

# **Staff Report**

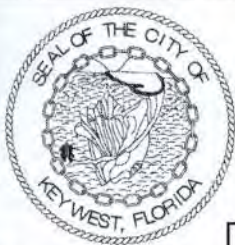
- 4 Remove existing wood staircase and replace with metal. Landing and treads will be covered with wood- #224 Duval Street #427 Caroline Street, Wade Ferrel (H11-01-738)

The proposed request is for the removal of an existing wooden staircase located between two buildings, #224 Duval Street and #427 Caroline Street and its replacement with a metal one. Both buildings are listed as contributing resources; #224 Duval Street was built circa 1912 and is one of the few examples of Italian Renaissance revival in Old Town. The building located at #427 Caroline Street is a frame vernacular structure built circa 1899. The proposed new metal stair's landings and treads will be covered with wood. The stairs are used as a second egress to the roof, as required by building code. The new stairs will duplicate the existing railings found in the second floor exterior balcony. The Commission approved the proposed design with a request to include a wood handrail in the new stairs. The applicant included a note in the plans that a wood handrail will be installed in the new stairs. This staff report is for a second reading for demolition of the existing wood stairs.

By observing the Property Appraiser's photo circa 1965 and comparing it to the actual staircase it is clear that the existing staircase is not a historic structure. Therefore staff understands that the Commission shall consider the request for demolition of the staircase as pursuant Sec. 102-218 of the LDR.

# **Application**





**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H11-01-738

OWNER'S NAME: WADE FERREL DATE: 3 JUNE 11

OWNER'S ADDRESS: 3406 RUIERA DRIVE PHONE #: 296 1225

APPLICANT'S NAME: JANE PHONE #: 797 6481

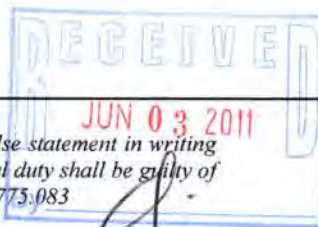
APPLICANT'S ADDRESS: \_\_\_\_\_

ADDRESS OF CONSTRUCTION: 224 DUVAL ST / 429 CAROLINE ST. # OF UNITS:     

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK:

PLEASE SEE ATTACHED.



*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

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

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

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

**Required Submittals**

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

Date: 3 JUNE 11  
Applicant's Signature: [Signature]



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved 6/28/11 design 6/28/11 15<sup>th</sup> reading denial Denied \_\_\_\_\_ Deferred \_\_\_\_\_

Reason for Deferral or Denial:

6/28/11 - design approved with changes to handrail and  
as noted in minutes approved  
15<sup>th</sup> reading of demolition approved present - needs second reading

HARC Comments:

Buildings listed as contributing: 1 224 TOWAL STREET - ITALIAN  
RENAISSANCE REVIVAL BUILT C. 1912 - 427 CREOLINE STREET -  
FRANE VERNACULAR BUILT C. 1880.

Guidelines for entrances, porches and doors (pages 32-33)  
Ordinance for demolition  
Guidelines for alterations (pages 36-38)

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 6/28/11

Signature: Ryan [Signature]  
Historic Architectural  
Review Commission

REMOVE EXISTING WOODEN EXTERIOR STAIRCASE AND REPLACE WITH A BLACK ORNAMENTAL WROUGHT IRON FRAMEWORK WITH DARK-STAINED WOODEN CANNINGS AND TREADS TO MATCH ORIGINAL SECOND-STORY BALCONY AT FRONT OF BUILDING.

NOTE: WROUGHT IRON FRAMEWORK IS PREFERRED OVER WOOD NOT ONLY FOR ARCHITECTURAL INTEGRITY, BUT ALSO FOR ITS STRUCTURAL SUPERIORITY. THE CURRENT WOODEN STAIRS TEND TO EXPAND AND CONTRACT, AND TO FLEX AND TWIST UNDER CONSTANT EXPOSURE TO TROPICAL SUN, RAIN AND HUMIDITY. THIS CREATES CHANGES IN THE DIMENSIONS OF THE STAIRS, CONSIDERED ONE OF THE PRIME COLPRITS IN STAIRCASE ACCIDENTS.





City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

July 5, 2011

Mr. Wade Ferrel  
3406 Riviera Drive  
Key West, Florida 33040

RE: REMOVE EXISTING STAIRCASE AND REPLACE IT WITH METAL.  
LANDING AND TREADS WILL BE COVERED WITH WOOD  
FOR: #224 DUVAL STREET #427 CAROLINE- HARC APPLICATION # H11-01-738  
KEY WEST HISTORIC DISTRICT

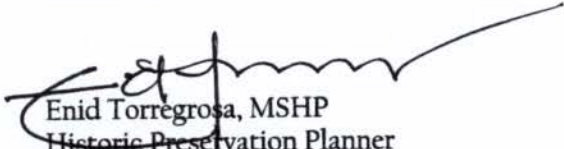
Dear Mr. Ferrel:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and first reading for demolition for the above mentioned project on the public hearing held on Tuesday, June 28, 2011.

Because this project includes a demolition request, a second meeting will take place on July 12, 2011 at Old City Hall. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City Of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

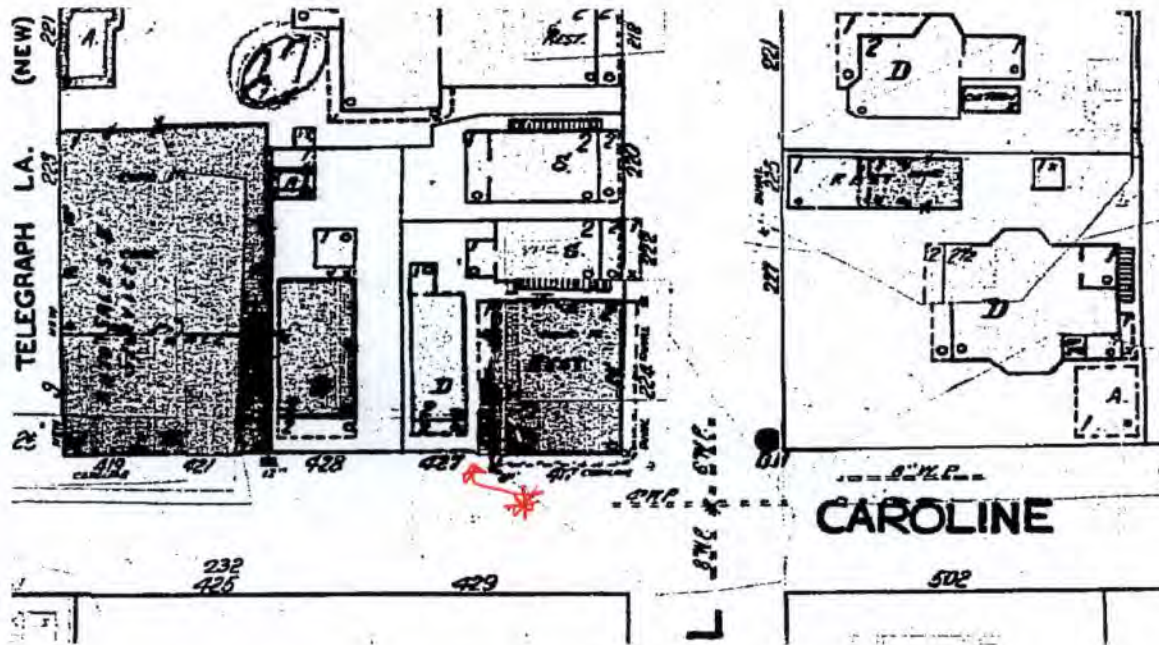
305.809.3973

etorregr@keywestcity.com



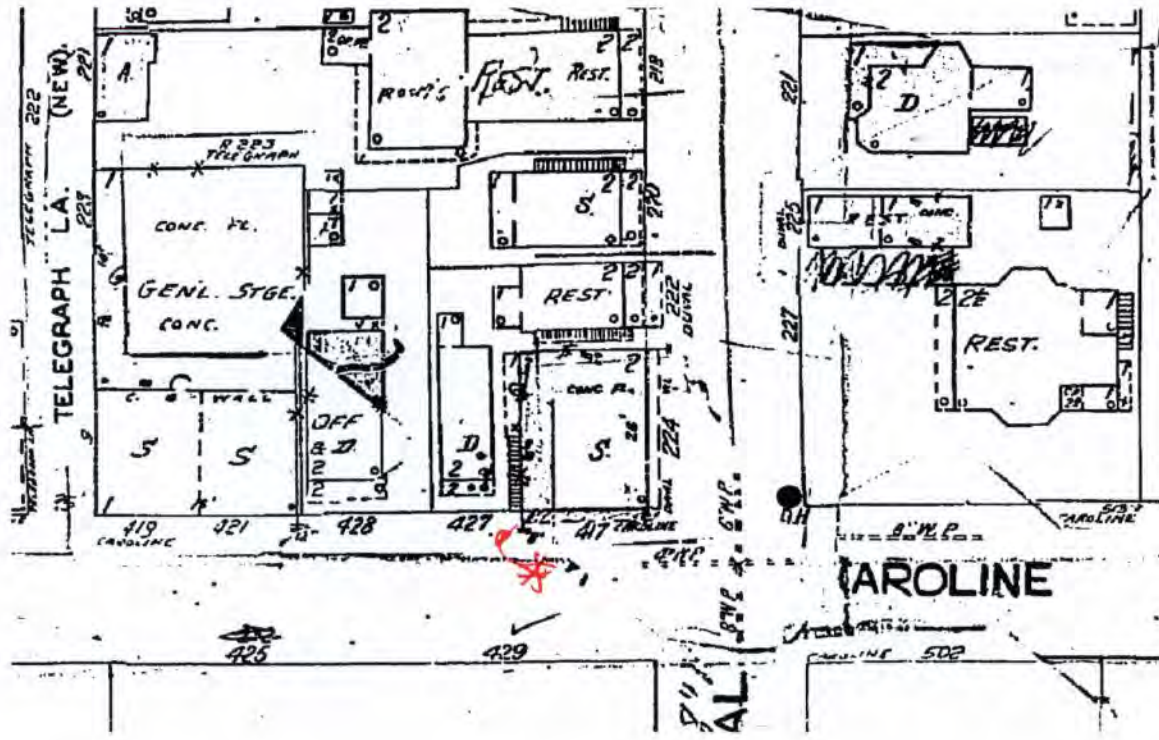
# **Sanborn Maps**





#224 Duval Street Sanborn map 1948 copy





#224 Duval Street Sanborn map 1962 copy

# **Project Photos**





Whistle Bar

Whistle Bar

The Bull

LIQUOR STORE

LIQUOR STORE

Caroline St

CHL-0978

ROAD

GREEN EYES







 UPSTAIRS  
 The Whistle Bar  
 POOL TABLES  
 DARTS  
 FUSSBALL  
 PINBALL  
 QUIZ GAMES  
 BALCONIES  
 FRIENDLY BARTENDER  
 UPSTAIRS

New Year L.D.  
 Ready!!!  
 No more...  
 No more!!!

RING BELL  
 SERVICE





Must have 2.00  
Ready!!  
No exceptions!!

*The Whistle Bar*  
↑ UPSTAIRS ↑  
POOL TABLES  
DARTS  
FUSSBALL  
PINBALL  
QUIZ GAMES  
BALCONIES  
FRIENDLY BARTENDER







MR. CHEAPEE'S  
LIQUOR &  
STUFF

MR. CHEAPEE'S LIQUOR & ST

LIQUORS

BICYCLE  
PARKING  
ONLY

MOTORCYCLE  
PARKING  
ONLY







## Duval Street 224

The Gallery Lounge was at 224 Duval Street in the mid 1960s. Photo from the Property Appraiser's office. Monroe County Library





Photo taken by Property Appraiser's office c1965; 427 Caroline St.; built c1899; Monroe County Library

STAIR.



RECEIVED  
BY JUN 03 2011







Whistle Bar

DEPARTURE  
JUN 08 2011

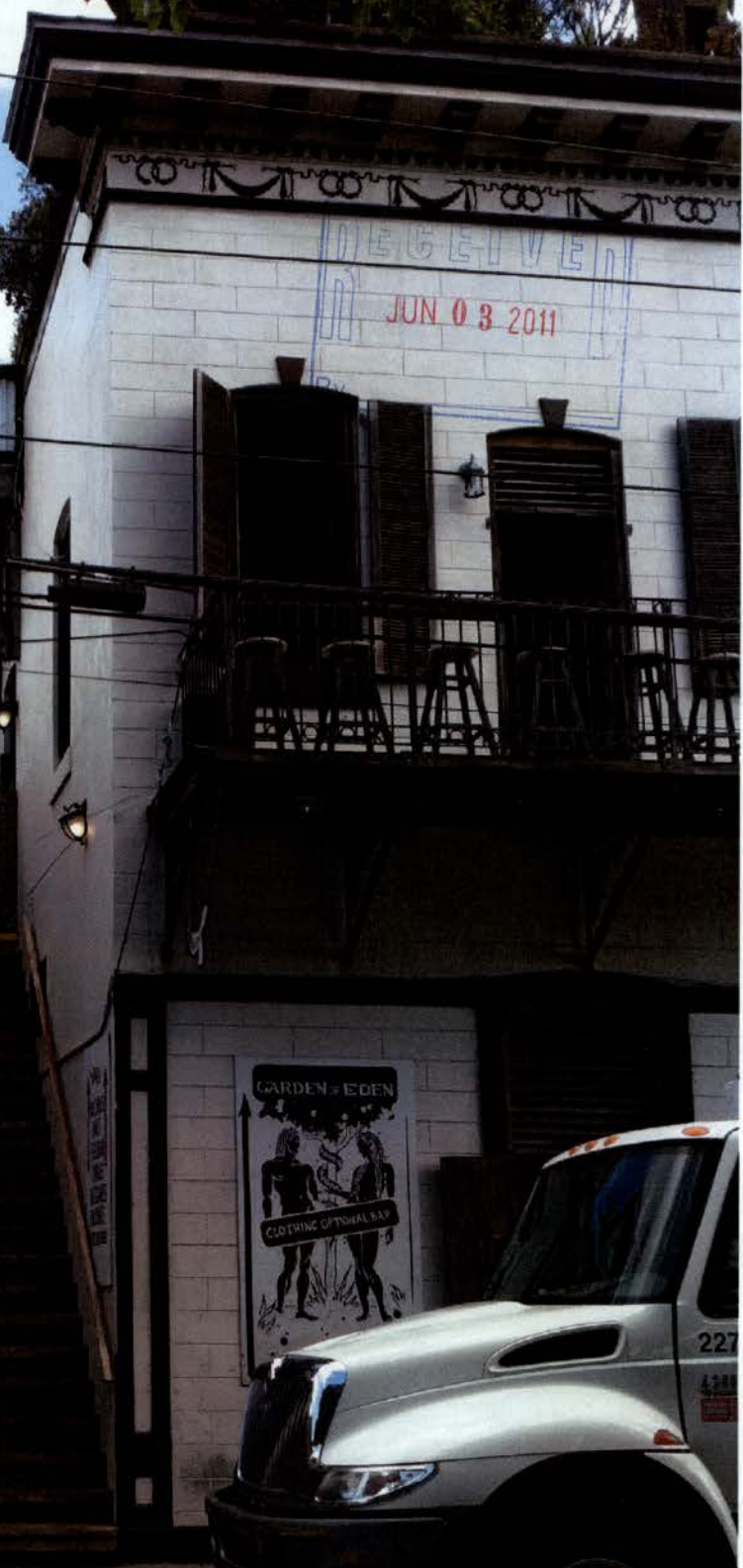
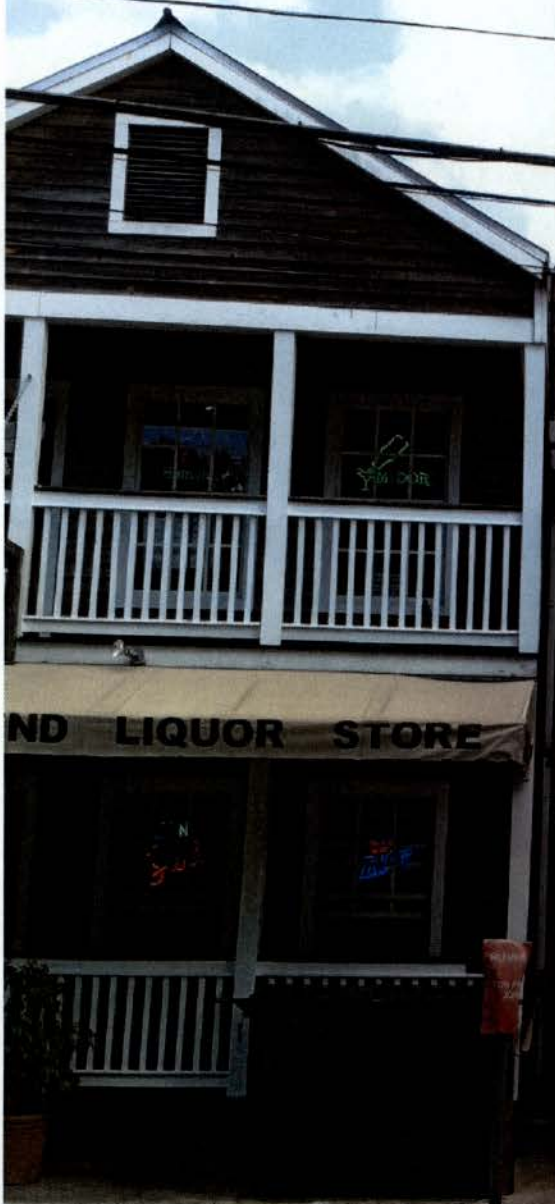
GARDEN OF EDEN  
POOL TABLES  
DARTS  
FLUSSBAHN  
PINRAU

227











# Survey

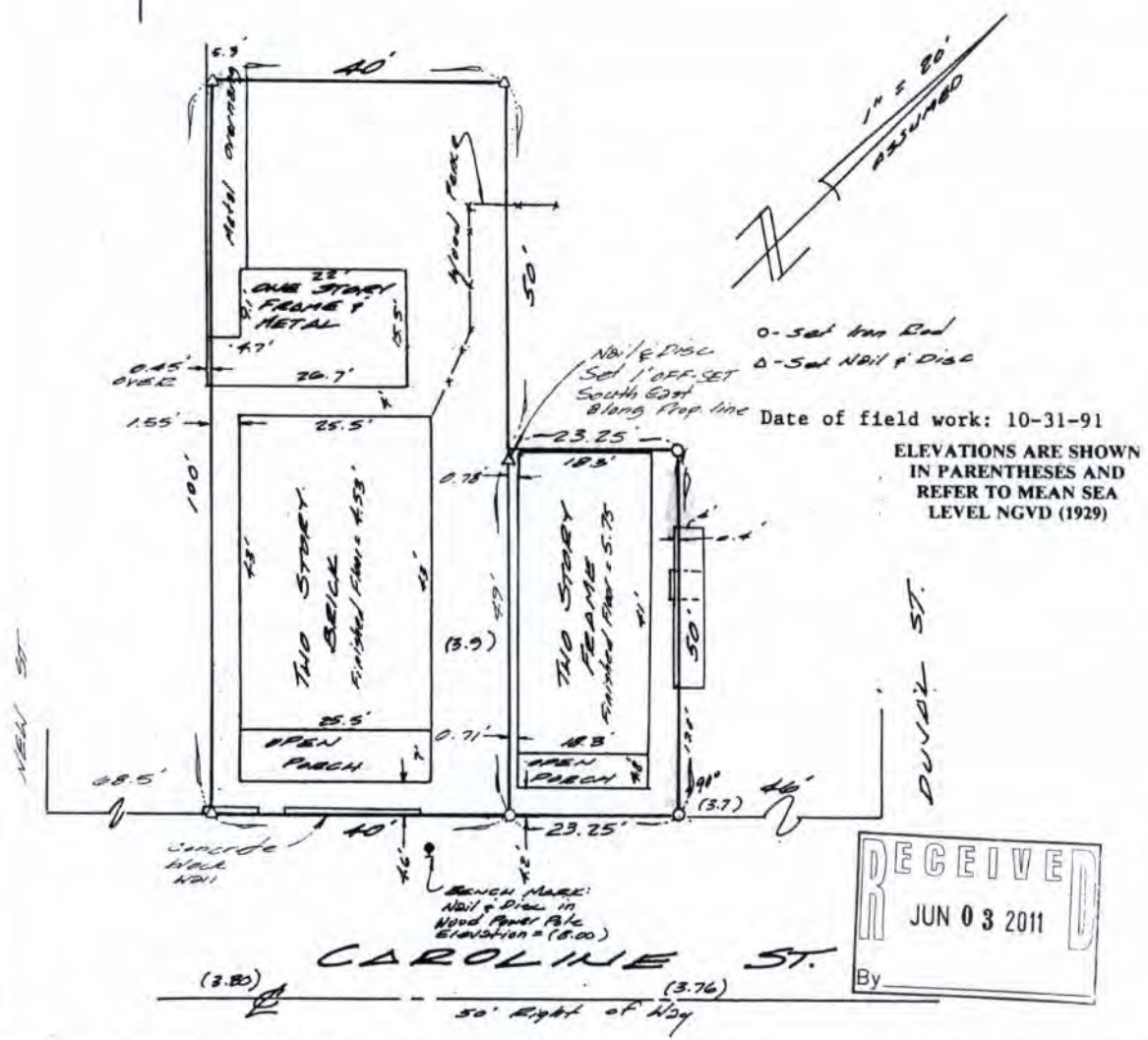


# PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors  
1204 Simonton Street  
Key West, Florida 33040  
(305) 294-4747

JACK M. PHILLIPS, P.L.S.  
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.  
FLORIDA CERTIFICATE NO. 2110



**BOUNDARY SURVEY OF:** On the Island of Key West and known as a part of Lot 1, in Square 15 according to William A. Whitehead's map delineated in February A.D. 1829, said parcel being further described by metes and bounds as follows: COMMENCING at the intersection of the SW'ly right of way line of Duval Street with the NW'ly right of way line of Caroline Street and running thence in a SW'ly direction along the said line of Caroline Street for a distance of 46.0 feet to the Point of Beginning; thence continue in a SW'ly direction along the said line of Caroline Street for a distance of 23.25 feet; thence NW'ly and at right angles for a distance of 50.0 feet; thence NE'ly and at right angles for a distance of 23.25 feet; thence SE'ly and at right angles for a distance of 50.0 feet back to the Point of Beginning.

**AND ALSO;** Part of Lot One (1) in Square Fifteen (15) according to Whitehead's map of the Island of Key West, delineated in February, 1829: COMMENCING at a point on Caroline Street distant from the corner of Caroline Street and New Street Sixty-eight (68) feet six (6) inches and runs thence along Caroline Street in a Northeasterly direction Forty (40) feet; thence at right angles in a Northwesterly direction One hundred (100) feet; thence at right angles in a Southwesterly direction Forty (40) feet; thence at right angles in a Southeasterly direction One hundred (100) feet out to the Point of Beginning.

**BOUNDARY SURVEY FOR:** CHARLES RAMOS

I HEREBY CERTIFY that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

PHILLIPS & TRICE SURVEYING, INC.

*Joe M. Trice*  
Joe M. Trice, P.S.  
Florida Reg. Cert. #2110

November 1, 1991  
Key West, Florida

6249



**Revised Plans**











## **Site Plans**

**SITE DATA**

ZONING DISTRICT: HRCC-1  
 FLOOD ZONE: AE-6  
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005  
 LEGAL DESCRIPTION: KW PT LOT 1 SQR 15 XX-160 C OF F 406 ORYY-279

**DESIGN DATA**

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE

OCCUPANCY CLASSIFICATION: R3  
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:  
 WIND LOAD: 150 MPH (ASCE 7-05) (3 SEC. GUST, EXPOSURE "C")  
 FLOOR LIVE LOAD: 40 PSF

**INDEX OF DRAWINGS**

T-1 - SITE DATA  
 A-1 - PLANS & DETAILS  
 A-2 - ELEVATIONS  
 A-3 - CONCRETE REPAIR SPECIFICATIONS

**GENERAL NOTES**

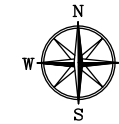
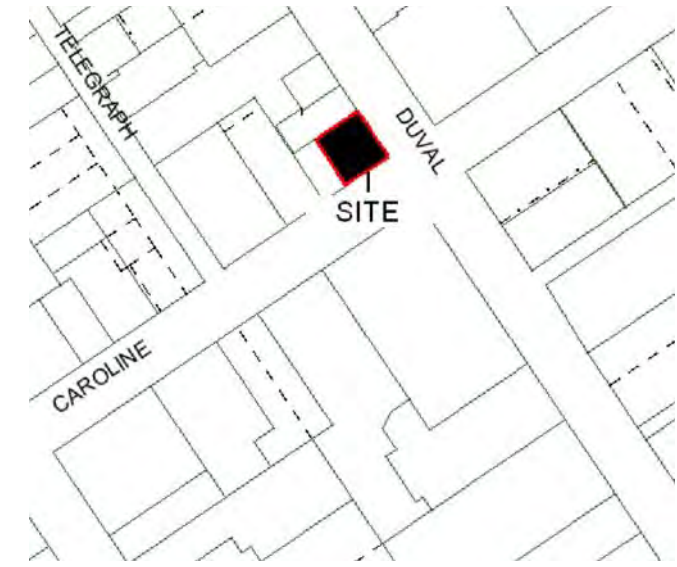
1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2007 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2007 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

**LEGEND**

SYMBOLS		MATERIAL INDICATIONS		ABBREVIATIONS	
	ELEVATION MARK		CONCRETE	&	AND
	WALL TYPE SYMBOL		COMPACTED EARTH FILL	@	AT
	WINDOW TYPE SYMBOL		STUCCO OR GYPSUM WALL BOARD	APPROX.	APPROXIMATE(LY)
	DOOR NUMBER SYMBOL		CONCRETE MASONRY UNIT	FT.	FOOT/FEET
	GARAGE ROOM NAME AND ROOM NUMBER		BRICK	IN.	INCH
	DETAIL OR SECTION AREA		BATT INSULATION	MAX.	MAXIMUM
	DETAIL OR SECTION NUMBER		RIDGE INSULATION	MIN.	MINIMUM
	SHEET# WHERE DETAIL IS SHOWN		SAND	#	NUMBER
	SECTION		GRAVEL	O.C.	ON CENTER
	SHEET# WHERE DETAIL IS SHOWN		CONTINUOUS WOOD FRAMING	LB.	POUND
	SHEET# WHERE DETAIL IS TAKEN		WOOD BLOCKING	PSI	POUND PER SQUARE INCH
			PLYWOOD	P.T.	PRESSURE TREATED
			FINISH WOOD	SF.	SQUARE FOOT/FEET
				T & G	TONGUE AND GROOVE
				WWM	WELDED WIRE MESH

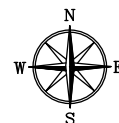
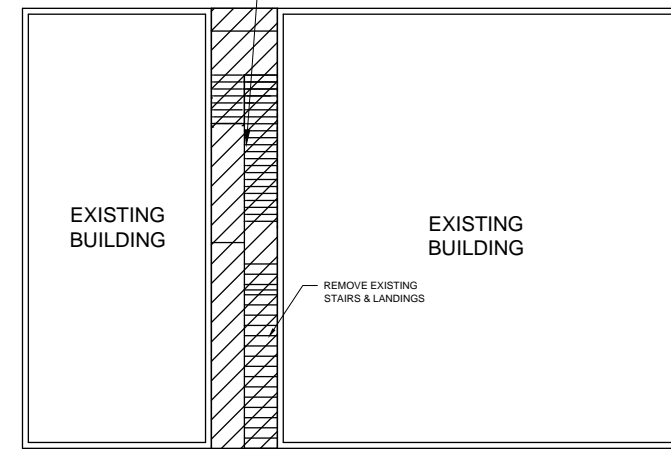
# BULL & WHISTLE

## 224 DUVAL STREET KEY WEST, FLORIDA



LOCATION MAP

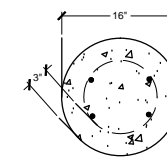
**AREA OF WORK**  
 REPLACE EXISTING STAIRS & LANDINGS WITH NEW



CAROLINE

SITE PLAN

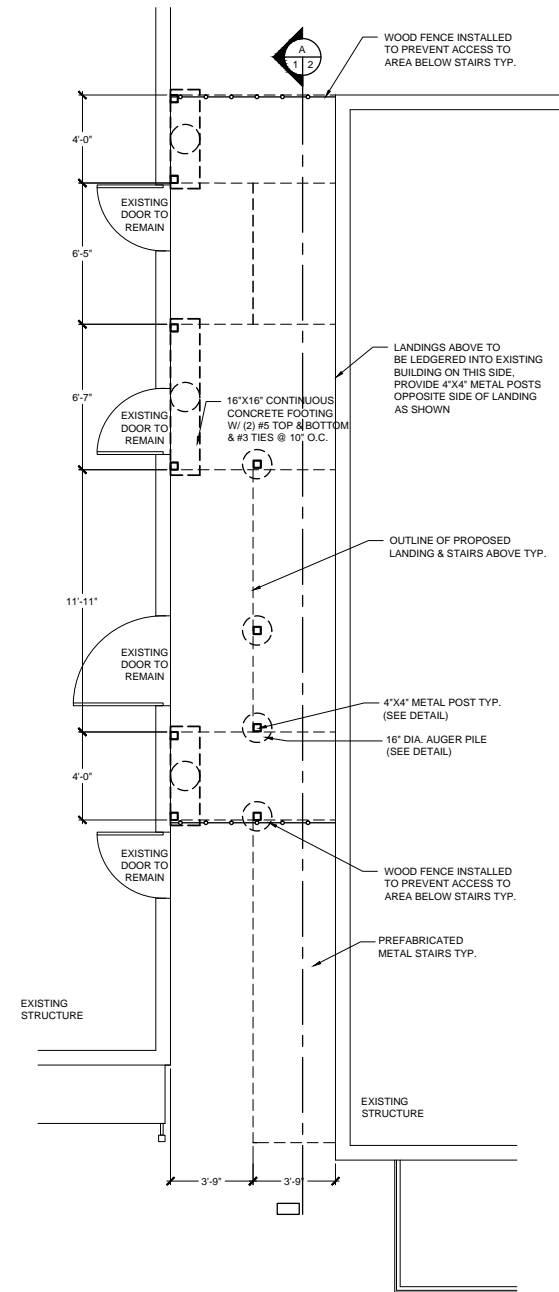
SCALE: 1"=10'-0"



16" DIA CONCRETE AUGER PILE  
 W/ 4 NO 5 VERTICAL BARS,  
 NO 3 TIES @ 10" O.C.  
 3' INTO CAP ROCK (MIN)  
 PLACING 4,000 PSI CONCRETE

AUGER PILE DETAIL

SCALE: 1"=1'-0"



FOUNDATION PLAN

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

**BULL & WHISTLE**  
 224 DUVAL STREET  
 KEY WEST, FLORIDA

REVISIONS

JOB:  
 START DATE: 01-20-11  
 ISSUE DATE: 03-02-11

DRAWN: DWK

**T-1**

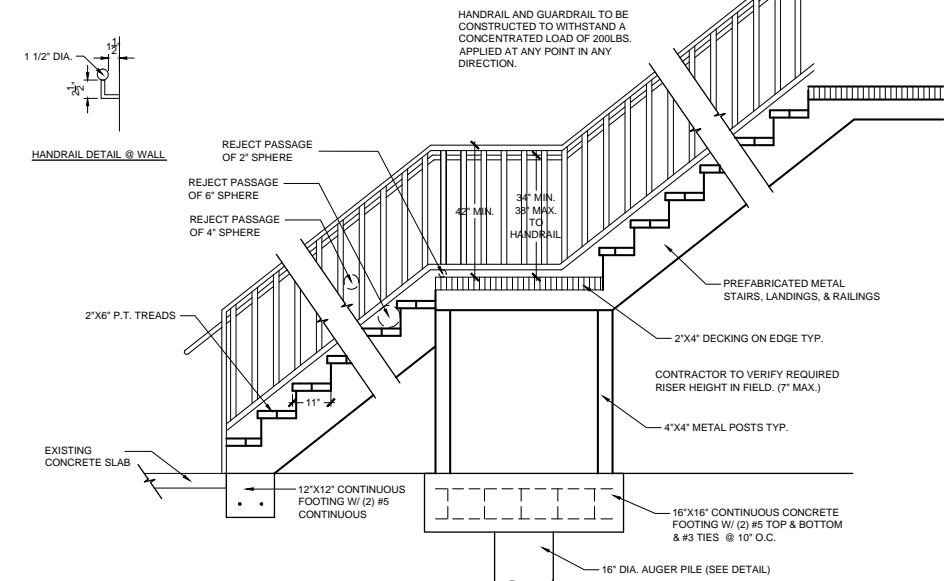
**SeaTech Inc.**  
 830 CRANE BOULEVARD  
 SUGARLOAF KEY, FLORIDA  
 (305) 294-9993  
 C.A. #28984

PAUL R. SEMMES  
 P.E.#44137 DATE:



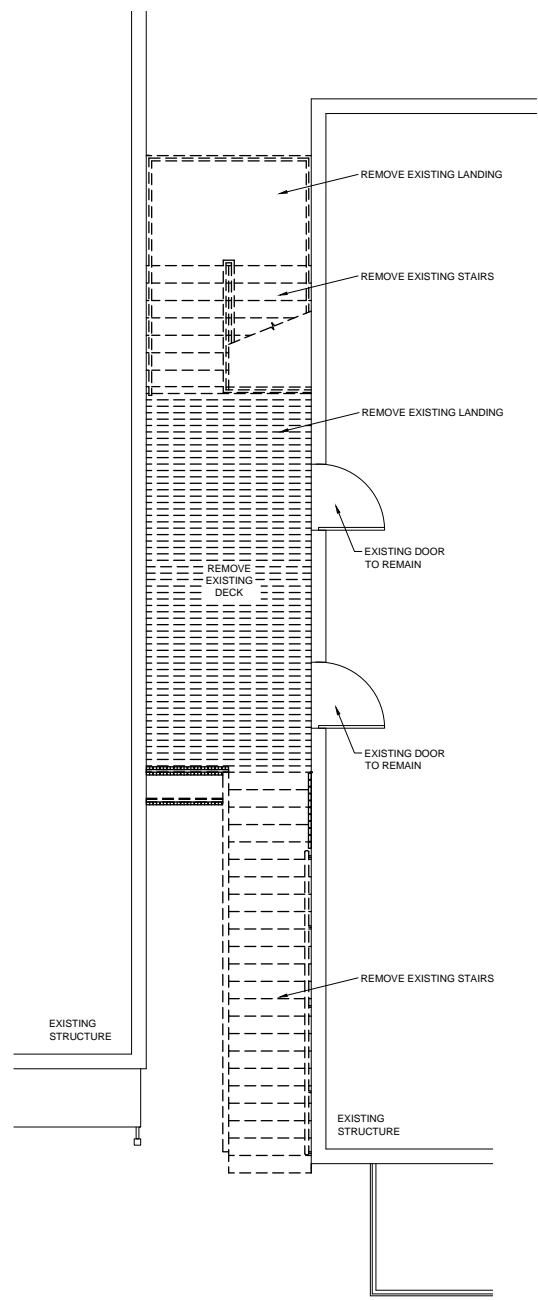
REVISIONS

JOB:  
 START DATE: 01-20-11  
 ISSUE DATE: 03-02-11  
 DRAWN: DWK

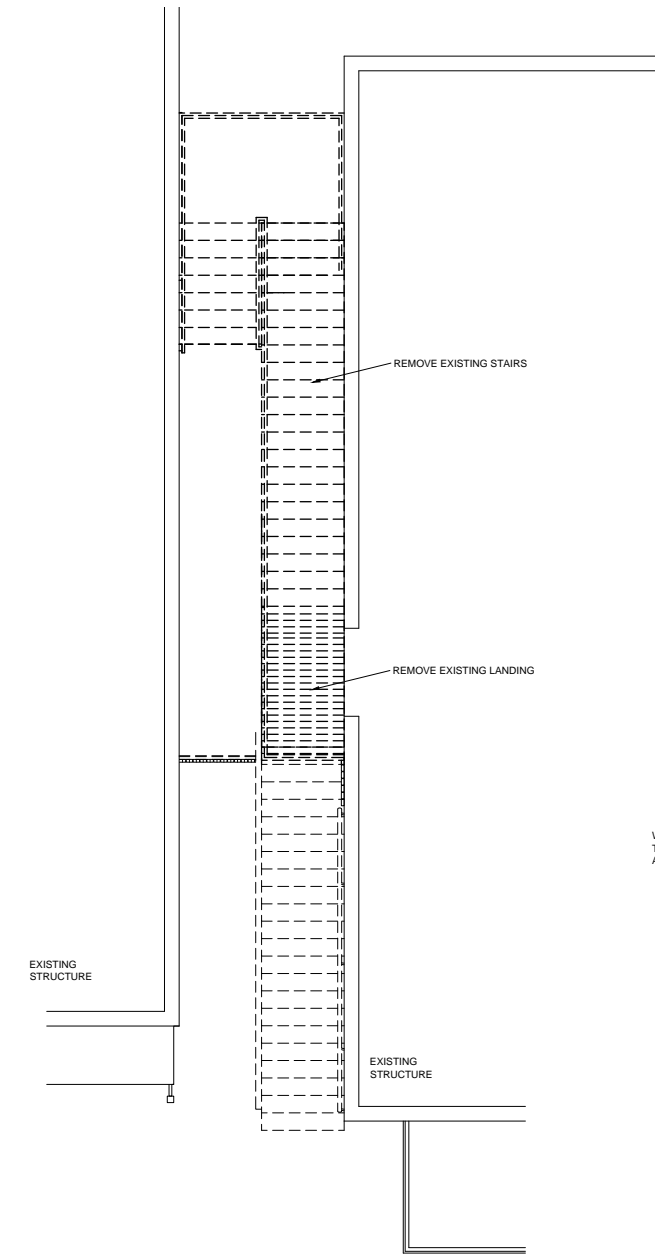


NOTE: ALL PREFABRICATED METAL COMPONENTS TO BE POWDER COATED BLACK

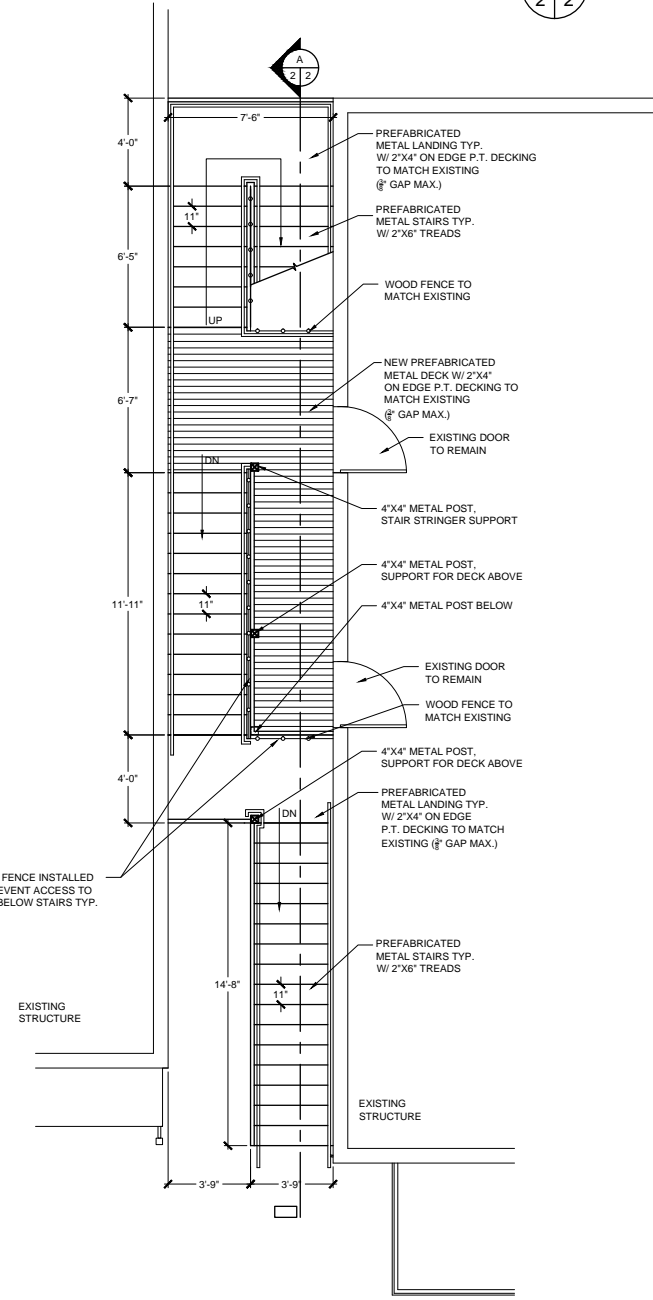
**STAIR SECTION**  
 SCALE: 1/2"=1'-0"



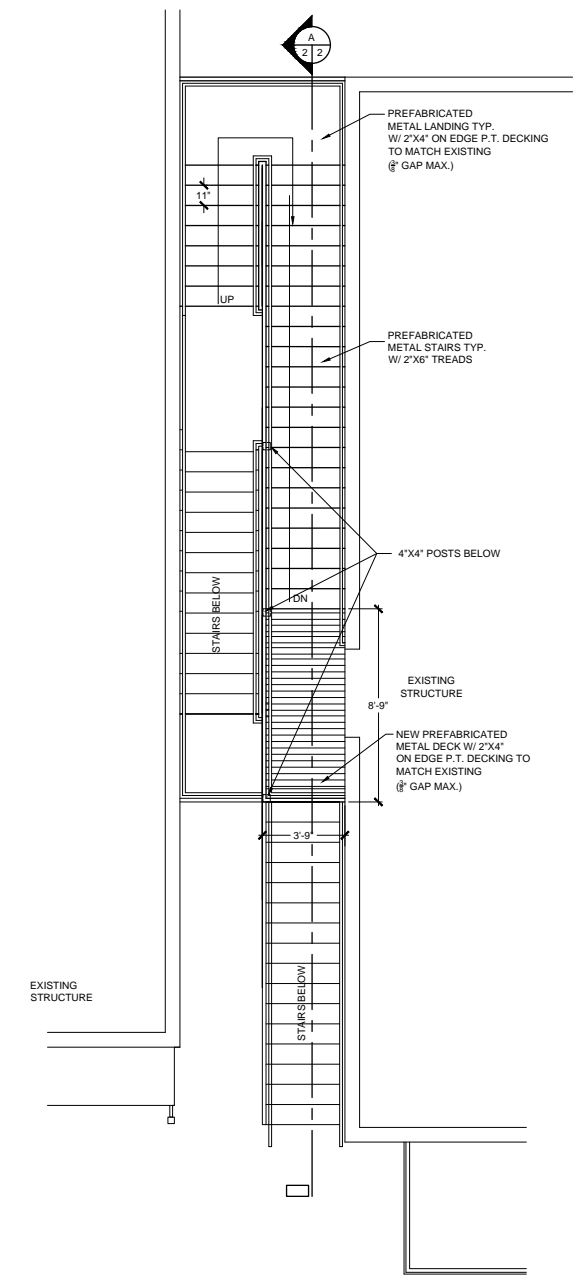
EXISTING STAIR PLAN - SECOND FLOOR  
 SCALE: 1/4"=1'-0"



EXISTING STAIR PLAN - THIRD FLOOR  
 SCALE: 1/4"=1'-0"



PROPOSED STAIR PLAN - SECOND FLOOR  
 SCALE: 1/4"=1'-0"

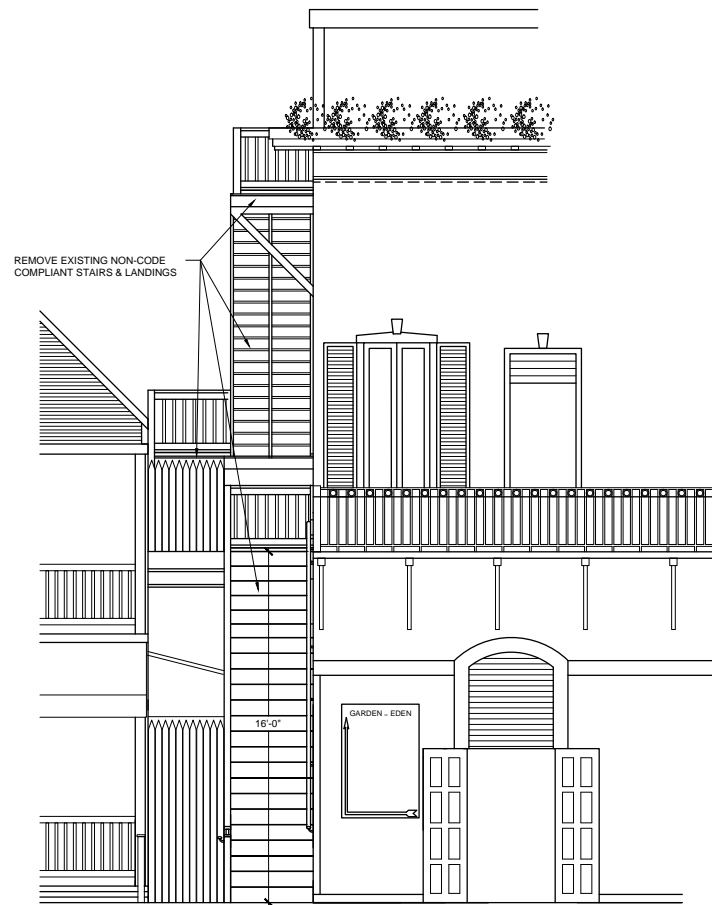


PROPOSED STAIR PLAN - THIRD FLOOR  
 SCALE: 1/4"=1'-0"

**BULL & WHISTLE**  
 224 DUVAL STREET  
 KEY WEST, FLORIDA

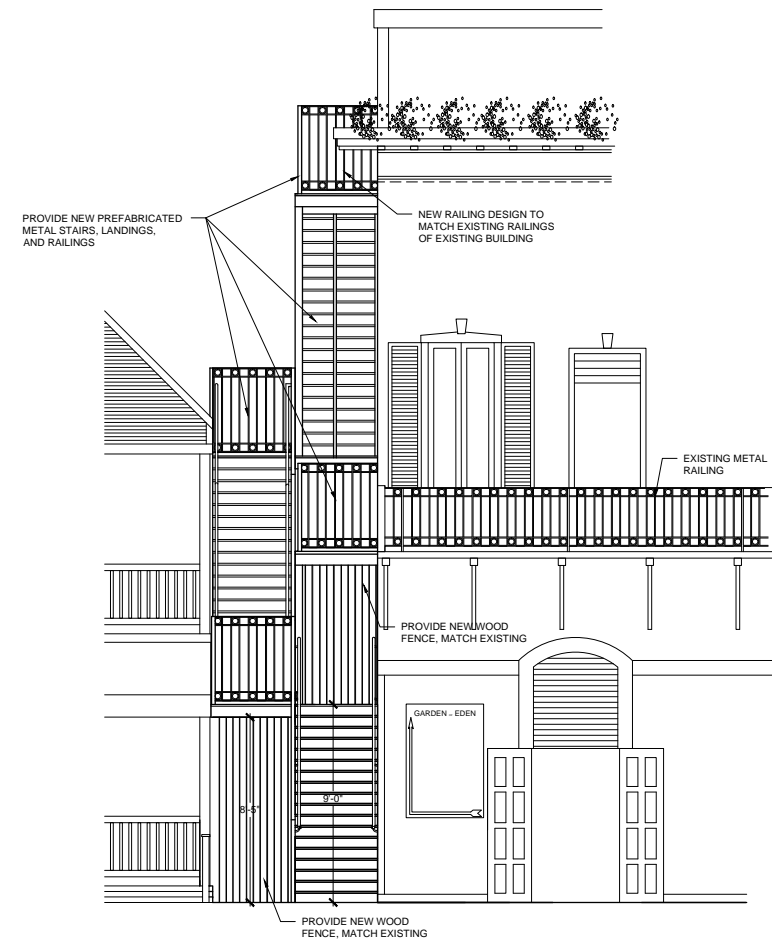
REVISIONS

JOB:  
 START DATE: 01-20-11  
 ISSUE DATE: 03-02-11  
 DRAWN: DWK



**EXISTING STREET ELEVATION**

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



**PROPOSED STREET ELEVATION**

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





# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., June 28, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REMOVE EXISTING WOOD STAIRCASE AND REPLACE WITH METAL. LANDING AND TREADS WILL BE COVERED WITH WOOD  
#224 DUVAL STREET #427 CAROLINE STREET  
Applicant Wade Ferrel- Application # H11-01-738**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .



# **Property Appraiser Information**

**Ervin A. Higgs, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501

---

## Property Record View

Alternate Key: 1001406 Parcel ID: 00001380-000000

### Ownership Details

**Mailing Address:**  
FERREL WADE  
PO BOX 4623  
KEY WEST, FL 33041

### Property Details

**PC Code:** 33 - NIGHTCLUBS, LOUNGES, BARS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 224 DUVAL ST KEY WEST  
**Legal Description:** KW PT LOT 1 SQR 15 XX-160 C OF F 406 ORYY-279 OR427-598/99 OR730-444R/S OR983-1237D/C OR983-1018

**Parcel Map**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	46	2,300.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 1





7 FLA 1 1999 170

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	NIGHT CLUBS, BARS C	100	N	N
	517	NIGHT CLUBS, BARS C	100	N	Y
	519	NIGHT CLUBS, BARS C	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
168	REIN CONCRETE	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	164 SF	0	0	1991	1992	1	40

**Appraiser Notes**

TPP8513089 BULL & WHISTLE BAR

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	B94-2784	01/22/2008	07/01/1996	6,500 Commercial	ROOF DECK/STAIRWAYS
2	B95-1915	06/01/1995	07/01/1996	4,000 Commercial	RMVE/REPL DECK RAILS
3	96-0978	02/01/1996	08/01/1996	1,500 Commercial	ELECTRICAL
4	96-2742	06/01/1996	08/01/1996	5,000 Commercial	RENOVATIONS
5	96-3544	08/01/1996	11/01/1996	600 Commercial	ELECTRICAL
6	96-4262	10/01/1996	12/01/1996	2,500 Commercial	RENOVATIONS
7	96-4356	11/01/1996	10/01/1997	600 Commercial	ELECTRICAL
8	97-3859	12/03/1997	01/01/1999	2,600 Commercial	CANVAS AWNING OVER BAR
9	98-1567	05/20/1998	01/01/1999	500 Commercial	INSTALL 2 NEW FIXS
10	00-4002	12/01/2000	11/16/2001	12,600 Commercial	INSTALL HURRICANE SHUTTER
11	01-2089	05/25/2001	11/16/2001	600 Commercial	ELECTRICAL
12	01-3567	11/20/2001	12/31/2001	14,500 Commercial	TILE OVER CONCRETE FLOOR
13	04-0413	02/24/2004	10/04/2004	2,400 Commercial	AWNING
14	04-0696	03/10/2004	10/04/2004	2,200 Commercial	INSTALL NEW AWNING
15	04-1097	04/08/2004	10/04/2004	1,800 Commercial	HANDICAP RAMP
16	04-2376	07/19/2004	10/04/2004	2,400 Commercial	PARAPET CAP
17	08-0150	01/22/2008	02/01/2008	1,000 Commercial	REPLACE EXISTING SERVICE WIRE & REPLACE METER CAN JAWS



18 08-0132 01/23/2008 02/01/2008 1,500 Commercial RETILE EXISTING RESTROOM FLOOR

### 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
2010	720,970	609	955,077	1,676,656	1,653,752	0	1,676,656
2009	756,574	642	1,222,995	1,980,211	1,503,411	0	1,980,211
2008	756,574	664	609,500	1,366,738	1,366,738	0	1,366,738
2007	512,809	697	609,500	1,835,823	1,835,823	0	1,835,823
2006	524,875	720	230,000	1,835,823	1,835,823	0	1,835,823
2005	524,875	753	218,500	1,335,823	1,335,823	0	1,335,823
2004	492,345	775	218,500	1,335,823	1,335,823	0	1,335,823
2003	492,345	808	165,600	1,335,823	1,335,823	0	1,335,823
2002	492,345	830	165,600	1,335,823	1,335,823	0	1,335,823
2001	526,231	863	165,600	1,024,865	1,024,865	0	1,024,865
2000	526,231	328	142,600	998,401	998,401	0	998,401
1999	492,345	340	142,600	998,401	998,401	0	998,401
1998	318,986	349	142,600	628,037	628,037	0	628,037
1997	318,986	361	138,000	628,037	628,037	0	628,037
1996	219,907	369	138,000	602,628	602,628	0	602,628
1995	219,907	381	138,000	602,628	602,628	0	602,628
1994	206,174	390	138,000	570,911	570,911	0	570,911
1993	208,256	402	138,000	443,783	443,783	0	443,783
1992	208,018	0	138,000	443,783	443,783	0	443,783
1991	208,018	0	138,000	443,783	443,783	0	443,783
1990	208,018	0	101,775	443,783	443,783	0	443,783
1989	208,018	0	101,200	533,289	533,289	0	533,289
1988	141,152	0	87,975	456,064	456,064	0	456,064
1987	116,103	0	55,200	445,632	445,632	0	445,632
1986	116,595	0	55,200	443,750	443,750	0	443,750
1985	113,822	0	26,220	556,838	556,838	0	556,838
1984	112,742	0	26,220	169,948	169,948	0	169,948
1983	112,742	0	18,929	142,629	142,629	0	142,629
1982	107,972	0	18,929	126,901	126,901	0	126,901

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
-----------	----------------------------	-------	------------	---------------



8/1/1986	983 / 1018	450,000	WD	Q
2/1/1969	730 / 444	13,500	00	Q

This page has been visited 22,713 times.

Monroe County Property Appraiser  
Ervin A. Higgs, CFA  
P.O. Box 1176  
Key West, FL 33041-1176

**Ervin A. Higgs, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501

---

## Property Record View

Alternate Key: 1001368 Parcel ID: 00001340-000000

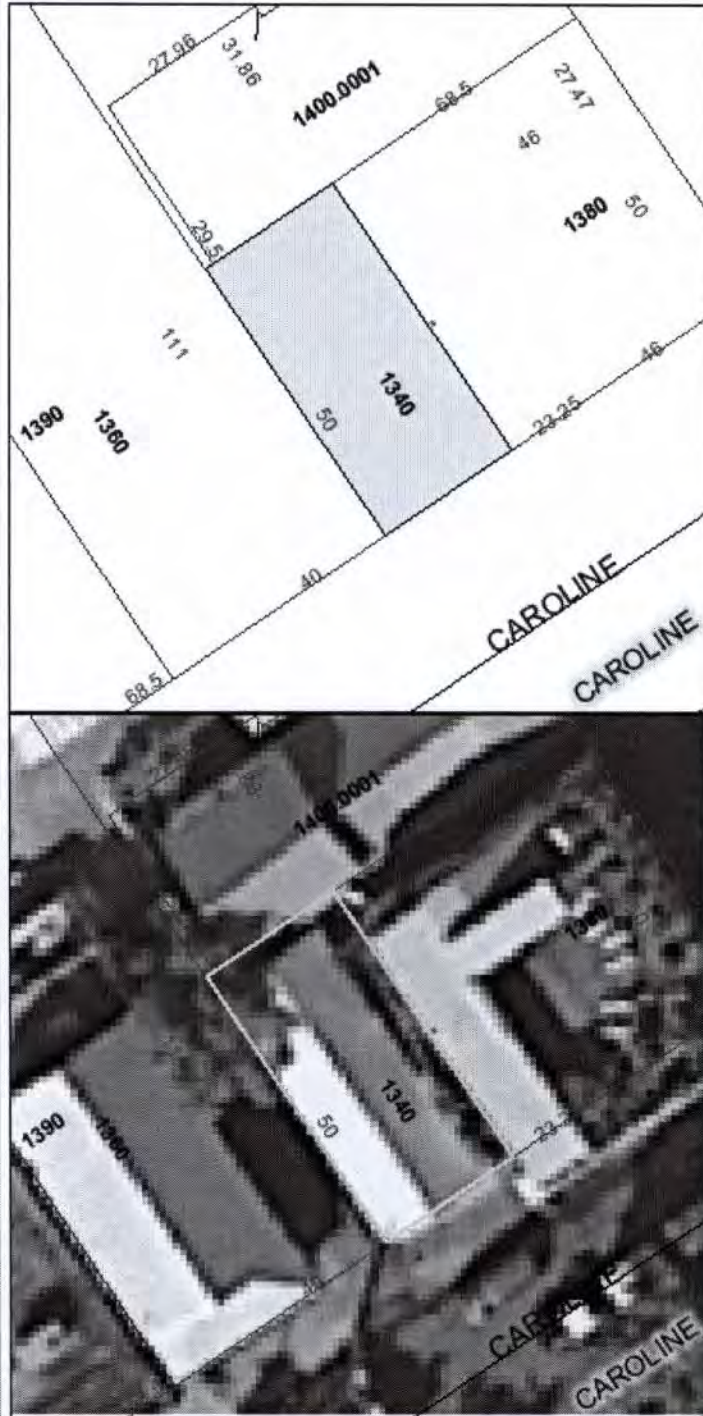
### Ownership Details

**Mailing Address:**  
FERREL WADE  
PO BOX 4623  
KEY WEST, FL 33041

### Property Details

**PC Code:** 33 - NIGHTCLUBS, LOUNGES, BARS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 427 CAROLINE ST KEY WEST  
**Legal Description:** KW PT LOT 1 SQR 15 E1-320 OR672-429/E OR935-98L/E OR1116-704/05WILL(JB) CASE#89-553-CP-10 OR1233-1236/37(CMS)

**Parcel Map**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	1,163.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 1



Total Living Area: 1476  
 Year Built: 1928

### Building 1 Details

Building Type  
 Effective Age 11  
 Year Built 1928  
 Functional Obs 0

Condition A  
 Perimeter 236  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 13  
 Grnd Floor Area 1,476

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 1  
 3 Fix Bath 2  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 3

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992					738
2	OPF		1	1992					90
3	FLA		1	1992					738
4	OUF		1	1992					90

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	503	1 STY STORE-A	100	N	N
	504	OPF	100	N	N
	505	WAREHOUSE/MARINA A	50	N	N
	506	OFF BLDG 1 STY-A	50	N	N
	507	OUF	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
165	AB AVE WOOD SIDING	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	230 SF	0	0	1991	1992	2	40
2	FN2:FENCES	30 SF	0	0	1991	1992	2	30
3	AC2:WALL AIR COND	2 UT	0	0	1991	1992	2	20

**Appraiser Notes**

PROPERTY IS CURRENTLY BEING USED IN CONJUNCTION WITH THE BULL & WHISTLE BAR \*\*RE 138\*\*

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	B95-2180	07/01/1995	11/01/1995	1,075	Commercial	90 SF AWNINGS
2	06-4066	07/07/2006	09/28/2006	4,000	Commercial	REPLACE SIDING WITH PINE
3	07-1227	03/13/2007	06/01/2007	8,400	Commercial	REPLACE CONCH SHNIGLES WITH 12 SQS

**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
2010	168,935	2,087	224,245	395,267	395,267	0	395,267
2009	174,761	2,179	236,450	413,390	370,288	0	413,390
2008	174,761	2,243	159,622	336,626	336,626	0	336,626
2007	128,796	2,337	308,195	439,328	439,328	0	439,328
2006	128,796	2,400	98,855	375,051	375,051	0	375,051
2005	118,996	2,493	69,780	191,269	191,269	0	191,269
2004	118,986	2,556	69,780	191,322	191,322	0	191,322
2003	118,986	2,699	46,520	168,205	168,205	0	168,205



2002	118,986	2,813	46,520	168,319	168,319	0	168,319
2001	118,986	2,956	46,520	168,462	168,462	0	168,462
2000	118,986	1,364	44,194	164,544	164,544	0	164,544
1999	128,781	1,444	44,194	174,419	174,419	0	174,419
1998	85,854	1,513	44,194	131,561	131,561	0	131,561
1997	85,854	1,592	41,868	129,314	129,314	0	129,314
1996	78,049	1,662	41,868	121,579	121,579	0	121,579
1995	78,049	1,741	41,868	121,658	121,658	0	121,658
1994	78,049	1,810	41,868	121,727	121,727	0	121,727
1993	65,056	1,890	41,868	108,814	108,814	0	108,814
1992	35,009	0	25,586	60,595	60,595	0	60,595
1991	35,009	0	25,586	60,595	60,595	0	60,595
1990	30,999	0	22,679	53,678	53,678	0	53,678
1989	28,181	0	22,097	50,278	50,278	0	50,278
1988	22,016	0	18,608	40,624	40,624	0	40,624
1987	21,752	0	17,445	39,197	39,197	0	39,197
1986	21,875	0	17,445	39,320	39,320	0	39,320
1985	21,214	0	10,467	31,681	31,681	0	31,681
1984	19,752	0	10,467	30,219	30,219	0	30,219
1983	19,752	0	5,497	25,249	25,249	0	25,249
1982	20,159	0	5,302	25,461	25,461	0	25,461

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/1/1992	1233 / 1236	300,000	WD *****	U ....

This page has been visited 22,726 times.

Monroe County Property Appraiser  
Ervin A. Higgs, CFA  
P.O. Box 1176  
Key West, FL 33041-1176