

# Historic Architectural Review Commission

## Staff Report Item No. 9

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**Meeting Date:** October 22, 2013

**Applicant:** Thomas E. Pope, Architect for Owner Bldg. 1 Key West LLC

**Application Number:** H-13-011522

**Address:** 291 Front Street

**Description of Work:** Interior remodeling of second floor and replacement of non-historic stair with an escalator

**Building Facts:** The building is one of the oldest brick buildings in Key West. Work authorized by a Congressional Act began in 1852 to construct a coal and storage building to serve the US Navy. Following the Navy's conversion of its fleet to the use of fuel oil, the building was converted to a US Navy Administration offices and used for such until 1932, when it was transferred to the 7<sup>th</sup> Lighthouse District, which by 1939 was incorporate into the Coast Guard in whose hands the building remained until it was excessed under the BRACC process in 1986. At that time this building known as Building No. 1 and 15 other buildings in Truman Annex were subject to an agreement between the General Services Administration, the Florida State Historical Preservation Office and the Advisory Council on Historic Preservation that allowed these 16 buildings to be "rehabilitated" rather than "restored", as was the intended use of the Little White House and the Customs House. An earlier reports in 1981 by the US Navy in preparation for the first attempt at BRACC identified Building No. 1 as a candidate for exterior restoration and adaptive re-use for the interior.

Based on the direction provided in the three party agreement the building when excessed was largely preserved on the exterior and adaptively re-used for retail space. By the end 1993 the Development Agreement approval for Truman Annex had resulted in the restoration of the exterior to a large degree and the conversion of the interior to retail shops. The Development Agreement provided that a 150 seat restaurant or 300 seat dinner theater could also be

placed in the building. In 1995 the then City Planner approved a minor modification to allow a 125 seat Exhibition/Theater space which was never achieved. Since that time several uses have occurred on the second floor and the most recent use has been a toy store and a religiously affiliated storefront.

In 1995 the renovation included the placement of an ornamental steel stair providing primary access to the second floor with matching guardrails on the second floor surround of the stair. The only original stair that is described in the historical analyses dated back to 1967 is the wooden stair leading to the cupola on the roof.

Under the present proposal that historic stair of unknown age will remain. Please the attached historic surveys of the building

The present proposal consists of the following elements:

1. Demolition of non-historic interior central stair and replacement with an escalator of modern design. The applicant argues, and staff agrees, that the escalator will make the use of the second floor as retail space feasible because the existing single small elevator and the narrow stairs make that use unattractive and burdensome to the many persons using the building. The fact that the previously authorized restaurant/theater only briefly materialized and was never successful was due to the difficult access to the second floor.
2. The creation of new retail spaces on the second floor created by demising walls and sliding glass doors.
3. The creation of new access ways to the two emergency stairs to the second floor.
4. The removal of the first floor bathrooms and the renovation of the upstairs bathroom.
5. The installation of a 42 inch tempered glass guard rails
6. As a part of the second floor renovation , the existing brick columns will be revealed , the existing wooden floor( historic) will be preserved and restored, the stairway to the cupola will be preserved and stabilized, the windows currently painted cleaned and paint removed , with any historic glass preserved , existing historic wooden beams preserved and repaired as necessary , the existing trusses will be maintained , and finally the spaces above the corridor and the retail spaces will remain open , the existing historic skylights will remain, and the existing AC ducting will remain in place. The CBO has not yet determined in the creation of the new retail spaces will require the sprinkling of the spaces.

**Guidelines Cited in**

**Review:** The Guideline on page 25 regarding the review of the interior renovation of individually listed structures on the National Register applies and the Secretary of the Interior Standards serves as the resource for review.

**Staff Analysis :** The staff believes that the proposed interior renovations are consistent with the Secretary' Standards because the essential historic fabric on the second floor will be further revealed ,and in some cases restored , while allowing the adaptive re-use of the building and easier access to the second floor to make the economic feasibility of maintaining this individually listed building.

Specifically, the following standards on page 4 are implemented by the proposal: 1, 2, 5 and 6.

The exterior defining characteristics are not altered. No historic material removal is proposed. Distinctive features on the second floor previously covered will be revealed. There is no distinctive or historic access to the second floor; the proposed escalator is in the smallest possible footprint to accommodate the building code, and is in a place where access stairs to the second floor have always been.

**Consistency with Guidelines (Secretary Guidelines)**

1. Page 23 "Interior Structural System" – trusses and load bearing brick walls/columns on the second floor are protected and are made apparent to the viewing public
2. Page 24 "designing new mechanical systems required for the new use which utilizes the minimum number of cutouts or holes in structural members" .The existing trusses will be preserved and not cut into for the demising walls or attachment of store fronts.
3. Page 25 "Interior Spaces, Features and Finishes Retention and Preservation". There is no historic stairway on the first floor to retain or restore. The second floor stairways were apparently added in 1993 to meet code requirements. The stairway to the cupola will be preserved and retained.
4. Page 26 "Protecting Interior Staircase and Decorative Spaces". The windows and historic wooden floor on the second floor will be retained, repaired and historic materials maintained.

5. Page 28 "Service Functions in secondary locations or second floor". The bathrooms will now be on the second floor only.

6. Page 36 "Adding a new stair or elevator to meet health and safety codes in a manner that preserves adjacent character defining features and spaces". The proposed escalator will enable the economic use of the second floor, which will in turn enable the repair and restoration of character defining features on that floor and elsewhere in the building.

It is staff's opinion that the proposed plans are consistent with all applicable Guidelines and Standards.

Respectfully ,

Donald Leland Craig, AICP  
Director of Community Development Services  
and  
City Planner

# **Application**

# HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

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

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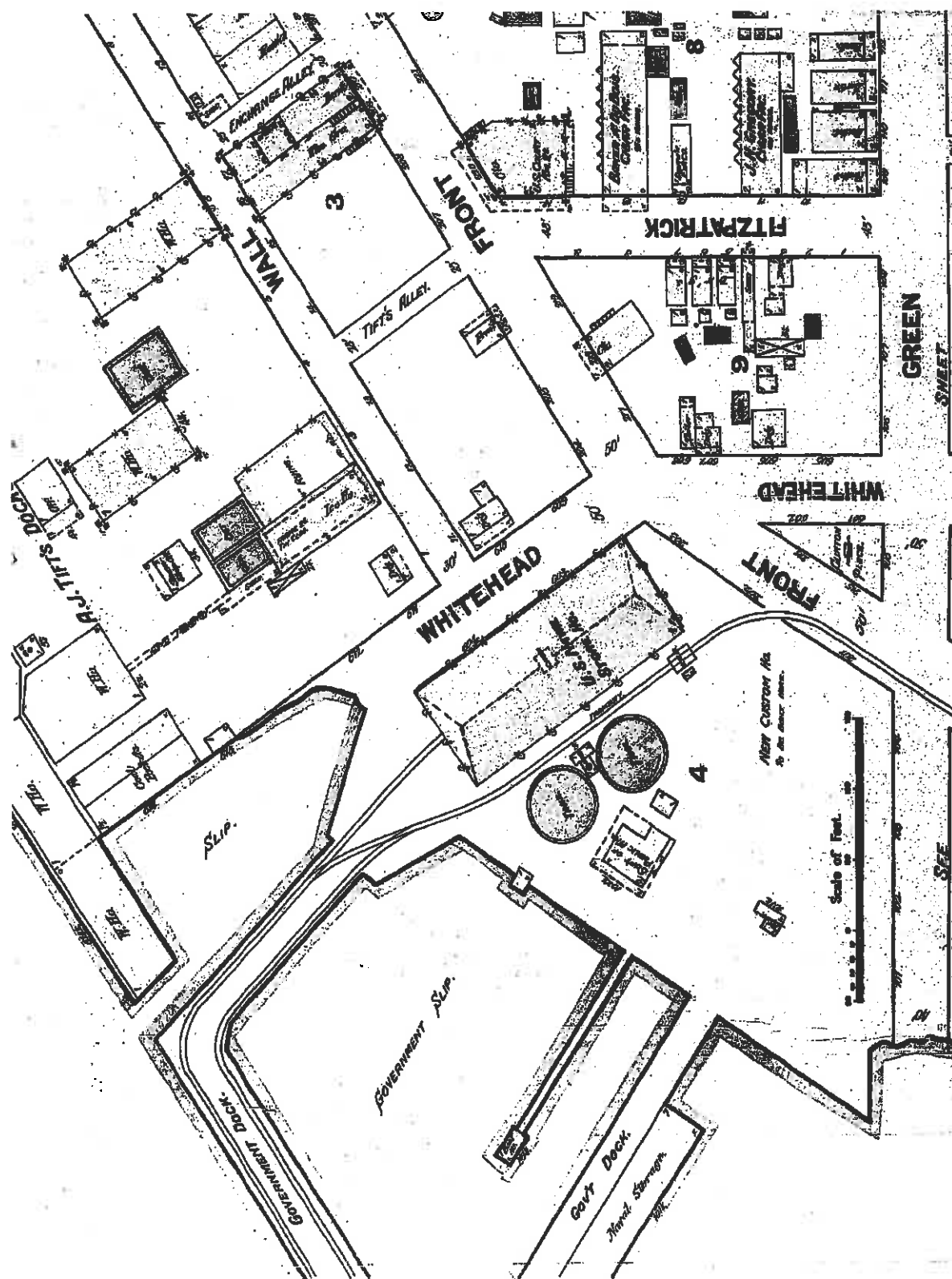
Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Sanborn Maps**





Sanborn map 1889



## The Sanborn Library, LLC

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CITY OF KEY WEST  
PLANNING DEPARTMENT MEMORANDUM

DATE: August 17, 1995  
TO: Truman Annex File  
FROM: Ted Strader, City Planner  
RE: Proposed Specialty Theater and Exhibit Space,  
Building 1 (Clinton Square Market, 291 Front Street),  
Truman Annex Development

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The Owner of the above-referenced property desires to develop a portion of the Second Floor of this building as an Exhibition/Theater enterprise of about 1,450 total gross square feet. According to the owner's representative, the display would be oriented toward the history and times of Key West. The theater would be a small IMAX-type surround-theater, and would initially seat 52, with the expectation of expanding if the market responds positively.

Under the terms of the Truman Annex Development Agreement and Development Order, as amended, this space is entitled to either: 1) a 150-seat restaurant; or, 2) a 300-seat dinner theater. Apparently, neither of these options has proven feasible, and, now, the owner wishes to substitute the proposed Exhibit/Theater facility.

The Planning staff, in consultation with the City Attorney, believes that this substitution does not warrant another costly amendment to the Development Agreement or Development Order. We come to this conclusion in view of the fact that the measure of intensity of use for this property has been its parking requirement; and, because the proposed use is closely related to the previously-approved uses. Because of these considerations, I am recommending that the proposed use be permitted without requiring an amendment to the agreements. Further, I recommend that any future expansion be limited to theater seating of no more than 125.

This recommendation is based on a comparative analysis of the parking requirements (per Key West Code of Ordinances) for a 150-seat restaurant and an Exhibition/Theater facility, as follows:

<u>USE</u>	<u>Required Parking</u>
a. <u>150-seat Restaurant</u> (One space for every three seats)	50 spaces
b. <u>125-seat Exhibition/Theater Facility</u> (See following calculation)	50 spaces

Parking Requirements for 125-seat Exhibition/Theater Facility

This calculation is based on Section 35.09(1)(b)1. of the Key West Code of Ordinances, which reads as follows:

Auditorium, theaters or other Places of assembly: 1 space for 5 persons or seats, or 1 space for every 150 square feet of floor area of the main assembly hall, whichever is greater.

Further, this calculation assumes that the facility could house twice the number of people to be seated in the theater. This assumption is based on the observation (from similar installations) that people waiting to enter the theater will be in simultaneous occupancy with the people seated in the theater.

Therefore:

- a) 125 theater seats is equivalent to 250-person occupancy.
- b) 250 persons require 50 parking spaces (one space per every 5 occupants).

If there are any objections to this administrative determination, please respond as soon as possible.

  
Ted Strader, City Planner

cc. G. Felix Cooper, City Manager  
Valerie Settles, City Attorney  
John Castro, Chief Building Official  
Ty Symrosky  
Pritam Singh  
Richard Padron

**DIVISIONS OF FLORIDA DEPARTMENT OF STATE**

Office of the Secretary  
Office of International Relations  
Division of Elections  
Division of Corporations  
Division of Cultural Affairs  
Division of Historical Resources  
Division of Library and Information Services  
Division of Licensing  
Division of Administrative Services



**FLORIDA DEPARTMENT OF STATE**

**Katherine Harris**  
Secretary of State

**DIVISION OF HISTORICAL RESOURCES**

**MEMBER OF THE FLORIDA CABINET**

State Board of Education  
Trustees of the Internal Improvement Trust Fund  
Administration Commission  
Florida Land and Water Adjudicatory Commission  
Siting Board  
Division of Bond Finance  
Department of Revenue  
Department of Law Enforcement  
Department of Highway Safety and Motor Vehicles  
Department of Veterans' Affairs

April 24, 2001

Ms. Diane Silvia  
City of Key West  
Post Office Box 1409  
Key West, Florida 33041-1409

RE: Proposed New Roof, Clinton Market, former U.S. Coast Guard Headquarters,  
Key West Naval Station Historic District (Truman Annex), Monroe County

Dear Diane:

Thank you for your April 18 transmittal of photographs of the existing roof on the former Coast Guard Headquarters Building on Truman Annex. I apologize for being unable to open the ones sent by e-mail.

As you know, this building is among the historic properties within the Key West Naval Station Historic District (Truman Annex) that are subject to the provisions of the Programmatic Agreement among the Florida State Historic Preservation Office (this office), the U.S. General Services Administration and the Advisory Council on Historic Preservation relating to transfer of the district to the Truman Annex Company. In accordance with the Programmatic Agreement, any alterations to historic properties must be consistent with the Secretary of the Interior's Standards for Rehabilitation (Standards), and plans for such alterations must be submitted to this office for review and approval.

We have reviewed the replacement roofing material proposed by Bob Hilson and Company (Berridge S-Tile galvalume panel roofing). Because the proposed replacement product does not match the appearance of the existing roofing, we have researched possible alternative products that would more closely match the appearance of the existing simulated Spanish tile roofing. Regrettably, matching materials previously produced by the W.F. Norman Corporation are no longer available. Other simulated tile roofing products currently available bear no closer resemblance to the existing material than the product proposed by the Hilson firm. Therefore, we find the proposed Berridge product acceptable with the following conditions:

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • <http://www.flheritage.com>

☐ Director's Office  
(850) 488-1480 • FAX: 488-3355

☐ Archaeological Research  
(850) 487-2299 • FAX: 414-2207

☐ Historic Preservation  
(850) 487-2333 • FAX: 922-0496

☐ Historical Museums  
(850) 488-1484 • FAX: 921-2500

☐ Historic Pensacola Preservation Board  
(850) 595-5985 • FAX: 595-5989

☐ Palm Beach Regional Office  
(561) 279-1475 • FAX: 279-1476

☐ St. Augustine Regional Office  
(904) 825-5045 • FAX: 825-5044

☐ Tampa Regional Office  
(813) 272-3843 • FAX: 272-2340

Ms. Diane Silvia

April 24, 2001

Page Two

1. The product finish will be the Lead Cote Kynar finish (silver gray) illustrated by the smaller material samples provided to our office (not the Hemlock Gray color of the S-Tile sample).
2. Existing ridge ventilators, ridge roll and decorative crestings will be carefully removed and reinstalled (matching new ridge roll would be acceptable). Appropriate coatings and fasteners will be used to prevent galvanic action between dissimilar metals.
3. The installation will not change the depth of the fascia at the perimeter of the roof.
4. If existing skylights are to be replaced, the replacement units will remain in the plane of the roofing (i.e., will not extend above the surrounding roof surface to a degree greater than the existing skylight units).

If the above conditions are complied with, it is our opinion that the proposed roofing replacement project will be consistent with the referenced Standards for Rehabilitation. Should you have any questions regarding our review comments, please contact me at (850) 487-2333.

Sincerely,



David E. Ferro, R.A., Administrator  
Architectural Preservation Services  
Bureau of Historic Preservation

cc: Bob Hilson and Company (by FAX), ATTN: Tiber

# **Historic American Building Survey**

NAVY BUILDING #1

Bldg #1

HISTORIC AMERICAN BUILDINGS SURVEYHISTORIAN'S WORK SHEET, PART I

Name of Structure UNITED STATES NAVY COAL DEPOT AND STOREHOUSE - UNITED STATES  
COAST GUARD, KEY WEST STATION FLA-190

State Florida County Monroe Town Key West

Street Address or Location N.W. Corner Front Street & Whitehead Street

Present Owner UNITED STATES GOVERNMENT

Present Occupant United States Coast Guard Present Use Key West Station

Brief Statement of Significance:

This large brick building was the first permanent Naval building and the oldest brick building on the Island. It was built as a Naval Depot and Storehouse.

PHYSICAL HISTORY

Original and subsequent owners: On September 13, 1833, the United States Government purchased this irregular shaped lot known as Square 4, from the four American proprietors of the Island of Key West, John W. Simonton, Mrs. John W. C. Fleming, Pardon C. Greene and William Whitehead.

Date of erection: 1856-1861 Architect: Not known

Builder, supplier, etc.: Captain J. M. Scarritt, U.S. Corps of Engineers, was appointed to superintend construction. Supplier, not known.

Notes on original plan and construction of building: By 1856, the walls were built and ready to receive the roof, but lacking the necessary appropriations to continue, the building remained incomplete until the outbreak of the Civil War.

Notes on known alterations and additions, etc.: Not known.

HISTORICAL EVENTS AND PERSONS ASSOCIATED WITH BUILDING

By an Act of Congress approved July 21, 1852, a depot for Naval supplies was established at Key West. The site selected for the building was on the western point of the Island fronting on the harbor. From 1823-1826 this area had been used by the United States Navy Anti-Pirate Squadron. In 1861, Key West became headquarters of the East Gulf Blockade Squadron. Upon completion of this building it became known as "Number 1 Building" and served as the Naval Administration Building until 1932. On December 15, 1932, the Secretary of the Navy entered into an agreement with the Department of Commerce to exchange Building No. 1 for the Old Post Office Building next to it. The 7th Lighthouse District took over the building as its headquarters. In 1939, the Lighthouse Service became part of the United States Coast Guard, which now uses it as its Key West Station headquarters.



#### SOURCES OF INFORMATION

Primary and unpublished sources: Official records, County Clerk's office, Monroe County Court House, Key West, Florida. Research notes provided for Historic American Buildings Survey by National Park Service. Views, two photographs c. 1890 from Key West, Florida, Photogravure, Horatio Crane, The Albertype Co., N.Y., 1896. A Short History of Naval Station, Key West, Florida, mimeographed pamphlet, published and edited by U.S. Naval Station, no date (c. 1945), p. 17-22, copy Monroe County Public Library, 700 Fleming Street, Key West, Florida.

Secondary and published sources: Browne, Jefferson B., "Key West, The Old and The New" The Record Company, St. Augustine, 1912, p. 74, 100.

Likely sources not yet investigated: National Archives, Washington, D.C.

Prepared by

Betty M. Bruce  
Old Island Restoration Foundation, Inc.  
Key West, Florida

Date July - August, 1967

## HISTORIC AMERICAN BUILDINGS SURVEY

UNITED STATES NAVY COAL DEPOT AND STOREHOUSE - UNITED STATES COAST GUARD, KEY WEST  
STATION - FLA-190

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Front Street at Whitehead Street Key West Monroe County Florida

### PART TWO: ARCHITECTURAL DESCRIPTION

- A. General Statement: The United States Navy Coal Depot & Storehouse - United States Coast Guard, Key West Station is an excellent example of the architecture necessary to maintain the United States Navy during the late 19th Century. Its architectural character is determined by buttressed brick piers, arched window recesses, gable roof and cupola with look-out. The building has received minor modifications and is structurally sound.
- B. Technical Description of the Exterior:
1. Over-all foundations: 80'-2" x 183'-6"
  2. Foundations: Bearing limestone, brick above grade on a brick base.
  3. Wall Construction: Brick masonry in common bond, exposed or stuccoed, painted in a tint of yellow-brown. Buttressed piers separate arched window recesses in north and south elevations. Two corbeled courses at spring line of arches; three-light fan, wood board shutter and wood panel alternate with brick infill in arch of window recesses; rectangular windows in each recess; cornice consists of four courses of corbeled brick and three header courses corbeled to define the entablature. East and west elevations stuccoed and scored to simulate dressed ashlar. Irregular joints in masonry suggest separate stages in the construction process.
  4. Structural system: Bearing wall, brick piers, tie beams and trusses. Bearing wall at east and west elevations; piers at north and south elevations and near third-points of short span; tie beams support central span of loft floor; 8 roof wood modified fink trusses @ 19'-10 $\frac{1}{2}$ " o.c. bear at exterior and interior piers, vertical sawed timber members, iron tie rods and straps, keyed lap and butt joints, continuous bearing plate at exterior walls; purlins and rafters.
  5. Porches, stoops, bulkheads: None
  6. Chimneys: None
  7. Openings, doorways and doors:
    - a. Central doorways similar in east and west elevations. Large recessed arched opening with masonry infill; segmented arch opening above loft floor line in arch infill, two horizontal sliding doors, sheet metal exterior, diagonal wood plank interior, iron rod guide at threshold; decorative arch pattern in stucco over rectangular opening into central passage first floor, two wood frame and metal mesh doors swing out, two four-panel doors swing in, heavy drip mold at base, bar and bar hardware. Rectangular niche above large recessed arch filled

with a bas relief decoration in a lighthouse motif applied to sheet metal covering of door, east and west elevations, backed with in-swinging four-panel door into loft space. Large metal pintles at both jambs of the large recessed arched opening, east elevation.

- b. Minor doorway in arched opening near the northeast corner, east elevation; two sheet metal shutters close opening.

#### 8. Openings, windows:

- a. Window openings in east elevation appear to have been doorways; operating metal louvers, out-swinging metal shutters between window sills and floor line. All openings in the east and west elevations have large metal pintles at the jambs, indicating that out-swinging shutters or doors once served these openings.
- b. Window openings in north and south elevations similar; rectangular window opening in each recessed panel, two 2/2 single hung windows per opening, iron or concrete lintels; wood shutter and three-light fan hinged at sill, swing in. Numerous recessed panels in south elevation closed with glass block, air conditioning and ventilating equipment.

- 9. Roof: Gable roof, sheet metal tile in a corrugated texture painted silver, sheet metal finial at each end of gable ridge; wood cornice at gable ends; galvanized gutters and down spouts; sheet metal roof vents at ridge gravity operated, star finial; wire-glass skylights.

- 10. Cupola: Wood frame base and house covered with textured sheet metal over diagonal wood sheathing painted white yellow-brown, stepped pendant decoration in sheet iron cornice, wood and pipe hand rails. Louvered openings in house, doorway in east elevation to platform near gable ridge, stairs to roof deck. Pattern on sides of house suggest door trim.

#### C. Detailed Description of the Interior:

##### 1. Floor plans:

- a. First floor: Central passage defined by brick interior piers and partitions, doorways at each end and into spaces at each side; hatches in floor of loft at each bay, electric lift in second bay from west entrance; offices, quarters, head and laundry; mess, communications, etc., in spaces at each side of central passage; stairway to loft from quarters at northwest corner.
- b. Loft: Lost space defined by truss members, end walls of gable and roof sheathing; ice storage room at northeast corner; stairway to cupola.

2. Stairways:

- a. Stairway, first floor to loft: Straight stair, wood treads and risers, hand rail and newel.
- b. Stairway, loft to cupola: Open stairway, wood treads and hand rails, intermediate landing.

3. Flooring: Concrete, composition and ceramic tile;  $3\frac{1}{4}$ " wood strips in loft.

4. Wall and ceiling finish:

- a. Wall: Plaster and variety of modern finish materials including fiber board, acoustic tile, ceramic tile wainscot, etc. Wood chair rail in most rooms. Stepped wood cornice in southeast corner room.
- b. Ceiling: Wood strips painted white, acoustical tile, plaster.

5. Doorways and doors: Panel doors, 2-6 panels, flush panel modern doors.

6. Decorative features: None

7. Hardware: Strap iron hinges, shutter and door pintles, truss tie rods and hanger straps.

8. Lighting: Modern fluorescent lighting, exposed conduit and panels.

9. Heating: Air conditioner units, some reverse cycle, misc. ventilating equipment.

D. Site and Surroundings: This structure faces east on Front Street at Clinton Place at Whitehead Street, situated between property of the Key West U.S. Naval Station and the Municipal Aquarium. The old U.S. Customs House and Post Office is located to the south. A rectangular building (poured concrete walls, steel roof trusses, ceramic tile gable roof) used by Navy divers is to the northwest, and wharves to the west and northwest. Concrete sidewalks at east elevation, concrete ramp up to floor level at east doorway; concrete curb with simple iron bar and strap fence painted black; brick, macadam and concrete drive parallels long dimension at south side, wrought iron gate between this building and the Naval Station.

Prepared by:

F. Blair Reeves  
HABS-Key West  
August 1967

The following is a typed summary filed only under "Key West Florida" in the National Archives Military Records, Navy section. Source is undetermined.

#### U.S. NAVAL STATION, KEY WEST, FLORIDA

Lieutenant M. C. Perry, acting under orders of February 7, 1822 from the Secretary of the Navy, proceeded to Key West, Fla., in the U.S. Schooner SHARK for the purpose of making an examination of the island with a view towards naval vessels operating in the West Indies and Gulf of Mexico....

From 1826 to 1853 there was no regularly established naval station at Key West. However, during the Indian Wars in Florida, 1835-42, several expeditions were fitted out there with seamen and marines from vessels of the West Indian Squadron under command of Commodore A. J. Dallas and William B. Shubrick, and a garrison was furnished from the U.S. Schooner FLIRT for the protection of the citizens of that place.

By authority of Act of Congress approved July 21, 1852 a depot of coal for naval purposes was established at Key West. The sum of \$20,000 was appropriated for this purpose. Commander George S. Blake, U.S.N., was dispatched to Key West in October 1853 to make arrangements for carrying into execution the act of July 21st, and on November 8, 1853 a plot of ground located north of the U.S. Marine Hospital lands, having a water front of about 955 feet, was purchased for \$10,400.00 from Wm. and Leonora E. Pinkney and Asa F. and Anna W. Tift. Captain J. M. Scarritt, U.S. Corps of Engineers was appointed to superintend the construction of the depot.

At the outbreak of the Civil War the Coal Depot at Key West was still unfinished, due to insufficient appropriations. A wharf had been built and a coal shed commenced, the walls only having been put up, when the appropriation was exhausted. On December 4, 1861 Key West was designated as headquarters of the East Gulf Blockading Squadron under Flag Officer William W. McKean. The coal depot was completed, an additional wharf built, a machine shop installed and the station generally improved and expanded to facilitate the operations of the vessels of the squadron. Upon the termination of the war Key West as a naval station was discontinued, but was still used as a coal depot and for the accomodation of stores....

Several paragraphs have been omitted).

see front  
page  
where  
sold it

Folder 1851-1876. Letters Received, Key West Florida Post Office and Courthouse (Old), General Correspondence, Public Buildings Service. Record Group 121, Box 123. National Archives, Washington D.C.

1. Letter to Treasury Department  
From J.V.Y.Harris, Collector, Key West  
Date July 7, 1885

Includes Plot Plan, "Relating to site of New P.O. and C.H."  
Ink on tissue paper  
Shows Naval Depot with overall dimensions and assignment of space

2. Letter to Treasury Department  
From J.V. Harris, Collector  
Date February 10, 1886

Plot plan enclosed , ink on cloth  
Includes Naval Depot

3. Report , From J.V. Harris  
April 16, 1886  
to Treasury Department

Plot plan enclosed  
Ink on cloth  
includes drawing of Naval Depot

4. Report to Treasury Department  
From J.V. Harris  
Date May 29, 1886

Includes drawing of "U.S. Naval Store House in Key West Fla."  
Shows dimensions and present disposition of space

Report concerns proposal of the use of rooms in the Depot for Custom House purposes

RESEARCH NOTES  
Key West, Florida Naval Depot

July 27, 1967

Official Records of the Union and Confederate Navies in the War of the Rebellion, Series I, Vol. 22, (Washington, D.C., Government Printing Office), 1908. Published under the direction of the Hon. Victor H. Metcalf, Secretary of the Navy by Mr. Charles Stewart. p. 245.

"Report of Acting Rear-Admiral Thatcher, U. S. Navy of Arrival at Key West and progress upon works at that place"

Gulf Squadron  
U.S. Flagship Estrella, Key West, Florida  
August 3, 1865

Sir:

I have the honor to inform the Department that I arrived at this port on the 1st instant. I have discharged all the workmen from the inactive shop here (with the exception of the foreman, who is temporarily detained for the transfer of the property) and offered passage North to such of them as desired to avail themselves of it.

The work of altering the storehouse and constructing the coal wharf is progressing satisfactorily under the able supervision of Acting Assistant Paymaster Philbrick. The speedy completion of the storehouse is very desirable, as the Dept. will then be released from the heavy rent demanded for the building now occupied as such.

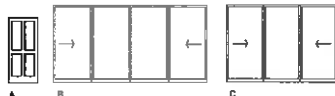
(Paragraphs omitted).

H. K. Thatcher  
Acting Rear-Admiral, Commanding Gulf Squadron

# **Proposed Plans**



NOTE: DOOR SIZES TO BE FIELD VERIFIED BY CONTRACTOR



## NOTES

EXISTING BUILDING TO BE BUILT IN COMPLIANCE WITH  
2010 FLORIDA BUILDING CODE, EXISTING BUILDING

NEW CONSTRUCTION TO BE BUILT IN COMPLIANCE WITH  
2010 FLORIDA BUILDING CODE

GENERAL CONSTRUCTION PHASING NOTES:  
PHASE I: REMOVAL OF CENTRAL STAIRCASE AND  
INSTALLATION OF NEW ESCALATOR.

PHASE 11: DEMO OF INTERIOR WALLS, RENOVATION OF SECOND FLOOR, NEW EXIT CORRIDORS TO EXISTING STAIRS.

SECOND FLOOR OF BUILDING TO BE CLOSED  
THROUGHOUT PHASE I & II OF CONSTRUCTION.

PHASE III: REMOVAL OF FIRST FLOOR BATHROOMS,  
RENOVATE NEW UNIT.

**GENERAL DEMOLITION NOTES:**

THE INTENT OF THE DEMOLITION DOCUMENTS ARE INTENDED AS A GENERAL GUIDE RECOGNIZING THAT MORE COMPREHENSIVE DEMOLITION MAY BE REQUIRED BY THE GENERAL CONTRACTOR TO PRODUCE THE INTENDED RESULTS OF THE CONTRACT DOCUMENTS.

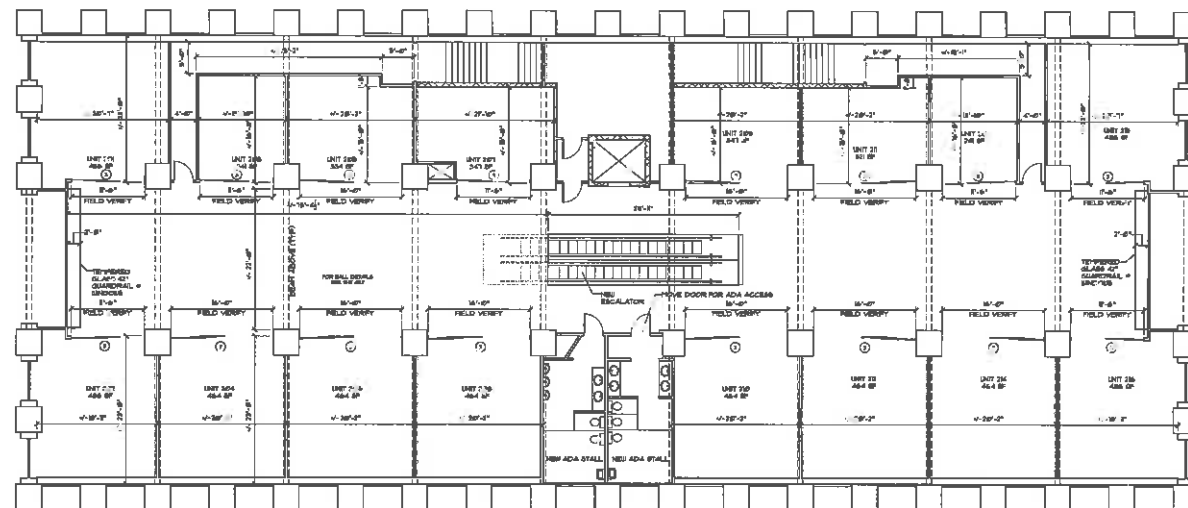
A. THE DESIGNER'S CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS OR COORDINATE REQUIRED TO COMPLETE WORK. ADDITIONALLY, HE OR SHE SHALL MAKE ANY AND ALL REQUIRED SCHEDULE NOTIFICATIONS AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL ORDINANCES.

B. INDICATE ALL DEMOLITION WORK IN AN OBVIOUS AND CAREFUL MANNER WITH ONE CONSIDERATION FOR ANY EXISTING STRUCTURE. EXERCISE CAUTION SHALL BE EXERCISED TO INSURE THAT ABSOLUTELY NO DAMAGE TO CURBS OR DRIVE WHICH ARE TO REMAIN. DESIGNATED CONTRACTORS SHALL REPLACE OR REPAIR OR DEMOLISH TO EXISTING CURBS OR DRIVEWORKS FINISHED OR STRUCTURE DAMAGED BY CONSTRUCTION OPERATIONS.

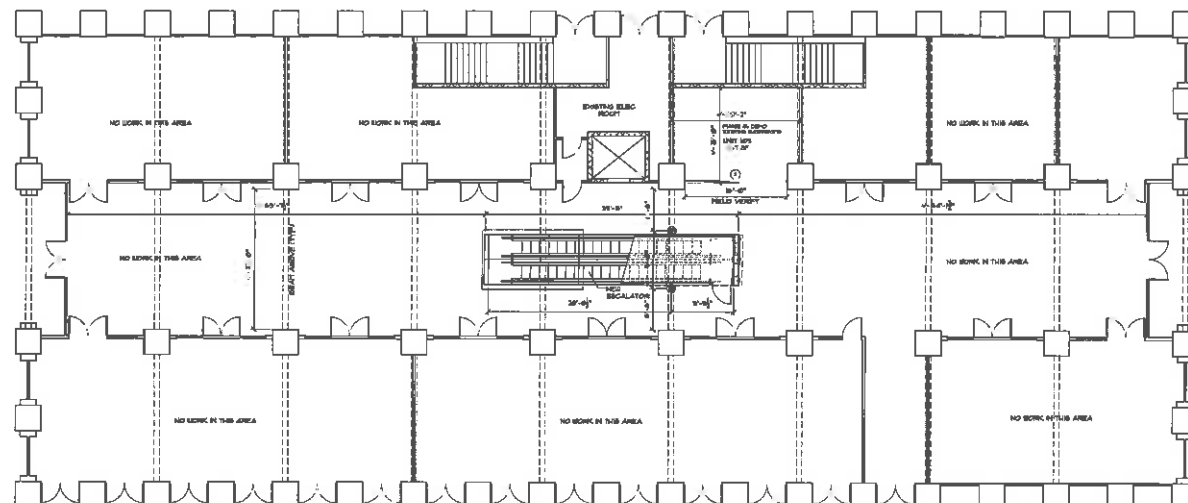
C. THE DREDGING CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY EXAMINE THE EXISTING SURFACE, CONDITIONS AND EXTENT OF THE FILL INVOLVED PRIOR TO ENDING AND CONSTRUCTION.

D. CONTRACTOR SHALL PROVIDE PROTECTION AS REQUIRED FOR ALL NEW WORK OR EXISTING WORK REQUIRES MODIFICATION.

E. ANY EXISTING UTILITY SERVICE LINES, LOCATED OR NOT, SHALL BE PROTECTED PRIOR TO CONSTRUCTION. CABLES, PIPES, AND OTHER UTILITIES, CABLES, GAS, WATER OR OTHER LOCATED UTILITIES AS REQUIRED TO PROTECT EXISTING BUILDING ACCORDING TO THE RULES AND REGULATIONS OF THE CONTRACTOR AUTHORITY HAVING JURISDICTION.



### 2nd Floor Plan

$$LQ^A + P = 0^T$$


### 1st Floor Plan

$$MPC \times F \times \mathcal{C}^3$$

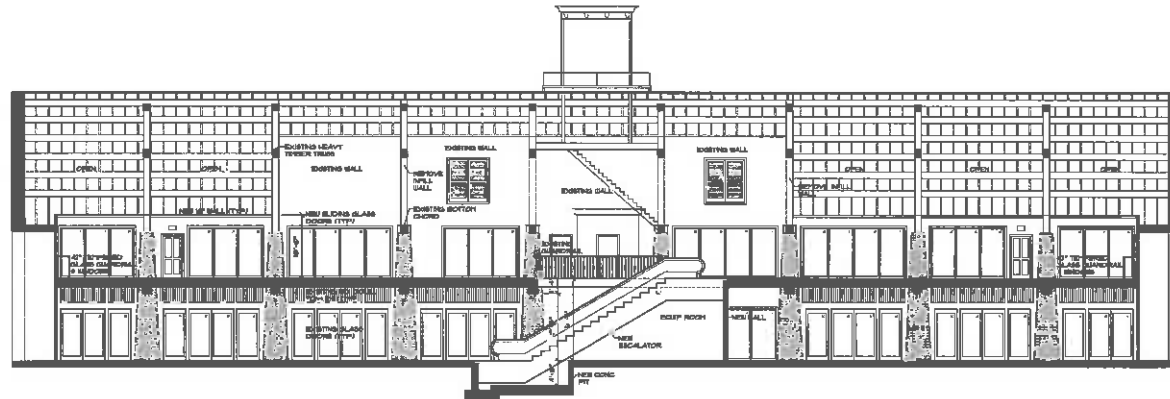
## Clinton Square Market

Front Sireel Key West, FL

**THOMAS E. POPE, P.A. ARCHITECT**  
c/o White Street, Key West, FL  
(305) 296 3611  
TTPopePA@aol.com

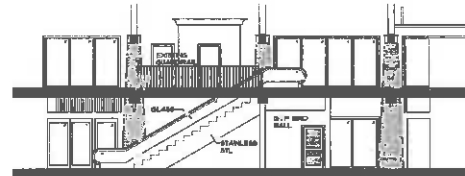
date:  
12/4 '13  
revision:

Sheet: HARC  
A1



Building Section

1/2" = 1' - 0"



Building Section

1/2" = 1' - 0"



Clinton Square Market  
Key West, FL  
Front Street

THOMAS E. POPE, P.A. ARCHITECT  
610 White Street, Key West, FL  
(305) 236-5311  
TEPPopePA@aol.com

date:  
10/4/05  
revision:

sheet: HARC  
A2

**Restrained and inviting.**

Conspicuously discreet: The Velino Commercial Duty escalator features a design oriented, slim line balustrade. The remarkable lightness of the Velino is due to its 40-inch high balustrade and innovative, almost invisible, handrail guide which leaves the impression that the handrail rides directly on the glass.

The Velino escalator's cultured reserve and clean lines never place it in competition with the surrounding architecture. Rather, it leaves the architect with the opportunity to establish carefully placed accents in both new and existing environments.

Remarkable. Dependable.  
That is what you get from the  
ThyssenKrupp Elevator label.



# **National Register of Historic Places Nomination**

PH019432

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Florida	
COUNTY: Monroe	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	OCT 15 1973

1. NAME	
COMMON U. S. Coastguard Headquarters, Keywest Station	
AND OR HISTORIC: U. S. Navy Coal Depot and Storehouse; also, Building #1	

2. LOCATION			
STREET AND NUMBER: N.W. Corner Front Street and Whitehead Street			
CITY OR TOWN: Key West Twelfth Congressional District			
STATE Florida	CODE 12	COUNTY: Monroe	CODE 087

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____

4. OWNER OF PROPERTY		
OWNER'S NAME: U. S. Coastguard		
STREET AND NUMBER: United States Government		
CITY OR TOWN: Washington	STATE: D. C.	CODE 11

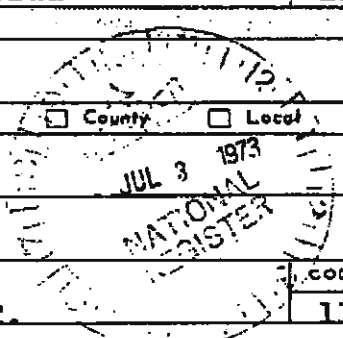
5. LOCATION OF LEGAL DESCRIPTION		
COURTHOUSE, REGISTRY OF DEEDS, ETC: Monroe County Courthouse		
STREET AND NUMBER: Whitehead Street		
CITY OR TOWN: Key West	STATE: Florida	CODE 12

6. REPRESENTATION IN EXISTING SURVEYS	
TITLE OF SURVEY: HABS	
DATE OF SURVEY: 1967 <input checked="" type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local	
DEPOSITORY FOR SURVEY RECORDS: Library of Congress	
STREET AND NUMBER: Washington	
CITY OR TOWN: Washington	STATE: D. C.
CODE 11	

SEE INSTRUCTIONS

STATE: Florida  
COUNTY: Monroe  
ENTRY NUMBER  
DATE

FOR NPS USE ONLY



## 7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The United States Navy Coal Depot and Storehouse is a building which has received minor modifications and is structurally sound. The foundation of the building is bearing limestone with brick above grade. The wall construction is brick masonry laid in common bond, stuccoed and painted in a yellow-brown color. Buttressed piers separate arched window recesses in the north and south elevations. There are two corbelled courses at the spring line of the arches. There are rectangular windows in each window recess. The cornice above consists of four courses of corbelled brick and three header courses corbelled to define the entablature. The east and west elevations are stuccoed and scored to simulate dressed ashlar stone. Irregular joints in the masonry suggest separate stages in the construction process. The building has no porches, stoops or chimneys.

The central doorways are similar in the east and west elevations; that is, they contain large recessed arched openings with masonry infill and two horizontal sliding doors of sheet metal. There is a decorative arch pattern in stucco over the rectangular opening into the first floor central passage. The window openings in the east elevation appear to have been doorways as there are operating metal louvers and out-swinging metal shutters between window sills and floor lines. All openings in the east and west elevations have large metal pintles at the jambs, indicating that out-swinging shutters or doors once served these openings.

The building has a gable roof covered with sheet metal tile in a corrugated texture and painted silver. There is a sheet metal finial at each end of the gable ridge and wood cornice at both gable ends. The roof has wire glass skylights and there is a cupola with a wood frame base and house. Over the cupola frame is covering of textured sheet metal painted a yellow-brown color. There is a stepped pendant decoration in the cupola cornice and above that a wood and pipe handrail.

The Navy Coal Depot is an excellent example of the architecture necessary to maintain the United States Navy during the late nineteenth century. Its architectural character is determined by buttressed brick piers, arched window recesses, gable roof and cupola with lookout.

SEE INSTRUCTIONS



# 8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- |  |                                       |  |                                       |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century |                                       |

SPECIFIC DATE(S) (If Applicable and Known) 1856-1861

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education           | <input type="checkbox"/> Political      | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering         | <input type="checkbox"/> Religion/Phi-  | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry            | losophy                                 |  |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention           | <input type="checkbox"/> Science        |  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape           | <input type="checkbox"/> Sculpture      |  |
| <input type="checkbox"/> Art                     | Architecture                                 | <input type="checkbox"/> Social/Human-  |  |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature          | itarian                                 |  |
| <input type="checkbox"/> Communications          | <input checked="" type="checkbox"/> Military | <input type="checkbox"/> Theater        |  |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music               | <input type="checkbox"/> Transportation |  |

## STATEMENT OF SIGNIFICANCE

On September 13, 1833, the United States Government purchased the irregularly shaped lot known as Square 4, from the four American proprietors of Key West, John W. Simonton, Mrs. John W.C. Fleming, Pardon C. Greene, and William Whitehead. By an Act of Congress approved July 21, 1852, a depot for Naval supplies was established at Key West. The site selected for the building was on the western point of the Island fronting on the harbor. From 1823 until 1826 this area had been used by the United States Navy Antipirate Squadron. In 1861, Key West became headquarters of the East Gulf Blockade Squadron. Upon completion of this building, the construction of which was supervised by Captian J.M. Scarpitt of the U.S. Corps of Engineers, it became known as the "Number One Building" and served as the Naval Administration Building until 1923. On December 15, 1932, The Secretary of the Navy entered into an agreement with the Department of Commerce to exchange Building No. 1 for the old Post Office Building next to it. The 7th Lighthouse District took over the building as its headquarters. In 1939 the Lighthouse Service became part of the United States Coast Guard, which now uses it as the Key West Station Headquarters. This large brick building was the first permanent Naval building and the oldest brick building on the Island.

This is the  
second oldest brick  
building in the island.

customs house was built 1891 only

Fort Zac is older  
1845  
west i east n e p o - 61002

SEE INSTRUCTIONS

# 9. MAJOR BIBLIOGRAPHICAL REFERENCES

Browne, Jefferson B. Key West, The Old and The New.  
 St. Augustine: The Record Co., 1912.  
 Monroe County Records, Monroe County Courthouse, Key West,  
 Florida. Office of the Clerk of the Circuit Court.  
 (Subgroup: Deeds).  
Official Records of the Union and Confederate Navies in the  
War of the Rebellion. Series I, Vol. XXII. Washington,  
 D. C.: Government Printing Office, 1922.

# 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE			
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	0 0 0	0 0 0	N24°	33'	31"
NE	0 0 0	0 0 0	W81°	48'	27"
SE	0 0 0	0 0 0			
SW	0 0 0	0 0 0			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than an acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

# 11. FORM PREPARED BY

NAME AND TITLE: <b>Diane Greer and Mary Evans, Historic Sites Specialists</b>	
ORGANIZATION: <b>Division of Archives, History, &amp; Records Mgt.</b>	DATE: <b>3-20-72</b>
STREET AND NUMBER: <b>Department of State, The Capitol</b>	
CITY OR TOWN: <b>Tallahassee</b>	STATE: <b>Florida</b>
	CODE: <b>12</b>

# 12. STATE LIAISON OFFICER CERTIFICATION

# NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☒

Name Robert Williams

Title State Liaison Officer

Date June 26, 1973

I hereby certify that this property is included in the National Register.

Ernest A. Ginnally  
 Chief, Office of Technical and Historic Preservation  
 Associate Director  
 Professional Services

Date OCT 15 1973

ATTEST:

Wm J. Smutsky  
 Keeper of The National Register

Date 10-9-73

SEE INSTRUCTIONS



U. S. COAST GUARD, KEY WEST STATION  
N.W. CORNER CROMPT STREET & WHITEHEAD STREET

FLA-190













M0231

13



MO231 14

February 6, 1974

Commander  
Seventh Coast Guard District  
Room 1018, Federal Building  
61 S.W. 1st Avenue  
Miami, Florida 33130

Dear Sir:

It is a pleasure to advise you that the U.S. Coastguard Headquarters - Key West Station has been officially listed on the National Register of Historic Places and to enclose a certificate of formal notification of the recognition given to this historic site.

We have enclosed a pamphlet entitled, "The National Register of Historic Places."

With every good wish and warm regards.

Sincerely,

Robert Williams

  
KW:Nsr

Enclosures (2)



## DEPARTMENT OF STATE

DIVISIONS: ARCHIVES, HISTORY & RECORDS MANAGEMENT - CORPORATIONS  
CULTURAL AFFAIRS - ELECTIONS - STATE LIBRARY SERVICES

### News Release

CONTACT: Jim Purks or David Fountain 224-2171

TWX Number: 810-931-3677

ROUGH DRAFT

TALLAHASSEE -- The U. S. Coast Guard Headquarters, *also known as "Building No. 1"* Key West Station <sup>1</sup> has been added to the prestigious National Register of Historic Places, "further boosting Florida's inventory of historic sites that have received national recognition," Secretary of State Richard (Dick) Stone has announced.

Secretary Stone, by law the state's chief archives and history official, received notification from Washington that the station had been added to the National Register.

The research for all Florida sites nominated for the National Register of Historic Places is conducted by specialists in the Division of Archives, History and Records Management under the Secretary of State *with the assistance of local citizens.*

The station was ~~originally~~ <sup>originally</sup> formerly the U. S. Navy Coal Depot and Storehouse. The United States purchased the property upon which it is located in 1833.

Sites added to the National Register are afforded a certain degree of protection and are eligible for federal matching grants for preservation purposes.

*The station is located on the northwest corner of Front Street and Whitehead Street.*



ENTRIES IN THE NATIONAL REGISTER

STATE FLORIDA

Date Entered OCT 15 1973

Name

Location

→ U. S. Coastguard Headquarters,  
Keywest Station

Key West *with person*  
Monroe County

Jupiter Inlet Lighthouse

Jupiter vicinity  
Palm Beach County

*DOT on file  
with DOT  
Nov 6 1973*

**COPY OF CONGRESSIONAL NOTIFICATION**

Also Notified

Hon. Edward J. Gurney  
Hon. Lawton Mainor Chiles, Jr.  
Hon. Dante B. Fascell  
Hon. Lou Frey, Jr.  
Ms. Ann Webster Smith, DOT



## NOMINATIONS TO THE NATIONAL REGISTER, JUNE 25, 1973.

<u>Site Name</u>	<u>County</u>
Sugar Mill Gardens	Volusia
Fernandina Beach Historic District	Nassau
Ximenez-Fatio House	St. Johns
T. G. Henderson House	Columbia
Dial-Goza House	Madison
The Parsonage	Orange
The Breakers Hotel Complex	Palm Beach
The Pioneer House	Broward
Pineland Site	Lee
Pierce Site	Franklin
Florida Pioneer Museum	Dade
Jupiter Inlet Lighthouse	Palm Beach
Old Post Office and Customs House	Monroe
Epworth Hall	Alachua
Buckman Hall	Alachua
Fort Pierce Site	St. Lucie
Ransom School "Pagoda"	Dade
Hotel Thomas	Alachua
<u>U. S. Coastguard Headquarters,</u> <u>Keywest Station</u>	Monroe



IN REPLY REFER TO:

## United States Department of the Interior

NATIONAL PARK SERVICE  
WASHINGTON, D.C. 20240

The Director of the National Park Service

Ronald H. Walker

is pleased to inform you that the historic property listed on the enclosed sheet has been nominated by the State Historic Preservation Officer responsible for your State's implementation of the National Historic Preservation Act of 1966, P.L. 89-665 (80 Stat. 915), as amended. It has accordingly been entered in the National Register of Historic Places. A leaflet explaining the National Register is enclosed for your information and convenience.

Enclosures

## Historically Significant Buildings Analysis

### COAST GUARD HEADQUARTERS (#1)

#### SIGNIFICANCE

The Coast Guard Headquarters Building is the original Naval Storehouse constructed 1856-1851. This is the only surviving building from the earliest Naval Station base. Originally erected as a storehouse for supplies and coal, it became the Naval Administration Building and was used as such until 1932. It later came into use by the U.S. Coast Guard. This building is significant historically and architecturally as one of the oldest structures at the Station. The Coast Guard Headquarters has been individually placed on the National Register of Historic Places. It will be referred to hereafter as the Naval Storehouse.

#### HISTORY

The Naval Storehouse was constructed immediately to the north of the original Customs House. By 1873, an L-shaped wharf had been constructed 275' out from the Storehouse with railroad track leading from the wharf into the Storehouse. The Storehouse was the only general storage facility until a new Storehouse was constructed in 1910. As with many other structures, the Annual Reports documented the constant maintenance problems of the Storehouse: a leaking roof, repair to iron shutters and bad plaster in 1887; 90 feet of roof rebuilt from hurricane damage in 1895; repair to the second floor in 1902; etc. Having been well constructed of brick, the Storehouse came to serve as an Administration Building when few other structures could adapt as such. An Annual Report in 1900 questioned how well suited the quarters were: "One of the most needed structures at the Station is an office building for the several offices enumerated on Page #7 (Commandant and Clerk, Paymaster and Clerk, General Storekeeper, Civil Engineer, Drafting Room, Ordinance, Equipment, Office and Dispensary for Medical Officer, Cable Operator). All these offices are in Storehouse No. 1, which is low, damp and not suitable for this purpose, as it was originally built and intended for a coal shed." Despite frequent complaints the Storehouse continued to serve as offices and storage until it was exchanged for the Customs House in 1932.

#### DESCRIPTION

The 184' x 80' two story Storehouse was finished at a cost of \$75,000 in 1861. The Storehouse was very simple in design due to its utilitarian function. Constructed of solid brick walls stuccoed over, the building is composed of a buttressed pier arcade on the north and south consisting of 17 bays with a five bay arcade on the east and west gable end. Its original slate roof is now covered with tin. A large arched opening forms the center bay on the east and west. The first floor level between

## Historically Significant Buildings Analysis

most piers contains two double-hinge sash windows and every other bay has a round-arched opening above an impost spring molding at the second floor level. These second story openings are filled with wooden covers. The two bays flanking each entrance are filled with fixed metal shutters. The only decorative treatment is a wooden cornice on the long sides, a wooden barge board on each gable end and a modillion cornice on the cupola. Two later lighthouse figures were placed in front of an attic loft door in the center of each gable end.

### CONDITION

Besides the basic original structure, little integrity is left of the original design. All of the bays have been altered and presently exhibit a combination of 12/12 windows, 9/9 windows, 2/2 windows, fixed metal shutters, glass block, concrete block, brick, stone, wood and metal bars. The entrance doors have also been replaced at different times. The present condition is poor: bricks are spalling and broken in many places; the cornice and barge boards are rotten; new gutters and water conductors are needed; iron bars and hinges are rusted; metal shutters are rusted; stucco is failing in places; much of the mortar joints need repointing; and the cupola is in need of repair.

### RECOMMENDED TREATMENT

The Coast Guard Headquarters is of Category 1 significance. The recommended treatment is preservation as an immediate action and exterior restoration with an adaptive interior use as a long-range treatment. Sufficient documentation has not been found for specific restoration recommendations at this time. The Coast Guard Headquarters has been individually placed on the National Register of Historic Places.

Preservation shall include the following:

1. Repair of the roof to halt any water leakage. Eventual restoration plans should call for a slate roof.
2. Repair or replacement of rain gutters and conducting systems.
3. Repointing brick where necessary.
4. Replacement of broken brick.
5. Treatment of rusted metal members.
6. Replacement of rotten wooden members.

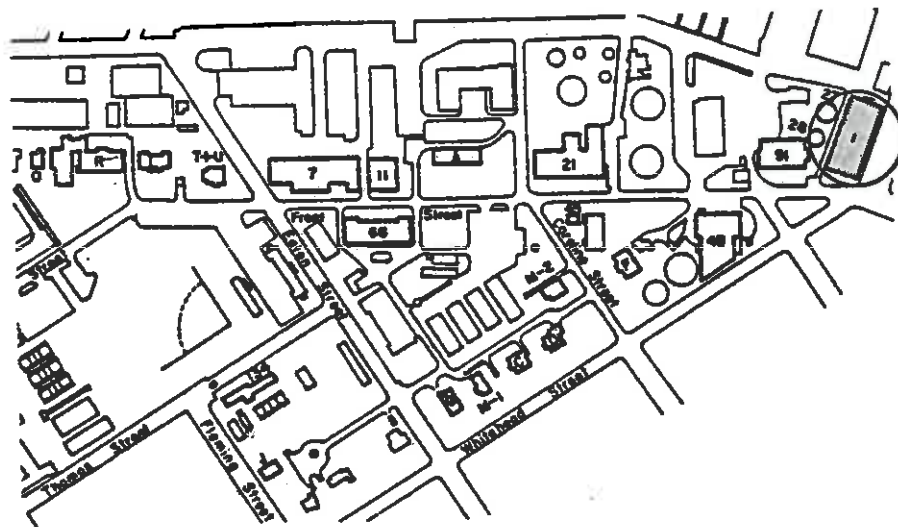
## Historically Significant Buildings Analysis

7. Treatment of structural problems.
8. The entire building should be painted for protection. One historic paint color of the Storehouse was a combination of white lead and burnt umber.

### ENDNOTES

1. Bureau of Yards and Docks, U.S. Navy. Annual Report and Estimate, 1900. National Archives, Washington, D.C.

# Historically Significant Buildings Analysis



Building 1

0 50 200 375 750 feet

Location



## Building Data

MATERIALS: Brick, wood

STORIES: 2

STRUCTURAL INTEGRITY: Sound

STRUCTURAL SYSTEM: Brick pier, wooden beam

FEASIBILITY FOR ADAPTIVE REUSE: Excellent

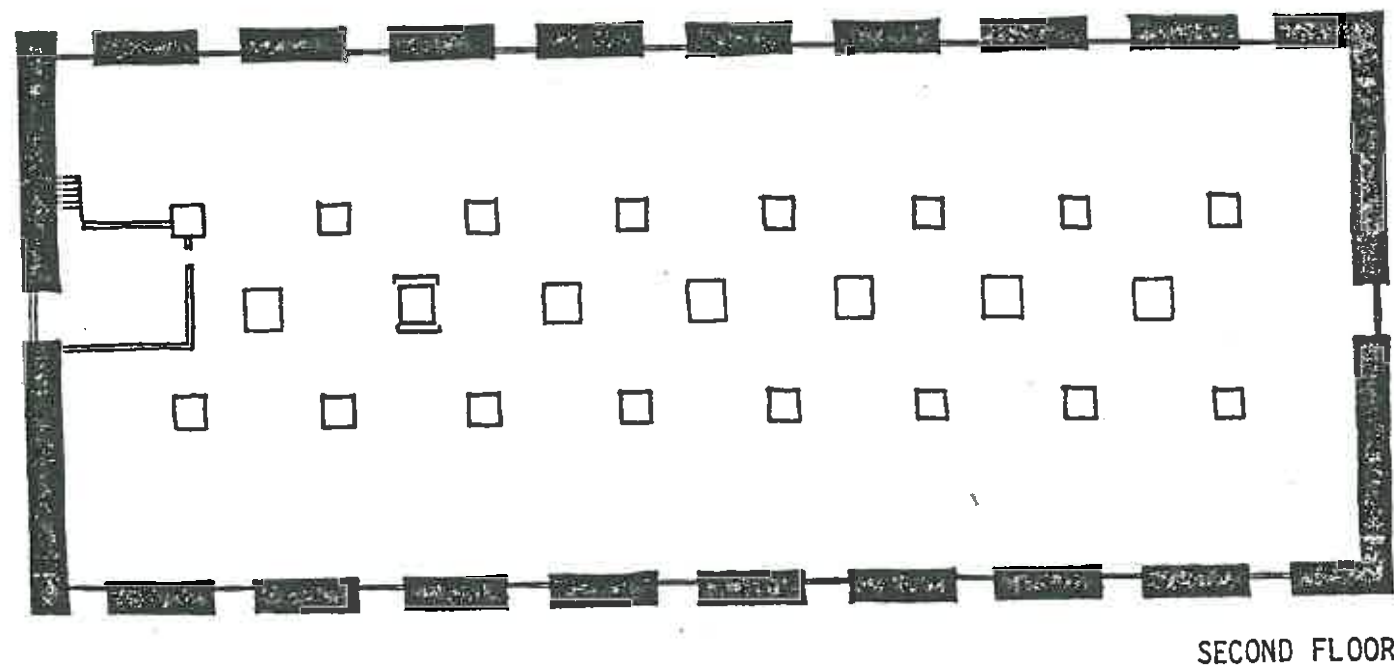
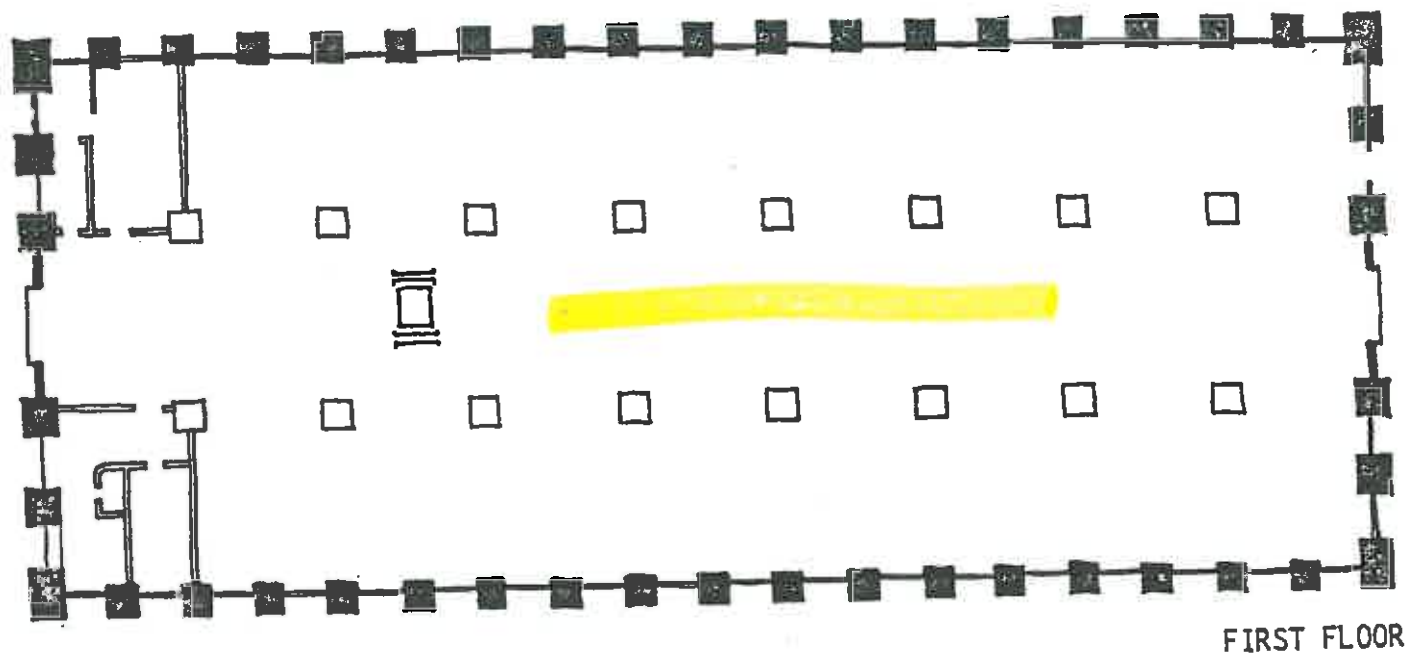
### BUILDING CONDITION:

- Termite damage to wooden beams.
- Southeast corner has settled.
- Replace rainwater collection system.
- Repoint brickwork/repaint.
- South wall has rising damp, bricks evidence coving.
- Water and plant damage north wall.
- Original fenestration should be removed/replace windows.
- Replace stucco on east and west elevations, score and paint.

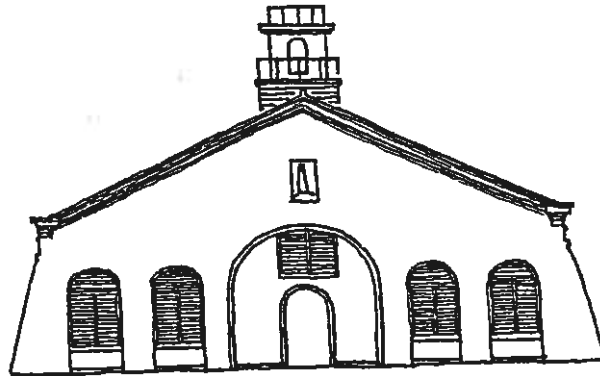


# Historically Significant Buildings Analysis

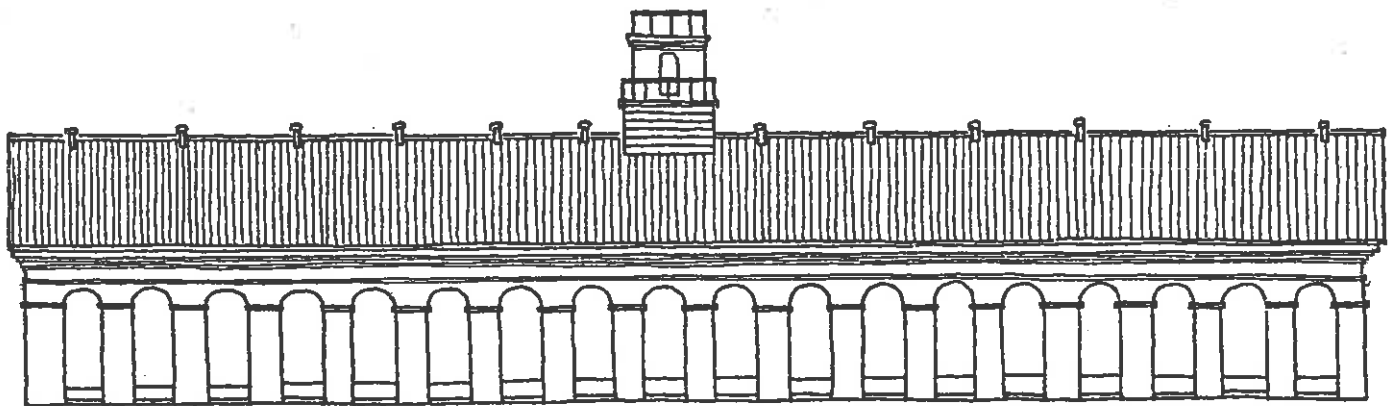
## Existing Building Configuration



# Proposed Facade Restoration



EAST/WEST ELEVATION

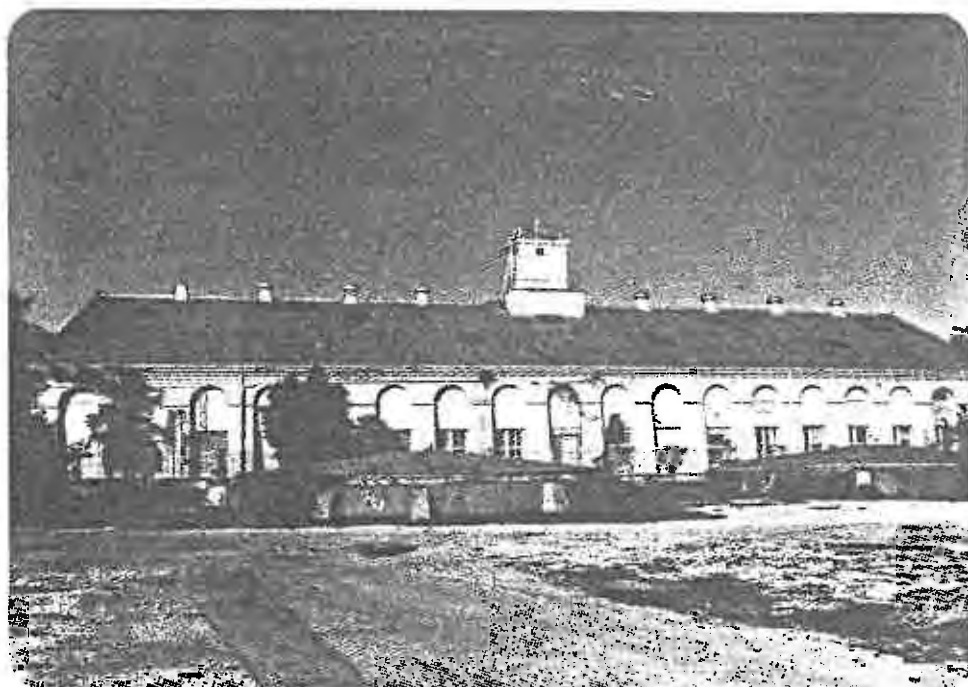


NORTH/SOUTH ELEVATION

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# Historically Significant Buildings Analysis

## Photographs



BUILDING 1

NORTH ELEVATION



WEST ELEVATION

**Advisory Council  
On Historic Preservation  
Memorandum of  
Agreement  
Signed 1986  
Between GSA (General Services  
Administration) and the FSHPO  
(Florida State Historic Preservation  
Office)**

# Advisory Council On Historic Preservation

The Old Post Office Building  
1100 Pennsylvania Avenue, NW, #809  
Washington, DC 20004

## MEMORANDUM OF AGREEMENT

WHEREAS, the General Services Administration (GSA) has determined that disposition of surplus Federal property known as Truman Annex and U. S. Coast Guard Station, Key West, Florida will have an effect upon the Coast Guard Headquarters (Building 1), the Customs House (Building 91), the Little White House (Building A), and the U. S. Naval Station Historic District, properties included in the National Register of Historic Places, and structures numbered 7, 11, 21, 26, 27, 45, 48, C, D, F, G, J, L, M-1, M-2, Q, and R, properties eligible for the National Register of Historic Places and has requested the comments of the Advisory Council on Historic Preservation (Council) pursuant to Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) and its implementing regulations, "Protection of Historic and Cultural Properties" (36 CFR Part 800),

NOW, THEREFORE, GSA, the Florida State Historic Preservation Officer (SHPO), and the Council agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the disposition on historic properties.

### Stipulations

GSA will condition the conveyance in a manner to ensure that the following measures are carried out.

#### I. Restoration

The Little White House (Quarters A) and the Old Post Office and Customs House (Building 91).

1. The Little White House and the exterior, 1st and 2nd floors, main stairs and all corridors of the Old Post Office and Custom House will be fully restored to accurately recover the form and details of their historic appearance. Restoration of the Little White House will return the building to its "Truman Era" appearance. The remaining portion of the Old Post Office and Customs House will be rehabilitated in accordance with the recommended approaches in "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1983)" (Secretary's Standards) [Attachment 1].

2. All design plans and specifications will be developed in consultation with the Florida SHPO and prior to the initiation of construction will be provided to the Florida SHPO for review and comment.

## II. Rehabilitation

Building 1, 7, 11, 21, 45, 48, 124, C, D, G, L, M-1, Q, R, T, and U.

These buildings will be rehabilitated in accordance with the recommended approaches in the Secretary's Standards. All plans and specifications will be developed in consultation with the Florida SHPO and provided to the Florida SHPO for review and comment.

## III. Relocation

Building M-2.

1. If it is determined that Building M-2 must be relocated, the new site selected will provide for a compatible relationship between Building M-2 and surrounding structures and will be similar in character to the original site. The Florida SHPO will be provided an opportunity to review and comment upon the proposed new site.

2. Before Building M-2 is moved, the Historic American Building Survey/Historic American Engineering Record (HABS/HAER), National Park Service, Department of the Interior, will first be contacted and such documentation of Building M-2's original site as requested will be provided to HABS/HAER.

3. Building M-2 will be moved in accordance with the recommended approaches in the Department of the Interior's Moving Historic Buildings, in consultation with the Florida SHPO, and by a professional mover who has the capability to move historic structures properly.

## IV. New Construction

All new construction near or adjacent to contributing buildings in the U. S. Naval Station Historic District or the Key West Historic District should be compatible with the scale, massing, color, and materials of the surrounding historic properties and should be responsive to the recommended approaches for new construction set forth in the Secretary's Standards. It is recognized that portions of the redevelopment will require higher density development than presently exists. In designing components of the project which will be of substantially higher density and/or which will be inconsistent in scale with the historic character of the District, suitable transition design elements, screening, set backs, etc. shall be employed to minimize the effect of the new construction on individual historic buildings and the existing streetscape (view from the Public Way). Prior to initiation of construction, plans and specifications for new construction will be provided to the Florida SHPO for review and comment.

## V. Structural Analysis

### Building 39 and Quarters F.

1. Prior to making any judgments about the treatment of these two buildings, structural engineering studies will be undertaken to determine their structural stability and Quarters F will be further studied to determine if it retains its historic integrity. The results of these studies will be provided to the Florida SHPO for review and comment.
2. If these studies demonstrate that rehabilitation is feasible and appropriate, the buildings will be stabilized and then rehabilitated in accordance with the recommended approaches in the Secretary's Standards. Plans and specifications will be developed in consultation with the Florida SHPO and final plans and specifications will be provided to the Florida SHPO for review and comment.
3. If these studies demonstrate that rehabilitation is not feasible, then demolition may proceed. Prior to demolition, HABS/HAER will first be contacted to determine what documentation shall be required for the building(s). All documentation will be completed and accepted by HABS/HAER prior to the demolition, and copies of this documentation will be provided to the Florida SHPO and appropriate local archives designated by the Florida SHPO.

## VI. Landscaping and Associated Features

In establishing the overall site plan for the redevelopment, all reasonable effort will be made to protect as much open space as possible, to respect the environmental setting of the historic properties, and to employ landscaping elements to minimize visual transitions between historic properties and new construction.

1. The overall site plan and landscaping plan and specifications will be developed in consultation with the Florida SHPO and provided to the Florida SHPO for review and comment.
2. The Presidential Gates and associated iron fence along Whitehead Street and the wall at the Old Post Office and Customs House will be preserved in their original location. Any plans to breach the wall to provide additional access at other locations will first be provided to the Florida SHPO for review and comment.

## VII. Treatment of Structures

### Structure 27.

This cistern, one of the two oldest cisterns in the redevelopment area, will be preserved in situ as an example of this class of structures.

Structures 26, 35, 36, 46, 51, and 58.

These structures may be removed. Prior to demolition they will be documented, following the procedure set forth in Stipulation V.3. above. During demolition care will be taken to leave below grade features of these structures intact and to reduce below grade disturbance to a minimum so as to minimize the likelihood of damage to possible archeological features associated with the structures.

#### VIII. Documentation

Buildings P and 66.

Prior to demolition these structures will be documented in accordance with the procedure set forth in stipulation V.3. above.

#### IX. Treatment of Non-contributing Structures

Buildings 38, 97, 273, 787, M-1A and an unnumbered addition to Building 48.

1. Should the decision be made that these building(s) will be removed, they need not be documented prior to demolition.
2. Should the decision be made that these building(s) will be retained and renovated, care will be taken to ensure that such modifications are sensitive to the character of any surrounding historic properties.

#### X. Archeological Monitoring

Prior to the initiation of construction the Florida SHPO will be consulted and a program for archeological monitoring will be developed. This program will take into account proposed construction scheduling and will identify areas of particular sensitivity, e.g. areas surrounding the Old Post Office and Customs House, the area around the hospital where unrecorded cemeteries may be present, and other areas related to 19th century occupation. The monitoring program will be carried out under the direct supervision of a person or persons meeting at a minimum the appropriate qualifications set forth in the Department of the Interior's "Professional Qualifications." If archeological resources are encountered during monitoring, construction will be modified to preserve in place the archeological properties. If this is not prudent and feasible, associated construction will cease; the Florida SHPO will be contacted; and a data recovery plan, consistent with the Council's handbook, Treatment of Archeological Properties [Attachment 2], and approved by the Florida SHPO, will be implemented.

#### XI. Dispute Resolution

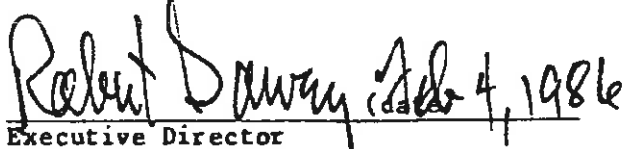
If the Florida SHPO, during the course of carrying out the reviews set forth in the above stipulations, objects to any project proposals, reports, data recovery plans, design plans and specifications, etc. further consultation with the Florida SHPO will take place in an effort to resolve the objection(s). If it is determined that the objection(s) cannot be resolved, the further comments of the Council will be sought pursuant to 36 CFR § 800.6(b).

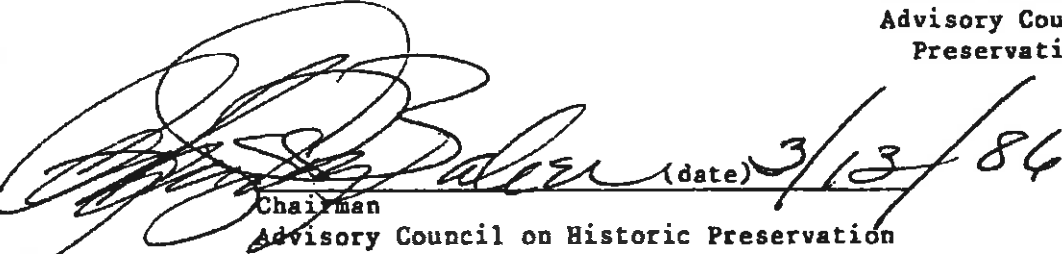


Execution of this Memorandum of Agreement evidences that GSA has afforded the Council an opportunity to comment on the disposition of the Truman Annex and U. S. Coast Guard Station and its effects on historic properties and that GSA has taken into account the effects of this undertaking on historic properties.

  
 (date) 2/18/86  
 General Services Administration

  
 (date) 2/21/86  
 Florida State Historic Preservation  
 Officer

  
 (date) Feb 4, 1986  
 Executive Director  
 Advisory Council on Historic  
 Preservation

  
 (date) 3/13/86  
 Chairman  
 Advisory Council on Historic Preservation

Advisory  
Council On  
Historic  
Preservation

11 1986

The Old Post Office Building  
1100 Pennsylvania Avenue, NW, #809  
Washington, DC 20004

AMENDMENT TO

MEMORANDUM OF AGREEMENT

WHEREAS, the General Services Administration (GSA), the Florida State Historic Preservation Officer (SHPO); and the Advisory Council on Historic Preservation (Council) entered into a Memorandum of Agreement, which was ratified March 13, 1986, for the disposal of surplus Federal property at Truman Annex and the U.S. Coast Guard Station, Key West, Florida, and

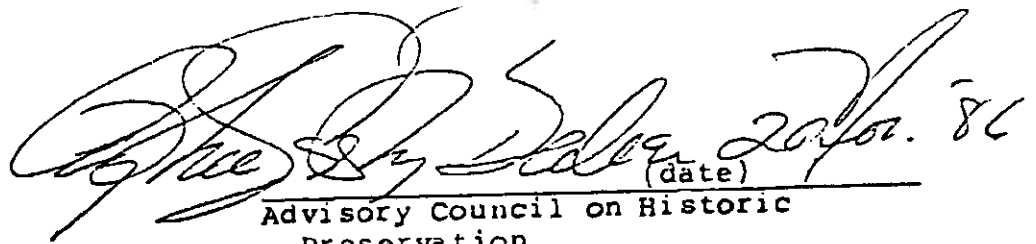
WHEREAS, the Florida SHPO has determined that the Agreement does not provide adequately for restrictions on future use of the Little White House,

NOW, THEREFORE, GSA, the Florida SHPO and the Council agree that the Agreement shall be amended in the following manner:

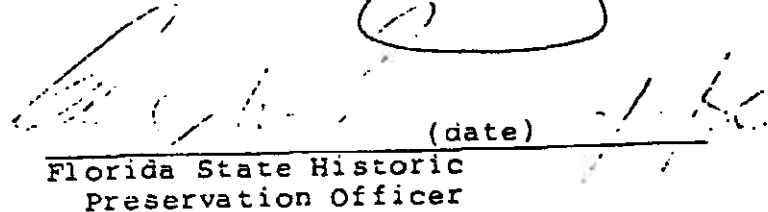
Stipulation I.2. shall be amended to read, "All design plans and specifications, as well as the proposed use of the Little White House, will be developed in consultation with the Florida SHPO and prior to the initiation of construction will be provided to the Florida SHPO for review and comment."

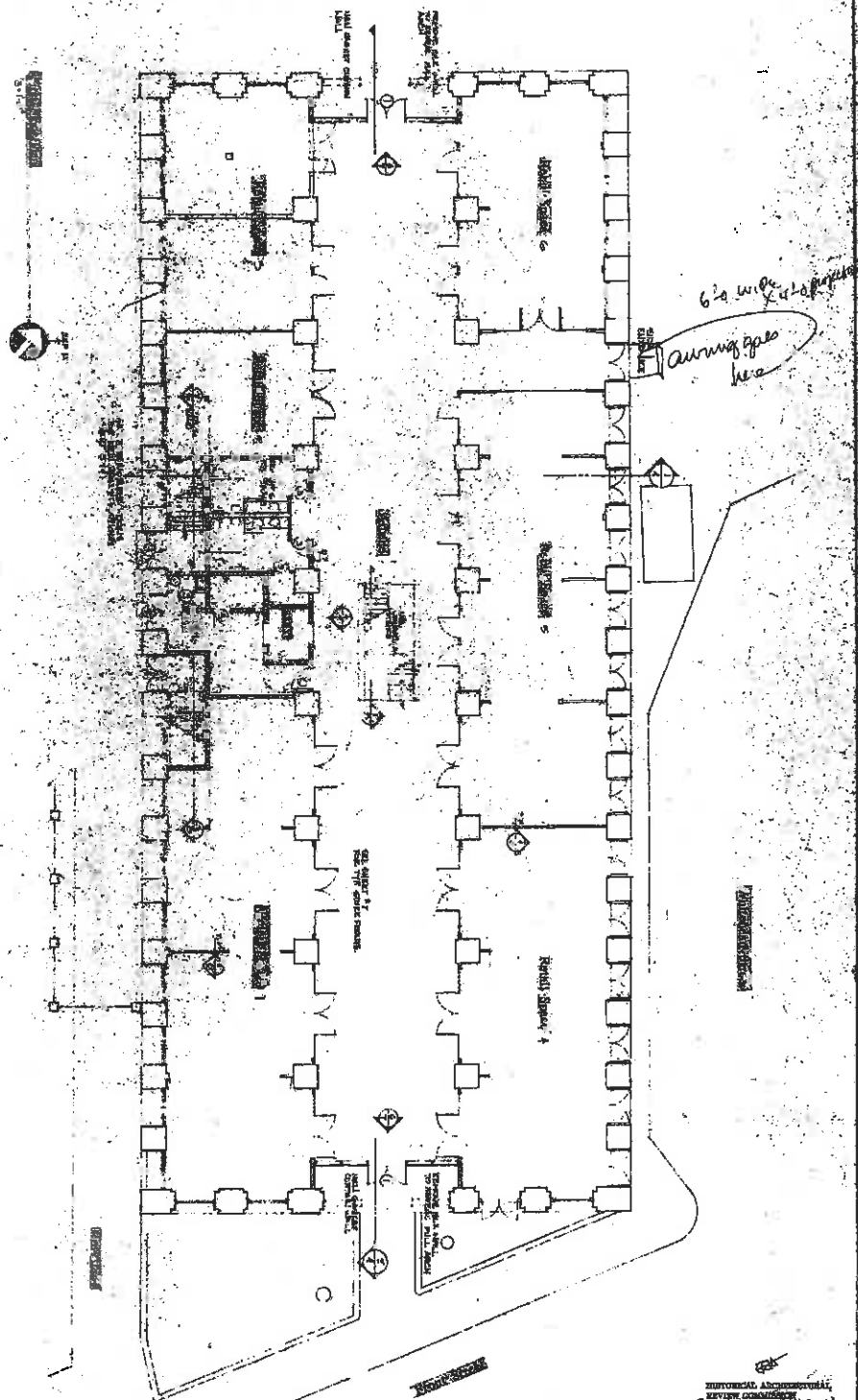
Stipulation XI shall be amended to read, "If the Florida SHPO, during the course of carrying out the reviews set forth in the above stipulations, objects to any project proposals, reports, data recovery plans, design plans and specifications, use of the Little White House, etc. further consultation with the Florida SHPO will take place in an effort to resolve the objection(s). If it is determined that the objection(s) cannot be resolved, the further comments of the Council will be sought pursuant to 36 CFR § 800.6."

Execution of this Amendment evidences that GSA has afforded the Council an opportunity to comment on the transfer and its effects on historic properties, and that GSA has taken into account the effects of the transfer on historic properties.

  
(date) 2/20/86  
Advisory Council on Historic  
Preservation

  
(date) 12/8/88  
General Services Administration

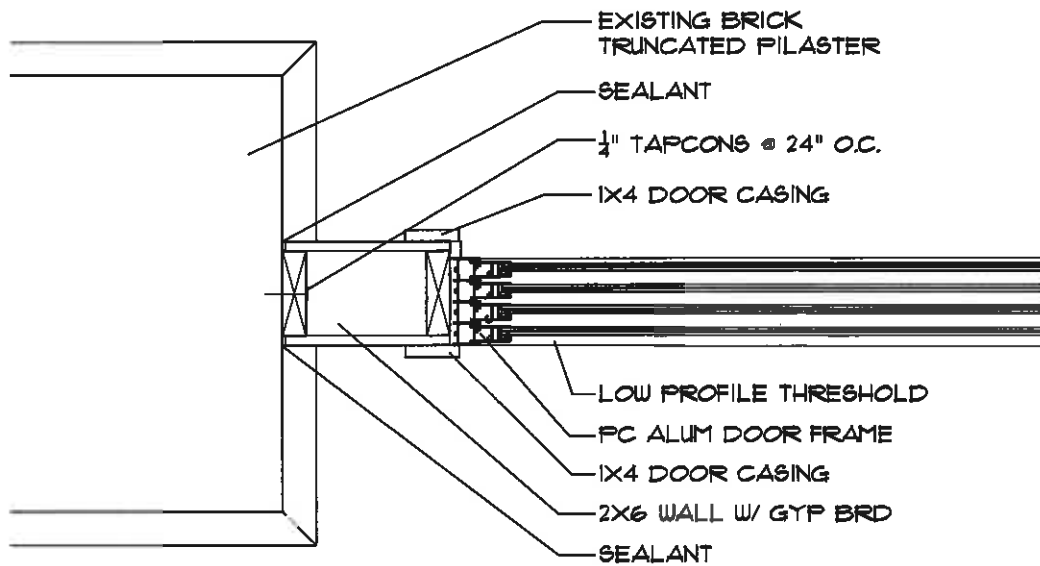
  
(date) 1/1/86  
Florida State Historic  
Preservation Officer



HISTORICAL ARCHITECTURAL  
REVIEW COMMISSION  
(AVANCE TO THE BUREAU)  
FEB. 1 1991  
adm  
pvt 62

RESTORATION For Building #1  
 1st West Florida  
 For Buck Woods, Jr.

201 CRK ST



## Jamb Detail

1" = 1' - 0"

Ms. Diane Silvia

April 24, 2001

Page Two

1. The product finish will be the Lead Cote Kynar finish (silver gray) illustrated by the smaller material samples provided to our office (not the Hemlock Gray color of the S-Tile sample).
2. Existing ridge ventilators, ridge roll and decorative crestings will be carefully removed and reinstalled (matching new ridge roll would be acceptable). Appropriate coatings and fasteners will be used to prevent galvanic action between dissimilar metals.
3. The installation will not change the depth of the fascia at the perimeter of the roof.
4. If existing skylights are to be replaced, the replacement units will remain in the plane of the roofing (i.e., will not extend above the surrounding roof surface to a degree greater than the existing skylight units).

If the above conditions are complied with, it is our opinion that the proposed roofing replacement project will be consistent with the referenced Standards for Rehabilitation. Should you have any questions regarding our review comments, please contact me at (850) 487-2333.

Sincerely,



David E. Ferro, R.A., Administrator  
Architectural Preservation Services  
Bureau of Historic Preservation

cc: Bob Hilson and Company (by FAX), ATTN: Tiber

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 22, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## INTERIOR RENOVATION AND NEW ESCALATOR.

### FOR- #291 FRONT STREET

Applicant- Thomas E. Pope

Application # H13-01-1522

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).

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



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Larry Bleil, 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: 291 Front Street on the 17 day of October, 2013.

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 October 22, 2013, 2013.

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 H13-01-152.2

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

Signed Name of Affiant:

Larry Bleil  
Date: 10/17/2013  
Address: 291 Front Street  
City: Key West FL  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17 day of October, 2013.

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

NOTARY PUBLIC

Sign Name: M. Holly Booton  
Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: 12/2013



M. HOLLY BOOTON  
MY COMMISSION # DD 880158  
EXPIRES December 26, 2013  
Bonded thru Budget Notary Services

# **Property Appraiser Information**

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

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

---

**Property Record Card --**

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

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

**Alternate Key: 8749813 Parcel ID: 00000200-000101**

**Ownership Details**

**Mailing Address:**

BUILDING ONE KEY WEST LLC  
5430 NEW NORTHSIDE DR STE 200  
ATLANTA, GA 30339-7424

**Property Details**

**PC Code:** 16 - COMMUNITY SHOPPING CENTERS

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-  
Range:** 06-68-25

**Property Location:** 291 FRONT ST KEY WEST

**Legal Description:** KW PT SQR 4 (.4378 AC) OR1056-29/30 OR1158-32/34 OR1232-1849/51C OR1263-714/16 OR2629-627/28 OR2633-833/35

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	94	215	19,070.00 SF

### Building Summary

Number of Buildings: 1  
Number of Commercial Buildings: 1

Total Living Area: 27451  
Year Built: 1900

## Building 1 Details

Building Type  
Effective Age 17  
Year Built 1900  
Functional Obs 0

Condition E  
Perimeter 1,092  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 23  
Grnd Floor Area 27,451

### Inclusions:

Roof Type  
Heat 1  
Heat Src 1

Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

### Extra Features:

2 Fix Bath 0  
3 Fix Bath 1  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 33

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	1994					13,576
2	OPF		1	1994					161
3	OPF		1	1994					138
4	FLA		1	1994					13,875
5	EPB		1	1994					81
6	OUU		1	1994					175

## Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15806	1 STY STORE-B	100	Y	Y
	15807	OPF	100	N	N
	15808	OPF	100	N	N
	15809	1 STY STORE-B	100	Y	Y
	15810	EPB	100	N	N
	15811	OUU	100	N	N

## Exterior Wall:

Interior Finish Nbr	Type	Area %
5447	CUSTOM	100

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	442 SF	0	0	1992	1993	2	50
2	RW2:RETAINING WALL	132 SF	0	0	1992	1993	3	50
3	PT3:PATIO	360 SF	36	10	1992	1993	2	50
4	FN2:FENCES	154 SF	22	7	1993	1994	2	30
5	PT2:BRICK PATIO	1,154 SF	0	0	1995	1996	2	50
6	FN2:FENCES	105 SF	15	7	1995	1996	2	30

## Appraiser Notes

2007-04-11-THIS BUILDING WAS ORIGINALLY BUILT FOR THE COAST GUARD BASE IN 1900=SKI

TPP 8890443 - ONE OF A KIND - SPRINGERS (#5K) TPP 8828594 - KEY WEST PARADISE INC (#12) 2002 CUT OUT DONE

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 08-0410	02/27/2008		250	Commercial	INSTALL 2 NEW QUARTZ GARDEN LIGHTS
1 08-3040	08/23/2008		4,500	Commercial	RE-TILE WOMEN'S AND MEN'S RESTROOMS
1 12-3409	10/16/2012		5,600	Commercial	BUILD CLOSET 85" WIDE AND 50" X 10' 2 X 4 FRAME WITH DRYWALL, INSIDE AND OUT. 6X6 DOUBLE LOUVERED DOOR, CLOSET TO CONTAIN NEW A/C.
1 12-3502	10/02/2012		23,000	Commercial	INSTALL ONE TEN TON CONDENSER, EVAPORATOR AND FOUR OPENINGS.
1 12-1730	06/04/2012		2,400	Commercial	TO EXISTING GUTTERS PATCH W/FIBER BOND TO PATCH HOLES THEN COVER WITH HENRY PAINT TO WATERPROOF TO FLAT ROOF ON TOWER ROOVER EXT. W/MOD RUBBER.
1 11-3329	11/01/3329		19,970	Commercial	INSTALL COMPLETE FIRE ALARM W/ELEVATOR RECALL, FOUR (4) SMOKERS, ONE (1) BEAM SMOKE, TWO (2) HEATS, SEVENTEEN (17) HORN STROBES FOR THE WHOLE BUILDING AS PER PLANS

1	B93-3483	12/01/1993	06/01/1994	100,000	Commercial	BUILD INTERIOR PARTITIONS
1	B94-1269	04/01/1994	06/01/1994	100,000	Commercial	" OFFICE SPACE
1	B94-1402	05/01/1994	06/01/1994	35,000	Commercial	1 21 TON A/C W/22 DROPS
1	B94-3087	09/01/1994	12/01/1994	1,000	Commercial	INTERIOR PARTITION
1	B95-1662	05/01/1995	10/01/1995	1,500	Commercial	REBUILD BAR/CABINETS
1	M95-2226	07/01/1995	10/01/1995	1,245	Commercial	EXHAUST FOR COFFEE MACH.
1	95-0011	12/01/1995	03/01/1996	1	Commercial	RENOVATIONS
1	95-0057	12/01/1995	03/01/1996	1	Commercial	ELECTRICAL
1	95-0067	12/01/1995	03/01/1996	1	Commercial	ELECTRICAL
1	95-0100	12/01/1995	03/01/1996	1,000	Commercial	REPAIRS/REMODELING
1	96-0281	01/01/1996	03/01/1996	100,000	Commercial	REPAIRS/REMODELING
1	96-0567	01/01/1996	03/01/1996	3,500	Commercial	ELECTRICAL
1	96-0800	02/01/1996	03/01/1996	12,000	Commercial	ELECTRICAL
1	96-1261	03/01/1996	03/01/1996	19,200	Commercial	MECHANICAL
1	96-1326	03/01/1996	07/01/1996	1,200	Commercial	REPAIRS/REMODELING
1	96-1508	04/01/1996	07/01/1996	500	Commercial	ELECTRICAL
1	97-0258	02/01/1997	08/01/1997	25,000	Commercial	REPAIR & REMODELING
1	97-0365	02/01/1997	08/01/1997	19,970	Commercial	PAINTING
1	97-0368	02/01/1997	08/01/1997	1,395	Commercial	PLUMBING
1	97-0521	02/01/1997	08/01/1997	2,500	Commercial	ELECTRICAL
1	97-0608	02/01/1997	08/01/1997	3,700	Commercial	MECHANICAL
1	97-1336	05/01/1997	08/01/1997	8,000	Commercial	HURRICANE PANELS
1	99-0971	03/18/1999	08/17/1999	285	Commercial	INSTALL SEC ALARM
1	01-1787	06/04/2001	10/30/2001	105,278	Commercial	REMOVE/REPLACE METAL ROOF
1	01-2488	07/09/2001	10/30/2001	1,325	Commercial	CHANGEOUT DEDUCT METER
1	01-2757	08/07/2001	10/30/2001	23,000	Commercial	INTERIOR BUILDOUT
1	02/2188	08/19/2002	10/25/2002	12,000	Commercial	CHANGE 15-TON A/C
1	02/2467	09/10/2002	10/25/2002	2,291	Commercial	RECONNECT A/C,S
1	01-2757	11/21/2001	08/30/2002	29,500	Commercial	FRAME OUT& DRYWALL
1	02-2133	08/13/2002	08/30/2002	250	Commercial	ELECTRIC
1	02-2973	12/03/2002	10/07/2003	3,000	Commercial	PAINT EXTERIOR
1	04-3671	02/07/2005	11/08/2005	1,900	Commercial	ELECTRIC FOR NEW BATH-SUITE #18
1	05-5815	12/15/2005	07/26/2006	5,000	Commercial	INSTALL NEW ELECTRIC & SINGLE PHASE WATER PUMP
1	05-4532	03/06/2006	03/06/2006	30,000	Commercial	CHANGE NAME OF CONTRACTOR
1	06-2260	04/10/2006	07/26/2006	22,000	Commercial	CHANGE OUT 4 TON UNIT
1	06-2468	04/19/2006	07/26/2006	1,500	Commercial	INSTALL ELECTRIC FOR 2 A/C'S
1	06-3978	08/10/2006	09/14/2006	2,500	Commercial	INSTALL 43' OF TRENCH DRAIN
1	06-4871	08/23/2006	09/14/2006	1,000	Commercial	SET 4 100 GAL TANKS RUN LINE TO GENERATOR
1	07-1148	04/03/2007		7,000	Commercial	RENOVATION OF 2ND.FLOOR BATHROOM(ADA RAMP)
1	07-1149	05/15/2007		2,150	Commercial	

INSTALL PLUMBING FIXTURES URINAL 2ND.FLOOR 6  
FIXTURES

## 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
2013	2,845,436	10,516	3,958,360	4,900,000	4,900,000	0	4,900,000
2012	2,993,251	10,852	3,958,360	4,900,000	4,900,000	0	4,900,000
2011	2,993,251	11,200	3,958,360	4,900,000	4,900,000	0	4,900,000
2010	3,141,066	11,553	3,473,620	4,900,000	4,900,000	0	4,900,000
2009	3,141,066	11,904	6,386,066	4,900,000	4,900,000	0	4,900,000
2008	3,141,066	12,254	3,790,163	4,900,000	4,900,000	0	4,900,000
2007	2,161,022	12,606	3,790,163	4,900,000	4,900,000	0	4,900,000
2006	2,161,022	12,956	1,907,000	5,079,272	5,079,272	0	5,079,272
2005	2,165,262	13,305	1,907,000	5,079,272	5,079,272	0	5,079,272
2004	2,214,461	13,659	1,201,410	5,079,272	5,079,272	0	5,079,272
2003	2,214,461	14,009	1,182,340	5,079,272	5,079,272	0	5,079,272
2002	2,214,461	14,357	1,182,340	4,761,344	4,761,344	0	4,761,344
2001	2,214,461	14,712	1,182,340	4,539,662	4,539,662	0	4,539,662
2000	2,214,461	4,631	800,940	3,642,969	3,642,969	0	3,642,969
1999	2,209,082	4,739	800,940	3,642,969	3,642,969	0	3,642,969
1998	1,472,721	4,848	600,705	3,642,969	3,642,969	0	3,642,969
1997	1,472,721	4,958	572,100	4,571,620	4,571,620	0	4,571,620
1996	1,338,838	4,749	572,100	1,915,687	1,915,687	0	1,915,687
1995	1,338,838	4,844	572,100	1,915,782	1,915,782	0	1,915,782
1994	1,078,785	4,043	572,100	1,654,928	1,654,928	0	1,654,928
1993	181,058	0	715,125	896,183	896,183	0	896,183
1992	181,058	0	715,125	896,183	896,183	0	896,183
1991	181,058	0	715,125	896,183	896,183	0	896,183
1990	181,058	0	629,310	810,368	810,368	0	810,368
1989	181,058	0	671,264	852,322	852,322	0	852,322

## 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
5/7/2013	2633 / 833	100	WD	11
5/7/2013	2629 / 627	3,344,000	WD	30
1/1/1991	1158 / 32	930,000	WD	U



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This page has been visited 28,553 times.

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