



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

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

**From:** Kelly Perkins  
HARC Planner II

**Meeting Date:** April 23, 2019

**Applicant:** Sanibel Glass and Mirror/City of Key West

**Application Number:** 18-2459

**Address:** #1 Whitehead Street

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**Description of Work:**

Installation of aluminum impact doors with historic imagery and reconfiguration of front entry of the Key West Aquarium. New fountain at front.

**Site Facts:**

The Mediterranean Revival, concrete structure was built as an aquarium in 1933 as a Workers Progress Administration project to stimulate the economy in Key West. The structure is believed to be the city's first tourist attraction and the first open air aquarium. In the 1960s, the aquarium was enclosed with a roof. The building has a sculpted parapet on the front and a stepped parapet on the rear. The structure originally had an open archway on the front and wood casement windows. At some point, a ticket booth was installed in front of the open archway and Bahama shutters were installed over the windows. The first-floor windows have been removed; the window on the right is boarded up and the window on the left was replaced with a wooden entry door.

This project came before HARC last summer and was postponed for a redesign.

**Guidelines Cited in Review:**

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standard 6, 9, and 10.

Secretary of the Interior's Guidelines for Rehabilitation (pages 103-146), specifically the guidelines for Setting, Building Site, and "Designing the Replacement for Missing Historic Features" under Windows, Storefronts, 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.

Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters, & Accessory Structures (pages 40-41), specifically guidelines 1 and 2.

### **Staff Analysis**

This Certificate of Appropriateness proposes renovations to the front of the building to return it to its historic appearance. Currently, the two first floor windows are missing. On the left side, the window was converted into a storefront entryway, and on the right side, the window was boarded up. The proposal is to convert the entryway on the left back to a window and turn the right window into a ticket window. The new windows will be a similar style to the historic windows, but they will be aluminum with a bronze finish.

The entryway booth and awning will be removed, and the center entryway will be infilled with new aluminum glass doorway. They will also be aluminum with a bronze finish. The applicant is proposing to cover the entry doorway with an image showing the historic entrance to the aquarium, before the aquarium was enclosed.

A new fountain will be installed in front of the aquarium. The fountain will be 24 inches, but the statue will be taller. The number is not specified on the plans. The site plan indicates that there is a proposed area for a turnstile, but no turnstile is depicted on the elevations.

### **Consistency with Guidelines**

#### **Windows:**

The guidelines for windows are clear that "replacement windows, sills, muntins, sashes, surrounds, and other window features should be of similar and compatible configuration, *material*, size, design, and placement as those of original windows" (Emphasis added) (Page 29, Guideline 3).

Standard 6 of the Secretary of the Interior's Standards states, "Deteriorated historic features shall be repaired rather than be replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, *color*, texture and other visual qualities, and where possible, *materials*." (emphasis added).

The guidelines and Secretary of the Interiors are clear that replacement windows for original fenestrations should match the original in materials and color. It is heavily documented that the

aquarium originally had wood casement windows that were painted white. The proposed bronze aluminum windows are inconsistent with the guidelines for windows and Secretary of the Interior's Standards for Rehabilitation.

#### Entryway:

The current booth and awning are inappropriate additions that obscure the front façade of the aquarium, and their removal is supported by the Secretary of the Interior's Guidelines for Rehabilitation and the HARC Guidelines.

The Secretary of the Interior's Guidelines for Rehabilitation for Entrances and Porches and Storefronts contain very similar recommendations for "Designing the Replacement for Missing Historic Features." The Entrances and Porches section recommends, "Designing and installing a new entrance or porch when the historic feature is completely missing or has been previously replaced by one that is incompatible. It 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" (Emphasis added) (Page 112).

While historically, the aquarium had an open entrance, over time the aquarium was converted into an enclosed space as an open roof aquarium was not particularly successful for the management of fish and other wildlife. Therefore, with the removal of the booth, a new enclosed entryway will need to be installed. Staff finds that the new entryway doors are appropriate to be bronze aluminum because the dark color will reduce the visual impact the new doors will have on the building. The proposed infill should not be visually intrusive, and a darker color will reduce the impact.

The proposal also includes a photo overlay applied to the new doors to show how the historic interior appeared when the aquarium was still an open structure without a roof. There are no guidelines regarding the application of photos over doors, but since this is a new doorway, staff finds that this will not have a negative impact on the character of the building.

#### Fountain:

In order to control visitors from entering the building without a ticket, the applicant is proposing a large fountain area in front of the building. The guidelines for accessory structures are clear that, "no accessory structure may be built in the front yard of a structure in the historic district" (Page 40, Guideline 2). Also "accessory structures shall be compatible with the principal structure on the lot in materials, detailing, color, style design, height, scale and massing" (Page 40, Guideline 1). There was never a fountain in the front of this structure. Fountains on the exterior of buildings are not traditional to Key West. The proposed accessory structure is not compatible with the building or the surrounding context.

Standard 9 of the Interior's Standards for Rehabilitation is clear that "The new work...shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." The proposed fountain is not traditional or

historically known in Key West, especially in the front of historic commercial structures. A new fountain directly in front of the building will greatly alter the environment.

The Secretary of the Interior's Guidelines for Rehabilitation does not recommend, "introducing new construction on the building site which is visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features" (Page 142). The guidelines also state that it is not recommended to introduce "a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character" (Page 146).

### Conclusion:

While staff applauds the applicant for proposing to remove the booth and awning that obscure the front of the historic building and renovating the front façade with new windows. Staff finds that the material and color of the windows to be inconsistent with the guidelines. The windows should be wood and white, as is well documented in historic photographs.

The other aspect of the application that staff finds to be inconsistent with the guidelines is the installation of a fountain in the front of a contributing building. The applicant is proposing to introduce a new feature that is not historically accurate or traditional to Key West's historic district. There are other ways to deter visitors from entering the building without ticket that won't be so permanent or won't have such a large impact on the building and its environment (such as stanchions with retractable belts or velour ropes). The plans mention a turnstile, but that is not included on the elevations, so staff does not know what impact that will have visually on the building.

Therefore, staff finds the proposal inconsistent with the guidelines for windows and accessory structures, the Secretary of the Interior's Standards for Rehabilitation, and the Secretary of the Interior's Guidelines for Rehabilitation.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**  
1300 WHITE STREET  
KEY WEST, FLORIDA 33040  
Phone: 305.809.3956  
[BLDG@CITYOFKEYWEST-FL.GOV](mailto:BLDG@CITYOFKEYWEST-FL.GOV)

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER	INITIAL & DATE
		18-1642	
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			YES NO %

1409e/24401

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:

#1 WHITEHERB STREET		# OF UNITS /
CITY OF KEY WEST		PHONE NUMBER 305-296-2051
		EMAIL
SKINIBOL GLASS MIRROR INC.		PHONE NUMBER 239-472-5318
KEVIN MUNDEN		EMAIL KEVIN@SKINIBOLGLASS.NET
RECEIVED APR 12 2017		PHONE NUMBER 239-340-6527
		EMAIL
		RECEIVED APR 11 2017

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:

\$12,500.00

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

Install Large Missile Impact Door on Front Entry

Printed name of property owner or licensed contractor. Kevin Munden	Signature. 
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.	
Personally known or produced Official Use Only.	Notary Signature JACQUELINE YINGLING Commission # GG 155740 Expires October 29, 2021 Bonded Thru Troy Fain Insurance 800-385-7019

Oper: KEYWVXC Type: BP Drawer: 1  
Date: 6/11/18 53 Receipt no: 15714  
2018 1642  
PT \* BUILDING PERMITS-NEW  
1.00 \$350.00  
Trans number: 3127761  
VM VISA/MASTERC \$350.00  
Trans date: 6/11/18 Time: 13:43:48

Oper: KEYWVXC Type: B Drawer: 1  
Date: 4/12/18 62 Receipt no: 12058  
2018 1642  
PT \* BUILDING PERMITS-NEW  
1.00 \$100.00  
Trans number: 3125433  
VM VISA/MASTERC \$100.00  
Trans date: 4/12/18 Time: 16:13:46

## 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:

### 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](mailto: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:
Rear Entry	None	ALUMINUM IMPACT
		NOTE: BUILDING WAS OPEN ON
		REAR, NOW HAS A.C. TUBING
		SO OWNER WANTS DOORS.

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:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
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.					
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

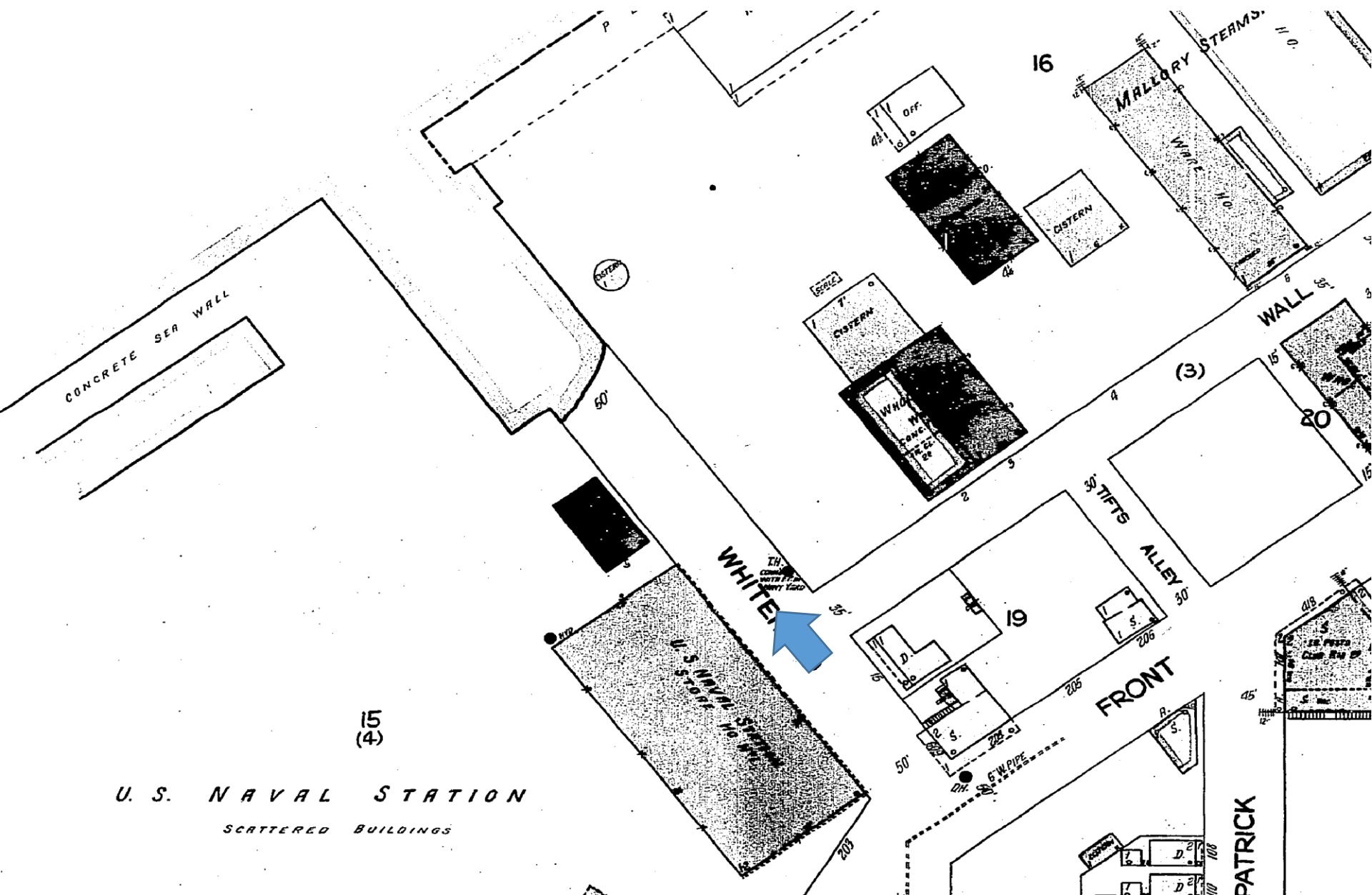
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

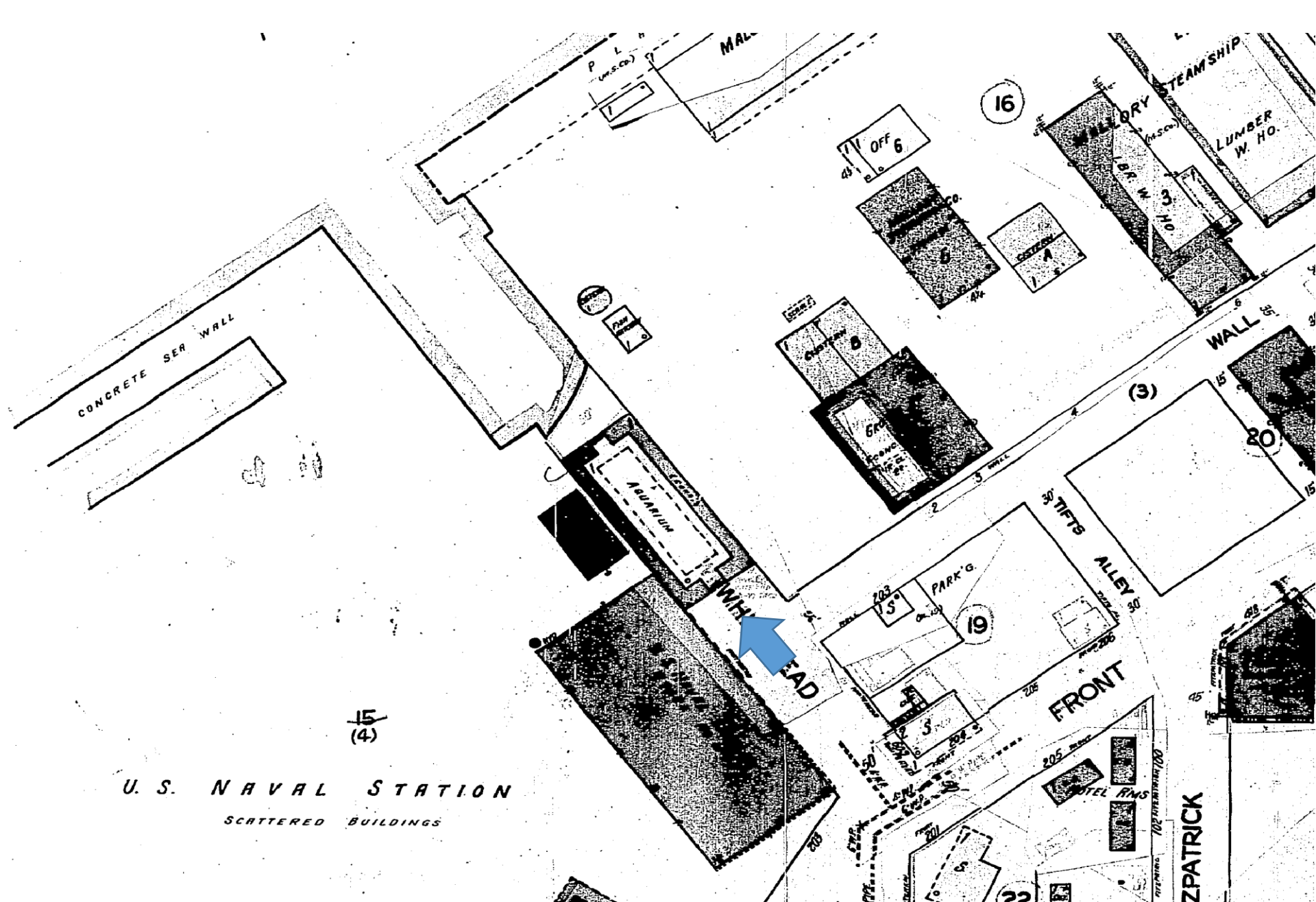
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

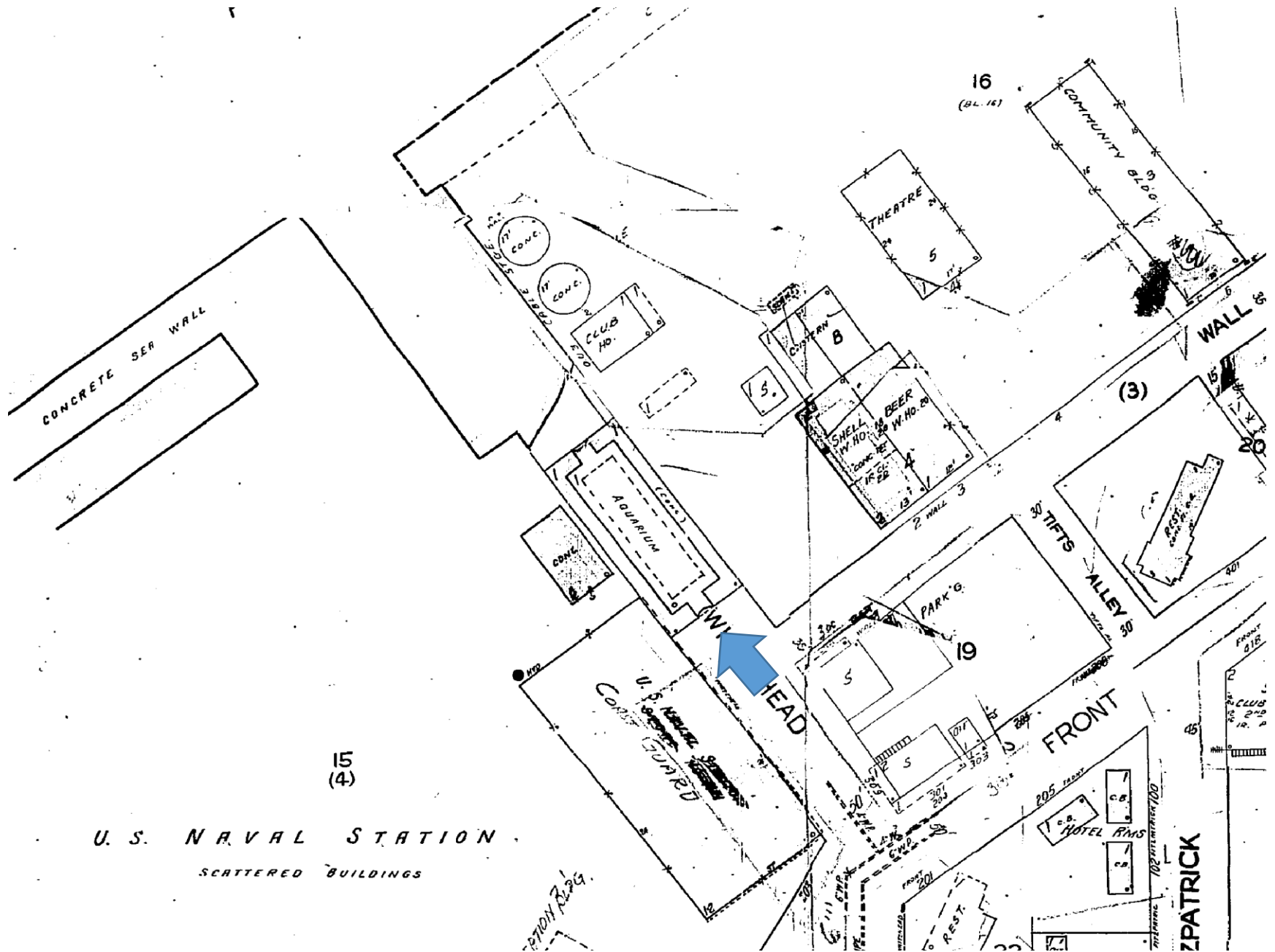
# SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



Undated photo. From DeWolfe and Wood Collection.  
Monroe County Public Library.



Greyhound Sightseeing Bus At Aquarium-Key West, Fla.

Postcard of the Greyhound Sightseeing Bus at the Key West Aquarium, c.1950. Scott DeWolfe Collection. Monroe County Public Library.



Aquarium under construction. Undated. Monroe County Public Library.



Aquarium c.1950. Jeff Bordhead Collection. Monroe County Public Library.



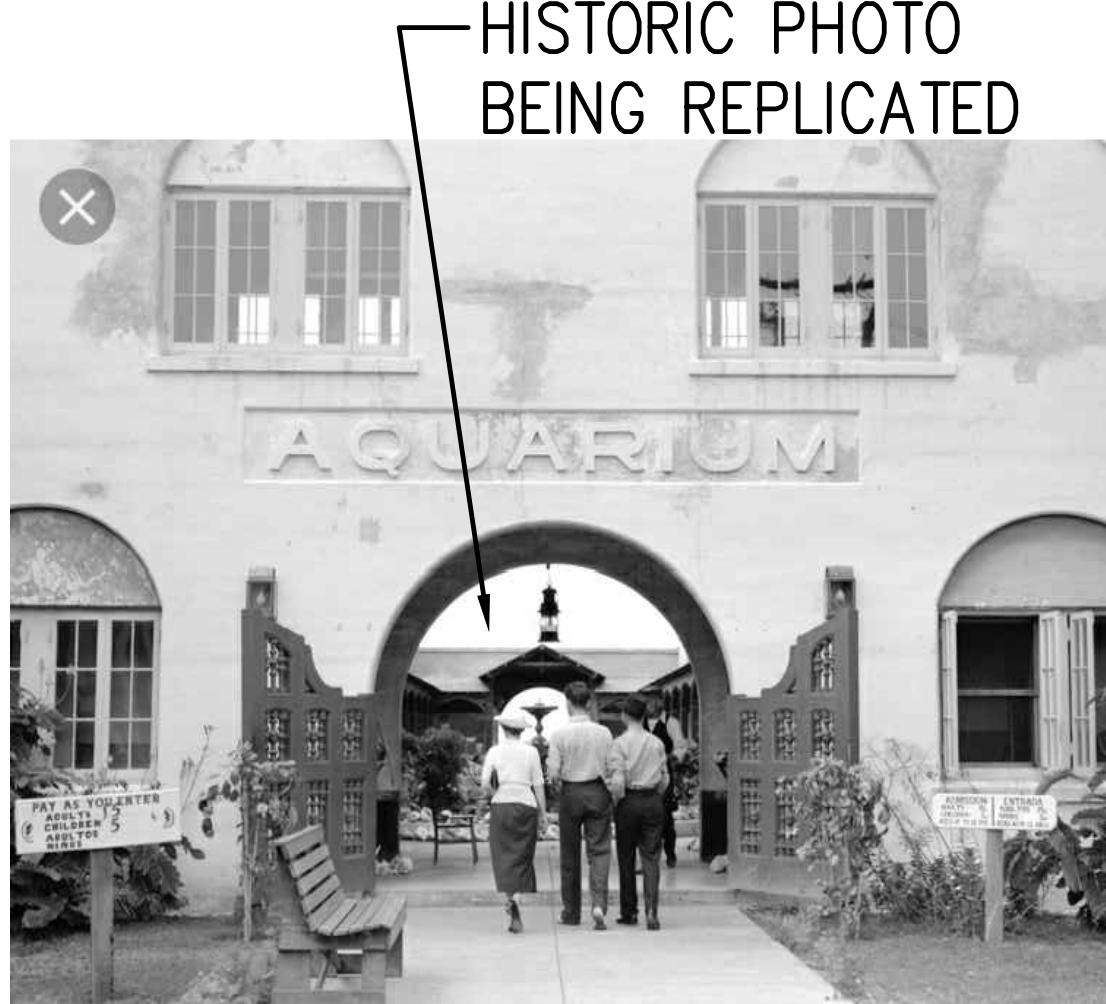
Property Appraiser's Photograph, c.1965. Monroe County Public Library.





# REVISED DESIGN

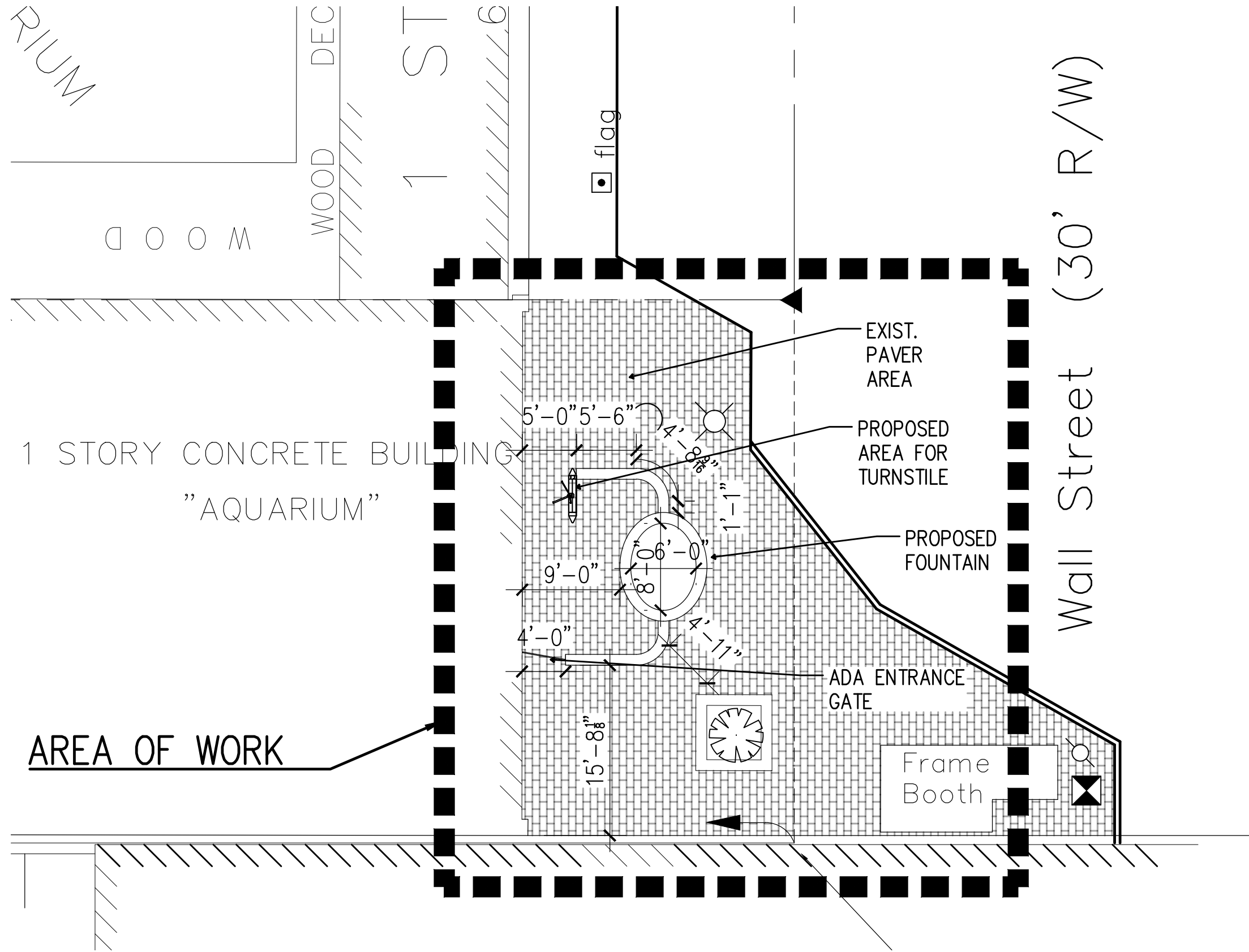
SITE DATA
RE: 00072082-001900 SECTION/TOWNSHIP/RANGE: 26 / 675 / 25E LEGAL DESCRIPTION: (TROPICAL SHELL & GIFTS LEASE) G64-274/275 LAT: 24° 33' 34.9" N LONG: 81° 48' 32.2" W
DESIGN DATA
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS 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 D; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT. FEMA FLOOD DESIGN PER ASCE 24-14
INDEX OF DRAWINGS
SHEET CS-1 - HARC FRONT ELEVATION AND PHOTOS



9 HISTORIC PHOTO  
CS-1 SCALE: NTS



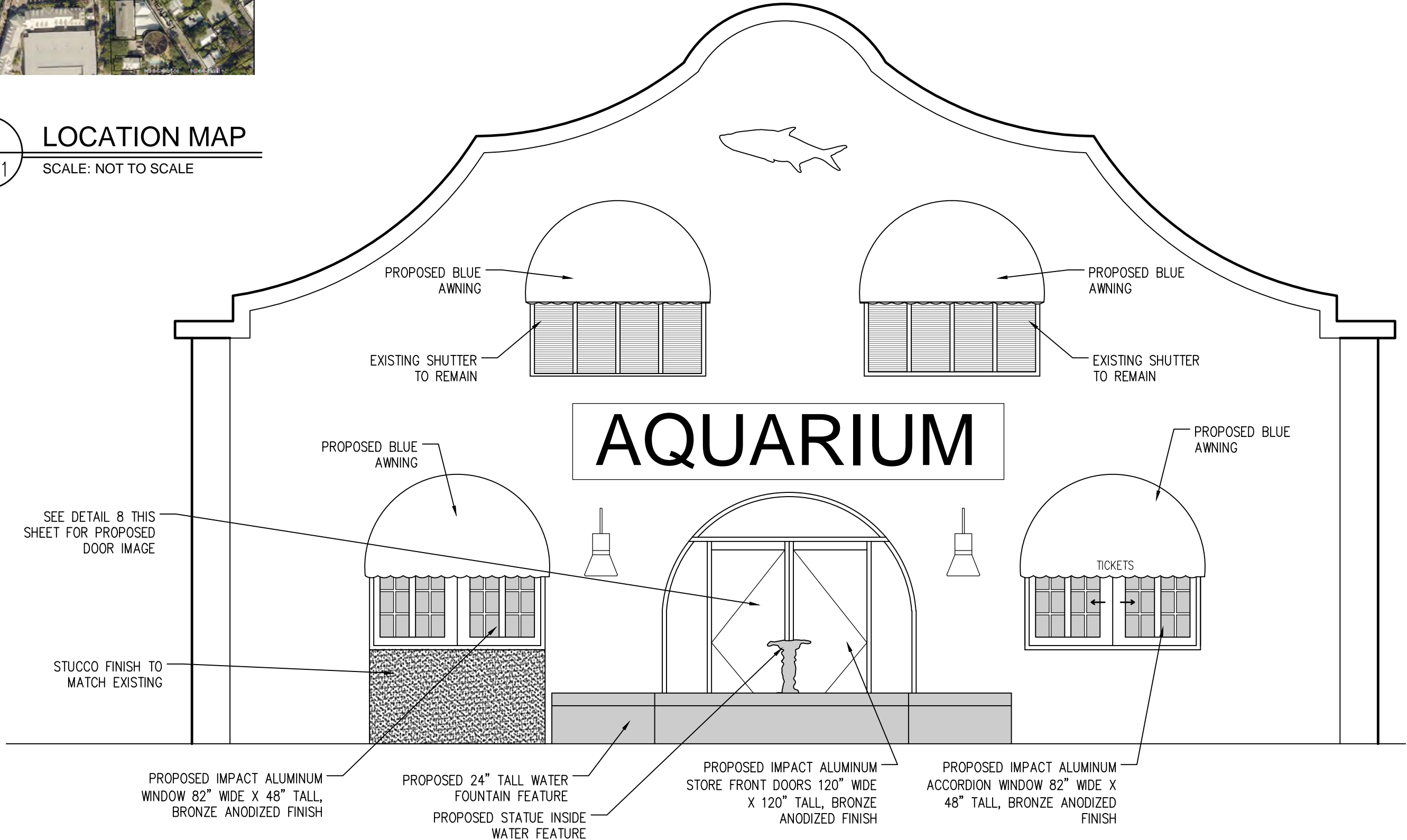
8 PROPOSED DOOR IMAGE  
CS-1 SCALE: NTS



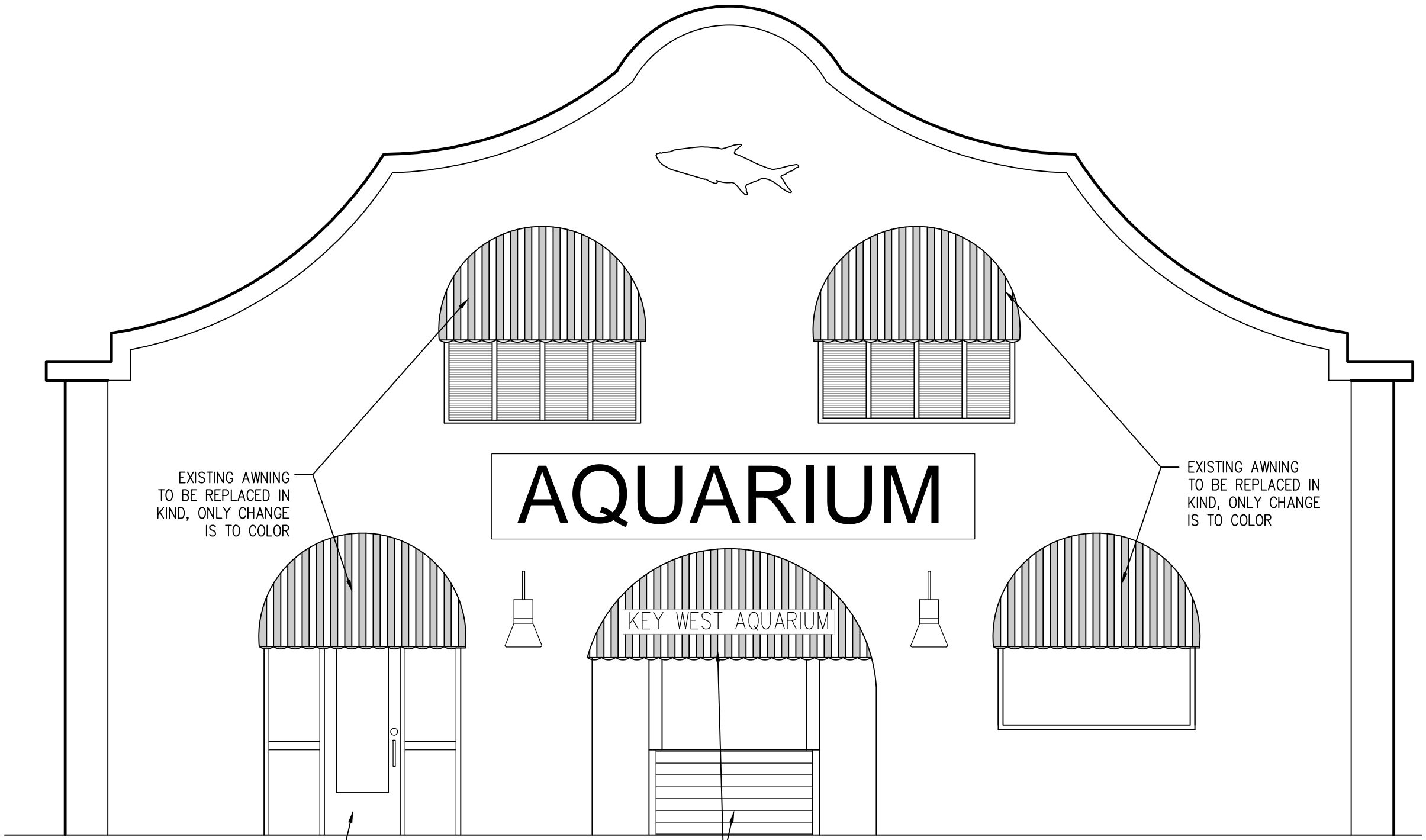
1 SITE PLAN  
CS-1 SCALE: 1" = 10'-0"



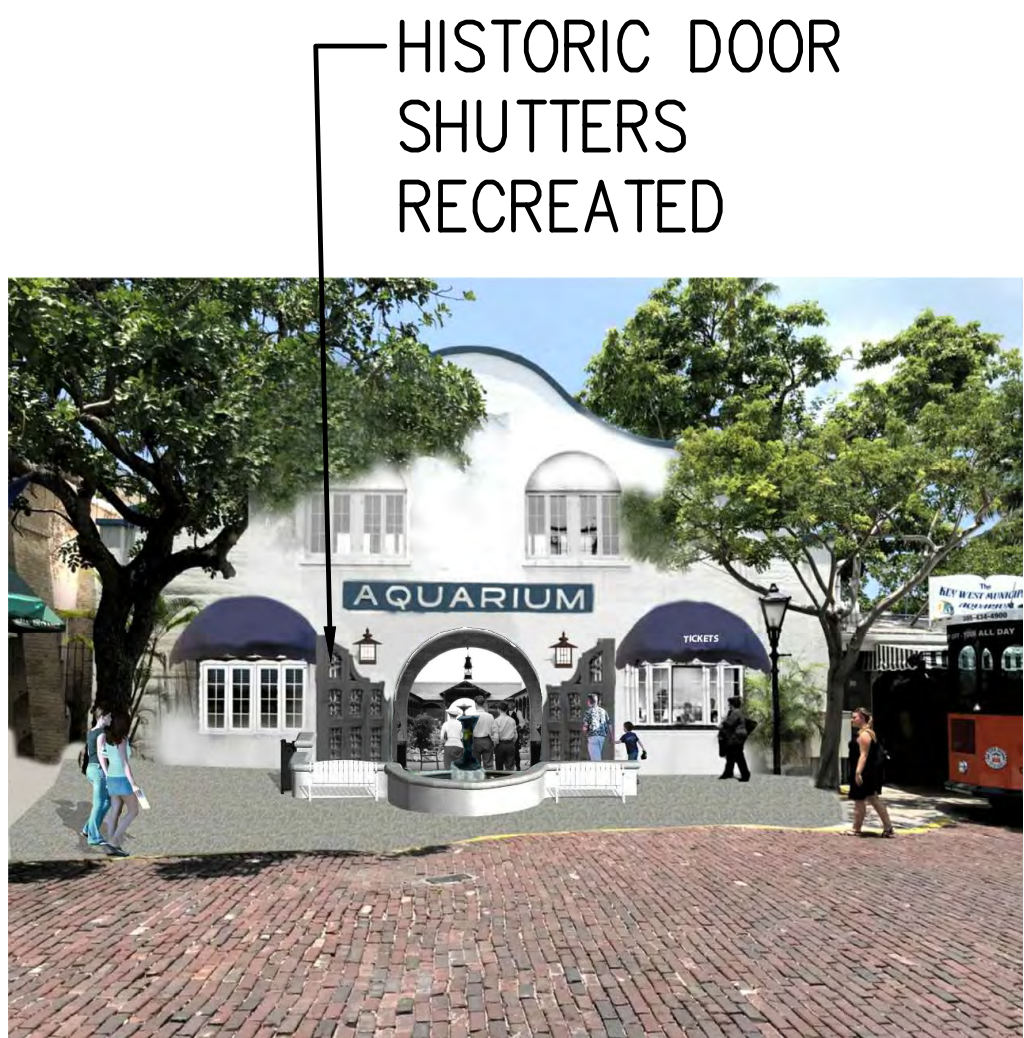
9 LOCATION MAP  
CS-1 SCALE: NOT TO SCALE



7 PROPOSED FRONT ELEVATION  
CS-1 SCALE: NTS



2 EXISTING FRONT ELEVATION  
CS-1 SCALE: NTS



6 PROPOSED FRONT ELEVATION RENDERING  
CS-1 SCALE: NTS



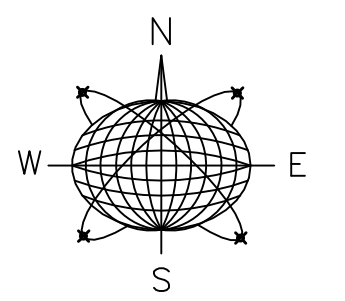
5 EXISTING FRONT ELEVATION PHOTO  
CS-1 SCALE: NTS



4 HISTORIC PHOTO  
CS-1 SCALE: NTS



3 HISTORIC PHOTO  
CS-1 SCALE: NTS



Meridian Engineering LLC  
201 Front Street, Suite 210  
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:

AQUARIUM FRONT

1 WHITEHEAD STREET  
KEY WEST, FLORIDA

Drawn By: JMT  
Checked By: RJM  
Project No. AS NOTED  
AutoCad File No.

Revisions:

Title:  
COVER SHEET  
SITE PLAN

Sheet Number:  
CS-1  
Date: APRIL 5, 2019

PREVIOUSLY SUBMITTED DESIGN

## FRONT ENTRY DOOR TO AQUARIUM

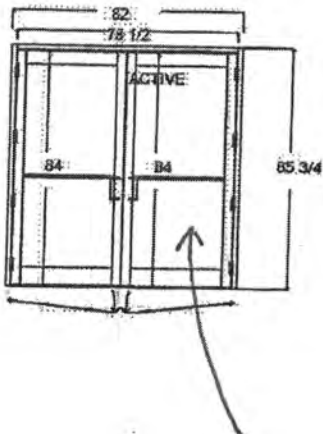


Current entry door of the Key West Aquarium. Ground level no impact windows white painted wood frame. Badly decayed from water and termites. Unable to spray or tent for insects because of contamination of fish tanks.

Would like to replace with a painted aluminum that will resist moisture and insects.

The frame will be aluminum the doors would be glass.

New door for customers with ADA access



### Door 1: SUMMIT MEDIUM STILE 6070:

1. Glass to be: 9/16 GREY CLEAR .120 HS
2. Finish to be: BRONZE:ANODIZED
3. 4 1/2" X 4" Butt Hinges
4. 3pt Locking Mechanism (Active leaf)
5. 2pt Locking Mechanism (Inactive leaf)
6. Key Cylinder
7. Thumb turn
8. 10" Offset tubular pull and tubular push bar
9. WIDTH INCREASED UP TO 96"
10. Overhead concealed door closer, Adjustable
11. Overhead concealed door closer, Adjustable
12. THRESHOLD TYPE: BUMPER

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 23, 2019 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**INSTALLATION OF ALUMINUM IMPACT DOORS  
WITH HISTORIC IMAGERY AT AND  
RECONFIGURATION OF FRONT ENTRY OF THE KEY  
WEST AQUARIUM. NEW FOUNTAIN AT FRONT.  
FOR #1 WHITEHEAD STREET**

**Applicant – Sanibel Glass and Mirror/City of Key West**

**Application #2018-1642**

**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.

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Clinton Curry, 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:  
1 Whitehead Street, on the 16th day of April, 2019.

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 April 23, 2019.

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 2018-1642.

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

**Signed Name of Affiant:**

[Signature]  
**Date:** 4/16/2019  
**Address:** 21 Whitehead St.  
**City:** Key West  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 16<sup>th</sup> day of April 16, 2019.

By (Print name of Affiant) Clinton Curry, who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

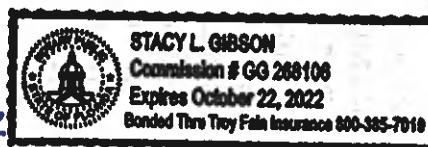
**NOTARY PUBLIC**

Sign Name: Stacy L. Gibson

Print Name: Stacy L. Gibson

Notary Public - State of Florida (seal)

My Commission Expires: October 22, 2022





# Public Meeting Notice

INSTALLATION OF A MONUMENT TO THE HISTORY OF THE CITY OF SAN FRANCISCO  
WITH HISTORIC PLACING AT 1500  
RECONSTRUCTION OF FRONT ENTRY OF THE SAN  
FRANCISCO HISTORICAL SOCIETY  
FOR 1500 HISTORIC STREET

How  
Just a few minutes of  
to become more involved  
by reducing  
which the plastic will  
to be used and 40% of  
China will make and  
support local markets  
making sustainable  
and economic effort  
from trash and food  
waste and with the world

**WARNING**  
ALL ACTIVITIES ARE  
RECORDED ON VIDEO TAPES  
TO AID IN THE  
PROSECUTION OF ANY  
CRIME COMMITTED AGAINST  
THIS FACILITY

Maritime Bay Aquaculture  
**Seafood Watch**

Center for  
2012 WINNER  
Duke University

RECOMMENDED  
TripAdvisor.com

2011

LET WEST AFFILIATIONS ASSOCIATION  
REGISTERED MEMBER



# 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** 00072082-001900  
**Account #** 8757859  
**Property ID** 8757859  
**Millage Group** 10KW  
**Location Address** 1 WHITEHEAD St , KEY WEST  
**Legal Description** (TROPICAL SHELL & GIFTS LEASE) G64-274/275  
 (Note: Not to be used on legal documents)  
**Neighborhood** 32010  
**Property Class** TOURIST ATTRACTION (3500)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable Housing** No



### Owner

CITY OF KEY WEST  
 PO BOX 1409  
 KEY WEST FL 33041

### Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$3,051,669	\$3,067,298	\$3,067,298	\$3,174,064
+ Market Misc Value	\$98,887	\$95,287	\$83,111	\$76,205
+ Market Land Value	\$9,532,913	\$9,525,194	\$9,525,194	\$9,188,483
= Just Market Value	\$12,683,469	\$12,687,779	\$12,675,603	\$12,438,752
= Total Assessed Value	\$12,683,469	\$12,687,779	\$12,667,272	\$11,515,702
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$12,683,469	\$12,687,779	\$12,675,603	\$12,438,752

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	36,427.00	Square Foot	0	0
COMMERCIAL WATERFRON (100W)	12,685.00	Square Foot	0	0

### Commercial Buildings

**Style** TOURIST ATTRAC-D- / 35D  
**Gross Sq Ft** 450  
**Finished Sq Ft** 200  
**Perimeter** 0  
**Stories** 1  
**Interior Walls**  
**Exterior Walls** AVE WOOD SIDING  
**Quality** 400 ()  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** AVE WOOD SIDING  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**  
**Full Bathrooms** 0  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1939

## Year Remodeled

Effective Year Built 1991

## Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	200	200	0
OPF	OP PRCH FIN LL	250	0	0
TOTAL		450	200	0

Style VACANT COMM / 10A

Gross Sq Ft 1,251

Finished Sq Ft 782

Perimeter 0

Stories 2

Interior Walls

Exterior Walls AVE WOOD SIDING

Quality 400 ()

Roof Type

Roof Material

Exterior Wall1 AVE WOOD SIDING

Exterior Wall2

Foundation

Interior Finish

Ground Floor Area

Floor Cover

Full Bathrooms 0

Half Bathrooms 0

Heating Type

Year Built 1900

## Year Remodeled

Effective Year Built 1989

## Condition

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	441	0	0
FLA	FLOOR LIV AREA	782	782	0
OUU	OP PR UNFIN UL	28	0	0
TOTAL		1,251	782	0

Style RESTAURANT &amp; CAFETR / 21C

Gross Sq Ft 300

Finished Sq Ft 300

Perimeter 0

Stories 1

Interior Walls

Exterior Walls AVE WOOD SIDING

Quality 350 ()

Roof Type

Roof Material

Exterior Wall1 AVE WOOD SIDING

Exterior Wall2

Foundation

Interior Finish

Ground Floor Area

Floor Cover

Full Bathrooms 0

Half Bathrooms 0

Heating Type

Year Built 1974

## Year Remodeled

Effective Year Built 1991

## Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	300	300	0
TOTAL		300	300	0

Style TOURIST ATTRAC-D- / 35D

Gross Sq Ft 100

Finished Sq Ft 100

Perimeter 0

Stories 1

Interior Walls

Exterior Walls AVE WOOD SIDING

Quality 350 ()

Roof Type

Roof Material

Exterior Wall1 AVE WOOD SIDING

Exterior Wall2

Foundation

Interior Finish				
Ground Floor Area				
Floor Cover				
Full Bathrooms		0		
Half Bathrooms		0		
Heating Type				
Year Built		1974		
Year Remodeled				
Effective Year Built		1991		
Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	100	100	0
<b>TOTAL</b>		<b>100</b>	<b>100</b>	<b>0</b>

Style				
TOURIST ATTRAC-D- / 35D				
Gross Sq Ft				
826				
Finished Sq Ft				
826				
Perimeter				
0				
Stories				
1				
Interior Walls				
Exterior Walls				
AB AVE WOOD SIDING				
Quality				
400 ()				
Roof Type				
Roof Material				
Exterior Wall1				
AB AVE WOOD SIDING				
Exterior Wall2				
Foundation				
Interior Finish				
Ground Floor Area				
Floor Cover				
Full Bathrooms				
0				
Half Bathrooms				
0				
Heating Type				
Year Built				
1974				
Year Remodeled				
Effective Year Built				
1991				
Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	826	826	0
<b>TOTAL</b>		<b>826</b>	<b>826</b>	<b>0</b>

Style				
TOURIST ATTRAC-B- / 35B				
Gross Sq Ft				
5,578				
Finished Sq Ft				
4,536				
Perimeter				
0				
Stories				
3				
Interior Walls				
Exterior Walls				
AB AVE WOOD SIDING				
Quality				
400 ()				
Roof Type				
Roof Material				
Exterior Wall1				
AB AVE WOOD SIDING				
Exterior Wall2				
Foundation				
Interior Finish				
Ground Floor Area				
Floor Cover				
Full Bathrooms				
0				
Half Bathrooms				
0				
Heating Type				
Year Built				
1974				
Year Remodeled				
Effective Year Built				
1991				
Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,536	4,536	0
OPU	OP PR UNFIN LL	24	0	0
OPF	OP PRCH FIN LL	1,018	0	0
<b>TOTAL</b>		<b>5,578</b>	<b>4,536</b>	<b>0</b>

Style		TOURIST ATTRAC / 35C		
Gross Sq Ft		6,125		
Finished Sq Ft		6,125		
Perimeter		0		
Stories		1		
Interior Walls				
Exterior Walls		REIN CONCRETE		

Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 REIN CONCRETE  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1939  
 Year Remodeled  
 Effective Year Built 1993  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,125	6,125	0
<b>TOTAL</b>		<b>6,125</b>	<b>6,125</b>	<b>0</b>

Style TOURIST ATTRAC-A- / 35A  
 Gross Sq Ft 6,927  
 Finished Sq Ft 6,882  
 Perimeter 0  
 Stories 5  
 Interior Walls  
 Exterior Walls BRICK  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 BRICK  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1900  
 Year Remodeled  
 Effective Year Built 1982  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,882	6,882	0
SBF	UTIL FIN BLK	45	0	0
<b>TOTAL</b>		<b>6,927</b>	<b>6,882</b>	<b>0</b>

Style TOURIST ATTRAC / 35C  
 Gross Sq Ft 5,876  
 Finished Sq Ft 4,310  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AVE WOOD SIDING  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1974  
 Year Remodeled  
 Effective Year Built 1991  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,310	4,310	0
OPU	OP PR UNFIN LL	796	0	0
OOU	OP PR UNFIN UL	200	0	0
OPF	OP PRCH FIN LL	326	0	0
SBF	UTIL FIN BLK	244	0	0
<b>TOTAL</b>		<b>5,876</b>	<b>4,310</b>	<b>0</b>

Style TOURIST ATTRAC-D- / 35D  
Gross Sq Ft 128  
Finished Sq Ft 80  
Perimeter 0  
Stories 1  
Interior Walls  
Exterior Walls AVE WOOD SIDING  
Quality 400 ()  
Roof Type  
Roof Material  
Exterior Wall1 AVE WOOD SIDING  
Exterior Wall2  
Foundation  
Interior Finish  
Ground Floor Area  
Floor Cover  
Full Bathrooms 0  
Half Bathrooms 0  
Heating Type  
Year Built 1974  
Year Remodeled  
Effective Year Built 1991  
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	80	80	0
OPF	OP PRCH FIN LL	48	0	0
<b>TOTAL</b>		<b>128</b>	<b>80</b>	<b>0</b>

Style TOURIST ATTRAC-B- / 35B  
Gross Sq Ft 6,388  
Finished Sq Ft 4,944  
Perimeter 0  
Stories 4  
Interior Walls  
Exterior Walls AB AVE WOOD SIDING  
Quality 400 ()  
Roof Type  
Roof Material  
Exterior Wall1 AB AVE WOOD SIDING  
Exterior Wall2  
Foundation  
Interior Finish  
Ground Floor Area  
Floor Cover  
Full Bathrooms 0  
Half Bathrooms 0  
Heating Type  
Year Built 1974  
Year Remodeled  
Effective Year Built 1991  
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
EPA	ENCL PORCH WD	396	0	0
FLA	FLOOR LIV AREA	4,944	4,944	0
OPU	OP PR UNFIN LL	24	0	0
OUU	OP PR UNFIN UL	660	0	0
OPF	OP PRCH FIN LL	126	0	0
OUF	OP PRCH FIN UL	172	0	0
PTO	PATIO	66	0	0
<b>TOTAL</b>		<b>6,388</b>	<b>4,944</b>	<b>0</b>

Style 1 STORY STORES / 11C  
Gross Sq Ft 1,000  
Finished Sq Ft 341  
Perimeter 0  
Stories 1  
Interior Walls  
Exterior Walls AVE WOOD SIDING  
Quality 400 ()  
Roof Type  
Roof Material  
Exterior Wall1 AVE WOOD SIDING  
Exterior Wall2  
Foundation  
Interior Finish  
Ground Floor Area  
Floor Cover

Full Bathrooms 0  
Half Bathrooms 0  
Heating Type  
Year Built 1997  
Year Remodeled  
Effective Year Built 1993  
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	659	0	0
FLA	FLOOR LIV AREA	341	341	0
TOTAL		1,000	341	0

## Yard Items

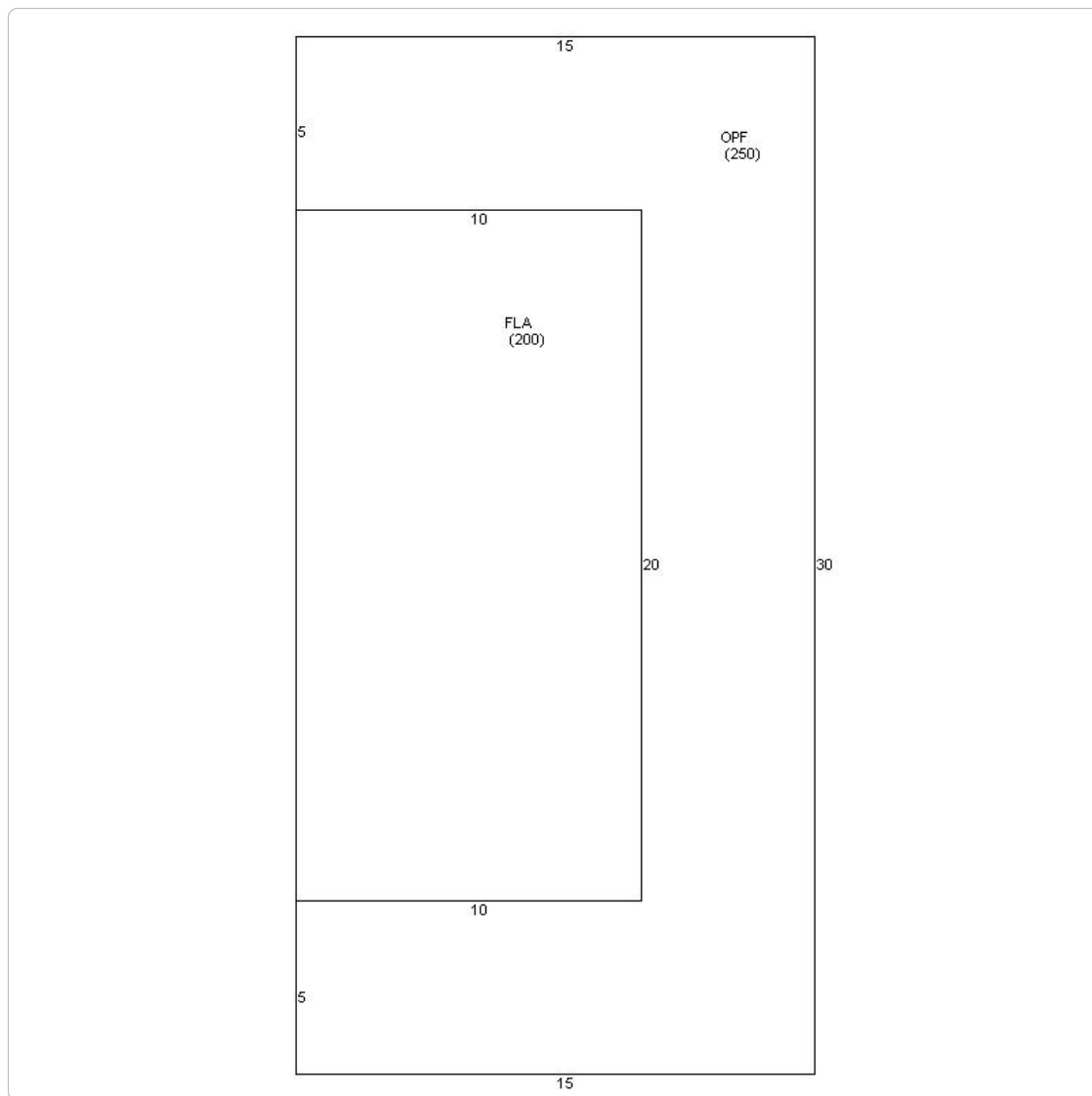
Description	Year Built	Roll Year	Quantity	Units	Grade
WATER FEATURE	1969	1970	1	2 UT	2
BRICK PATIO	1976	1977	1	1352 SF	2
BRICK PATIO	1976	1977	1	440 SF	1
BRICK PATIO	1976	1977	1	7221 SF	2
PATIO	1976	1977	1	840 SF	2
WOOD DECK	1979	1980	1	160 SF	1
TILE PATIO	1981	1982	1	1000 SF	4
TIKI	1981	1982	1	36 SF	3
WOOD DECK	1981	1982	1	960 SF	3
WALL AIR COND	1983	1984	1	3 UT	2
WOOD DOCKS	1983	1984	1	893 SF	3
WOOD DECK	1984	1985	1	828 SF	2
UTILITY BLDG	1985	1986	1	144 SF	3
UTILITY BLDG	1985	1986	1	300 SF	3
WROUGHT IRON	1986	1987	1	102 SF	4
FENCES	1986	1987	1	133 SF	2
CH LINK FENCE	1986	1987	1	609 SF	3
WROUGHT IRON	1986	1987	1	805 SF	4
COMM ELEVATOR	1981	1982	1	1 UT	1

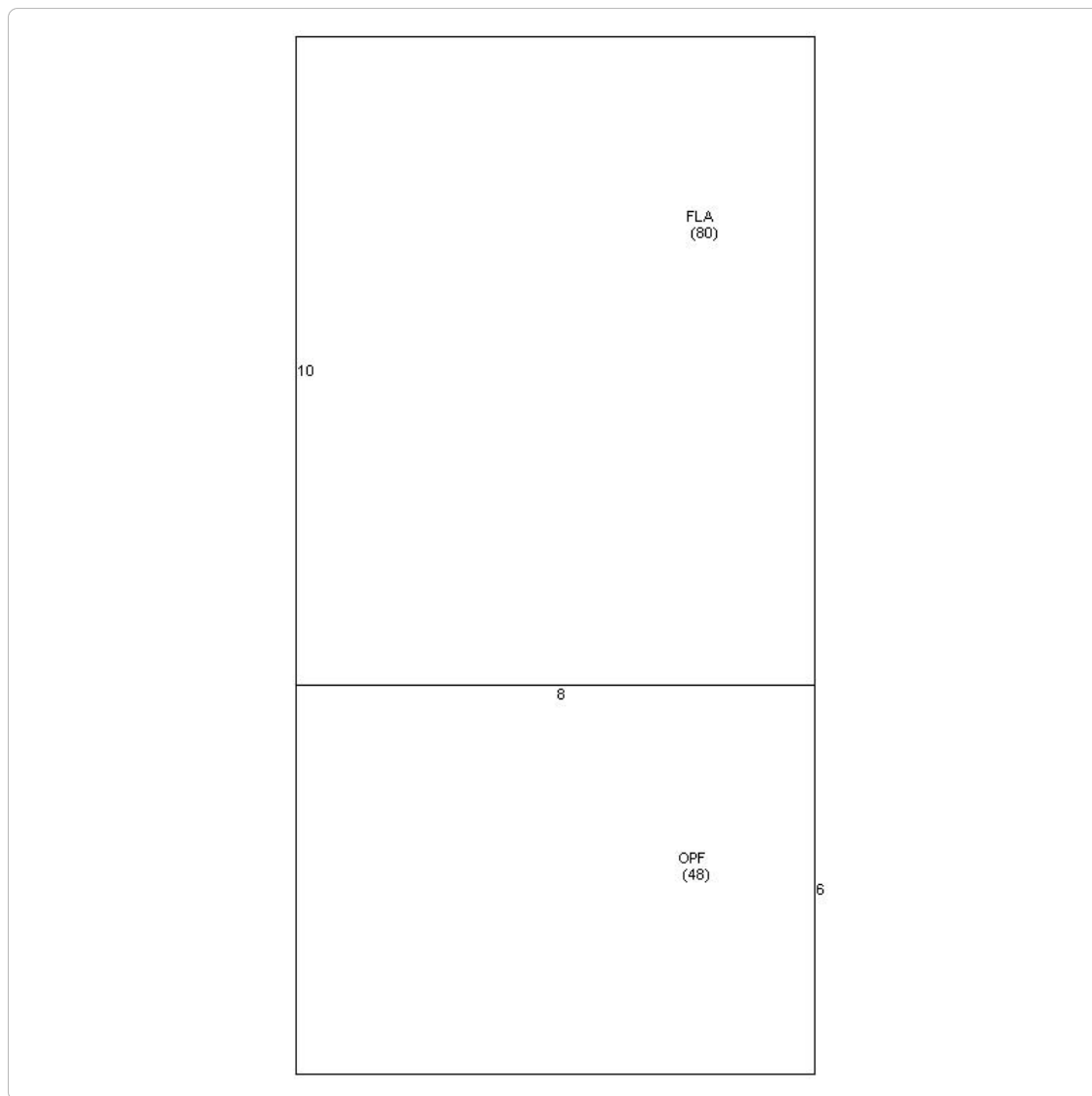
## Permits

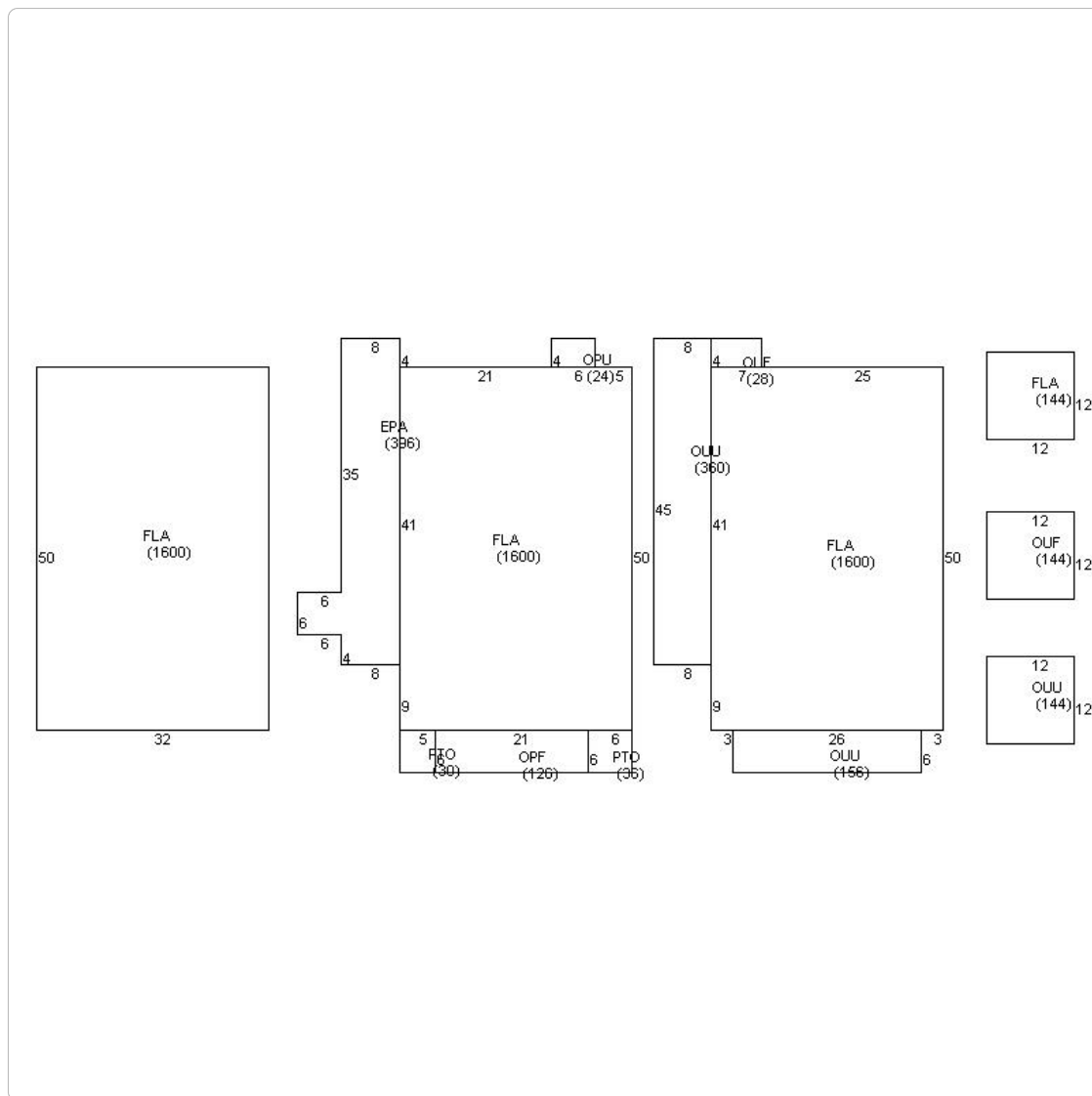
Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
17-212	1/24/2017		\$60,000	Commercial	INSTALL NEW 1000 AMP SERVICE TO ACCOMMODATE AQUARIUM TROPICAL SHEL AND GIFT NEW PUMP EQUIPMENT AND NEW 16-TON PACKAGE UNIT
15-5036	4/27/2016		\$52,797	Commercial	INSTALL 5,600SF OF METAL ROOFING
15-3538	2/3/2016		\$8,000	Commercial	ATF-REMOVE CODE VIOLATION BOOTH
15-3539	2/3/2016		\$2,000	Commercial	ATF-INSTALL 100SF OF 5 V-CRIMP ON NEW BOOTH
13-1388	5/17/2013		\$3,668	Commercial	EXTEND EXISTING AWNING FRAME ACROSS FRONT STREET ELEVATION OF MALLORY MARKET. AWING TO BE APPROX 12X 7.
13-1388	5/17/2013		\$3,668	Commercial	EXTEND EXISTING AWNING FRAME ACROSS FRONT STREET ELEVATION OF MALLORY MARKET. AWNING TO BE APPROX. 12' X 7'.
13-1094	3/26/2013		\$6,000	Commercial	MINIMAL REPAIRS TO PAVERS ON WALL STREET. 120 SQ/FT SANDSET PAVERS TO FRONT STREET.
10-482	2/18/2010	2/18/2010	\$1,400	Commercial	REMOVER SIDE STAIRS. REMOVE AND REPLACE ROTTED SIDING UNDER STAIRS
06-4571	8/1/2006	10/2/2006	\$2,300	Commercial	REPLACE 3 SQRS OF V-CRIMP ROOFING.
06-4581	8/1/2006	10/2/2006	\$5,200	Commercial	MISCELLANEOUS EXTERIOR WORK.
05-5492	12/2/2005	10/2/2006	\$3,500	Commercial	RELOCATE (3) CONDUITS FOR NEW DECK
05-4882	11/7/2005	10/2/2006	\$30,000	Commercial	HURRICANE WILMA DAMAGE - REPLACE WOODEN DECK
05-2637	6/29/2005	10/2/2006	\$1,900	Commercial	INSTALL 7 EXIT/EMERGENCY FIXTURES
04-2066	6/24/2004	11/18/2004	\$4,800	Commercial	DOOR REPAIR
04-0561	2/26/2004	11/18/2004	\$8,000	Commercial	LIGHTING
03-1424	5/26/2003	11/18/2004	\$2,200	Commercial	RELOOCATE METER
02-2210	9/10/2002	12/31/2002	\$1		GENERATOR-PUMP ROOM
0202210	8/19/2002	10/10/2002	\$24,200	Commercial	ELECTRICAL UPGRADES
0201362	5/22/2002	10/10/2002	\$2,400	Commercial	CHANGEOUT AC
0200388	2/13/2002	10/10/2002	\$1,500	Commercial	CHANGEOUT AC
0200360	2/8/2002	10/10/2002	\$2,400	Commercial	CHANGEOUT AC
0102952	8/31/2001	11/13/2001	\$16,500	Commercial	RENOVATIONS/REMODELING
0102073	5/24/2001	11/13/2001	\$550	Commercial	(1) 5 TON SPLITTER
0100529	2/12/2001	11/13/2001	\$1,500	Commercial	RENOVATIONS
0002056	7/24/2000	12/13/2000	\$8,520	Commercial	ROOF
9904179	12/28/1999	12/13/2000	\$4,200	Commercial	REPLACE A/C
9902808	8/11/1999	12/4/1999	\$1,000	Commercial	ELECTRICAL
9901766	5/21/1999	12/4/1999	\$300	Commercial	ELECTRICAL
9802711	9/3/1998	12/3/1998	\$4,500	Commercial	ELECTRICAL

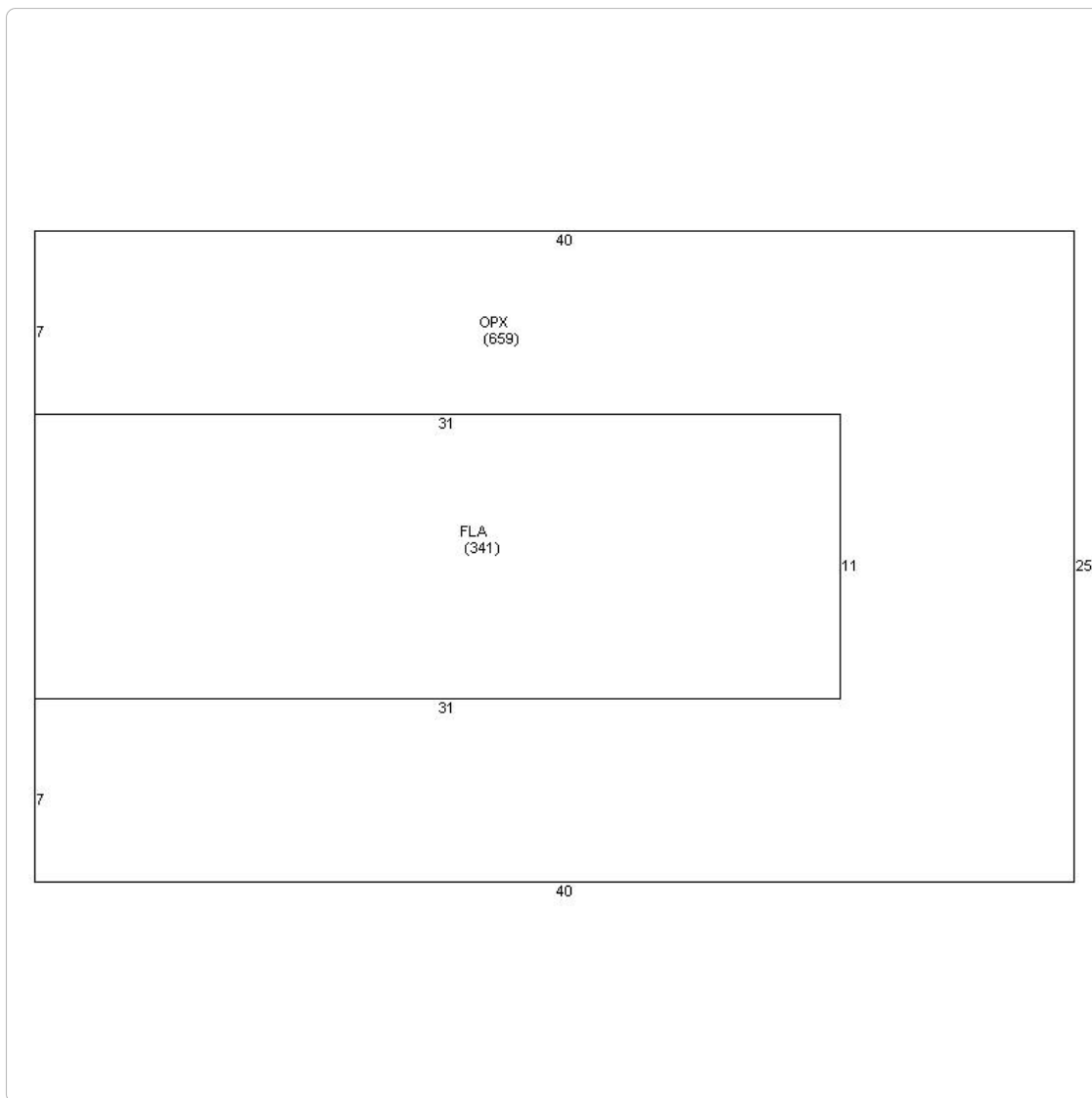
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9802234	7/17/1998	12/3/1998	\$900	Commercial	ELECTRICAL
9802042	6/30/1998	12/3/1998	\$6,000	Commercial	ELECTRICAL
9801742	6/3/1998	12/3/1998	\$5,000	Commercial	REMODEL BUILDING
9801521	5/14/1998	12/3/1998	\$900	Commercial	ELECTRICAL
9800232	1/22/1998	12/3/1998	\$1,845	Commercial	SECURITY ALARM
9800235	1/22/1998	12/3/1998	\$585	Commercial	SECURITY ALARM
9704223	12/17/1997	12/3/1998	\$1,500	Commercial	ELECTRICAL
9702456	12/1/1997	12/1/1997	\$1	Commercial	11 SQS GALVALUME ROOF
9702456	9/1/1997	12/1/1997	\$53,558	Commercial	REMODEL EXISTING SHED
9702952	9/1/1997	12/1/1997	\$5,000	Commercial	REMODEL BUILDING
9703116	9/1/1997	12/1/1997	\$2,000	Commercial	RENOVATIONS
9702477	8/1/1997	12/1/1997	\$800	Commercial	PAINT EXTERIOR AQUARIUM
9603500	8/1/1996	12/1/1996	\$1,000		AWNINGS
96-3500	8/1/1996	8/1/1996	\$1,000		AWNINGS
96-0686	2/1/1996	8/1/1996	\$30,000		ELECTRICAL
A951841	6/1/1995	9/1/1995	\$3,300		29 SQS ROOFING
A951627	5/1/1995	9/1/1995	\$7,610		29 SQS ROOFING
B943722	11/1/1994	9/1/1995	\$300		PAINT EXTERIOR
B930163	1/1/1993	9/1/1995	\$500		INSTALL REMOVABLE WINDOWS

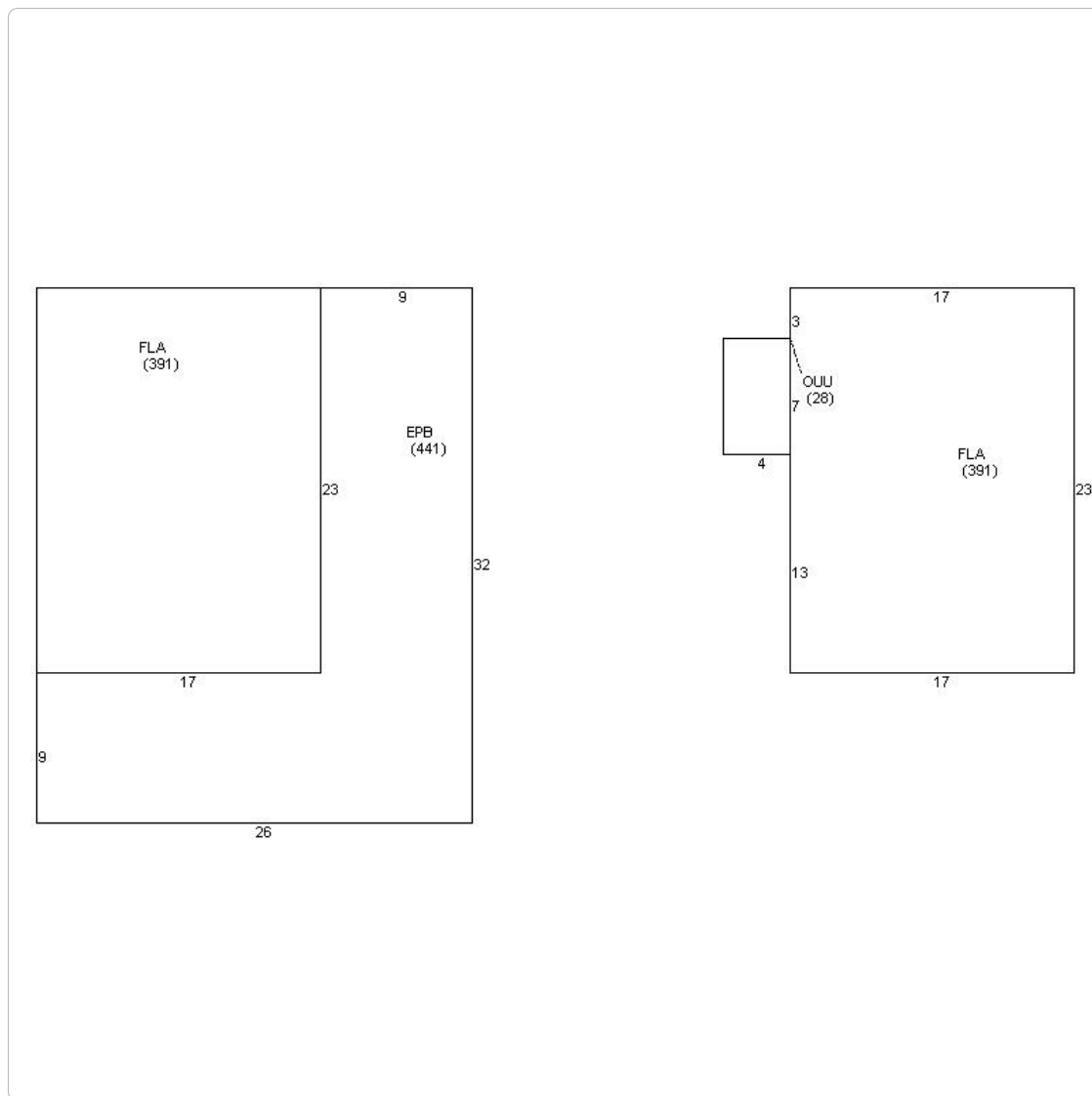
Sketches (click to enlarge)

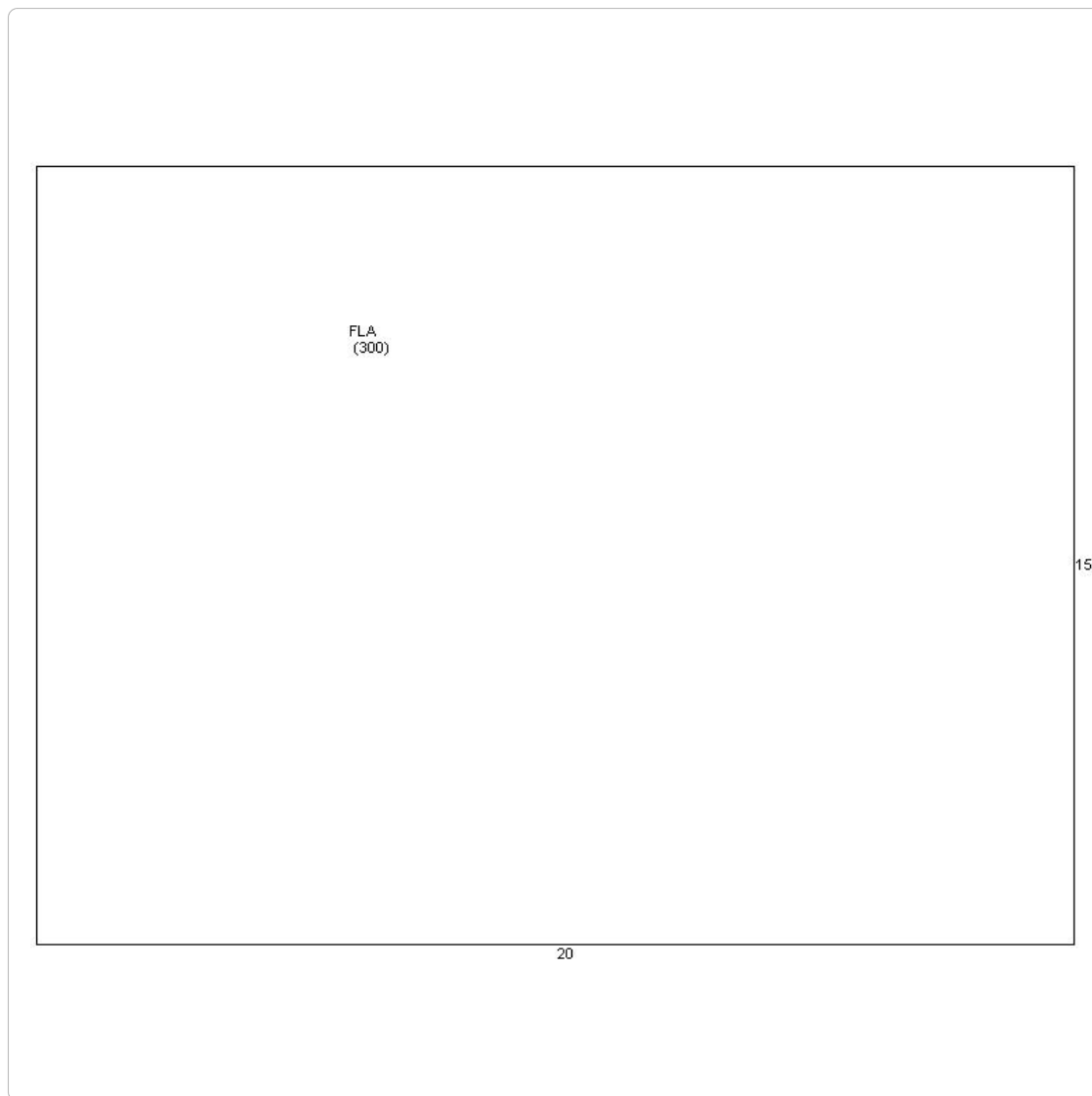


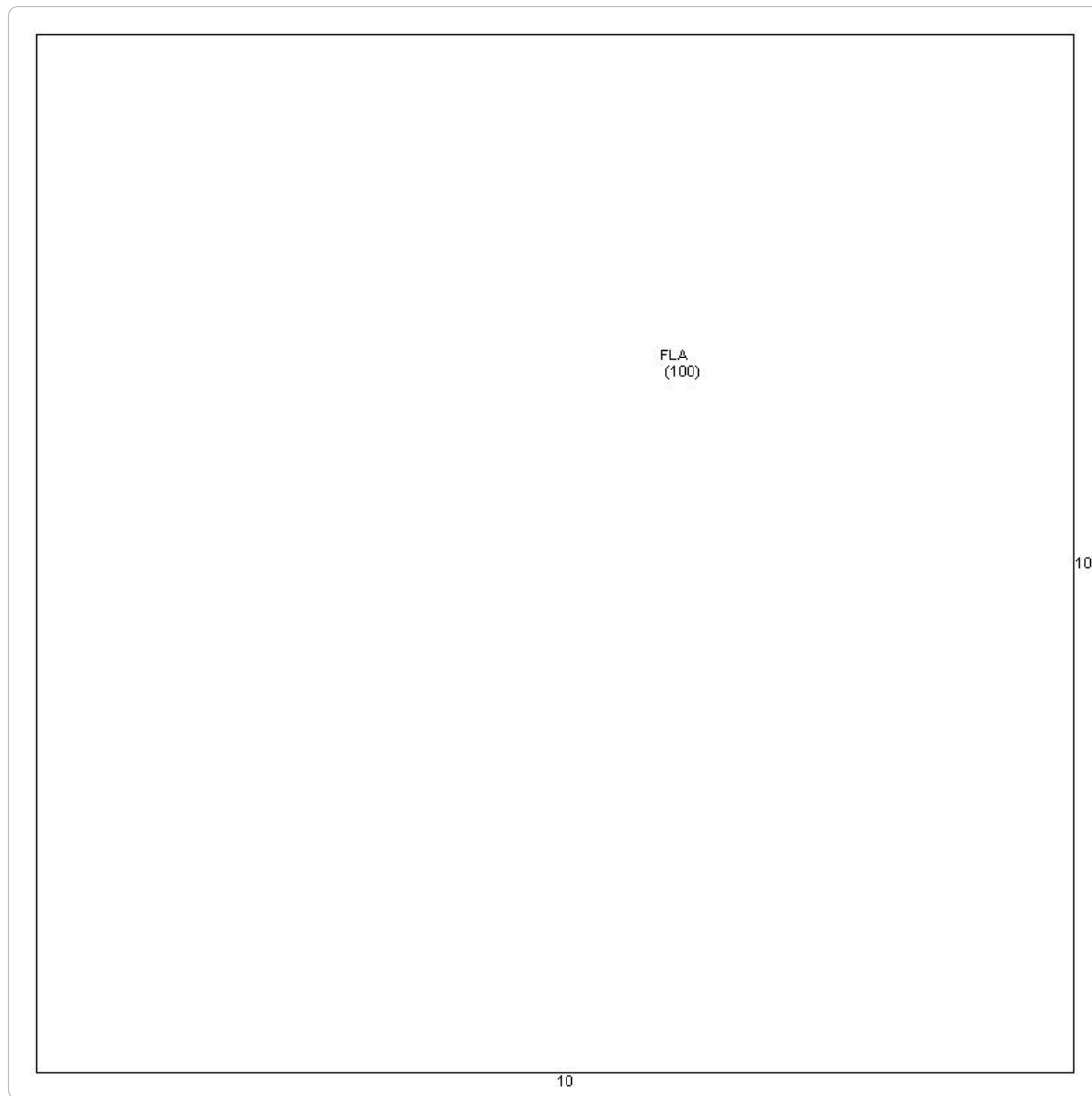


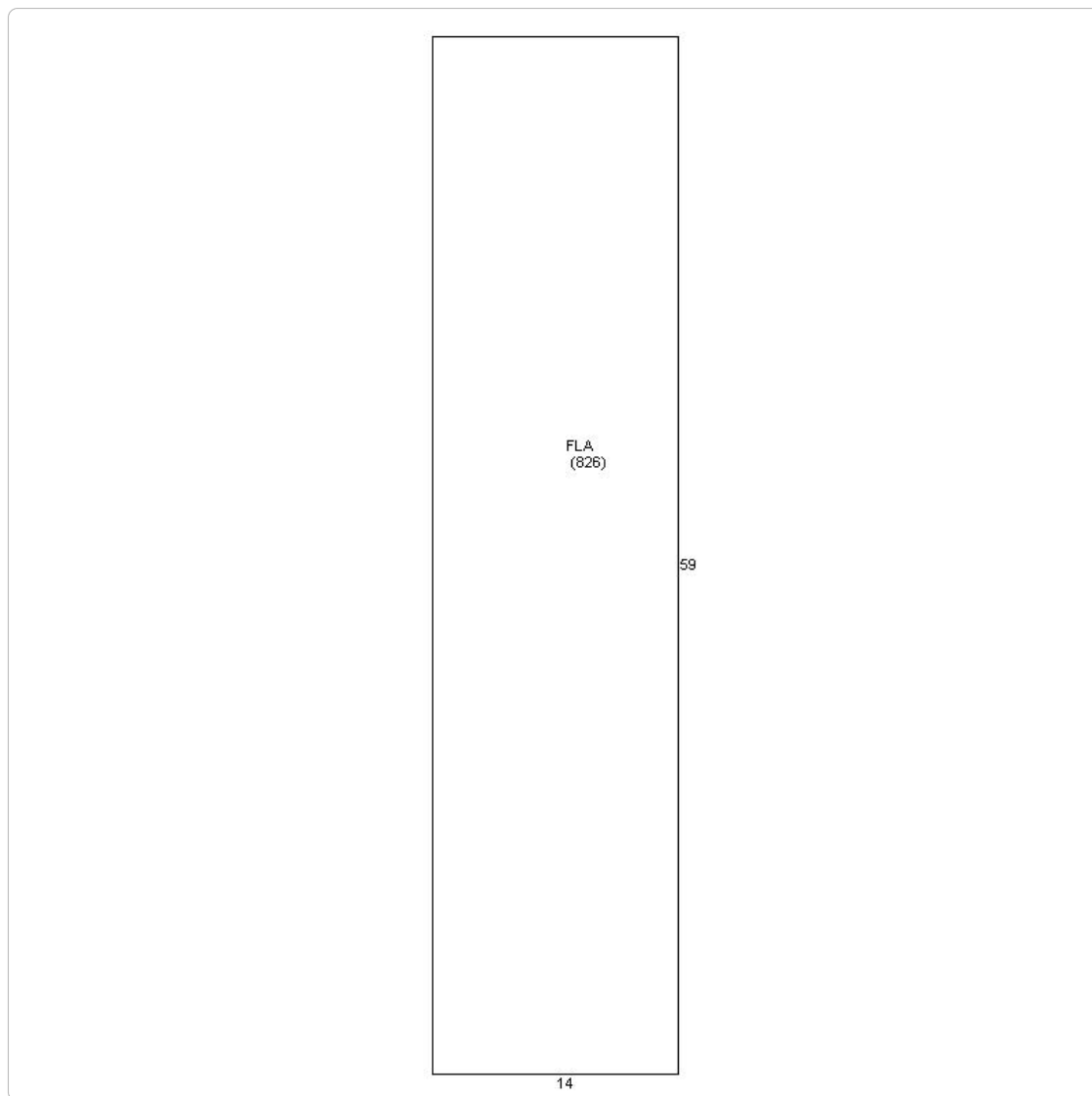


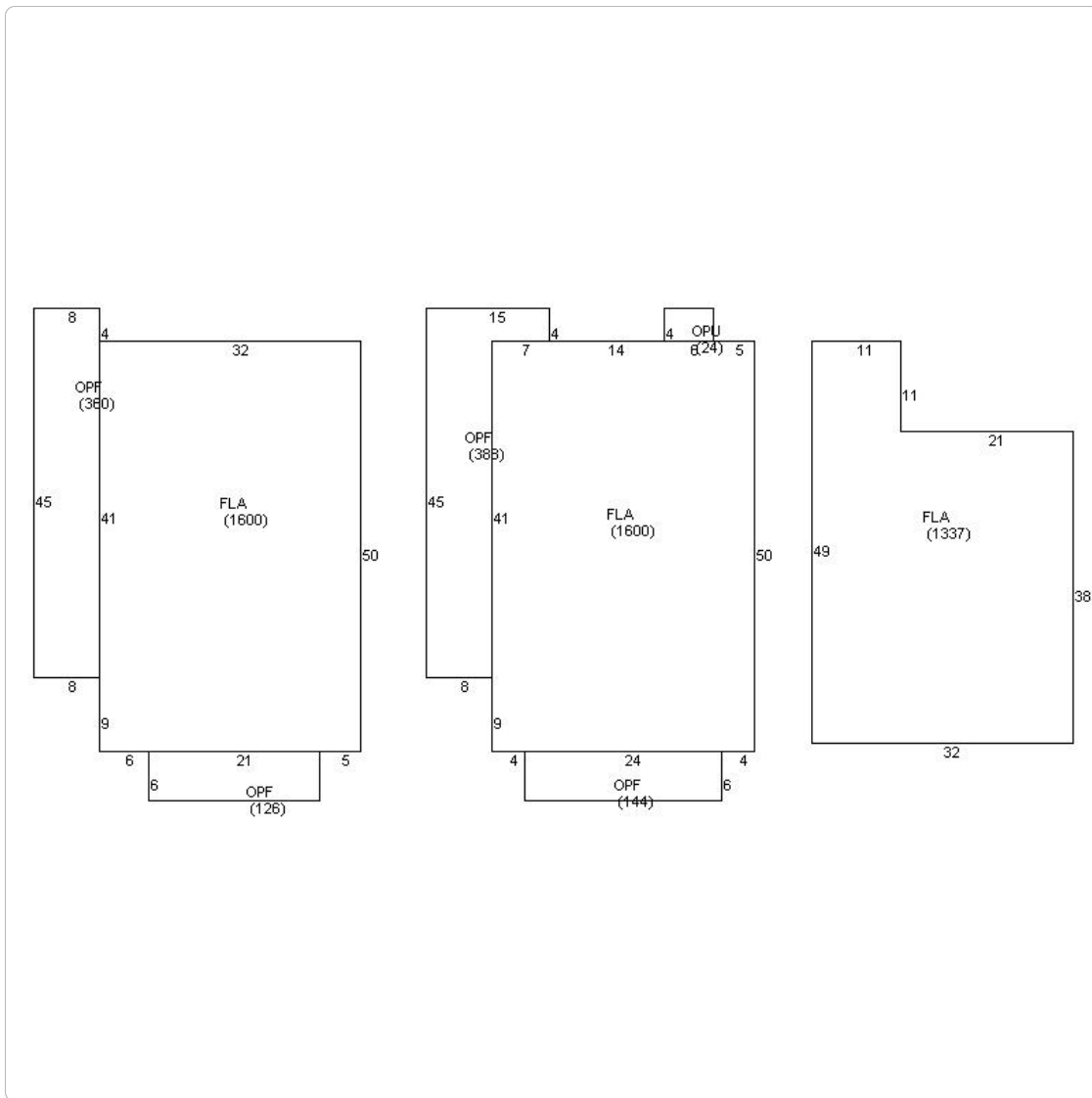


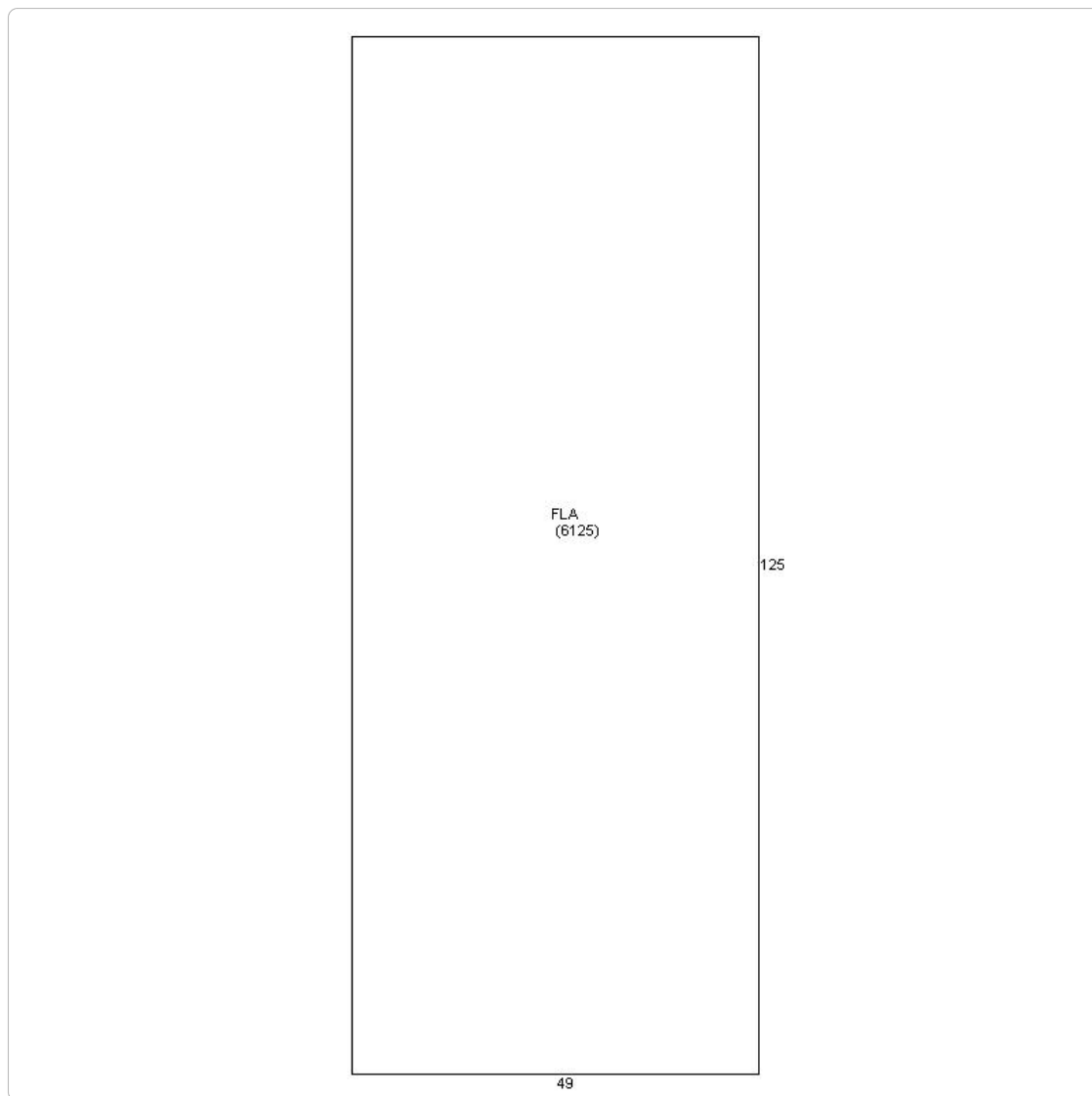


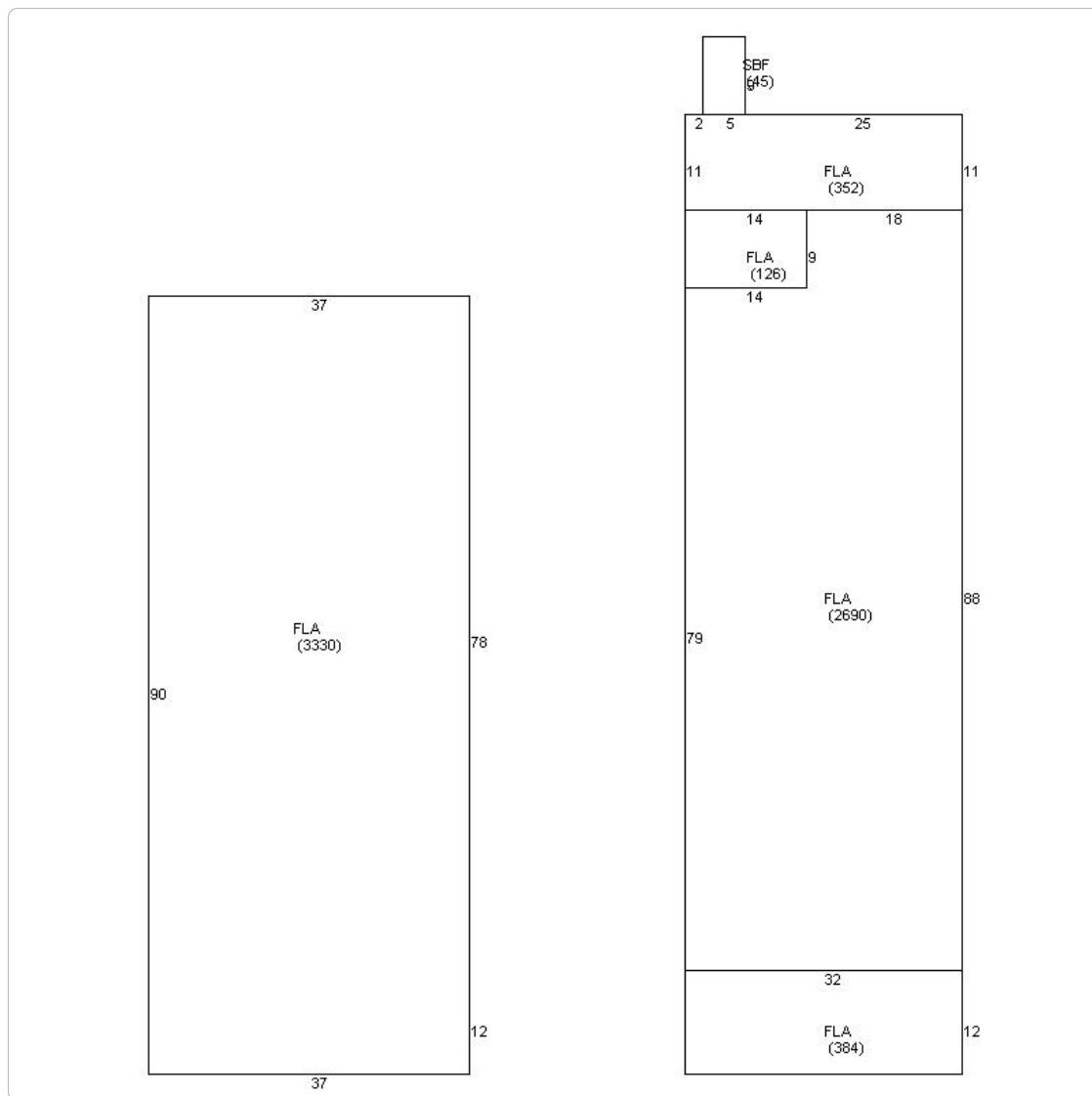


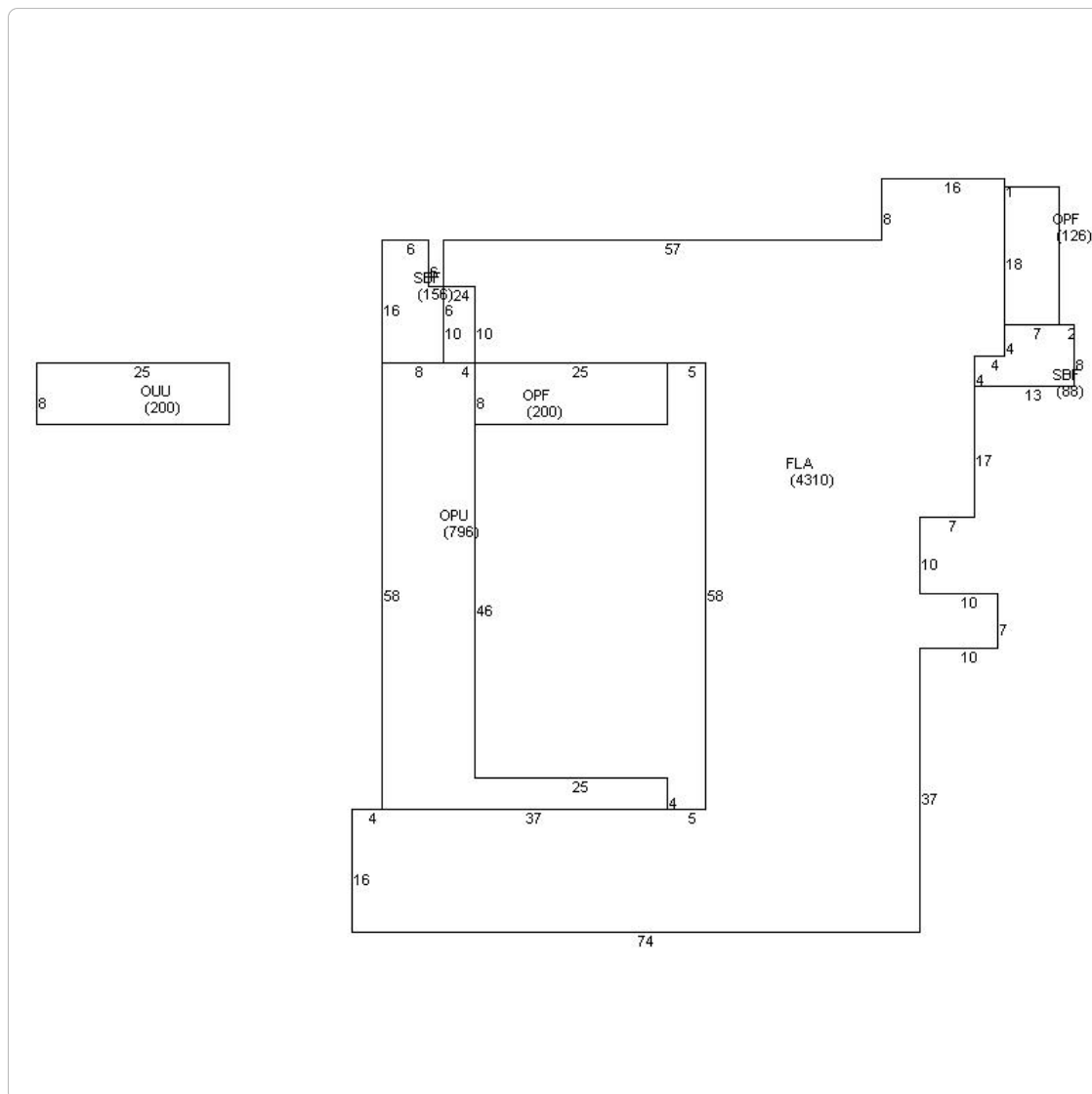












## Photos



**Map**

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

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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