



Historic Architectural Review Commission

Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 28, 2019

Applicant: William P. Horn, Architect

Application Number: H2018-0018

Address: #501 Front Street

Description of Work

Minor Development Plan - Second floor addition to the rear of non-historic one-story structure. Enclosure of side and rear non-historic porches.

Site Facts

The building under review is located on the northeast corner of Duval and Front Streets and is not included in the local district survey. It is evident through photographs, and the Sanborn maps examination that portions of a late 1950's fuel station still stands in the site but is extremely altered; its character defining features are lost by the changes in fenestrations forms, and configurations, introduction of a four side wrap covered porch, and parapet wall proportions. The current rear portion of the building is an addition, which included the extension of the parapet wall. The structure houses the Conch Train Depot.

On April 18, 2019, the Planning Board reviewed and approved the submitted plans for variance to parking spaces requirements and approval of a Minor Development Plan. The Tree Commission and City Commission are required to approve the plans.

Guidelines Cited on Review

- Guidelines for Additions (pages 37a-37k), specifically guidelines 6, 12, 13, 14, 19, 22, 25 and 28.
- Guidelines for New Construction (pages 38a- 38q), specifically guidelines 1, 2, 12, 13, 14, 18, 19, 22, and 25.

Staff Analysis

A Certificate of Appropriateness is under review for the addition of a second story over a non-historic portion of an extremely altered commercial building. In addition, as part of the design, portions of a non-historic wrap porch will be enclosed in order to gain interior space. All proposed construction materials will match existing found in the building. Condensing units are scheduled to be relocated at the roof.

Consistency with Guidelines Cited Guidelines

It is staff opinion that the proposed design conforms to the cited guidelines and will be appropriate to the building and surrounding structures. While the proposed addition will be visible from the streets, it is located over non-historic portions of an existing commercial building. Furthermore, the corner location and current context of the structure, surrounded by a majority of two-story plus buildings, makes the design solution one harmonious and compatible with its urban context.

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 # 2018-0018	REVISION #	INITIAL & DATE MM 4/30/19
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	501 Front St., Key West, FL 33040		
NAME ON DEED:	Conch Tour Train Inc.	PHONE NUMBER	305 294 4142
OWNER'S MAILING ADDRESS:	PO Box 1237	EMAIL	hcas@historictours.com
	Key West, FL 33041		
APPLICANT NAME:	William P. Horn Architect, PA	PHONE NUMBER	305 296 8302
APPLICANT'S ADDRESS:	915 Eaton St.	EMAIL	william@wphornarchitect.com
	Key West, FL 33040		
APPLICANT'S SIGNATURE:			DATE 10/26/18

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: Adding Second Floor Addition to the Rear of a non-historic One Story Building. Renovating interior and increasing interior square footage by absorbing exterior covered porch areas on the side of the building.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Removing a portion of non-historic roof structure in the rear of the bldg. to allow for the second fl. addition and staircase.

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):	
PAVERS:	FENCES:
DECKS:	PAINTING: Paint new addition to match existing and paint areas affected by construction.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
Replacing all roof top units.	

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>Building not listed. Guidelines for additions/alterations</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.

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, EDWIN O SWIFT, III as
Please Print Name of person with authority to execute documents on behalf of entity

PRESIDENT of CONCH TOUR TRAIN, INC.
Name of office (President, Managing Member) *Name of owner from deed*

authorize TREPANIER & ASSOCIATES, INC.
Please Print Name of Representative

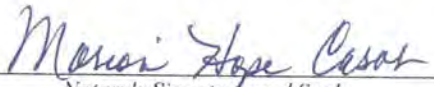
to be the representative for this application and act on my/our behalf before the City of Key West.


Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 12-12-18
Date

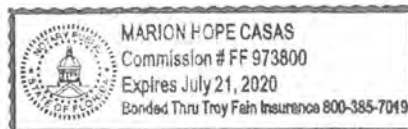
by EDWIN O SWIFT, III
Name of person with authority to execute documents on behalf on entity owner

He She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA # <i>2018-0018</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

<i>501 front st.</i>
<i>Candh Tour Train</i>
<i>William Horn</i>

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	DATE AND PRINT NAME
----------------------------	---------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Adding Second Floor Addition to the Rear of a non-historic One Story Building.
Renovating interior and increasing interior square footage by absorbing exterior covered porch areas on the side of the building.

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.

(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.

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.

N/A

(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.

N/A

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

N/A

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

N/A

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

N/A

(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.

N/A

(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.

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.

N/A

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

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

We are only removing parts of a non-historic building that will not diminish the historic character of the district.

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

N/A

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The minor demolition of parts of the non-historic building are not affecting the historic character of the district.

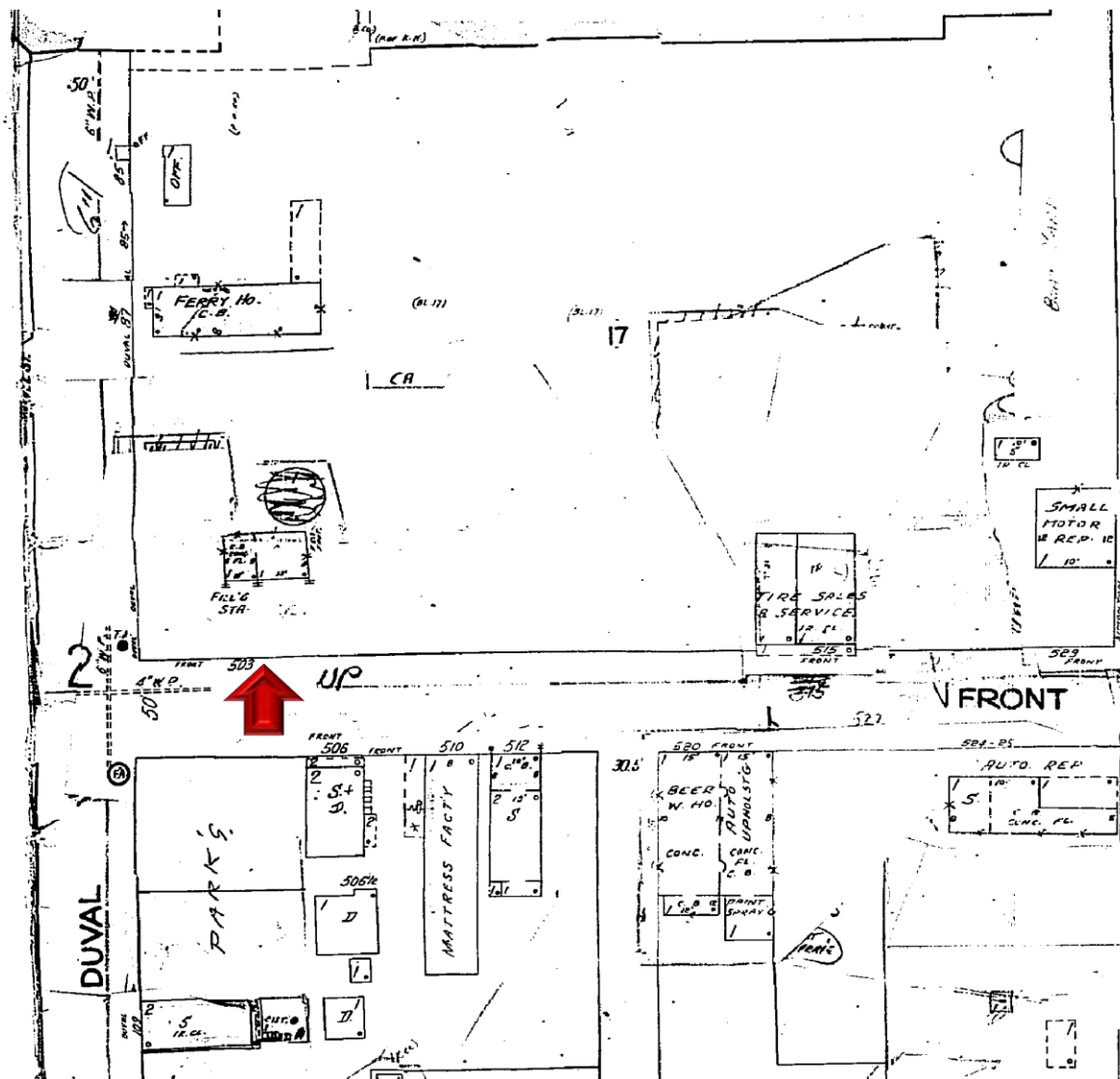
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

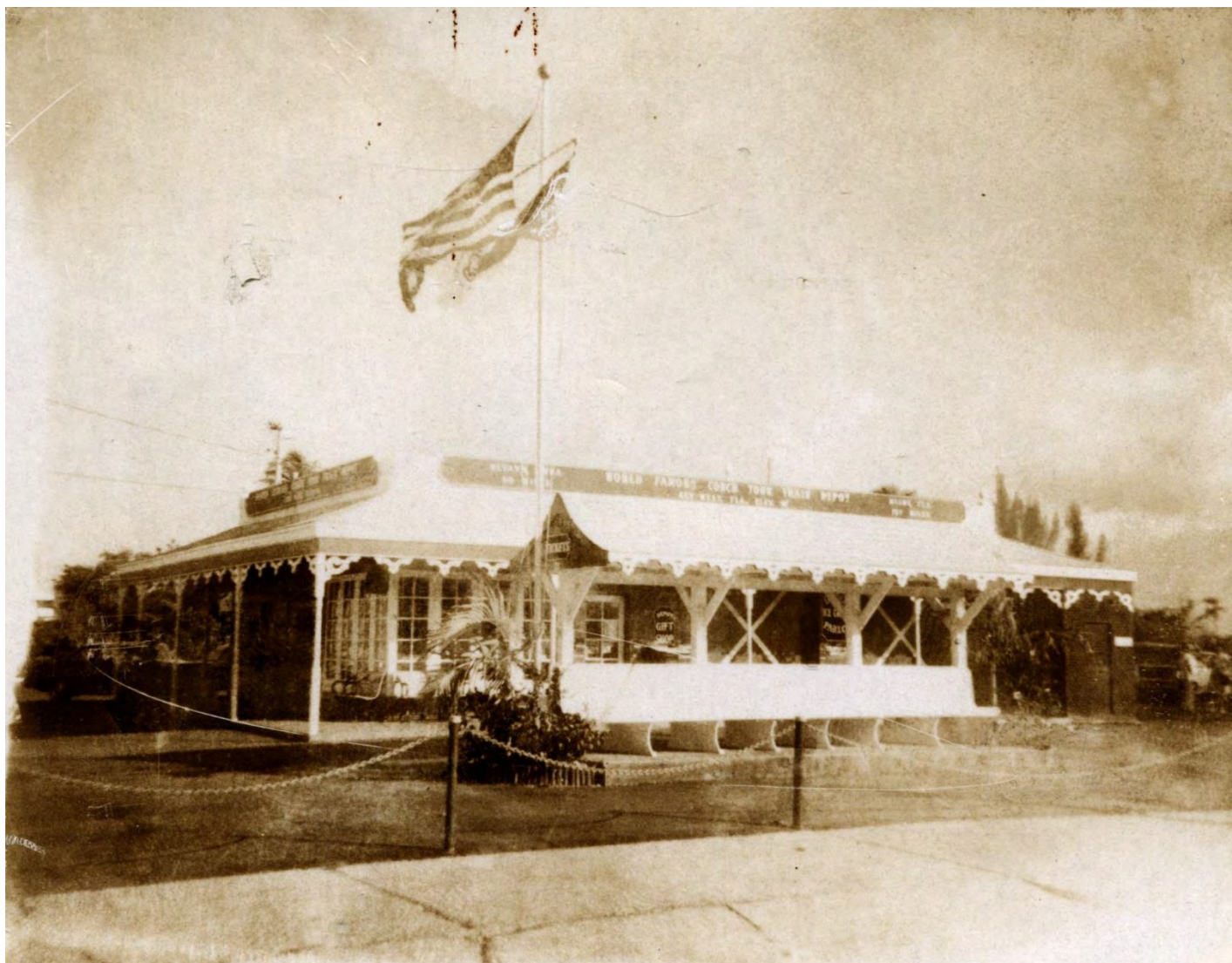
PROJECT PHOTOS



501 Front Street circa 1960. Monroe County Library.



501 Front Street circa 1965. Monroe County Library.



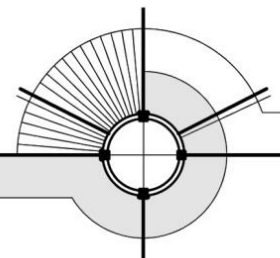
501 Front Street circa 1975. Monroe County Library.



501 Front Street circa 1976. Monroe County Library.



WWW.WPHORNARCHITECT.COM



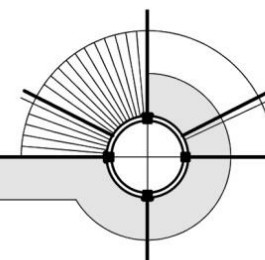


501 FRONT STREET
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



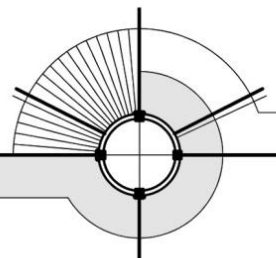


501 FRONT STREET
REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



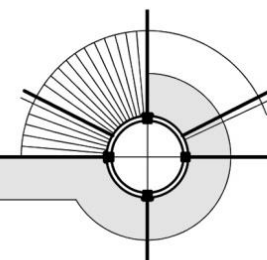


501 FRONT STREET
SIDE REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



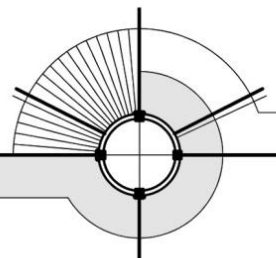


501 FRONT STREET
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

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WWW.WPHORNARCHITECT.COM



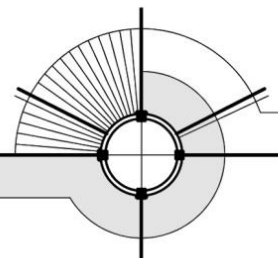


501 FRONT STREET
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

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WWW.WPHORNARCHITECT.COM



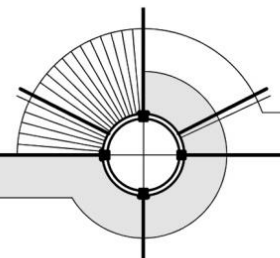


503 FRONT STREET
RIGHT NEIGHBORING
PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



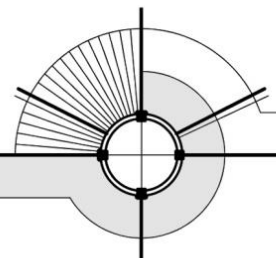


431 FRONT STREET
LEFT NEIGHBORING
PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



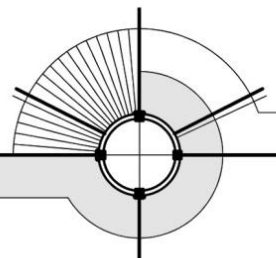


1 DUVAL STREET
REAR NEIGHBORING
PROPERTY
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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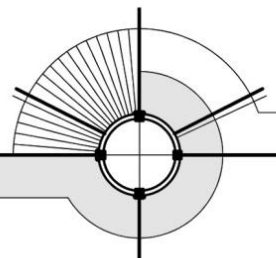


DUVAL ST. AND FRONT ST.
INTERSECTION
PANORAMIC VIEW

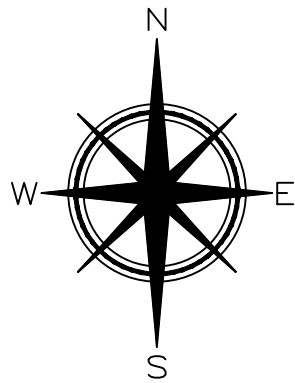
WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

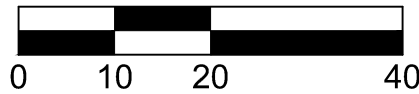
WWW.WPHORNARCHITECT.COM



SURVEY



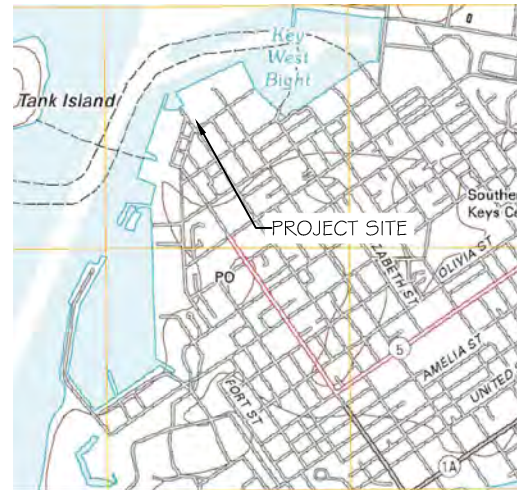
1"=20'



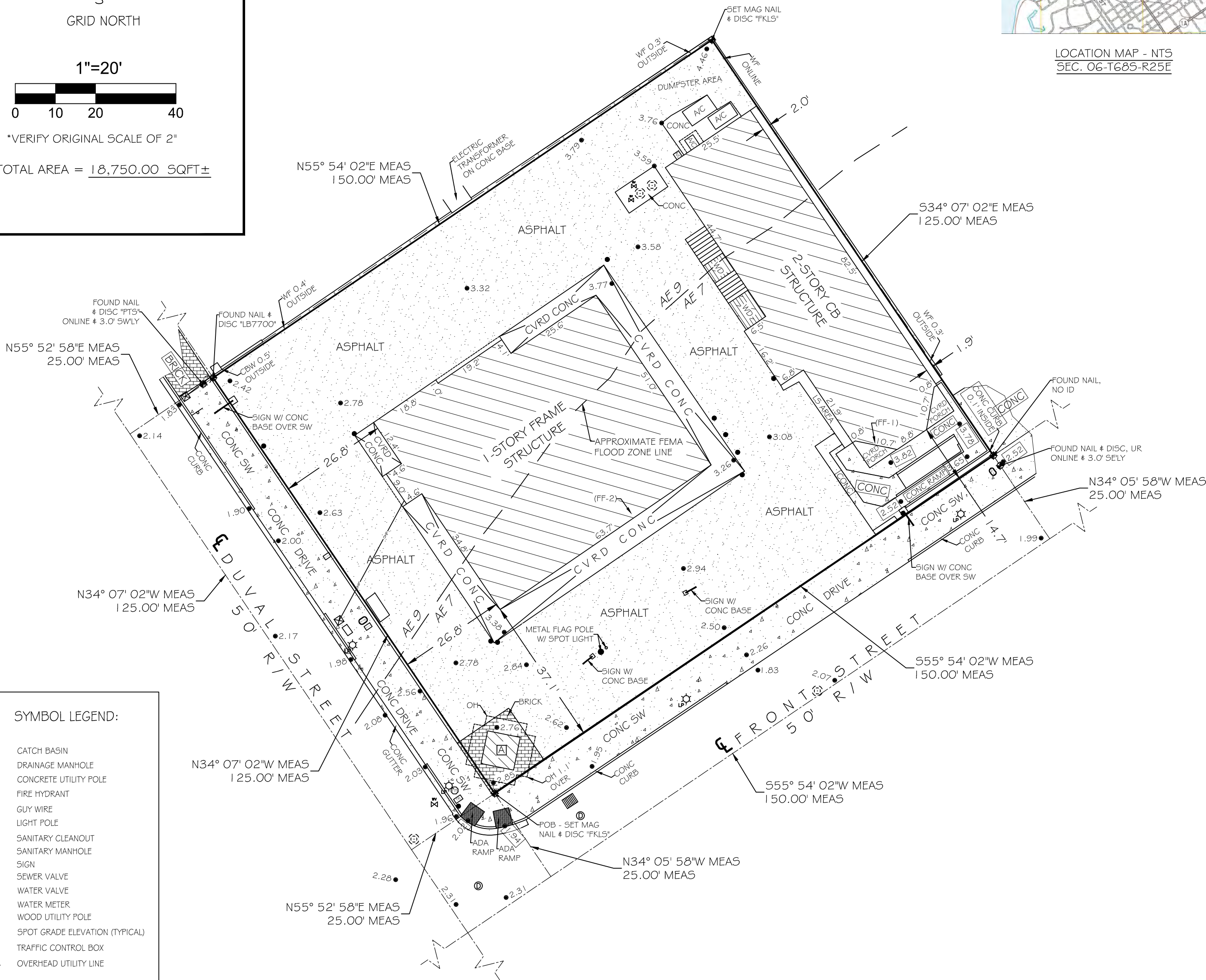
*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 18,750.00 SQFT ±

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



SYMBOL LEGEND:

	CATCH BASIN
	DRAINAGE MANHOLE
	CONCRETE UTILITY POLE
	FIRE HYDRANT
	GUY WIRE
	LIGHT POLE
	SANITARY CLEANOUT
	SANITARY MANHOLE
	SIGN
	SEWER VALVE
	WATER VALVE
	WATER METER
	WOOD UTILITY POLE
	SPOT GRADE ELEVATION (TYPICAL)
	TRAFFIC CONTROL BOX
	OVERHEAD UTILITY LINE

SURVEYORS NOTES

- 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 VRS).
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC SURVEY DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION "872 4580 TIDAL 25" P.I.D. AA0004, ELEVATION=5.11' (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.
- 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. THE SURVEYOR HAS NOT POSITIONALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 501 FRONT STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 08/31/2018.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: AE; BASE ELEVATION(S): 7 # 9

[A] = 1-STORY OPEN FRAME STRUCTURE
(TOUR TRAIN TICKET STAND)
FINISH FLOOR ELEVATION=3.2' (NGVD 1929)

(FF-1) = 3.9' (NGVD 1929)

(FF-2) = 3.7' (NGVD 1929)

- FINISH FLOOR ELEVATIONS (FF-1 & FF-2) WERE TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

CERTIFIED TO -

Key Canbe, LLC;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE END	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	L = ARC LENGTH	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	LS = LANDSCAPING	R = RADIUS
CL = CENTERLINE	MB = MAILBOX	RW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MF = METAL FENCE	SW = SIDE WALK
CONC = CONCRETE	MHWL = MEAN HIGH WATER LINE	TBM = TEMPORARY BENCHMARK
CPT = CONCRETE POWER POLE	NGVD = NATIONAL GEODETIC SURVEY DATUM (1929)	TOB = TOP OF BANK
CVRD = COVERED	NTS = NOT TO SCALE	TOS = TOP OF SLOPE
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TS = TRAFFIC SIGN
EL = ELEVATION	OHV = OVERHEAD WIRES	TYP = TYPICAL
ENCL = ENCLOSURE	PC = POINT OF CURVE	UR = UNREADABLE
EP = EDGE OF PAVEMENT	PCC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
FF = FINISHED FLOOR ELEVATION	PCT = PERMANENT CONTROL POINT	WD = WOOD DECK
PH = FIRE HYDRANT	PI = POINT OF INTERSECTION	WF = WOOD FENCE
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WL = WOOD LANDING
FND = FOUND	POI = POINT OF INTERSECTION	WM = WATER METER
FO = FENCE OUTSIDE		WPF = WOOD POWER POLE
FOL = FENCE ON LINE		WRACK LINE = LINE OF DEBRIS ON SHORE
		WW = WATER VALVE

LEGAL DESCRIPTION -

A parcel of land in Square 2 according to William A. Whitehead's Map of Key West, Florida, delineated in 1829 and being more particularly described by metes and bounds as follows: Commence at the Southwesterly corner of Lot 5, Square 2, of the map of Key West, said point being the Point of Beginning and run Northwesterly along the Northeastly right of way boundary line of Duval Street for a distance of 125 feet to a point; thence run Northeastly at right angles for a distance of 150 feet to a point; thence run Southeastly at right angles for a distance of 125 feet to a point on the Northwesterly boundary line of Front Street; thence run in a Southwesterly direction along the Northwesterly boundary line of Front Street 150 feet back to the Point of Beginning.

SCALE: 1"=20'

FIELD WORK DATE: 08/31/2018

MAP DATE: 10/18/2018

REVISION DATE: XXXXXXXX

SHEET: 1 OF 1

DRAWN BY: MPB

JOB NO.: 17-380

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 CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAAC, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

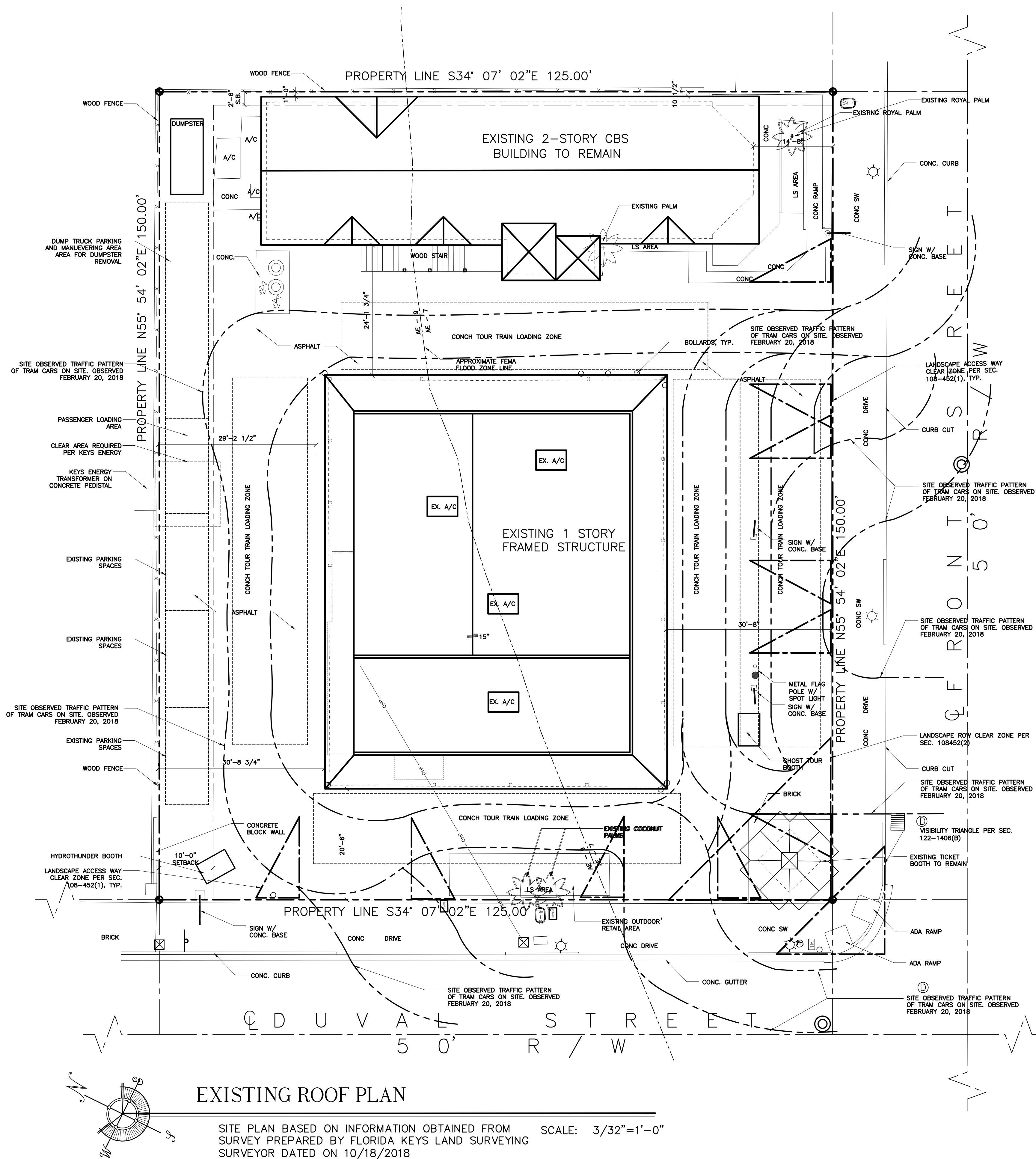
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

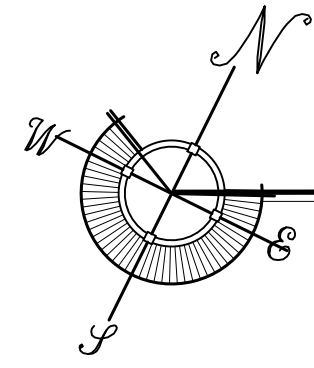
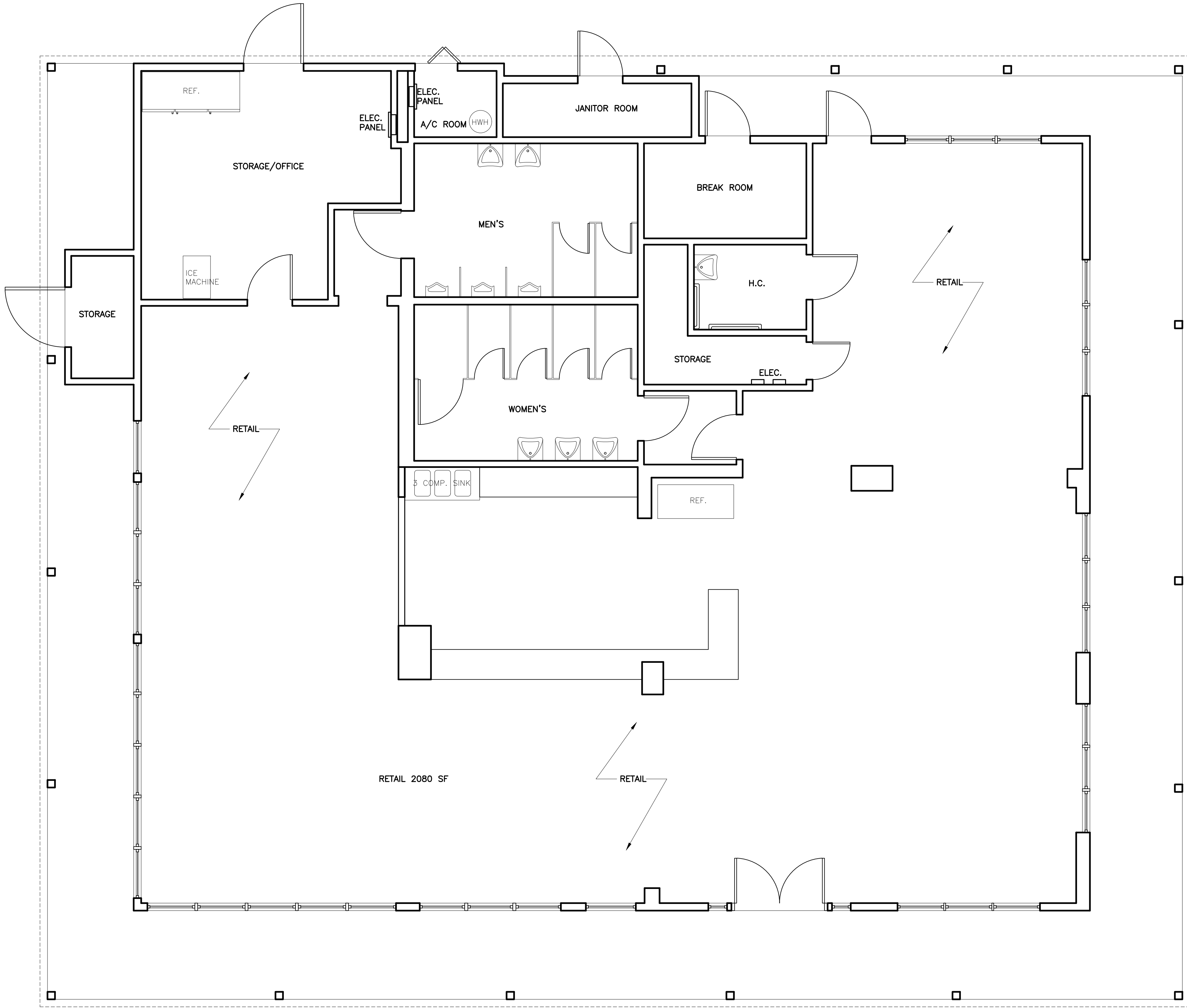


FLORIDA KEYS
LAND SURVEYING

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

PROPOSED DESIGN





EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA.

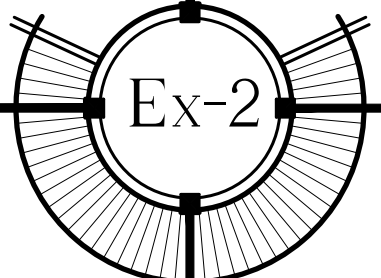
SEAL

DATE
09-24-18 PRELIM HARC
01-24-19 DRC REVIEW
02-28-19 PLANNING SUBMIT
04-29-19 HARC SUBMITTAL

REVISIONS

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JW

PROJECT
NUMBER
1807



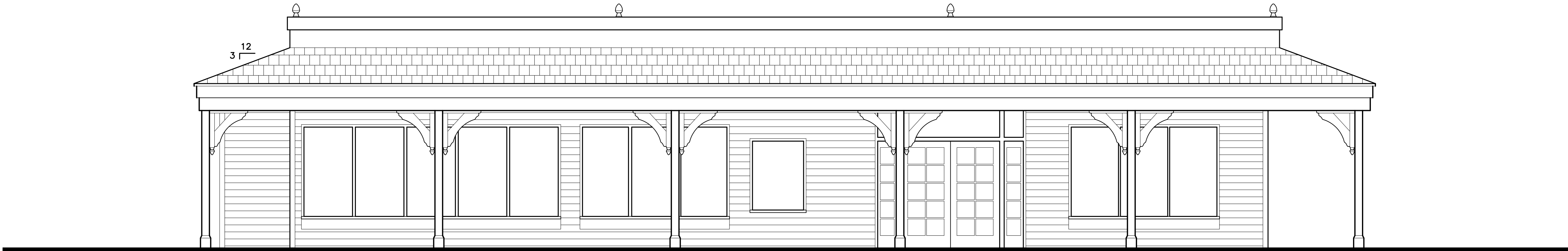
WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

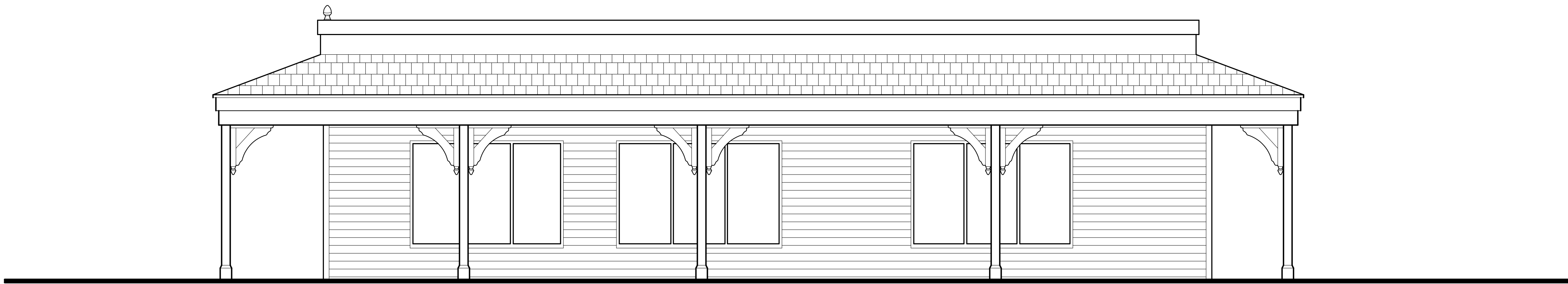
CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA.



1
Ex-3

EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



2
Ex-3

EXISTING SIDE ELEVATION

SCALE: 1/4"=1'-0"

SEAL

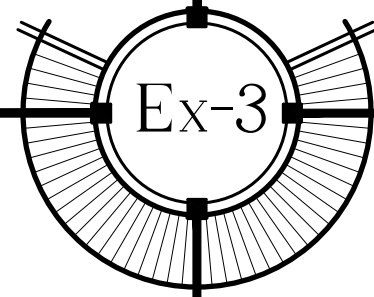
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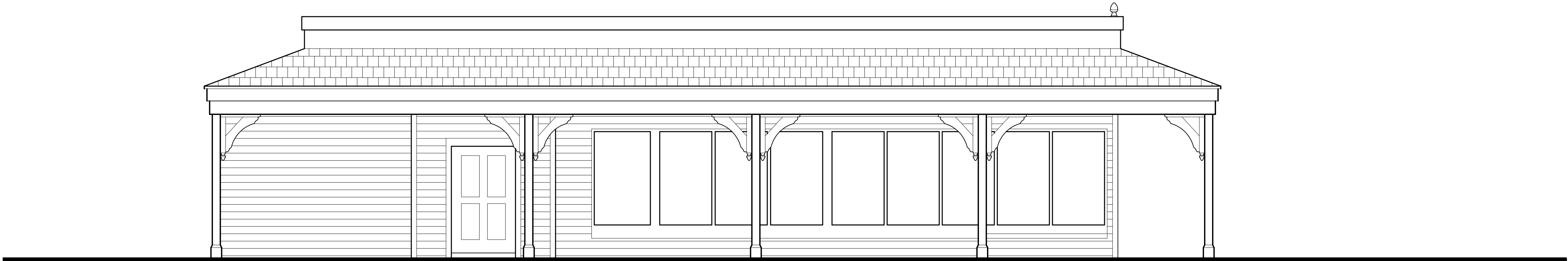
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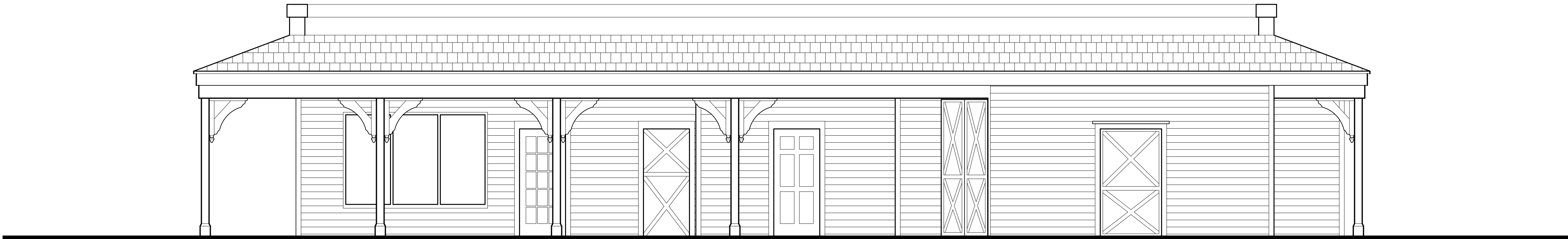
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1
Ex-4

EXISTING SIDE ELEVATION

SCALE: 1/4"=1'-0"



2
Ex-4

EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"

SEAL

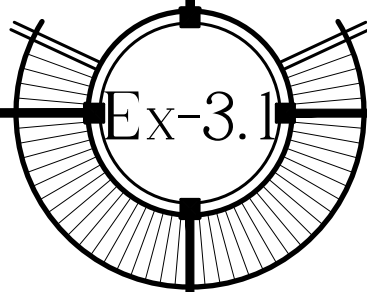
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CONCH TOUR TRAIN RENOVATIONS
501 Front Street
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SITE DATA

SITE AREA: 18,750 S.F. (0.430 ACRES)

LAND USE: HCCR-1

FLOOD ZONE: 'AE 9' ZONE

FAR: ALLOWED = 1.0 MAX.

DENSITY = 22 UNITS/ACRE

HEIGHT: ALLOWED = 35' MAX.

SETBACKS:

FRONT SETBACK:
REQUIRED = 0'-0"
EXISTING = 14'-8"
PROPOSED = 14'-8"

SIDE SETBACK (NORTH) :
REQUIRED = 2'-6"
EXISTING = 1'-10 1/2"
PROPOSED = 1'-10 1/2"

STREET SIDE SETBACK (SOUTH) :
REQUIRED = 0'-0"
EXISTING = 20'-6"
PROPOSED = 20'-6"

REAR SETBACK:
REQUIRED = 10'-0"
EXISTING = 19'-9 1/2"
PROPOSED = 19'-9 1/2"
(5' FOR ACCESSORY STRUCTURE)

BUILDING COVERAGE AREA:

ALLOWED: 9,375 S.F. (50% MAX.)
EXISTING : 9,146 S.F. (48.77 %)
PROPOSED: 9,146 S.F. (48.77 %)

IMPERVIOUS AREA:

ALLOWED: 13,125 S.F. (70% MAX.)
EXISTING : 18,674 S.F. (99.6 %)
PROPOSED: 18,642 S.F. (99.4 %)

LANDSCAPE AREA:

REQUIRED: 5,625 S.F. (30% MIN.)
EXISTING: 76 S.F. (0.4 %)
PROPOSED: 108 S.F. (0.6 %)

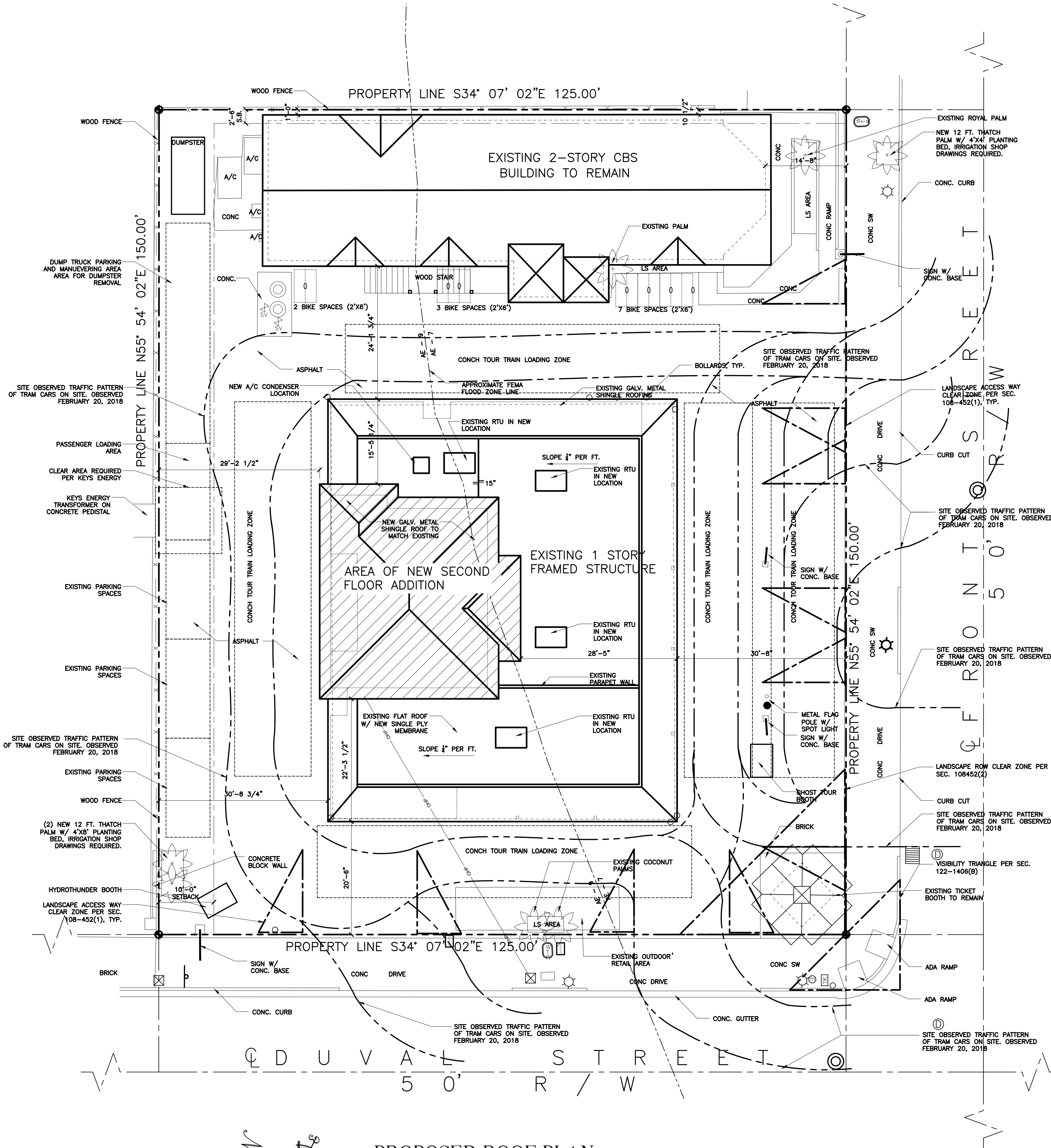
OPEN SPACE AREA:

REQUIRED: 5,625 S.F. (30% MIN.)
EXISTING: 76 S.F. (0.4 %)
PROPOSED: 108 S.F. (0.6 %)

PARKING REQUIREMENTS :

EXISTING PARKING SPACES = 3.0 SPACES
ADDITIONAL PARKING SPACES REQUIRED = 3.0 SPACES
(1 SPACE PER 300 SF GROSS ADDITIONAL FLOOR AREA)
ADDITIONAL PARKING SPACES PROVIDED = 0.0 SPACES
(SEE BELOW)

EXISTING ON SITE BIKE/SCOOTER SPACES = 0
PROPOSED ON SITE BIKE/SCOOTER SPACES = 12
(PER SEC. 108-574 - SUB. OF BICYCLE PARKING SPACES)
(4 BICYCLE SPACES PER PARKING SPACE REQUIRED)



PROPOSED ROOF PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING
SURVEYOR DATED ON 10/18/2018

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

DRAWING LIST

A-1.0 SITE PLAN
A-2.0 FIRST FLOOR PLAN
A-2.1 SECOND FLOOR PLAN
A-3.0 ELEVATIONS
A-3.1 ELEVATIONS
A-4.0 STREETSCAPE ELEVATIONS

LS-2.0 LIFE SAFETY PLAN FIRST FLOOR
LS-2.1 LIFE SAFETY PLAN SECOND FLOOR

Ex-1 EXISTING SITE PLAN
Ex-2 EXISTING FIRST FLOOR PLAN
Ex-3 EXISTING ELEVATIONS
Ex-3.1 EXISTING ELEVATIONS

SU-SURVEY

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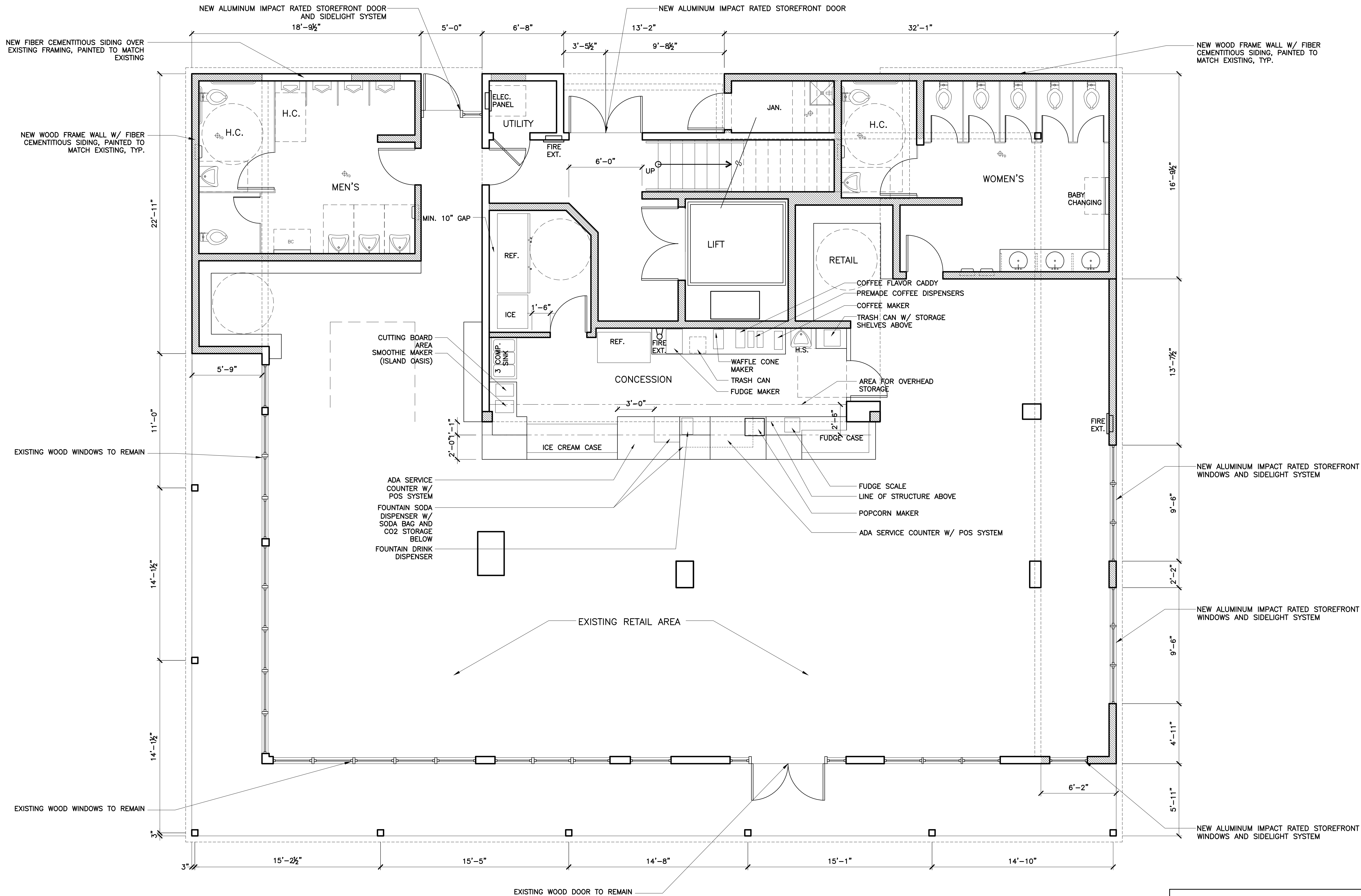
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A-1

CONCH TOUR TRAIN RENOVATIONS

501 Front Street

KEY WEST, FLORIDA



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

BUILDING DATA	
EXISTING FLOOR AREA	3679 SF
PROPOSED SECOND FLOOR ADDITIONAL AREA	689 SF
	4368 TOTAL SF

NOTE: ACCESSIBLE DOORS, HALLWAYS, AND PUBLIC SPACES SHALL ADHERE TO THE FLORIDA ACCESSIBILITY CODE 2017 EDITION. IN ADDITION TO THE ACCESSIBLE CIRCULATION ELEMENTS BEING ADA COMPLAINT, THE BATHROOM FACILITIES HAVE BEEN UPGRADED TO THE REQUIRED NUMBER OF ACCESSIBLE FACILITIES PER THE FLORIDA ACCESSIBILITY CODE 2017 EDITION.

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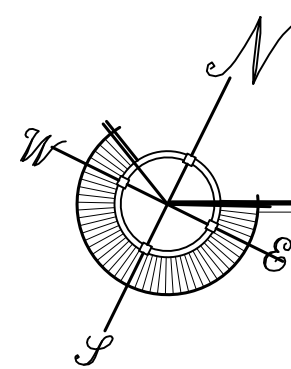
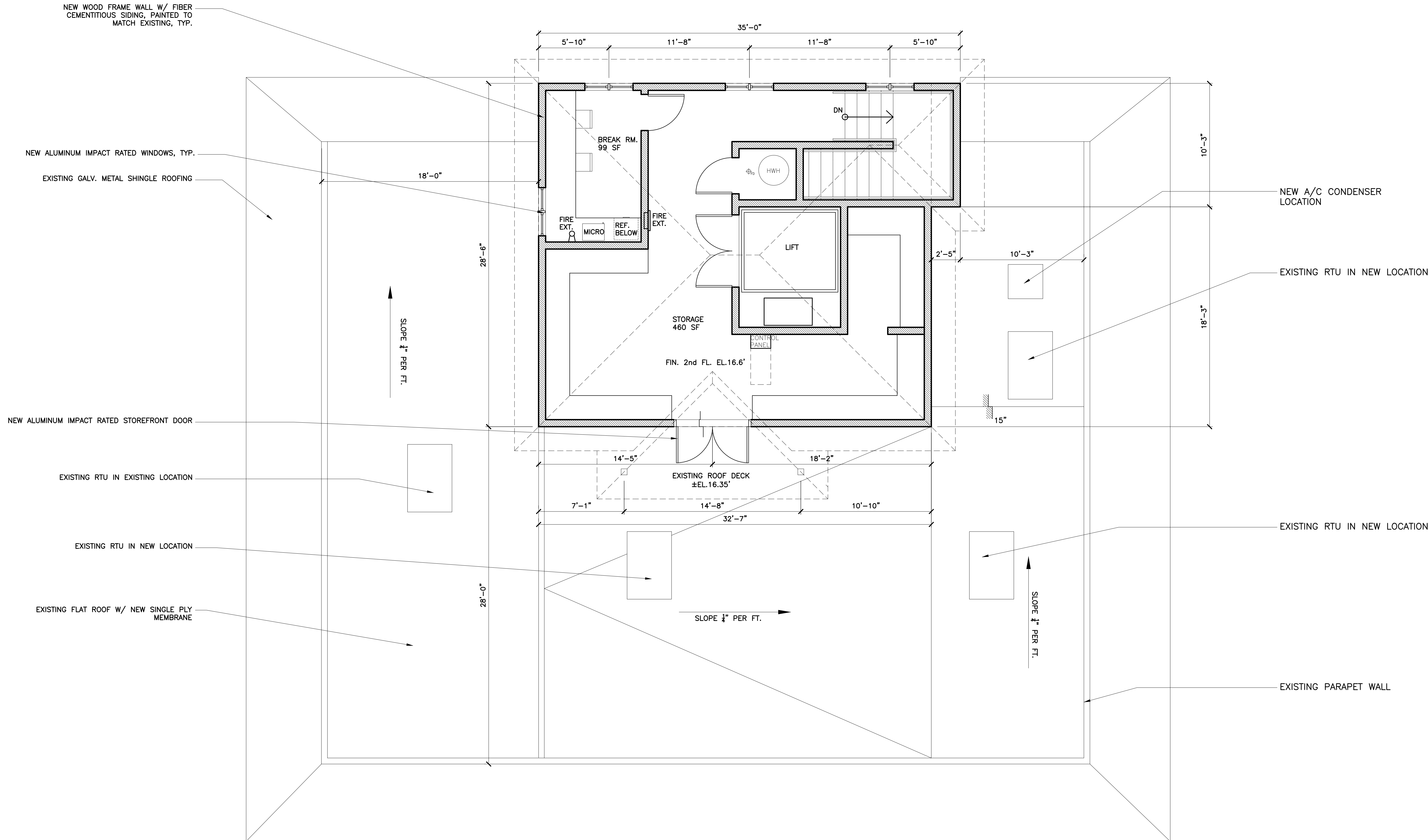
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CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

A2.0



PROPOSED SECOND FLOOR PLAN

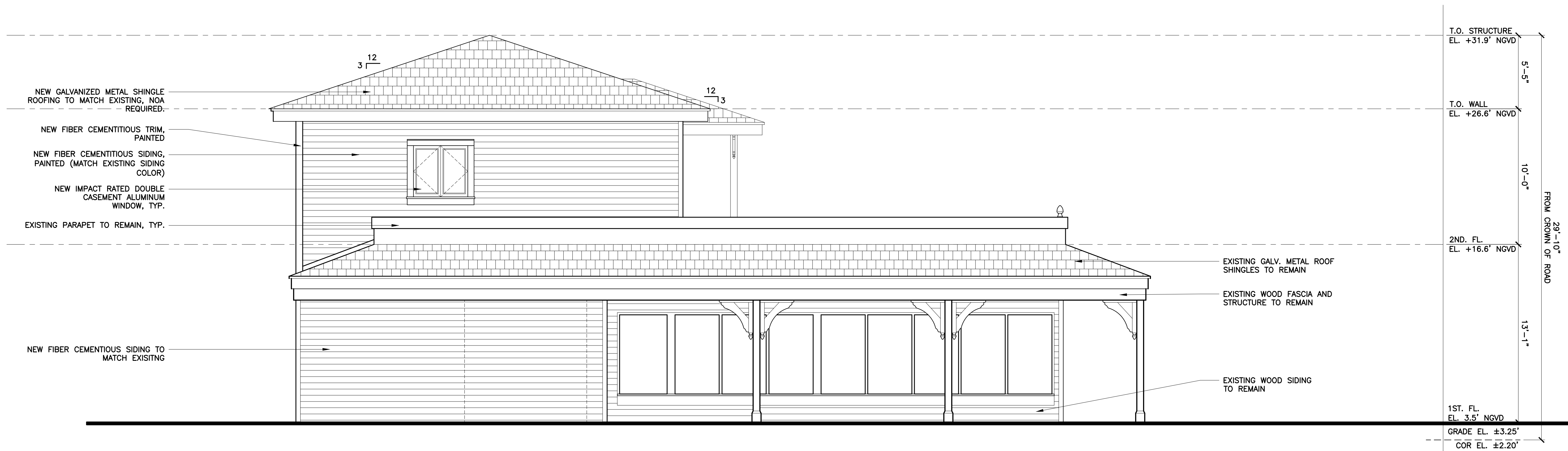
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1
A3.0

PROPOSED FRONT ELEVATION

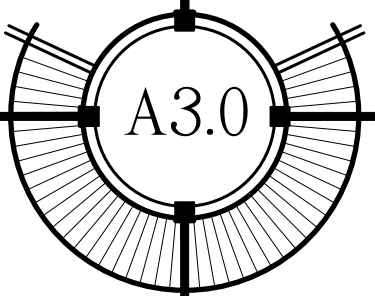
SCALE: 1/4"=1'-0"

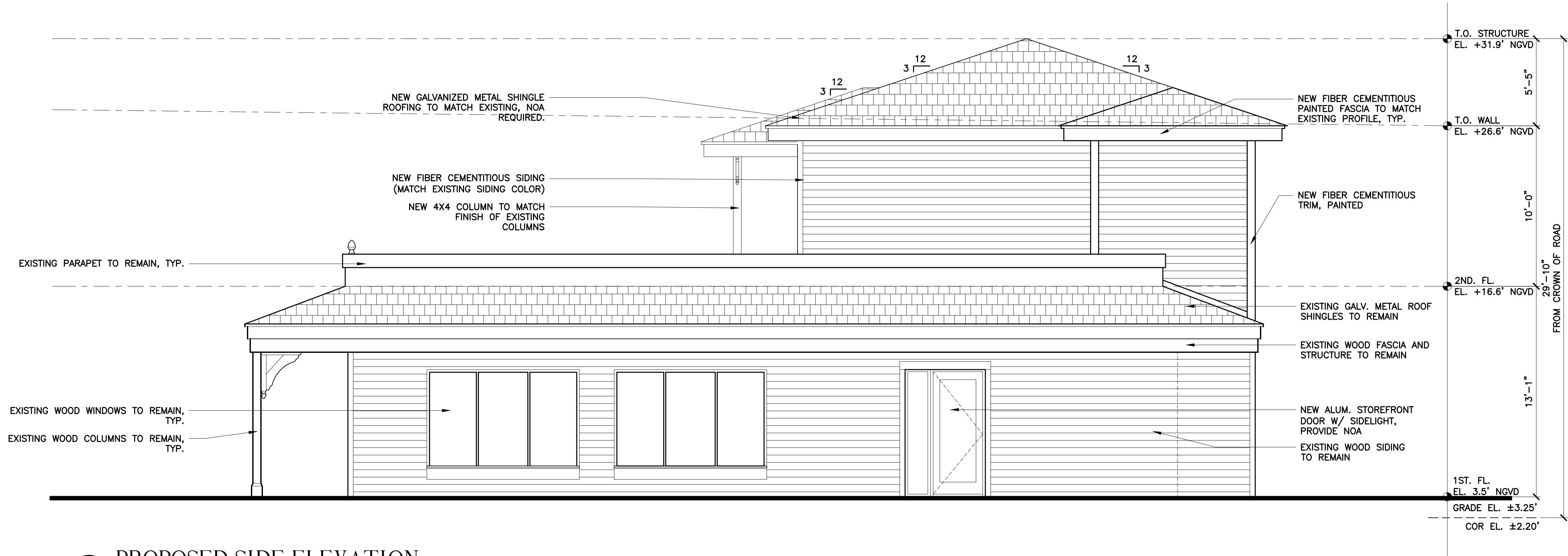


2
A3.0

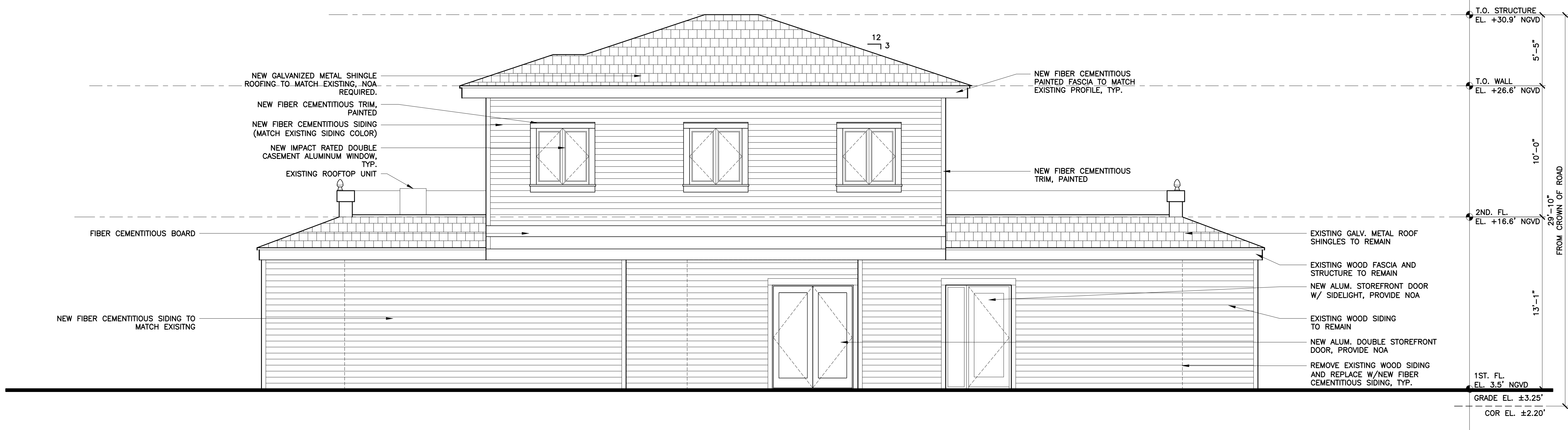
PROPOSED SIDE ELEVATION

SCALE: 1/4"=1'-0"





1 PROPOSED SIDE ELEVATION
A3.1
SCALE: 1/4"=1'-0"



2 PROPOSED REAR ELEVATION
A3.1
SCALE: 1/4"=1'-0"

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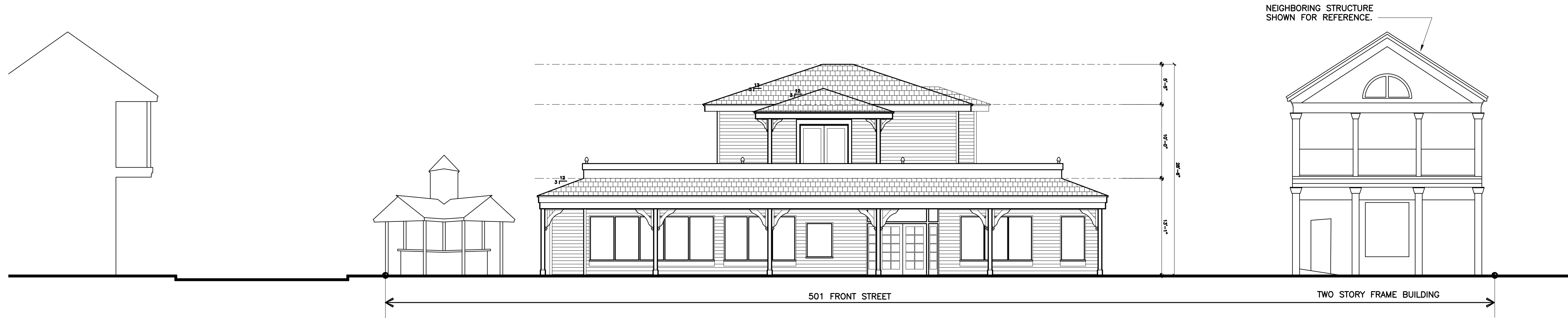
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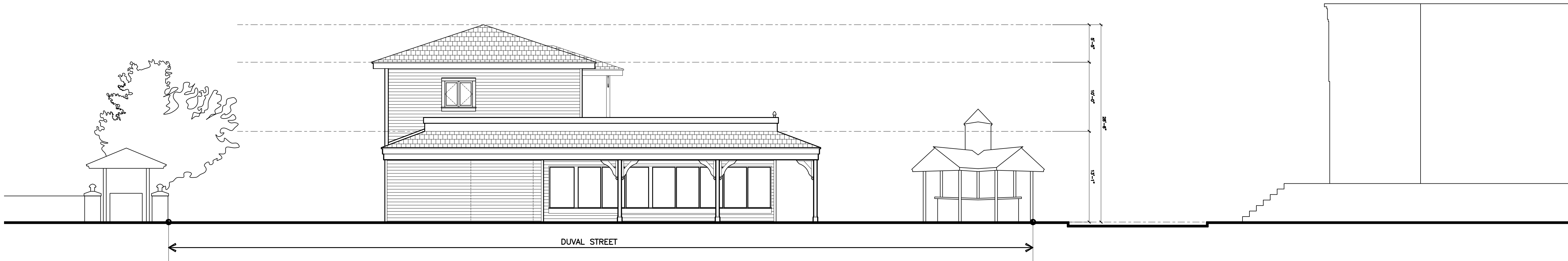
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1
A4.0

STREETSCAPE ELEVATION

SCALE: 1/8"=1'-0"



2
A4.0

STREETSCAPE ELEVATION

SCALE: 1/8"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
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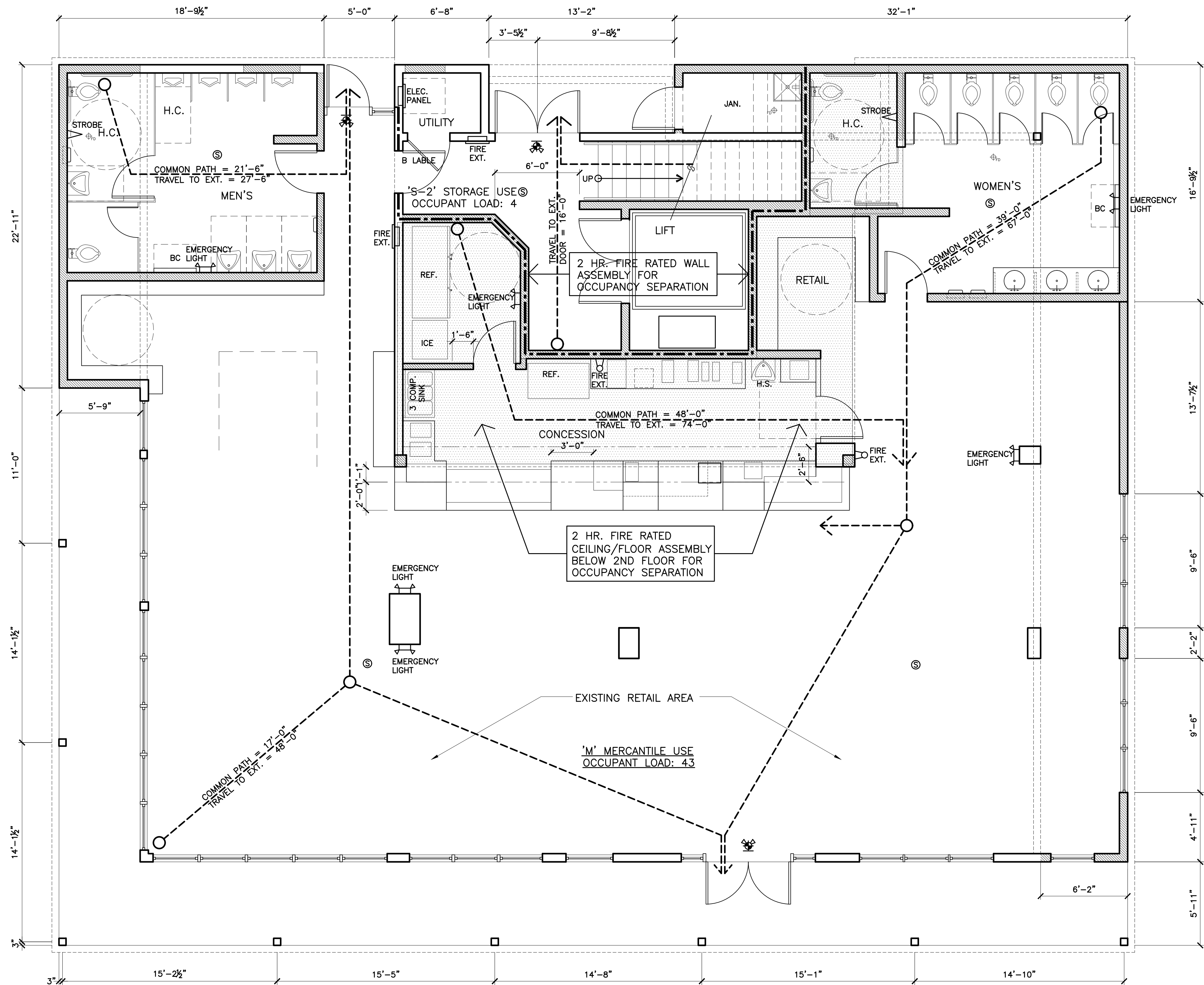
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A4.0



LIFE SAFETY NOTES:

- BUILDING CONSTRUCTION TYPE: TYPE VB, NON SPRINKLERED
MAXIMUM HEIGHT (M, S-2)=40', TABLE 504.3 (28'-6" PROVIDED)
MAXIMUM STORIES (TABLE 504.4): M = 1 STORY (1 STORY PROVIDED)
S-2 = 2 STORY (2 STORY PROVIDED)
MAXIMUM AREA (TABLE 506.2): M = 9,000 S.F. (3,578.5 PROVIDED)
S-2 = 13,500 S.F. (1,116.5 PROVIDED)
- 1ST FLOOR 'M' MERCANTILE USE INCLUDING RESTROOMS AND CONCESSIONS = 43 OCCUPANTS
- 1ST FLOOR 'S-2' STORAGE USE = 4 OCCUPANTS
- 2ND FLOOR 'S-2' STORAGE USE INCLUDES BREAK ROOM AS ACCESSORY USE (BELOW 100 SF) = 4 OCCUPANTS
- PER SECTION 508.4 SEPARATED MIX USE A 2 HR RATED SEPARATION IS REQUIRED BETWEEN 'M' AND 'S-2' OCCUPANCIES
- SINGLE EXIT CRITERIA BASED ON TABLE 1006.2.1
- TRAVEL LIMITS - NON SPRINKLED
COMMON PATH; 'M'=75'
'S-2'=100'
- EXIT ACCESS
TRAVEL DISTANCE; 'M'=200'
'S-2'=300'
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM. ALARM SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 72 AND ALL OTHER APPLICABLE CURRENT CODES
- THE 1ST AND 2ND FLOORS ARE SEPARATED BY 2 HR FIRE RATED FLOOR ASSEMBLY
- ALL PENETRATIONS OF RATED ASSEMBLIES SHALL BE PROTECTED PER CURRENT CODE

LIFE SAFETY LEGEND

- ⊙ SMOKE DETECTOR (HARDWIRE W/ LOCALIZED ALARM)
- ⚡ EXIT LIGHT COMBINED WITH BATTERY BACKUP EMERGENCY LIGHTING
- ⚡ EMERGENCY LIGHT'G W/ BATTERY BACKUP
- 🔥 FIRE EXTINGUISHER CABINET
- 🔥 FIRE EXTINGUISHER
- ⚡ STROBE
- ⚡ EM WALL MOUNTED EXTERIOR LIGHT FIXTURE W/ EMERGENCY LIGHT

PROPOSED FIRST FLOOR LIFE SAFETY PLAN

SCALE: 1/4"=1'-0"

BUILDING DATA

EXISTING			
FLOOR AREA	RETAIL	CONCESSION	BACK OF HOUSE
3149 SF	2080 SF	226 SF	816 SF
PROPOSED			
FLOOR AREA	RETAIL	CONCESSION	BACK OF HOUSE
3589 SF	2272 SF	289 SF	1028 SF
SECOND FLOOR ADDITIONAL AREA	689 SF	4278 TOTAL SF	

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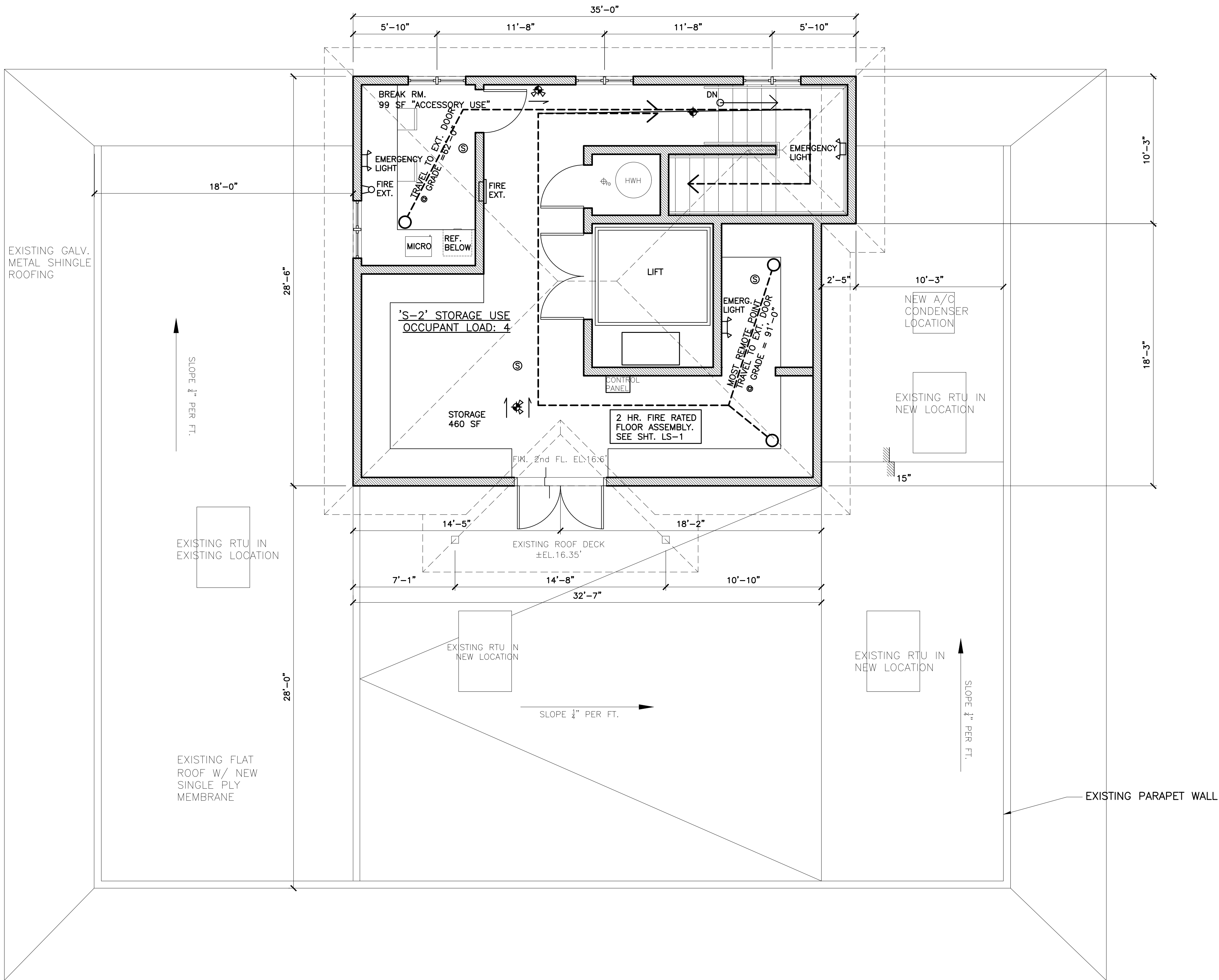
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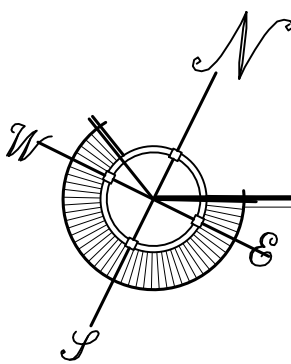
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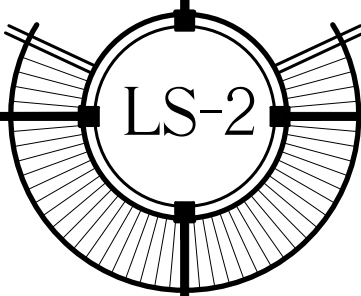
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PROPOSED SECOND FLOOR LIFE SAFETY PLAN

SCALE: 1/4"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 pm, May 28, 2019** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

MINOR DEVELOPMENT PLAN - SECOND FLOOR ADDITION TO THE REAR OF NON-HISTORIC ONE-STORY STRUCTURE. ENCLOSURE OF SIDE AND REAR NON-HISTORIC PORCHES. PARTIAL DEMOLITION OF ROOF.

#501 FRONT STREET

Applicant – William P. Horn, Architect Application #H2018-0018

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 Enid Torregrosa- Silva at 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.

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 00000100-000000
Account# 1000108
Property ID 1000108
Millage Group 10KW
Location 501 FRONT St, KEY WEST
Address
Legal KW PT LOTS 4 & 5 SQR 2 125 X 150 FT DUVAL & FRONT ST G17-309/12 G17-523/26 H3-300
Description OR593-905/09 OR612-803/04 OR618-287/88 OR593-905/09 OR880-1330/34 OR892-1800/01Q/C
(Note: Not to be used on legal documents.)
Neighborhood 32010
Property Class TOURIST ATTRACTION (3500)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

CONCH TOUR TRAIN INC
 PO Box 1237
 Key West FL 33041

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$860,942	\$860,942	\$929,817	\$929,817
+ Market Misc Value	\$15,439	\$15,439	\$15,438	\$13,425
+ Market Land Value	\$4,777,500	\$4,777,500	\$4,816,744	\$4,816,744
= Just Market Value	\$5,653,881	\$5,653,881	\$5,761,999	\$5,759,986
= Total Assessed Value	\$5,653,881	\$5,653,881	\$5,761,999	\$5,759,986
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$5,653,881	\$5,653,881	\$5,761,999	\$5,759,986

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	18,750.00	Square Foot	150	125

Commercial Buildings

Style 1 STY STORE-A / 11A
Gross Sq Ft 3,679
Finished Sq Ft 2,420
Perimeter 0
Stories 3
Interior Walls
Exterior Walls WD OVER CONC BL
Quality 400 ()
Roof Type
Roof Material
Exterior Wall1 WD OVER CONC BL
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1975
Year Remodeled
Effective Year Built 1996

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,420	2,420	0
OPF	OP PRCH FIN LL	1,175	0	0
SBF	UTIL FIN BLK	84	0	0
TOTAL		3,679	2,420	0

Style 1 STY STORE-A / 11A
Gross Sq Ft 5,467
Finished Sq Ft 4,568
Perimeter 0
Stories 3
Interior Walls
Exterior Walls CUSTOM
Quality 400 ()
Roof Type

Roof Material
Exterior Wall1
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms
Half Bathrooms
Heating Type
Year Built
Year Remodeled
Effective Year Built
Condition

CUSTOM

0

0

1988

1999

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	208	0	0
FLA	FLOOR LIV AREA	4,568	4,568	0
OPU	OP PR UNFIN LL	602	0	0
OUU	OP PR UNFIN UL	54	0	0
OPF	OP PRCH FIN LL	35	0	0
TOTAL		5,467	4,568	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TIKI	1979	1980	1	256 SF	3
TIKI	1979	1980	1	392 SF	3
ASPHALT PAVING	1987	1988	1	11529 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/1/1983	\$475,000	Warranty Deed		880	1330	U - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-00002451	6/28/2017		\$18,000	Commercial	R/R OLD UNIT IN LOWER REAR STOCK ROOM AND CONDENSER RHEEM RAWL18CAZ CONDENSER ON EXISTING STAND INSTALLATION OF NEW RHEEM RHGL180ZL AIR HANDLER. N.O.C. REQUIRED. HARC INSPECTION REQUIRED. GH
17-00001440	4/11/2017		\$13,000	Commercial	R/R TRACK LIGHTING FROM SECOND FLOOR. R/R 25 CELING CAN LIGHTS FROM FIRST FLOOR.
16-1435	4/8/2016		\$7,500	Commercial	REPLACE 40' OF CAST IRON PIPING
13-2562	9/26/2013		\$0	Commercial	ATM SWAP
13-3482	8/29/2013		\$2,312	Commercial	CHANGE OUT A 9,000 BTU MINI SPLIT A/C SYSTEM USING EXISTING ELECTRICAL.
12-2722	8/31/2012	12/31/2012	\$1,000	Commercial	DEMOLITION OF SEATING AREA IN FRONT OF THE STORE ON FRONT ST. SIDE.
11-4027	11/3/2011		\$4,600	Commercial	REPLACE ROOFTOP 5-TON PACKAGE UNIT W/SAME
11-3639	10/4/2011		\$26,000	Commercial	REMOVE EXISTING ROOF & INSTALL 22 SQS OF FIRESTONE ULTRA PLY 60 MILLS ROOF SYSTEM
10-1853	6/8/2010	12/10/2010	\$6,500	Commercial	PAINT EXTERIOR OF THE BUILDING. PAINT EXTERIOR OF TICKET BOOTH. REPLACE 375SF OF DUTCH LAP SIDING WITH HARDIE BOARD ON TICKET BOOTH. REPLACE 75 SF OF DUTCH LAP SIDING ON MAIN BUILDING CHANGE COLOR FROM COTTAGE RED TO FLAGLER YELLOW WITH WHITE TRIM.
09-00004214	1/6/2010	2/24/2010	\$2,200	Commercial	REMOVE AND REPLACE TWO ROTTED 6"X 6" COLUMNS
09-00004456	1/6/2010	2/24/2010	\$2,100	Commercial	REMOVE AND REPLACE 70 SF OF EXTERIOR FLOOR TILE AND TOUCH UP PAINT TO MATCH
09-1223	4/29/2009	2/24/2010	\$5,258	Commercial	INSTALL 500 SF ADVANCED SINGLE PLY ROOF
08-1347	4/29/2008	2/24/2010	\$2,400	Commercial	ROOFING
06-4580	8/9/2006	12/11/2006	\$8,500	Commercial	REPLACE ROTTEN COLUMNS
06-3579	6/14/2006	8/11/2006	\$2,500	Commercial	REPLACE 7 LIGHT FIXTURES, 2 FLOOD LIGHTS
06-2913	5/11/2006	8/9/2006	\$12,000	Commercial	REMOVE ASPHALT SHINGLES & REPLACE METAL ROOFING
06-0026	1/4/2006	12/31/2005	\$8,000	Commercial	HURRICANE REPAIRS REPLACE THREE CONDENSERS UNITS
05-5808	12/15/2005	12/31/2005	\$69,900	Commercial	A/C MECHANICAL WORK
05-5683	12/13/2005	12/31/2005	\$75,000	Commercial	INSIDE WIRING
05-5369	12/8/2005	12/31/2005	\$21,000	Commercial	REPLACE 30 SQS OF V-CRIMP ROOFING
05-5248	11/29/2005	12/31/2005	\$125,000	Commercial	REVISION TO ORIGINAL PLANS
05-4488	10/11/2005	12/31/2005	\$3,500	Commercial	REPLACE 2 WATER CLOSETS
05-3552	10/4/2005	12/31/2005	\$15,000	Commercial	ENCLOSE 2ND FLOOR PORCH WITH HARDI PLANK
05-4414	10/4/2005	12/31/2005	\$60,000	Commercial	DEMO INTERIOR & REBUILD
05-2237	6/8/2005	12/31/2005	\$1,200	Commercial	INSTALL 120V CIRCUIT FOR AIR CURTAIN
04-0282	2/3/2004	9/30/2004	\$450		EXT SIGN LIGHTS
02-0686	3/21/2002	8/30/2002	\$2,350	Commercial	CHANGE 3-TON A/C
02-0484	2/28/2002	8/30/2002	\$2,150		CHANGE 2-TON A/C
02-0018	1/30/2002	8/30/2002	\$8,280	Commercial	ELECTRIC
02-0018	1/24/2002	8/30/2002	\$6,780	Commercial	PLUMBING
02-0018	1/22/2002	8/30/2002	\$6,780	Commercial	HANDICAP BATHROOM
01-3677	11/19/2001	8/30/2002	\$500		PAVERS
0000877	4/12/2000	7/22/2000	\$1,700	Commercial	SIGNS
0000742	4/5/2000	7/22/2000	\$2,541	Commercial	PAINT ROOFING
0000522	3/1/2000	7/22/2000	\$1,200	Commercial	CHANGEOUT ATM PANEL
9903150	9/8/1999	11/4/1999	\$3,800	Commercial	CHANGE-OUT A/C
9802733	11/13/1998	11/5/1998	\$1,000	Commercial	REPLACE BANK SIGN
9802345	8/4/1998	11/5/1998	\$2,000	Commercial	BRICK WORK TICKET BOOTH
9802317	7/23/1998	11/5/1998	\$600	Commercial	INSTALL RECIP FOR SALES C
96-4020	10/1/1996	12/1/1996	\$44,000	Commercial	REMODELING
96-3663	9/1/1996	12/1/1996	\$1		PAVING COATING
9601483	4/1/1996	8/1/1996	\$50		SIGN

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