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**Historic Architectural Review Commission**  
**Staff Report for Item 22**

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

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** September 27, 2016

**Applicant:** William P. Horn, Architect

**Application Number:** H16-03-0075

**Address:** #631 Greene Street

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**Description of Work**

Repairs to building including new roof structure and new roofing. Gutters to be replaced. Concrete to be repaired and stucco patched. Paint to match.

**Site Facts**

The building in review is a reinforced concrete structure built in 1974 to be used as an ice house for the Thompson Company, shrimp distributors. The building houses the Reef Relive, an environmental non-profit organization and storage. The City owns the building. The building is not listed in the surveys.

**Guidelines Cited on Review**

- Guidelines for roofing (page 26), specifically guideline 4.
- Guidelines for building exteriors, masonry (page 25).

**Staff Analysis**

The Certificate of Appropriateness in review is for the reconstruction of portions of a roof that is in disrepair by its reconstruction. No changes to the roofline are proposed. The plan also includes the repairs of cracks and spalling that has resulted due to corrosion of re-bars.

The concrete repairs will be finished with smooth stucco and painted to match existing. New gutters and downspouts will be installed.

### **Consistency with Guidelines**

It is staff's opinion that the proposed design is consistent with preservation practices. Although the building is not historic, it is showing advanced deterioration of the reinforced concrete. Most of the actual guidelines for masonry walls are written for historic fabric; nevertheless, the building in question must be repaired, as its condition is detrimental to the safety of users.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

|  |         |                        |   |
|--|---------|------------------------|---|
| HARC PERMIT NUMBER<br><i>16-00300075</i> |         | BUILDING PERMIT NUMBER | INITIAL & DATE                                  |
| FLOODPLAIN PERMIT                        |         |                        | REVISION #                                      |
| FLOOD ZONE                               | PANEL # | ELEV. L. FL.           | SUBSTANTIAL IMPROVEMENT<br>___ YES ___ NO ___ % |

ADDRESS OF PROPOSED PROJECT:

631 Greene Street, Key West, Florida

# OF UNITS

RE # OR ALTERNATE KEY:

8817550

NAME ON DEED:

City of Key West

PHONE NUMBER 305.809.3803

OWNER'S MAILING ADDRESS:

P.O. Box 1409

EMAIL  
kolson@cityofkeywest-fl.gov

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

William P. Horn

PHONE NUMBER (305) 296 8302

ARCHITECT / ENGINEER'S ADDRESS:

915 Eaton Street

EMAIL wphorn@aol.com

Key West, FL 33040

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:

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.

PROJECT TYPE: \_\_\_ ONE OR TWO FAMILY \_\_\_ MULTI-FAMILY  COMMERCIAL \_\_\_ NEW  REMODEL  
 \_\_\_ CHANGE OF USE / OCCUPANCY \_\_\_ ADDITION \_\_\_ SIGNAGE \_\_\_ WITHIN FLOOD ZONE  
 \_\_\_ DEMOLITION \_\_\_ SITE WORK \_\_\_ INTERIOR  EXTERIOR \_\_\_ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., SCOPE OF WORK TO INCLUDE NEW ROOFING AND NEW ROOF STRUCTURE ON THE HIGH EAST ROOF, NEW ROOFING ON LOWER WEST ROOF WITH ROOF STRUCTURE TO REMAIN, EXISTING GUTTER AND DOWNSPOUT TO BE REMOVED, NEW ALUMINUM GUTTERS AND DOWNSPOUTS ON THE NORTH AND SOUTH SIDES OF BUILDING, REMOVAL OF EXISTING NON HISTORIC STORAGE STRUCTURE, REPAIR OF ALL IDENTIFIED CONCRETE DAMAGE, AND PATCH AND REPAIR STUCCO PAINTED TO MATCH EXISTING.

|  |   |
|--|---|
| I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT. |   |
| OWNER PRINT NAME:<br><i>Gregory P. ...</i>   | QUALIFIER PRINT NAME:<br><i>Kristen Argalas</i>   |
| OWNER SIGNATURE:<br><i>[Signature]</i>   | QUALIFIER SIGNATURE:<br><i>[Signature]</i>  |
| Notary Signature as to owner   | Notary Signature as to qualifier  |
| STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.  | STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____. |
| Personally known or produced _____ as identification.  | Personally known or produced _____ as identification.   |

Operator: KEWBID  
Date: 5/02/16 50  
Type: EP  
Receiver: ...  
Trans number: 1211  
OK CHECK  
Trans date: 5/01/16 Time: 16:58:52

28834-9659-06

**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:   |
| Concrete roof and concrete facade damage to be repaired. Existing storage building to be removed and not replaced | Concrete           | Concrete and single ply roof membrane, alum. gutter and downspouts |
|   |                    |  |
|   |                    |  |

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:                                |                                       |   |
| <i>Non historic - non contributing structure</i>      |                                       |   |
| <i>Guidelines for masonry, guidelines for roofing</i> |                                       |   |
| <i>Ordinance for demolition</i>                       |                                       |   |
| 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 AUTHORITY, 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 USDEP ON STRUCTURES BUILT PRIOR TO 1978.

| OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL: |             |                   |              | CBO OR PL. EXAM. APPROVAL: |
|---|-------------|-------------------|--------------|----------------------------|
| HARC FEES:  | BLDG. FEES: | FIRE MARSHAL FEE: | IMPACT FEES: | DATE:                      |
|   |             |                   |              |                            |

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
**APPLICATION NUMBER H- \_\_\_\_\_**



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

The existing accessory storage structure has extensive spalling damage and the concrete columns structural stability has been damaged due to the failing concrete.

**OR THAT THE BUILDING OR STRUCTURE;**

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

The concrete accessory storage structure is non-historic and does not exhibit a distinctive characteristic of a type, period, or method of construction.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

The non-historic storage building is not associated with any significant events.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

The non-historic storage building is not associated with any significant events.

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- (d) Is not the site of a historic event with a significant effect upon society.

The non-historic storage building is not associated with any significant events.

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- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

The non-historic storage building is not associated with any significant events or any historic heritage of the city.

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- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

The non-historic storage building does not portray the environment in a particular era distinguished by an architectural style.

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- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

The non-historic storage building is not associated with any significant events, places, or people.

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- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

The non-historic storage building is not associated with any significant events, places, or people.

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- (i) Has not yielded, and is not likely to yield, information important in history.

The non-historic storage building is not associated with any significant events, places, or people and is not expected to in the future.

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**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 8  
 No Reason \_\_\_\_\_

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.  
The main structure was originally constructed around 1974. The building as a whole does not exhibit important and character defining elements which contribute to the historic neighborhood. Removal of the accessory structure will not adversely effect the historic nature of the neighborhood.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and  
Removing the non-historic structure will not alter the relationship between buildings and open space. there is currently a deck which surrounds the storage building so removing it will not add or detract from the open space relationship with the site.

**AND**

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.  
The main structure was originally constructed around 1974. The building as a whole does not exhibit important and character defining elements which contribute to the historic neighborhood. Removal of the accessory structure will not adversely effect the historic nature of the neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing.  
The main structure was originally constructed around 1974. The building as a whole does not exhibit important and character defining elements which contribute to the historic neighborhood. Removal of the accessory structure will not adversely effect the historic nature of the neighborhood.

**Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.**

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR to proceeding with the work outlined above** and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

|                             |                     |
|-----------------------------|---------------------|
| PROPERTY OWNER'S SIGNATURE: | DATE AND PRINT NAME |
|-----------------------------|---------------------|

**OFFICE USE ONLY**

| <b>BUILDING DESCRIPTION:</b>          |                  |                |                          |            |
|---------------------------------------|------------------|----------------|--------------------------|------------|
| <input type="checkbox"/> Contributing | Year built _____ | Style _____    | Listed in the NRHP _____ | Year _____ |
| <input type="checkbox"/> Not listed   | Year built _____ | Comments _____ |                          |            |

|  |  |
|--|--|
| <input type="checkbox"/> Reviewed by Staff on _____<br><input type="checkbox"/> Notice of hearing posted _____<br>First reading meeting date _____<br>Second Reading meeting date _____<br><b>TWO YEAR EXPIRATION DATE</b> _____ | Staff Comments<br><br><br><br><br><br> |
|--|--|

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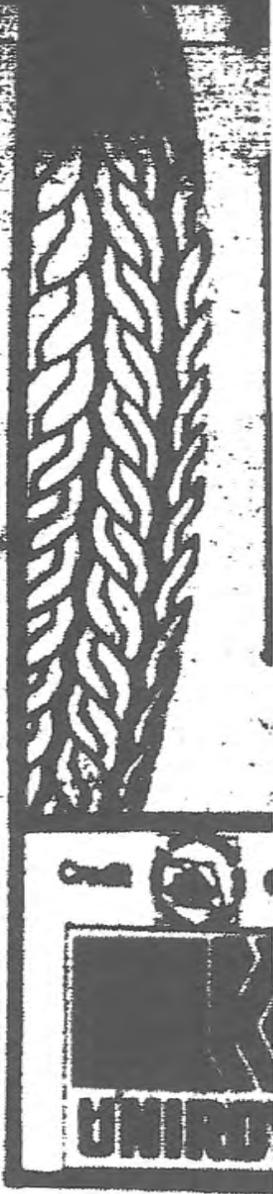


## *New ice plant for Thompson & O'Neal*

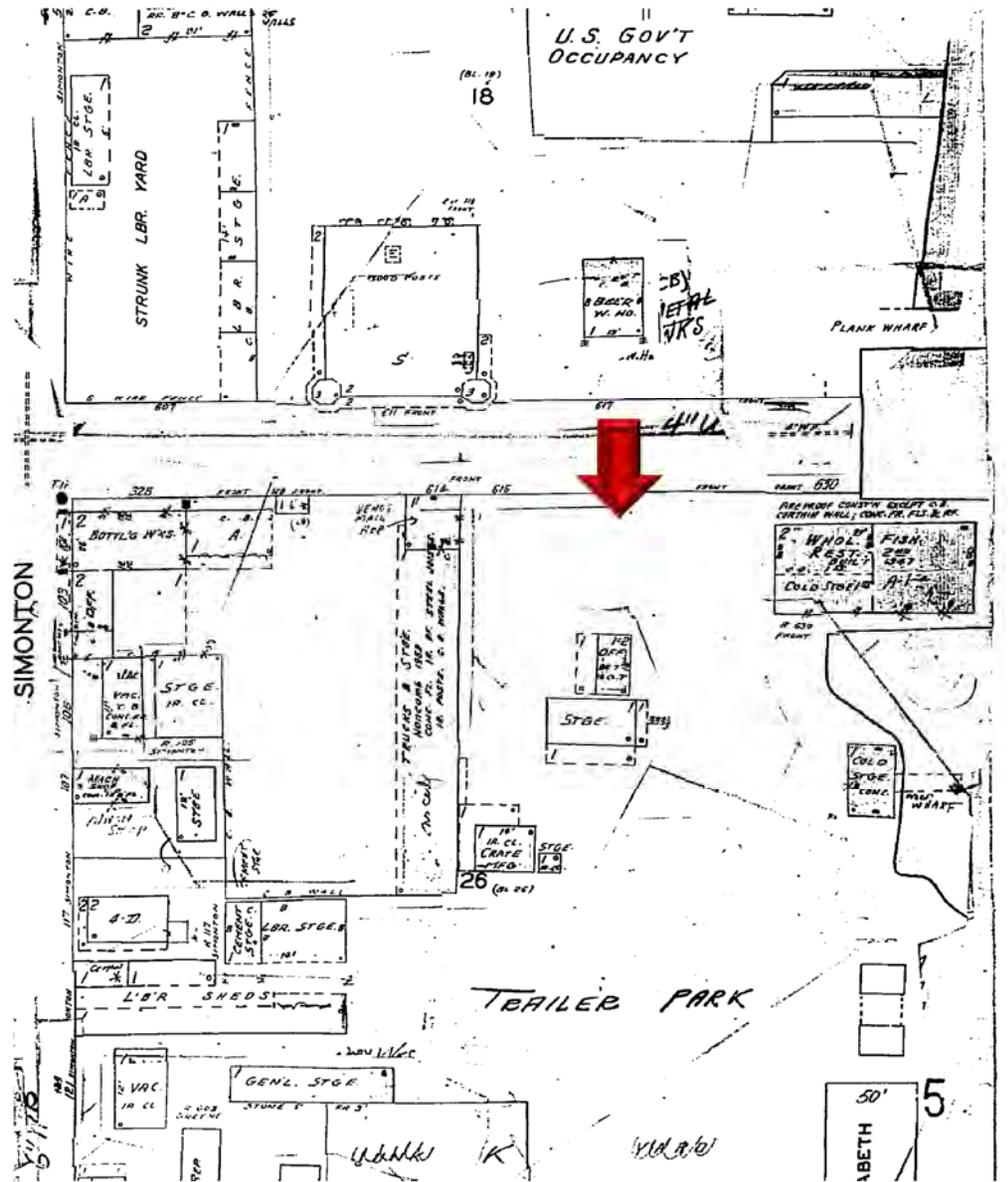
Construction is well under way now on a sizable new ice plant for the Thompson & O'Neal Shrimp Co. at the foot of Elizabeth Street. The first floor of the building more than 100 feet long and 40 feet wide will contain engines and the ice

storage area, and the second floor is where ice—50 tons per day—will actually be produced. V. J. O'Neal, partner with Joseph T. Thompson in the firm which buys, produces and distributes shrimp, explained the additional ice will make it

possible for boats working for them to make more trips and stay out longer. Presently about 50 shrimp boats sell to the company. The new plant, on which construction started in December, should be finished in about a month.



# SANBORN MAPS



1962 Sanborn Map

# PROJECT PHOTOS



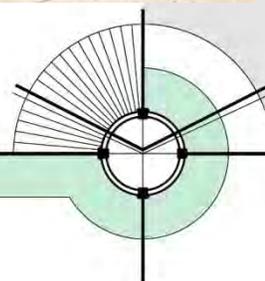
FRONT FAÇADE



FRONT FACADE

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302



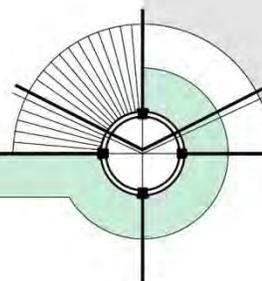
WILLIAMPHORNARCHITECTPA.COM



SIDE FAÇADE



SIDE FAÇADE

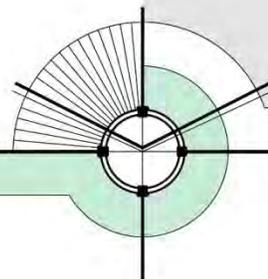
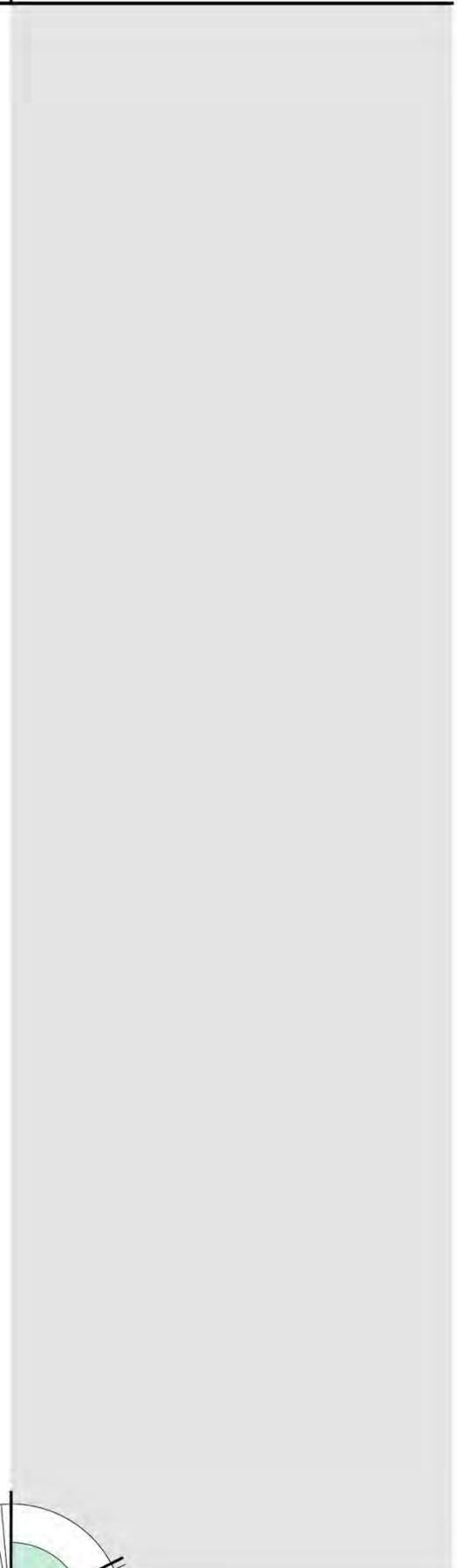




REAR FAÇADE



REAR FACADE

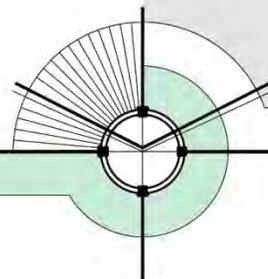
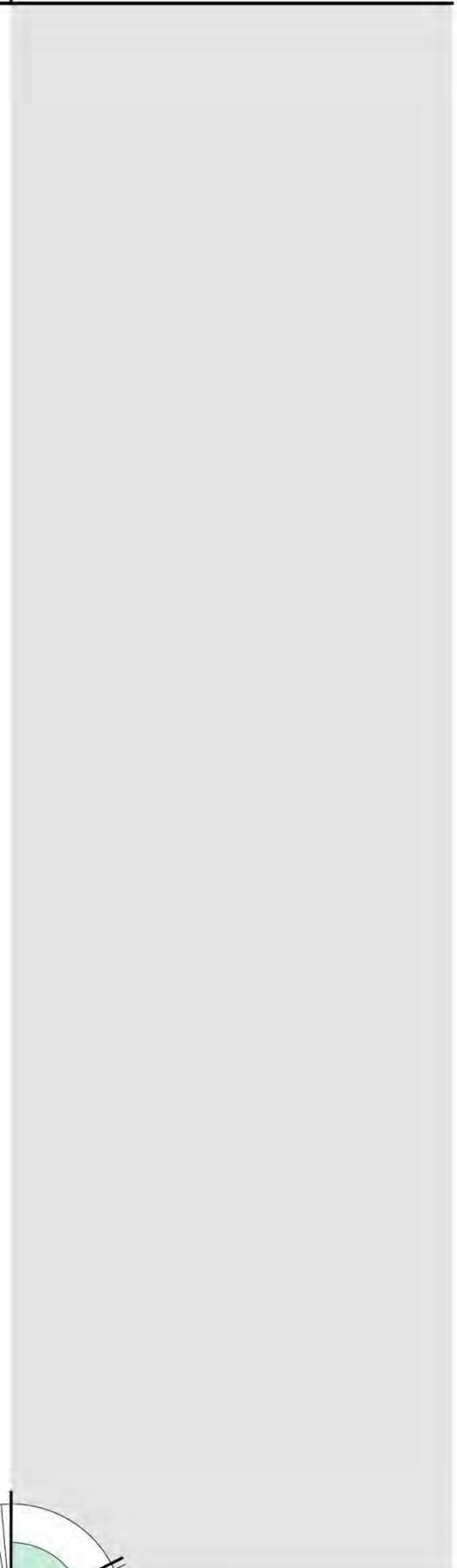




SIDE FACADE



SIDE FACADE

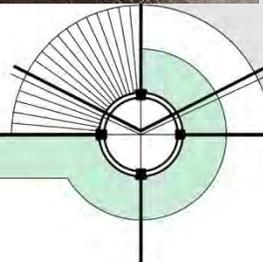




EXISTING ROOF CONDITION



EXISTING ROOF CONDITION





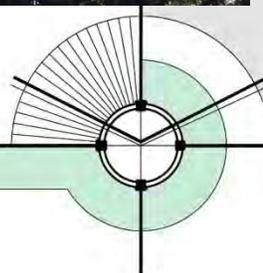
FRONT FAÇADE - EXISTING ROOF CONDITION WITH SPALLING DAMAGE



REAR FAÇADE - EXISTING ROOF CONDITION WITH SPALLING DAMAGE

**WILLIAM P. HORN ARCHITECT, PA.**

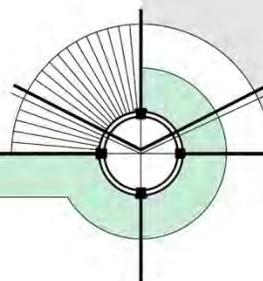
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302



WILLIAMPHORNARCHITECTPA.COM



SPALLING DAMAGE AT EXISTING CONCRETE COLUMN

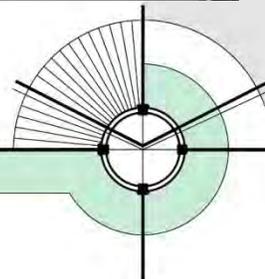




SPALLING DAMAGE AT EXISTING REAR FACADE

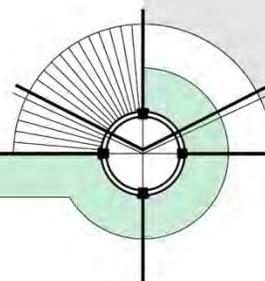


SPALLING DAMAGE AT EXISTING REAR FACADE





EXISTING CONDITION WITH SPALLING DAMAGE



# PROPOSED DESIGN

# ICE HOUSE BUILDING RENOVATION

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL: (305) 296-8302  
FAX: (305) 296-1033

LICENSE NO.  
AA 0003040

**ATLANTIC  
ENGINEERING  
SERVICES**  
6301 Arlington Expressway  
Building B, Suite 201  
Jacksonville, FL 32211  
PH: 904.743.4633 FX: 904.725.9265

ICE HOUSE  
631 GREENE STREET  
KEY WEST, FLORIDA.

SEAL \_\_\_\_\_

DATE  
09-01-16 HARC

REVISIONS \_\_\_\_\_

DRAWN BY  
JW

PROJECT  
NUMBER  
1429



## KEY WEST CITY COMMISSIONERS

MAYOR CRAIG CATES

COMMISSIONER JIMMY WEEKLEY, DISTRICT I

COMMISSIONER SAMUEL KAUFMAN, DISTRICT II

COMMISSIONER BILLY WARDLOW, DISTRICT III

COMMISSIONER RICHARD PAYNE, DISTRICT IV

COMMISSIONER MARGARET ROMERO, DISTRICT V

COMMISSIONER CLAYTON LOPEZ, DISTRICT VI

CITY MANAGER JAMES K. SCHOLL



AREA OF WORK



AREA OF WORK

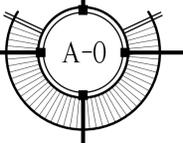
| INDEX OF SHEETS |  |
|-----------------|--|
| PAGE            | DESCRIPTION                            |
| A-0             | COVER SHEET                            |
| A-1             | PROPOSED PARTIAL SITE PLAN - ROOF PLAN |
| A-2             | PROPOSED FLOOR PLAN                    |
| A-3             | PROPOSED ELEVATIONS                    |
| EX-1            | EXISTING PARTIAL SITE PLAN - ROOF PLAN |
| EX-2            | EXISTING FLOOR PLAN                    |
| EX-3            | EXISTING ELEVATIONS                    |
| AD-1            | DEMOLITION PLAN                        |

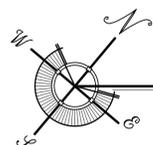
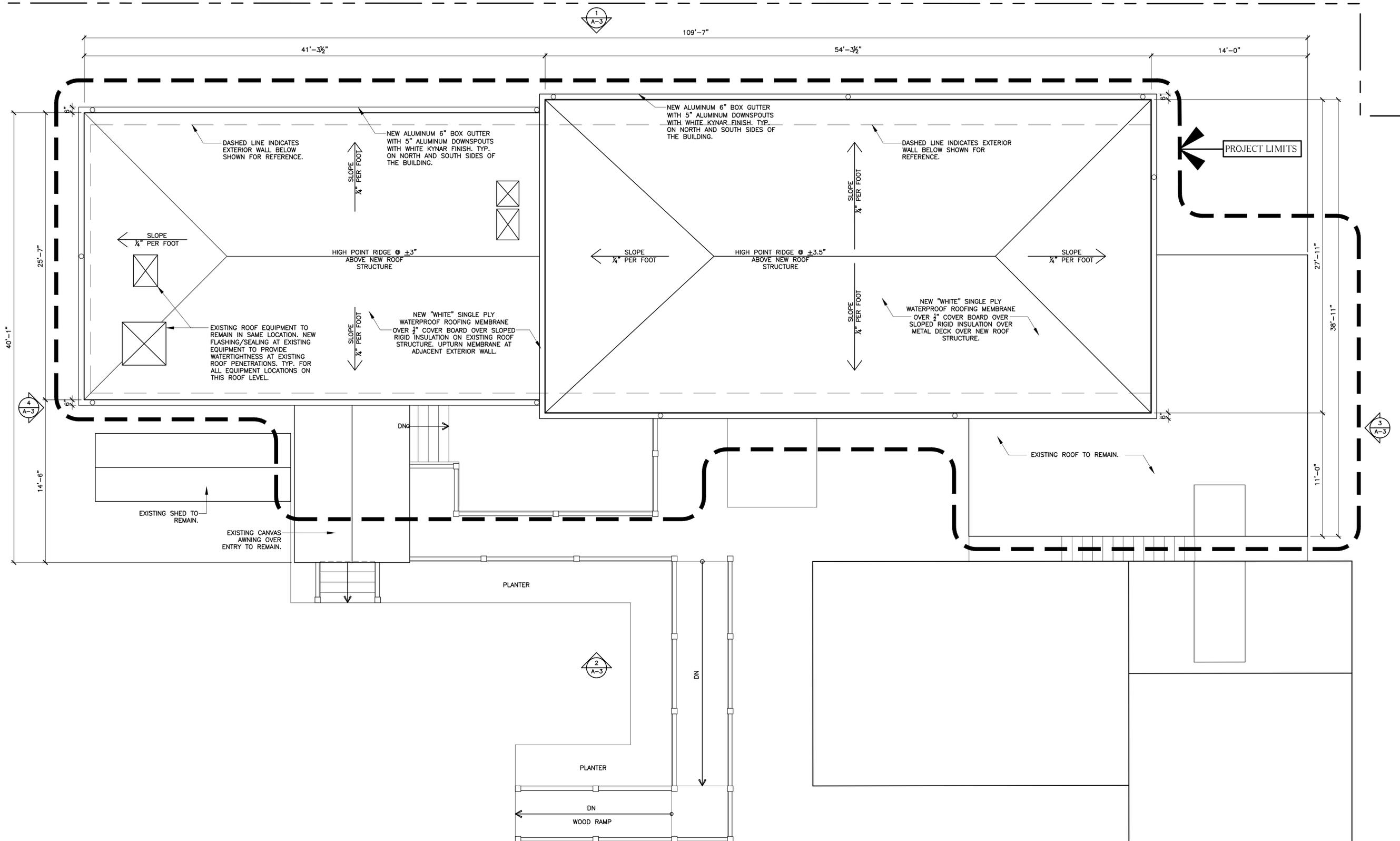
| SCOPE OF WORK   |
|---|
| SCOPE OF WORK TO INCLUDE NEW ROOFING AND NEW ROOF STRUCTURE ON THE HIGH EAST ROOF, NEW ROOFING ON LOWER WEST ROOF WITH ROOF STRUCTURE TO REMAIN, EXISTING GUTTER AND DOWNSPOUT TO BE REMOVED, NEW ALUMINUM GUTTERS AND DOWNSPOUTS ON THE NORTH AND SOUTH SIDES OF BUILDING, REMOVAL OF EXISTING SMALL STORAGE STRUCTURE, REPAIR OF ALL IDENTIFIED CONCRETE DAMAGE, AND PATCH AND REPAIR STUCCO PAINTED TO MATCH EXISTING. |

| DESIGN CRITERIA   |
|---|
| THE FLORIDA BUILDING CODE 2014 EDITION, AS AMENDED BY GOVERNING LOCAL ORDINANCES AND REQUIREMENTS OF THE STATE OF FLORIDA 'COASTAL ZONE PROTECTION ACT', TOGETHER WITH APPLICABLE REQUIREMENTS OF GOVERNING PUBLIC AGENCIES AND THE FOLLOWING LISTED CODES SHALL APPLY TO THIS PROJECT<br>NATIONAL ELECTRIC CODE, 2014 EDITION<br>FLORIDA PLUMBING CODE, 2014 EDITION<br>WIND LOADING SHALL BE BASED ON ASCE 7-10 180 MPH WIND LOADING.<br>NOTE ANY REFERENCE TO WIND LOADING FOUND IN THE DRAWINGS OR SPECIFICATIONS WHICH DIFFERS FROM THE ABOVE SHALL BE SUPERCEDED BY THIS STATEMENT. |

| SITE DATA   |  |
|---|--|
| SITE AREA: 38,005 S.F.  | BUILDING COVERAGE AREA:<br>REQUIRED: 50% MAX<br>PROPOSED: EXISTING TO REMAIN |
| LAND USE: HHCC-2  | IMPERVIOUS AREA:<br>REQUIRED: 60% MAX.<br>PROPOSED: EXISTING TO REMAIN       |
| FLOOD ZONE: AE +9.0'  | LANDSCAPE AREA:<br>PROPOSED: EXISTING TO REMAIN                              |
| SETBACKS:   | OPEN SPACE AREA:<br>PROPOSED: EXISTING TO REMAIN                             |
| FRONT SETBACK:<br>REQUIRED = 10'-0"<br>PROPOSED = EXISTING TO REMAIN  |  |
| SIDE SETBACK:<br>REQUIRED = 7'-6"<br>PROPOSED = EXISTING TO REMAIN    |  |
| REAR SETBACK:<br>REQUIRED = 15'-0"<br>PROPOSED = EXISTING TO REMAIN   |  |
| MAXIMUM HEIGHT:<br>REQUIRED = 35'-0"<br>PROPOSED = EXISTING TO REMAIN |  |

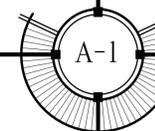
ICE HOUSE  
631 GREENE STREET  
KEY WEST, FLORIDA



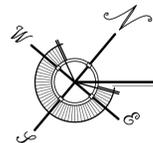
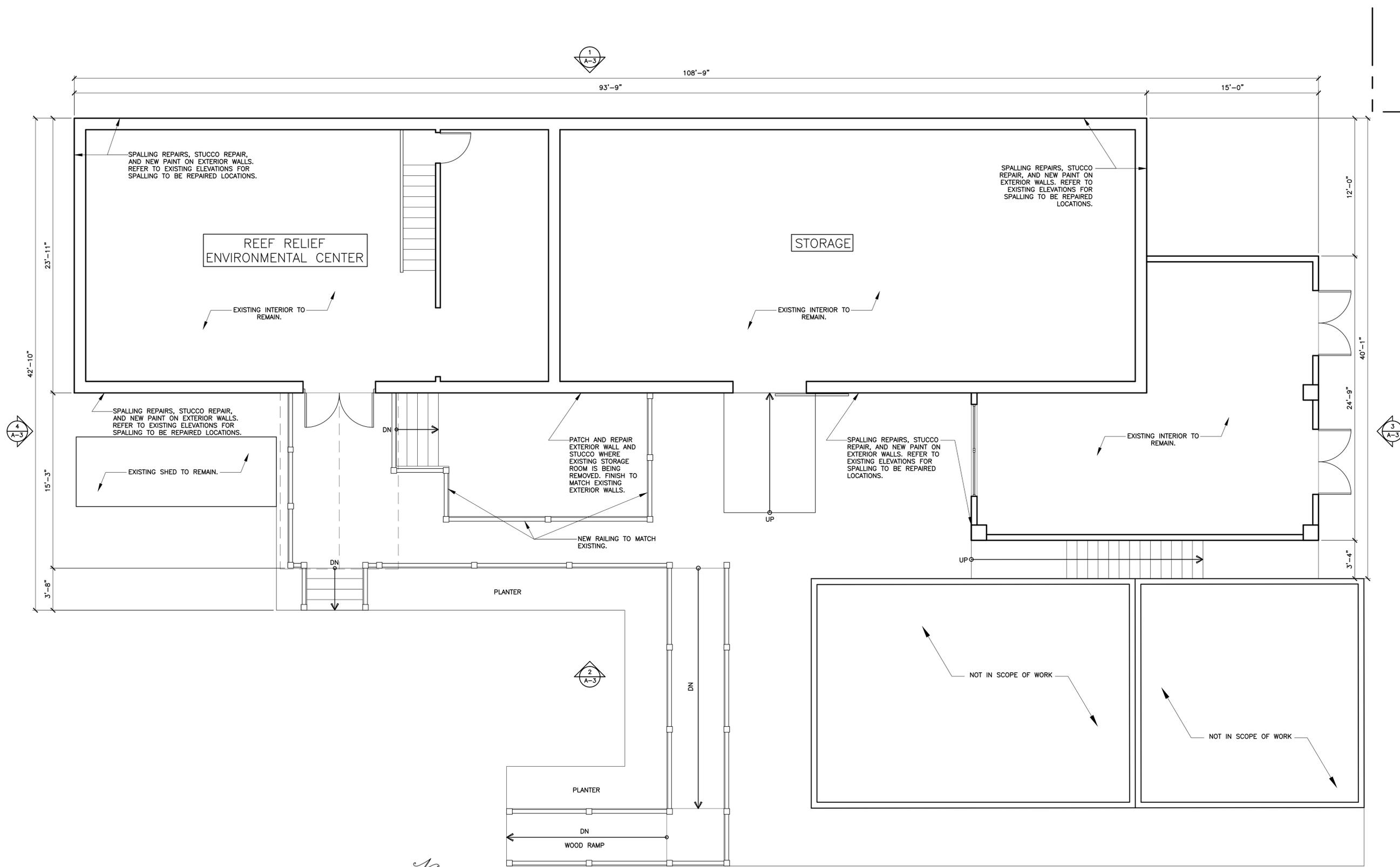


PROPOSED PARTIAL SITE PLAN - ROOF PLAN

SCALE: 1/4"=1'-0"



PROPERTY LINE 222.35'



PROPOSED FLOOR PLAN

SCALE: 1/4"=1'-0"

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL. (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040



6501 Arlington Expressway  
Building B, Suite 201  
Jacksonville, FL 32211  
PH: 904.743.4633 FX: 904.725.9255

ICE HOUSE  
631 GREENE STREET  
KEY WEST, FLORIDA.

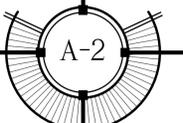
SEAL

DATE  
09-01-16 HARC

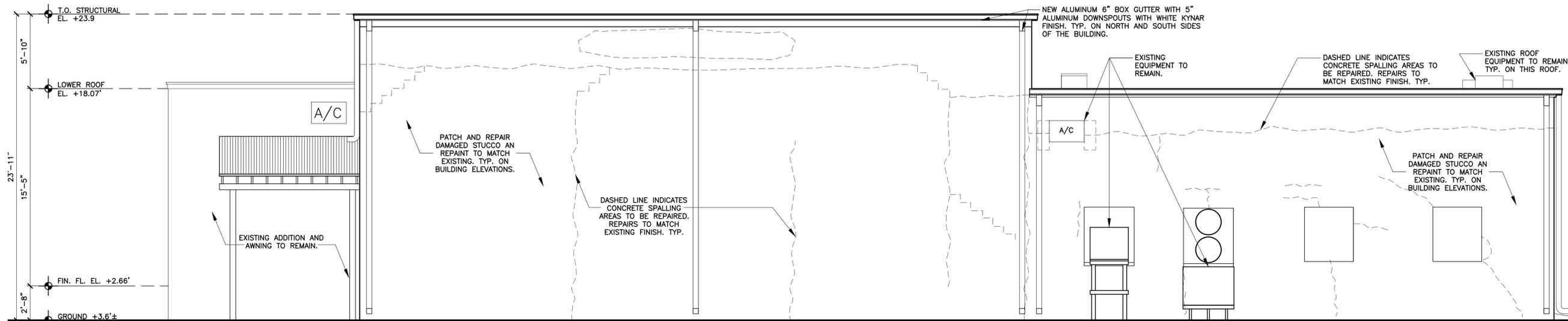
REVISIONS

DRAWN BY  
JW

PROJECT  
NUMBER  
1429

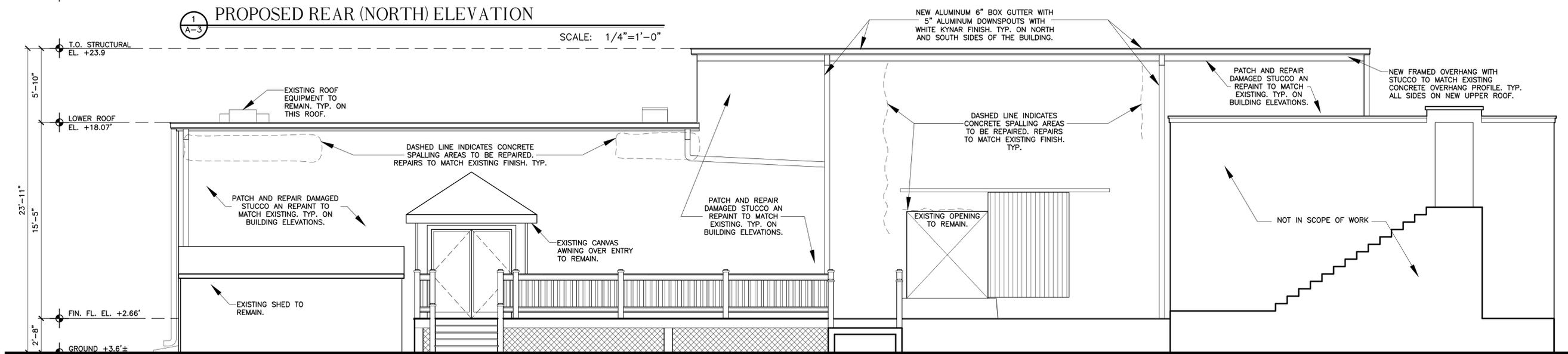


ICE HOUSE  
631 GREENE STREET  
KEY WEST, FLORIDA



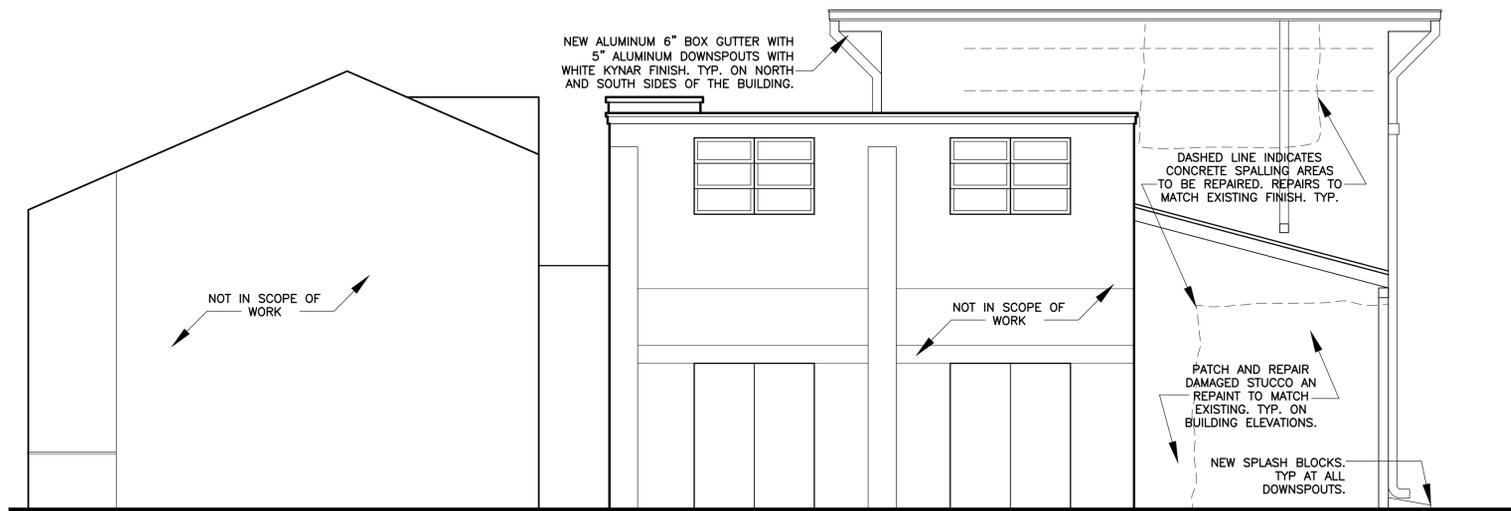
1 PROPOSED REAR (NORTH) ELEVATION

SCALE: 1/4"=1'-0"



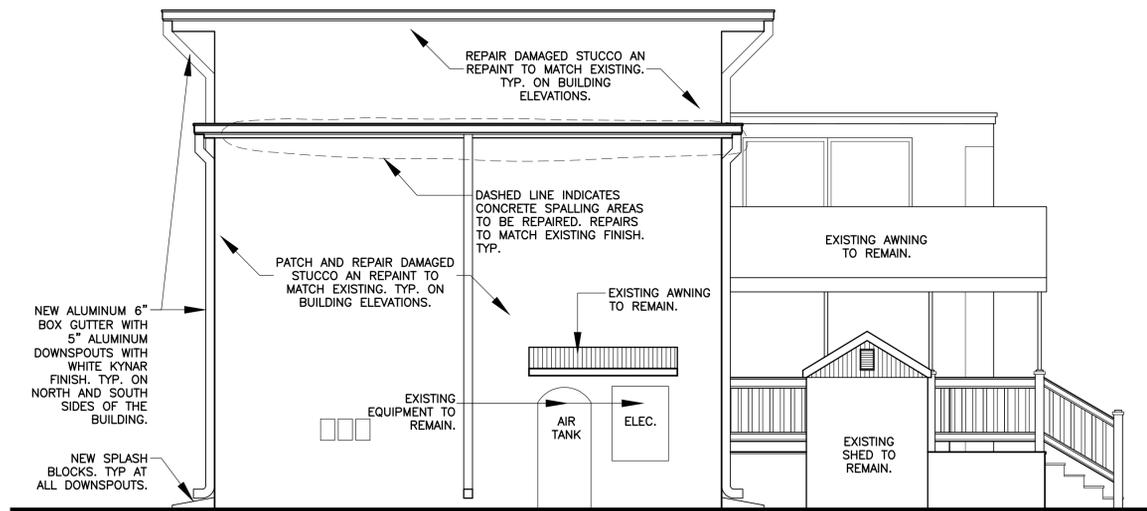
2 PROPOSED FRONT (SOUTH) ELEVATION

SCALE: 1/4"=1'-0"



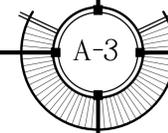
3 PROPOSED SIDE (EAST) ELEVATION

SCALE: 1/4"=1'-0"

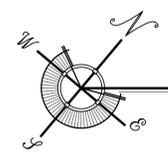
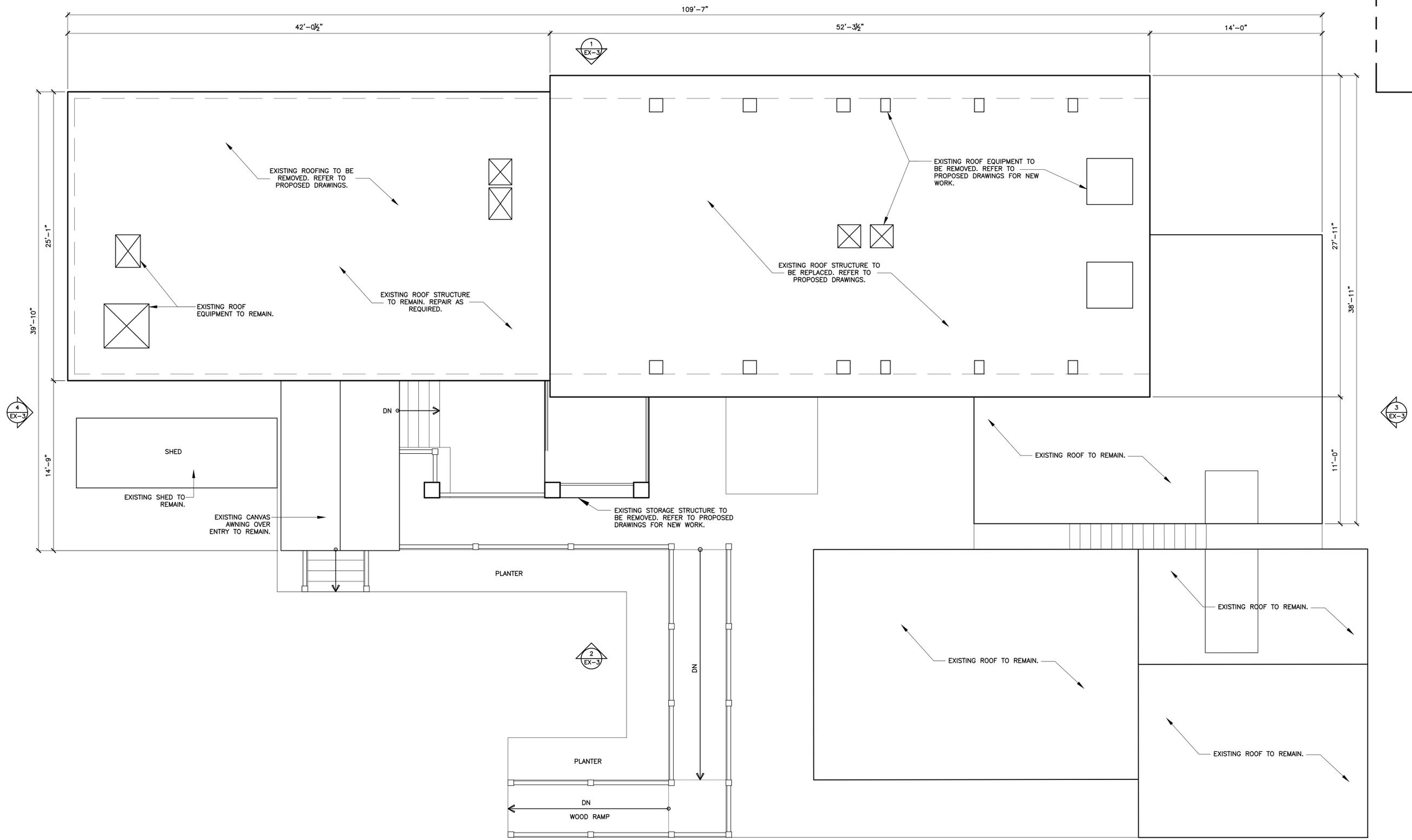


4 PROPOSED SIDE (WEST) ELEVATION

SCALE: 1/4"=1'-0"



PROPERTY LINE 222.35'



EXISTING PARTIAL SITE PLAN - ROOF PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT DATED ON 07-13-06.

SCALE: 1/4"=1'-0"

ICE HOUSE  
631 GREENE STREET  
KEY WEST, FLORIDA

WILLIAM P. HORN  
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ICE HOUSE  
631 GREENE STREET  
KEY WEST, FLORIDA.

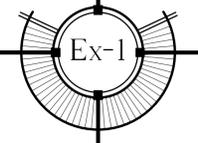
SEAL \_\_\_\_\_

DATE  
09-01-16 HARC

REVISIONS \_\_\_\_\_

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JW

PROJECT NUMBER  
1429



PROPERTY LINE 222.35'

WILLIAM P. HORN  
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915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

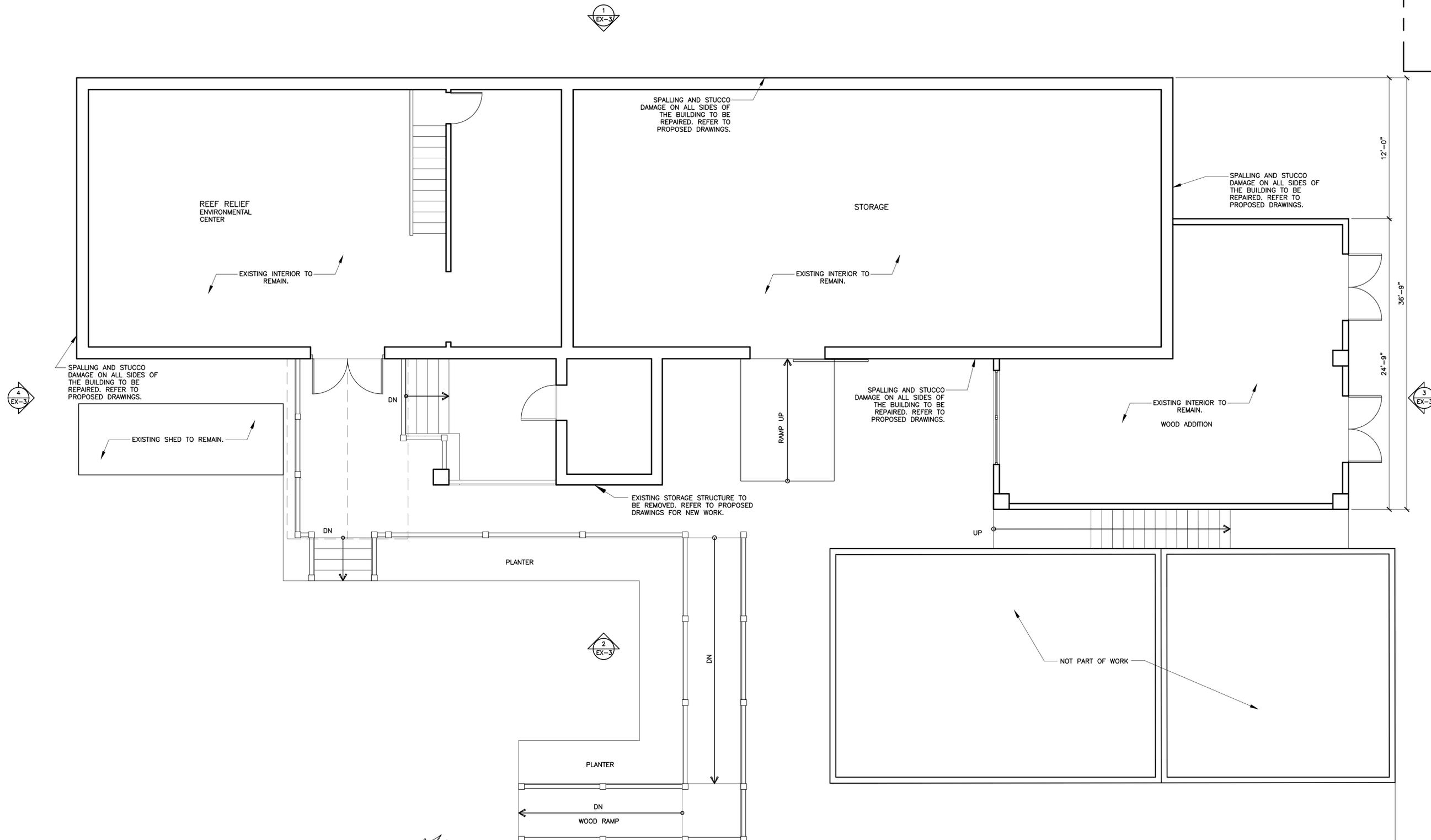
TEL. (305) 296-8302  
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ICE HOUSE  
631 GREENE STREET  
KEY WEST, FLORIDA.



EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"

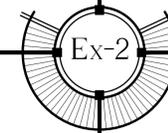
SEAL

DATE  
09-01-16 HARC

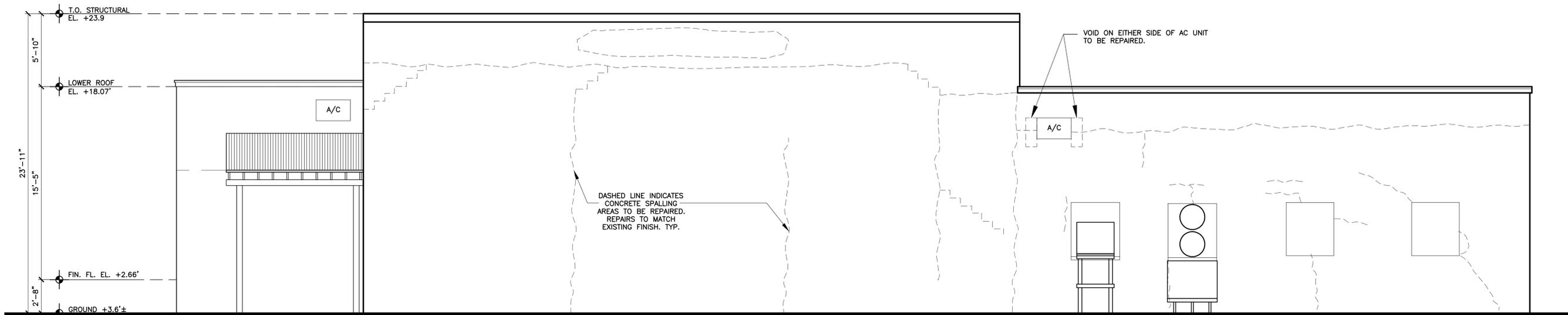
REVISIONS

DRAWN BY  
JW

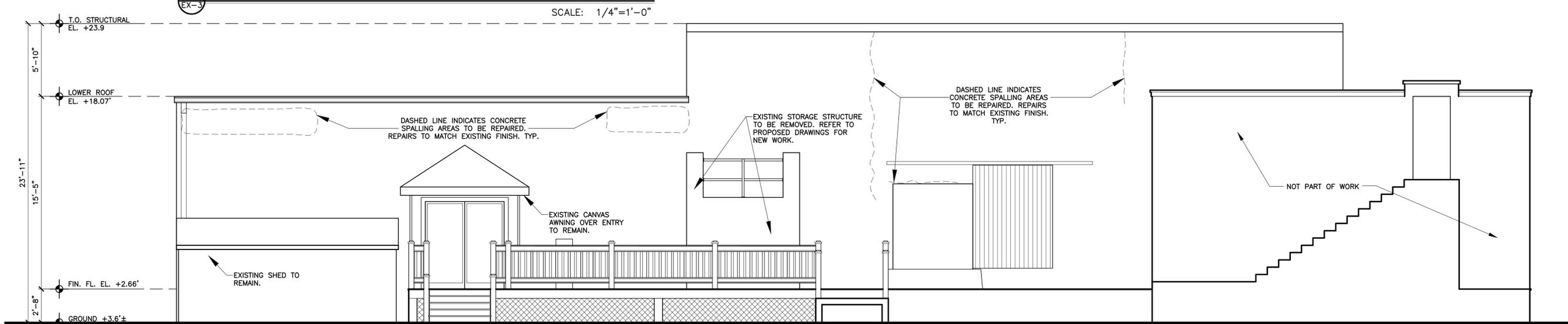
PROJECT  
NUMBER  
1429



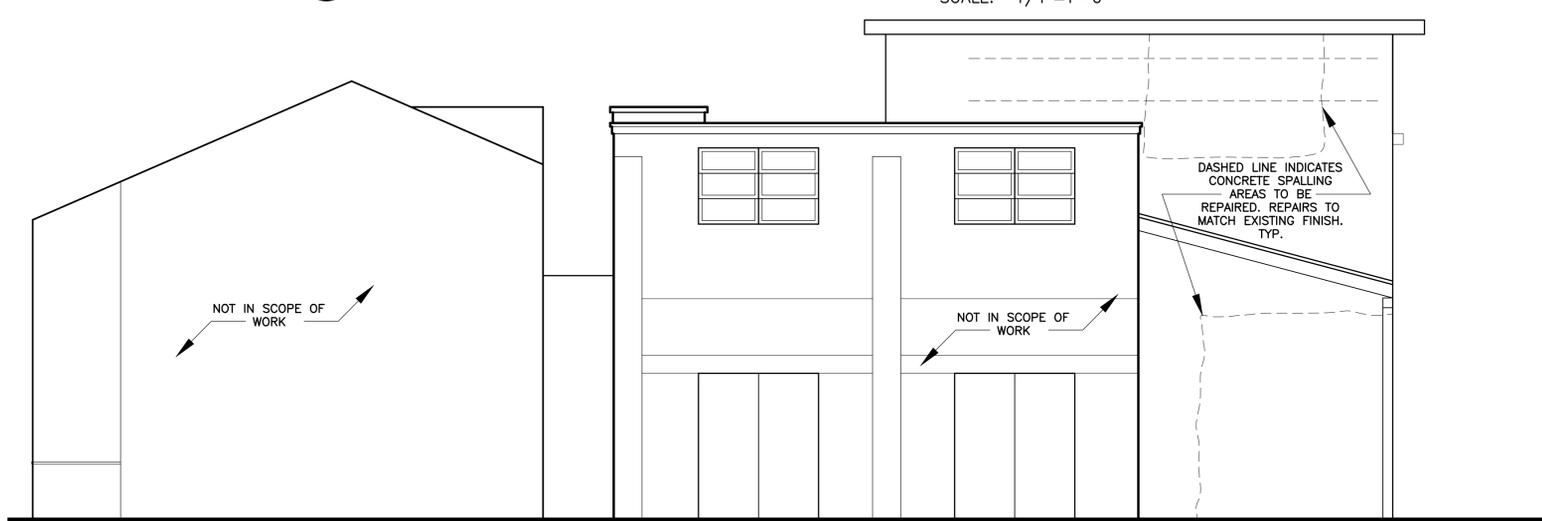
ICE HOUSE  
631 GREENE STREET  
KEY WEST, FLORIDA



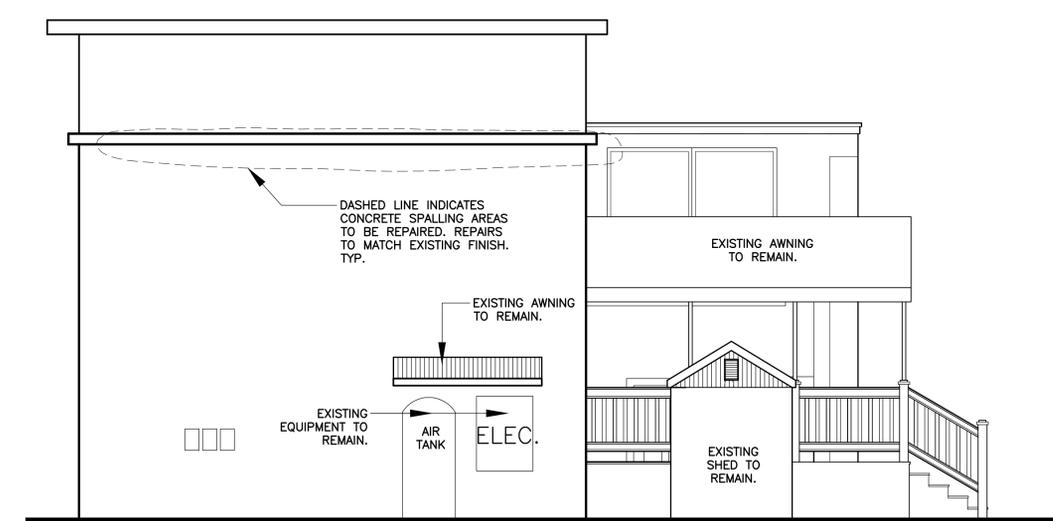
EXISTING REAR (NORTH) ELEVATION



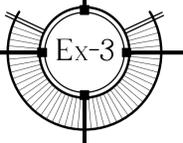
EXISTING FRONT (SOUTH) ELEVATION



EXISTING SIDE (EAST) ELEVATION



EXISTING SIDE (WEST) ELEVATION



PROPERTY LINE 222.35'

WILLIAM P. HORN  
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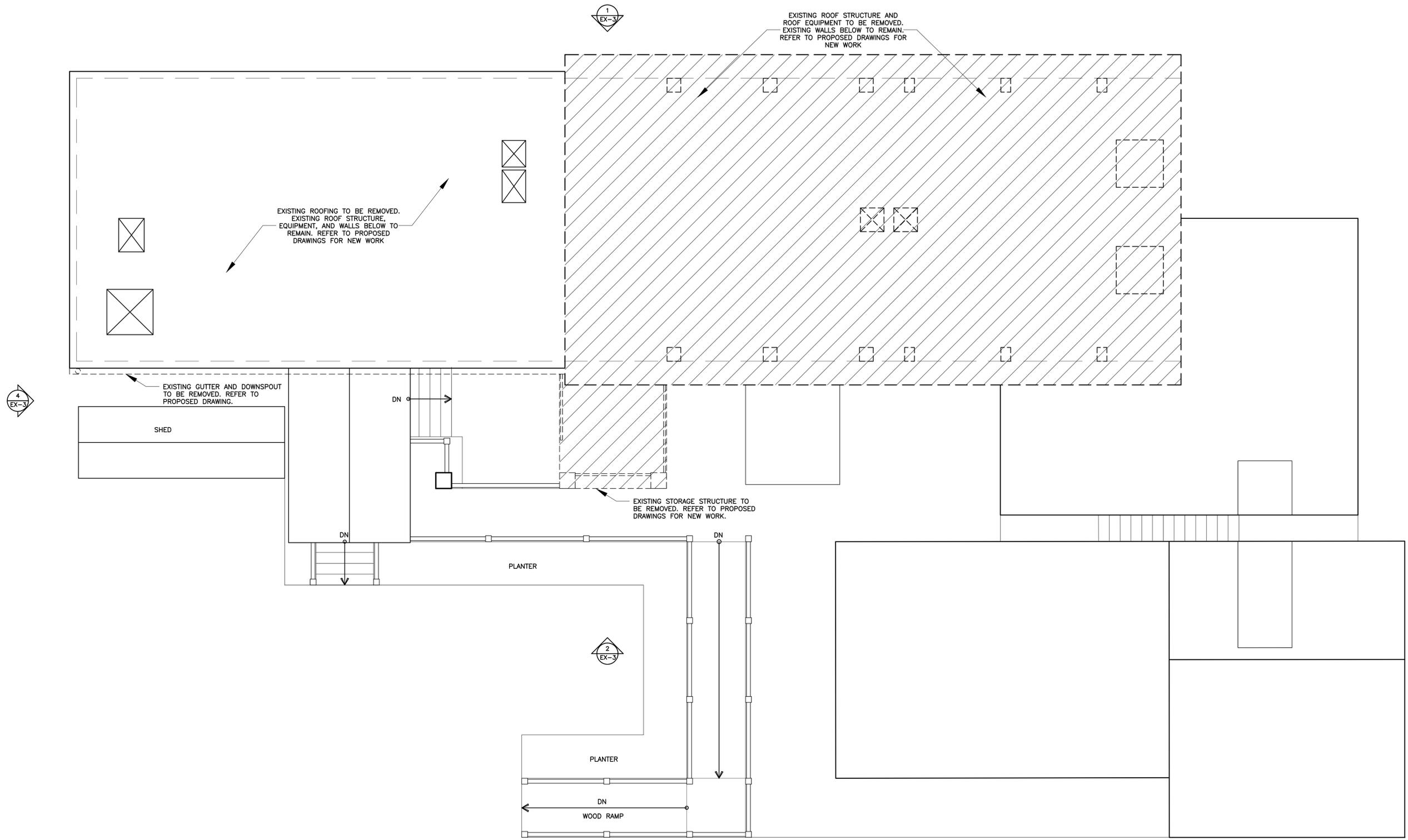
TEL. (305) 296-8302  
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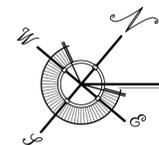
SEAL \_\_\_\_\_

DATE  
09-01-16 HARC

REVISIONS \_\_\_\_\_

DRAWN BY  
JW

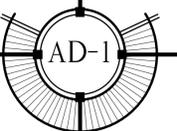
PROJECT  
NUMBER  
1429



### DEMOLITION PLAN

SCALE: 1/4"=1'-0"

ICE HOUSE  
631 GREENE STREET  
KEY WEST, FLORIDA



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 27, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REPAIRS TO BUILDING, INCLUDING NEW ROOF STRUCTURE AND NEW ROOFING. GUTTERS TO BE REPLACED. CONCRETE TO BE REPAIRED AND STUCCO PATCHED. PAINT TO MATCH. DEMOLITION OF STORAGE STRUCTURE.**

**FOR- #631 GREENE STREET**

**Applicant – William P. Horn**

**Application #H16-03-0075**

**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 305-809-3973 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 \_\_\_\_\_, 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:  
631 GREENE STREET on the  
19 day of SEPTEMBER, 2016.

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 SEPTEMBER 27<sup>TH</sup>, 2016.

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 \_\_\_\_\_.

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

**Signed Name of Affiant:**

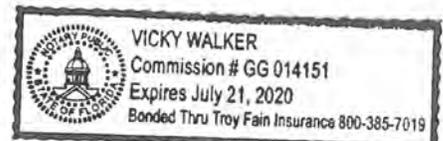
Joanna Walczak  
**Date:** 09/20/2016  
**Address:** 6800 MALONEY AVE. #11  
**City:** KEY WEST  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 20 day of  
SEPTEMBER, 2016.

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

**NOTARY PUBLIC**

Sign Name: Vicky Walker  
Print Name: Vicky Walker  
Notary Public - State of Florida (seal)  
My Commission Expires:



**REEF RELIEF<sup>®</sup>**  
Environmental Center  
631 Greene St.

VISIT THE  
**REEF RELIEF<sup>®</sup>**  
ENVIRONMENTAL CENTER  
REEF EVENTS - PUBLIC WELCOME  
www.reefrelief.org (305) 294-3100

Public Meeting Notice



# 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

[Home](#) [Departments](#) [Exemptions](#) [Save Our Homes](#) [Portability](#) [Homestead Fraud](#) [Contact Us](#)

[Property Search](#) [Tax Estimator](#) [GIS/Maps](#) [Millages/Taxroll Info](#) [Appeals/VAB](#) [Forms](#) [Office Requirements](#)

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 8817550 Parcel ID: 00072082-003800** [Next Record](#)

### Ownership Details

**Mailing Address:**

CITY OF KEY WEST  
PO BOX 1409  
KEY WEST, FL 33041-1409

### Property Details

**PC Code:** 21 - RESTAURANTS & CAFETERIAS

**Millage Group:** 12KW

**Affordable Housing:** No

**Section-**

**Township-** 31-67-25

**Range:**

**Property Location:** 613-631 GREENE ST KEY WEST

**Legal Description:** KW PT SQR 5 (FLORIDA STRAITS CONCH COMPANY INC LEASE) G42-467/68  
OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)

**Click Map Image to open interactive viewer**

### Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

### Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

### Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

### First Time Home Buyer (IRS)

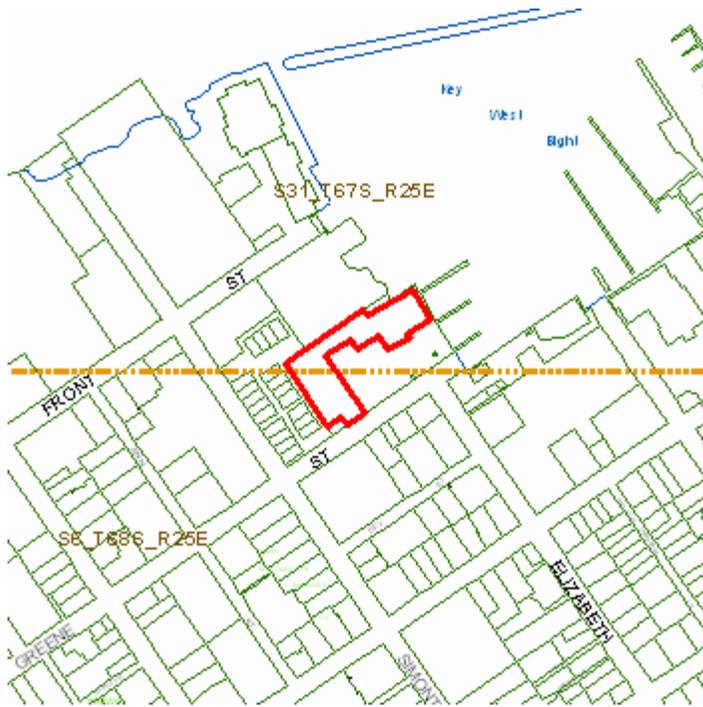
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

### IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

### Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



### Land Details

| Land Use Code               | Frontage | Depth | Land Area    |
|-----------------------------|----------|-------|--------------|
| 100W - COMMERCIAL WATERFRON | 0        | 0     | 16,091.00 SF |
| 100D - COMMERCIAL DRY       | 0        | 0     | 21,914.00 SF |

### Building Summary

**Number of Buildings:** 3  
**Number of Commercial Buildings:** 3  
**Total Living Area:** 19633  
**Year Built:** 1971

## Building 1 Details

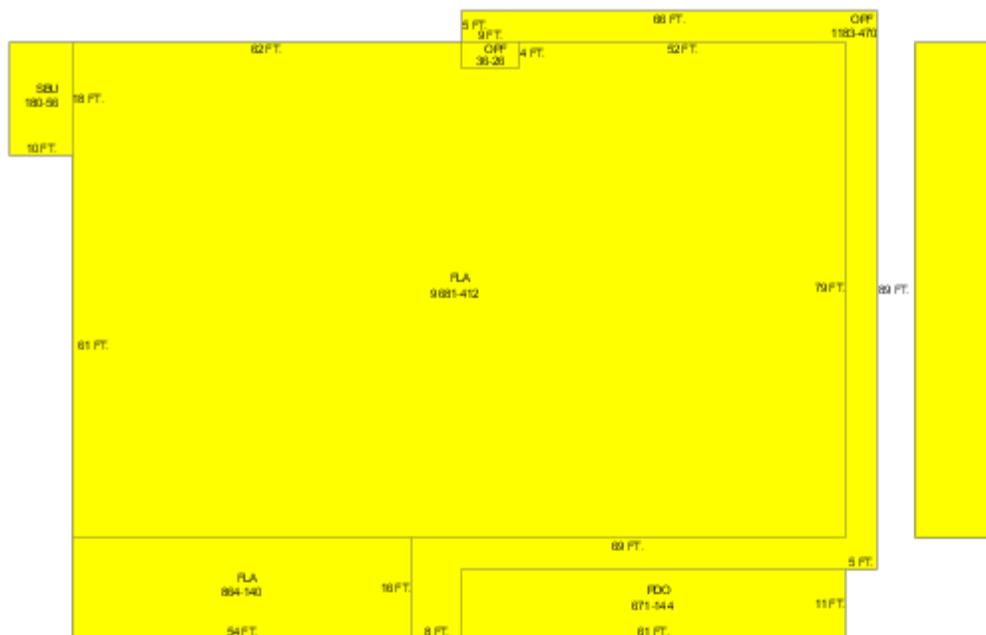
|                         |                       |
|-------------------------|-----------------------|
| <b>Building Type</b>    | Condition <u>E</u>    |
| <b>Effective Age</b> 20 | <b>Perimeter</b> 798  |
| <b>Year Built</b> 1971  | <b>Special Arch</b> 0 |
| <b>Functional Obs</b> 0 | <b>Economic Obs</b> 0 |

**Inclusions:**

|                  |                   |
|------------------|-------------------|
| <b>Roof Type</b> | <b>Roof Cover</b> |
| Heat 1           | Heat 2            |
| Heat Src 1       | Heat Src 2        |

**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 |



**Sections:**

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % |
|-----|------|----------|-----------|------------|-------|-----|------------|
| 1   | FLA  |          | 1         | 1992       |       |     |            |

|   |     |   |      |
|---|-----|---|------|
| 2 | FLA | 1 | 1998 |
| 4 | OPF | 1 | 1998 |
| 5 | PDO | 1 | 1998 |
| 6 | SBU | 1 | 1998 |
| 7 | OPF | 1 | 1992 |
| 8 | FLA | 1 | 1992 |

**Interior Finish:**

| Section Nbr | Interior Finish Nbr | Type                |
|-------------|---------------------|---------------------|
|             | 16432               | RESTAURANT & CAFETR |
|             | 16433               | RETAIL MIN INT      |
|             | 16434               | WAREHOUSE/MARINA D  |
|             | 16435               | OFF BLDG-1 STY-B    |

**Exterior Wall:**

| Interior Finish Nbr | Type            |
|---------------------|-----------------|
| 5663                | INSULATED METAL |

**Building 2 Details**

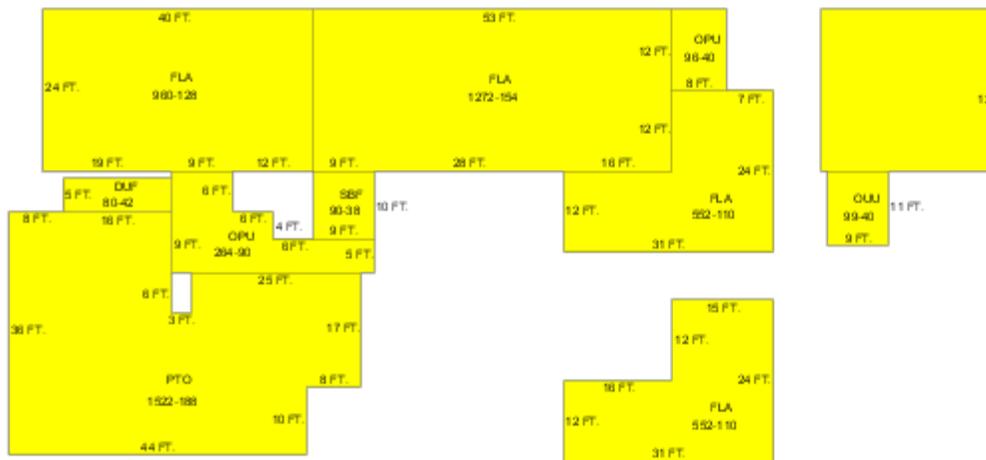
|                         |                       |
|-------------------------|-----------------------|
| <b>Building Type</b>    | <b>Condition F</b>    |
| <b>Effective Age</b> 33 | <b>Perimeter</b> 666  |
| <b>Year Built</b> 1974  | <b>Special Arch</b> 0 |
| <b>Functional Obs</b> 0 | <b>Economic Obs</b> 0 |

**Inclusions:**

|                  |                   |
|------------------|-------------------|
| <b>Roof Type</b> | <b>Roof Cover</b> |
| Heat 1           | Heat 2            |
| Heat Src 1       | Heat Src 2        |

**Extra Features:**

|                   |   |
|-------------------|---|
| <b>2 Fix Bath</b> | 0 |
| <b>3 Fix Bath</b> | 0 |
| <b>4 Fix Bath</b> | 0 |
| <b>5 Fix Bath</b> | 0 |
| <b>6 Fix Bath</b> | 0 |
| <b>7 Fix Bath</b> | 0 |
| <b>Extra Fix</b>  | 3 |



**Sections:**

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % |
|-----|------|----------|-----------|------------|-------|-----|------------|
| 0   | DUF  |          | 1         | 1999       |       |     |            |
| 0   | PTO  |          | 1         | 1999       |       |     |            |
| 1   | FLA  |          | 1         | 1992       |       |     |            |
| 2   | OPU  |          | 1         | 1992       |       |     |            |
| 3   | FLA  |          | 1         | 1992       |       |     |            |
| 4   | SBF  |          | 1         | 1992       |       |     |            |
| 5   | FLA  |          | 1         | 1992       |       |     |            |
| 6   | OPU  |          | 1         | 1999       |       |     |            |
| 8   | FLA  |          | 1         | 1992       |       |     |            |
| 9   | OUU  |          | 1         | 1992       |       |     |            |
| 10  | FLA  |          | 1         | 1992       |       |     |            |

**Interior Finish:**

| Section Nbr | Interior Finish Nbr | Type           |
|-------------|---------------------|----------------|
|             | 16436               | SERV SHOPS ETC |
|             | 16437               | VACANT COMM    |
|             | 16438               | SERV SHOPS ETC |

|       |                    |
|-------|--------------------|
| 16439 | VACANT COMM        |
| 16440 | OFFICE BLD-1 STORY |

**Exterior Wall:**

| Interior Finish Nbr | Type         |
|---------------------|--------------|
| 5664                | C.B.S.       |
| 5665                | METAL SIDING |

**Building 3 Details**

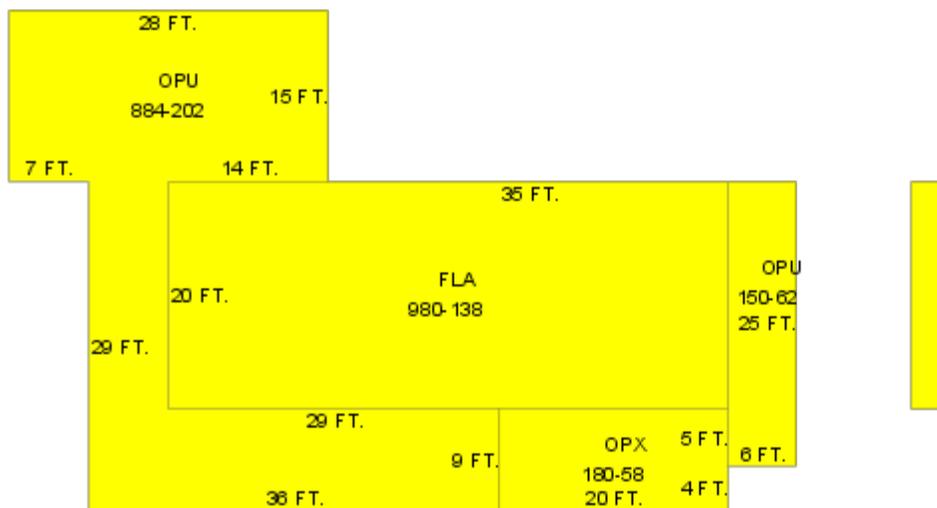
|                         |                       |
|-------------------------|-----------------------|
| <b>Building Type</b>    | <b>Condition A</b>    |
| <b>Effective Age</b> 29 | <b>Perimeter</b> 138  |
| <b>Year Built</b> 1974  | <b>Special Arch</b> 0 |
| <b>Functional Obs</b> 0 | <b>Economic Obs</b> 0 |

**Inclusions:**

|                  |                   |
|------------------|-------------------|
| <b>Roof Type</b> | <b>Roof Cover</b> |
| Heat 1           | Heat 2            |
| Heat Src 1       | Heat Src 2        |

**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  | 2 |



**Sections:**

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % |
|-----|------|----------|-----------|------------|-------|-----|------------|
| 1   | FLA  |          | 1         | 1992       |       |     |            |
| 2   | OPX  |          | 1         | 1998       |       |     |            |
| 3   | OPU  |          | 1         | 1998       |       |     |            |
| 4   | OPU  |          | 1         | 1998       |       |     |            |
| 5   | FAT  |          | 1         | 1998       |       |     |            |

**Interior Finish:**

| Section Nbr | Interior Finish Nbr | Type              |
|-------------|---------------------|-------------------|
|             | 16441               | RESTRNT/CAFETR-B- |

**Exterior Wall:**

| Interior Finish Nbr | Type   |
|---------------------|--------|
| 5666                | C.B.S. |

**Misc Improvement Details**

| Nbr | Type              | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|---------|--------|-------|------------|-----------|-------|------|
| 24  | FN2:FENCES        | 198 SF  | 0      | 0     | 1997       | 1998      | 4     | 30   |
| 29  | AC2:WALL AIR COND | 1 UT    | 0      | 0     | 1992       | 1993      | 2     | 20   |

## Appraiser Notes

617-621-631 GREENE STREET TPP 8929214 - FLORIDA STRAITS CONCH CO INC (631 GREENE)

BLDG 1 - CONCH REPUBLIC SEAFOOD RESTAURANT 2 - OLD ICE PLANT/MOTE MARINE LABORATORY (CONCH FARM) 3 - BLDG IN FRONT OF OLD ICE PLANT/OFFICE & STORAGE FOR RESTAURANT (REFRIGERATION BLDG)

6/11/04 FOR THE 2004 TAX ROLL THIS PARCEL INCLUDES ONLY THAT PORTION OF THE PROPERTY WHICH IS LEASED TO FLORIDA STRAITS CONCH COMPANY INC. THE TICKET BOOTHS WHICH ARE LEASED SEPARATELY AND ALSO THE PUBLIC PARKING LOT HAVE BEEN SPLIT OUT INTO THEIR OWN INDIVIDUAL PARCEL ACCOUNT NUMBERS. LG

CITY OF KEY WEST ENGINEERING DEPT'S LETTER DATED 5/23/07 STATED THAT THE SANITARY SEWER LIFT STATION (B) HAS BEEN ASSIGNED THE PHYSICAL ADDRESS OF 613 GREENE ST.

## Building Permits

| Bldg Number | Date Issued | Date Completed | Amount  | Description | Notes  |
|-------------|-------------|----------------|---------|-------------|--|
| 05-5727     | 12/13/2005  | 10/02/2006     | 1,800   | Commercial  | INSTALL 9000 BTU SPLIT A/C.                                      |
| 07-2528     | 05/24/2007  |                | 351,805 | Commercial  | INSTALL 230 KW GENERATOR FOR LIFT STATION B,INCLUDING FOUNDATION |
| E94-4121    | 12/01/1994  | 10/01/1995     | 300     | Commercial  | 100 AMP SERVICE  |
| E95-1339    | 04/01/1995  | 10/01/1995     | 2,000   | Commercial  | 200 AMP SERVICE  |
| B95-4026    | 11/01/1995  | 12/01/1995     | 450,000 | Commercial  | WASTEWATER PUMP  |
| E95-4171    | 11/01/1995  | 12/01/1995     | 30,000  | Commercial  | 200/250 AMP SERVICE  |
| 96-0754     | 02/01/1996  | 08/01/1996     | 300     | Commercial  | ELECTRICAL   |
| 98-3833     | 01/11/1999  | 12/07/1999     | 6,500   | Commercial  | FIRE/SEC ALARM   |
| 99-0827     | 03/08/1999  | 12/07/1999     | 5,000   | Commercial  | ELECTRICAL   |
| 99-0510     | 03/23/1999  | 12/07/1999     | 2,000   | Commercial  | 150 SF V-CRIMP ROOF  |
| 98-0192     | 02/23/1998  | 06/28/1999     | 378,250 | Commercial  | RENOVATIONS  |
| 992041      | 06/16/1999  | 06/28/1999     | 40,000  | Commercial  | ELECTRICAL   |
| 9902073     | 06/17/1999  | 06/28/1999     | 33,000  | Commercial  | MECHANICAL   |
| 99-0302     | 01/26/1999  | 11/29/1999     | 5,500   | Commercial  | FIRE PUMP  |
| 99-1656     | 07/08/1999  | 11/29/1999     | 30,000  | Commercial  | KITCHEN BUILD OUT  |
| 99-3254     | 09/16/1999  | 11/29/1999     | 4,000   | Commercial  | PLUMBING   |
| 99-1649     | 07/08/1999  | 11/29/1999     | 2,500   | Commercial  | SREENED IN PORCH   |
| 99-1503     | 07/08/1999  | 11/29/1999     | 180     | Commercial  | SIGN "CONCH FARM ....."  |
| 99-0527     | 02/12/1999  | 11/29/1999     | 2,642   | Commercial  | ROOF FOR FIRE PUMP   |

|            |            |            |        |            |                                      |
|------------|------------|------------|--------|------------|--------------------------------------|
| 00-3525    | 10/24/2000 | 11/08/2000 | 17,500 | Commercial | DEMO 7 TRAILERS/CLEANUP              |
| 19 02-2574 | 10/02/2002 | 11/25/2002 | 1      | Commercial | WOOD SIGN                            |
| 04-1208    | 04/15/2004 | 10/06/2004 | 1,500  | Commercial | R&R BURNED WIRES                     |
| 04-3030    | 09/16/2004 | 10/06/2004 | 9,000  | Commercial | 20KW GENERATOR                       |
| 05-3774    | 09/01/2005 | 11/08/2005 | 4,500  | Commercial | REPLACE TRANSFORMER AT H-3           |
| 05-3118    | 11/07/2005 | 12/31/2005 | 10,000 | Commercial | UPGRADE BATHROOMS TO ADA             |
| 05-2238    | 06/08/2005 | 12/31/2005 | 2,500  | Commercial | INSTALL MOD RUBBER ROOF OVER FREEZER |

## 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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2016      | 1,540,441        | 1,203                        | 4,082,615        | 5,624,259                 | 5,624,259            | 0                   | 5,624,259            |
| 2015      | 1,545,423        | 1,110                        | 4,082,615        | 5,629,148                 | 5,629,148            | 0                   | 5,629,148            |
| 2014      | 1,545,423        | 1,084                        | 3,948,389        | 5,494,896                 | 5,494,896            | 0                   | 5,494,896            |
| 2013      | 1,558,783        | 1,141                        | 3,771,236        | 5,331,160                 | 5,331,160            | 0                   | 5,331,160            |
| 2012      | 1,617,813        | 1,197                        | 3,771,236        | 5,390,246                 | 5,390,246            | 0                   | 5,390,246            |
| 2011      | 1,637,851        | 1,272                        | 4,190,262        | 5,829,385                 | 5,829,385            | 0                   | 5,829,385            |
| 2010      | 1,696,882        | 1,329                        | 3,928,478        | 5,626,689                 | 5,626,689            | 0                   | 5,626,689            |
| 2009      | 1,713,564        | 1,385                        | 4,001,536        | 5,716,485                 | 5,716,485            | 0                   | 5,716,485            |
| 2008      | 1,713,564        | 1,460                        | 8,481,305        | 10,196,329                | 10,196,329           | 0                   | 10,196,329           |
| 2007      | 1,242,721        | 1,517                        | 8,481,305        | 9,725,543                 | 9,725,543            | 0                   | 9,725,543            |
| 2006      | 1,242,721        | 1,573                        | 5,752,090        | 5,827,258                 | 5,827,258            | 0                   | 5,827,258            |
| 2005      | 1,262,267        | 1,648                        | 5,481,610        | 5,297,507                 | 5,297,507            | 0                   | 5,297,507            |
| 2004      | 1,283,196        | 1,730                        | 3,993,592        | 5,239,117                 | 5,239,117            | 0                   | 5,239,117            |
| 2003      | 1,283,196        | 384,084                      | 8,776,570        | 5,239,117                 | 5,239,117            | 1,624,126           | 3,614,991            |
| 2002      | 1,283,196        | 392,654                      | 8,776,570        | 5,239,117                 | 5,239,117            | 1,624,126           | 3,614,991            |
| 2001      | 1,283,196        | 402,995                      | 0                | 5,239,117                 | 5,239,117            | 1,624,126           | 3,614,991            |
| 2000      | 943,212          | 134,098                      | 3,749,989        | 4,827,299                 | 4,827,299            | 1,496,463           | 3,330,836            |
| 1999      | 909,694          | 137,259                      | 3,187,491        | 4,234,444                 | 4,234,444            | 1,312,678           | 2,921,766            |
| 1998      | 385,582          | 69,074                       | 3,187,491        | 3,642,147                 | 3,642,147            | 1,129,065           | 2,513,082            |
| 1997      | 385,582          | 71,264                       | 3,051,853        | 3,508,699                 | 3,508,699            | 1,087,696           | 2,421,003            |
| 1996      | 350,529          | 50,869                       | 3,051,853        | 3,453,251                 | 3,453,251            | 1,070,507           | 2,382,744            |
| 1995      | 350,529          | 49,929                       | 3,051,853        | 3,452,311                 | 3,452,311            | 1,070,216           | 2,382,095            |
| 1994      | 350,529          | 53,059                       | 3,051,853        | 3,455,441                 | 3,455,441            | 1,071,186           | 2,384,255            |
| 1993      | 417,070          | 54,362                       | 3,051,853        | 3,523,285                 | 3,523,285            | 0                   | 3,523,285            |

## 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.

There are no sales to display for this parcel.

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Monroe County Property Appraiser  
Scott P. Russell, CFA  
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