



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: May 27, 2025

Applicant: Nautilus Drafting & Design Services

Application Number: C2025-0037

Address: 907 Whitehead Street

Description of Work:

New ticket booth and reconfiguration of existing brick pathway.

Site Facts:

The Ernest Hemingway House is one of only two National Historic Landmarks in Key West, alongside Fort Zachary Taylor. Originally known as the Tift House, it was built circa 1850 and is among the oldest structures on the island. Listed on the National Register of Historic Places in 1968 and elevated to Landmark status in 1977, the home has been preserved and open to the public as a museum since the late 1960s.

The property features a brick perimeter fence built around 1936 using street pavers, and a swimming pool constructed in 1938, the first on the island. The period of significance (1931–1961) corresponds to Ernest Hemingway's ownership.

Currently the house sits on the ground, and it is on an X flood zone.



Photo of property under review circa 1960. Monroe County Library.



Photo of property under review circa 1965. Monroe County Library.



Photo of property under review circa 1966. Monroe County Library.



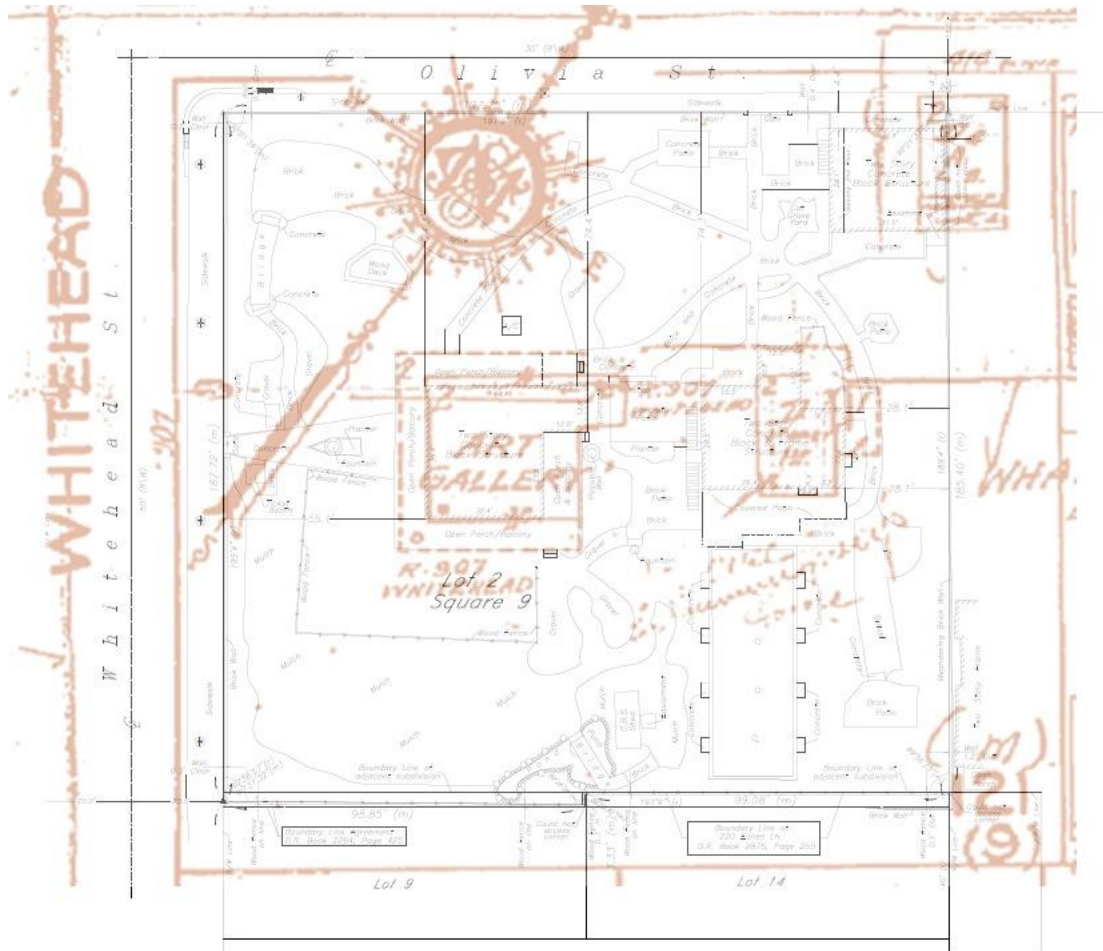
Photo of property under review. Oct 2022. (wremertravels.com)



Current photo of ticket booth under review. Front view.



Current photo of ticket booth under review. Side view.



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

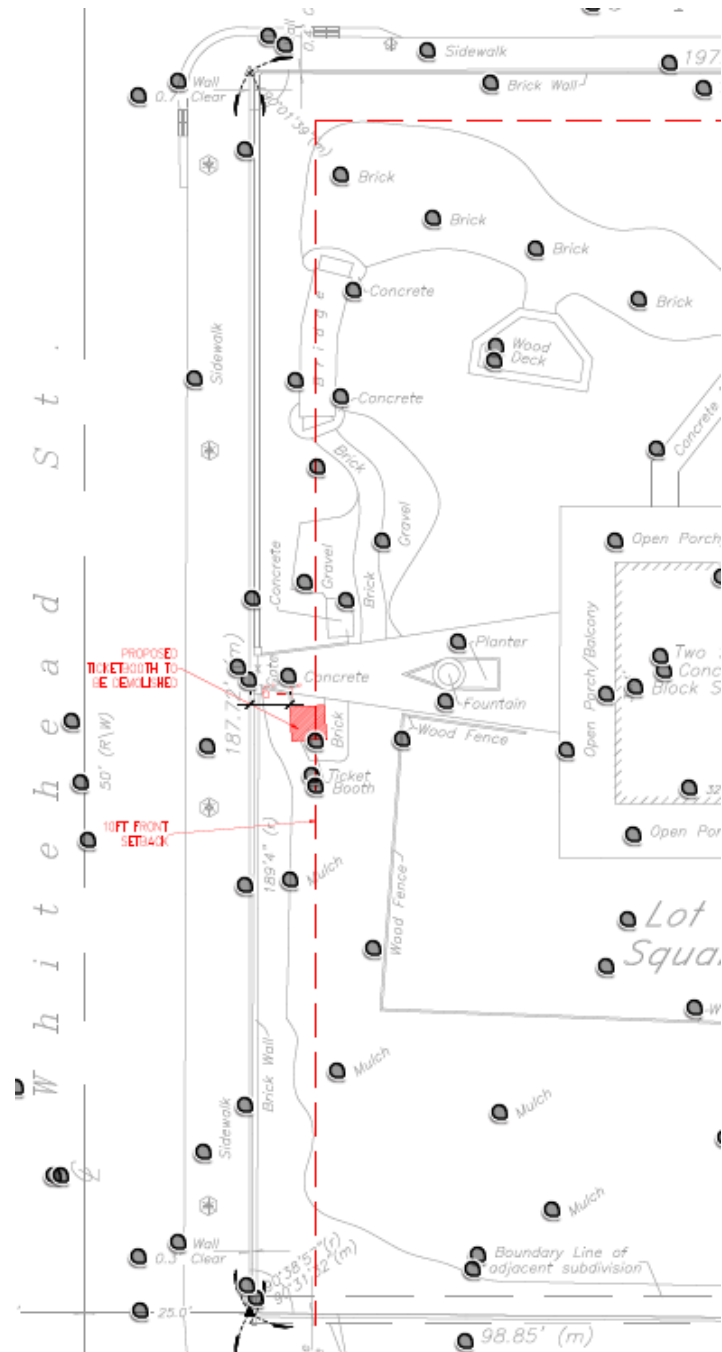
- ☐ Guidelines for Wood Exterior (page 24), specifically guideline 2.
- ☐ Guidelines for Roofing (page 26), specifically guidelines 2 and 3
- ☐ Guidelines for Doors (pages 32-33), specifically guidelines 9 and 10.
- ☐ Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 7, 11, 12, 13, 14, 19, 22, 23, 26 (first sentence), 28, 29, 30, and 33.
- ☐ Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7, 8, 9, 11, 12, 13, 14, 18, 22, 23, 24, and 25.
- ☐ Guidelines for accessory structures (pages 40-41), specifically guidelines 1, 2, 3, 4, 7, 8, 9, 10 (first sentence), and 11.
- ☐ Guidelines for ATMS, Displays, Carts, Information Booths, Kiosks and Vending Machines (pages 47-48), specifically first paragraph, guidelines 1 and 2.

Staff Analysis:

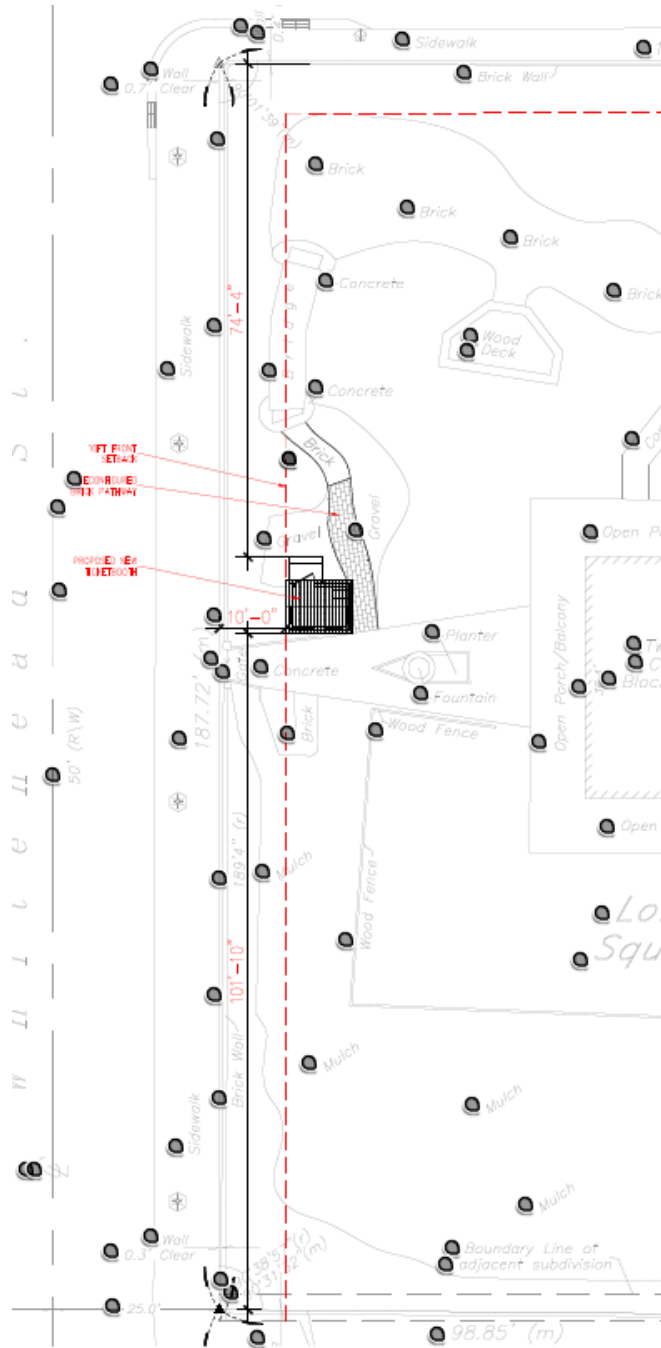
A Certificate of Appropriateness is currently under review for the installation of a new ticket booth and the reconfiguration of a section of the existing brick pathway in order to accommodate the new ticket booth. The existing ticket booth will be removed, and the new booth will be located on the opposite side of the brick pathway, as shown in the front elevation. The proposed booth will include 4½” Hardie trim and siding, an impact-rated door, aluminum impact-rated single-hung windows with a 2-over-2 configuration, and a 5V-crimp metal roof with a 6-inch overhang. A small rear deck with steps will serve as the entrance. Additionally, an ATM will be installed facing the brick path toward the Hemingway House. It’s also important to note that the existing booth currently encroaches into the front setback. The property is enclosed by a six foot high masonry wall of paving bricks, wrought iron gates and lush tropical foliage which partially obscure the view of the property from the street.



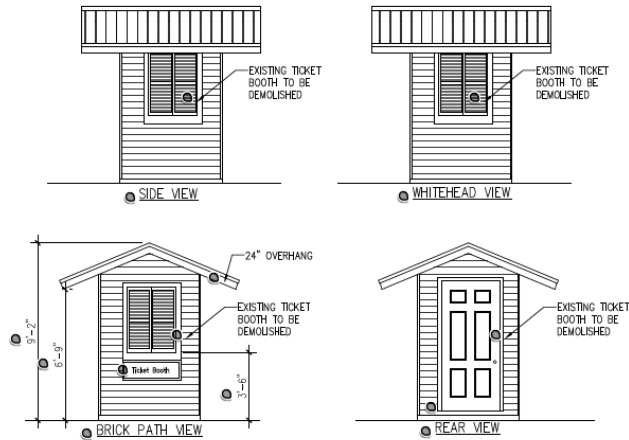
Photo of Hemingway House from street. Arrow indicating current ticket booth.



Existing Site Plan.



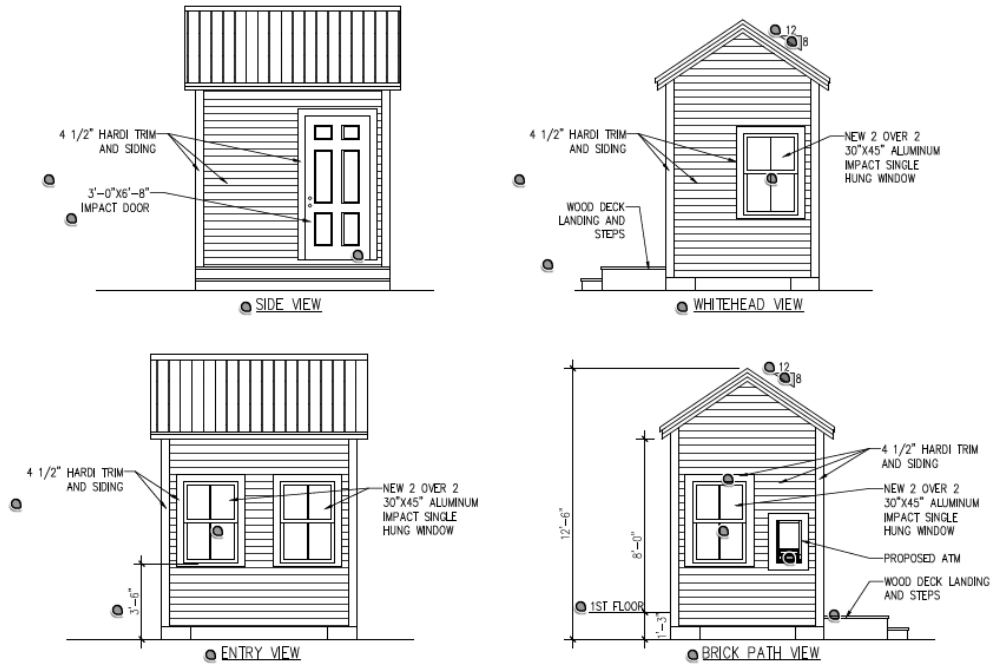
Proposed Site Plan.



EXISTING ELEVATIONS

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

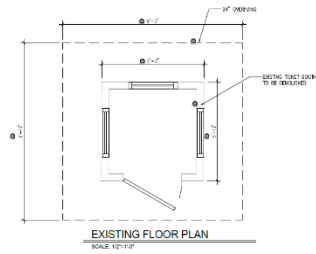
Existing Elevations.



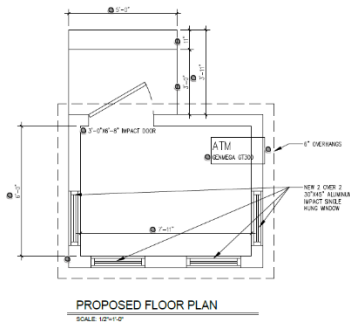
PROPOSED ELEVATIONS

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

Proposed Elevations.



Existing Floor Plan.



Proposed Floor Plan.



Existing Front Elevation with ticket booth.



PROPOSED ELEVATION FROM ENTRYWAY

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

Proposed Front Elevation with ticket booth.

Consistency with Guidelines Cited Guidelines:

The proposed ticket booth raises concerns regarding consistency with Guidelines, particularly due to its height and front-yard placement. While the existing booth is 9 feet 2 inches tall, the new structure increases the height to 12 feet 6 inches, making it more visible from the street. According to Guideline #2 of Accessory Structures, *no accessory structure may be built in the front yard of a property in the historic district*. Guideline 7 of new construction states that *additions proposed on the front of a contributing or historic structure are prohibited unless factual evidence for the building or structure in question proves the contrary*. Although there is an existing ticket booth, increasing its height and visibility further detracts from the historic character of the site.

While the proposed materials such as Hardi siding, impact-rated openings, and 5V crimp roofing are compatible, the booth's location in front of a contributing structure risks visually competing with the contributing building. Modifying the roof to a hip roof could help reduce the overall height and massing, making the structure less obtrusive. Additionally, relocating the booth toward the side of the property could better align with the Guidelines by preserving the prominence and visibility of the main building.

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 _____ite Street
e _____est Florida 33040

RC	REVISION	INITIAL
FLOOD	ONING DISTRICT	LDG

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

	PHONE NUMBER
	EMAIL eming a omemedia@gmail.com
	PHONE NUMBER (305)-906-1530
	EMAIL Nautilusdrafting@gmail.com
Cud e FL 33042	
<i>Jonathan Juarez</i>	DATE 4/16/2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATE 37.06 OVER NO INGL M S FLS STATEMENT IN RITING AND IT INTENT TO MISL D O L I C
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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:
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:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 ☐ Site Street ☐
☐ e ☐ est ☐ Florida 33040 ☐

<input type="checkbox"/> RC <input type="checkbox"/> CO <input type="checkbox"/> <input type="checkbox"/>	INITIAL <input type="checkbox"/> L <input type="checkbox"/> D <input type="checkbox"/> T <input type="checkbox"/>
<input type="checkbox"/> ONING DISTRICT <input type="checkbox"/>	<input type="checkbox"/> LDG <input type="checkbox"/> RMIT <input type="checkbox"/>

ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

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 a final inspection is 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

Alexa Morgan

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

☐

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

(2) ☐ Or explain how the building or structure meets the criteria below:

(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.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings as provided in Section 102-21 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

(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.

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

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

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

(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.

(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.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings as provided in Section 102-21 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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):

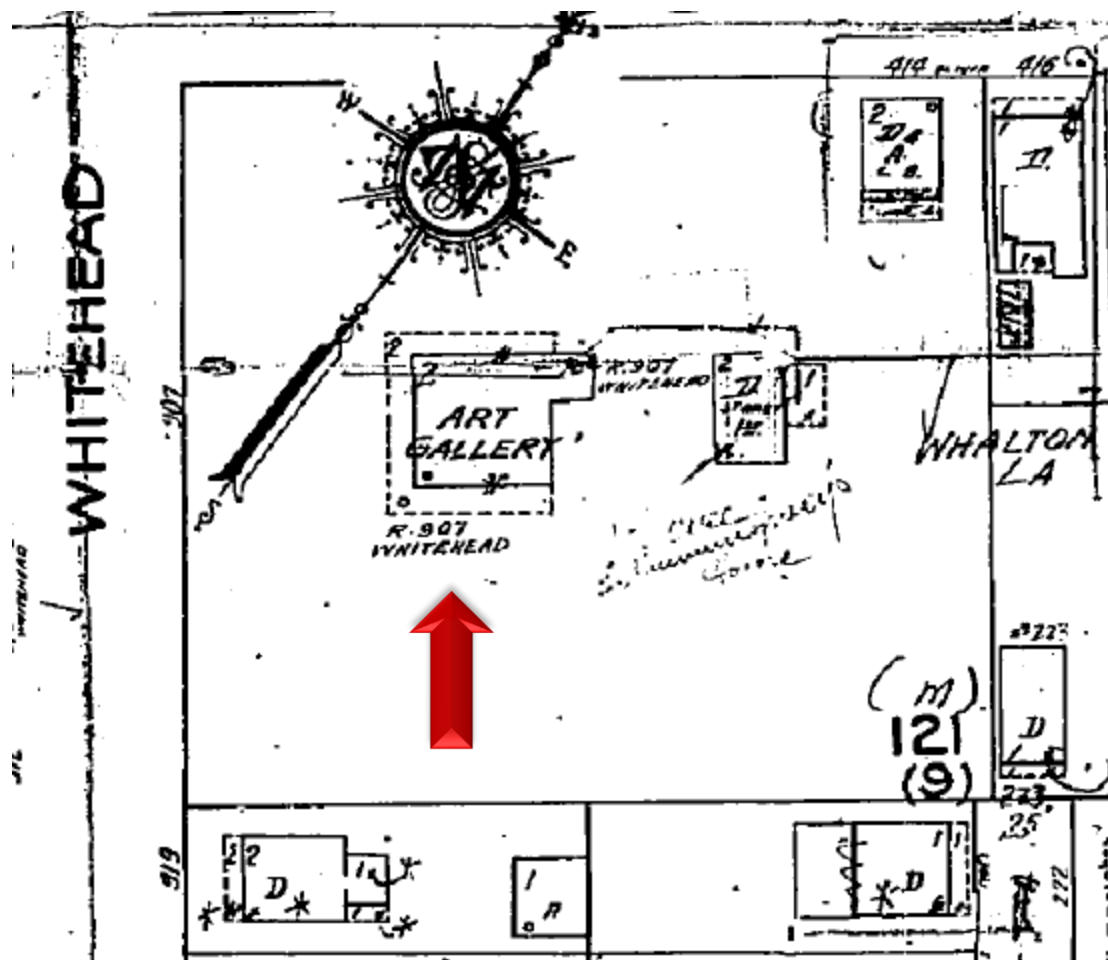
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

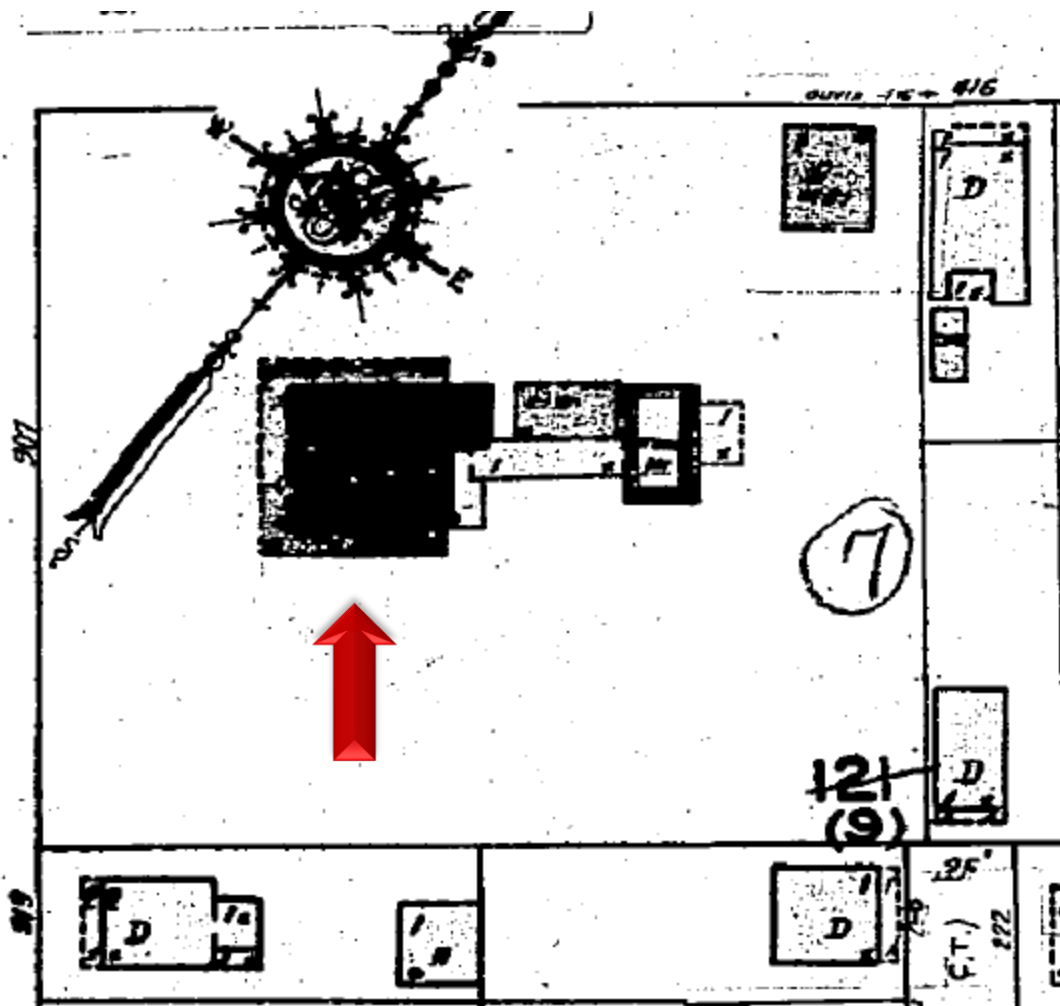
(4) Removing buildings or structures that would otherwise qualify as contributing.

SANBORN MAPS



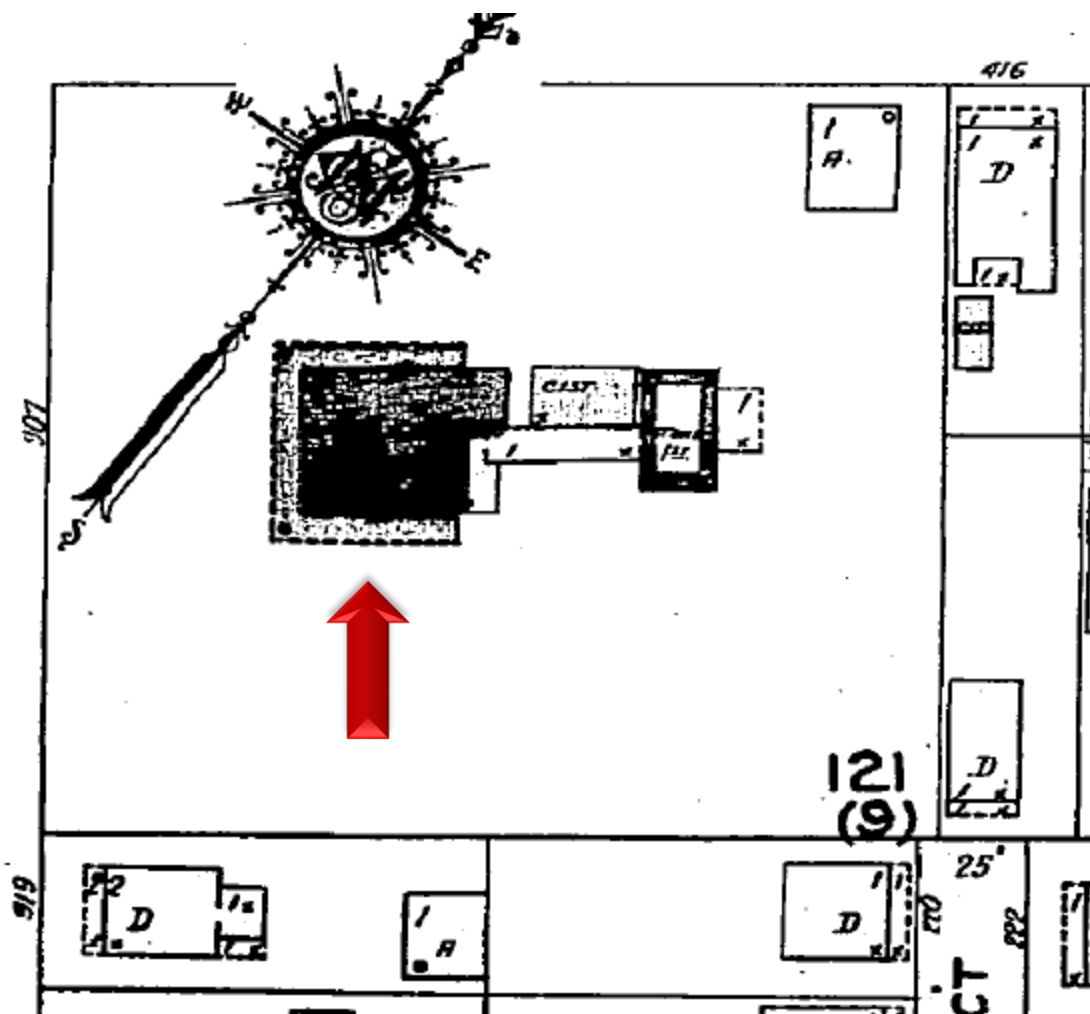
1962 Sanborn Map

WHITEHEAD



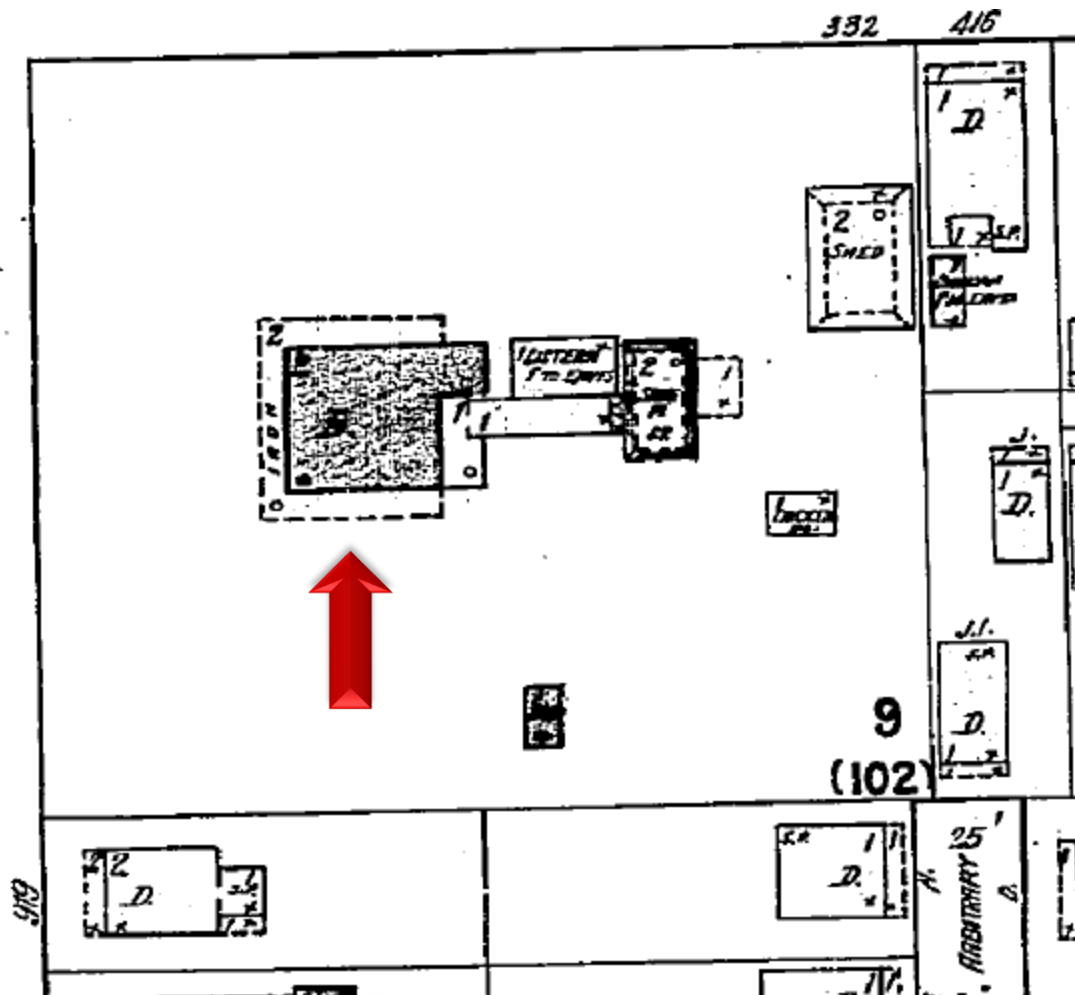
1948 Sanborn Map

WHITEHEAD



1926 Sanborn Map

WHITEHEAD



1912 Sanborn Map

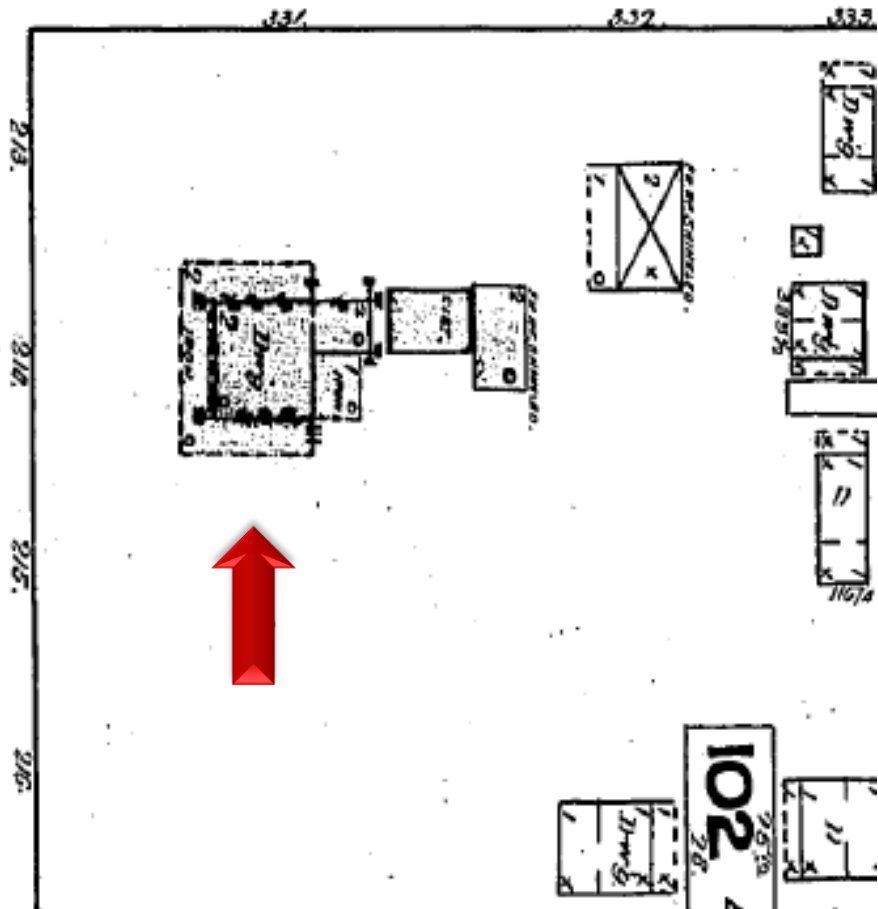


1899 Sanborn Map

The image is a detailed site plan of the Olivia neighborhood. The plan shows a grid of streets and building footprints. A large red arrow points to a specific location in the center-left area. The plan includes street names like OLIVIA, 102, and ALLEY (ARBITA.). Building footprints are labeled with numbers and letters, and a central monument is marked with a starburst symbol.

1892 Sanborn Map

WHITEHEAD



1889 Sanborn Map

PROJECT PHOTOS

HARC Application photos 907 Whitehead St.

1. Front of existing ticketbooth



HARC Application photos 907 Whitehead St.

2. Side and front view of existing ticketbooth



Prepared by Nautilus Drafting and Design Services

HARC Application photos 907 Whitehead St.

3. Rear of existing ticketbooth.



Prepared by Nautilus Drafting and Design Services

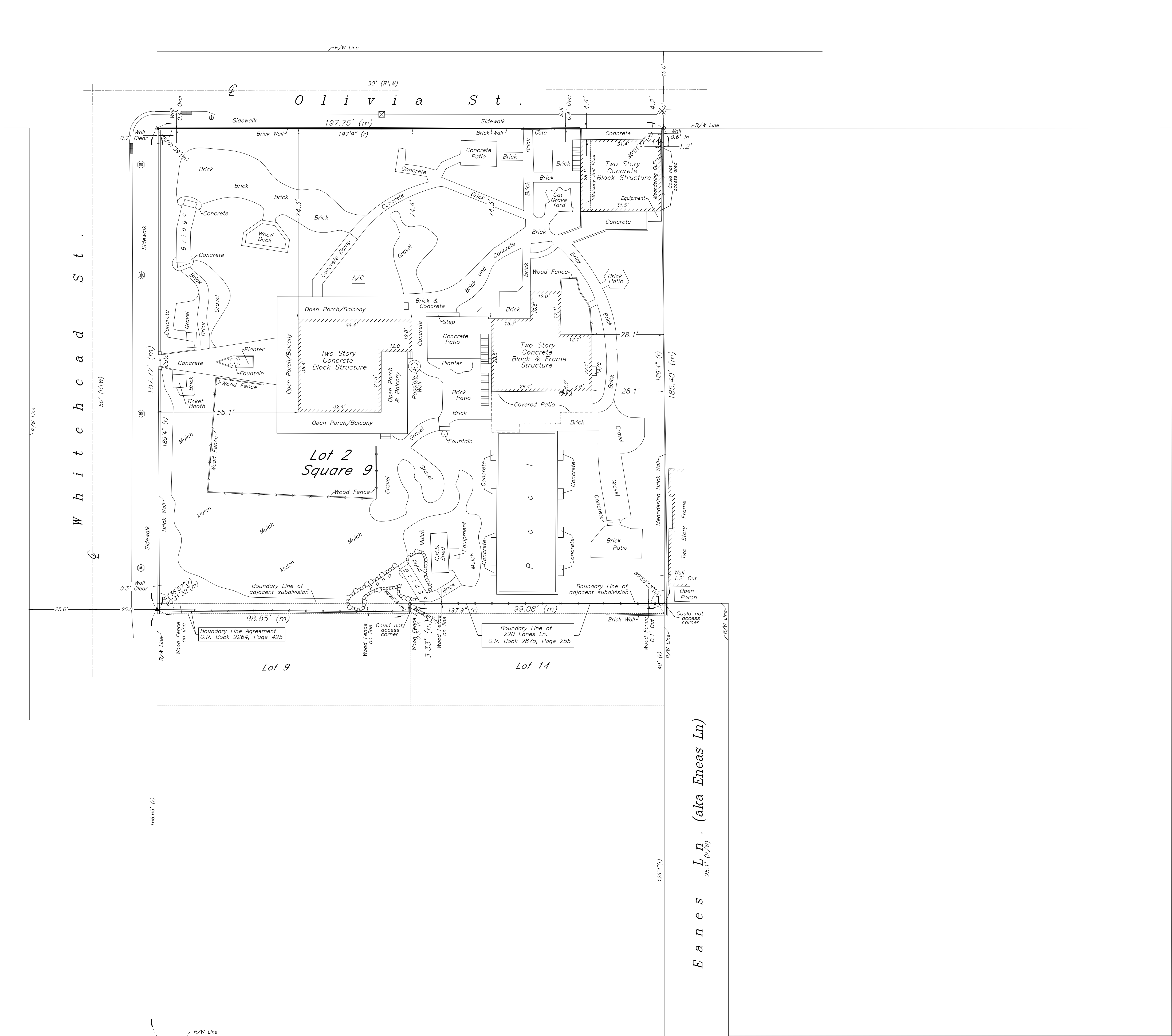
HARC Application photos 907 Whitehead St.

4. Side view.



Prepared by Nautilus Drafting and Design Services

SURVEY



- NOTES:
- The legal description shown hereon was furnished by the client or their agent.
 - Underground foundations and utilities were not located.
 - All angles are 90° (Measured & Record) unless otherwise noted.
 - Street address: 907 Whitehead Street, Key West, FL.
 - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 - Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 - North Arrow is assumed and based on the legal description.
 - Adjoiners are not furnished.
 - Date of field work: October 1, 2024.
 - Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY In the County of Monroe and State of Florida to-wit:
On the Island of Key West, known on Wm. A. Whitehead's map delineated in February A.D. 1829, as a part of Tract 4, but now better known as Lot 2 in Square 9, of Tract 4, according to Simonton and Wall's addition to City of Key West, said lot having a front on Whitehead Street of 189 feet and 4 inches, and a front on Olivia Street of 197 feet and 9 inches; said Lot being situated at the Corner of Whitehead and Olivia Streets, and being 189 feet and 4 inches by 197 feet and 9 inches.

BOUNDARY SURVEY FOR: 907 Whitehead Street Corporation; Hemingway Museum;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, FSM
Florida Reg. #6298

January 15, 2025

THIS SURVEY
IS NOT
ASSIGNABLE

- LEGEND
- Found 3/4" Iron Pipe (6298)
 - Set 3/4" Iron Pipe w/cap (6298)
 - Found 1/2" Iron Rod (2863)
 - Found Nail & Disc (RER)
 - Set Nail & Disc (6298)
 - Measured
 - Record
 - Measured & Record
 - C.B.S. Concrete Block Structure
 - R/W Right of Way
 - CLF Chain Link Fence
 - Centerline
 - Wood Utility Pole
 - Concrete Utility Pole
 - Light Post
 - Fire Hydrant
 - Sewer Cleanout
 - Water Meter

Not valid without
the signature and
original raised seal
of a Florida licensed
Surveyor and Mapper.

J. LYNN O'FLYNN, INC.
Professional Surveyor & Mapper
FSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422

Boundary Survey Map of
part of Lot 2, Square 9, Tract 4
of Simonton & Wall's Addition
Island of Key West

DRAWN BY: JLO
CHECKED BY: DD
DATE: 1-15-25

REVISIONS:
1.
2.
3.
4.
5.
6.
7.

DATE:

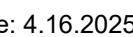
SHEET: 1

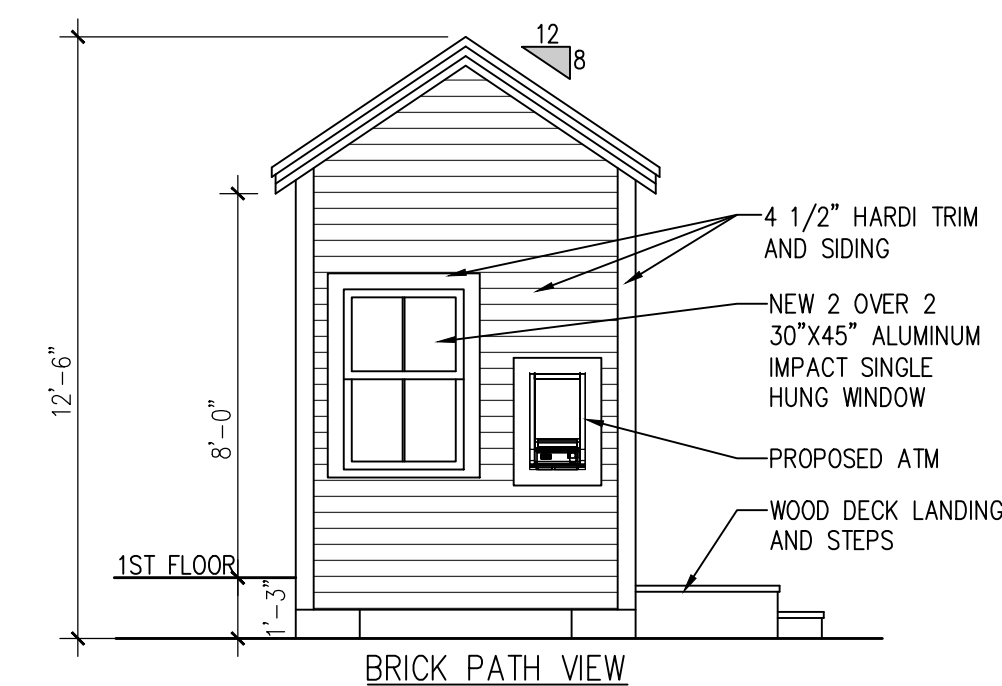
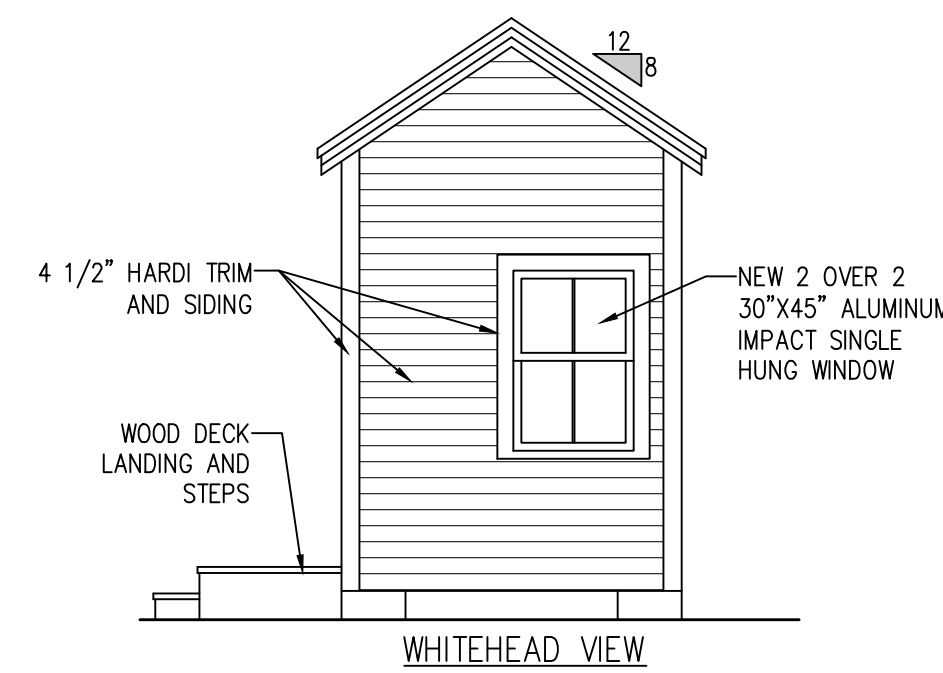
OF: 1

PROPOSED DESIGN

<p style="text-align: center;">SITE DATA</p> <p>SITE ADDRESS: 907 WHITEHEAD ST, KEY WEST, FL 33040 RE: 00017930-000000 ZONING: HMDR FLOOD ZONE: X F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05 SECTION/TOWNSHIP/RANGE: 6-68-25 LEGAL DESCRIPTION: KW LOT 2 SQR 9 TR 4 UU-375/77 D3-153</p>
<p style="text-align: center;">INDEX OF DRAWINGS</p> <p>SHEET CS-1 -SITE PLAN, EXISTING FLOOR PLAN AND ELEVATIONS SHEET A-1 - SITE PLA, PROPOSED FLOOR PLAN AND ELEVATIONS</p>
<p style="text-align: center;">SCOPE OF WORK</p> <p>- REMOVE EXISTING TICKETBOOTH - PROPOSED NEW TICKETBOOTH</p>

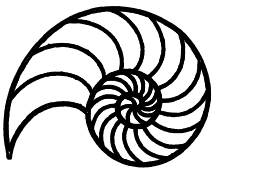
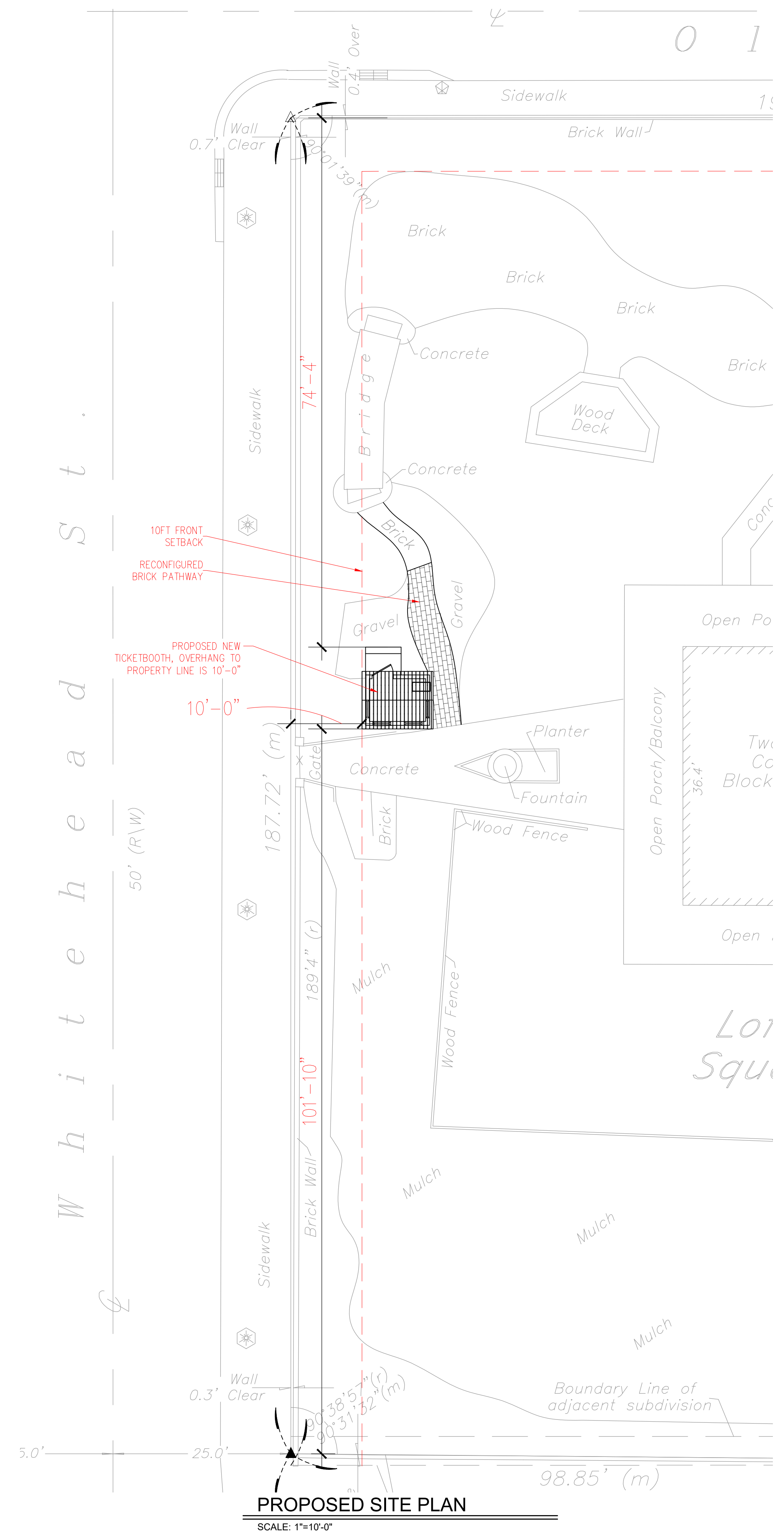
PROJECT DATA						
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.						
SETBACKS:						
FRONT	10'		6'-1"		10'	NONE
LEFT SIDE	74'-4"		97'-11"		5'	NONE
RIGHT SIDE	101'-10"		86'-7"		5'	NONE
REAR	NO CHANGE		N/A		20'	NONE
LOT SIZE	NO CHANGE		36,971 SQ.FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	5,616 SQ.FT.	15.19%	5,545 SQ.FT.	14.99%	50% MAX	NONE
BUILDING HEIGHT	12'-6"		9'-2"		30' MAX	NONE
IMPERVIOUS AREA	13,690 SQ.FT.	37.02%	13,619 SQ.FT.	36.83%	60% MAX	NONE
OPEN SPACE	23,281 SQ.FT.	62.98%	23,352 SQ.FT.	63.17%	35% MIN	NONE





PROPOSED ELEVATIONS

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



AUTILUS RAFTING & DESIGN SERVICES

CONTACT INFO:
NATHAN TAVAREZ
MAIL:
UTILUSDRAFTING@GMAIL.COM
PHONE:
5-906-1530

HARC APPLICATION FOR TICKETBOOTH

307 WHITEHEAD CT.
KEY WEST, FLORIDA

Drawn By: JMT

Project No.	Scale: AS NOTED
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AutoCad File No.

e: SITE PLAN,
PROPOSED
FLOOR PLAN
AND
ELEVATIONS

Sheet Number:

A-1

e: 4.16.2025

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 27, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TICKET BOOTH AND RECONFIGURATION OF EXISTING BRICK PATHWAY. DEMOLITION OF EXISTING TICKET BOOTH.

#907 WHITEHEAD STREET

Applicant – Nautilus Drafting & Design Services Application #C2025-0037

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Jonathan Tavaréz, 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:

907 Whitehead St. on the 20 day of May, 2025.

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 May 27, 2025.

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 C2025-0037

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

Signed Name of Affiant:

Jonathan Tavaréz

Date: 5/20/25

Address: 21460 Overseas Hwy. Suite 3

City: Cudjoe Key

State, Zip: FL, 33042

The forgoing instrument was acknowledged before me on this 20 day of May, 2025.

By (Print name of Affiant) Jonathan Tavaréz who is personally known to me or has produced _____ as identification and who did take an oath.

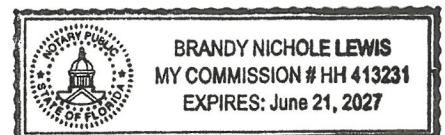
NOTARY PUBLIC

Sign Name: Brandy Nichole Lewis

Print Name: Brandy Nichole Lewis

Notary Public - State of Florida (seal)

My Commission Expires: 6/24/2027



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NEW TICKET BOOTH AND RECONFIGURATION OF EXISTING BRICK PATHWAY. DEMOLITION OF EXISTING TICKET BOOTH.

#907 WHITEHEAD STREET

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PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

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 00017930-000000
Account# 1018392
Property ID 1018392
Millage Group 11KW
Location Address 907 WHITEHEAD St, KEY WEST
Legal KW LOT 2 SQR 9 TR 4 UU-375/77 D3-153 OR275-557/65 OR433-418/19 OR1153-960/64 OR1309-1270/72 OR1309-1730/41 OR2264-424
Description (Note: Not to be used on legal documents.)
Neighborhood 32060
Property Class TOURIST ATTRACTION (3500)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[907 WHITEHEAD STREET CORP](#)
907 Whitehead St
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$835,354	\$852,022	\$849,694	\$875,422
+ Market Misc Value	\$182,064	\$187,754	\$193,444	\$199,133
+ Market Land Value	\$4,688,376	\$4,688,376	\$4,688,376	\$3,409,728
= Just Market Value	\$5,705,794	\$5,728,152	\$5,731,514	\$4,484,283
= Total Assessed Value	\$5,598,989	\$5,089,990	\$4,627,264	\$4,206,604
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$5,705,794	\$5,728,152	\$5,731,514	\$4,484,283

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$4,688,376	\$835,354	\$182,064	\$5,705,794	\$5,598,989	\$0	\$5,705,794	\$0
2023	\$4,688,376	\$852,022	\$187,754	\$5,728,152	\$5,089,990	\$0	\$5,728,152	\$0
2022	\$4,688,376	\$849,694	\$193,444	\$5,731,514	\$4,627,264	\$0	\$5,731,514	\$0
2021	\$3,409,728	\$875,422	\$199,133	\$4,484,283	\$4,206,604	\$0	\$4,484,283	\$0
2020	\$2,898,269	\$875,422	\$204,823	\$3,978,514	\$3,824,186	\$0	\$3,978,514	\$0
2019	\$2,760,256	\$914,620	\$210,513	\$3,885,389	\$3,476,533	\$0	\$3,885,389	\$0
2018	\$2,616,768	\$829,427	\$214,475	\$3,660,670	\$3,160,485	\$0	\$3,660,670	\$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
(3500)	37,760.00	Square Foot	189.3	197.8

Buildings

Building ID	39776	Exterior Walls	REIN CONCRETE	
Style		Year Built	1851	
Building Type	TOURIST ATTRAC-B- / 35B	EffectiveYearBuilt	1995	
Building Name		Foundation		
Gross Sq Ft	6904	Roof Type		
Finished Sq Ft	2784	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	328	Bedrooms	0	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	450	
Interior Walls		Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,784	2,784	0
OUF	OP PRCH FIN UL	2,728	0	0
BMU	UNFIN BASEMENT	1,392	0	0
TOTAL		6,904	2,784	0

Building ID	1311	Exterior Walls	CONC BLOCK
Style		Year Built	1933
Building Type	TOURIST ATTRAC-B- / 35B	EffectiveYearBuilt	1995
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1856	Roof Type	MANSARD
Finished Sq Ft	1190	Roof Coverage	TAR & GRAVEL
Stories	3 Floor	Flooring Type	CONC ABOVE GRD
Condition	GOOD	Heating Type	NONE with 0% NONE
Perimeter	236	Bedrooms	1
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	450
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,190	1,190	0
GBU	GAR UNFIN BLK	290	0	0
PUF	SC PRCH FIN UL	116	0	0
SBF	UTIL FIN BLK	260	0	0
TOTAL		1,856	1,190	0

Building ID	1312	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1938
Building Type	TOURIST ATTRAC-B- / 35B	EffectiveYearBuilt	1995
Building Name		Foundation	CONCR FTR
Gross Sq Ft	2220	Roof Type	FLAT OR SHED
Finished Sq Ft	1920	Roof Coverage	WOOD SHINGLE
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	GOOD	Heating Type	NONE with 0% NONE
Perimeter	264	Bedrooms	4
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	450
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,920	1,920	0
OPF	OP PRCH FIN LL	300	0	0
TOTAL		2,220	1,920	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1937	1938	0 x 0	1	3318 SF	5
TILE PATIO	1939	1940	0 x 0	1	150 SF	5
UTILITY BLDG	1944	1945	0 x 0	1	196 SF	5
TILE PATIO	1954	1955	0 x 0	1	350 SF	3
CONC PATIO	1954	1955	0 x 0	1	480 SF	1
FENCES	1984	1985	0 x 0	1	960 SF	2
CUSTOM PATIO	2004	2005	0 x 0	1	600 SF	4
CUSTOM POOL	2001	2002	0 x 0	1	1560 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/1/1994	\$2,500,300	Warranty Deed		1309	1730	M - Unqualified	Improved		

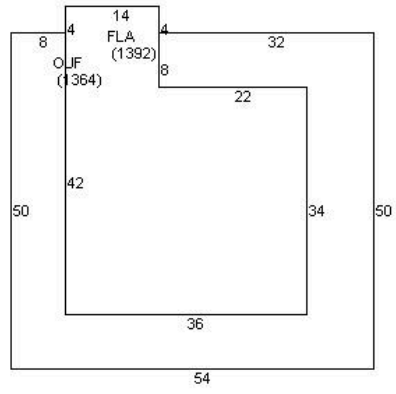
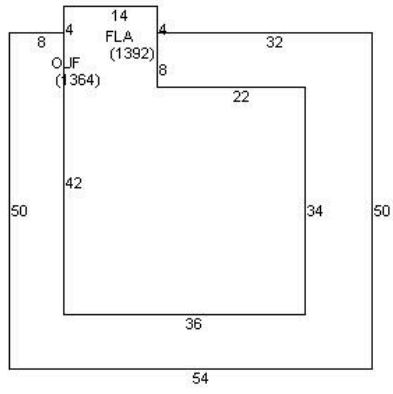
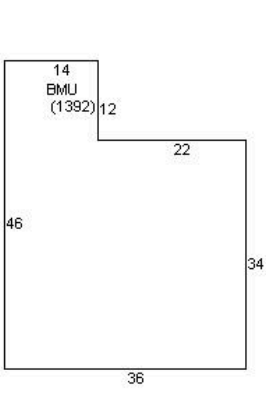
Permits

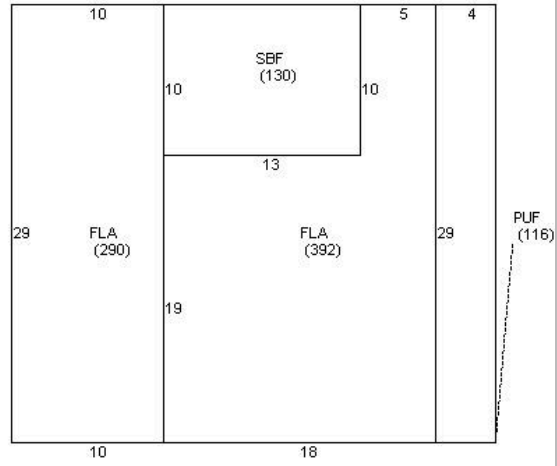
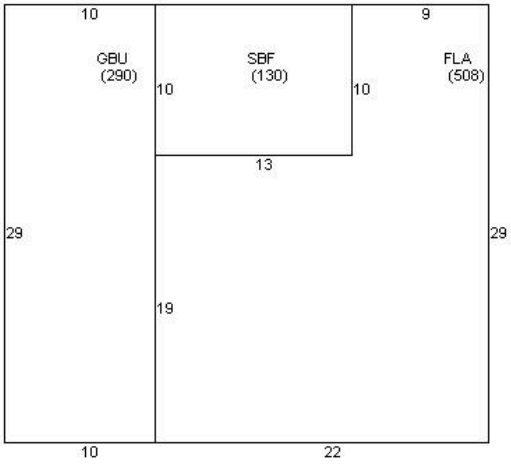
Number	Date Issued	Status	Amount	Permit Type	Notes
2023-2939	10/18/2023	Completed	\$9,500	Residential	Install new fixtures in same location for shower, toilet... Sink, Kitchen sink and angle stops Caretakers cottage
2023-2942	10/18/2023	Active	\$1,200	Commercial	RENOVATION, UPGRADE OUTLES AND SOME LIGHTS IN CARETAKERS COTTAGE REPLACE RECEPTACLES AND LIGHTS
2023-1662	10/02/2023	Completed	\$5,500	Commercial	Remove approximately 5 foot x 20 foot concrete slab under the garbage dumpster area and replace with a new concrete slab
2023-1663	09/26/2023	Active	\$38,000	Commercial	Install new cabinets and fixtures in kitchen, remove tile and fixtures in bathroom and install new tile and fixtures, remove drop ceiling, if Dade Co Pine is found we will leave it but if not will install drywall, remove all wall paneling and replace with drywall, remove 1 partition wall (non-structural) in living room, remove and install new LVT flooring, and paint. Plumbing and electrical to follow.
BLD2023-2585	09/13/2023	Completed	\$2,500	Residential	New stair railing balusters on existing stair case. Existing stringers and treads to remain. Existing posts to remain. Riser = 7", Run = 10.5", Total rise 13'-2" No mechanical, electrical, plumbing or roofing.
BLD2023-1909	07/03/2023	Active	\$0	Residential	Maintenance and silver paint 1400sf of corrugated metal porch roofing.
BLD2023-1663	06/07/2023	Active	\$34,500	Commercial	Install new cabinets and fixtures in kitchen, remove tile and fixtures in bathroom and install new tile and fixtures, remove drop ceiling, if Dade Co Pine is found we will leave it but if not will install drywall, remove all wall paneling and replace with drywall, remove 1 partition wall (non-structural) in living room, remove and install new LVT flooring, and paint. Plumbing and electrical to follow.
BLD2022-2931	10/12/2022	Active	\$19,000	Commercial	Main Building: Remove 195Q existing flat roofing and replace with a new HydroStop Rubber Membrane roofing system.
BLD2021-2172	07/27/2021	Active	\$6,500	Commercial	3/30/2022 3:03:35 PM REPLACE APPROX 6 SHEETS OF WATER DAMAGED DRY-WALL IN THE BOOKSHOP. RESTORE TWO HISTORIC WINDOWS TO PREVENT FUTURE WATER INTRUSION. RESTORE TWO EXTERIOR SHUTTERS DOWNSTAIRS IN THE REAR YARD FACING THE POOL. N.O.C. RECEIVED 3/30/22. HARC INSPECTION REQUIRED. GH ****DRYWALL REPLACEMENT WILL BE AT THE BOOKSTORE'S CEILING. PAINT TO MATCH. WINDOW AND SHUTTERS RESTORATION TO MATCH EXISTING COMPONENTS IN DIMENSIONS, MATERIAL, AND PROFILE. PAINT TO MATCH. ET****
16-1139	05/18/2016	Completed	\$10,000	Commercial	Re-roof main low/flat roof at the Main House/Museum (approximately 1,286 sq ft).
16-0290	03/01/2016	Completed	\$16,000	Commercial	Repair roof rafters. Repair existing stairs. Repair concrete porch. Roofing will be by Dan Ace Roofing. *FOR GUEST BLDG. IN BACK.
14-4999	04/23/2015	Completed	\$22,000		ADDING A/C SYSTEM TO THE EXISTING BUILDING THAT CURRENTLY DOES NOT HAVE A/C.
15-0502	02/17/2015	Completed	\$4,800	Commercial	COMPLETE ELECTRICAL INSTALATION.
13-2497	06/14/2013	Completed	\$13,449	Commercial	ROUGH AND TRIM THREE WATER CLOSETS, ONE LAV, ONE URINAL AND ONE WATER HEATER.
09-2429	10/23/2009	Completed	\$2,000	Commercial	SEAL EXISTING BALCKTOP WITH ROLL ON BLACK ASPHALT SESALER. REMOVE BROKEN CRUMBLING BLACKTOP AROUND TREE AND HAVE AS DIRT PAINTING PARKING AND BUMPERS.
04-2327	07/13/2004	Completed	\$6,000		STONE PAVEMENT
03-3222	09/09/2003	Completed	\$1,700		COVERED CHIMMY
03-0572	02/28/2003	Completed	\$2,300		REPAIR SOFFIT & FACIA
03-0572	02/28/2003	Completed	\$2,300		REPAIRED EXTERIOR
01-3136	10/05/2001	Completed	\$35,000		RESURFACE POOL
00-1646	06/16/2000	Completed	\$65,000		2 BATHROOMS & ADDITION
9802542	08/26/1998	Completed	\$19,083		ROOF
9800733	03/24/1998	Completed	\$800		INSTALL 15 LIGHTS ONLY
9701852	08/01/1997	Completed	\$89,445		RENOVATION
9701810	06/01/1997	Completed	\$200		PLUMBING
9701574	05/01/1997	Completed	\$3,500		PLUMBING
9603270	08/01/1996	Completed	\$20,000		RENOVATION
9603150	07/01/1996	Completed	\$20,000		RENOVATION
9601535	04/01/1996	Completed	\$10,000		RENOVATION
A953383	10/01/1995	Completed	\$6,415		12 SQRS WOOD SHAKES
A950419	02/01/1995	Completed	\$1,775		8 SQS ASPHALT SHINGLE ROO
A950318	01/01/1995	Completed	\$1,500		SIGN
B944075	12/01/1994	Completed	\$4,500		REPAIR SPALLED CONCRETE

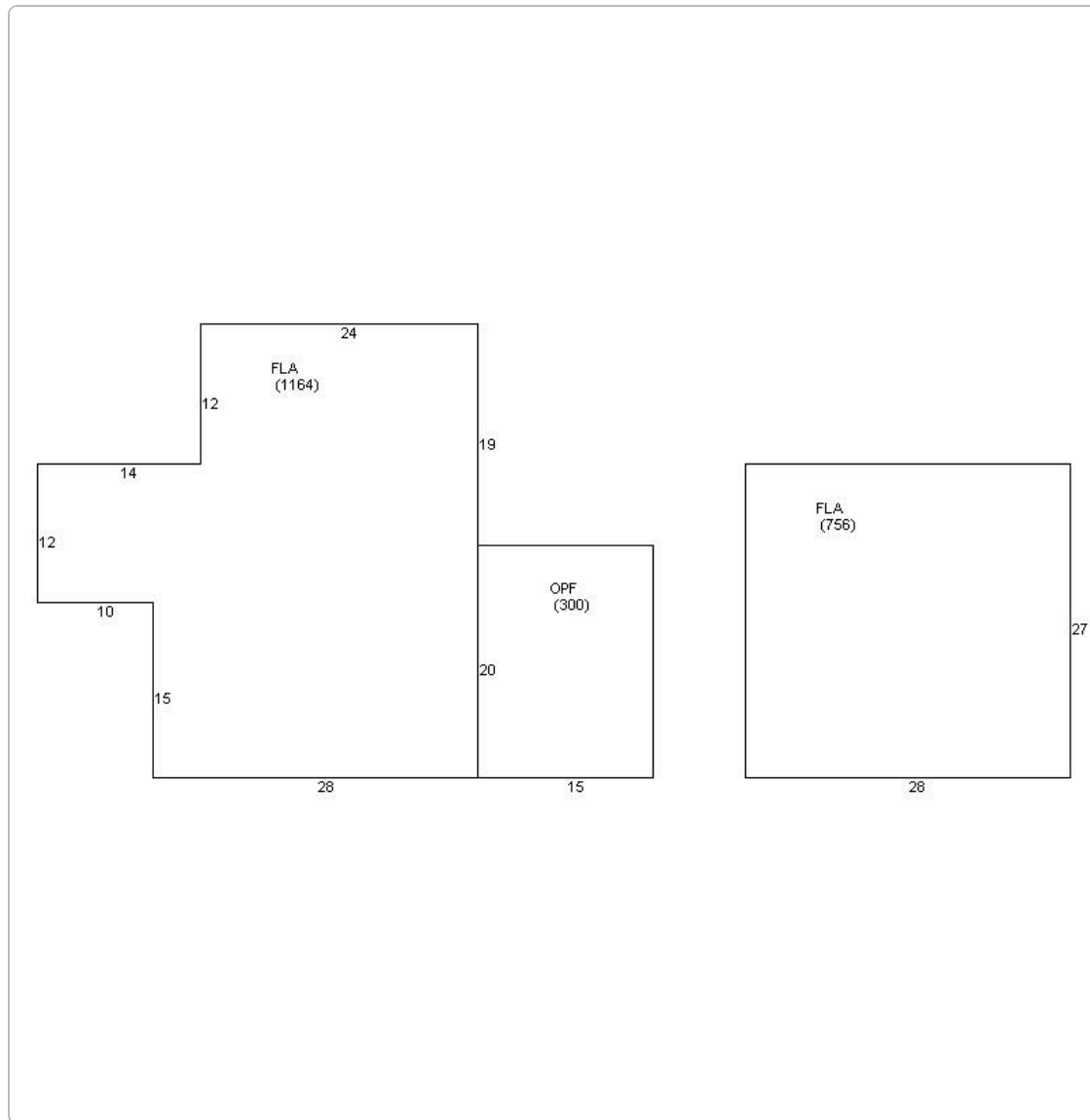
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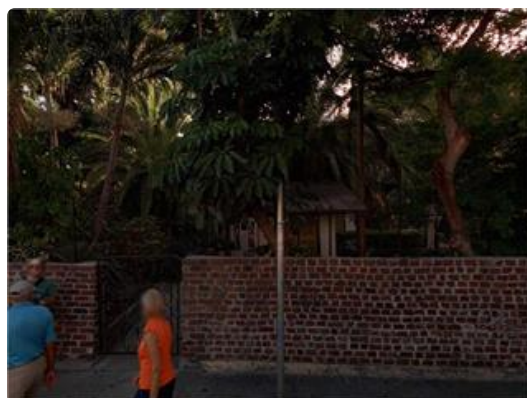
Sketches (click to enlarge)



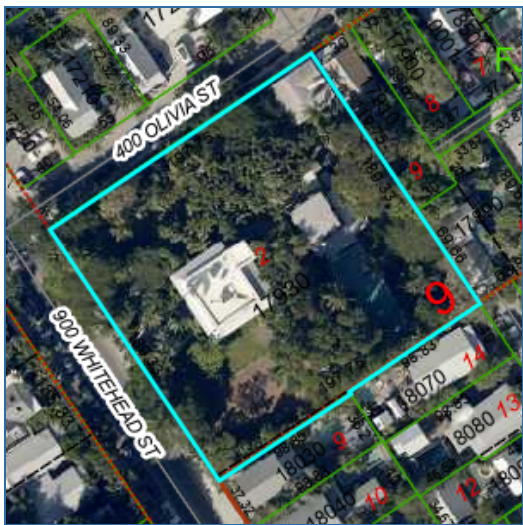




Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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