



Historic Architectural Review Commission
Staff Report for Item 18

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: April 26, 2016

Applicant: William Rowan

Application Number: H16-03-0016

Address: #615 Angela Street

Description of Work

Changes on rear of the house including addition to second floor porch. New side staircase with deck. Changes of width of front porch stoop. New roof on rear portion of the house.

Site Facts

The building in review is a contributing resource to the historic district. The historic house is a two-story frame vernacular structure that was build circa 1920. The house has been altered on its front and rear facades. The current front façade exhibits a non-historic enclosed addition on its second floor. The 1962 Sanborn map depicts no additions to the rear of the house, which evidences current alterations. A side staircase is shown in the circa 1965 photograph. Recently staff approved an application for maintenance work including painting of the house.

Guidelines Cited on Review

- Roof decks (page 28a), specifically first paragraph.
- Additions, alterations and new construction (pages 36-38a), specifically guidelines 1, 2, 3, 4, 5 and 6 of page 37. Guidelines for new construction, specifically scale and massing.
- Entrances, porches, and doors (pages 32-33), specifically guidelines 13 and 14.

Staff Analysis

The Certificate of Appropriateness in review includes the replacement of many elements in the house and additions of new features. One of those changes is the replacement of an existing non- historic side staircase with a new one that will have a different orientation and a larger deck area on its landing. Another proposed change is re removal of an existing rear attached addition (storage) that has a roof deck and an attached staircase with a smaller attached structure that will house a laundry and half bathroom. This will create a larger ground floor decking area. Over the new rear structure and deck area the design proposes a cover porch with two front gable roofs. Small portions of the existing rear roof will be kept on both end sides of the structure.

Another proposed change is the width of the existing front porch stoops in order to have new stoops of the same width of the front porch's central bay.

Consistency with Guidelines

Staff has reviewed the proposed changes to the house and finds that all of them. With the exception of the new proposed landing for the stair on the side, are consistent with the guidelines. The proposed deck on the rear will really add more square footage but will reduce the length of the existing roof deck, and will read as a second floor porch rather than how it is. The proposed changes to the scoop will not have any major effect to the historic altered façade. Staff opines that enlarging the existing footprint of the stair landing will change the massing and balance of the house. It is staff's opinion that the size of the existing stair landing will be more appropriate to the building and its adjacent historic neighboring structure.

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

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER 16-003-00016		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %		

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

615 ANGELA ST		# OF UNITS 1
		PHONE NUMBER
		EMAIL
		PHONE NUMBER
		EMAIL
WILLIAM ROWAN		PHONE NUMBER (305) 394-4773
321 PARSON LN, 33040		EMAIL WLROWAN@Gmail.com

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: ____ ONE OR TWO FAMILY ____ MULTI-FAMILY ____ COMMERCIAL ____ NEW ____ REMODEL
____ CHANGE OF USE / OCCUPANCY ____ ADDITION ____ SIGNAGE ____ WITHIN FLOOD ZONE ____
____ DEMOLITION ____ SITE WORK ____ INTERIOR ____ EXTERIOR ____ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

① REMOVE REAR DECKS AND
ENCLOSED SHED/STORAGE AREA ② EXTEND NEW RICE TOWARDS REAR OF PROPERTY ③ ADD NEW IMPACT WINDOWS & DOORS AT REAR OF HOUSE ④ NEW DECK @ REAR APPROX 560 SQ. FT. ⑤ APPROX 300 SQ. DECK @ SECOND FLOOR IN REAR ⑥ NEW SIDE DECK AND STAIRS ON EAST SIDE APPROX 80 SQ. FT. REVERSED FROM OLD.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME:

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 ____ DAY OF ____, 20__

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME
THIS ____ DAY OF ____, 20__

Open: KEYWBLD Type: DP Drawer:
Date: 3/02/16 50 Receipt no: 11280
2016 300016
PT * BUILDING PERMITS-NEW
1.00 \$100.00
Trans number: 3077890
CA CASH \$100.00

Trans date: 3/02/16 as identification

ENCLOSE REAR FIRST FLOOR
BATHROOM WITH APPROX 30 SQ. FT.

Personally known or produced

as identification

Personally known or produced

as identification

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:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Doors @ Rear of House	Wood / Glass	IMPACT SLIDERS
Windows @ Rear of House	Wood / Glass	IMPACT SLIDERS
Siding / Roofing	Wood / 5v	5v ROOFING / PT PAINTED
Rear Deck	WOOD N/ PT	PT WOOD

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 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:		
House is listed as contributing		
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

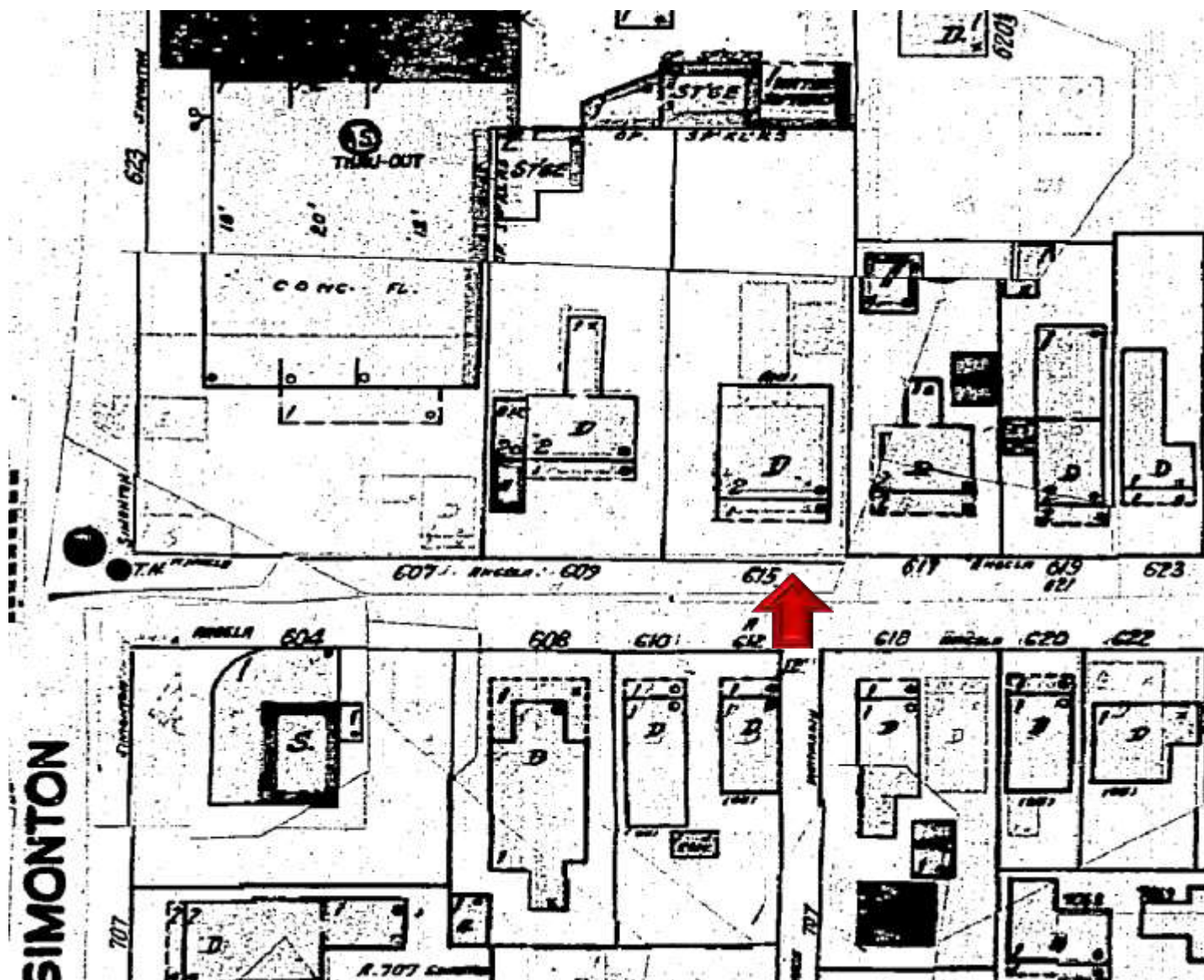
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

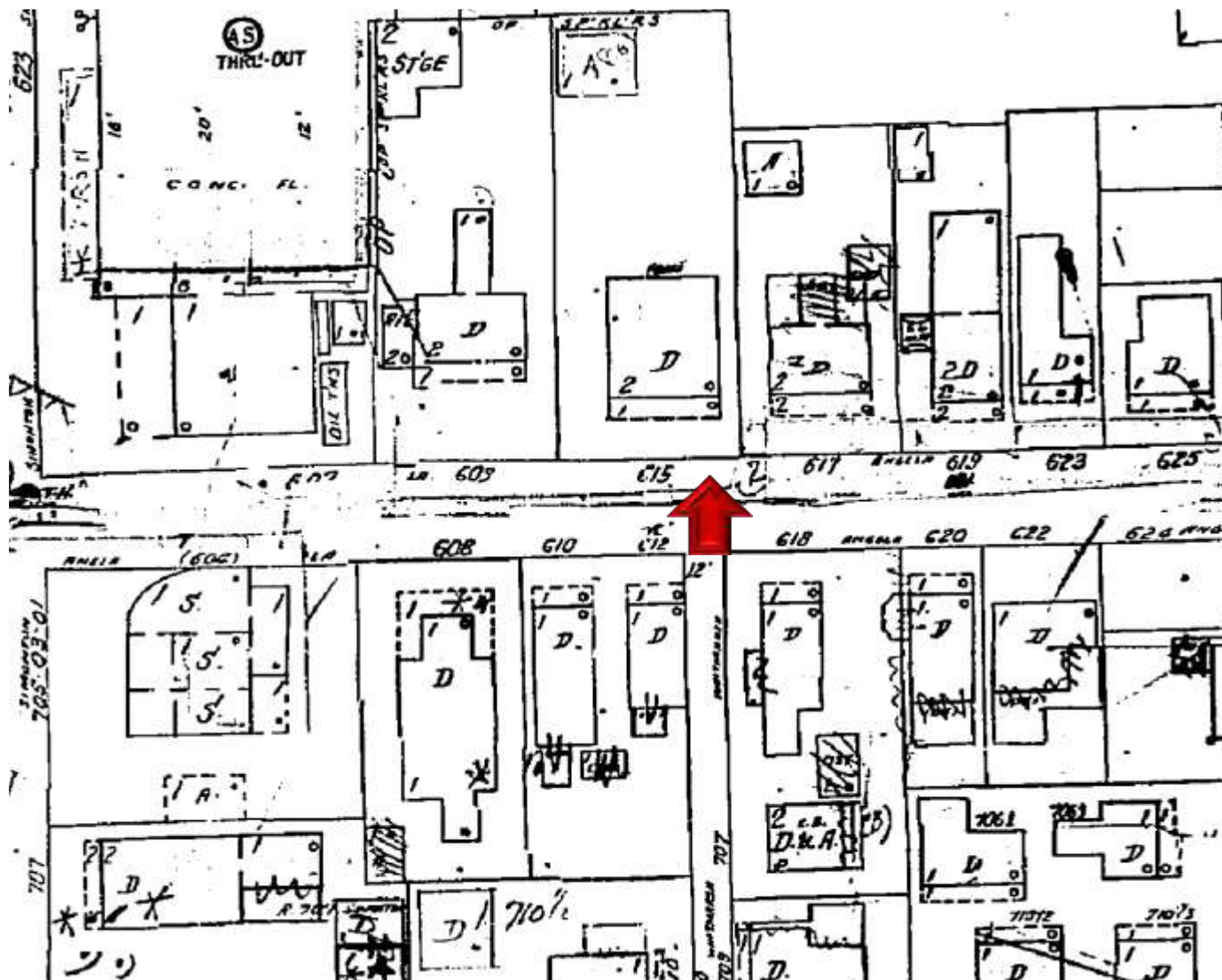
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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



#615 Angela Street Sanborn map 1948



#615 Angela Street Sanborn map 1962

PROJECT PHOTOS



#615 Angela Street circa 1965. Monroe County Library









PROPOSED DESIGN

615 ANGELA STREET KEY WEST, FLORIDA 33040



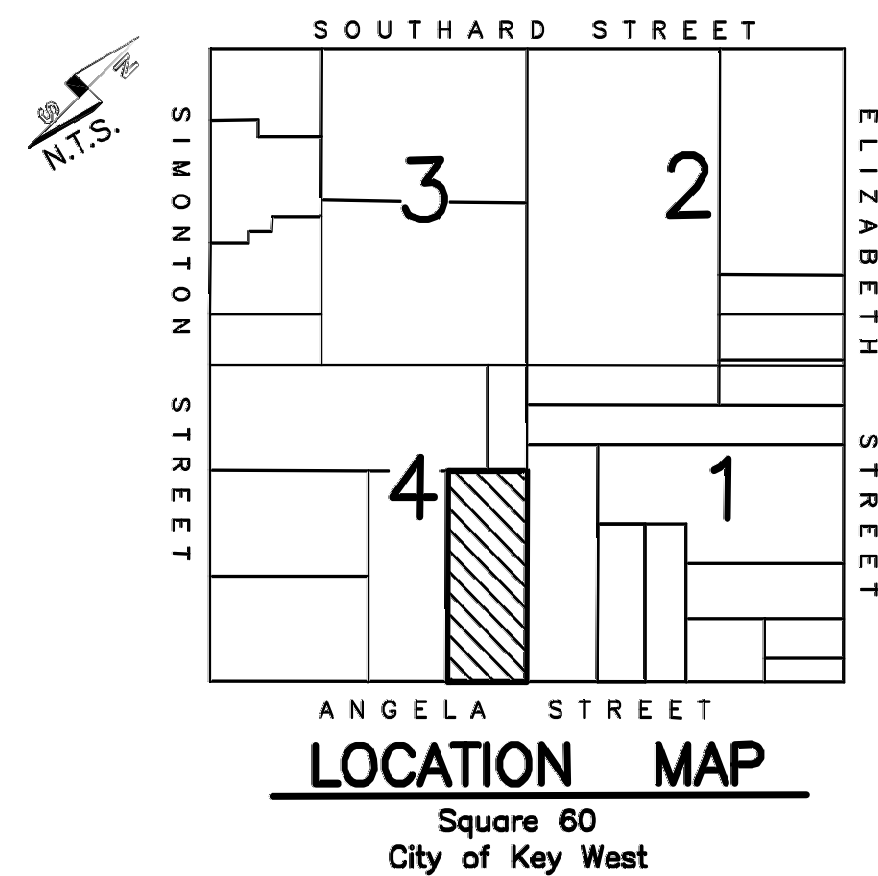
LOOKING NORTHWEST (FRONT)



LOOKING SOUTHEAST (BACK)



LOOKING NORTHEAST (SIDE)



In the City of Key West known on the map of William A. Whitehead of February 1829 as part of Lot 4, Square 60, being the lot next to Uriah Griffin, COMMENCING at a point of Angela Street, 147'6" from the corner of Simonton and Angela Street; thence running the N.W. line of Angela Street in a N.E.'ly direction 53'6; thence at right angles in a N.W.'ly direction 134' to the corner of William Watson's lot; thence at right angles S.W.'ly 53'6, thence at right angles in a S.E.'ly direction 134' to the starting point.

LEGEND			
A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	N	Number
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
CE	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plot
C.B.S.	Concrete Block Stucco	P	Plot Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COVD	Covered	P.C.	Point Of Commencement
D	Dead	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FO	Found	STY	Set Nail And Disc
FOIB	Found Iron Bar	Story	
FPK	Found Nail & Disc	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve
SYMBOLS			
	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sewer Sewer Clean Out		Water Meter

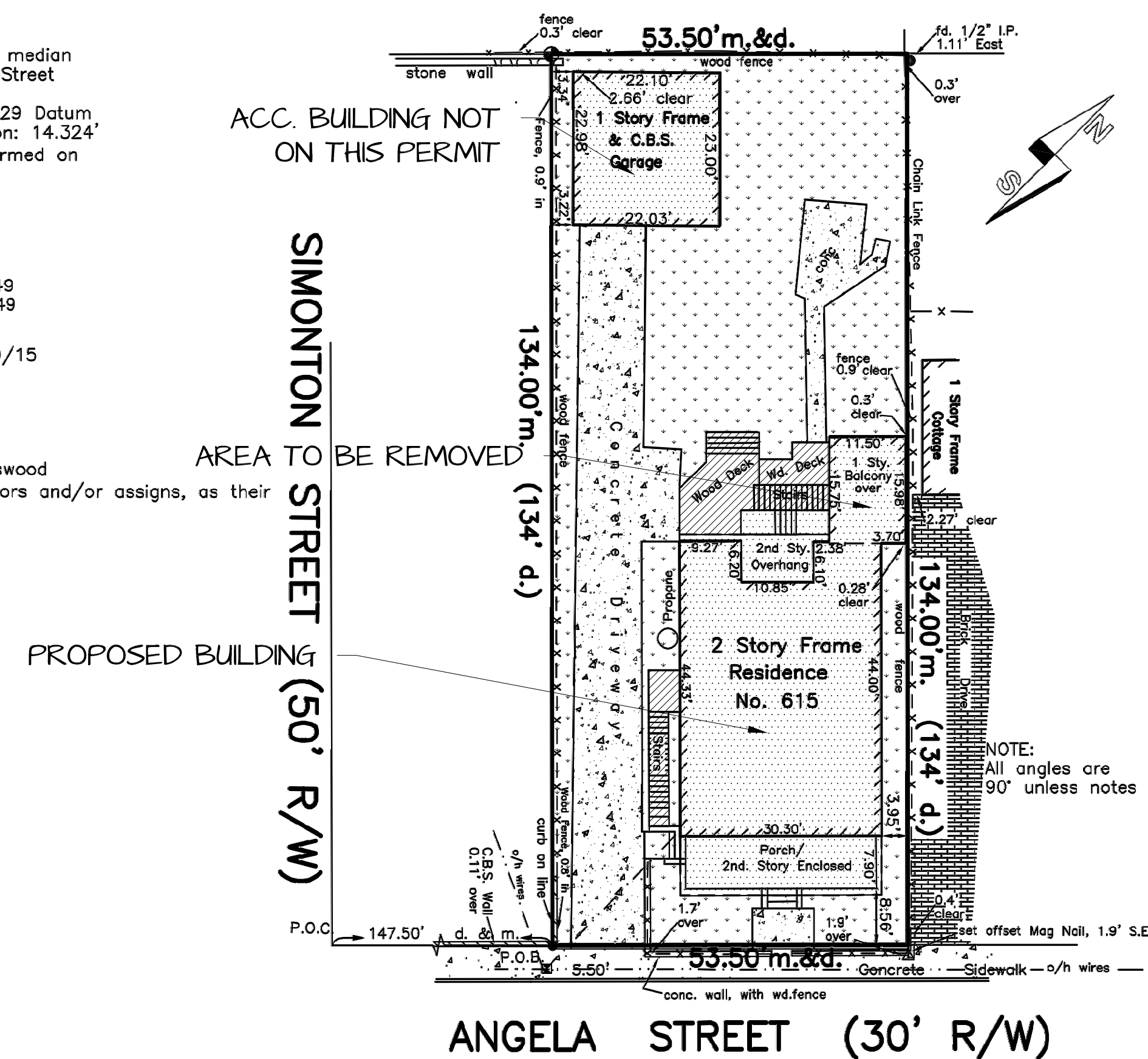
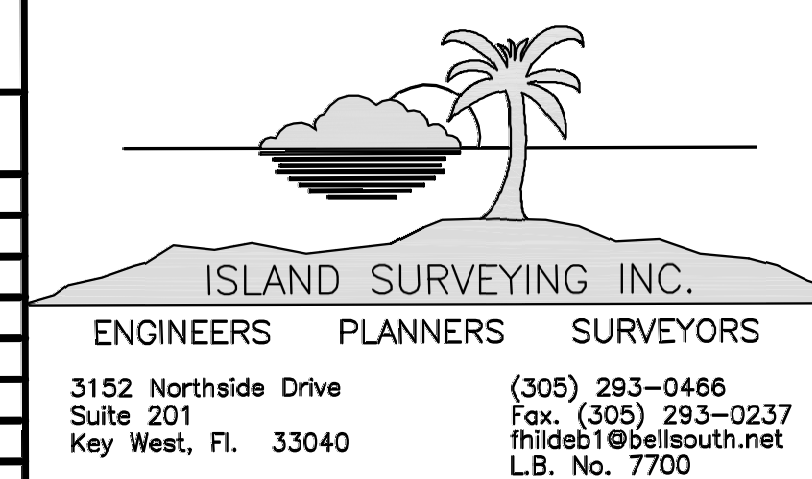
CERTIFICATION:
I HEREBY CERTIFY that the attached **Boundary Survey** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

MONUMENTATION:
 ▲ = Found P.K. Nail
 △ = Set P.K. Nail, P.L.S. No. 2749
 ⊗ = Fd. 1/2" I.B., P.L.S. No. 2749
 ● = Found 1/2" iron pipe/bar
 Field Work performed on: 11/30/15

CERTIFICATION made to:
 Scott A. Brainerd
 Chicago Title Insurance Company
 Spottswood, Spottswood & Spottswood
 Group One Mortgage, its successors and/or assigns, as their
 interest may appear

AREA

[illegible]

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this:

city of key west, applicable codes forming the basis of this.

BUILDING:	Florida Building Code, 2014
ELECTRICAL:	National Electrical Code, 2014
PLUMBING:	Florida Building Code (Plumbing), 2014
MECHANICAL:	Florida Building Code (Mech), 2014
GAS:	LP Gas Code, 2014 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-10
to resist wind loads 180 mph (gusts) (Exposure C)

Site Data	Allowed	Existing	Proposed
Zoning	HHDR		
Flood	X		
Lot Size		71.69 S.F.	
Building Coverage	50% (3,584 S.F.)	33% (2,366 S.F.)	35% (2,523 S.F.)
Impervisions	60% (4,301 S.F.)	53% (3,821 S.F.)	56% (4,043 S.F.)
Open Space	35% min. (2,509 S.F.)	42% (3,025 S.F.)	40% (2,904 S.F.)
Setbacks			
Front	10'	7.9'	7.9' N.C.
Side	5'	0.3'	3.9' EXISTING
Side	5'	14.6'	10.6'
Rear	20'	57.2'	55.9'

RESIDENTIAL REMODEL

615 ANGELA SIREI KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE

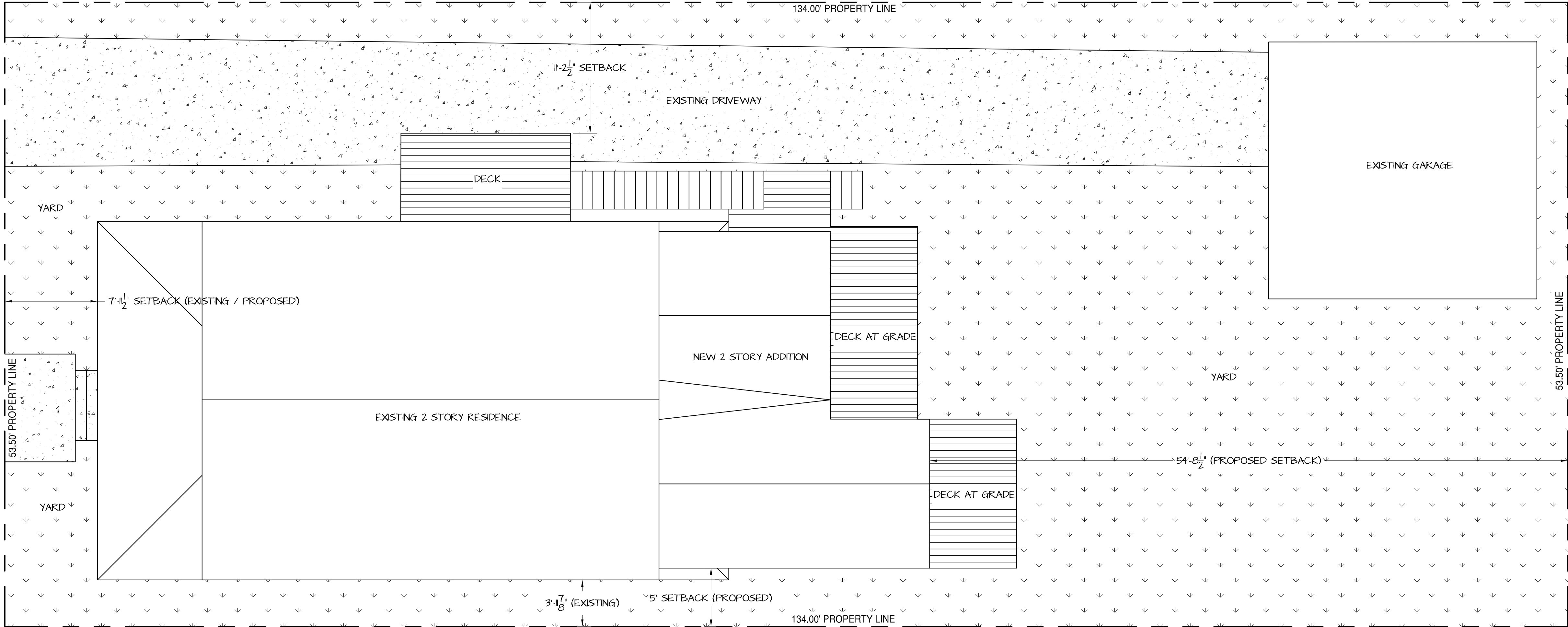
FLORIDA LICENSE AR-0017751

PROJECT NO :

DATE: 2/24/2016

1 OF 5

ANGELA STREET



SITE PLAN

1/4" = 1'-0"

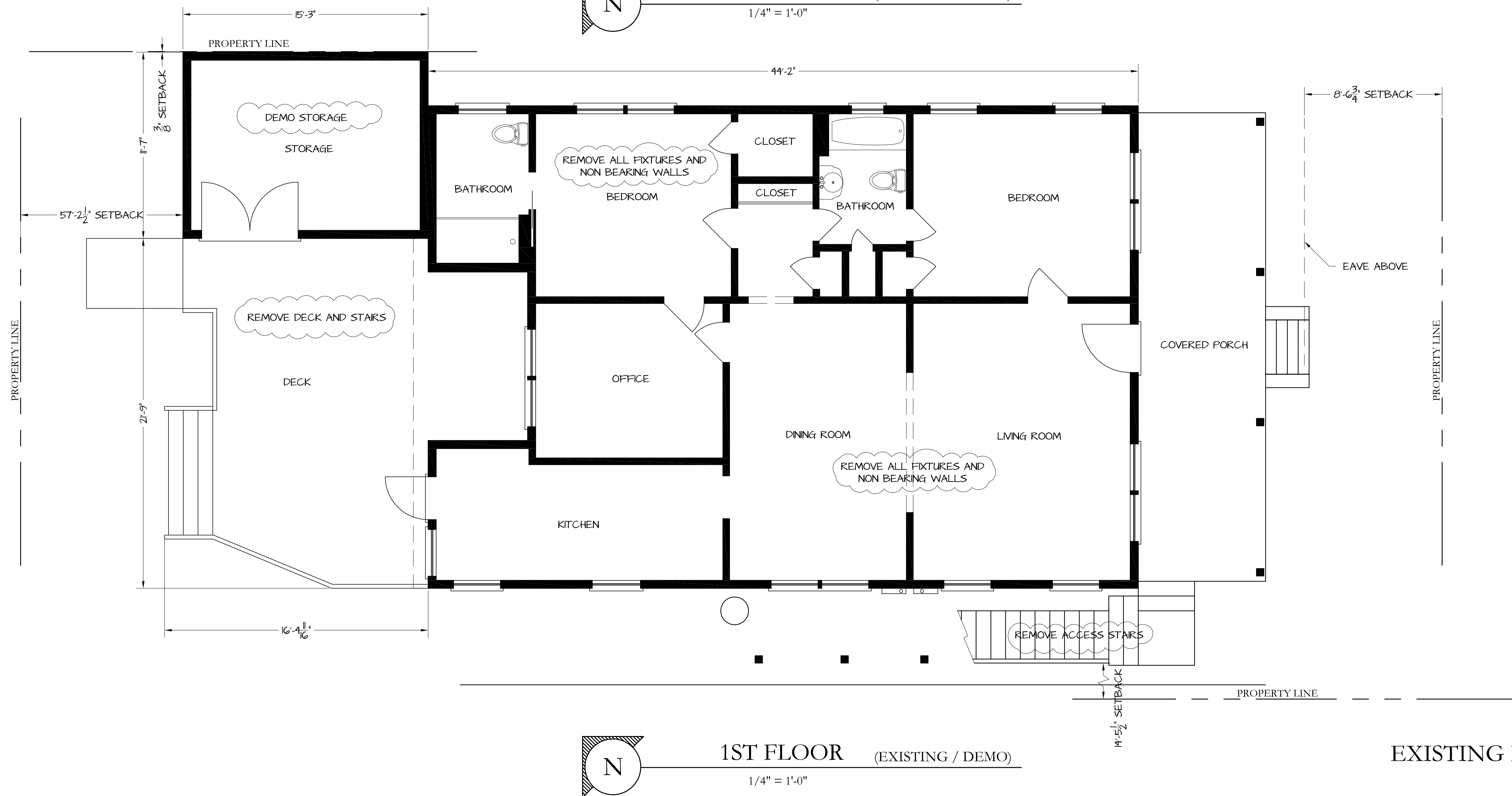
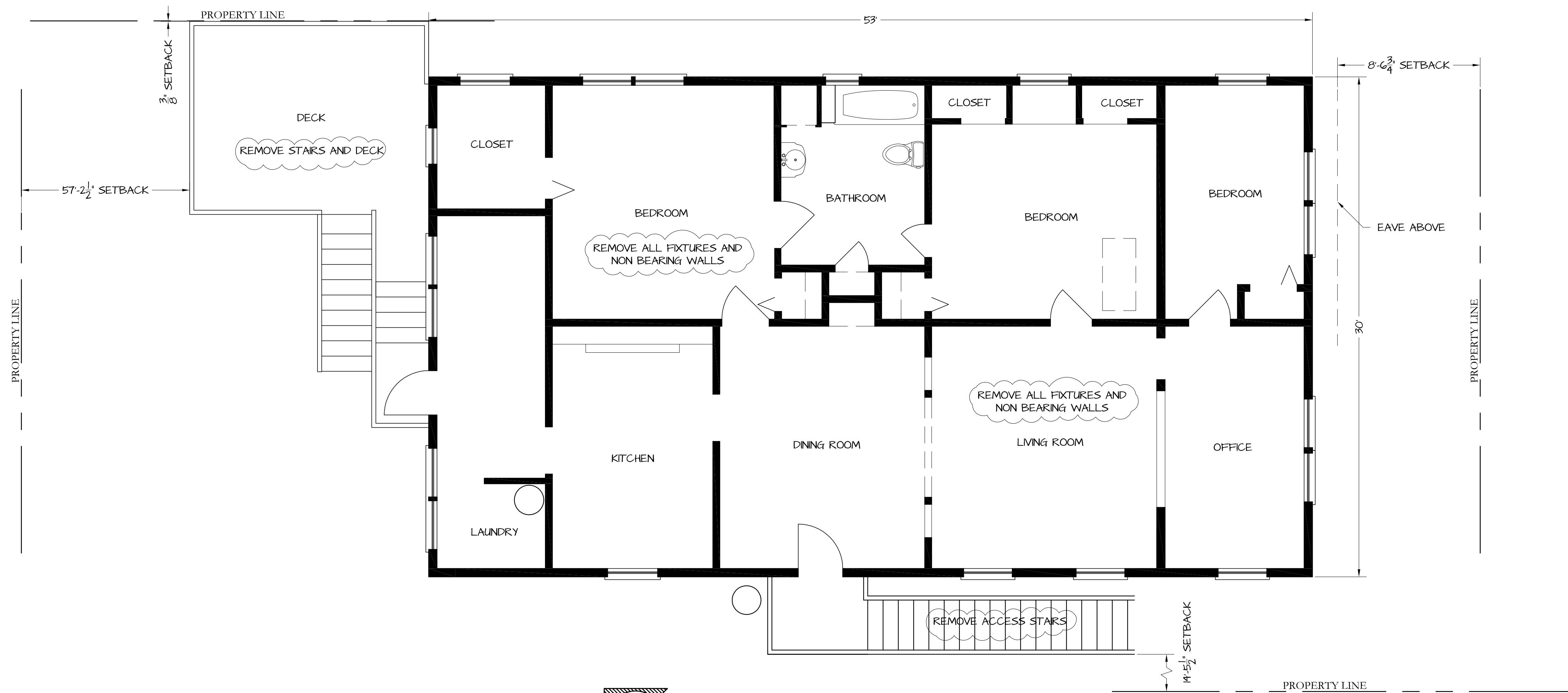
SITE PLAN (PROPOSED)

RESIDENTIAL REMODEL
615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
521 PEACOCK LANE
302 296 3784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

PROJECT NO :

DATE : 4/4/2016



EXISTING FLOOR PLANS

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE AR-017751

PROJECT NO :

2/24/2016
DATE : 2/4/2016

2

2 OF 5



EAST ELEVATION (EXISTING)
1/4" = 1'-0"



SOUTH ELEVATION (EXISTING)
1/4" = 1'-0"



NORTH ELEVATION (EXISTING)
1/4" = 1'-0"



WEST ELEVATION (EXISTING)
1/4" = 1'-0"

EXISTING ELEVATIONS

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

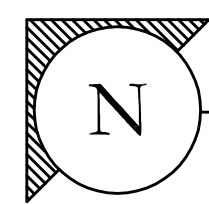
WILLIAM ROWAN
ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE AR401751

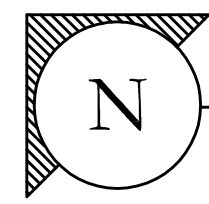
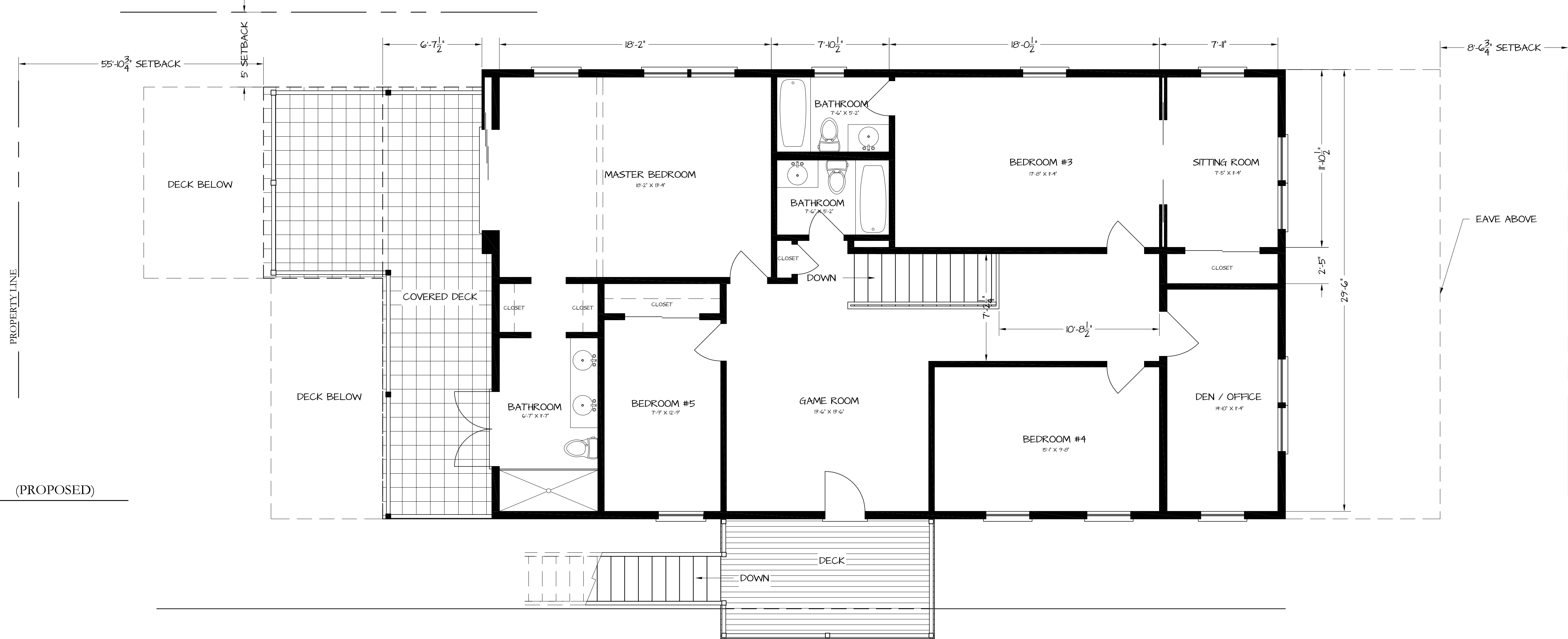
PROJECT NO.:

2/24/2016
DATE: 2/4/2016

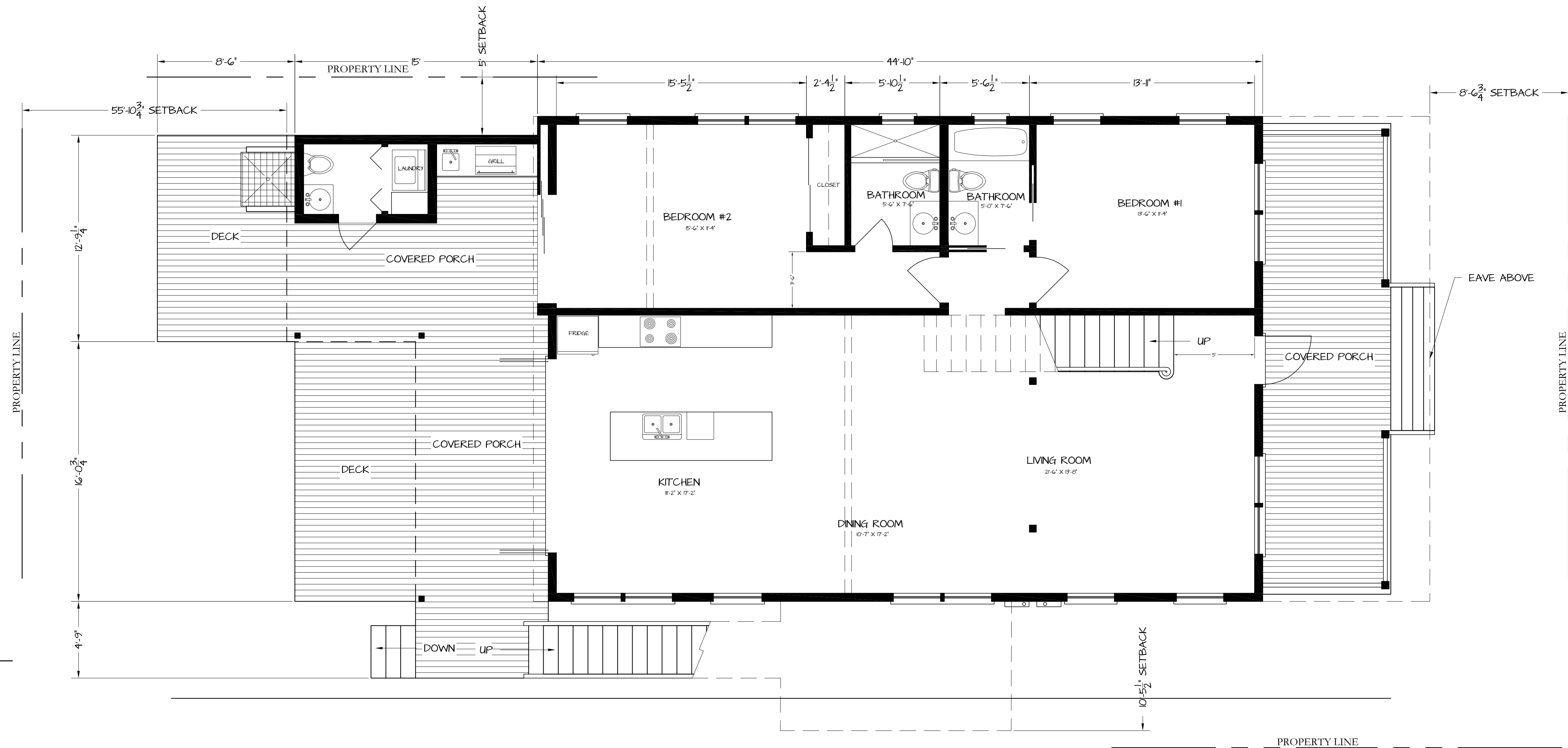
3
3 OF 5



2ND FLOOR (PROPOSED)
1/4" = 1'-0"



1ST FLOOR (PROPOSED)
1/4" = 1'-0"



RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
ARCHITECTURE

331 PELICAN LANE
KEY WEST, FLORIDA
305 296-3704
FLORIDA LICENSE AR-0017751

PROJECT NO :

2/24/2016
DATE : 2/4/2016

4

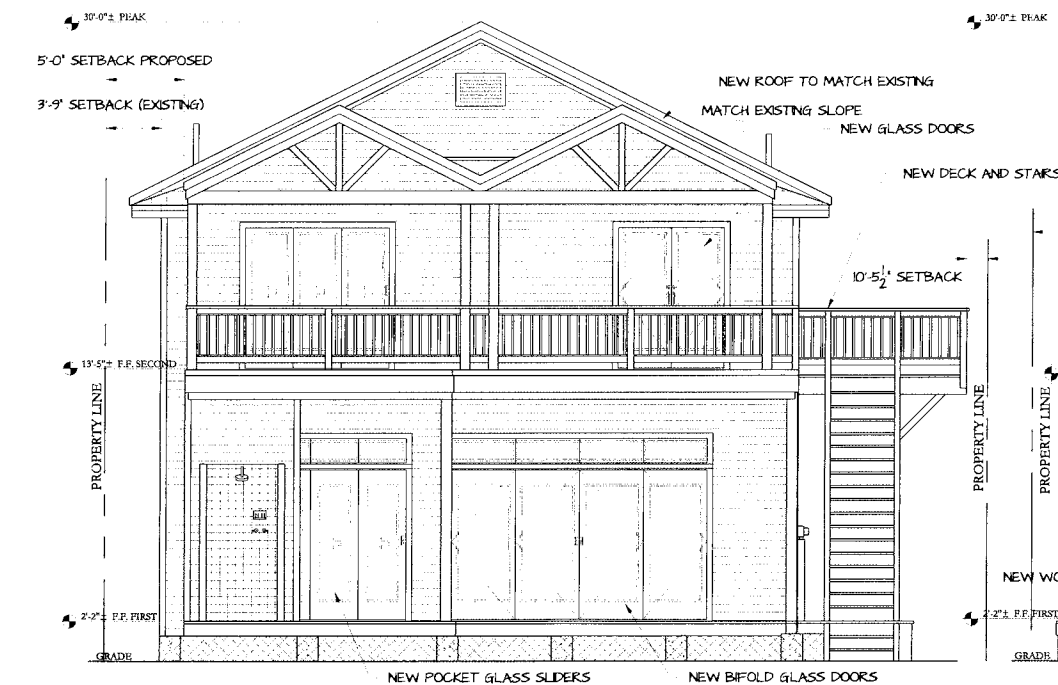
4 OF 5



SOUTH ELEVATION (PROPOSED)
1/4" = 1'-0"



EAST ELEVATION (PROPOSED)
1/4" = 1'-0"



NORTH ELEVATION (PROPOSED)
1/4" = 1'-0"



WEST ELEVATION (PROPOSED)
1/4" = 1'-0"

PROPOSED ELEVATIONS

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE #A001731

PROJECT NO:

3/22/2016
2/24/2016
DATE: 2/4/2016

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5 OF 5

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at **5:30 p.m., April 26, 2016 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

CHANGES ON REAR OF HOUSE INCLUDING ADDITION TO SECOND FLOOR PORCH. NEW SIDE STAIRCASE WITH DECK. CHANGES OF WIDTH OF FRONT PORCH STOOP. NEW ROOF ON REAR PORTION OF HOUSE. DEMOLITION OF REAR WALLS. DEMOLITION OF TWO EXISTING STAIRCASE AND PARTIAL DEMOLITION OF REAR ROOF.

FOR- #615 ANGELA STREET

Applicant – William Rowan

Application #H16-03-0016

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

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.

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WILLIAM ROWAN, 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:
615 ANGELA ST. on the 21 day of APRIL, 2016.

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 APRIL 24, 2016.

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 _____.

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

Signed Name of Affiant:

Date: 4/21/16
Address: 321 PRACON W.
City: KEY WEST
State, Zip: FL. 33040

The forgoing instrument was acknowledged before me on this 21st day of April, 2016.

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

NOTARY PUBLIC

Sign Name: Doreen D. Kestel
Print Name: _____
Notary Public - State of Florida (seal)
My Commission Expires: _____





PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1012521 Parcel ID: 00012190-000000

Ownership Details

Mailing Address:
BRAINERD SCOTT A
1941 N MOHAWK ST
CHICAGO, IL 60614-8971

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Range: 06-68-25
Property Location: 615 ANGELA ST KEY WEST
Legal Description: KW PT LT 4 SQR 60 E1-339 OR1024-1553D/C OR1218-1005/12TR OR1218-1017/18 OR1227-1464 OR1460-898/900 OR1535-1746 OR2478-1141/42 OR2478-1143/44 OR2709-1040LET/ADM OR2713-898/900 OR2719-1279/81

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
080D - MULTI RES DRY	54	134	7,169.00 SF

Building Summary

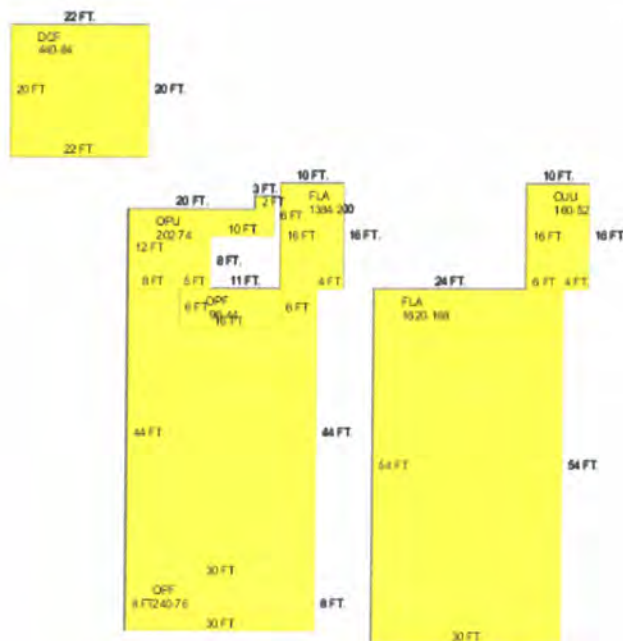
Number of Buildings: 1
 Number of Commercial Buildings: 0

Building 1 Details

Quality Grade 550
Depreciation % 30
Grnd Floor Area 3,004

Foundation WD CONC PADS
Bedrooms 5

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

[illegible]

4	OPF	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	96
5	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	1,620
6	OUU	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	160
7	DCF		1	1993	N	N	0.00	0.00	440

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	201 SF	0	0	1984	1985	2	30
3	UB2:UTILITY BLDG	176 SF	16	11	1992	1993	3	50
4	FN2:FENCES	100 SF	0	0	1944	1945	4	30

Appraiser Notes

2015-09-22 MLS \$1,195,000 5/3 UNBELIEVABLE FAMILY HOME (NOW A LEGAL DUPLEX) ATOP OF SOLARIS HILL IN OLD TOWN. LIVING ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, WIDE COVERED FRONT PORCH AND REAR WOODEN DECK LEADING TO HUGE BACKYARD ON GROUND FLOOR. LIVING ROOM, DINING ROOM, KITCHEN, TWO BEDROOMS WITH JACK N JILL BATHROOM, PLUS OFFICE AND ADDITIONAL ROOM (HAS BEEN USED AS A BEDROOM IN THE PAST), REAR ENCLOSED PORCH AND OUTSIDE REAR WOODEN SUNDECK LEADING DOWN TO THE SAME HUGE BACKYARD. THERE IS AN OUTSIDE UTILITY ROOM AND A DETACHED GARAGE/WORKSHOP. OVER 3,000 SF IN MAIN HOUSE. PULL DOWN STAIRS IN UPSTAIRS BEDROOM LEADS TO A FULL ATTIC. SURPRISINGLY GOOD CONDITION INSIDE. OWNER LIVES UPSTAIRS. TENANT OCCUPIED DOWN. BIG DOGS. DO NOT GO ON PROPERTY.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-5094	12/29/2015	03/17/2016	7,000		REMOVE CARPET, PANELING FROM WALLS, FIX SOME TILE, 250LF SIDING
A95-1699	05/01/1995	10/01/1995	600	Residential	3 SQS ROOFING
1 97-02676	08/16/1997	08/18/1998	1,500	Residential	ADD HANDICAP BATHROOM
1 97-03118	09/15/1997	08/18/1998	2,500	Residential	INSTALL 3 NEW FIXTURES
1 97-3168	09/22/1997	08/18/1998	350	Residential	ELECTRICAL
02-3289	12/16/2002	07/18/2003	3,770	Commercial	ROOFING
07-0313	01/19/2007	06/01/2007	3,000	Residential	UPGRAGE SERVICE TO 400 AMPS-2 200AMP METERS

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	274,382	2,896	516,116	793,394	793,394	0	793,394

2014	276,810	2,703	329,553	609,066	544,359	0	609,066
2013	280,941	2,773	306,561	590,275	494,872	0	590,275
2012	280,941	2,843	166,100	449,884	449,884	0	449,884
2011	285,073	2,914	229,953	517,940	517,940	0	517,940
2010	347,045	2,984	163,522	513,551	513,551	0	513,551
2009	390,448	3,055	474,695	868,198	868,198	0	868,198
2008	359,080	3,125	716,900	1,079,105	1,079,105	0	1,079,105
2007	472,170	2,689	1,182,885	1,657,744	1,657,744	0	1,657,744
2006	690,757	2,745	681,055	1,374,557	1,374,557	0	1,374,557
2005	619,910	2,801	609,365	1,232,076	1,232,076	0	1,232,076
2004	421,631	2,858	501,830	926,319	926,319	0	926,319
2003	468,479	2,915	215,070	686,464	686,464	0	686,464
2002	463,717	2,992	197,148	663,857	663,857	0	663,857
2001	390,403	8,708	98,574	497,685	497,685	0	497,685
2000	285,646	16,105	114,478	416,229	416,229	0	416,229
1999	222,067	12,640	114,478	349,185	349,185	0	349,185
1998	172,910	10,596	114,478	297,984	297,984	0	297,984
1997	151,296	9,359	101,010	261,665	241,765	25,500	216,265
1996	104,569	6,854	101,010	212,433	210,589	25,500	185,089
1995	101,276	6,705	101,010	208,990	206,461	25,500	180,961
1994	90,572	6,051	101,010	197,633	197,633	25,500	172,133
1993	87,196	2,297	101,010	190,503	190,503	0	190,503
1992	106,379	2,323	101,010	209,712	209,712	25,500	184,212
1991	106,379	2,350	101,010	209,738	209,738	25,500	184,238
1990	90,376	2,376	87,542	180,294	180,294	25,500	154,794
1989	74,691	2,184	84,175	161,050	161,050	25,500	135,550
1988	64,957	2,208	74,074	141,239	141,239	25,500	115,739
1987	64,213	2,232	41,640	108,085	108,085	25,000	83,085
1986	64,558	2,256	40,242	107,056	107,056	25,000	82,056
1985	62,718	2,280	25,594	90,592	90,592	25,000	65,592
1984	58,187	2,304	25,594	86,085	86,085	25,000	61,085
1983	58,187	2,328	25,594	86,109	86,109	25,000	61,109
1982	59,511	2,352	25,594	87,457	87,457	25,000	62,457

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
12/11/2015	2774 / 1561	1,065,000	WD *****	01 *****
12/31/2014	2719 / 1279	100	WD *****	11 *****
11/5/2014	2713 / 898	0	WD *****	19 *****
9/25/2014	2706 / 1150	0	QC *****	11 *****

7/14/2011	2526 / 1086	0	WD *****	11 *****
8/5/2010	2478 / 1143	100	WD *****	11 *****
8/5/2010	2478 / 1141	100	WD *****	11 *****

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Monroe County Property Appraiser
Scott P. Russell, CFA
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