



Staff Report for Item 5

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: January 27, 2015

Applicant: Pike Architects, Architect

Application Number: H14-01-1886

Address: #500 Duval Street

Description of Work:

Renovation of a historic awning on a contributing building.

Site Facts:

The site of 500 Duval Street is home to the Kress Building, a significant commercial structure built in 1913. The awning, the focus of the application, is original to the building, but has been modified over the years as evidenced by historic photographs. Today, it is in poor condition and needs repair. In 2014, the City Commission approved an easement for the awning.

Guidelines Cited in Review:

Secretary of the Interior's Standards (page 16-7), specifically Standard 6.

Roofing (page 26), specifically guideline 6.

Staff Analysis

The Certificate of Appropriateness proposes renovations to a character defining feature of the Kress Building – its awning. Historic photographs and postcards show that the awning originally had a metal fascia, but the photographs show that it has been modified with different fascia profiles over the years. The awning was originally an off-white/grey color.

Currently, the fascia is made of plywood on the main Kress Building and metal at the Margaritaville section. Overall, the awning is in need of repair.

The application proposes refinishing and retaining all of the structural elements of the awning. The only materials that will be removed will be due to rot or failure, and they will be replaced with the same material to match existing. The design of the new profile was taken from historic photographs and inspired by the fascia profile on the cornice. The cornice appears to be mostly unchanged throughout the historic photographs.

The awning will then be painted greenish black to match the existing color of the cornice. Historically, the cornice was painted a grey/off-white color that was more similar to the original awning color.

Consistency with Guidelines

1. The Secretary of the Interior Standards state that deteriorated historic features shall be repaired rather than be replaced. When the severity of deterioration requires replacement, the new feature must match the old in design, color, and texture and other visual qualities, and when possible, materials. The applicant has tried to match the original in design, texture, and materials, but not in color. The use of greenish black on the awning will weigh the building down and look inappropriate. A silver or grey color would be more appropriate.
2. Photographic documentation shows that the current fascia is not historically accurate, and the proposed design is much closer to matching the original.

The design, as proposed, meets the guidelines and the Secretary of Interior's Standards for rehabilitation, with the exception of the proposed color.

APPLICATION



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

PAYED

01-2014 011886

APPLICATION # _____

OWNER'S NAME:

Old Kress Building Company, Inc. and Paul L. Ferber Irrevocable Trust U/T/D 11/21/68

DATE:

11-26-2014

OWNER'S ADDRESS:

500 Duval Street, Key West Fl. 33040

PHONE #:

904-285-7600

APPLICANT'S NAME:

Pike Architects

PHONE #:

305-296-1692

APPLICANT'S ADDRESS:

471 US Highway #1 Suite #101 Key West, Fl 33040

ADDRESS OF CONSTRUCTION:

500 Duval Street

OF

UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Renovation & Repair work to existing Awning.

PAYED

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Required Submittals

☐	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
☐	TREE REMOVAL PERMIT (if applicable)
☐	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
☐	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
☐	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

User: KEYWJOB SAMPLE: CC Drawer: 1
Date: 12/02/14 55 Reprint no: 6642

PT

* BUILDING PERMITS NEW
Staff Use Only
Trans number: 3031770
Date: 12/02/14
Trans date: 12/02/14
Time: 16:26:42

Fee Due:\$

PAYED

HISTORIC ARCHITECTURAL REVIEW APPLICATION

Date: 11-26-2014

Applicant's Signature:

T. Smith

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Secretary of the Interior's Standards, Number 6 (p.167)
Roofing; specifically guideline 6 (p.26)

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

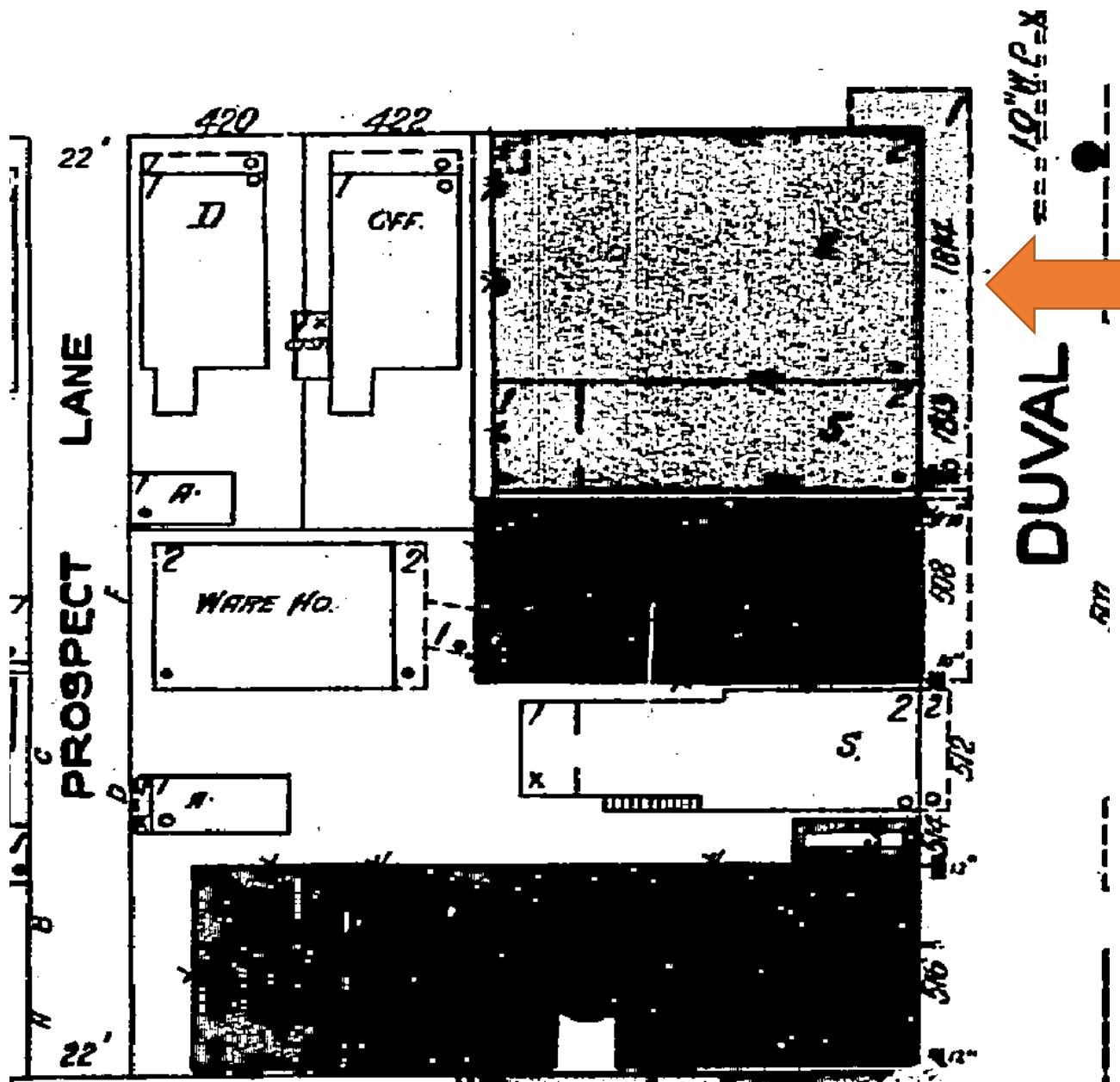
Signature: _____

Historic Architectural
Review Commission

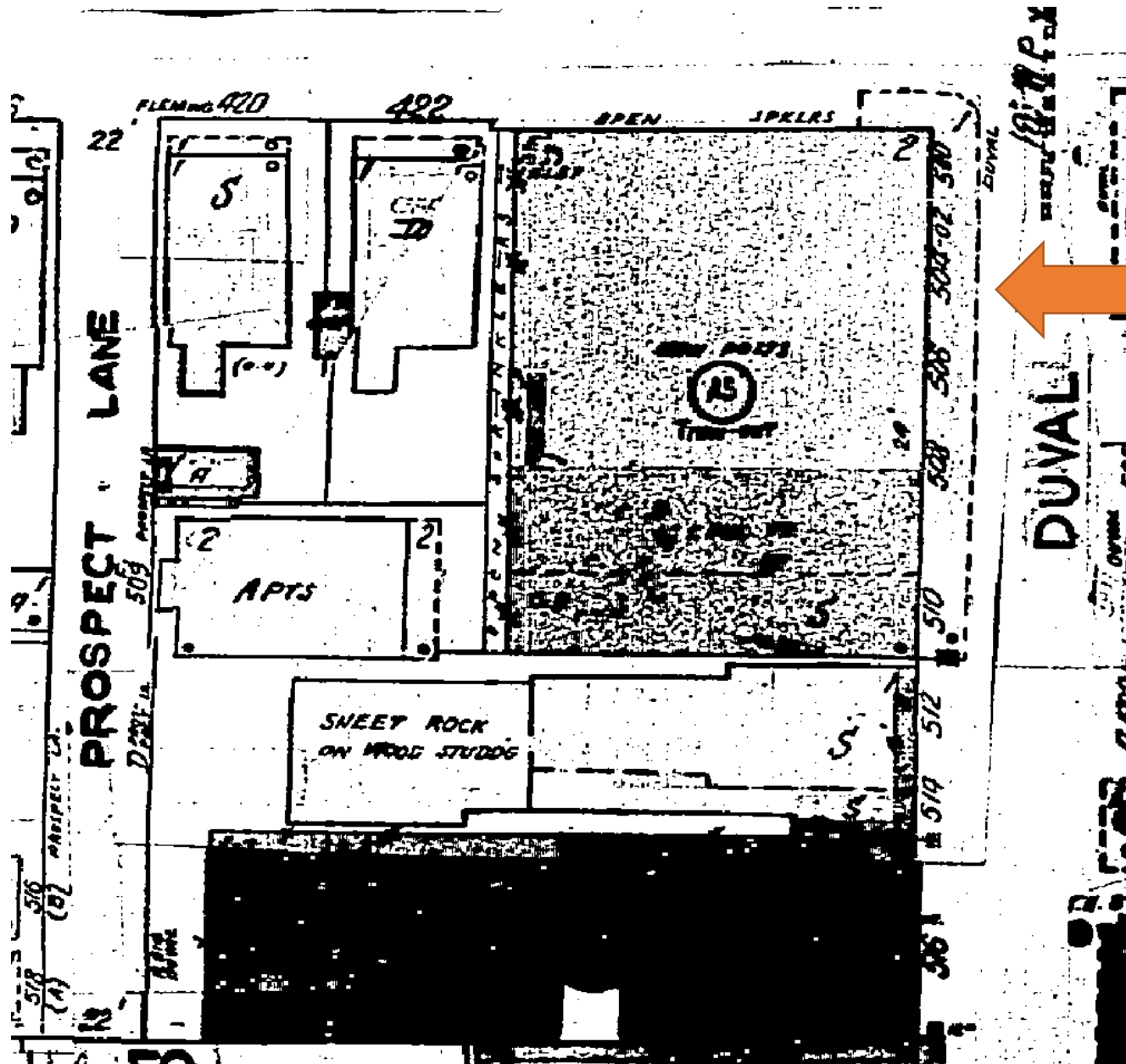
SANBORN MAPS



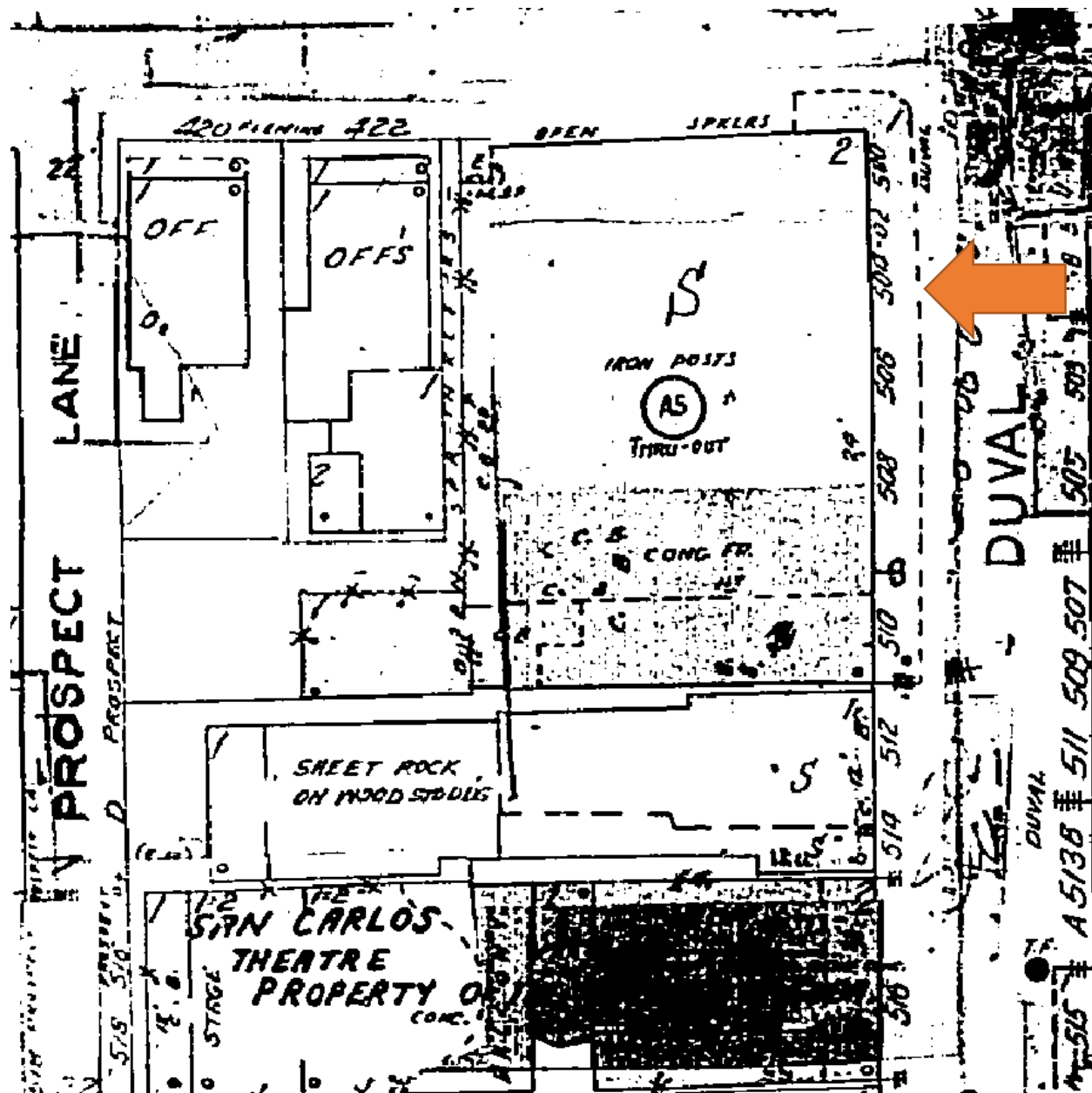
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

Duval from Fleming Street, Key West, Florida

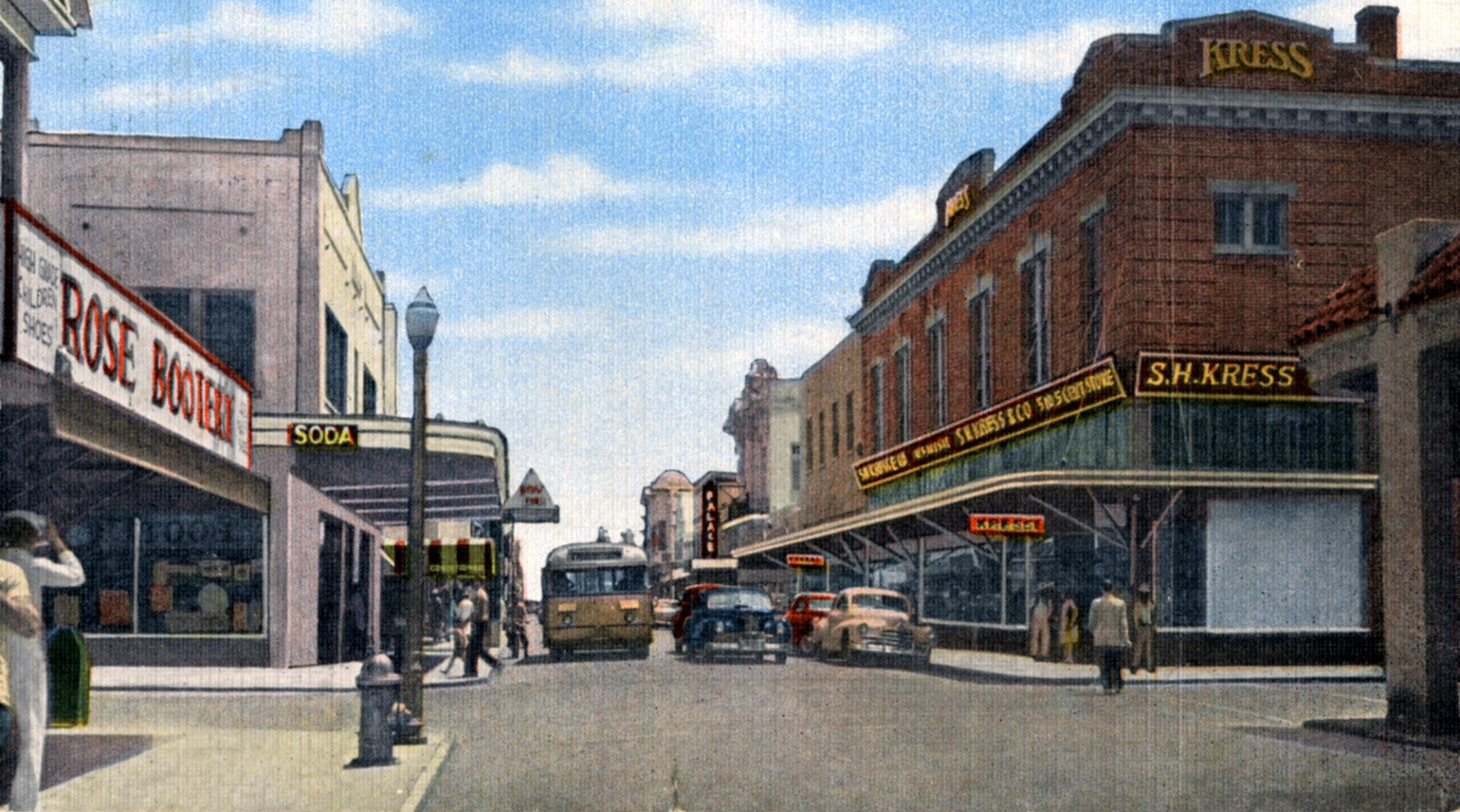


Historic postcard. Date unknown. Monroe County Public Library.



Photo taken on October 10, 1934. Monroe County Public Library.

DUVAL STREET LOOKING WEST, KEY WEST, FLA.—K31



1950s Postcard.
Monroe County Public Library.



Photo taken in the 1950s. Photograph has been cropped. Monroe County Public Library.



Photo taken by Property Appraiser's office, c. 1965. Monroe County Public Library.



Photo taken in 1975. From the archives of Edwin O. Swift III. Monroe County Public Library.



Photo taken in 1975. From the archives of Edwin O. Swift III. Monroe County Public Library.



Pammy Buffett's
MARGARITAVILLE

FREE
Money
Saving
Coupons

RECYCLING

RECYCLING



KRESS

Fast Buck Freddie's

Fast Buck Freddie's

Fast Buck Freddie's

Fast Buck Freddie's

Fast Buck Freddie's

FREE
Money
Saving
Coupons





PAGE

IBF

ONE WAY

BANANA
REPUBLIC

Fast Back Freddie's





Cornice detail.



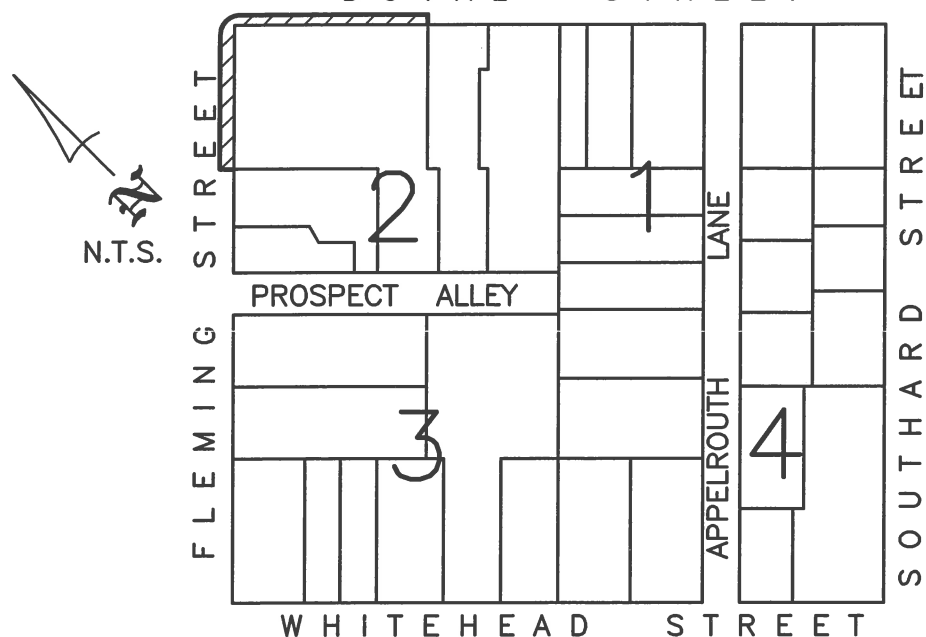
Cornice detail.



Cornice detail.

SURVEY

DUVAL STREET



LOCATION MAP

Square 51, City of Key West, Fl.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Duval Street
P.O.B. = Point of Beginning

CERTIFICATION:

I HEREBY CERTIFY that the attached **SPECIFIC PURPOSE 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 Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

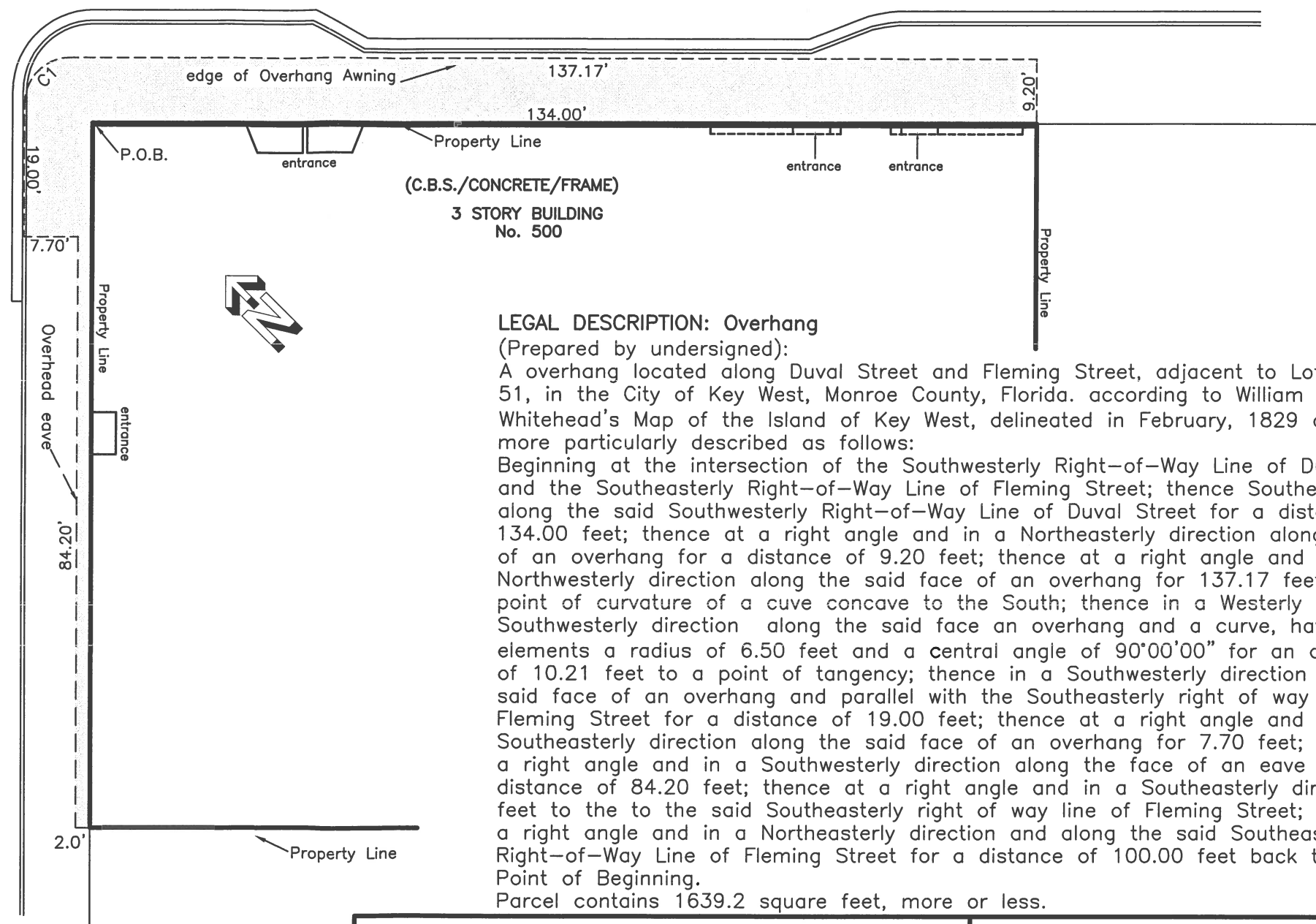
FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	6.50'	10.21'	90°00'00"

DUVAL STREET (50' R/W)

FLEMING STREET (50' R/W)



LEGAL DESCRIPTION: Overhang (Prepared by undersigned):

A overhang located along Duval Street and Fleming Street, adjacent to Lot 2, Square 51, in the City of Key West, Monroe County, Florida. according to William A. Whitehead's Map of the Island of Key West, delineated in February, 1829 and being more particularly described as follows:

Beginning at the intersection of the Southwesterly Right-of-Way Line of Duval Street and the Southeasterly Right-of-Way Line of Fleming Street; thence Southeasterly along the said Southwesterly Right-of-Way Line of Duval Street for a distance of 134.00 feet; thence at a right angle and in a Northeasterly direction along the face of an overhang for a distance of 9.20 feet; thence at a right angle and in a Northwesterly direction along the said face of an overhang for 137.17 feet to a point of curvature of a cuve concave to the South; thence in a Westerly and Southwesterly direction along the said face an overhang and a curve, having for its elements a radius of 6.50 feet and a central angle of 90°00'00" for an arc length of 10.21 feet to a point of tangency; thence in a Southwesterly direction along the said face of an overhang and parallel with the Southeasterly right of way line of Fleming Street for a distance of 19.00 feet; thence at a right angle and in a Southeasterly direction along the said face of an overhang for 7.70 feet; thence at a right angle and in a Southwesterly direction along the face of an eave for a distance of 84.20 feet; thence at a right angle and in a Southeasterly direction 2.0 feet to the to the said Southeasterly right of way line of Fleming Street; thence at a right angle and in a Northeasterly direction and along the said Southeasterly Right-of-Way Line of Fleming Street for a distance of 100.00 feet back to the Point of Beginning.

Parcel contains 1639.2 square feet, more or less.

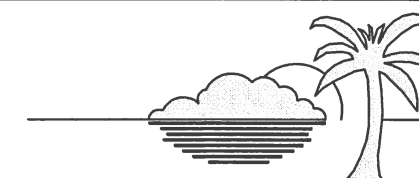
Old Kress Building Company, LLC
500 Duval Street, Key West, Florida 33040

Specific Purpose Survey Easement for Overhang		Dwn No.: 14-237	
Scale: 1"=20'	Ref. file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 4/30/14		Flood Zone: AE	Flood Elev. 6'

REVISIONS AND/OR ADDITIONS

5/20/14: Add eave along Fleming

f:/datafred/dwg/keywest/block55/600duval



ISLAND SURVEYING INC.

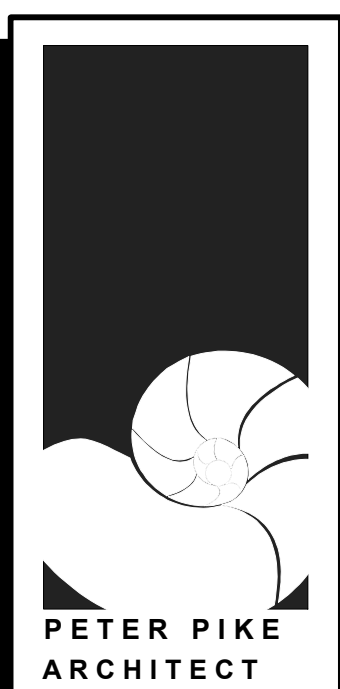
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

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

PROPOSED DESIGN

REVISIONS:	DATE
10.15.2014	
01.20.2015	



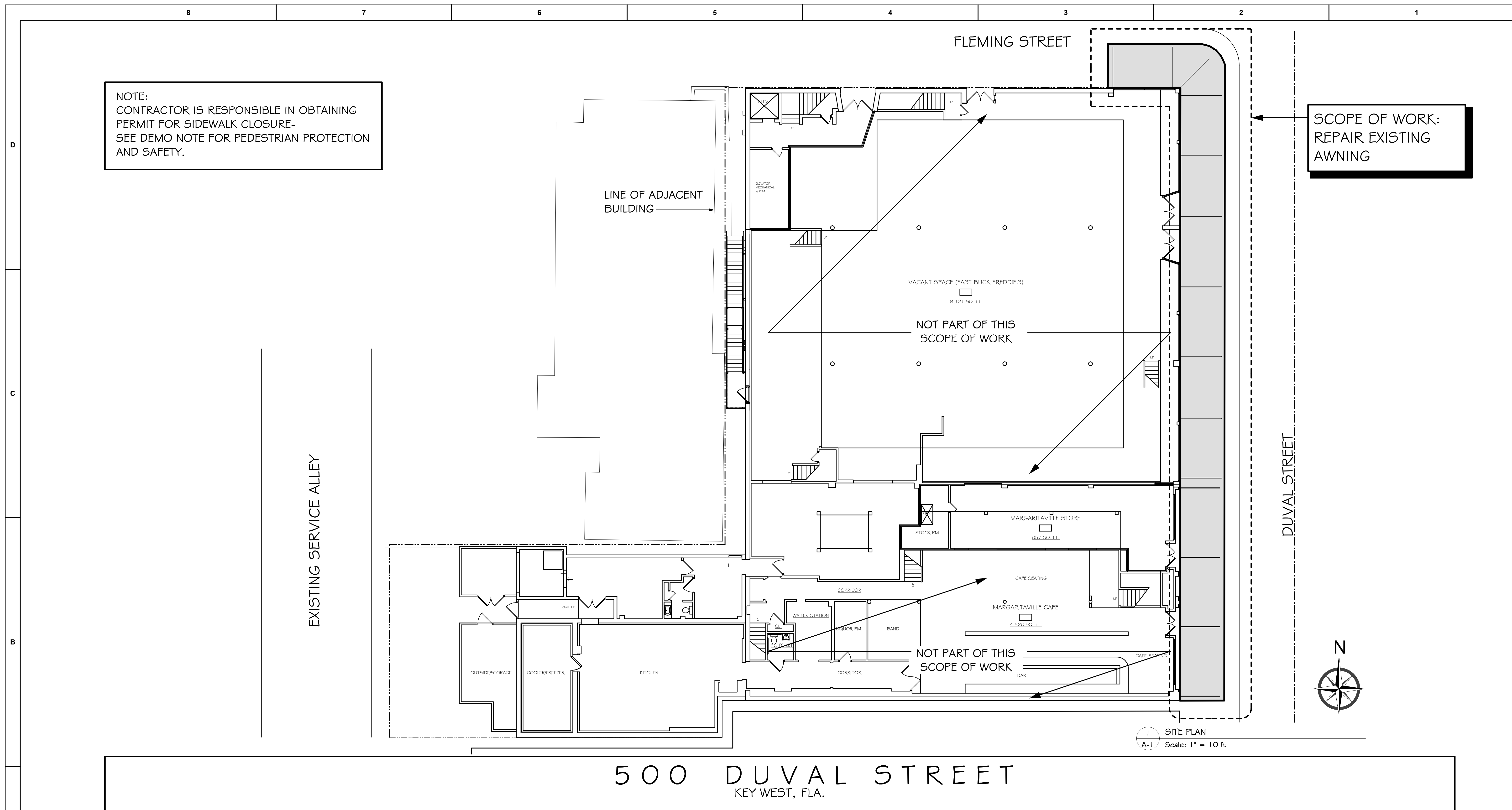
471 U.S. HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

PROJECT:
KRESS BUILDING- AWNING REPAIR
500 DUVAL STREET
KEY WEST, FL 33040

DRAWING TITLE: **Site Plan & Data Sheet**

PROJECT NUMBER: 14.13
DRAWN: TSN
CHECKED: PMP
DATE: 11.26.2014

SHEET #
A-1
OF



PROJECT APPROVALS: AWNING EASMENT

ITEM	DATE	APPROVAL # MEETING HELD
H.A.R.C.		
BOARD OF ADJUSTMENT		
DEV. REVIEW COMMITTEE	JUNE 5th	
CITY COMMISSION	AUGUST 5th	
KEY WEST BUILDING DEPARTMENT		

LEGAL DESCRIPTION:

A tract of land in a part of Lot 2, Square 51 in the City of Key West, Florida, according to Wm. A. Whitehead's Map of the Island of Key West, Florida and being more particularly described by metes and bounds as follows:

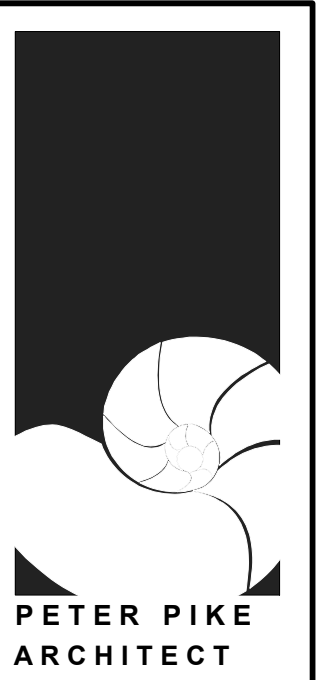
Commencing at the intersection of the Southeasterly property line of Fleming Street and the Northwesterly property line of Duval Street said intersection also to be known as the Point of Beginning of the tract of land hereinafter described, bear South 56°30' West along the Southeasterly property line of Fleming Street for a distance of 100.00 feet to a point; thence bear South 33°30' East for a distance of 100.00 feet to a point; thence bear South 56°30' West for a distance of 73.20 feet to a point on the Southeasterly property line of Prospect Lane; thence bear South 33°30' East along the Southeasterly property line of Prospect Lane for a distance of 42.00 feet to a point; thence bear North 56°30' East for a distance of 73.20 feet to a point; thence bear North 33°30' West for a distance of 8.00 feet to a point; thence bear North 56°30' East for a distance of 100.00 feet to a point on the Northwesterly property line of Duval Street; thence bear North 33°30' West along the Northwesterly property line of Duval Street for a distance of 134.00 feet; back to the Point of Beginning.

INDEX OF DRAWINGS

A-1 SITE PLAN / DATA
A-2 AWNING PLAN
A-3 ELEVATIONS & SECTION
AWNING SURVEY

SEAL - ARCHITECT

REVISIONS:	DATE
10.15.2014	
01.20.2015	



PROJECT:
KRESS BUILDING-AWNING REPAIR
500 DUVAL STREET
KEY WEST, FL 33040

DRAWING TITLE:
PLANS

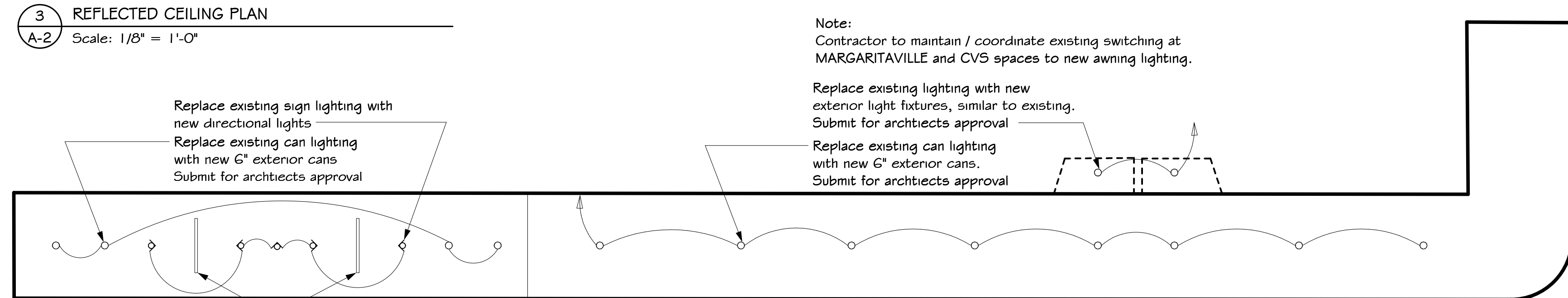
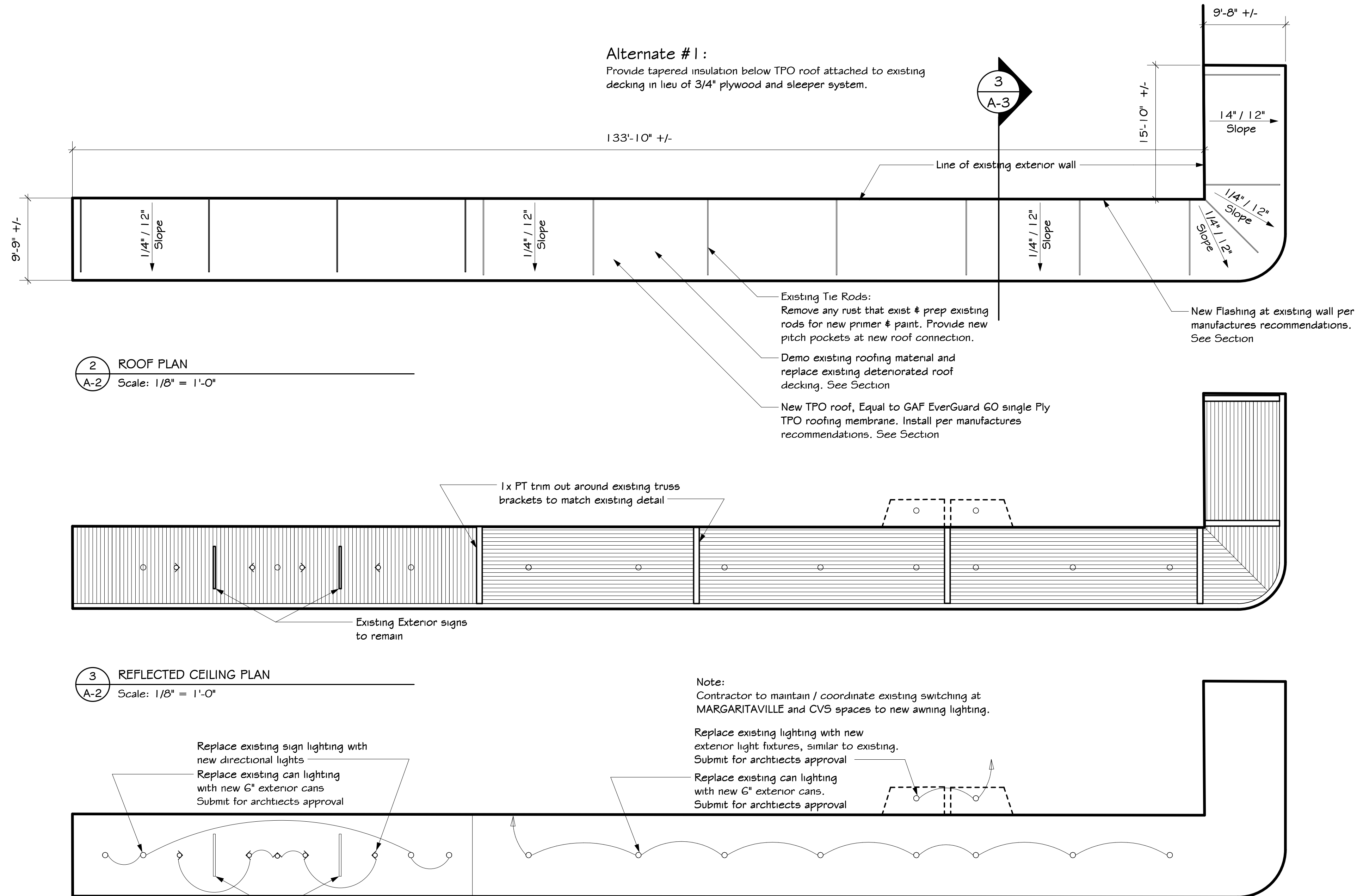
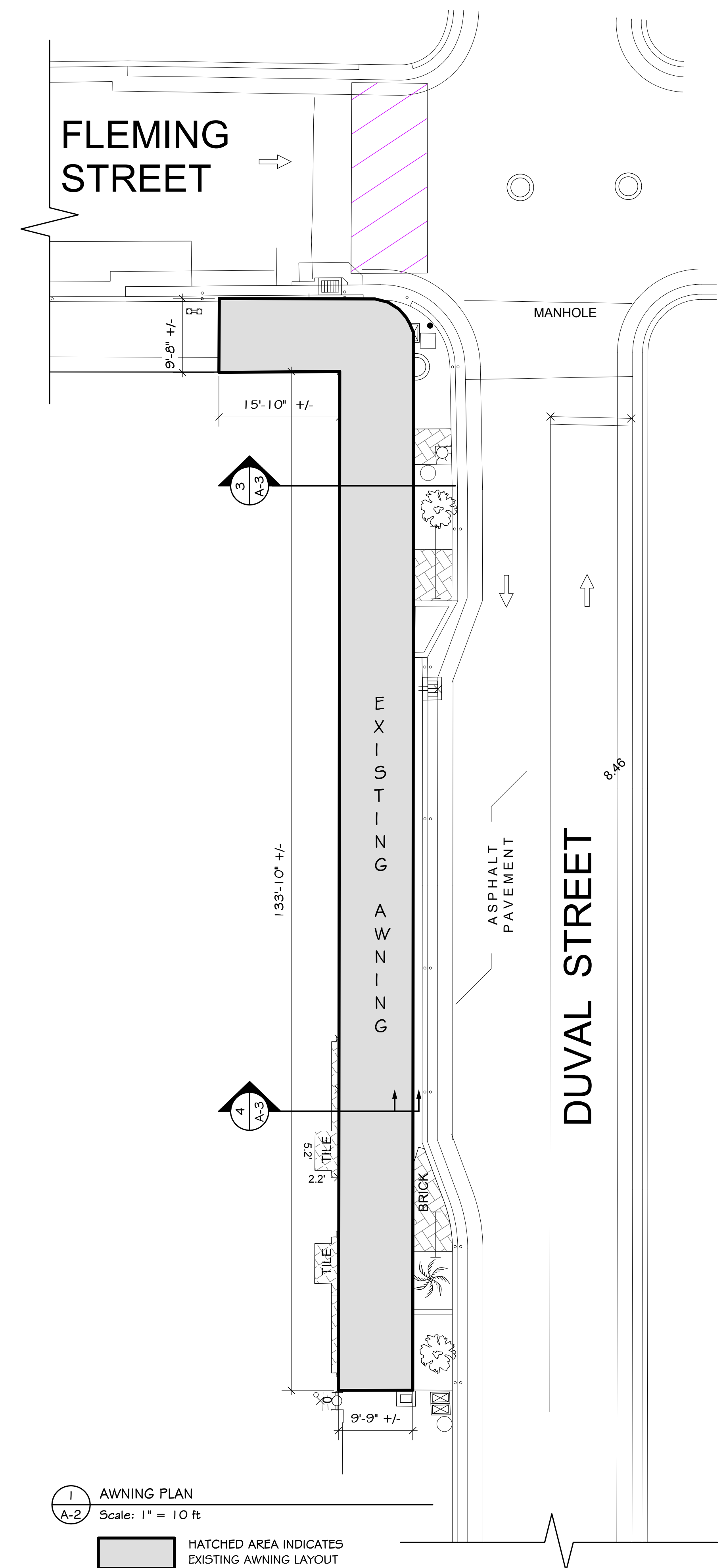
PROJECT NUMBER: 14.13

DRAWN: TSN

CHECKED: PMP

DATE: 11.26.2014

SHEET #
A-2
OF



DEMO SPECS:

GENERAL NOTE:

ALL TRADES TO COORDINATE AND VERIFY EXISTING CONDITIONS
AND OTHER TRADES PRIOR TO CONSTRUCTION ORDERING,
INSTALLATION OR ADDITION. ALL WORK MUST CONFORM TO ALL
APPLICABLE CODES AND MINIMUM INDUSTRY STANDARDS.
ANY REVISIONS MUST BE APPROVED BY:
PIKE ARCHITECTS INC. PRIOR TO TO CONSTRUCTION
CHANGE ORDERS MUST BE APPROVED AND SIGNED BY THE
RENUMERATION OR COMPENSATION TO THE PROVIDER, INSTALLER
OR OTHER. THERE WILL BE NO EXCEPTIONS.
DO NOT SCALE PLANS! DIMENSIONS ARE MEANT TO BE A
GUIDE ONLY-FIELD CONDITIONS AND PREVIOUS CONSTRUCTION
TAKE PRECEDENCE OVER DIMENSIONS ON PLANS. ANY
DESCREPIENCIES ARE TO REPORTED TO
PIKE ARCHITECT PRIOR TO CONSTRUCTION

CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND EXECUTION OF ALL SAFETY PRECAUTIONS FOR THE DURATION OF THE WORK. THIS PROJECT WILL REMAIN OPEN TO BUSINESS DURING CONSTRUCTION. PROVIDE BARACADES, RAILINGS, NETS, & ETC. FOR THE PROTECTION OF ALL PARTIES. THE HOURS OF OPERATION FOR DEMOLITION ARE FROM 10 A.M. TO 5 P.M. MONDAY THROUGH FRIDAY. CONSTRUCTION CAN OCCUR FROM 7AM TO 6PM - MANAGEMENT RESERVES THE RIGHT TO ASK FOR "QUIET" TIMES DURING SPECIAL PRE ARRANGE TIMES - ALL VISIBLE AREAS SHALL BE KEPT NEAT, CLEAN, AND ORGANIZED, AND SWEEP CLEAN ON A DAILY BASIS.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 27, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATION OF HISTORIC AWNING ON CONTRIBUTING BUILDING

FOR- #500 DUVAL STREET

Applicant – Pike Architects

Application # H14-01-1886

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

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

Public Meeting Notice

The Historic Preservation Commission will hold a public meeting on **WEDNESDAY, JUNE 27, 2013 at 6:00 PM** at the **City of Fort Lauderdale, 100 N. Fort Lauderdale, Fort Lauderdale, Florida**. The purpose of the meeting will be to consider the proposed:

RENOVATION OF HISTORIC AWNING ON CONTRIBUTING BUILDING

FOR 1000 DUNN STREET

Applicant - **Fla Architects**

Application # **1014-01-006**

If you wish to view the application or have any questions, please contact the Planning Department during regular office hours at 305-769-1000, ext. 3077 or visit our website at www.fortlauderdale.gov. For more information, call 305-769-1000, ext. 3077 or visit our website at www.fortlauderdale.gov.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared T. Seth Neal, 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:
500 Duval Street on the 20th day of January, 2015.

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 27, 2015.

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 H14-01-1886.

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

Signed Name of Affiant:

T. Seth Neal

Date: January 20, 2015

Address: 471 US Highway 1, STE 101

City: Key West

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 20th day of January, 2015.

By (Print name of Affiant) T. Seth Neal who is personally known to me ~~or has produced as identification~~ and who did take an oath.

NOTARY PUBLIC

Sign Name: E. Stenning

Print Name: E. Stenning

Notary Public - State of Florida (seal)

My Commission Expires: 4/29/17



E. STENNING
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF012833
Expires 4/29/2017

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1010111 Parcel ID: 00009850-000000

Ownership Details

Mailing Address:

OLD KRESS BUILDING COMPANY INC
C/O THE FERBER COMPANY
151 SAWGRASS CORNERS DR STE 202
PONTE VEDRA BEACH, FL 32082-3579

All Owners:

FERBER PAUL L IRREVOCABLE TRUST 11/21/1968, OLD KRESS
BUILDING COMPANY INC

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 10KW

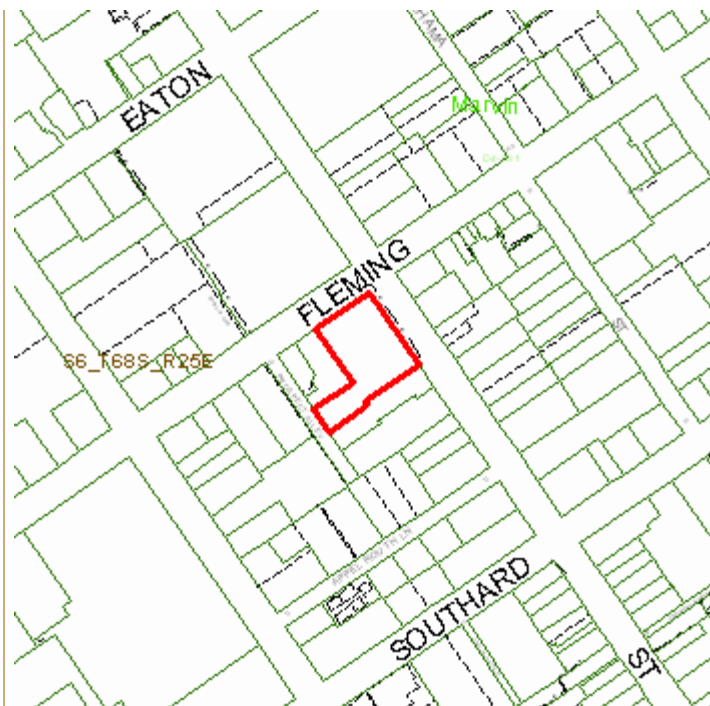
Affordable Housing: No

**Section-Township-
Range:** 06-68-25

Property Location: 424A FLEMING ST KEY WEST
500 DUVAL ST KEY WEST

Legal Description: KW PT LOT 2 SQR 51 OR305-314/15 OR767-1760/61 OR767-1762/63 OR768-317/18 OR1245-1859/66L/E
OR2692-1545/50

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	100	134	16,475.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 28912
Year Built: 1918

Building 1 Details

Building Type
Effective Age 16
Year Built 1918
Functional Obs 0

Condition G
Perimeter 1,284
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 19
Grnd Floor Area 28,912

Inclusions:

Roof Type
Heat 1
Heat Src 1

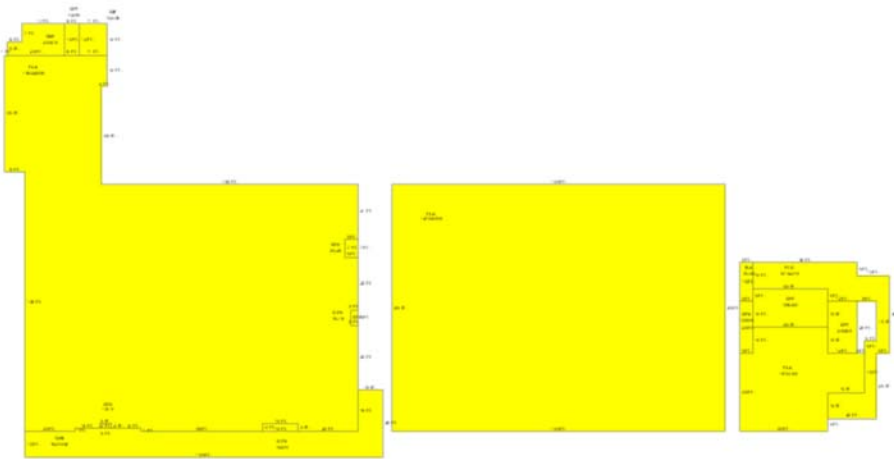
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 79

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992					14,532
2	SBF		1	1992					132
3	OPF		1	1992					72
4	SBF		1	1992					234
5	OPX		1	1992					35
6	OPX		1	1992					18
7	CAN		1	1992					1,627
8	OPX		1	1992					42

9	<u>OPX</u>	1	1992	10
10	<u>FLA</u>	1	1992	12,730
11	<u>FLA</u>	1	1992	1,575
12	<u>OUF</u>	1	1992	239
13	<u>OPF</u>	1	1992	450
14	<u>SBF</u>	1	1992	1,010
15	<u>FLA</u>	1	1992	75
16	<u>OPU</u>	1	1992	100

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2108	1 STY STORE-A	60	Y	Y
	2109	NIGHT CLUBS/BARS-A-	40	Y	Y
	2110	SBF	100	N	N
	2111	OPF	100	N	N
	2112	SBF	100	N	N
	2113	OPX	100	N	N
	2114	OPX	100	N	N
	2115	CAN	100	N	N
	2116	OPX	100	N	N
	2117	OPX	100	N	N
	2118	OFF BLDG-1 STY-B	95	Y	Y
	2119	APTS-B	5	Y	Y
	2120	APTS-A	100	Y	Y
	2121	OUF	100	N	N
	2122	APTS-B	100	Y	N
	2123	SBF	100	N	N
	2124	APTS-B	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
542	MIN WOOD SIDING	20
543	C.B.S.	30
544	BRICK	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	2,866 SF	0	0	1983	1984	1	40
2	FN2:FENCES	360 SF	90	4	1997	1998	2	30

Appraiser Notes

FAST BUCK FREDDIE'S & MARGARITAVILLE (**NOTE** L/E VESTED IN D W WOLKOWSKY FOR PENTHOUSE APT, OFFICE, SERVANT & GUEST QUARTERS, GARDENS & DECK SEE OR1245-1859/1866 L.G.) .PENTHOUSE MEASURED FROM LA CONCHA ROOF. PETITION KW 113-1997

TPP8848315 - OLD KRESS BUILDING CO

TPP 8929220 - SMITH-MARTIN PRODUCTIONS (424-C FLEMING - SIDE OF BLDG)

OR2692-1545 CONVEYANCE OF 50% INTEREST STILL SUBJECT TO THE LIFE ESTATE HELD BY DAVID WILLIAMS WOLKOWSKY PURSUANT TO OR1245-1857

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	08-0788	03/24/2008		12,400	Commercial	REPLACE EXISTING A/C WITH NEW 12.5 TO A/C
1	09-1195	05/01/2009		45,000	Commercial	REMOVE & REPLACE EXISTING ROOF, 6 SKYLIGHTS
1	13-0160	01/14/2013		12,500	Commercial	CHANGE A/C SYSTEM ON ROOF
1	13-0888	03/06/2013		10,000	Commercial	A/C CHANGE OUT OF EXISTING A/C SPLY SYSTEM MODEL #RAWL90 CONDENSOR, RHGL 90, AIR HANDLER, 7.5 TON NO HEAT, NO ELECTRICAL.
1	13-0936	03/12/2013		1,379	Commercial	INSTALL POWER DISCONNECT WIRING ETC. FOR NEW ROOF-TOP A/C UNIT
1	13-2073	05/09/2013		6,100	Commercial	EMERGENCY REPLACEMENT OF 5 TON A/C UNIT.
	09-3361	09/29/2009		5,000	Commercial	DISCONNECT KITCHEN EQUIPMENT SURFACE MOUNTED RECEPTACLES ADN DISCONNECTS FOR INSTALLATION OF FRP WALL COVERING. RE-INSTALL SURFACE MOUNTED RECEPTACLES AND DISCONNECTS ATER FRP INSTALLATION. RECONNECT KITCHEN EQUIPMENT. REMOVE SURFACE MOUNT LIGHTS KITCHEN ENTRANCE HALL AND INSTALL RECESSED LIGHTS. REMOVE 8 KITCHEN LIGHTS AND REINSTALL NEW KITCHEN LIGHTS.
	10-3255	10/05/2010		2,100	Commercial	REBUILD AND RE-INSTALL A NEW SIGN 50SF
	11-0340	02/17/2011		17,500	Commercial	INSTALL 2 5-TON SPLIT CENTRAL A/C UNITS. CONDENSING UNITS WILL BE SET ON KITCHEN ROOF ON STANDS TO BE BOLTED DOWN. UNIT 1/3 DROPS, FRONT DINING ROOM AND UNIT2/5 DROPS, BACK DINING ROOM.
	10-3425	10/28/2010		800	Commercial	INSTALL 6' SEAMLESS GUTTERS K STYLE ON BACK OF BUILDING AND DS APPROX. 65'
	11-0894	03/18/2011		3,390	Commercial	ADD CONDUIT, WIRING AND CIRCUIT BREAKER FOR TWO AIR HANDLER UNITS AND TWO CONDENSING UNITS.
	14-1151	03/24/2014		2,000	Commercial	INVESTIGATIVE DEMO, REMOVE DRYWALL AND CEILING PANELS TO ALLOW ACCESS TO SYSTEMS FOR SPRINKLER AND STRUCTURAL ENGINEERS.
	13-2679	06/25/2013		15,000	Commercial	REPLACE EXISTING CENTRAL A/C
	13-3206	08/10/2013		1,200	Commercial	REPLACE EXISTING 1/4 CLEAR LAMINATED GLASS WITH NEW 1/4 CLEAR LAMINATED GLASS.
	14-2910	06/16/2014		50,000	Commercial	DEMO OF INTERIOR WALLS/CEILING FLOORING
	14-3134	06/30/2014		52,000	Commercial	INSTALLATION OF NEW SERVICE ENTRANCE DISTRIBUTION CONDUIT FEEDERS AND OVER CURRENT PROTECTION. INSTALLATION OF BRANCH CIRCUITRY FOR LIGHTING POWER HVAC EMS SYSTEM.
	14-2979	06/19/2014		1,500	Commercial	REMOVE EXISTING PLUMBING FIXTURES, CAP OFF AS REQUIRED.
	14-3136	06/30/2014		0		INSTALLATION OF BOXES AND CONCUIT AND PULL STRING FOR FIRE ALARM.
	14-3135	06/30/2014		950	Commercial	INSTALLATION OF CONDUIT BOXES AND PULL STRING FOR LOW VOLTAGE TELE DATA POS AND SECURITY.

13-4501	12/08/2014	648,962	STRUCTAL STEEL CHANGES. VOID SPACE LIGHTING AND POWER ROOM				
14-5404	12/02/2014	2,500	INSTALL EXTERIOR SIGNAGE 9.5 SF				
14-5404	12/02/2014	2,500	INSTALL 9.5 SF EXTERIOR SIGN				
14-5405	12/02/2014	50	CONNECT WALL SIGN TO EXSISTING BUILDING				
14-5452	11/25/2014	25,000	INSTALL 2 10 TON AND 2 5 TON AC UNITS WITH DUCT WORK				
14-5589	12/09/2014	53,000	INSTALL NEW FIRE ESCAPE				
14-5555	12/11/2014	5,600	REMOVE OLD SHUTTERS				
1	97-3611	10/24/1997	12/07/1998	3,000	Commercial	REPLACE DECKING WALKWAYS	
1	98-1787	06/05/1998	12/07/1998	10,000	Commercial	ELECTRICAL	
1	98-3878	12/07/1998	12/07/1998	14,322	Commercial	ROOF	
1	98-0265	01/27/1998	11/02/1998	3,750	Commercial	MAKE A SERVICE BAR	
1	98-0644	03/04/1998	11/02/1998	1,875	Commercial	FENCE	
1	98-0822	03/13/1998	11/02/1998	4,000	Commercial	3 FIX BATHROOM	
1	98-1640	05/26/1998	11/02/1998	3,600	Commercial	INSTALL HOOD FIRE SUPPRES	
1	00-1921	07/11/2000	11/01/2000	6,500	Commercial	10 TON AC	
1	00-0482	07/18/2000	11/01/2000	98,124	Commercial	BAHAMA SHUTTERS	
1	00-0931	04/25/2000	11/01/2000	30,000	Commercial	ROOLUP INTERIOR SHUTTERS	
1	00-3550	10/25/2000	11/01/2000	700	Commercial	ELECTRICAL	
1	99-4025	12/29/1999	07/14/2000	1,500	Commercial	TILE RETAIL SPACE	
1	01-3077	09/18/2001	11/16/2001	1,600	Commercial	FIRE SUPPRESSION SYSTEM	
1	0103076	09/18/2001	11/16/2001	15,000	Commercial	INSTALL KITCHEN HOOD	
1	02-0781	04/08/2002	08/16/2002	800	Commercial	NEW LIGHTING	
1	03-363	06/05/2003	10/03/2003	18,000	Commercial	INSTALL FIRE SYSTEM	
1	05-2351	12/02/2005	11/02/2005	4,600	Commercial	NEW A/C	
1	05-3237	08/03/2005	11/02/2005	4,000	Commercial	NEW A/C	
1	06-5647	11/03/2006	03/08/2007	10,000	Commercial	REPLACE CONDENSING UNIT ON THE ROOF	
1	07-0735	02/15/2007	02/15/2007	4,400	Commercial	CHANGE OUT A 7 1/2 TON CONDENSER	
1	07-4002	08/16/2007	08/16/2007	1,500	Commercial	CONNECT 600 AMP 3-PHASE TO CAFE SUBFEED	

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	3,625,178	8,330	2,009,876	5,643,384	5,643,384	0	5,643,384
2013	3,446,157	8,368	1,911,485	5,366,010	5,366,010	0	5,366,010
2012	3,446,157	8,406	1,911,485	5,366,048	5,366,048	0	5,366,048
2011	3,625,178	8,456	1,911,485	5,545,119	5,545,119	0	5,545,119
2010	3,625,178	8,494	1,944,890	5,578,562	5,578,562	0	5,578,562
2009	3,804,200	8,532	2,463,453	6,276,185	6,276,185	0	6,276,185
2008	3,804,200	8,582	2,569,632	6,491,442	6,491,442	0	6,491,442

2007	2,748,749	9,201	2,569,632	6,491,442	6,491,442	0	6,491,442
2006	2,813,426	9,625	1,482,480	6,634,922	6,634,922	0	6,634,922
2005	2,813,426	10,256	1,235,400	5,943,735	5,943,735	0	5,943,735
2004	2,867,958	10,681	1,037,736	5,943,735	5,943,735	0	5,943,735
2003	2,867,704	11,299	1,021,264	5,943,735	5,943,735	0	5,943,735
2002	2,801,836	11,736	1,021,264	5,943,735	5,943,735	0	5,943,735
2001	2,801,836	12,355	1,021,264	5,332,164	5,332,164	0	5,332,164
2000	2,719,878	4,734	856,544	5,194,482	5,194,482	0	5,194,482
1999	2,719,878	4,968	856,544	5,194,482	5,194,482	0	5,194,482
1998	1,870,814	4,657	856,544	3,548,032	3,548,032	0	3,548,032
1997	1,870,814	4,872	823,600	3,548,032	3,548,032	0	3,548,032
1996	1,587,357	5,016	823,600	2,532,335	2,532,335	0	2,532,335
1995	1,524,762	5,230	823,600	2,532,335	2,532,335	0	2,532,335
1994	1,524,762	5,374	823,600	2,399,054	2,399,054	0	2,399,054
1993	1,524,762	5,589	823,600	2,353,951	2,353,951	0	2,353,951
1992	1,406,231	3,791	823,600	1,653,712	1,653,712	0	1,653,712
1991	1,406,231	3,912	823,600	1,800,000	1,800,000	0	1,800,000
1990	1,068,539	8,815	662,998	1,800,000	1,800,000	0	1,800,000
1989	1,037,621	8,989	658,880	1,705,490	1,705,490	0	1,705,490
1988	752,862	8,634	474,394	1,601,711	1,601,711	0	1,601,711
1987	740,208	8,794	252,228	1,562,778	1,562,778	0	1,562,778
1986	740,990	8,957	247,080	1,553,780	1,553,780	0	1,553,780
1985	723,253	9,118	177,908	1,595,743	1,595,743	0	1,595,743
1984	714,830	6,359	177,908	1,053,900	1,053,900	0	1,053,900
1983	604,730	6,439	118,061	729,230	729,230	0	729,230
1982	560,034	6,533	118,061	684,628	684,628	0	684,628

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/25/2014	2692 / 1545	5,000,000	<u>WD</u>	<u>16</u>
2/1/1993	1245 / 1859	3,000,000	<u>WD</u>	<u>O</u>
8/1/1978	768 / 317	210,000	00	<u>Q</u>

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Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176