



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: May 26, 2015

Applicant: Keys Energy Services/ Julio Torrado

Application Number: H15-01-0507

Addresses: #1001 James Street

Description of Work

One above canopy and one-wall signs with copy *Keys Energy Services*.

Site Facts

The building located at #1001 Street is a historic structure but not listed as a contributing resource in the surveys. Built in 1954, the structure exhibits characteristic architectural elements of mid-century office building, a rear style found within the district. The building and its site is undergoing a complete renovation approved by the Commission in 2014.

Guidelines Cited in Review

- Banners, Flags, Signage and Lighting (pages 49-50), specifically guidelines 2, 3, 4 and 6 of page 49.
- Section 114-104 of the Land Development Regulations- Restriction of number of signs. As a building located on a corner lot, ordinance allows the use of three signs. **Project Description**

The Certificate of Appropriateness in review is for the installation of new signs for the Keys Energy Services building. The new rehabilitation of the building have made Keys Energy administrators aware of installing new signage in the building

that is sensible to the institutions history as well as to the architectural style of the building. The designers and staff worked very close through the process.

The design proposes two signs comprised of freestanding metal letters located on the front and back facades. The proposed sign in the front façade consists of letters installed on the leftmost side of an existing first floor cantilever canopy. Letters will be 37.5 inches and consist of open face channel stainless steel with exposed white LED tube. The previous approved sign was 16 feet wide by 8 feet height or 128 square feet. The proposed sign is 56.77 square feet.

A second sign on the back façade is also proposed. This sign will be made of metal letters with a maximum height of 32". Letters will not have illumination, and will be mounted towards the farthest right side of the façade. The previous wall sign located on the façade was 7 feet wide by 4 feet height.

Consistency with Guidelines

1. The guidelines are clear regarding number of signs. This building is on a corner lot and can have up to three signs. The design includes only two signs.
2. The proposed signs are of metal letters, which is an appropriate material for the building and its location. Although the size of the signs pertaining square footage is conforming to the guidelines, the size of the letters for both signs fails guideline 4.
3. Exposed neon tube is an acceptable type of sign in the actual guidelines. New technology, such as LED tubes is more efficient than neon tubes and provides a similar effect.

It is staff's opinion that the proposed project fails guideline 4. Nevertheless, staff opines that the proposed font, size, and placement of both signs are in keeping with the unique mid-century building. This proposed design is sensible to the institution's history as well as to the simple architectural vocabulary of the building. The scale and location of both signs is proportioned and well balanced to the facades.

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 15-01-577		BUILDING PERMIT NUMBER N/A	INITIAL & DATE
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:	BY: <u>MAC</u>	EMAIL	
ARCHITECT / ENGINEER'S NAME:	The Baldus Company	PHONE NUMBER	260-424-2366
ARCHITECT / ENGINEER'S ADDRESS:	440 E. Brackenridge St.	EMAIL	george@balduscompany
	Fort Wayne, IN 46802		

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: N/A

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 checked="" type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	<input type="checkbox"/>
	<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., Two lettered signs;
South canopy mounted with ltg., North facade mounted no ltg. South is 32"H x 15'6" W (41.33 sq ft). North is 37.5"H x 18'2"W (56.77 sq ft).

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: <u>[Signature]</u>	QUALIFIER SIGNATURE: <u>[Signature]</u>
Notary Signature as to owner: <u>[Signature]</u>	Notary Signature as to qualifier: <u>[Signature]</u>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>24</u> DAY OF <u>April</u> , 20 <u>15</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20 _____.
	Trans number: <u>126</u> Trans date: <u>4/24/15</u> Receipt no: <u>20444</u> Time: <u>16:51:44</u> 3047267 16614 126.00
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

15-01-577-08875

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

SQ. FT. OF EACH SIGN FACE: South: 56.77 sq. ft. / North: 41.33 sq ft.

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: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Two previous KEYS-logo signs,	Painted aluminum &	Stainless steel painted
North: 7'w x 4'H;	neon tube lighting.	with auto grade paint.
South: 16'W x 8'H		color: PMS Cool Gray

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 Sign occupies
 41.33 sq. ft. of facade. This accounts for
 .007% of the North facade. In total the
 North facade is 5,600 sq. ft.

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION: Yes - 1of2
Keys Energy Services (x2)	Stainless Steel	TYPE OF LTG.: LED
	Color: PMS Cool Gray	LTG. LINEAL FTG.: 76 ft. of LED Tube Ltg.
MAX. HGT. OF FONTS: 37.5 inches		COLOR AND TOTAL LUMENS: White LED
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS. Continuous face ltg		

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:		
Mid-Century Building. Built 1958. Not listed in surveys.		
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 ATHORITY, 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:

PROJECT PHOTOS



Signage History

Key West Gas & Electric Company: Late 1800s

- Corner of Duval & Greene streets



City Electric System: 1950s/1960s

- Corner of Eaton & Simonton streets



City Electric System: 1960s to 2015

- Corner of James & Grinnell streets







PROPOSED DESIGN

The Baldus Company

Displays Signage
Environments Graphics
440 E. Brackenridge St.
Fort Wayne, IN 46802

Keys Energy Services

Exterior Building Signage

April 6, 2015

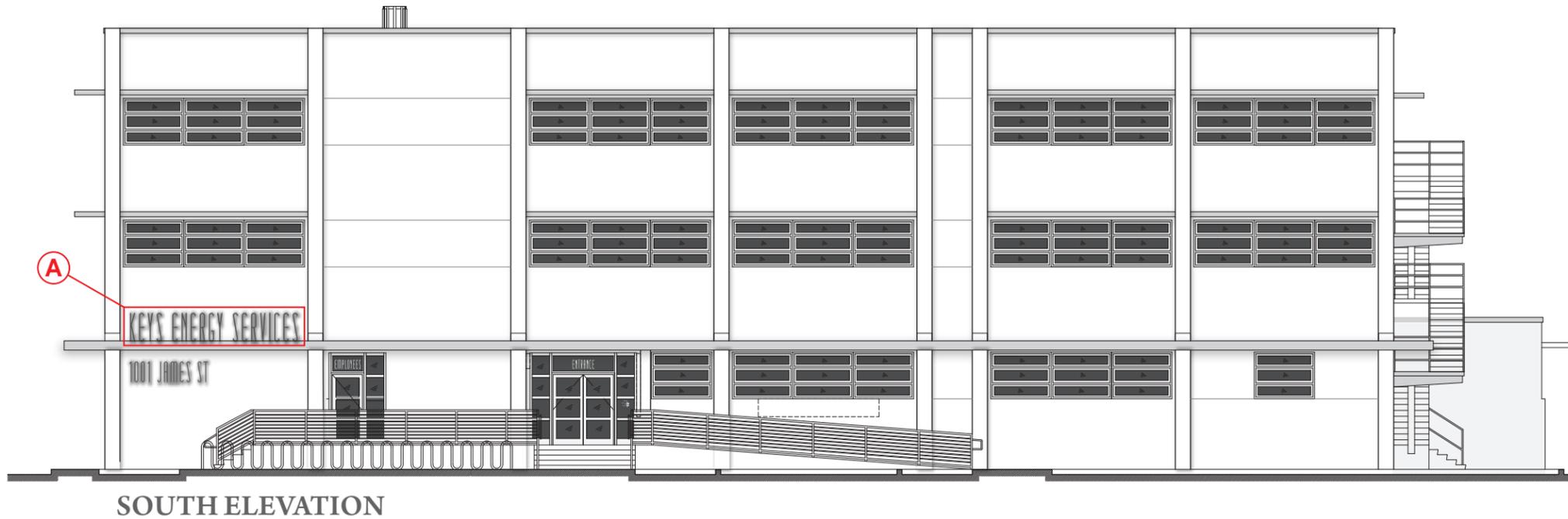
Overview

Scale: NTS

1.0

Overview:

- "KEYS ENERGY SERVICES" - Open Face Fabricated Stainless Steel Channel Letters with LED Illumination on South canopy
- "KEYS ENERGY SERVICES" - Fabricated Stainless Steel Letters on North façade
- Automotive grade paint and protective clear coat on all Fabricated letters, PMS Cool Gray 11C
- Façade letters "stud" mounted into masonry surfaces
- Custom engineering of canopy roof mounting system
See Page 1.1 Canopy Diagram
- Canopy letters anchor onto angled edge of roof system
See Page 1.1 Canopy Diagram
- Equipment rental included
- Professional installation services
- Permits and approvals as required



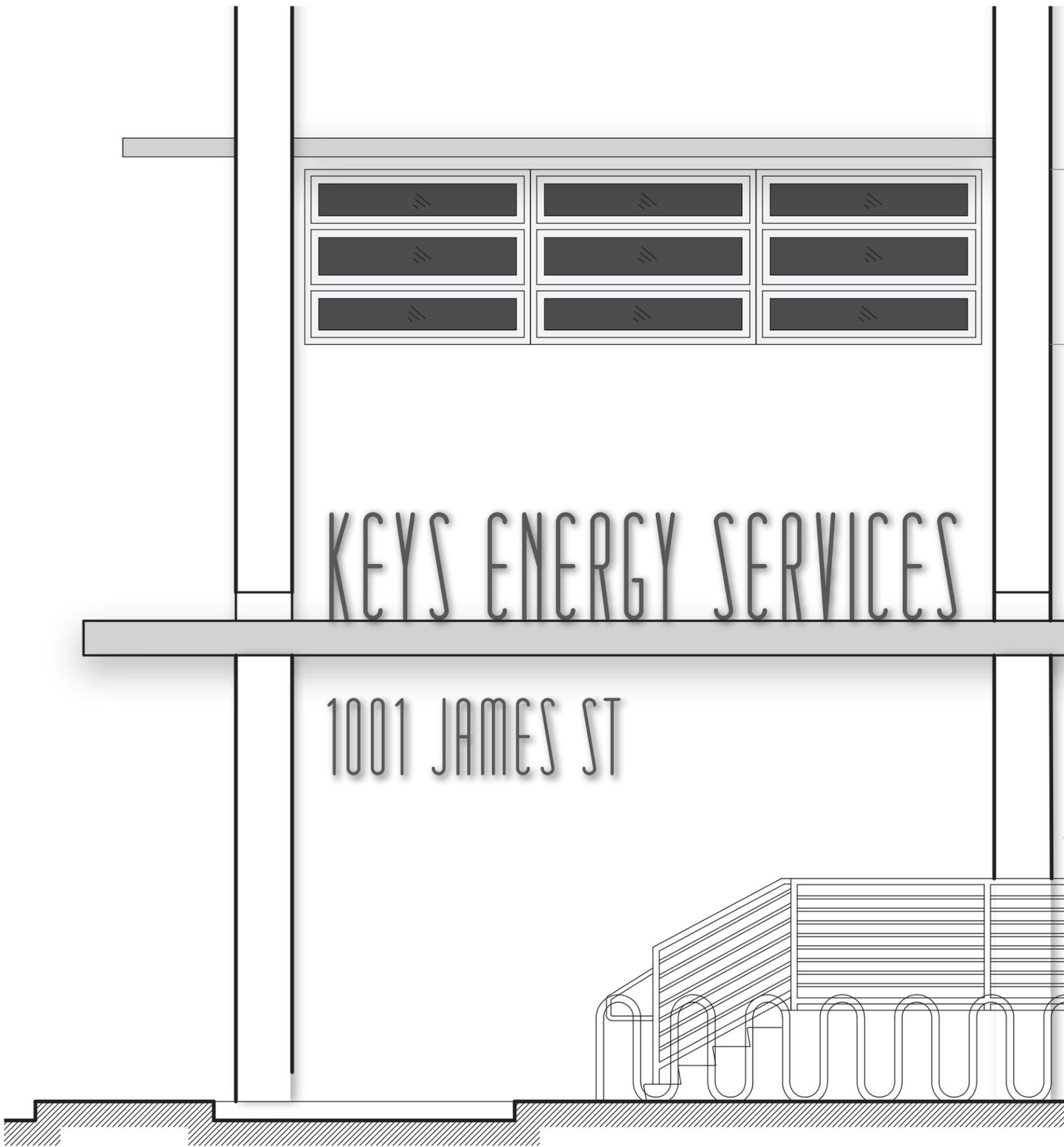
SOUTH ELEVATION



NORTH ELEVATION

A: Open Face Fabricated Stainless Steel Channel Letters with LED Illumination on South canopy

B: Fabricated Metal Letters, Stud mounted into building façade

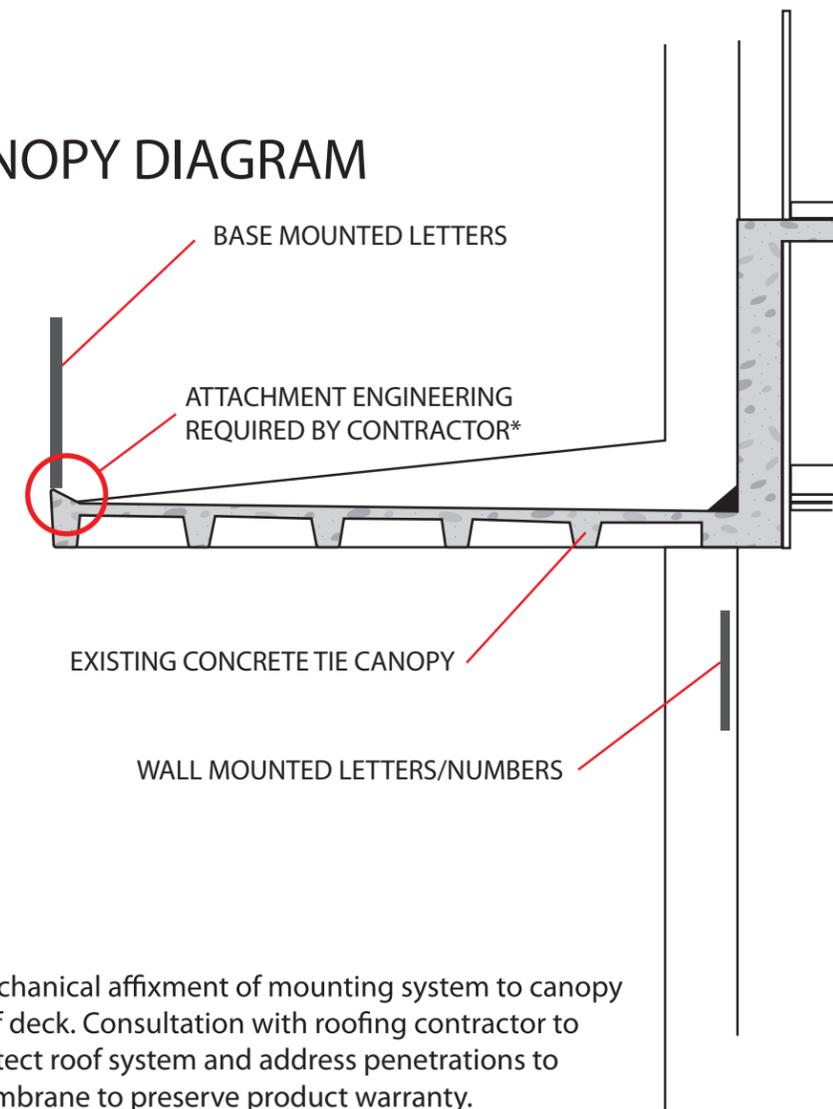


SOUTH ELEVATION

"KEYS ENERGY SERVICES"

- Open Face Fabricated Stainless Steel Channel Letters with LED Illumination, mounted on canopy
- 1½" depth
- 18 gauge steel
- Automotive Paint PMS Cool Gray 11C
- Clear Coat

CANOPY DIAGRAM



* Mechanical affixment of mounting system to canopy roof deck. Consultation with roofing contractor to protect roof system and address penetrations to membrane to preserve product warranty.



The Baldus Company

Displays Signage
Environments Graphics
440 E. Brackenridge St.
Fort Wayne, IN 46802

Keys Energy Services

Exterior Building Signage

April 6, 2015

South Facade Identity

Scale: NTS



BALDUS

SINCE 1950

The Baldus Company

Displays Signage
Environments Graphics
440 E. Brackenridge St.
Fort Wayne, IN 46802

**Keys Energy
Services**

**Exterior Building
Signage**

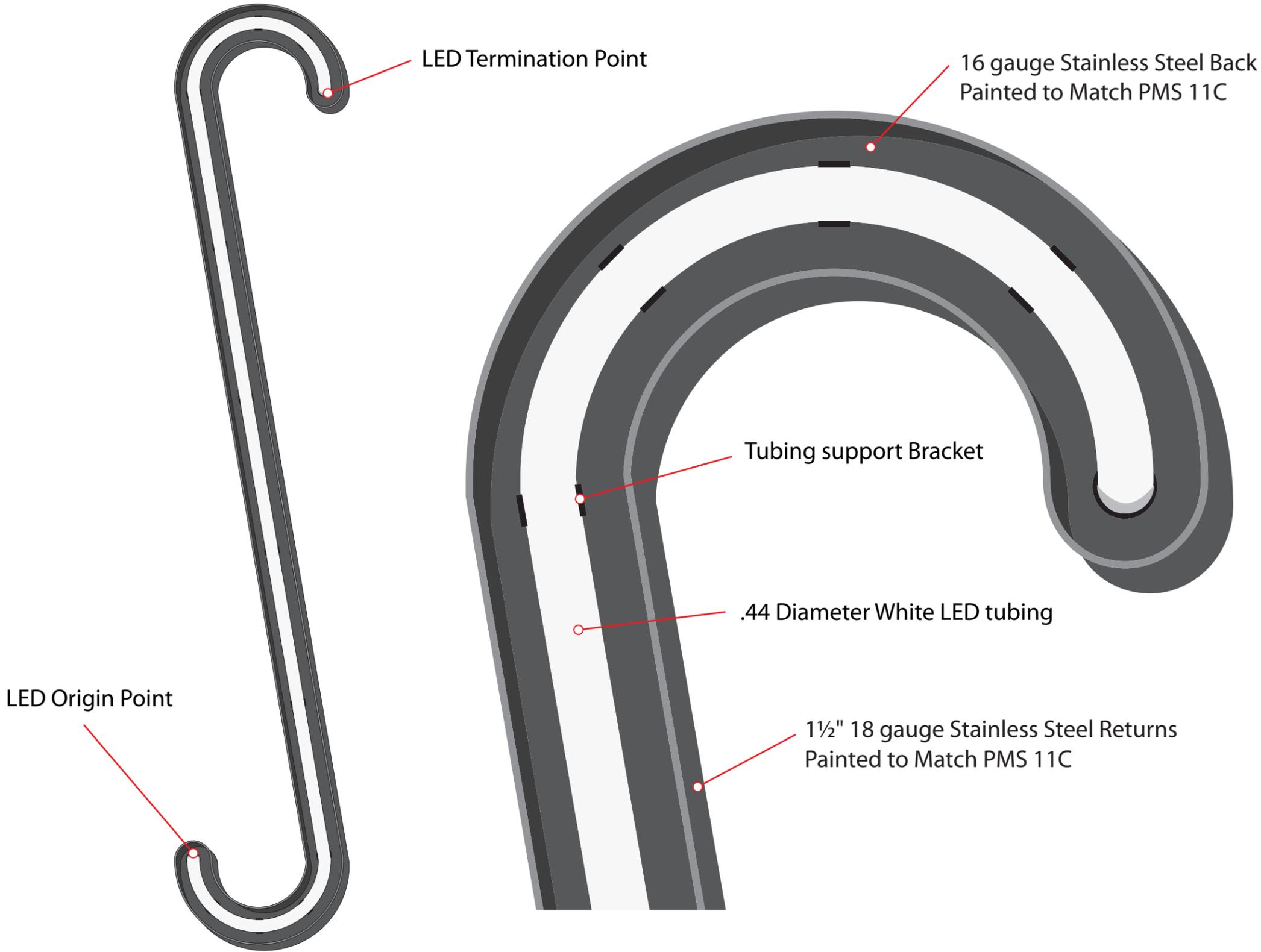
April 6, 2015

**Open Face
LED Channel
Rendering**

Scale: NTS

1.1b

Open Face LED Channel Letter Details



SINCE 1950

The Baldus Company

Displays Signage
Environments Graphics
440 E. Brackenridge St.
Fort Wayne, IN 46802

Keys Energy
Services

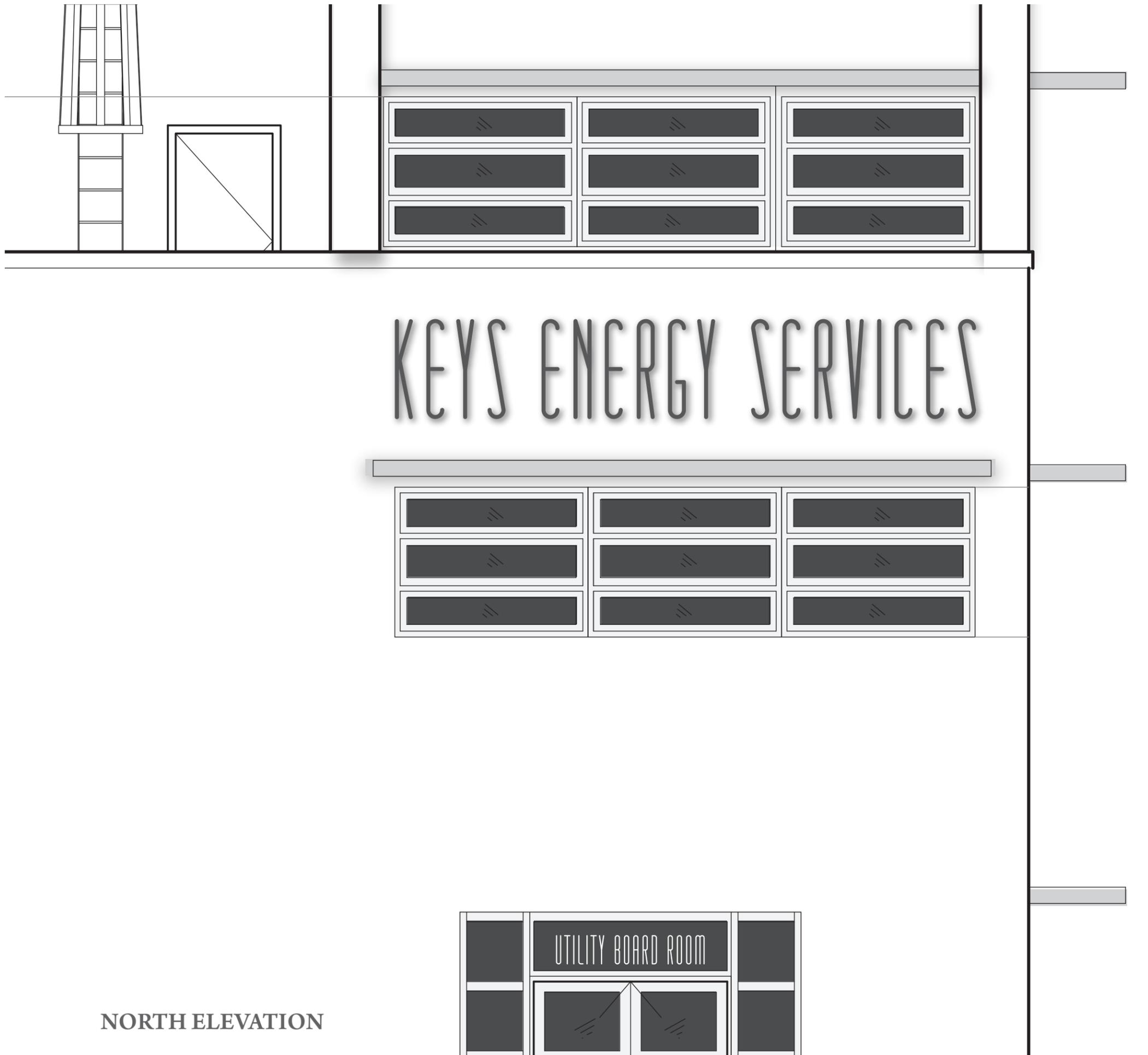
Exterior Building
Signage

April 6, 2015

Open Face
LED Channel
Letter Details

Scale: NTS

1.1c



NORTH ELEVATION

- **Quality Option**
 Fabricated Stainless Steel Letters
 1½" depth
 16 gauge faces, 18 gauge returns
 Automotive Paint PMS Cool Gray 11C
 Clear Coat
- **Value Option**
 Flat Cut Aluminum Letters
 3/8" thickness
 Automotive Paint PMS Cool Gray 11C
 Clear Coat



The Baldus Company

Displays Signage
 Environments Graphics
 440 E. Brackenridge St.
 Fort Wayne, IN 46802

**Keys Energy
 Services**

**Exterior Building
 Signage**

April 6, 2015

**North Facade
 Identity**

Scale: NTS



SINCE 1950

The Baldus Company

Displays Signage
Environments Graphics
440 E. Brackenridge St.
Fort Wayne, IN 46802

**Keys Energy
Services**

**Exterior Building
Signage**

April 6, 2015

**Fabricated
Lettering
Identity
Details**

Scale: NTS

15' 6" (186")
32"
KEYS ENERGY SERVICES

SOUTH ELEVATION

18' 2" (218")
37 1/2"
KEYS ENERGY SERVICES

NORTH ELEVATION

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 26, 2015, at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

TWO WALL SIGNS WITH COPY “KEYS ENERGENCY SERVICES”

FOR- #1001 JAMES STREET

Applicant- Keys Energy/ Julio Torrado

Application # H15-01-0577

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.

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 for Keys Energy, 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 St., Key West FL on the 19 day of May, 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 May 26, 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 #15-01-0577

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

Signed Name of Affiant:

Julio J. Torrado
Date: May 19, 2015
Address: 1001 James St.
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 19 day of May, 2015.

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

NOTARY PUBLIC

Sign Name: Evangelina R Pope
Print Name: Evangelina R Pope

Notary Public - State of Florida (seal)
My Commission Expires: Feb 18, 2017



PROPERTY APPRAISER INFORMATION

- [» Clerk of the Courts](#)
- [» Sheriff's Office](#)
- [» Elections Supervisor](#)
- [» 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

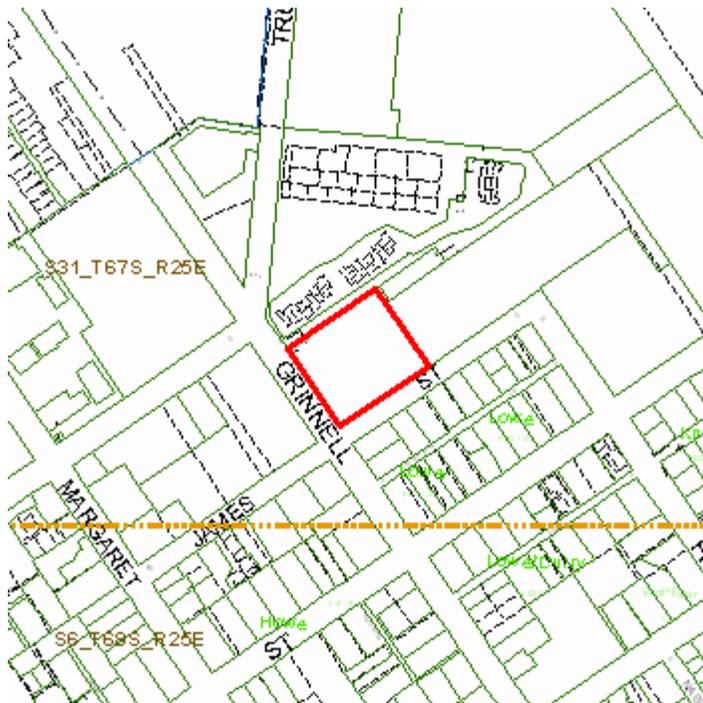
Affordable Housing: No

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

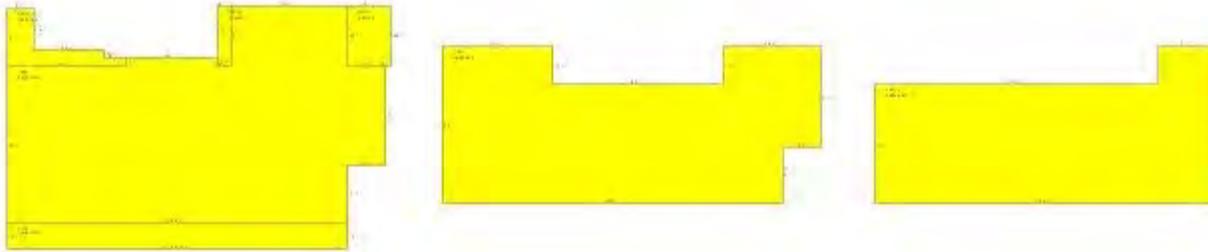
Building Type		Condition	A	Quality Grade	500
Effective Age	20	Perimeter	1,238	Depreciation %	23
Year Built	1954	Special Arch	0	Grnd Floor Area	21,656
Functional Obs	0	Economic Obs	0		

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



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
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	Total Bldg	Total Misc	Total Land	Total Just	Total Assessed	School	School
------	------------	------------	------------	------------	----------------	--------	--------

Year	Value	Improvement Value	Value	(Market) Value	Value	Exempt Value	Taxable Value
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

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