



**Historic Architectural Review Commission
Staff Report for Item 7**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 24, 2016

Applicant: Perez Engineering

Application Number: H16-03-0002

Address: #1310 Royal Street

Description of Work

Demolition of rear shed roof.

Site Facts

The building in review is not listed in the current survey. The historic house is a one-story frame vernacular structure that was built circa 1948. The back portion of the house was altered by a one-story attached addition that extends towards the south as well as an addition at the front of the house. The addition has a shed roof and board and batten siding.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis

The plan under review proposes the demolition of a shed roof that covers a non-historic rear addition. According to the Sanborn map of 1962 the addition in question is not depicted.

Consistency with Cited Ordinance

Section 102-218 (b) requires the following criteria when reviewing demolitions: The historic architectural review commission shall not issue permits that would result in:

- (1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;

It is staff's opinion that the removal of the non-historic rear shed roof will not jeopardize the historic character of the neighborhood.

- (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;

The proposed roof to be demolished is not historic.

- (3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The existing addition and its roof are not significant or important in defining the historic character of the site.

- (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

It is staff's opinion that the existing roof and the addition will not qualify to be a contributing resource to the historic district in a near future.

It is staff's opinion that the proposed demolition can be considered by the Commission as it is for a non-historic structural element and is consistent with the Land Development Regulations pertaining demolition of non-historic structures. If the request is approved this review will be the only public meeting required for this action.

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 16-00300002		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %		

ADDRESS OF PROPOSED PROJECT:

1310 Royal Street

OF UNITS
1

RE # OR ALTERNATE KEY:

00036970-000000

NAME ON DEED:

John Dessauer

PHONE NUMBER
219-226-9450

OWNER'S MAILING ADDRESS:

PO Box 35

EMAIL
john@thedessauergroup.com

Cedar Lake, IN 46303-0035

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Perez Engineering & Development

PHONE NUMBER
305-293-9440

ARCHITECT / ENGINEER'S ADDRESS:

1010 Kennedy Drive, Suite 201

EMAIL
aperez@perezeng.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 checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" 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"/> AFTER-THE-FACT
<input checked="" type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Demolition of roof of non-contributing structure. Replace existing asphalt monoslope roof with metal v-crimp gable roof.

Replace existing exterior wall coverings with lap siding to match existing. Infill two windows. Replace two sliding doors.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: JOHN DESSAUER	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>John Dessauer</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <i>Amber McCrory</i>	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>1st</u> DAY OF <u>February</u> , 20 <u>16</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20 _____
	Oper: KEYWBLD Type: BP Drawer: 1 Date: 2/01/16 50 Receipt no: 9030 2016 900002 PT * BUILDING PERMITS-NEW as identification
Personally known or produced <u>IN DL 5946-20-2582</u> as identification.	Personally known or produced _____ as identification.

CK CHECK 245 \$100.00
Total tendered \$100.00
Total payment \$100.00

33324-4369-015

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:

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:					
Not listed.					
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:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- H 16-03-0002



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

Rear addition roof line to be modified is not historic.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Rear addition not historic in nature. Faux board and batten finish to be replaced with lap siding to match remainder of the home.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Not applicable.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

Not Applicable.

- (d) Is not the site of a historic event with a significant effect upon society.

Not Applicable.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

Not Applicable.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

Creation of a sawtooth instead of a shed roof is more appropriate for this structure.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

Not Applicable.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

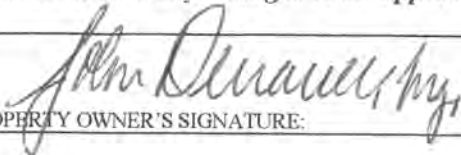
Not Applicable.

- (i) Has not yielded, and is not likely to yield, information important in history.

Not Applicable.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.


PROPERTY OWNER'S SIGNATURE:

2/3/16 John Dessauer
DATE AND PRINT NAME:

OFFICE USE ONLY

BUILDING DESCRIPTION:

☐ Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____
☐ Not listed Year built _____ Comments _____

☐ Reviewed by Staff on _____

☐ Notice of hearing posted _____

First reading meeting date _____

Second Reading meeting date _____

TWO YEAR EXPIRATION DATE _____

Staff Comments

AUTHORIZATION LETTER

Enid Torregrosa

From: john@thedessaugroup.com on behalf of John Dessauer <john@antonassetmgt.com>
Sent: Wednesday, April 27, 2016 7:12 PM
To: Enid Torregrosa
Cc: Michael Lepine
Subject: 1310 Royal Street, Key West, Florida

Enid,

I am the owner of 1310 Royal Street, Key West, Florida(Lost Weekend, LLC). We were on the agenda for the HARC meeting last night. Perez Engineering, my engineering company was not present for the meeting. My apologies. I would like to have Mike Lepine of Lepine Builders represent me at he upcoming May HARC meeting. Please let me know if you need anything else in place for him to represent me regarding this process.

Thanks,



John Dessauer

Chief Creative Officer/Managing Broker, Anton Agency/Anton Asset Management

Phone: 219-226-9450

Mobile: 219-808-5311

Email: john@antonassetmgt.com

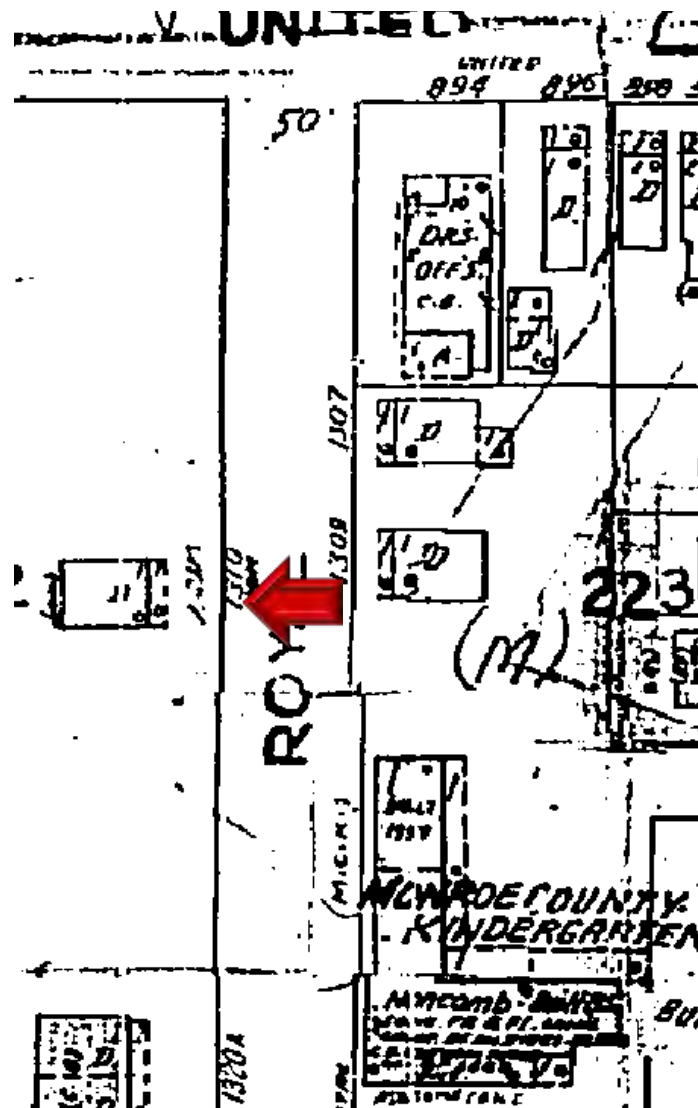
Website: www.antonassetmgt.com

Address: Charlotte - Chicago - Indianapolis - NW Indiana - South Florida



Like us on Facebook

SANBORN MAPS



#1310 Royal Street Sanborn Map 1962

PROJECT PHOTOS



#1310 Royal Street circa 1965. Monroe County Library















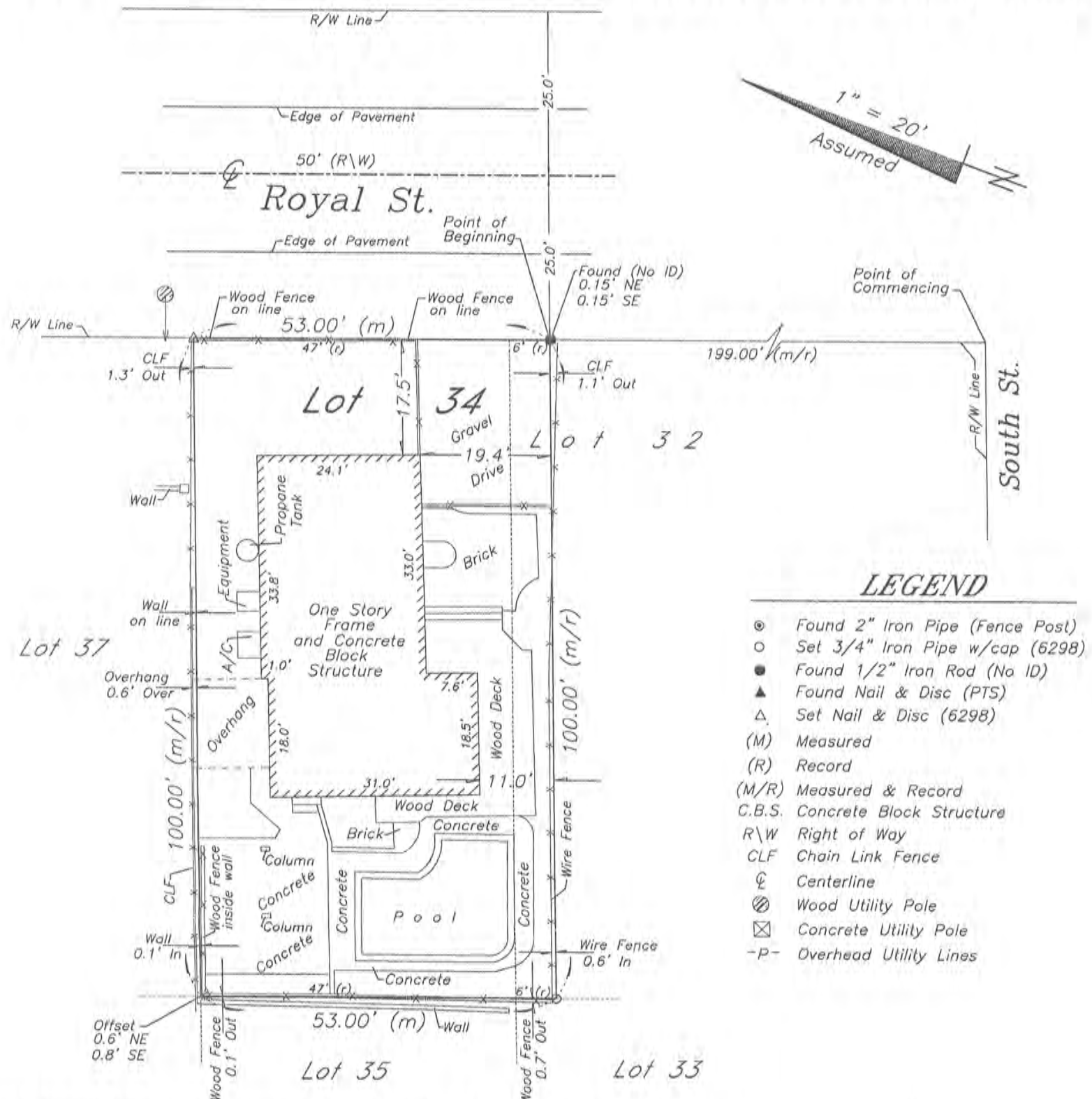






SURVEY

Boundary Survey Map of part of Lot 32 and all of Lot 34
Square 4, Tract 17, Pierce and White's Diagram, Island of Key West



- NOTES:
- The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
 - Underground foundations and utilities were not located.
 - All angles are 90° (Measured & Record) unless otherwise noted.
 - Street address: 1310 Royal 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: January 8, 2015
 - Ownership of fences is undeterminable, unless otherwise noted.
 - Adjoiners are not furnished.

BOUNDARY SURVEY OF: In the City of Key West and known as Lot 34 and part of Lot 32 in Square 4 of Tract 17, according to Pierce & White diagram of Square 4, Tract 17, recorded in Deed Book "N" Page 613, Records of Monroe County, Florida, and more particularly described by metes and bounds as follows:
COMMENCING at the Northwest corner of South and Royal Streets, run in a Northwesterly direction on the Southwest side of Royal Street One Hundred ninety-nine (199) feet to a point, said Point being the Point of Beginning, continue Northwesterly along the Southwest side of Royal Street for a distance of Fifty-three (53) feet to a point; thence run at right angles in a Southwesterly direction parallel with South Street a distance of One Hundred (100) feet to a point; thence run at right angles in a Southeasterly direction parallel with Royal Street a distance of Fifty-three (53) feet to a point; thence at right angles in a Northeasterly direction parallel with South Street a distance of One Hundred (100) feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Lost Weekend LLC;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
January 9, 2015

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

SITE DATA

ZONING DISTRICT: HMDR
FLOOD ZONE: X
F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005
LEGAL DESCRIPTION: PART OF LOT 32 & ALL OF LOT 34, SQUARE 4, WHITE & PIERCE DIAGRAM

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, FIFTH EDITION (2014).
THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE
OCCUPANCY CLASSIFICATION: R3
CONSTRUCTION TYPE: V
THE FOLLOWING LOADINGS WERE USED:
WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE D
FLOOR LIVE LOAD: 40 PSF

INDEX OF DRAWINGS

T-1 - SITE DATA
A-1 - FLOOR PLANS
A-2 - EXISTING ELEVATIONS
A-3 - PROPOSED ELEVATIONS

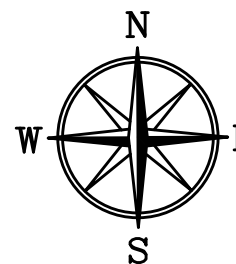
GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, THE FLORIDA BUILDING CODE, FIFTH EDITION (2014), LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, FIFTH EDITION (2014) AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

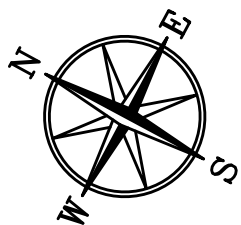
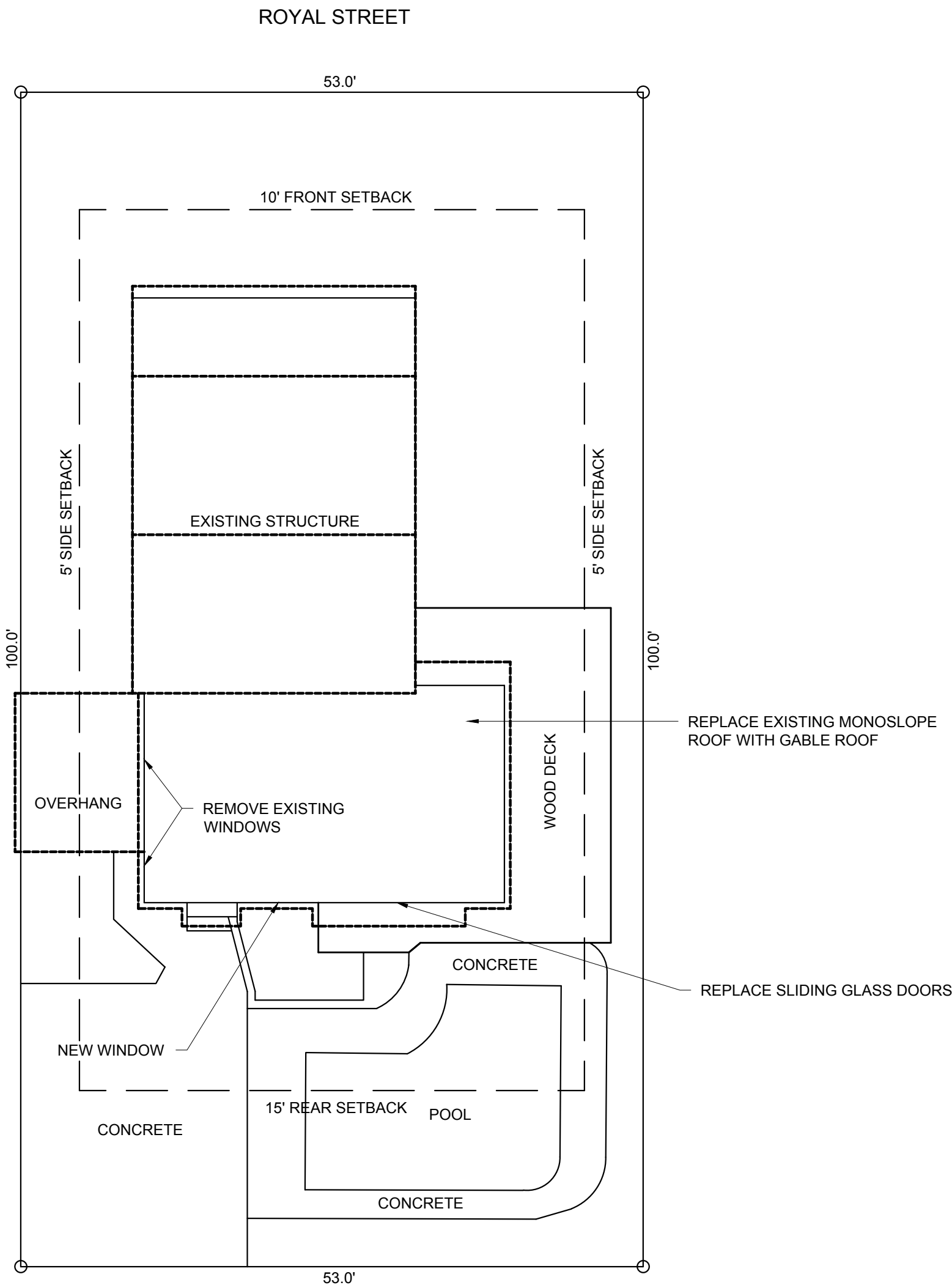
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	5300	---	5300	
BUILDING AREA	1600	2120	1564	REDUCED / COMPLIES
BUILDING COVERAGE	30.2%	40.0%	29.5%	REDUCED / COMPLIES
IMPERVIOUS COVERAGE	2970	3180	2934	REDUCED / COMPLIES
IMPERVIOUS COVERAGE (%)	56.0%	60.0%	55.4%	REDUCED / COMPLIES
OPEN SPACE	1992	1855	1992	NO CHANGE
OPEN SPACE (%)	37.6%	35.0%	37.6%	NO CHANGE
BUILDING HEIGHT	+/- 21'-0"	<30'-0"	+/- 21'-0"	NO CHANGE
FRONT SETBACK	16'-6"	10'-0"	16'-6"	NO CHANGE
RIGHT SIDE SETBACK	0'-0"	5'-0"	0'-0"	NO CHANGE
LEFT SIDE SETBACK	11'-3"	5'-0"	11'-3"	NO CHANGE
STREET SIDE SETBACK	NA	7'-6"	NA	N/A
REAR SETBACK	29'-0"	15'-0"	30'-6"	COMPLIES

DESSAUER RESIDENCE

1310 ROYAL STREET
KEY WEST, FLORIDA

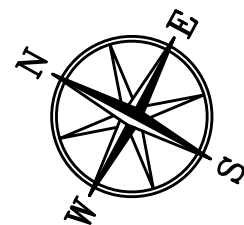
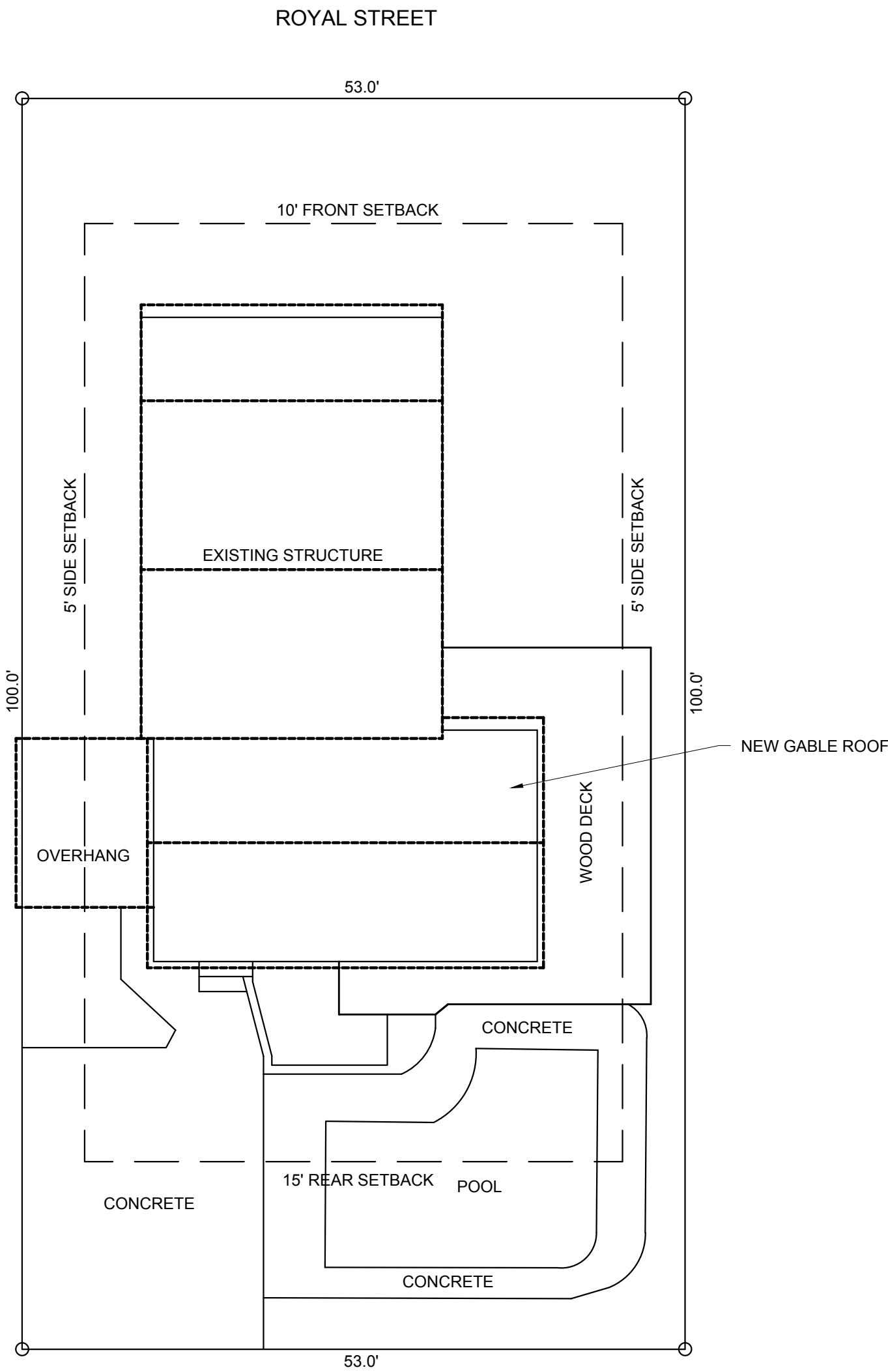


LOCATION MAP



EXISTING SITE PLAN

SCALE: 1"=10'-0"



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

ORIGINAL:

REVISIONS:

1

2

3

4

5

6

DESSAUER RESIDENCE
1310 ROYAL STREET
KEY WEST, FL 33040

WOOD AND FRAMING NOTES

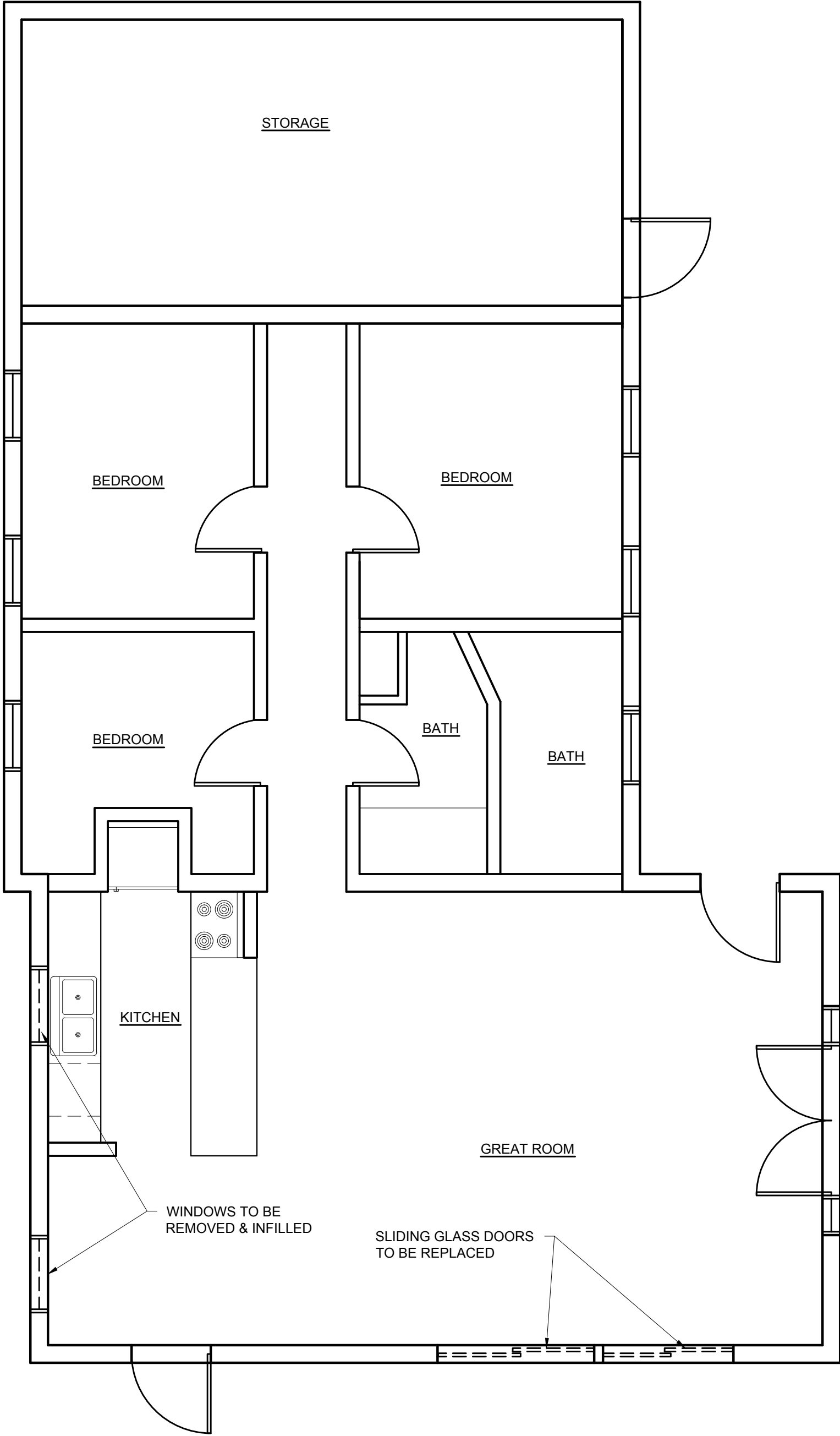
1. EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 19%, NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
2. ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AFTC.
3. ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY AS REQUIRED. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
4. ALL WOOD CONNECTIONS SHALL HAVE SIMPSON STRONG-TIE CO. OR EQUAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS BEFORE LOADING.
5. CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
- A. NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS).
- B. NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
- C. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
- D. HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OF BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
6. PROVIDE SECOND FLOOR JOIST MEMBER, SAME SIZE, UNDER ALL WALLS.
7. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
8. PROVIDE 1x4 PRESSURE TREATED FURRING AT 16" CC FOR ALL TRUSSES THAT WILL HAVE A FINISHED CEILING BELOW UNLESS NOTED OTHERWISE.
9. PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
10. PROVIDE SOLID BLOCKING AT MID HEIGHT ON CENTER BETWEEN STUDS. (MINIMUM).
11. ALL WALL STUDS SHALL BE SPF NO. 2 DENSE GRADE OR BETTER.
12. SEE PLANS FOR WALL STUD SIZE AND SPACING.
13. ALL STUD BEARING WALLS SHALL BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATES WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID-HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
14. HEADER BEAMS OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
- (2) - 2 X 6 FOR INTERIOR OPENINGS UP TO 4'-0", (3) 2 X 6 FOR EXTERIOR OPENINGS UP TO 4'-0"
- (2) - 2 X 8 FOR INTERIOR OPENINGS UP TO 6'-0", (3) 2 X 8 FOR EXTERIOR OPENINGS UP TO 6'-0"
- (2) - 2 X 10 FOR INTERIOR OPENINGS UP TO 8'-0", (3) 2 X 10 FOR EXTERIOR OPENINGS UP TO 8'-0"
- (2) - 2 X 12 FOR INTERIOR OPENINGS UP TO 10'-0", (3) 2 X 12 FOR EXTERIOR OPENINGS UP TO 10'-0"
15. EXTERIOR WALL STUDS SHALL BE STRAPPED TO ROOF TRUSSES OR RAFTERS WITH SIMPSON CONNECTORS OR EQUAL. PROVIDE 3 STUDS (MIN.) FOR GIRDER TRUSS AND BEAM BEARING POINTS.
16. WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "LUS" SERIES GALVANIZED JOIST HANGERS.
17. FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO SEAL ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO FORM A FIRE BARRIER BETWEEN FLOORS AND BETWEEN THE UPPER FLOOR AND THE ROOF SPACE.
18. FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- A. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVER CEILINGS, ETC.
- C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- D. IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIRESTOPPING SHALL BE PROVIDED OF THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.
19. FIRESTOPPING SHALL CONSIST OF TWO (2) INCH NOMINAL LUMBER, OR TWO (2) THICKNESS OF ONE (1) INCH NOMINAL LUMBER WITH BROKEN LAP JOISTS, OR ONE (1) THICKNESS OF THREE-FOURTHS (3/4) INCH PLYWOOD WITH JOINTS BACKED BY THREE-FOURTHS (3/4) INCH PLYWOOD, OR OTHER APPROVED MATERIALS.
20. SOLID DECKING SHALL BE TONGUE & GROOVE, SOUTHERN PINE, SELECT GRADE OF 3/4 X 6", NOMINAL SIZE AND PLACED IN A CONTINUOUS RANDOM LAY-UP. THE 3/4 X 6"s SHALL BE TOE-NAILED THROUGH THE TONGUE AND FACE-NAILED WITH TWO NAILS PER SUPPORT USING 16D COMMON NAILS.
21. PLYWOOD DECKING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA). PLYWOOD SHEATHING SHALL BE APA STRUCTURAL I, IDENTIFIED WITH APA GRADE-TRADEMARK AND SHALL MEET THE REQUIREMENTS OF US PRODUCT STANDARD PSI OR APA PRP-108. ALL PLYWOOD WITH AN EDGE EXPOSED TO THE EXTERIOR SHALL BE EXTERIOR GRADE. FLOOR DECKING SHALL BE 3/4" MINIMUM AND GLUED AND FASTENED TO FLOOR FRAMING. ROOF DECKING SHALL BE 3/4" MINIMUM AND NAILED WITH 8D NAILS @ 6" IN THE FIELD AND 4" ALONG THE EDGES.

DOOR & WINDOW NOTES

1. ALL DOORS AND WINDOWS SHALL BE RATED TO WITHSTAND PRESSURES ASSOCIATED WITH 150 MPH WINDS IN ACCORDANCE WITH ASCE 7-10. DOORS AND WINDOWS SHALL BE MANUFACTURED UNITS DESIGNED AND INSTALLED TO ALLOW A MAXIMUM OF 0.5 CFM INFILTRATION PER LINEAL FOOT OF OPERABLE SASH CRACK AND A MAXIMUM 0.5 CFM PER SF OF EXTERIOR DOOR AREA. UNITS SHALL BE GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
2. PROVIDE ONE EGRESS SIZED WINDOW IN EACH BEDROOM UNLESS THERE IS A SECOND EXIT SUCH AS A SLIDING GLASS OR SIDE HINGED DOOR TO THE EXTERIOR. EGRESS WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR LEVEL AND MUST HAVE A MINIMUM NET CLEAR OPENING OF 20" WIDTH AND A NET CLEAR OPENING AREA OF NO LESS THAN 5.7 SF.
3. ALL EXTERIOR DOORS SHALL BE SOLID CORE, 1-3/4" THICK, WEATHER-PROOF TYPE. ALL INTERIOR DOORS SHALL BE 1-3/4" THICK. UNITS SHALL BE GLAZED OR RAISED PANEL BOTH SIDES. UNITS SHALL HAVE PATTERNS OR DIVIDED LITES UNLESS OTHERWISE NOTED. UNITS SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS WITH SURFACES PREPARED TO ACCEPT PAINT OR OTHER FINISH AS SPECIFIED. DOORS SHALL MEET NWMA STANDARD TOLERANCES FOR EACH TYPE.
4. FURNISH AND INSTALL COMPLETE HARDWARE SETS: SCHLAGE, YALE OR EQUAL, ANSI GRADE 2 OR BETTER FOR HEAVY RESIDENTIAL/MEDIUM COMMERCIAL USE. FINISH AND STYLE TO BE SELECTED BY THE OWNER. ALL EXTERIOR HARDWARE TO BE SALT RESISTANT.
5. ALL SLIDING GLASS DOORS AND SHOWER ENCLOSURES SHALL HAVE TEMPERED GLASS.
6. WOOD OPERATING AND FIXED WINDOWS SHALL BE EQUIPPED WITH SALT RESISTANT HARDWARE AND REMOVABLE SCREENS. ALL UNITS SHALL BE DOUBLE-GLAZED (UNLESS OTHERWISE NOTED ON THE DRAWINGS) WITH TRUE DIVIDED LITES OR PATTERN INDICATED ON THE DRAWINGS.
7. WINDOW UNITS SHALL DISPLAY LABELS INDICATING COMPLIANCE WITH THE STATE OF FLORIDA MODEL ENERGY CODE, SECTION 502.4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
8. PROVIDE CLEAR GLAZING, GASKETED OR OTHERWISE SEALED. PROVIDE SAFETY GLASS AS REQUIRED AND/OR SHOWN ON THE DRAWINGS.
9. FASTEN DOOR AND WINDOW FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR PRODUCT APPROVAL DETAILS. PROVIDE SEPARATION BARRIER WITH DOOR AND WINDOW FRAMES THAT ARE INSTALLED AGAINST NON-COMPATIBLE PRESSURE-TREATED WOOD FRAMING.

DOOR SCHEDULE					
MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-10)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	6'-0"x6'-8"	SLIDER	-XX.X / +XX.X	PGT SGD-780	-115.0 / +105.0 (NOA # 12-0516.04)

(5) - WINDLOAD REQUIREMENT FOR DOORS LOCATED IN THE (5) ZONE / CORNER ZONE. SEE FLOOR PLAN FOR DOOR LOCATIONS.

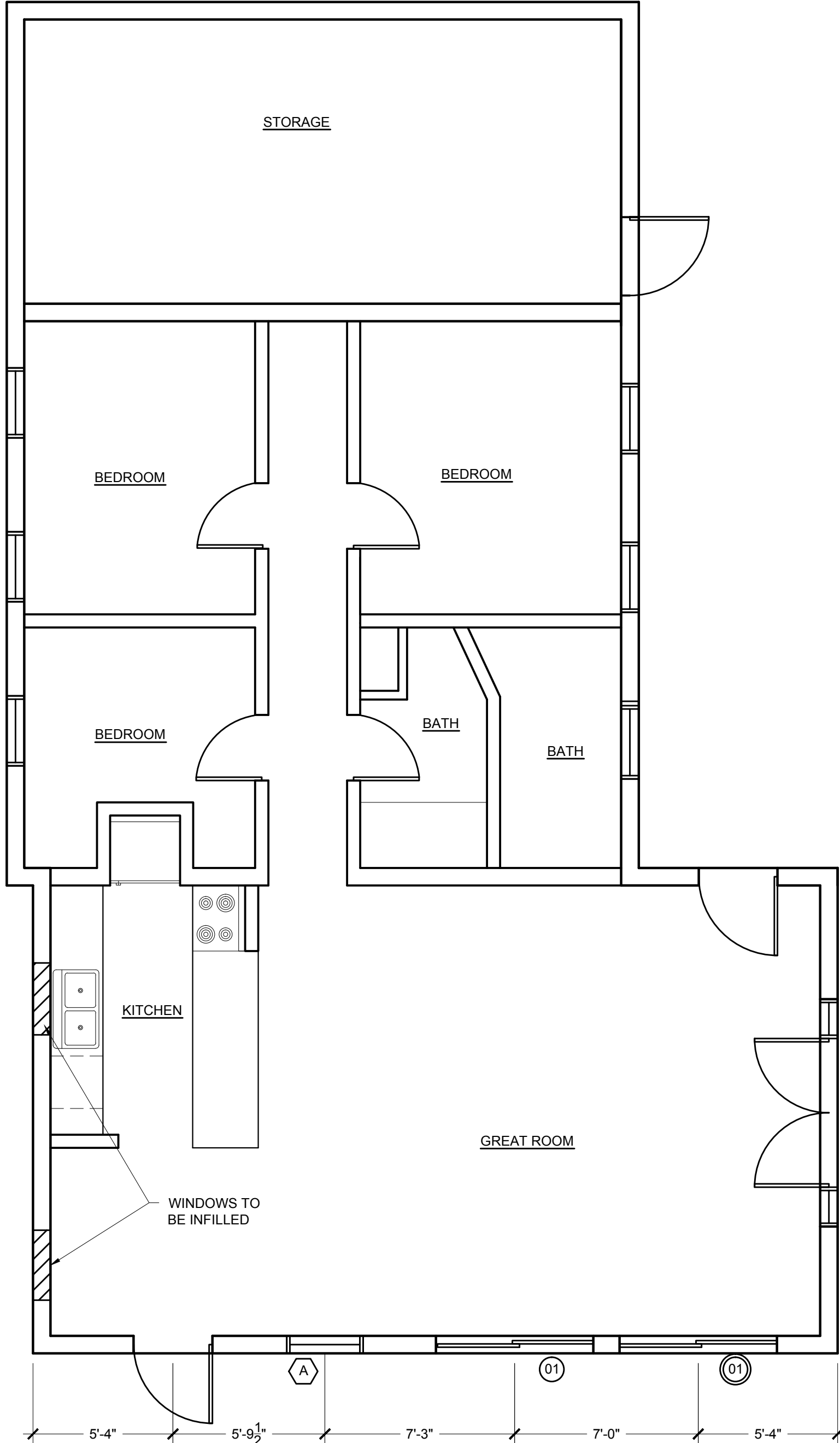


EXISTING FLOOR PLAN

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

WINDOW SCHEDULE					
MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-10)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
A	2'-8"x4'-3"	SINGLE HUNG	-XX.X / +XX.X	PGT SH-700	-80.0 / +80.0 (NOA# 11-1013.14)

(5) - WINDLOAD REQUIREMENT FOR WINDOWS LOCATED IN THE (5) ZONE / CORNER ZONE. SEE FLOOR PLAN FOR WINDOW LOCATIONS.



PROPOSED FLOOR PLAN

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

- ⊖ INDICATES DOOR LOCATED IN (5) ZONE / CORNER ZONE
SEE DOOR SCHEDULE FOR WINDLOAD REQUIREMENTS
- ⬡ INDICATES WINDOW LOCATED IN (5) ZONE / CORNER ZONE
SEE WINDOW SCHEDULE FOR WINDLOAD REQUIREMENTS

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC

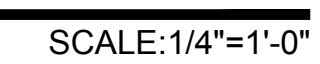
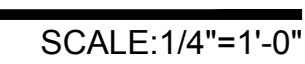
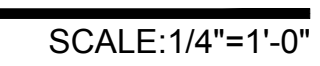
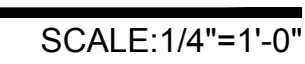
KEY WEST OFFICE
1010 EAST STATE ST. SUITE 201
KEY WEST, FLORIDA 33040
TEL: (305) 293-9440 FAX: (305) 296-0243
CERTIFICATE OF AUTHORIZATION NO. 8879

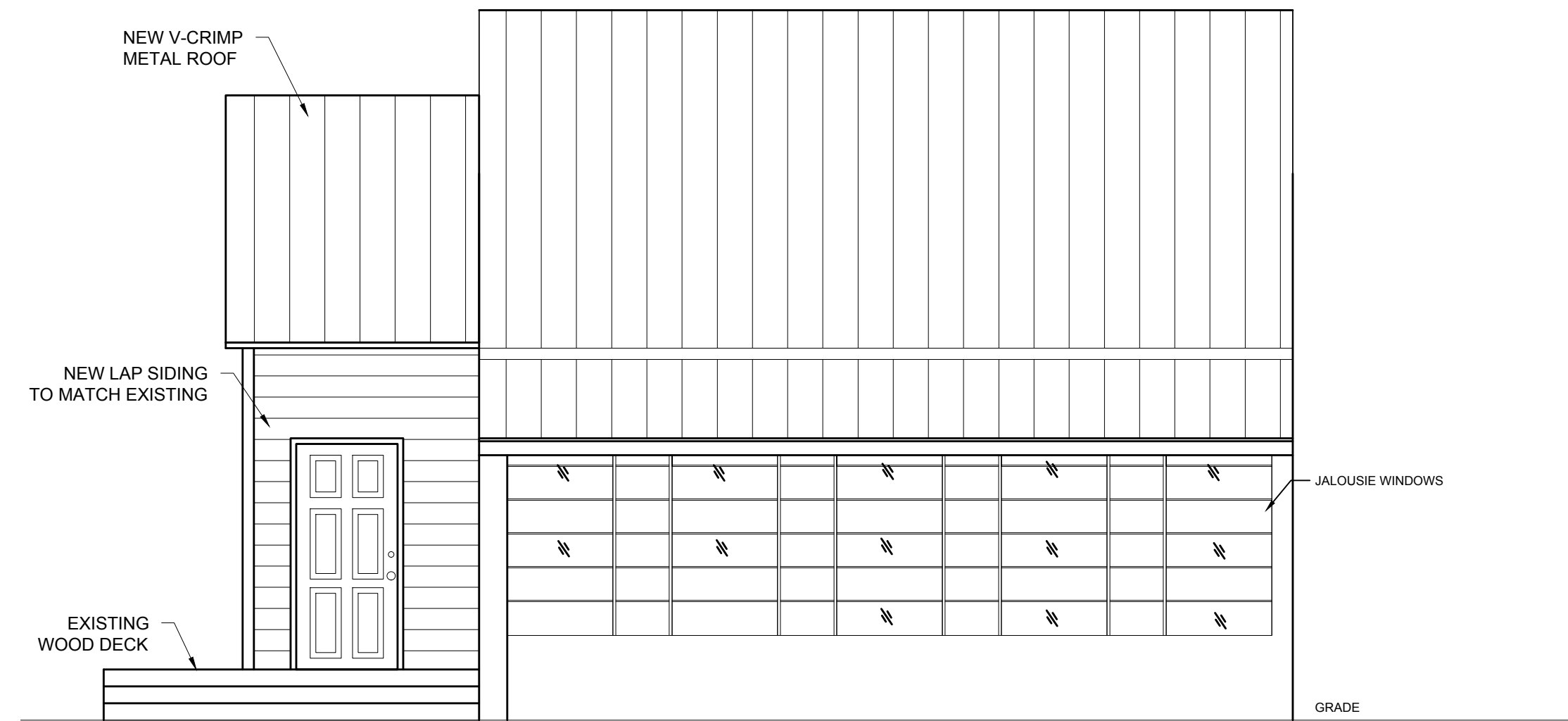
PAUL R. SEMMES, P.E.
Florida P.E. NO. 44137
February 1, 2016

REVISIONS:	
1	ORIGINAL:
2	
3	
4	
5	
6	

DESSAUER RESIDENCE	1310 ROYAL STREET	KEY WEST, FL 33040
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JOB NO.	141050
DRAWN	EPM
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	





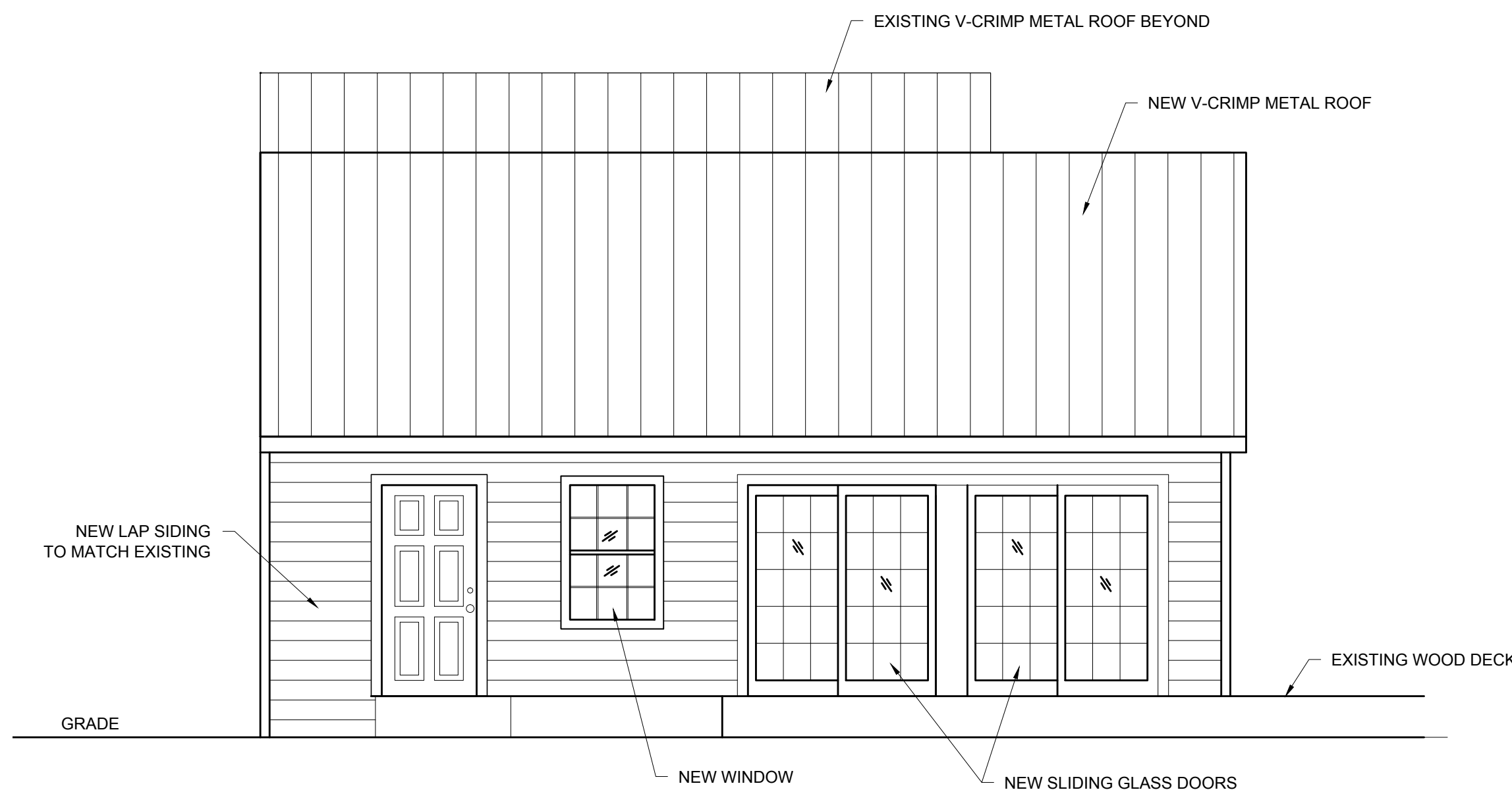
PROPOSED FRONT ELEVATION

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



PROPOSED LEFT ELEVATION

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



PROPOSED REAR ELEVATION

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



PROPOSED RIGHT ELEVATION

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

REVISIONS:	ORIGINAL:
1	
2	
3	
4	
5	
6	

DESSAUER RESIDENCE	1310 ROYAL STREET	KEY WEST, FL 33040

JOB NO.	141050
DRAWN	EPM
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	

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:

REPLACE REAR SHED ROOF WITH GABLE ROOF. REPLACE EXTERIOR BOARD AND BATTEN SIDING WITH LAP SIDING. CHANGE OF WINDOW CONFIGURATIONS. REPLACEMENT OF SLIDING DOORS. DEMOLITION OF REAR SHED ROOF.

FOR- #1310 ROYAL STREET

Applicant – Perez Engineering

Application #H16-03-0002

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared JOHN DESSAUER, 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:

1310 Royal Street, Key West, FL 33040 on
the 21st 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 26th, 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:

John Dessauer
Date: 4/21/16

Address: 1310 Royal Street

City: Key West

State, Zip: FLORIDA 33040

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

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

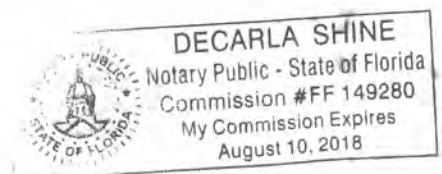
NOTARY PUBLIC

Sign Name: Decarla Shine

Print Name: Decarla Shine

Notary Public - State of Florida (seal)

My Commission Expires: _____





Key West Hideaways <reservations@keywesthideaways.com>

Please Print 3

1 message

John Dessauer <johnnyd2334@gmail.com>
To: reservations@keywesthideaways.com

Thu, Apr 21, 2016 at 10:42 AM



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: 1037761 Parcel ID: 00036970-000000

Ownership Details

Mailing Address:
LOST WEEKEND LLC
PO BOX 35
CEDAR LAKE, IN 46303-0035

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Range: 05-68-25
Property Location: 1310 ROYAL ST KEY WEST
Legal Description: KW WHITE & PIERCE DIAGRAM N-613 PT LOT 32 & ALL LOT 34 SQR 4 TR 17 G31-474/75 OR426-296 OR617-261 OR639-354 OR639-355/56 OR682-261 OR716-41L/E OR1019-1313D/C OR1877-293 OR1940-55/56 OR2014-816/17

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



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	53	100	5,300.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 1069
Year Built: 1948

Building 1 Details

Building Type R1
Effective Age 18
Year Built 1948
Functional Obs 0

Condition G
Perimeter 176
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 24
Grnd Floor Area 1,069

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

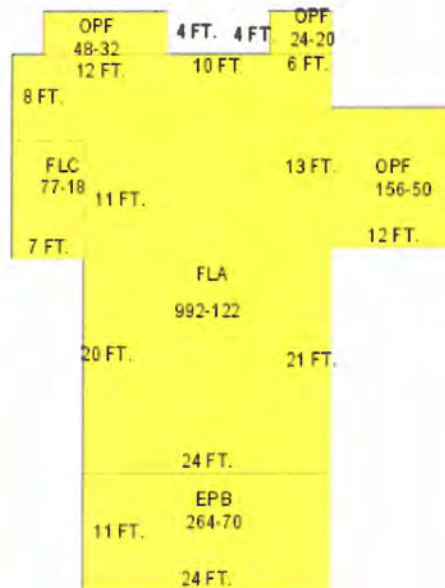
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

Extra Features:

2 Fix Bath 0
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 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPF		1	1996					24
0	OPF		1	1996					48
0	OPF		1	1996					156
1	FLA	11:VINYL SIDING	1	1947	N	Y	0.00	0.00	992
2	EPB	11:VINYL SIDING	1	1947	N	Y	0.00	0.00	264
3	FLC	2:B & B	1	1996	N	Y	0.00	0.00	77

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	120 SF	20	6	1993	1994	2	30
0	PT2:BRICK PATIO	221 SF	17	13	1996	1997	2	50
1	PO4:RES POOL	324 SF	0	0	1975	1976	4	50
2	PT3:PATIO	866 SF	0	0	1975	1976	2	50
3	WD2:WOOD DECK	361 SF	0	0	1981	1982	2	40
4	FN2:FENCES	180 SF	45	4	1993	1994	2	30

Appraiser Notes

2006-04-12-ASKING \$1,150,000. NEWLY RENOVATED 2BDS/2BATHS WITH POOL

2003-12-03 - SKI ASKING \$750,000 RENTAL INCOME FROM THE CITZEN AS OF 10-22-03.

1997-04-08 - (RE 3695 COMBINED WITH THIS PARCEL FOR THE 1997 TAX ROLL (LG)

2005-07-16-ASKING \$1,299,000. 3BDS/2BA FROM THE MLS REPORT-SKI

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04-2269	12/10/2004	12/08/2005	2,000		INST SOLID DOOR
	04-3723	12/10/2004	12/08/2005	850		FENCE 42" FRONT YD
	04-3780	12/10/2004	12/08/2005	450		REPR CONC WALL
	04-3783	12/10/2004	12/08/2005	900		NEW FIXT W/ PIPING
	96-2531	06/01/1996	12/01/1996	3,000		REMODELING
	96-2532	06/01/1996	12/01/1996	5,000		REMODELING
	96-2681	07/01/1996	12/01/1996	1,200		ELECTRICAL
	96-3002	07/01/1996	12/01/1996	2,000		ELECTRICAL
	96-3015	07/01/1996	12/01/1996	1,500		CENTRAL A/C
	96-3077	07/01/1996	12/01/1996	2,000		PLUMBING
	96-3111	07/01/1996	12/01/1996	3,800		CENTRAL A/C
	9900294	01/25/1999	08/04/1999	1,410		METAL ROOF REPAIR

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	125,754	19,252	570,548	715,554	514,453	0	715,554
2014	130,928	17,534	414,725	563,187	467,685	0	563,187
2013	134,121	17,567	318,000	469,688	425,169	0	469,688

2012	135,718	17,600	233,200	386,518	386,518	0	386,518
2011	137,315	17,665	291,500	446,480	446,480	0	446,480
2010	138,911	17,740	481,198	637,849	637,849	0	637,849
2009	154,404	17,805	652,290	824,499	733,756	0	824,499
2008	149,072	14,479	503,500	667,051	667,051	0	667,051
2007	204,981	11,572	583,000	799,553	799,553	0	799,553
2006	282,631	11,604	477,000	771,235	771,235	0	771,235
2005	288,848	11,791	344,500	645,139	645,139	0	645,139
2004	183,315	12,357	265,000	460,672	460,672	0	460,672
2003	158,587	12,936	136,475	307,998	307,998	0	307,998
2002	157,357	13,496	136,475	307,328	307,328	0	307,328
2001	134,409	14,078	136,475	284,962	284,962	0	284,962
2000	140,420	15,238	99,375	255,032	255,032	0	255,032
1999	120,459	13,374	99,375	233,208	233,208	0	233,208
1998	102,695	11,822	99,375	213,892	213,892	0	213,892
1997	88,818	10,597	88,775	188,189	188,189	0	188,189
1996	48,379	9,063	78,725	136,166	136,166	0	136,166
1995	44,078	8,539	78,725	131,342	131,342	0	131,342
1994	39,420	7,882	78,725	126,026	126,026	0	126,026
1993	39,454	7,175	78,725	125,354	125,354	0	125,354
1992	39,454	7,187	78,725	125,366	125,366	0	125,366
1991	39,454	7,205	78,725	125,384	125,384	0	125,384
1990	36,894	7,217	62,275	106,386	106,386	0	106,386
1989	33,540	6,578	58,750	98,868	98,868	0	98,868
1988	27,754	6,531	48,175	82,460	82,460	0	82,460
1987	27,451	6,545	35,015	69,011	69,011	0	69,011
1986	27,597	6,554	33,840	67,991	67,991	0	67,991
1985	26,853	6,569	19,975	53,397	53,397	0	53,397
1984	24,910	6,578	19,975	51,463	51,463	0	51,463
1983	24,910	6,592	19,975	51,477	51,477	25,500	25,977
1982	25,479	6,126	20,727	52,332	52,332	25,500	26,832

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
5/25/2004	2014 / 0816	720,000	WD *****	Q ****
10/9/2003	1940 / 0055	625,000	WD *****	Q ****
4/10/2003	1877 / 0293	496,000	WD *****	Q ****
2/1/1975	716 / 41	25,000	00	Q ****

This page has been visited 32,260 times.

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