUILDING:	no buildings
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	street will be demolished

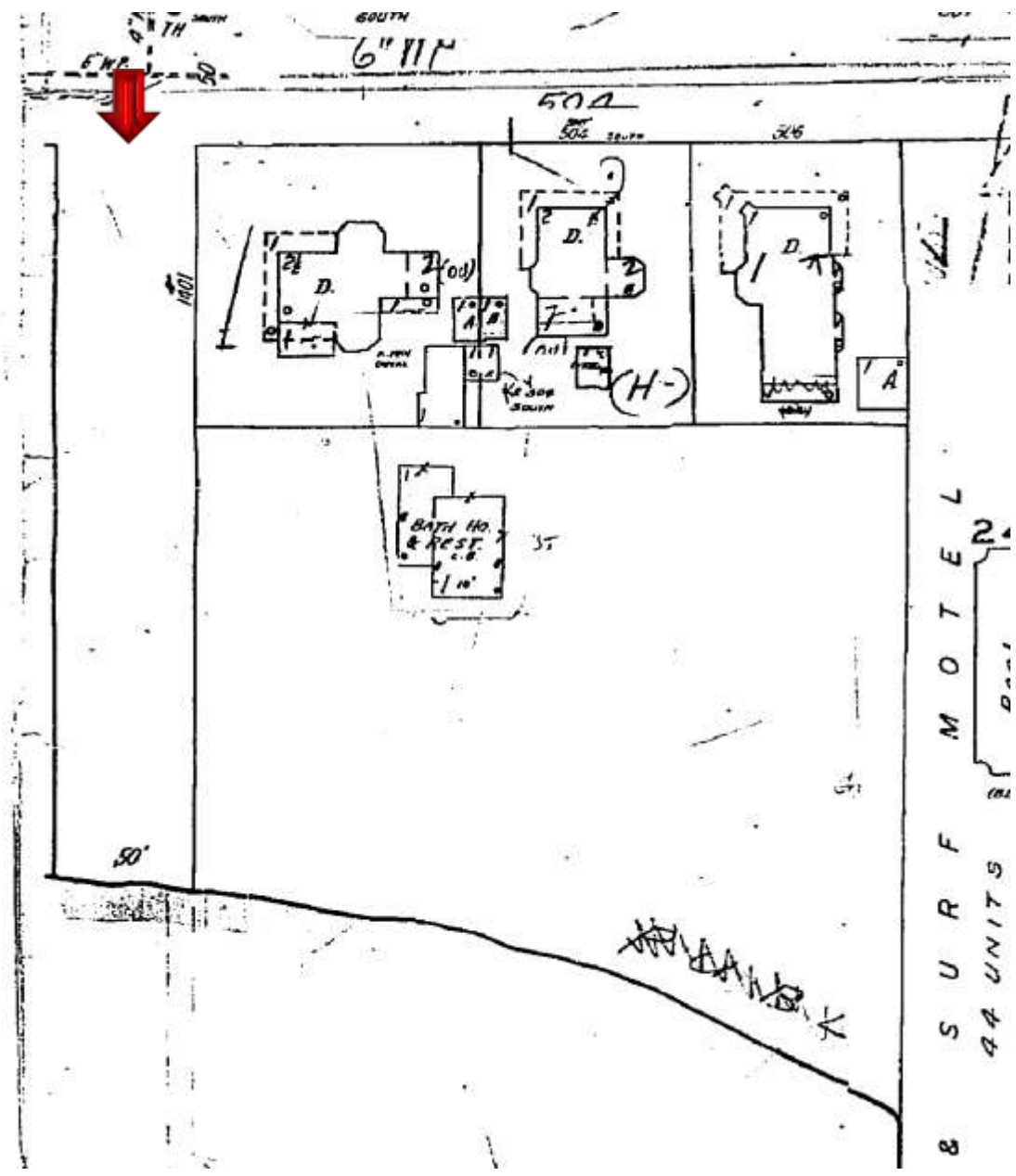
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <i>none</i>	
PAVERS: <i>The ground of the park will be pavers</i>	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.): <i>Planters + sculpture garden</i>	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

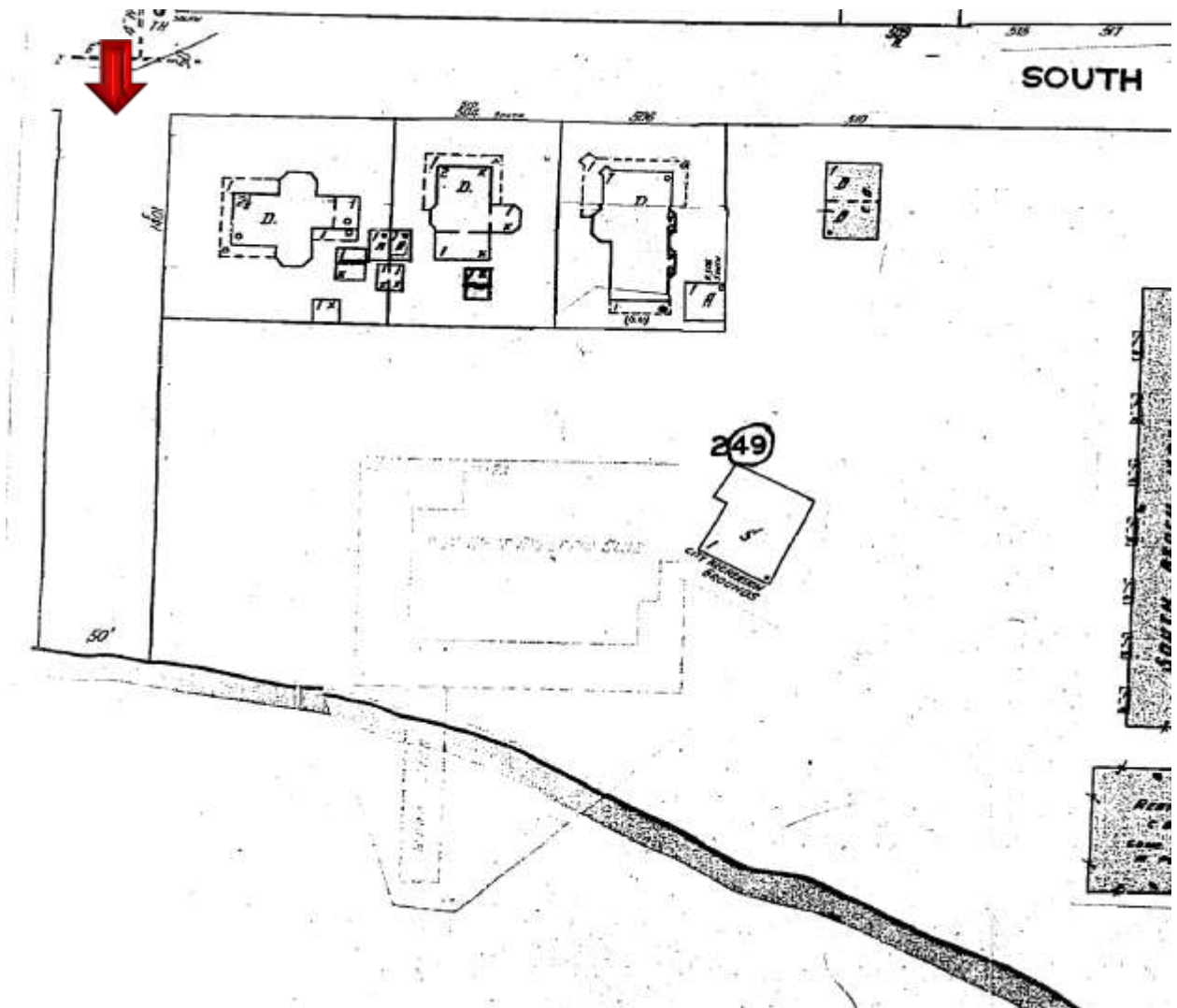
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: <i>Guidelines for Parking Areas, Landscape & open space environment. et</i>		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

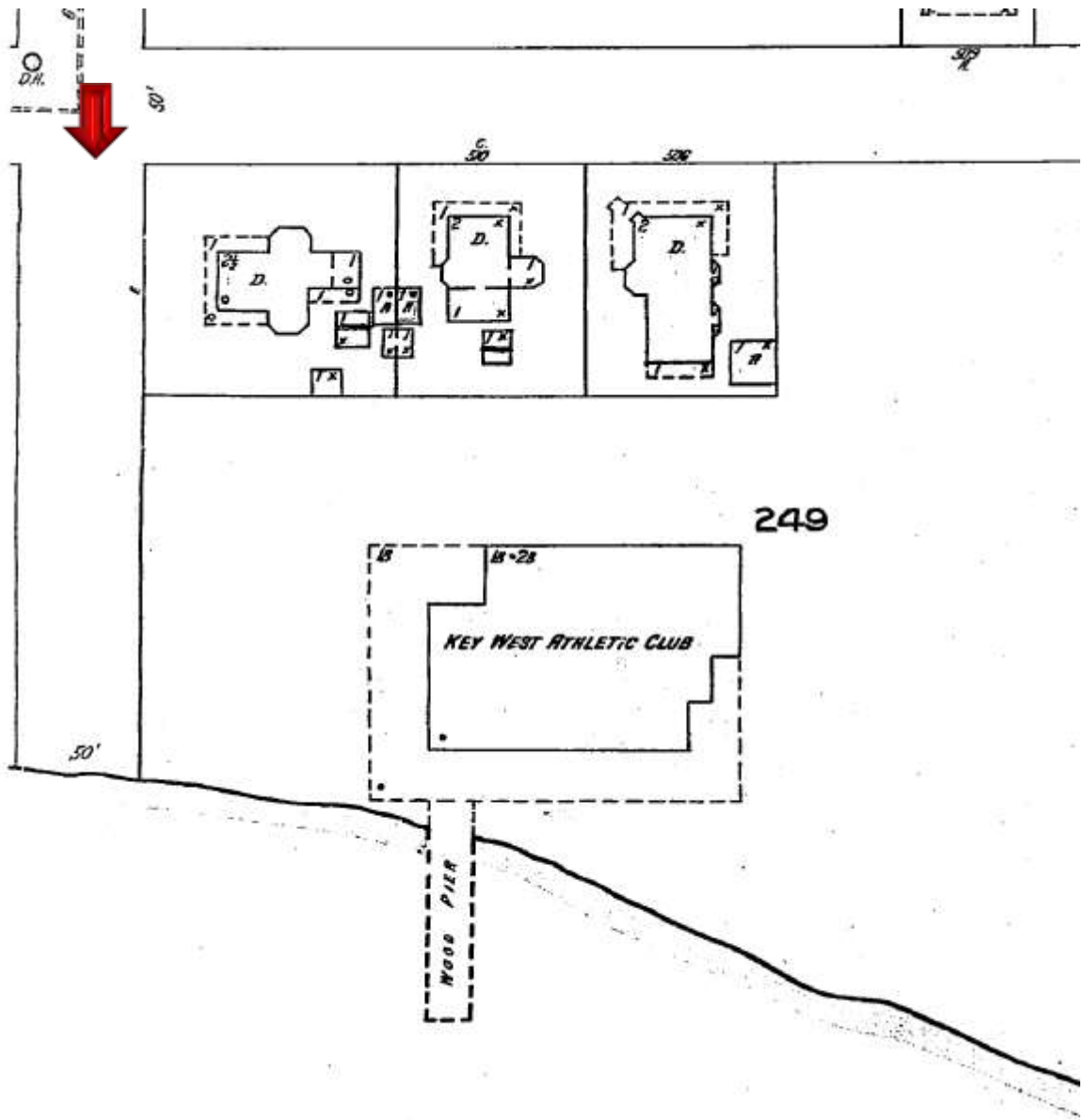
SANBORN MAPS



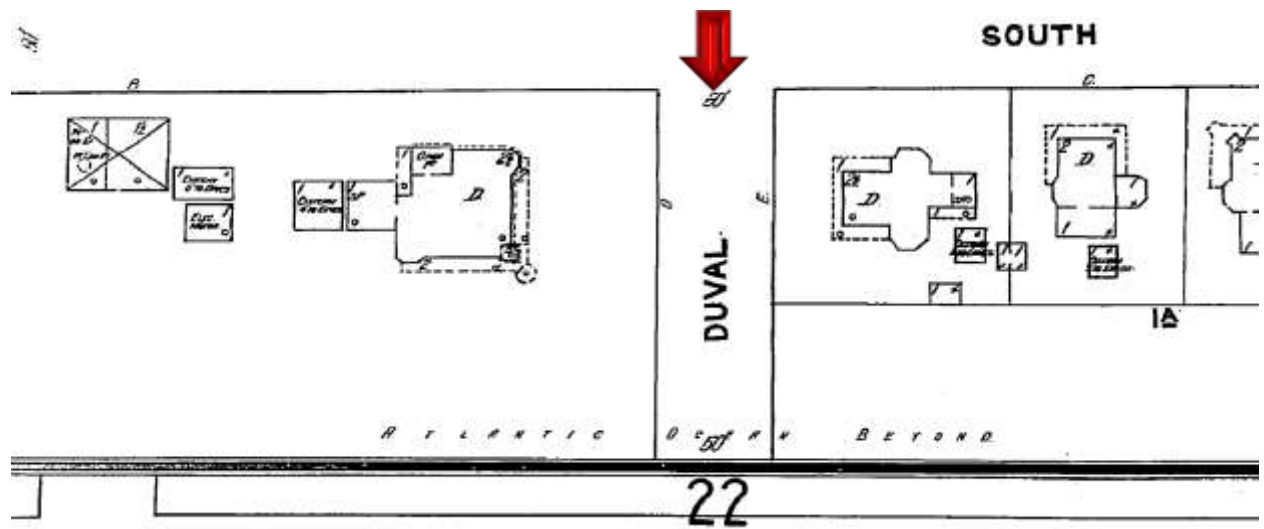
1962 Sanborn Map



1948 Sanborn Map



1926 Sanborn Map



1912 Sanborn Map

PROJECT PHOTOS



Southernmost House circa 1900. Monroe County Library.



This residence
is just
across
the street
from us.
Thank
you for
the card
it was so
kind of
you. Hope
you are
well &
will spend
a happy
New Year
Fraternally
J. S. H.

125 - A Residence, South Beach, Key West, Fla.

A postcard from 1908 of the Southernmost House. Monroe County Library.



Southernmost House in the 1930s. Monroe County Library.



Southernmost House in 1936. Monroe County Library.



A postcard of south beach and Southernmost House. Monroe County Library.



1401 Duval Street circa 1965. Monroe County Library.



1401 Duval Street circa 1970's. Monroe County Library.

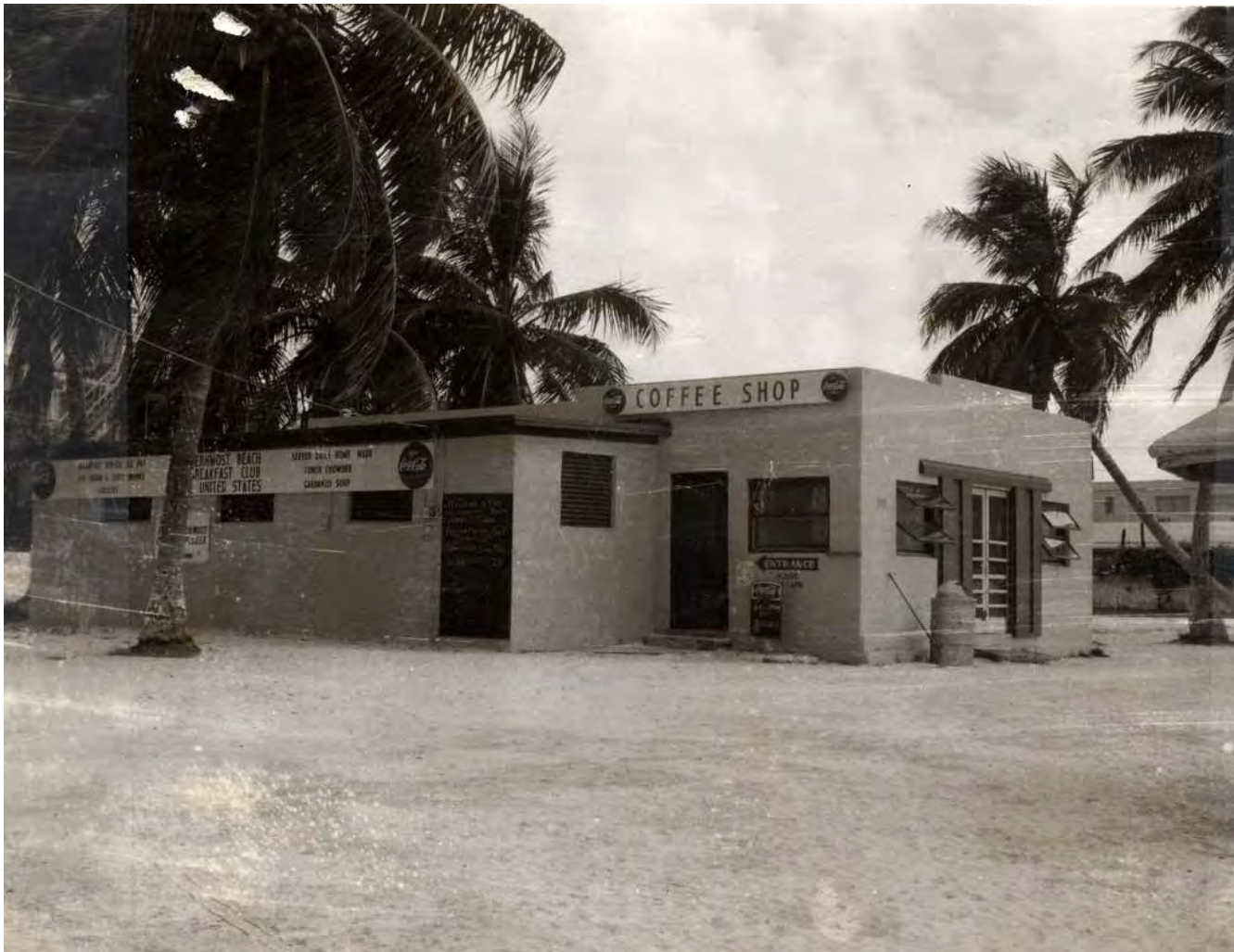


Historic Athletic Club at the end of Duval Street after the hurricane of September 1919.

Monroe County Library.



South Beach circa 1920. Monroe County Library.



Southernmost Beach and Breakfast- 1405 Duval Street circa 1965. Monroe County Library.

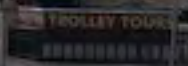


1405 Duval Street in 1973. From Edwin O. Swift III, Monroe County Library.



STOP

THE TROLLEY TOURS







SOUTH

ST. AUGUSTINE HISTORIC
TROLLEY TOURS TROLLEY TOURS









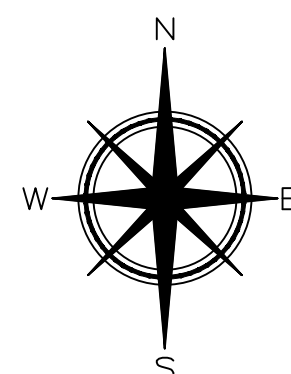
ADVISORY
HIGH BACTERIA LEVELS
ELEVATED COLIFORMS
ELEVATED RISK OF ILLNESS
AT THIS TIME



SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E

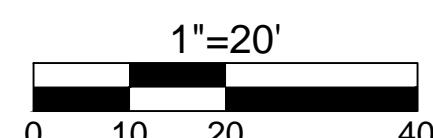


GRID NORTH

FOUND NAIL # DISC "NORBY"
N: 78502.84
E: 391423.23
ELEV = 3.49' (NGVD 1929)

FOUND NAIL # DISC "FHH"
ONLINE (RW OF DUVAL ST)
3.00' NWLY

MAG NAIL W/ RED DISC
STAMPED "FKLS 134"
N: 78283.21
E: 391626.71
ELEV = 3.98' (NGVD 1929)



1"=20'
*VERIFY ORIGINAL SCALE OF 2"

ABBREVIATION LEGEND:

BFP = BACK FLOW PREVENTER
BL = BASELINE
BM = BENCHMARK
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FL = FLOW LINE
FH = FIRE HYDRANT
FND = FOUNDINGUY = GUY WIRE
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)

PRM = PERMANENT REFERENCE MONUMENT
RW = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TS = TRAFFIC SIGN
TYP = TYPICAL
UJR = UNREADABLE
WF = WOOD FENCE
WM = WATER METER
WPP = WOOD POWER POLE
WV = WATER VALVE
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
PI = POINT OF INTERSECTION

SYMBOL LEGEND:

BENCHMARK
CATCH BASIN
DRAINAGE MANHOLE
CONCRETE UTILITY POLE
BOLLARD
FIRE HYDRANT
GUY WIRE
PARKING STATION PAY KIOSK
SANITARY CLEANOUT
SANITARY MANHOLE
SIGN
PARKING METER
WATER VALVE
WATER METER
LIGHT POLE / TRAFFIC LIGHT
WOOD UTILITY POLE
UTILITY CONTROL BOX
SPOT GRADE ELEVATION (TYPICAL)

SURVEYORS NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES. NO BOUNDARY OR RIGHT OF WAY LINES ARE SHOWN ON THIS SURVEY.
- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VR5). ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION D 121, P.I.D. A40020, ELEVATION 3.91' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. NO UNDERGROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
- STREET ADDRESS: 1400 BLOCK DUVAL STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 02/20/2018 - 02/27/2018.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE(S): AE & VE; BASE ELEVATION(S): AE-8, AE-9, VE-10 & VE-12.

TOPOGRAPHIC SURVEY OF A PORTION OF
THE 1400 BLOCK OF DUVAL STREET
KEY WEST, MONROE COUNTY, STATE OF FLORIDA



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

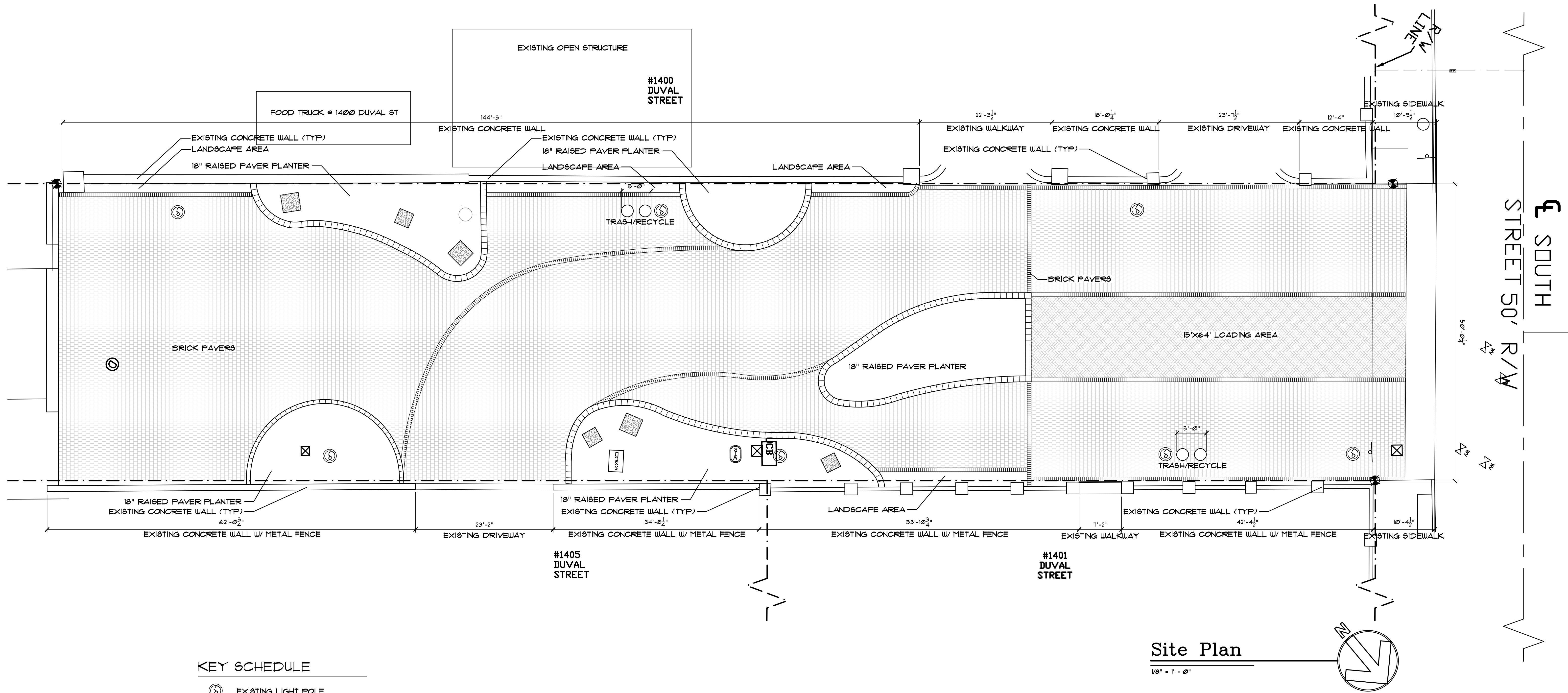
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

DATE: 03/08/2018	SURVEY BY: EAI	PROJECT: KW-1400 DUVAL
ORDER:	DRAWN BY: MPB	H. SCALE: 1"=20'
CKW P0# 086173	CHECKED BY:	SHEET 1 OF 1

PROPOSED DESIGN

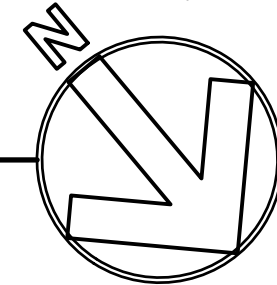


KEY SCHEDULE

- Ⓢ EXISTING LIGHT POLE
- ART INSTALLATION SLAB
- BRICK PAVERS
- ▨ BRICK PAVERS
- EXISTING UTILITY
- ⊠ EXISTING UTILITY
- ○ TRASH/RECYCLE

Site Plan

1/8" = 1' - 0"



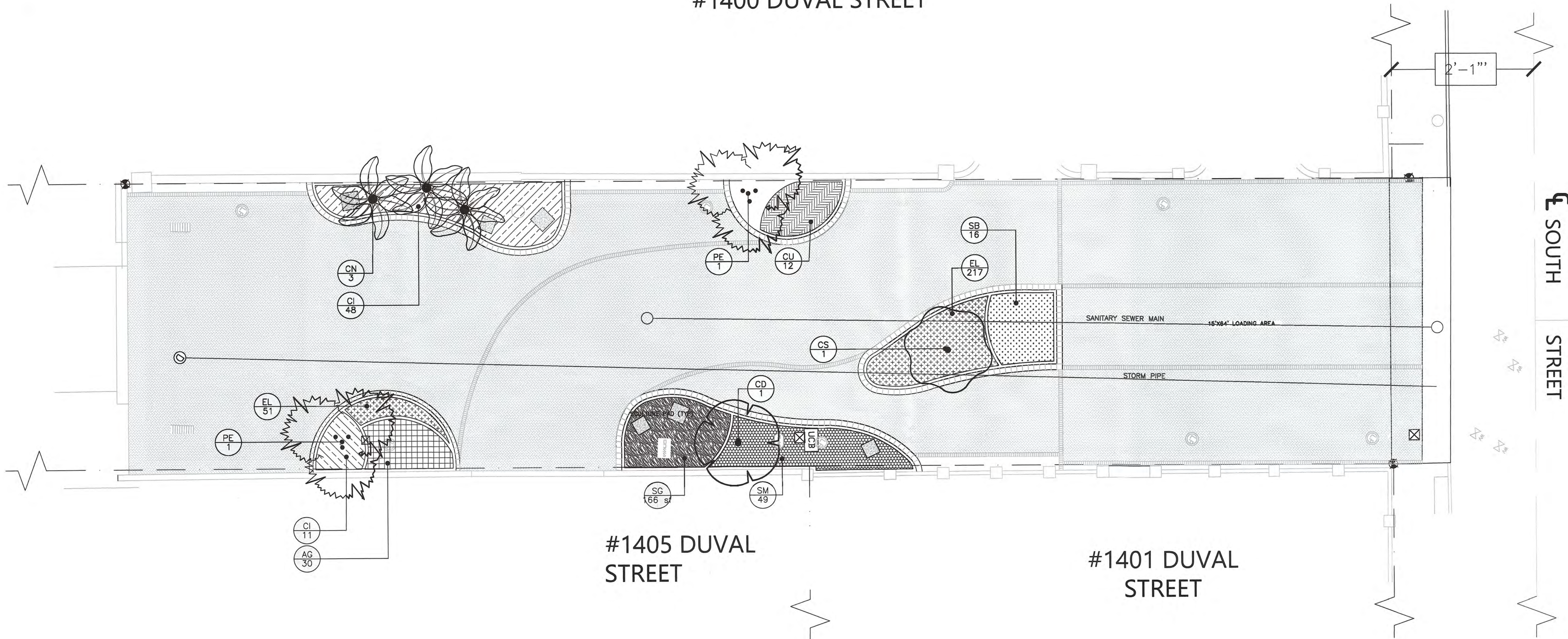
Duval Street Park
 1400 Block Duval St Key West, FL

THOMAS E. POPE, P.A.
 POPE-SCARBROUGH-ARCHITECTS
 (305) 296 3611 610 White St, Key West FL

date: 5/30/18
 revision:

sheet:
A0.0

#1400 DUVAL STREET



1615 EDGEWATER DRIVE, STE 200
ORLANDO, FLORIDA 32804
T 407.975.1273
F 407.975.1278
www.smeinc.com

DUVAL STREET
PARK
KEY WEST, FLORIDA



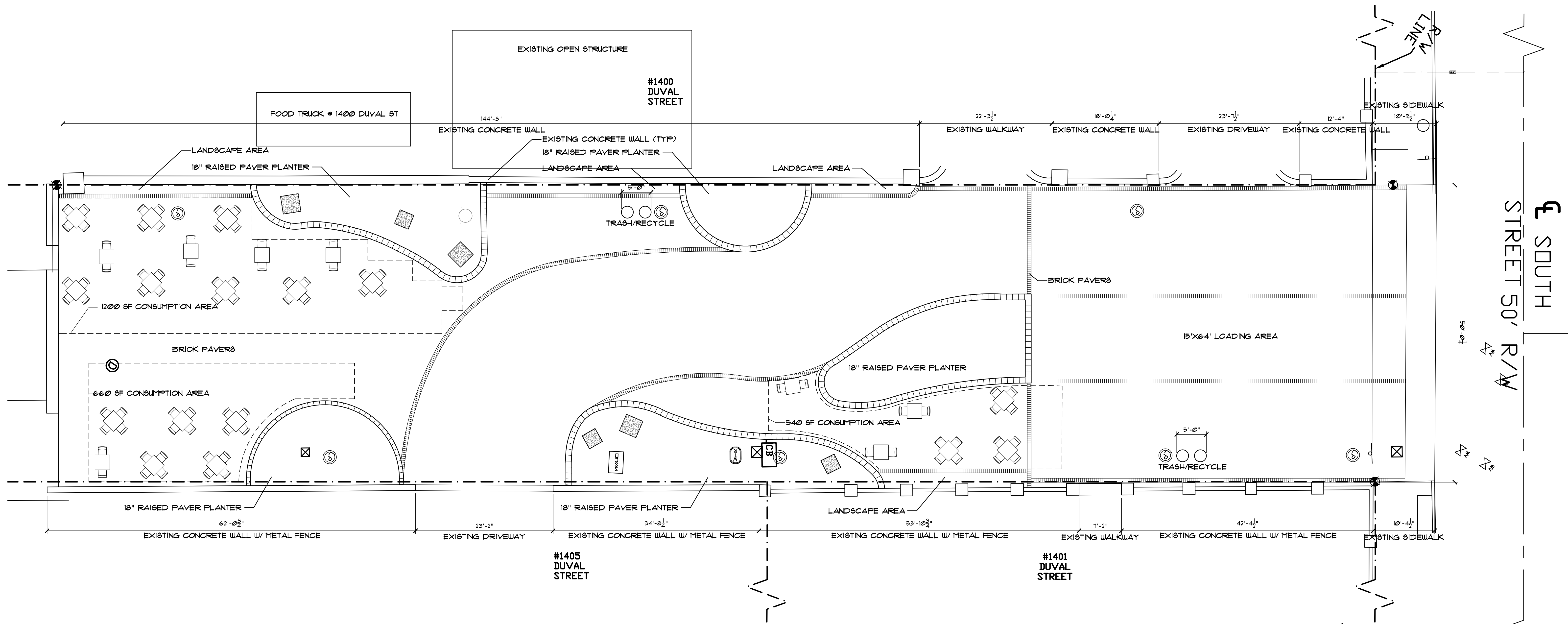
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	SIZE
	CD	1	Coccoloba diversifolia	Pigeon Plum	--	2.5" CAL.	12' ht min
	CN	3	Cocos nucifera Straight Trunk	Coconut Palm	--		12' GW
	CS	1	Conocarpus erectus sericeus	Silver Button Wood	--	2.5" CAL.	8'-10' HT.
	PE	2	Ptychosperma elegans Triple	Alexander Palm	--		10'-12' HT
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	CI	59	Chrysobalanus icaco	Coco Plum	3 GAL.; FULL PLANT	18-24" HT x 18-24" SPRD	30" o.c.
	CU	12	Coccoloba uvifera	Sea Grape	3 GAL.	20"-24" OA	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	AG	30	Argusia gnaphalodes	Sea Rosemary	3 GAL.	24"-28" OA	24" o.c.
	EL	268	Ernodea littoralis	Golden Creeper	1 GAL.	12"-14" OA	12" o.c.
	SB	16	Spartina bakeri	Sand Cord Grass	3 GAL.	24"-28" OA	36" o.c.
	SM	49	Suriana maritima	Bay Cedar	3 GAL.	24"-28" OA	24" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	SG	166 sf	Stenotaphrum glabrum americanum	St. Augustine Grass	---		

C:\Users\Cread\Desktop\Duval Street\1-0_LAN.dwg, 1.10 Jul 16, 2018 cread

NO.	DATE	DESCRIPTION	BY	CHK	APV
1	7/16/18	PROGRESS SET			
2	4/10/18	PROGRESS SET			

PROJECT NUMBER
DRAWING NUMBER
L1.0
DRAWING NAME
LANDSCAPE PLAN

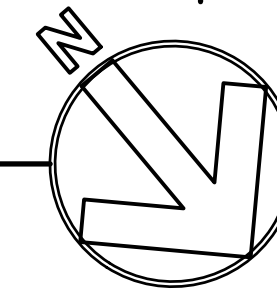


KEY SCHEDULE

- EXISTING LIGHT POLE
- ART INSTALLATION SLAB
- BRICK PAVERS
- BRICK PAVERS
- EXISTING UTILITY
- EXISTING UTILITY
- TRASH/RECYCLE

Site Plan

1/8" = 1' - 0"



1400 Block Duval Street		
Zoning		HCT
Flood Zone		AE 9, VE 10
Site Area (SF)		11,614
Max FAR	1	
Max Impervious Area	70%	8,129.8
Min Open Space Ratio	0.20	2,322.8
	Max	Proposed
Height	35'	N/A
Setbacks		
Front	5'	N/A
Rear	10'	N/A
Street Side	5'	N/A
Side	5'	N/A
Site Areas	Existing Impervious Area (SF)	Proposed Impervious Area (SF)
Asphalt	7,680	N/A
Concrete Curb	3,934	N/A
Brick Pavers	N/A	9,295
Planters	N/A	281
Art Installation Slabs	N/A	46
Site Area (SF)	11,614	
Site Area (AC)	0.27	
Total Impervious Area (SF)	11,614	9,622
Impervious Area (%)	1.00	82.8%
Total Open Space (SF)	0	1,992
Open Space Ratio	0.00	0.17

Duval Street Park
 1400 Block Duval St Key West, FL

THOMAS E. POPE, P.A.
 POPE-SCARBROUGH-ARCHITECTS
 610 White St, Key West FL
 (305) 296 3611

date:
 5/30/18
 revision:

sheet:
 A0.1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., July 24, 2018 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW POCKET PARK

#1400 DUVAL STREET

Applicant – City of Key West/ Michael Halpern-Agent Application #18-03-0034

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 Diane Balkwill, 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:
1400 Duval St. & 1401 Duval St. Key West, FL on the 16th day of July, 2018.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on July 24, 2018.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is 18-03-0034

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

Signed Name of Affiant:

Diane M. Balkwill

Date: 7-16-2018

Address: 209 Duval St. 2nd floor

City: Key West

State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 16th day of July, 2018.

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

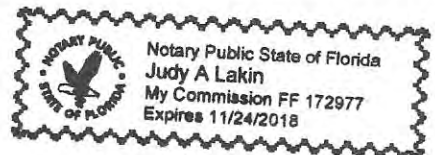
NOTARY PUBLIC

Sign Name: Judy A. Lakin

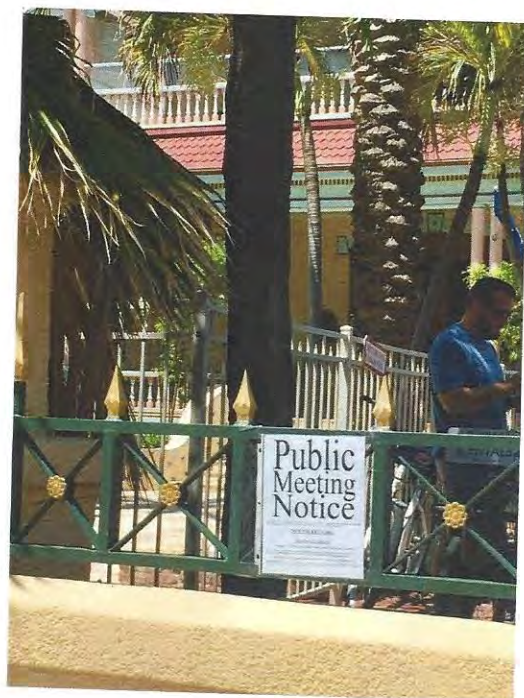
Print Name: JUDY A. LAKIN

Notary Public - State of Florida (seal)

My Commission Expires: 11/24/2018



1400 DUVAL STREET



1401 DUVAL STREET

