



**Historic Architectural Review Commission
Staff Report for Item 5**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: September 29, 2015

Applicant: Key's Energy, Julio Torrado

Application Number: H15-01-1346

Address: #1001 James Street

Description of Work:

New sculpture at Key's Energy building for Arts in Public Places.

Site Facts:

The building under review, build in 1954, is not a contributing resource. The building is located on the northeast corner of James and Grinnell Streets. Of simple architectural details, the historic building has a unique design to the historic district and is an excellent example of mid-century office building typology. The exterior concrete cantilever canopies, aluminum metal shades, proportions of window fenestrations and the east side stairs are character-defining elements to the building. Because the building is undergoing a major rehabilitation, current ordinances require the introduction of Art in Public Places on the site. On September 21, 2015, the Art in Public Places Board approved the proposed sculpture and its location.

Guidelines Cited on Review:

- New Construction (page 36-38a), specifically guideline 4 of page 38a for proportion, scale, and mass.

Staff Analysis

The Certificate of Appropriateness in review is for the installation of a stainless steel abstract sculpture entitled “*Weather or Not*” by Daniel Siefert. The sculpture will be located behind the main building, closer to the Railways Condominium, and set back from Grinnell Street. The sculpture comprises of seven identical elements with an overall measurements of 12’ height by 16’ wide by 8’ deep. Each component will be installed on the ground; therefore, the elements will not be over a base. The composition and juxtaposition of each element creates a visual harmony with the mid-century office building.

Consistency with Guidelines

There are no specific guidelines to base a review of sculptures, other than existing guidelines for additions, alterations, and new construction. The proposed sculpture is a structure since it will be attached to the ground and will be more than 30” tall; therefore, a Certificate of Appropriateness is required. Staff opines that the proposed scale, mass, materials, and form of the sculpture will not have an adverse effect on the surrounding urban context. The design of the sculpture is sensible to the neighboring structures.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

| | | | | |
|---|---------|--|---|----------------------------------|
| HARC PERMIT NUMBER 15-01-1340 | | BUILDING PERMIT NUMBER 15-3018 | | INITIALS & DATE deh 15 |
| FLOODPLAIN PERMIT | | | REVISION # | |
| FLOOD ZONE | PANEL # | ELEV. L. FL. | SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ % | |

| | | | |
|---------------------------------|---------------------------------------|--------------|---------------------|
| ADDRESS OF PROPOSED PROJECT: | 1001 James Street, Key West, FL 33040 | | # OF UNITS |
| RE # OR ALTERNATE KEY: | 1001767 | | |
| NAME ON DEED: | Utility Board - City of KW | PHONE NUMBER | 305-295-1000 |
| OWNER'S MAILING ADDRESS: | 1001 James Street, Key West | EMAIL | |
| CONTRACTOR COMPANY NAME: | | PHONE NUMBER | |
| CONTRACTOR'S CONTACT PERSON: | | EMAIL | |
| ARCHITECT / ENGINEER'S NAME: | Daniel Siefert | PHONE NUMBER | 305-890-6177 |
| ARCHITECT / ENGINEER'S ADDRESS: | 1612 Josephine Street | EMAIL | house8011@gmail.com |
| | Key West, FL 33040 | | |

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

| |
|--|
| PROJECT TYPE: <input type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input type="checkbox"/> REMODEL |
| <input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input type="checkbox"/> WITHIN FLOOD ZONE |
| <input type="checkbox"/> DEMOLITION <input type="checkbox"/> SITE WORK <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT |

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Exterior sculpture to satisfy AIPP requirement. Entitled 'Weather or Not'. Made of stainless steel.
Overall: 12'Hx16'Wx8'D; Each Individual Component: 12'Hx5'Wx15"D. Inspires imagery of lightening, birds, fish, sails, waves, progressive energy.

| | |
|--|---|
| I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT. | |
| OWNER PRINT NAME: <u>Lynne Tejada, GM & CEO</u> | QUALIFIER PRINT NAME: |
| OWNER SIGNATURE: | QUALIFIER SIGNATURE: |
| Notary Signature as to owner: | Notary Signature as to qualifier: |
| STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>28</u> DAY OF <u>August</u> , 20 <u>15</u> | STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____ |
| | |
| Personally known _____ identification. | Personally known or produced _____ as identification. |

D. No Fee \$\$\$ GH.

51880/26021 ok

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER
 ADDITIONAL INFORMATION: Exterior sculpture to satisfy AIPP requirement.

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

| ARCHITECTURAL FEATURES TO BE ALTERED: | ORIGINAL MATERIAL: | PROPOSED MATERIAL: |
|---------------------------------------|--------------------|--------------------|
| N/A | | |
| | | |
| | | |
| | | |

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Date: 8/28/15 00 Receipt no: 33415
 8/15 1001346
 4 BUILDING PERMITS-NEW
 1.00 \$100.00
 CK CHECK 154194 \$100.00
 Trans date: 8/28/15 Time: 12:11:40

| SIGN SPECIFICATIONS | | |
|--|---------------------|--------------------------|
| SIGN COPY: | PROPOSED MATERIALS: | SIGNS WITH ILLUMINATION: |
| | | TYPE OF LTG.: |
| | | LTG. LINEAL FTG.: |
| MAX. HGT. OF FONTS: | | COLOR AND TOTAL LUMENS: |
| IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS. | | |

| | | | | | | | |
|--|--|---------------------------------------|---------------------------------|--|--|--|--|
| OFFICIAL USE ONLY: | | | HARC STAFF OR COMMISSION REVIEW | | | | |
| <input type="checkbox"/> APPROVED | | <input type="checkbox"/> NOT APPROVED | | <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | | <input type="checkbox"/> TABLED FOR ADD'L. INFO. | |
| HARC MEETING DATE: | | HARC MEETING DATE: | | HARC MEETING DATE: | | | |
| REASONS OR CONDITIONS: | | | | | | | |
| | | | | | | | |
| STAFF REVIEW COMMENTS: | | | | | | | |
| <i>Building is not listed in the surveys. Guidelines for new construction.</i> | | | | | | | |
| | | | | | | | |
| HARC PLANNER SIGNATURE AND DATE: | | | | HARC CHAIRPERSON SIGNATURE AND DATE: | | | |

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

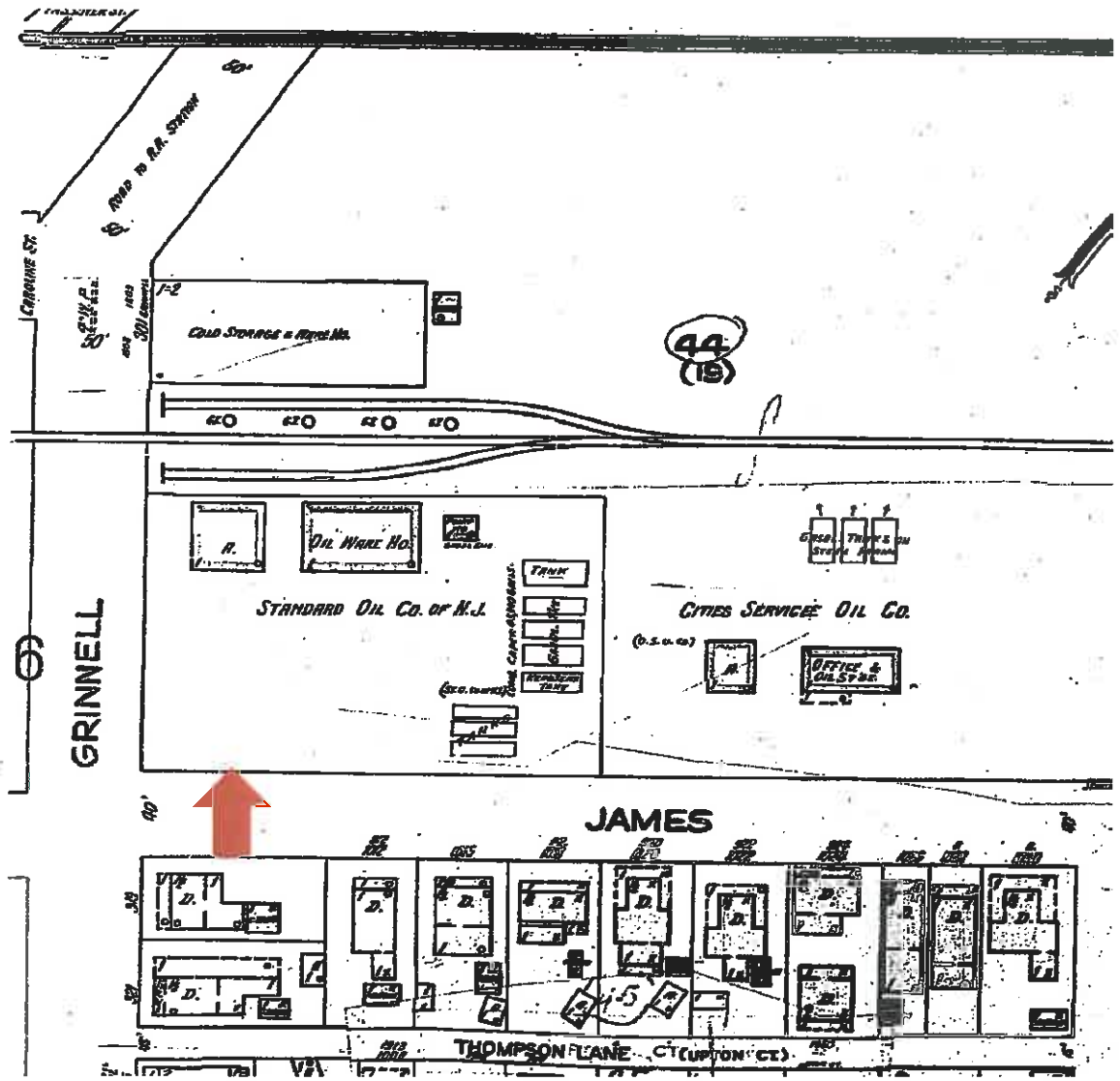
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

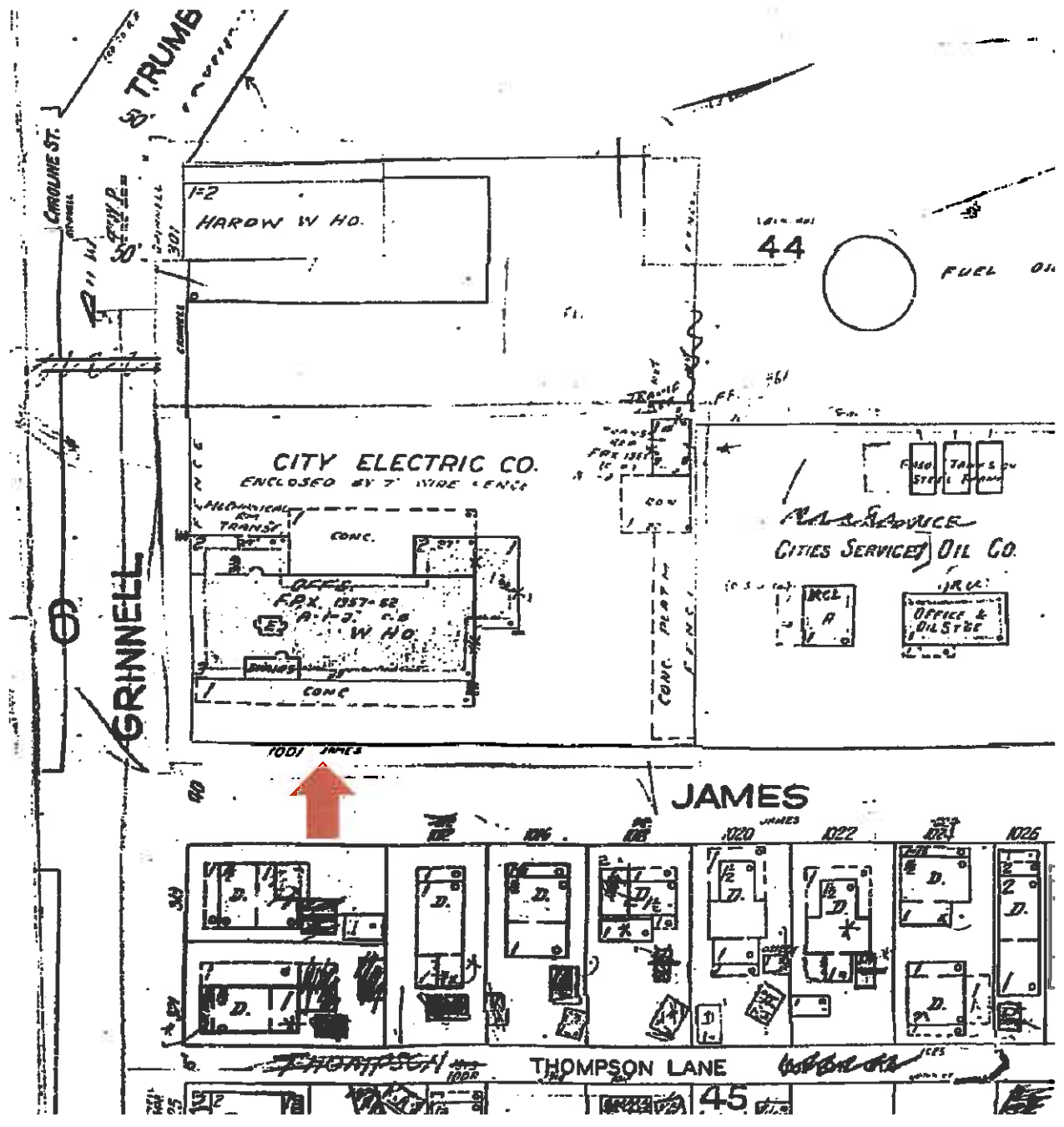
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

| | | | | | |
|---|-------------|-------------------|--------------|----------------------------|--|
| OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL: | | | | CBO OR PL. EXAM. APPROVAL: | |
| HARC FEES: | BLDG. FEES: | FIRE MARSHAL FEE: | IMPACT FEES: | | |
| | | | | DATE: | |
| | | | | | |

SANBORN MAPS



#1001 James Street Sanborn map 1948



#1001 James Street Sanborn map 1962

PROJECT PHOTOS



MM00022716

Photo taken by Property Appraiser's office c1965; 1001 James St.; City Electric System







PROPOSED DESIGN

REVISION 4.6.15:
SEE INFORMATION
BULLETIN #2

KEYS ENERGY SERVICES
1001 JAMES STREET
Key West, Florida 33040

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

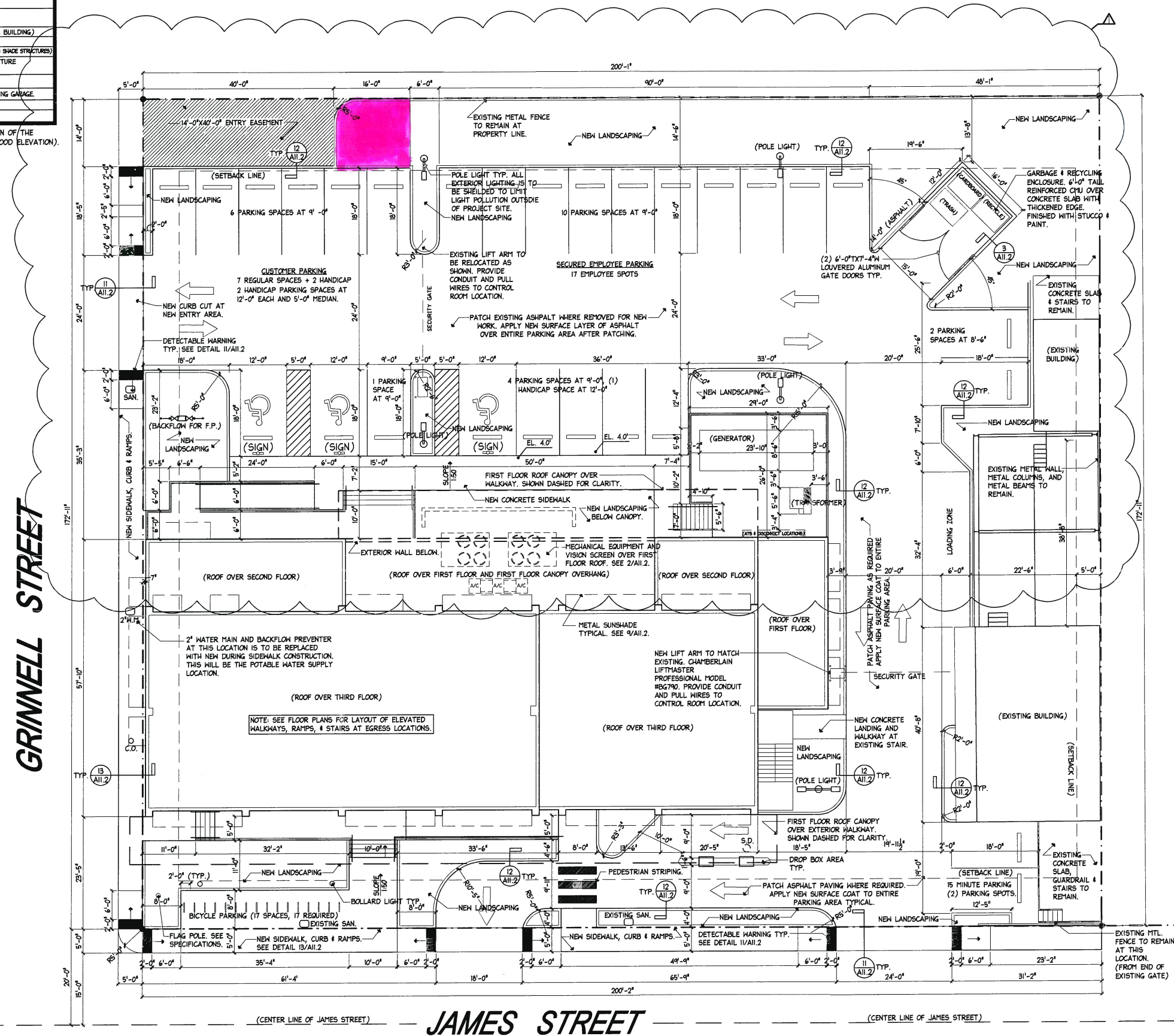
Bender & Associates
ARCHITECTS
P.A.

Project No: 1310
SITEPLAN
Date: 12/17/14

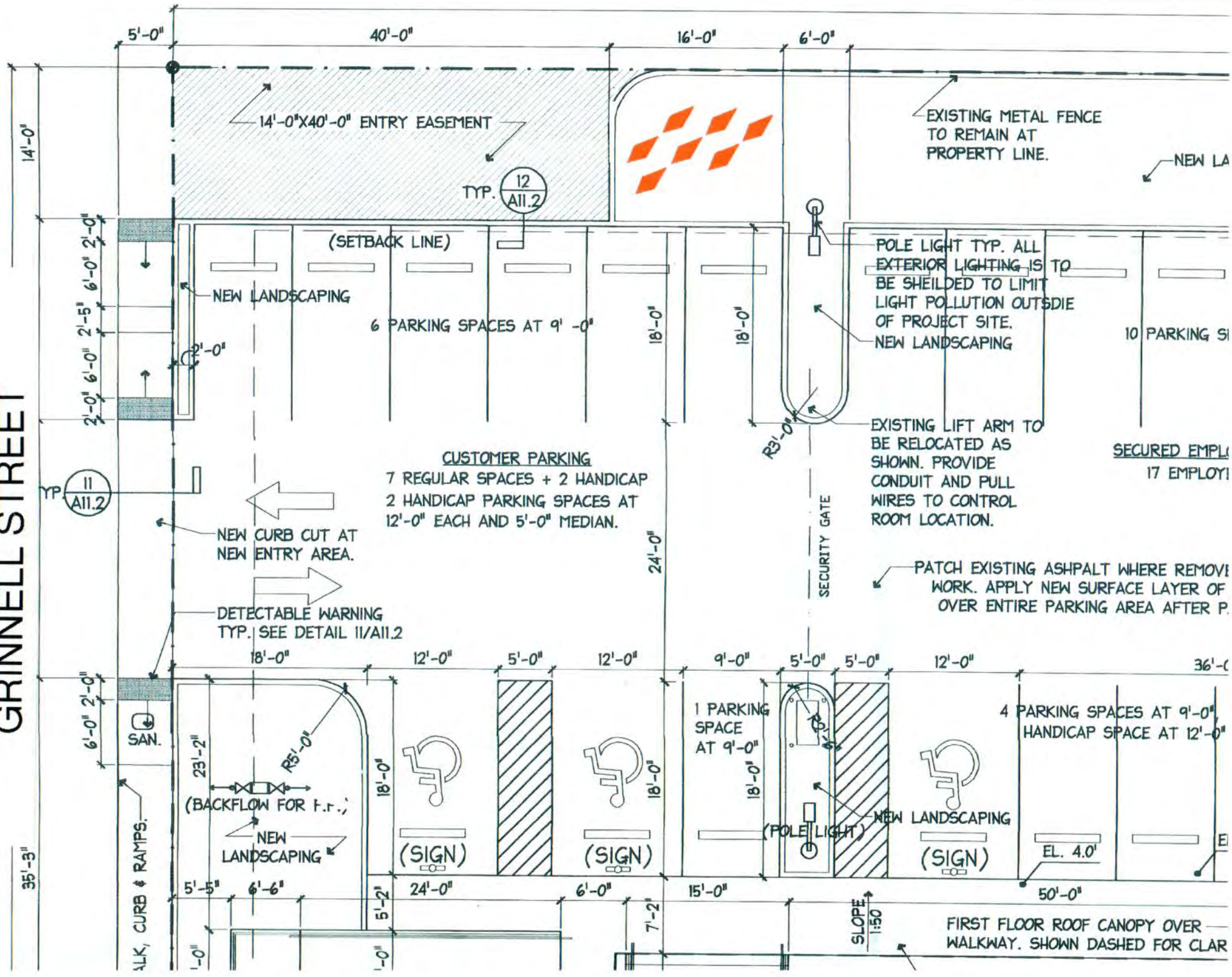
A1.1

| PROJECT STATISTICS | | |
|-----------------------|---|--|
| FEMA FLOOD ZONE | ZONE 'AE(1)' EXISTING FINISHED FLOOR: 6'-0" ABV. 1MSL | |
| ZONING DESIGNATION | HRCC-2 | |
| LOT SIZE | 34,600 S.F. | |
| NO. OF UNITS | 1 BUILDING UNDER SCOPE, 3 BUILDINGS ON SITE | |
| BUILDING COVERAGE | REQUIRED 17,300 S.F. MAX. | EXISTING 13,500 S.F. |
| BUILDING HEIGHT | 35'-0" MAX. | 43'-11" (EXISTING) |
| IMPERVIOUS SURFACE | 20,760 S.F. MAX. | 33,215 S.F. |
| FLOOR AREA | 17,300 S.F. (FAR) | 23,060 S.F. (21,450 S.F. MAIN BUILDING) |
| FRONT SETBACK | 10'-0" MIN. | 12'-6" |
| STREET SIDE SETBACK | 7'-6" MIN. | 0'-5" (0'-4" OVER AT ROOF CANOPY & SHADE STRUCTURES) |
| SIDE SETBACK | 5'-0" MIN. | 2'-1/2" TO ACCESSORY STRUCTURE |
| REAR SETBACK | 15'-0" MIN. | 68'-8" |
| PARKING SPACES | 44 PLUS 50 AT ADJACENT PARKING GARAGE | 30 PLUS 50 AT ADJACENT PARKING GARAGE |
| FLOOR AREA RATIO | 50 | 64 |
| OPEN SPACE AREA RATIO | 6,920 S.F. (20%) | 1,355 S.F. (4%) |
| | | 4,500 S.F. (14%) |

NOTE: EXISTING FINISH FLOOR ELEVATION IS AT 6'-0" ABOVE MEAN SEA LEVEL. THE PROPOSED RENOVATION OF THE BUILDING INCLUDES FLOOD PROOFING MEASURES TO 10'-6" ABOVE MEAN SEA LEVEL (3'-6" ABOVE BASE FLOOD ELEVATION).



GRINNELL STREET



14'-0" x 40'-0" ENTRY EASEMENT

TYP. 12 AII.2

EXISTING METAL FENCE TO REMAIN AT PROPERTY LINE.

NEW LA

(SETBACK LINE)

POLE LIGHT TYP. ALL EXTERIOR LIGHTING IS TO BE SHIELDED TO LIMIT LIGHT POLLUTION OUTSIDE OF PROJECT SITE.

NEW LANDSCAPING

6 PARKING SPACES AT 9' -0"

10 PARKING SI

CUSTOMER PARKING
7 REGULAR SPACES + 2 HANDICAP
2 HANDICAP PARKING SPACES AT 12'-0" EACH AND 5'-0" MEDIAN.

EXISTING LIFT ARM TO BE RELOCATED AS SHOWN. PROVIDE CONDUIT AND PULL WIRES TO CONTROL ROOM LOCATION.

SECURED EMPLOYEES
17 EMPLOYEES

NEW CURB CUT AT NEW ENTRY AREA.

DETECTABLE WARNING TYP. SEE DETAIL 11/AII.2

PATCH EXISTING ASPHALT WHERE REMOVED WORK. APPLY NEW SURFACE LAYER OF OVER ENTIRE PARKING AREA AFTER P.

SAN.

(BACKFLOW FOR F.R.)

NEW LANDSCAPING



(SIGN)

(SIGN)

(SIGN)

1 PARKING SPACE AT 9'-0"

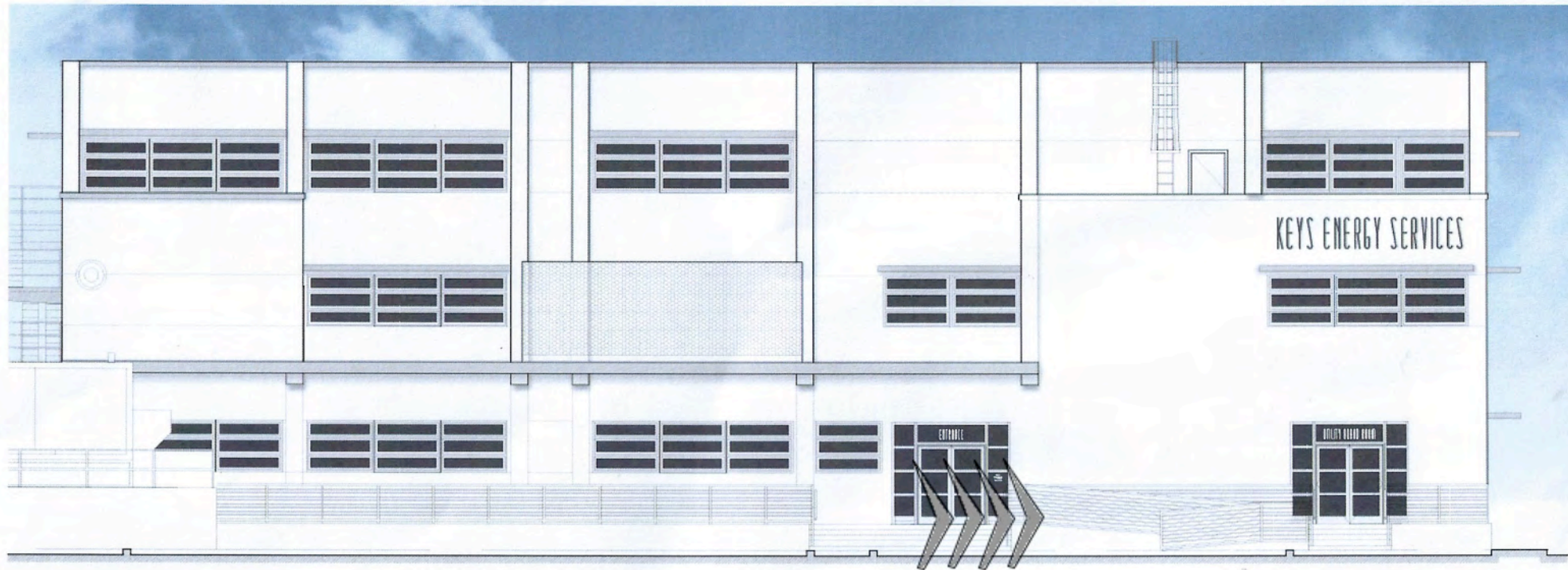
4 PARKING SPACES AT 9'-0"
HANDICAP SPACE AT 12'-0"

(POLE LIGHT)

EL. 4.0'

FIRST FLOOR ROOF CANOPY OVER WALKWAY. SHOWN DASHED FOR CLAR

SLOPE 1:50





NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 29, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SCULPTURE AT KEY'S ENERGY SERVICES BUILDING FOR ARTS IN PUBLIC PLACES.

FOR- #1001 JAMES STREET

Applicant- Key's Energy- Julio Torrado/ Daniel Siefert Application # H15-01-1346

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 305-809-3973 or visit our website at www.cityofkeywest-fl.gov

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.

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 Julio J. Torrado, 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: 1001 James Street on the 22 day of September, 2015.

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 September 29, 2015.

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 H15-01-1346

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

Signed Name of Affiant:

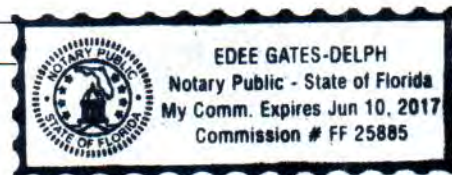
Julio J. Torrado
Date: 09/22/15
Address: 1001 James St. #8
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 22 day of September, 2015.

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

NOTARY PUBLIC

Sign Name: Edee Gates-Delph
Print Name: Edee Gates-Delph
Notary Public - State of Florida (seal)
My Commission Expires: Jun 10, 2017



Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 29, 2015 at Old City Hall, 518 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for

NEW SCULPTURE AT KEY'S ENERGY SERVICES BUILDING FOR ARTS IN PUBLIC PLACES.

FOR: #1001 JAMES STREET
Applicant: Key's Energy- Julio Torrado/ Daniel Siefert Application # H15-01-134b

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 305-895-3973 or visit our website at www.municode.com

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 305-895-8770 (voice) or the ADA Coordinator at 305-895-2711 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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

Public Meeting Notice

NOTICE OF PUBLIC MEETING
The following information is provided to inform the public of a public meeting to be held on the following date, time, and location:
DATE: [Illegible]
TIME: [Illegible]
LOCATION: [Illegible]
The purpose of the meeting is to discuss the [Illegible] project and to provide an opportunity for the public to provide input and comments on the project. The meeting will be held in a public meeting room at the [Illegible] building. The meeting will be held in English and Spanish. For more information, please contact [Illegible] at [Illegible] or visit the project website at [Illegible].



PROPERTY APPRAISER INFORMATION

- [» Tax Collector](#)

Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1001767 Parcel ID: 00001700-000000** Next Record

Ownership Details

Mailing Address:

THE UTILITY BOARD OF THE CITY OF KEY WEST
1001 JAMES ST
KEY WEST, FL 33040-6935

Property Details

PC Code: 91 - UTILITIES,WATER TANKS
 Millage Group: 12KW
 Affordable Housing: No
 Section-Township-Range: 31-67-25
 Property Location: 1001 JAMES ST KEY WEST
 Legal Description: KW PT LOT 2 SQR 19 JAMES AND GRINNELL ST OR80-477/479 OR1428-1157/75F/J OR2571-2253/75 OR2592-2258/80

Click Map Image to open interactive viewer



Exemptions

| Exemption | Amount |
|----------------------|--------------|
| 15 - MUNICIPAL LANDS | 5,915,901.00 |

Land Details

| Land Use Code | Frontage | Depth | Land Area |
|--------------------------|----------|-------|--------------|
| 100E - COMMERCIAL EXEMPT | | | 34,600.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 21656
 Year Built: 1954

Building 1 Details

| | | | | | |
|----------------|-----------|--------------|---------------|-----------------|--------|
| Building Type | Condition | A | Quality Grade | 500 | |
| Effective Age | 20 | Perimeter | 1,238 | Depreciation % | 23 |
| Year Built | 1954 | Special Arch | 0 | Grnd Floor Area | 21,656 |
| 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 | 27 | Dishwasher | 0 |

[Building Sketch Image](#)



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 1 | FLA | | 1 | 1953 | | | | | 8,874 |
| 2 | OPX | | 1 | 1953 | | | | | 1,260 |
| 3 | OPU | | 1 | 1953 | | | | | 390 |
| 4 | OPU | | 1 | 1953 | | | | | 110 |
| 5 | OPU | | 1 | 1953 | | | | | 352 |
| 6 | FLA | | 1 | 1953 | | | | | 6,944 |
| 7 | FLA | | 1 | 1953 | | | | | 5,838 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|----------------------|--------|-----------|-----|
| | 660 | ELEC/TELEPHONE ETC B | 100 | Y | Y |
| | 661 | ELEC/TELEPHONE ETC B | 100 | Y | Y |
| | 662 | ELEC/TELEPHONE ETC B | 100 | Y | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------|--------|
| 214 | C.B.S. | 100 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|--------------------|-----------|--------|-------|------------|-----------|-------|------|
| 1 | FN2:FENCES | 280 SF | 0 | 0 | 1995 | 1996 | 4 | 30 |
| 2 | AP2:ASPHALT PAVING | 29,638 SF | 0 | 0 | 1953 | 1954 | 2 | 25 |
| 3 | CL2:CH LINK FENCE | 2,352 SF | 392 | 6 | 2009 | 2010 | 3 | 30 |
| 4 | PT3:PATIO | 113 SF | 0 | 0 | 2001 | 2002 | 2 | 50 |

Appraiser Notes

FOR THE 2007 TAX ROLL THIS PARCEL HAS DECREASED IN SIZE DUE TO A PORTION OF THIS LAND GOING TO LEASED LANDS FOR THE STEAMPLANT CONDO PROJECT

TPP 8551193

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|---------|-------------|--|
| 08-1942 | 07/22/2008 | 07/01/2009 | 23,500 | Commercial | ALUMINUM FENCE 392 LF |
| 13-0315 | 01/25/2013 | 12/11/2013 | 1,000 | Commercial | CONSTRUCT 22' OF 2x4 PARTITION WALL INSIDE FERRY TERMINAL. 1/2" DRYWALL |
| 14-5240 | 11/19/2014 | | 184,251 | | DEMO AND ABESTOS ABATEMENT |
| 19 15-1079 | 03/31/2015 | | 629,850 | Commercial | HVAC SYSTEM REPLACEMENT INCLUDING (2) DX SPLIT SYSTEMS, (3) COMPUTER ROOM UNITS; (2) EXHAUST FANS, AND ASSOCIATED DUCTWORK. |
| 15-1345 | 05/12/2015 | | 94,279 | | INSTALL NEW WET FIRE SPRINKLER SYSTEM ON FLOORS 1 THROUGH 3 TOTAL AREA OF PROTECTION IS 19, 200 SQ/FT |
| 15_1501 | 05/15/2015 | | 8,500 | | INSTALLATION OF UNDERGROUND WATER MAIN. |
| 15-0194 | 02/10/2015 | | 400,000 | | INSTALLATION OF COMMUNICATED 1 DATA SERVICE ENTRANCE, CONDUIT , BOXES, AND PULL STRING FOR TELLE/DATA/IT. |
| 15-0193 | 02/10/2015 | | 90,000 | | INSTALLATION OF NEW PANEL BOARDS , ATS, GENERATOR, LIGHTING, LIGHTING CONTROL,POWER FOR ELEVATOR,HVAC EQUIPMENT,WATER HEATERS, RECEP. AND UPS. |
| 15-1335 | 04/17/2015 | | 208,054 | | 9700 SQ/FT:REMOVE BID MODIFIED MEMBRANE AND INSULATION BOARD AND INSTALL FIBERTITE 50 MIL XT MEMBRANE OVER NEW INSULATION BOARD. |
| 1 B16806 | 04/01/1990 | 12/01/1994 | 150,000 | | REMODELING |
| 2 B920036 | 01/01/1992 | 12/01/1994 | 21,000 | Commercial | ROOFING |
| 3 96-3426 | 08/01/1996 | 12/01/1996 | 1,900 | Commercial | REPAIRS |

| | | | | | | |
|----|---------|------------|------------|---------|------------|---|
| 4 | 9703061 | 09/01/1997 | 12/01/1997 | 4,200 | Commercial | AWNINGS |
| 5 | 9701012 | 04/01/1997 | 12/01/1997 | 11,000 | Commercial | ELECTRIC |
| 6 | 9801888 | 06/22/1998 | 11/09/1998 | 81,000 | Commercial | DEMO CONCRETE STRUCT |
| 7 | 9803514 | 11/15/1998 | 12/31/1999 | 138,000 | Commercial | SUBSTATION FOUNDATION |
| 8 | 9900042 | 01/07/1999 | 12/31/1999 | 53,000 | Commercial | CHANGEOUT AC |
| 9 | 9902111 | 07/01/1999 | 12/31/1999 | 10,000 | Commercial | CONCRETE GENERATOR PAD |
| 10 | 0002876 | 09/14/2000 | 11/15/2000 | 39,000 | Commercial | REPLACE AIR HANDLER |
| 11 | 0103409 | 10/17/2001 | 12/04/2001 | 108,980 | Commercial | 58 SQS BUILTUP/15 SQS V-C |
| 12 | 01/3409 | 12/06/2001 | 10/29/2002 | 176,000 | Commercial | REPAIRS |
| 13 | 02/0461 | 02/28/2002 | 10/29/2002 | 23,500 | Commercial | REPAIR SPALLING |
| 14 | 02/0792 | 10/02/2002 | 10/30/2002 | 1,500 | Commercial | SEAL PARKING AREA |
| 15 | 03-1873 | 06/02/2003 | 12/04/2003 | 2,981 | Commercial | TILE WALKWAY |
| 16 | 04-1743 | 05/27/2004 | 12/15/2004 | 1,700 | Commercial | REPLACE LAV,&TOILET |
| 17 | 05-2803 | 07/06/2005 | 11/14/2005 | 20,000 | Commercial | ROOF REPLACEMENT 8SQS |
| 18 | 05-3408 | 08/11/2005 | 11/14/2005 | 2,200 | Commercial | INSTALL ELECTRIC FOR A 100AMP SUBFEED FOR ELECTRIC CARS |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2015 | 3,240,539 | 32,614 | 2,642,748 | 5,915,901 | 5,915,901 | 5,915,901 | 0 |
| 2014 | 3,240,539 | 29,860 | 2,642,748 | 5,913,147 | 5,913,147 | 5,913,147 | 0 |
| 2013 | 3,240,539 | 26,361 | 2,642,748 | 5,909,648 | 5,909,648 | 5,909,648 | 0 |
| 2012 | 3,240,539 | 26,485 | 2,642,748 | 5,909,772 | 5,909,772 | 5,909,772 | 0 |
| 2011 | 3,408,879 | 26,583 | 2,642,748 | 6,078,210 | 6,062,716 | 6,078,210 | 0 |
| 2010 | 3,408,879 | 26,681 | 2,076,000 | 5,511,560 | 5,511,560 | 5,511,560 | 0 |
| 2009 | 3,577,219 | 26,805 | 2,595,000 | 6,199,024 | 6,199,024 | 6,199,024 | 0 |
| 2008 | 3,577,219 | 26,904 | 2,595,000 | 6,199,123 | 6,199,123 | 6,199,123 | 0 |
| 2007 | 2,391,606 | 26,974 | 2,595,000 | 5,013,580 | 5,013,580 | 5,013,580 | 0 |
| 2006 | 2,447,879 | 27,098 | 3,406,500 | 5,881,477 | 5,881,477 | 5,881,477 | 0 |
| 2005 | 2,290,250 | 27,196 | 3,406,500 | 5,723,946 | 5,723,946 | 5,723,946 | 0 |
| 2004 | 2,316,564 | 27,294 | 3,406,500 | 5,750,358 | 5,750,358 | 5,750,358 | 0 |
| 2003 | 2,301,173 | 27,418 | 870,550 | 3,199,141 | 3,199,141 | 3,199,141 | 0 |
| 2002 | 2,301,173 | 27,516 | 870,550 | 3,199,239 | 3,199,239 | 3,199,239 | 0 |
| 2001 | 2,353,473 | 2,208 | 870,550 | 3,226,231 | 3,226,231 | 3,226,231 | 0 |
| 2000 | 2,357,045 | 487 | 794,850 | 3,152,382 | 3,152,382 | 3,152,382 | 0 |
| 1999 | 1,303,462 | 504 | 794,850 | 2,098,816 | 2,098,816 | 2,098,816 | 0 |
| 1998 | 870,734 | 521 | 794,850 | 1,666,105 | 1,666,105 | 1,666,105 | 0 |
| 1997 | 870,734 | 543 | 719,150 | 1,590,427 | 1,590,427 | 1,590,427 | 0 |
| 1996 | 686,033 | 0 | 719,150 | 1,405,183 | 1,405,183 | 1,405,183 | 0 |
| 1995 | 686,033 | 0 | 719,150 | 1,405,183 | 1,405,183 | 1,405,183 | 0 |

| | | | | | | | |
|-------------|---------|---|---------|-----------|-----------|-----------|---|
| 1994 | 605,603 | 0 | 719,150 | 1,324,753 | 1,324,753 | 1,324,753 | 0 |
| 1993 | 605,603 | 0 | 719,150 | 1,324,753 | 1,324,753 | 1,324,753 | 0 |
| 1992 | 605,603 | 0 | 719,150 | 1,324,753 | 1,324,753 | 1,324,753 | 0 |
| 1991 | 605,603 | 0 | 719,150 | 1,324,753 | 1,324,753 | 1,324,753 | 0 |
| 1990 | 512,433 | 0 | 605,600 | 1,118,033 | 1,118,033 | 1,118,033 | 0 |
| 1989 | 512,433 | 0 | 605,600 | 1,118,033 | 1,118,033 | 1,118,033 | 0 |
| 1988 | 405,943 | 0 | 529,900 | 935,843 | 935,843 | 935,843 | 0 |
| 1987 | 399,525 | 0 | 271,858 | 671,383 | 671,383 | 671,383 | 0 |
| 1986 | 400,564 | 0 | 271,858 | 672,422 | 672,422 | 672,422 | 0 |
| 1985 | 392,966 | 0 | 102,980 | 495,946 | 495,946 | 495,946 | 0 |
| 1984 | 385,479 | 0 | 102,980 | 488,459 | 488,459 | 488,459 | 0 |
| 1983 | 385,479 | 0 | 102,980 | 488,459 | 488,459 | 488,459 | 0 |
| 1982 | 367,344 | 0 | 102,980 | 470,324 | 470,324 | 470,324 | 0 |

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 |
|------------------|-----------------------------------|--------------|-------------------|----------------------|
| 9/26/2012 | 2592 / 2258 | 100 | QC | 11 |
| 4/25/2012 | 2571 / 2253 | 100 | QC | 11 |

This page has been visited 320,065 times.

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