

Historic Architectural Review Commission

Staff Report Item 2

Meeting Date:	November 25, 2014
Applicant:	Anthony D. Sarno, Architect
Application Number:	H14-01-1396
Address:	#408 Duval Street
Description of Work:	One wall sign, one hanging sign, and signage lighting for a non-contributing structure.
Building/Site Facts:	The building located on 408 Duval Street is listed in the surveys as a non-contributing structure. It first shows up on the 1962 Sanborn map, distinguishing it as historic.
Guidelines and Ordinance Cited in Review:	Guidelines for signs (pages 49-50), specifically guidelines 1, 2, 3, and 4. Commercial Storefronts and Signage (page 46), specifically guideline 3.

Staff Analysis

The Certificate of Appropriateness is for two proposed signs at 408 Duval Street. One hanging sign will be composite chain hung blade sign and sized 12 inches by 24 inches with 3 inch lettering. A façade sign is proposed with lettering measuring 30 inches. It will have a 4 inch hold off from the building. Both signs will say "Sandal Factory." Both signs will have mounted LED light fixtures. The font for

Photo evidence shows that commercial block historically contained large façade signs that are inconsistent with the guidelines. The applicant has proposed to use the historic signage font for this sign.

Consistency with Guidelines

1. According to the guidelines and sign ordinance, no lettering shall exceed 12 inches in height.

It is Staff's opinion that the blade sign is in compliance with the guidelines, but while the façade sign is inconsistent with the guidelines, historic documents show that large lettering signage is historically and architecturally appropriate. Recent renovations to the storefront have found the original terrazzo floors with the use of that specific font with the original store name: "Diana." The use of the historic font would make the new façade, even with its large letters, more historically appropriate.



The original terrazzo floors, a character defining feature of the store.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # _____**

OWNER'S NAME: DATE:

OWNER'S ADDRESS: PHONE #:

APPLICANT'S NAME: PHONE #:

APPLICANT'S ADDRESS:

ADDRESS OF SIGN LOCATION:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE:	<input checked="" type="checkbox"/> WALL	<input type="checkbox"/> DETACHED	MATERIALS DESCRIPTION: Composite chain hung 12"x24"blade sign w/ 3" tall lettering. Composite facade mounted 30" lettering w/ 4" max hold off from building.
	<input checked="" type="checkbox"/> HANGING	<input type="checkbox"/> WINDOW	
	<input type="checkbox"/> AWNING	<input type="checkbox"/> TRANSOM	

SIGN COPY:

SIZE OF SIGN: # OF EXISTING SIGNS ON PREMISES:

TYPE OF ILLUMINATION:

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 08/29/2014
Applicant's Signature:

Required Submittals

<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
<input checked="" type="checkbox"/>	SCALED DRAWING OF PROPOSED SIGN
N/A	SCALED SITE PLAN INDICATING LOCATION OF SIGN
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLOR CHIPS AND AWNING FABRIC SAMPLES

Staff Use Only
Date: _____
Staff Approval: _____
Fee Due: \$ _____

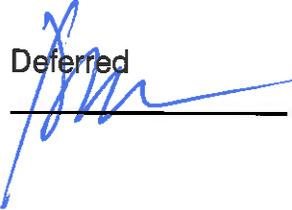
HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

_____ 

Reason for Deferral or Denial:

HARC Comments:

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date:

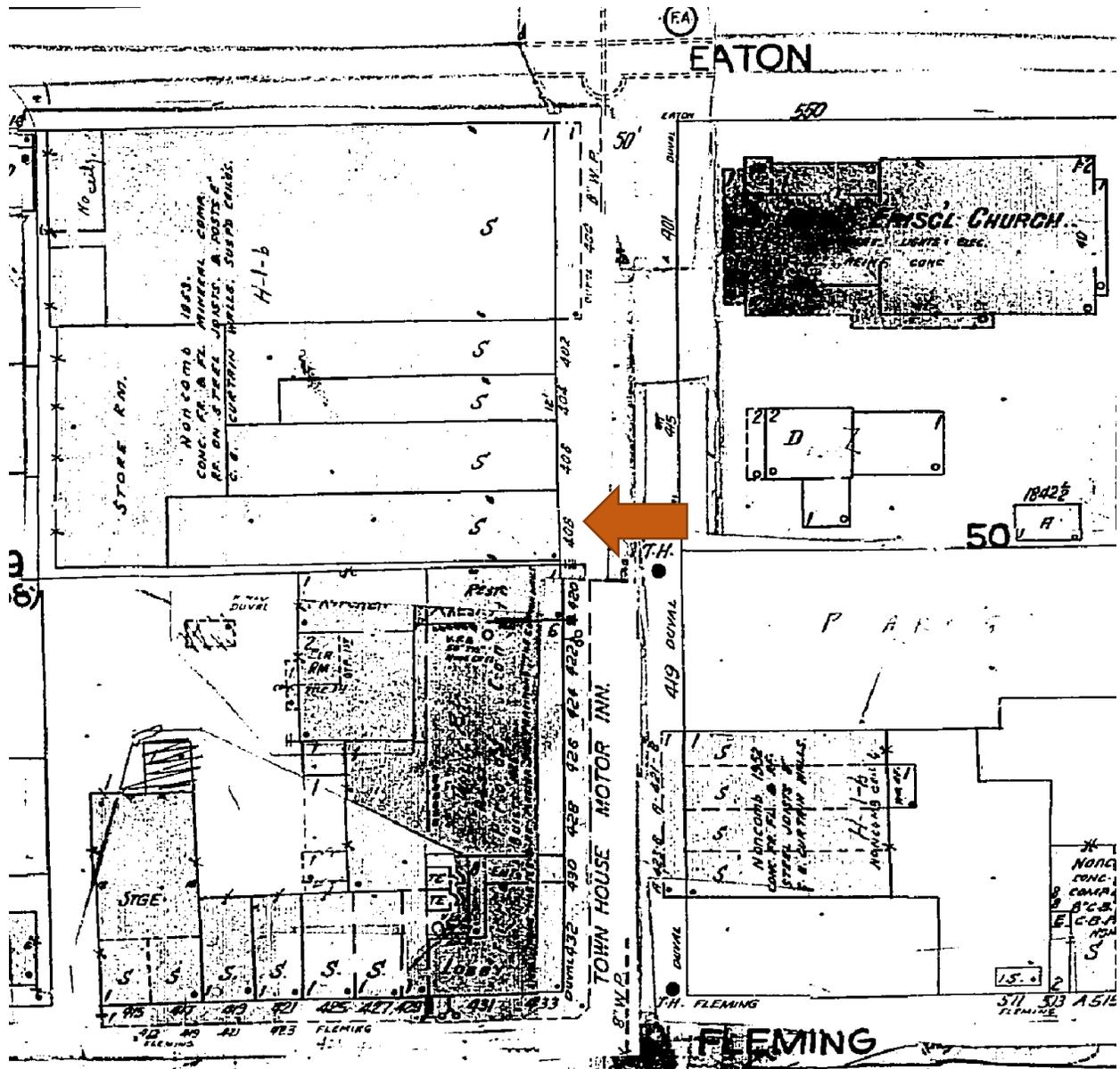
9/23/14

Signature:



Historic Architectural
Review Commission

Sanborn Maps



408 Duval Street, 1962 Sanborn map

Project Photos



McCrorys at 400 Duval Street C 1950s.
From the DeWolfe and Wood Collection. Monroe County Public Library.



McCrory's Store at 400 Duval Street in the 1960s.
Photo from the Property Appraiser's office. Monroe County Public Library.



Schiff Shoes at 402 Duval Street C 1965. Same block as 408 Duval. Store is currently Claire's. Photo by Don Pinder. Monroe County Public Library.

Revised Design

SANDAL FACTORY

AWNING AND FACADE SIGNAGE

408 DUVAL STREET , KEY WEST, FLORIDA 33040

HARC APPLICATION

AUGUST 29, 2014

DESIGN TEAM	SCOPE OF WORK	DRAWING INDEX	PROJECT APPROVALS
<p>ARCHITECT: k2m Design, Inc. Anthony D. Sarno, R.A., NCARB 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p>	<p>REPAIR / REPLACEMENT OF EXISTING BLACK CANVAS AWNING TO MATCH EXISTING; TWO-WAY BLADE SIGNAGE BELOW AWNING; FACADE SIGNAGE; BUILDING MOUNTED SIGN LIGHTING.</p>	<p>GENERAL</p> <p>A1 COVER SHEET, DRAWING INDEX, LOCATION MAP, & SCOPE OF WORK</p> <p>ARCHITECTURAL</p> <p>A2 PROJECT CONTEXT - HISTORIC PHOTOS A3 PROJECT CONTEXT - PHOTO COLLAGE A4 PROPOSED ELEVATIONS A5 PROPOSED ELEVATIONS A6 ELEVATION DETAILS</p>	<p>HISTORIC ARCHITECTURAL REVIEW COMMISSION:</p> <p>NOTE: RECONFIGURED STOREFRONT HARC APPROVED UNDER SEPARATE COVER, AND IS NOT PART OF THIS APPLICATION'S SCOPE OF WORK. STOREFRONT HARC APPROVAL #: H14-01-1110</p> <p>SUBMITTED: JULY 1, 2014 STAFF APPROVED: JULY 2, 2014</p> <p>SIGN AND AWNING APPLICATION:</p> <p>SUBMITTED: AUGUST 29, 2014 TABLED : SEPT. 28, 2014 UNTIL NOV. 25, 2014</p>
<p>LOCATION MAP</p>  <p>PROJECT LOCATION ★</p>			

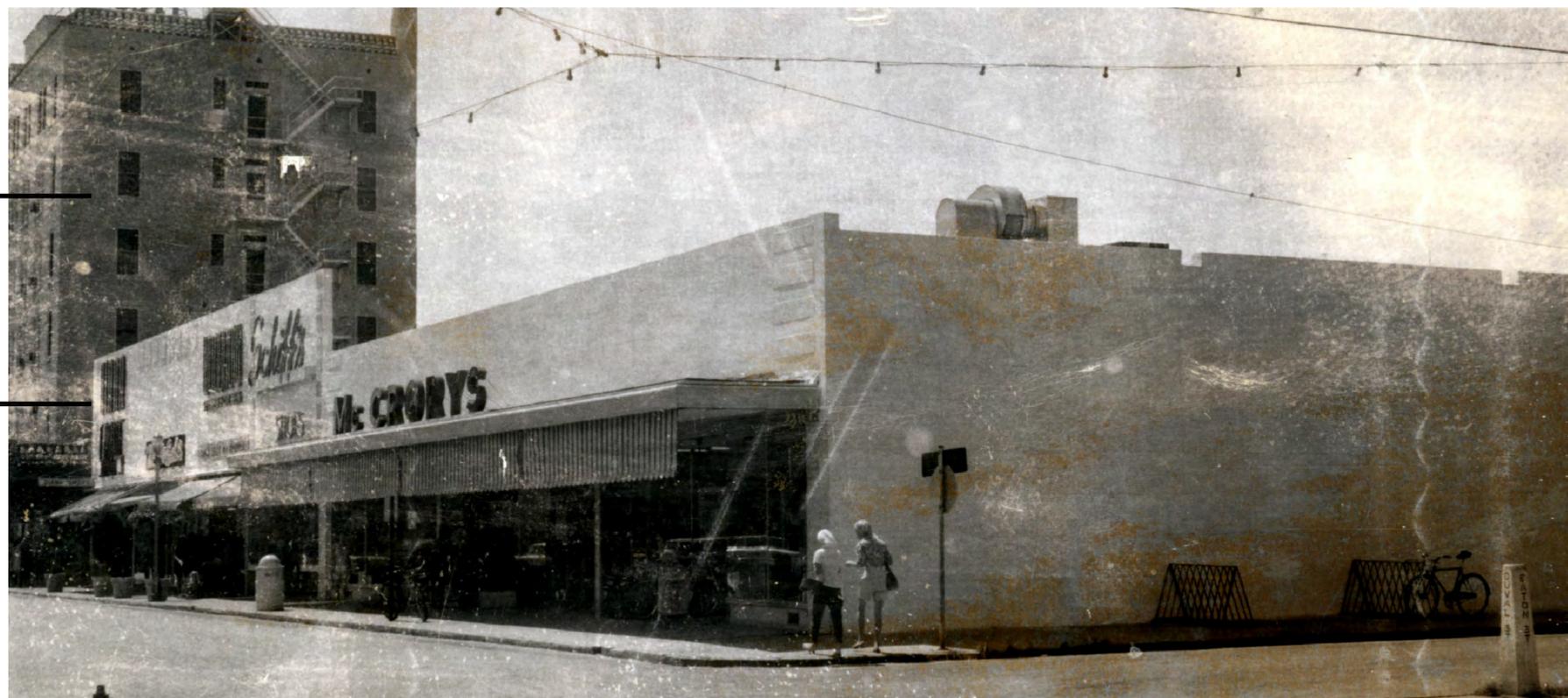


2

BUILDING FACADE SIGNAGE - 408 DUVAL STREET | DATE: CIRCA 1973

LA CONCHA BEYOND.

408 DUVAL STREET
FACADE SIGN



1

BLOCK FACADE SIGNAGE | DATE: UNKNOWN



2 BLOCK PHOTO COLLAGE

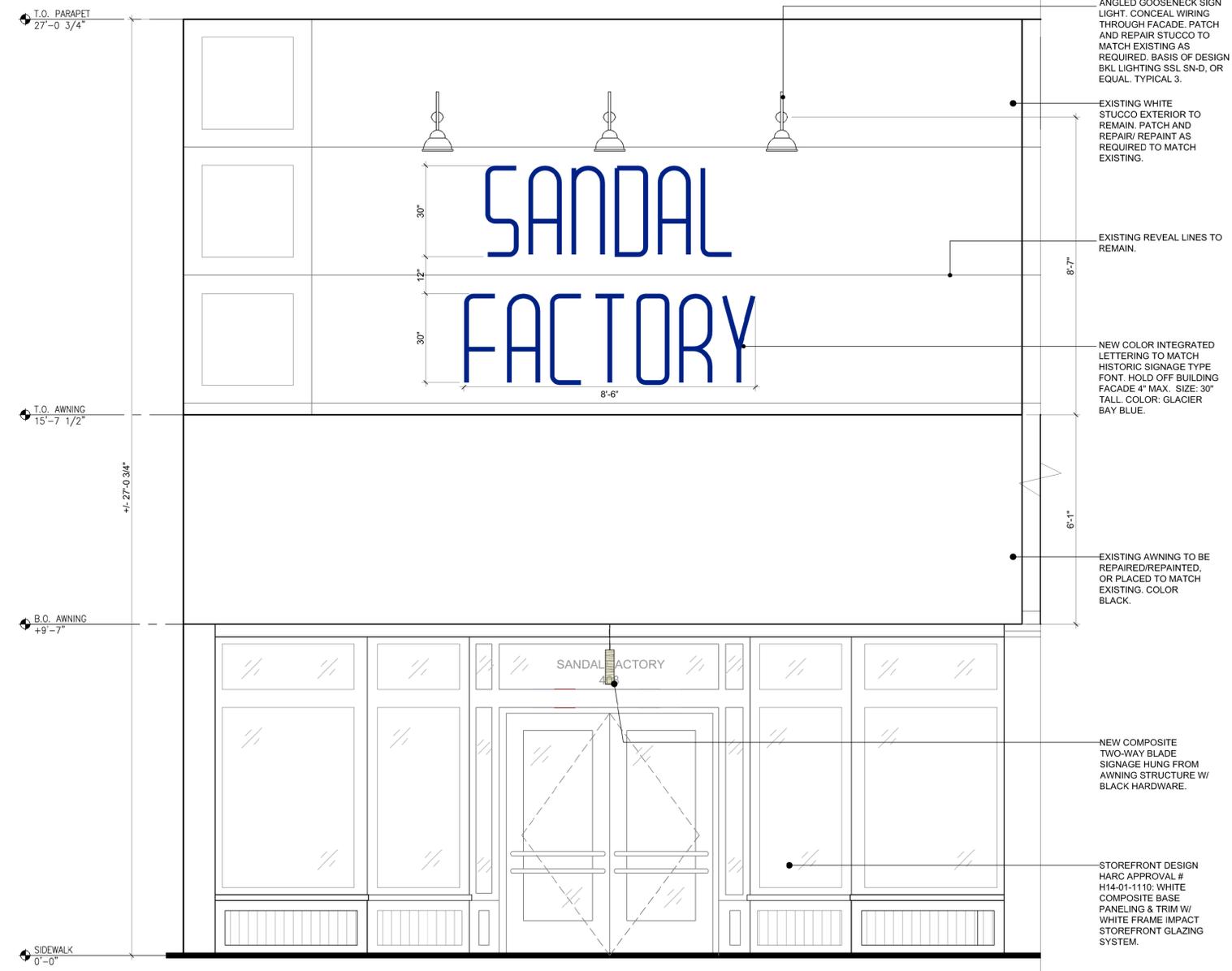


1 BLOCK PHOTO COLLAGE



NOTE:
RENDER CREATED BASED OFF OF CONCEPT DRAWINGS FOR
ADJACENT LA CONCHA BUILDING.

3 PROPOSED 408 DUVAL STREET



2 PROPOSED 408 DUVAL STREET ELEVATION

0 1 2 3 4 5 6
GRAPHIC SCALE: 1/2" = 1'-0"

SCOPE OF WORK FOR HARC APPROVAL.



1 STREET ELEVATION & SIGNAGE

EXISTING NEIGHBOR RETAIL UNITS NOT IN SCOPE. SHOWN FOR CONTEXT.



1

BUILDING FACADE SIGNAGE



2

COMPOSITE ELEVATION

NOTE:

IMAGE COLLAGE CREATED USING PHOTO OF ADJACENT COMPLETED LA CONCHA CONSTRUCTION WORK, AND RENDERED IMAGE OF THE PROPOSED 408 DUVAL STREET.



DENOTES AREA OF WORK FOR HARC APPROVAL

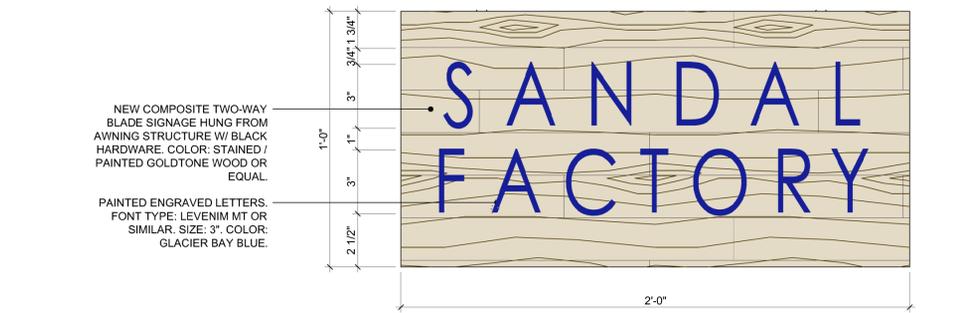
FIXTURE SELECTIONS BASIS OF DESIGN:

GOOSENECK LIGHT
B-K LIGHTING
 SIGN STAR STYLE D SOLID STATE
 BKSSL | SN-D
 8 WATT LED
 COLOR : BLACK SATIN BLP

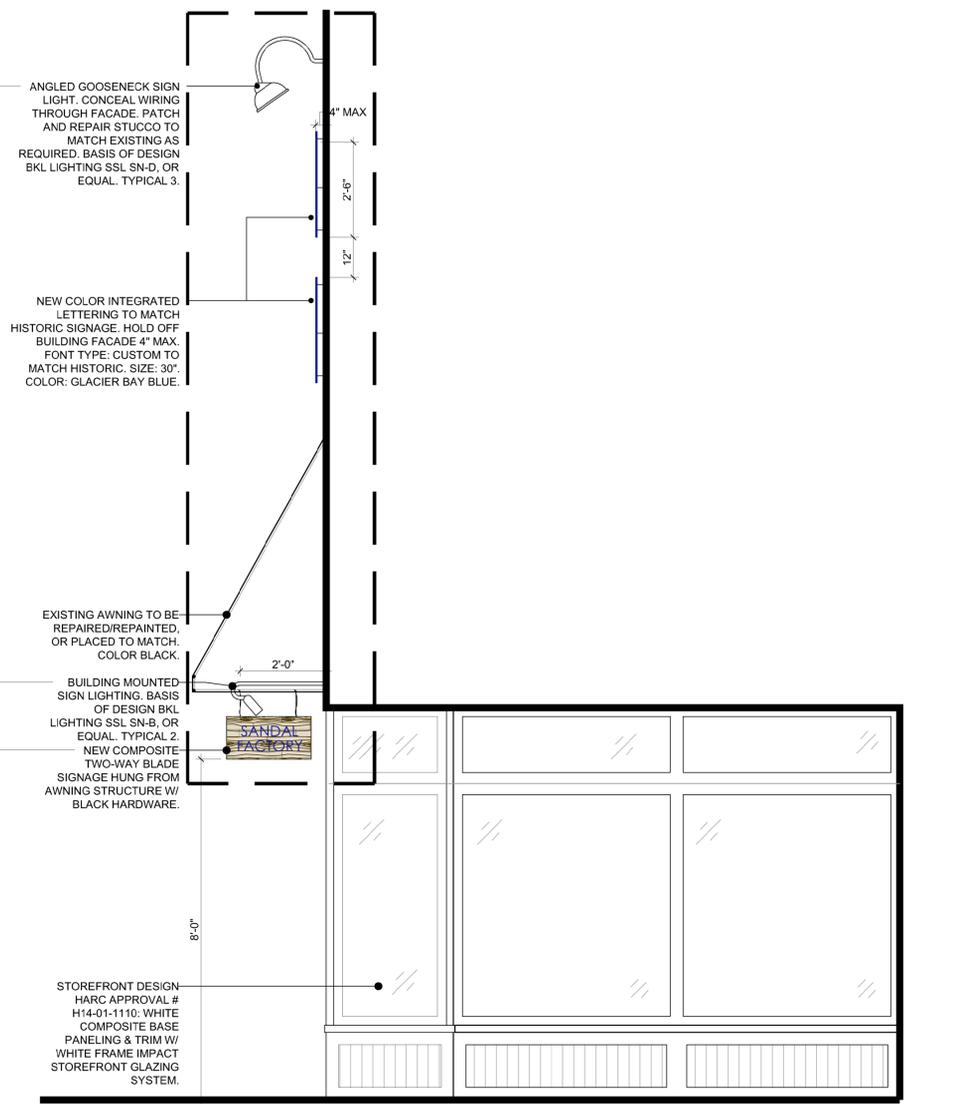
SIGN LIGHT
B-K LIGHTING
 SIGN STAR STYLE B SOLID STATE
 BKSSL | SN-B
 16 WATT LED
 COLOR : BLACK SATIN BLP

COLOR PALETTE BASIS OF DESIGN:

SIGN COLOR
 TEXT: GLACIER BAY (BLUE)
 BOARD: GOLDTONE (YELLOW)



2 BLADE SIGN DETAIL
 GRAPHIC SCALE: 3" = 1'-0"



1 EXTERIOR ELEVATION
 GRAPHIC SCALE: 1/2" = 1'-0"

Y:\Jobs\2014\11-031 - Sandal Factory - 408 Duval Street\Drawings\Arch\WAC-50402.dwg, 10/29/2014 8:34 AM, scale: 1'-0" = 1'-0", sheet: 06/06

**Previous Submitted Design
for Signage**

SANDAL FACTORY

AWNING AND FACADE SIGNAGE

408 DUVAL STREET , KEY WEST, FLORIDA 33040

HARC APPLICATION

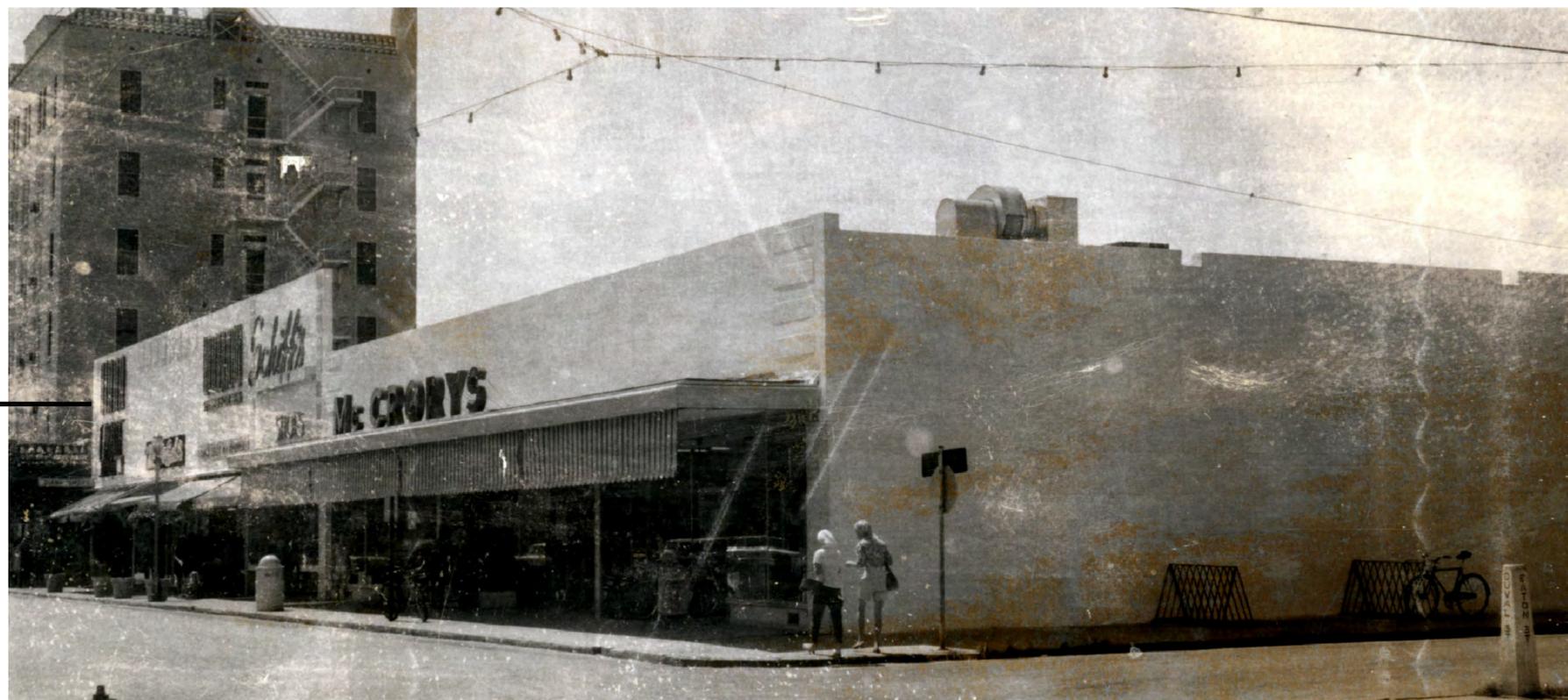
AUGUST 29, 2014

DESIGN TEAM	SCOPE OF WORK	DRAWING INDEX	PROJECT APPROVALS
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<p>LOCATION MAP</p>			
 <p>PROJECT LOCATION ★</p>			



2

BUILDING FACADE SIGNAGE - 408 DUVAL STREET | DATE: CIRCA 1973

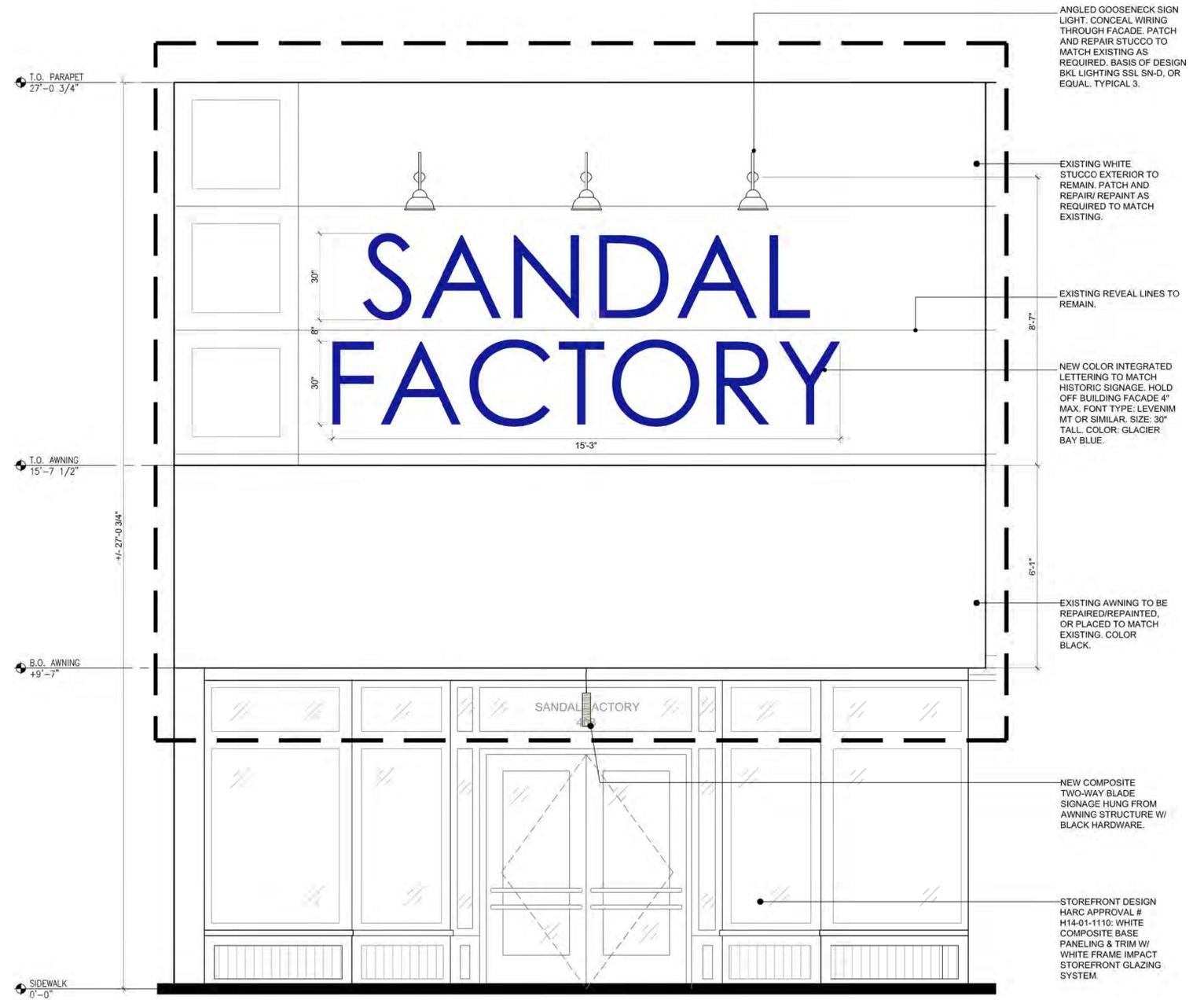


408 DUVAL STREET
FACADE SIGN

1

BLOCK FACADE SIGNAGE | DATE: UNKNOWN

DENOTES AREA OF WORK FOR HARC APPROVAL



2 PROPOSED 408 DUVAL STREET ELEVATION

0 1 2 3 4 5 6
GRAPHIC SCALE: 1/2" = 1'-0"



1 STREET ELEVATION & SIGNAGE

EXISTING NEIGHBOR RETAIL UNITS NOT IN SCOPE. SHOWN FOR CONTEXT.

0 1 2 3 4 5 6
GRAPHIC SCALE: 1/2" = 1'-0"



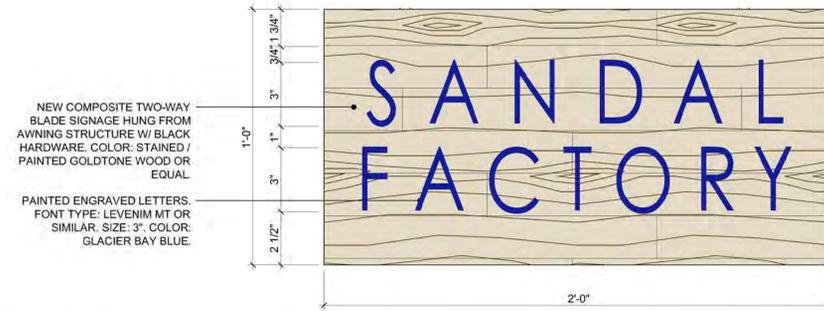
FIXTURE SELECTIONS BASIS OF DESIGN:

GOOSENECK LIGHT
B-K LIGHTING
 SIGN STAR STYLE D SOLID STATE
 BKSSL | SN-D
 8 WATT LED
 COLOR : BLACK SATIN BLP

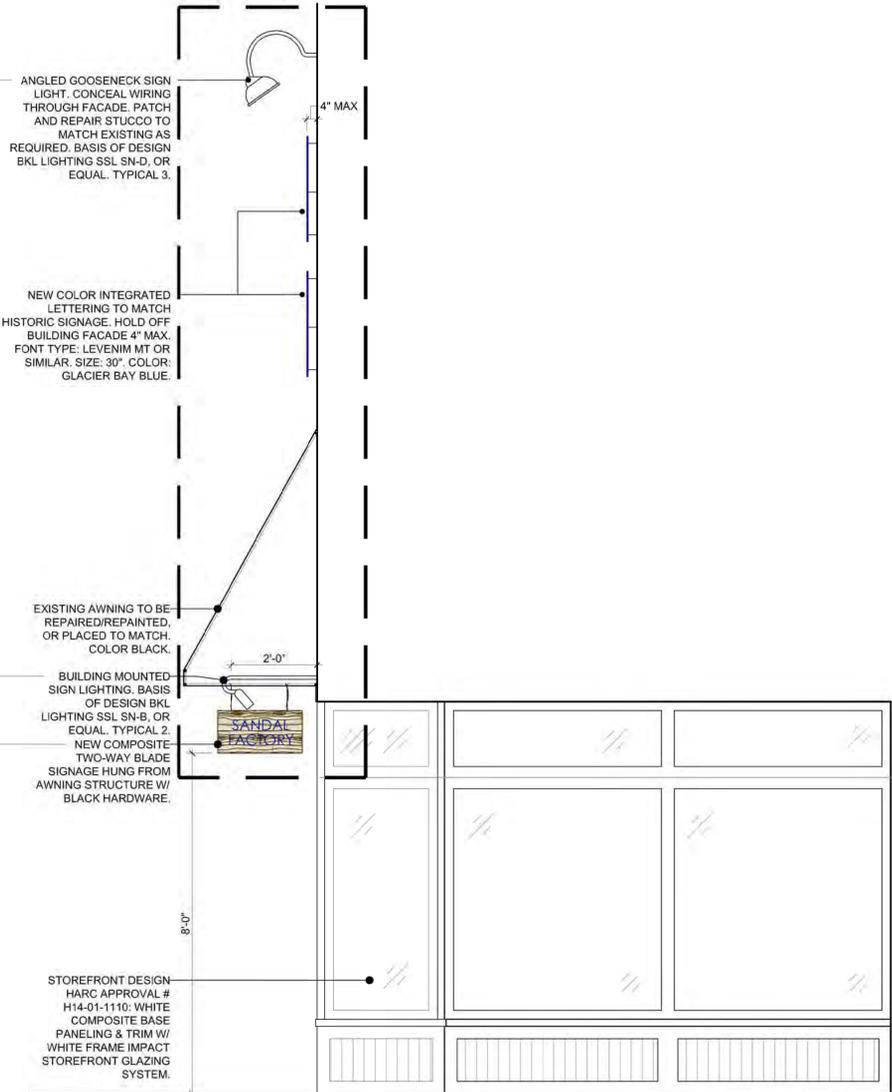
SIGN LIGHT
B-K LIGHTING
 SIGN STAR STYLE B SOLID STATE
 BKSSL | SN-B
 16 WATT LED
 COLOR : BLACK SATIN BLP

COLOR PALLETTE BASIS OF DESIGN:

SIGN COLOR
 TEXT: GLACIER BAY (BLUE)
 BOARD: GOLDTONE (YELLOW)



2 BLADE SIGN DETAIL
 GRAPHIC SCALE: 3" = 1'-0"



1 EXTERIOR ELEVATION
 GRAPHIC SCALE: 1/2" = 1'-0"

Y:\Jobs\2014\14-083 - Sandal Factory - 408 Duval Street\Drawings\Arch\WOC-SWMS2.dwg, 8/29/2014 1:31 PM, scale: 1"=1'-0", alien.pando

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 23, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

ONE WALL SIGN, ONE HANGING SIGN, AND SIGNAGE LIGHTING FOR A NON-CONTRIBUTING STRUCTURE.

FOR- #408 DUVAL STREET

Applicant- Anthony Sarno

Application # H14-01-1396

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

**Property Appraiser
Information**



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
 Marathon (305) 289-2550
 Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1006815 Parcel ID: 00006580-000000

Ownership Details

Mailing Address:

400 DUVAL RETAIL LLC
 1119 VONPHISTER ST
 KEY WEST, FL 33040-4831

Property Details

PC Code: 16 - COMMUNITY SHOPPING CENTERS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property 400 DUVAL ST UNIT: A KEY WEST

Location: 400 DUVAL ST UNIT: B KEY WEST

400 DUVAL ST UNIT: C KEY WEST

402 DUVAL ST KEY WEST

404 DUVAL ST KEY WEST

406 DUVAL ST KEY WEST

408 DUVAL ST KEY WEST

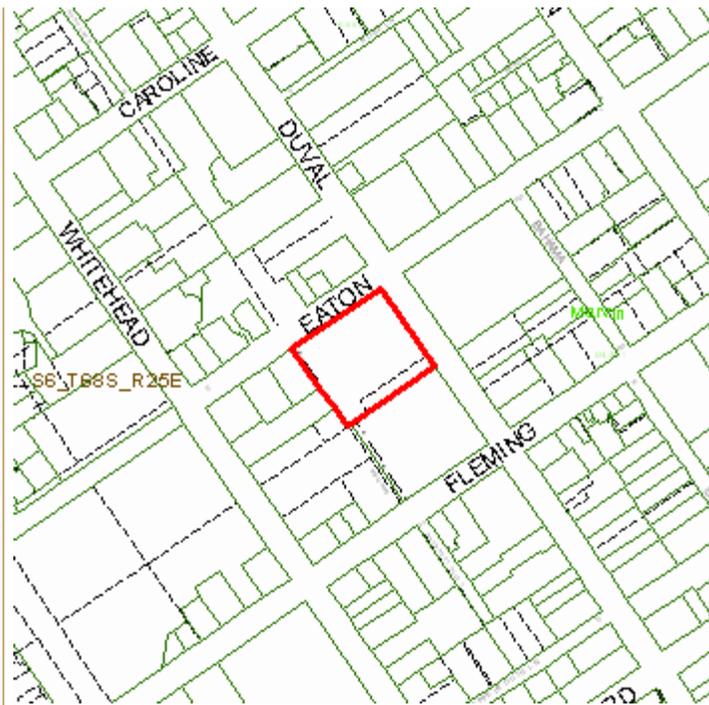
416 EATON ST KEY WEST

418 EATON ST KEY WEST

424 EATON ST KEY WEST

Legal Description: KW PT LOTS 2 AND 3 SQR 38 G62-344/46 G66-277 OR10-415/16 OR84-389/90 OR328-360/63 OR328-560/61 OR632-772 OR1076-381/382 OR1467-821/823R/S OR1506-1866AFFD OR1506-1867AFFD OR1506- 1868/69C OR1971-1155/61E OR2314-1679/80 OR2575-426/31

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	176	200	35,032.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 33297
Year Built: 1928

Building 1 Details

Building Type
Effective Age 16
Year Built 1928
Functional Obs 0

Condition G
Perimeter 830
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 19
Grnd Floor Area 33,297

Inclusions:

Roof Type
Heat 1
Heat Src 1

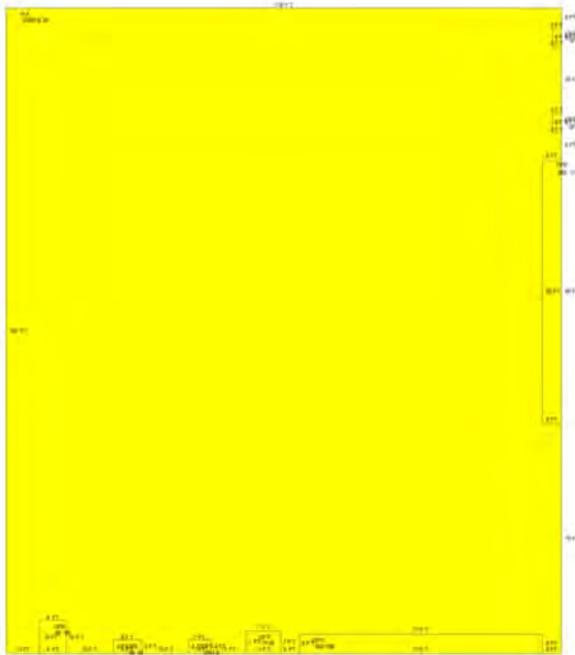
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 35

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					33,297
3	OPX		1	1990					480
4	OPX		1	1990					462
5	OPX		1	1990					77
6	OPX		1	1990					28
7	OPX		1	1990					36
8	OPX		1	2000					80
9	OPF		1	2002					18

10	OPF	1	2002	18
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Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1653	1 STY STORE-B	100	N	Y
	1654	OPX	100	N	N
	1655	OPX	100	N	N
	1656	OPX	100	N	N

Exterior Wall:

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

Appraiser Notes

400-408 DUVAL ST & 416-428 EATON ST PETITION KW 156-1997 FRESH PRODUCE/CHICO'S/EARTHBOUND, LITTLE SWITZERLAND. GIFT/BITON TPP 8981039 - FRESH PRODUCE RETAIL (400-A DUVAL) TPP 8799209 - CHICO'S #71 (400-B DUVAL) TPP 8798768 - EARTHBOUND TRADINGCO (400-C DUVAL) TPP 9014919 - LITTLE SWITZERLAND (402 DUVAL) TPP 8978806 - BITON (404-408 DUVAL)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	09-0653	03/04/2009		150	Commercial	REMOVE ONE TOILET AND LAVATORY, CAP PIPES
1	09-0657	04/23/2009		38,000	Commercial	INSTALL ONE 3.5 TON PACKAGE UNIT, ONE 5 TON PACKAGE, RTU WITH CURB 8 DUCTWORK OPENINGS & 9000 BTU DUCTLESS SYSTEM
1	09-0652	03/04/2009		500	Commercial	DEMO EXISTING ELECTRICAL PRIOR TO RENOVATION
1	09-1249	05/04/2009		0	Commercial	ROOFING
1	09-00004192	12/10/2009		4,390	Commercial	STOP LEAKS AND PATCH ALONG PARAPET WALL, ROOF TIE-IN TO STOP LEAKS AND PATCH TWO WEAK SPOTS ALONG THIS AREA
1	09-00004276	12/16/2009		2,600		STUCCO ROOF PARAPET
1	11-1091	07/21/2011	07/21/2011	0	Commercial	RENOVATION, ADDITION, CONVERSION
1	11-4669	04/05/2012	04/05/2012	0	Commercial	C.O. DATED 4/5/12. CHANGE USE FROM RETAIL TO 10 SEAT RESTAURANT, INCLUDING PLUMBING AND MECHANICAL. 420 EATON ST GLAZED DONUTS.
1	12-1732	05/17/2012		12,698	Commercial	REPLACE A 10 TON SPLIT SYSTEM WITH EXISTING POWER AND STAND.
1	13-0164	01/22/2013		300	Commercial	STOP WORK ORDER, AFTER THE FACT REMOVE TWO REFLECTORS OVER SIDEWALK
1	13-0166	01/22/2013		300	Commercial	AFTER THE FACT, INSTALL 3 GOOSE NECK LIGHTS
1	13-1132	04/22/2013		1,000	Commercial	REMOVE AND REPLACE 45 SF ENTRY WAY TILES; AND 9' THRESHOLD.
1	11-0348	02/07/2011		2,000	Commercial	INSTALL NEW 200 AMP 3 PH METER BASE DISCONNECT. INSTALL NEW SERVICE RISER CONDUIT
1	11-0442	02/09/2011		2,400	Commercial	REPLACE GLASS FUSE TYPE ELECTRICAL PANELS. INSTALL TWO 2-EMERGENCY LIGHTS. REMOVE ADANDOMED WIRING.

1	10-2195	07/13/2010	83,000	Commercial	INSTALL FIRE SPRINKLER SYSTEM.
1	10-2953	09/08/2010	13,000	Commercial	DEMOLITION OF EXISTING MEZZANINE CONSTRUCTED OF WOOD 30 X 22
1	09-4192	12/10/2009	4,390	Commercial	PATCH ALONE PARAPET WALL, ROOF TIE-IN TO STOP LEAKS AND PATCH TWO WEAK SPOTS ALONG THIS AREA.
1	09-4276	12/16/2009	2,600	Commercial	RE-STUCCO ROOF PARAPET. REAR PARAPET (NOTE SEEN FROM STREET). PRESSURE WASH WALL, BOND WITH BONDING AGENT. SCRATCH COAT & FINISH COAT.
1	10-0716	03/15/2010	1,060	Commercial	INSTALL NEW AWNING AN EXISTING FRAME OVER NON-PERMEABLE SIDEWALK. APPROXIMATELY 19' W X 5' = 95 SQ FT (SAME AS EXISTING) BLACK
1	11-4020	11/01/2011	1,628	Commercial	CONSTRUCT 27' X 14' WALL WITH 1 DOOR; HANG AND FINISH DRYWALL.
1	11-3896	11/02/2011	2,350	Commercial	TAKE DOWN TEN (10) 8' FLUORESCENT FIXS. RUN NEW CONDUIT & CIRCUIT FOR TWENTY (20) 8' TRACK LITES & FOUR (4) NEW FIXS RUN NEW CIRCUITS & CONDUIT FOR FIFTEEN OUTLETS AROUND THE STORE.
1	10-2954	09/08/2010	1,500	Commercial	DEMO CIRCUITS TO BACK MEZZANINE
1	10-2953	09/08/2010	13,000	Commercial	DEMOLITION OF EXISTING MEZZANINE CONSTRUCTED OF WOOD 30 X 22
1	11-0004	01/21/2011	11,000	Commercial	REPLACE EXISTING SERVICES ONE FOR 406 & ONE FOR 408 DUVAL STREET. UNTIL NEW 2 GA 400 AMP METER PACK WITH 2 X 200 AMP DISCONNECTING. INCLUDES NEW SERVICE ENTRANCE AND GROUNDING.
1	11-0004	01/31/2011	11,000	Commercial	REVISION: INSTALL 2 1/2 CONDUIT FROM EXISTING METER BASE FOR UNIT #404 TO EXISTING ELECTRICAL PANEL IN UNIT 404. INSTALL FIRE COLLARS AS REQUIRED.
1	11-0004	01/03/2011	23,092	Commercial	REPLACE EXISTING GLASS FUSE PANELS INSTALLING RECEPTACLES LIGHTING SMOKE DETECTORS FOR SMOKE COMPLIANCE.
1	11-0424	02/09/2011	5,570	Commercial	INSTALL BURGLAR ALARM; 300 FT WIRE AND INSTALL CATV SYSTEM
1	11-0114	01/13/2011	19,000	Commercial	INSTALL ELECTRIC AS PER PLANS PROVIDED.
1	10-1813	10/06/2010	4,000	Commercial	1 - INSTALL REVERSE LIT CHANNEL LETTERS ON WALL. 2 - INSTALL BLADE SIGN "RADIO SHACK"
1	10-1815	10/06/2010	400	Commercial	ELECTRICAL CONNECTION TO CHANNEL LETTERS.
1	11-0215	01/21/2011	1,800	Commercial	INSTALL 1 110 PVC CONDUIT FOR TELEPHONE/CABLE. LOW VOLTAGE.
1	11-0230	01/26/2011	1,500	Commercial	ALUMINUM HURRICANE PANELS FOR STORE FRONT.
1	10-4081	01/06/2011	12,519	Commercial	INSTALL ONE (1) 7 1/2 TON 13 SEER LENNOX SPLIT SYSTEM HEAT PUMP W/SHEET METAL DUCTWORK, R-6 INSULATION, (12) PIECES OF AIR DISTRIBUTION, ONE EXHAUST FAN, ROOF CAP, FLEXIBLE DUCT RUN OUTS, REFRIGERATION PIPING, LOW VOLTAGE WIRING AND STAR UP
1	10-2300	08/03/2010	93,500	Commercial	INTERIOR TENANT IMPROVEMENTS; FLOORING, DRYWALL, CEILING, WALL DIVIDERS.
1	11-0114	02/09/2011	25,000	Commercial	REVISION: INSTALL ONE 100A 120/240V SUBPANEL. REPLACE SERVICE RISER PULL NEW 3 PHASE 200A SUBFEED APPROX. 23 SQFT 4/0 WIRE INSTEAD OF 120 FT 3/0 AS PER PLANS.
1	11-0254	01/26/2011	1,000	Commercial	INSTALL 12 COMPUTER DRAPE FOR REGISTER
1	10-4042	12/29/2010	333,262	Commercial	INSTALL FIRE ALARM SYSTEM IN ADDITION TO OVERALL BLDG. SYSTEM IN UNIT 404-A PER ATTACHED DRAWINGS
1	11-0073	01/11/2011	3,900	Commercial	ROUGH AND TRIM: 1 TOILET, 1 WALL HUNG LAVATORY, 1 BI-LEVEL COOLER, 1 FD, AND 1 TANKLESS HEATER

1	10-3983	12/21/2010		2,000	Commercial	INSTALL NON-STRUCTURAL METAL STUDS 20, WITH 5/8 DRYWALL ON BOTH SIDES TOTALING 360 SQ. FT.
1	11-0339	02/04/2011		1,000	Commercial	LOW-VOLTAGE SATELLITE ANTENNA & CABLING.
1	13-1389	05/19/2013		4,380	Commercial	NEW AWNING FABRIC ON 1 EXISTING AWNING ON DUVAL STREET. NEW AWNING FABRICS ON 5 EXISTING RETRACTABLE AWNINGS ON EATON STREET SIDE OF THE STORE.
	08-3068	08/25/2008		5,000	Commercial	REPLACE EXISTING 7.5 TON, CONDENSING UNIT ON EXISTING STAND AND HOOK-UP TO EXISTING LINE SET.
	09-0603	03/04/2009		8,000	Commercial	DEMO FLOOR COVERING. 900SF, MEZZANINE 200SF, DEMO WALL COVERINGS 800SF, DEMO 14 X 9 OPENING IN EXISTING CONCRETE BLOCK WALL AND DEMO FOR 2 POST FOUNDATION. DEMO SOFFIT 22 X 4, STOREFRONT AND AREA ABOVE STOREFRONT FOR GLASS BLOCK.
	10-2100	08/04/2010		14,000	Commercial	INTERIOR WORK ONLY
	09-2027	07/02/2009		4,500	Commercial	ADD 12 SPRINKLER HEADS TO EXISTING FIRE SPRINKLER
	10-3159	09/24/2010		2,400	Commercial	INSTALL 100SF OF LAMINATED PANELING AROUND FREEZER ENCLOSURE IN CONCESSION EXPANSION
	08-3985	10/24/2008		4,000	Commercial	DEMO INTERIOR
	08-4089	11/04/2008		3,000	Commercial	INTERIOR DEMO
	08-4313-4314	11/21/2008		4,600	Commercial	REPAIR EXISTING CEILING
	07-4404	09/27/2007		2,400	Commercial	REPAIR EXTERIOR
	07-4470	09/26/2007		2,400	Commercial	INSTALL 6 GOOSENECK FIXTURES
	11-1090	04/12/2011		2,000	Commercial	DEMO FLOORING
	11-1593	05/24/2011		9,000	Commercial	INSTALL ROOFTOP A/C SYSTEM.
	11-1502	05/10/2011		7,000	Commercial	REPLACEMENT OF TWO BATHROOMS.
	11-1503	05/12/2011		7,500	Commercial	BUILD OUT 1224SF WIRING
	10-1428	05/19/2010		4,900	Commercial	INTERIOR WORK ONLY.
	10-1461	05/19/2010		1,200	Commercial	INSTALL 3 OUTLETS AND LIGHT SWITCH
	10-2818	08/23/2010		1,500	Commercial	DEMO EXISTING ELECTRICAL AND INSTALL NEW.
1	97-01890	06/16/1998	07/23/1998	9,000	Commercial	9 WATER METERS
1	97-02376	07/16/1997	07/23/1998	5,000	Commercial	10 NEW FIXTURES
1	97-02377	07/16/1997	07/23/1998	9,550	Commercial	FIRE PREVENTION BACKFLOW
1	97-02508	07/29/1997	07/23/1998	700	Commercial	PAINT OUTSIDE WALLS
1	97-02965	09/03/1997	07/23/1998	4,400	Commercial	FIRE ALARM SYSTEM
1	97-03002	10/03/1998	07/23/1998	5,000	Commercial	INSTALL ATM
1	97-03372	10/08/1997	07/23/1998	4,000	Commercial	DEMO INTERIOR
1	97-03482	10/10/1997	07/23/1998	5,000	Commercial	ELECTRICAL
1	97-03548	10/17/1997	07/23/1998	2,000	Commercial	DEMO INTERIOR
1	97-03769	11/14/1997	07/23/1998	10,000	Commercial	INTERIOR BUILDOUT
1	97-03982	11/21/1997	07/23/1998	3,500	Commercial	ELECTRICAL
1	97-04039	12/01/1997	07/23/1998	500	Commercial	PLUMBING
1	97-04173	02/20/1998	07/23/1998	600	Commercial	SIGN
1	98-00345	02/25/1998	07/23/1998	850	Commercial	AWNING
1	98-00383	05/29/1998	07/23/1998	300	Commercial	ELECTRICAL
1	98-01713	06/23/1998	07/23/1998	185	Commercial	SIGN

1	98-02065	07/02/1998	07/23/1998	400	Commercial	ROOF REPAIRS
1	99-00553	02/16/1999	11/03/1999	1,000	Commercial	ELECTRICAL
1	99-00382	02/02/1999	11/03/1999	8,000	Commercial	DEMO INTERIOR
1	99-01368	04/23/1999	11/03/1999	1,500	Commercial	CHANGE OUT AC
1	99-00066	01/08/1999	11/03/1999	52,023	Commercial	REPLACE ROOFING
1	99-00150	01/19/1999	11/03/1999	2,000	Commercial	RENOVATIONS
1	99-00962	03/18/1999	11/03/1999	185	Commercial	SEC ALARM
1	99-01253	04/13/1999	11/03/1999	600	Commercial	ELECTRICAL
1	99-01757	05/27/1999	11/03/1999	7,000	Commercial	INTERIOR RENOVATIONS
1	99-03632	10/26/1999	11/03/1999	5,400	Commercial	CHANGEOUT AC
1	0002369	09/08/2000	11/01/2000	100,000	Commercial	BUILD OUT
1	00-01948	07/13/2000	11/01/2000	3,000	Commercial	A/C DUCT RELOCATION
1	00-01183	07/17/2000	11/01/2000	330,000	Commercial	ROOF
1	00-02316	08/21/2000	11/01/2000	1,700	Commercial	INTERIOR DEMOLITION
1	00--02369	10/25/2000	11/01/2000	115,000	Commercial	BUILD OUT
1	00-00305	02/03/2000	11/01/2000	4,000	Commercial	ELECTRICAL
1	0000913	04/10/2000	11/01/2000	5,000	Commercial	A/C
1	00-00952	04/25/2000	11/01/2000	5,100	Commercial	HANDICAPP BATHROOM
1	00-01354	05/17/2000	11/01/2000	454,000	Commercial	BUILD OUT
1	01-03970	12/01/2000	11/16/2001	30,000	Commercial	INTERIOR RENOVATIONS
1	00-04546	10/02/2001	11/16/2001	3,200	Commercial	INTERIOR WORK
1	02-0080	12/02/2002	02/20/2003	24,500	Commercial	INSTALL 5-TON A/C
1	01-3819	11/30/2001	02/20/2003	20,000	Commercial	REPLACE A/C
1	01-3847	11/30/2001	02/20/2003	1,500	Commercial	AWING
1	01-3878	12/07/2001	02/20/2003	1,100	Commercial	EX. PAINT
1	01-3780	12/13/2001	02/20/2003	56,000	Commercial	RENOVATION
1	02-0820	04/11/2002	02/20/2003	2,600	Commercial	AWINGS AFTER THE FACT
1	03-1385	04/22/2003	10/04/2004	304,000	Commercial	INT RENOVATION
1	05-0497	02/14/2005	11/02/2005	1,800	Commercial	ELECTRICAL PERMIT
1	03-3225	09/10/2003	10/04/2004	2,000	Commercial	PAINT EXTERIOR
1	03-3227	09/10/2003	10/04/2004	38,000	Commercial	ENLARGE WALKWAY
1	03-3330	10/21/2003	10/04/2004	995	Commercial	AWNINGS
1	04-0263	02/10/2004	10/04/2004	150,000	Commercial	BUILD OUT FOR KW FILM SOC
1	04-3584	11/19/2004	10/04/2004	3,000	Commercial	REPLACE A/C
1	05-1413	05/02/2005	12/31/2005	1,400	Commercial	REPLACE REAR STOREROOM A/C
1	05-4214	09/26/2005	12/31/2005	11,000	Commercial	REMODEL EXISTING SIDEWALK&ENANCE AREA
1	05-4410	10/04/2005	10/07/2005	4,000	Commercial	CHANGE OUT THE EXISTING 5-TON A/C ON TOP OF ROOF.
1	05-2534	06/24/2005	11/02/2005	2,000	Commercial	STORM PANELS ON STORE FRONT
1	05-2530	06/24/2005	11/02/2005	1,990	Commercial	COVER ALL FRONT WITH STORM PANELS
1	05-2533	06/24/2005	11/02/2005	2,000	Commercial	INSTALL STORM PANELS FRONT OPENINGS
1	06-1177	03/09/2006	07/25/2006	4,000	Commercial	DEMO INTERIOR WALLS NEW HEADER & SUPPORT BEAMS
1	06-6529	12/20/2006	03/08/2007	6,475	Commercial	INSTALL FIRE ARLARM; 17 DEVICES AND CONTOL PANEL

1	07-0218	02/20/2007	03/08/2007	25,000	Commercial	INTERIOR RENOVATIONS ONLY STEP FLOORS
1	06-5452	09/29/2006	12/19/2006	3,500	Commercial	REPLACE 7.5 TON CONDENSING UNIT
1	06-4836	10/10/2006	12/19/2006	48,500	Commercial	INTERIOR RENOVATION NEW SHELVING/ COUNTERS
1	06-5954	11/02/2006	12/19/2006	9,000	Commercial	INSTALL NEW LIGHTS, EMERGENCY LIGHTING SMOKE DETECTORS
1	06-6043	11/08/2006	12/19/2006	0	Commercial	REVISE ADA BATHROOM LOCATION
1	06-6179	11/15/2006	12/19/2006	2,800	Commercial	ADD ADA BATHROOM
1	06-6369	11/29/2006	12/19/2006	4,000	Commercial	REPLACE 15 REGISTERS
1	06-6342	11/28/2006	03/08/2007	4,500	Commercial	CHANGE OUT 10 TON CONDENSOR
1	07-1435	03/23/2007	03/23/2007	2,488	Commercial	CHANGE OUT A 3-TON A/C
1	06-6676	05/25/2007		234,537	Commercial	MOVE & INSTALL NEW STORE FRONT,AND INTERIOR RENOVATIONS
1	07-4953	11/02/2007		4,800	Commercial	REPLACE A 5 TON CONDENSER.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	3,531,576	0	3,340,862	6,953,564	6,953,564	0	6,953,564
2013	3,357,177	0	3,177,893	6,953,564	6,953,564	0	6,953,564
2012	3,531,576	0	3,177,893	6,953,564	6,953,564	0	6,953,564
2011	3,531,576	0	3,177,893	6,953,564	6,953,564	0	6,953,564
2010	3,705,974	0	5,802,720	6,953,564	6,953,564	0	6,953,564
2009	3,705,974	0	4,620,845	6,953,564	6,953,564	0	6,953,564
2008	3,705,974	0	9,108,320	6,953,564	6,953,564	0	6,953,564
2007	2,435,222	0	9,108,320	6,953,564	6,953,564	0	6,953,564
2006	2,435,222	0	3,161,430	7,247,832	7,247,832	0	7,247,832
2005	2,303,652	0	2,634,525	8,415,000	8,415,000	0	8,415,000
2004	2,355,995	0	2,213,001	7,808,471	7,808,471	0	7,808,471
2003	2,355,995	0	2,177,874	7,808,471	7,808,471	0	7,808,471
2002	2,294,380	0	2,177,874	7,808,471	7,808,471	0	7,808,471
2001	2,241,703	0	2,177,874	6,822,646	6,822,646	0	6,822,646
2000	2,234,810	0	1,826,604	6,646,478	6,646,478	0	6,646,478
1999	2,231,305	0	1,826,604	6,646,478	6,646,478	0	6,646,478
1998	1,482,045	0	1,826,604	4,885,866	4,885,866	0	4,885,866
1997	1,482,045	0	1,756,350	4,885,866	4,885,866	0	4,885,866
1996	1,248,698	0	1,756,350	3,366,776	3,366,776	0	3,366,776
1995	1,248,698	0	1,756,350	3,366,776	3,366,776	0	3,366,776
1994	1,248,698	0	1,756,350	3,189,578	3,189,578	0	3,189,578
1993	1,248,698	0	1,756,350	2,774,779	2,774,779	0	2,774,779
1992	1,248,698	0	1,756,350	2,774,779	2,774,779	0	2,774,779

1991	1,248,698	0	1,756,350	2,774,779	2,774,779	0	2,774,779
1990	1,226,843	0	1,413,862	2,774,779	2,774,779	0	2,774,779
1989	1,256,876	0	1,405,080	2,507,271	2,507,271	0	2,507,271
1988	1,151,194	0	1,124,064	2,275,258	2,275,258	0	2,275,258
1987	1,094,372	0	537,882	1,898,711	1,898,711	0	1,898,711
1986	826,097	0	526,905	1,520,451	1,520,451	0	1,520,451
1985	796,254	0	379,372	1,494,842	1,494,842	0	1,494,842
1984	785,541	0	379,372	1,345,315	1,345,315	0	1,345,315
1983	786,883	0	243,936	1,030,819	1,030,819	0	1,030,819
1982	645,360	0	209,785	855,145	855,145	0	855,145

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/8/2012	2575 / 426	19,132,000	<u>WD</u>	<u>37</u>
8/9/2007	2314 / 1679	18,000,000	<u>WD</u>	<u>U</u>
2/1/1975	632 / 772	182,000	00	<u>Q</u>

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