



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: January 26, 2021

Applicant: T S Neal Architects

Application Number: H2020-0038

Address: 601 Duval Street

Description of Work:

Removal of storefronts ~~and demolition of exterior fire escape ladder.~~

Site Facts:

The building under review is listed as a contributing resource to the historic district. The two-story commercial masonry structure served in the late 1920's as a car dealership and its second floor was used as a hotel, the Central Hotel. Located on the southeast corner of Duval and Southard Street the structure, build in 1919, shows evidence of spalling and concrete deterioration. The main façade of the building faces Duval Street while the Southard Street façade is divided into five bays. Through times the building's windows, doors and storefronts have changed. The most drastic character defining changes to the building are the removal of prism glass blocks transom on the first-floor storefront façades and the complete alteration of the three easternmost first floor bay facade facing Southard Street. Currently at pedestrian level the Southard elevation reads as four different buildings. Currently, the first floor is sub divided into 3 businesses and the second floor has five non-transient residential units.

On December 16, 2020 the Commission motioned to approve new roof, new second egress stairs, spalling and cracks repairs on exterior walls but postponed the portion of the design and demolition of the storefronts.

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. The applicant has submitted revised plans for the replacement of doors and storefronts. 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 integrity of the main structure or surrounding buildings.

- (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.

- (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 revised design proposes a horizontal muntin that will continue the historic reference of the horizontal band over the storefronts.

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

The building in question is a contributing resource to the historic district. The revised plans amend the identified issue of concern, and find the removal of the non-historic storefronts and doors in compliance with the ordinance for demolition.

Staff finds that the request demolition is consistent with the cited ordinance. If approved, this will be the only required reading.

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 # 2020-0038 | REVISION # | INITIAL & DATE |
| FLOOD ZONE X | ZONING DISTRICT HRCC-3 | BLDG PERMIT # |

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

| | |
|---|--|
| 601 DUVAL ST., KEY WEST | |
| KW ZION LLC | PHONE NUMBER 305-923-1696 CELL 305-292-9339 GALLERY |
| 1075 DUVAL ST | EMAIL INFO@KEYWESTGALLERY.COM |
| KEY WEST, FL 33040 | |
| SETH NEAL ; T.S. NEAL ARCHITECT | PHONE NUMBER 305-340-8857 251-422-9547 |
| 22974 OVERSEAS HWY, CUDDEB KEY, FL | EMAIL SETH.NEAL@TSNARCHITECTS.COM |
| T. Seth Neal | |
| | DATE 11/18/2020 |

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: REPLACE ALL STONE FRONT, WINDOWS & DOORS, NEW ROOF, NEW EGRESS STAIRS, NEW STUCCO, REPAIR SPALLING & CRACKING OF BUILDING |
| |
| MAIN BUILDING: |
| |
| |
| DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): |
| |



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

| | |
|--|--|
| ACCESSORY STRUCTURE(S): <i>NA</i> | |
| | |
| PAVERS: <i>NA</i> | FENCES: <i>NA</i> |
| | |
| DECKS: <i>NA</i> | PAINTING: <i>YES , STAIRS (BLK)</i> |
| | |
| SITE (INCLUDING GRADING, FILL, TREES, ETC.): <i>NA</i> | POOLS (INCLUDING EQUIPMENT): <i>NA</i> |
| | |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): <i>NA</i> | OTHER: |
| | |

| OFFICIAL USE ONLY: | | HARC COMMISSION REVIEW | | EXPIRES ON: |
|--|--|---|--|-------------|
| MEETING DATE: <i>12/16/20</i> | <input checked="" type="checkbox"/> APPROVED | <input type="checkbox"/> NOT APPROVED | <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | <input type="checkbox"/> APPROVED | <input type="checkbox"/> NOT APPROVED | <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | <input type="checkbox"/> APPROVED | <input type="checkbox"/> NOT APPROVED | <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| REASONS OR CONDITIONS: <i>This content does not include stone fronts</i> | | | | |
| | | | | |
| STAFF REVIEW COMMENTS: | | | | |
| | | | | |
| FIRST READING FOR DEMO: <i>Staircase only</i> | | SECOND READING FOR DEMO: | | |
| HARC STAFF SIGNATURE AND DATE: | | HARC CHAIRPERSON SIGNATURE AND DATE: <i>Bryan Cohen. 12/20/20</i> | | |

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 # | INITIAL & DATE |
| ZONING DISTRICT | BLDG PERMIT # |
| HRCC-3 | |

ADDRESS OF PROPOSED PROJECT:

601 DUVAL STREET

PROPERTY OWNER'S NAME:

KW ZION LLC

APPLICANT NAME:

SETH NEAL, TS. NEAL ARCHITECTS

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

11-20-2020

KELLIE ALPERT

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE EXISTING FIRE ESCAPE STAIR/LADDER. REPLACE WITH MORE CODE COMPLIANT SET OF STAIRS.

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.

(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.

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

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

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

(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.

(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.

(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.

NA, DOES NOT DIMINISH HISTORIC CHARACTER OF BUILDING BY
REMOVING & REPLACING FIB STAIN.

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

HISTORIC RELATIONSHIP BETWEEN BLDG IS NOT AFFECTED BY
REPLACING EX. FIB STAIN

(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.

NA

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

NA

Doc# 2003977 11/03/2014 12:32PM
 Filed & Recorded in Official Records of
 MONROE COUNTY AMY HEAVILIN

Doc# 2003977
 Bk# 2/10 Pg# 1007

Doc# 2038744 07/22/2015 4:18PM
 Filed & Recorded in Official Records of
 MONROE COUNTY AMY HEAVILIN *

Doc# 2038744
 Bk# 2752 Pg# 1142 *

This instrument prepared by
 and return to:
 Erica Hughes Sterling, Esq.
 Spottswood, Spottswood & Spottswood
 500 Fleming Street
 Key West, FL 33040

14.220.EJ

"CORRECTIVE"

GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("this Easement") made this 31st day of October, 2014, by OLD TOWN KEY WEST DEVELOPMENT, LTD., a Florida limited partnership, whose address for purposes of notice is 201 Front Street, Suite _____ Key West, Florida 33040 ("Old Town") and KW ZION, LLC, a Florida limited liability company, whose address for purposes of notice is 601 Duval Street, Key West, Florida 33040 ("KW Zion").

WITNESSETH:

WHEREAS, Old Town is the owner of all of that certain real property (the "Servient Property"), located in Monroe County, Florida, as more particularly described in Exhibit A annexed hereto; and

WHEREAS, KW Zion is the owner of all of that certain real property (the "Dominant Property"), located in Monroe County, Florida, as more particularly described in Exhibit B annexed hereto; and

WHEREAS, in order to access the second floor of the building located on the Dominant Property, Old Town hereby agrees to provide a non-exclusive, perpetual access easement more particularly shown on the attached Exhibit C ("Second Floor Access Easement") to KW Zion for the purpose of ingress and egress from Southard Street to the stairway that provides access to the second floor of the building located on the Dominant Property; and

WHEREAS, Old Town hereby agrees to provide a non-exclusive, perpetual easement to access certain utilities described herein ("Utility Access Easement") to KW Zion; and

WHEREAS, Old Town hereby agrees to provide a non-exclusive, perpetual easement to access the mailboxes that benefit the residential units located on the Dominant Property ("Mailbox Access Easement"); and,

WHEREAS, the parties hereto have agreed that Old Town shall reserve unto itself all rights to the Servient Property not inconsistent with the easement granted herein to KW Zion.

NOW, THEREFORE, in consideration of Ten (\$10.00) Dollars, the premises and mutual covenants contained herein and other good and valuable consideration in hand paid by the parties hereto each to the other, simultaneously with the execution and delivery of these presents, the receipt

****THIS GRANT OF EASEMENT IS BEING RERECORDED TO INCLUDE JOINER, CONSENT AND SUBORDINATION OF MORTGAGEE ATTACHED HERETO**

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and adequacy of which is hereby acknowledged, the parties hereto do hereby agree upon the following terms and conditions:

1. The Recitals contained herein are true and correct and incorporated by reference.
2. Old Town does hereby (a) reserve unto itself and its assigns all rights and benefits to the Servient Property not inconsistent with this Easement and which does not unreasonably interfere with the easements granted herein KW Zion's; (b) grants unto KW Zion, and the KW Zion's tenants, agents, guests, licensees and invitees (all persons having the right to enter the Dominant Property via the second floor of the building located on the Dominant Property shall have the right to use the Second Floor Access Easement), subject to the reservations, restrictions and conditions herein contained, a perpetual, non-exclusive easement appurtenant in, on, over, upon, under and across that area shown as the Second Floor Access Easement Area on the attached Exhibit C ("Second Floor Access Easement Area) for pedestrian access to the second floor of the building located on the Dominant Estate, include any and all air rights to keep and maintain the stairs and landing shown on the attached Exhibit C; (c) grants unto KW Zion, and KW Zion's licensees, contractors and agents, subject to the reservations, restrictions and conditions herein contained, a perpetual, non-exclusive Utility Access Easement for reasonable access to the propane tank, transformer, electrical meters, communications box and conduit that serve the Dominant Estate and are more particularly shown on the attached Exhibit D; and (d) grants unto KW Zion, and KW Zion's tenants, subject to restrictions and conditions herein contained, a perpetual, non-exclusive Mailbox Access Easement to allow the tenants of the second floor of the building located on the Dominant Property to access the mailboxes shown on the attached Exhibit D.
3. KW Zion, at KW Zion's sole cost and expense, hereby agrees to keep and maintain in good working order and condition (and replace when necessary) the stairs and landing located within the Second Floor Access Easement. KW Zion, on behalf of itself and its successors and assigns, hereby agrees, when necessary, to replace the stairs in the location shown on the attached Exhibits in compliance with all applicable laws and codes. Additionally, Old Town, on behalf of itself and its successors and assigns, hereby reserves the right to modify the Second Floor Access Easement Area provided that KW Zion or its successors and assigns shall have reasonable access to the stairs in order to enter the second floor of the building located on the Dominant Property.
4. The non-exclusive Utility Access Easement shall only be used by KW Zion, or its contractors, for the repair, maintenance or replacement of the propane tanks, propane enclosure, transformer, electrical meters, communication box and conduit.
5. KW Zion, for its successors, legal representatives and assigns, agrees to repair, maintain, and replace when necessary, at KW Zion's sole cost and expense, the stairs and landing within the Second Floor Access Easement, as well as the mailboxes, propane tanks, propane enclosure, transformer, electrical meters, communication box and conduit that serve the Dominant Property and shown on Exhibit D, or cause the same to be maintained, so as to not unreasonably interfere with Old Town, the service provided to Old Town by the transformer and electrical meters, or Old Town's use of the Servient Property. KW Zion shall be responsible for making any repairs (and replacing if necessary) to the stairs, landing, mailboxes, propane tanks, propane enclosure, transformer, electrical

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X

meters, communication box and conduit as KW Zion deems prudent to avoid possible injury to person or damage to property. KW Zion shall cause the above repair or replacement work to be performed promptly, efficiently, competently, and in a good and workmanlike manner by duly qualified and/or licensed persons or entities with all necessary insurance. Prior to beginning such work, if required by any applicable law or code, KW Zion shall provide Old Town with copies of the approvals and permits for the proposed work. KW Zion agrees to indemnify and save harmless Old Town from all liability, expense, liens, claims or damages to either persons or property, including, without limitation, the Servient Estate, stemming in any manner from such work. If any lien is filed by virtue of KW Zion's work, KW Zion shall cause the same to be discharged of record by payment, bond, order of court, or otherwise as required by law, within ten (10) days after notice by Old Town. In the event KW Zion fails to discharge any lien within ten (10) days of notice by Old Town, Old Town may, at Old Town's option, cause such discharge and KW Zion shall reimburse Old Town all their cost and expenses thereof upon billing for same. Grantor shall not be liable for any damage to Grantee's propane tanks, propane enclosure, transformer, electrical meters, communication box and conduit unless caused by the willful misconduct or gross negligence of Grantor.

6. Old Town, for itself and its successors and assigns, hereby reserves the right to keep and maintain, in perpetuity, the signage for two (2) directional signs on the building of the Dominant Estate as more particularly shown on the attached Exhibit D. KW Zion shall not remove or interfere with Old Town's signage.

7. KW Zion or KW Zion's successors and assigns, shall defend, indemnify and hold Old Town, and Old Town's successors and assigns, harmless from and against any and all loss, liability, damage or expense arising out of or in connection with any accident or other occurrence resulting from the use of the easements granted herein on or about the Servient Property; and from all costs, liabilities, claims, charges, injuries, damages or expenses, including without limitation, attorneys' or other professionals' fees and court costs (through all appellate levels), due to, arising out of or in connection with loss of life, personal injury, damage to property or any work done by, or act or omission of KW Zion or their officers, tenants, agents, servants, employees, customers, contractors, invitees, or licensees in or about the Servient Property; and/or due to, or arising out of or in connection KW Zion's, or its tenants', agents', contractors' or invitees' use of the Servient Estate or any breach by KW Zion of any provision of this Easement, including but not limited to its failure to maintain, repair or replace as required herein. In case Old Town is made a party to any litigation commenced by or against KW Zion, then KW Zion shall protect and hold Old Town harmless and pay all cost and attorneys' fees incurred by Old Town in connection with such litigation, and any appeals thereof.

8. KW Zion, its successors and assigns, at its sole cost and expense, shall maintain general liability insurance for the Second Floor Access Easement, Utility Access Easement, and Mailbox Access Easement on an occurrence basis with minimum limits of liability in an amount of TWO MILLION (\$2,000,000.00) DOLLARS from an insurer of recognized financial responsibility qualified to do business in Florida. The foregoing insurance shall name Old Town (or its successors and assigns) as an additional named insured. KW Zion shall provide proof of such insurance upon Old Town's request and at each renewal of the policy.

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9. This Easement and the privileges granted herein shall be binding upon and inure to the benefit of all parties as set forth herein, and the same shall be deemed to be perpetual covenants running with the land for the Dominant Property and Servient Property.

10. The easement granted hereby shall be an easement running with the land inuring to the benefit of, binding upon, and enforceable by the parties hereto and their respective heirs, successors in interest and assigns, including, but without limitation, all subsequent owners of the Dominant Property and Servient Property. If any provision or application of this Easement would prevent this Easement from running with the land as aforesaid, such provision and/or application shall be judicially modified, if possible, to reflect the intent of such provision or application and then shall be enforced in a manner allowing the covenants, conditions, and easements to so run with the land. In the event that any such provision and/or application cannot be so modified, such provision and/or application shall be unenforceable and considered null and void in order that the paramount goal of the covenants, conditions, and easements hereof running with the land shall be achieved.

11. In the event of any suit, action or proceedings at law or in equity, by either of the parties hereto against the other by reason of any matter or thing arising out of this Easement, the prevailing party shall recover not only its legal costs, but reasonable attorneys' fees including appellate, bankruptcy and post-judgment collection proceedings for the maintenance or defense of said action or suit, as the case may be.

12. Nothing in this Agreement shall be construed to dedicate any property or any interest or estate therein to or for public purposes nor shall any provision hereunder be construed to create any right in or for the benefit of the general public. The easements, rights and privileges granted by this easement shall be for the benefit of, and be restricted solely to use by Old Town, KW Zion, KW Zion's servants, agents, employees, guests, licensees and invitees,

13. This Easement Agreement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the Public Records of Monroe County.

14. The undersigned hereby represent and warrant that all action, approvals and consents necessary for the execution of this Easement Agreement have been taken or obtained, and the persons executing this Easement Agreement are authorized and directed to execute this Agreement.

15. No breach of the provisions of this Agreement shall entitle any party to cancel, rescind or terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any party may have by reason of any breach of the provisions of this Agreement.

16. All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

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Bk# 2752 Pg# 1146

IN WITNESS WHEREOF, the parties hereto have executed this Easement on this 6th day of ~~September~~, 2014.
October

WITNESSES:

Hope Casas
path

OLD TOWN: Old Town Key West
Development, Ltd.

By: [Signature]
Edwin O. Swift, General Partner

By: [Signature]
Christopher C. Belland, General Partner

By: [Signature]
Gerald R. Mosher, General Partner

STATE OF FLORIDA)
COUNTY OF MONROE)

BEFORE ME, a Notary Public, personally appeared EDWIN O. SWIFT, CHRISTOPHER C. BELLAND and GERALD R. MOSHER, GENERAL PARTNERS OF Old Town Key West Development, Ltd. who did acknowledge before me that they executed the foregoing instrument for the uses and purposes therein set forth, for and on behalf of said limited partnership. They are personally known to me and did not take an oath.

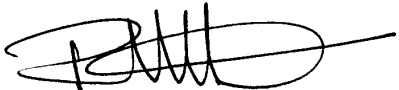
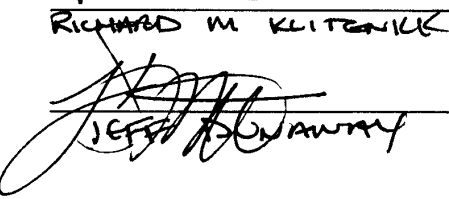
IN WITNESS WHEREOF, I have hereunto set my hand and official seal at the county and state aforesaid, this 6th day of ~~September~~ 2014.
October

Marion Hope Casas
Notary Public, State of Florida




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WITNESSES


RICHARD M. KLITENICK

JEFF H. HANNON

KW Zion, LLC, a Florida limited
liability company

By: 
Kellie Albert

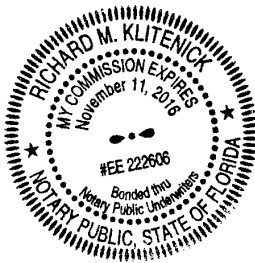
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STATE OF FLORIDA)
COUNTY OF MONROE)

BEFORE ME, a Notary Public, personally appeared KELLIE ALBERT, as Manager of KW Zion, LLC, a Florida limited liability company, who did acknowledge before me that she executed the foregoing instrument for the uses and purposes therein set forth, for and on behalf of said entity. She is personally known to me and did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at the county and state aforesaid, this 22 day of October 2014.


NOTARY PUBLIC, State of Florida



MONROE COUNTY
OFFICIAL RECORDS

Prepared By & Return to:
 Spottwood Law Firm
 500 Fleming Street
 Key West, FL 33040

Doc# 2038744
 Bk# 2752 Pg# 1148

Doc# 2003978 11/03/2014 12:32PM
 Filed & Recorded in Official Records of
 MONROE COUNTY AMY HEAVILIN

Doc# 2003978
 Bk# 2710 Pg# 1013

JOINDER, CONSENT AND SUBORDINATION OF MORTGAGEE

THIS JOINDER, CONSENT AND SUBORDINATION OF MORTGAGEE made and entered into this 7th day of ~~September~~ October, 2014, by Wells Fargo Bank, N.A., a national banking association ("Mortgagee").

WITNESSETH:

WHEREAS, Mortgagee is the owner and holder of that certain Modification of Mortgage, Notice of Future Advance and Consolidation Agreement dated November 28, 2007 and recorded in Official Records Book 2333, Page 1787 of the public records of Monroe County, Florida, a part of which is that certain Restated Mortgage, Assignment of Rents and Security Agreement dated November 28, 2007 (which begins on Page 1792), as amended by that certain Notice of Future Advances and Mortgage Modification Agreement dated as of July 1, 2013 and recorded in Official Records Book 2641, Page 913 of the public records of Monroe County, Florida (collectively and as the same may be amended, modified or supplemented from time to time, the "Mortgage"); and,

WHEREAS, the Mortgage encumbers the Servient Property described in this Grant of Easement by and between Old Town Key West Development, Ltd. and KW Zion, LLC ("Easement"), said Servient Property being more particularly described in Exhibit A of this Easement; and,

WHEREAS, Mortgagee has agreed to consent to the Easement to which this Consent is attached.

NOW, THEREFORE, Mortgagee agrees as follows:

1. Mortgagee does hereby consent to the terms, conditions and recordation of the Easement and agrees that the Mortgage is subordinate to the Easement.
2. This Consent shall apply and be effective solely to the matters described in the Easement and nothing herein contained shall otherwise affect, alter or modify in any manner whatsoever the terms and conditions, lien, operation, effect and priority of the Mortgage as to the land and improvements encumbered thereby.

{Signature Page(s) to Follow}

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IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed by its duly authorized officer the day and year first above written.

Witnesses:

[Signature]

Witness Signature

Print Name Juan Ratmloff

[Signature]

Witness Signature

[Signature]

Print Name

"Mortgagee": WELLS FARGO BANK, N.A.

By:

[Signature]

Print Name: Marinus Otte

As Its: Sr. Vice-President.

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE

BEFORE ME, ELISA ACOSTA, of the state and county mentioned, personally appeared MARINUS OTTE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Senior Vice Pres. of Wells Fargo Bank, N.A., and that such president or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Sr. Vice Pres.

WITNESS my hand and seal, at office in Miami, FL this 7th day of October, 2014.

(NOTARY SEAL)



Elisa Acosta
State of Florida
My Commission Expires 3/11/2016
Commission No. EE 155109

[Signature]

(Notary Signature)

ELISA ACOSTA

(Notary Name Printed)

NOTARY PUBLIC

Commission No. EE 155109

Doc# 2003978
Bk# 2710 Pg# 1014

Doc# 2003978
Bk# 2710 Pg# 1015

Doc# 2038744
Bk# 2752 Pg# 1150

EXHIBIT A TO EASEMENT

Legal Description of Servient Property

On the Island of Key West, Monroe County, Florida, and being a part of Lot 3, in Square 61, according to a Map of the City of Key West, prepared by William A. Whitehead, delineated in February 1829, A.D., and being more particularly described as follows:

Commencing at the Intersection of the northeasterly Right-of-Way Line of Duval Street and the Southeasterly Right-of-Way Line of Southard Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Duval Street for 83.95 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Duval Street for 28.50 feet; thence at a right angle and in a Northeasterly direction for 78.58 feet; thence at an angle of 69°57'40" to the right and in a Northwesternly direction for 28.50 feet; thence at an angle of 90°02'20" to the right and in a Southwesterly direction for 78.56 feet to the said Northeasterly Right-of-Way Line of Duval Street and the Point of Beginning.

AND ALSO:

On the Island of Key West and being a part of Lot 3, Square 61, according to a map of the City of Key West by William A. Whitehead, delineated in February 1829, A.D., and being more particularly described as follows:

COMMENCING at the Intersection of the Northeasterly Right-of-Way Line of Duval Street and the Southeasterly Right-of-Way Line of Southard Street; thence in a Northeasterly direction along the said Southeasterly Right-of-Way Line of Southard Street for 125.00 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Southeasterly Right-of-Way Line of Southard Street for 45.28 feet; thence at a right angle and in a Southeasterly direction for 165.55 feet to the Northwesternly Right-of-Way Line of a public alley; thence at a right angle and in a Southwesterly direction along the said Northwesternly Right-of-Way Line of a public alley for 90.28 feet; thence at a right angle and in a Northwesternly direction for 32.00 feet; thence at a right angle and in a Southwesterly direction for 1.50 feet; thence at a right angle and in a Northwesternly direction for 92.05 feet; thence at a right angle and in a Northeasterly direction for 22.50 feet; thence at a right angle and in a Northwesternly direction for 7.50 feet; thence at a right angle and in a Northeasterly direction for 24.00 feet; thence at a right angle and in a Northwesternly direction for 34.00 feet to the said Southeasterly Right-of-Way Line of Southard Street and the Point of Beginning.

Doc# 2003978
Bk# 2710 Pg# 1016

EXHIBIT B TO EASEMENT

Legal Description of Dominant Property

Doc# 2038744
Bk# 2752 Pg# 1151

601 Duval Street, Key West, Florida:

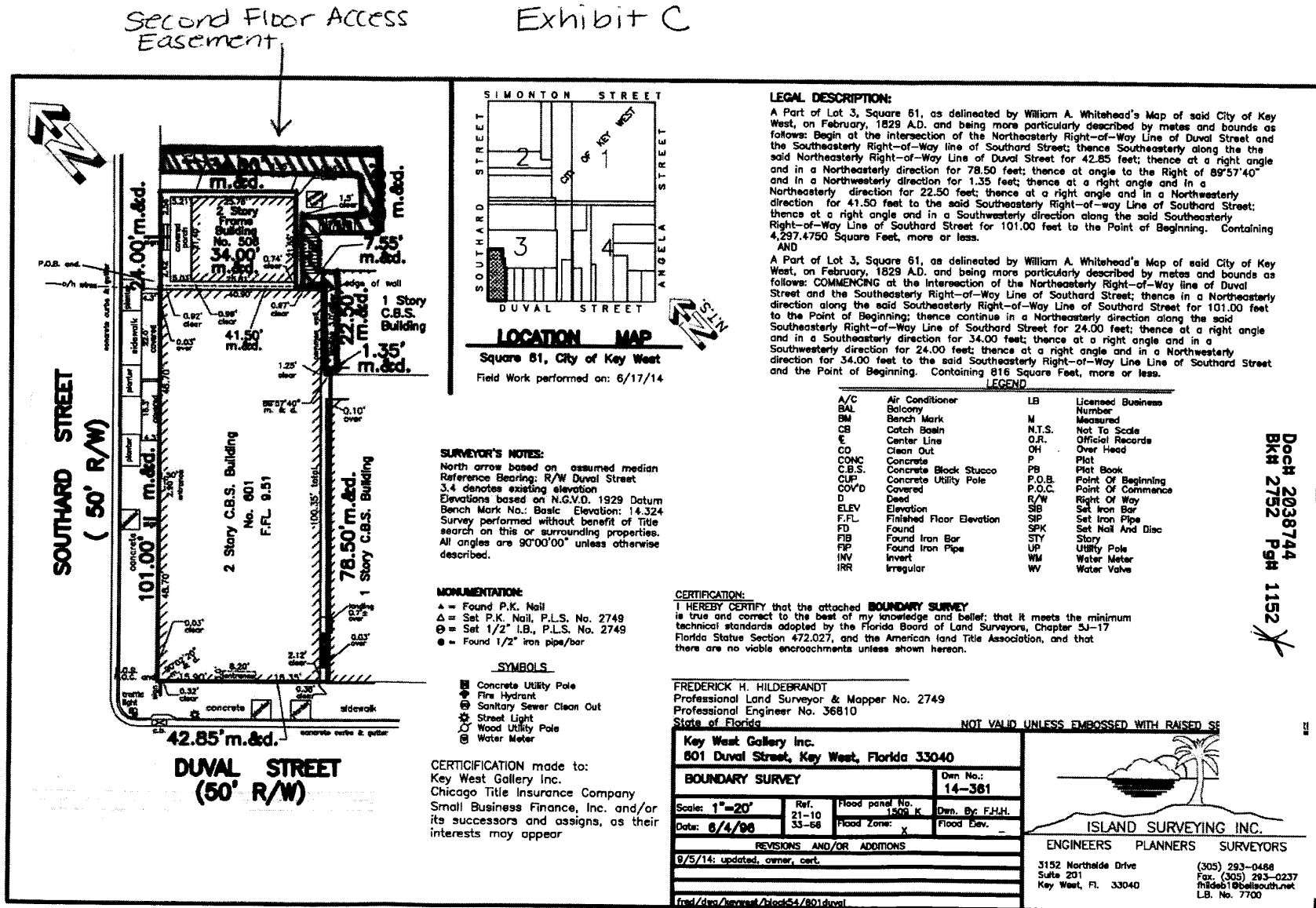
A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, A.D. 1829, and being more particularly described by metes and bounds as follows: Begin at the intersection of the Northeasterly Right of Way Line of Duval and Street the Southeasterly Right of Way Line of Southard Street; thence Southeasterly along the Northeasterly Right of Way line of Duval Street for 42.85 feet; thence at a right angle and in a Northeasterly direction for 78.50 feet; thence at a right angle and in a Northwesterly direction 1.35 feet; thence at a right angle in a Northeasterly direction 22.50 feet; thence at a right angle and in a Northwesterly direction 41.50 feet to the said Southeasterly Right of Way Line of Southard Street; thence at a right angle and in a Southwesterly direction along the said Southeasterly Right of Way Line of Southard Street for 101.00 feet to the Point of Beginning.

AND ALSO

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Northeasterly Right of Way Line of Duval and Street the Southeasterly Right of Way Line of Southard Street; thence in a Northeasterly direction along the said Southeasterly Right of Way Line of Southard Street for 101.00 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Southwesterly Right of Way Line of Southard Street for 24.00 feet; thence at a right angle and in a Southeasterly direction for 34.00 feet; thence at a right angle and in a Southwesterly direction for 24.00 feet; thence at a right angle and in a Northwesterly direction for 34.00 feet to the said Southeasterly Right of Way Line of Southard Street and the Point of Beginning.

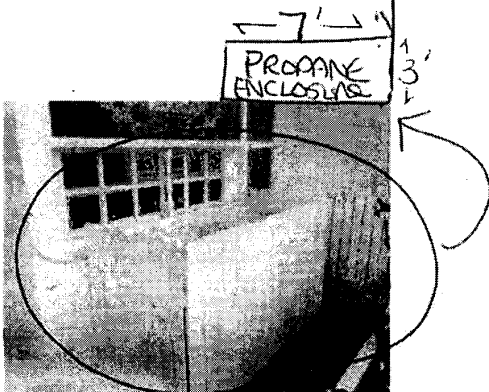
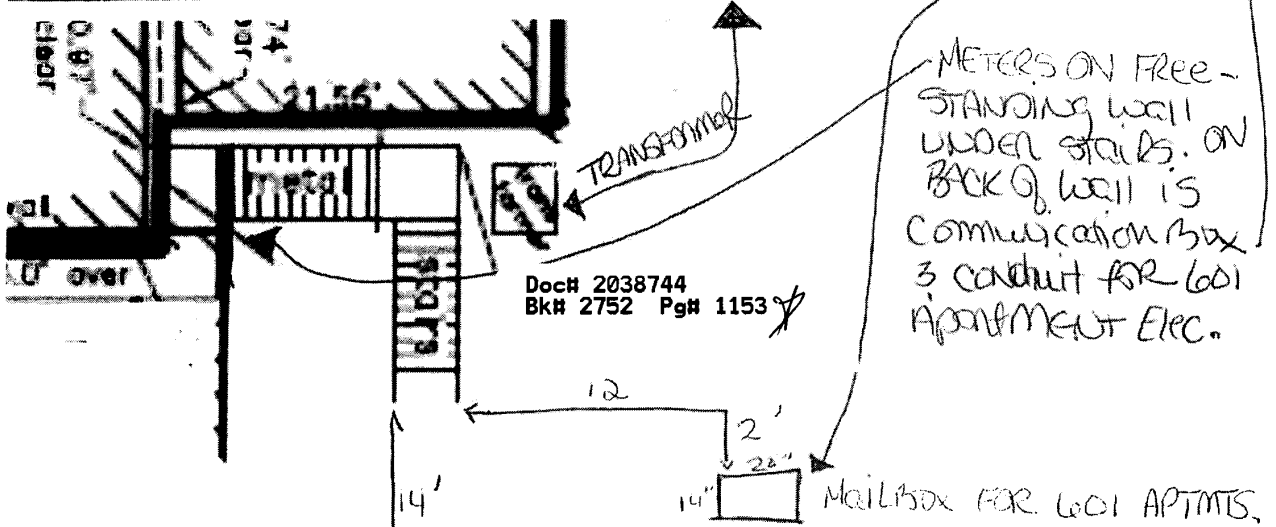
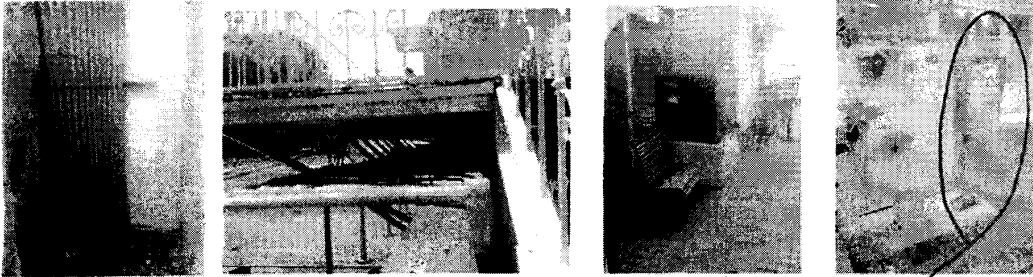
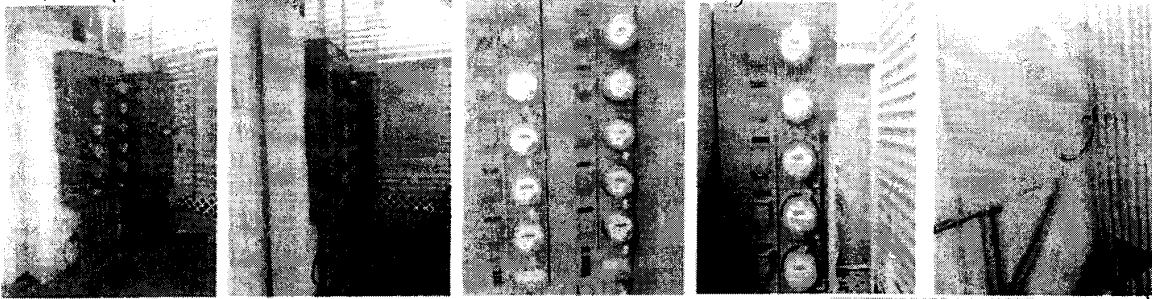
Doc# 2003978
Bk# 2710 Pg# 1017

Doc# 2038744
Bk# 2752 Pg# 1152



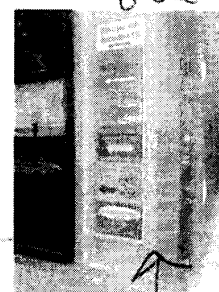
Doc# 2003978
Bk# 2710 Pg# 1018

Exhibit D
ELECTRIC METERS for 601 Duval AND Key Lime Square.



FOR 601 Duval #4
PROPANE 3 ENCLOSURE

Signage ON CORNER of Duval's



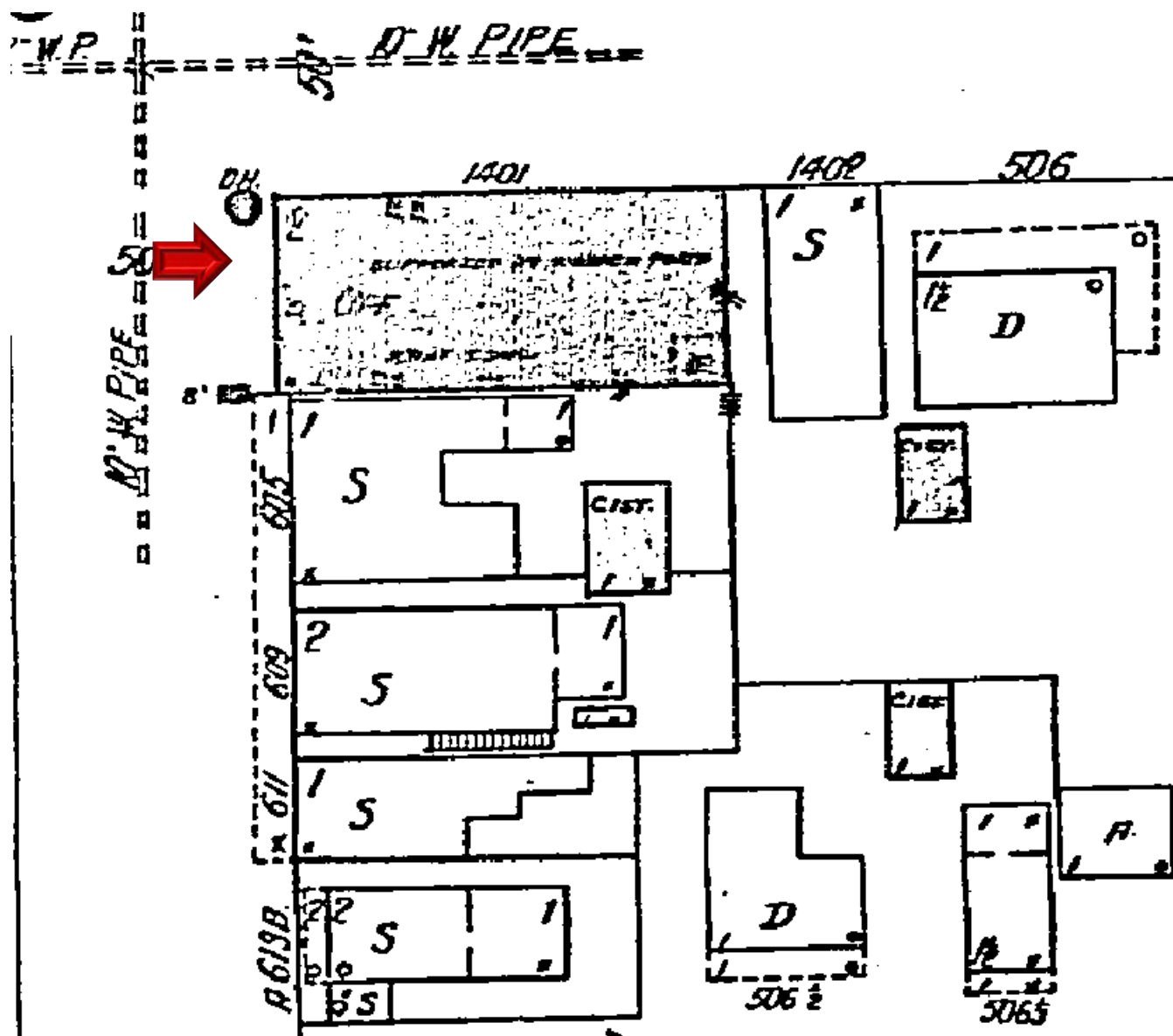
Southland
Seller
would
RETAIN
RIGHT to
2 of 2
SIGNS

...AND HIGH BRACKET
SIGN

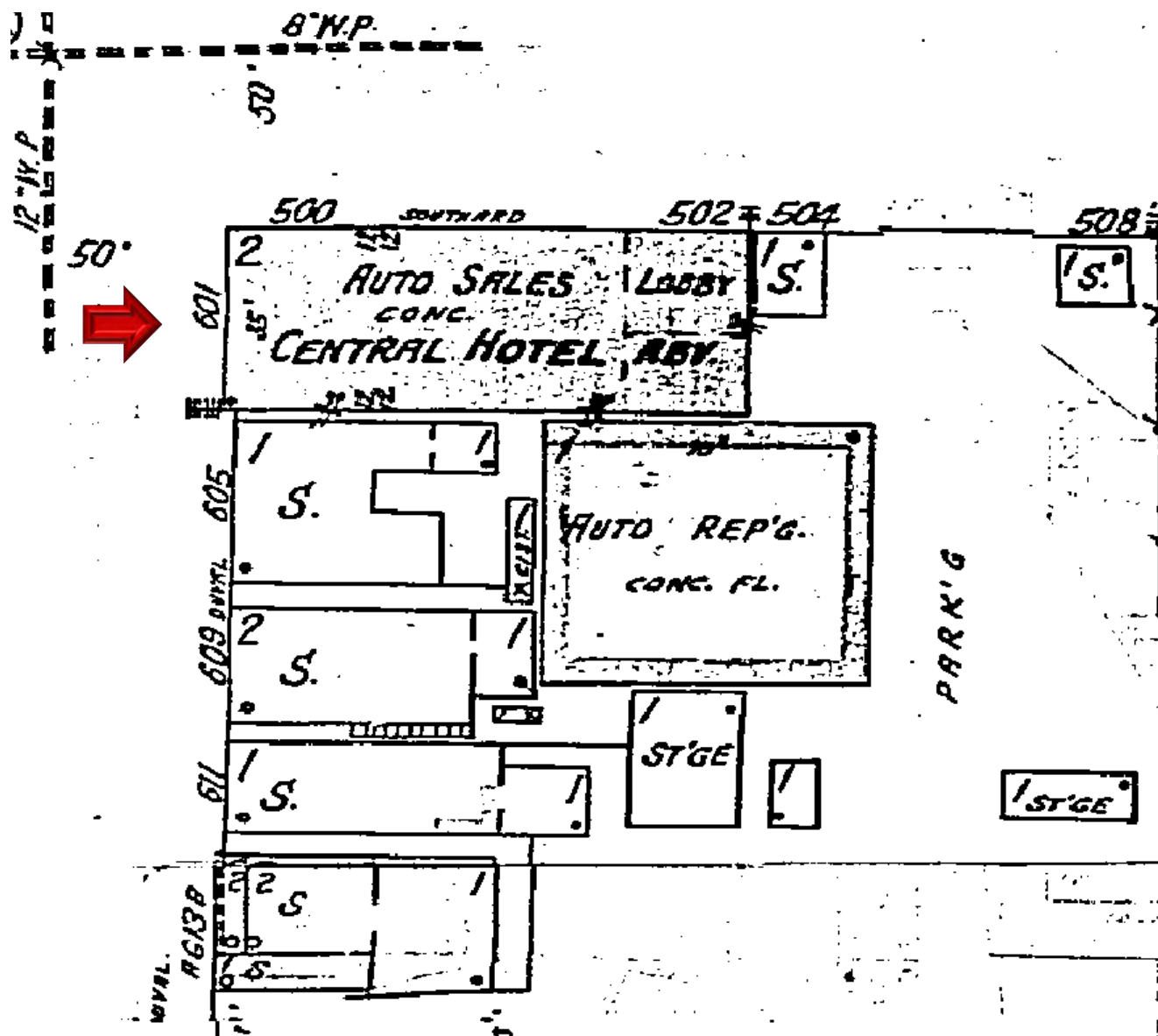
MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

SANBORN MAPS



1926 Sanborn map



1948 Sanborn map



PROJECT PHOTOS



Early 1920's, the Strand Building at front left. Monroe County Library.



Circa 1920's. Monroe County Library.



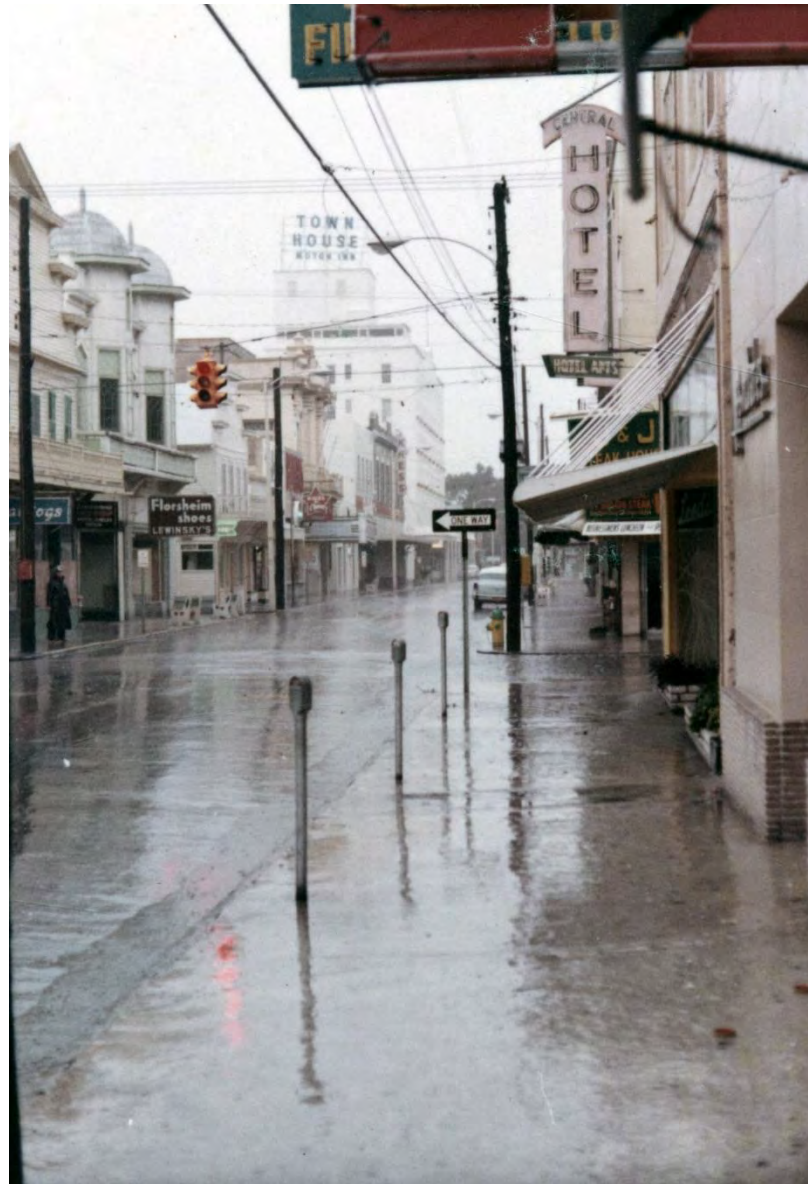
Corner of Duval and Southard Streets. Monroe County Library.



Duval and corner of Southard. Monroe County Library.



601 Duval Street circa 1965. Monroe County Library.



1973 from the archives of Edwin O. Swift III. Monroe County Library



1973 from the archives of Edwin O. Swift III. Monroe County Library



1973 from the archives of Edwin O. Swift III. Monroe County Library



600 block Duval Street circa 1980. Monroe County Library.



600 block Duval Street circa 1980. Monroe County Library.





Ocean
Sotheby's
INTERNATIONAL REALTY

KEY WEST

GALLERY

MAX

MEET THE ARTIST
LISA & D. AFR
September 10



Ocean
Sotheby's
INTERNATIONAL REALTY

KEY WEST
GALLERY

KEY WEST

GALLERY

Peter MAX

ONE WAY

WZ's
305-296-4445/4448

WZ's
305-296-4445/4448

PAY TO PARK
IN THIS BLOCK
PAY STATION
WID BLUICK
C







601 DUNN
Unit 101
Unit 102
Unit 103
Unit 104
Unit 105
Unit 106
Unit 107
Unit 108
Unit 109
Unit 110





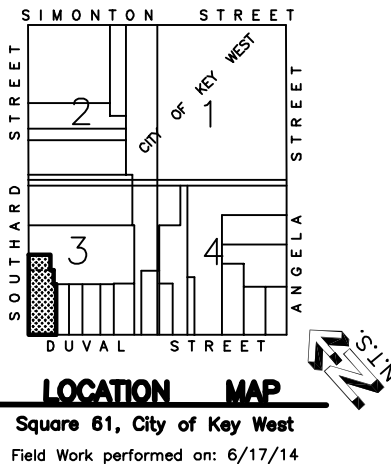
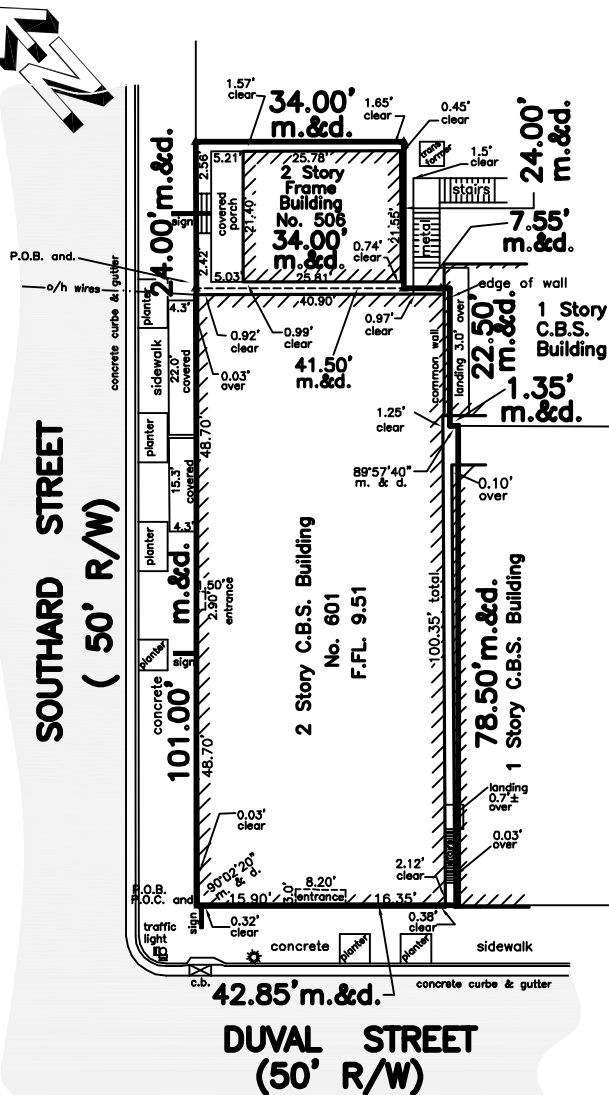
601 DUVAL

WM
WASTE MANAGEMENT

KEYS

Hand-drawn graffiti on a utility box, featuring a stylized face and the word "BIRD" in large, bold letters.

SURVEY



SURVEYOR'S NOTES:
North arrow based on assumed median
Reference Bearing: R/W Duval Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Survey performed without benefit of Title
search on this or surrounding properties.
All angles are 90°00'00" unless otherwise
described.

MONUMENTATION:
▲ = Found P.K. Nail
△ = Set P.K. Nail, P.L.S. No. 2749
⊙ = Set 1/2" I.B., P.L.S. No. 2749
● = Found 1/2" iron pipe/bar

SYMBOLS
☒ Concrete Utility Pole
⊕ Fire Hydrant
⊗ Sanitary Sewer Clean Out
⊙ Street Light
⊕ Wood Utility Pole
⊕ Water Meter

CERTIFICATION made to:
Key West Gallery Inc.
Chicago Title Insurance Company
Small Business Finance, Inc. and/or
its successors and assigns, as their
interests may appear

LEGAL DESCRIPTION:

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: Begin at the intersection of the Northeastly Right-of-Way Line of Duval Street and the Southeastly Right-of-Way line of Southard Street; thence Southeastly along the the said Northeastly Right-of-Way Line of Duval Street for 42.85 feet; thence at a right angle and in a Northeastly direction for 78.50 feet; thence at angle to the Right of 89°57'40" and in a Northwestly direction for 1.35 feet; thence at a right angle and in a Northeastly direction for 22.50 feet; thence at a right angle and in a Northwestly direction for 41.50 feet to the said Southeastly Right-of-way Line of Southard Street; thence at a right angle and in a Southwestly direction along the said Southeastly Right-of-Way Line of Southard Street for 101.00 feet to the Point of Beginning. Containing 4,297.4750 Square Feet, more or less.

AND

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: COMMENCING at the Intersection of the Northeastly Right-of-Way line of Duval Street and the Southeastly Right-of-Way Line of Southard Street; thence in a Northeastly direction along the said Southeastly Right-of-Way Line of Southard Street for 101.00 feet to the Point of Beginning; thence continue in a Northeastly direction along the said Southeastly Right-of-Way Line of Southard Street for 24.00 feet; thence at a right angle and in a Southeastly direction for 34.00 feet; thence at a right angle and in a Southwestly direction for 24.00 feet; thence at a right angle and in a Northwestly direction for 34.00 feet to the said Southeastly Right-of-Way Line of Southard Street and the Point of Beginning. Containing 816 Square Feet, more or less.

LEGEND

| | | | |
|--------|--------------------------|--------|--------------------|
| A/C | Air Conditioner | LB | Licensed Business |
| BAL | Balcony | Number | |
| BM | Bench Mark | M | Measured |
| CB | Catch Basin | N.T.S. | Not To Scale |
| CL | Center Line | O.R. | Official Records |
| CO | Clean Out | OH | Over Head |
| CONC | Concrete | P | Plat |
| C.B.S. | Concrete Block Stucco | PB | Plat Book |
| CUP | Concrete Utility Pole | P.O.B. | Point Of Beginning |
| COV'D | Covered | P.O.C. | Point Of Commence |
| D | Deed | R/W | Right Of Way |
| ELEV | Elevation | SIB | Set Iron Bar |
| F.F.L. | Finished Floor Elevation | SIP | Set Iron Pipe |
| FD | Found | SPK | Set Nail And Disc |
| FIB | Found Iron Bar | STY | Story |
| FIP | Found Iron Pipe | UP | Utility Pole |
| INV | Invert | WM | Water Meter |
| IRR | Irregular | WV | Water Valve |

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 viable 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

| | | | |
|---|---------------------|------------------------|-----------------|
| Key West Gallery Inc. | | | |
| 601 Duval Street, Key West, Florida 33040 | | | |
| BOUNDARY SURVEY | | Dwn No.: 14-361 | |
| Scale: 1"=20' | Ref. 21-10 33-66 | Flood panel No. 1509 K | Dwn. By: F.H.H. |
| Date: 6/4/96 | Flood Zone: X | Flood Elev. - | |
| REVISIONS AND/OR ADDITIONS | | | |
| 9/5/14: updated, owner, cert. | | | |
| fred.dwg/keystest/block54/601duval | | | |

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

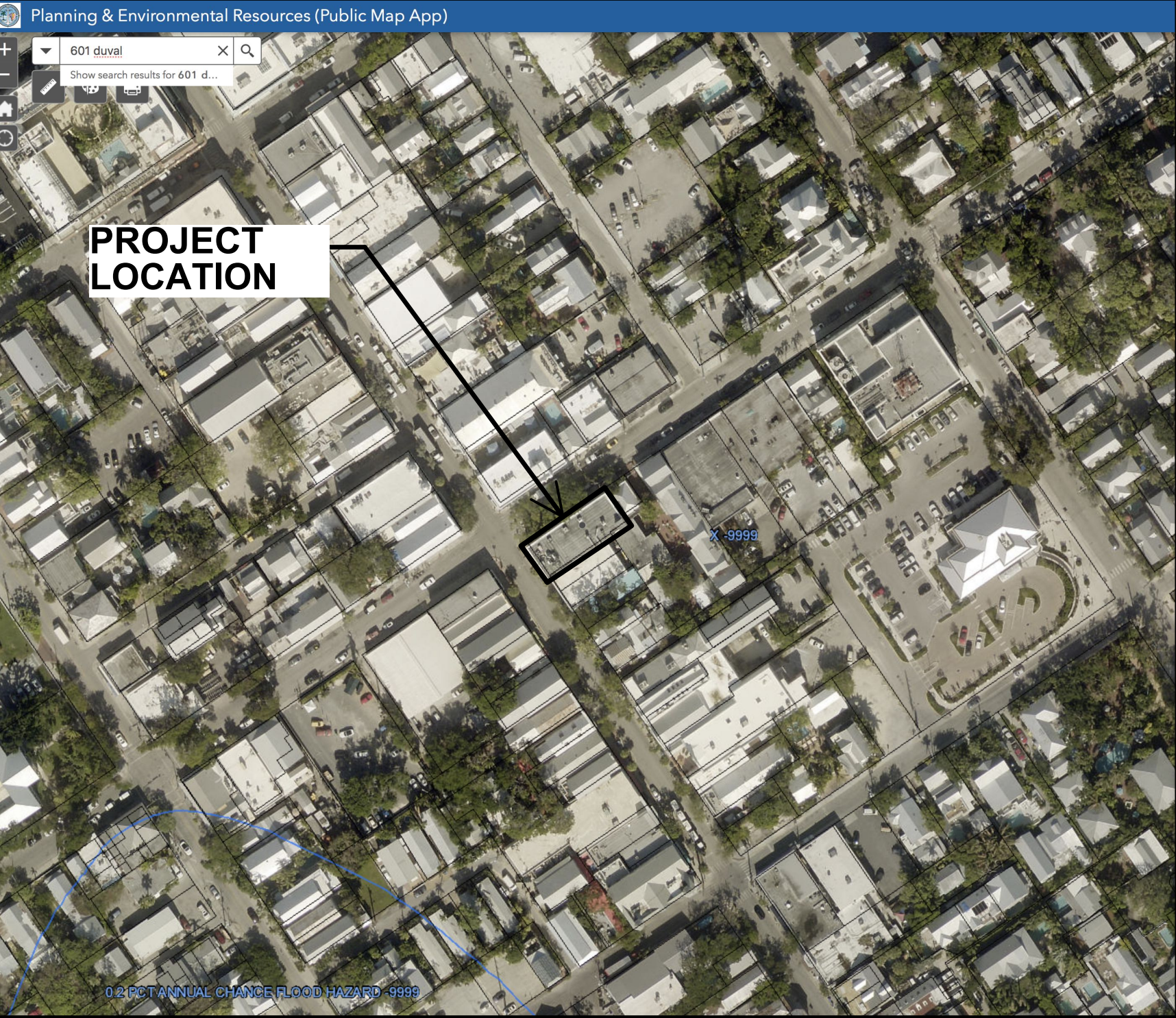
REVISED DESIGN

S I T E D A T A

601 DUVAL STREET

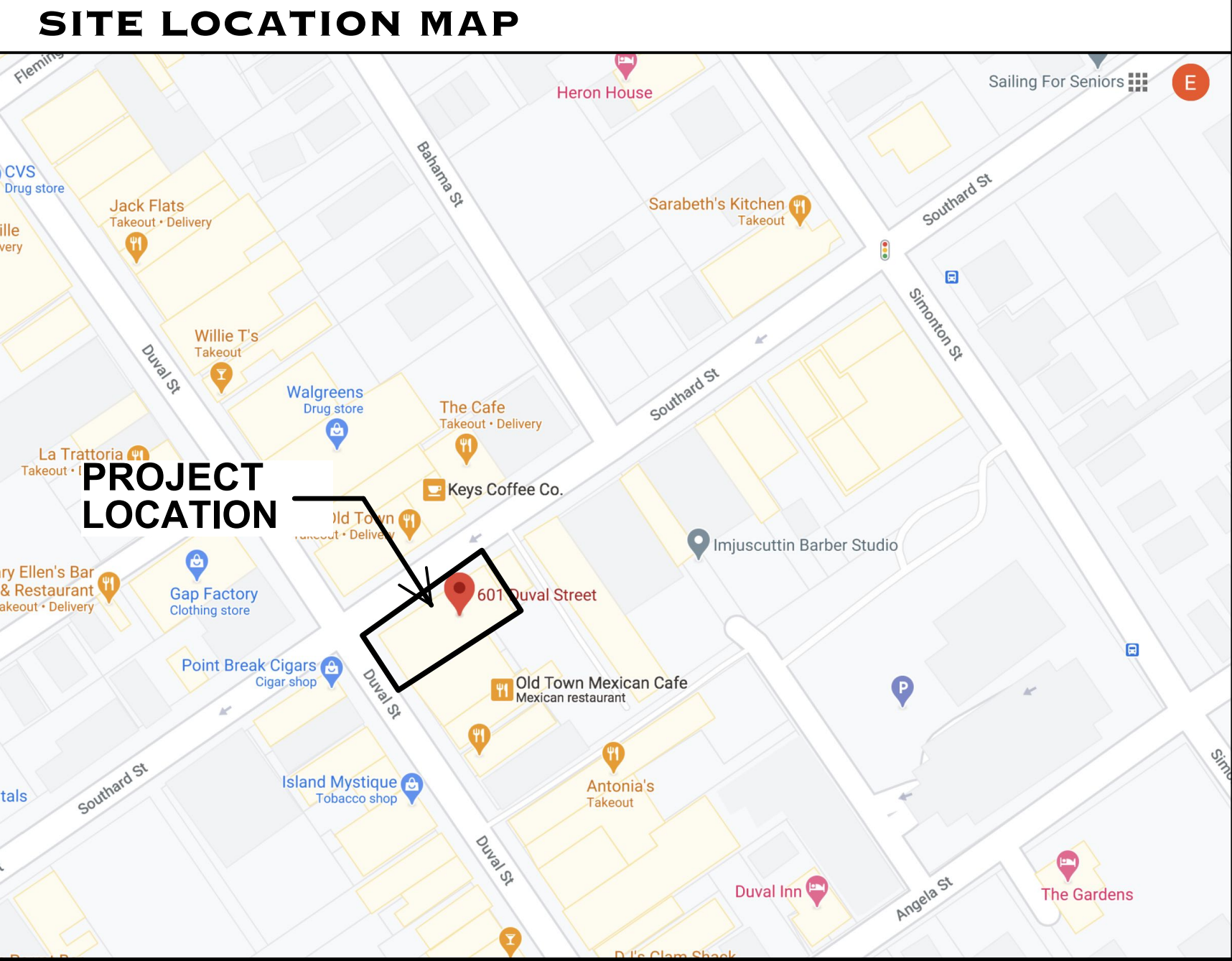
| ITEM | EXISTING | REQ. PER LDR | PROPOSED | REMARK |
|------------------------------------|------------|--------------|----------|-----------|
| DISTRICT | HRCC-3 | HRCC-3 | HRCC-3 | NO CHANGE |
| SITE AREA | | | EXISTING | NO CHANGE |
| LOT SIZE | SEE SURVEY | | EXISTING | NO CHANGE |
| IMPERVIOUS | | | EXISTING | NO CHANGE |
| OPEN SPACE | | | EXISTING | NO CHANGE |
| BUILDING COV. | | | EXISTING | NO CHANGE |
| ACCESSORY STRUCTURE REAR YARD COV. | | | EXISTING | NO CHANGE |
| FRONT YARD 50% GREEN SPACE COV. | | | EXISTING | NO CHANGE |
| SETBACKS | | | | |
| FRONT SETBACK | | | EXISTING | NO CHANGE |
| REAR SETBACK | | | EXISTING | NO CHANGE |
| WEST SIDE SETBACK | | | EXISTING | NO CHANGE |
| EAST SIDE SETBACK | | | EXISTING | NO CHANGE |
| BUILDING HEIGHT | | | EXISTING | NO CHANGE |

FEMA MAP FLOOD ZONE X



601 DUVAL STREET

KEY WEST , FL 33040



DESIGN NOTES:

GENERAL NOTES:

1. DO NOT SCALE ANY DRAWING.

2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.

3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.

4. ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.

5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.

6. ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.

7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.

9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.

10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.

11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.

12. ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.

13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.

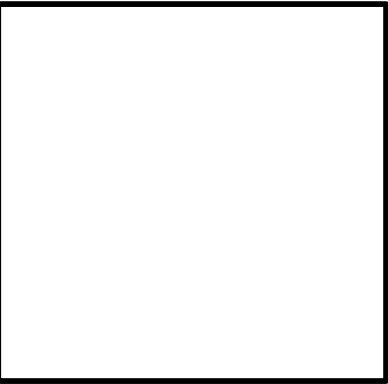
14. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

| DRAWING SCHEDULE: | |
|---|--------------------------------------|
| T1.1 | TITLE, SITE DATA & PROJECT INFO |
| C1.0 | EXISTING SURVEY |
| C1.1 | ARCHITECTURAL SITE PLAN |
| EX1.1 | EXISTING 1ST FLOOR & MEZZANINE PLANS |
| EX1.2 | EXISTING 2ND FLOOR & ROOF PLANS |
| EX1.3 | EXISTING ELEVATIONS |
| EX1.4 | EXISTING ELEVATIONS |
| EX1.5 | EXISTING SECTIONS |
| A1.1A | PROPOSED FIRST FLOOR |
| A1.2A | PROPOSED SECOND FLOOR |
| A3.1A | PROPOSED ELEVATIONS |
| A3.2A | PROPOSED ELEVATIONS |
| SCOPE OF WORK: | |
| REPLACE EXISTING WINDOWS & DOORS, AND REPAIR EXISTING CRACKS & SPALLING AT ENITRE BUILDING. NEW STUCCO AT EXTERIOR WALLS AND REPLACE EXISTING ROOF. NEW EGRESS FIRE STAIR AND NEW RAILING & REPAIR EXISTING BACK STAIR AS REQUIRED. | |

T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547



601 DUVAL STREET

KEY WEST, FL 33040

DRAWING TITLE:

TITLE & PROJECT INFORMATION

DRAWN: TSN & EDSA

CHECKED: -

DATE: 09-29-20

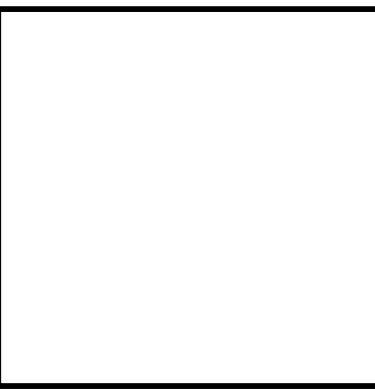
| | |
|------------|------|
| | |
| REVISION # | DATE |

T1.1

SHEET #

T S N

T. S. NEAL ARCHITECTS, INC.



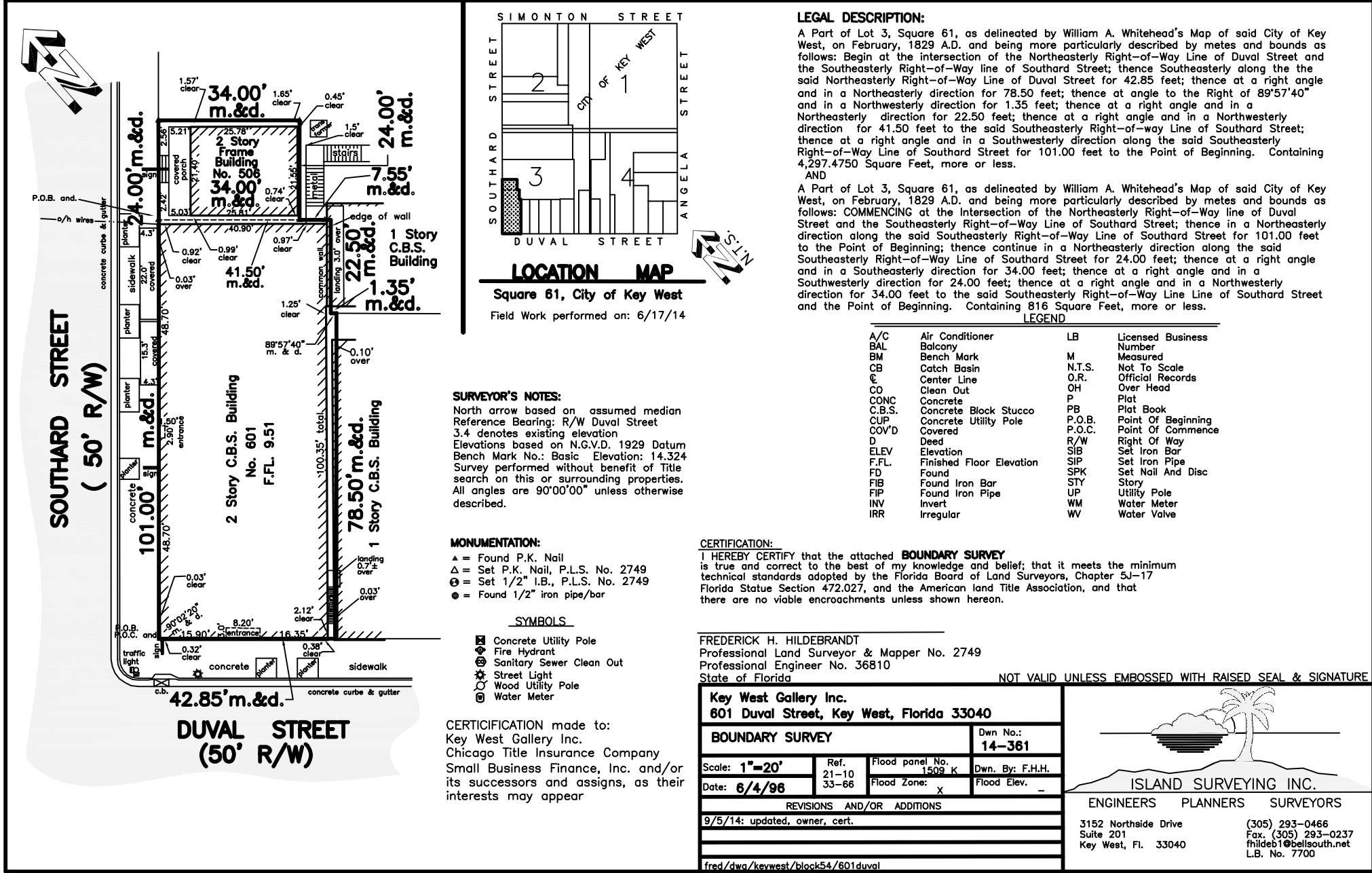
601 DUVAL STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING SURVEY

DRAWN: TSN & EDSA
CHECKED: -
DATE: 09-29-20

| | |
|------------|------|
| | |
| REVISION # | DATE |

C1.0
SHEET #



SURVEY PROVIDED BY OWNER



T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547



601 DUVAL STREET
KEY WEST, FL 33040


DRAWING TITLE:
EXISTING ARCHITECTURAL
SITE PLAN

DRAWN: TSN & EDSA
CHECKED: -
DATE: 09-29-20

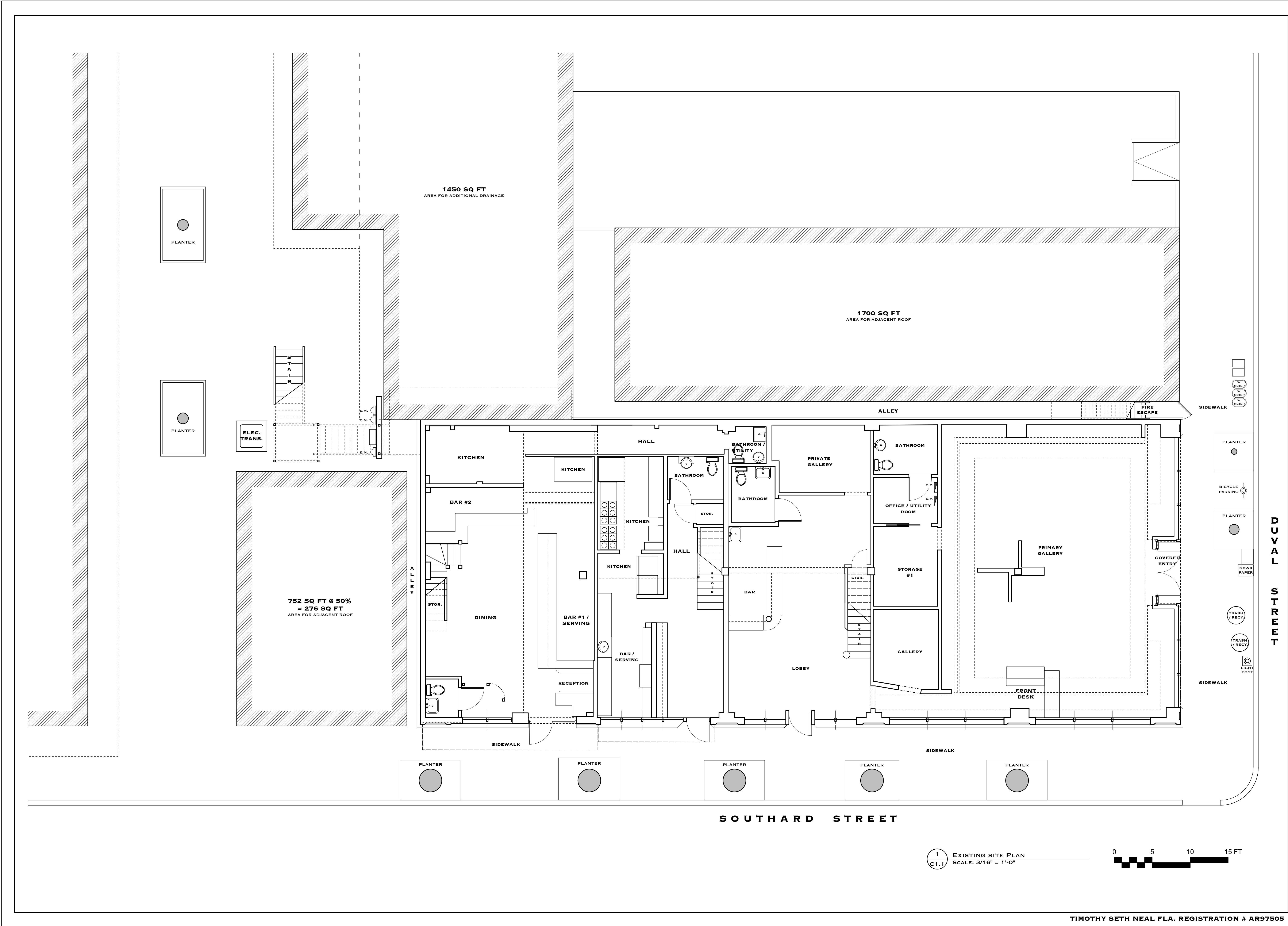
| | |
|------------|------|
| | |
| REVISION # | DATE |

C1.1

SHEET #



T. S. NEAL ARCHITECTS, INC.



1 EXISTING SITE PLAN
C1.1 SCALE: 3/16" = 1'-0"





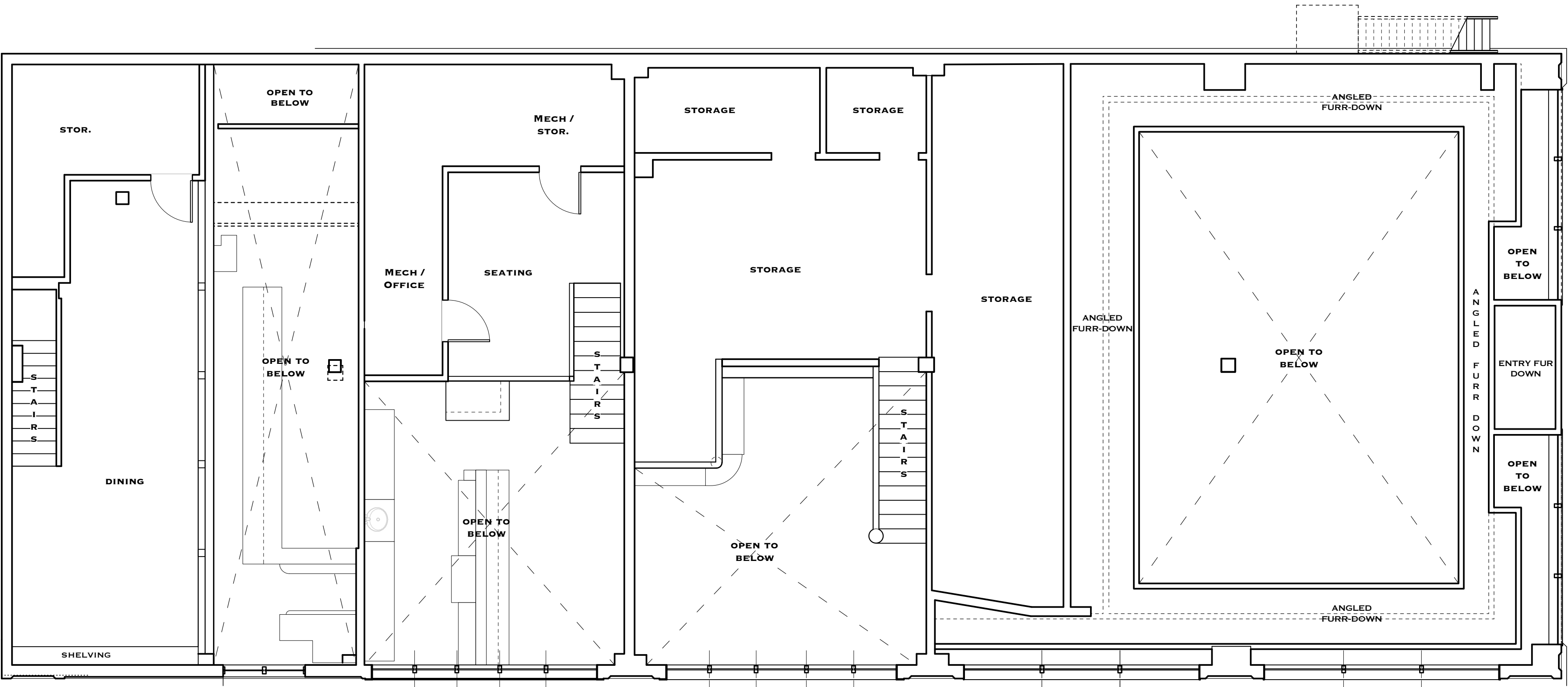
601 DUVAL STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING 1ST PLAN & MEZZANINE

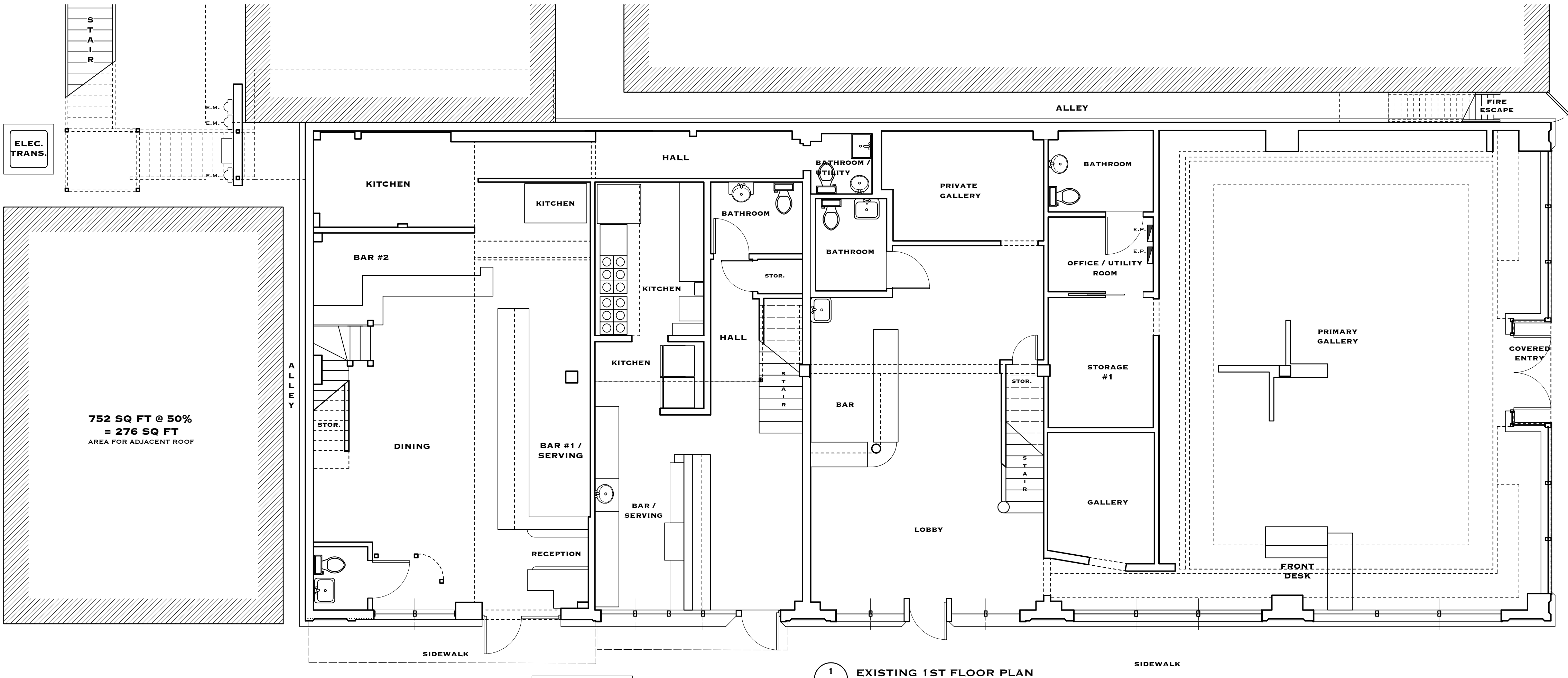
DRAWN: TSN & EDSA
CHECKED: -
DATE: 09-29-20

| REVISION # | DATE |
|------------|------|
| | |
| | |

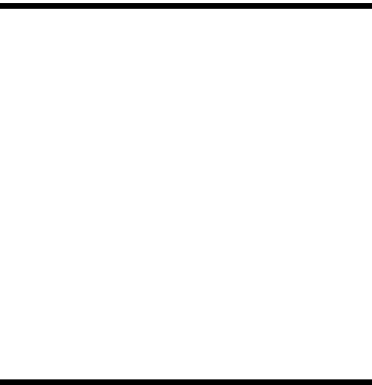
EX1.1
SHEET #



2 EXISTING MEZZANINE PLAN
SCALE: 3/16" = 1'-0"



1 EXISTING 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



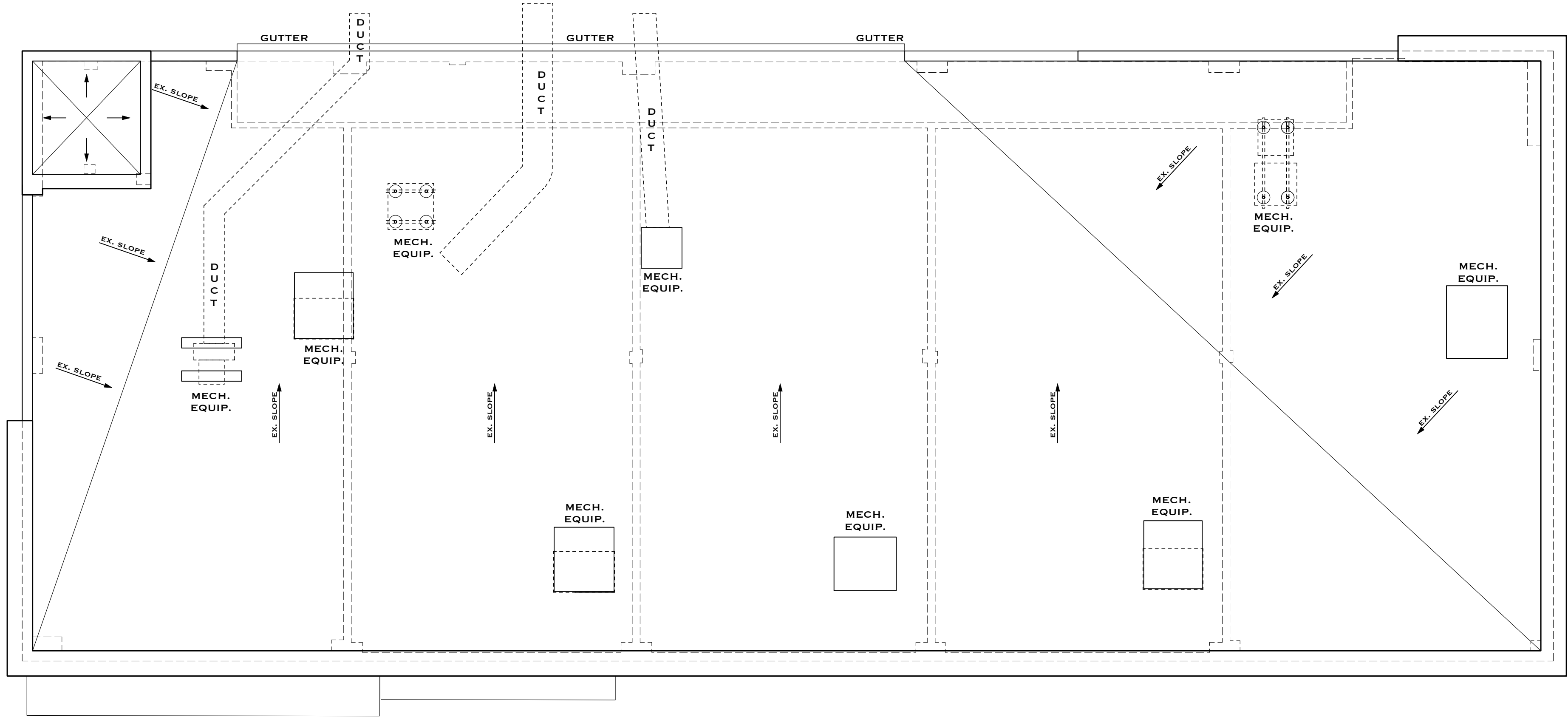
601 DUVAL STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING ROOF PLAN

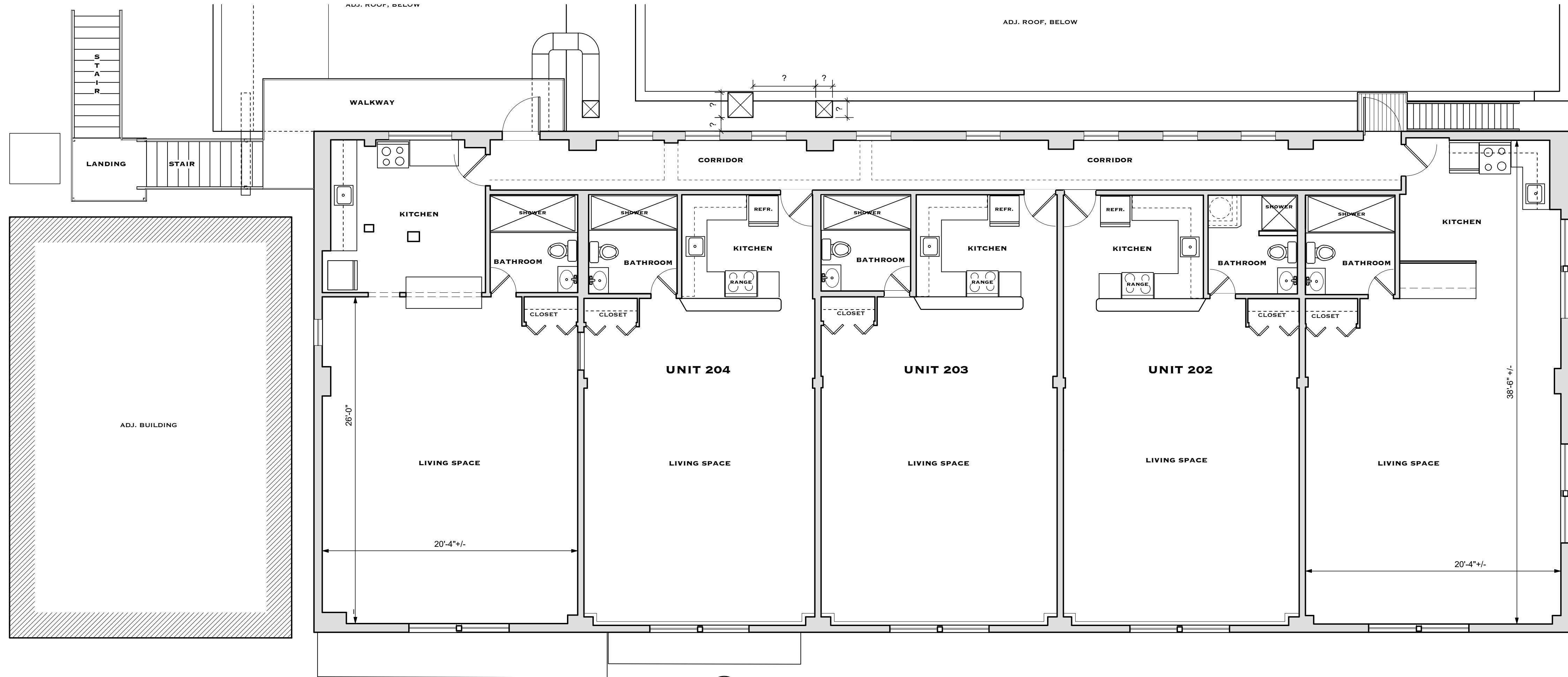
DRAWN: TSN & EDSA
CHECKED: -
DATE: 09-29-20

| | |
|------------|------|
| | |
| REVISION # | DATE |

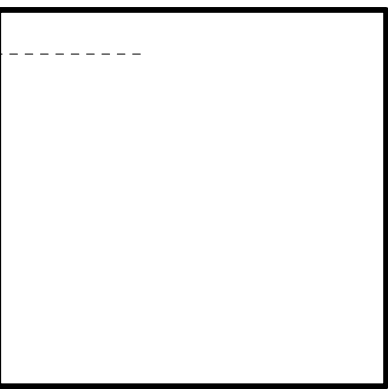
EX1.2
SHEET #



2 EXISTING ROOF PLAN
EX1.2 SCALE: 3/16" = 1'-0"



2 EXISTING 2ND FLOOR PLAN
EX1.2 SCALE: 3/16" = 1'-0"



601 DUVAL STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING ELEVATIONS

DRAWN: TSN & EDSA
CHECKED: -
DATE: 09-29-20

| | |
|------------|------|
| | |
| REVISION # | DATE |

EX1.3
SHEET #



1
EX1.3
EXISTING ELEVATION - SOUTHARD STREET
SCALE: 1/4" = 1'-0"

EX. ELEVATOR TOWER
ELEVATION

EX. DUVAL ST. PARAPET
ELEVATION

EX. CEILING HEIGHT

EX. WINDOW HEAD

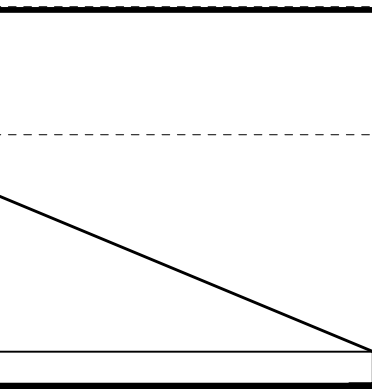
EXISTING WALKWAY /
2ND FLOOR ELEVATION

FINISH FLOOR ELEV.
PRIMARY

EXISTING AVE.
GRADE

SOUTHARD
STREET

2
EX1.3
EXISTING ELEVATION - DUVAL STREET
SCALE: 1/4" = 1'-0"



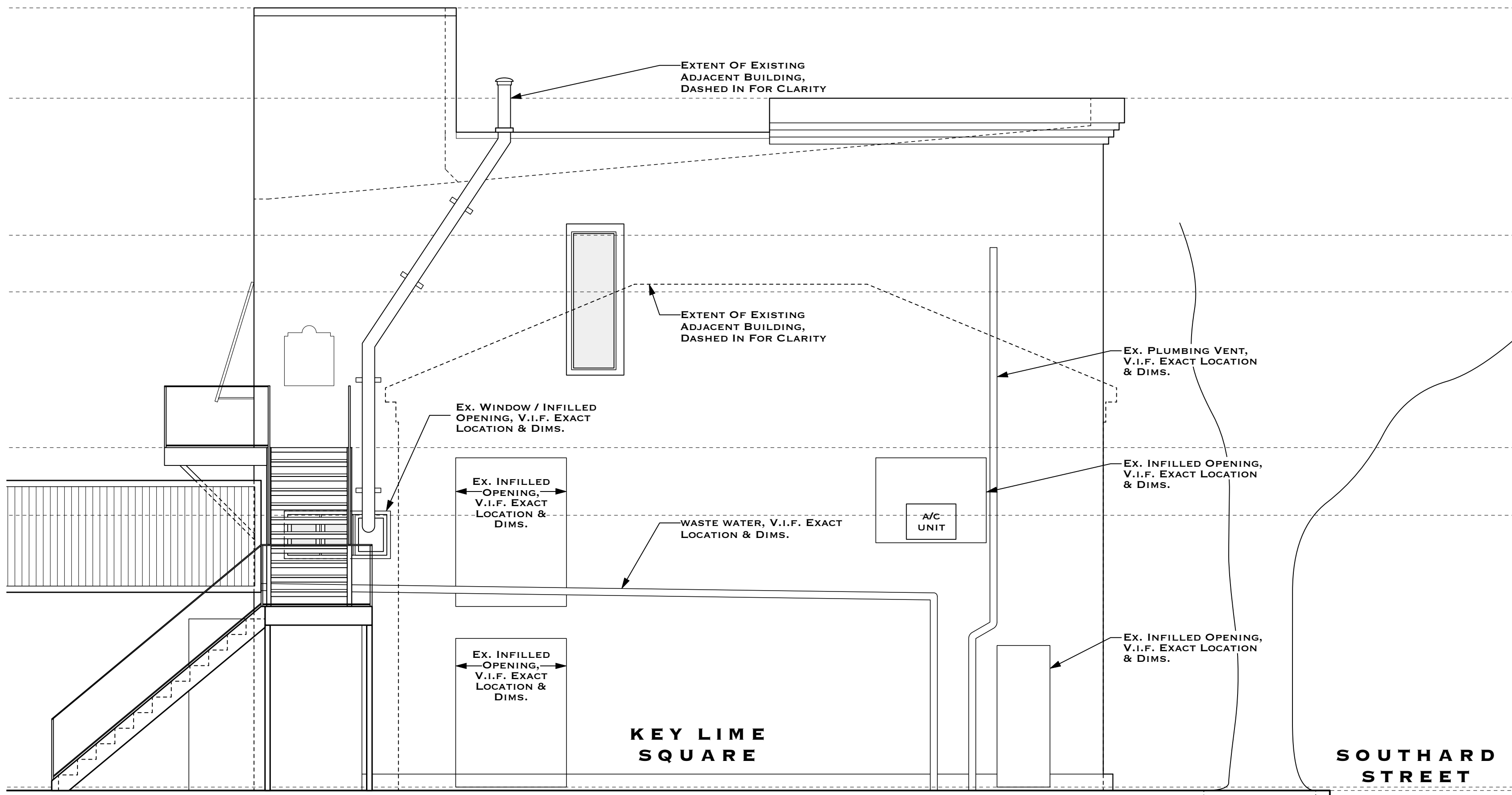
601 DUVAL STREET
KEY WEST, FL 33040

K
E
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W
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S
T

EX. ELEVATOR TOWER
ELEVATION
EX. DUVAL ST. PARAPET
ELEVATION
EX. CEILING HEIGHT
EX. WINDOW HEAD
EXISTING WALKWAY /
2ND FLOOR ELEVATION
FINISH FLOOR ELEV.
PRIMARY
EXISTING AVE
GRADE

1 EXISTING SOUTHEAST ELEVATION
EX1.4 SCALE: 1/4" = 1'-0"

NOTE:
ELEVATIONS PROVIDED ARE DIAGRAMMATICAL IN NATURE AND DO
NOT REFLECT THE EXACT LOACTIONS, AMOUNTS, OR LENGTHS.
FEILD VERIFY ALL DIMENSIONS & LOCATIONS OF EXISTING
EQUIP., ELECTRICAL, PLUMBING, VENTS, DUCTS, ETC.



2 EXISTING ELEVATION - KEYLIME SQUARE
EX1.4 SCALE: 1/4" = 1'-0"

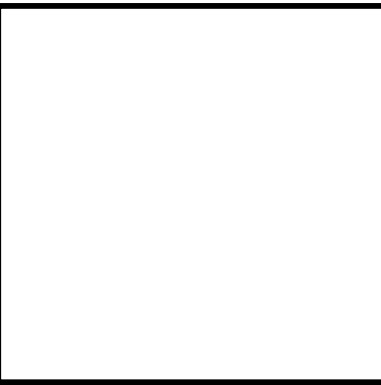
NOTE:
ELEVATIONS PROVIDED ARE DIAGRAMMATICAL IN NATURE AND DO
NOT REFLECT THE EXACT LOACTIONS, AMOUNTS, OR LENGTHS.
FEILD VERIFY ALL DIMENSIONS & LOCATIONS OF EXISTING
EQUIP., ELECTRICAL, PLUMBING, VENTS, DUCTS, ETC.

DRAWING TITLE:
EXISTING ELEVATIONS

DRAWN: TSN & EDSA
CHECKED: -
DATE: 09-29-20

| REVISION # | DATE |
|------------|------|
| | |
| | |

EX1.4
SHEET #



601 DUVAL STREET
KEY WEST, FL 33040

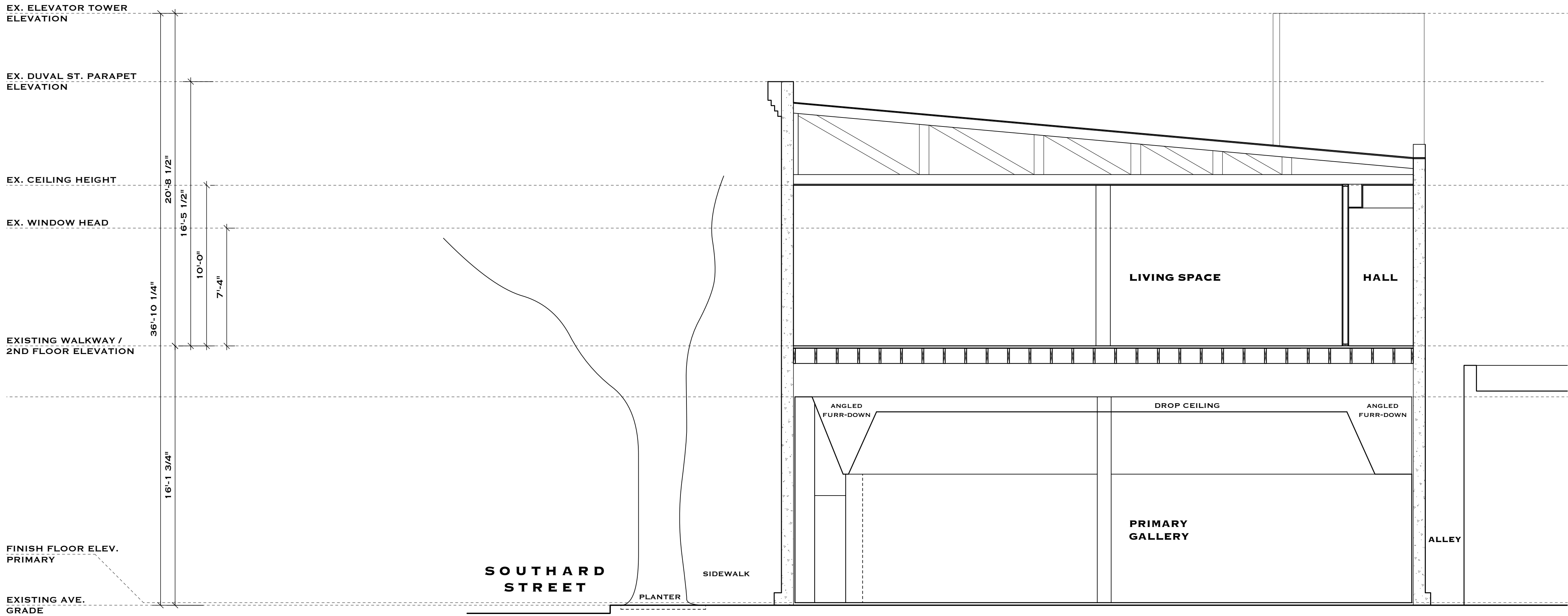
DRAWING TITLE:
EXISTING SECTIONS

DRAWN: TSN & EDSA
CHECKED: -
DATE: 09-29-20

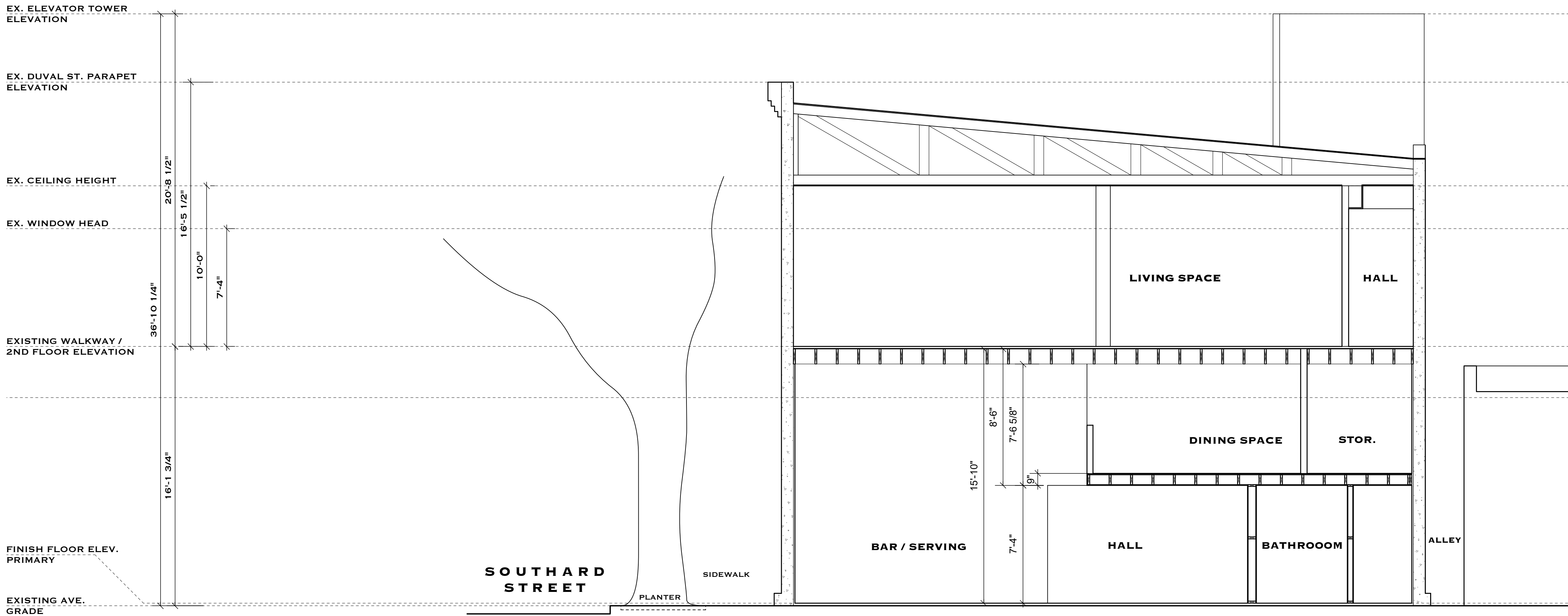
| | |
|------------|------|
| | |
| REVISION # | DATE |

EX1.5

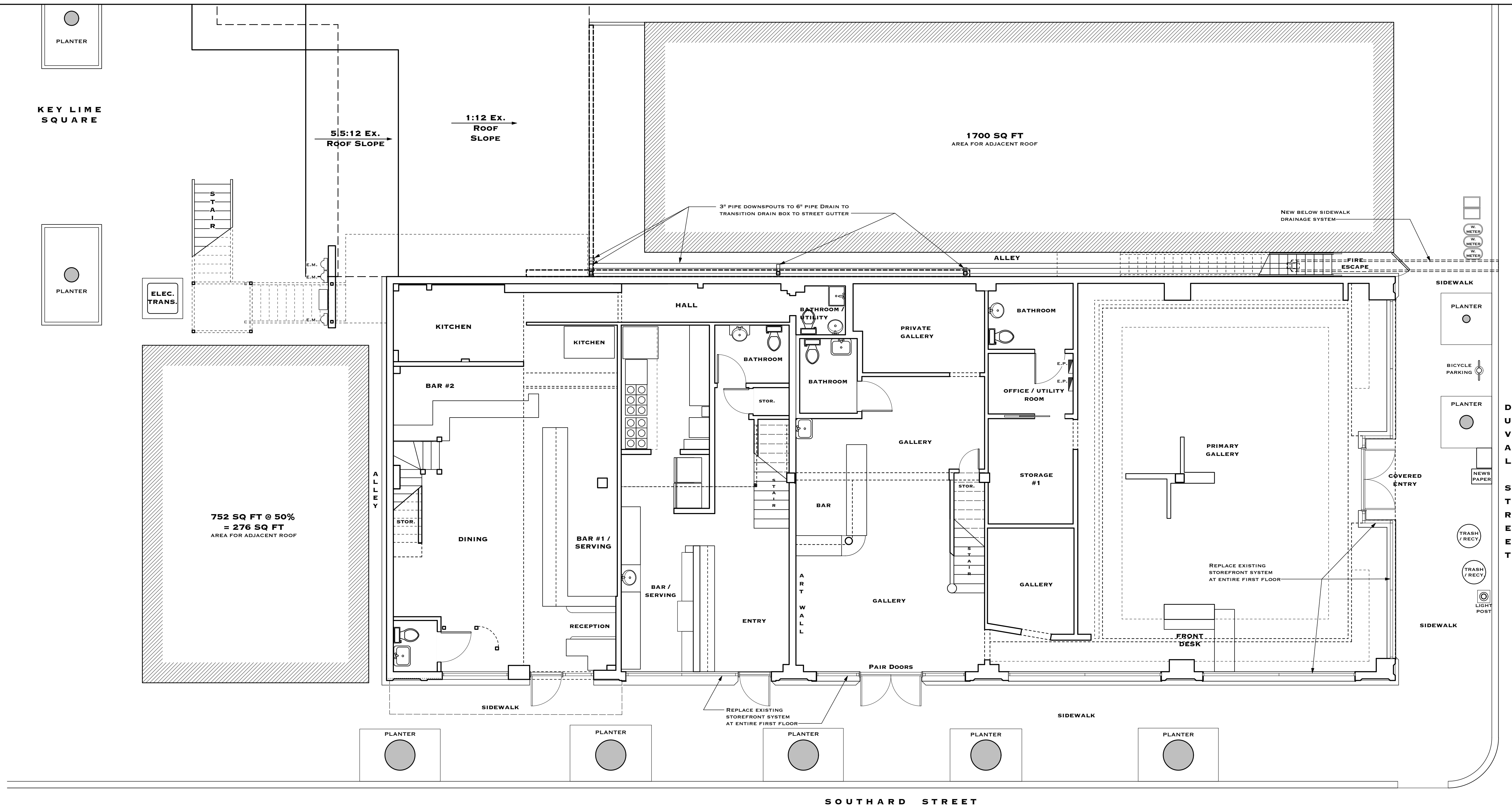
SHEET #



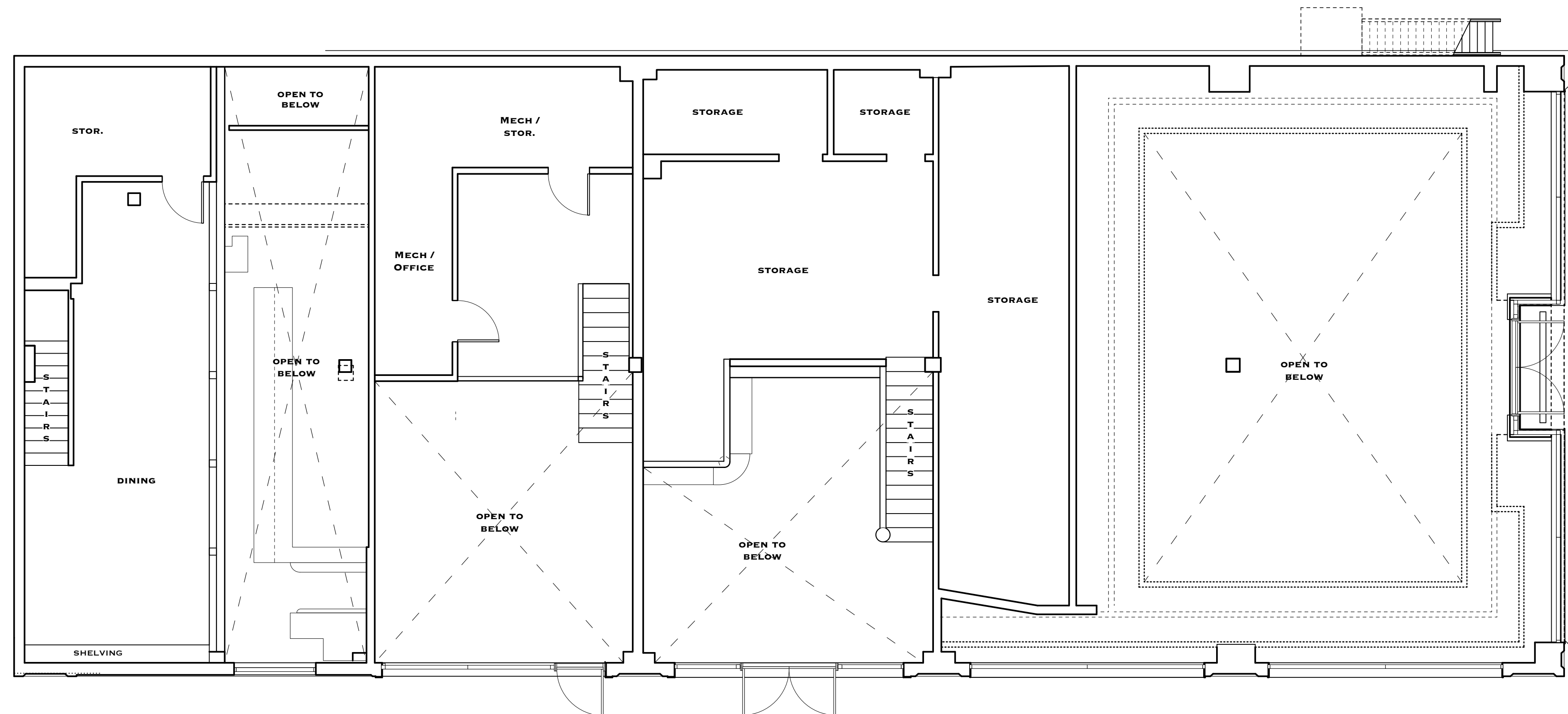
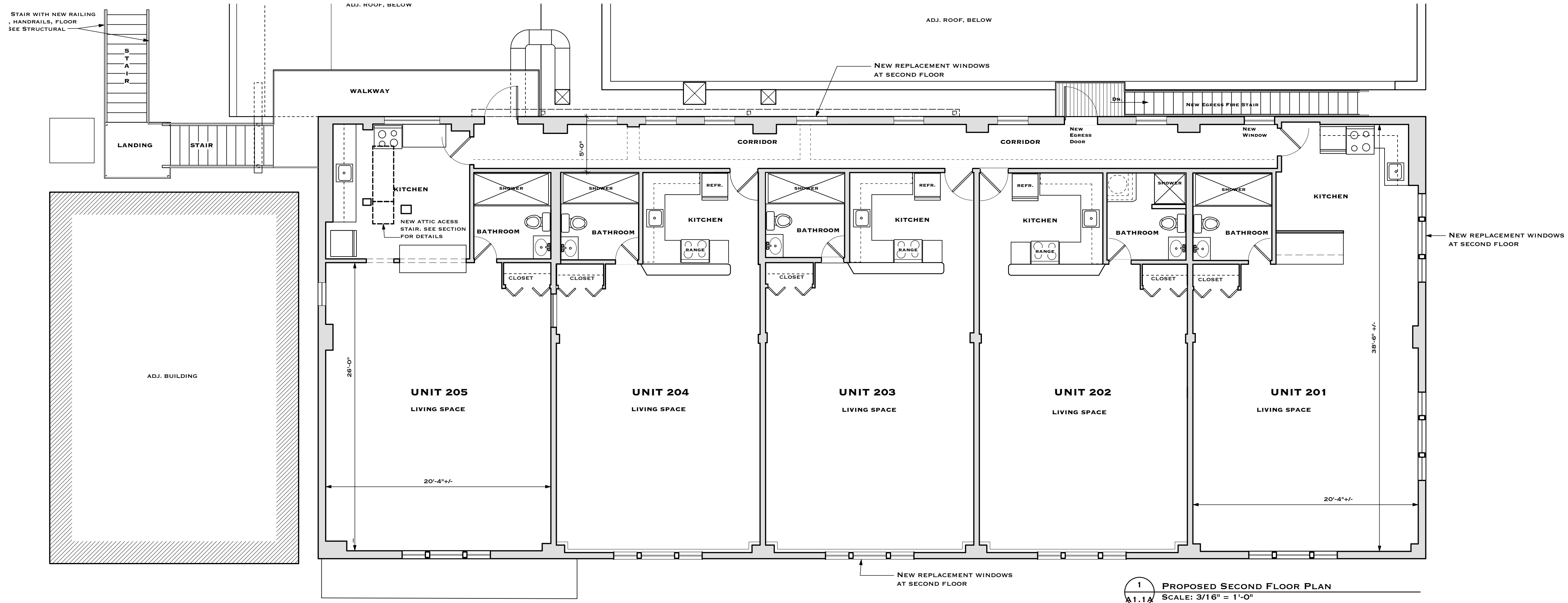
1 EXISTING SECTION - PRIMARY GALLERY
SCALE: 1/4" = 1'-0"

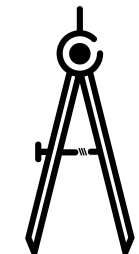


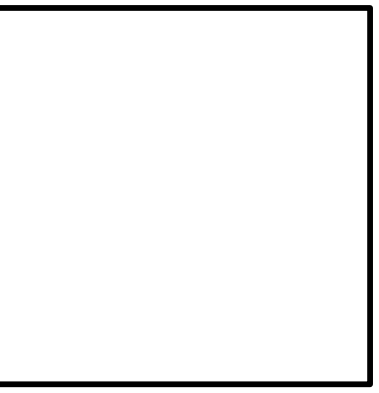
2 EXISTING SECTION - RESTAURANT
SCALE: 1/4" = 1'-0"



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




T.S. NEAL
ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547



601 DUVAL STREET
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED SECOND
FLOOR PLAN

DRAWN: TSN & EDSA
CHECKED: -
DATE: 11-16-20

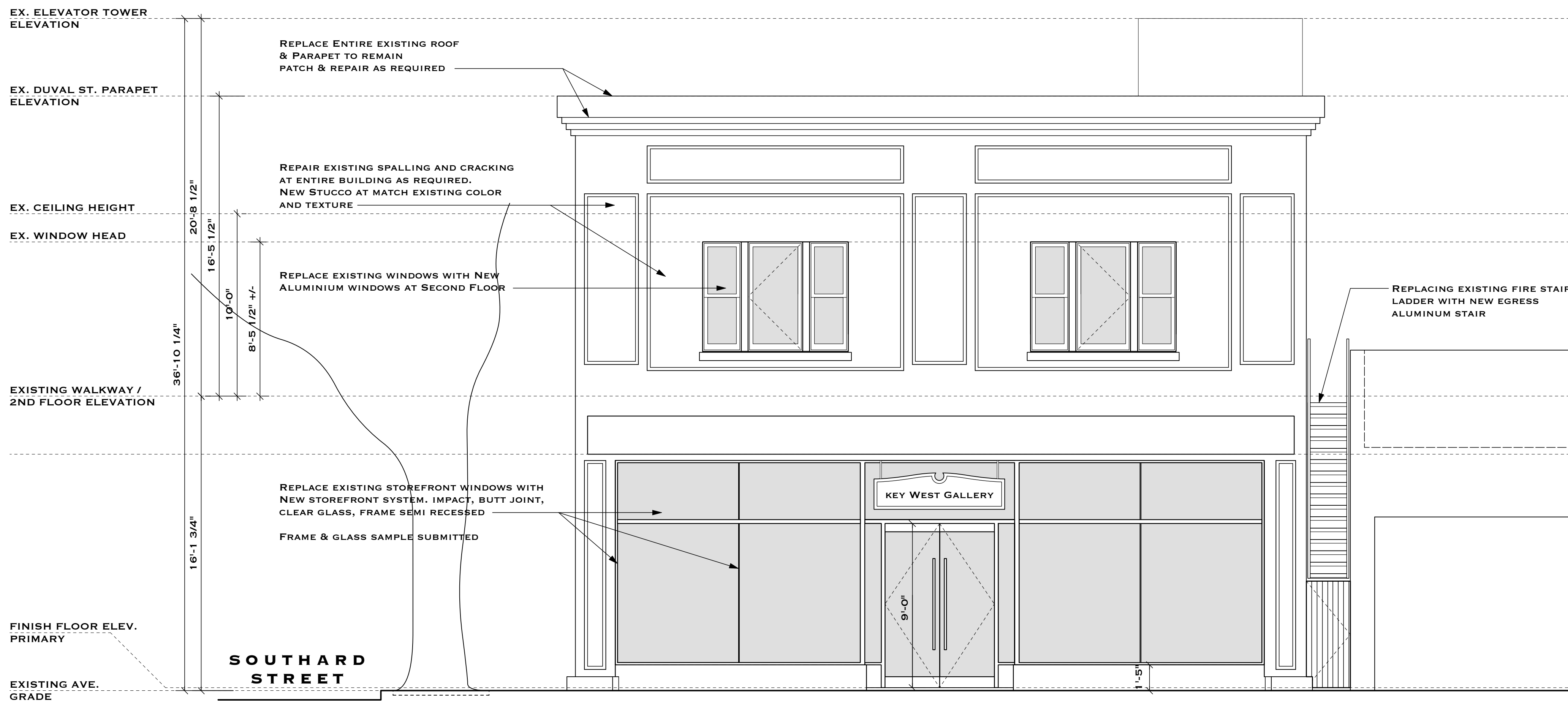
| | |
|------------|------------|
| REV. #1 | 12-07-2020 |
| REVISION # | DATE |

A1.2A
SHEET #


T. S. NEAL ARCHITECTS, INC.

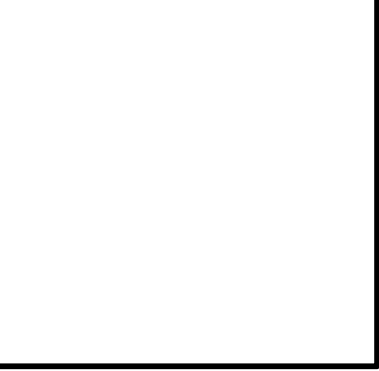


1 PROPOSED ELEVATION - SOUTHARD STREET
SCALE: 1/4" = 1'-0"



2 PROPOSED ELEVATION - DUVAL STREET
SCALE: 1/4" = 1'-0"


T.S. NEAL
ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547



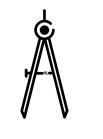
DUVAL STREET
601 DUVAL STREET
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: TSN & EDSA
CHECKED: -
DATE: 11-16-20

| | |
|------------|------------|
| REV. #1 | 12-07-2020 |
| REV. #2 | 12-21-2020 |
| REVISION # | DATE |

A3.1A
SHEET #


T.S. NEAL ARCHITECTS, INC.



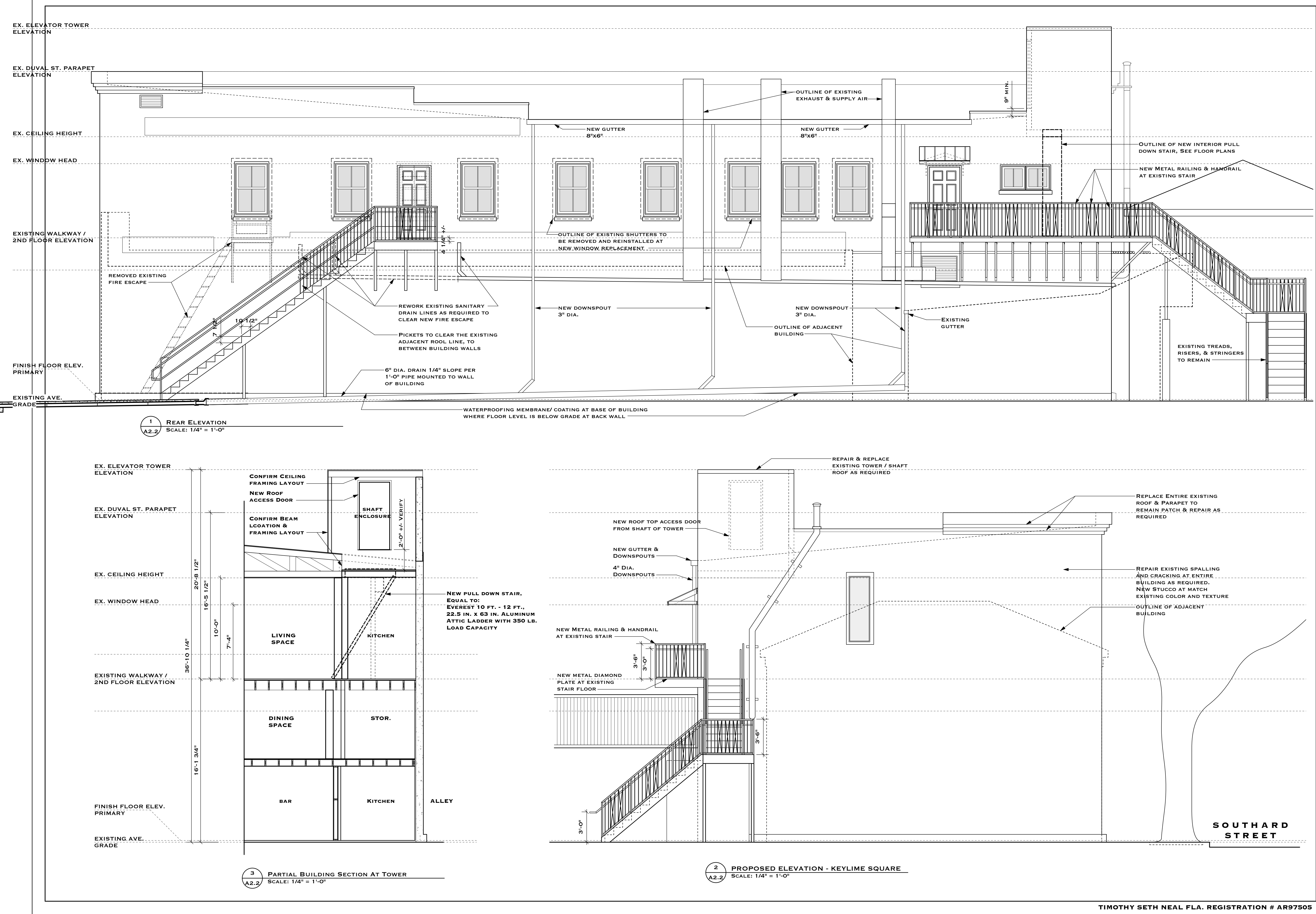
601 DUVAL STREET
KEY WEST, FL 33040

**DRAWING TITLE:
PROPOSED ELEVATIONS**

DRAWN: TSN & EDSA
CHECKED: -
DATE: 11-16-20

| REV. #1 | 12-07-2020 |
|------------|------------|
| | |
| REVISION # | DATE |

A3.2
SHEET #



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 26, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

REPLACE ALL STOREFRONTS, WINDOWS AND DOORS. **REMOVAL OF STOREFRONTS.**

#601 DUVAL STREET

Applicant – T S Neal Architects Application #H2020-0038

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 EVAN AMATO, 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:
601 DUVAL STREET on the
20 day of JANUARY, 2021.

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 JANUARY 26th, 2021.

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 H2020-0038

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

Signed Name of Affiant:

[Signature]
Date: 01-21-2021
Address: 1207 FLORIDA ST.
City: KEY WEST
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 21st day of JANUARY, 2021.

By (Print name of Affiant) EVAN D. SMITH AMATO who is personally known to me or has produced FL DL. as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Margarita Pedroza
Print Name: Margarita Pedroza
Notary Public - State of Florida (seal)
My Commission Expires: 8/20/2023





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#601 DUVAL STREET

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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 00012290-000000
Account# 1012629
Property ID 1012629
Millage Group 10KW
Location 601 DUVAL St, KEY WEST
Address
Legal KW PT LOT 3 SQR 61 G6-340 G9-281 OR74-36/37 OR564-115/117/118 OR577-988
Description OR588-155 OR638-647/648 OR807-67/68 OR1844-1682/87AFFD OR2703-883/86
(Note: Not to be used on legal documents.)
Neighborhood 32050
Property Class STORE COMBO (1200)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

KW ZION LLC
 1075 Duval St
 Key West FL 33040

Valuation

| | 2020 | 2019 | 2018 | 2017 |
|----------------------------|-------------|-------------|-------------|-------------|
| + Market Improvement Value | \$1,281,934 | \$1,281,934 | \$1,210,431 | \$1,210,431 |
| + Market Misc Value | \$1,312 | \$1,312 | \$1,312 | \$1,312 |
| + Market Land Value | \$809,482 | \$770,936 | \$770,936 | \$548,221 |
| = Just Market Value | \$2,092,728 | \$2,054,182 | \$1,982,679 | \$1,759,964 |
| = Total Assessed Value | \$2,092,728 | \$2,054,182 | \$1,935,960 | \$1,759,964 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$2,092,728 | \$2,054,182 | \$1,982,679 | \$1,759,964 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|----------|-----------------|-------------|----------|-------|
| (1200) | 5,114.00 | Square Foot | 42.8 | 125 |

Commercial Buildings

Style APTS-A / 03A
Gross Sq Ft 8,116
Finished Sq Ft 7,976
Perimeter 0
Stories 2
Interior Walls
Exterior Walls C.B.S.
Quality 500 ()
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1938
Year Remodeled
Effective Year Built 1998

| Condition Code | Description | Sketch Area | Finished Area | Perimeter |
|----------------|----------------|-------------|---------------|-----------|
| OPX | EXC OPEN PORCH | 44 | 0 | 0 |
| FLA | FLOOR LIV AREA | 7,976 | 7,976 | 0 |
| OUU | OP PR UNFIN UL | 96 | 0 | 0 |
| TOTAL | | 8,116 | 7,976 | 0 |

Style OFF BLDG-1 STY-B / 17B
 Gross Sq Ft 1,302
 Finished Sq Ft 1,092
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1919
 Year Remodeled
 Effective Year Built 1992
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| OPX | EXC OPEN PORCH | 210 | 0 | 0 |
| FLA | FLOOR LIV AREA | 1,092 | 1,092 | 0 |
| TOTAL | | 1,302 | 1,092 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|---------------|------------|-----------|----------|-------|-------|
| WALL AIR COND | 1979 | 1980 | 1 | 1 UT | 3 |
| WALL AIR COND | 1981 | 1982 | 1 | 4 UT | 2 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|-------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 9/12/2014 | \$5,900,000 | Warranty Deed | | 2703 | 883 | 30 - Unqualified | Improved |

Permits

| Number ↕ | Date Issued ↕ | Date Completed ↕ | Amount ↕ | Permit Type ↕ | Notes ↕ |
|--------------|------------------|---------------------|-------------|------------------|---|
| BLD2020-0973 | 4/24/2020 | | \$8,519 | Commercial | 3.5 TON RHEEM RACA14042BJT PACKAGE UNIT SAME FOR SAME |
| BLD2019-2134 | 6/17/2019 | 10/15/2019 | \$8,500 | Commercial | R/R OLD TANK STYLE WATER HEATER, WITH NEW ON DEMAD HEATER IN CLOSET. BATHROOM REMODEL: EXTEND SHOWER ALONG THE BACK WALL. |
| BLD2019-2149 | 6/14/2019 | 8/15/2019 | \$9,850 | Commercial | RENOVATION BATHROOM AND KITCHEN |
| BLD2019-2150 | 6/14/2019 | 9/11/2019 | \$12,800 | Commercial | BATHROOM AND KITCHEN RENOVATION |
| BLD2019-2151 | 6/14/2019 | 10/23/2019 | \$12,800 | Commercial | BATHROOM AND KITCHEN RENOVATION. |
| BLD2019-2036 | 6/12/2019 | 9/6/2019 | \$8,500 | Commercial | TAKE OUT OLD TANK STYLE WATER HEATER, WITH NEW ON- DEMAD HEATER IN CLOSET. BATHROOM REMODEL: EXTEND SHOWER ALONG THE BACK WALL. |
| BLD2019-2035 | 6/7/2019 | 8/5/2019 | \$8,500 | Commercial | TAKE OUT OLD TANK STYLE WATER HEATER, WITH NEW ON- DEMAD HEATER IN CLOSET. BATHROOM REMODEL: EXTEND SHOWER ALONG THE BACK WALL. |
| BLD2019-2083 | 6/7/2019 | 10/17/2019 | \$1,600 | Commercial | Wiring of water heater. Replace existing outlets with GFI's or tamper resistant as needed , per NEC requirements. |
| 18-2896 | 8/13/2018 | 1/15/2019 | \$5,600 | Commercial | REPLACE KITCHEN CABINETS |
| 18-3190 | 7/31/2018 | 12/4/2018 | \$2,500 | Commercial | BATHROOM REMODEL PLUMBING |
| 18-00002896 | 7/7/2018 | 1/15/2019 | \$5,600 | Commercial | REPLACE KITCHEN CABINETS WITH LIKE KIND AND QUALITY AS PREVIOUS IN THE SAME POSTION. PLMB AND ELEC TO REMAIN IN EXISTING POSTION. R/R VANITY AND SHOWER IN BATHROOM. RESET TOILET (PLMB UNDER SEPARATE PERMIT BY OTHERS). REMOVE EXISTING WOOD FLOOR LEVERL W/2X6 GLUE AND SCREW 3/4 T&G DECKING. N.O.C. W/APPLICATION. |
| 18-00002566 | 6/17/2018 | 1/15/2019 | \$3,000 | Commercial | REMOVE APPROX. 3' OF FLOORING AND SHEETROCK AROUND 2 POST UNDER ABANDONED ELEVATOR FOR EXPLORATORY OBSERVATION SO ENGINEER MAY CREATE REPAIR PROTOCOL |

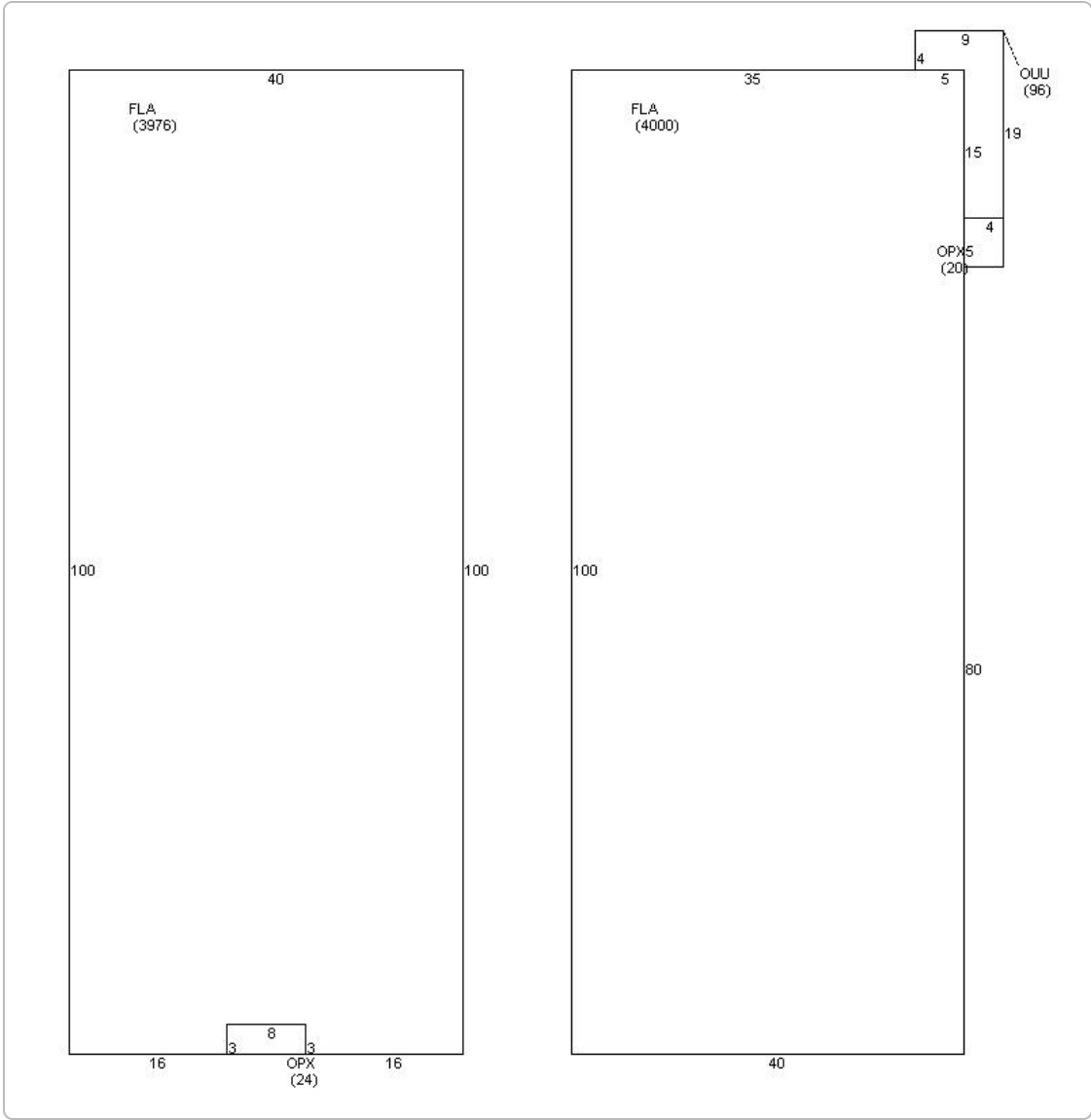
| | | | | | |
|-------------|------------|------------|-----------|------------|--|
| 17-00002217 | 3/22/2018 | 12/4/2018 | \$0 | Commercial | EXISTING 10X4 KIT HOOD MAKE UP AIR FAN EXHAUST COOK FAN ON ROOF. 16 GA WALLED DUCT EXHUAUST GREASER DOOR 90 S S. NOC WITH APPLICATION. HARC INSPECTION REQUIRED. GH. |
| 17-00003277 | 2/5/2018 | 12/4/2018 | \$89,000 | | CONSTRUCT APPROX. 42 IF O NEW 42' TALL SHEETED WITH 1/2 PLYWOOD SCREWED TO METAL STUDS 8" O/C COVERED 2/FRP PANEL ON INSIDE AND BAMBOO PANEL ON THE OUTSIDE AND BAMBOO PANEL ON INSIDE AND BAMBOO PANEL ON THE OUTSIDE. COVER EXISTING WALL APPROX. 48 IF W/FRP PANEL AND APPROX. 40 IF W/STAINLESS STEEL 20 GAUGE SHEETS. INSTALL 44 SHEETING OVER EXISTING OVER EXISTING FLOOR UPSTAIRS AND THEN INSTALL NEW VINYLE FLOORING. R/R (2) 2'6" INTERIOR DOORS, PATCH AND PAINT EXISTING CEILING AND ALL OTHER REMAINING WALLS. **NOC REQUIRED** AUGUST 17, 2017 2:48:27 PM KEYVWVC |
| 17-00003636 | 11/4/2017 | 9/13/2018 | \$28,000 | Commercial | INSTALL TPO ROOF DUE TO IRMA. EXISING ROOF WAS MODIFIED BITUMIN (4100 SQ FT) *** N.O.C REQUIRED*** HARC INSPECTION REQUIRED*** |
| 17-1260 | 4/3/2017 | 12/4/2018 | \$7,500 | Commercial | INTERIOR EXPLORATORY DEMO |
| 16-4288 | 12/22/2016 | 3/23/2017 | \$50,000 | Commercial | Demo as required and structural repairs to existing building, including 5 new foundation piers, new floor joists, replace existing interior staircase with new code compliant staircase and handrails. Repair floor section removed for piers, replace one exterior 6 x 6 porch column. Repaint interior |
| 14-4060 | 8/28/2014 | 5/14/2017 | \$2,400 | Commercial | EMERGENCY REPLACEMENT***** *CHANGE OUT THREE (3. MC |
| 10-3878 | 12/6/2010 | | \$200 | Commercial | ADD TWO LAYERS OF 5/8 FIRE RATED DRYWALL IN KITCHEN |
| 10-3391 | 11/30/2010 | | \$450 | Commercial | RE-ROUTE SUPPLY AIR DUCT FOR THE GREASE HOOD FROM MUA LOWER AS PLANNED TO THE ROOF 10' IN FROM EDGE OF PROPERTY LINE. NEW DUCT WILL PARALLEL TEH NEW EXHAUST DUCT THAT WS JUST INSTALLED LAST WEEK. |
| 10-3391 | 11/10/2010 | | \$9,800 | Commercial | INSTALL ONE HOOD, ONE EXHAUST FAN, ONE SUPPLY FAN. |
| 10-3381 | 11/4/2010 | | \$900 | Commercial | ADD SIGNAGE TO AWNING. |
| 10-3381 | 10/27/2010 | | \$900 | Commercial | FABRICATE AND INSTALL AWNING ON EXISTING OVER SIDEWALK |
| 10-3424 | 10/26/2010 | | \$300 | Commercial | PLACE CONCRETE IN A HOLE WITH REBAR. |
| 10-3426 | 10/25/2010 | | \$1,500 | Commercial | SET HORIZONTAL 120 TANK AND CONCRETE PAD. RUN 100' GASOLINE FROM TANK TO LINE OF APPLIANCES IN KITCHEN. |
| 10-3405 | 10/15/2010 | | \$3,000 | Commercial | WIRE NEW HOOD EXHAUST SUPPLY. WIRING. |
| 10-3323 | 10/8/2010 | | \$2,200 | Commercial | INSTALL GREASE TRAP, MOVE FLOOR DRAIN, REPLACE HAND SINK AND MOVE SINK. |
| 10-3288 | 10/5/2010 | | \$6,000 | Commercial | INSTALL 5/8 DRYWALL 2 LAYER IN KITCHEN PER SK-1-A. INSTALL NON LOAD BEARING PARTITION PER SK-1&2 DETAIL. |
| 10-3018 | 9/14/2010 | | \$900 | Commercial | DEMO/REMOVE FIRST FLOOR COUNTERTOPS AND CABINETS. ALL INTERIOR WORK/NON STRUCTURAL. |
| 10-1950 | 6/17/2010 | | \$2,200 | Commercial | REMOVE AND REPLACE ROTTEN WINDOW FRAME AND PAINT TO MATCH EXISTING 10LF. CAULK BOX CRACKS IN WALL AND APPLY TO P COAT 100SF. REPAIR DRYWALL AND REPAINT 40SF. |
| 08-0131 | 1/18/2008 | | \$2,500 | Commercial | INSTALL 64' OF TRACK LIGHTS & 4 SMOKE DETECTORS, |
| 07-5383 | 1/4/2008 | | \$2,500 | Commercial | CONSTRUCTION OF APPROX 64 SF OF 7' 2" WIDE X 8' HIGH NEW CBS WALL |
| 07-5397 | 12/19/2007 | | \$3,000 | Commercial | CONSTRUCT 22' X 7'6" HIGH NEW WALL WITH POCKET DOOR |
| 07-2208 | 5/9/2007 | | \$20,000 | Commercial | INSTALL 4 ACCORDIAN SHUTTERS |
| 06-6819 | 12/28/2006 | | \$480 | Commercial | REPLACE 118 FIXTURES |
| 06-4038 | 7/6/2006 | 7/26/2006 | \$2,500 | Commercial | REPLACE PANEL AND METER CAN |
| 06-1936 | 3/26/2006 | 7/26/2006 | \$1,000 | Commercial | NEW 200 AMP PANEL |
| 06-1518 | 3/6/2006 | 7/26/2006 | \$600 | Commercial | INSTALL EXISTG BRANCH CIRCUITS INTO CONDUIT |
| 06-0342 | 1/23/2006 | 7/26/2006 | \$7,000 | Commercial | ALUMINUM GUTTER |
| 05-5999 | 12/30/2005 | 7/26/2006 | \$2,100 | Commercial | REPAIR ROTTED WINDOW JAMS AND PAINT FRONT OF COFFEE SHOP |
| 05-2945 | 11/14/2005 | 12/31/2005 | \$20,000 | Commercial | REPLACE THE 2ND.STORY WINDOWS (24) |
| 05-3761 | 9/1/2005 | 7/26/2006 | \$2,300 | Commercial | REPAIR 3 SQRS |
| 05-2945 | 7/19/2005 | 7/26/2006 | \$20,000 | Commercial | REPLACE 2ND STORY WINDOWS |
| 05-1780 | 5/23/2005 | 7/26/2006 | \$1,800 | Commercial | INTERIOR WORK ONLY - BLD COUNTER |
| 05-1964 | 5/23/2005 | 7/26/2006 | \$1,500 | Commercial | RUN SIX DEDICATED OUTLETS FOR NEW BAKERY |
| 05-1676 | 5/16/2005 | 7/26/2006 | \$200,000 | Commercial | REPAIR/REPLACE DETERIORATION PARAPET AND EXTERIOR WALLS OF STRUCTURE 500SF |
| 05-1681 | 5/16/2005 | 7/26/2006 | \$300 | Commercial | RUN COPPER TUBING LINE TO CONVECTION OVEN |
| 05-1343 | 5/12/2005 | 7/26/2006 | \$2,000 | Commercial | INSTALL SINKS AND GREASE TRAP |
| 05-1103 | 4/7/2005 | 7/26/2006 | \$2,500 | Commercial | REMOVE ROTTED FLOOR IN 2ND FLR STORAGE AREA |
| 04-2852 | 3/2/2005 | 7/27/2006 | \$2,500 | Commercial | plumbing |
| 04-2852 | 9/1/2004 | 2/16/2004 | \$30,000 | Commercial | REPAIR FIRE DAMAGE |
| 03-1451 | 4/28/2003 | 9/29/2003 | \$500 | Commercial | ELE. #508 |
| 03-1017 | 3/20/2003 | 9/29/2003 | \$1,400 | Commercial | ELE. #506 |
| 00-3420 | 10/23/2000 | 11/16/2001 | \$20,000 | Commercial | REPLASTER/REPLACE WOOD |
| 00-0743 | 4/5/2000 | 11/1/2000 | \$4,000 | Commercial | PAINT ROOF |
| 04-3160 | 1/4/2000 | 2/16/2004 | \$28,000 | Commercial | ROOF |
| 99-3731 | 11/8/1999 | 12/7/1999 | \$1,800 | Commercial | CHANGEOUT AC UNIT |
| 99-1806 | 5/27/1999 | 11/3/1999 | \$3,860 | Commercial | REPAIR/REPLACE ROOF |
| 98-2757 | 9/18/1998 | 1/1/1999 | \$2,900 | Commercial | REMOVE NON-BEARING WALL |
| 98-2408 | 8/4/1998 | 1/1/1999 | \$350 | Commercial | RELOCATE ELEC METER ETC |
| 98-1688 | 6/8/1998 | 1/1/1999 | \$875 | Commercial | CANVAS AWNING |
| 98-1435 | 6/3/1998 | 1/1/1999 | \$400 | Commercial | SIGN |
| 98-0973 | 3/27/1998 | 1/1/1999 | \$150 | Commercial | RELOCAT 2 FRONT DOORS ETC |
| 97-1064 | 4/1/1997 | 7/1/1997 | \$600 | Commercial | REPLACE EXTERIOR DOORS |
| 97-1137 | 4/1/1997 | 7/1/1997 | \$850 | Commercial | SECURITY ALARM |

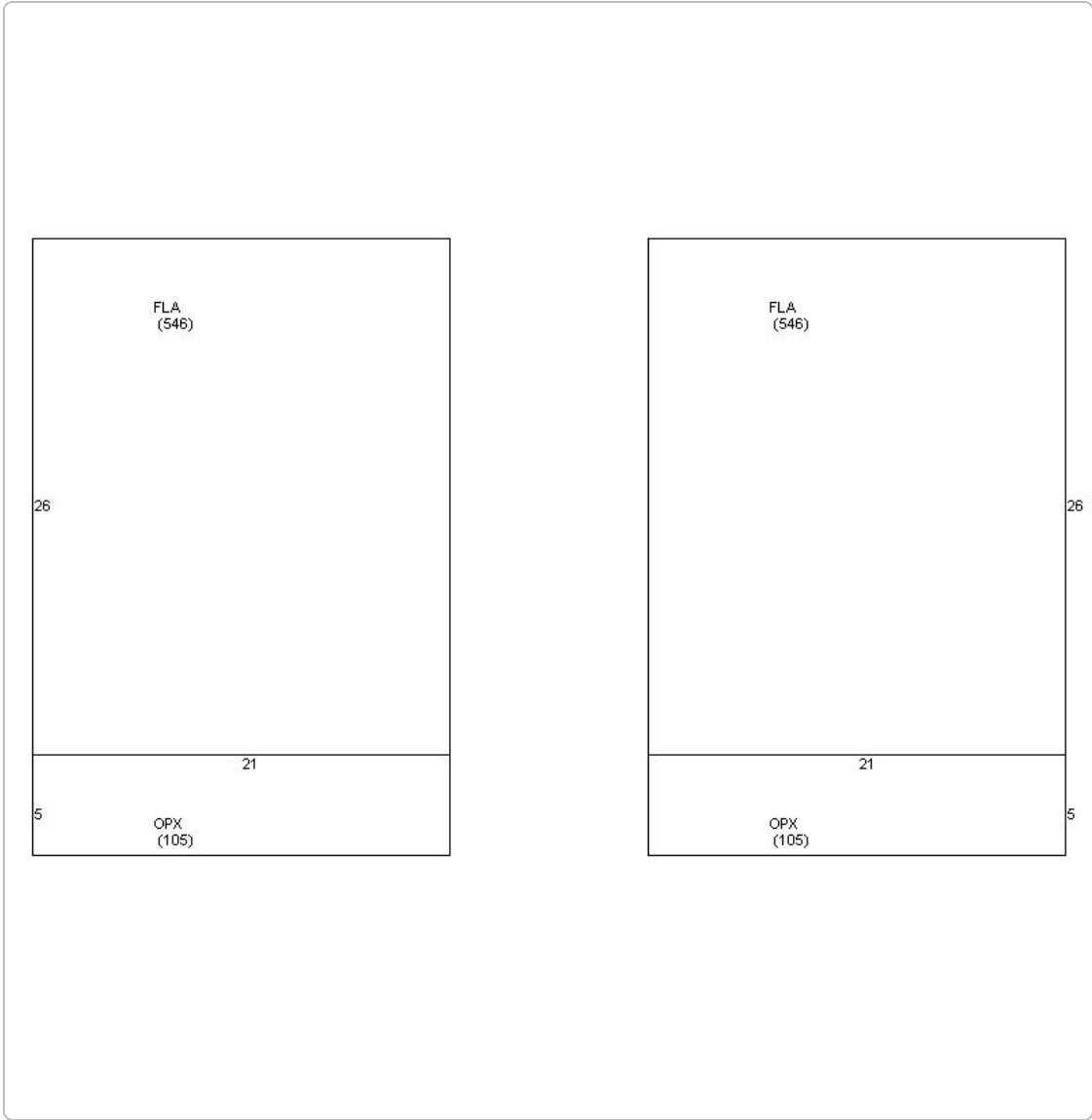
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|---------|----------|-----------|----------|------------|---------------------------|
| 9604844 | 1/1/1997 | 7/1/1997 | \$3,000 | | MECHANICAL |
| 9700244 | 1/1/1997 | 7/1/1997 | \$1,500 | | 1500 |
| 97-0116 | 1/1/1997 | 7/1/1997 | \$250 | Commercial | SIGN |
| 9602743 | 7/1/1996 | 8/1/1996 | \$1,950 | | MECHANICAL |
| 9603053 | 7/1/1996 | 8/1/1996 | \$450 | | ELECTRICAL |
| 9602619 | 6/1/1996 | 8/1/1996 | \$500 | | ELECTRICAL |
| M953068 | 9/1/1995 | 11/1/1995 | \$6,000 | | 2-2.5 TON AC'S |
| B942728 | 8/1/1994 | 8/1/1995 | \$50 | | REPAIR TIE BEAM |
| M942303 | 7/1/1994 | 12/1/1994 | \$5,000 | | REPLACE A/C 7/DROPS, DUCT |
| B941833 | 6/1/1994 | 12/1/1994 | \$2,000 | | RENOVATIONS |
| B941891 | 6/1/1994 | 12/1/1994 | \$16,000 | | RENOVATIONS |

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Sketches (click to enlarge)





Photos



Map



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No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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