



Historic Architectural Review Commission Staff Report for Item 17

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: November 29, 2022

Applicant: David Cera, Architect

Application Number: H2022-0050

Address: 430 Duval Street

Description of Work:

Partial demolition of storefronts at La Concha Hotel.

Site Facts:

The building under review is listed as a contributing resource to the historic district. The seven-story Mediterranean Revival hotel was built circa 1925. Located on the southwest corner of Duval and Fleming streets the building has undergone many alterations. The building on its first floor still possesses many of the original fenestrations and some historic elements, particularly on the south portion facing Duval Street and on Fleming Street. This is not the same with the four bays at the norther portion of the façade facing Duval Street where no historic fabric, other than the structural elements of the building. On that section of the facade all four storefronts have no rhythm or cohesiveness among them. The building “L” shape arcade is unique to the historic district.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

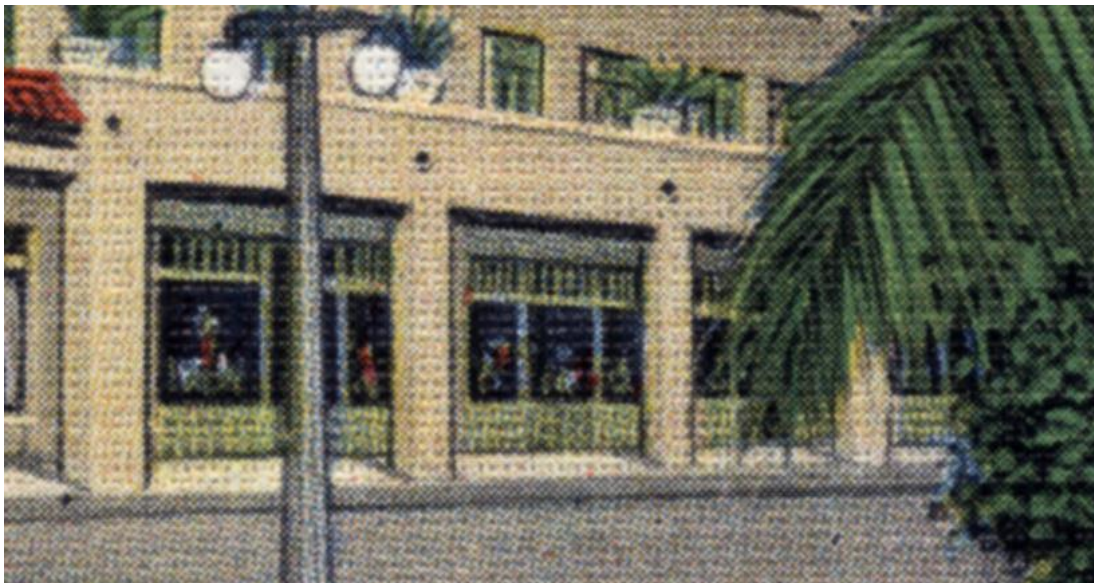
Staff Analysis:

The Certificate of Appropriateness under review is for the removal of non-historic storefronts at the four northernmost bays facing Duval Street. The applicant has submitted plans for the replacement of all four

storefronts and staff opines that new proposed folding doors and windows will adversely impact the façade's historic character and integrity.



Postcard from late 1920's.



Detail of northernmost storefronts facing Duval Street.



2022 - EXISTING CONDITIONS

Proposed storefronts to be demolished highlighted in red.

The historic architectural review commission shall not issue a certificate of appropriateness 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;*

It is staff's opinion that the removal of the non- historic storefronts will not affect the building's historic character. Nevertheless, new proposed folding doors and windows in three out of four bays will drastically change the integrity of the façade. Through 97 years from its construction the building's facades at first floor level had never exhibit large openings and access to the exterior, but fixed storefronts and limited number of traditional doors.

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

This will not be the case. Nevertheless, the new proposed folding doors and windows will drastically alter the relationship of the façade and its front open arcade. The building was design, and still possesses minimal openings, through traditional commercial doors, between the interior and the arcade. Operable windows are foreign to the architectural vocabulary of the first floor façade.

- (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.*

It is staff's opinion that one of the principal elements of the façade's historic character is the controlled permeability of its storefronts. Installing nana walls and folding windows will destroy an important character feature of the façade.

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

The building in question is contributing, and it is staff believe that the building will lose part of its integrity by introducing folding windows and doors.

Staff cannot recommend the removal of the non-historic storefronts as the proposed design, specifically the introduction of folding windows and doors will affect the historic character of the building. If approved, this will be the only required reading.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # H2022-050	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:	430 Duval Street		
NAME ON DEED:	Ashford TRS Five LLC	PHONE NUMBER	972-490-9600
OWNER'S MAILING ADDRESS:	11485 Dallas Parkway, #1100	EMAIL	
	Dallas TX 75254		
APPLICANT NAME:	David Cera	PHONE NUMBER	910-209-0758
APPLICANT'S ADDRESS:	11485 Dallas Parkway, #1400	EMAIL	davidcera@premierpm.com
	Dallas TX 75254		
APPLICANT'S SIGNATURE:		DATE	31 Oct 2022

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 X NO___ INVOLVES A HISTORIC STRUCTURE: YES X NO___
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Exterior renovation to La Concha Hotel: No additions to height or footprint to building. Exterior to be painted; awnings replaced; overhang at hotel lobby entrance to be removed and replaced with new. New overhang to match 1986 portion of the building. Four bays of Duval Street facade to revert back to original appearance - based on photographs and drawing references. Second floor balcony doors at guestrooms along Duval St (qty 10) to be replaced to match existing.
MAIN BUILDING:	Duval Street facade: New windows and doors to be white to match existing. Appearance to reflect the 1930s appearance as shown in 1986 renovation drawings. 1986 Lobby entrance: New enlarged overhang to extend across the drive without need for a center column. Replace pavers at pedestrian area of entrance with terrazzo.
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): Not applicable.	
PAVERS: Not applicable.	FENCES: Not applicable.
DECKS: Not applicable.	PAINTING: Entire exterior to be painted
	Sherwin-Williams SW 6323,
	'Romance'
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Not applicable.	Not applicable.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Not applicable.	

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.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # H-2022-050	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	430 Duval Street, Key West FL 33040
PROPERTY OWNER'S NAME:	Key West Florida Hotel Limited Partnership
APPLICANT NAME:	David Cera, Project Architect

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE 	10/31/2022 Alex Rose
	DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

- Renovation to exterior of La Concha Hotel to include removal non-historic doors, windows, and wall infill along Duval Street which were not present in 1970s era photos.
The intent is to remove the areas of the non-historic infill and return the facade to resemble 1930s storefront appearance.
- The removal of the existing overhang at the hotel entrance, located at the one-way entry drive at the north side of the property. The current version of the covered entrance is from the 2010s.
The intent is to remove the overhang and the support column in the center of the drive and install a new overhang across the drive to shelter visitors as they enter the hotel.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

Not applicable.

- (2) Or explain how the building or structure meets the criteria below:

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Area of first floor facade to be removed is not original to the building. Photos from the 1970's display a different condition than current appearance. A 1986 renovation also references 1930s era storefront appearance that coincides with the 1970s window sizes. Entrance overhang: this area was originally built in 1986 and is not historic to the building.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Not applicable.
(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.
Not applicable.
(d) Is not the site of a historic event with significant effect upon society.
Not applicable.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
Not applicable.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Not applicable.
(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.
Not applicable.
(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.
Not applicable.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

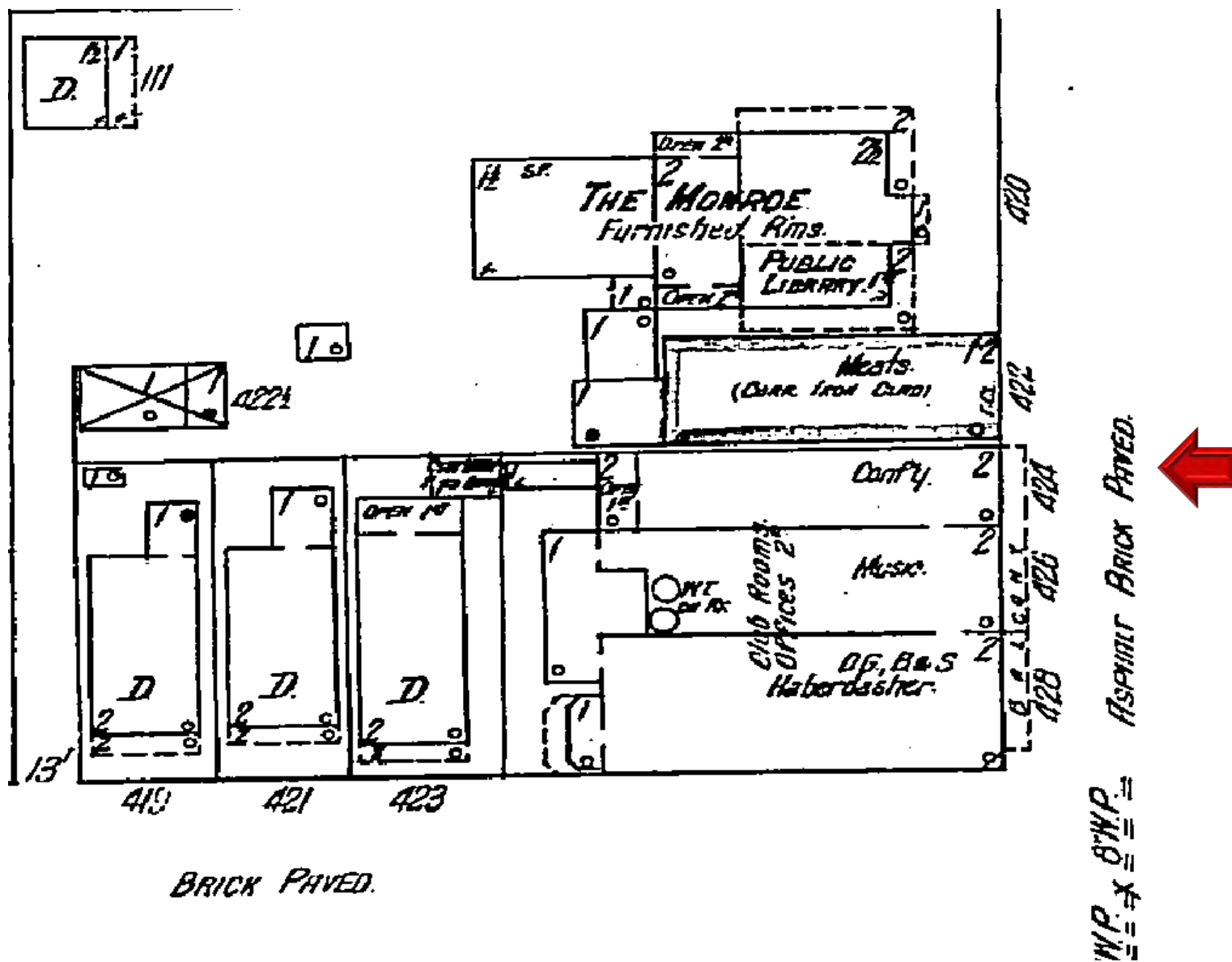
(i) Has not yielded, and is not likely to yield, information important in history,
Not applicable.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
Not applicable.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Not applicable.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
Not applicable.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Not applicable.

SANBORN MAPS



430 Duval Street circa 1924. Public Library was located on the Queen Anne building. After the building was demolished it was relocated across the street at 417 Duval Street. Monroe County Library.



Sanborn map 1912



Sanborn map 1962

PROJECT PHOTOS



Postcard from late 1920's Monroe County Library.



La Concha Hotel circa 1940. Monroe County Library.



Detail of circa 1940 photograph. Monroe County Library.



La Concha Hotel 1957. Monroe County Library.



Detail of 1957 photograph. Monroe County Library.



430 Duval Street in 1962. From archives of Edwin O. Swift III. Monroe County Library.



Detail of 1962 photograph. Monroe County Library.



La Concha Hotel circa 1965. Monroe County Library.



430 Duval Street in 1973. From archives of Edwin O. Swift III. Monroe County Library.



Detail of 1973 photograph. Monroe County Library.



430 Duval Street in 2011. From archives of Edwin O. Swift III. Monroe County Library.

2.2.1 HISTORIC STOREFRONT WINDOW CONFIGURATION

Historic photos showing storefront window configurations along Duval Street elevation.



Circa 1940s photo from Duval, north of La Concha



Circa 1970s photo from corner of Duval and Fleming, looking north showing 4 bays of large storefront openings at north end of building.

2.2.2 EXISTING DOORS AND WINDOWS AT DUVAL STREET



Bay 4 – existing conditions

2.2.2 EXISTING DOORS AND WINDOWS AT DUVAL STREET



Bay 5 – existing conditions

2.2.2 EXISTING DOORS AND WINDOWS AT DUVAL STREET



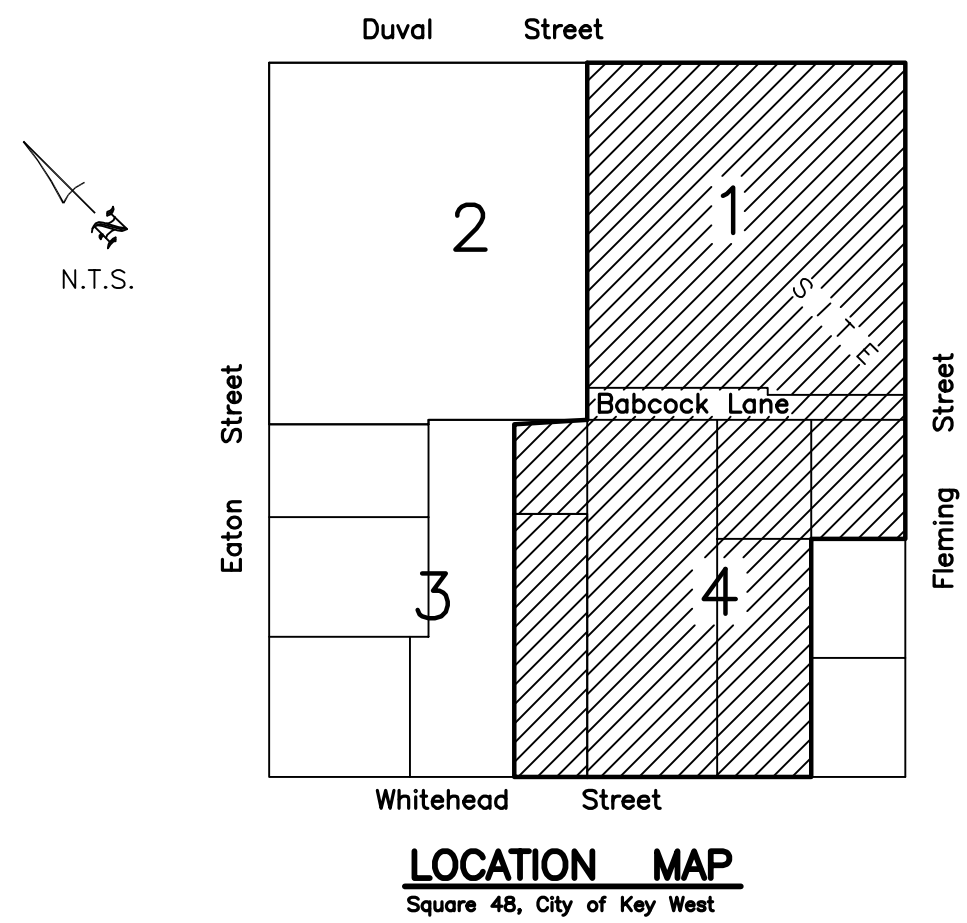
Bay 6 – existing conditions

2.2.2 EXISTING DOORS AND WINDOWS AT DUVAL STREET



Bay 7 – existing conditions

SURVEY



On the Island of Key West, and is known as Part of Lot 4 in Square 38, according to W.A. Whitehead's map or plan of said Key West, delineated in February, 1829; Commencing at a point on Fleming Street, 131 feet, 10 inches, from the corner of Whitehead and Fleming Streets, and running thence on Fleming Street in a N.E.'ly direction 65 feet, 11 inches; thence at right angles in a N.W.'ly direction 52 feet; thence at right angles in a S.W.'ly direction 65 feet, 11 inches; thence at right angles in a S.E.'ly direction 52 feet to the point of beginning.

Also, part of said Lot 4 in said Square 38, commencing at a point on the dividing line of said Lot 4 and Lot 1 in said Square 38, 52 feet North Westerly from Fleming Street, and 197 feet and 9 inches North Easterly from Whitehead Street, and running thence from said point in a North Westerly direction and parallel with Whitehead Street 52 feet; thence at right angles in a South Westerly direction and parallel with Fleming Street 65 feet and 11 inches; thence at right angles in a South Easterly direction and parallel with Whitehead Street 52 feet; thence at right angles in a North East direction and parallel with Fleming Street 65 feet and 11 inches to the point of beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Duval Street
9.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1/2" Iron Bar
△ = Set P.K. Nail, P.L.S. No. 2749
▲ = Found P.K. Nail

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
M.H.W. = Mean High Water
cov'd. = Covered
wd. = Wood
P.O.C. = Point of Commence
A/C = Air Conditioner
P.O.B. = Point of Beginning
O.R. = Official Records
d. = deed
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation
B.M. = Bench Mark

o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B.S. = Concrete Block Stucco
P.B. = Plat Book
pg. = page

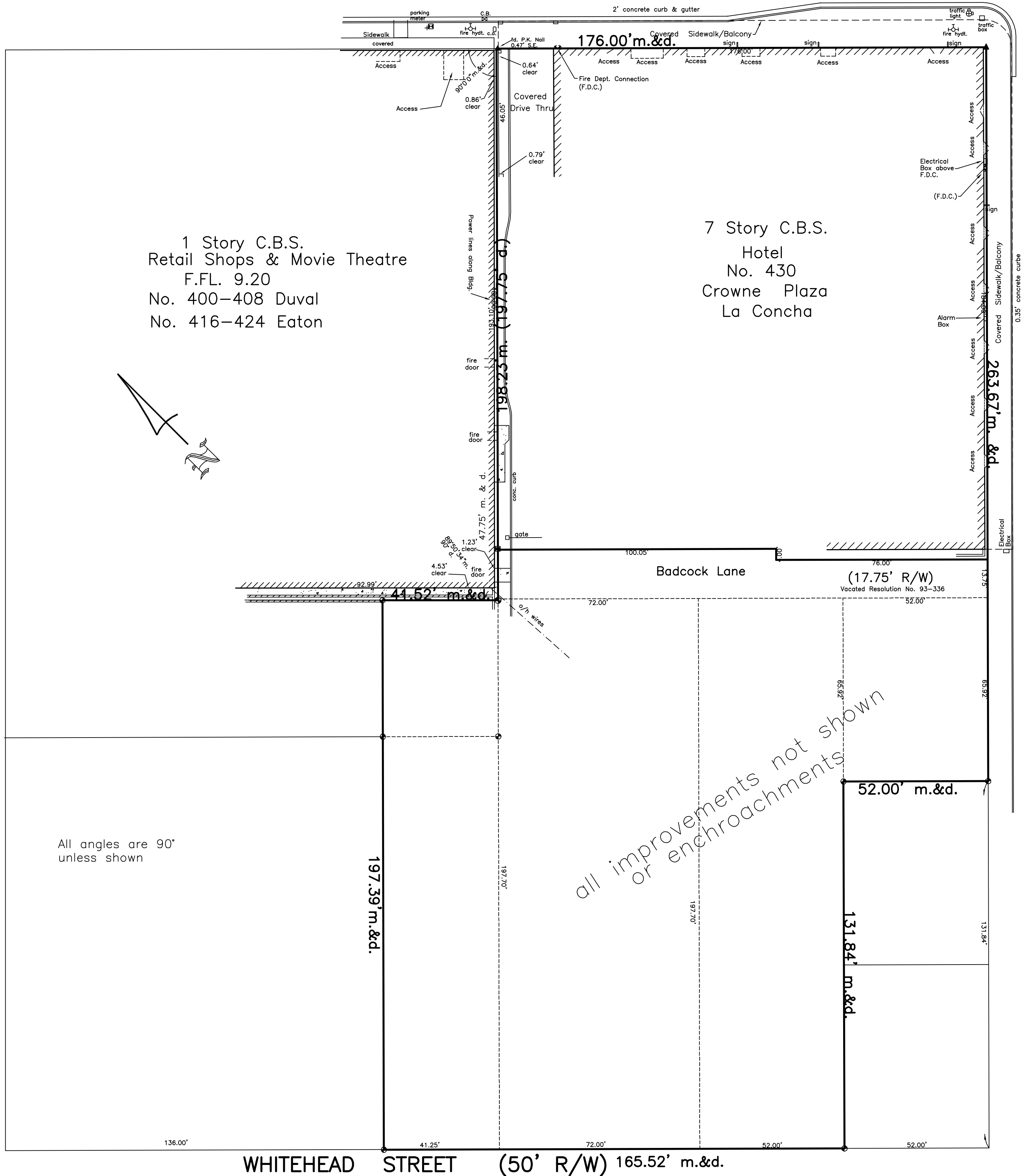
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statue Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

EATON STREET (50' R/W) (Public)



WHITEHEAD STREET (50' R/W) 165.52' m.&d.

Block 34

La Concha 430 Duval Street, Key West, Florida 33040			
Boundary Survey		Dwn No.: 13-217	
Scale: 1"=30'	Ref. 69-30 191-69	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 5/2/13		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
H:\drawings\key west\block 34			

ISLAND SURVEYING INC.

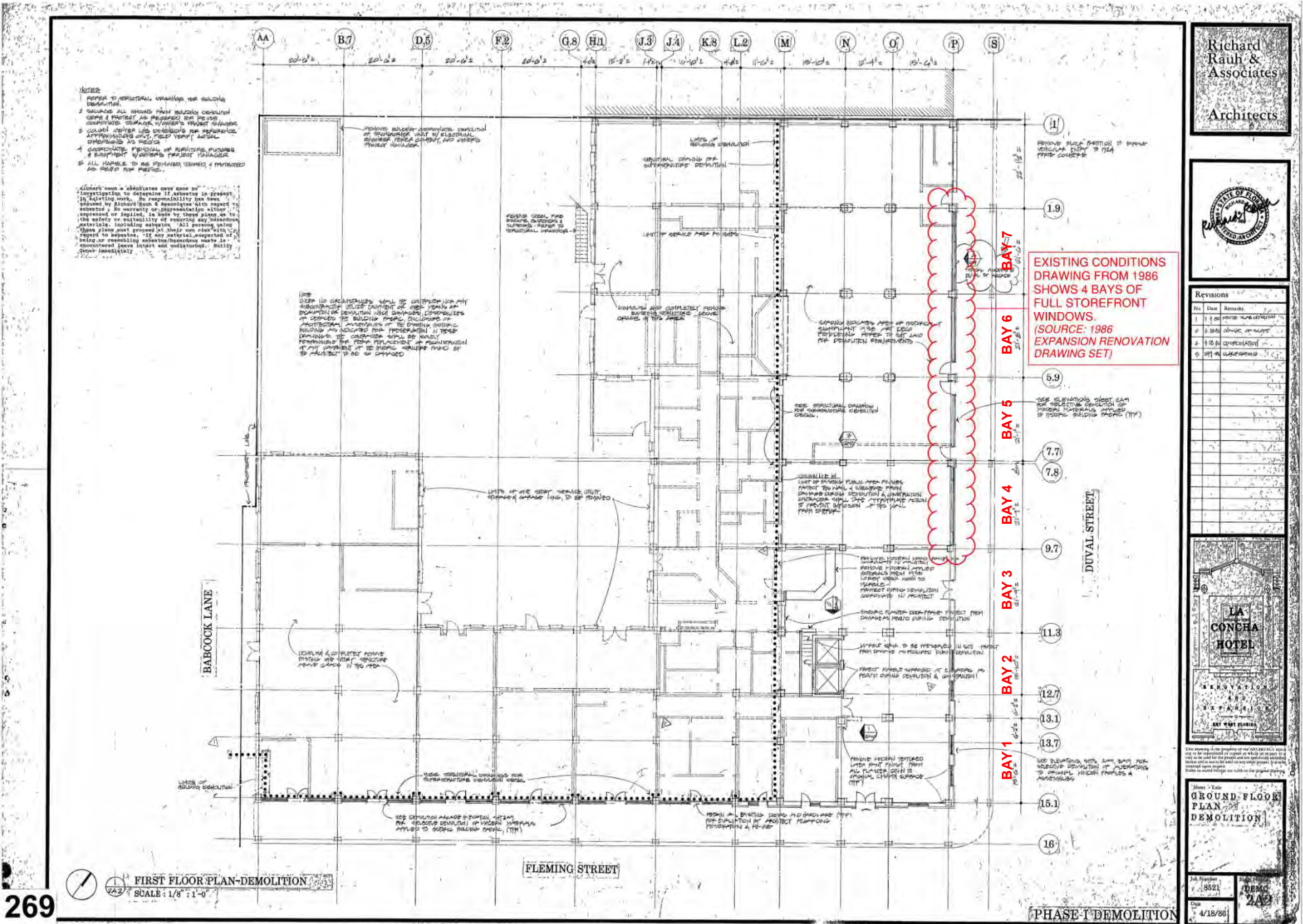
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

PROPOSED DESIGN

2.2.3 EXISTING/DEMO PLAN
FROM 1986 RENOVATION



Revisions

Sl. No.	Date	Remarks
1	23/06/2024	CLARIFICATION IN SCOPE
2	24/06/2024	CLARIFICATIONS



inquiry of the propriety of the bill. ⁽¹⁾ The bill is
in regard to the deposit of money on deposit. It is
the bill and has the power and was upon the bill and the
and is due to the bank on any other property. It is a
and a power request.

ARCADE ELEVATIONS

DEMOLITION

Number	Sheet Number
8521	DEMO
4/18/86	2A9

**Richard
Rauh &
Associates**

Architects



Revisions

No	Date	Remarks
1	23/1/14	CONDUCTED



This drawing is the property of the ARCHITECT and is not to be impudently reproduced, whole or in part, by or for any other person without the written consent of the ARCHITECT. It is to be used only for the project and no other project. It is to be returned upon request. Stamps and other marks are not to be made on the original drawing.

Short Title
REFERENCE
ELEVATIONS

Job Number 8521	Sheet Number DEMO 2A10
Date 4/18/80	

Released For Construction 6/21/06 Date

374

PHASE I DEMOLITION

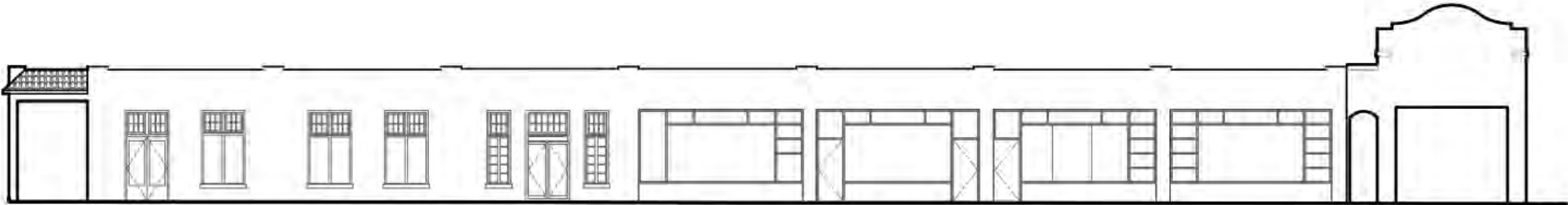
2.2.6 EVOLUTION OF DUVAL STREET FIRST FLOOR ELEVATIONS



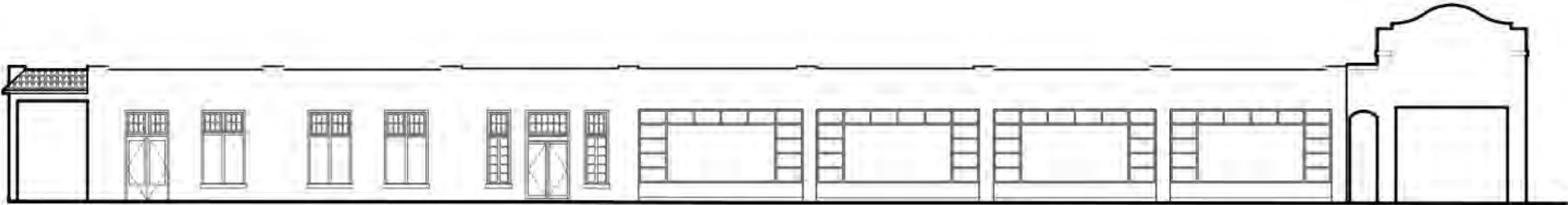
2022 - PROPOSED RETROFIT BACK TO LARGER OPENINGS AND WINDOW CONFIGURATION



2022 - EXISTING CONDITIONS

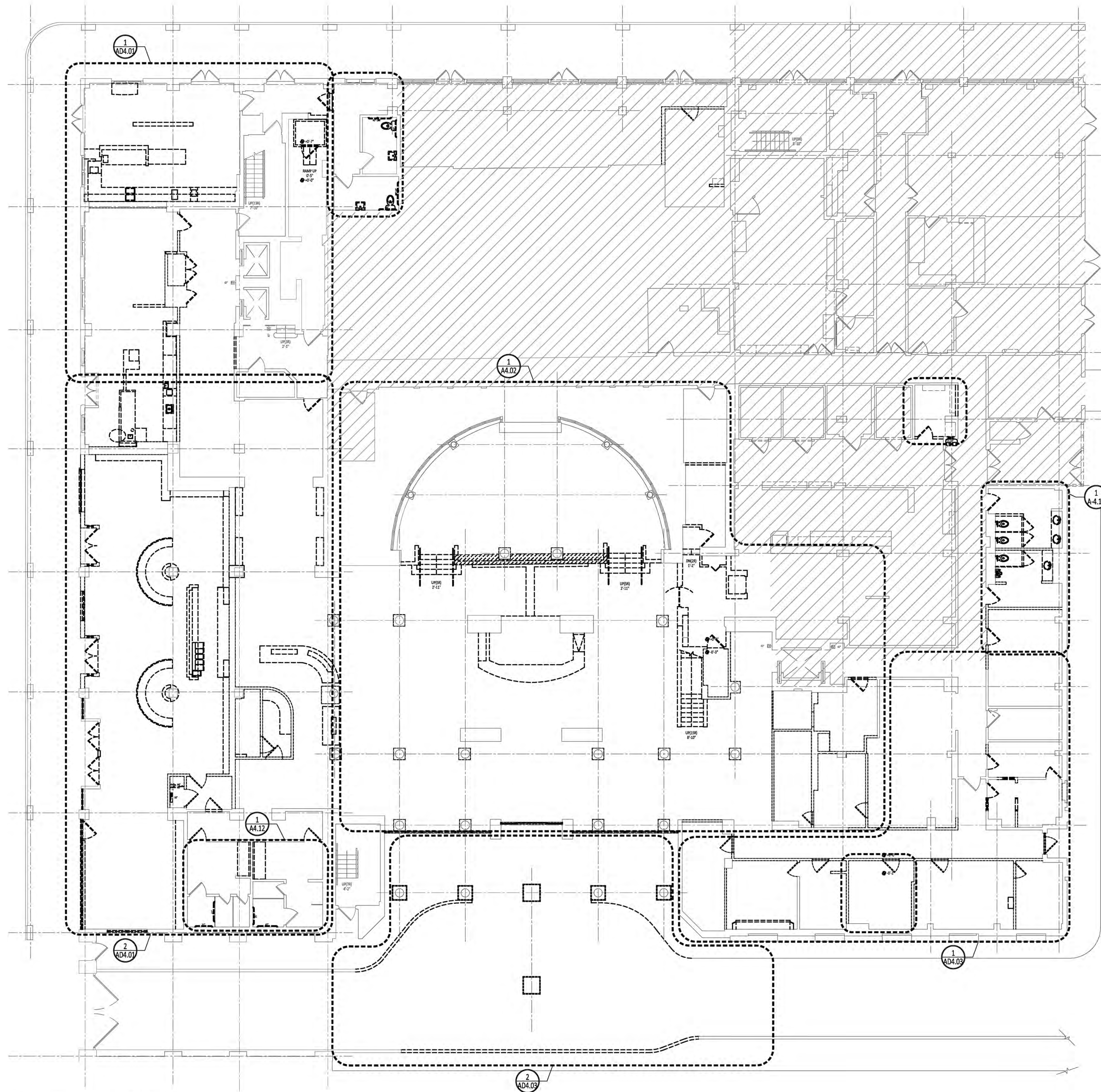


1986 APPEARANCE



1930 - TYPICAL STOREFRONT WINDOW ARRANGEMENT

DUVAL STREET - SIDEWALK LEVEL ELEVATIONS



1 LEVEL 1 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT

PREMIER ARCHITECTURE LLC
14185 DALLAS PARKWAY, STE 1400
DALLAS, TX 75254
PHONE : 972-778-9500
ARCHITECT : ROBIN BELLERBY
ARCHITECT LICENSE #: AR101750



LA CONCHA HOTEL
LOBBY AND EXTERIOR RENOVATION
430 DUVAL STREET, KEY WEST, FL 33040

ISSUE FOR XXXXXXXXX: XX.XX.XXXX

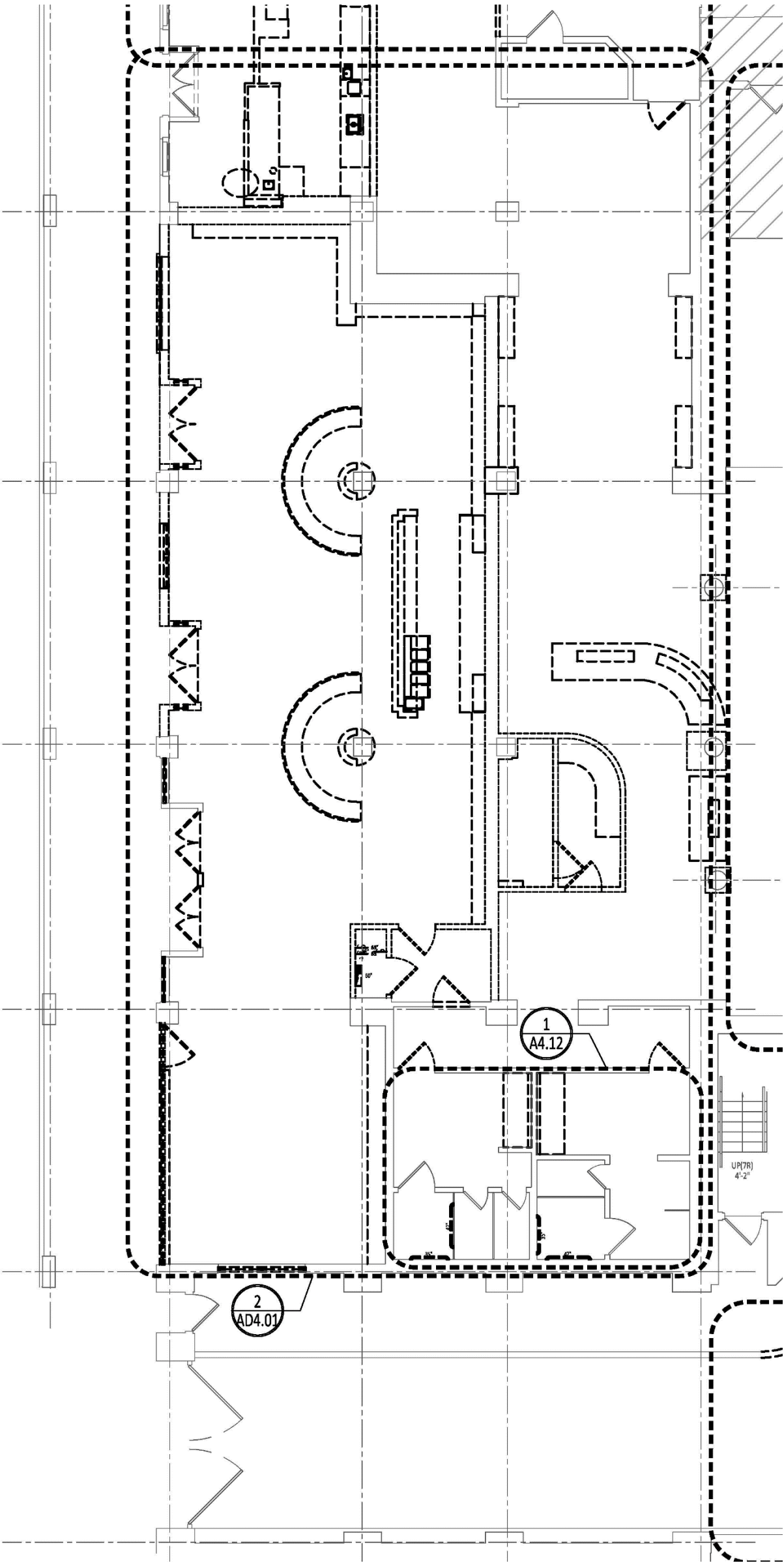
REVISIONS:

- △ ---
- △ ---
- △ ---

SHEET TITLE:

LEVEL 1
DEMOLITION PLAN
OVERALL PLAN

AD-1.01



Demolition Plan Detail

PREMIER ARCHITECTURE LLC
14185 DALLAS PARKWAY, STE 1400
DALLAS, TX 75254
PHONE : 972-778-9500
ARCHITECT : ROBIN BELLERBY
ARCHITECT LICENSE #: AR101750



LA CONCHA HOTEL
LOBBY AND EXTERIOR RENOVATION

INDOOR AND EXTERIOR RENOVATION

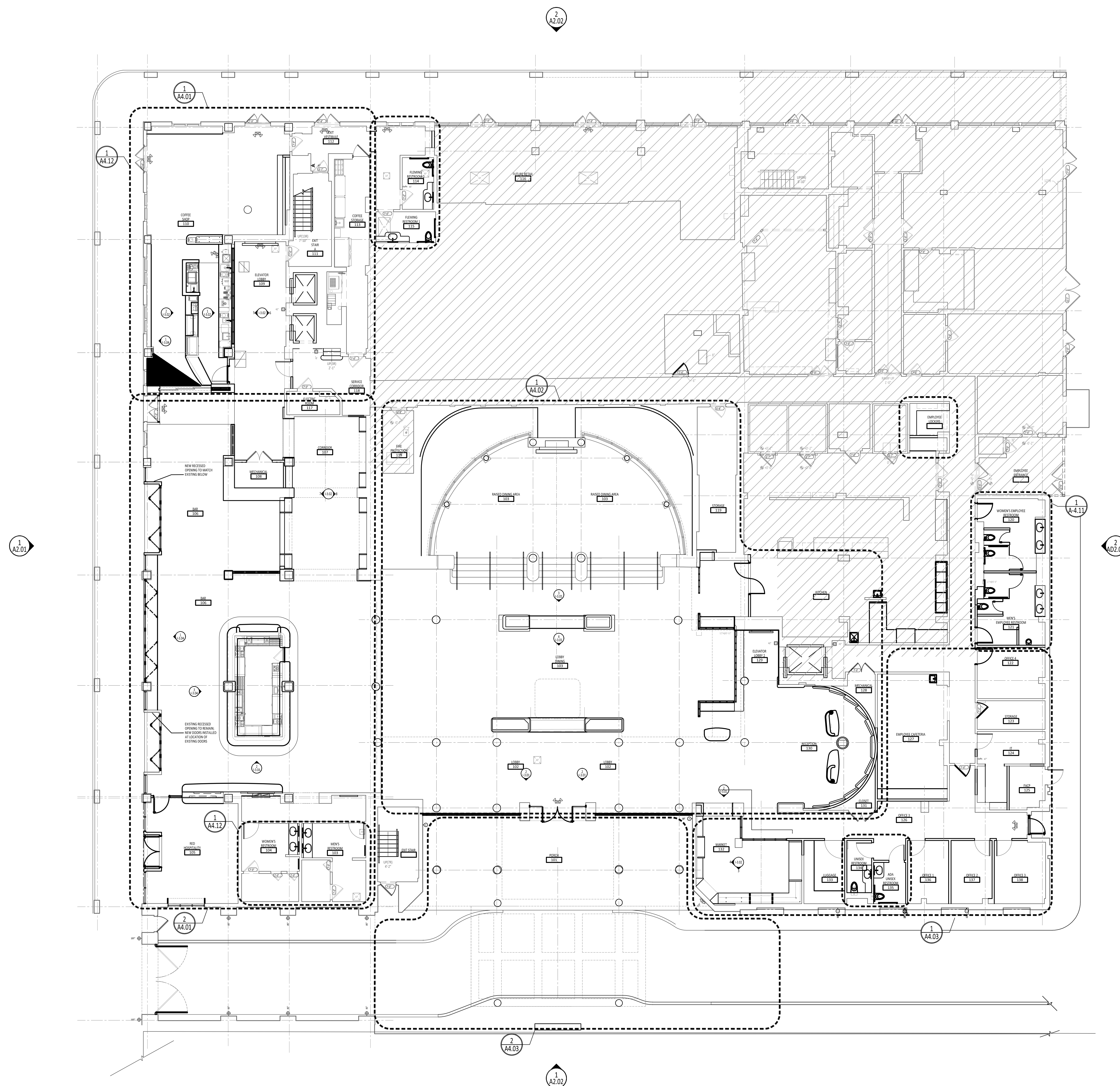
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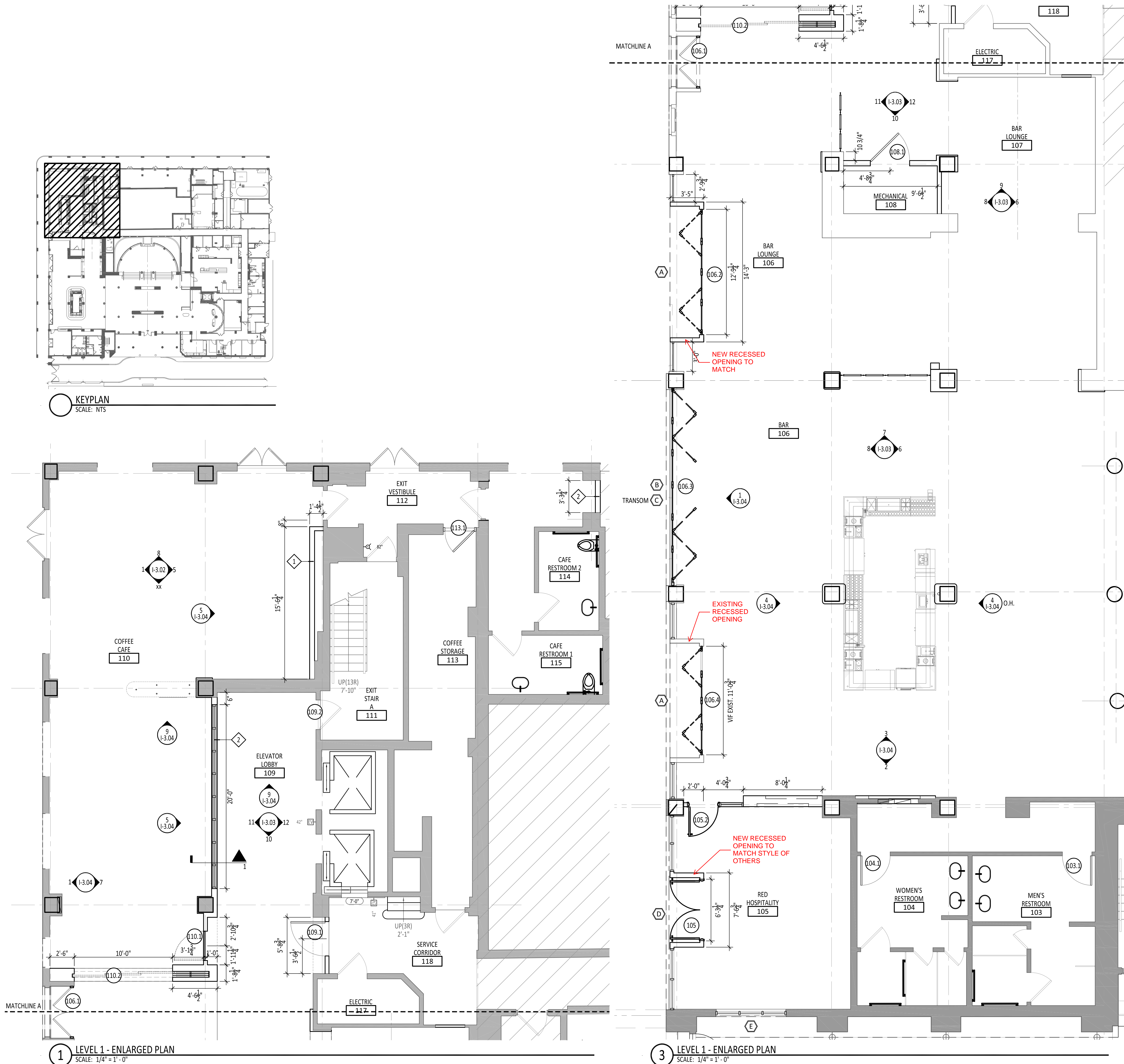
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OVERALL LEVEL 1
CONSTRUCTION PLAN

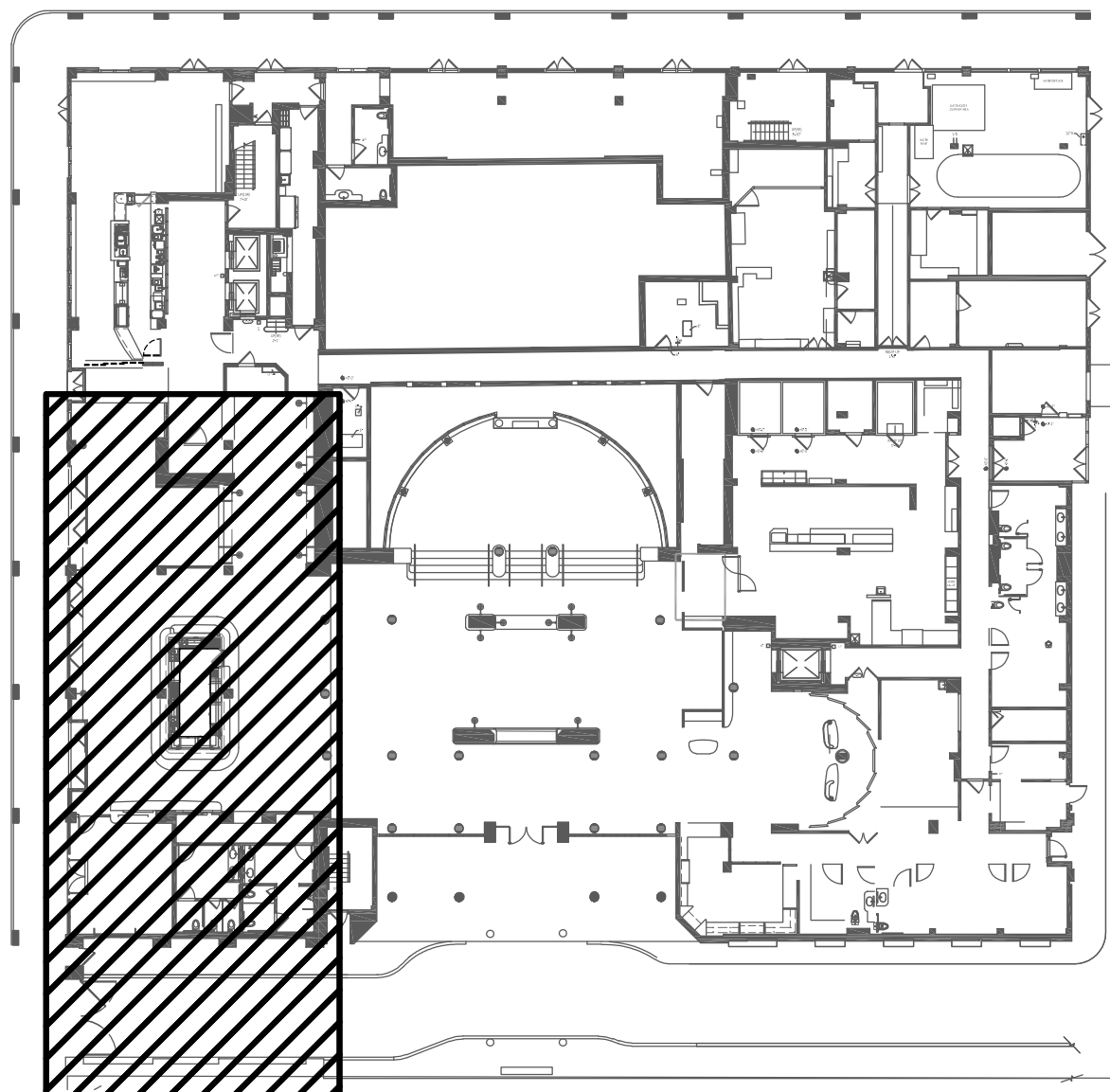
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AKY-023-TB-100004





TYPICAL CONSTRUCTION NOTES	
REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION. REFER TO MEP AND INTERIOR PLANS FOR ADDITIONAL INFORMATION.	
A. FLOORS:	
- INFILL NEW HOLES AND TRENCHES IN SLAB FLUSH TO REQUIRED SUBFLOOR HEIGHT	
- INSTALL NEW FINISH FLOORS IN PUBLIC SPACES.	
- REFER TO INTERIOR FINISH PLAN FOR TYPE AND LOCATION.	
- FORM NEW CONCRETE SUBSTRATE FOR NEW STAIRS AT RAISED PLATFORM. ALIGN FACE OF TREAD AND RISER SURFACES WITH EXISTING STAIR FORMS.	
B. WALLS:	
- FRAME NEW WALLS AS SHOWN. REFER TO WALL SCHEDULE FOR TYPES.	
- PAINT ALL NEW WALL SURFACES. REFER TO INTERIOR FINISH PLAN FOR INFO	
C. BASE:	
- REFER TO INTERIOR FOR BASE LOCATIONS	
D. CEILING:	
- REFER TO CEILING PLANS	
E. DOORS AND HARDWARE:	
- INSTALL NEW DOORS AS SHOWN ON PLAN. REFER TO DOOR SCHEDULE FOR SIZES AND SPECS	
- BAR BATHROOMS: REINSTALL DOORS IN OPPOSITE LOCATIONS, REVERSING THE SWING OF THE EXISTING DOORS. REUSE FRAMES IF SALVAGEABLE.	
- EXTERIOR: PAINT EXISTING DOORS. REFER TO ELEVATIONS FOR PAINT INFORMATION	
G. WINDOWS:	
- NEW WINDOWS AS SHOWN ON PLANS. REFER TO WINDOW SCHEDULE FOR INFORMATION	
- EXTERIOR: PAINT EXISTING WINDOWSL REFER TO ELEVATIONS FOR PAINT INFORMATION	



KEYPLAN
SCALE: NTS

ARCHITECT

PREMIER ARCHITECTURE LLC
14185 DALLAS PARKWAY, STE 1400
DALLAS, TX 75254
PHONE : 972-778-9500
ARCHITECT : ROBIN BELLERBY
ARCHITECT LICENSE #: AR101750

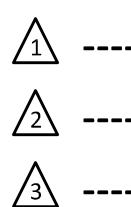


LA CONCHA HOTEL
LOBBY AND EXTERIOR RENOVATION

430 DUVAL STREET, KEY WEST, FL 33040

ISSUE FOR XXXXXXXX: XX.XX.XXXX

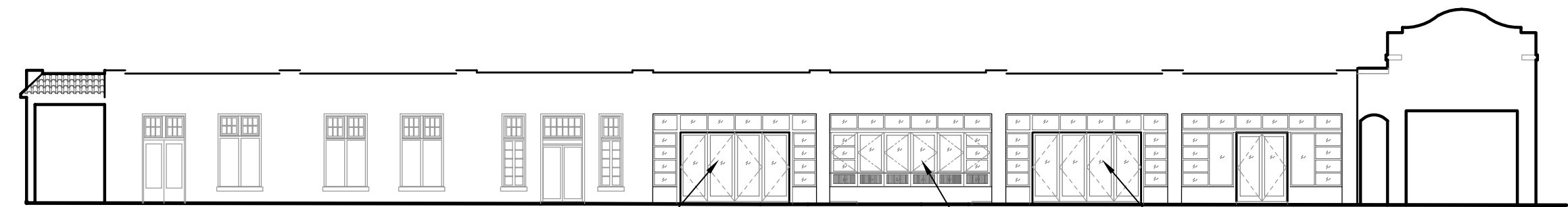
REVISIONS:



SHEET TITLE:

LEVEL 1
ENLARGED PLAN

A-1.02



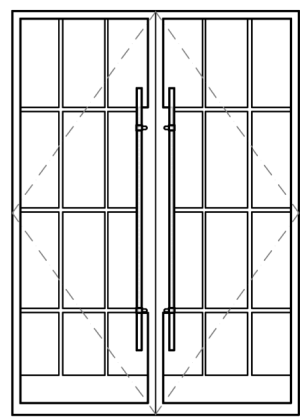
EAST FACADE
SCALE: 3/32" = 1'-0"

NEW RECESSED OPENING
TO MATCH

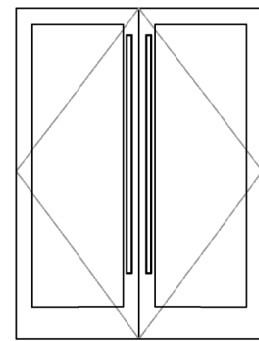
EXISTING RECESSED OPENING

OPERABLE DOORS ABOVE COUNTER
AT INTERIOR WALL;
GLASS BELOW OPENING TO BE
RIBBED PATTERN AS A 'MODESTY
PANEL' FOR WOMEN PATRONS
SITTING AT COUNTER FACING THE
SIDEWALK.
RIBBED PATTERN GLASS IS ORIGINAL
TO THE BUILDING AND IS PRESENT
ALONG FLEMING ST.

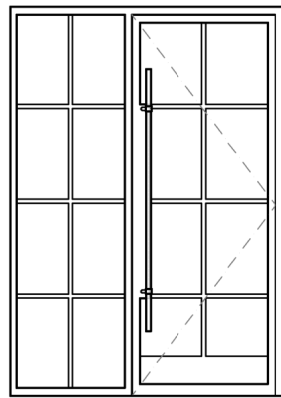
DOOR SCHEDULE										
DOOR NO.	NAME	TYPE	DOOR SIZE	FRAME	FINISH	HARDWARE	DETAILS			NOTES
							HEAD	JAMB	SILL	
101.1	ENTRY	A	DBL 3'-0" x 8'-6"	STEEL	MTL GLASS	REFER INTERIOR				ADA COMPLIANT CONCEALED FLOOR CLOSER, DOOR SWEEP, WEATHER SEALS AT JAMBS, STEEL FRAME W/ TEMPERED GLASS, RECESSED LOCK PINS
102.1	KITCHEN	J	DBL 3'-0" x 7'-0"	STAINLESS	STAINLESS W/ WOOD CORE					DOUBLE-ACTING SWINGING DOUBLE DOORS; STAINLESS FINISH WITH WOOD CORE; 15" DIAMETER ACRYLIC PORTHOLES IN EACH DOOR. REFER INTERIOR FOR ELEVATION
103.1	LOBBY RESTROOM - MEN	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	RE-INSTALL DOOR FROM WOMENS RESTROOM TO REVERSE DOOR SWING
104.1	LOBBY RESTROOM - WOMEN	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	RE-INSTALL DOOR FROM MENS RESTROOM TO REVERSE DOOR SWING
105.1	RETAIL	B	DBL 3'-0" x 7'-11"	MTL STOREFRONT	WHITE	REFER INTERIOR				DBL STOREFRONT DOORS; WHITE FINISH; OFFICE LOCKSET; SINGLE ACTIVE WITH FLUSH BOLT LOCKS ON PASSIVE LEAF; COORDINATE KEYING WITH OWNER
105.2	RETAIL TO BAR	C	3'-0" x 8'-0" + 2'-3" x 8'-0" SIDELITE	STEEL						STEEL FRAME W/ TEMPERED GLASS; OFFICE LOCKSET, COORDINATE KEYING WITH OWNER
106.1	CAFE ENTRY	B	DBL 2'-6" x 7'-0"	MTL STOREFRONT	MTL GLASS					DBL STOREFRONT DOORS; WHITE FINISH; MAGLOCK ENTRY WITH CARD READER; SINGLE ACTIVE WITH FLUSH BOLT LOCKS ON PASSIVE LEAF; COORDINATE KEYING WITH OWNER
106.2	MOJITO BAR - SOUTH	D1	12'-9" x 8'-0" 4 PANEL; NANAWALL 2L2R	MTL	WOOD CLAD, PRIMED					NANAWALL 4-PANEL - 2L2R, PRIMED WOOD CLAD ON EXTERIOR, MTL INTERIOR; RECESSED TRACK; RECESSED LOCKING HARDWARE FROM SUPPLIER
106.3	MOJITO BAR - CENTER	D2	13'-8" x 5'-0" 6 PANEL; NANAWALL 3L3R	MTL	WOOD CLAD, PRIMED					NANAWALL 5-PANEL - 3L3R, PRIMED WOOD CLAD ON EXTERIOR, MTL INTERIOR; RECESSED TRACK; RECESSED LOCKING HARDWARE FROM SUPPLIER; INSTALL AS WINDOW OVER COUNTER
106.4	MOJITO BAR - NORTH	D3	10'-3" x 8'-0" 4 PANEL; NANAWALL 3L1R	MTL	WOOD CLAD, PRIMED					NANAWALL 4-PANEL - 3L1R, PRIMED WOOD CLAD ON EXTERIOR, MTL INTERIOR; RECESSED TRACK; RECESSED LOCKING HARDWARE FROM SUPPLIER
108.1	MECHANICAL	E	4'-0" x 7'-0"	MTL	WOOD					HIDDEN DOOR; RECESSED FRAME; CYLINDER LOCKSET, NO HANDLE
109.1	B.O.H. ACCESS	F	3'-6" x 7'-0"	HM	WOOD	ELECTRIC STRIKE/MAGLOCK				2-PANEL STAIN GRADE; ELECTRIC STRIKE/MAGLOCK FOR CARD READER ACCESS
109.2	EXIT	F	3'-0" x 7'-0"	HM RATED	WOOD	FIRE RATED PANIC HARDWARE				2-PANEL STAIN GRADE; 1 HR RATED DOOR; FIRE RATED PANIC HARDWARE
110.1	CAFE SERVICE	F	3'-0" x 8'-9"	MTL	WOOD	ELECTRIC STRIKE/MAGLOCK				2-PANEL STAIN GRADE; ELECTRIC STRIKE/MAGLOCK FOR CARD READER ACCESS
110.2	CAFE SLIDER	G	10'-4" x 9'-0" 3-PANELS @ 3'-8" EA	N/A	MTL GLASS					SUSPENDED 3-PANEL ACCORDION SLIDING DOOR; RECESSED FLOOR TRACK.
113.1	CAFE STORAGE	H	3'-0" x 7'-0"	HM	PT METAL	STOREROOM LOCKSET				
120.1	WOMEN EMPLOYEE RESTROOM	H	3'-0" x 7'-0"	HM	PT METAL					CLOSER, PUSH/PULL, KICKPLATE ON CORRIDOR SIDE
121.1	MEN EMPLOYEE RESTROOM	H	3'-0" x 7'-0"	HM	PT METAL					CLOSER, PUSH/PULL, KICKPLATE ON CORRIDOR SIDE
122.1	OFFICE	H	3'-0" x 7'-0"	HM	PT METAL					
124.1	IT ROOM	H	3'-0" x 7'-0"	HM	PT METAL					
125.1	FACP	H	3'-0" x 7'-0"	HM	PT METAL	STOREROOM LOCKSET				EXTERIOR DOOR-PROVIDE TOP DRIP EDGE AND WEATHERSTRIPPING
126.1	PARKING ENTRY	C	3'-0" x 7'-0" + SIDELIGHT	STEEL						REPLACE EXISTING DOOR
128.1	MECHANICAL	H	DBL 3'-0" x 7'-0"	HM	PT METAL	STOREROOM LOCKSET				
131.1	STORAGE	F	DBL 3'-0" x 7'-0"	WD	WOOD	STOREROOM LOCKSET				
133.1	LUGGAGE	F	3'-6" x 7'-0"	WD	WOOD	MAGLOCK/E-STRIKE				
134.1	RESTROOM	F	3'-0" x 7'-0"	WD	WOOD	CLOSER, PRIVACY LOCK				
135.1	ADA RESTROOM	F	3'-0" x 7'-0"	WD	WOOD	CLOSER, PRIVACY LOCK				
136.1	OFFICE	F	3'-0" x 7'-0"	WD	WOOD	MAGLOCK/E-STRIKE				
137.1	OFFICE	F	3'-0" x 7'-0"	WD	WOOD	MAGLOCK/E-STRIKE				
138.1	OFFICE	F	3'-0" x 7'-0"	WD	WOOD	MAGLOCK/E-STRIKE				



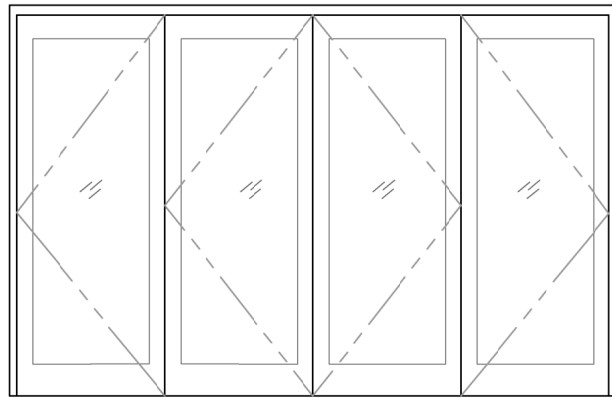
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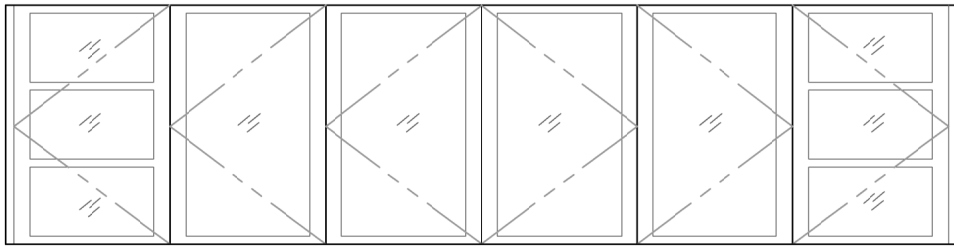
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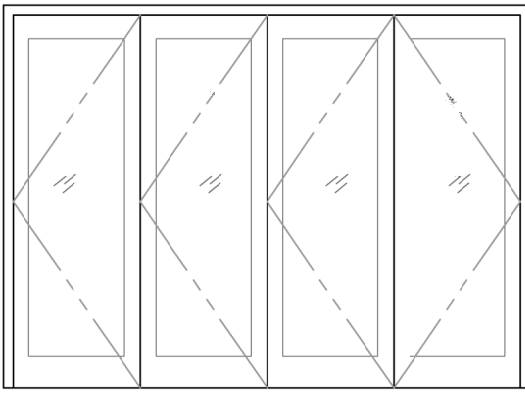
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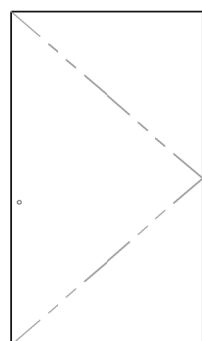
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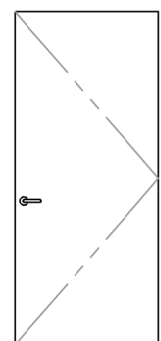
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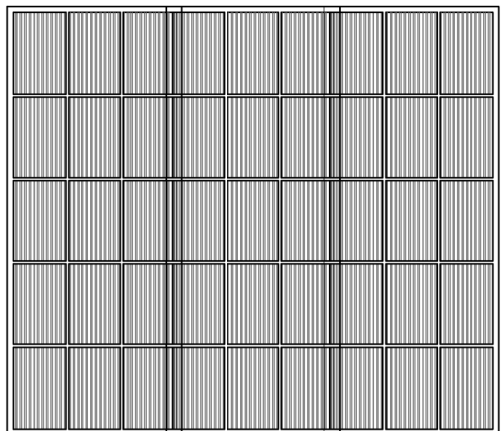
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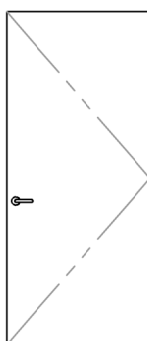
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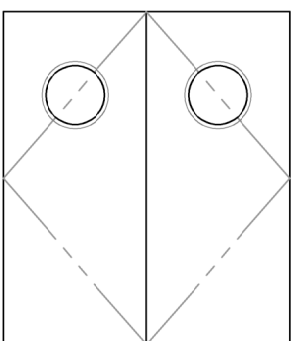
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J

ARCHITECT

PREMIER ARCHITECTURE LLC
14185 DALLAS PARKWAY, STE 1400
DALLAS, TX 75254
PHONE : 972-778-9500
ARCHITECT : ROBIN BELLERBY
ARCHITECT LICENSE #: AR101750



LA CONCHA HOTEL
LOBBY AND EXTERIOR RENOVATION
430 DUVAL STREET, KEY WEST, FL 33000

ISSUE FOR XXXXXXXX: XX.XX.XXXX

REVISIONS:

△ ---
△ ---
△ ---

SHEET TITLE:

DOOR
SCHEDULE

A-6.01

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 29, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

NEW STOREFRONTS AT LA CONCHA HOTEL. PARTIAL DEMOLITION AT LA CNCHA HOTEL.

#430 DUVAL STREET

Applicant – David Cera, Architect Application #H2022-0050

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 Enid Torregrosa Silva, 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:

430 Duval Street on the 18 day of November, 2022.

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 November 29, 2022.

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 H 2022-0050.

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

Signed Name of Affiant:

Date: November 18, 2022

Address: 1300 White Street

City: Key West

State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 18 day of November, 2022.

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

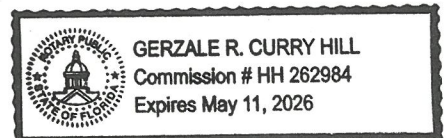
NOTARY PUBLIC

Sign Name:

Print Name:

Gerzale R. Curry Hill
Notary Public - State of Florida (seal)

My Commission Expires: 3/11/2026



PULL

PULL

Public Meeting Notice

NOTICE OF PUBLIC MEETING
REGARDING THE PROPOSED
REVISIONS TO THE
LOCAL GOVERNMENT
CHARTER
FOR THE CITY OF
MILWAUKEE
DATE: 10/14/2014
TIME: 6:00 PM
LOCATION: MILWAUKEE
CITY HALL, 2ND FLOOR



Public Meeting Notice

DISCOVER A WORLD C

WINÉ

WINE SHOP | TASTING ROOM

PROPERTY APPRAISER INFORMATION



Monroe County, FL

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 00006570-000000
Account# 1006807
Property ID 1006807
Millage Group 10KW
Location 430 DUVAL St, KEY WEST
Address
Legal KW PT LOT 1 SQR 38 & PT BABCOCK LANE OR245-397/398 OR374- 51/54 OR941-2262/65 OR985-1803 OR1268-869/71 OR1566-1343/51 OR1585-1884 OR1585-1908/26 OR1585-1927/45 OR1617-1226/42 OR1617-1243/59 OR1617-1260/76
Description
 (Note: Not to be used on legal documents.)
Neighborhood 32030
Property HOTEL - LUXURY (3900)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[SPOTTSWOOD PARTNERS II LTD](#)
 500 Fleming St
 Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$23,208,248	\$11,734,320	\$17,660,677	\$14,656,904
+ Market Misc Value	\$3,315,464	\$1,303,813	\$1,766,068	\$1,628,545
+ Market Land Value	\$39,785,568	\$13,038,134	\$15,894,609	\$16,285,449
= Just Market Value	\$66,309,280	\$26,076,267	\$35,321,354	\$32,570,898
= Total Assessed Value	\$28,683,893	\$26,076,267	\$33,935,825	\$30,850,750
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$66,309,280	\$26,076,267	\$35,321,354	\$32,570,898

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	33,407.00	Square Foot	0	0

Buildings

Building ID 39393
Style
Building Type HOTELS/MOTEL A / 39A
Gross Sq Ft 27344
Finished Sq Ft 46794
Stories 4 Floor
Condition GOOD
Perimeter 1210
Functional Obs 0
Economic Obs 0
Depreciation % 30
Interior Walls
Exterior Walls CUSTOM
Year Built 1938
EffectiveYearBuilt 2000
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 160
Half Bathrooms 0
Grade 600
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	3,097	0	0
OPX	EXC OPEN PORCH	2,923	0	0
FLA	FLOOR LIV AREA	18,458	46,794	0
OPU	OP PR UNFIN LL	2,677	0	0
SBF	UTIL FIN BLK	189	0	0
TOTAL		27,344	46,794	0

Building ID	39394	Exterior Walls	CUSTOM
Style		Year Built	1986
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2000
Gross Sq Ft	57531	Foundation	
Finished Sq Ft	44687	Roof Type	
Stories	6 Floor	Roof Coverage	
Condition	GOOD	Flooring Type	
Perimeter	2024	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	30	Half Bathrooms	0
Interior Walls		Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	3,508	0	0
FLA	FLOOR LIV AREA	44,687	44,687	0
PTO	PATIO	9,336	0	0
TOTAL		57,531	44,687	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
HOT TUB	1985	1986	1	1 UT	4
WOOD DECK	1985	1986	1	1321 SF	4
CUSTOM PATIO	1985	1986	1	2065 SF	4
FENCES	1988	1989	1	1120 SF	2
COMM POOL	1999	2000	1	650 SF	2

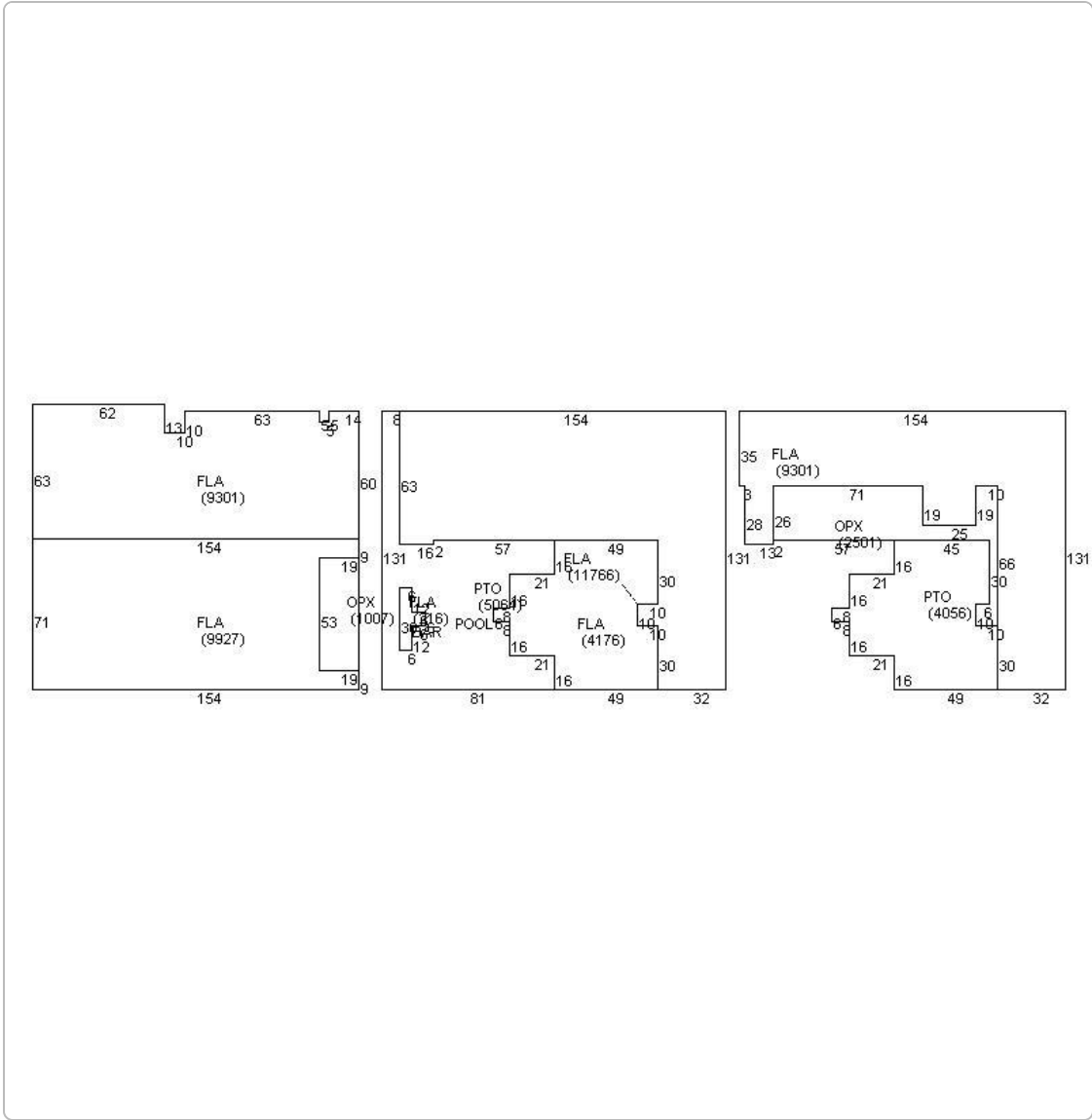
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-1005	6/16/2022	7/7/2022	\$70,000	Commercial	RENOVATION OF 2 EXISTING GUESTROOMS & PARTIAL CORRIDOR NEW TILE FLOOR, WALL FINISHES, CASEGOODS, SOFTGOODS, VANITY MIRROR, REPLACE TOILETS 5/23/2022
BLD2022-0070	1/25/2022		\$3,500	Commercial	4 SETS OF DOUBLE DOORS. DOORS ONLY. FRAMES TO REMAIN 1/24/2022 5:15:45 PM ***EXTERIOR DOORS TO BE WOOD, CLEAR GLASS AND STAINED TO MATCH EXISTING DOORS. ET***
BLD2019-1400	4/18/2019		\$12,000	Commercial	To replace existing water heaters
17-3774	10/31/2017	3/5/2018	\$222,125	Commercial	RE-ROOF FOR 3 SECTIONS OF THE HOTEL ROOF. SECTION A- 7067 SQ FT WITH A TOTAL SF OF 7748 SQ FT. REMOVE EXISTING ROOF DOWN TO STRUCTURAL DECK AND FULLY ADHERING NEW ROOF.
16-00002221	6/3/2016	6/3/2018	\$3,200	Commercial	REPLACE 100 LF OF 1X6 PICKETS ON EXISTING FENCE WITH NEW 1 X6 WOOD PICKETS ON EXISTING FRAMING. REPLACE POST AS NEEDED DUE TO ROTTING. PAINT SAME COLOR AS EXISTING . SAME DOG EAR PICKET AS EXISTING. APPROXIMATELY 190 LF. (NOC REQUIRED). H16-01-0789 *HSA 06/01/16 (KP)
15-4881	12/18/2015	12/15/2017	\$10,000	Commercial	PRESSURE WASH PATCH PAINT WALL IN POOL AREA 100SF.
15-0187	3/13/2015	3/12/2017	\$550	Commercial	ALUMINUM LETTERS WITH LED HALO
15-0188	3/11/2015	3/10/2017	\$1,680	Commercial	ALUMINUM LETTERS ON FRONT OF BLDG.
13-4868	1/16/2015		\$1,418,139		REVISION #4: INSTALL ROOF RAILING ON FLEMING SIDE
14-5733	12/19/2014	12/18/2016	\$17,900	Commercial	CEILING RESTORATION ON 4TH FLOOR AROUND ROOM 413
14-5566	12/12/2014	12/11/2016	\$31,000	Commercial	ASPHALT REPAIRS, AND RESTRIPIING
13-5193	11/24/2014	4/16/2017	\$136,400	Commercial	REVISION ON #4 & #5 DRYWALL AND FRAMING AND DOOR IN CORRIDOR
14-3129	10/9/2014	5/14/2017	\$607,500	Commercial	6/26/2014 12:00:00 AM SENSE OF ARRIVAL - INSTALL TILE, PAINT AREA, REFRESH FACE OF BUILDING. ***MC *RECEIVED N. O. C. W/APP. *****MC *HARC #141-01-058. H/S/A 1-10/2014 ET** T/S: 06/26/2014 09:53 AM KEYWMXC --- ***** 7/21/2014 12:00:00 AM REVISION #1- ONLY TO SHOW GATE STAY OPENED AS PER FIRE DEPARTMENT REQUIRED, T/S: 07/21/2014 03:17 PM KEYWMXC --- ***** 8/15/2014 12:00:00 AM INSTALL METAL FRAMING STRUCTURAL BRACES *N. O. C. W. MAIN APP. ***** MC T/S: 08/15/2014 09:29 AM KEYWMXC --- ***** 8/18/2014 12:00:00 AM Revision: Metal framing; structural braces for decoratvie facade over entry gates. NOTE:FOR DECORATIVE FACADE OVER ENTRY GATES PER JC. ***** 8/22/2014 12:00:00 AM THIS PROJECT NEEDS A CO ***** 9/23/2014 12:00:00 AM REVISION #4: DELETE DOORWAY IN STORAGE ROOM. (NOC RECEIVED W/ORIGINAL PERMIT). T/S: 09/23/2014 12:22 PM KEYWVXC --- 10/24/2014 12:00:00 AM requested partial fee refund 10/28/2014 12:00:00 AM requested refund for contractor \$3488.85 based on overcharge on permit fees.
14-4301	9/18/2014	5/14/2017	\$2,400	Commercial	SENSE OF ARRIVAL PORTE-COCHERE ROOF V-CRIMP ROOF - BLACK 6 SQUARE. (NOC EXEMPT). HARC #14-01-1375-HSA-8/27/14-ET. Non-historic& non-visible from streets. Paint frame silver
14-3066	9/4/2014	2/3/2015	\$3,000	Commercial	INSTALLATION/CONNECTION OF DEVICES TO EXISTING FIRE ALARM SYSTEM W/ASOCIATED BOXES CONDUIT CABLING DEVICES AND TERMINATION. N.O.C. REQUIRED
14-4042	8/26/2014	5/14/2017	\$12,000	Commercial	INSTALLATION OF ACCENT LIGHTING TO SENCE OF ARRIVAL WITH ASSOCIATED BRANCH CIRCUITRY, BOXES, FIXTURE INSTALLATION; AND LIGHTING CONTROLS INSTALLATION OF GFI W/P/TP RECEPTACLES

14-3937	8/22/2014	11/12/2014	\$6,800	Commercial	PROVIDE AND INSTALL TWO SANITARY SEWER CLEAN-OUT BOXES FOR STARBUCKS COFFEE SHOP. CLEAN-OUT BOX CONNECTIONS SHALL BE ON FLEMING STREET. N.O.C. REQUIRED. MC
14-3858	8/13/2014	11/10/2014	\$22,100	Commercial	REPAIR MISC. SPALLING CONCRETE IN DECK ABOVE CEILING IN AREA OF THE STARBUCKS REMODEL/REPAIRS ARE WITHIN IN A 70'X16' AREA. (REC'D N.O.C. W/APP
14-3790	8/6/2014	11/10/2014	\$35,506	Commercial	ROUGH & TRIM OF 2 ADA WATER CLOSETS 2 ADA LAVATORIES 5 FLOOR DRAINS. 2 FLOOR SINKS. CONNECTION ONLY OF 1-3-COMP SINK, 1-HAND SINK, 1-FILTRATION SYSTEM. CONNECTION OF 3-SINKS & 2-ICE BIN DRAINS. INSTALLATION OF GB25 GREASE INTERCEPTOR. N.O.C. REQUIRED
14-3126	8/4/2014		\$305,146	Commercial	GENERAL BUILT-OUT (FOR STARBUCK'S) TILE CEILING, BATHROOM PARTITIONS (INTERIOR) (DOESN'T INCLUDED PLMB, ELECTR OR MECH) *
14-3416	8/1/2014	5/14/2017	\$5,000	Commercial	REPLACE ELEVATOR EXISTING DUCTLESS W/EQUAL A/C. N.O.C. EXEMPT.
14-3505	7/31/2014	5/13/2017	\$10,000	Commercial	INSTALL EIGHT (8) 1.5 TON ROOF TOP PACKAGE UNITS WITH FOURTY (40) DUCTWORK OPENINGS & ONE (1) EXHAUST FAN DUCTING. *NOC under GC
14-3373	7/22/2014	5/13/2017	\$11,800	Commercial	Replaster existing pool; place new non-skid tile; replace tile and depth markers. **NOC REQ**
14-2543	7/17/2014	9/23/2015	\$29,700	Commercial	PROVIDE FULL FIRE WET SPRINKLER SUPPRESSION SYSTEM FOR 7TH FLOOR SPA AND MECH ROOM TIE INTO EXISTING SYSTEM. N.O.C. REQUIRED. ADD SPRINKLER'S (3) TO SKYLITE/COFFERED RAISED CEILING IN MAIN HALLWAY *ONLY*. RELOCATE STANDPIPE ROOF VALVE ONLY.
14-3113	7/3/2014	2/3/2015	\$239,958	Commercial	POOL TOPPING REPLACEMENT (DOESN'T INCLUDING PLUMBING OR ELECTRICAL) MC *RECEIVED N. O. C. W/APPLICATION* *
14-3068	7/1/2014	2/3/2015	\$45,000	Commercial	INSTALLATION OF SERVICE DISTRIBUTION EQUIPMENT CONDUIT FEEDERS PANELS GROUNDING AND OVER CURRENT PROTECTION. INSTALLATION OF BOX DEVICE RING DEVICES BRANCH CIRCUITRY AND OVER CURRENT PROTECTION FOR LIGHTING POWER HVAC EQUIPMENT AND APPLIANCES. N.O.C. REQUIRED. GH
14-2794	6/19/2014	2/5/2015	\$50,000	Commercial	INSTALL 3600SF RIDGIT INSULATION SEVURE ROCK ROOFING PANELS
14-2421	5/27/2014	5/13/2017	\$97,581	Commercial	ROUGH AND TRIM: 6 WATER CLOSETS, 6 LAVATORIES, 6 TANKLESS WATER HATERS, ONE BAR SINK, SIX SHOWERS, PROVIDE DRAIN AND SUPPLY FOR 1 TREATMENT BEDS.
14-2165	5/16/2014	5/13/2017	\$20,000	Commercial	*INTERIOR WORK* CHANGE OUT ONE (1) FIFTEEN (15) TON AIR HANDLER.
14-0773	2/28/2014	5/13/2017	\$8,250	Commercial	DEMO OF 1500SF OF VACANT RETAIL SPACE FRONTING FLEMING STREET
13-5084	2/7/2014	4/16/2017	\$80,000	Commercial	REVISION: RELOCATING 2 30,000 BTU FAN COIL UNIT W/DUCT 9 S/A DROPS
13-4868	12/20/2013	1/15/2017	\$1,400,000	Commercial	DEMOLITION OF ROOF TOP CONFERENCE STRUCTURE, RECONSTRUCTION OF 4500SF SPA 6 TREATMENT ROOMS AND ONE EXERCISE AREA, 1 ROOM TO BE ADA COMPLIANT. CONSTRUCTION OF A GUEST RECEPTION AREA. EXTERIOR DECKS TO BE CONSTRUCTED AT EACH. SPA ROOM W/ AN ENLARGED DECK ON THE NORTH SIDE OF STRUCTURE.
13-5193	12/13/2013	4/16/2017	\$126,200	Commercial	EXISTING MECHANICAL, STORAGE AND HOUSE KEEPING CLOSETS TO BE UPGRADED TO MEET FIRE AND BUILDING CODE REQUIREMENTS ADDITIONAL INFO/CLARIFICATION SHEET: CERTIFICATION LETTER OF FIRE STOPPING. REVISION:MECANICAL ROOMS FIRE PROOFING IN HOTEL TO COMPLY TO CODE & FIRE MARSHALL REQUIREMENTS ALSO FIRE PROOF CORRIDOR AS PER PLAN. Remove and replace sheetrock, vinyl flooring, baseboard and trim. Remove and re-set cabinetry, regrout tile floor, seal and paint walls Change of contractor from Mingo & Company to Global Disaster Recovery REVISION #4 & #5 (combined) DRYWALL AND NON LOAD BEARING FRAMING, INSTALL NEW DOOR IN SERVICE CORRIDOR. * ***** REMOVE & REPLACE REPLACE 375 S.F. 5/8 sheetrock, paint wall and ceiling. 10/2/2015 12:00:00 AM paid for 6 additional seats for juice bar to total 12 (original starbuck's space; starbucks moved to another unit in same structure)
13-4977	11/25/2013	11/25/2015	\$15,000	Commercial	RELOCATE AND/OR ADD FIRE SPRINKLERS TO SUIT NEW TENANT IMPROVEMENTS IN LOBBY AND THE MEN/WOMEN RESTROOMS.
13-4718	11/4/2013	4/22/2017	\$55,000	Commercial	INSTALLATION OF LIGHTING AND POWER WITH ASSOCIATED BRANCH CIRCUITRY, DEVICES BOXES LIGHTING CONTROL AND OVER CURRENT FEEDERS NEW 100A PANEL BOARD, INSTALLATION OF POWER FOR HVAC
13-4719	11/4/2013	4/22/2017	\$2,000	Commercial	INSTALLATION OF BOXES, DEVICE, AND CABLING FOR TELEPHONE, DATA AND POINT OF SALES IN LOBBY AREA.
13-4452	10/17/2013	12/29/2015	\$34,486	Commercial	REPLACE EXISTING 5 WATER CLOSETS, 4 LAVATORIES, 1 TANKLESS WATER HEATER, 2 URINALS, 1 FLOOR SINK, 2 FLOOR DRAINS. CONNECT 1-3 COMPARTMENT SINK, 1 HAND SINK, 1 ICE BIN.
13-3005	10/3/2013	10/3/2015	\$25,000	Commercial	DEMO EXISTING LOBBY NONSTRUCTURAL COMPONENT INCLUDING: EXISTING GUEST CHECKIN, RESTROOM HVAC CLOSET AND PARTIAL WALL REMOVAL AT JACK'S RESTAURANT.
13-3508	10/3/2013	4/22/2017	\$220,000	Commercial	RENOVATION OF EXISTING HOTEL LOBBY AND RESTROOMS, RELOCATION OF EXISTING RESTAURANT, RECONSTRUCTION OF EXISTING BATHROOMS AND ADA IMPROVMENTS, RELOCATION OF EXISTING GUEST CHECK-IN AND ELECTRICAL/MECHANICAL IMPROVMENTS.
13-2933	9/27/2013	9/27/2015	\$6,260	Commercial	REMOVE EXISTING 1000 GALLON LP CONCRETE SLABS AND POUR REQUIRED SLAB WITH PROPER ANCHORAGE
13-3453	8/23/2013	4/22/2017	\$78,375	Commercial	PROVIDE AND INSTALL A DRAINAGE SYSTEM FOR EXISTING PARKING LOT AT REAR OF BUILDING. INSTALL 90/60 ENCASED 16" WELL CASING IN JUNCTION WELL. PROVIDE WATER CONTROL STRUCTURE. INSTALL TRENCH DRAIN AT SERVICE ENTRANCE. INSTALL 46' OF 6" SOLID PIPE
13-3230	8/5/2013	4/22/2017	\$15,000	Commercial	REMOVE EXISTING MOBILE CELL PHONE EQUIPMENT, PATCH AND PAINT.
13-3231	8/5/2013	4/22/2017	\$1,200	Commercial	REMOVE AND DISCONNECT ELECTRICAL SERVICES
12-3760	10/15/2012		\$28,177	Commercial	REPLACE EXISTING DRAIN AND FRENCH DRAIN AT DUMPSTER/COMPACTOR AREA. NEW SYSTEM SHALL HAVE 750 GAL. INERCEPTOR, 8" THROUGH DRAIN 30LF FRENCH DRAIN , REPAIR ASPHALT, INSTALL 3.6 BALLARDS. REPAIR EXISTING CURB WHERE DAMAGED.
11-4590	2/7/2012		\$55,000	Commercial	FRAMING & REPLACING EXISTING STEEL STUDS W/TREATED STUDS ON 16" CENTER PER PLANS. DENS GLASS & HARDI BOARD STUCCO WALLS IN
11-3193	10/25/2011		\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3194	10/25/2011		\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.

11-3195	10/25/2011	\$29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3196	10/25/2011	\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT.
11-3197	10/25/2011	\$29,545	Commercial	REFURBISH 21 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3198	10/25/2011	\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3199	10/25/2011	\$29,545	Commercial	REFURBISH 14 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3200	10/25/2011	\$29,545	Commercial	REFURBISH 16 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3210	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE POWER TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3211	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3212	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3213	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3214	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3215	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3216	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3217	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3801	10/25/2011	\$29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3802	10/25/2011	\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3803	10/25/2011	\$29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3808	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3809	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3810	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3201	10/24/2011	\$42,272	Commercial	REFURBISH OF 14 HOTEL ROOMS; REMOVE AND REPLACE 14 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3202	10/24/2011	\$42,272	Commercial	REFURBISH OF 16 HOTEL ROOMS; REMOVE AND REPLACE 16 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3203	10/24/2011	\$42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3204	10/24/2011	\$42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3205	10/24/2011	\$42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3206	10/24/2011	\$42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3207	10/24/2011	\$42,272	Commercial	REFURBISH OF 15 HOTEL ROOMS; REMOVE AND REPLACE 15 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.

11-3208	10/24/2011		\$42,272	Commercial	REFURBISH OF 10 HOTEL ROOMS; REMOVE AND REPLACE 10 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3834	10/24/2011		\$42,272	Commercial	REFURBISH 10 ROOMS; REMOVE AND REPLACE 10 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL.
11-3835	10/24/2011		\$42,272	Commercial	REFURBISH 13 ROOMS; REMOVE AND REPLACE 13 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL. ROOMS: 301-311; 329-339
11-3836	10/24/2011		\$42,272	Commercial	REFURBISH 10 ROOMS; REMOVE AND REPLACE 10 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL. ROOMS: 201-207; 229-233
11-2878	8/11/2011		\$12,000	Commercial	REPAIR 90 SF DAMAGED CONCRETE CEILING ON 4TH FLOOR, ELEVATOR LANDING. REMOVE AND REPLACE 100 SQ ACOUSTICAL CEILING. ALL INTERIOR WORK ONLY.
11-1319	4/25/2011		\$7,500	Commercial	REPLACE 3 SECTIONS OF THE SECOND FLOOR ELEVATION ROOF TILE S.W. SIDE OF THE BLDG (FLEMING ST) EACH SECTION IS 18' LONG. CONCRETE TILES WILLHAVE SAME COLOR & PROFILE AS EXISTING
08-4135	11/6/2008		\$7,000	Commercial	SEALCOAT ALL ASPHALT PARKING AND DRIVEWAY AREAS. RE-STRIPE TO EXISTING FORMAT
07-4396	9/20/2007		\$40,000	Commercial	REPLACE EXISITING MAKE-UP AIR A/H WITH EQUAL IN ELEVATOR ROOM, 15 TON. REPLACE EXISTING MAKE-UP AIR A/H WITH QUAL ON 4TH FLOOR ROOF. 7.5 TON INSTALL TWO 4 T CHILLED WATER A/H IN BAR AREA.
07-4123	8/29/2007		\$2,000	Commercial	INSTALL 3-PHASE AIR HANDLERS
07-4038	8/20/2007		\$1,500	Commercial	INSTALL CIRCUIT FOR 1. TON A.C. FOR TELEPHONE ROOM
07-4039	8/20/2007		\$2,400	Commercial	RUN ELECTRIC FOR HOTEL KITCHEN AIR-MOVERS
07-3960	8/15/2007		\$30,000	Commercial	CHANGE OUT EXISTING HOOD INTERIOR WORK ONLY
07-0444	2/13/2007		\$1,100	Commercial	REPLACE 70 LOW VOLTAGE LIGHTS IN ROOF
06-6275	1/24/2007		\$9,000	Commercial	SEAL COAT 34,870SF RE-STRIP PARKING
06-5686	10/17/2006	12/19/2006	\$10,000	Commercial	ADD LIGHTS AND OUTLETS IN DINING AREA
06-5420	10/5/2006	12/19/2006	\$314,000	Commercial	EXTERIOR PAINTING / STUCCO REPAIR / CONCRETE REPAIR
06-4266	8/4/2006	12/19/2006	\$200,000	Commercial	INTERIOR DEMO OF NON BEARING WALLS FINISHES
06-3783	6/29/2006	12/19/2006	\$900	Commercial	HARD WIRE 7 WALL SCONES SMOKE DETECTORS EMERGENCY SIGHNS
05-1079	4/6/2005	11/8/2005	\$2,000	Commercial	RELOCATE EXISTING PANEL ANTENNA
04-2999	9/14/2004	11/8/2005	\$10,000	Commercial	REPIPE POOL SYSTEM
04-0047	1/9/2004	2/23/2004	\$20,000	Commercial	ELE FOR STARBUCKS
04-0023	1/8/2004	2/23/2004	\$9,000	Commercial	REPLACE AIR HANDLER
03-0478	8/5/2003	2/23/2004	\$77,500	Commercial	PLUMBING & BUILDOUT
03-1601	6/6/2003	10/3/2004	\$3,000	Commercial	REMOVE WINDOW
02-3282	3/25/2003	10/3/2003	\$33,000	Commercial	RENOVATE TOP-BAR
02-2720	12/17/2002	10/3/2003	\$40,695	Commercial	ROOFING OVER BAR
02-0675	3/21/2002	8/16/2002	\$100	Commercial	MOVE TICKET BOOTH
01-3968	12/14/2001	8/16/2002	\$5,000	Commercial	PLUMBING
01-3061	12/4/2001	8/16/2002	\$20,000	Commercial	REMOVE 8 GUEST ROOMS
01-3346	10/16/2001	11/16/2001	\$5,500	Commercial	INSTALL/CONNECT 3 ANTENNAS
01-2818	8/14/2001	11/16/2001	\$8,800	Commercial	REPLACE FIRE ALARM
01-2707	8/2/2001	11/16/2001	\$2,000	Commercial	ELECTRICAL
01-977	3/12/2001	11/16/2001	\$8,381	Commercial	INTERIOR RENOVATION
99-1725	8/25/2000	11/1/2000	\$5,500	Commercial	3 ADDITIONAL ANTENNAS
00-1996	8/1/2000	11/1/2000	\$42,000	Commercial	POWER PAINT BUILDING
00-1641	6/20/2000	11/1/2000	\$90,000	Commercial	142 CANVAS AWNINGS
99-4041	12/23/1999	7/12/2000	\$16,000	Commercial	REMOVE/REPL DRIVEWAY
99-2193	6/28/1999	11/3/1999	\$5,000	Commercial	REFINISH POOL
99-1725	5/19/1999	11/3/1999	\$6,000	Commercial	ANTENNA'S
9901216	4/13/1999	11/3/1999	\$1		INSTALL ANTENNA
99-1104	3/30/1999	11/3/1999	\$25,000	Commercial	REMVE/REPL CONCRETE STAIR
99-0869	3/12/1999	11/3/1999	\$55,000	Commercial	NEW AWNINGS
99-0457	2/5/1999	11/3/1999	\$8,000	Commercial	REPLACE 3 AIR HANDLERS
99-0039	1/7/1999	11/3/1999	\$8,000		3 ANTENNA'S
99-4040	1/7/1999	11/3/1999	\$60,000		REPAIR CONCRETE SPALLING
98-3220	12/21/1998	12/30/1998	\$20,000	Commercial	UPDATE SERVICE
98-2916	10/20/1998	12/7/1998	\$39,000	Commercial	ROOF REPAIRS
98-2072	7/2/1998	12/7/1998	\$19,000	Commercial	REPL AIR HANDLER
98-1086	1/6/1998	12/7/1998	\$40,000	Commercial	PAINT ALL WOOD
97-3899	11/18/1997	12/7/1998	\$2,000	Commercial	REPL AIR HANDLER
97-1289	4/1/1997	10/1/1997	\$57,000	Commercial	ROOFING
96-3984	10/1/1996	11/1/1996	\$41,000	Commercial	MECHANICAL
964194	10/1/1996	11/1/1996	\$41,000	Commercial	MECHANICAL
B95-1244	4/1/1995	8/1/1995	\$27,920	Commercial	REPL 28 WDWS - 5 DOORS
B95-0145	1/1/1995	8/1/1995	\$4,000	Commercial	REPLACE WOOD ENTRY DOOR
E95-0139	1/1/1995	8/1/1995	\$200	Commercial	1 MOTOR
M94-3567	10/1/1994	12/1/1994	\$1,000	Commercial	REPLACE A/C UNIT



Photos



Map



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2022 TRIM Notice (PDF)

2022 Notices Only

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