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**Historic Architectural Review Commission  
Staff Report for Item 2**

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

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** March 26, 2019

**Applicant:** FMH Contractors

**Application Number:** H2019-0002

**Address:** #291 Front Street

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**Description of Work:**

Change existing wood doors to aluminum display windows on north façade at Building 1.

**Site Facts:**

Building #1, also known as the Naval Coal Depot and Storehouse and the United States Coast Guard Headquarters, was constructed from 1856 till 1861. The building served multiple purposes from warehouse to naval administration until it was transferred to the Department of Commerce in 1932. The structure was used as office for the 7<sup>th</sup> Lighthouse District until 1939, when the Lighthouse Service became part of the United States Coast Guard. The building was used as the Key West Station Headquarters for the Coast Guard.

The large building is the oldest brick building in Key West, and features architectural details such as buttressed brick piers, arched window recesses, a cupola with a lookout, metal tile gable roof, and brick corbeling. The brick was stuccoed and painted a tint of yellow-brown.

The building was added individually to the National Register of Historic Places in 1973.

This project was reviewed at the March 2019 HARC meeting and was postponed by the Commission for a redesign.

### **Guidelines Cited in Review:**

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 1 and 6.

Secretary of the Interior's Guidelines for Rehabilitation (pages 103-115), specifically the guidelines for "Designing the Replacement for Missing Historic Features" under Windows and Entrances and Doors.\*

[http://www.cityofkeywest-fl.gov/egov/documents/1517343066\\_39989.pdf](http://www.cityofkeywest-fl.gov/egov/documents/1517343066_39989.pdf)

Guidelines for Windows\* (pages 29-30), specifically guidelines 2 and 3.

Guidelines for Entrances, Porches, and Doors\* (pages 32-33), specifically guidelines 3 and 5.

\*Originally this elevation of the building had alternating archways with either solid brick or steel louvers. Sometime after 1910, the steel louvers were removed, and each recessed archway had rectangular windows installed. In the 1980s or early 1990s, 12 of the 16 windows on the north elevation were converted into doors. Thus, staff is citing all those sections for review.

### **History and Evolution of the Building**

Originally, the building was designed with alternating recessed archways on its side elevations that had either solid walls of brick or steel louvers.



In the 1920s, the steel louvers on the sides were removed, and from photographic evidence, it appears that window fenestrations were installed in each recessed archway. The openings that were created were of differing sizes and heights, as if they were installed purely for function without considering the architecture of the building.



Staff believes that there might have been wood windows behind the steel louvers originally, as the front elevation contains historic 12/12 wood windows behind the steel louvers. Also, the recessed archways with the steel louvers have operable, fanlight windows in the arch. A postcard from the 1940s and a photo from the 1950s documents the fanlight windows above a three-light awning window, which is very similar to what exists today.





Photographs from the 1960s and 1970s show that the side elevations (the north and south façades) had 2/2 wood windows in some of the openings (as well as glass block). At some point, in the 1980s or 1990s, 9/9 wood windows were installed on the south façade and the window openings on the north façade that are behind the Aquarium building. The rest of windows on the north façade were replaced with wood full-lite doors. At some point, two-light transom windows were installed over some of the doors on the north façade.

In the rear, the steel louvers were removed, and currently 8/8 wood windows are installed. In general, most of the non-historic wood windows and doors are deteriorated and need repair or replacement. The historic 12/12 wood windows appear to be in good condition.

### **Staff Analysis**

This project was originally presented at last month's HARC meeting. The Commission asked the applicant to revise the design of the proposed aluminum storefront windows on the north elevation to emphasize the verticality of the recessed archways. Members of the Commission stated that they would support aluminum windows in this case.

The applicant has provided a sample window, which shows that the outside of the window will have a matte aluminum finish. The sample is black, but staff's understanding is that the applicant is proposing white. The sample does not reflect exactly what the applicant is proposing, as they want the mullion to extend all the way to the bottom of the window and for the mullion to protrude at the exact distance as the window frame.

### **Consistency with Guidelines**

The guidelines are clear replacement and repairs to windows and doors should match the original fabric, and staff opines that the original fabric most likely would have been wood windows with steel louvers. At the March HARC meeting, some of the Commissioners stated that they would approve aluminum.

The Commission also emphasized the importance of the proposed alterations reinforcing the vertical character of the structure. The Secretary of the Interior's Guidelines for Rehabilitation state that the replacement of missing features "may be an accurate restoration based on documentary and physical evidence...or it may be a new design that is compatible with the size, scale, material, and color of the historic building" (Page 112). The proposed design of a window with a mullion down the middle more emphasizes the verticality of the recessed archways. Staff finds the new proposal compatible with the scale and architecture of the building.

### **Recommendations**

Staff finds that the applicant revised the proposal to match what the Commissioners asked for at the March meeting, creating a more vertical oriented design that is similar to the existing doors. Since some of the Commissioners stated that they were okay with aluminum, the applicant is still proposing aluminum with a matte finish.



Staff still has concerns over the other openings of the building. Should replacement windows on the rest of the building be allowed to be made of aluminum? Staff still feels that this would be a good time to address the style, material, and configuration of replacement windows and doors for the entirety of the building to create a more cohesive appearance.

# 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 # 2019-0002	REVISION #	INITIAL & DATE mm ll/2019
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:

291 Front Street	
Old Town Trolley Tours of Washington	PHONE NUMBER 305-292-8912
301 Front Street, Ste 107	EMAIL
Key West, FL 33040	
FmH Builders, Inc.	PHONE NUMBER 305-879-9704
P.O. Box 4801	EMAIL Mercy@fmhbuilders.com
Key West, FL 33040	
Micknala	DATE 1-15-19

**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: Propose to remove & replace doors with new impact clear windows aluminum 6' x 6' - 8". Side of building.

MAIN BUILDING: Propose to remove existing doors. Replace with impact aluminum door with white frame.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):



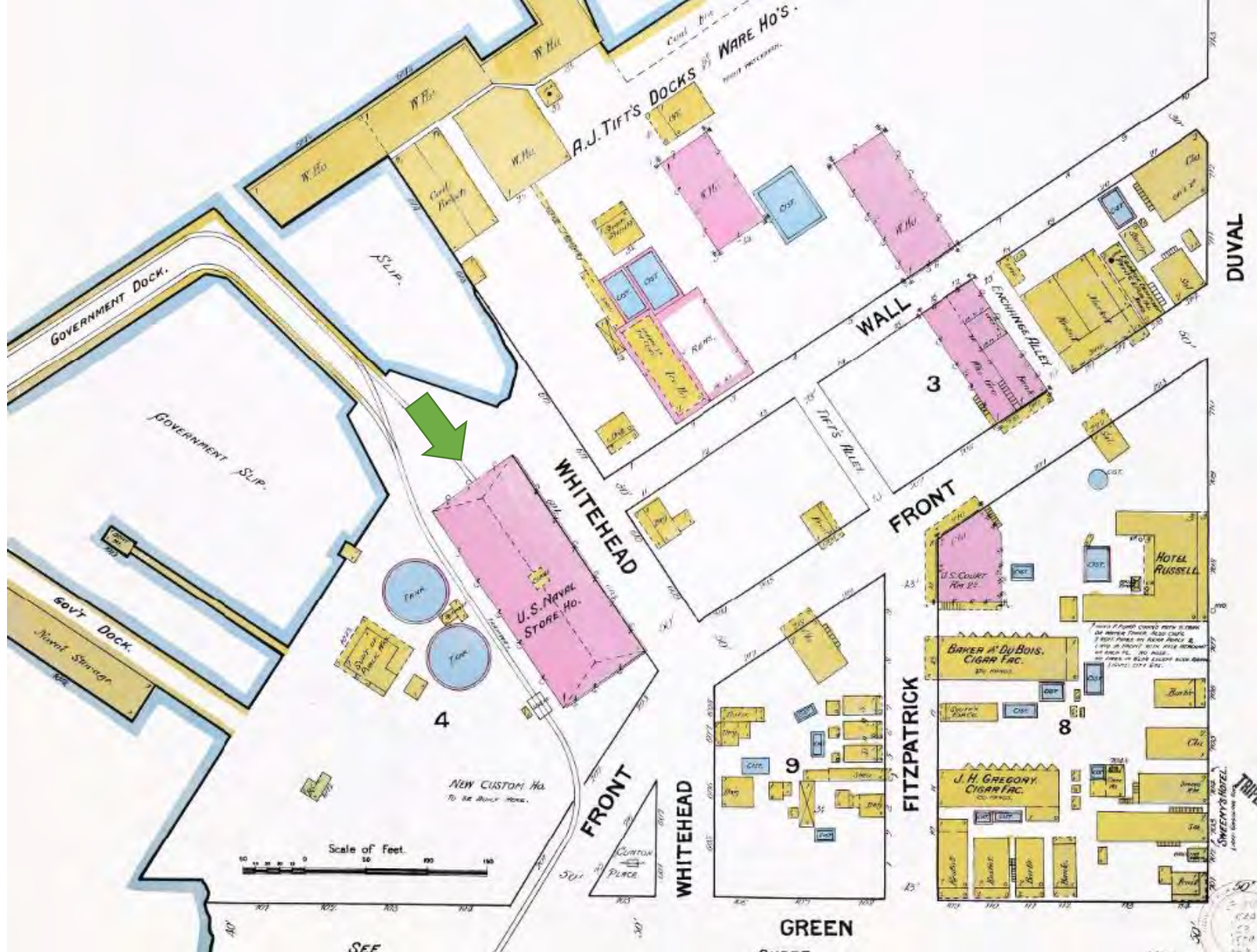
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO [HARC@CITYOFKEYWEST-FL.GOV](mailto:HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC.):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>		<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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:	

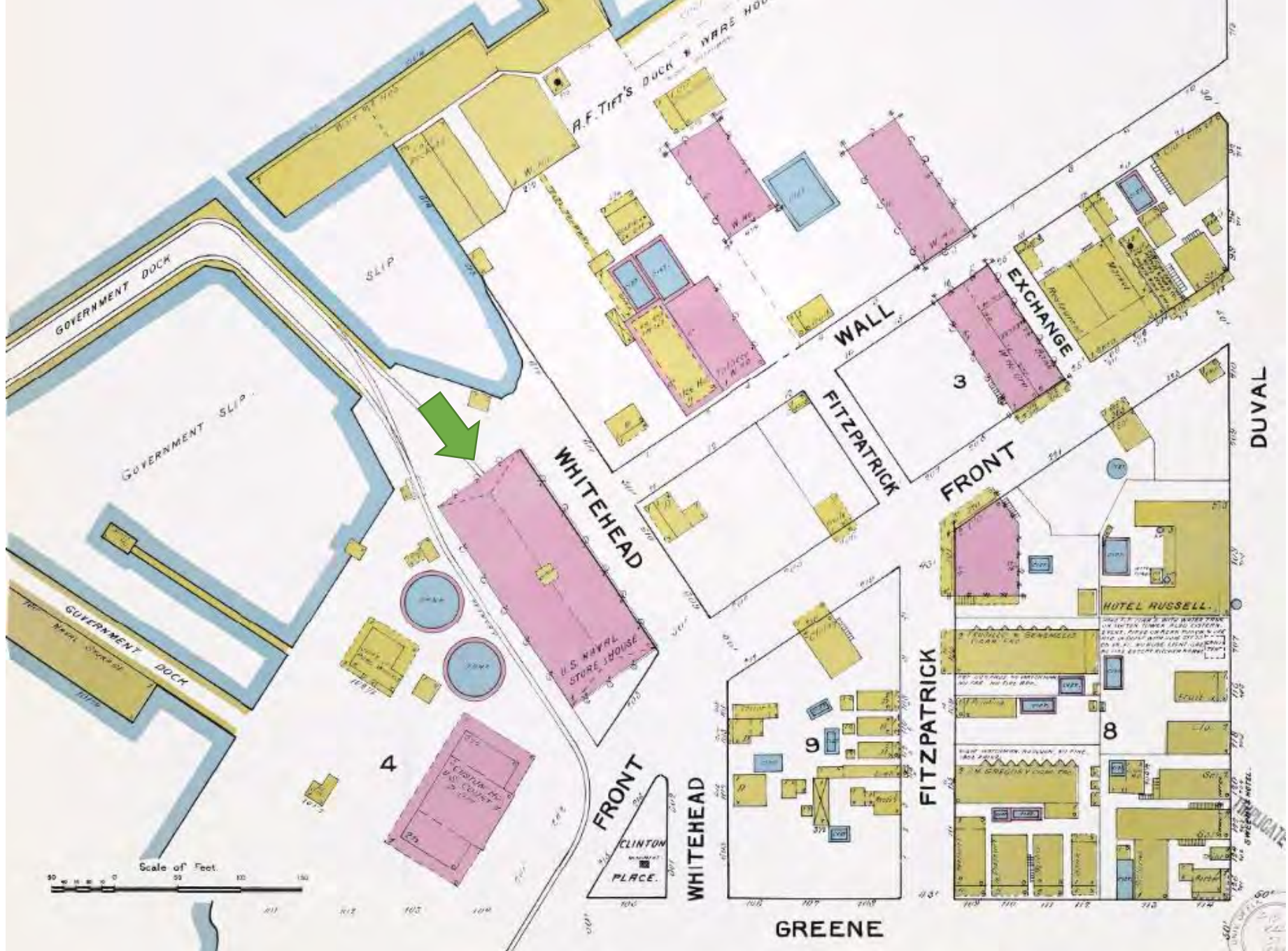
**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

# SANBORN MAPS



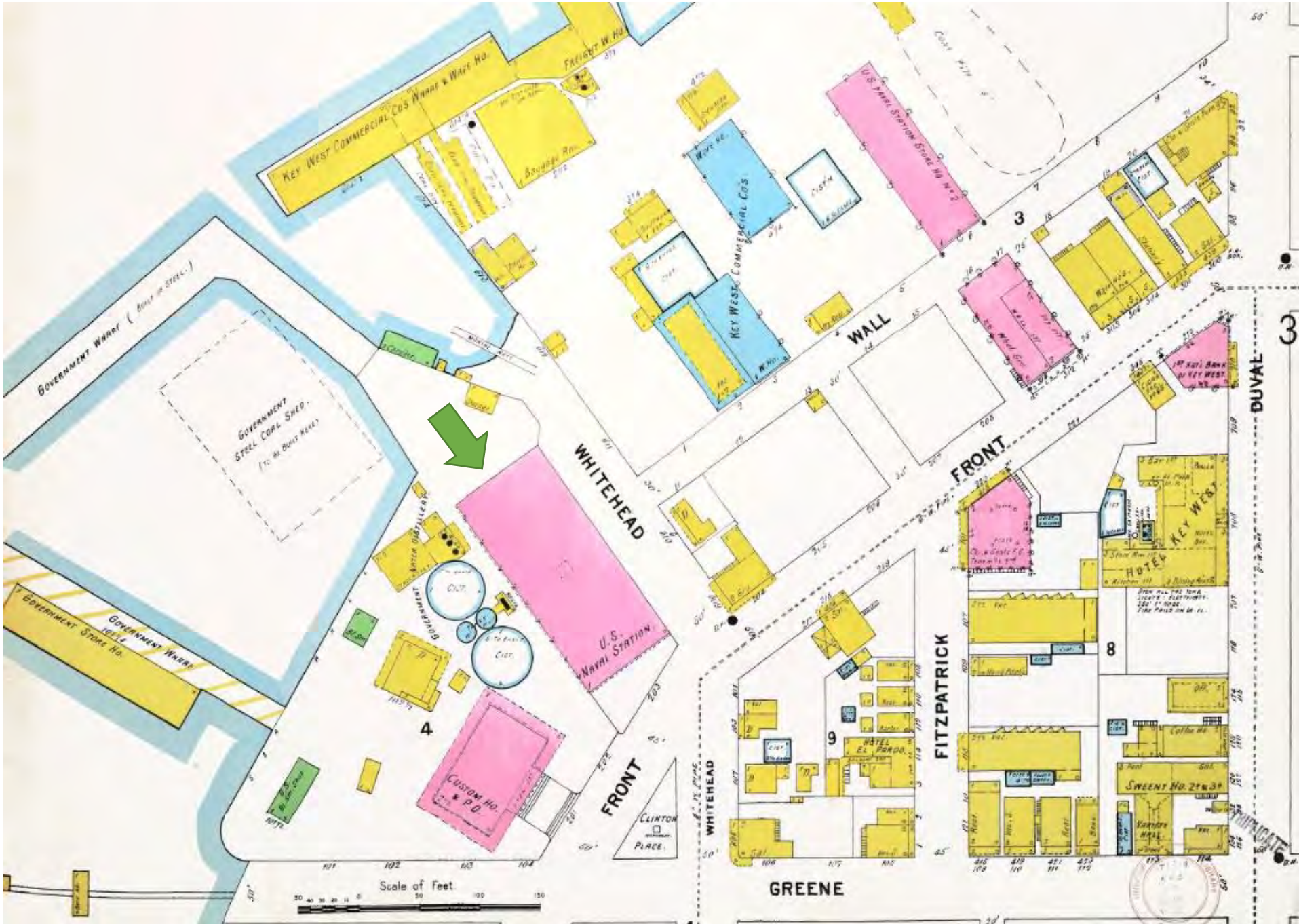
1889 Sanborn Map





1892 Sanborn Map





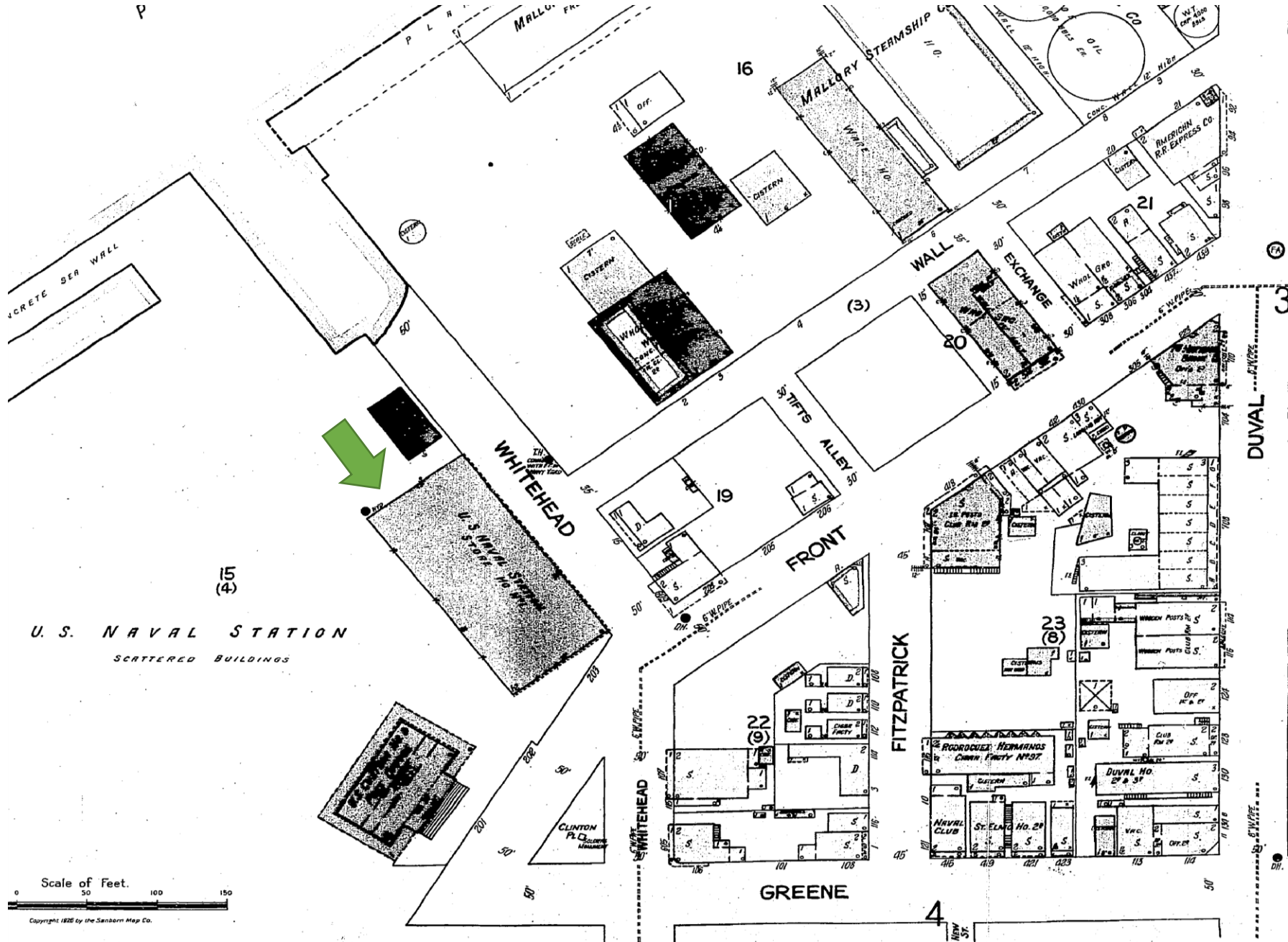
1899 Sanborn Map



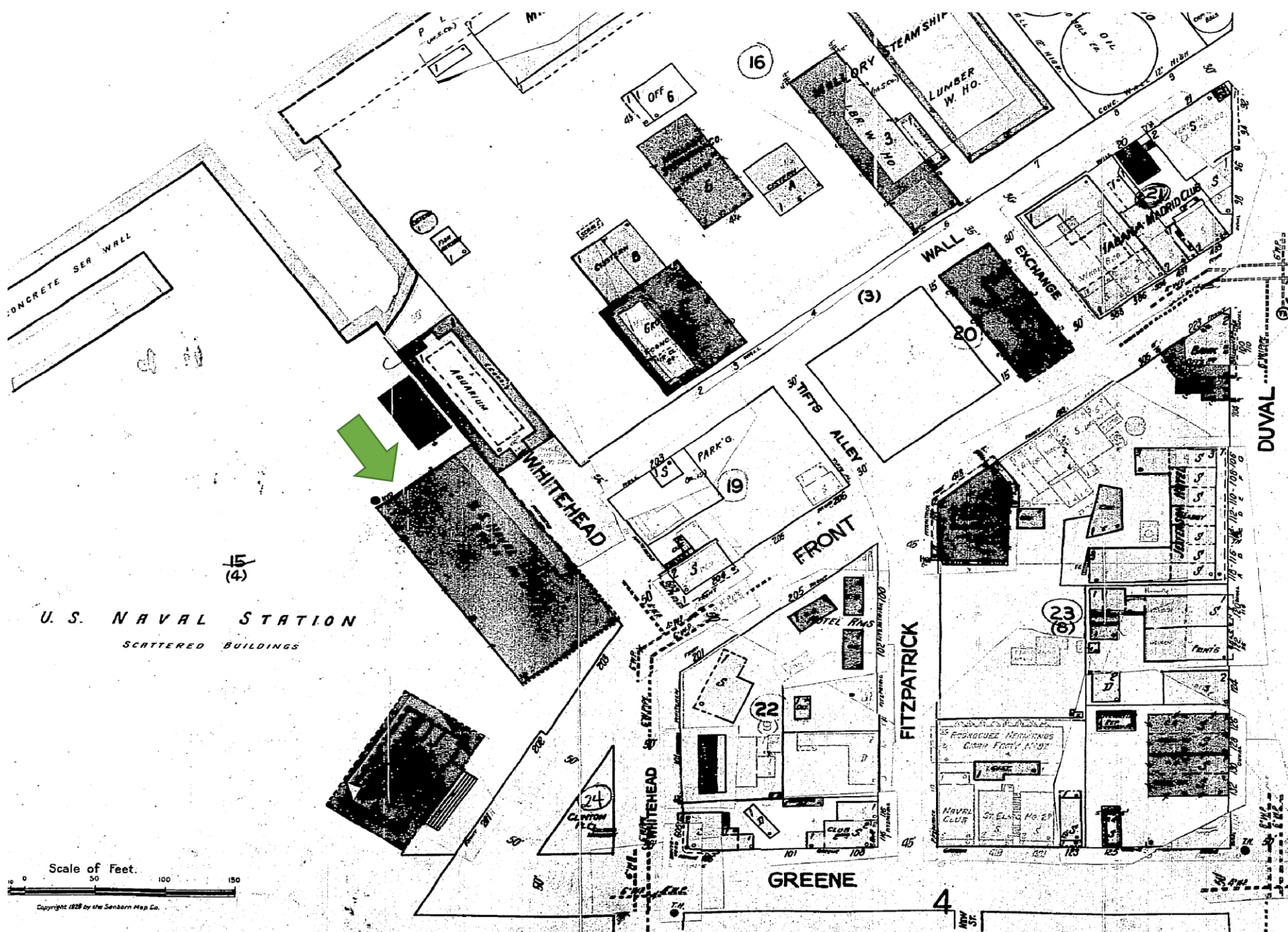


1912 Sanborn Map





1926 Sanborn Map



1948 Sanborn Map







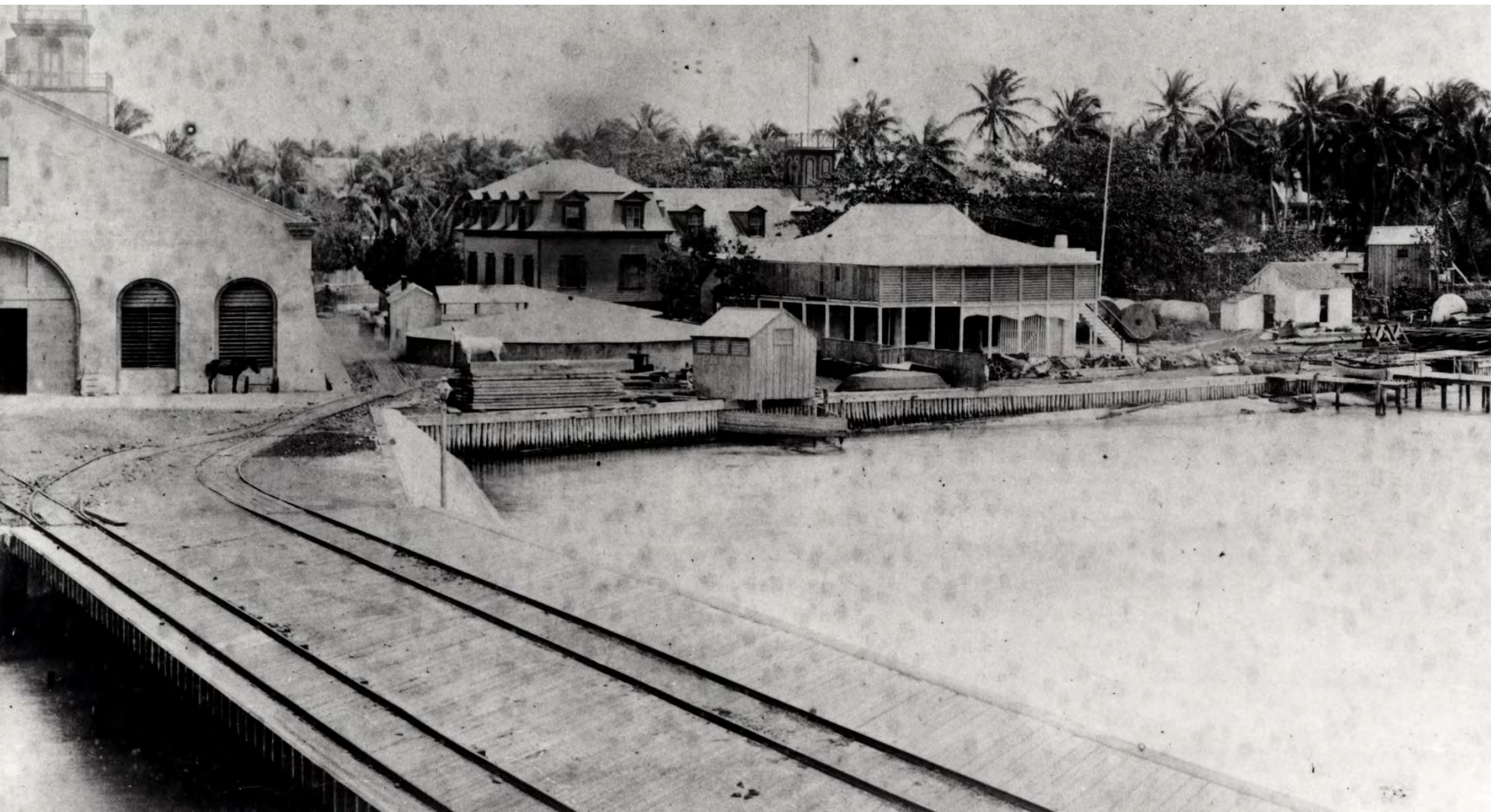
# PROJECT PHOTOS





Cropped photo of Building #1 taken c.1870. DeWolfe and Wood Collection.  
Monroe County Public Library.





Cropped photo of Building #1 and the old Custom House, taken c.1895. Photo by Ralph Munroe.  
Monroe County Public Library.

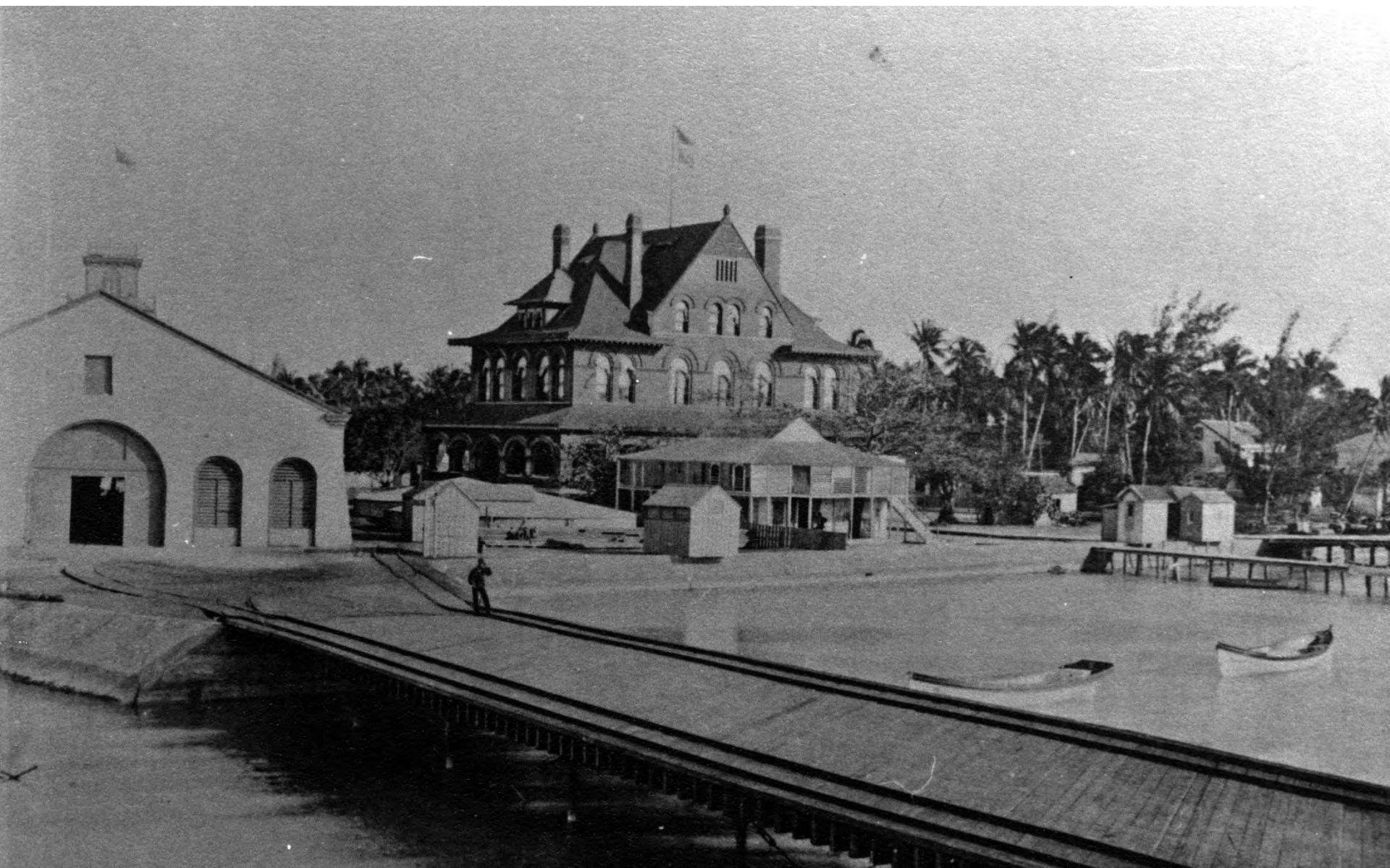




THE GOVERNMENT DOCK—UNLOADING STORES FOR THE FLEET.

Navy Building One and the Custom House, 1898. Key West Art and Historical Society.





Navy Building One and the Custom House, c.1900. Monroe County Public Library.





Photo taken from the Jefferson Hotel c.1900. Photo by Detroit Photographing Company. Monroe County Public Library.





Photo taken from the top of the Jefferson Hotel c.1910. Wright Langley Collection.  
Monroe County Public Library.





Cropped aerial of the south end of Duval Street c.1920s. Heritage House Collection.  
Monroe County Public Library.



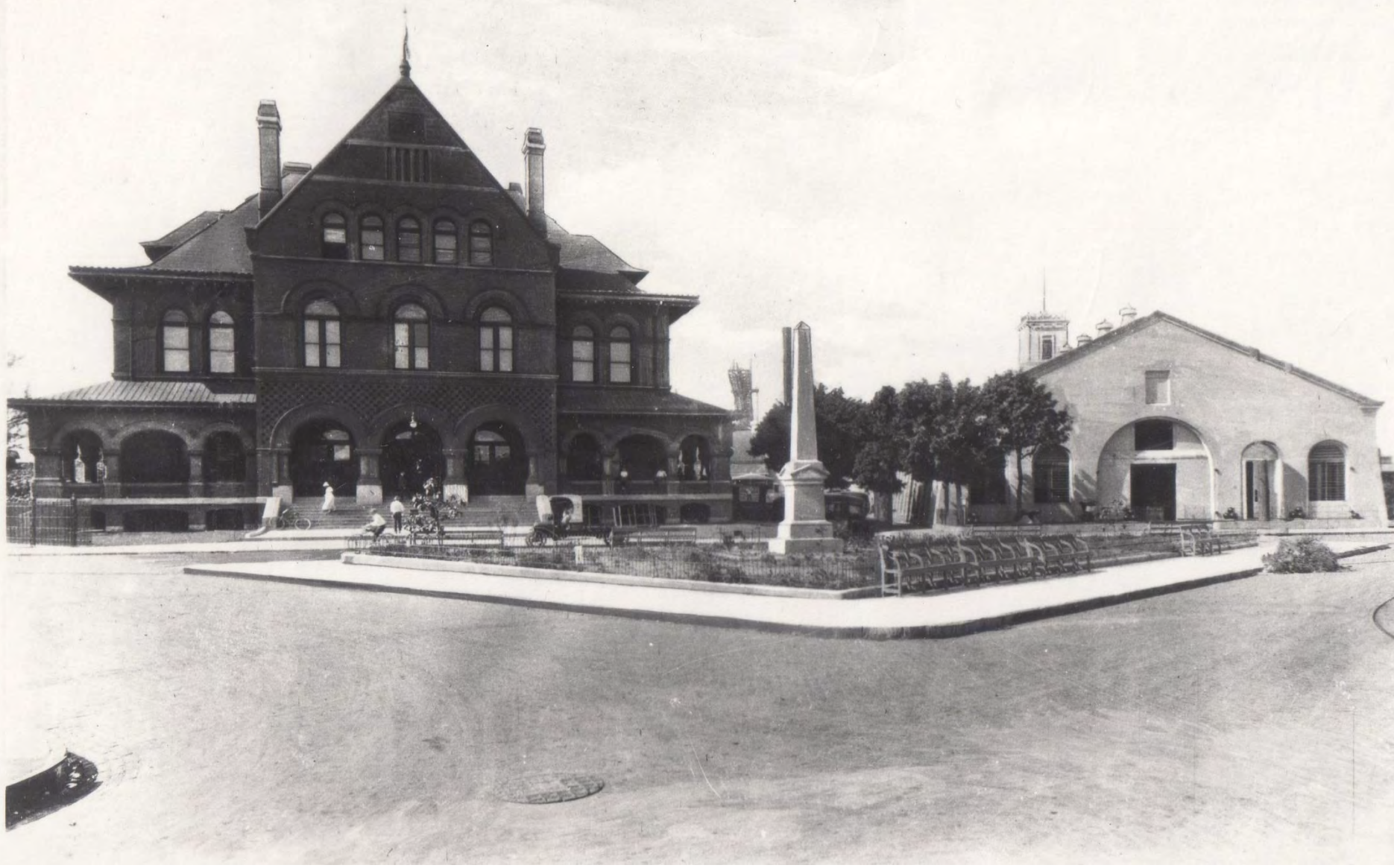


Cropped aerial photo of Building #1, c.1920s. Heritage House Collection.  
Monroe County Public Library.



Building #1 and Clinton Square, c.1920. Wright Langley Collection.  
Monroe County Public Library.





Building #1 and Clinton Square, date unknown. Key West Art and Historical Society.

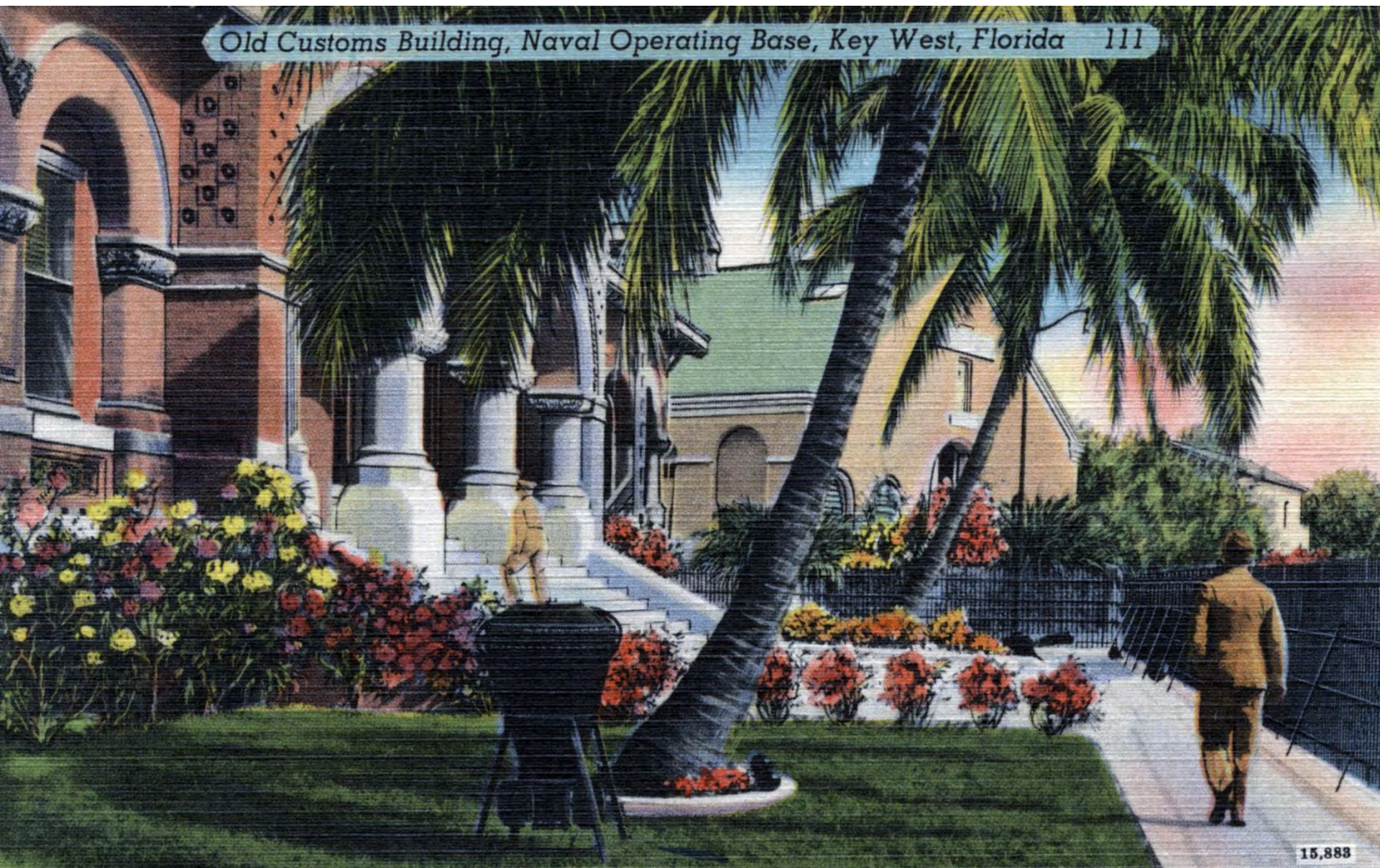




U.S. Coast Guard Building, c.1940s. Wright Langley Collection. Monroe County Public Library.



Old Customs Building, Naval Operating Base, Key West, Florida 111



Postcard of Old Customs House and Building #1, c.1940. Monroe County Public Library.





Wall Street, c. 1960s. Photo by Wil Art Studio. Monroe County Public Library.





Curio Shop on Wall Street near the Key West Aquarium, c.1950s. Wright Langley Collection. Monroe County Public Library.



HABS NO. FLA-190-1



North Elevation, 1968. HABS Photo. Library of Congress.



HABS NO FLA-190-2



South Elevation, 1968. HABS Photo. Library of Congress.

HABS NO. FLA-190-3



West Elevation, 1968. HABS Photo. Library of Congress.



HABS No. FLA-190-5



MIFF-YTETFA'S KADOK

Second Floor. Arch windows are visible, 1968. HABS Photo. Library of Congress.



Building #1, c.1978-1979. Gift of B. Knowles. Monroe County Public Library.





Current photo of north elevation of Building #1.

























Photo showing non-historic 9/9 windows on the north elevation that are behind the Aquarium.





Current photo of south elevation of Building #1.





Photo of existing south elevation of Building #1.





Photo of south elevation of Building #1, showing non-historic 9/9 windows.





Historic 12/12 windows behind the steel louvers on east elevation of Building #1.





Closeup photo showing historic 12/12 windows on front elevation.





Photo showing historic 12/12 windows on east elevation of Building #1.





Photo showing non-historic 8/8 windows on west elevation of Building #1.





Photo showing non-historic 8/8 windows on west elevation of Building #1.





Photo showing non-historic 8/8 windows in west elevation of Building #1.





Photo showing interior view of arched windows in north elevation of Building #1.



# SURVEY

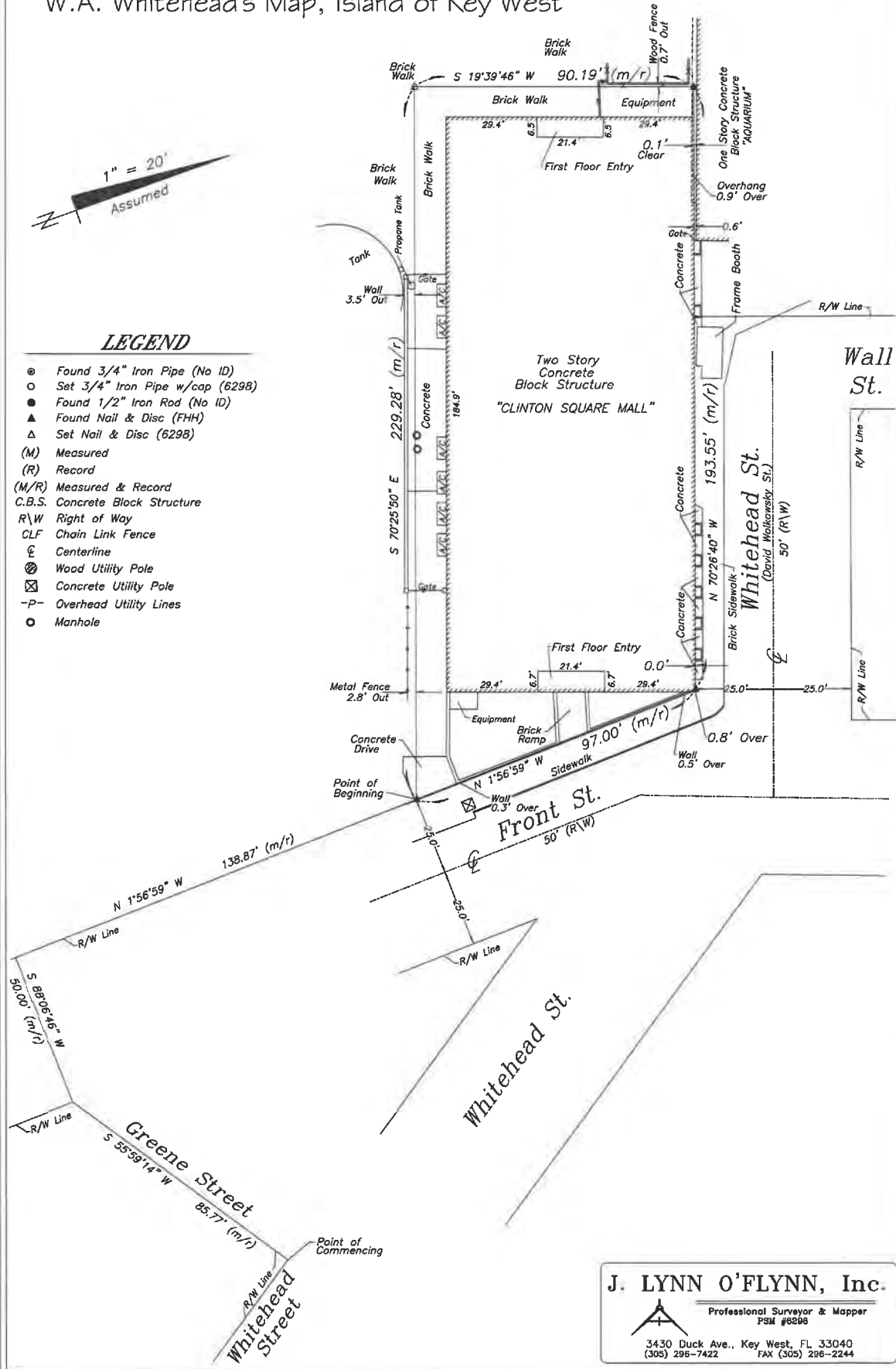


# Boundary Survey Map of part of Block 4, W.A. Whitehead's Map, Island of Key West

1" = 20'  
Assumed

## LEGEND

- ⊙ Found 3/4" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- Manhole



**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
PSM #8298  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244



# REVISED DESIGN



SITE DATA

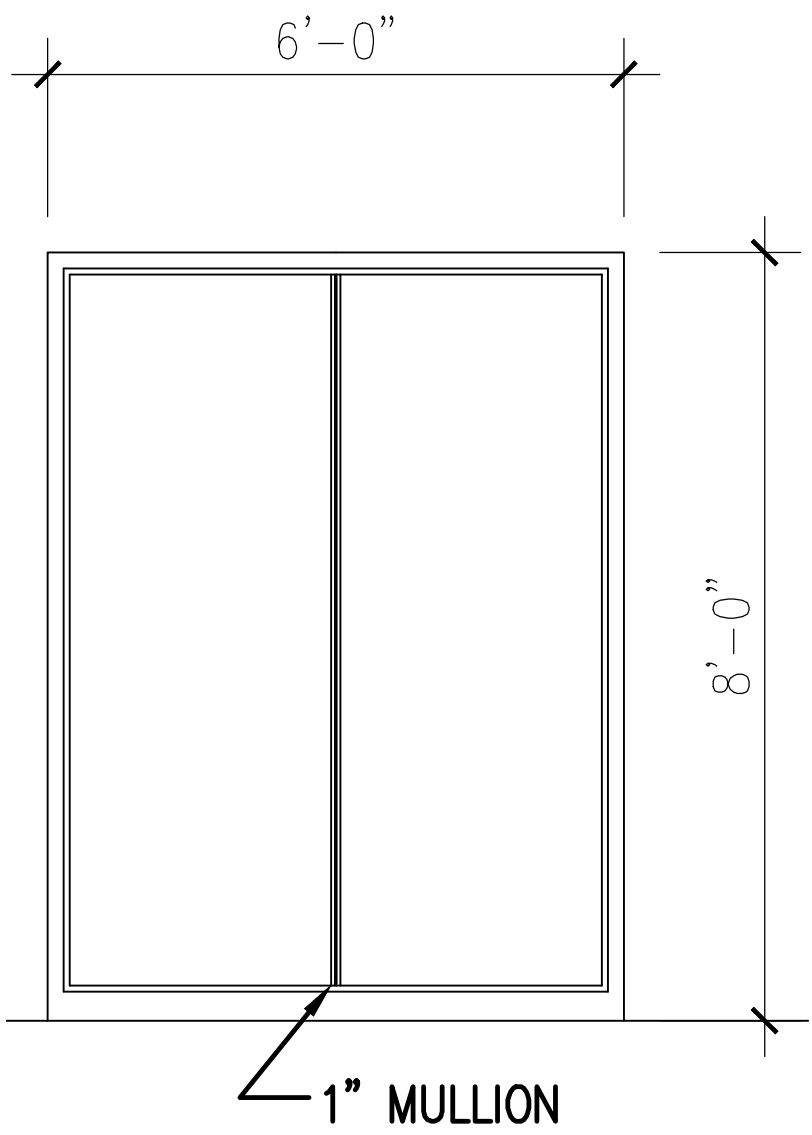
SITE ADDRESS: 291 FRONT ST. KEY WEST, FL. 33040  
RE: 00000200-000101  
ZONING: HRCC-1 (HISTORIC RESIDENTIAL COMMERCIAL CORE)  
FLOOD ZONE: AE7  
F.I.R.M. COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
SECTION/TOWNSHIP/RANGE: 06-68-25  
LEGAL DESCRIPTION: KW PT SQR 4 (4378 AC)

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
THE FOLLOWING LOADINGS WERE USED:  
DESIGN LOADS: ASCE 7-10  
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF;  
FLOOR LL 40 PSF, DECK LL 60 PSF  
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.  
FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

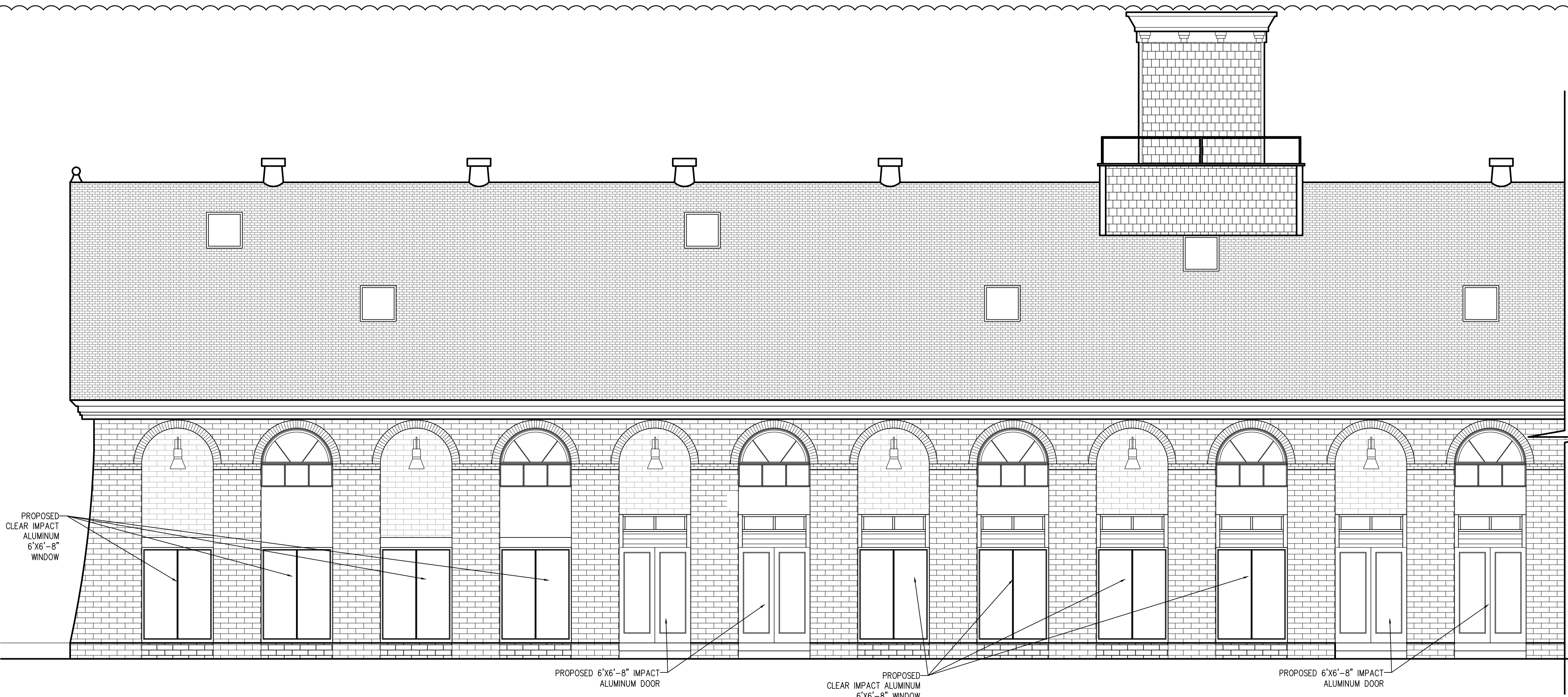
SHEET CS-1 - EXISTING AND PROPOSED SIDE ELEVATION



NEW WINDOW SIZE

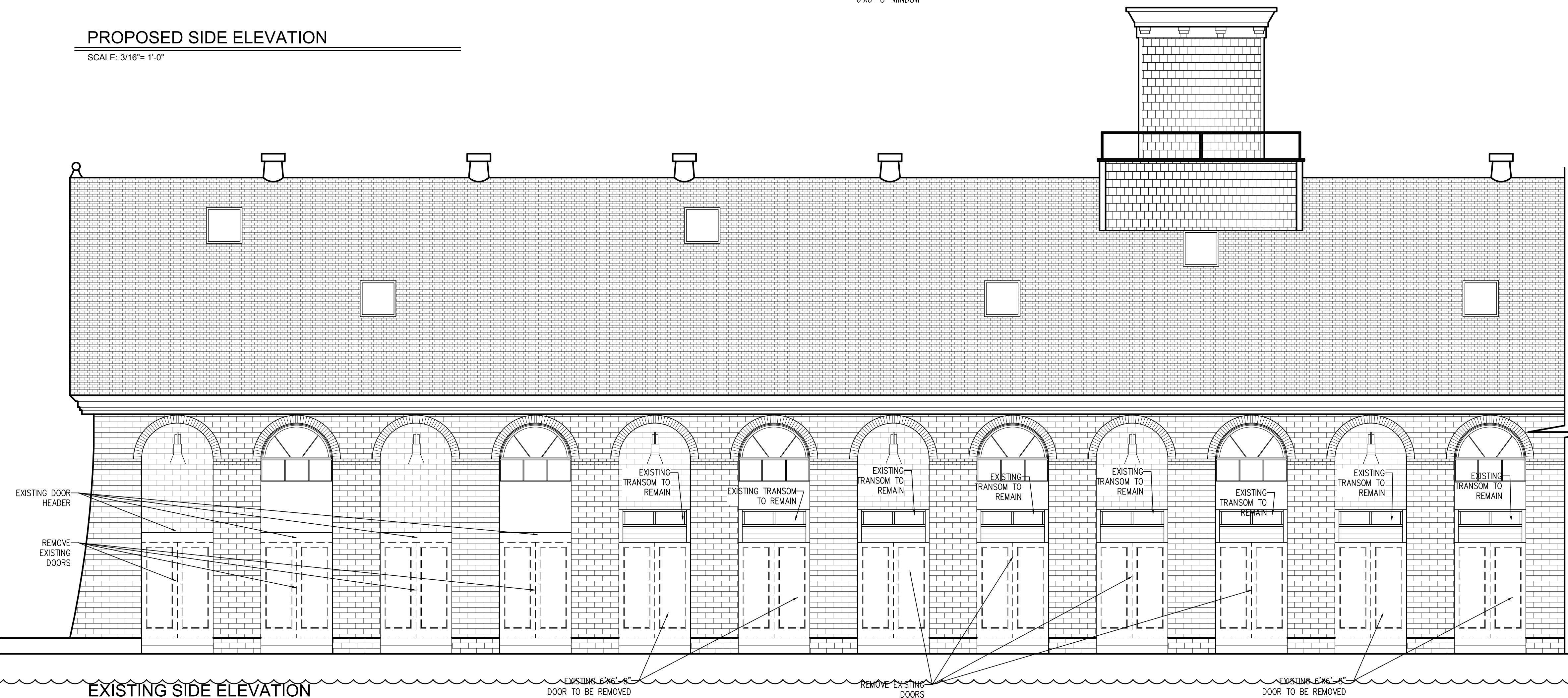
SCALE: NOT TO SCALE

1. HARC REVISION 2/11/19



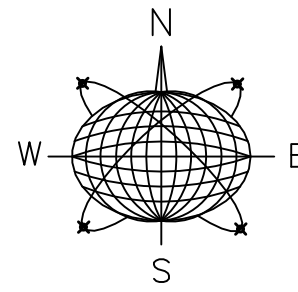
PROPOSED SIDE ELEVATION

SCALE: 3/16"= 1'-0"



EXISTING SIDE ELEVATION

SCALE: 3/16"= 1'-0"



Meridian Engineering LLC  
201 Front Street, Suite 203  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED BY THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

HARC  
APPLICATION

291 FRONT ST.  
KEY WEST, FL

Drawn By: JMT  
Checked By: RJM  
Project No. AS NOTED  
Scale: AS NOTED

AutoCad File No.

Revisions:

1. HARC REVISION 2/11/19

Title:

EXISTING AND  
PROPOSED SIDE  
ELEVATION

Sheet Number:

CS-1

Date: JANUARY 9,2019















PREVIOUSLY SUBMITTED DESIGN



SITE DATA

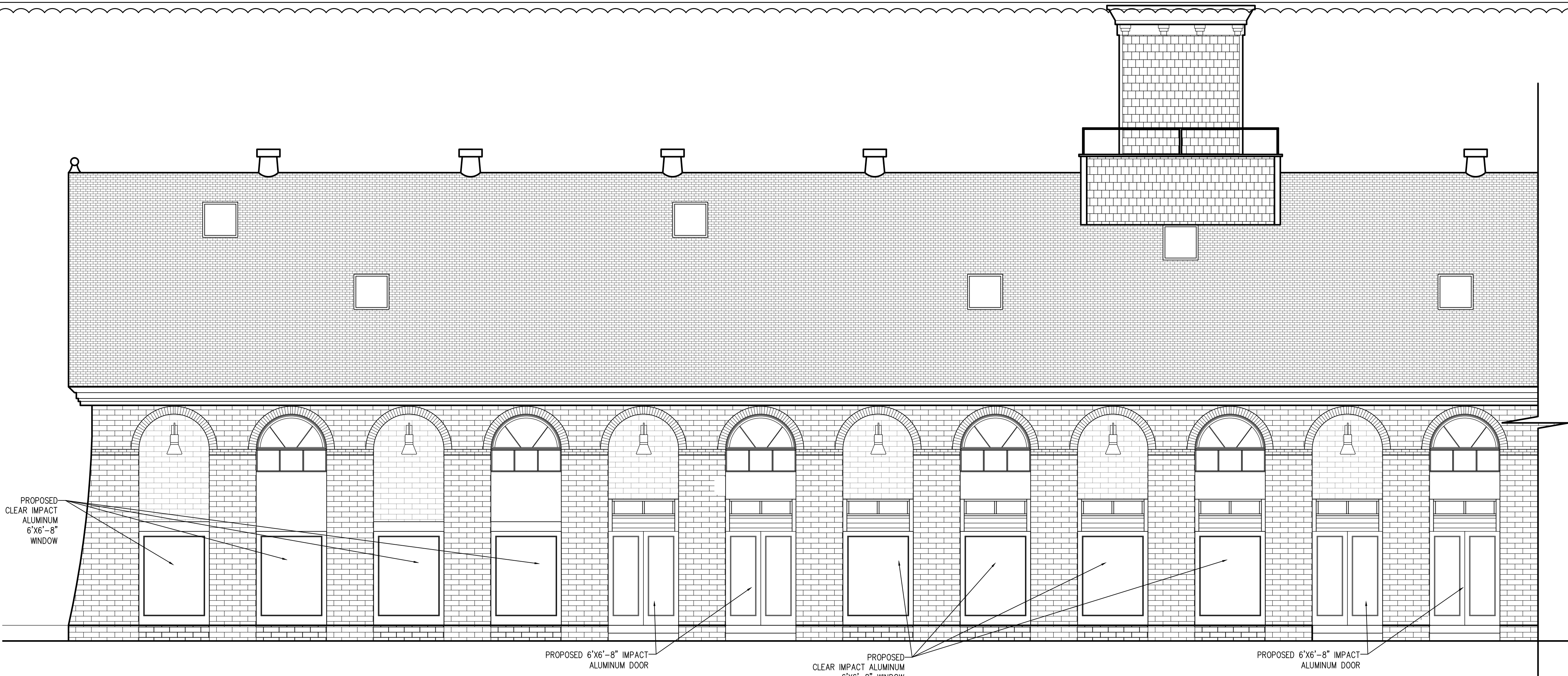
SITE ADDRESS: 291 FRONT ST. KEY WEST, FL. 33040  
RE: 00000200-000101  
ZONING: HRCC-1 (HISTORIC RESIDENTIAL COMMERCIAL CORE)  
FLOOD ZONE: AE7  
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
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FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

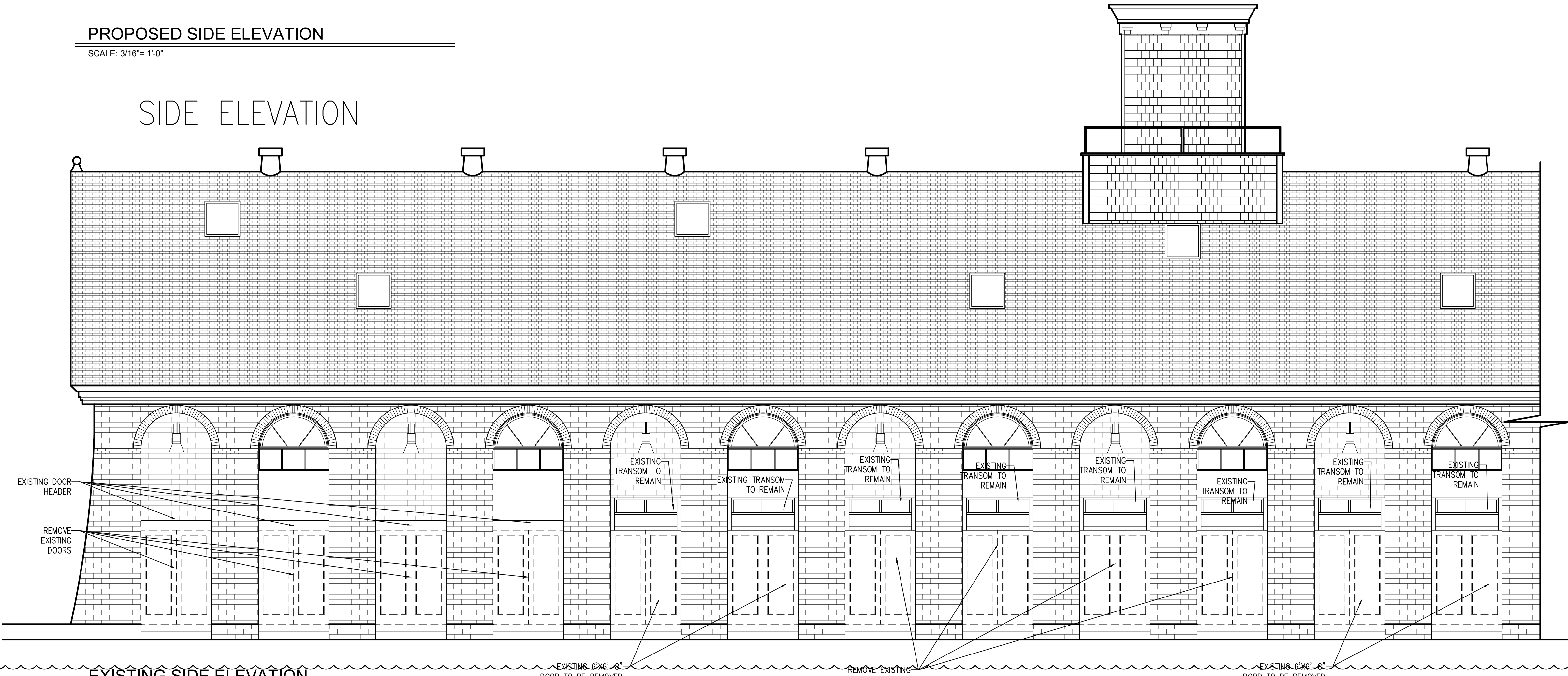
SHEET CS-1 - EXISTING AND PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

SCALE: 3/16"= 1'-0"

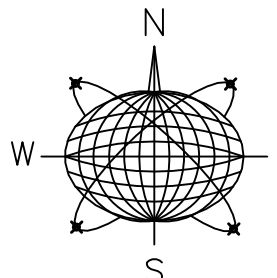
SIDE ELEVATION



EXISTING SIDE ELEVATION

SCALE: 3/16"= 1'-0"

1. HARC REVISION 2/11/19



Meridian Engineering LLC  
201 Front Street, Suite 203  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

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SIGNED AND SEALED BY THIS BLOCK  
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General Notes:

HARC  
APPLICATION  
291 FRONT ST.  
KEY WEST, FL

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Revisions:

1. HARC REVISION 2/11/19

Title:

EXISTING AND  
PROPOSED SIDE  
ELEVATION

Sheet Number:

CS-1

Date: JANUARY 9,2019



# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 26, 2019 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**CHANGE EXISTING WOOD DOORS TO  
ALUMINUM DISPLAY WINDOWS ON  
NORTH FAÇADE AT BUILDING 1.**

**FOR #291 FRONT STREET**

**Applicant – FMH Contractors**

**Application #H2019-0002**

**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





## 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** 00000200-000101  
**Account#** 8749813  
**Property ID** 8749813  
**Millage Group** 10KW  
**Location** 291 FRONT St, KEY WEST  
**Address**  
**Legal** KW PT SQR 4 (.4378 AC) OR1056-29/30 OR1158-32/34 OR1232-1849/51C  
**Description** OR1263-714/16 OR2629-627/28 OR2633-833/35 OR2925-0936  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 32010  
**Property Class** SHOPPING CENTER (1600)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



### Owner

**OLD TOWN TROLLEY TOURS OF WASHINGTON INC**  
 201 Front St  
 Ste 107  
 Key West FL 33040

### Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$2,694,811	\$2,694,811	\$2,845,436	\$2,993,251
+ Market Misc Value	\$10,987	\$11,388	\$12,073	\$10,850
+ Market Land Value	\$4,859,036	\$4,859,036	\$4,867,713	\$4,867,713
= <b>Just Market Value</b>	<b>\$7,564,834</b>	<b>\$7,565,235</b>	<b>\$7,725,222</b>	<b>\$7,871,814</b>
= <b>Total Assessed Value</b>	<b>\$7,174,090</b>	<b>\$6,521,900</b>	<b>\$5,929,000</b>	<b>\$5,390,000</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= <b>School Taxable Value</b>	<b>\$7,564,834</b>	<b>\$7,565,235</b>	<b>\$7,725,222</b>	<b>\$7,871,814</b>

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	19,070.00	Square Foot	94	215

### Commercial Buildings

**Style** 1 STY STORE-B / 11B  
**Gross Sq Ft** 28,006  
**Finished Sq Ft** 27,451  
**Perimeter** 0  
**Stories** 2  
**Interior Walls**  
**Exterior Walls** CUSTOM  
**Quality** 450 ()  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** CUSTOM  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**  
**Full Bathrooms** 1  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1900

Year Remodeled  
Effective Year Built 1998  
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	81	0	0
FLA	FLOOR LIV AREA	27,451	27,451	0
OUU	OP PR UNFIN UL	175	0	0
OPF	OP PRCH FIN LL	299	0	0
TOTAL		28,006	27,451	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1992	1993	1	132 SF	3
CONC PATIO	1992	1993	1	360 SF	2
BRICK PATIO	1992	1993	1	442 SF	2
FENCES	1993	1994	1	154 SF	2
FENCES	1995	1996	1	105 SF	2
BRICK PATIO	1995	1996	1	1154 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/28/2018	\$7,400,000	Warranty Deed	2185111	2925	0936	37 - Unqualified	Improved
5/7/2013	\$3,344,000	Warranty Deed		2629	627	30 - Unqualified	Improved
5/7/2013	\$100	Warranty Deed		2633	833	11 - Unqualified	Improved
1/1/1991	\$930,000	Warranty Deed		1158	32	U - Unqualified	Improved

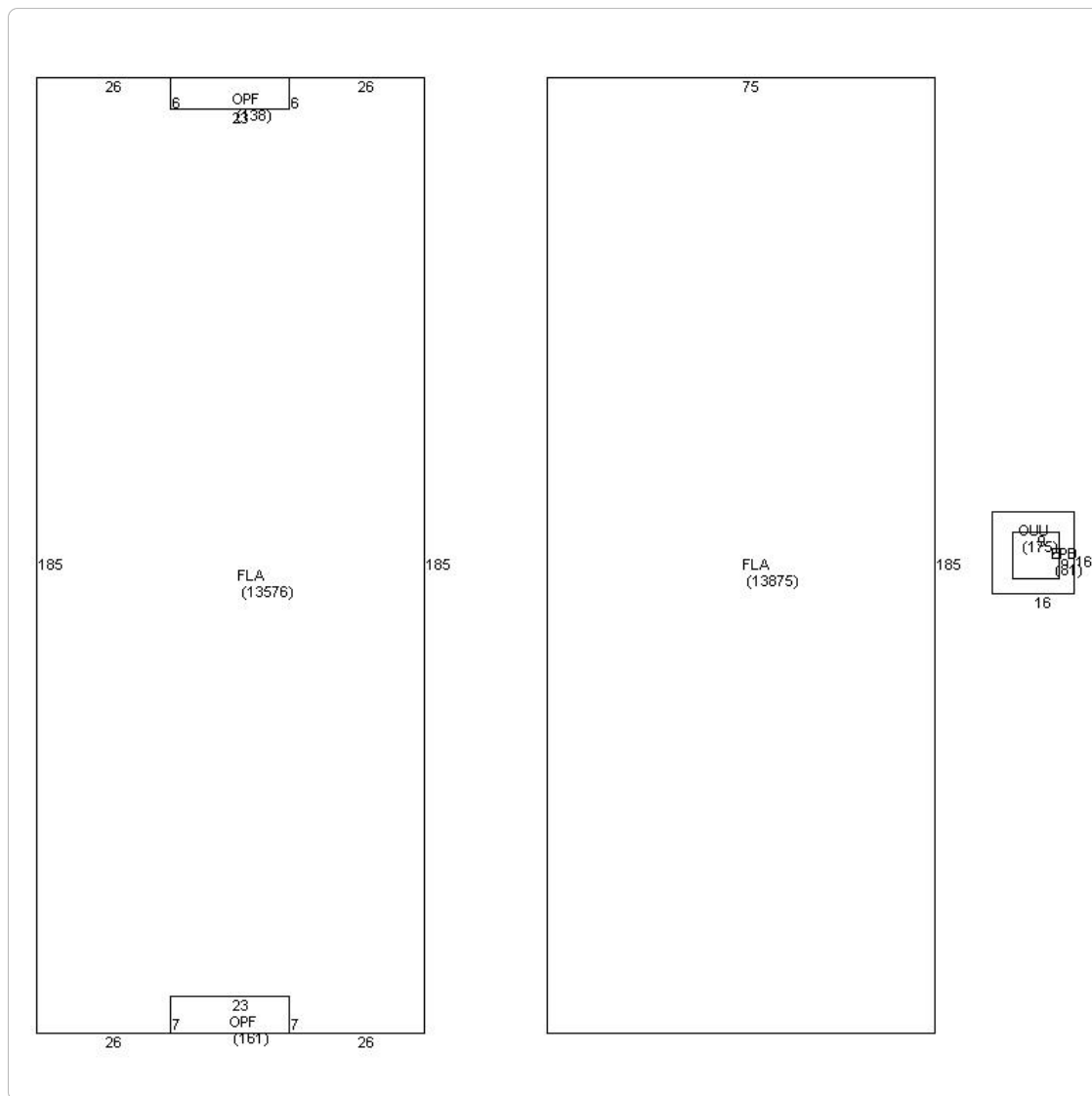
## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-3329	11/1/3329		\$19,970	Commercial	INSTALL COMPLETE FIRE ALARM W/ELEVATOR RECALL, FOUR (4) SMOKERS, ONE (1) BEAM SMOKE, TWO (2) HEATS, SEVENTEEN (17) HORN STROBES FOR THE WHOLE BUILDING AS PER PLANS
BLD2019-0083	1/11/2019		\$6,000	Commercial	INTERIOR WORK ONLY: REMOVE APPROX. 500 SQFT OF 7" SLAB ON THE INTERIOR OF THE BUILDING. ** IF SOMETHING IS UNCOVERED OR FOUND DURING HE REMOVAL OF SLAB, PLEASE CONTACT HARC STAFF IMMEDIATLEY (KP) ***NOC REQUIRED*** JYD 1/10/19
BLD2018-0964	1/2/2019		\$18,500	Commercial	AFTER THE FACT- ALL INTERIOR WORK NON-STRUCTIONAL INTERIOR FINISH FOR BOOKSTORE. IN-FILL FRAMED WALL 12' X 8' COVER WITH DRYWALL. ERECT NON STRUCTURAL WOOD WALL DISPLAY SURFACE APPROX. 20' X 11" 220 SF. PREP. FOR INSTALLATION OF 500 SF VINYL PLANK FLOORING. INSTALL POS KIOSK 50 SF IN CENTER OF UNIT. ** NOC REQUIRED** JYD THE USE OF NAILS, SCREWS, OR GLUE OR THE USE OF INAPPROPRIATE PAINT OR COAT OVER ANY HISTORIC BRICK IS PROHIBITED. ET.
BLD2018-1042	11/5/2018		\$7,500	Commercial	INSTALLATION/WIRING OF FOUR RECEPTACLES. N.O.C EXEMPT. GH
13-4967	11/19/2013		\$6,800	Commercial	INSTALL 16 SPLY DROPS
13-4200	10/30/2013		\$29,000	Commercial	COMPLETE ELECTRICAL INSTALLATION PER DRAWING - ESCALATOR, UNITS 201-216, ON THE SECOND FLOOR
13-3682	10/28/2013		\$110,000	Commercial	REMOVE EXISTING SET OF METAL STAIRS. INSTALL CONCRETE PIT FOR ESCALATOR. REMOVE FLOOR TO ACCOMODATE ESCLATOR. ADD BLOCK WALL AND STEEL COLUMNS.
13-3779	10/28/2013		\$120,000	Commercial	DEMO 2ND FLOOR INTERIOR WALLS, BUILD NEW DRYWALL WALLS FOR TENANT SEPARATION INSTALL INTERIOR SLIDING FLASS DOORS, BUILD NEW FIRE CORRIDORS, REPAIR FLOOR, DEMO 1ST FLOOR BATHROOM.
12-3409	10/16/2012		\$5,600	Commercial	BUILD CLOSET 85" WIDE AND 50" X 10' 2 X 4 FRAME WITH DRYWALL, INSIDE AND OUT. 6X6 DOUBLE LOUVERED DOOR, CLOSET TO CONTAIN NEW A/C.
12-3502	10/2/2012		\$23,000	Commercial	INSTALL ONE TEN TON CONDENSER, EVAPORATOR AND FOUR OPENINGS.
12-1730	6/4/2012		\$2,400	Commercial	TO EXISTING GUTTERS PATCH W/FIBER BOND TO PATCH HOLES THEN COVER WITH HENRY PAINT TO WATERPROOF TO FLAT ROOF ON TOWER ROOVER EXT. W/MOD RUBBER.
08-3040	8/23/2008		\$4,500	Commercial	RE-TILE WOMEN'S AND MEN'S RESTROOMS
08-0410	2/27/2008		\$250	Commercial	INSTALL 2 NEW QUARTZ GARDEN LIGHTS
07-1149	5/15/2007		\$2,150	Commercial	INSTALL PLUMBING FIXTURES URINAL 2ND.FLOOR 6 FIXTURES
07-1148	4/3/2007		\$7,000	Commercial	RENOVATION OF 2ND.FLOOR BATHROOM(ADA RAMP)
06-4871	8/23/2006	9/14/2006	\$1,000	Commercial	SET 4 100 GAL TANKS RUN LINE TO GENERATOR
06-3978	8/10/2006	9/14/2006	\$2,500	Commercial	INSTALL 43' OF TRENCH DRAIN
06-2468	4/19/2006	7/26/2006	\$1,500	Commercial	INSTALL ELECTRIC FOR 2 A/C'S
06-2260	4/10/2006	7/26/2006	\$22,000	Commercial	CHANGE OUT 4 TON UNIT
05-4532	3/6/2006	3/6/2006	\$30,000	Commercial	CHANGE NAME OF CONTRACTOR
05-5815	12/15/2005	7/26/2006	\$5,000	Commercial	INSTALL NEW ELECTRIC & SINGLE PHASE WATER PUMP
04-3671	2/7/2005	11/8/2005	\$1,900	Commercial	ELECTRIC FOR NEW BATH-SUITE #18
02-2973	12/3/2002	10/7/2003	\$3,000	Commercial	PAINT EXTERIOR
02/2467	9/10/2002	10/25/2002	\$2,291	Commercial	RECONNECT A/C,S
02/2188	8/19/2002	10/25/2002	\$12,000	Commercial	CHANGE15-TON A/C
02-2133	8/13/2002	8/30/2002	\$250	Commercial	ELECTRIC



Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
01-2757	11/21/2001	8/30/2002	\$29,500	Commercial	FRAME OUT& DRYWALL
01-2757	8/7/2001	10/30/2001	\$23,000	Commercial	INTERIOR BUILDOUT
01-2488	7/9/2001	10/30/2001	\$1,325	Commercial	CHANGEOUT DEDUCT METER
01-1787	6/4/2001	10/30/2001	\$105,278	Commercial	REMOVE/REPLACE METAL ROOF
99-0971	3/18/1999	8/17/1999	\$285	Commercial	INSTALL SEC ALARM
97-1336	5/1/1997	8/1/1997	\$8,000	Commercial	HURRICANE PANELS
97-0258	2/1/1997	8/1/1997	\$25,000	Commercial	REPAIR & REMODELING
97-0365	2/1/1997	8/1/1997	\$19,970	Commercial	PAINTING
97-0368	2/1/1997	8/1/1997	\$1,395	Commercial	PLUMBING
97-0521	2/1/1997	8/1/1997	\$2,500	Commercial	ELECTRICAL
97-0608	2/1/1997	8/1/1997	\$3,700	Commercial	MECHANICAL
96-1508	4/1/1996	7/1/1996	\$500	Commercial	ELECTRICAL
96-1261	3/1/1996	3/1/1996	\$19,200	Commercial	MECHANICAL
96-1326	3/1/1996	7/1/1996	\$1,200	Commercial	REPAIRS/REMODELING
96-0800	2/1/1996	3/1/1996	\$12,000	Commercial	ELECTRICAL
96-0281	1/1/1996	3/1/1996	\$100,000	Commercial	REPAIRS/REMODELING
96-0567	1/1/1996	3/1/1996	\$3,500	Commercial	ELECTRICAL
95-0011	12/1/1995	3/1/1996	\$1	Commercial	RENOVATIONS
95-0057	12/1/1995	3/1/1996	\$1	Commercial	ELECTRICAL
95-0067	12/1/1995	3/1/1996	\$1	Commercial	ELECTRICAL
95-0100	12/1/1995	3/1/1996	\$1,000	Commercial	REPAIRS/REMODELING
M95-2226	7/1/1995	10/1/1995	\$1,245	Commercial	EXHAUST FOR COFFEE MACH.
B95-1662	5/1/1995	10/1/1995	\$1,500	Commercial	REBUILD BAR/CABINETS
B94-3087	9/1/1994	12/1/1994	\$1,000	Commercial	INTERIOR PARTITION
B94-1402	5/1/1994	6/1/1994	\$35,000	Commercial	1 21 TON A/C W/22 DROPS
B94-1269	4/1/1994	6/1/1994	\$100,000	Commercial	" OFFICE SPACE
B93-3483	12/1/1993	6/1/1994	\$100,000	Commercial	BUILD INTERIOR PARTITIONS

Sketches (click to enlarge)

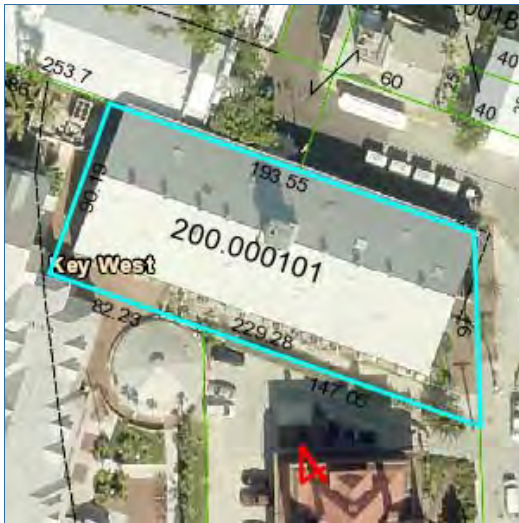


## Photos





## Map



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