



**Historic Architectural Review Commission
Staff Report for Item 6**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: December 19, 2017

Applicant: Danette Nelson

Application Number: H17-03-0050

Address: #531 Whitehead Street

Description of Work:

After-The-Fact – Installation of blue privacy film in storefront windows.

Site Facts:

529 and 531 Whitehead Street is a one-story mid-century commercial structure and is listed as a non-contributing structure in the survey. The building first appears on the 1962 Sanborn map and was constructed in 1958 according to the property appraiser's office. The building has two storefronts with large, clear glass window panes. Typical of many mid-century buildings, each storefront is angled.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standard 2.

Secretary of the Interior's Guidelines for Rehabilitation for Storefronts (pages 21-22).

HARC Guidelines for Windows (pages 29-30), specifically guideline 7.

Staff Analysis

This Certificate of Appropriateness covers an after-the-fact installation of highly reflective, blue privacy film on the entire storefront windows of 531 Whitehead. As the building is split into two storefronts, this means that the reflective film was only applied to half of the building,

Consistency with Guidelines

1. The HARC Guidelines for windows are clear in that “window glazing shall be *clear and transparent untinted*, nonreflecting glass.” (Emphasis not added)

The blue film removes the clear, transparent and un-tinted character of the window glazing, making the project against the HARC Guidelines for windows.

2. The Secretary of the Interior’s Standards state that, “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.”

The use of clear glass in the storefront is a character-defining feature of this building. The installation of the blue film obscures that character-defining feature and takes away from the cohesion of the two nearly identical storefronts – as 529 Whitehead Street retains the clear character-defining feature of the storefront. The 1960s photograph shows that the building historically had large, clear glass in the storefront.

3. The Secretary of the Interior’s Guidelines for Rehabilitation state that it is recommended that “identifying, retaining, and preserving storefronts – and their functional and decorative features – that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.” It is not recommended “removing or radically changing storefronts – and their features – which are important in defining the overall historic character of the building so that, as a result, the character is diminished.”

The application of the blue film radically changes the feature of this building, diminishing its historic character.

The updated Secretary of the Interior’s Guidelines for Rehabilitation (released in 2017) specifies that “The storefront materials (including...clear glass...) and the configuration of the storefront are significant.”

While the current windows are not the original windows, they do carry the same characteristics of the original windows, specifically that the current windows have clear glass that is evident in the historic photograph. The application of this highly reflective, blue film takes away from the clear glass, which is a significant feature of this building.

It is staff’s opinion that the reflective, blue film is inconsistent with the guidelines, the Secretary of the Interior’s Standards for Rehabilitation., and the Secretary of the Interior’s Guidelines for Rehabilitation.

The applicant has stated that for HIPAA reasons, she must provide privacy for her clients. Staff concludes that there are other ways to create the privacy required by HIPAA – including creating private rooms for clients, while keeping a small lobby space (as evident by the neighboring yoga

studio at 529 Whitehead). An even simpler solution would be to install interior curtains (as seen in the 1960s photograph) or to build an interior screening system that is separate from the windows.

storefronts

Storefronts are quite often the focus of historic commercial buildings and can thus be extremely important in defining the overall historic character. Because storefronts also play a crucial role in a store's advertising and merchandising strategy to draw customers and increase business, they are often altered to meet the needs of a new business. Particular care is required in planning and accomplishing work on storefronts so that the building's historic character is preserved in the process of rehabilitation.

Recommended

Identifying, retaining, and preserving storefronts—and their functional and decorative features—that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.

Evaluating the overall condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.

Replacing in kind an entire storefront that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

Not Recommended

Removing or radically changing storefronts—and their features—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the storefront so that it appears residential rather than commercial in character.

Removing historic material from the storefront to create a recessed arcade.

Introducing coach lanterns, mansard overhangings, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.

Changing the location of a storefront's main entrance.

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of storefront features results.

Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged through exposure to weather or through vandalism.

Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

Failing to undertake adequate measures to assure the preservation of the historic storefront.

Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

Not Recommended

Design for Missing Historic Features

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building. Such new design should generally be flush with the facade; and the treatment of secondary design elements, such as awnings or signs, kept as simple as possible. For example, new signs should fit flush with the existing features of the facade, such as the fascia board or cornice.

Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

Using new illuminated signs; inappropriately scaled signs and logos; signs that project over the sidewalk unless they were a characteristic feature of the historic building; or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

STOREFRONTS

RECOMMENDED

Identifying, retaining, and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later, non-significant alterations can help reveal the historic character of the storefront.

Retaining later, non-original features that have acquired significance over time.

NOT RECOMMENDED

Removing or substantially changing storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the storefront so that it has a residential rather than commercial appearance.

Introducing features from an earlier period that are not compatible with the historic character of the storefront.

Changing the location of the storefront's historic main entrance.

Replacing or covering a glass transom with solid material or inappropriate signage, or installing an incompatible awning over it.

Removing later features that may have acquired significance.



[28] This new storefront, which replaced one that was missing, is compatible with the historic character of the building.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 17-003-00050	REVISION #	INITIAL & DATE 11/2/17 Hille
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

531 Whitehead Street

NAME ON DEED:

PHONE NUMBER

OWNER'S MAILING ADDRESS:

EMAIL

APPLICANT NAME:

Danette Nelson

PHONE NUMBER

305 395 8245

APPLICANT'S ADDRESS:

909 United St.
Key West, Fla 33040

EMAIL

danettenelson@hotmail

APPLICANT'S SIGNATURE:

Danette Nelson

DATE

11-3-17

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: I own a business-(medical spa) "Iris in the Keys" we provide medical services and are required to provide privacy for our clients per HIPPA regulations. I am requesting
MAIN BUILDING: approval from HARC to keep the privacy film on the window.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Oper: KEYWGRF Type: BP Drawer: 1
Date: 11/06/17 58 Receipt no: 2193
2017 300050
PT * BUILDING PERMITS-NEW
1.00 \$800.00
Trans number: 3118631
VM VISA/MASTERC \$800.00
Trans date: 11/06/17 Time: 14:38:33

44410/7999

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

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

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

#17-03-05

NOV 06 2017



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM
FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	<u>\$400.00</u>	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	<u>\$400</u> x 2	HF

TOTAL OF APPLICATION FEE: \$ 800

Comments:

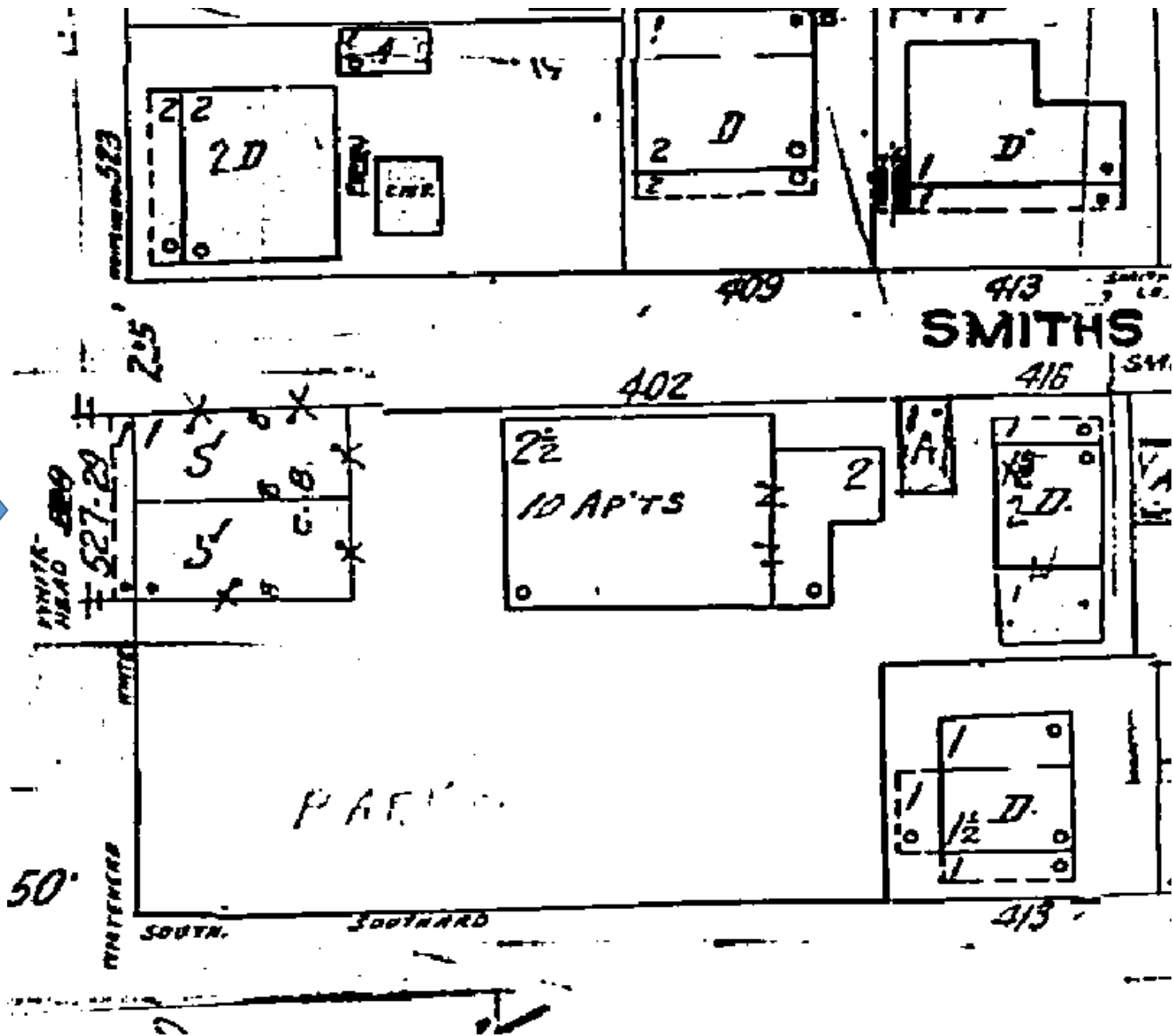
Project is After-the-Fact

Date of Pre-Application Meeting: 11/6/2017

By Staff: Kelly [Signature]

Oper: KEYWGRC Type: BP Drawer: 1
Date: 11/06/17 58 Receipt no: 2183
2017 300050
PT * BUILDING PERMITS-NEW
1.00 \$800.00
Trans number: 3118631
VN VISA/MASTERC \$800.00
Trans date: 11/06/17 Time: 14:38:33

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.

IVs  **IN THE KEYS**
Essential Hydration Therapy

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551

RECOVERY INFUSION
"RECOVERY INFUSION"
Fights off ALL
Flu/Influenza
Common Cold & Flu Symptoms
Food Poisoning
Allergy Relief
Body Aches
Headaches

ENERGY INFUSION
"ENERGY INFUSION"
Increases Athletic Performance to
Achieve Maximum Output & Recovery

ANTI-AGING INFUSION
"ANTI-AGING INFUSION"
Prevents & Reverses
Effects of Free Radicals
Replenishes Skin, Hair & Cells
Detoxifies the Body

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After hours available by appointment:
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MYERS COCKTAIL
"VITAMIN INFUSION"
Powerful Blend of Vitamins & Minerals
Chronic Fatigue Syndrome

CHICKEN NOODLE SOUP
"IMMUNITY INFUSION"
Expedite Healing Process
& Increase Immunity

VITAMIN B12/B6
Boosts Immune System, Increases Energy
Regulates Mood, Sleep & Appetite

GLUTATHIONE
Master Anti-Oxidant, Detoxifies the Body

MIC WITH B12
Facilitates Weight Loss & Boosts Energy

OXYGEN

HOT YOGA

HOT YOGA
YOGA
BARRE
CLASSES

YOGA
BARRE
CLASSES

529

YOGA
BARRE
PILATES

531

"RECOVERY INFUSION"
For Anxiety, Stress,
Chronic Pain, Fibromyalgia,
Sports Injuries,
Mental Health
Issues, and
More.

"ENERGY INFUSION"
Increase Energy, Performance, &
Reduce Fatigue, Stress & Anxiety.

"ANTI-AGING INFUSION"
Prevents & Reverses
Signs of Aging, Improves
Performance, Skin, Hair & Nail
Health, and More.

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www.ivsiv.com

"VITAMIN INFUSION"
Increase Energy, Performance,
Reduce Fatigue, Stress & Anxiety,
and More.

Major Area Covered: **Central Florida**
ORLANDO
Palm Beach, West Palm Beach & Opa-Locka



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 Post-Event Muscle
 Comfort, Cramp & Fatigue
 Fluid Replenish
 Energy Boost
 Study Aid
 Hydration

"ENERGY INFUSION"
 Increases Athletic Performance by
 Activates Metabolic Support & Recovery

WOUNDING UP SERVICES
"ANTI-AGING INFUSION"
 Treatment & Rejuvenation
 Effects Of Free Radicals
 Neuroprotective Support
 Detoxification Via Organelle

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MEDICAL SPA
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 Water hours available by appointment
 304-965-4245
 1504 W. WVA Street

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 Comfort, Cramp & Fatigue

"SUMMITY IV"
 Essential Hydration
 & Rejuvenation

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 Effects Of Free Radicals
 Neuroprotective Support
 Detoxification Via Organelle

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MEDICAL SPA • 531 W. WINDY
WINTER • ORLANDO, FLORIDA 32801

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Muscle Relief
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Food Poisoning
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Headaches

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Increases Athletic Performance to
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Prevents & Reverses
Effects of Free Radicals
Rejuvenates Skin, Hair & Nails
Detoxifies Vital Organs

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After hours available by appointment
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Flu-fighting Protection

Boosts immune system, increases energy

Regulates Mood, Sleep & Appetite

Mixes Anti-Oxidant, Detoxifies Body

Facilitates Weight Loss & Body

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"ENERGY INFUSION"
Infuses Vitamins, Minerals, & Electrolytes
to help you feel energized & hydrated.
Perfect for anyone who is tired, stressed, or recovering from illness.

MEDICAL-LEVEL
IVs
Great for anyone who is recovering from illness, surgery, or dehydration.

"ANTI-AGING INFUSION"
Infuses Vitamins, Minerals, & Electrolytes
to help you feel energized & hydrated.
Perfect for anyone who is tired, stressed, or recovering from illness.

"HYDRATION INFUSION"
Infuses Vitamins, Minerals, & Electrolytes
to help you feel energized & hydrated.
Perfect for anyone who is tired, stressed, or recovering from illness.





Neighboring business at 529 Whitehead Street – Located within the same building

531

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Essential Hydration Therapy

MEDICAL DIRECTOR - DR. KRIS BLY
OWNER / OPERATOR - DAHETTE NELSON R.N.

OPEN

**DUAL ORAL CARE ALL
"RECOVERY INFUSION"**

- Hangover Relief
- Common Cold & Flu Symptoms
- Food Poisoning
- Allergy Relief
- Body Aches
- Headaches

GYM BAG

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Achieve Maximum Output & Recovery

FOUNTAIN OF YOUTH

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Effects of Free Radicals
- Rejuvenates Skin, Hair & Nails
- Detoxifies Vital Organs

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Chronic Fatigue Syndrome

BOOSTED IMMUNE RESPONSE

"IMMUNITY INFUSION"

Expedite Healing Process
& Increase Immunity

WELLNESS

Boosts Immune System, Improves Energy
Regulates Mood, Sleep & Appetite

GLUTATHIONE

Master Anti-Oxidant. Detoxifies the Body

MIG WITH B12

Facilitates Weight Loss & Boosts Energy

COLEMAN

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MEDICAL DIRECTOR - DR. KRIS BLY
OWNER / OPERATOR - DANETTE NELSON R.N.

OPEN

FREE

DUAL GAVL GURE ALL
"RECOVERY INFUSION"

- Hangover Relief
- Common Cold & Flu Symptoms
- Food Poisoning
- Allergy Relief
- Body Aches
- Headaches

GYM BAG

"ENERGY INFUSION"

Increases Athletic Performance to Achieve Maximum Output & Recovery

FOUNTAIN OF YOUTH

"ANTI-AGING INFUSION"

- Prevents & Reverses Effects of Free Radicals
- Rejuvenates Skin, Hair & Nails
- Detoxifies Vital Organs

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Expedite Healing Process
& Increase Immunity

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Boosts Immune System, Increases Energy
Regulates Mood, Sleep & Appetite

GLUTATHIONE

Master Anti-Oxidant, Detoxifies the Body

MIC WITH B12

Facilitates Weight Loss & Boosts Energy

ONLY 150



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IVs IN THE KEYS
Essential Hydration Therapy

MEDICAL DIRECTOR - DR. KAG BLY
OWNER / OPERATOR - SARLETTE NELSON R.N.

OPEN

"RECOVERY INFUSION"

Hangovers, Allergies,
Common Cold & Flu,
Food Poisoning,
Allergy Relief,
Bobby Aches,
Headaches

"ENERGY INFUSION"

Increases Athletic Performance to
Achieve Maximum Output & Recovery

"ANTI-AGING INFUSION"

Prevents & Reverses
Effects of Free Radicals
Rejuvenates Skin, Hair & Nails
Detoxifies Vital Organs

IVs IN THE KEYS
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MEDICAL SPA

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After hours available by appointment.
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Powerful Blend of Vitamins & Minerals
Chronic Illnesses

"IMMUNITY INFUSION"
Expediting Healing Processes
& Increase Immunity

Boosts Immune System, increases Energy
Regulates Mood, Sleep & Appetite

Master Anti-Cancer Agent, Detoxifies the Body

B12

Facilitates Energy & Boosts Energy

OPEN





NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 19, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER-THE-FACT – INSTALLATION
OF BLUE PRIVACY FILM IN
STOREFRONT WINDOWS.**

FOR- #531 WHITEHEAD STREET

Applicant – Danette Nelson

Application #H17-03-0050

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

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

Disclaimer

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

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

Summary

Parcel ID 00010000-000000
 Account # 1010278
 Property ID 1010278
 Millage Group 10KW
 Location 529 WHITEHEAD ST , KEY WEST
 Address
 Legal KW PT LOT 4 SQR 51 G39-176/77 OR825-328D/C OR833-1064D/C
 Description OR833-2178/79WILL CASE81-186-CP-12 OR971-642/45 OR1523-45/49 OR2049-1009T/C OR2155-918/19 OR2453-1806/07 OR2694-2491/92
 (Note: Not to be used on legal documents)
 Neighborhood 32020
 Property Class STORE (1100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

531 WHITEHEAD STREET LLC
 32 HILTON HAVEN RD APT6
 KEY WEST FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$105,981	\$115,522	\$120,694	\$137,612
+ Market Misc Value	\$5,136	\$5,383	\$4,788	\$4,450
+ Market Land Value	\$444,141	\$444,639	\$444,639	\$430,744
= Just Market Value	\$555,258	\$565,544	\$570,121	\$572,806
= Total Assessed Value	\$555,258	\$565,544	\$570,121	\$531,176
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$555,258	\$565,544	\$570,121	\$572,806

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	2,393.00	Square Foot	37	64.7

Commercial Buildings

Style 1 STORY STORES / 11C
 Gross Sq Ft 1,440
 Finished Sq Ft 1,440
 Perimiter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1958
 Year Remodeled 0

Effective Year Built 1990
Condition AVERAGE

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1989	1990	1	1 UT	1
TILE PATIO	2007	2013	1	750 SF	1

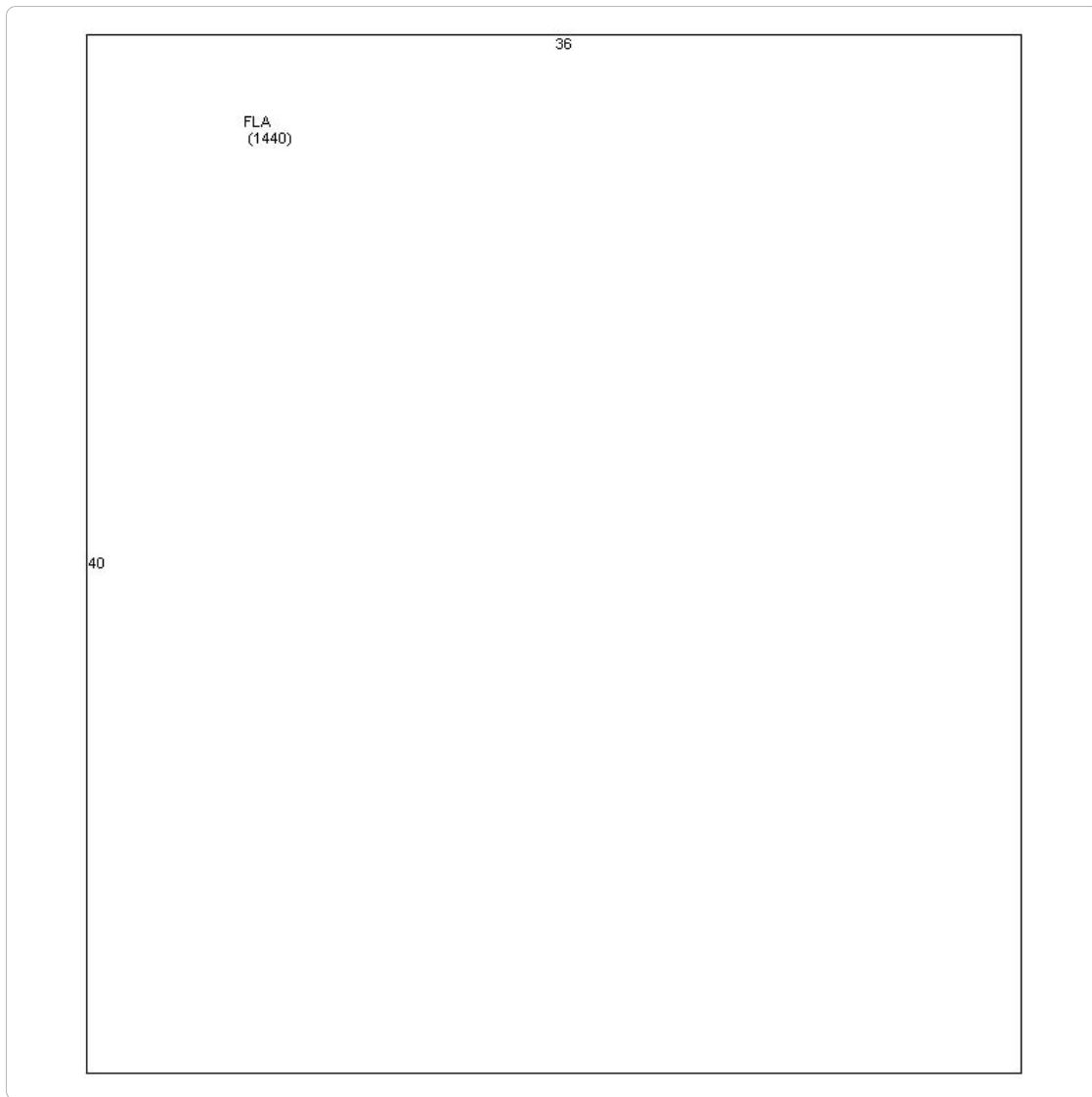
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/18/2014	\$455,000	Warranty Deed		2694	2491	01 - Qualified	Improved
2/19/2010	\$325,000	Warranty Deed		2453	1806	01 - Qualified	Improved
9/30/2004	\$380,000	Warranty Deed		2049	1009	K - Unqualified	Improved

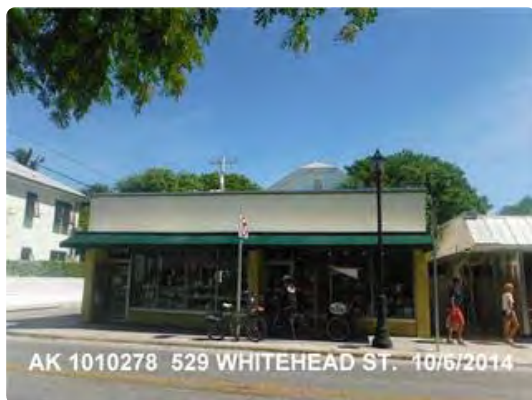
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-1625	10/22/2013		\$850	Commercial	INSTALL NEW CONCRETE SLAB FOR TANK. ERECT NEW PICKET FENCE 48" HIGH AROUND NEW CONCRETE SLAB.
13-4421	10/15/2013		\$719	Commercial	INSTALL SECURITY ALARM. INSTALL SMOKE/HEAT AND CARBON MONOXIDE DETECTOR.
13-0442	2/5/2013		\$1,500	Commercial	2 PULL STATIONS, 1 DUCT DETECTOR, 5 STROBE LIGHTS, AND 5 SPEAKER/STROBES
13-0351	2/1/2013		\$35,000	Commercial	INSTALL 480V 3PH PANEL, 3 PH PANEL BOARD, NEW LIGHTING FIXTURES
13-0296	1/28/2013		\$30,000	Commercial	LOWER DRAIN AND CONNECT TO TAP, NEW CONSTRUCTION TO 3 BATHS, 3 LAVS, 1 HAND SINK, 1 WATER COOLER
12-3789	10/18/2012	12/31/2012	\$1,300	Commercial	INSTALL 3 SIGNS IN FRONT AND SIDE OF BUILDING
12-3266	9/17/2012	12/31/2012	\$225	Commercial	INSTALL WIRELESS SECURITY SYSTEM WITH TWO (2) CONTACTS AND TWO (2) MOTION DETECTORS
12-2016	6/12/2012	12/31/2012	\$6,000	Commercial	REMOVE EXT. PARTITION WALLS, REFRAME FRONT PARTITION WALL TO INCORPORATE NEW DOOR SYSTEM, NEW TRIM.
07-3685	8/16/2007		\$6,080	Commercial	PAINT EXTERIOR OF BUILDING,INSTALL 750SF PAVERS
07-0126	2/14/2007		\$8,500	Commercial	INSTALL NEW ELECTRIC FOR 2ND A/C.NEW PANEL
07-0696	2/14/2007		\$1,500	Commercial	REPLACE THE EXISTING SEWER LINE
07-0125	1/31/2007		\$5,500	Commercial	MOVE EXISTING BAYH & CONVERT TO NEW ADA BATH.ADD SINK IN BREAK ROOM
07-0123	1/30/2007		\$31,516	Commercial	RENOVATION TO EXIATING OFFICE INTERIOR WORK
06-6152	11/14/2006		\$10,250	Commercial	INSTALL 16 SQS OF COOLEY C-3 WHITE ROOFING
05-4635	10/17/2005	12/22/2005	\$50,000	Commercial	REPLACE 150LF CONCRETE TIE BEAM & PARAPET WALK & PAINT EXTERIOR
04-2730	8/19/2004	11/18/2004	\$9,000	Commercial	REROOF FLAT ROOF
99-4043	12/30/1999	8/16/2000	\$2,700	Commercial	HURRICANE PANELS
99-0445	2/4/1999	12/4/1999	\$6,300	Commercial	NEW BUILTUP ROOF
99-0417	2/3/1999	12/4/1999	\$9,400	Commercial	EXTERIOR STUCCO REPAIRS

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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

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