



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 25, 2023

Applicant: David Cera, Architect

Application Number: H2023-0021

Address: 430 Duval Street

Description of Work:

New signage for re branding of hotel. Signs copy of “La Concha” and “La Concha Boutique Hotel”, and logo. All proposed signs to be metal with LED back lighting.

Site Facts:

The building under review is listed as a contributing resource to the historic district. The seven-story Mediterranean Revival hotel was built circa 1925. Located on the northwest corner of Duval and Fleming streets the building has undergone many alterations. The building’s first floor still possesses many of the original fenestrations and some historic elements, particularly on the south portion facing Duval Street and on Fleming Street. The entryway for the driveway on Duval Street is not historic.

Currently the hotel has a non-illuminated wall sign at the top of the wall facing Duval Street and on the entry to the driveway. There is no sign at the corner of the building, where Duval and Fleming streets intersects, but there is evidence that a sign used to be in this location. La Concha Hotel is located on the Entertainment Corridor Zone (ECZ) which includes areas in the historic district that have the most concentration of high commercial intensity use.



Current sign at the upper part of the façade facing Duval Street.



Current signs at driveway entry.

Guidelines Cited on Review:

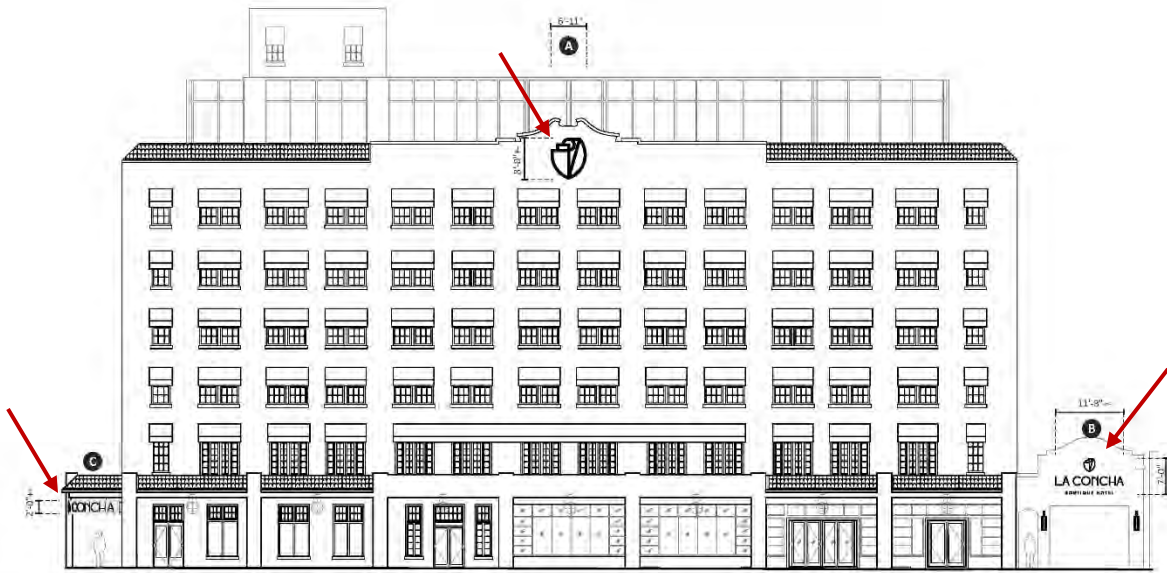
- Commercial Storefronts and Signage (page 46), specifically preamble and guidelines 1 and 5.
- Guidelines for business advertising, signage, signage lighting and light fixtures for commercial buildings (pages 49- 50vv), specifically guidelines for Preservation of Pedestrian oriented quality of the commercial corridors (page 50-f 4-a.3.a and b), halo effect signs (pages 50-y-z) specifically 5-j.1(c) and 5-j.2, and wall signs (page 50ff) all guidelines.



Postcard from late 1920's.

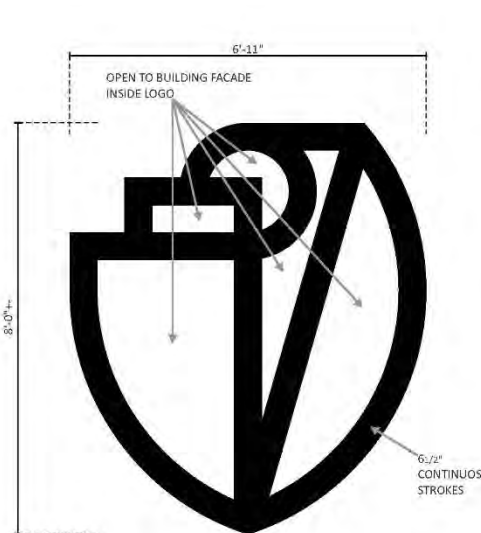
Staff Analysis:

A Certificate of Appropriateness is under review for the installation of new wall signs as the hotel is rebranding their logo and name. There are three specific areas where signage is proposed at the upper portion of the wall facing Duval Street, at the entryway driveway facing Duval Street, and at the corner of the building's arcade that faces Duval and Fleming streets intersection.

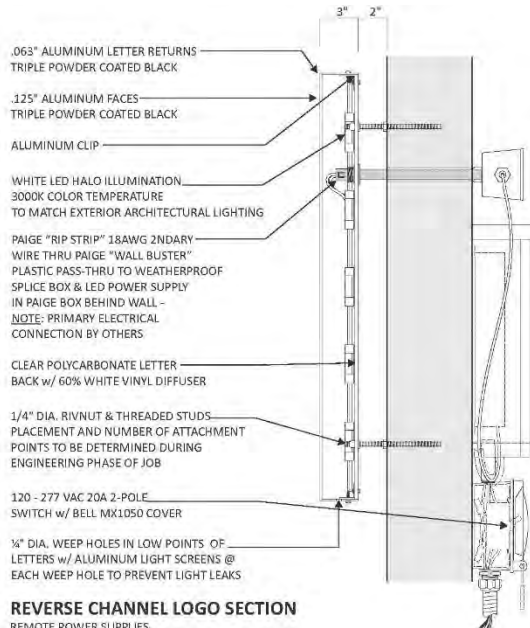


Proposed signs

The wall sign for the upper portion of the wall facing Duval Street (sign “A”) will consist of the new logo. The logo will be made of aluminum reverse channel, powder coated black with a polycarbonate back with 60% white vinyl diffuser. The logo will be 8’-0” height by 6’-11” wide by 3 inches deep and separated from the wall two inches. The wall sign will have white LED halo illumination 3000K color temperature.



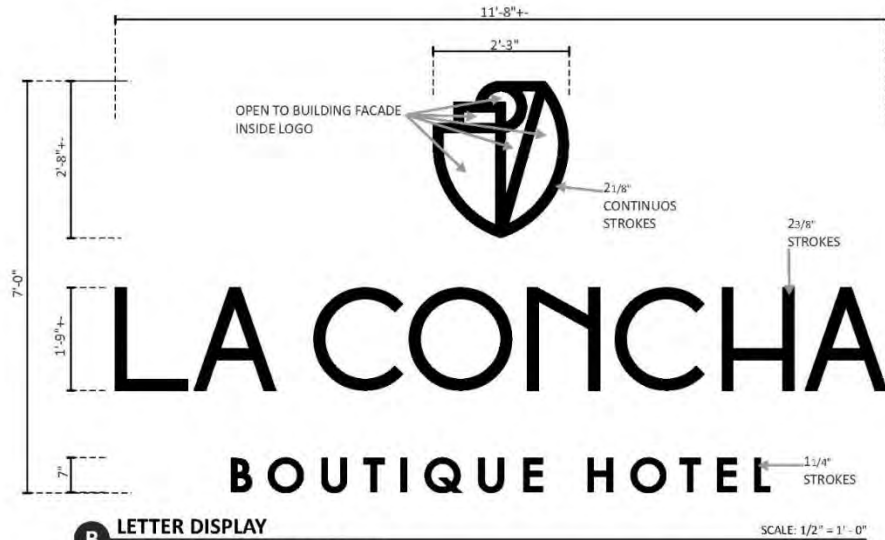
A LOGO DISPLAY
 ONE (1) REQUIRED - MANUFACTURE & INSTALL
 ALLUM. FAB. REVERSE CHNL. LOGO (BACKLIGHTED)
 SCALE: 1/2" = 1' - 0"



LIGHTING SIMULATION

Wall sign (Sign “A”) at top of wall facing Duval Street with night simulation.

New wall signs are also proposed for the driveway entry on Duval Street (Sign “B”). There will be three signs, all directly applied to the wall, the new logo, “La Concha”, and “Boutique Hotel”. The upper two signs will have white LED halo effect and will be of same materials and color as sign “A”. The logo will be 2’-8” heigh by 2’-3” wide by 3” depth with two inches separation from the wall. The letters of the sign with copy “La Concha” will be 1’-9” height with 2 3/8” strokes while the letters for the sign with copy “Boutique Hotel” will be 7” tall with 1 1/4” strokes.



B LETTER DISPLAY
 ONE [1] SET REQUIRED - MANUFACTURE & INSTALL
 ALUM. FAB. REVERSE CHNL. LETTERS (BACKLIGHTED)

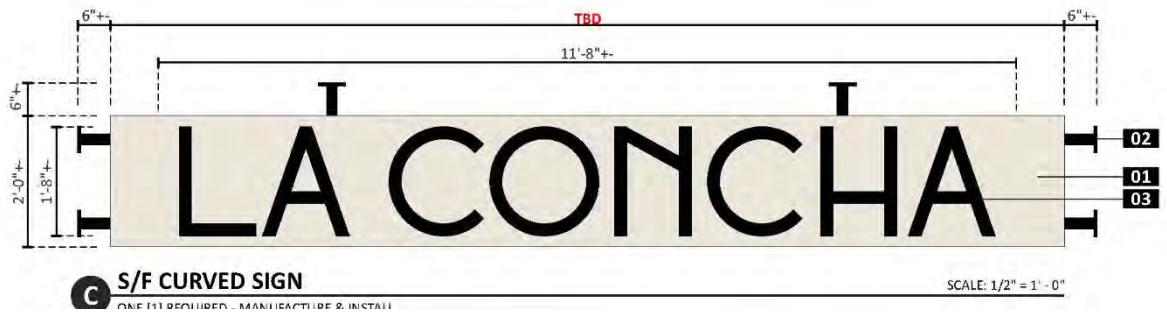
**EXACT SURVEY REQUIRED TO VERIFY DIMENSIONS,
 WALL CONDITIONS AND ACCESS BEHIND WALL**



LIGHTING SIMULATION

Wall sign (Sign “B”) at entryway to driveway on Duval Street with night simulation.

The third signage (Sign “C”) is proposed at the arcade corner facing the intersection of Duval and Fleming Streets. This sign will be over a curved aluminum not illuminated cabinet attached to the ceiling and columns. The cabinet will be 2 feet tall and will contain white back lit channel letters 1’-8” tall with copy “La Concha”.



Corner sign (Sign "C") with night simulation.

Consistency with Cited Guidelines:

Based on the guidelines staff finds that the proposed wall sign “A”, the logo at the top of the wall facing Duval Street, does not meet the guidelines as the maximum allowed height of a wall sign is 30 inches. Staff has also concerns pertaining the amount of light coming from such a large sign. Staff also has concerns with the height of the logo proposed at the driveway entrance facing Duval Street, which is 2 inches taller than the maximum allowed dimension of 30”. For the other signs staff finds them in compliance with dimension, materials, and illumination requirements.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>H-1023-0021</i>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	430 Duval Street		
NAME ON DEED:	Ashford TRS Five LLC	PHONE NUMBER	972-490-9600
OWNER'S MAILING ADDRESS:	14185 Dallas Parkway, Suite 1100	EMAIL	
	Dallas, Texas 75254		
APPLICANT NAME:	David Cera	PHONE NUMBER	910-209-0758
APPLICANT'S ADDRESS:	14185 Dallas Parkway, Suite 1400	EMAIL	davidcera@premierpm.com
	Dallas, Texas 75254		
APPLICANT'S SIGNATURE:		DATE	10 July 2023

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: NEW SIGNAGE FOR REBRANDING OF HOTEL: 1) REPLACE SIGN AT ENTRY DRIVE AT DUVAL STREET ENTRANCE; 2) NEW LOGO SIGNAGE AT TOP CENTER OF BUILDING AT DUVAL STREET;
3) SIGN AT CORNER OF DUVAL AND FLEMING STREETS WHICH REPLACES A PREVIOUS SIGN NOT CURRENTLY IN PLACE. ALL SIGNS TO BE METAL LETTERING WITH BACKLIGHTING.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

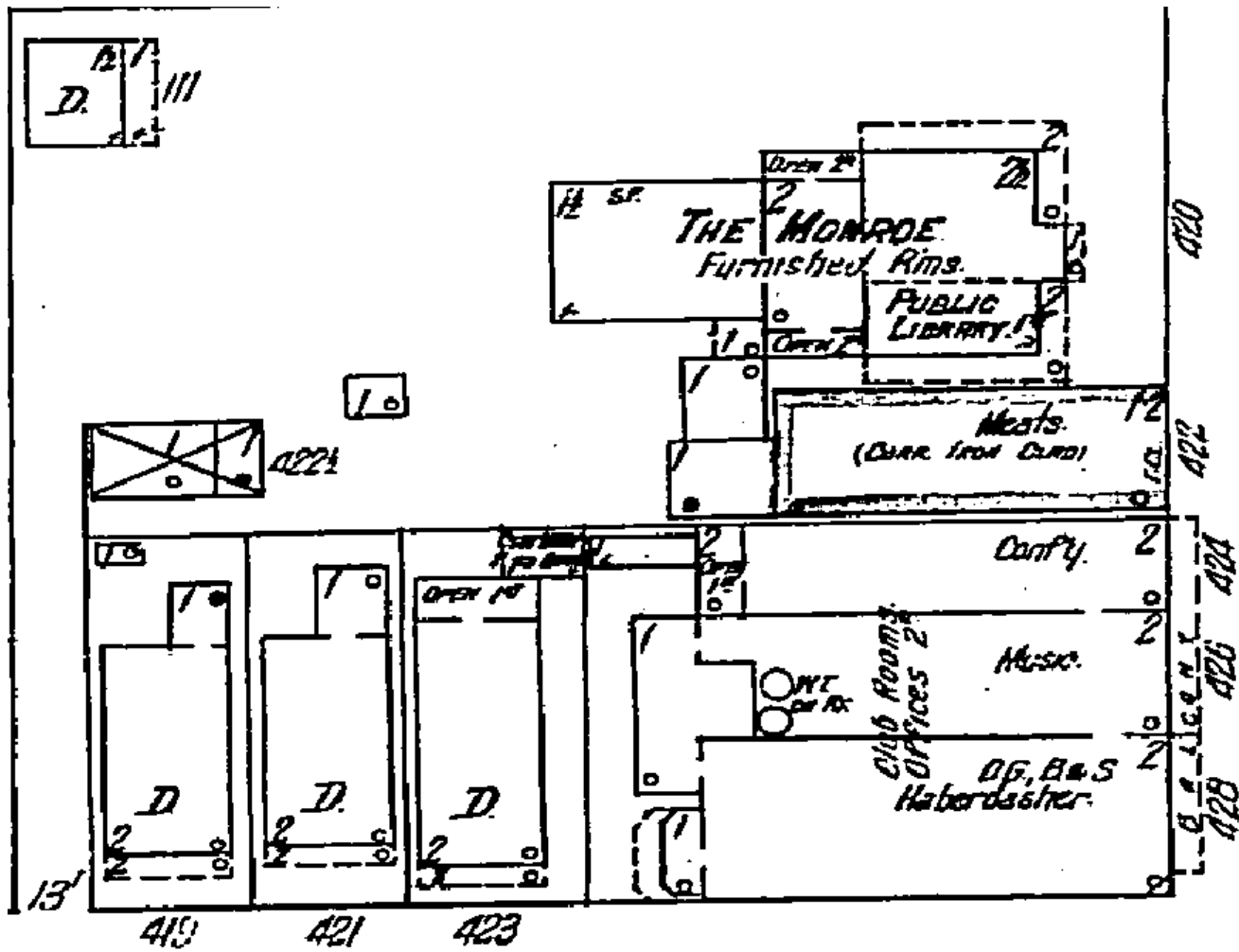
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

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.

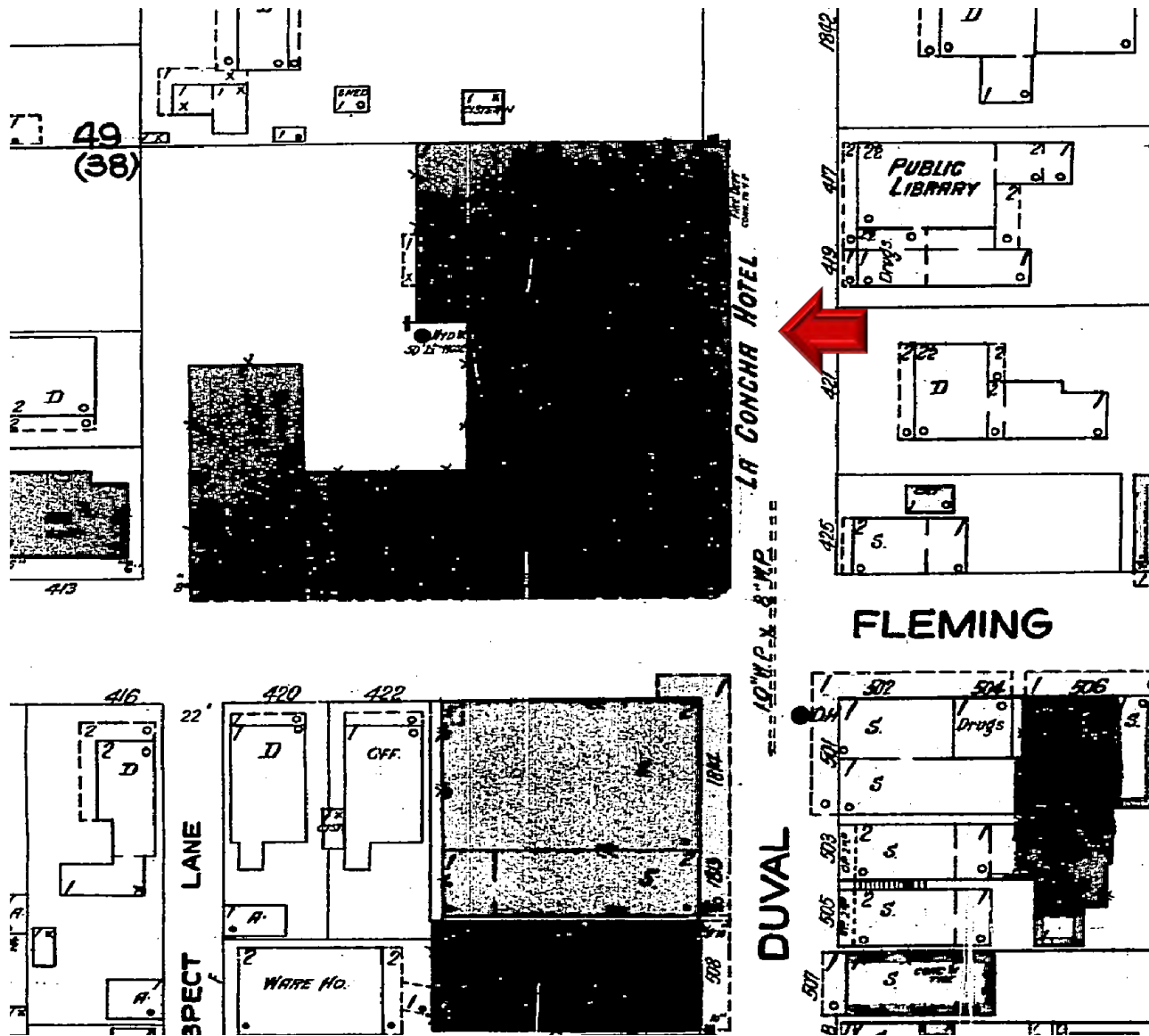
SANBORN MAPS



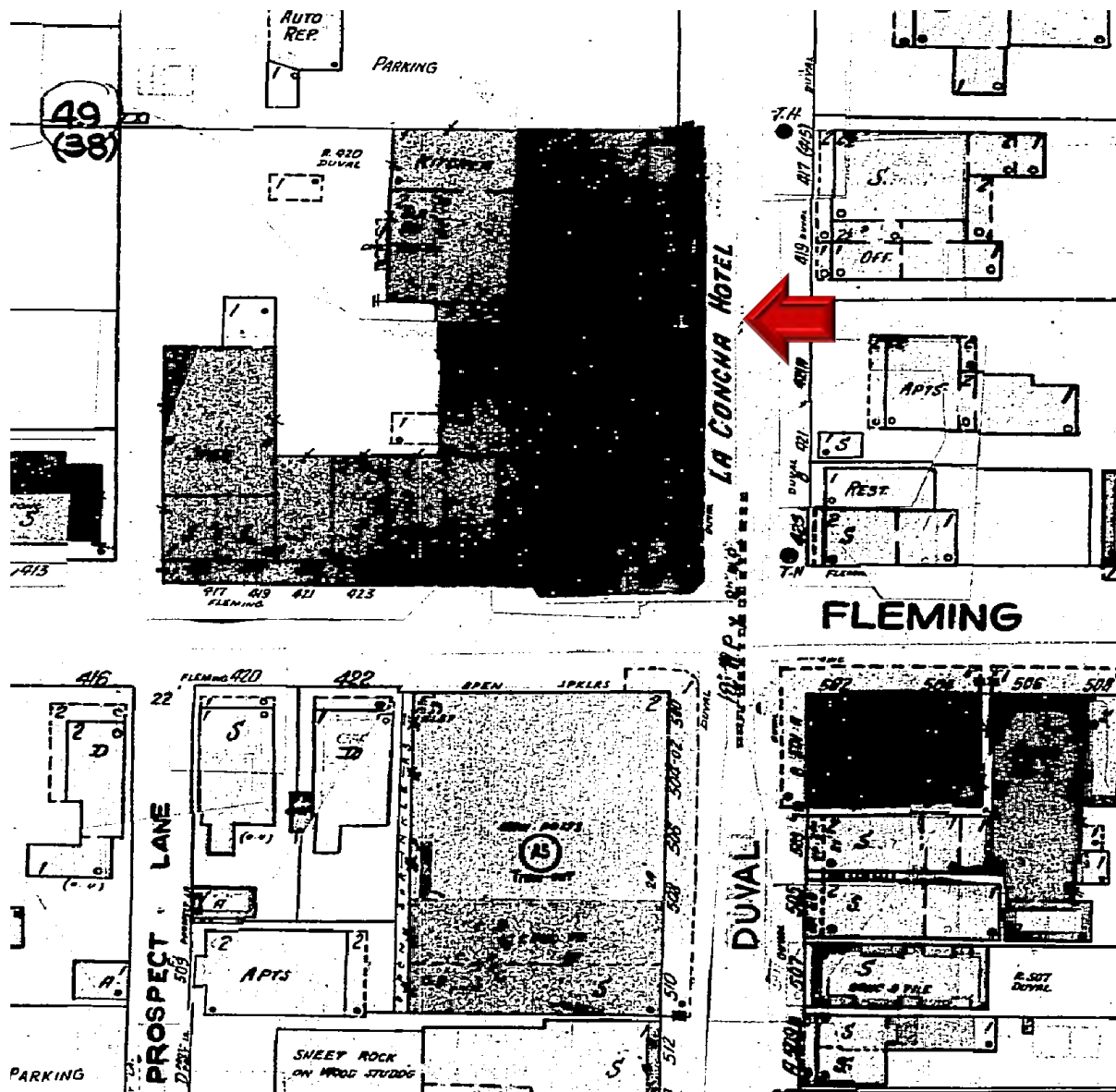
WP. 8"WP. ASPHALT BRICK PAVED.



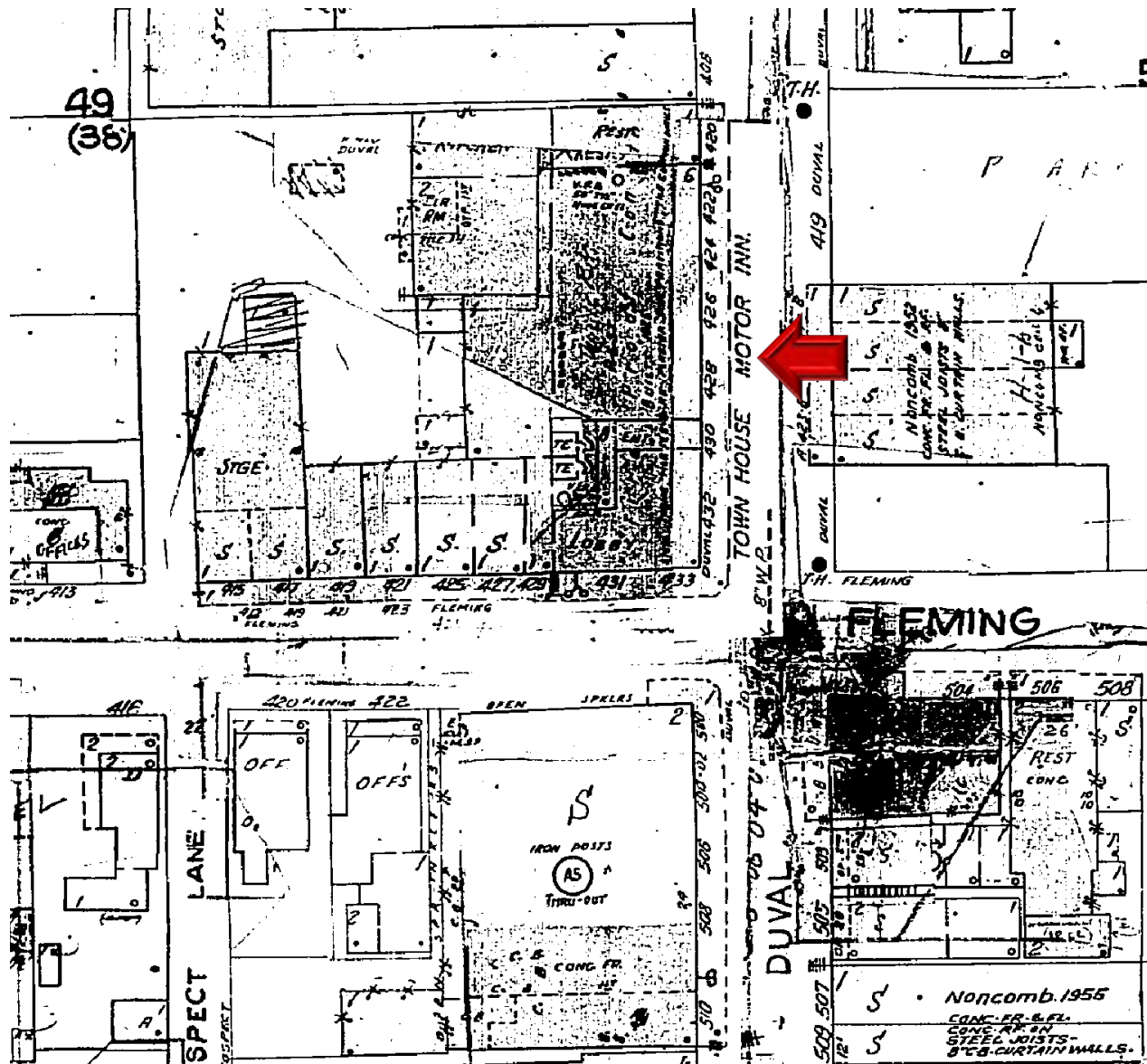
Sanborn map 1912



Sanborn map 1926



Sanborn map 1948



Sanborn map 1962

PROJECT PHOTOS



430 Duval Street circa 1924. Public Library was located on the Queen Anne building. After the building was demolished it was relocated across the street at 417 Duval Street. Monroe County Library.



Postcard from late 1920's Monroe County Library.



La Concha Hotel circa 1940. Monroe County Library.



La Concha Hotel 1957. Monroe County Library.



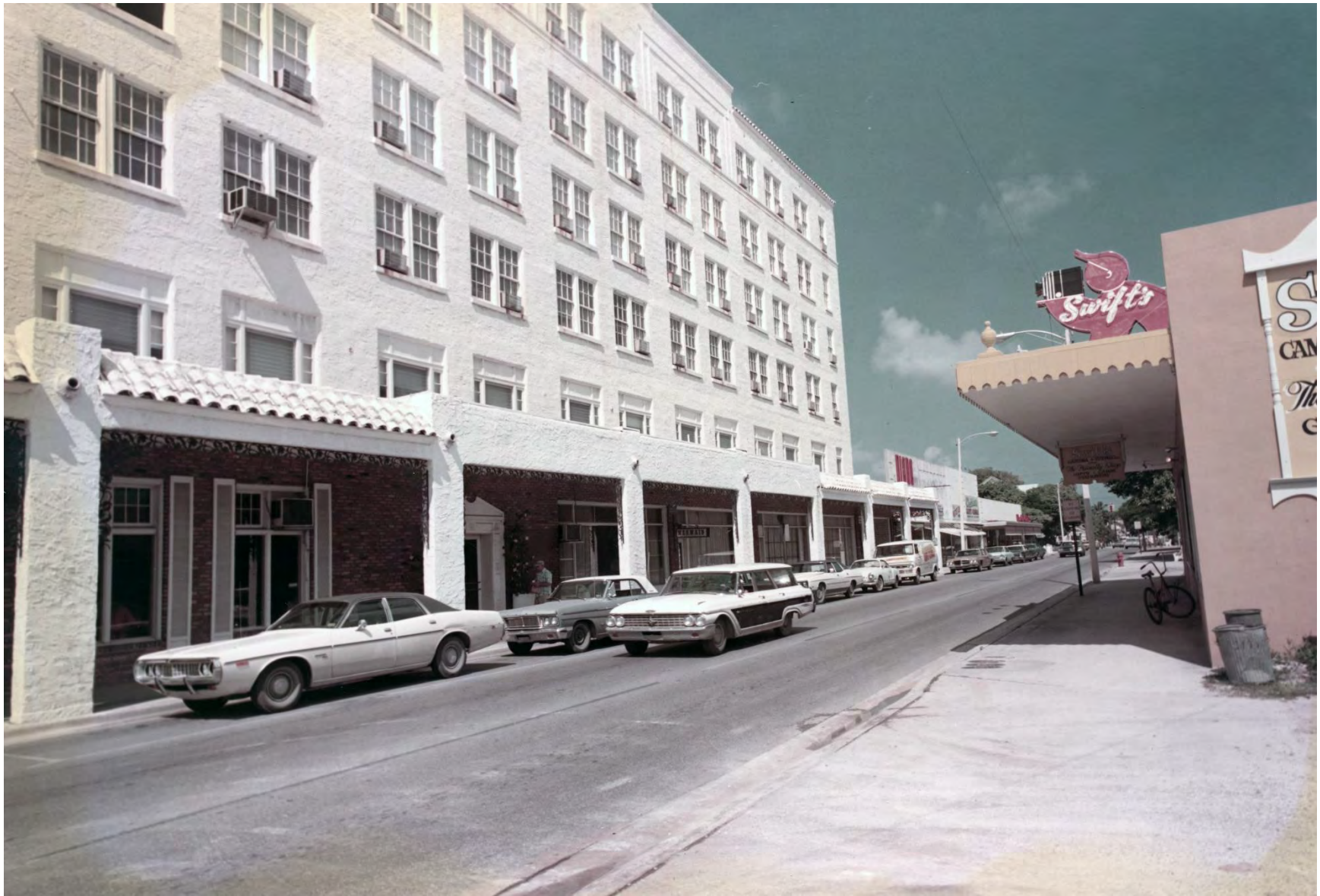
Detail of 1957 photograph. Monroe County Library.



430 Duval Street in 1962. From archives of Edwin O. Swift III. Monroe County Library.



La Concha Hotel circa 1965. Monroe County Library.



430 Duval Street in 1973. From archives of Edwin O. Swift III. Monroe County Library.



430 Duval Street in 2011. From archives of Edwin O. Swift III. Monroe County Library.

LA CONCHA HOTEL



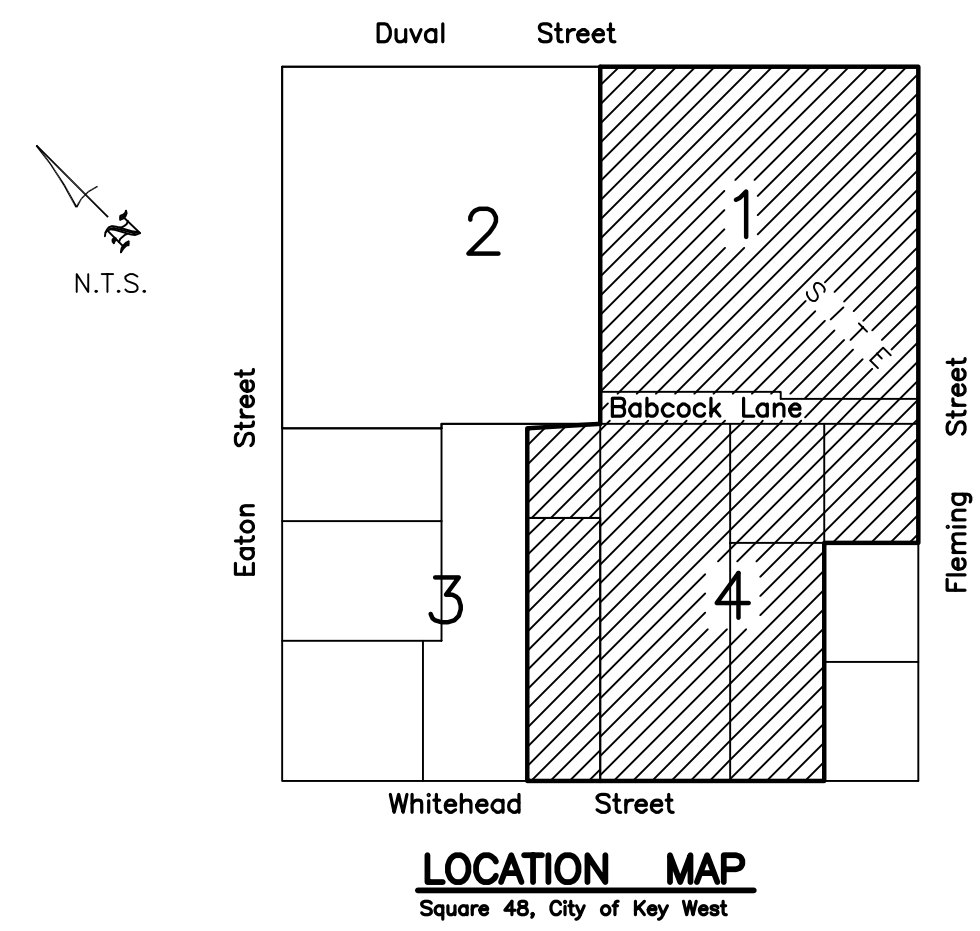
LA CONCHA
HOTEL & SPA







SURVEY



On the Island of Key West, and is known as Part of Lot 4 in Square 38, according to W.A. Whitehead's map or plan of said Key West, delineated in February, 1829; Commencing at a point on Fleming Street, 131 feet, 10 inches, from the corner of Whitehead and Fleming Streets, and running thence on Fleming Street in a N.E.'ly direction 65 feet, 11 inches; thence at right angles in a N.W.'ly direction 52 feet, 11 inches; thence at right angles in a S.W.'ly direction 65 feet, 11 inches; thence at right angles in a S.E.'ly direction 52 feet to the point of beginning.

Also, part of said Lot 4 in said Square 38, commencing at a point on the dividing line of said Lot 4 and Lot 1 in said Square 38, 52 feet North Westerly from Fleming Street, and 197 feet and 9 inches North Easterly from Whitehead Street, and running thence from said point in a North Westerly direction and parallel with Whitehead Street 52 feet; thence at right angles in a South Westerly direction and parallel with Fleming Street 65 feet and 11 inches; thence at right angles in a South Easterly direction and parallel with Whitehead Street 52 feet; thence at right angles in a North East direction and parallel with Fleming Street 65 feet and 11 inches to the point of beginning.

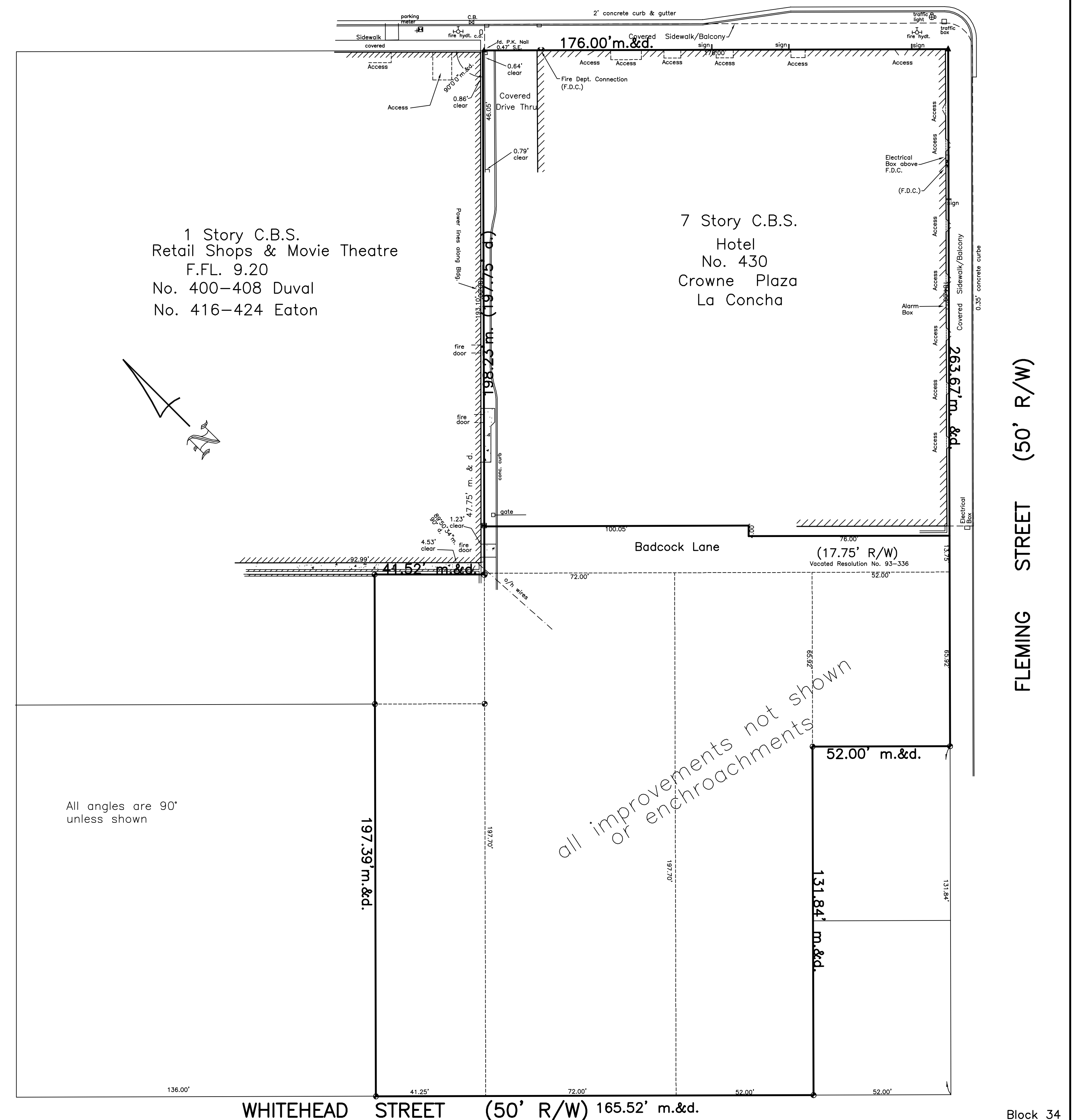
SURVEYOR'S NOTES:
 North arrow based on assumed median
 Reference Bearing: R/W Duval Street
 9.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Abbreviations:
 Sty. = Story
 R/W = Right-of-Way
 fd. = Found
 p. = Plat
 m. = Measured
 M.H.W. = Mean High Water
 cov'd. = Covered
 wd. = Wood
 P.O.C. = Point of Commence
 o/h = Overhead
 u/g = Underground
 F.F.L. = Finish Floor Elevation
 conc. = concrete
 I.P. = Iron Pipe
 I.B. = Iron Bar
 C.B.S. = Concrete Block Stucco
 P.B. = Plat Book
 pg. = page

Monumentation:
 ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
 ● = Found 1/2" Iron Bar
 Δ = Set P.K. Nail, P.L.S. No. 2749
 ▲ = Found P.K. Nail

Abbreviations:
 P.O.B. = Point of Beginning
 O.R. = Official Records
 d. = deed
 N.T.S. = Not to Scale
 C. = Centerline
 Elev. = Elevation
 B.M. = Bench Mark
 A/C = Air Conditioner

EATON STREET (50'R/W) (Public)



CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

La Concha 430 Duval Street, Key West, Florida 33040			
Boundary Survey		Dwn No.: 13-217	
Scale: 1"=30'	Ref. 69-30 191-69	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 5/2/13		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
H:\drawings\key west\block 34			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040

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

Block 34

PROPOSED DESIGN

SIGN A: LOGO AT TOP OF BUILDING



Sign A: Proposed location of signage logo at top of building

Sign A: Non-historic sign at top of building to be removed to install new logo signage.

SIGN B: SIGNAGE OVER ENTRY DRIVE



Sign B: Existing signage over entry drive, Duval Street entrance.



Sign B: Proposed signage over entry drive, Duval Street entrance.

SIGN C: SIGNAGE AT CORNER OF DUVAL AND FLEMING STREETS



Sign C: Previously installed signage at corner of building. Sign not currently in place.



Sign C: Proposed sign at corner of Duval and Fleming. Day view and night simulation



EAST ELEVATION (DUVALL ST.)

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

Design #	0421277AR1
Sheet	1 of 6
Client	LA CONCHA HOTEL
Address	430 DUVALL STREET KEY WEST, FL
Account Rep.	MIKE DRURY
Designer	SDM
Date	4/13/23
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date
R1 RFF 06.01.23 see a/r for revns

CHANDLER SIGNS
chandlersigns.com

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Fort Worth, TX 76155
(214) 902-2000 Fax (214) 902-2044
- San Antonio** 17319 San Pedro Avenue
Suite 200
San Antonio, TX 78232
(210) 349-3804 Fax (210) 349-8724
- Northeast US** 2301 River Road, Suite 201
Louisville, KY 40206
(502) 897-9800 call (502) 554-2575
- Georgia** 111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724
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B PROPOSED SIGNAGE



C PROPOSED SIGNAGE

Design #
0421277AR1

Sheet 2 of 6

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Sheet 4 of 6

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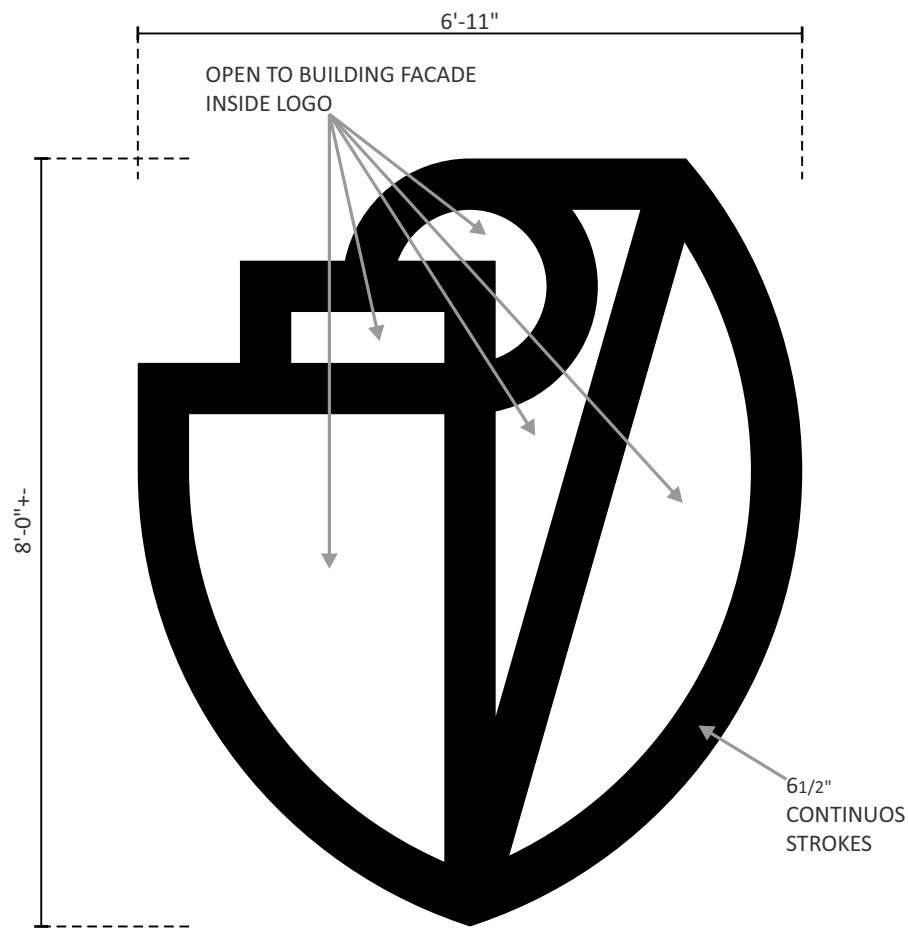
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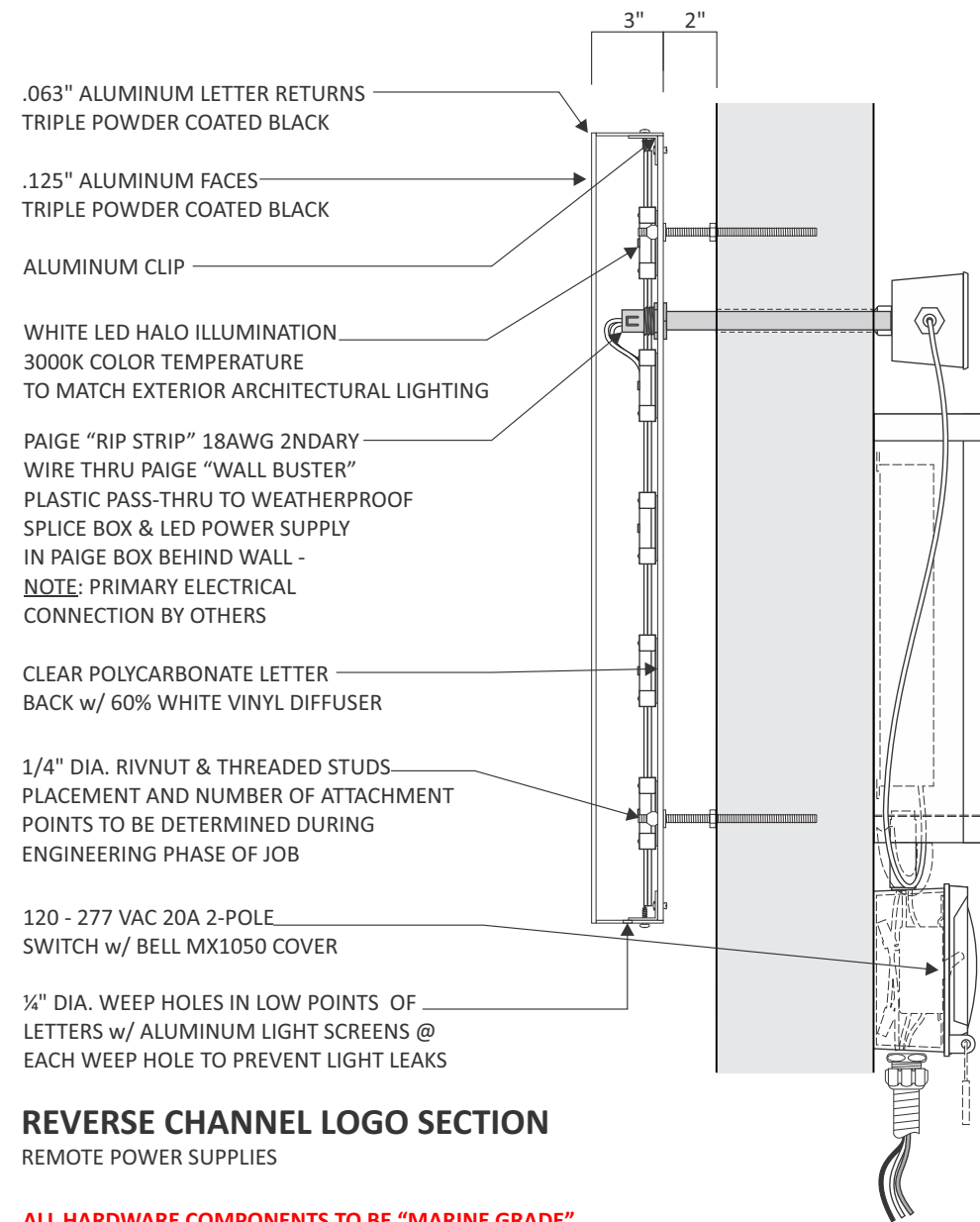
R1 RFF 06.01.23 see a/r for revns



A LOGO DISPLAY SCALE: 1/2" = 1' - 0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL
ALUM. FAB. REVERSE CHNL. LOGO (BACKLIGHTED)

**EXACT SURVEY REQUIRED
TO VERIFY DIMENSIONS,
WALL CONDITIONS AND
ACCESS BEHIND WALL**



REVERSE CHANNEL LOGO SECTION
REMOTE POWER SUPPLIES

**ALL HARDWARE COMPONENTS TO BE "MARINE GRADE"
DUE TO CORROSIVE SALT WATER AIR OF KEY WEST, FL.**



LIGHTING SIMULATION



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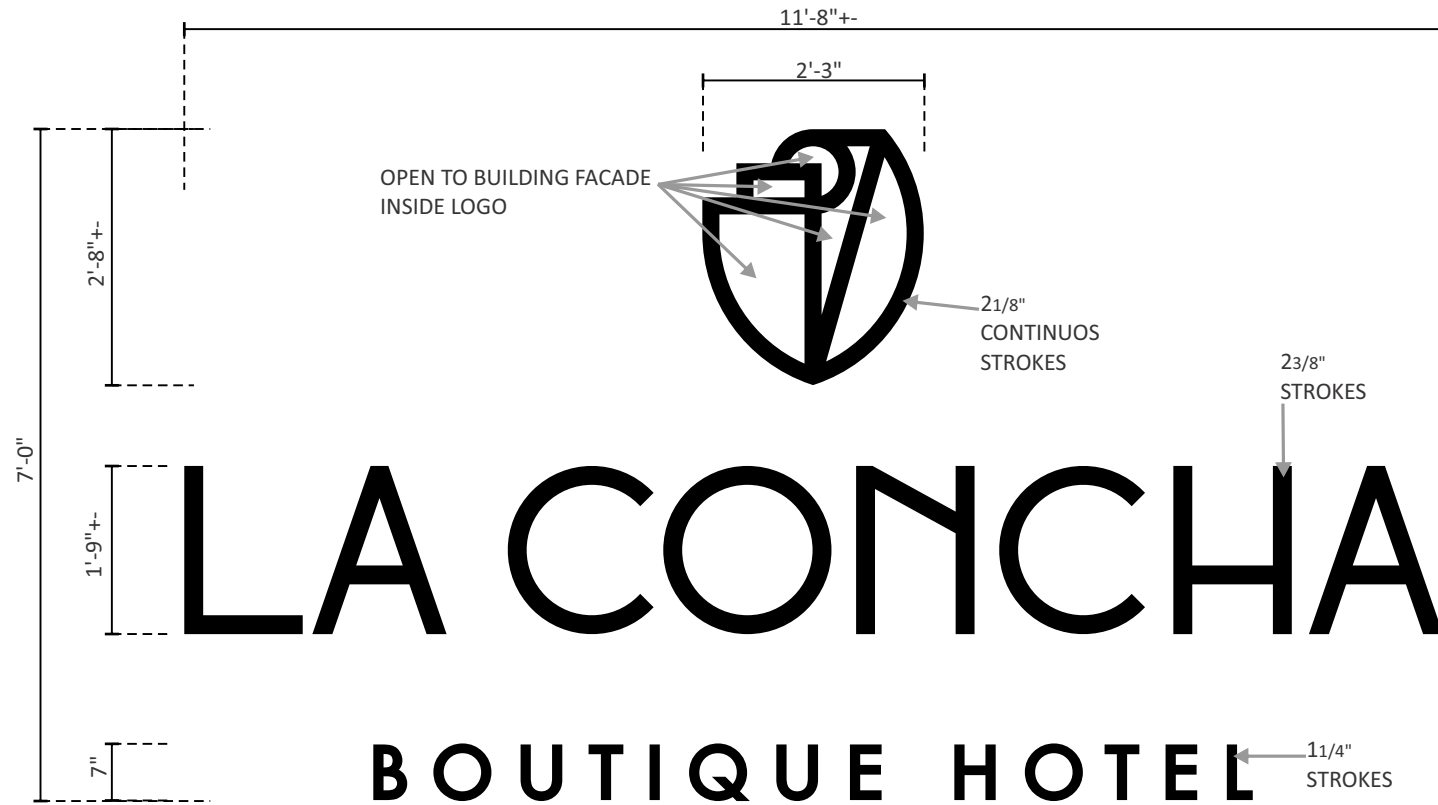
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B LETTER DISPLAY

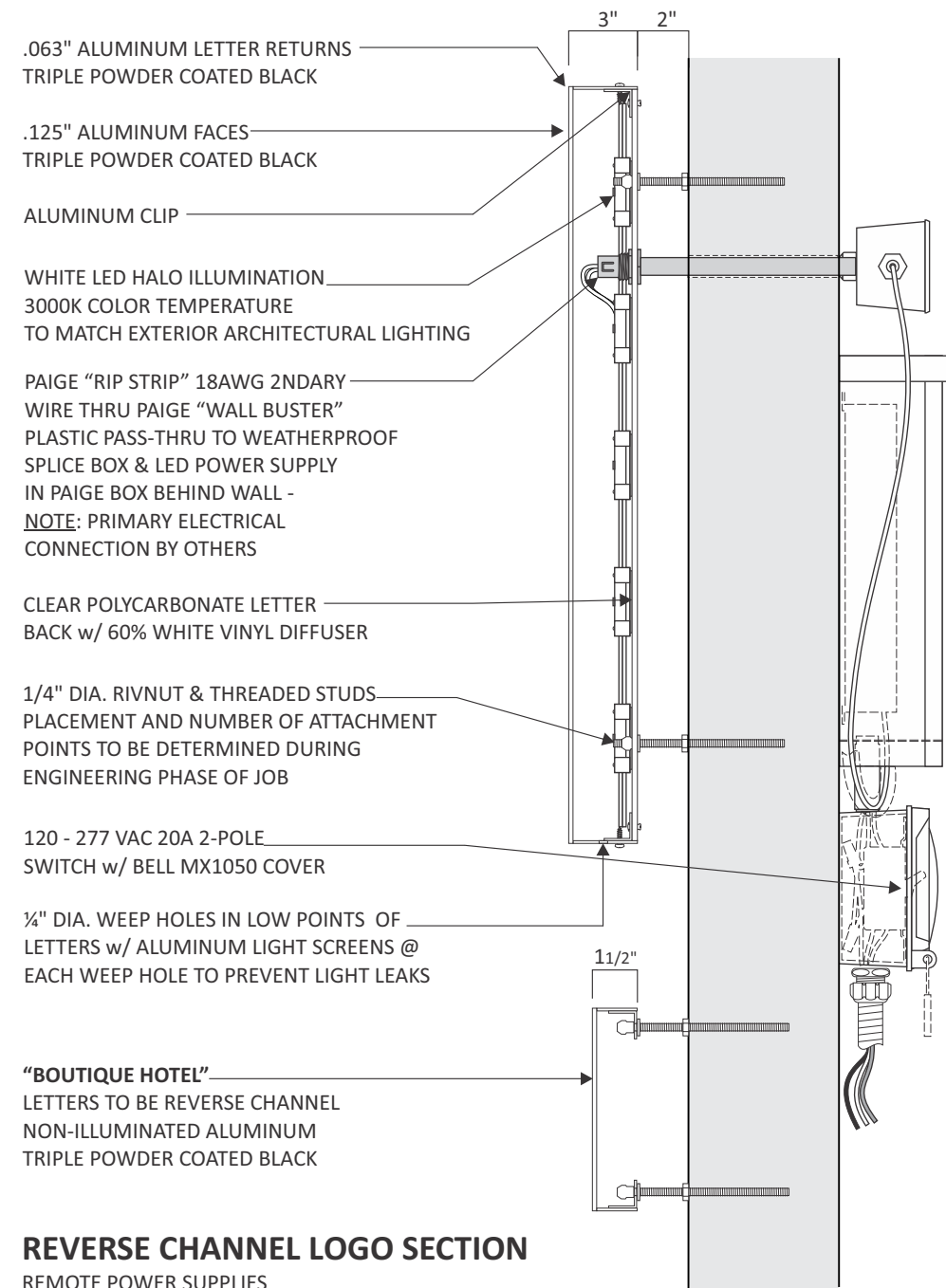
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ALUM. FAB. REVERSE CHNL. LETTERS (BACKLIGHTED)

SCALE: 1/2" = 1' - 0"

**EXACT SURVEY REQUIRED TO VERIFY DIMENSIONS,
WALL CONDITIONS AND ACCESS BEHIND WALL**



LIGHTING SIMULATION



REVERSE CHANNEL LOGO SECTION
REMOTE POWER SUPPLIES

**ALL HARDWARE COMPONENTS TO BE "MARINE GRADE"
DUE TO CORROSIVE SALT WATER AIR OF KEY WEST, FL.**

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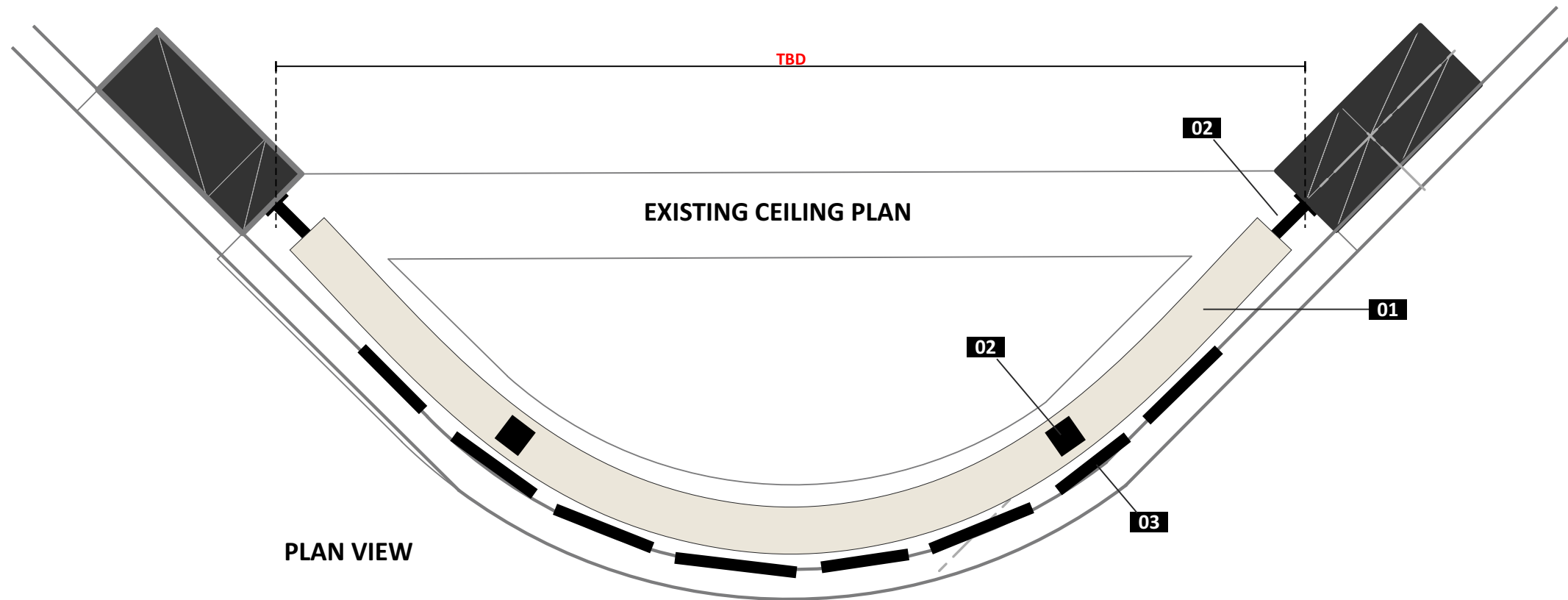


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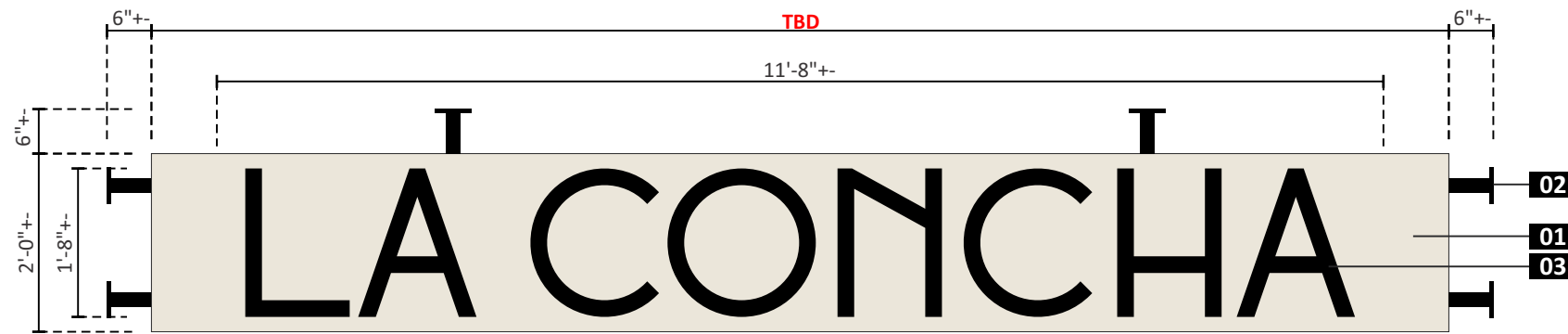
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PLAN VIEW



C S/F CURVED SIGN

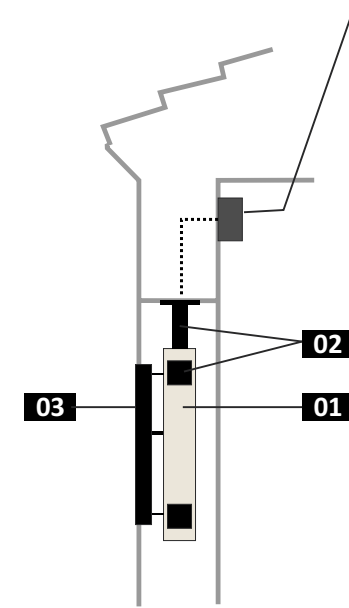
ONE [1] REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/2" = 1' - 0"

- 01** 5"+- DEEP APPROX. CURVED FLOATING ALUMINUM SIGN CABINET POWDERCOATED SW 6323 ROMANCE
- 02** 2" X 2" SQUARE TUBE SUPPORTS - 6"+- LONG POWDERCOATED BLACK WITH CONCEALED FASTENERS TO BUILDING AT TOP AND ENDS
- 03** 2" DEEP ALUM. BACK LIT CHANNEL LETTERS - 1 1/2" OFF CABINET SURFACE - INTERNALLY ILLUMINATED WITH WHITE LED 3000K (NO HOTSPOTS) COLOR TEMPERATURE TO MATCH EXTERIOR ARCHITECTURAL LIGHTING POWDERCOATED BLACK

EXACT SURVEY REQUIRED TO VERIFY ALL DIMENSIONS, WALL CONDITIONS AND ACCESS BEHIND WALL

POWER FEED THRU CEILING MOUNT/POST
COORDINATE ELEC. BOX LOCATION DISCRETELY
POSITIONED ABOVE OPENING CEILING POST



SIDE VIEW DETAIL

ALL HARDWARE COMPONENTS TO BE "MARINE GRADE" DUE TO CORROSIVE SALT WATER AIR OF KEY WEST, FL.

Design #	0421277AR1
Sheet	6 of 6
Client	LA CONCHA HOTEL
Address	430 DUVALL STREET KEY WEST, FL
Account Rep.	MIKE DRURY
Designer	SDM
Date	4/13/23
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date	
R1	RFF 06.01.23 see a/r for revns



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San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Northeast US	2301 River Road, Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Daral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., July 25, 2023, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SIGNAGE FOR RE BRANDING OF HOTEL. SIGNS COPY OF “LA CONCHA” AND “LA CONCHA BOUTIQUE HOTEL”, AND LOGO. ALL PROPOSED SIGNS TO BE METAL WITH LED BACK LIGHTING.

#430 DUVAL STREET

Applicant – David Cera, Architect Application #H2023-0021

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 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 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 00006570-000000
 Account# 1006807
 Property ID 1006807
 Millage Group 10KW
 Location 430 DUVAL St, KEY WEST
 Address
 Legal KW PT LOT 1 SQR 38 & PT BABCOCK LANE OR245-397/398 OR374- 51/54 OR941-2262/65 OR985-1803 OR1268-869/71 OR1566-1343/51 OR1585-1884 OR1585-1908/26 OR1585-1927/45 OR1617-1226/42 OR1617-1243/59 OR1617-1260/76
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 32030
 Property Class HOTEL - LUXURY (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[SPOTTSWOOD PARTNERS II LTD](#)
 500 Fleming St
 Key West FL 33040

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$25,313,744	\$23,208,248	\$11,734,320	\$17,660,677
+ Market Misc Value	\$3,616,249	\$3,315,464	\$1,303,813	\$1,766,068
+ Market Land Value	\$43,394,990	\$39,785,568	\$13,038,134	\$15,894,609
= Just Market Value	\$72,324,983	\$66,309,280	\$26,076,267	\$35,321,354
= Total Assessed Value	\$31,552,282	\$28,683,893	\$26,076,267	\$33,935,825
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$72,324,983	\$66,309,280	\$26,076,267	\$35,321,354

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$13,038,134	\$11,734,320	\$1,303,813	\$26,076,267	\$26,076,267	\$0	\$26,076,267	\$0
2020	\$15,894,609	\$17,660,677	\$1,766,068	\$35,321,354	\$33,935,825	\$0	\$35,321,354	\$0
2019	\$16,285,449	\$14,656,904	\$1,628,545	\$32,570,898	\$30,850,750	\$0	\$32,570,898	\$0
2018	\$14,925,487	\$13,432,938	\$1,492,549	\$29,850,974	\$28,046,137	\$0	\$29,850,974	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	33,407.00	Square Foot	0	0

Buildings

Building ID	39393	Exterior Walls	CUSTOM
Style		Year Built	1938
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2000
Building Name		Foundation	
Gross Sq Ft	27344	Roof Type	
Finished Sq Ft	46794	Roof Coverage	
Stories	4 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	1210	Bedrooms	0

Functional Obs	0	Full Bathrooms	160
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	600
Interior Walls		Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area
CAN	CANOPY	3,097	0
OPX	EXC OPEN PORCH	2,923	0
FLA	FLOOR LIV AREA	18,458	46,794
OPU	OP PR UNFIN LL	2,677	0
SBF	UTIL FIN BLK	189	0
TOTAL		27,344	46,794

Building ID	39394	Exterior Walls	CUSTOM
Style		Year Built	1986
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2000
Building Name		Foundation	
Gross Sq Ft	57531	Roof Type	
Finished Sq Ft	44687	Roof Coverage	
Stories	6 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	2024	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	450
Interior Walls		Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area
OPX	EXC OPEN PORCH	3,508	0
FLA	FLOOR LIV AREA	44,687	44,687
PTO	PATIO	9,336	0
TOTAL		57,531	44,687

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
HOT TUB	1985	1986	0 x 0	1	1 UT	4
WOOD DECK	1985	1986	0 x 0	1	1321 SF	4
CUSTOM PATIO	1985	1986	0 x 0	1	2065 SF	4
FENCES	1988	1989	8 x 140	1	1120 SF	2
COMM POOL	1999	2000	0 x 0	1	650 SF	2

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-0964	6/1/2023		\$5,217,000	Commercial	Renovate the finishes in Guest Rooms, all new FF&E and flooring in Guest Rooms, minor electrical work.
23-0966	5/24/2023		\$6,380,000	Commercial	Renovate exterior of building, public areas, offices, bthrms. Renovate and update the exterior of the building, public areas of the lobby, offices and employee restrooms.
BLD2022-1822	6/28/2022	6/30/2022	\$6,000	Commercial	rework 2ea. mock up rooms. Reno 2ea. guest rooms. Add 3 ea. recess cans, relocate 1 ea. thermostat, relocate 2 ea. switches, and add 1 ea. receptacle.
BLD2022-1005	6/16/2022	7/7/2022	\$70,000	Commercial	RENOVATION OF 2 EXISTING GUESTROOMS & PARTIAL CORRIDOR NEW TILE FLOOR, WALL FINISHES, CASEGOODS, SOFTGOODS, VANITY MIRROR, REPLACE TOILETS 5/23/2022
BLD2022-1356	5/17/2022	11/18/2022	\$365,000	Commercial	Upgrade existing fire alarm control panel. Upgrade devices in guest room to low frequency sounder base smoke. Upgrade devices in ADA guest rooms.
BLD2022-0070	1/25/2022		\$3,500	Commercial	4 SETS OF DOUBLE DOORS. DOORS ONLY. FRAMES TO REMAIN 1/24/2022 5:15:45 PM ***EXTERIOR DOORS TO BE WOOD, CLEAR GLASS AND STAINED TO MATCH EXISTING DOORS. ET***
BLD2019-1400	4/18/2019		\$12,000	Commercial	To replace existing water heaters
17-3774	10/31/2017	3/5/2018	\$222,125	Commercial	RE-ROOF FOR 3 SECTIONS OF THE HOTEL ROOF. SECTION A- 7067 SQ FT WITH A TOTAL SF OF 7748 SQ FT. REMOVE EXISTING ROOF DOWN TO STRUCTURAL DECK AND FULLY ADHERING NEW ROOF.
16-00002221	6/3/2016	6/3/2018	\$3,200	Commercial	REPLACE 100 LF OF 1X6 PICKETS ON EXISTING FENCE WITH NEW 1 X6 WOOD PICKETS ON EXISTING FRAMING. REPLACE POST AS NEEDED DUE TO ROTTING. PAINT SAME COLOR AS EXISTING . SAME DOG EAR PICKET AS EXISTING. APPROXIMATELY 190 LF. (NOC REQUIRED). H16-01-0789 *HSA 06/01/16 (KP)
15-4881	12/18/2015	12/15/2017	\$10,000	Commercial	PRESSURE WASH PATCH PAINT WALL IN POOL AREA 100SF.
15-0187	3/13/2015	3/12/2017	\$550	Commercial	ALUMINUM LETTERS WITH LED HALO
15-0188	3/11/2015	3/10/2017	\$1,680	Commercial	ALUMINUM LETTERS ON FRONT OF BLDG.
13-4868	1/16/2015		\$1,418,139		REVISION #4: INSTALL ROOF RAILING ON FLEMING SIDE
14-5733	12/19/2014	12/18/2016	\$17,900	Commercial	CEILING RESTORATION ON 4TH FLOOR AROUND ROOM 413
14-5566	12/12/2014	12/11/2016	\$31,000	Commercial	ASPHALT REPAIRS, AND RESTRIPING
13-5193	11/24/2014	4/16/2017	\$136,400	Commercial	REVISION ON #4 & #5 DRYWALL AND FRAMING AND DOOR IN CORRIDOR

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-3129	10/9/2014	5/14/2017	\$607,500	Commercial	6/26/2014 12:00:00 AM SENSE OF ARRIVAL - INSTALL TILE, PAINT AREA, REFRESH FACE OF BUILDING. **MC *RECEIVED N. O. C. W/APP. *****MC *HARC #141-01-058, H/S/A 1-10/2014 ET** T/S: 06/26/2014 09:53 AM KEYWMXC --- ***** 7/21/2014 12:00:00 AM REVISION #1- ONLY TO SHOW GATE STAY OPENED AS PER FIRE DEPARTMENT REQUIRED, T/S: 07/21/2014 03:17 PM KEYWMXC --- ***** 8/15/2014 12:00:00 AM INSTALL METAL FRAMING STRUCTURAL BRACES *N. O. C. W. MAIN APP. ***** MC T/S: 08/15/2014 09:29 AM KEYWMXC --- ***** 8/18/2014 12:00:00 AM Revision: Metal framing; structural braces for decorative facade over entry gates. NOTE:FOR DECORATIVE FACADE OVER ENTRY GATES PER JC. ***** 8/22/2014 12:00:00 AM THIS PROJECT NEEDS A CO ***** 9/23/2014 12:00:00 AM REVISION #4: DELETE DOORWAY IN STORAGE ROOM. (NOC RECEIVED W/ORIGINAL PERMIT). T/S: 09/23/2014 12:22 PM KEYWVXC --- 10/24/2014 12:00:00 AM requested partial fee refund 10/28/2014 12:00:00 AM requested refund for contractor \$3488.85 based on overcharge on permit fees.
14-4301	9/18/2014	5/14/2017	\$2,400	Commercial	SENSE OF ARRIVAL PORTE-COCHERE ROOF V-CRIMP ROOF - BLACK 6 SQUARE. (NOC EXEMPT). HARC #14-01-1375-HSA-8/27/14-ET. Non-historic& non-visible from streets. Paint frame silver
14-3066	9/4/2014	2/3/2015	\$3,000	Commercial	INSTALLATION/CONNECTION OF DEVICES TO EXISTING FIRE ALARM SYSTEM W/ASSOCIATED BOXES CONDUIT CABLING DEVICES AND TERMINATION. N.O.C. REQUIRED
14-4042	8/26/2014	5/14/2017	\$12,000	Commercial	INSTALLATION OF ACCENT LIGHTING TO SENCE OF ARRIVAL WITH ASSOCIATED BRANCH CIRCUITRY, BOXES, FIXTURE INSTALLATION; AND LIGHTING CONTROLS INSTALLATION OF GFI W/P/TP RECEPTACLES
14-3937	8/22/2014	11/12/2014	\$6,800	Commercial	PROVIDE AND INSTALL TWO SANITARY SEWER CLEAN-OUT BOXES FOR STARBUCKS COFFEE SHOP. CLEAN-OUT BOX CONNECTIONS SHALL BE ON FLEMING STREET. N.O.C. REQUIRED. MC
14-3858	8/13/2014	11/10/2014	\$22,100	Commercial	REPAIR MISC. SPALLING CONCRETE IN DECK ABOVE CEILING IN AREA OF THE STARBUCKS REMODEL/REPAIRS ARE WITHIN IN A 70'X16' AREA. (RECV'D N.O.C. W/APP
14-3790	8/6/2014	11/10/2014	\$35,506	Commercial	ROUGH & TRIM OF 2 ADA WATER CLOSETS 2 ADA LAVATORIES 5 FLOOR DRAINS, 2 FLOOR SINKS. CONNECTION ONLY OF 1-3-COMP SINK, 1-HAND SINK, 1-FILTRATION SYSTEM. CONNECTION OF 3-SINKS & 2-ICE BIN DRAINS. INSTALLATION OF GB25 GREASE INTERCEPTOR. N.O.C. REQUIRED
14-3126	8/4/2014		\$305,146	Commercial	GENERAL BUILT-OUT (FOR STARBUCK'S) TILE CEILING, BATHROOM PARTITIONS (INTERIOR) (DOESN'T INCLUDED PLMB, ELECTR OR MECH) *
14-3416	8/1/2014	5/14/2017	\$5,000	Commercial	REPLACE ELEVATOR EXISTING DUCTLESS W/EQUAL A/C. N.O.C. EXEMPT.
14-3505	7/31/2014	5/13/2017	\$10,000	Commercial	INSTALL EIGHT (8) 1.5 TON ROOF TOP PACKAGE UNITS WITH FOURTY (40) DUCTWORK OPENINGS & ONE (1)EXHAUST FAN DUCTING. *NOC under GC
14-3373	7/22/2014	5/13/2017	\$11,800	Commercial	Replaster existing pool; place new non-skid tile; replace tile and depth markers. **NOC REQ**
14-2543	7/17/2014	9/23/2015	\$29,700	Commercial	PROVIDE FULL FIRE WET SPRINKLER SUPPESSION SYSTEM FOR 7TH FLOOR SPA AND MECH ROOM TIE INTO EXISTING SYSTEM. N.O.C. REQUIRED. ADD SPRINKLER'S (3) TO SKYLITE/COFFERED RAISED CEILING IN MAIN HALLWAY *ONLY*. RELOCATE STANDPIPE ROOF VALVE ONLY.
14-3113	7/3/2014	2/3/2015	\$239,958	Commercial	POOL TOPPING REPLACEMENT (DOESN'T INCLUDING PLUMBING OR ELECTRICAL) MC *RECEIVED N. O. C. W/APPLICATION**
14-3068	7/1/2014	2/3/2015	\$45,000	Commercial	INSTALLATION OF SERVICE DISTRIBUTION EQUIP CONDUIT FEEDERS PANELS GROUNDING AND OVER CURRENT PROTECTION. INSTALLATION OF BOX DEVICE RING DEVICES BRANCH CIRCUITRY AND OVER CURRENT PROTECTION FOR LIGHTING POWER HVAC EQUIPMENT AND APPLIACNCES. N.O.C. REQUIRED. GH
14-2794	6/19/2014	2/5/2015	\$50,000	Commercial	INSTALL 3600SF RIDGIT INSULATION SEVURE ROCK ROOFING PANELS
14-2421	5/27/2014	5/13/2017	\$97,581	Commercial	ROUGH AND TRIM: 6 WATER CLOSETS, 6 LAVATORIES, 6 TANKLESS WATER HATERS, ONE BAR SINK, SIX SHOWERS, PROVIDE DRAIN AND SUPPLY FOR 1 TREATMENT BEDS.
14-2165	5/16/2014	5/13/2017	\$20,000	Commercial	*INTERIOR WORK* CHANGE OUT ONE (1) FIFTEEN (15) TON AIR HANDLER.
14-0773	2/28/2014	5/13/2017	\$8,250	Commercial	DEMO OF 1500SF OF VACANT RETAIL SPACE FRONTING FLEMING STREET
13-5084	2/7/2014	4/16/2017	\$80,000	Commercial	REVISION: RELOCATING 2 30,000 BTU FAN COIL UNIT W/DUCT 9 S/A DROPS
13-4868	12/20/2013	1/15/2017	\$1,400,000	Commercial	DEMOLITION OF ROOF TOP CONFERENCE STRUCTURE, RECONSTRUCTION OF 4500SF SPA 6 TREATMENT ROOMS AND ONE EXERCISE AREA, 1 ROOM TO BE ADA COMPLIANT. CONSTRUCTION OF A GUEST RECEPTION AREA. EXTERIOR DECKS TO BE CONSTRUCTED AT EACH. SPA ROOM W/ AN ENLARGED DECK ON THE NORTH SIDE OF STRUCTURE.
13-5193	12/13/2013	4/16/2017	\$126,200	Commercial	EXISTING MECHANICAL, STORAGE AND HOUSE KEEPING CLOSETS TO BE UPGRADED TO MEET FIRE AND BUILDING CODE REQUIREMENTS ADDITIONAL INFO/CLARIFICATION SHEET: CERTIFICATION LETTER OF FIRE STOPPING. REVISION:MECANICAL ROOMS FIRE PROOFING IN HOTEL TO COMPLY TO CODE & FIRE MARSHALL REQUIREMENTS ALSO FIRE PROOF CORRIDOR AS PER PLAN. Remove and replace sheetrock, vinyl flooring, baseboard and trim. Remove and re-set cabinetry, regrout tile floor, seal and paint walls Change of contractor from Mingo & Company to Global Disaster Recovery REVISION #4 & #5 (combined) DRYWALL AND NON LOAD BEARING FRAMING, INSTALL NEW DOOR IN SERVICE CORRIDOR. ***** REMOVE & REPLACE REPLACE 375 S.F. 5/8 sheetrock, paint wall and ceiling. 10/2/2015 12:00:00 AM paid for 6 additional seats for juice bar to total 12 (original starbuck's space; starbucks moved to another unit in same structure)
13-4977	11/25/2013	11/25/2015	\$15,000	Commercial	RELOCATE AND/OR ADD FIRE SPRINKLERS TO SUIT NEW TENANT IMPROVEMENTS IN LOBBY AND THE MEN/WOMEN RESTROOMS.
13-4718	11/4/2013	4/22/2017	\$55,000	Commercial	INSTALLATION OF LIGHTING AND POWER WITH ASSOCIATED BRANCH CIRCUITRY, DEVICES BOXES LIGHTING CONTROL AND OVER CURRENT FEEDERS NEW 100A PANEL BOARD, INSTALLATION OF POWER FOR HVAC
13-4719	11/4/2013	4/22/2017	\$2,000	Commercial	INSTALLATION OF BOXES, DEVICE, AND CABLING FOR TELEPHONE, DATA AND POINT OF SALES IN LOBBY AREA.
13-4452	10/17/2013	12/29/2015	\$34,486	Commercial	REPLACE EXISTING 5 WATER CLOSETS, 4 LAVATORIES, 1 TANKLESS WATER HEATER, 2 URINALS, 1 FLOOR SINK, 2 FLOOR DRAINS. CONNECT 1-3 COMPARTMENT SINK, 1 HAND SINK, 1 ICE BIN.

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-3005	10/3/2013	10/3/2015	\$25,000	Commercial	DEMO EXISTING LOBBY NONSTRUCTURAL COMPONENT INCLUDING: EXISTING GUEST CHECKIN, RESTROOM HVAC CLOSET AND PARTIAL WALL REMOVAL AT JACK'S RESTAURANT.
13-3508	10/3/2013	4/22/2017	\$220,000	Commercial	RENOVATION OF EXISTING HOTEL LOBBY AND RESTROOMS, RELOCATION OF EXISTING RESTAURANT, RECONSTRUCTION OF EXISTING BATHROOMS AND ADA IMPROVMENTS, RELOCATION OF EXISTING GUEST CHECK-IN AND ELECTRICAL/MECHANICAL IMPROVMENTS.
13-2933	9/27/2013	9/27/2015	\$6,260	Commercial	REMOVE EXISTING 1000 GALLON LP CONCRETE SLABS AND POUR REQUIRED SLAB WITH PROPER ANCHORAGE
13-3453	8/23/2013	4/22/2017	\$78,375	Commercial	PROVIDE AND INSTALL A DRAINAGE SYSTEM FOR EXISTING PARKING LOT AT REAR OF BUILDING. INSTALL 90/60 ENCASED 16' WELL CASING INJUNCTION WELL. PROVIDE WATER CONTROL STRUCTURE. INSTALL TRENCH DRAIN AT SERVICE ENTRANCE. INSTALL 46' OF 6" SOLID PIPE
13-3230	8/5/2013	4/22/2017	\$15,000	Commercial	REMOVE EXISTING MOBILE CELL PHONE EQUIPMENT, PATCH AND PAINT.
13-3231	8/5/2013	4/22/2017	\$1,200	Commercial	REMOVE AND DISCONNECT ELECTRICAL SERVICES
12-3760	10/15/2012		\$28,177	Commercial	REPLACE EXISTING DRAIN AND FRENCH DRAIN AT DUMPSTER/COMPACTOR AREA. NEW SYSTEM SHALL HAVE 750 GAL. INERCEPTOR, 8' THROUGH DRAIN 30LF FRENCH DRAIN , REPAIR ASPHALT, INSTALL 3.6 BALLARDS. REPAIR EXISTING CURB WHERE DAMAGED.
11-4590	2/7/2012		\$55,000	Commercial	FRAMING & REPLACING EXISTING STEEL STUDS W/TREATED STUDS ON 16" CENTER PER PLANS. DENS GLASS & HARDI BOARD STUCCO WALLS IN
11-3193	10/25/2011		\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3194	10/25/2011		\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3195	10/25/2011		\$29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3196	10/25/2011		\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT.
11-3197	10/25/2011		\$29,545	Commercial	REFURBISH 21 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3198	10/25/2011		\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3199	10/25/2011		\$29,545	Commercial	REFURBISH 14 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3200	10/25/2011		\$29,545	Commercial	REFURBISH 16 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3210	10/25/2011		\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE POWER TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3211	10/25/2011		\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3212	10/25/2011		\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3213	10/25/2011		\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3214	10/25/2011		\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3215	10/25/2011		\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3216	10/25/2011		\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3217	10/25/2011		\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3801	10/25/2011		\$29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3802	10/25/2011		\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3803	10/25/2011		\$29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3808	10/25/2011		\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3809	10/25/2011		\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3810	10/25/2011		\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.

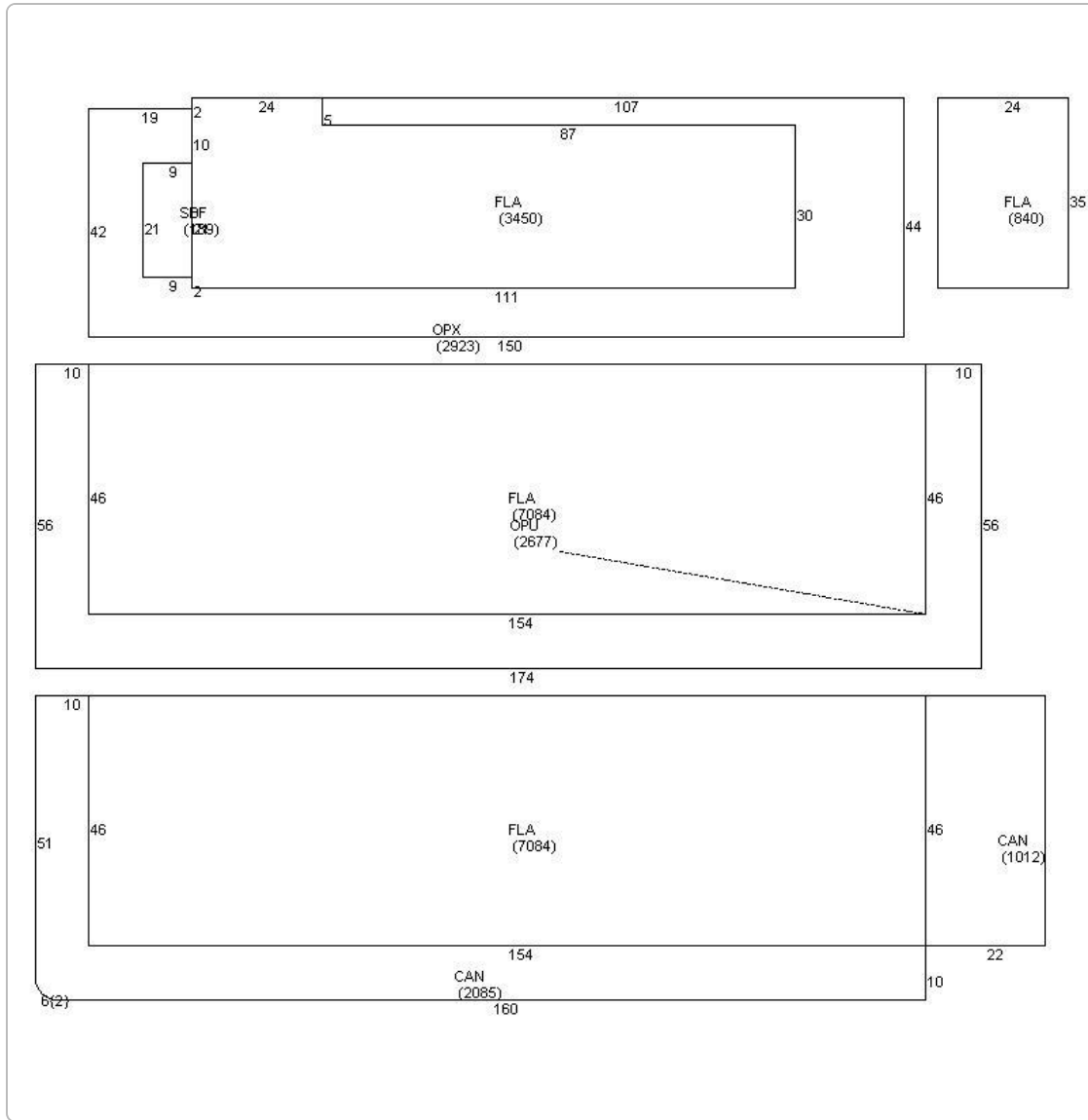
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-3201	10/24/2011		\$42,272	Commercial	REFURBISH OF 14 HOTEL ROOMS; REMOVE AND REPLACE 14 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3202	10/24/2011		\$42,272	Commercial	REFURBISH OF 16 HOTEL ROOMS; REMOVE AND REPLACE 16 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3203	10/24/2011		\$42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3204	10/24/2011		\$42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3205	10/24/2011		\$42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3206	10/24/2011		\$42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3207	10/24/2011		\$42,272	Commercial	REFURBISH OF 15 HOTEL ROOMS; REMOVE AND REPLACE 15 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3208	10/24/2011		\$42,272	Commercial	REFURBISH OF 10 HOTEL ROOMS; REMOVE AND REPLACE 10 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3834	10/24/2011		\$42,272	Commercial	REFURBISH 10 ROOMS; REMOVE AND REPLACE 10 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL.
11-3835	10/24/2011		\$42,272	Commercial	REFURBISH 13 ROOMS; REMOVE AND REPLACE 13 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL. ROOMS: 301-311; 329-339
11-3836	10/24/2011		\$42,272	Commercial	REFURBISH 10 ROOMS; REMOVE AND REPLACE 10 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL. ROOMS: 201-207; 229-233
11-2878	8/11/2011		\$12,000	Commercial	REPAIR 90 SF DAMAGED CONCRETE CEILING ON 4TH FLOOR. ELEVATOR LANDING. REMOVE AND REPLACE 100 SQ ACOUSTICAL CEILING. ALL INTERIOR WORK ONLY.
11-1319	4/25/2011		\$7,500	Commercial	REPLACE 3 SECTIONS OF THE SECOND FLOOR ELEVATION ROOF TILE S.W. SIDE OF THE BLDG (FLEMING ST) EACH SECTION IS 18' LONG. CONCRETE TILES WILLHAVE SAME COLOR & PROFILE AS EXISTING
08-4135	11/6/2008		\$7,000	Commercial	SEALCOAT ALL ASPHALT PARKING AND DRIVEWAY AREAS. RE-STRIP TO EXISTING FORMAT
07-4396	9/20/2007		\$40,000	Commercial	REPLACE EXISTING MAKE-UP AIR A/H WITH EQUAL IN ELEVATOR ROOM, 15 TON. REPLACE EXISTING MAKE-UP AIR A/H WITH QUAL ON 4TH FLOOR ROOF. 7.5 TON INSTALL TWO 4 T CHILLED WATER A/H IN BAR AREA.
07-4123	8/29/2007		\$2,000	Commercial	INSTALL 3-PHASE AIR HANDLERS
07-4038	8/20/2007		\$1,500	Commercial	INSTALL CIRCUIT FOR 1. TON A.C. FOR TELEPHONE ROOM
07-4039	8/20/2007		\$2,400	Commercial	RUN ELECTRIC FOR HOTEL KITCHEN AIR-MOVERS
07-3960	8/15/2007		\$30,000	Commercial	CHANGE OUT EXISTING HOOD INTERIOR WORK ONLY
07-0444	2/13/2007		\$1,100	Commercial	REPLACE 70 LOW VOLTAGE LIGHTS IN ROOF
06-6275	1/24/2007		\$9,000	Commercial	SEAL COAT 34,870SF RE-STRIP PARKING
06-5686	10/17/2006	12/19/2006	\$10,000	Commercial	ADD LIGHTS AND OUTLETS IN DINING AREA
06-5420	10/5/2006	12/19/2006	\$314,000	Commercial	EXTERIOR PAINTING / STUCCO REPAIR /CONCRETE REPAIR
06-4266	8/4/2006	12/19/2006	\$200,000	Commercial	INTERIOR DEMO OF NON BEARING WALLS FINISHES
06-3783	6/29/2006	12/19/2006	\$900	Commercial	HARD WIRE 7 WALL SCONES SMOKE DETECTORS EMERGENCY SIGHNS
05-1079	4/6/2005	11/8/2005	\$2,000	Commercial	RELOCATE EXISTING PANEL ANTENNA
04-2999	9/14/2004	11/8/2005	\$10,000	Commercial	REPIPE POOL SYSTEM
04-0047	1/9/2004	2/23/2004	\$20,000	Commercial	ELE FOR STARBUCKS
04-0023	1/8/2004	2/23/2004	\$9,000	Commercial	REPLACE AIR HANDLER
03-0478	8/5/2003	2/23/2004	\$77,500	Commercial	PLUMBING & BUILDOUT
03-1601	6/6/2003	10/3/2004	\$3,000	Commercial	REMOVE WINDOW
02-3282	3/25/2003	10/3/2003	\$33,000	Commercial	RENOVATE TOP-BAR
02-2720	12/17/2002	10/3/2003	\$40,695	Commercial	ROOFING OVER BAR
02-0675	3/21/2002	8/16/2002	\$100	Commercial	MOVE TICKET BOOTH
01-3968	12/14/2001	8/16/2002	\$5,000	Commercial	PLUMBING
01-3061	12/4/2001	8/16/2002	\$20,000	Commercial	REMOVE 8 GUEST ROOMS
01-3346	10/16/2001	11/16/2001	\$5,500	Commercial	INSTALL/CONNECT 3 ANTENAS
01-2818	8/14/2001	11/16/2001	\$8,800	Commercial	REPLACE FIRE ALARM
01-2707	8/2/2001	11/16/2001	\$2,000	Commercial	ELECTRICAL
01-977	3/12/2001	11/16/2001	\$8,381	Commercial	INTERIOR RENOVATION
99-1725	8/25/2000	11/1/2000	\$5,500	Commercial	3 ADDITIONAL ANTENNAS
00-1996	8/1/2000	11/1/2000	\$42,000	Commercial	POWER PAINT BUILDING
00-1641	6/20/2000	11/1/2000	\$90,000	Commercial	142 CANVAS AWNINGS
99-*4041	12/23/1999	7/12/2000	\$16,000	Commercial	REMOVE/REPL DRIVEWAY
99-2193	6/28/1999	11/3/1999	\$5,000	Commercial	REFINISH POOL
99-1725	5/19/1999	11/3/1999	\$6,000	Commercial	ANTENNA'S

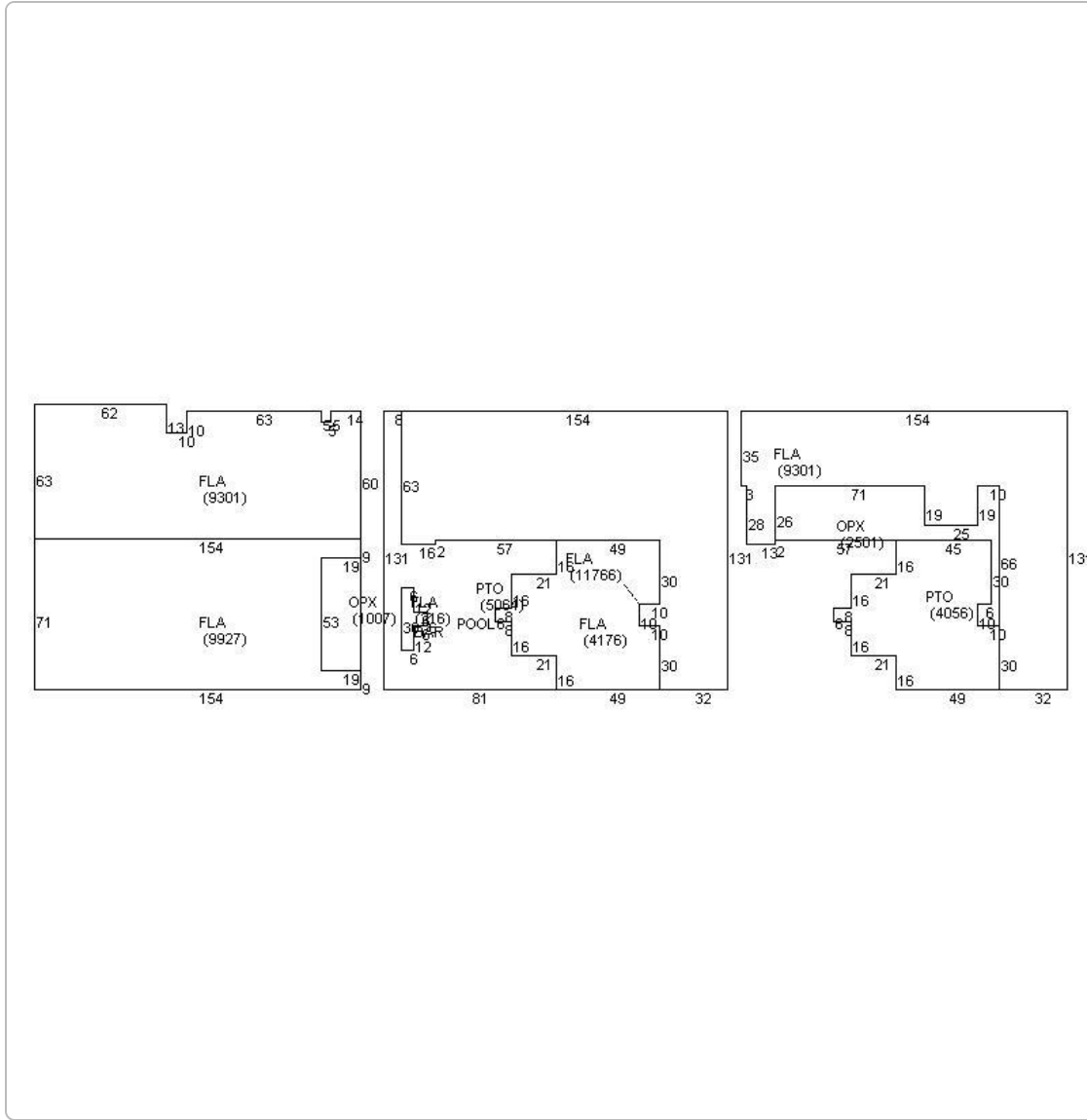
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9901216	4/13/1999	11/3/1999	\$1		INSTALL ANTENNA
99-1104	3/30/1999	11/3/1999	\$25,000	Commercial	REMOV/REPL CONCRETE STAIR
99-0869	3/12/1999	11/3/1999	\$55,000	Commercial	NEW AWNINGS
99-0457	2/5/1999	11/3/1999	\$8,000	Commercial	REPLACE 3 AIR HANDLERS
99-0039	1/7/1999	11/3/1999	\$8,000		3 ANTENNA'S
99-4040	1/7/1999	11/3/1999	\$60,000		REPAIR CONCRETE SPALLING
98-3220	12/21/1998	12/30/1998	\$20,000	Commercial	UPDATE SERVICE
98-2916	10/20/1998	12/7/1998	\$39,000	Commercial	ROOF REPAIRS
98-2072	7/2/1998	12/7/1998	\$19,000	Commercial	REPL AIR HANDLER
98-1086	1/6/1998	12/7/1998	\$40,000	Commercial	PAINT ALL WOOD
97-3899	11/18/1997	12/7/1998	\$2,000	Commercial	REPL AIR HANDLER
97-1289	4/1/1997	10/1/1997	\$57,000	Commercial	ROOFING
96-3984	10/1/1996	11/1/1996	\$41,000	Commercial	MECHANICAL
964194	10/1/1996	11/1/1996	\$41,000	Commercial	MECHANICAL
B95-1244	4/1/1995	8/1/1995	\$27,920	Commercial	REPL 28 WDWS - 5 DOORS
B95-0145	1/1/1995	8/1/1995	\$4,000	Commercial	REPLACE WOOD ENTRY DOOR
E95-0139	1/1/1995	8/1/1995	\$200	Commercial	1 MOTOR
M94-3567	10/1/1994	12/1/1994	\$1,000	Commercial	REPLACE A/C UNIT
B94-0410	2/1/1994	12/1/1994	\$3,750	Commercial	ADDING A STRUCTURAL BEAM
B94-002	1/1/1994	2/1/1994	\$95,805	Commercial	RENOVATIONS,RELOCATE BAR
M94-0126	1/1/1994	12/1/1994	\$700	Commercial	3 DROPS

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Sketches (click to enlarge)





Photos



Map



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No data available for the following modules: Sales.

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