



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

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: October 25, 2016

Applicant: Southernmost Signs

Application Number: 16-3860

Addresses: #512 Eaton Street

Description of Work

New marquee 18 inches tall freestanding letters and two neon light blue bands, copy *Key West Theatre*. New marquee sign, 4 inches tall with copy, *Box Office* and one neon band, all light blue neon. One hours of operation wood carved sign 3 square feet with no illumination.

Site Facts

The building located at 512 Eaton Street is listed in the surveys as a non-contributing structure (under the address 524 Eaton Street). The structure does not appear on the 1962 Sanborn map, but does appear in a c.1965 photograph. The structure was originally a church, but has since been converted into a theater. It has undergone a few changes to its façade, such as new front entrance and a marquee.

Guidelines Cited in Review

Banners, Flags, Signage and Lighting (pages 49-50), specifically guidelines 4, 16, 17, 18, and 19.

Commercial Storefronts and Signage (page 46), specifically guideline 3.

Project Description

The Certificate of Appropriateness in review is for the installation of freestanding neon letters spelling “Key West Theatre” to be located on top of the existing marquee of the theater. The letters will be 18 inches tall and will have a light blue hue. Two light blue neon bands will run along the side of the marquee itself. A smaller marquee will be located above the box office window that will also have a light blue neon band and a sign will say, “Box Office.” It will be 4 inches tall. A third sign will be located next to the box office, which will be wood carved. As this building is located on a corner, they are allowed three signs.

Consistency with Guidelines

1. The proposed signs will be neon, which our guidelines say can be considered on a case-by-case basis. As the structure was built in the 1960s, neon is an appropriate material, especially considering the use of the building.
2. The proposed letters are 18 inches, taller than 12-inch maximum our guidelines allow. Even though the letters are taller than the maximum, the proposed sign is proportionate to the building.

It is staff’s opinion that the proposed project fails guideline 4. Nevertheless, staff opines that the proportion, size, and scale of the signs are appropriate to the building as well as the proposed location.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC
 \$50.00 APPLICATION FEE NON-REFUNDABLE

115P"
 (Have meeting)



City of Key West

3140 FLAGLER AVENUE
 KEY WEST, FLORIDA 33040
 Phone: 305.809.3956

HARC PERMIT NUMBER: <i>Have meetings</i>	BUILDING PERMIT NUMBER: <i>16-3860</i>	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT		<input type="checkbox"/> YES <input type="checkbox"/> NO %

70-5557-42625

ADDRESS OF PROPOSED PROJECT:
 RE # OR ALTERNATE KEY:
 NAME ON DEED:
 OWNER'S MAILING ADDRESS:
 CONTRACTOR COMPANY NAME:
 CONTRACTOR'S CONTACT PERSON:
 ARCHITECT / ENGINEER'S NAME:
 ARCHITECT / ENGINEER'S ADDRESS:

512 EATON STREET		# OF UNITS
1006734		
TAP ALL POTENTIAL 512-524 EATON LLC	PHONE NUMBER	
425 CAROLINE ST	EMAIL	
KEY WEST FL 33040-6502		
SOUTHERNMOST SIGNS	PHONE NUMBER (305) 294-1877	
<i>FIVE</i>	EMAIL SMSIGNS@BELLSOUTH.NET	
	PHONE NUMBER	
	EMAIL	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)
 CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: **\$13000**

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.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., 1 SET NEON
MARQUE LETTERS 18" (W) 2 NEON BANS, 1 HRS. SIG W
COPY KEY WEST THEATER LIGHT BLUE 35 SQ FT
1 MARQUE BOX OFFICE NEON 4" BRIGHT BLUE WOOD

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	QUALIFIER PRINT NAME: <i>CARL D REID</i>
OWNER PRINT NAME:	QUALIFIER SIGNATURE: <i>[Signature]</i>
OWNER SIGNATURE:	Notary Signature as to qualifier: <i>[Signature]</i>
Notary Signature as to owner:	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>30</u> DAY OF <u>September</u> 20 <u>16</u>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>30</u> DAY OF <u>September</u> 20 <u>16</u>
Personally known or produced _____ as identification	 Type: BP Drawer: _____ Receipt no: 31364 2016 3860

Trans number: 1.00 \$150.00
 OK CHECK 1346 \$3094637
 Trans date: 9/30/16 Time: 15:33:41

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: 37 KW 10 BOX 005, 10 HR SIGN 3 SQ FT

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS

SIGN COPY: KEY WEST THEATER	PROPOSED MATERIALS: NEON/METAL	SIGNS WITH ILLUMINATION: NEON LIGHT BLUE
BOX OFFICE	NEON/METAL	TYPE OF LTG.: NEON NIGHT BLUE
HR'S SIGN	WOOD GRAYED	LTG. LINEAL FTG.: NO LIGHTING
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:		INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> Tabled for add'l. info. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

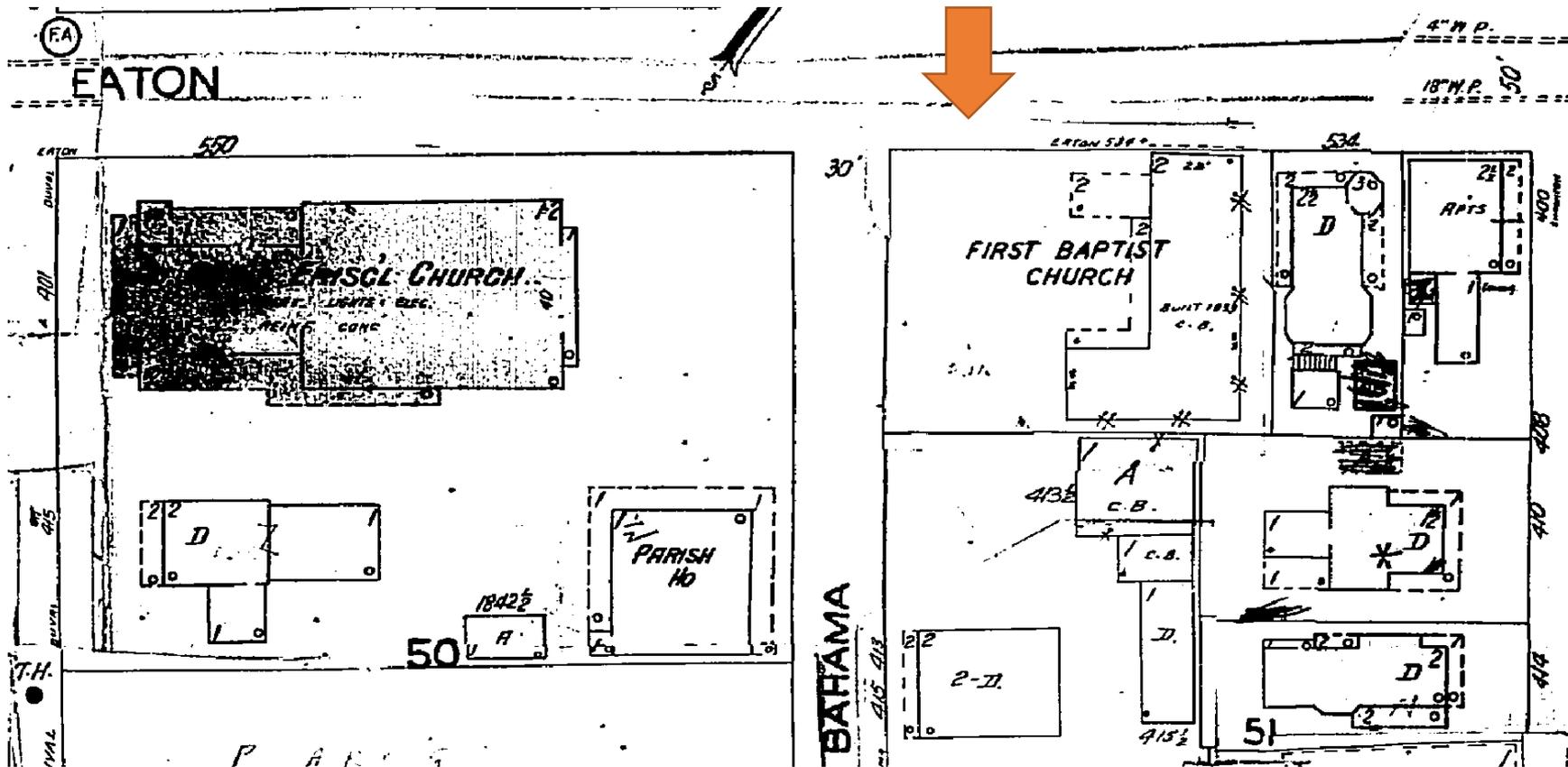
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

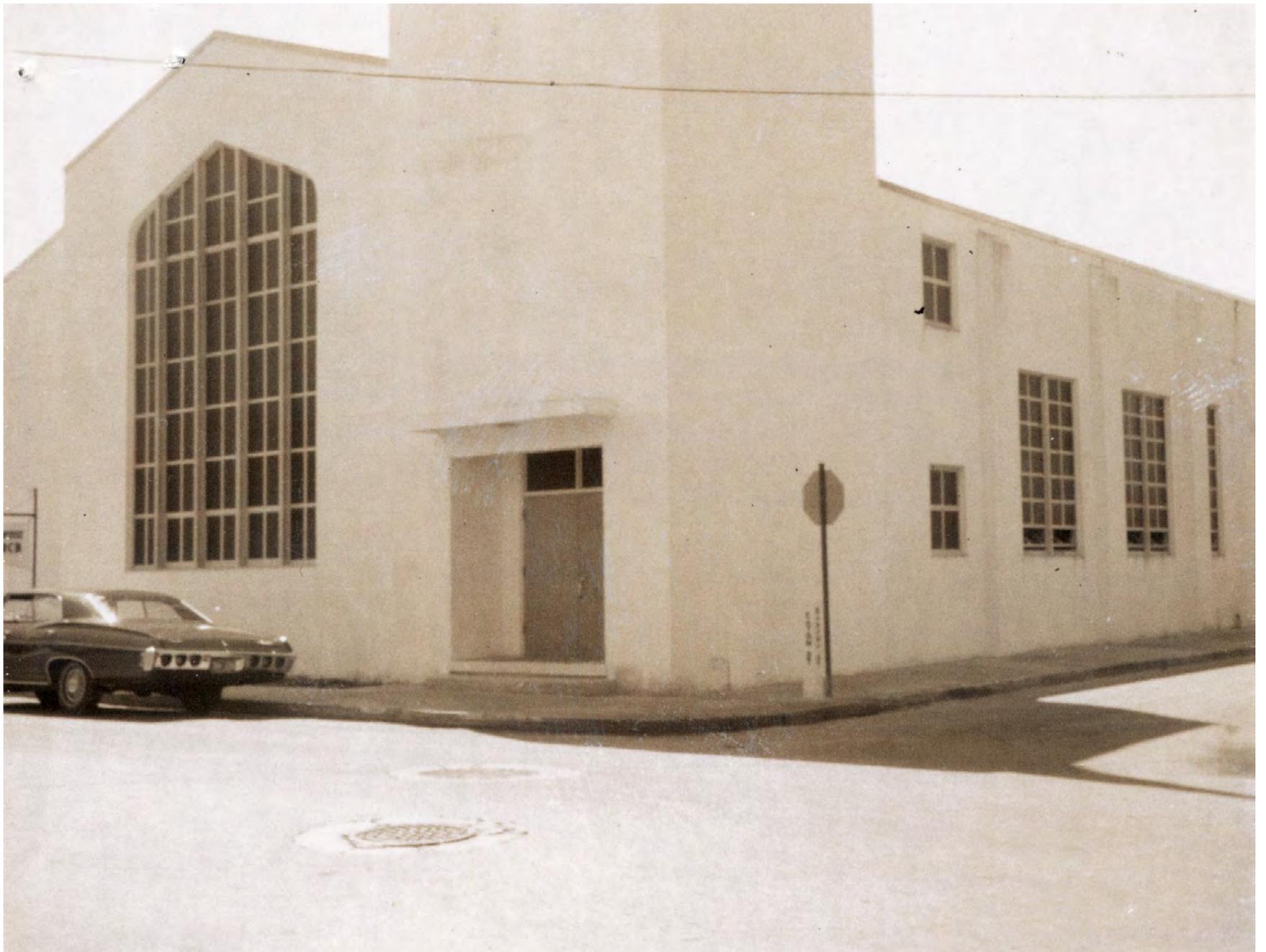
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



524 Eaton. Photo taken by Property Appraiser's Office, c.1965. Monroe County Public Library.



1960S BLD

PROPOSED DESIGN

KEY WEST THEATRE



BOX OFFICE





1

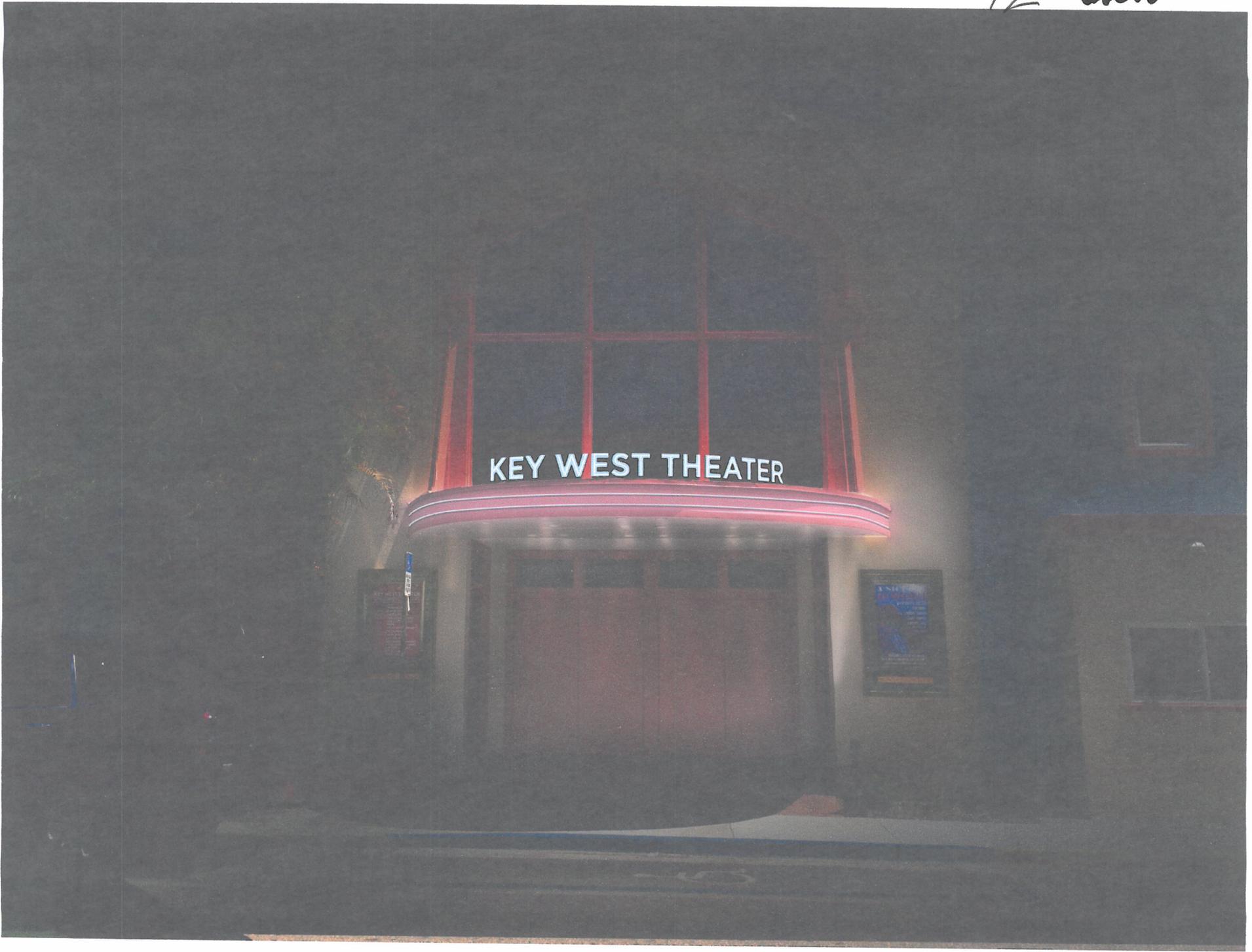
2

3

SIGNS

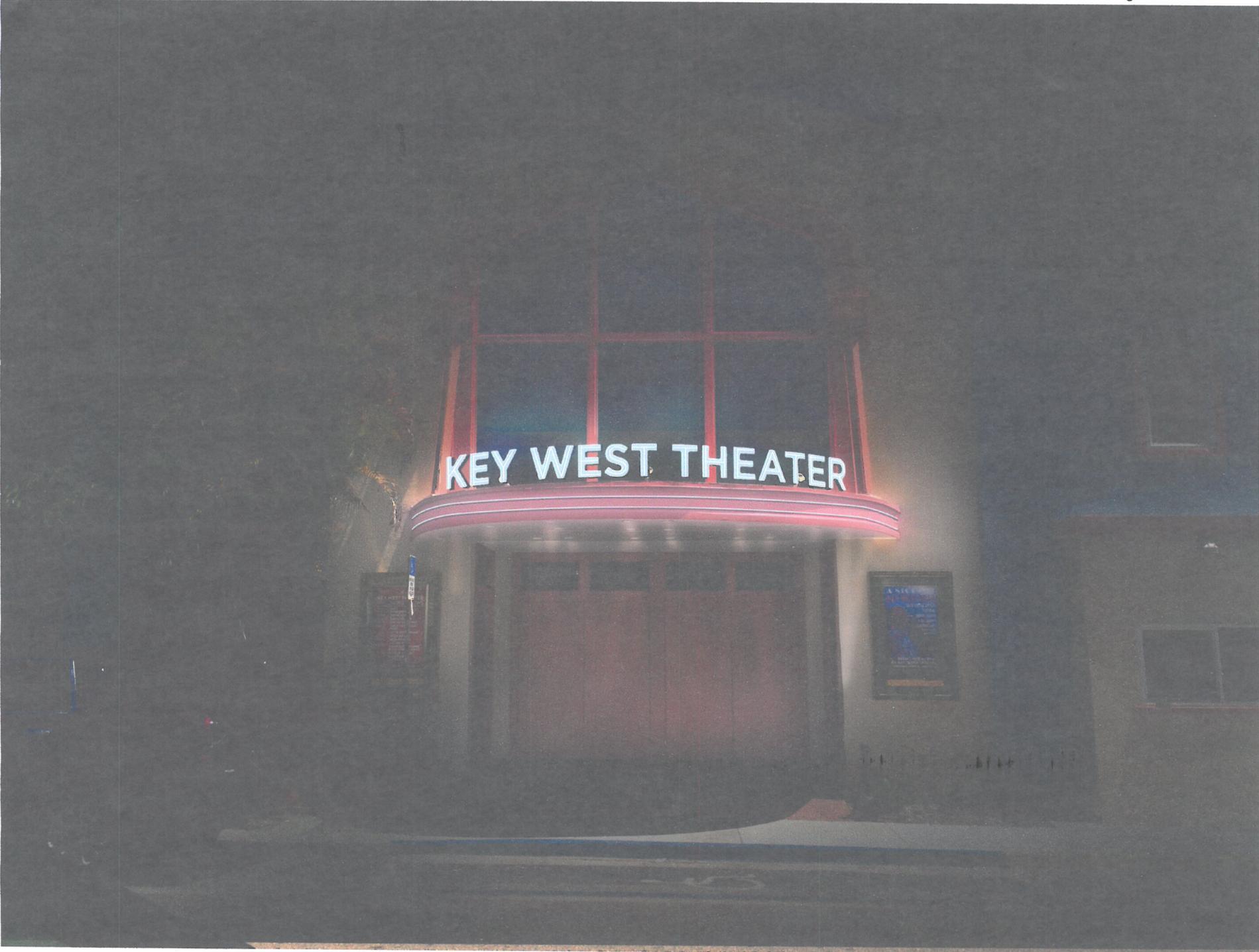
12" letters

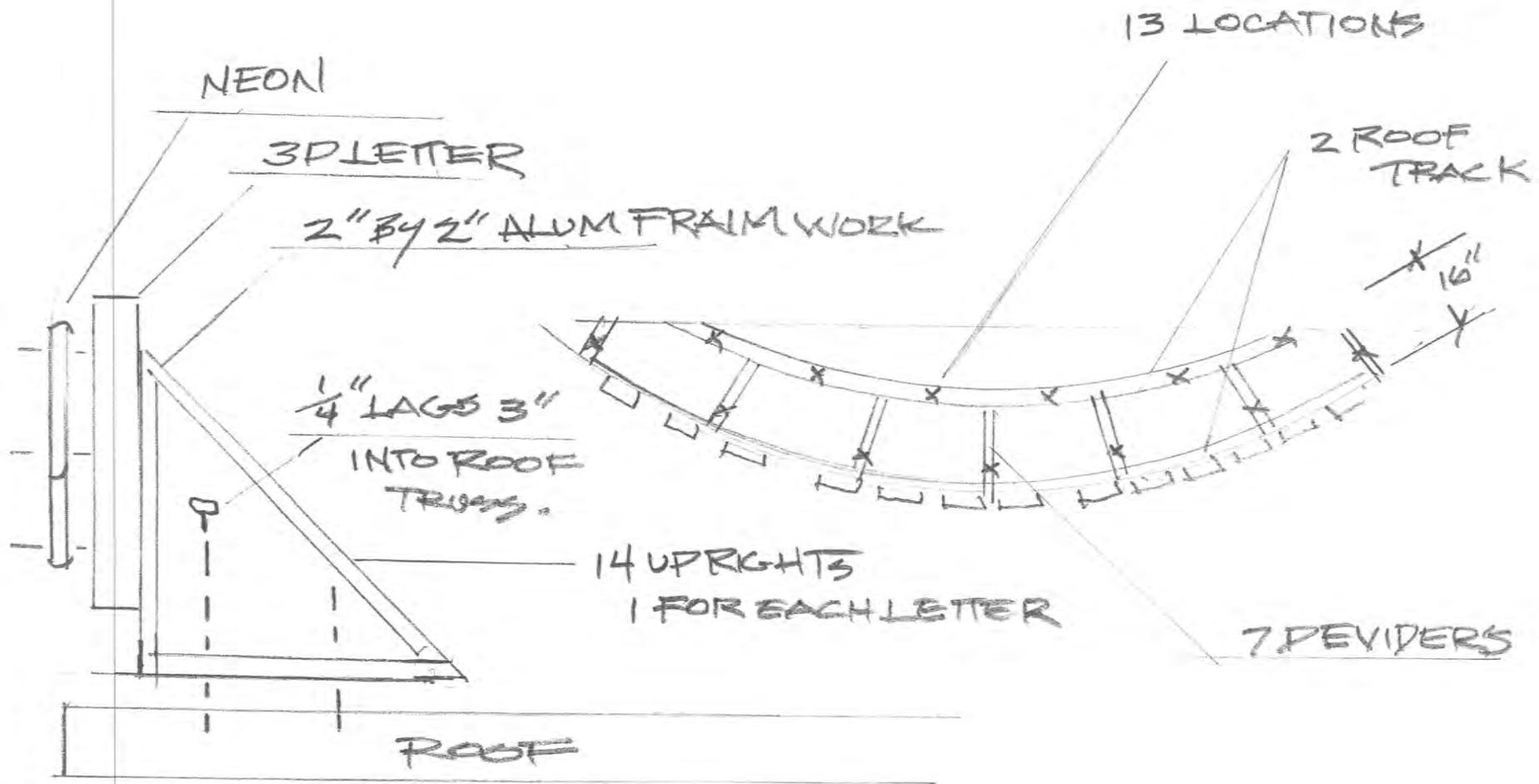
KEY WEST THEATER



18" letters

KEY WEST THEATER





KEY WEST THEATRE

15"

BLD

LBS
WALL

NEON

BOX OFFICE

HOURS

CARVED WOOD SIGN
FOR HRS

KEY WEST THEATER



~~11 TROPIC~~ 30' LETTER

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 25, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW MARQUEE 18 INCHES TALL FREESTANDING LETTERS AND TWO NEON LIGHT BLUE BANDS, COPY *KEY WEST THEATRE*. NEW MARQUEE SIGN, 4 INCHES TALL WITH COPY, *BOX OFFICE* AND ONE NEON BAND, ALL LIGHT BLUE NEON. ONE HOURS OF OPERATIONS WOOD CARVED SIGN 3 SF NO ILLUMINATION.

FOR- #512 EATON STREET

Applicant – Southernmost Signs

Application #H16-3860

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 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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: 1006734 Parcel ID: 00006500-000000

Ownership Details

Mailing Address:

TAP ALL POTENTIAL 512-524 EATON LLC
425 CAROLINE ST
KEY WEST, FL 33040-6502

Property Details

PC Code: 18 - OFFICES BUILDINGS MULTI/STORY

Millage Group: 10KW

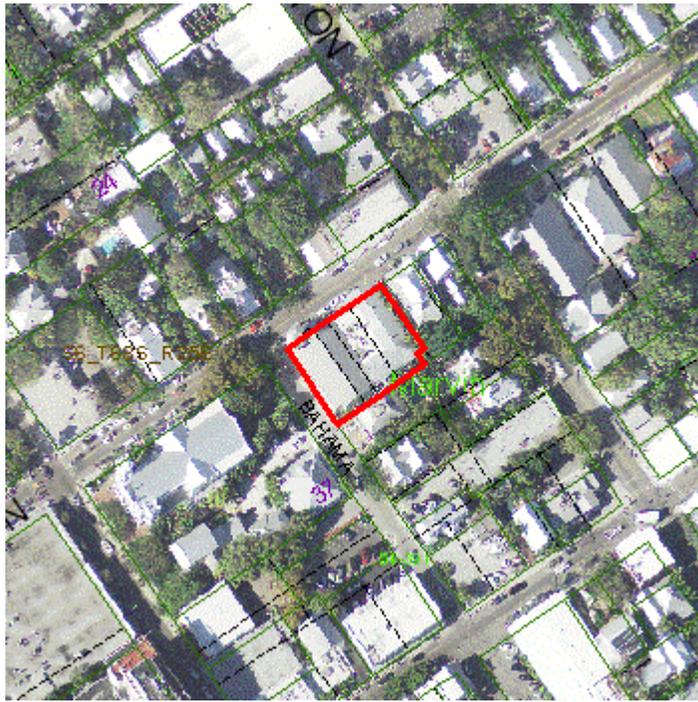
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 512 EATON ST KEY WEST
524 EATON ST KEY WEST

Legal Description: KW PT LOT 2 SQR 37 T-532 G36-106/108 OR1177-2019/22 OR1188-639/641 OR2124-1877/83(RES NO 05-204)
OR2642-397/400 OR2671-68/71C OR2760-457/460U/T

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	127	100	12,725.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 2
Total Living Area: 16470
Year Built: 1968

Building 1 Details

Building Type
Effective Age 14
Year Built 1968
Functional Obs 0

Condition A
Perimeter 482
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 15
Grnd Floor Area 6,348

Inclusions:

Roof Type
Heat 1
Heat Src 1

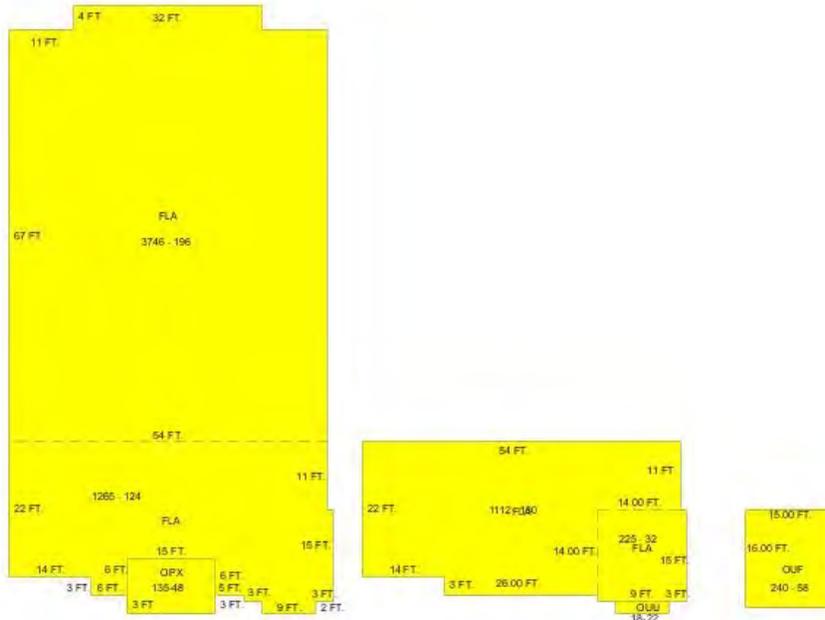
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 10

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	1990					1,265
2	OPX		1	1994					135
3	FLA		1	1994					1,112
5	OUU		1	1994					18
6	OUF		1	1994					240
7	FLA		1	1988					3,746
8	FLA		1	1988					225

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		STAGE THEATERS	100	N	N
	1613	STAGE THEATERS	100	N	Y
	1615	STAGE THEATERS	100	N	Y
	1619	STAGE THEATERS	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
444	C.B.S.	100

Building 2 Details

Building Type
Effective Age 21
Year Built 1968
Functional Obs 0

Condition A
Perimeter 600
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 26
Grnd Floor Area 10,122

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 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 17

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	<u>FLA</u>		1	1993					5,157
2	<u>FLA</u>		1	1993					4,965
3	<u>OPX</u>		1	1993					192
4	<u>OUU</u>		1	1993					18

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		OFF BLDG MULT STY-B	100	N	Y
		OFF BLDG MULT STY-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	30 SF	0	0	1993	1994	4	50
2	AC2:WALL AIR COND	1 UT	0	0	1984	1985	1	20
3	PT3:PATIO	190 SF	0	0	1998	1999	2	50
4	FN2:FENCES	444 SF	0	0	1997	1998	2	30
5	PT5:TILE PATIO	179 SF	0	0	1992	1993	5	50

Appraiser Notes

UNITY OF TITLE RECORDED AT OR2760-457 INCLUDES AKS 1006734 AND 8792239 - SENT TO APPRAISAL FOR REVIEW

PER PROPERTY OWNERS REQUEST THIS PARCEL NOW HAS RE 00006500-000100 AK 8792239 (524 EATON ST) COMBINED WITH IT. THIS COMBINATION HAS BEEN COMPLETED FOR THE 2016 TAX ROLL.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	11-4397	12/08/2011	08/13/2012	30,000	Commercial	512 EATON ST - CHANGE OUT TWO 20 TON AC SYSTEMS
1	11-4029	11/02/2011	08/13/2012	18,000	Commercial	512 EATON ST - RUN SEWER TO MAIN BOX ROUGH AND TRIM 4 LAVS,4 TOILETS,2 URINALS,2 FLOOR DRAINS,
1	12-0037	01/06/2012	08/13/2012	1,000	Commercial	512 EATON ST - INSTALL 8 SECURITY CAMERAS
1	13-0215	01/23/2013		100	Commercial	512 EATON ST - EXTEND PERMIT #99-4178 FOR FINAL INSPECTION. INSTALL A BUILT-UP MODIFIED RUBBER ROOF.
1	13-0216	01/23/2013		100	Commercial	512 EATON ST - EXTEND PERMIT #99-1329 FOR FINAL INSPECTION. INSTALL 35 SQRS OF V-CRIMP ROOFING
1	13-0218	01/23/2013		100	Commercial	512 EATON ST - EXTEND PERMIT #99-2475 FOR FINAL INSPECTION. REPLACE 30 SQS V-CRIMP ROOM
1	11-4446	12/15/2011		4,500	Commercial	512 EATON ST - INSTALL NEW ELEC. AND EMERGENCY LIGHTING FOR HALL & 2 BATHROOMS. ELECTRICAL TO BE INSTALL IN ENT AND MC TYPE ELECTRICAL RACE WAY AS APPROVED FOR PLACES OF ASSEMBLE.
1	12-0037	01/06/2012		1,000	Commercial	512 EATON ST - INSTALL EIGHT (8) SECURITY CAMERAS LOCATIONS, INCLUDING WIRING & CAMERAS INSTALLATION
2	9500070	12/01/1995	08/01/1996	1	Commercial	524 EATON ST - SIGN
2	9500093	12/01/1995	08/01/1996	1	Commercial	524 EATON ST - ELECTRICAL
2	9500094	12/01/1995	08/01/1996	1	Commercial	524 EATON ST - PLUMBING
2	9600290	01/01/1996	08/01/1996	450	Commercial	524 EATON ST - AWNINGS
2	9500096	12/01/1995	08/01/1996	3,500	Commercial	524 EATON ST - RENOVATIONS
2	9802475	02/26/1999	08/16/1999	8,600	Commercial	524 EATON ST - NEW V-CRIMP ROOF
2	9901329	04/20/1999	08/16/1999	3,500	Commercial	524 EATON ST - INSTALL 35 SQS V-CRIMP
2	9902915	09/03/1999	11/03/1999	23,000	Commercial	524 EATON ST - REMODELING INTERIOR
2	9902915	11/16/1999	12/16/1999	23,000	Commercial	524 EATON ST - REPLACE AIR CONDITIONER
2	99-3833	12/10/1999	11/25/2002	1,500	Commercial	524 EATON ST - PARTITION WALL
2	99-3833	12/10/1999	11/25/2002	1,500	Commercial	524 EATON ST - ELECTRIC
2	99-2717	02/10/2000	09/16/2002	1	Commercial	524 EATON ST - NEW DOORS AND WINDOWS
2	01-3515	10/26/2001	11/25/2002	25,000	Commercial	524 EATON ST - INSTALL DOORS AND BALCONY
2	02-2501	09/11/2002	11/25/2002	2,300	Commercial	524 EATON ST - CHANGE 7.5 TON AIR CONDITIONER
	15-3263	09/09/2015		25,000	Commercial	REPLACE 8 WINDOWS, INSTALL NEW EXTERIOR EGRESS DOOR, REMOVE TOWER ROOF STRUCTURE.
	15-4478	11/02/2015		2,000	Commercial	RENOVATE BATHROOMS AND CUT OPENING IN WALL TO ACCEPT DOUBLE DOORS.
	15-4360	10/26/2015		2,500	Commercial	PLUMBING & BATHROOM RENO.
1	M941617	05/01/1994	10/01/1994	5,200	Commercial	512 EATON ST - 1 10TON A/C
1	B941839	06/01/1994	10/01/1994	10,000	Commercial	512 EATON ST - 2 DRS,TICKET BOOTH,TOWER
1	B942150	06/01/1994	10/01/1994	850	Commercial	512 EATON ST - 70 THEATER SEATS INSULATI

1	B943420	10/01/1994	11/01/1994	900	Commercial	512 EATON ST - INTERIOR PAINTING
1	P944108	12/01/1994	10/01/1995	2,000	Commercial	512 EATON ST - 5 PLUMBING FIXTURES
1	P944183	12/01/1994	10/01/1995	2,500	Commercial	512 EATON ST - 5 ADDITIONAL FIXTURES
1	A950224	01/01/1995	10/01/1995	2,000	Commercial	512 EATON ST - 5 SQS METAL V CRIMP ROOF
1	B954085	11/01/1995	12/01/1995	450	Commercial	512 EATON ST - AWNING OVER TICKET BOOTH
1	9702883	08/01/1997	10/01/1997	1,000	Commercial	512 EATON ST - REPAIRS AT SEWER LINE
1	9802475	08/10/1998	11/03/1998	8,600	Commercial	512 EATON ST - REPLACE ROOF
1	9901278	04/20/1999	08/16/1999	9,000	Commercial	512 EATON ST - V-CRIMP ROOF
1	99-4178	02/28/1999	08/16/1999	3,000	Commercial	512 EATON ST - RUBBER ROOF
1	01-2830	08/10/2001	10/31/2005	170,000	Commercial	512 EATON ST - RENOVATE THEATER
1	04-1322	04/26/2004	10/31/2005	22,500	Commercial	512 EATON ST - LANDING AND SIDE BALCONY IN TOWER
1	05-2251	06/09/2005	10/31/2005	900	Commercial	512 EATON ST - REPLACE TWO WC'S & ONE LAV.
1	06-2862	05/10/2006	07/24/2006	3,850	Commercial	512 EATON ST - INTERIOR WORK ONLY,DYWALL
1	06-3376	06/24/2006	07/24/2006	57,500	Commercial	512 EATON ST - DEMO & DBRIS REMOVAL OF 30,00 SF OF CONCRETE FLOORS AND INTERIOR WALLS

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
2016	1,922,189	4,009	1,321,841	2,993,340	2,993,340	0	2,993,340
2015	1,023,664	201	845,852	1,541,373	1,541,373	0	1,541,373
2014	1,023,664	189	822,991	1,541,373	1,541,373	0	1,541,373
2013	1,184,158	195	781,842	1,541,373	1,541,373	0	1,541,373
2012	1,184,158	202	781,842	1,541,373	1,541,373	0	1,541,373
2011	1,197,769	208	868,713	2,066,690	1,947,570	0	2,066,690
2010	1,224,991	214	545,314	1,770,519	1,770,519	0	1,770,519
2009	1,252,213	221	587,416	1,839,850	1,839,850	0	1,839,850
2008	1,252,213	227	715,520	1,967,960	1,967,960	0	1,967,960
2007	845,818	233	715,520	1,561,571	1,561,571	0	1,561,571
2006	782,831	239	550,400	1,733,470	1,733,470	0	1,733,470
2005	782,831	246	495,360	1,278,437	1,278,437	0	1,278,437
2004	701,208	252	330,240	1,031,700	1,031,700	0	1,031,700
2003	701,208	258	220,160	921,626	921,626	0	921,626
2002	701,208	265	220,160	921,633	921,633	0	921,633
2001	701,208	39	220,160	921,407	921,407	0	921,407
2000	701,208	94	148,608	849,910	849,910	0	849,910
1999	763,947	96	148,608	912,651	912,651	0	912,651
1998	509,298	98	148,608	658,004	658,004	0	658,004
1997	509,298	101	137,600	646,999	646,999	0	646,999
1996	462,998	103	137,600	600,701	600,701	0	600,701

1995	458,898	105	137,600	596,603	596,603	0	596,603
1994	295,600	0	137,600	433,200	433,200	0	433,200
1993	295,600	0	137,600	433,200	433,200	0	433,200
1992	295,600	0	137,600	433,200	433,200	433,200	0
1991	295,600	0	137,600	433,200	433,200	433,200	0
1990	546,906	0	267,431	814,337	814,337	814,337	0
1989	546,906	0	264,285	811,191	811,191	811,191	0
1988	501,208	0	239,115	740,323	740,323	740,323	0
1987	493,438	0	137,806	631,244	631,244	631,244	0
1986	494,462	0	135,918	630,380	630,380	630,380	0
1985	485,716	0	113,265	598,981	598,981	598,981	0
1984	0	296,810	113,265	410,075	410,075	410,075	0
1983	0	296,810	56,896	353,706	353,706	353,706	0
1982	0	296,810	56,896	353,706	353,706	353,706	0

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
1/24/2014	2671 / 68	0	<u>WD</u>	<u>11</u>
7/26/2013	2642 / 397	3,500,000	<u>WD</u>	<u>05</u>
10/1/1991	1188 / 639	360,000	<u>WD</u>	<u>U</u>

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