



Staff Report for Item 6

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: January 27, 2015

Applicant: William P. Horn Architect, PA, Architect

Application Number: H14-01-1899

Address: #1205 Von Phister Street

Description of Work:

Second story addition on historic, non-contributing house.

Site Facts:

1205 Von Phister is a two-story house that first appears on the 1948 Sanborn Map, which makes it historic, but not contributing to the district. The house is modern in style. Staff was unable to find any historic photographs of this site.

Guidelines Cited in Review:

Additions and Alterations (pages 36-7), specifically guidelines 2, 3, 4, 6, 7, and 8.

Staff Analysis

The Certificate of Appropriateness proposes a second-story addition on the east side of a historic house. The new addition will not change the height of the building and will continue the established roof line with the same pitch. The siding on the addition will be fiber cement, which will distinguish it from the stucco finishing of the rest of the historic house. The addition will include aluminum impact resistant windows with an aluminum finish, which is in keeping with the house's architectural style. The house currently has metal windows.

This application only covers the addition on the second floor, as the window and door changes on the historic house have already been staff approved. The house will also be repainted once all construction is done, and that will be a separate permit.

Consistency with Guidelines

1. The proposed addition will not alter the scale, height, and mass of the historic house. It will be compatible with the characteristics of the original structure.
2. The new addition will use different materials, so it will be clearly differentiated from the historic house.
3. As the structure is non-contributing, alterations should be reviewed more liberally.

The design, as proposed, meets the guidelines regarding additions and alterations. The resource is non-contributing, and therefore alterations can be reviewed more liberally. The house is historic, but the proposed changes will be in keeping with its architectural style and therefore is consistent with the guidelines.

APPLICATION



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

APPLICATION # _____

OWNER'S NAME:

Nicole & Jeff White

DATE:

12-24-14

OWNER'S ADDRESS:

1203-05 Von Phister Street, Key West, Florida

PHONE #:

1-859-916-00393

APPLICANT'S NAME:

William P Horn Architect, PA

PHONE #:

305-296-8302

APPLICANT'S ADDRESS:

915 Eaton Street, Key West, Florida

ADDRESS OF CONSTRUCTION:

1205 Von Phister Street, Key West, Florida

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

New second story addition over existing first floor- see plans.

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

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: 12-24-14

Applicant's Signature: _____

Required Submittals

<input checked="" 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 checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" 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:

Guidelines for Additions and Alterations p.36-7

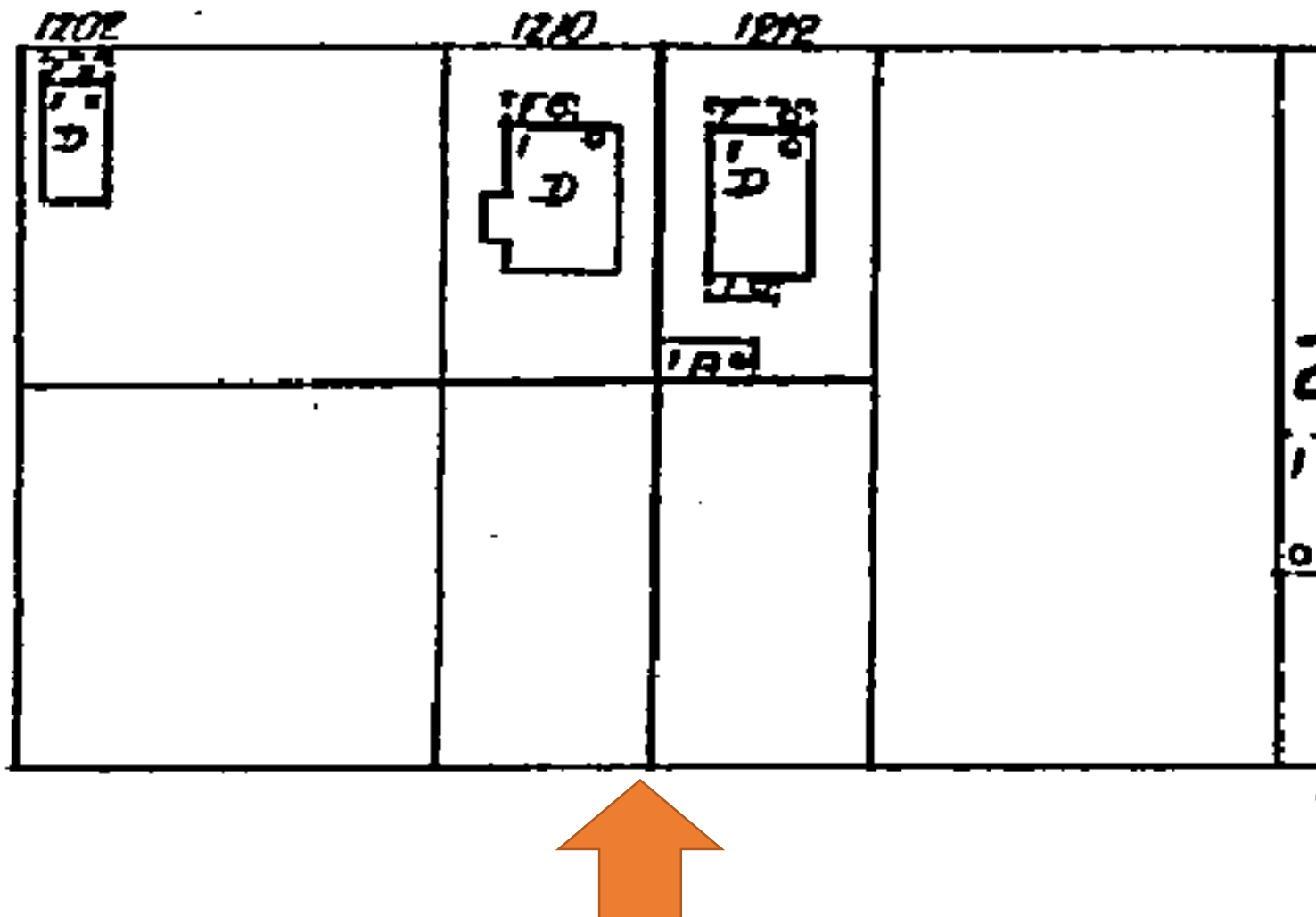
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

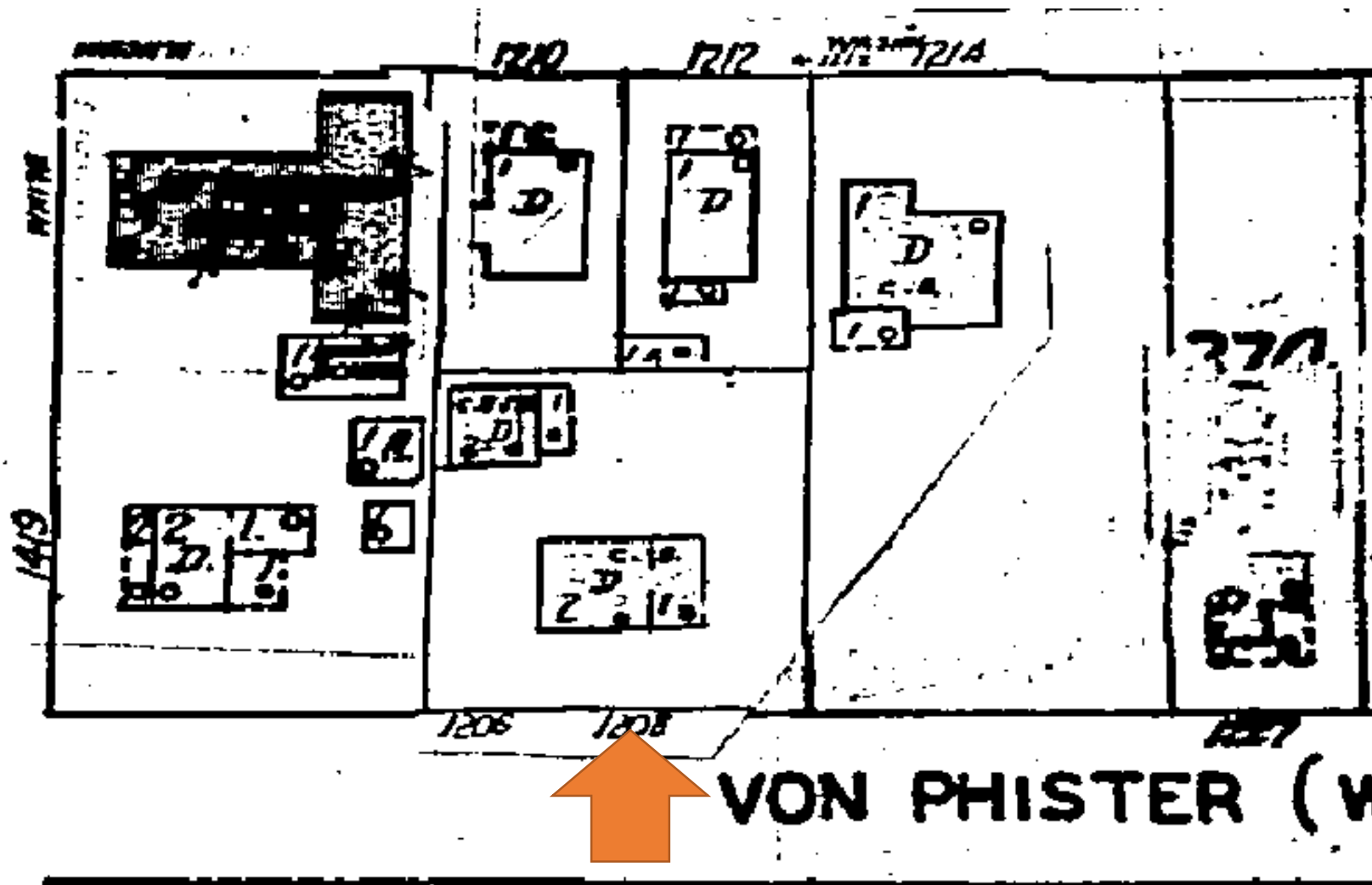
Signature: _____

Historic Architectural
Review Commission

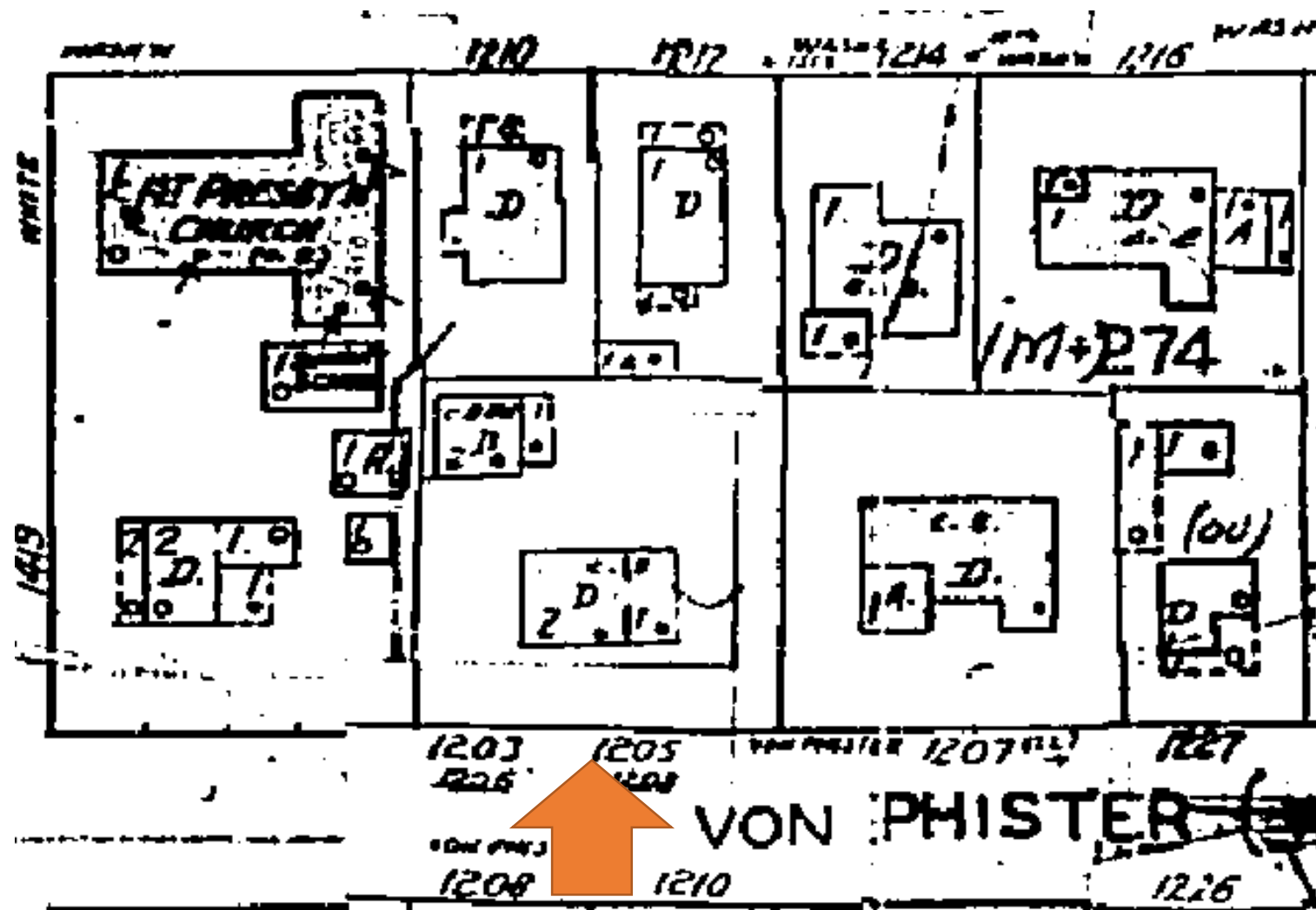
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

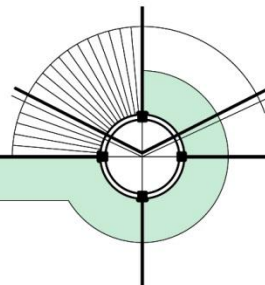
PROJECT PHOTOS



SIDE ELEVATION

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302



WILLIAMPHORNARCHITECTPA.COM



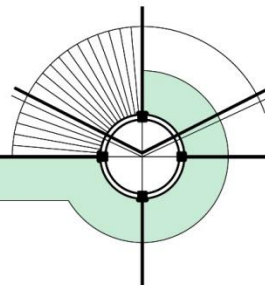
FRONT ELEVATION – ENTRY DOOR



FRONT ELEVATION - CANOPY

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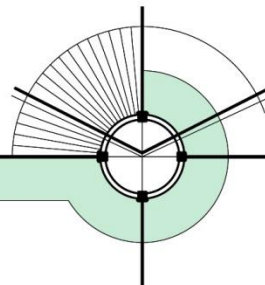
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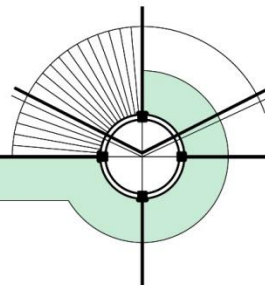
BACK ELEVATION – SIDE DECK



FRONT ELEVATION - SIDE DECK

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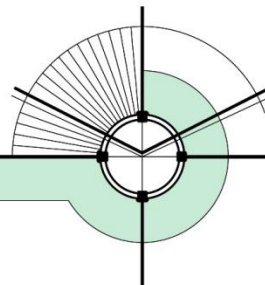
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BACK ELEVATION

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WILLIAMPHORNARCHITECTPA.COM



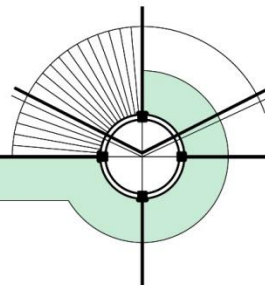
ADJACENT BUILDINGS



WILLIAM P. HORN ARCHITECT, PA.

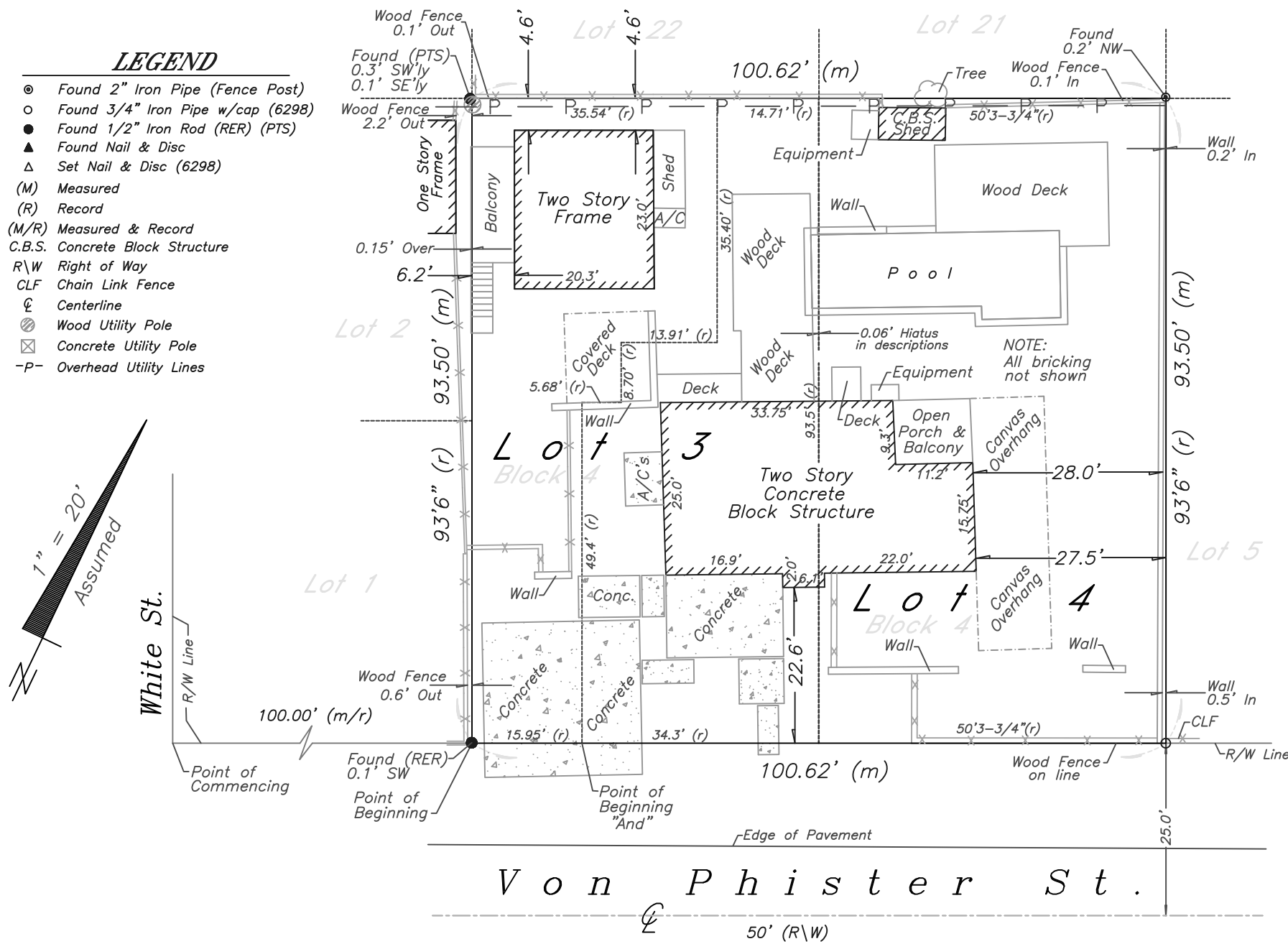
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WILLIAMPHORNARCHITECTPA.COM



SURVEY

Boundary Survey Map of Lots 3 and 4, Block 4,
Island of Key West, Florida



- NOTES:
- The legal description shown hereon was furnished by the client or their agent.
 - Underground foundations and utilities were not located.
 - All angles are 90° (Measured & Record) unless otherwise noted.
 - Street address: 1203-1205 Von Phister Street, Key West, FL.
 - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 - Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 - North Arrow is assumed and based on the legal description.
 - Date of field work: November 18, 2011 and February 28, 2014.
 - Ownership of fences is undeterminable, unless otherwise noted.
 - All bricking and concrete is not shown.

BOUNDARY SURVEY OF: Commencing at a point on the Northerly side of Von Phister Street, distant 100 feet from White Street and running thence in a Northeasterly direction along the line of Von Phister Street 15.95 feet to a point; thence Northwesterly at right angles 49.40 feet to a point; thence Northeasterly at right angles 5.68 feet to a point; thence Northwesterly at right angles 8.70 feet to a point; thence Northeasterly 13.91 feet to a point; thence Northwesterly at right angles 35.40 feet to a point; thence Southwesterly at right angles for a distance of 35.54 feet to a point; thence Southeasterly at right angles for a distance of 93.50 feet to a point of beginning.

AND

On the Island of Key West and being a part of Lot 3, in Block 4, in Tract 19, of the Island of Key West, according to a subdivision of said Tract 19, surveyed by W.A. Gwynn, Surveyor, the Map of Plat of said subdivision being dully recorded in Plat Book 1, Page 34, of Monroe County Records, to which reference is hereby made, said lot being more particularly described as follows:

Commencing at a point on the Northerly side of Von Phister Street, distant 115.95 feet from White Street and running thence in a Northeasterly direction along the line of Von Phister Street 34.30 feet to a point; thence Northwesterly at right angles 93.50 feet to a point; thence Southwesterly at right angles 14.71 feet to a point; thence Southeasterly at right angles 35.40 feet; thence Southwesterly at right angles 13.91 feet; thence Southeasterly at right angles 8.70 feet; thence Southwesterly at right angles 5.68 feet; thence Southeasterly at right angles 49.40 feet back to the point of beginning.

AND

On the Island of Key West and being a part of Lot 4, in Block 4, in Tract 19, of the Island of Key West, according to a subdivision of said Tract 19, surveyed by W.A. Gwynn, Surveyor, the Map of Plat of said subdivision being dully recorded in Plat Book 1, Page 34, of Monroe County Records, to which reference is hereby made, said lot.

BOUNDARY SURVEY FOR: Jeffrey M. White;
Bank of America, NA;
Spottswood, Spottswood & Spottswood;
Chicago Title Insurance Co.;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

November 22, 2011
Updated 3/3/14

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

WHITE RESIDENCE
1203-1205 VON
PHISTER STREET.
KEY WEST, FL

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

SEAL

DATE

3.11.2014

REVISIONS

DRAWN BY

Author

PROJECT
NUMBER

1403



1
EX-4

EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"

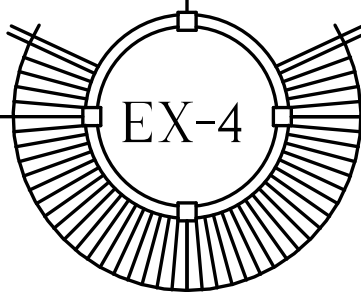


2
EX-4

EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"

WHITE RESIDENCE
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STREET. KEY WEST, FL



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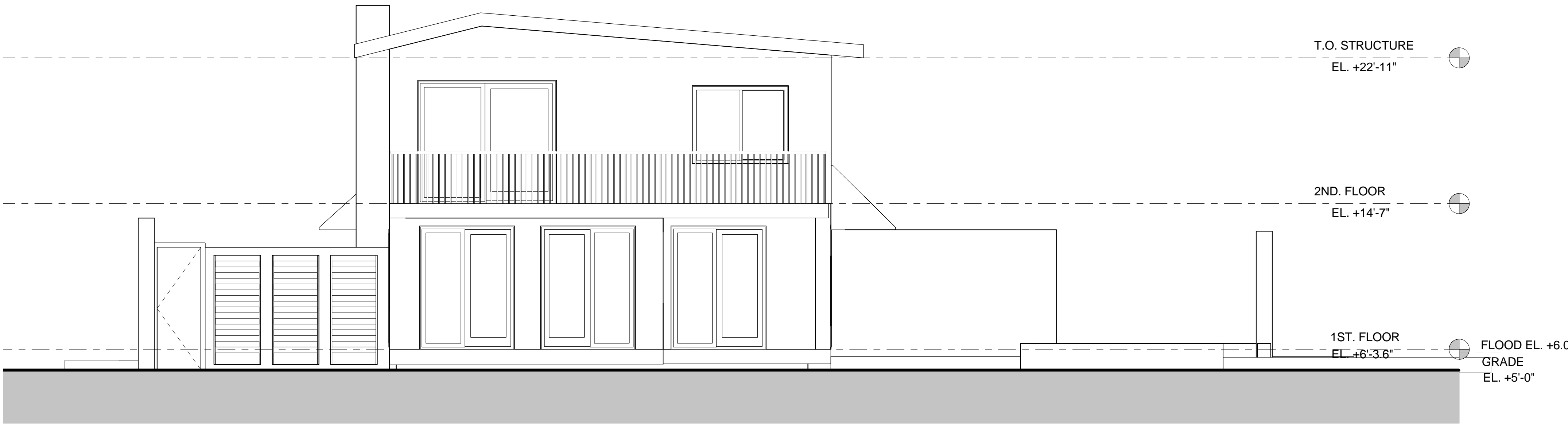
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Author

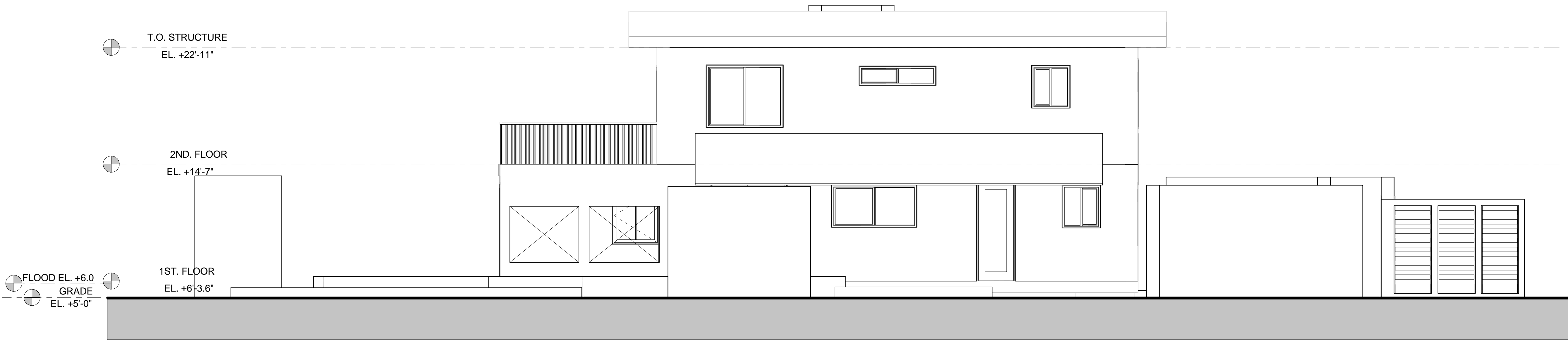
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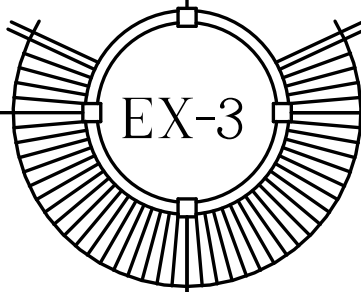


1
EX-3
EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"



2
EX-3
EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"

WHITE RESIDENCE
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STREET. KEY WEST, FL



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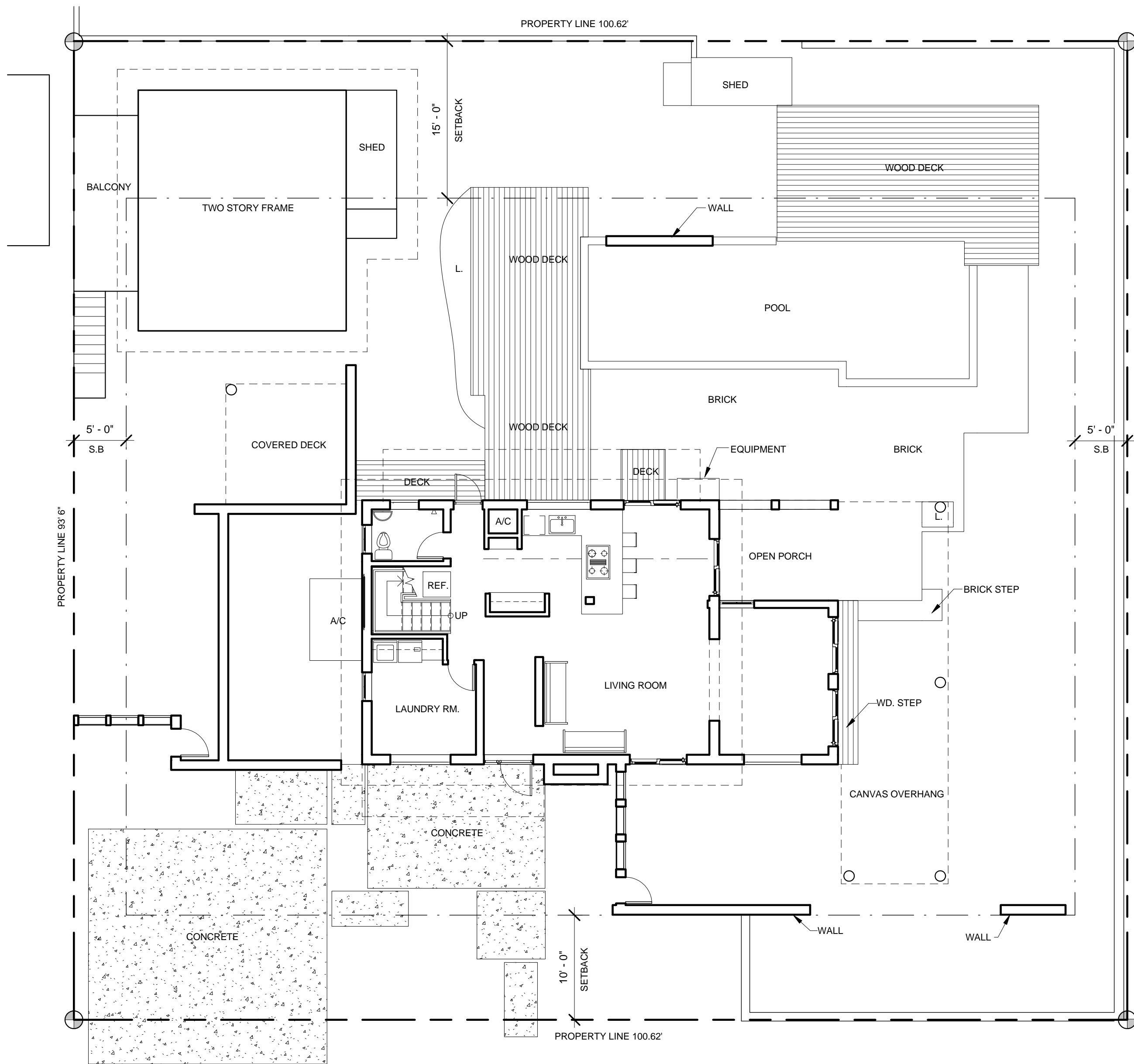
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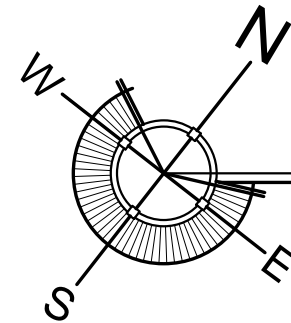
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Von Phister Street

CL



EXISTING FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

WHITE RESIDENCE
1203-1205 VON PHISTER
STREET. KEY WEST, FL

EX-1

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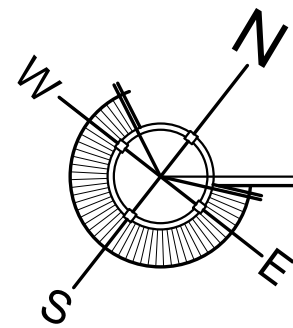
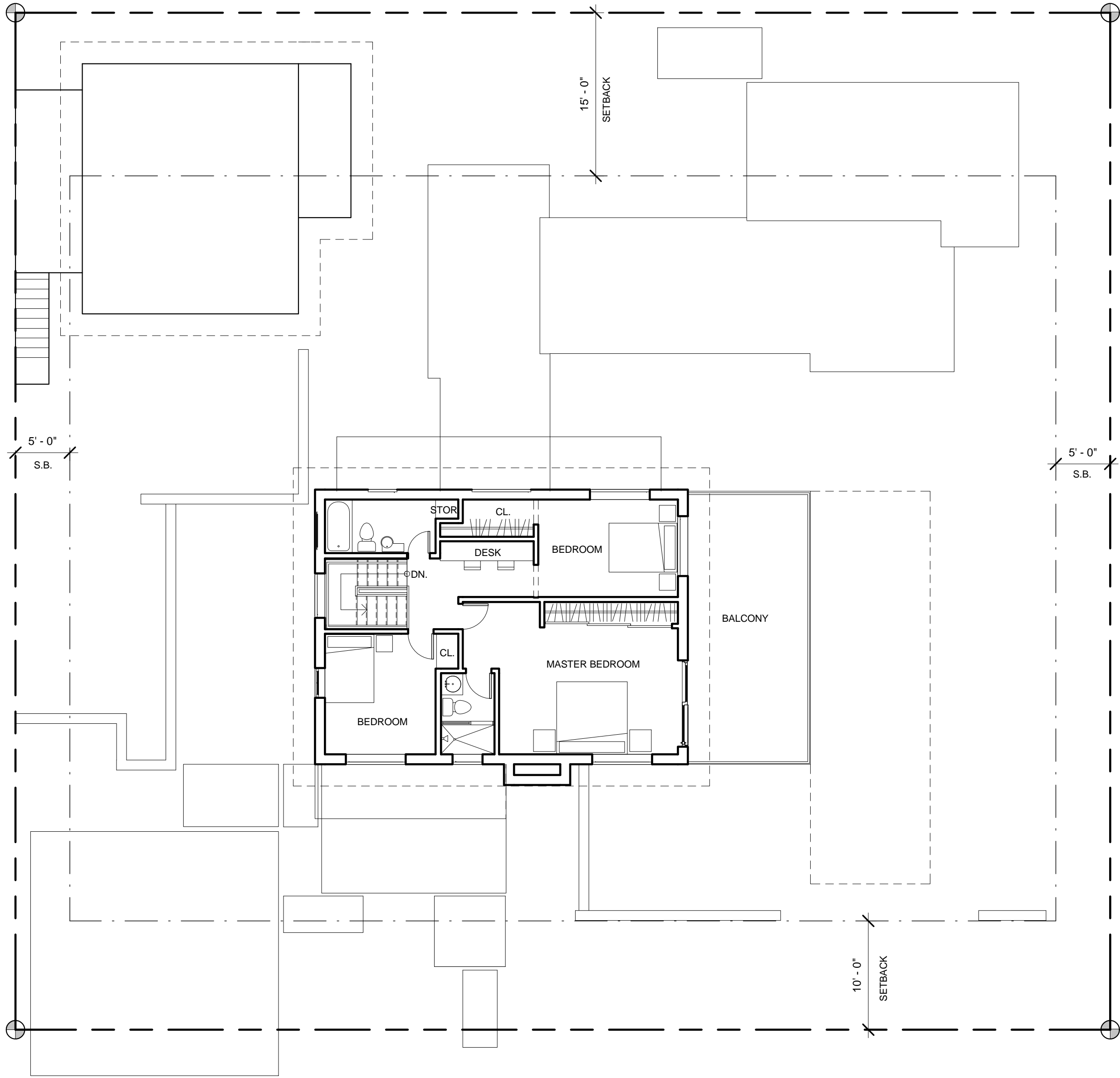
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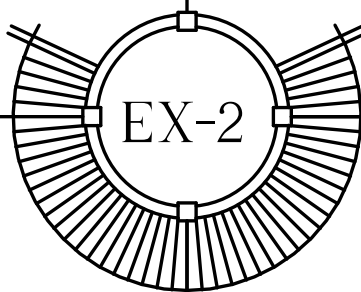
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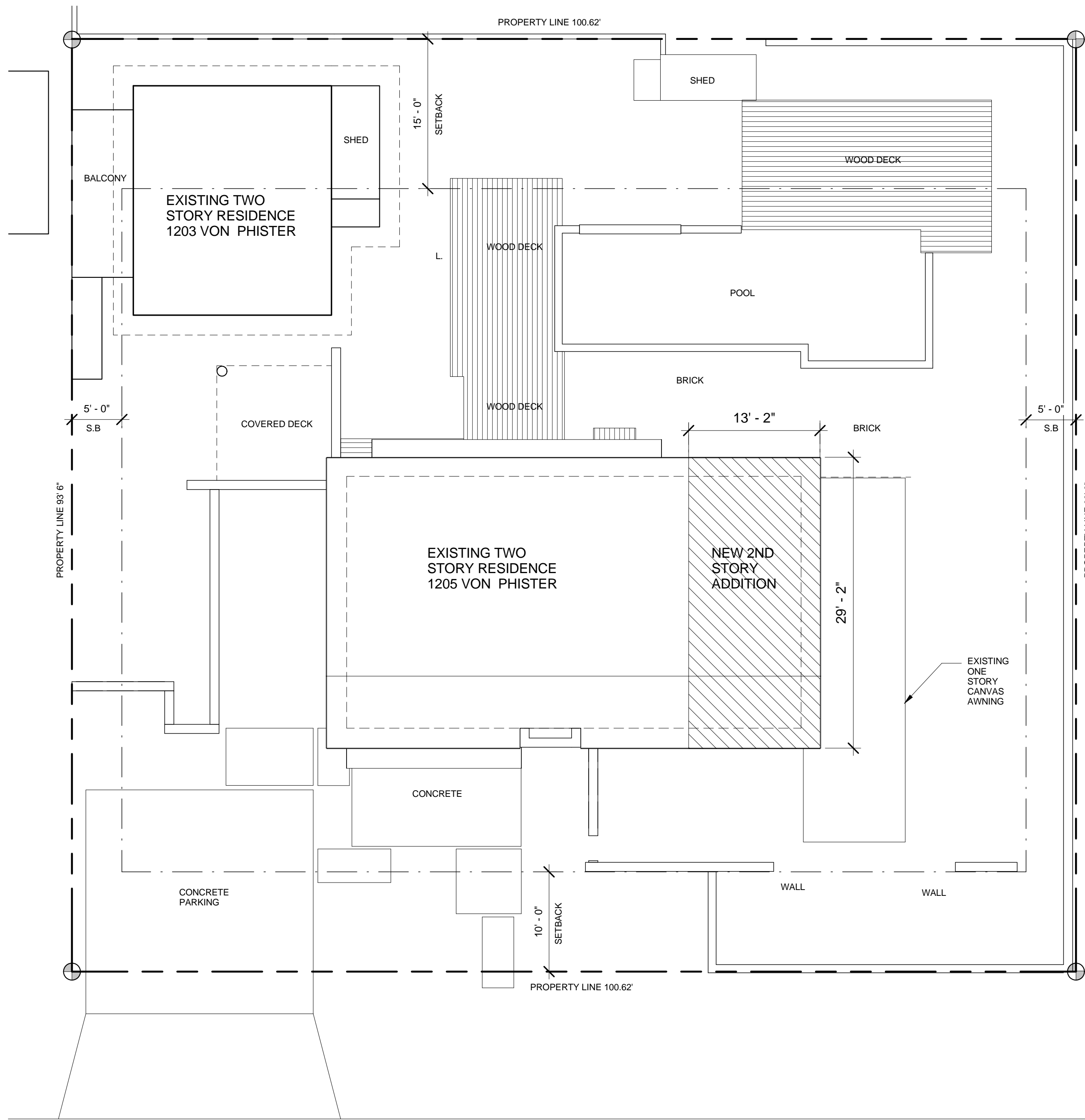


EXISTING SECOND FLOOR PLAN

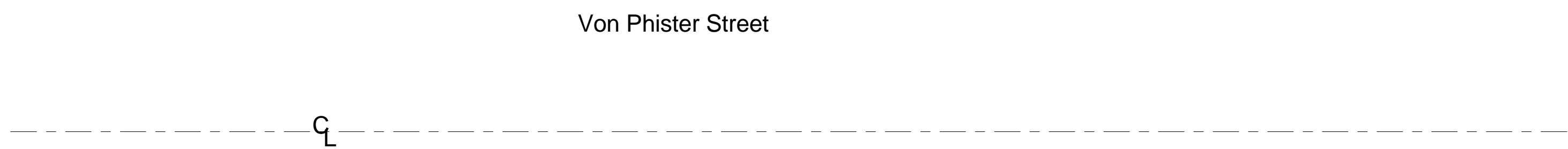
SCALE 1/8" = 1'-0"

WHITE RESIDENCE
1203-1205 VON PHISTER
STREET. KEY WEST, FL





SITE DATA
SITE AREA : 9,407 S.F.
LAND USE : HMDR
FLOOD ZONE : AE +6.0'
HEIGHT : ALLOWED = 30'-0" MAX.
SETBACKS: FRONT SETBACK : REQUIRED : 10'-0" EXISTING : 22'-5" PROPOSED : NO CHANGE
SIDE SETBACK : REQUIRED : 5'-0" EXISTING : 6'-0" / 27'-6" PROPOSED : NO CHANGE
REAR SETBACK : REQUIRED : 15'-0" EXISTING : 4'-8" PROPOSED : NO CHANGE
LOT COVERAGE AREA : REQUIRED : 3,762 S.F. (40% MAX.) EXISTING : 2,875 S.F. (31%) PROPOSED : NO CHANGE
IMPERVIOUS AREA : REQUIRED : 5,644 S.F. (60% MAX.) EXISTING : 5,009 S.F. (53.25%) PROPOSED : NO CHANGE
BUILDING DATA - 1205 VON PHISTER
EXISTING FIRST & SECOND FLOOR
ENCLOSED : 1,602 S.F.
COVERED : 1,028 S.F.
OVERHANG : 245 S.F.
EXISTING TOTAL : 2,875 S.F.
PROPOSED CHANGE: ADD 284 S.F. ENCLOSED AREA TO SECOND FLOOR



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LICENSE NO.
AA 0003040

WHITE RESIDENCE
1203-1205 VON
PHISTER STREET.
KEY WEST, FL

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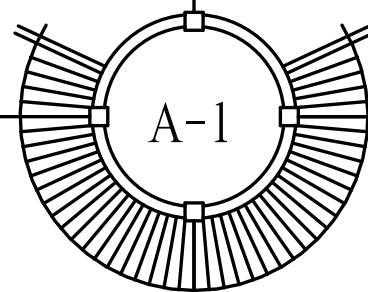
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DATE
12-01-14 HARC
12-23-14 HARC PH-2

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WHITE RESIDENCE
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STREET. KEY WEST, FL

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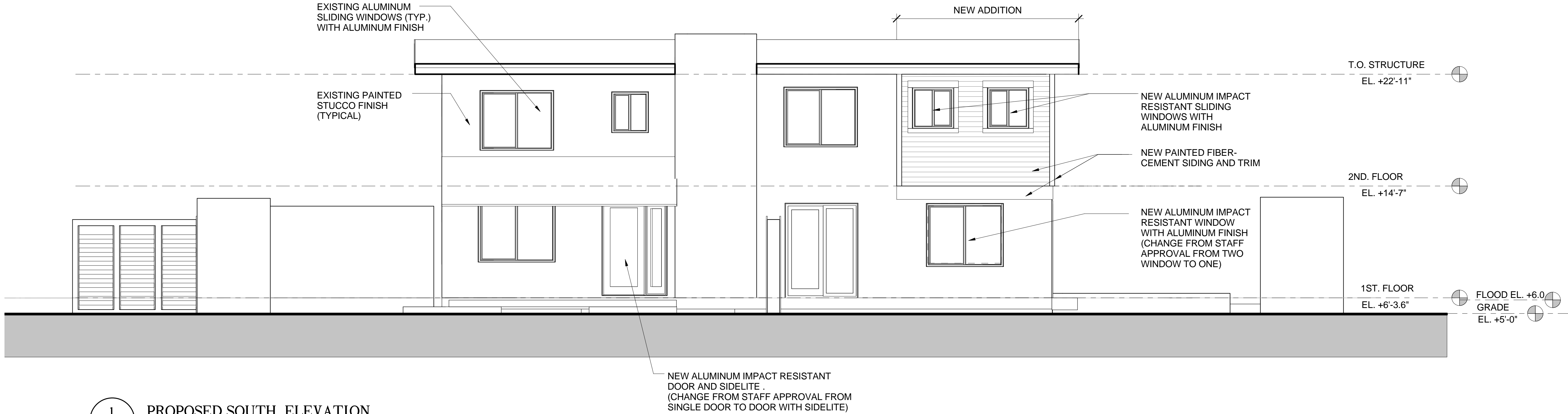
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12-23-14 HARC PH-2

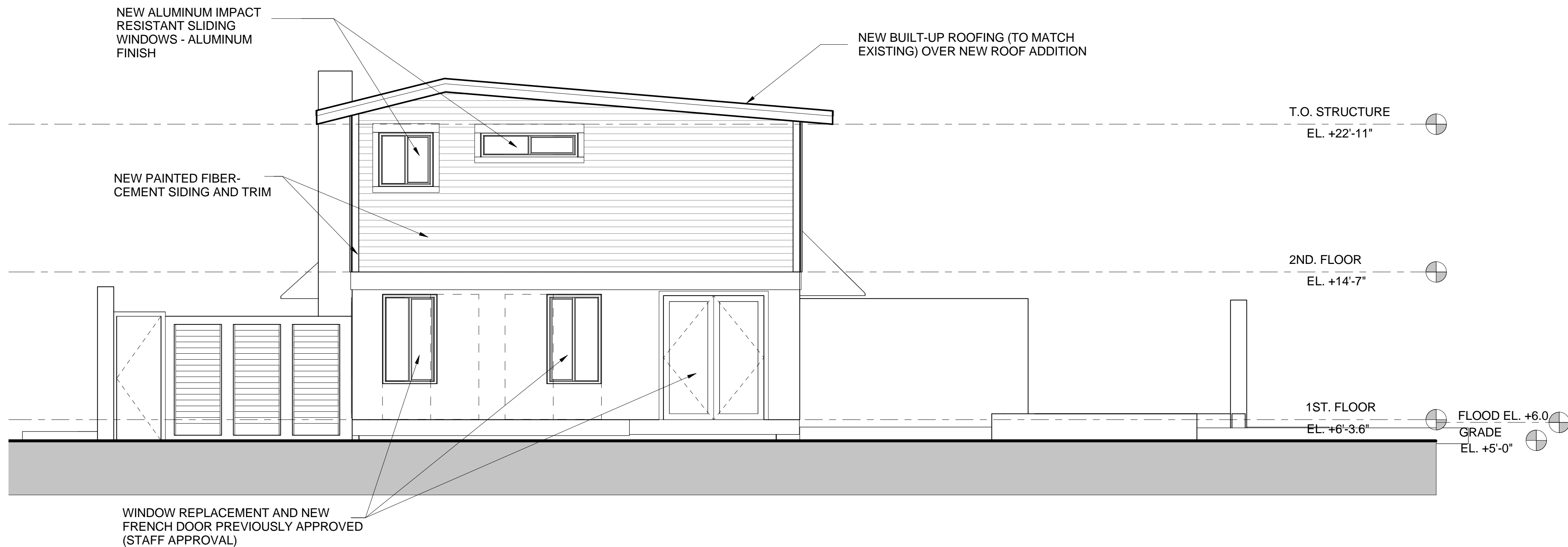
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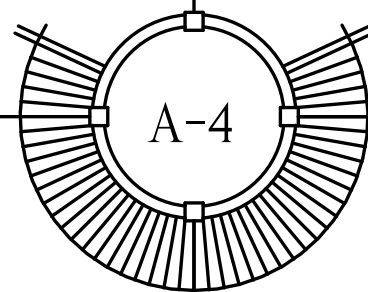


1
A-4
PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2
A-4
PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"

WHITE RESIDENCE
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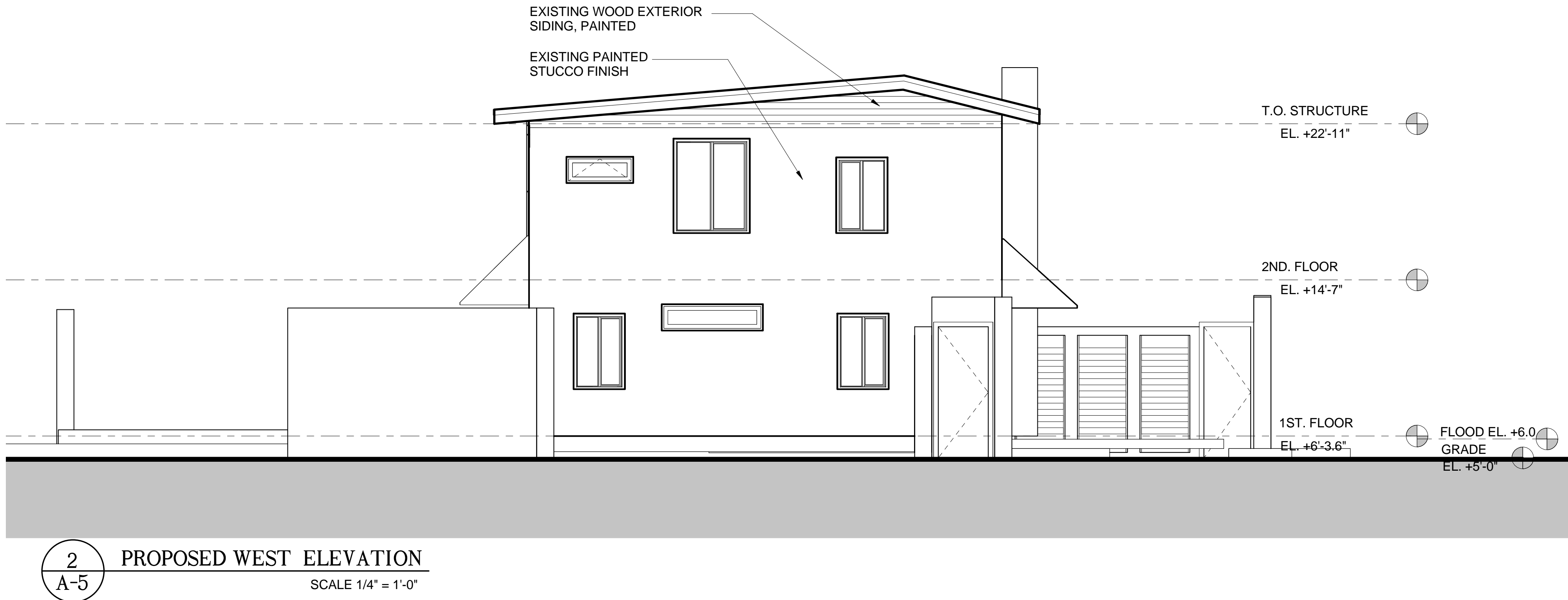
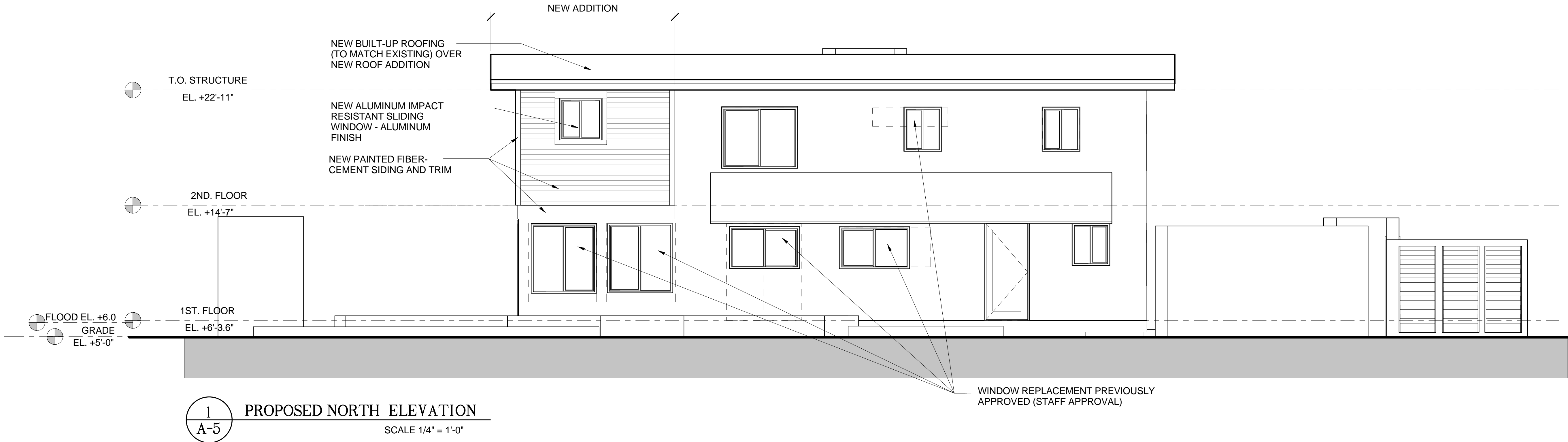
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12-23-14 HARC PH-2

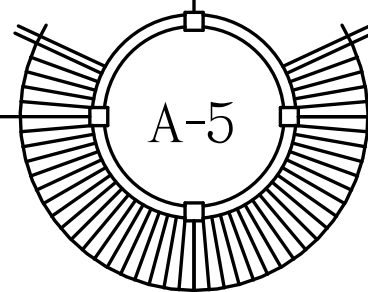
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WHITE RESIDENCE
1203-1205 VON PHISTER
STREET. KEY WEST, FL



WILLIAM P. HORN
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WHITE RESIDENCE

1203-1205 VON PHISTER STREET
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SEAL

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DATE

12-01-14 HARC
12-23-14 HARC PHASE 2

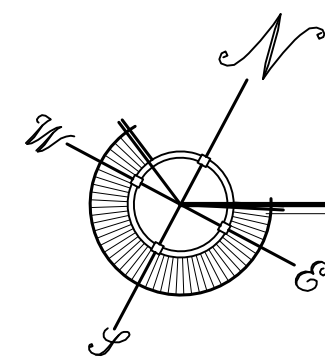
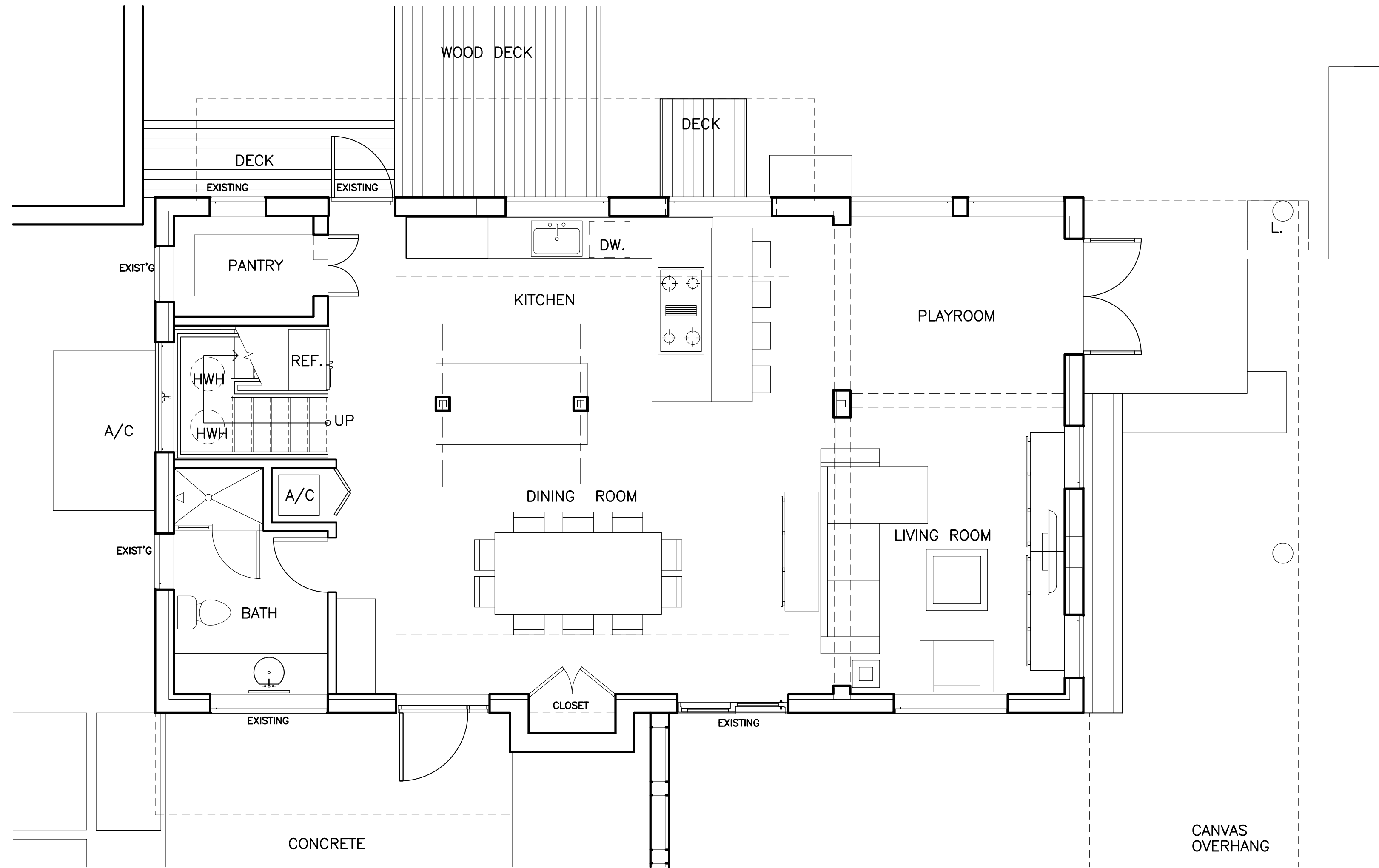
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EMA

PROJECT
NUMBER

1403



1ST. FLOOR PLAN

SCALE: 1/4"=1'-0"

THIS FLOOR PLAN IS SHOWN FOR
REFERENCE ONLY, THERE IS NO
NEW WORK ON THIS FLOOR.

WILLIAM P. HORN
ARCHITECT, P.A.

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33040

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WHITE RESIDENCE

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KEY WEST, FL

SEAL

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DATE

12-01-14 HARC
12-23-14 HARC PHASE 2

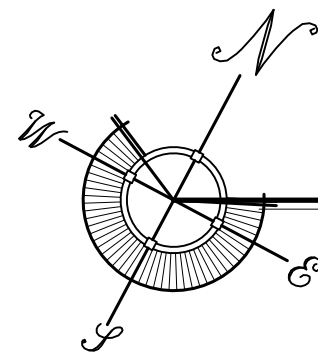
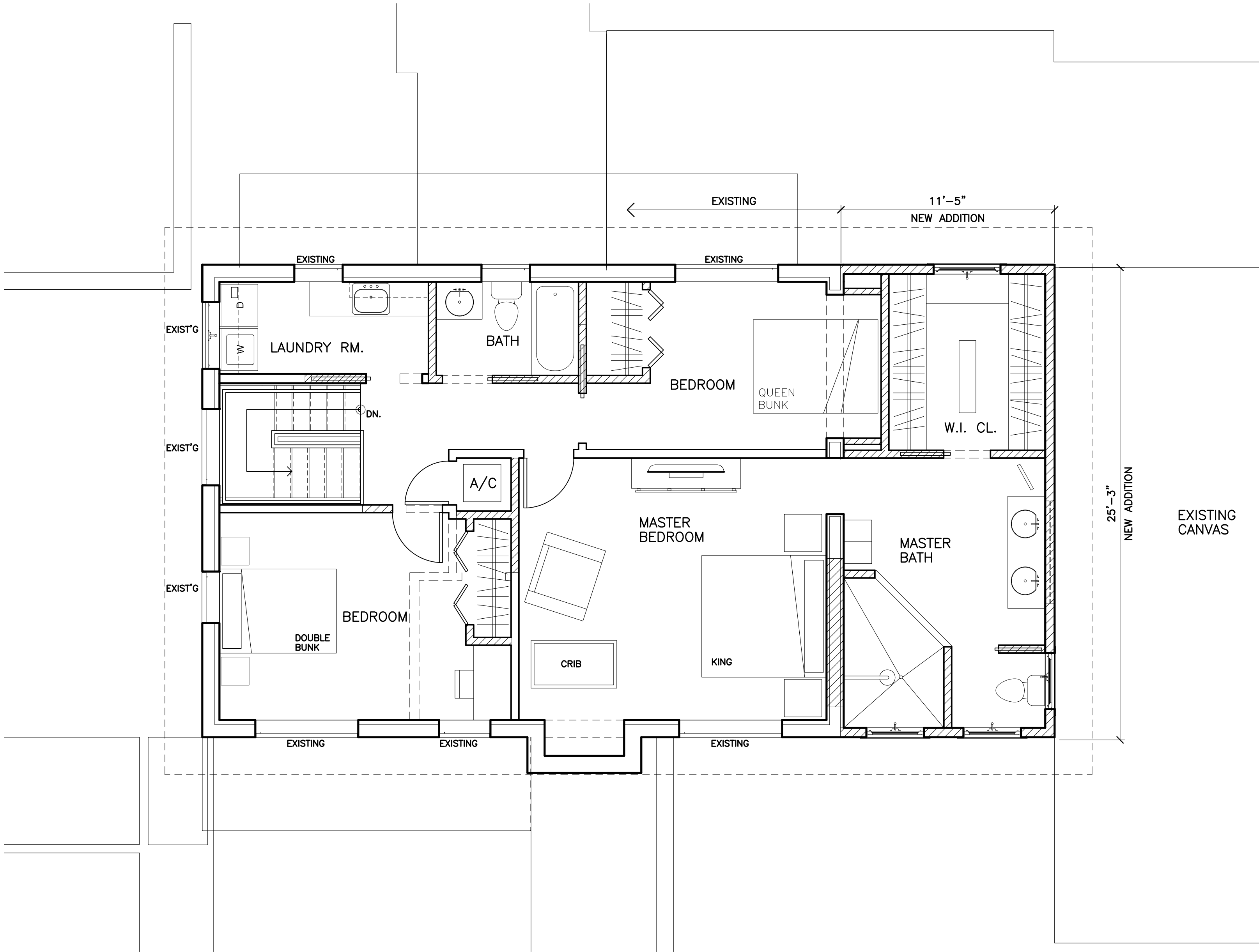
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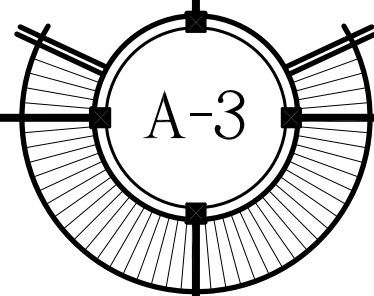
1403



2ND. FLOOR PLAN

SCALE: 1/4"=1'-0"

WHITE RESIDENCE
1203-1205 VON PHISTER STREET
KEY WEST, FLORIDA



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 27, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**SECOND STORY ADDITION ON HISTORIC,
NON-CONTRIBUTING HOUSE.**

FOR- #1205 VON PHISTER STREET

Applicant – William P. Horn Architect, PA

Application # H14-01-1993

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.

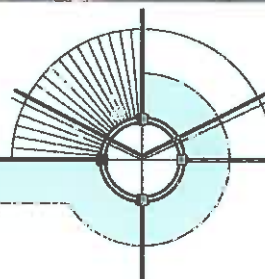
THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION



WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL 33040 TEL 305-296-8302

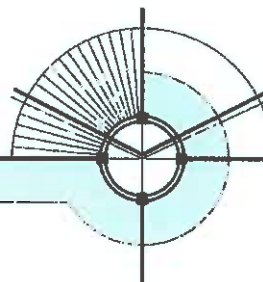
WILLIAMPHORNARCHITECTPA.COM





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HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WILLIAM HORN, 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:

1205 VAN PELT ST. on the 21st day of JANUARY, 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 JANUARY 27, 2015, 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 H14-01-1993.

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

Signed Name of Affiant:

Date: 1/21/15
Address: 915 EMMON ST.
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21st day of JANUARY, 2015.

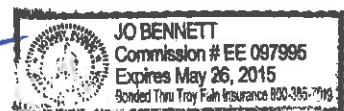
By (Print name of Affiant) William Horn who is personally known to me or has produced identification and who did take an oath. as

NOTARY PUBLIC

Sign Name: Jo Bennett
Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: MAY 26, 2015



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.

Alternate Key: 1041815 Parcel ID: 00041140-000000

Ownership Details

Mailing Address:

WHITE JEFFREY M
12662 HUTTON DR
WALTON, KY 41094-9741

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
Housing:** No

**Section-
Township-Range:** 05-68-25

**Property
Location:** 1205 VON PHISTER ST KEY WEST

Subdivision: Tropical Building and Investment Co

Legal Description: KW TROPICAL BLDG AND INVESTMENT CO SUB PT LT 3 AND LOT 4 SQR 4 TR 19 PB1-34 H1-469 H2-105
OR854-811D/C OR1082-1112/13A/D OR1296-938/40L/E OR1898-772/774 OR1956-2106/07 OR2451-1708/10L/E
OR2544-1787/89

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	65	94	7,184.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1865
Year Built: 1948

Building 1 Details

Building Type R1
Effective Age 17
Year Built 1948
Functional Obs 0

Condition G
Perimeter 258
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 22
Grnd Floor Area 1,865

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover ASPHALT SHINGL

Foundation CONCR FTR

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 3

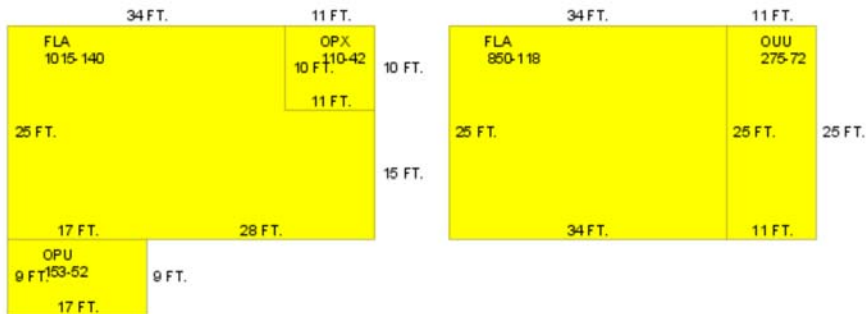
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

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

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 1
Intercom 0
Fireplaces 1
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1947	N	Y	0.00	0.00	1,015
2	OPU		1	1947			0.00	0.00	153
3	OPX		1	1947			0.00	0.00	110
4	FLA	5:C.B.S.	1	1947	N	Y	0.00	0.00	850
5	OUU		1	1947			0.00	0.00	275

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	200 SF	0	0	1949	1950	1	50
2	PT3:PATIO	725 SF	0	0	1997	1998	2	50
3	FN2:FENCES	120 SF	0	0	1973	1974	4	30
4	PT2:BRICK PATIO	176 SF	0	0	1994	1995	2	50
5	PT2:BRICK PATIO	850 SF	0	0	1994	1995	4	50
6	CL2:CH LINK FENCE	32 SF	0	0	1994	1995	3	30
7	PO4:RES POOL	450 SF	0	0	2003	2004	3	50
8	FN2:FENCES	658 SF	94	7	1997	1998	4	30
9	FN2:FENCES	420 SF	7	60	1994	1995	2	30

Appraiser Notes

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	14-5080	11/06/2014		800		REMOVE AND DEMO 1ST FLOOR PLUMBING
	14-4901	12/01/2014		23,930		
	P943920	11/01/1994	12/01/1994	800		REPLACE PLUMB. FIXTURES
	B943945	12/01/1994	07/01/1995	1,800		RETILE BATHROOM
	E943958	12/01/1994	07/01/1995	500		MINIMUM FEE
	E953058	09/01/1995	12/01/1995	9,000		200 AMP SRV,100 AMP SUB
	B953255	09/01/1995	12/01/1995	7,500		REPAIR SPALLING CONCRETE
	B953513	10/01/1995	12/01/1995	3,000		DEMO POOL
	B953723	10/01/1995	12/01/1995	26,000		NEW POOL
	B953551	10/01/1995	12/01/1995	1,100		REMOVE OVERHANG,PAINT BLG
	A953654	10/01/1995	12/01/1995	1,600		8 SQRS M/B ROLL RFG.
	A953822	11/01/1995	12/01/1995	500		TEMPORARY CL2 FENCE 87L.F
1	9800860	03/31/1998	12/02/1998	3,000	Residential	6' FENCE
	9800506	04/02/1998	12/02/1998	15,000		RESURFACE DRIVEWAY
1	9902442	07/14/1999	08/04/1999	1,200	Residential	3 SQS M/B RUBBER ROOF
	0001299	05/18/2000	08/14/2000	5,000		HURRICANE PANELS
	04-3252	10/14/2004	12/15/2004	2,300		R & R TIE BEAM DEMO 2ND FLOOR SLAB INSTALL FLOOR TRUSSES. REMOVE AND REINSTALL AWNING. DEMO INTERIOR WALL

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
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2014	226,080	42,002	726,365	994,447	782,745	0	994,447
2013	231,594	43,191	436,802	711,587	711,587	0	711,587
2012	234,351	44,426	391,290	670,067	670,067	0	670,067
2011	237,108	45,738	591,115	873,961	416,765	25,000	391,765
2010	239,865	46,974	529,540	816,379	410,606	25,000	385,606
2009	266,618	48,207	529,540	844,365	399,811	25,000	374,811
2008	250,037	49,521	516,528	816,086	399,412	25,000	374,412
2007	280,720	42,458	1,004,360	1,327,538	387,779	25,000	362,779
2006	424,709	43,517	538,050	1,006,276	357,792	25,000	332,792
2005	443,797	44,652	394,570	883,019	367,302	25,000	342,302
2004	298,561	41,175	335,385	675,121	356,604	25,000	331,604
2003	358,274	42,233	164,174	564,681	349,955	25,000	324,955
2002	265,294	43,369	164,174	472,837	341,753	25,000	316,753
2001	231,458	37,696	162,390	431,544	336,372	25,000	311,372
2000	245,074	45,441	112,424	402,939	326,575	25,000	301,575
1999	184,259	34,987	112,424	331,670	317,990	25,000	292,990
1998	169,385	31,175	112,424	312,983	312,983	25,000	287,983
1997	152,432	24,432	98,148	275,012	275,012	0	275,012
1996	117,182	19,184	98,148	234,514	234,514	0	234,514
1995	92,887	6,636	98,148	197,671	192,447	25,500	166,947
1994	83,070	6,170	98,148	187,388	187,388	25,500	161,888
1993	83,190	4,532	98,148	185,870	185,870	25,500	160,370
1992	83,190	4,532	98,148	185,870	185,870	25,500	160,370
1991	83,190	4,532	98,148	185,870	185,870	25,500	160,370
1990	83,190	4,532	78,518	166,240	166,240	25,500	140,740
1989	75,627	4,120	76,734	156,481	156,481	25,500	130,981
1988	39,980	4,120	57,104	101,204	101,204	25,500	75,704
1987	39,510	4,120	44,766	88,396	88,396	25,500	62,896
1986	39,731	4,120	42,785	86,636	86,636	25,500	61,136
1985	38,113	4,120	27,396	69,629	69,629	25,500	44,129
1984	35,872	4,120	17,999	57,991	57,991	25,500	32,491
1983	35,872	4,120	17,999	57,991	57,991	25,500	32,491
1982	36,551	4,120	15,604	56,275	56,275	25,000	31,275

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
12/2/2011	2544 / 1787	1,550,000	<u>WD</u>	<u>05</u>
1/22/2010	2451 / 1708	100	<u>QC</u>	<u>11</u>
7/1/1987	1082 / 1112	120,000	<u>AG</u>	<u>Q</u>

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