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**Historic Architectural Review Commission  
Staff Report for Item 6**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** December 19, 2017

**Applicant:** Danette Nelson

**Application Number:** H17-03-0050

**Address:** #531 Whitehead Street

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**Description of Work:**

After-The-Fact – Installation of blue privacy film in storefront windows.

**Site Facts:**

529 and 531 Whitehead Street is a one-story mid-century commercial structure and is listed as a non-contributing structure in the survey. The building first appears on the 1962 Sanborn map and was constructed in 1958 according to the property appraiser's office. The building has two storefronts with large, clear glass window panes. Typical of many mid-century buildings, each storefront is angled.

**Guidelines Cited in Review:**

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standard 2.

Secretary of the Interior's Guidelines for Rehabilitation for Storefronts (pages 21-22).

HARC Guidelines for Windows (pages 29-30), specifically guideline 7.

**Staff Analysis**

This Certificate of Appropriateness covers an after-the-fact installation of highly reflective, blue privacy film on the entire storefront windows of 531 Whitehead. As the building is split into two storefronts, this means that the reflective film was only applied to half of the building,

### Consistency with Guidelines

1. The HARC Guidelines for windows are clear in that “window glazing shall be *clear and transparent untinted*, nonreflecting glass.” (Emphasis not added)

The blue film removes the clear, transparent and un-tinted character of the window glazing, making the project against the HARC Guidelines for windows.

2. The Secretary of the Interior’s Standards state that, “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.”

The use of clear glass in the storefront is a character-defining feature of this building. The installation of the blue film obscures that character-defining feature and takes away from the cohesion of the two nearly identical storefronts – as 529 Whitehead Street retains the clear character-defining feature of the storefront. The 1960s photograph shows that the building historically had large, clear glass in the storefront.

3. The Secretary of the Interior’s Guidelines for Rehabilitation state that it is recommended that “identifying, retaining, and preserving storefronts – and their functional and decorative features – that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.” It is not recommended “removing or radically changing storefronts – and their features – which are important in defining the overall historic character of the building so that, as a result, the character is diminished.”

The application of the blue film radically changes the feature of this building, diminishing its historic character.

The updated Secretary of the Interior’s Guidelines for Rehabilitation (released in 2017) specifies that “The storefront materials (including...clear glass...) and the configuration of the storefront are significant.”

While the current windows are not the original windows, they do carry the same characteristics of the original windows, specifically that the current windows have clear glass that is evident in the historic photograph. The application of this highly reflective, blue film takes away from the clear glass, which is a significant feature of this building.

It is staff’s opinion that the reflective, blue film is inconsistent with the guidelines, the Secretary of the Interior’s Standards for Rehabilitation., and the Secretary of the Interior’s Guidelines for Rehabilitation.

The applicant has stated that for HIPAA reasons, she must provide privacy for her clients. Staff concludes that there are other ways to create the privacy required by HIPAA – including creating private rooms for clients, while keeping a small lobby space (as evident by the neighboring yoga

studio at 529 Whitehead). An even simpler solution would be to install interior curtains (as seen in the 1960s photograph) or to build an interior screening system that is separate from the windows.

## Storefronts

Storefronts are quite often the focus of historic commercial buildings and can thus be extremely important in defining the overall historic character. Because storefronts also play a crucial role in a store's advertising and merchandising strategy to draw customers and increase business, they are often altered to meet the needs of a new business. Particular care is required in planning and accomplishing work on storefronts so that the building's historic character is preserved in the process of rehabilitation.

### Recommended

**Identifying, retaining, and preserving** storefronts—and their functional and decorative features—that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

**Protecting and maintaining** masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

**Protecting** storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.

**Evaluating** the overall condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

**Repairing** storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.

**Replacing** in kind an entire storefront that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

### Not Recommended

Removing or radically changing storefronts—and their features—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the storefront so that it appears residential rather than commercial in character.

Removing historic material from the storefront to create a recessed arcade.

Introducing coach lanterns, mansard overhangings, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.

Changing the location of a storefront's main entrance.

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of storefront features results.

Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged through exposure to weather or through vandalism.

Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

Failing to undertake adequate measures to assure the preservation of the historic storefront.

Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

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The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

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Recommended

Not Recommended

**Design for Missing Historic Features**

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building. Such new design should generally be flush with the facade; and the treatment of secondary design elements, such as awnings or signs, kept as simple as possible. For example, new signs should fit flush with the existing features of the facade, such as the fascia board or cornice.

Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

Using new illuminated signs; inappropriately scaled signs and logos; signs that project over the sidewalk unless they were a characteristic feature of the historic building; or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

## STOREFRONTS

## RECOMMENDED

*Identifying, retaining, and preserving* storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later, non-significant alterations can help reveal the historic character of the storefront.

Retaining later, non-original features that have acquired significance over time.

## NOT RECOMMENDED

Removing or substantially changing storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the storefront so that it has a residential rather than commercial appearance.

Introducing features from an earlier period that are not compatible with the historic character of the storefront.

Changing the location of the storefront's historic main entrance.

Replacing or covering a glass transom with solid material or inappropriate signage, or installing an incompatible awning over it.

Removing later features that may have acquired significance.



[28] This new storefront, which replaced one that was missing, is compatible with the historic character of the building.

# 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 # 17-003-00050	REVISION #	INITIAL & DATE 11/2/17 Hille
FLOOD ZONE	ZONING DISTRICT	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:

531 Whitehead Street	
	PHONE NUMBER
	EMAIL
Danette Nelson	
305 395 8245	
909 United St.	
danettenelson@hotmail	
Key West, Fla 33040	
Danette Nelson	DATE 11-3-17

**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: I own a business-(medical spa) "Iris in the Keys" we provide medical services and are required to provide privacy for our clients per HIPPA regulations. I am requesting  
MAIN BUILDING: approval from HARC to keep the privacy film on the window.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Oper: KEYWGRF Type: BF Drawer: 1  
Date: 11/06/17 58 Receipt no: 2193  
2017 300050  
PT \* BUILDING PERMITS-NEW  
1.00 \$800.00  
Trans number: 3118631  
VM VISA/MASTERC \$800.00  
Trans date: 11/06/17 Time: 14:38:33

44410/7999



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](mailto:HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S):

PAVERS:

FENCES:

DECKS:

PAINTING:

SITE (INCLUDING GRADING, FILL, TREES, ETC):

POOLS (INCLUDING EQUIPMENT):

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

OTHER:

OFFICIAL USE ONLY:

HARC COMMISSION REVIEW

EXPIRES ON:

MEETING DATE:

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

FIRST READING FOR DEMO:

SECOND READING FOR DEMO:

HARC STAFF SIGNATURE AND DATE:

HARC CHAIRPERSON SIGNATURE AND DATE:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)  
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT  
1300 White Street • Key West, Florida 33040-4602 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

#17-03-05

NOV 06 2017

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM  
FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	\$400.00	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$400 x 2	HF

TOTAL OF APPLICATION FEE: \$ 800

Comments:

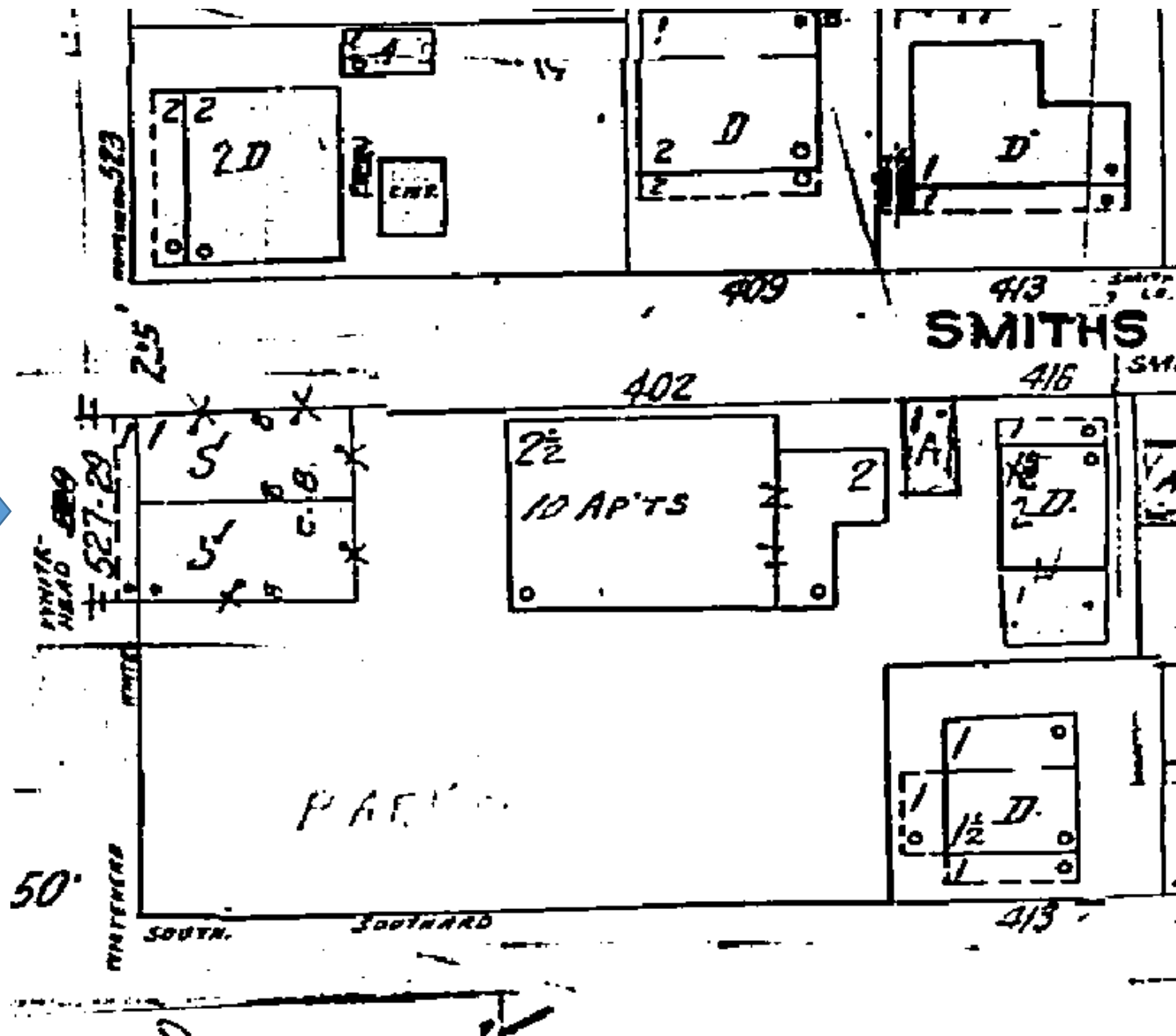
Project is After-the-Fact

Date of Pre-Application Meeting: 11/6/2017

By Staff: Kelly

Oper: KEYWGRC Type: BP Drawer: 1  
Date: 11/06/17 58 Receipt no: 2183  
2017 300050  
PT \* BUILDING PERMITS-NEW  
1.00 \$800.00  
Trans number: 3118631  
VN VISA/MASTERC \$800.00  
Trans date: 11/06/17 Time: 14:38:33

# SANBORN MAPS



1962 Sanborn Map

# PROJECT PHOTOS





Property Appraiser's Photograph, c.1965. Monroe County Public Library.



**IVs IN THE KEYS**  
Essential Hydration Therapy

305.395.8245

551

**RECOVERY INFUSION**  
Hangover Relief  
Common Cold & Flu Symptoms  
Food Poisoning  
Allergy Relief  
Body Aches  
Headaches

**ENERGY INFUSION**  
Increases Athletic Performance to  
Achieve Maximum Output & Recovery

**ANTI-AGING INFUSION**  
Prevents & Reverses  
Effects of Free Radicals  
Rejuvenates Skin, Hair & Nails  
Detoxifies the Body

**IVs IN THE KEYS**  
Essential Hydration Therapy

**MEDICAL SPA**

Open 7 days a week 9:30 am - 6:00 pm  
After hours available by appointment:  
305-395-8245  
WALK-INS WELCOME

**MYERS COCKTAIL**  
"VITAMIN INFUSION"  
Powerful Blend of Vitamins & Minerals  
Chronic Fatigue Syndrome

**CHICKEN NOODLE SOUP**  
"IMMUNITY INFUSION"  
Expedite Healing Process  
& Increase Immunity

**VITAMIN B12/B6**  
Boosts Immune System, Increases Energy,  
Regulates Mood, Sleep & Appetite

**GLUTATHIONE**  
Master Anti-Oxidant, Detoxifies the Body

**MIC WITH B12**  
Facilitates Weight Loss & Boosts Energy

**OXYGEN**

HOT  
YOGA

529

HOT  
YOGA  
BARRE  
CLASSES

YOGA  
BARRE  
CLASSES









529

531

IVs IN THE KEYS  
Essential Hydration Therapy  
Medical Spa  
Open 7 days a week 9:00 am - 6:00 pm  
After hours available by appointment  
904-268-9646  
WALK-IN WELCOME

IVs IN THE KEYS  
Essential Hydration Therapy

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Medical Spa  
Open 7 days a week 9:00 am - 6:00 pm  
After hours available by appointment  
904-268-9646  
WALK-IN WELCOME



531

**IVs IN THE KEYS**  
Essential Hydration Therapy  
MEDICAL SPA - DR. KIM BLY  
PHYSICIAN: DR. KIM BLY  
Nurse: J. CHRISTINE GARNETT, RN, B.S.

**"RECOVERY INFUSION"**  
Hangover Relief  
Common Cold & Flu Symptoms  
Food Poisoning  
Allergy Relief  
Body Aches  
Headaches

**"ENERGY INFUSION"**  
Increases Athletic Performance to  
Achieve Maximum Output & Recovery

**"ANTI-AGING INFUSION"**  
Prevents & Reverses  
Effects of Free Radicals  
Rejuvenates Skin, Hair & Nails  
Detoxifies Vital Organs

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Essential Hydration Therapy

**MEDICAL SPA**  
Open 7 days a week 9:30 am - 5:00 pm  
After hours available by appointment:  
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Powerful Blend of Vitamins & Minerals  
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**"IMMUNITY INFUSION"**  
Flu-fighting Power  
Essential Hydration Therapy

**"HYDRATION INFUSION"**  
Boosts immune system, increases  
Regulates Mood, Sleep & Appetite

**"ANTI-AGING INFUSION"**  
Minimizes Anti-Oxidant, Detoxifies  
Essential Hydration Therapy

**"WELLNESS INFUSION"**  
Facilitates Weight Loss & Body  
Essential Hydration Therapy

**AVENUE**





529

531



**IVs IN THE KEYS**  
Essential Hydration Therapy  
ARTIFICIAL-ISM  
Open 7 days a week 9:00 am - 6:00 pm  
All procedures available by appointment  
888-225-8888

**IVs IN THE KEYS**  
Essential Hydration Therapy

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888-225-8888



Neighboring business at 529 Whitehead Street – Located within the same building



531

**IVs IN THE KEYS**  
Essential Hydration Therapy

MEDICAL DIRECTOR - DR. KRIS BLY  
OWNER / OPERATOR - DANETTE NELSON R.N.

**OPEN**

**DUAL CRAWL CURE ALL**  
"RECOVERY INFUSION"

Hangover Relief  
Common Cold & Flu Symptoms  
Food Poisoning  
Allergy Relief  
Body Aches  
Headaches

**GYM BAG**

"ENERGY INFUSION"

Increases Athletic Performance to  
Achieve Maximum Output & Recovery

**FOUNTAIN OF YOUTH**

"ANTI-AGING INFUSION"

Prevents & Reverses  
Effects of Free Radicals  
Rejuvenates Skin, Hair & Nails  
Detoxifies Vital Organs

**IVs IN THE KEYS**  
Essential Hydration Therapy

305.395.8245

**IVs IN THE KEYS**  
Essential Hydration Therapy

**MEDICAL SPA**

Open 7 days a week 9:30 am - 5:00 pm

After hours available by appointment  
305-395-8245

WALK-INS WELCOME

**WATER COCKTAIL**

"VITAMIN INFUSION"

Powerful Blend of Vitamins & Minerals  
Chronic Fatigue Syndrome

**ADJUTANT ADJUTANT**

"IMMUNITY INFUSION"

Expedite Healing Process  
& Increase Immunity

**VITAMIN B12**

Boosts Immune System, Improves Sleep  
Regulates Mood, Sleep & Appetite

**GLUTATHIONE**

Master Anti-Oxidant. Detoxifies the Body

**MIG WITH B12**

Facilitates Weight Loss & Boosts Energy

**GLUTATHIONE**

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**IVs IN THE KEYS**  
Essential Hydration Therapy

MEDICAL DIRECTOR - DR. KRIS ELY  
OWNER / OPERATOR - DANETTE NELSON R.N.

OPEN

**DUAL GAVEL CURE ALL**

**"RECOVERY INFUSION"**

Hangover Relief  
Common Cold & Flu Symptoms  
Food Poisoning  
Allergy Relief  
Body Aches  
Headaches

**GYM BAG**

**"ENERGY INFUSION"**

Increases Athletic Performance to  
Achieve Maximum Output & Recovery

**FOUNTAIN OF YOUTH**

**"ANTI-AGING INFUSION"**

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Essential Hydration Therapy

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After hours available by appointment:  
305-395-8245

WALK-INS WELCOME

**WATER COOLER**

**"VITAMIN INFUSION"**  
Powerful Blend of Vitamins & Minerals  
Chronic Fatigue Syndrome

**CHICKEN NOODLE SOUP**

**"IMMUNITY INFUSION"**  
Expedite Healing Process  
& Increase Immunity

**WEIGHT LOSS**

Boosts Immune System, Increases Energy  
Regulates Mood, Sleep & Appetite

**GLUTATHIONE**

Master Anti-Oxidant, Detoxifies the Body

**MIC WITH B12**

Facilitates Weight Loss & Boosts Energy

**ONLY 150**



531

IVs IN THE KEYS  
Essential Hydration Therapy

MEDICAL DIRECTOR - DR. KAS ELY  
OWNER / OPERATOR - SHARLETTE NELSON R.N.

OPEN

**"RECOVERY INFUSION"**

Hangover Relief  
Common Cold & Flu  
Food Poisoning  
Allergy Relief  
Baby Aches  
Headaches

**"ENERGY INFUSION"**

Increases Athletic Performance to  
Achieve Maximum Output & Recovery

**"ANTI-AGING INFUSION"**

Prevents & Reverses  
Effects of Free Radicals  
Rejuvenates Skin, Hair & Nails  
Detoxifies Vital Organs

IVs IN THE KEYS  
Essential Hydration Therapy

**MEDICAL SPA**

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WALK-INS WELCOME

**"VITAMIN INFUSION"**  
Powerful Blend of Vitamins & Minerals  
Chronic Fatigue Syndrome

**"IMMUNITY INFUSION"**  
Expert Healing Process  
& Boosts Immunity

Boosts Immune System, Increases Energy  
Regulates Mood, Sleep & Appetite

**"DETOX INFUSION"**  
Master Anti-Cancer Agent, Detoxifies the Body

**"B12 INFUSION"**  
Facilitates Energy & Boosts Energy







# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 19, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER-THE-FACT – INSTALLATION  
OF BLUE PRIVACY FILM IN  
STOREFRONT WINDOWS.**

**FOR- #531 WHITEHEAD STREET**

**Applicant – Danette Nelson**

**Application #H17-03-0050**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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





qPublic.net™

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** 00010000-000000  
**Account #** 1010278  
**Property ID** 1010278  
**Millage Group** 10KW  
**Location** 529 WHITEHEAD ST , KEY WEST  
**Address**  
**Legal** KW PT LOT 4 SQR 51 G39-176/77 OR825-328D/C OR833-1064D/C  
**Description** OR833-2178/79WILL CASE81-186-CP-12 OR971-642/45 OR1523-45/49  
OR2049-1009T/C OR2155-918/19 OR2453-1806/07 OR2694-2491/92  
(Note: Not to be used on legal documents)  
**Neighborhood** 32020  
**Property Class** STORE (1100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



### Owner

531 WHITEHEAD STREET LLC  
 32 HILTON HAVEN RD APT6  
 KEY WEST FL 33040

### Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$105,981	\$115,522	\$120,694	\$137,612
+ Market Misc Value	\$5,136	\$5,383	\$4,788	\$4,450
+ Market Land Value	\$444,141	\$444,639	\$444,639	\$430,744
= Just Market Value	\$555,258	\$565,544	\$570,121	\$572,806
= Total Assessed Value	\$555,258	\$565,544	\$570,121	\$531,176
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$555,258	\$565,544	\$570,121	\$572,806

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	2,393.00	Square Foot	37	64.7

### Commercial Buildings

**Style** 1 STORY STORES / 11C  
**Gross Sq Ft** 1,440  
**Finished Sq Ft** 1,440  
**Perimeter** 0  
**Stories** 1  
**Interior Walls**  
**Exterior Walls** C.B.S.  
**Quality** 400 ()  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** C.B.S.  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**  
**Full Bathrooms** 2  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1958  
**Year Remodeled** 0

Effective Year Built 1990  
Condition AVERAGE

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1989	1990	1	1 UT	1
TILE PATIO	2007	2013	1	750 SF	1

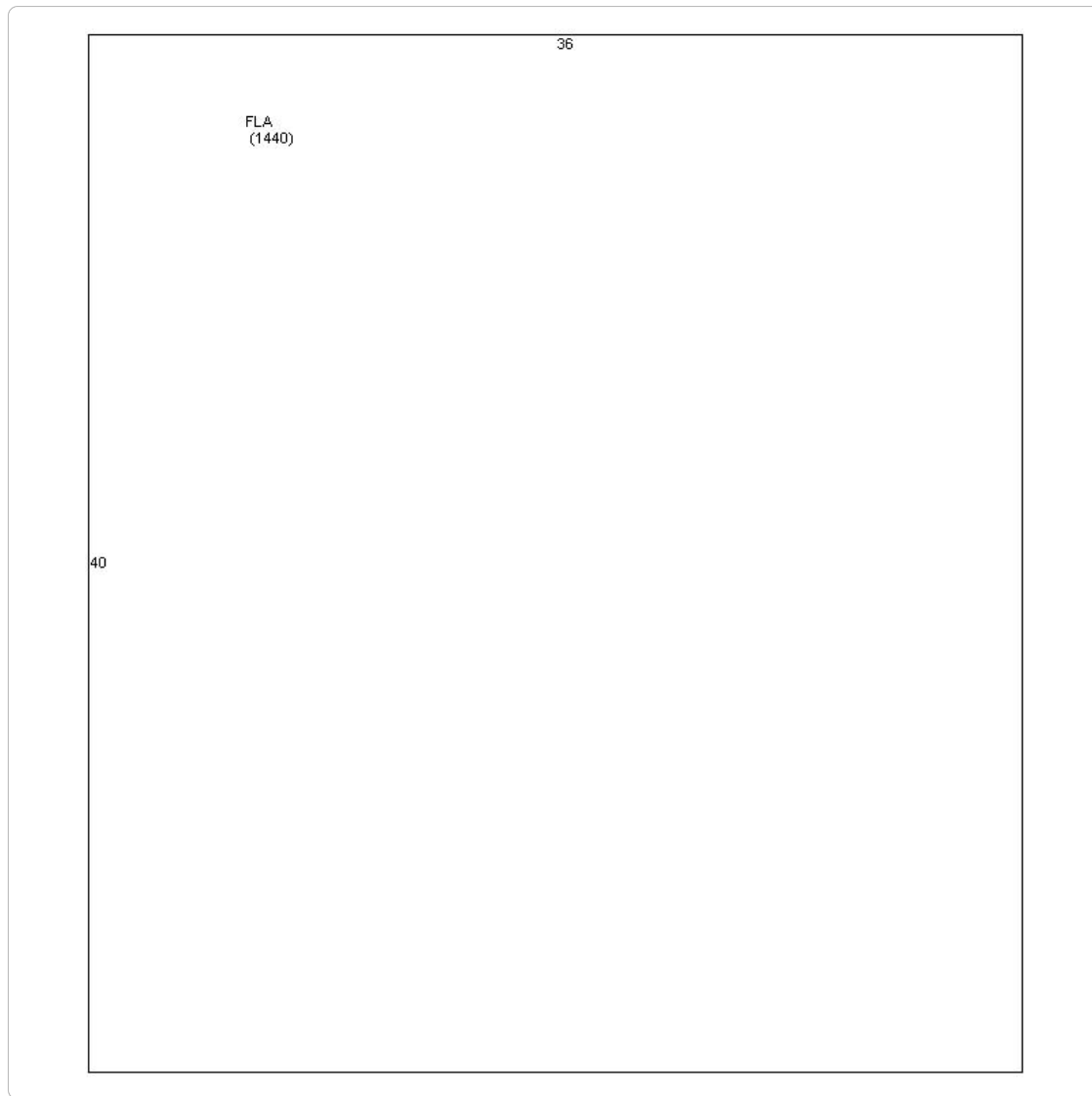
### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/18/2014	\$455,000	Warranty Deed		2694	2491	01 - Qualified	Improved
2/19/2010	\$325,000	Warranty Deed		2453	1806	01 - Qualified	Improved
9/30/2004	\$380,000	Warranty Deed		2049	1009	K - Unqualified	Improved

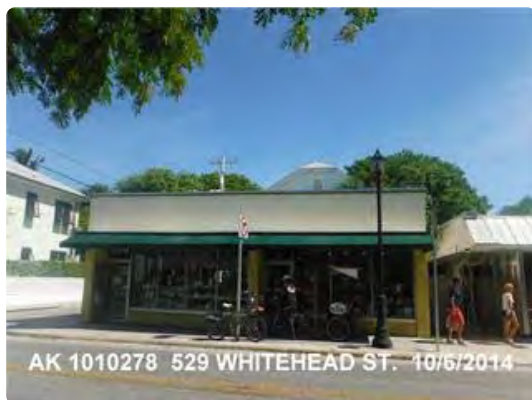
### Permits

Number ⬇	Date Issued ⬇	Date Completed ⬇	Amount ⬇	Permit Type ⬇	Notes ⬇
13-1625	10/22/2013		\$850	Commercial	INSTALL NEW CONCRETE SLAB FOR TANK. ERECT NEW PICKET FENCE 48" HIGH AROUND NEW CONCRETE SLAB.
13-4421	10/15/2013		\$719	Commercial	INSTALL SECURITY ALARM. INSTALL SMOKE/HEAT AND CARBON MONOXIDE DETECTOR.
13-0442	2/5/2013		\$1,500	Commercial	2 PULL STATIONS, 1 DUCT DETECTOR, 5 STROBE LIGHTS, AND 5 SPEAKER/STROBES
13-0351	2/1/2013		\$35,000	Commercial	INSTALL 480V 3PH PANEL, 3 PH PANEL BOARD, NEW LIGHTING FIXTURES
13-0296	1/28/2013		\$30,000	Commercial	LOWER DRAIN AND CONNECT TO TAP, NEW CONSTRUCTION TO 3 BATHS, 3 LAVS, 1 HAND SINK, 1 WATER COOLER
12-3789	10/18/2012	12/31/2012	\$1,300	Commercial	INSTALL 3 SIGNS IN FRONT AND SIDE OF BUILDING
12-3266	9/17/2012	12/31/2012	\$225	Commercial	INSTALL WIRELESS SECURITY SYSTEM WITH TWO (2) CONTACTS AND TWO (2) MOTION DETECTORS
12-2016	6/12/2012	12/31/2012	\$6,000	Commercial	REMOVE EXT. PARTITION WALLS, REFRAME FRONT PARTITION WALL TO INCORPORATE NEW DOOR SYSTEM, NEW TRIM.
07-3685	8/16/2007		\$6,080	Commercial	PAINT EXTERIOR OF BUILDING,INSTALL 750SF PAVERS
07-0126	2/14/2007		\$8,500	Commercial	INSTALL NEW ELECTRIC FOR 2ND A/C.NEW PANEL
07-0696	2/14/2007		\$1,500	Commercial	REPLACE THE EXISTING SEWER LINE
07-0125	1/31/2007		\$5,500	Commercial	MOVE EXISTING BAYH & CONVERT TO NEW ADA BATH.ADD SINK IN BREAK ROOM
07-0123	1/30/2007		\$31,516	Commercial	RENOVATION TO EXIATING OFFICE INTERIOR WORK
06-6152	11/14/2006		\$10,250	Commercial	INSTALL 16 SQS OF COOLEY C-3 WHITE ROOFING
05-4635	10/17/2005	12/22/2005	\$50,000	Commercial	REPLACE 150LF CONCRETE TIE BEAM & PARAPET WALK & PAINT EXTERIOR
04-2730	8/19/2004	11/18/2004	\$9,000	Commercial	REROOF FLAT ROOF
99-4043	12/30/1999	8/16/2000	\$2,700	Commercial	HURRICANE PANELS
99-0445	2/4/1999	12/4/1999	\$6,300	Commercial	NEW BUILTUP ROOF
99-0417	2/3/1999	12/4/1999	\$9,400	Commercial	EXTERIOR STUCCO REPAIRS

### Sketches (click to enlarge)



### Photos



## Map



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

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

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