

# Historic Architectural Review Commission

## Staff Report Item 12a

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<b>Meeting Date:</b>	January 28, 2014
<b>Applicant:</b>	Peter Pike, Architect
<b>Application Number:</b>	H13-01-1874
<b>Address:</b>	#430 Duval Street
<b>Description of Work:</b>	New entry elements at La Concha Hotel. New pavers and columns details.
<b>Building Facts:</b>	The La Concha Hotel is a contributing structure to the historic district. The historic part of the hotel, which is located on the corner of Duval and Fleming streets, was built ca. 1925. The Mediterranean Revival multi story building is the tallest building in the historic district. The one story gallery that covers the sidewalks was part of the original design, as it is depicted in several historic photos. Today's driveway facing Duval Street was historically an enclosed part of the building, at least a photo from the 1940's depicts today's Duval Street driveway with a front façade.
<b>Guidelines Cited in Review:</b>	Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions of page 37.

### Staff Analysis

The Certificate of Appropriateness proposes the removal of the northernmost bay of the historic gallery in order to create a more visible driveway entry towards Duval Street. The proposed design depicts a new parapet flush with the building façade with two pilasters that will be crowned with urns. The parapet will be a stepped one with a curve on the center. A pedestrian gate is proposed as well as non-operable gates for the driveway.

The plans also include improvements to the existing driveway by the installation of new pavers, new concrete curbs and new water feature. Also the

plans include a new entryway from the valet area to the main lobby. The main lobby is located on the 1980's addition to the historic building.

### **Consistency with Guidelines**

1. The proposed stepped mission style inspired parapet over the driveway will have an appropriate mass and scale. The proposed urns will be a reminiscence of what historically each column from the gallery once used to have.
2. The proposed improvements to the driveway will be in keeping with the historic fabric. Nevertheless the city will not allow the installation of any bricks or any changes to the surface of the existing driveway over city's right of way.
3. The proposed new entryway and canopy on the valet area will not detract or obscure any character defining elements of the historic building. Those changes will be done on a non-historic part of the building and will not have any effect on surrounding historic structures.
4. The proposed gate for pedestrian access will be small in scale and staff understands that a distress wood gate rather than an iron gate will be more appropriate to the historic fabric. As to the proposed iron gates on the driveway, they will be setback from the façade 16'-3" and will be open 24 hours 7 days a week as a request from the city due to possible traffic problems.

The main issue on this request is whether it will be appropriate to allow the demolition of one bay of the historic gallery in order to build a more visually appealing entrance to the hotel's valet and parking.

The design as proposed meets the guidelines regarding additions and alterations. The proposed scale and massing of the new parapet and new entryway to the lobby are in keeping with the scale and design of the building.

If approved the driveway gates must be permanently affixed as open in order to allow continuous traffic flow and not impact at any time the Duval Street traffic or any emergency vehicle access to the property. The city has not given consent to do any changes on the surface of the driveway over city's right of way; the city have given permission to the applicant to submit an application that includes the partial demolition of a structure over city's property.

# Application



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

APPLICATION # # 13-01-1874

*spottswood*

OWNER'S NAME: Remington Hotel Corporation DATE: 1/3/14

OWNER'S ADDRESS: 430 Duval Street, Key West PHONE #: \_\_\_\_\_

APPLICANT'S NAME: Pike Architects, Inc. PHONE #: 305-296-1692

APPLICANT'S ADDRESS: 471 US Highway 1, Suite 101, Key West

ADDRESS OF CONSTRUCTION: 430 Duval Street, Key West # OF UNITS: \_\_\_\_\_

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

**DETAILED DESCRIPTION OF WORK:**

New Entry Elements at La Concha Hotel. New pavers and column details.

*PARTIAL DEMOLITION OF ROOF OVER CITY SIDEWALK*

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

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

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

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

Date: 1/3/14

Applicant's Signature: *[Signature]* 1/3/14

**Required Submittals**

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

**Staff Use Only**

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

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

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

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

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

HARC Comments:

*La Concha Hotel is listed as a contributing resource.*

*Built ca. 1924*

*Guidelines for additions & alterations*

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

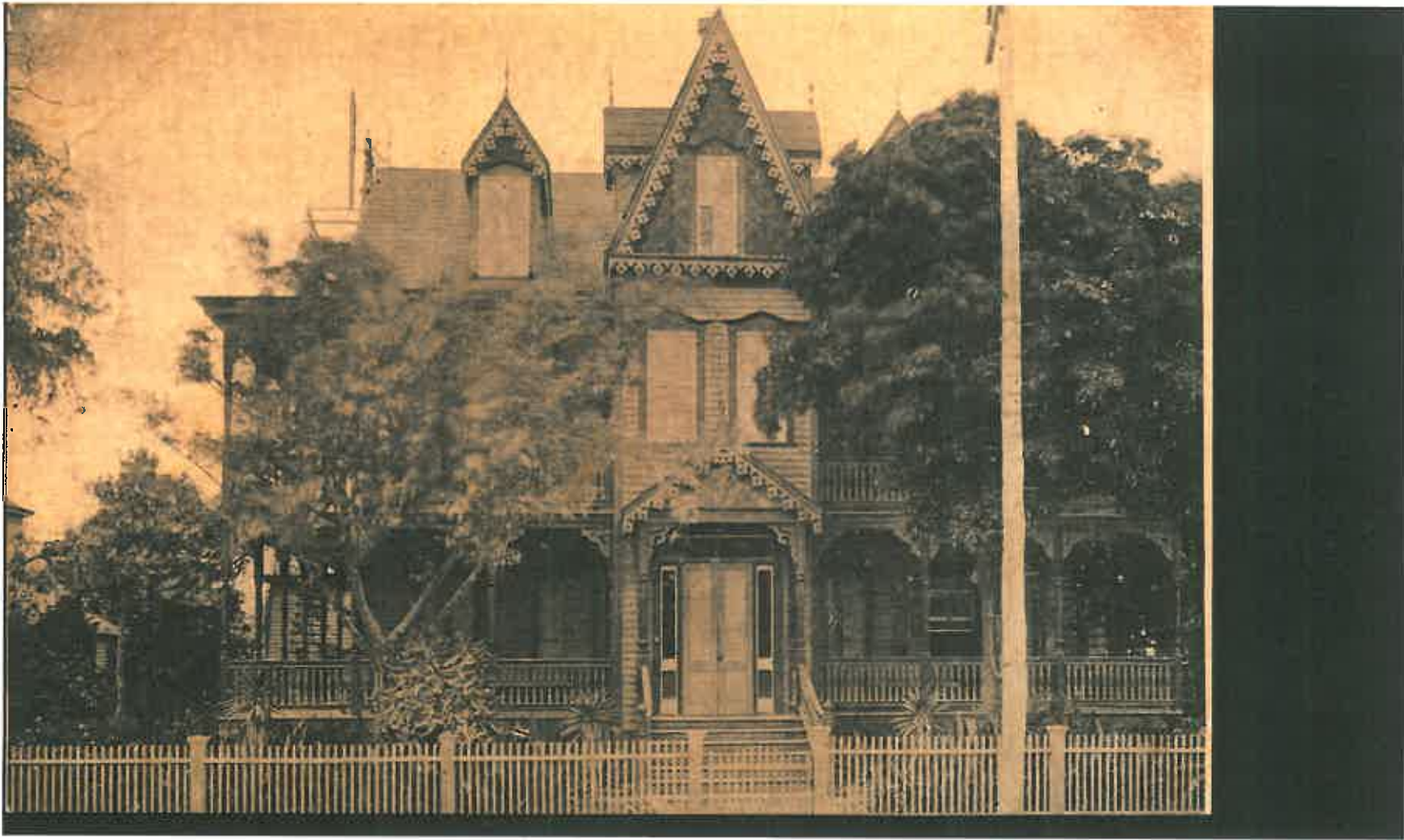
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Historic Architectural  
Review Commission

# Project Photos



A postcard of Dr Charles Sweeting's home at 420 Duval Street C 1900. Postcard published by Key West News Company from the Monroe County Library Collection. This house was built where part of La Concha hotel driveway is located.



The La Concha Hotel at 430 Duval Street C 1928. From the Monroe County Library Collection.





The La Concha Hotel when it was the Colonial at 430 Duval Street Key West. From the Monroe County Library Collection



The La Concha Hotel at 430 Duval Street C 1940. Wright Langley Collection. Monroe County Library.



408 Duval Street in 1973. From the archives of Edwin O. Swift III. Monroe County Library.



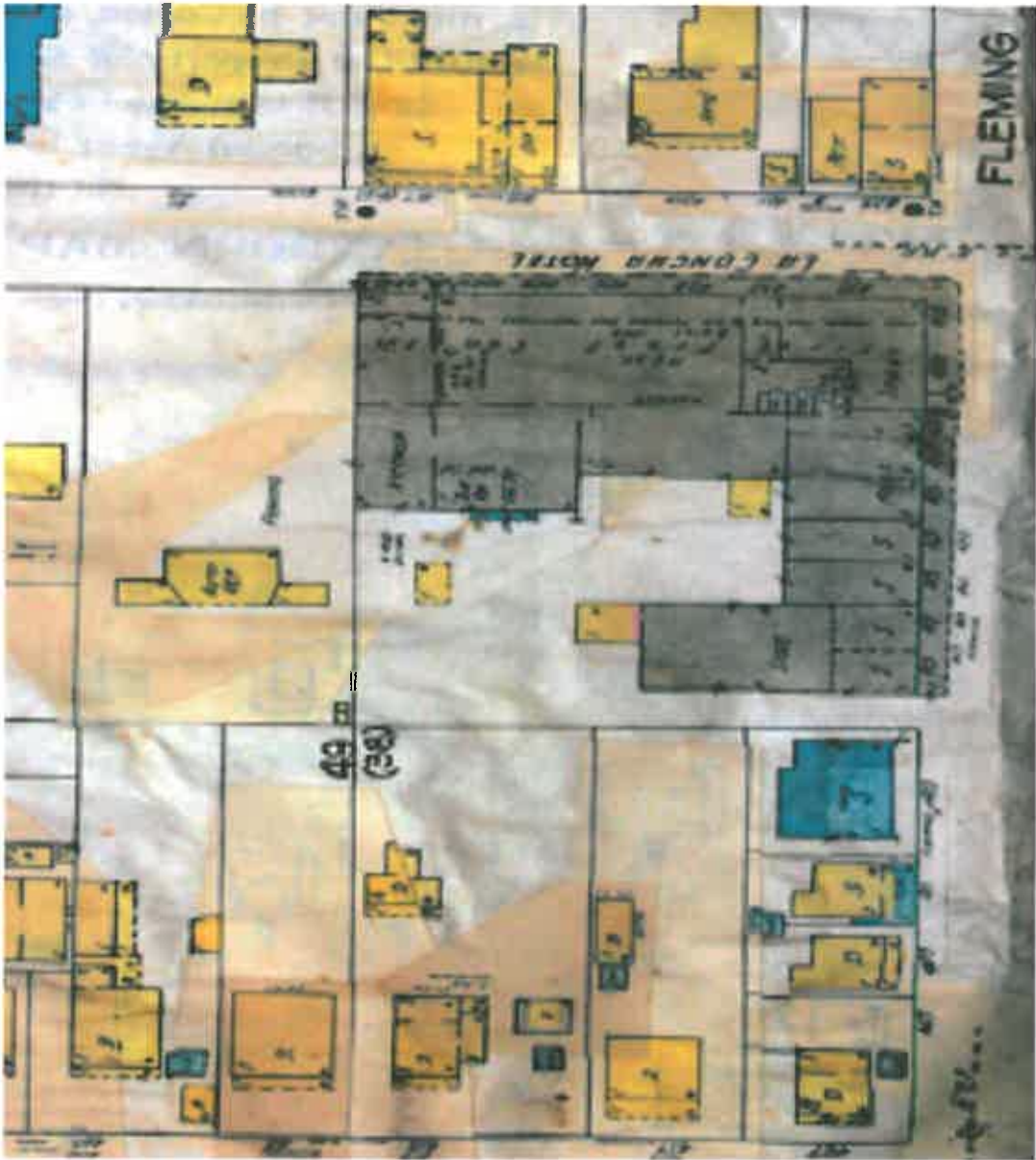
US Dept of State copyright  
© 2010 Google  
© 2010 INRSI  
© 2010 Google

Google earth

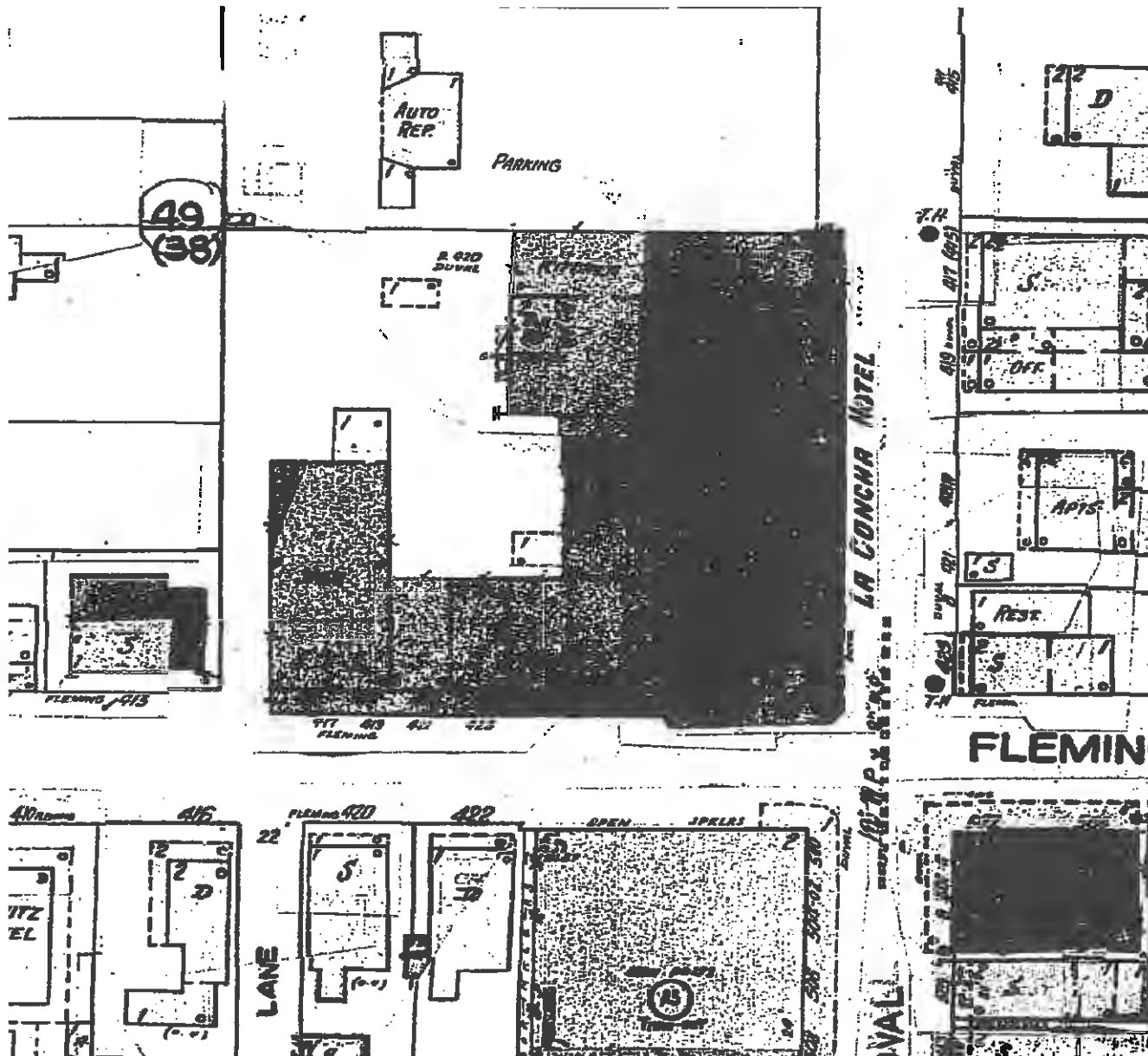




# **Sanborn Maps**

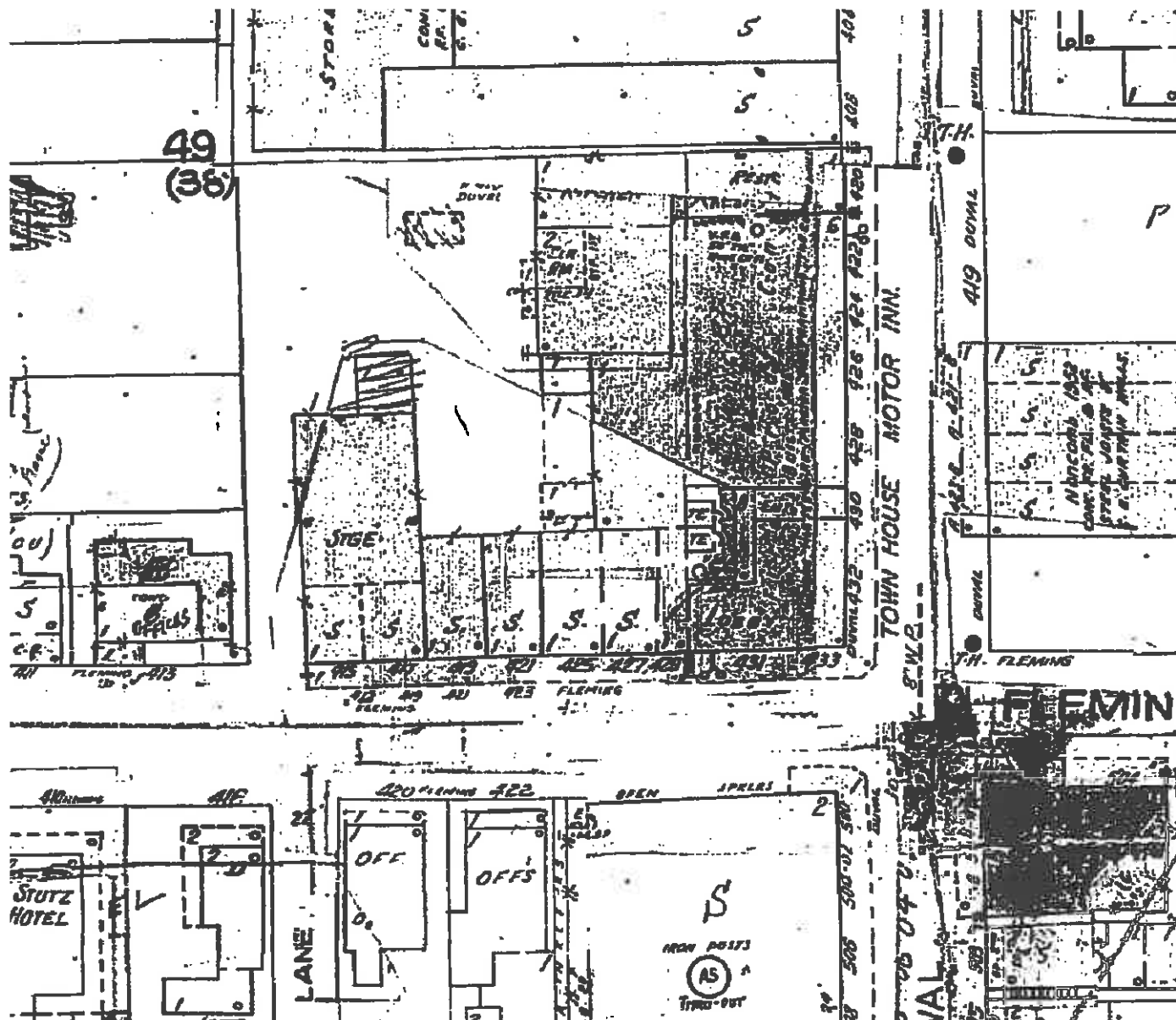


Sanborn map 1948



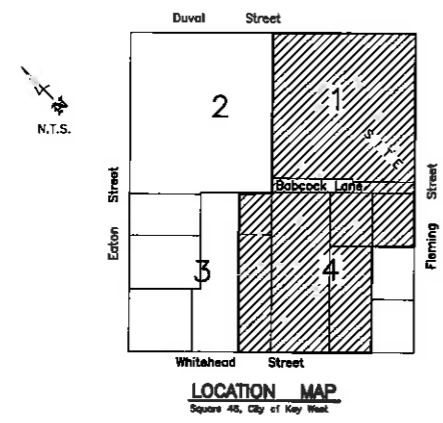
Sanborn map 1948





Sanborn map 1962

# Survey



On the Island of Key West, and is known as part of Lot 1 in Square 48, according to W.A. Whitehead's map or plan of said Key West, delineated in February, 1822; commencing at a point on Fleming Street, 171 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; 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.

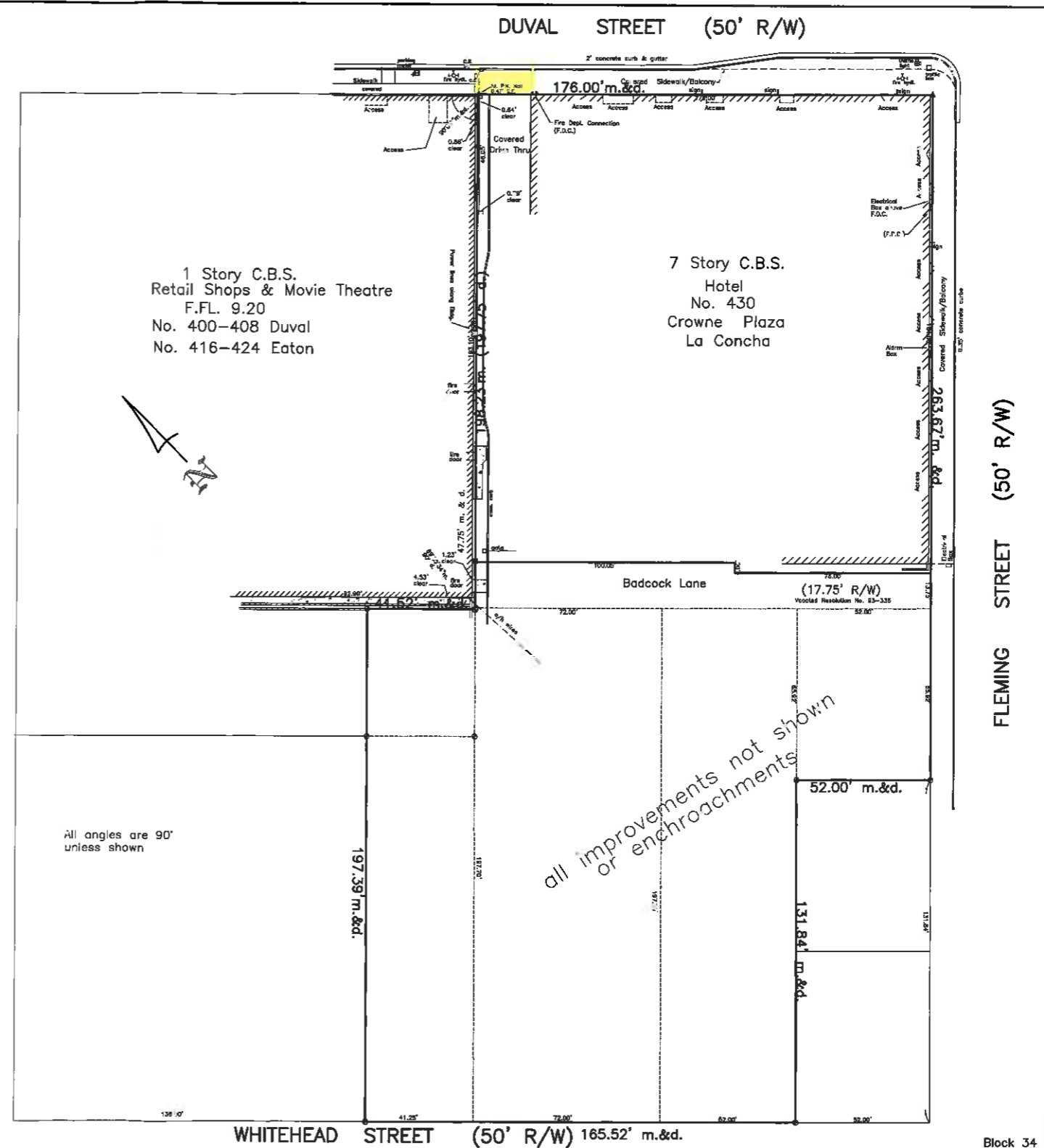
Also, part of said Lot 1 in said Square 48, commencing at a point on the dividing line of said Lot 1 and Lot 2 in said Square 48, 52 feet North Westerly from Fleming Street, and 197 feet and 9 inches North Easterly from Whitehead Street, and running thence from said point in a North Westerly direction 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 45 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  
 a/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  
 ▲ = 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



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

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	Dwn. B.: F.H.H.
Date: 5/2/13		Flood Zone: X	Flood Elev. --
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) 293-0486  
 Fax: (305) 293-0237  
 fhildeb1@bellsouth.net  
 L.B. No. 7700

Block 34

# **Proposed design**



NEW ENTRY ELEMENT - LA CONCHA HOTEL

- EXISTING LA CONCHA BLDG.
- NEW ENTRY PARAPET ELEMENT HASCHURY ON EAST.
- DECORATIVE PLANTERS
- BACK LITE ENTRY SIGN
- 40W FICKER BULB FIXTURES
- ENTRY GATES SHOULD OPEN - GATES WILL BE LOCKED OPEN
- SPEAK EASY ENTRY DOOR
- EXISTING COLUMN

REVISIONS	DATE

PETER PIKE  
 ARCHITECT

471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST FLORIDA  
 33040

PROJECT:

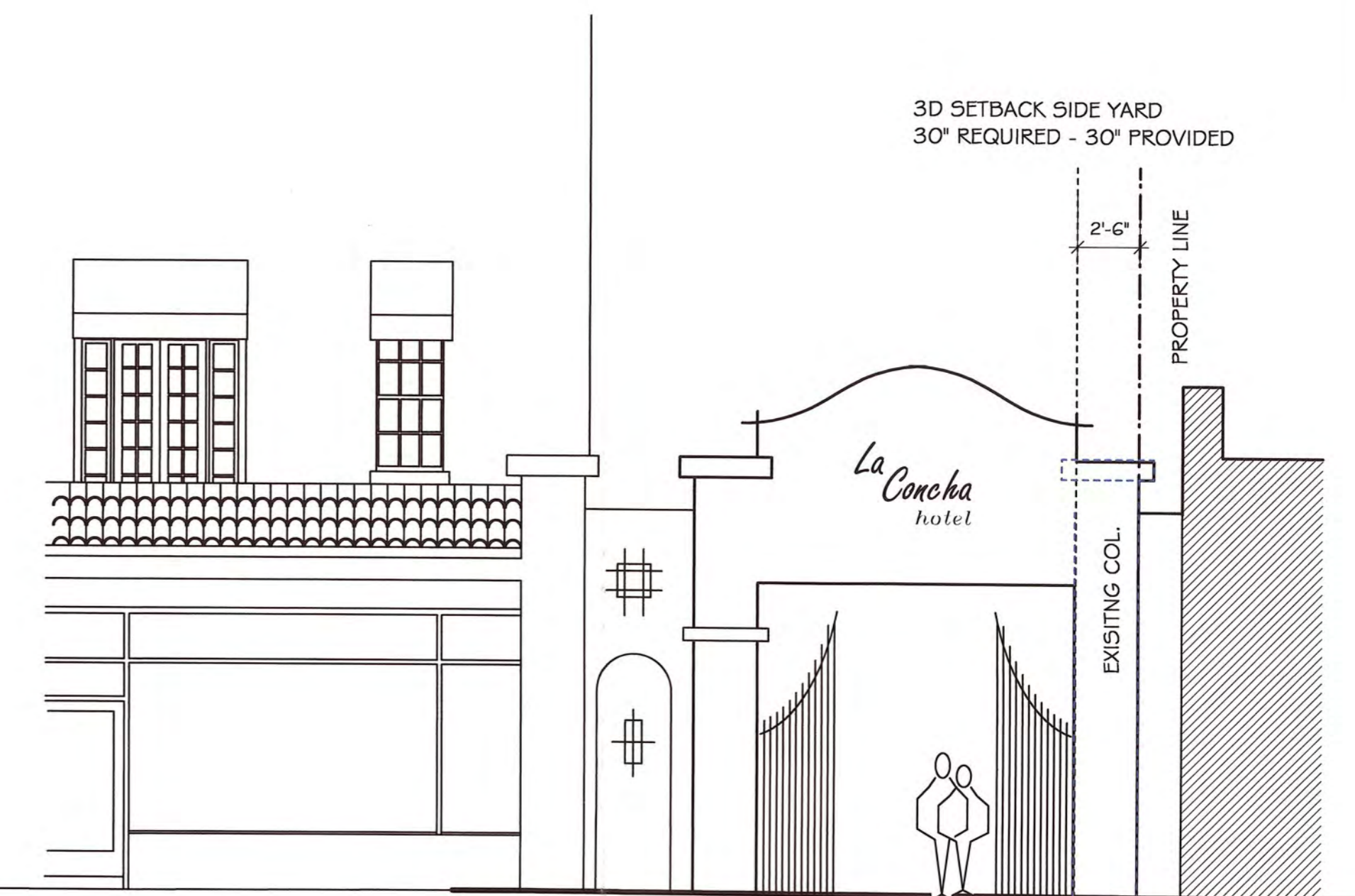
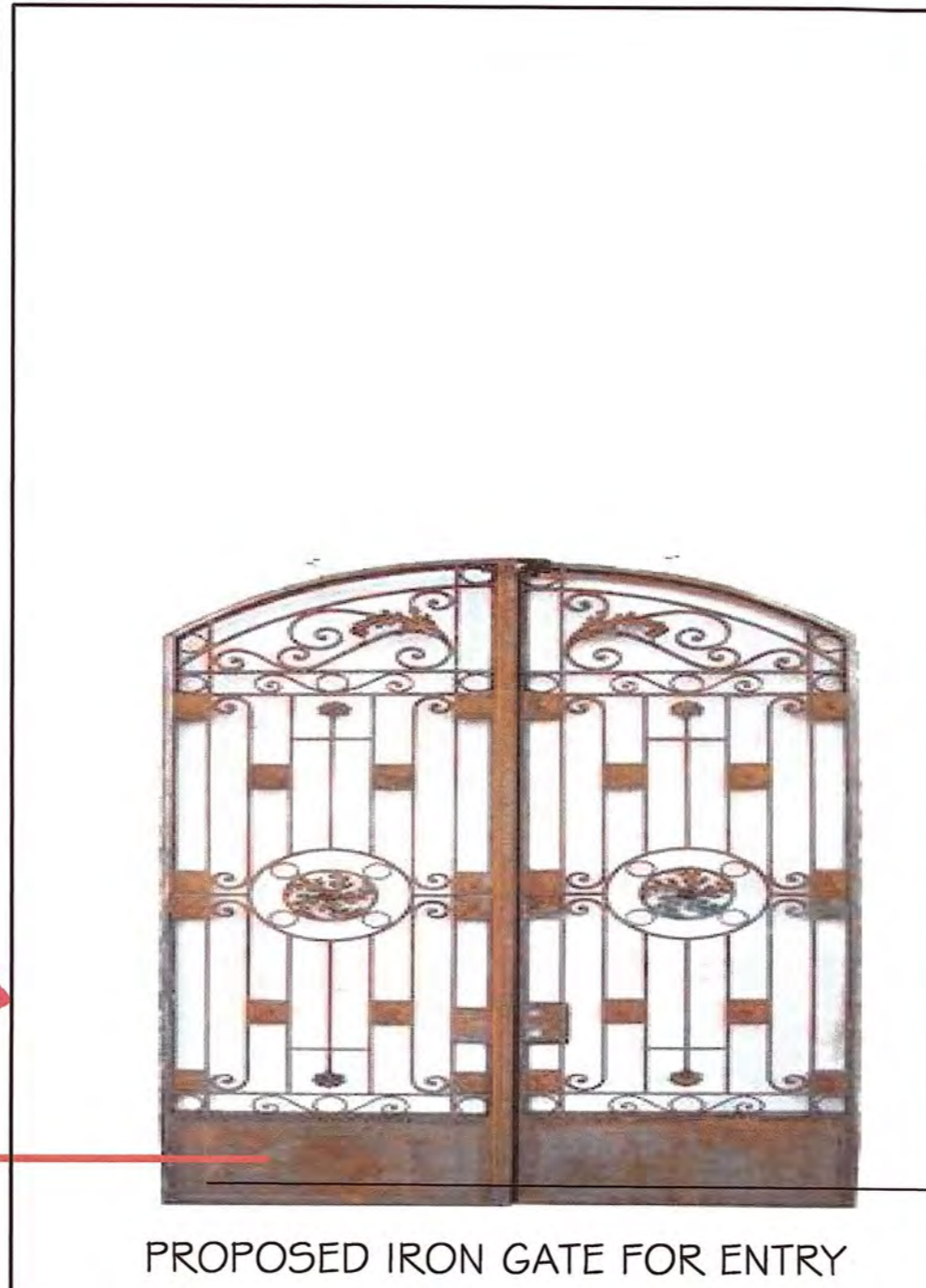
**SENSE OF ARRIVAL**  
LA CONCHA - KEY WEST, FL 33040

DRAWING TITLE:

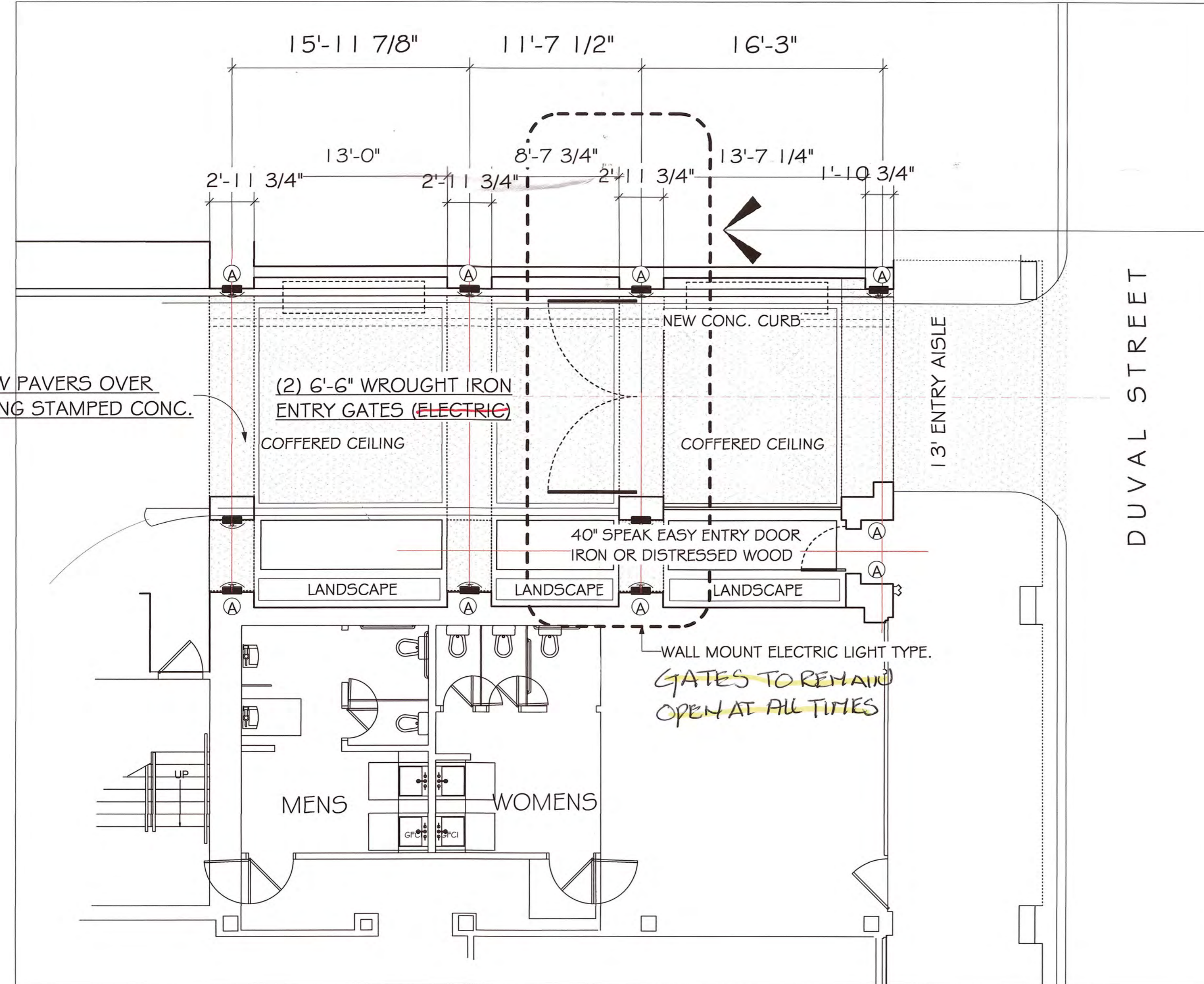
PROJECT NUMBER:

DR: PMP  
 CHECKED: PMP  
 DATE: 12-18-18

SHEET #



10 FRONT ELEVATION SHOWING SETBACK  
A-2 Scale: 3/16" = 1'-0"



REVISIONS:	DATE

**PETER PIKE ARCHITECT**

471 US HIGHWAY 1  
KEY WEST, FLA. 33040  
305-296-1692

**PROJECT:**

SENSE OF ARRIVAL  
CROWN PLAZA - LA CONCHA  
430 DUVAL STREET  
KEY WEST, FLORIDA

**DRAWING TITLE:**

DESIGN PRESENTATION

**PROJECT NUMBER:**

DRAWN: KSM  
CHECKED: PMP  
DATE: 11-11-13

**SHEET #**

A-1  
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

These drawings and specifications are the property and copyright of Peter Pike Architect and shall not be used in whole or in part, nor shall they be assigned to a third party without the express written permission.

REVISIONS:	DATE

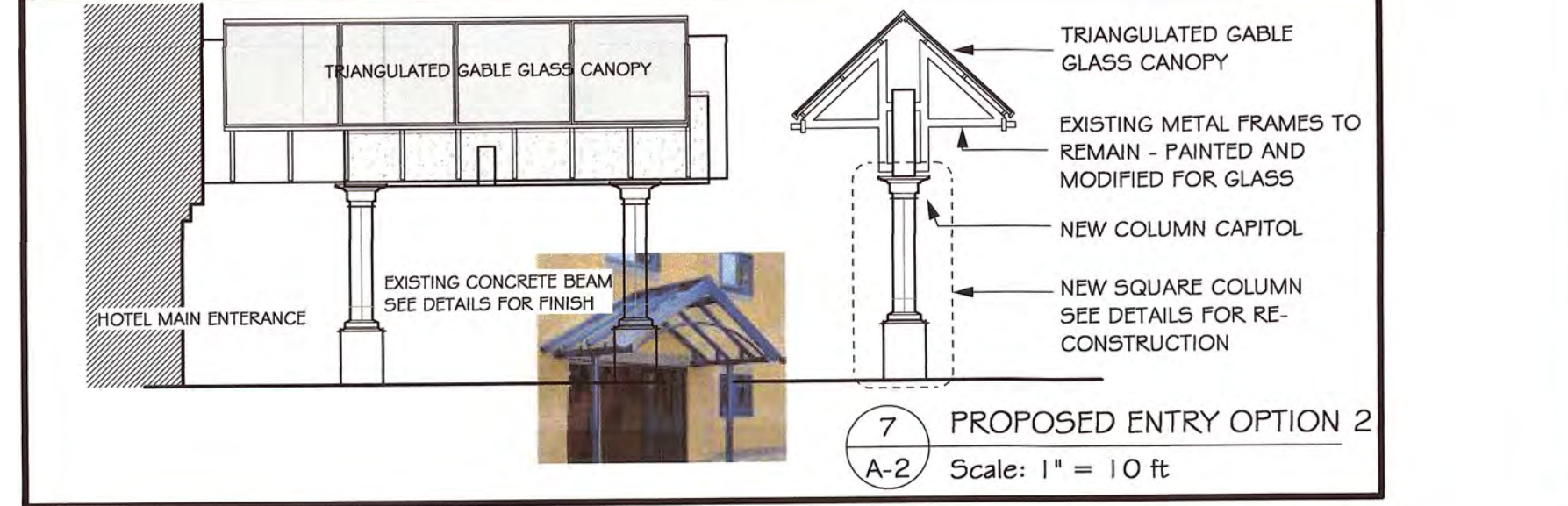
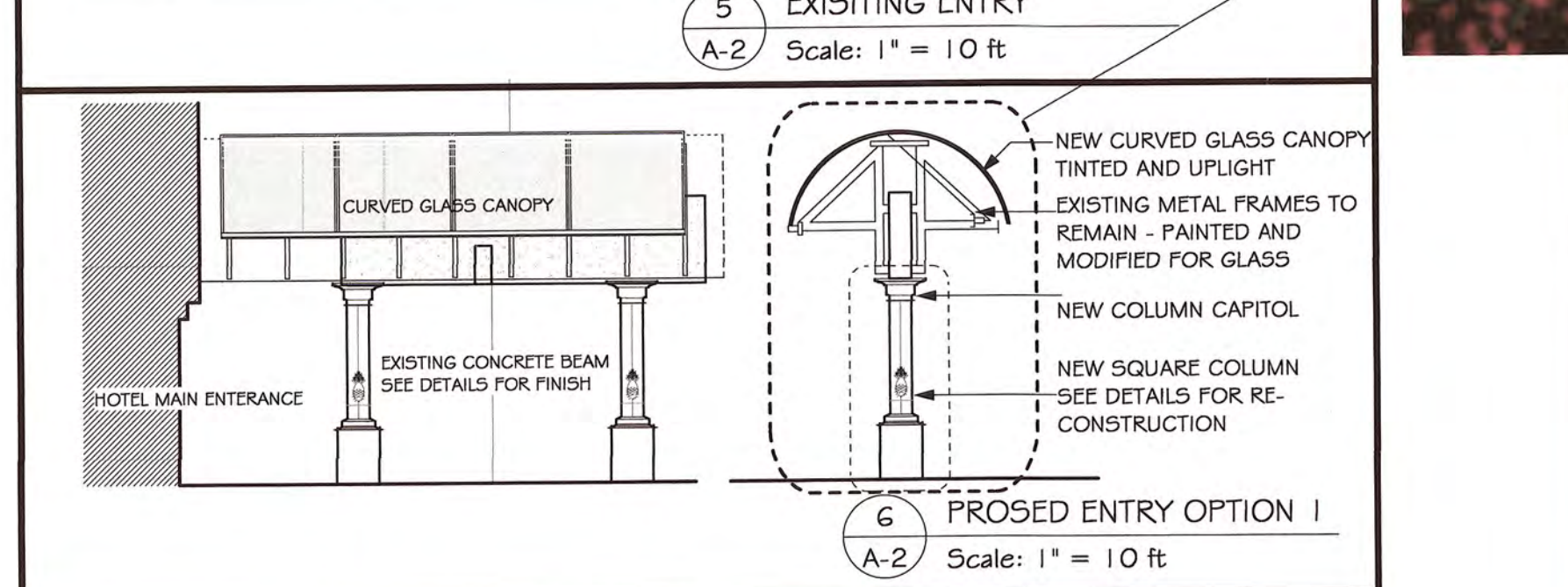
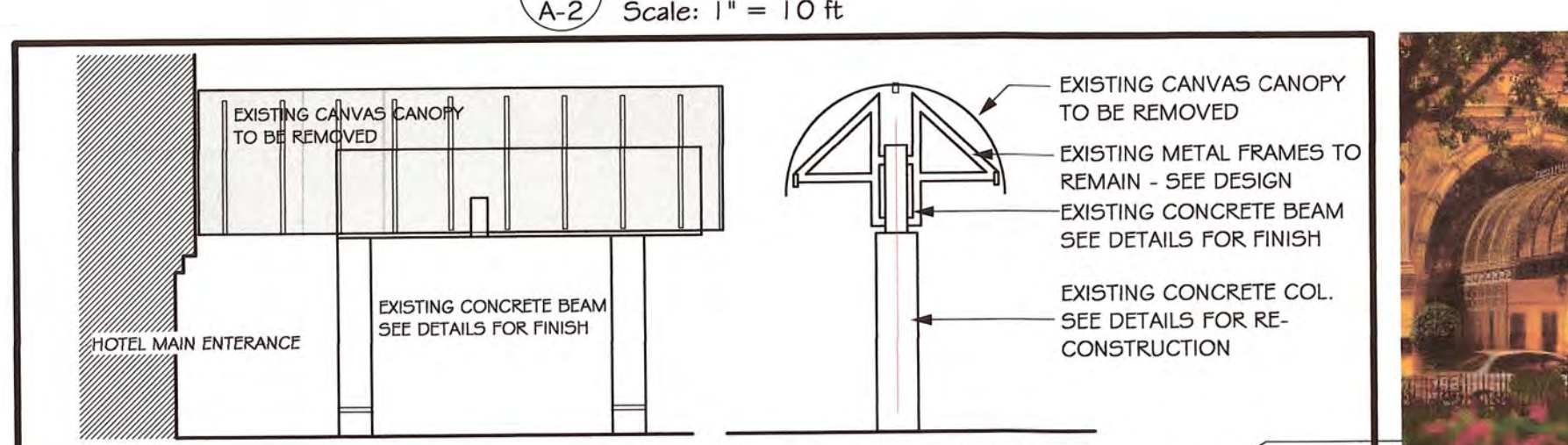
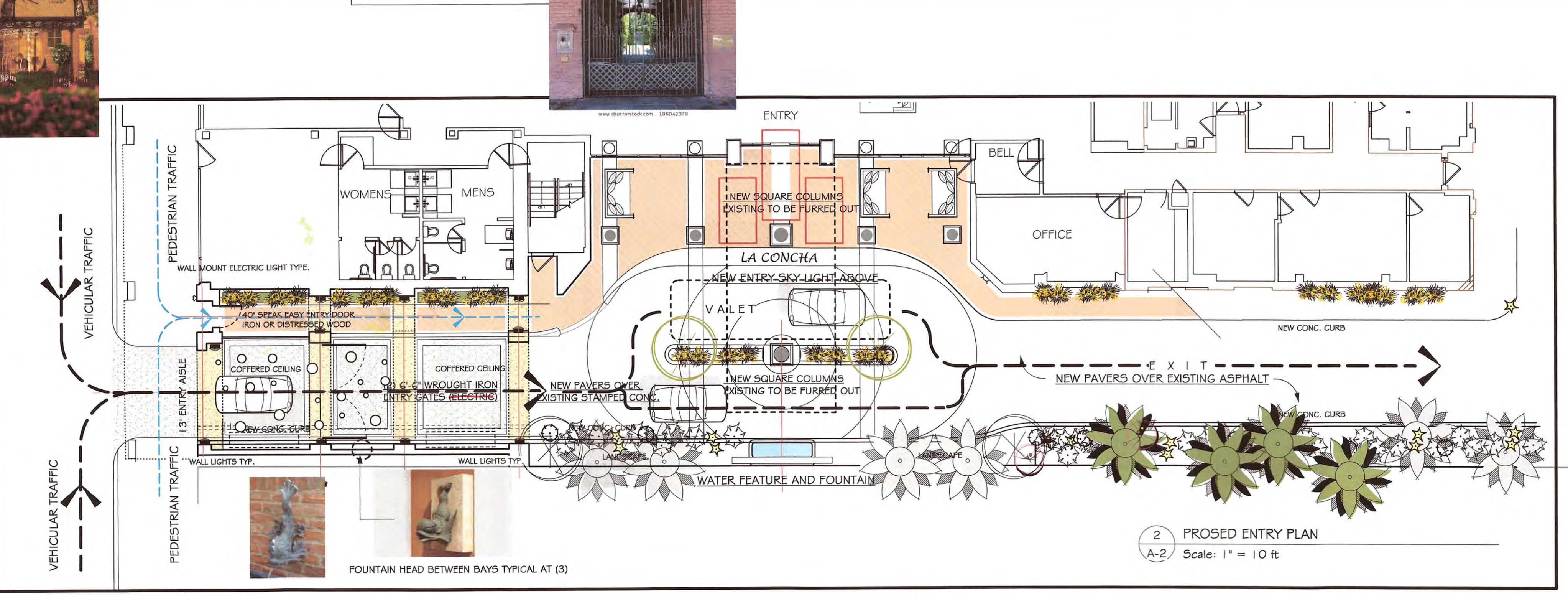
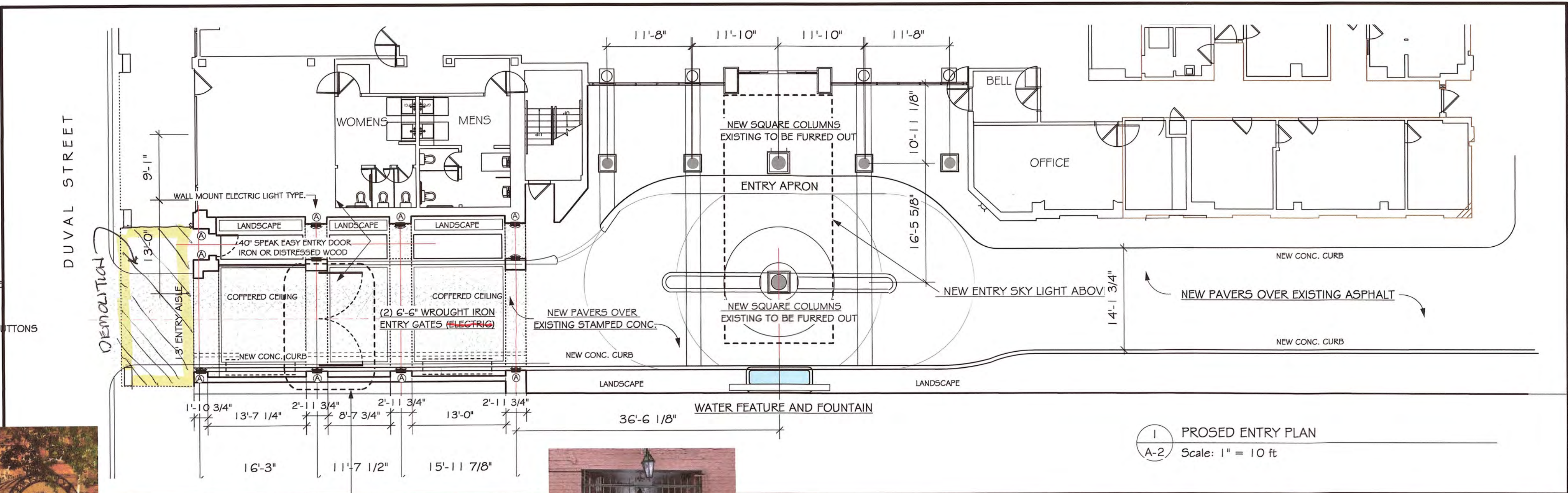
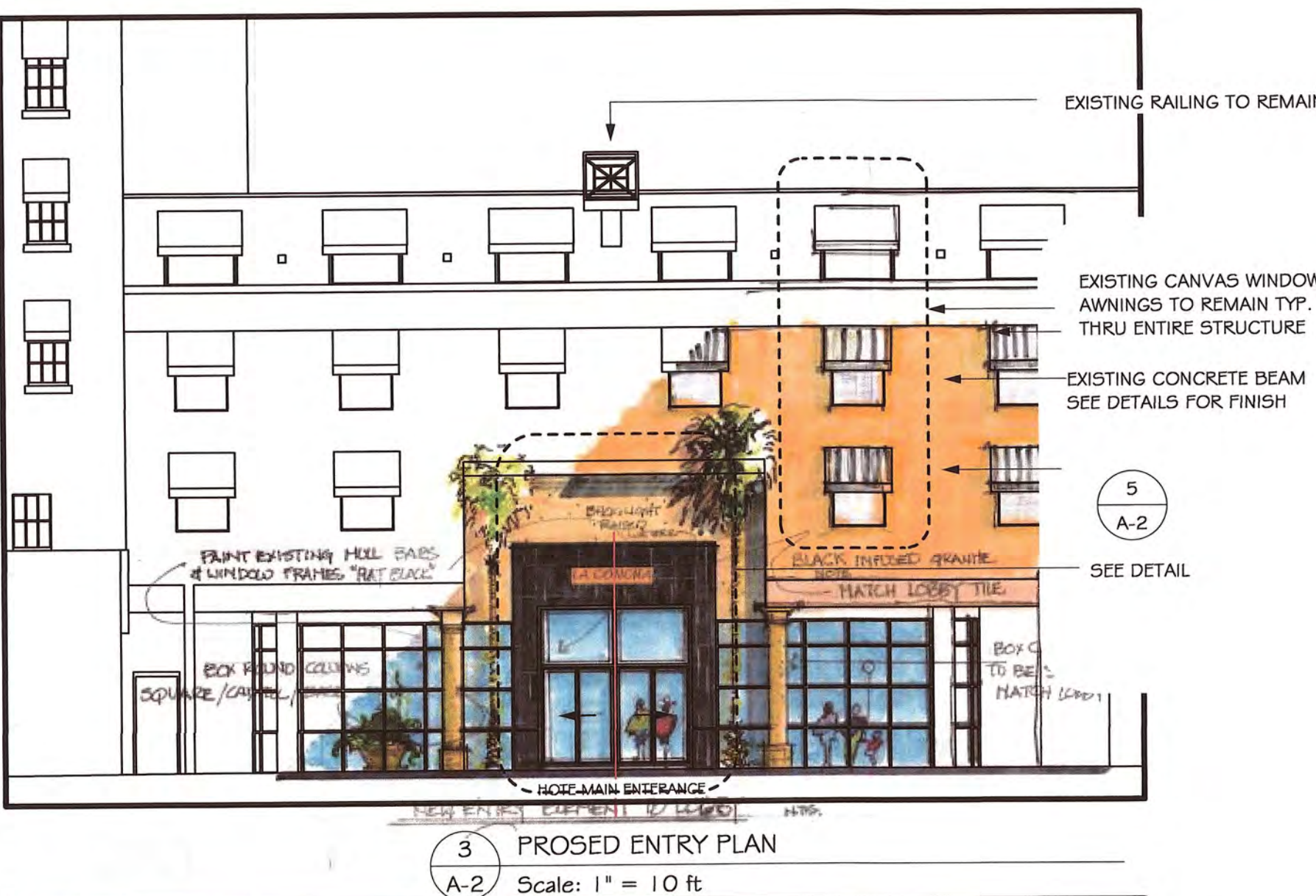
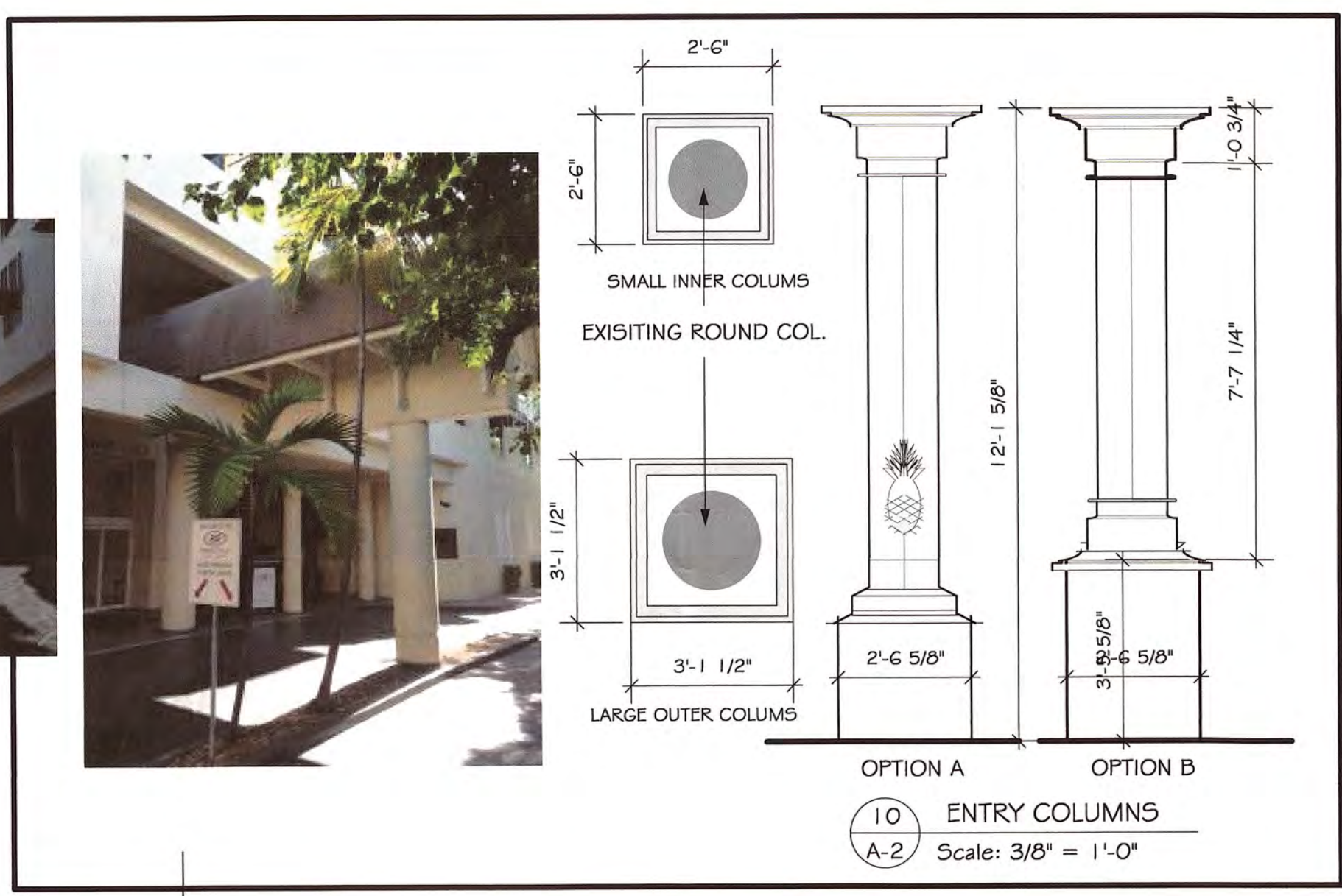
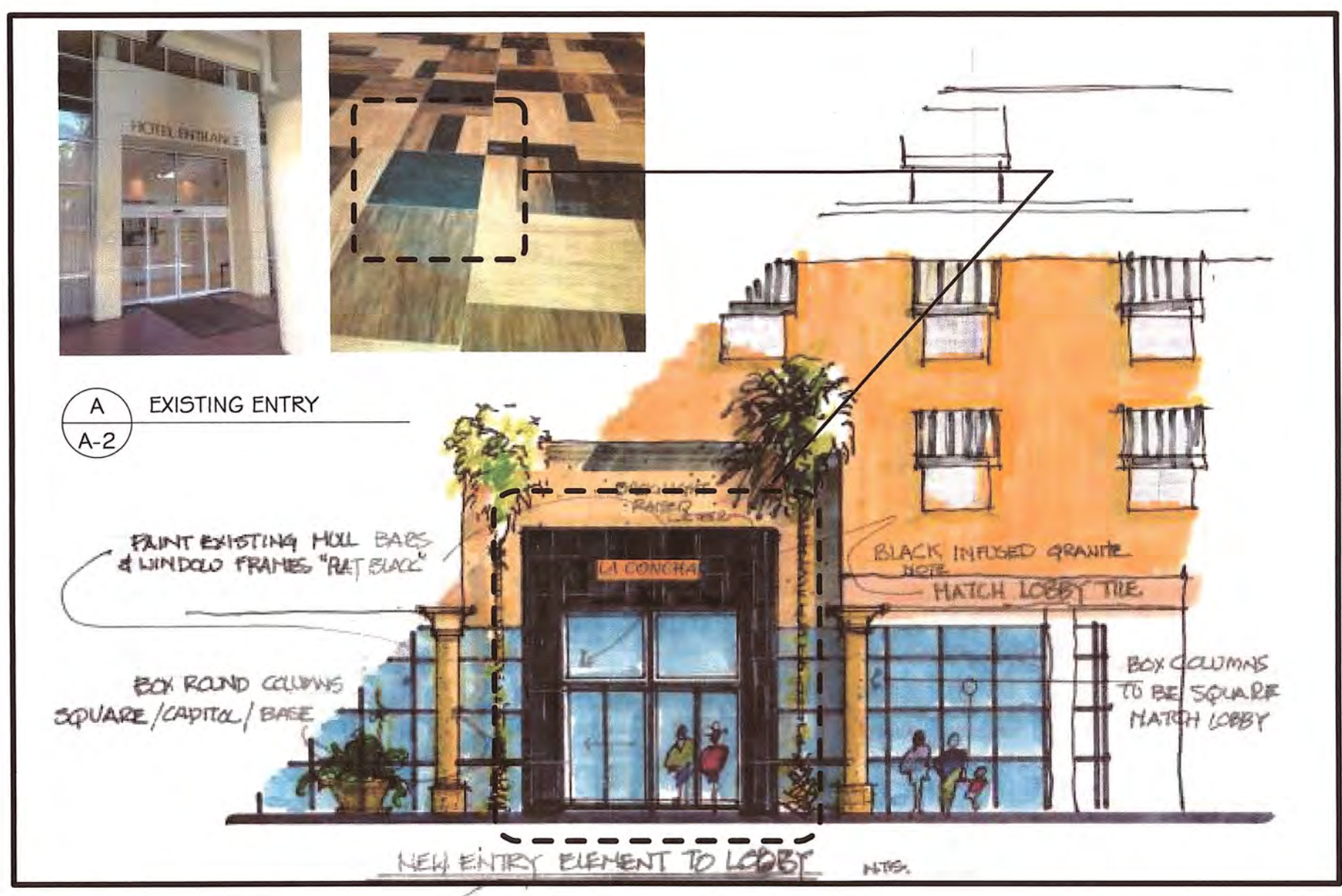
PETER PIKE ARCHITECT  
 4711 US HIGHWAY 1  
 KEY WEST, FLA. 33040  
 305-296-1692

PROJECT: SENSE OF ARRIVAL  
 CROWN PLAZA - LA CONCHA  
 430 DUVAL STREET  
 KEY WEST, FLORIDA

DRAWING TITLE: DESIGN PRESENTATION  
 PROJECT NUMBER:  
 DRAWN: KSM  
 CHECKED: PMP  
 DATE: 11-11-13

SHEET #  
 A-2  
 OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.



# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 28, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ENTRY ELEMENTS AT LA CONCHA HOTEL. NEW PAVERS AND COLUMNS DETAILS. PARTIAL DEMOLITION OF ROOF OVER CITY SIDEWALK.**

**FOR- #430 DUVAL STREET**

**Applicant- Peter Pike**

**Application # H13-01-1874**

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**



Public Meeting Notice

430

ACCESSIBLE  
ENTRANCE  
TO  
BUILDING

Folder and red cup on the ground

**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: 1006807 Parcel ID: 00006570-000000**

**Ownership Details**

**Mailing Address:**  
SPOTTSWOOD PARTNERS II LTD  
500 FLEMING ST  
KEY WEST, FL 33040-6891

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section:**  
**Township:** 06-68-25  
**Range:**  
**Property Location:** 430 DUVAL ST KEY WEST  
**Legal Description:** KW PT LOT 1 SQR 38 & PT BABCOCK LANE OR245-397/398 OR374- 51/54 OR941-2262/2265Q/C OR985-1927/45 OR1617-1226/42 OR1617-1243/59 OR1617-1260/76

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			33,407.00 SF

### Building Summary

Number of Buildings: 2  
Number of Commercial Buildings: 2

Total Living Area: 63145  
Year Built: 1938

### Building 1 Details

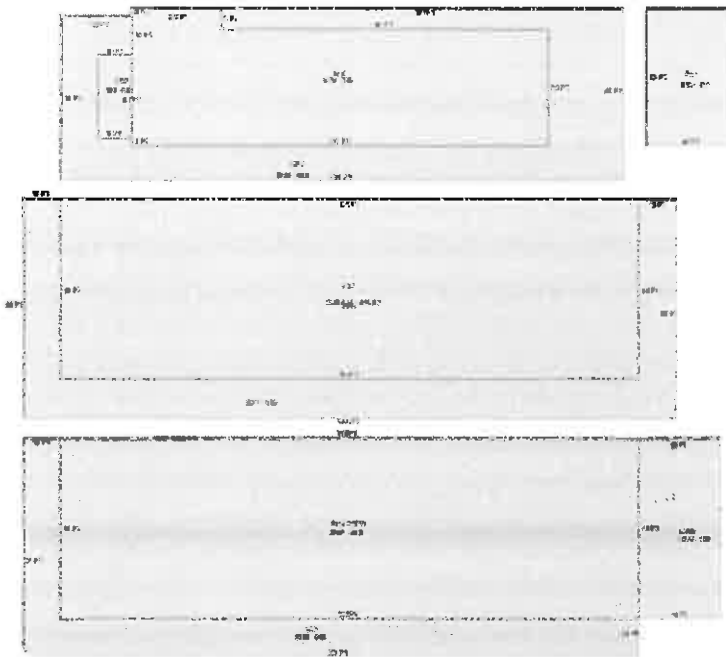
<b>Building Type</b>	<b>Condition E</b>	<b>Quality Grade 600</b>
<b>Effective Age 13</b>	<b>Perimeter 1,210</b>	<b>Depreciation % 15</b>
<b>Year Built 1938</b>	<b>Special Arch 0</b>	<b>Grnd Floor Area 18,458</b>
<b>Functional Obs 0</b>	<b>Economic Obs 0</b>	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
<b>Heat 1</b>	<b>Heat 2</b>	<b>Bedrooms 0</b>
<b>Heat Src 1</b>	<b>Heat Src 2</b>	

**Extra Features:**

<b>2 Fix Bath</b>	<b>0</b>	<b>Vacuum</b>	<b>0</b>
<b>3 Fix Bath</b>	<b>160</b>	<b>Garbage Disposal</b>	<b>0</b>
<b>4 Fix Bath</b>	<b>0</b>	<b>Compactor</b>	<b>0</b>
<b>5 Fix Bath</b>	<b>0</b>	<b>Security</b>	<b>0</b>
<b>6 Fix Bath</b>	<b>0</b>	<b>Intercom</b>	<b>0</b>
<b>7 Fix Bath</b>	<b>0</b>	<b>Fireplaces</b>	<b>0</b>
<b>Extra Fix</b>	<b>25</b>	<b>Dishwasher</b>	<b>0</b>



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	CAN		1	1938					2,085
0	FLA		1	1938		Y			7,084
2	FLA		5	1986					7,084
3	OPX		1	1986					2,923
4	FLA		1	1986					3,450
6	SBF		1	2000					189

7	FLA	1	1986	840
8	CAN	1	1986	1,012
9	OPU	1	1986	2,677

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		HOTELS/MOTEL A	100	Y	Y
	1641	HOTELS/MOTEL A	100	Y	Y
	1642	HOTELS/MOTEL A	100	Y	Y
	1643	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
450	CUSTOM	100

### Building 2 Details

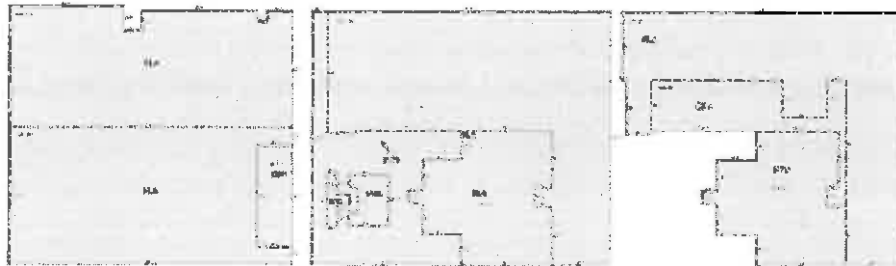
Building Type	Condition E	Quality Grade 450
Effective Age 13	Perimeter 2,024	Depreciation % 15
Year Built 1986	Special Arch 0	Grnd Floor Area 44,687
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	240	Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1986					9,301
2	FLA		1	1986					9,927
4	FLA		1	1986					216
5	PTO		2	1986					5,280
6	FLA		1	1986					11,766
7	FLA		1	1986					9,301
8	FLA		1	1986					4,176
9	OPX		1	1986					2,501
10	PTO		1	1986					4,056
11	OPX		1	1986					1,007

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1644	HOTELS/MOTEL A	100	Y	Y
	1645	HOTELS/MOTEL A	55	Y	Y
	1646	VACANT COMM	20	Y	Y
	1647	SERV SHOPS ETC	25	Y	N
	1648	HOTELS/MOTEL A	100	Y	Y
	1649	HOTELS/MOTEL A	100	Y	Y
	1650	OPX	100	N	N
	1651	HOTELS/MOTEL A	100	Y	Y
	1652	OPX	100	N	N



Exterior Wall:

Interior Finish Nbr	Type	Area %
451	CUSTOM	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	PO6:COMM POOL	650 SF	0	0	1999	2000	2	50
4	WD2:WOOD DECK	1,321 SF	0	0	1985	1986	4	40
5	PT4:PATIO	2,065 SF	0	0	1985	1986	4	50
6	HT2:HOT TUB	1 UT	0	0	1985	1986	4	50
7	FN2:FENCES	1,120 SF	140	8	1988	1989	2	30

Appraiser Notes

2002-12-26 - (041)160 HOTEL ROOMS. BLDG NO 1 IS RESTORED PORTION OF OLD BUILDING. BLDG NO 2 IS TWO COMPLETED FLOORS OF NEW HOTEL TPP ACCOUNT #8513755.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	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.
1	11-4590	02/07/2012	55,000	Commercial	FRAMING & REPLACING EXISTING STEEL STUDS W/TREATED STUDS ON 16" CENTER PER PLANS. DENS GLASS & HARDI BOARD STUCCO WALLS IN
1	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.
1	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.
1	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.
1	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.
1	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.
1	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.
1	11-3193	10/25/2011	29,545	Commercial		REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3194	10/25/2011	29,545	Commercial		REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3196	10/25/2011	29,545	Commercial		REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT.
1	11-3801	10/25/2011	29,545	Commercial		REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3195	10/25/2011	29,545	Commercial		REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3198	10/25/2011	29,545	Commercial		REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3197	10/25/2011	29,545	Commercial		REFURBISH 21 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3802	10/25/2011	29,545	Commercial		REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3200	10/25/2011	29,545	Commercial		REFURBISH 16 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3199	10/25/2011	29,545	Commercial		REFURBISH 14 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3803	10/25/2011	29,545	Commercial		REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	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.
1	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.
1	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.
1	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.
1	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.
1	11-2878	08/11/2011		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.
1	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
1	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.
1	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.
1	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
1	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.
1	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.
1	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.
1	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.
1	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.
1	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.
1	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.
				0		
1	B94-002	01/01/1994	02/01/1994	95,805	Commercial	RENOVATIONS,RELOCATE BAR
1	B94-0410	02/01/1994	12/01/1994	3,750	Commercial	ADDING A STRUCTURAL BEAM
1	M94-0126	01/01/1994	12/01/1994	700	Commercial	3 DROPS
1	M94-3567	10/01/1994	12/01/1994	1,000	Commercial	REPLACE A/C UNIT
1	E95-0139	01/01/1995	08/01/1995	200	Commercial	1 MOTOR
1	B95-0145	01/01/1995	08/01/1995	4,000	Commercial	REPLACE WOOD ENTRY DOOR

1	B95-1244	04/01/1995	08/01/1995	27,920	Commercial	REPL 28 WDWS - 5 DOORS
1	96-3984	10/01/1996	11/01/1996	41,000	Commercial	MECHANICAL
1	964194	10/01/1996	11/01/1996	41,000	Commercial	MECHANICAL
1	97-1289	04/01/1997	10/01/1997	57,000	Commercial	ROOFING
1	97-3899	11/18/1997	12/07/1998	2,000	Commercial	REPL AIR HANDLER
1	98-1086	01/06/1998	12/07/1998	40,000	Commercial	PAINT ALL WOOD
1	98-2072	07/02/1998	12/07/1998	19,000	Commercial	REPL AIR HANDLER
1	98-2916	10/20/1998	12/07/1998	39,000	Commercial	ROOF REPAIRS
1	98-3220	12/21/1998	12/30/1998	20,000	Commercial	UPDATE SERVICE
1	99-4040	01/07/1999	11/03/1999	60,000		REPAIR CONCRETE SPALLING
1	99-0039	01/07/1999	11/03/1999	8,000		3 ANTENNA'S
1	99-0457	02/05/1999	11/03/1999	8,000	Commercial	REPLACE 3 AIR HANDLERS
1	99-0869	03/12/1999	11/03/1999	55,000	Commercial	NEW AWNINGS
1	99-1104	03/30/1999	11/03/1999	25,000	Commercial	REMOV/REPL CONCRETE STAIR
1	99-1725	05/19/1999	11/03/1999	6,000	Commercial	ANTENNA'S
1	99-2193	06/28/1999	11/03/1999	5,000	Commercial	REFINISH POOL
1	99-*4041	12/23/1999	07/12/2000	16,000	Commercial	REMOVE/REPL DRIVEWAY
1	00-1641	06/20/2000	11/01/2000	90,000	Commercial	142 CANVAS AWNINGS
1	00-1996	08/01/2000	11/01/2000	42,000	Commercial	POWER PAINT BUILDING
1	99-1725	08/25/2000	11/01/2000	5,500	Commercial	3 ADDITIONAL ANTENNAS
1	01-977	03/12/2001	11/16/2001	8,381	Commercial	INTERIOR RENOVATION
1	01-2818	08/14/2001	11/16/2001	8,800	Commercial	REPLACE FIRE ALARM
1	01-2707	08/02/2001	11/16/2001	2,000	Commercial	ELECTRICAL
1	01-3346	10/16/2001	11/16/2001	5,500	Commercial	INSTALL/CONNECT 3 ANTENAS
1	01-3061	12/04/2001	08/16/2002	20,000	Commercial	REMOVE 8 GUEST ROOMS
1	01-3968	12/14/2001	08/16/2002	5,000	Commercial	PLUMBING
1	02-0675	03/21/2002	08/16/2002	100	Commercial	MOVE TICKET BOOTH
1	02-2720	12/17/2002	10/03/2003	40,695	Commercial	ROOFING OVER BAR
1	02-3282	03/25/2003	10/03/2003	33,000	Commercial	RENOVATE TOP-BAR
1	03-1601	06/06/2003	10/03/2004	3,000	Commercial	REMOVE WINDOW
1	03-0478	08/05/2003	02/23/2004	77,500	Commercial	PLUMBING & BUILDOUT
1	04-0023	01/08/2004	02/23/2004	9,000	Commercial	REPLACE AIR HANDLER
1	04-0047	01/09/2004	02/23/2004	20,000	Commercial	ELE FOR STARBUCKS
1	04-2999	09/14/2004	11/08/2005	10,000	Commercial	REPIPE POOL SYSTEM
1	05-1079	04/06/2005	11/08/2005	2,000	Commercial	RELOCATE EXISTING PANEL ANTENNA
1	06-5686	10/17/2006	12/19/2006	10,000	Commercial	ADD LIGHTS AND OUTLETS IN DINING AREA
1	06-6275	01/24/2007		9,000	Commercial	SEAL COAT 34,870SF RE-STRIP PARKING
1	07-0444	02/13/2007		1,100	Commercial	REPLACE 70 LOW VOLTAGE LIGHTS IN ROOF
1	06-5420	10/05/2006	12/19/2006	314,000	Commercial	EXTERIOR PAINTING / STUCCO REPAIR /CONCRETE REPAIR
1	06-4266	08/04/2006	12/19/2006	200,000	Commercial	INTERIOR DEMO OF NON BEARING WALLS FINISHES
1	06-3783	06/29/2006	12/19/2006	900	Commercial	HARD WIRE 7 WALL SCONES SMOKE DETECTORS EMERGENCY SIGHNS
1	07-4038	08/20/2007		1,500	Commercial	

INSTALL CIRCUIT FOR 1. TON A.C. FOR TELEPHONE ROOM					
1	07-4039	08/20/2007	2,400	Commercial	RUN ELECTRIC FOR HOTEL KITCHEN AIR-MOVERS
1	07-3960	08/15/2007	30,000	Commercial	CHANGE OUT EXISTING HOOD INTERIOR WORK ONLY
1	07-4123	08/29/2007	2,000	Commercial	INSTALL 3-PHASE AIR HANDLERS
1	11-1319	04/25/2011	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

### 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	16,562,124	60,695	3,099,535	17,414,446	17,414,446	0	17,414,446
2012	16,038,797	62,247	3,387,561	16,478,295	16,478,295	0	16,478,295
2011	16,038,797	63,798	3,387,561	15,508,172	15,232,726	0	15,508,172
2010	16,830,837	65,350	3,428,955	13,847,933	13,847,933	0	13,847,933
2009	16,830,837	67,536	3,925,323	14,722,707	14,722,707	0	14,722,707
2008	16,830,837	69,510	4,342,910	15,251,144	15,251,144	0	15,251,144
2007	13,624,241	59,761	4,342,910	12,824,832	12,824,832	0	12,824,832
2006	13,568,819	61,576	3,006,630	13,377,742	13,377,742	0	13,377,742
2005	12,213,308	63,640	2,505,525	14,712,671	14,712,671	0	14,712,671
2004	13,299,471	65,455	2,104,641	13,520,205	13,520,205	0	13,520,205
2003	15,029,887	67,481	2,071,234	13,685,367	13,685,367	0	13,685,367
2002	14,678,661	69,334	2,071,234	13,685,367	13,685,367	0	13,685,367
2001	15,005,590	91,765	2,071,234	13,685,367	13,685,367	0	13,685,367
2000	17,600,366	85,173	1,737,164	10,873,637	10,873,637	0	10,873,637
1999	20,059,832	80,206	1,737,164	11,468,349	11,468,349	0	11,468,349
1998	13,373,221	83,377	1,737,164	11,468,349	11,468,349	0	11,468,349
1997	13,373,221	86,662	1,670,350	11,468,349	11,468,349	0	11,468,349
1996	12,157,474	89,849	1,670,350	9,153,332	9,153,332	0	9,153,332
1995	12,157,474	93,135	1,670,350	9,153,332	9,153,332	0	9,153,332
1994	12,157,474	96,305	1,670,350	8,594,566	8,594,566	0	8,594,566
1993	12,157,474	99,605	1,599,200	9,693,689	9,693,689	0	9,693,689
1992	12,157,474	102,776	1,599,200	9,693,689	9,693,689	0	9,693,689
1991	12,157,474	106,062	1,599,200	9,693,689	9,693,689	0	9,693,689
1990	12,157,474	109,249	1,287,356	9,693,689	9,693,689	0	9,693,689
1989	12,157,474	111,078	1,279,360	13,282,489	13,282,489	0	13,282,489
1988	9,717,947	89,898	1,023,488	13,658,532	13,658,532	0	13,658,532
1987	8,572,656	92,340	489,755	13,918,884	13,918,884	0	13,918,884
1986	954,814	72,077	479,760	1,582,294	1,582,294	0	1,582,294
1985	651,806	72,822	345,427	1,077,952	1,077,952	0	1,077,952

1984	647,267	73,567	345,427	1,066,261	1,066,261	0	1,066,261
1983	1,289,530	74,312	224,224	1,588,066	1,588,066	0	1,588,066
1982	1,181,430	75,057	192,833	1,449,320	1,449,320	0	1,449,320

### Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 154,533 times.

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