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## Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: August 23, 2023

Applicant: David Cera, Architect

Application Number: H2023-0025

Address: 430 Duval Street

### **Description of Work:**

Window replacement on the historic seven story tower of La Concha Hotel, excluding second floor windows facing Duval Street. Removal of awnings and frames at façade of building. New signage at top of wall facing Duval Street.

### **Site Facts:**

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

The Hotel still have many of its historical windows and some of them are in disrepair. Pertaining awnings over the windows there are some early historical photos and postcards depicting the hotel with awnings until the 1930's.



*La Concha Hotel postcard circa 1930. Monroe County Library.*



*La Concha Hotel circa 1930. Monroe County Library.*

In the 1940's the awnings were removed from the windows.



*La Concha Hotel circa 1940. Monroe County Library.*



*La Concha Hotel in 1961. Monroe County Library.*



For many decades the hotel had no awnings over the windows. Our research found a 1988 photograph as the earliest evidence of awnings overing the windows since their removal in the 1930's.



*La Concha Hotel on October 7, 1987. Monroe County Library.*





*La Concha Hotel in 2011. Monroe County Library.*

Currently the hotel has a non-illuminated sign at the top of the wall facing Duval Street. On July 25, 2023, the Commission approved the installation of several signs. During the meeting a large wall sign was withdrawn from the application.



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

## **Guidelines and Standards Cited on Review:**

- National Park Service “Replacement Windows that meet the Standards” document.
- US Secretary of the Interior’s Standards (pages 16-23), specifically standards 1, and 6.
- Windows (pages 29a-1), specifically all paragraphs of pages 29a-d, and guideline 3.
- Awnings (pages 31-32), specifically guideline 9.
- Commercial Storefronts and Signage (page 46), specifically guideline 3.
- Guidelines for business advertising, signage, signage lighting and light fixtures for commercial buildings (pages 49- 50vv), specifically guidelines for Preservation of Pedestrian oriented quality of the commercial corridors (page 50-f 4-a.3.a and b), halo effect signs (pages 50-y-z) specifically 5-j.1(c) and 5-j.2, and wall signs (page 50ff) all guidelines.



*Postcard from late 1930's.*

## **Staff Analysis:**

A Certificate of Appropriateness under review proposes several changes for la Concha Hotel, replacement of windows at the historic tower, removal of non-historic awnings over windows and new proposed signs for the upper portion of the wall facing Duval Street. Many existing windows on the tower are the original six over six true divided lite units.





*Historic window.*



*Window detail.*



On the east façade, facing Fleming Street, there are some two over two or one over one windows. Due to the state of disrepair of many of the existing windows and code requirements for wind load and energy efficiency the applicant has requested the replacement of all windows. The request is to replace in kind but with aluminum units. Staff has received some samples of muntin profile and glass and is still waiting for more that will be presented at the meeting. The profile of existing munting is triangular and about an inch in depth. Two windows on the second floor facing Duval Street will be kept as wood units as the doors adjacent to them are wood.

The application also includes the removal of existing non-historic awnings that are attached to the window frames. Although there is evidence that the hotel historically had awnings over its windows these were removed for almost 50 years. In the 1980's during a large remodeling of the building the awnings were re-introduced to the building. The awnings were a functional and decorative element to the building.

The applicant also included a new design for the upper portion of the wall facing Duval Street. This time they are proposing a logo and the copy "La Concha". The logo and letters will be made of aluminum reverse channel, powder coated black with a polycarbonate back with 60% white vinyl diffuser. The logo will be 2'-6" height by 2'-2" wide by 3 inches deep and separated from the wall two inches. The letters portion of the sign will be 2'-6" height by 18'-8" wide. Signs will have white LED halo illumination 3000K color temperature.



*Proposed sign.*

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



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

**Consistency with Cited Guidelines:**

The Certificate of Appropriateness includes the removal and replacement of many historic windows due to extreme deterioration, missing parts and code requirements for energy efficiency and wind load pressures. The area of the hotel where the windows will be replaced is the portion of the historic structure built circa 1925. Current guidelines for window replacement on visible elevations for buildings built before 1945 need to match historic windows of the same period of the structure, including material. In this case we have factual evidence that the original windows were wood. Through research staff found a document from National Park Service “Replacement Windows that meet the Standards”, which is used for evaluating projects requiring tax credits. This document states the following:

- *Replacement windows on the primary, street-facing or highly visible elevations of tall buildings above a distinct base must match the historic windows in size, design and all details that can be perceived from ground level. Substitute materials can be considered to the extent that they do not compromise other important visual qualities.*

La Concha is a tall building with a defined and distinctive base which constitutes the first floor. The rest of the floors are setback from the base that creates the tower. It is staff's opinion that although the request to replace wood windows with aluminum windows is contrary to the guidelines the Commission can argue that due to the unique qualities of the building the change of windows material can be considered based on the National Park Service recommendation under the cited document. If this is the case the design, exterior muntin profile and glass must match the historic one as close as possible.

Pertaining the removal of non-historic awnings, it is staff's opinion that when the hotel was originally designed these elements were not architectural character defining features but a means to protect the windows from the elements and sun. Even though the awnings add rhythm, color, and three-dimension to the facades they are not an essential architectural feature of the building. When the State executed a survey in 1982 for the expansion of the Historic District to the National Register of Historic Places, they did the inventory of La Concha Hotel and listed it as contributing and at that point the building did not had awnings.





*La Concha Hotel in 1982. Photograph from the National Register of Historic Places. Notice on the right-side BO's Fish wagon.*

Staff finds the new proposed signs for the top of the wall facing Duval Street in compliance with cited regulations. The dimensions, halo effect with only one color, and location all meet regulations specific to signage.



# Historic Preservation Tax Incentives

## Replacement Windows that Meet the Standards

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The decision-making process for selecting replacement windows divides into two tracks depending on whether historic windows remain in place or no historic windows survive.

### Replacement of Existing Historic Windows

When historic windows exist, they should be repaired when possible. When they are too deteriorated to repair, selection of the replacement windows must be guided by Standard 6. Design, visual qualities, and materials are specific criteria provided by the Standard that are pertinent to evaluating the match of a replacement window. Evaluating the adequacy of the match of the replacement window involves the consideration of multiple issues.

### How accurate does the match need to be?

The more important a window is in defining the historic character of a building the more critical it is to have a close match for its replacement. Location is a key factor in two ways. It is usually a consideration in determining the relative importance of a building's various parts. For example, the street-facing facade is likely to be more important than an obscured rear elevation. The more important the elevation, feature or space of which the window is a part, the more important the window is likely to be, and thus, the more critical that its replacement be a very accurate match. Secondly, the location of the window can affect how much of the window's features and details are visible. This will affect the nature of an acceptable replacement. For example, windows at or near ground level present a different case from windows in the upper stories of a tall building.

Using the hierarchy of a building's features and taking into account the window's visibility, some general guidance can be drawn.

- Replacement windows on primary, street-facing or any highly visible elevations of buildings of three stories or less must match the historic windows in all their details and in material (wood for wood and metal for metal).
- Replacement windows on the primary, street-facing or any highly visible elevations that are part of the base of high-rise buildings must match the historic windows in all their details and in material (wood for wood and metal for metal). The base may vary in the number of stories, but is generally defined by massing or architectural detailing.
- Replacement windows on the primary, street-facing or highly visible elevations of tall buildings above a distinct base must match the historic windows in size, design and all details that can be perceived from ground level. Substitute materials can be considered to the extent that they do not compromise other important visual qualities.
- Replacement windows on secondary elevations that have limited visibility must match the historic windows in size, configuration and general characteristics, though finer details may not need to be duplicated and substitute materials may be considered
- Replacement windows whose interior components are a significant part of the interior historic finishes must have interior profiles and finishes that are compatible with the surrounding historic materials. However, in most cases, the match of the exterior of a

replacement window will take precedence over the interior appearance.

- Replacement windows in buildings or parts of buildings that do not fit into any of the above categories must generally match the historic windows in all their details and in material (wood for wood and metal for metal). Variations in the details and the use of substitute materials can be considered in individual cases where these differences result in only minimal change to the appearance of the window and in no change to the historic character of the overall building.

### How well does the new window need to match the old?

The evaluation of the match of a replacement window depends primarily on its visual qualities. Dimensions, profiles, finish, and placement are all perceived in relative terms. For example, an eighth of an inch variation in the size of an element that measures a few inches across may be imperceptible, yet it could be more noticeable on the appearance of an element that is only half an inch in size. The depth of a muntin or the relative complexity of a brick mold profile are more often made visually apparent through the shadows they create. Thus, while comparable drawings are the typical basis for evaluating a replacement window, a three-dimensional sample or mock-up provides the most definitive test of an effective visual match.

The way a historic window operates is an important factor in its design and appearance. A replacement window, however, need not operate in the same manner as the historic window or need not operate at all as long as the change in operation does not change the form and appearance of the window to the point that it does not match the historic window or otherwise impair the appearance and character of the building.

### Factors to consider in evaluating the match of a replacement window

- **Window unit placement in relation to the wall plane;** the degree to which the window is recessed into the wall. The location of the window affects the three-dimensional appearance of the wall.
- **Window frame size and shape.** For example, with a wood window, this would include the brick mold, blind stop, and sill.
  - The specific profile of the brick mold is usually less critical than its overall complexity and general shape, such as stepped or curved.
  - Typical sight lines reduce the importance of the size and profile of the sill on windows high above ground level, especially when the windows are deeply set in the wall.
  - Though a blind stop is a small element of the overall window assembly, it is a noticeable part of the frame profile and it is an important part of the transition between wall and glass.
  - Steel windows that were installed as a building's walls were constructed have so little of their outer frame exposed that any replacement window will necessitate some addition to this dimension, but it must be minimal.
- **Glass size and divisions.** Muntins reproduced as simulated divided lights – consisting of a three-dimensional exterior grid, between-the-glass spacers, and an interior grid – may provide an adequate match when the dimensions and profile of the exterior grid are equivalent to the historic muntin and the grid is permanently affixed tight to the glass.
- **Sash elements width and depth.** For example with a wood window, this would include the rails, stiles and muntins; with a steel window, this would include the operator frame and muntins.
  - The depth of the sash in a double-hung window, or its thickness, affects the depth of the offset at the meeting rail of a hung window. This depth is perceived through the shadow that it creates.
  - Because of its small size, even slight differences in the dimension of a muntin will have a noticeable effect on the overall character of a window. Shape, as well as depth, is important to the visual effect of a muntin.



- The stiles of double-hung historic windows align vertically and are the same width at the upper and lower sashes. The use of single-hung windows as replacements may alter this relationship with varying effects on the appearance of a window. In particular, when the distinction between the frame and the sash is blurred, details such as lugs may be impossible to accurately reproduce.
  - Meeting rails of historic windows were sometimes too narrow to be structurally sound. Reproducing a structurally-inadequate condition is not required.
  - The operating sash of a steel window is usually wider than the overall muntin grid of the window. In addition, the frame of the operating sash often has slight projections or overlaps that vary from the profile of the surrounding muntins. The shadow lines the muntins create add another important layer to the three-dimensional appearance of the window.
- **Materials and finish.**
    - While it may be theoretically possible to match all the significant characteristics of a historic window in a substitute material, in actuality, finish, profiles, dimensions and details are all affected by a change in material.
    - In addition to the surface characteristics, vinyl-clad or enameled aluminum-clad windows may have joints in the cladding that can make them look very different from a painted wood window.
    - Secondary window elements that do not match the finish or color of the window can also diminish the match. Examples include white vinyl tracks on dark-painted wood windows or wide, black, glazing gaskets on white aluminum windows.
  - **Glass characteristics.**
    - Insulated glass is generally acceptable for new windows as long as it does not compromise other important aspects of the match.
    - The clarity and reflectivity of standard clear window glass are significant characteristics of most windows. Because these characteristics are often diminished for old glass, new glass equivalent to the original should be the basis for evaluating the glazing proposed for new windows. Color should only be a noticeable characteristic of the new glass where it was historically, and any coating added must not perceptibly increase the reflectivity of the glass.
    - Where the glazing is predominantly obscure glass, it may be replaced with clear glass, but some evidence of the historic glazing must be retained, either in parts of windows or in selected window units.

## Replacement Windows Where No Historic Windows Remain

Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building. Although replacement windows may be based on physical or pictorial documentation, if available, recreation of the missing historic windows is not required to meet the Standards. Replacement of missing or non-historic windows must, however, always fill the original window openings and must be compatible with the overall historic character of the building. The general type of window – industrial steel, wood double-hung, etc. – that is appropriate can usually be determined from the proportions of the openings, and the period and historic function of the building. The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period, but need not replicate the missing historic window. In many cases, this may be accomplished using substitute materials. There may be some additional flexibility with regard to the details of windows on secondary elevations that are not highly visible, consistent with the approach outlined for replacing existing historic windows. Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards.

2007

Last updated: September 15, 2022

# APPLICATION

JUL 3 1 2023  
BY: TAK

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <b>HARC 2023-0025</b>	REVISION #	INITIAL & DATE <b>TAK</b>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	430 Duval Street	
NAME ON DEED:	Ashford TRS Five LLC	PHONE NUMBER 972.490.9600
OWNER'S MAILING ADDRESS:	14185 Dallas Pkwy, Ste 1100	EMAIL
	Dallas, TX, 75254	
APPLICANT NAME:	David Cera	PHONE NUMBER 910.209.0758
APPLICANT'S ADDRESS:	14185 Dallas Pkwy, Suite 1400	EMAIL david.cera@premierpm.com
	Dallas, TX, 75254	
APPLICANT'S SIGNATURE:	<i>David Cera</i>	DATE 31 July 2023

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> 1) Window replacement on the 7-story tower, excluding 2nd floor doors and windows facing Duval Street.
2) Removal of awnings and frames at facade of the building.
3) New signage at top of building facing Duval Street.
<b>MAIN BUILDING:</b> See attached sheet for further information.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>

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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**





31 July 2023

Enid Torregrosa, Historic Preservation Planner  
Key West HARC  
Key West, Florida

*La Concha Hotel - Application for August HARC meeting*

### **Windows**

Propose to replace existing windows – wood, along with steel windows at stairwell locations - with aluminum windows to match existing appearance. Due to current building code requirements, wood windows do not meet the requirements of required wind pressure. The replacement of the windows will provide a code-compliant solution for the building.

The following will be maintained at the exterior to resemble to current window configuration:

- depth of window in relation to the exterior wall
- frame width
- pane configurations
- muntin profile
- glass to be clear without tint or reflectivity.

At the second level of Duval Street the existing wood doors, transoms, and sidelights at second floor balcony rooms will remain, along with two windows at each end of the building to maintain current wood materials at this prominent location.

*Items to be submitted:*

- *Glass sample*
- *Building elevations*
- *Window schedule*
- *Photos of existing windows*
- *Detail drawings of windows*
- *Window pressure calculations*

### **Awnings**

Propose to remove the canvas awnings and supporting metal frames from the façade of the building. Historic images show the building both with and without awnings throughout different eras. Due to sun and climate the awnings deteriorate over time and wind forces affect the frames and attachment points at the building. Once removed, the attachment points will be cleaned, filled, and patched and painted to match the existing wall.

*Items to be submitted:*

- *Historic images of building without awnings*

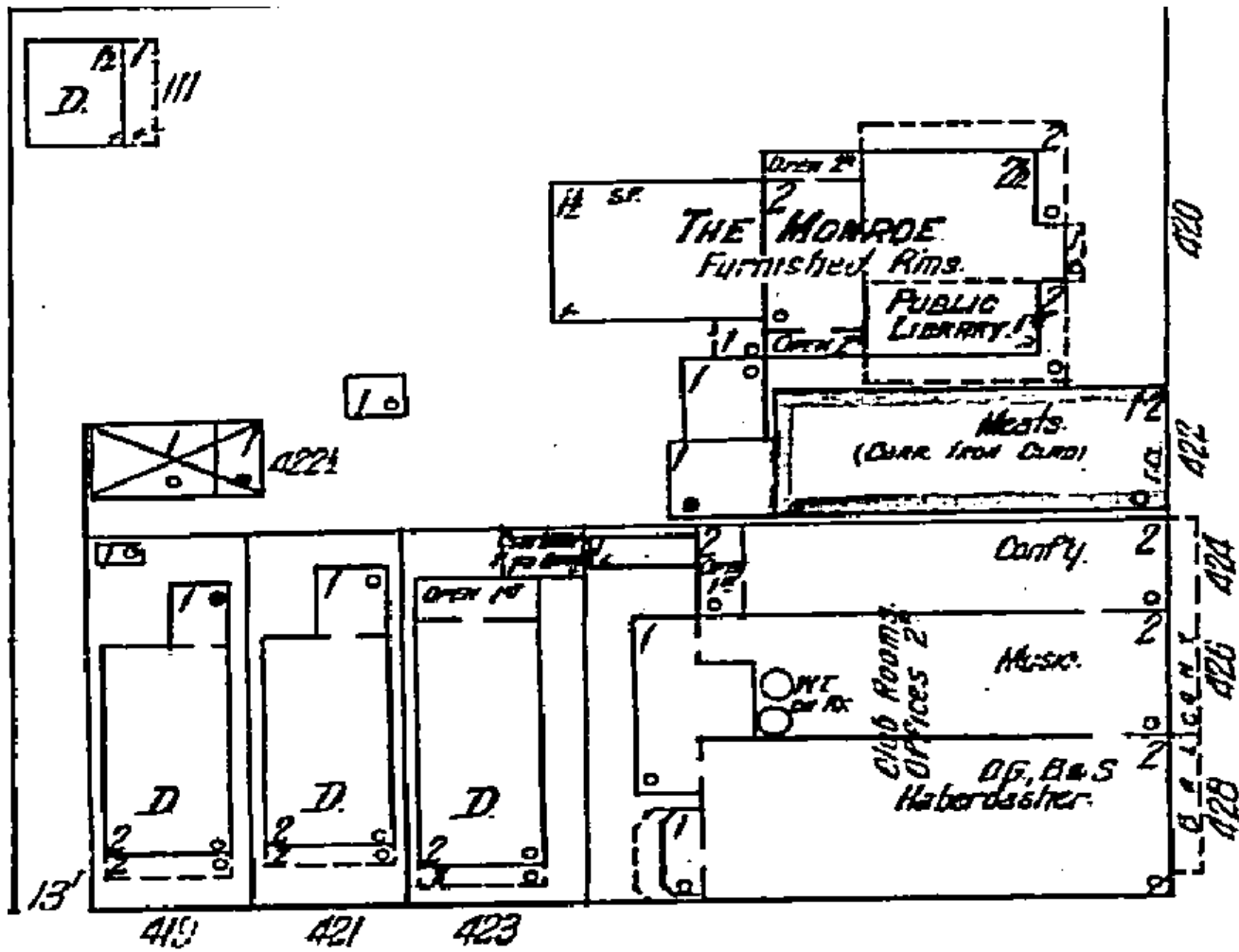
### **Signage**

Propose new signage for the top of the building at Duval Street. The signage consists of a logo stacked over 'La Concha' letters. Logo and lettering to be max 30" tall, black metal, backlit with white lighting to provide a halo appearance.

*Items to be submitted:*

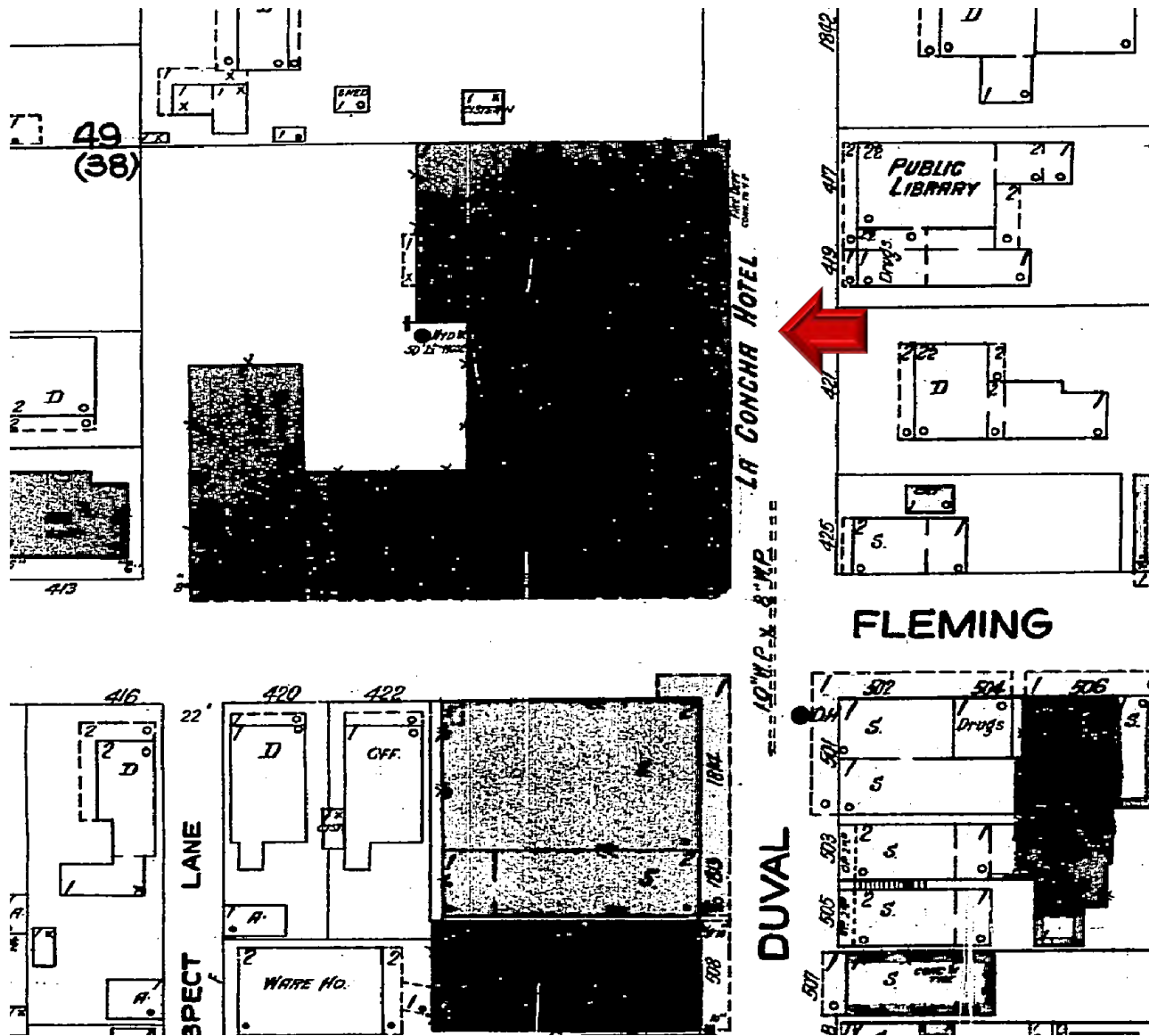
- *Elevation of building showing signage*
- *Enlarged detail of sign with dimensions*

# SANBORN MAPS

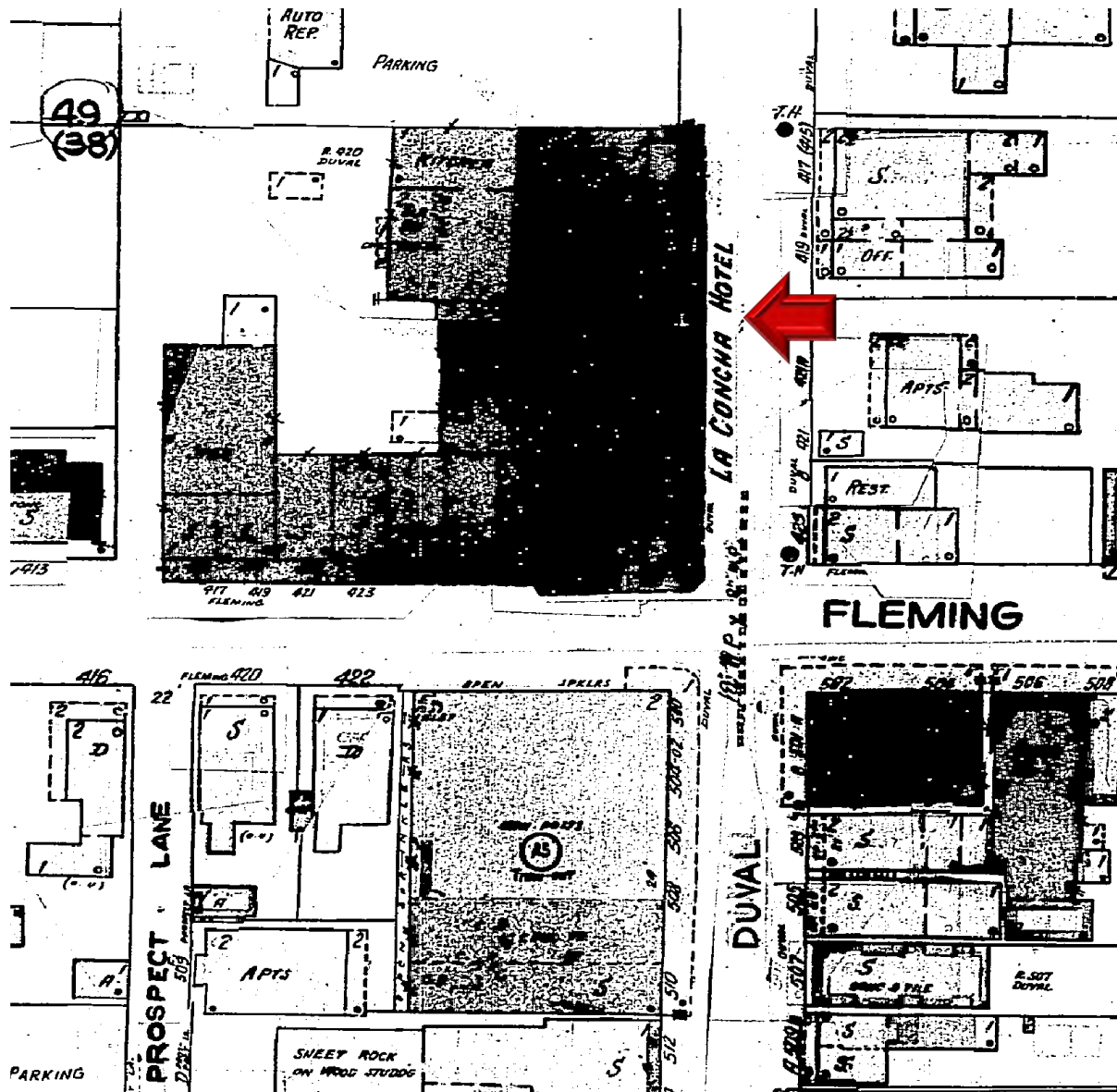


Sanborn map 1912

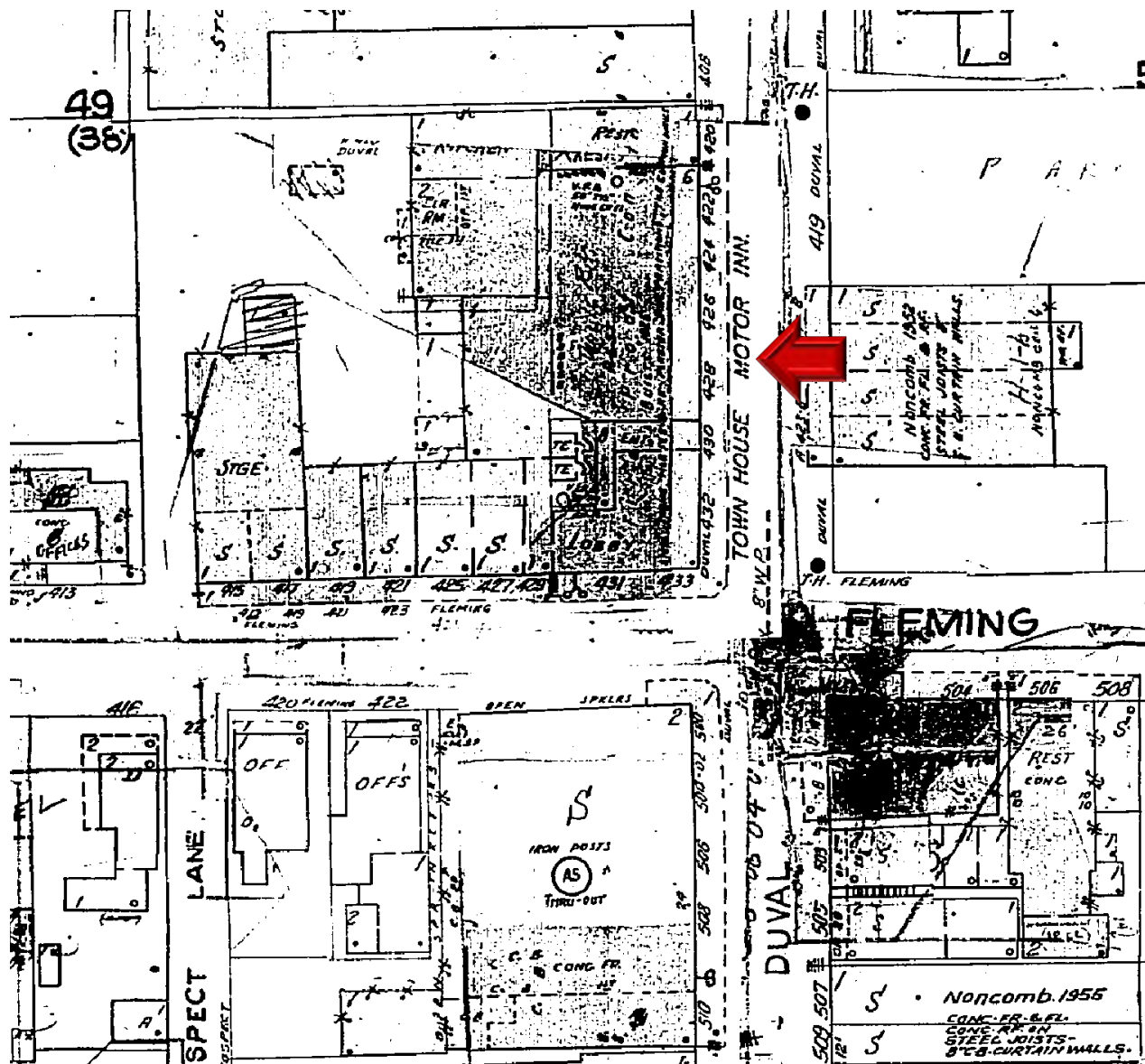




Sanborn map 1926



Sanborn map 1948



Sanborn map 1962



# PROJECT PHOTOS



**Postcard from late 1920's Monroe County Library.**





**La Concha Hotel circa 1940. Monroe County Library.**



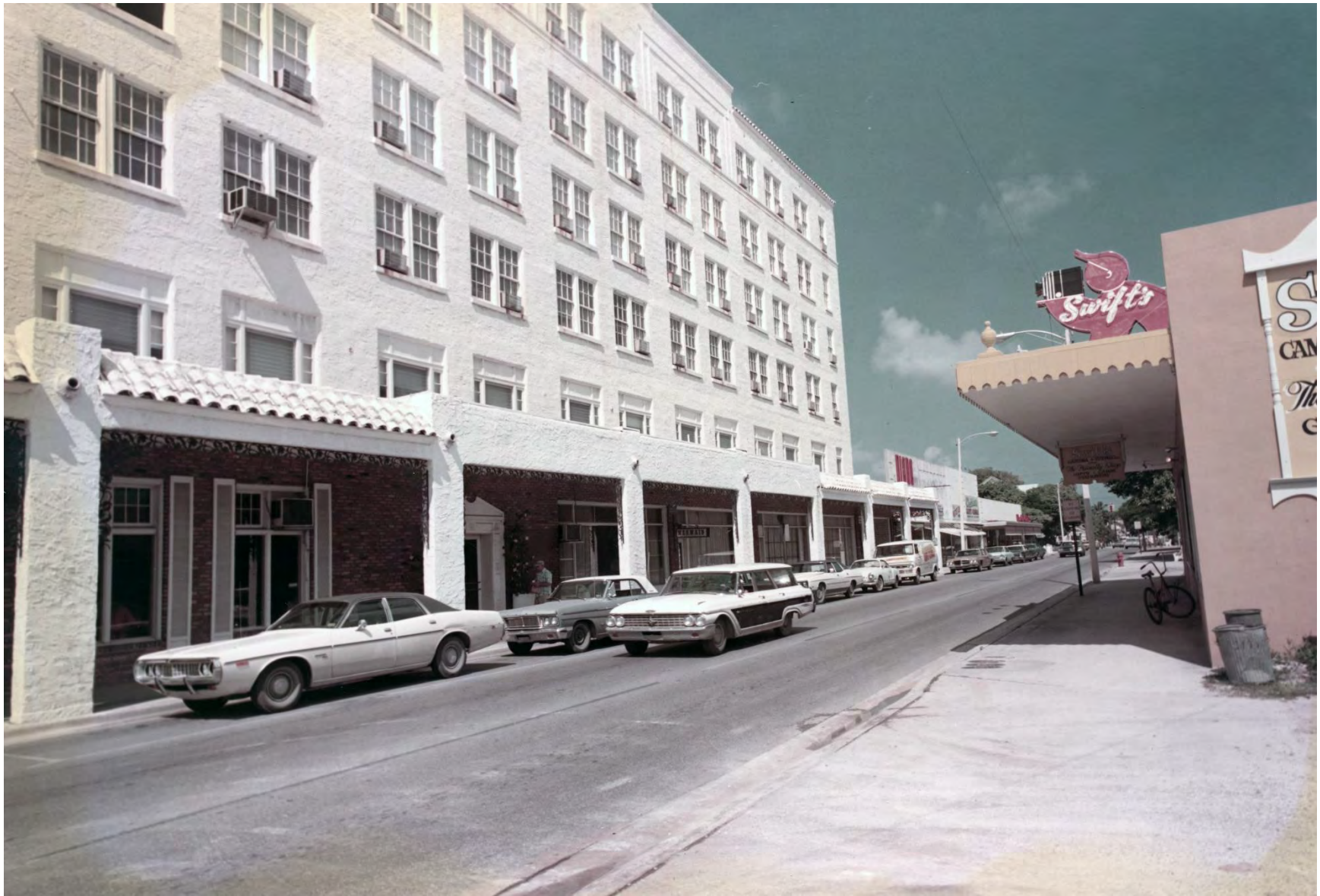
**430 Duval Street in 1962. From archives of Edwin O. Swift III. Monroe County Library.**





**La Concha Hotel circa 1965. Monroe County Library.**





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

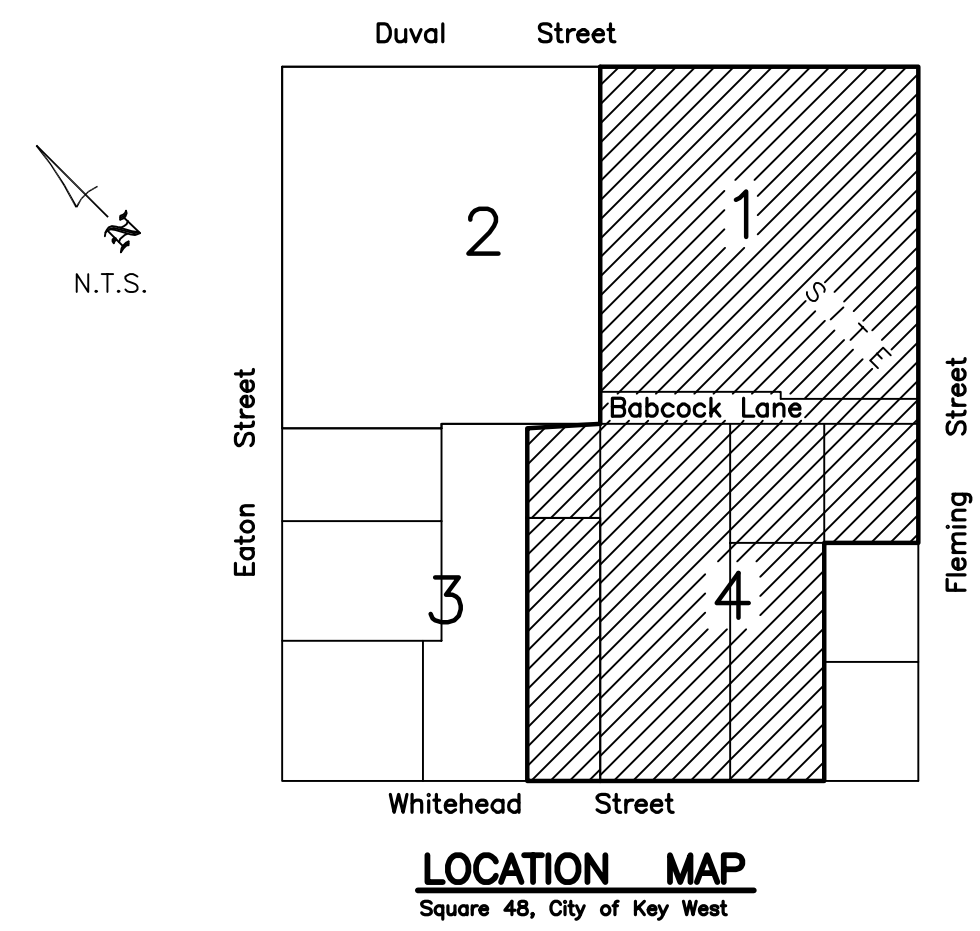




**430 Duval Street in 2011. From archives of Edwin O. Swift III. Monroe County Library.**

# SURVEY





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

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

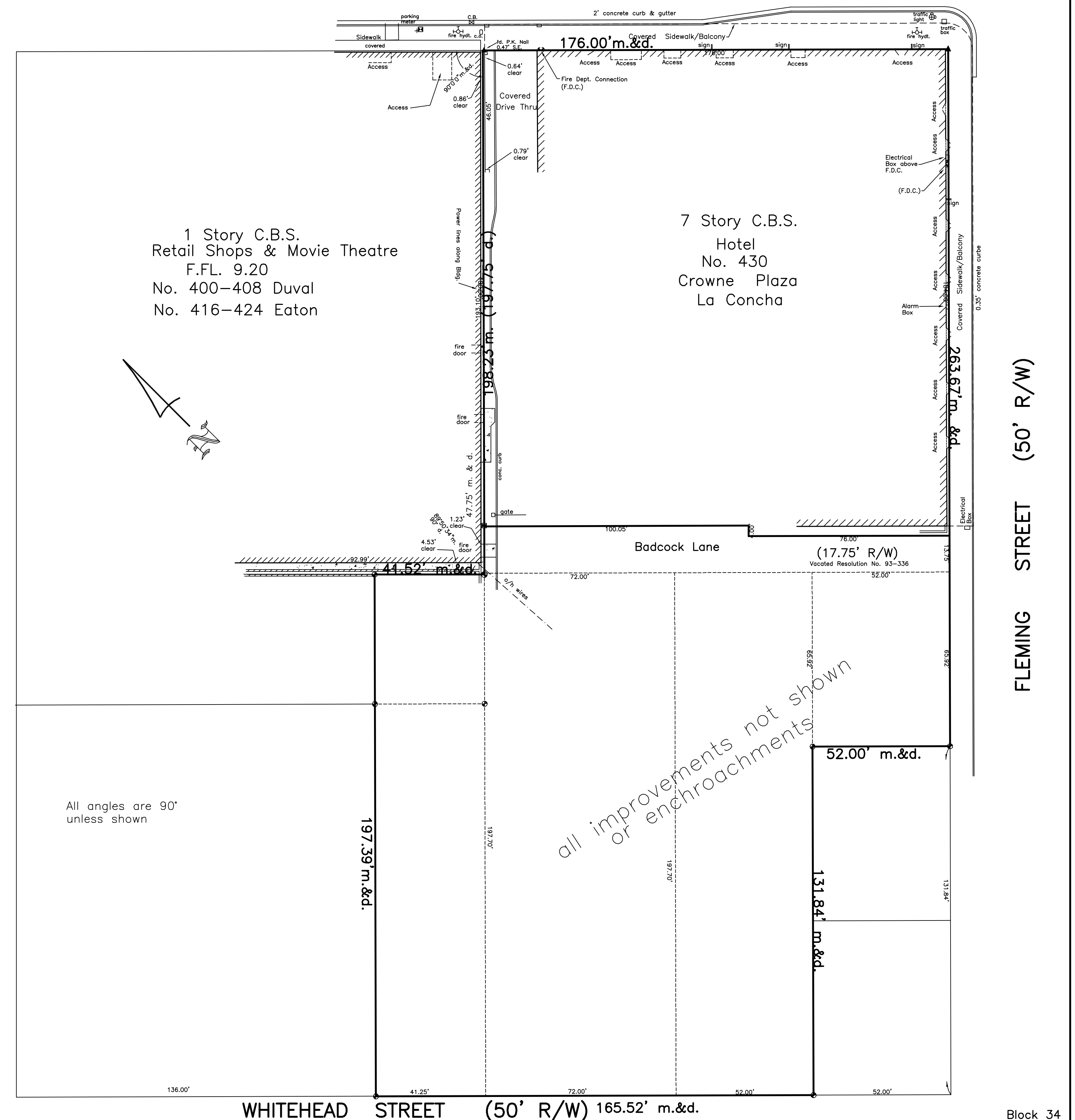
**SURVEYOR'S NOTES:**  
 North arrow based on assumed median  
 Reference Bearing: R/W Duval Street  
 9.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: Basic Elevation: 14.324

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

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

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

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



All angles are 90° unless shown

all improvements not shown or encroachments

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

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

WHITEHEAD STREET (50' R/W) 165.52' m.&d.

Block 34

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

**ISLAND SURVEYING INC.**  
 ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
 Suite 201  
 Key West, Fl. 33040

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

# PROPOSED DESIGN

# WINDOWS DOCUMENTS



PHOTO 1:

Typical double-hung window elevation. 2<sup>nd</sup> floor courtyard.





PHOTO 2:

Typical double-hung window. 2<sup>nd</sup> floor courtyard.

Depth of window from exterior wall.



PHOTO 3:

Typical double-hung window. 2<sup>nd</sup> floor, courtyard elevation.

Width of exposed sash beyond frame.



PHOTO 4:

Typical double-hung window. 2<sup>nd</sup> floor, courtyard elevation.

Width of muntin – includes uneven glazing.



## 6.0 Conclusions

Based on our observations, it is TT opinion that the original and once-operable wood windows should be repaired or replaced since they have exceeded their useful life. The following is a summary of TT conclusions based on the site assessment:

- Windows in the stairwell are steel fire-rated units with wire-reinforced panes of glass and appear sound.
- Wood windows are unsightly due to aged and deteriorated wood framing.
- Most of the windows have water staining from water infiltration through the existing glazers putty.
- None of the windows have gaskets around the upper or lower operable window sashes, allowing air and water infiltration.
- None of the once-operable windows open anymore due to the windows being sealed shut by paint or screws.
- Single pane glazing, especially with individual panes, is energy inefficient and is not safety glass.
- Double glazing was implemented on the two street sides was implemented to provide sound control, resulting in an assembly that can't be cleaned of moisture, dirt, and debris between the panes.
- The four missing windows in room 662 potentially pose a life-safety risk and must be replaced.
- Many of the wood window frames and sash frames show signs of wood rot from water infiltration and termite damage.
- The wood components are about 100 years old, have exceeded their useful life, and have both visible and suspected concealed damage from insects and decay. TT concludes that the wood sashes should be replaced with aluminum double-glazed windows with internal muntins to maintain the historic look.



**APPENDIX A: PHOTOGRAPHS TAKEN BY THORNTON TOMASETTI, INC**



Photo 1: Overall view of the balcony doors on the second floor.



Photo 2: Termite damage at the door sill plate at room 257.



Photo 3: Deterioration caused by water at room 261.



Photo 4: Typical window assembly.



Photo 5: Fractured pane in room 548.



Photo 6: Missing glass pane was replaced with plexiglass.





Photo 7: Interior secondary glass glazing, typical in rooms along Duval Street.



Photo 8: Interior glazing panes appeared to be tempered glass.



Photo 9: Debris accumulation between the primary window and the interior glazing panes.



Photo 10: Deteriorated paint was observed at some locations between the primary and secondary assemblies.



Photo 11: Water staining was observed at most of the windows.



Photo 12: Debris accumulation from termites.





Photo 13: Termite damage to wood frames in room 641.



Photo 14: Typical wood rot in the windows located in the showers (photo taken in room 652).



Photo 15: Window located in the shower of room 652 was missing a frosted privacy pane.



Photo 16: Wood rot from water infiltration in room 662.

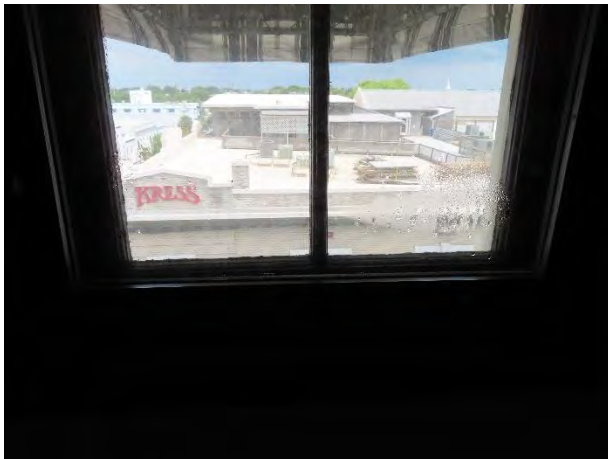


Photo 17: Moisture accumulation between the primary window and the interior glazing.



Photo 18: Primary windows missing in room 662. Secondary windows in place with extensive wood decay.



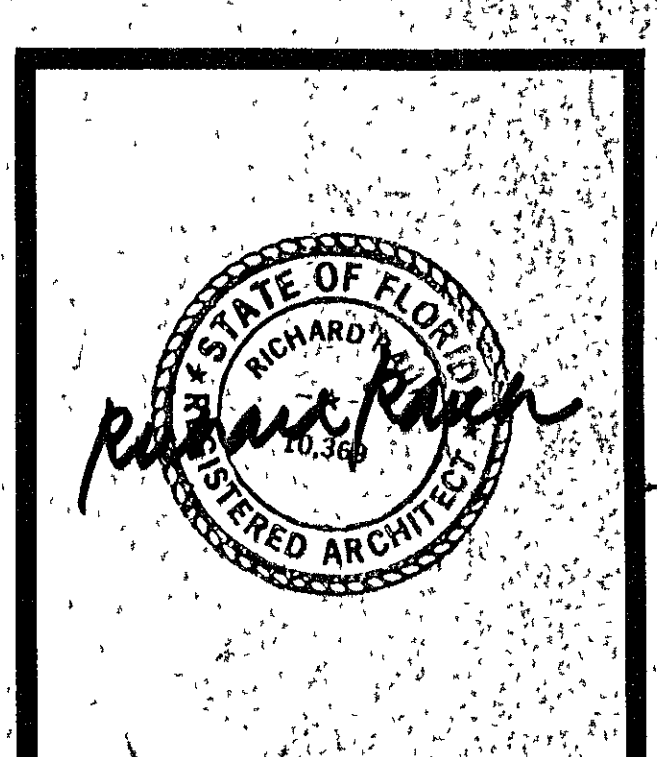
Photo 19: Gaps above the secondary glazing in room 662 at the missing windows allows air and water to enter the building.



Photo 20: Metal framed fire rated windows in the stair shafts.



Richard Rauh & Associates, Inc. has made no investigation to determine if asbestos is present in an existing work. No responsibility has been assumed by Richard Rauh & Associates with regard to asbestos. No warranty or representation either expressed or implied, is made by these plans as to the safety or suitability of removing any hazardous materials, including asbestos. All persons using these plans must proceed at their own risk with regard to asbestos. If any material suspected of being or resembling asbestos/hazardous waste is encountered leave, intrude and undisturbed. Notify owner immediately.



Revisions		
No.	Date	Remarks
5	5-11-86	CLARIFICATION

**COMPONENTS & CLADDING WIND PRESSURES:**  
V<sub>ult</sub> = 180mph  
@ CORNER ZONE  
+85.2 psf  
-130.8 psf  
Pressures are LRFD values based on ASCE 7-16

**INFO FOR REVIEWER:**  
THE NOTED WIND PRESSURES ALSO APPLY TO THE OPPOSITE ELEVATION FROM WHAT IS SHOWN. (I.E. IF NORTH ELEVATION SHOWN, PRESSURES ALSO APPLY TO THE SOUTH ELEVATION, ETC.)



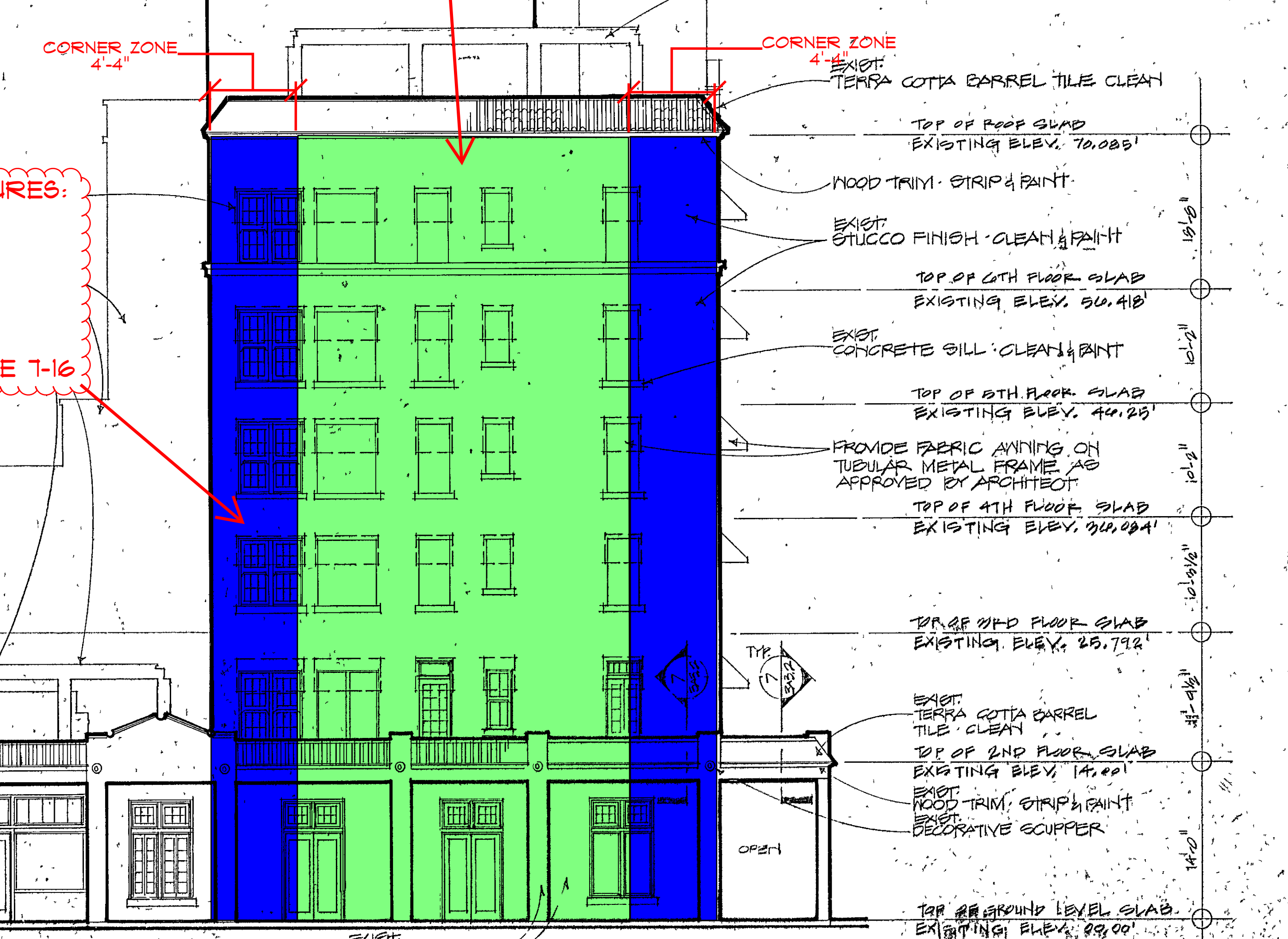
**1 DUVAL STREET ELEVATION**  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**  
1. ALL EXISTING STUCCO TO BE CLEANED, RESTORED, AND PAINTED PER SPECIFICATIONS.  
2. ALL EXISTING TERRA COTTA TO BE CLEANED AND RESTORED PER SPECIFICATIONS.  
3. ALL EXISTING DOUBLE HUNG WOOD WINDOW CASHS AND WINDOW ASSEMBLIES TO BE STRIPPED, RESTORED AND/OR REPAIRED AND REPLACED PER SPECIFICATIONS.  
4. ALL ARCADE SCOFFER TRIM CERAMIC TILES TO BE CLEANED, REPAIRED, OR REPLACED PER SPECIFICATIONS.  
5. ALL EXISTING DOORS AND FRAMES AT GROUND FLOOR SHOPFRONTS TO BE REPAIRED AND RESTORED PER SPECIFICATIONS.  
6. ALL EXISTING STONE, CONCRETE, STUCCO BANDING, COPINGS, SILLS, AND TRIM TO BE CLEANED PER SPECIFICATIONS.  
7. ALL EXISTING GORGED CERAMIC TILE SHOPFRONTS ALONG FLEMING STREET TO BE REPAIRED PER SPECIFICATIONS.

NOTE: SEE PARTIAL ELEVATIONS AT EXISTING SHOPFRONTS SHEET 2A19.

**COMPONENTS & CLADDING WIND PRESSURES:**  
V<sub>ult</sub> = 180mph  
@ WALL  
+85.2 psf  
-86.6 psf  
Pressures are LRFD values based on ASCE 7-16

**COMPONENTS & CLADDING WIND PRESSURES:**  
V<sub>ult</sub> = 180mph  
@ CORNER ZONE  
+85.2 psf  
-152.1 psf  
Pressures are LRFD values based on ASCE 7-16



**2 FLEMING STREET ELEVATION**  
SCALE: 1/8" = 1'-0"

NOTE: SEE PARTIAL ELEVATIONS AT EXISTING SHOPFRONTS SHEET 2A19.



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Sheet Title	EXTERIOR ELEVATIONS
Job Number	8521
Date	4/18/86
Sheet Number	2A23



PREMIER ARCHITECTURE LLC  
14185 DALLAS PARKWAY, STE 1400  
DALLAS, TX 75254  
PHONE: 972-778-9500  
ARCHITECT: DAVID CERA  
ARCHITECT LICENSE #: AR102681



**LA CONCHA HOTEL**  
GUEST ROOM RENOVATION  
430 DUVAL STREET, KEY WEST, FL 33040

INTERIM REVIEW  
NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION

ISSUED FOR PERMIT  
xx/xx/xxxx

REVISIONS:

SHEET TITLE:

EXTERIOR  
ELEVATIONS

**A-2.01**



**1** LA CONCHA - EAST ELEVATION (DUVAL STREET)  
SCALE: 1/8" = 1'-0"

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**LA CONCHA HOTEL**  
GUEST ROOM RENOVATION  
430 DUVAL STREET, KEY WEST, FL 33040

**INTERIM REVIEW**  
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**OR CONSTRUCTION**

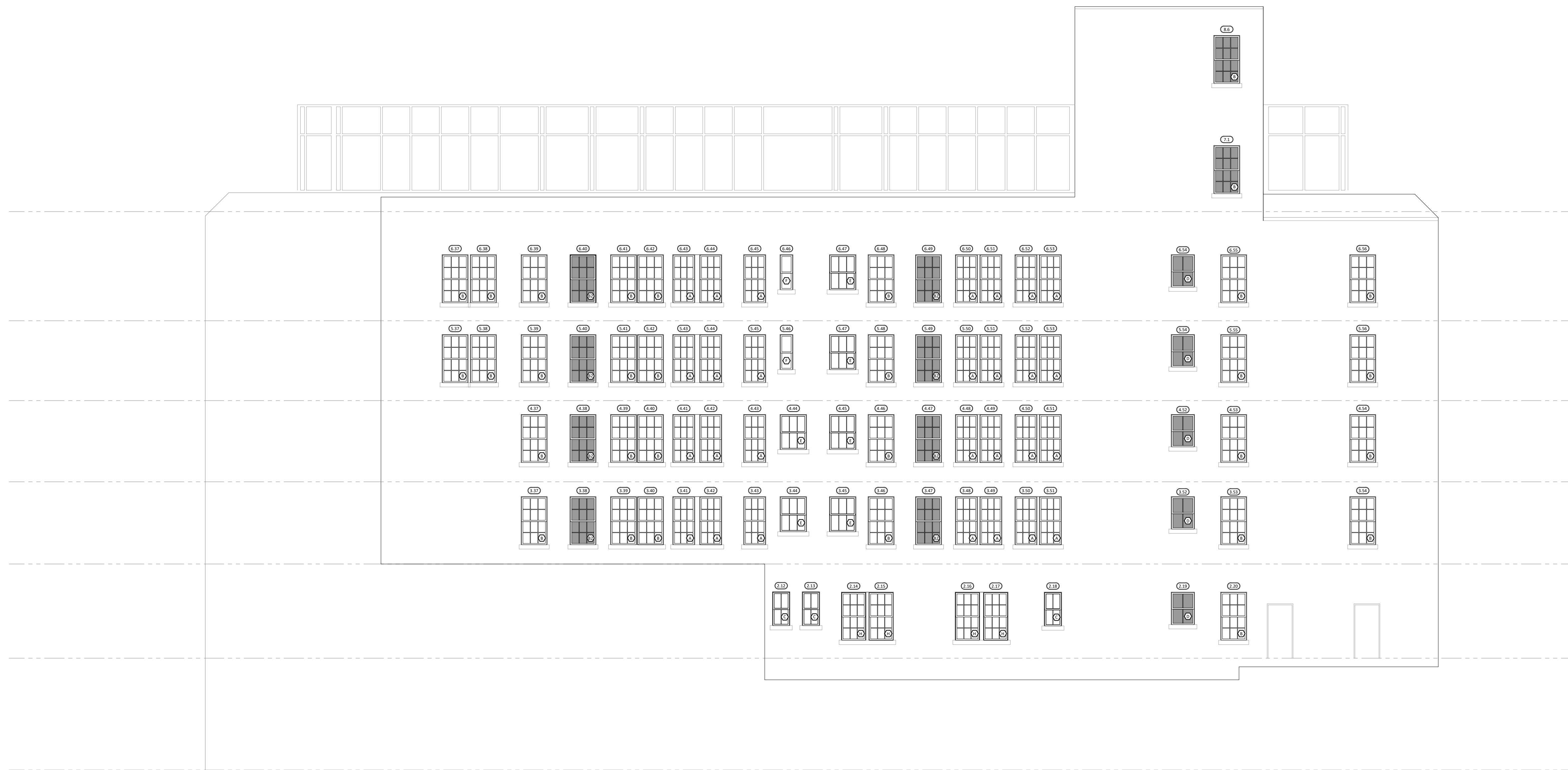
ISSUED FOR PERMIT  
xx/xx/xxxx

REVISIONS:

SHEET TITLE:

EXTERIOR  
ELEVATIONS

**A-2.02**



**1** LA CONCHA - WEST ELEVATION (POOL COURTYARD)  
SCALE: 1/8" = 1'-0"

PREMIER ARCHITECTURE LLC  
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ARCHITECT LICENSE #: AR102681



**LA CONCHA HOTEL**  
GUEST ROOM RENOVATION  
430 DUVAL STREET, KEY WEST, FL 33040

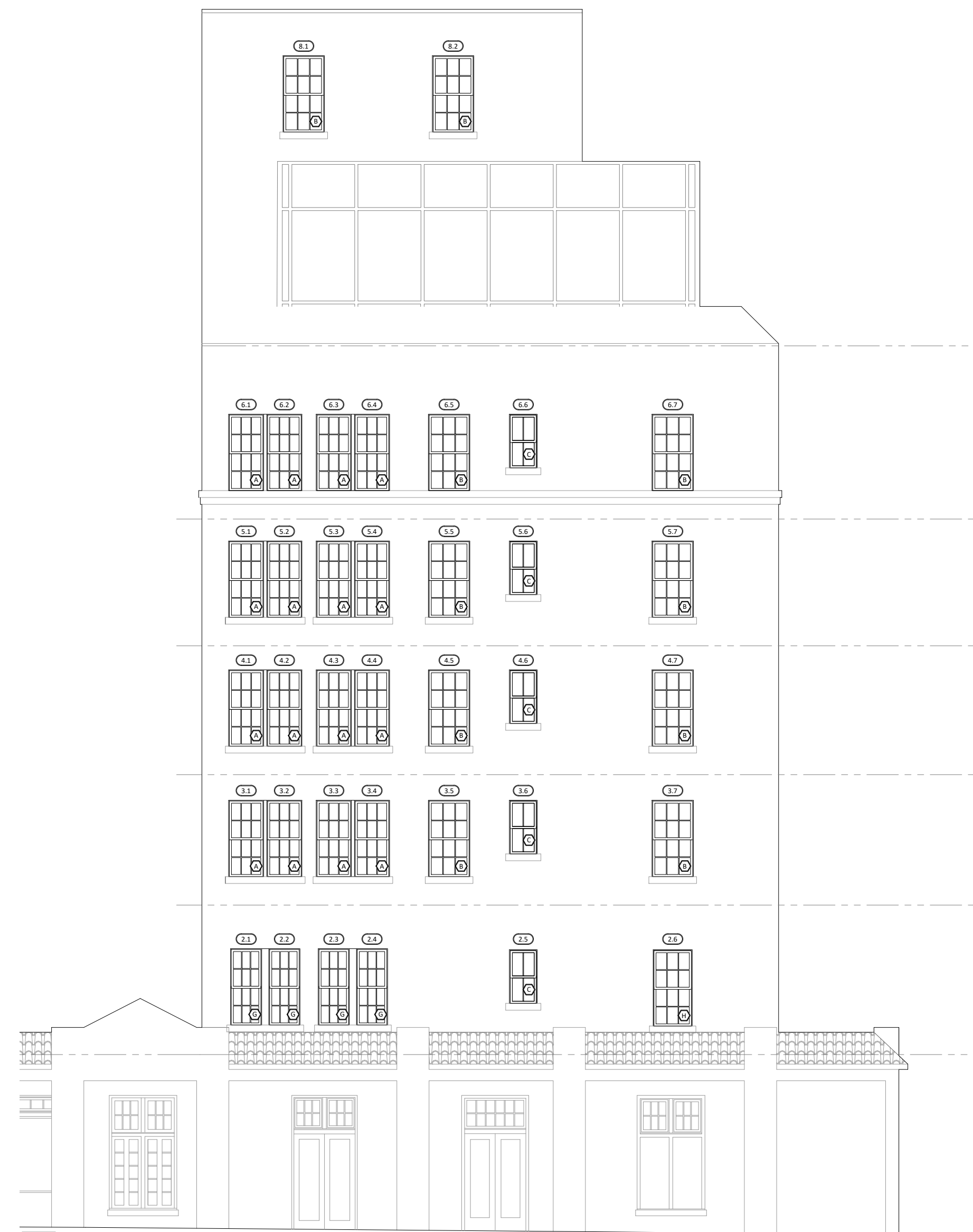
INTERIM REVIEW  
NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION

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xx/xx/xxxx

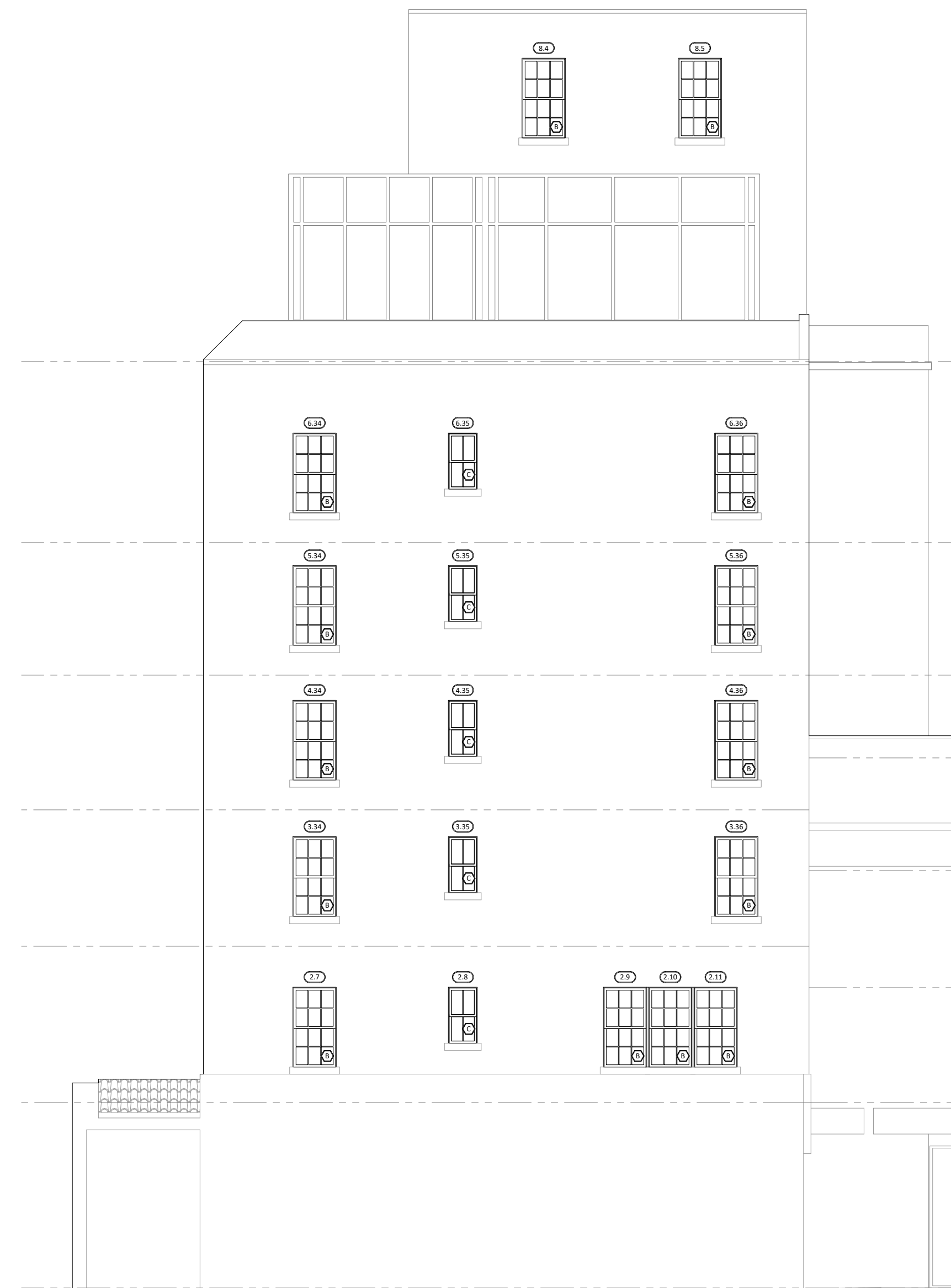
REVISIONS:

SHEET TITLE:

**A-2.03**



1 LA CONCHA - WEST ELEVATION (POOL COURTYARD)  
SCALE: 1/8" = 1'-0"



1 LA CONCHA - WEST ELEVATION (POOL COURTYARD)  
SCALE: 1/8" = 1'-0"





**LA CONCHA HOTEL**  
 GUEST ROOM RENOVATION  
 430 DUVAL STREET, KEY WEST, FL 33040

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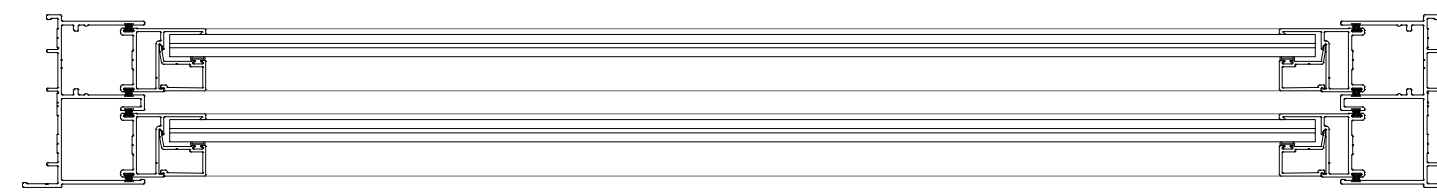
REVISIONS:

SHEET TITLE:

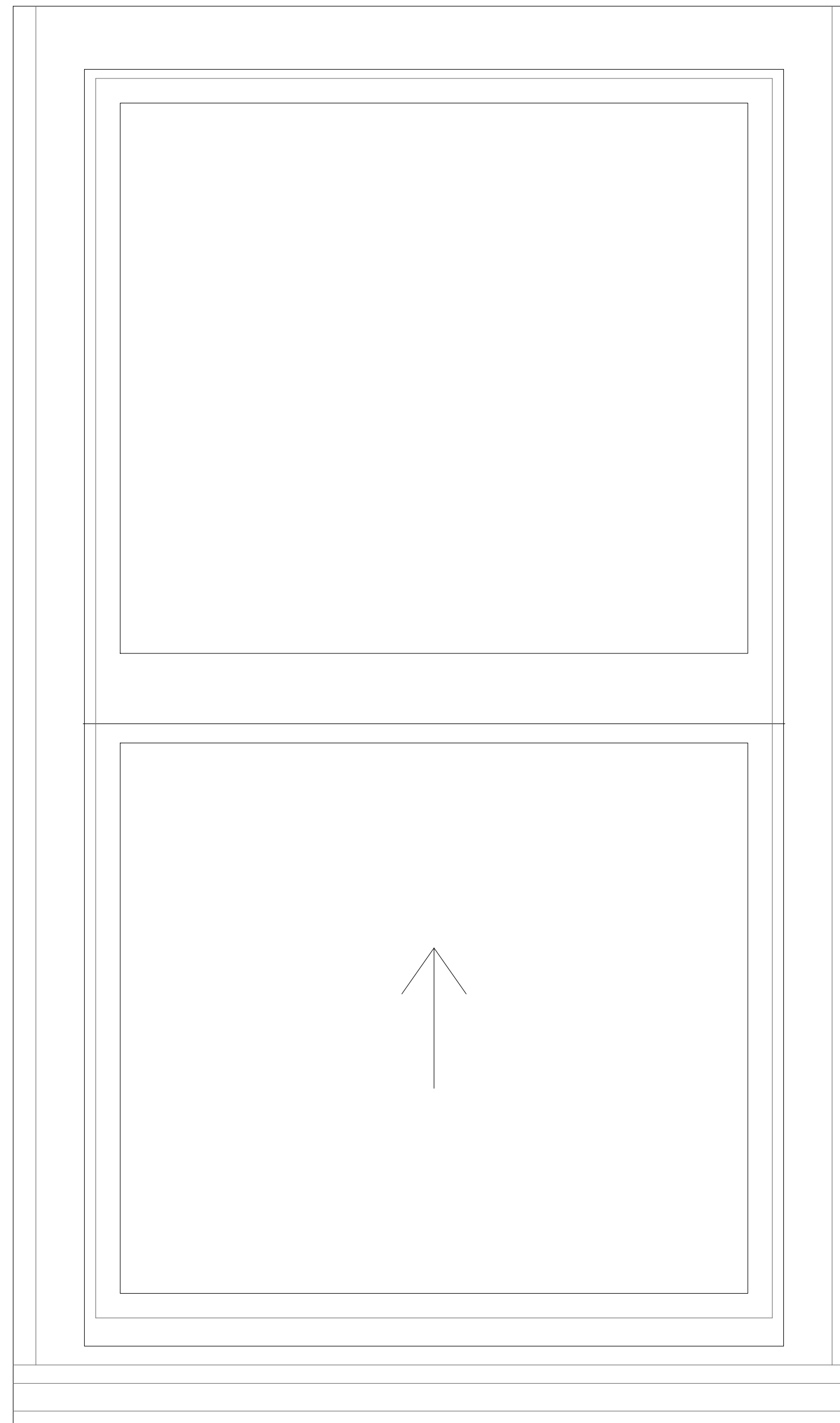
PROPOSED WINDOW  
 DETAILS

**A-5.00**

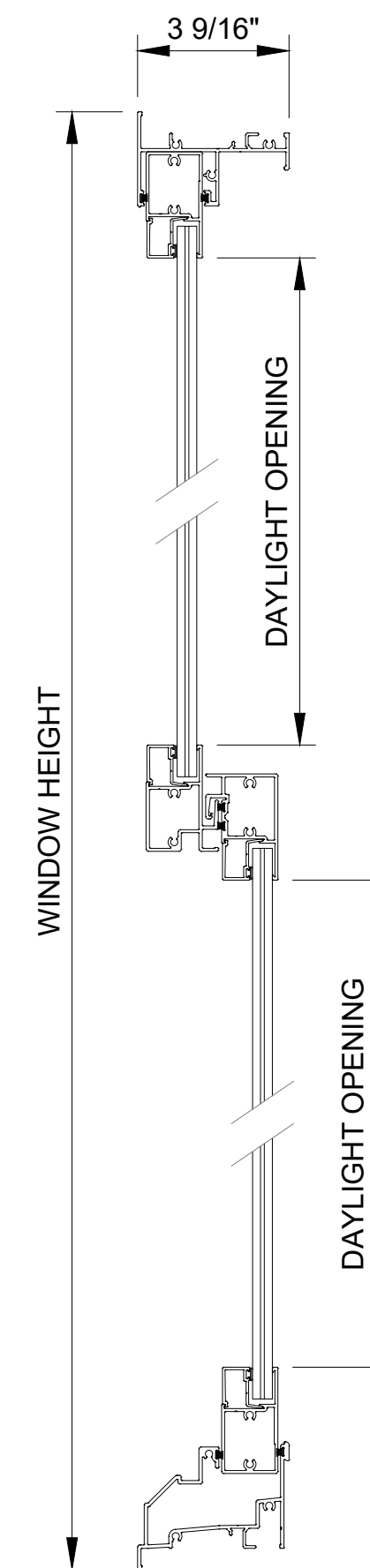
SERIES	MIN. VALUES WIDTH x HEIGHT	MAX VALUES WIDTH x HEIGHT
SH360	18" x 24"	42" x 120" 54" x 84"



PLAN VIEW

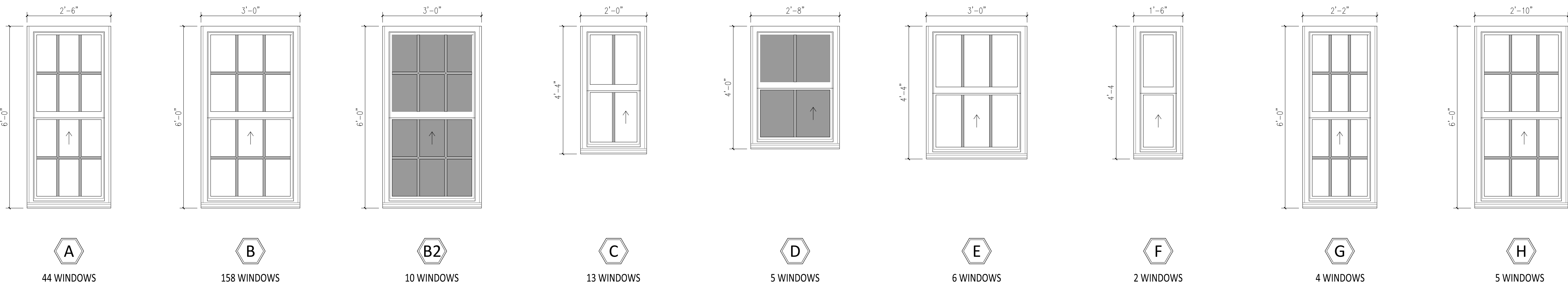


EXTERIOR ELEVATION

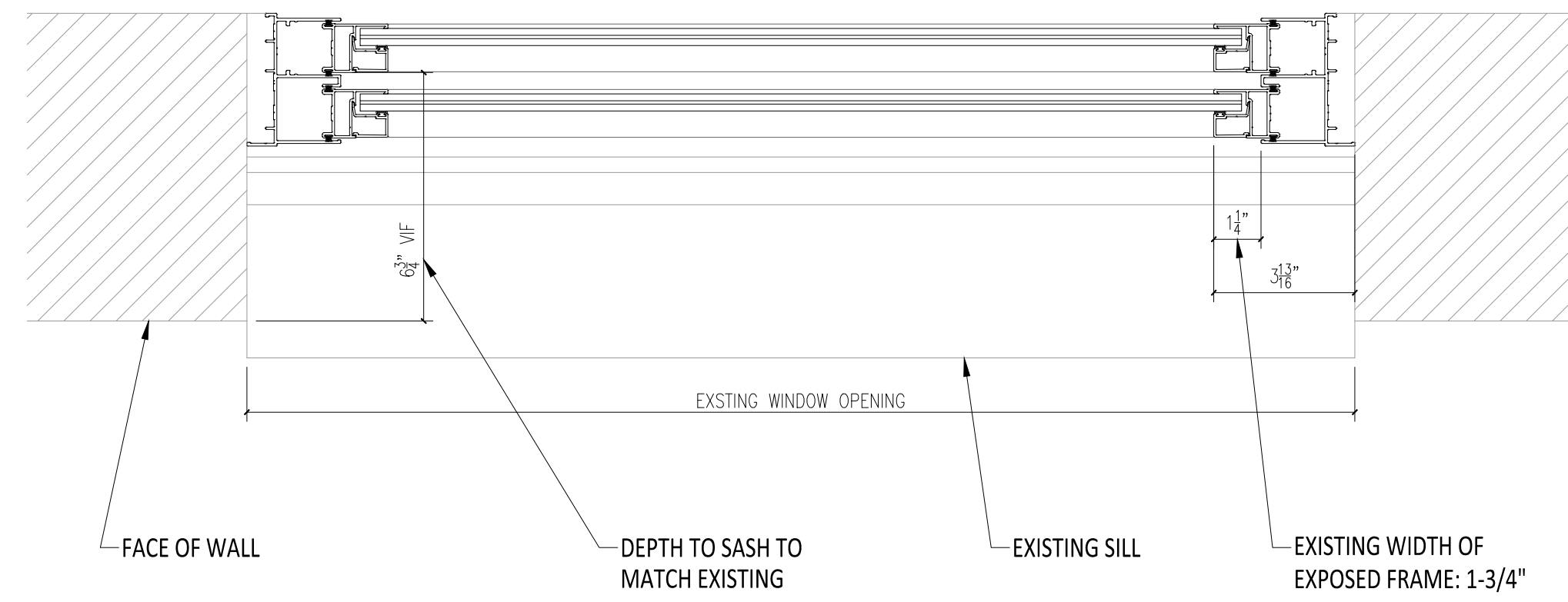


SECTION

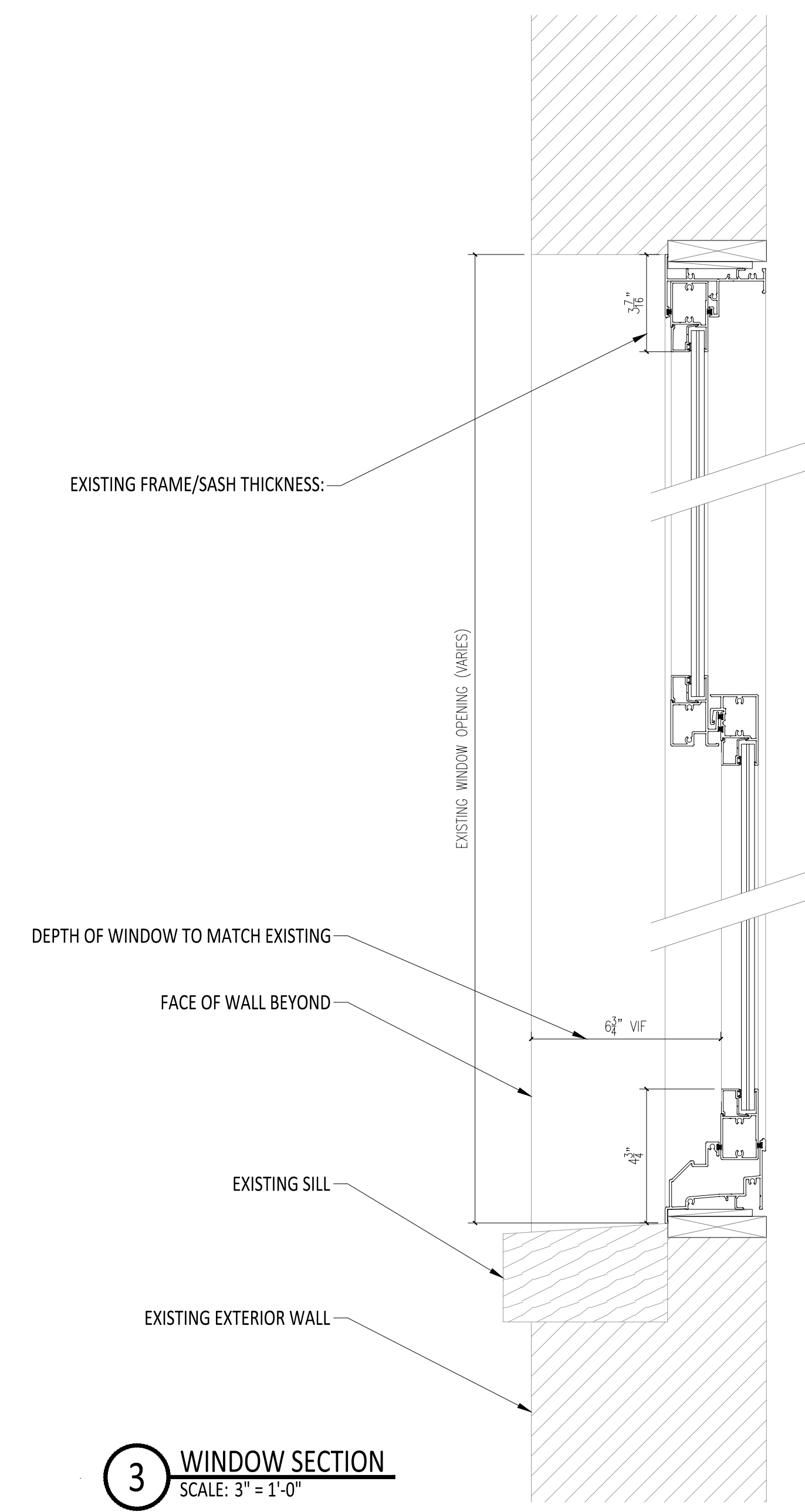
FRAME HEAD CGI600	FRAME SILL CGI601	FRAME JAMB CGI602
HORIZONTAL RAIL CGI625	FIXED INTERLOCK CGI626	MOVING INTERLOCK CGI627
SIDE RAIL CGI628	7/16" LAMINATED GLAZING BEAD CGI630	7/8" LAMINATED IG GLAZING BEAD CGI629
HORIZONTAL RAIL 5/16" LAMINATED CGI604	FIXED INTERLOCK 5/16" LAMINATED CGI605	MOVING INTERLOCK 5/16" LAMINATED CGI606
SIDE RAIL 5/16" LAMINATED CGI607	GLAZING BEAD 5/16" LAMINATED CGI609	
MUNTIN OPTIONS	GLAZING OPTIONS	
TOLERANCES UNLESS NOTED: DECIMAL .00 ± .01 FRACTIONS: ± 1/64" DECIMAL .000: ± .005 ANGULAR: ± 1°		TOLERANCES UNLESS NOTED: COMMERCIAL TOLERANCES APPLY UNLESS OTHERWISE NOTED.
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DESCRIPTION: SINGLE-HUNG - EQUAL		
DATE: 07/08/2023	SERIES / MODEL: ALUMINUM WINDOWS - SH360	SCALE: N.T.S.
		SHEET NUMBER: 1 OF 1



**1 WINDOW TYPES**  
SCALE: 1/2" = 1'-0"



**2 WINDOW PLAN DETAIL**  
SCALE: 3" = 1'-0"



**3 WINDOW SECTION**  
SCALE: 3" = 1'-0"

1. INSTALLER TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING AND FABRICATION OF WINDOWS.
2. TEMPERED GLASS TO BE PROVIDED IN WINDOWS THAT ARE LESS THAN 60" MEASURED HORIZONTALLY IN STRAIGHT LINE FROM THE WATERS EDGE OF A SHOWER/TUB. (FBC 2406.4.5)
3. ALL OPERABLE SASHES TO BE LIMITED TO OPEN MAX 4".
4. ALL WINDOWS TO MEET INSTALLATION AND ANCHOR REQUIREMENTS OF NOA 20-0722.13 FOR CGI/WINDOOR "360 ESTATE" SINGLE-HUNG ALUMINUM WINDOWS.

PREMIER ARCHITECTURE LLC  
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DALLAS, TX 75254  
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ARCHITECT LICENSE #: AR102681



**LA CONCHA HOTEL**  
GUEST ROOM RENOVATION  
430 DUVAL STREET, KEY WEST, FL 33040

INTERIM REVIEW  
NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION

ISSUED FOR PERMIT  
xx/xx/xxxx

REVISIONS:

SHEET TITLE:  
WINDOW TYPES &  
SECTIONS

**A-5.01**

Mark	Type	Window Pattern	Glass Type	Pane Size	Window Size (Approx) Inches (Width x Height)	Elevation	Type A	Type B	Type B2	Type C	Type D	Type E	Type F	Type G	Type H
<b>SECOND FLOOR</b>															
2.1	G	6/6	Clear	7.5 x 16	26x72	Fleming								1	
2.2	G	6/6	Clear	7.5 x 16	26x72	Fleming								1	
2.3	G	6/6	Clear	10.75 x 16.5	36x72	Fleming								1	
2.4	G	6/6	Clear	7.5 x 16	26x72	Fleming								1	
2.5	C	2/2	Clear	10 x 22	24x52	Fleming				1					
2.6	H	6/6	Clear	10 x 16	34x72	Fleming									1
2.7	B	6/6	Clear	10.75 x 16.5	36x72	Entry		1							
2.8	C	2/2	Clear	10 x 22	24x52	Entry				1					
2.9	B	6/6	Clear	10.75 x 16.5	36x72	Entry		1							
2.10	B	6/6	Clear	10.75 x 16.5	36x72	Entry		1							
2.11	B	6/6	Clear	10.75 x 16.5	36x72	Entry		1							
2.12	C	2/2	Clear	10 x 22	24x52	Courtyard				1					
2.13	C	2/2	Clear	10 x 22	24x52	Courtyard				1					
2.14	H	6/6	Clear	10 x 16	34x72	Courtyard									1
2.15	H	6/6	Clear	10 x 16	34x72	Courtyard									1
2.16	H	6/6	Clear	10 x 16	34x72	Courtyard									1
2.17	H	6/6	Clear	10 x 16	34x72	Courtyard									1
2.18	C	2/2	Clear	10 x 22	24x52	Courtyard				1					
2.19	D	2/2	Frosted Fire Glass	14.5 x 21	32x48	Courtyard					1				
2.20	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
<b>THIRD FLOOR</b>															
3.1	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
3.2	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
3.3	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
3.4	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
3.5	B	6/6	Clear	10.75 x 16.5	36x72	Fleming		1							
3.6	C	2/2	Clear	10 x 22	24x52	Fleming				1					
3.7	B	6/6	Clear	10.75 x 16.5	36x72	Fleming		1							
3.8	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.9	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.10	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.11	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.12	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.13	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.14	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.15	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.16	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.17	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.18	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.19	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.20	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.21	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.22	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.23	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.24	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.25	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.26	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.27	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.28	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.29	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.30	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.31	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.32	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.33	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
3.34	B	6/6	Clear	10.75 x 16.5	36x72	Entry		1							
3.35	C	2/2	Clear	10 x 22	24x52	Entry				1					
3.36	B	6/6	Clear	10.75 x 16.5	36x72	Entry		1							
3.37	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
3.38	B2	6/6	Frosted	10.75 x 16.5	36x72	Courtyard				1					
3.39	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
3.40	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
3.41	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
3.42	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
3.43	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
3.44	E	3/3	Clear	11 x 23	36x52	Courtyard						1			
3.45	E	3/3	Clear	11 x 23	36x52	Courtyard						1			
3.46	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
3.47	B2	6/6	Frosted	10.75 x 16.5	36x72	Courtyard				1					
3.48	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
3.49	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
3.50	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
3.51	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
3.52	D	2/2	Frosted Fire Glass	14.5 x 21	32x48	Courtyard					1				
3.53	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
3.54	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							

Mark	Type	Window Pattern	Glass Type	Pane Size	Window Size (Approx) Inches (Width x Height)	Elevation	Type A	Type B	Type B2	Type C	Type D	Type E	Type F	Type G	Type H
<b>FOURTH FLOOR</b>															
4.1	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
4.2	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
4.3	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
4.4	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
4.5	B	6/6	Clear	10.75 x 16.5	36x72	Fleming		1							
4.6	C	2/2	Clear	10 x 22	24x52	Fleming						1			
4.7	B	6/6	Clear	10.75 x 16.5	36x72	Fleming		1							
4.8	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.9	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.10	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.11	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.12	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.13	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.14	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.15	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.16	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.17	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.18	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.19	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.20	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.21	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.22	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.23	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.24	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.25	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.26	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.27	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.28	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.29	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.30	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.31	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.32	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.33	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
4.34	B	6/6	Clear	10.75 x 16.5	36x72	Entry		1							
4.35	C	2/2	Clear	10 x 22	24x52	Entry						1			
4.36	B	6/6	Clear	10.75 x 16.5	36x72	Entry						1			
4.37	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard						1			
4.38	B2	6/6	Frosted	10.75 x 16.5	36x72	Courtyard							1		
4.39	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard						1			
4.40	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard						1			
4.41	A	6/6	Clear	8.75 x 16	30x72	Courtyard						1			
4.42	A	6/6	Clear	8.75 x 16	30x72	Courtyard						1			
4.43	A	6/6	Clear	8.75 x 16	30x72	Courtyard									



Mark	Type	Window Pattern	Glass Type	Pane Size	Window Size (Approx) Inches (Width x Height)	Elevation	Type A	Type B	Type B2	Type C	Type D	Type E	Type F	Type G	Type H
<b>FIFTH FLOOR</b>															
5.1	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
5.2	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
5.3	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
5.4	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
5.5	B	6/6	Clear	10.75 x 16.5	36x72	Fleming		1							
5.6	C	2/2	Clear	10 x 22	24x52	Fleming				1					
5.7	B	6/6	Clear	10.75 x 16.5	36x72	Fleming		1							
5.8	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.9	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.10	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.11	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.12	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.13	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.14	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.15	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.16	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.17	B	6/6	Clear	8.75 x 16	36x72	Duval		1							
5.18	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.19	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.20	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.21	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.22	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.23	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.24	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.25	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.26	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.27	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.28	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.29	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.30	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.31	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.32	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.33	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
5.34	B	6/6	Clear	10.75 x 16.5	36x72	Entry		1							
5.35	C	2/2	Clear	10 x 22	24x52	Entry				1					
5.36	B	6/6	Clear	10.75 x 16.5	36x72	Entry		1							
5.37	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
5.38	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
5.39	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
5.40	B2	6/6	Frosted	10.75 x 16.5	36x72	Courtyard				1					
5.41	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
5.42	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
5.43	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
5.44	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
5.45	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
5.46	F	1/1	Clear	14 x 23	18x52	Courtyard							1		
5.47	E	3/3	Clear	11 x 23	36x52	Courtyard								1	
5.48	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
5.49	B2	6/6	Frosted	10.75 x 16.5	36x72	Courtyard				1					
5.50	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
5.51	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
5.52	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
5.53	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
5.54	D	2/2	Frosted Fire Glass	14.5 x 21	32x48	Courtyard					1				
5.55	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
5.56	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							

Mark	Type	Window Pattern	Glass Type	Pane Size	Window Size (Approx) Inches (Width x Height)	Elevation	Type A	Type B	Type B2	Type C	Type D	Type E	Type F	Type G	Type H
<b>SIXTH FLOOR</b>															
6.1	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
6.2	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
6.3	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
6.4	A	6/6	Clear	8.75 x 16	30x72	Fleming	1								
6.5	B	6/6	Clear	10.75 x 16.5	36x72	Fleming		1							
6.6	C	2/2	Clear	10 x 22	24x52	Fleming					1				
6.7	B	6/6	Clear	10.75 x 16.5	36x72	Fleming		1							
6.8	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.9	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.10	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.11	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.12	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.13	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.14	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.15	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.16	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.17	B	6/6	Clear	8.75 x 16	36x72	Duval		1							
6.18	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.19	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.20	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.21	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.22	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.23	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.24	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.25	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.26	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.27	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.28	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.29	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.30	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.31	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.32	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.33	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							
6.34	B	6/6	Clear	10.75 x 16.5	36x72	Entry		1							
6.35	C	2/2	Clear	10 x 22	24x52	Entry					1				
6.36	B	6/6	Clear	10.75 x 16.5	36x72	Entry		1							
6.37	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
6.38	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
6.39	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
6.40	B2	6/6	Frosted	10.75 x 16.5	36x72	Courtyard					1				
6.41	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
6.42	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
6.43	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
6.44	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
6.45	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
6.46	F	1/1	Clear	14 x 23	18x52	Courtyard								1	
6.47	E	3/3	Clear	11 x 23	36x52	Courtyard								1	
6.48	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1					1		
6.49	B2	6/6	Frosted	10.75 x 16.5	36x72	Courtyard					1				
6.50	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
6.51	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
6.52	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
6.53	A	6/6	Clear	8.75 x 16	30x72	Courtyard	1								
6.54	D	2/2	Frosted Fire Glass	14.5 x 21	32x48	Courtyard						1			
6.55	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							
6.56	B	6/6	Clear	10.75 x 16.5	36x72	Courtyard		1							

<b>SEVENTH FLOOR</b>															
7.1	B2	6/6	Frosted	10.75 x 16.5	36x72	Courtyard					1				
<b>EIGHTH FLOOR</b>															
8.1	B	6/6	Clear	10.75 x 16.5	36x72x2	Fleming		1							
8.2	B	6/6	Clear	10.75 x 16.5	36x72x2	Fleming		1							
8.3	B	6/6	Clear	10.75 x 16.5	36x72	Duval		1							

# AWNINGS DOCUMENTS



PHOTO 1: La Concha without awning, ca. 1930



PHOTO 2: La Concha Hotel – ca. 1950





PHOTO 3: La Concha Hotel – ca. 1960



PHOTO 4: La Concha Hotel – ca. 1970



PHOTO 5: Typical awning configuration.





PHOTO 6: Installation of awning attached to window frame



# SIGNAGE DOCUMENTS



**EAST ELEVATION ( DUVALL ST. )**

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

<b>Design #</b>	
0421277Ar2	
<b>Sheet</b> 1 of 6	
<b>Client</b>	
LA CONCHA HOTEL	
<b>Address</b>	
430 DUVALL STREET KEY WEST, FL	
<b>Account Rep.</b>	MIKE DRURY
<b>Designer</b>	SDM
<b>Date</b>	4/13/23
<b>Approval / Date</b>	
<b>Client</b>	
<b>Sales</b>	
<b>Estimating</b>	
<b>Art</b>	
<b>Engineering</b>	
<b>Landlord</b>	

Revision / Date	
R1 RFF 06.01.23 see a/r for revns	
R2 - MR 7/31/23: Revised signs A & B.	

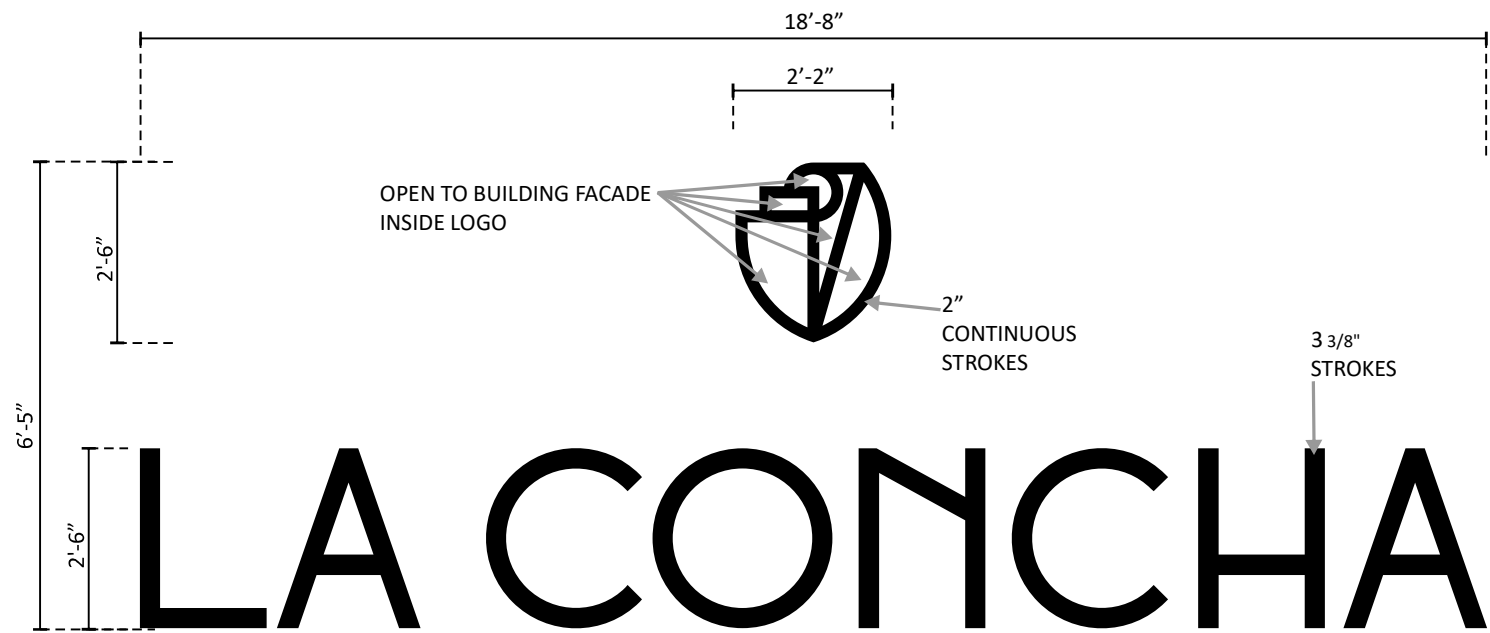


<b>chandler signs.com</b>	
<b>National Headquarters</b>	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
<b>San Antonio</b>	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
<b>Northeast US</b>	2301 River Road, Suite 201 Louisville, KY 40206 (502) 897-9800 Call (502) 554-2575
<b>Georgia</b>	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
<b>South Texas</b>	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



**A LETTER DISPLAY**

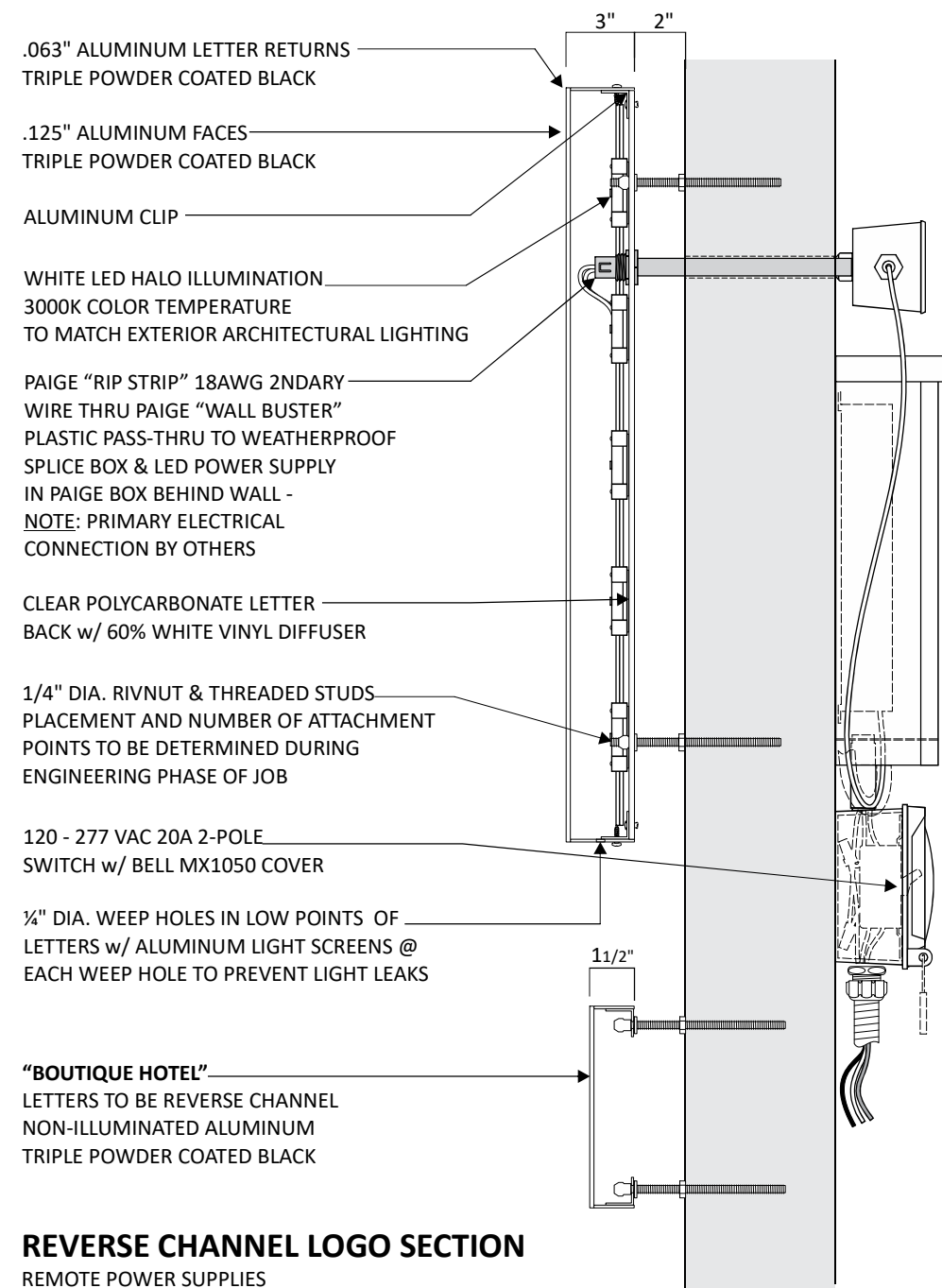
ONE [1] SET REQUIRED - MANUFACTURE & INSTALL  
ALUM. FAB. REVERSE CHNL. LETTERS ( BACKLIGHTED )

SCALE: 3/8" = 1' - 0"

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



LIGHTING SIMULATION



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

**REVERSE CHANNEL LOGO SECTION  
REMOTE POWER SUPPLIES**

Design #	0421277Ar2
Sheet	4 of 6
Client	LA CONCHA HOTEL
Address	430 DUVALL STREET KEY WEST, FL
Account Rep.	MIKE DRURY
Designer	SDM
Date	4/13/23
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	

R1 RFF 06.01.23 see a/r for revns  
R2 - MR 7/31/23: Revised signs A & B.



chandlersigns.com	
National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
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# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., August 23, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**Window replacement on the historic seven story tower of La Concha Hotel, excluding second floor windows facing Duval Street. Removal of awnings and frames at façade of building. New signage at top of wall facing Duval Street.**

**#430 DUVAL STREET**

**Applicant – David Cera    Application #H2023-0025**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](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 305-809-3811 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 mark williams, 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:  
430 Duval St. Key West, FL 33040 on the 16 day of August, 2023.

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 August 23, 2023.

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 #2023-0025

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

Signed Name of Affiant:

Mark Williams  
Date: 8-16-23  
Address: 430 Duval St.  
City: Key West,  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 16<sup>th</sup> day of August, 2023.

By (Print name of Affiant) Mark Williams who is personally known to me or has produced FLORIDA Dr. Lic. as identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: Eleanor Lynn Wilkins  
Print Name: Eleanor Lynn Wilkins  
Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_







# PROPERTY APPRAISER INFORMATION



# Monroe County, FL

## Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

Parcel ID 00006570-000000  
 Account# 1006807  
 Property ID 1006807  
 Millage Group 10KW  
 Location 430 DUVAL St, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 38 & PT BABCOCK LANE OR245-397/398 OR374- 51/54 OR941-2262/65 OR985-1803 OR1268-869/71 OR1566-1343/51 OR1585-1884 OR1585-1908/26 OR1585-1927/45 OR1617-1226/42 OR1617-1243/59 OR1617-1260/76  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32030  
 Property Class HOTEL - LUXURY (3900)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



## Owner

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

## Valuation

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

## Historical Assessments

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

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

## Land

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

## Buildings

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



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

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

**Yard Items**

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

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-1967	7/11/2023		\$66,250	Commercial	Repair Spalding on 4th floor, all interior.
23-0964	6/1/2023		\$5,217,000	Commercial	Renovate the finishes in Guest Rooms, all new FF&E and flooring in Guest Rooms, minor electrical work.
23-0966	5/24/2023		\$6,380,000	Commercial	Renovate exterior of building, public areas, offices, bthrms. Renovate and update the exterior of the building, public areas of the lobby, offices and employee restrooms.
BLD2022-1822	6/28/2022	6/30/2022	\$6,000	Commercial	rework 2ea. mock up rooms. Reno 2ea. guest rooms. Add 3 ea. recess cans, relocate 1 ea. thermostat, relocate 2 ea. switches, and add 1 ea. receptacle.
BLD2022-1005	6/16/2022	7/7/2022	\$70,000	Commercial	RENOVATION OF 2 EXISTING GUESTROOMS & PARTIAL CORRIDOR NEW TILE FLOOR, WALL FINISHES, CASEGOODS, SOFTGOODS, VANITY MIRROR, REPLACE TOILETS 5/23/2022
BLD2022-1356	5/17/2022	11/18/2022	\$365,000	Commercial	Upgrade existing fire alarm control panel. Upgrade devices in guest room to low frequency sounder base smoke. Upgrade devices in ADA guest rooms.
BLD2022-0070	1/25/2022		\$3,500	Commercial	4 SETS OF DOUBLE DOORS. DOORS ONLY. FRAMES TO REMAIN 1/24/2022 5:15:45 PM ***EXTERIOR DOORS TO BE WOOD, CLEAR GLASS AND STAINED TO MATCH EXISTING DOORS. ET***
BLD2019-1400	4/18/2019		\$12,000	Commercial	To replace existing water heaters
17-3774	10/31/2017	3/5/2018	\$222,125	Commercial	RE-ROOF FOR 3 SECTIONS OF THE HOTEL ROOF. SECTION A- 7067 SQ FT WITH A TOTAL SF OF 7748 SQ FT. REMOVE EXISTING ROOF DOWN TO STRUCTURAL DECK AND FULLY ADHERING NEW ROOF.
16-00002221	6/3/2016	6/3/2018	\$3,200	Commercial	REPLACE 100 LF OF 1X6 PICKETS ON EXISTING FENCE WITH NEW 1 X6 WOOD PICKETS ON EXISTING FRAMING. REPLACE POST AS NEEDED DUE TO ROTTING. PAINT SAME COLOR AS EXISTING . SAME DOG EAR PICKET AS EXISTING. APPROXIMATELY 190 LF. (NOC REQUIRED). H16-01-0789 *HSA 06/01/16 (KP)
15-4881	12/18/2015	12/15/2017	\$10,000	Commercial	PRESSURE WASH PATCH PAINT WALL IN POOL AREA 100SF.
15-0187	3/13/2015	3/12/2017	\$550	Commercial	ALUMINUM LETTERS WITH LED HALO
15-0188	3/11/2015	3/10/2017	\$1,680	Commercial	ALUMINUM LETTERS ON FRONT OF BLDG.
13-4868	1/16/2015		\$1,418,139		REVISION #4: INSTALL ROOF RAILING ON FLEMING SIDE
14-5733	12/19/2014	12/18/2016	\$17,900	Commercial	CEILING RESTORATION ON 4TH FLOOR AROUND ROOM 413
14-5566	12/12/2014	12/11/2016	\$31,000	Commercial	ASPHALT REPAIRS, AND RESTRIPIING
13-5193	11/24/2014	4/16/2017	\$136,400	Commercial	REVISION ON #4 & #5 DRYWALL AND FRAMING AND DOOR IN CORRIDOR

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

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



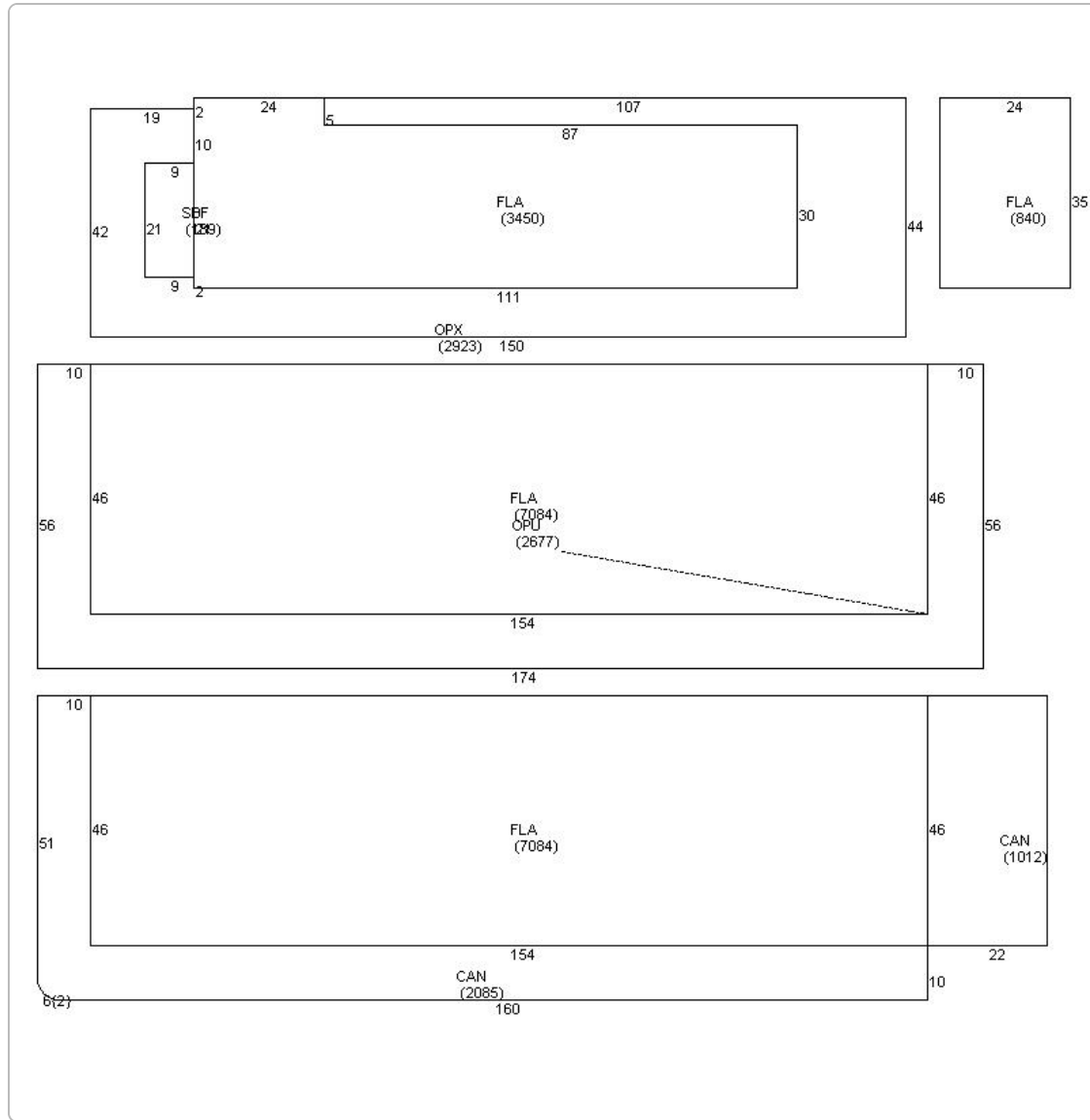
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-3201	10/24/2011		\$42,272	Commercial	REFURBISH OF 14 HOTEL ROOMS; REMOVE AND REPLACE 14 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3202	10/24/2011		\$42,272	Commercial	REFURBISH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

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

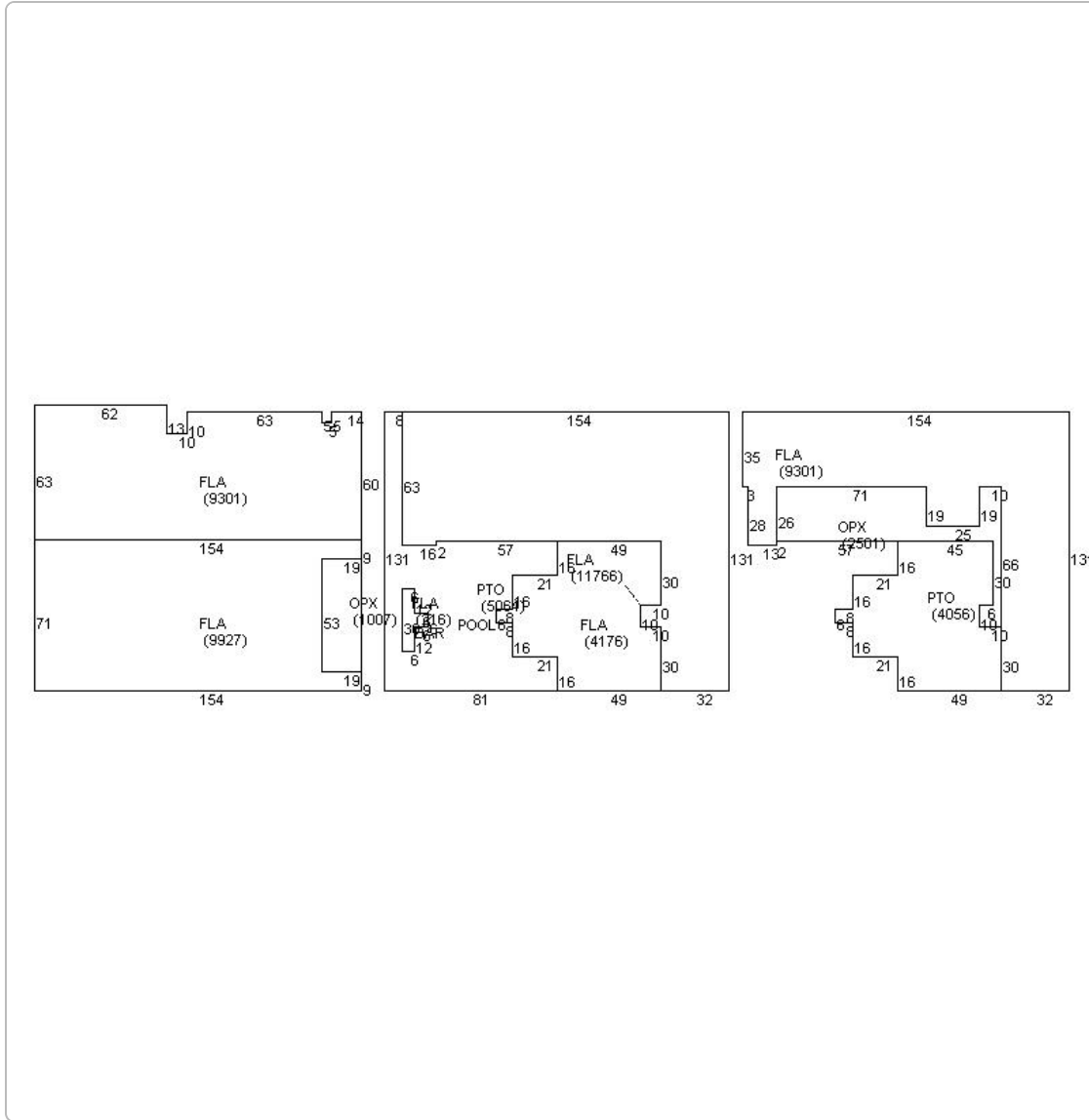
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### Sketches (click to enlarge)







Photos



Map



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No data available for the following modules: Sales.

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