

### **Staff Report for Item 12**

To: Chairman Bryan Green and Historic Architectural Review

**Commission Members** 

From: Kelly Perkins

HARC Assistant Planner

Meeting Date: June 28, 2016

**Applicant:** Meridian Engineering

**Application Number:** H16-03-0042

**Address:** #1421 Catherine Street

### **Description of Work:**

Replace existing carport.

### **Site Facts:**

The one-story, wood frame structure is listed as a contributing resource in the survey, and it was constructed c.1920. The carport in question is not historic, as it does not appear in any Sanborn maps or in any historic photographs.

### **Guidelines Cited in Review:**

Additions and Alterations/New Construction (pages 36-38a), specifically guidelines for new construction.

Outbuildings (Pages 40-41), specifically guidelines 1 through 5.

### **Staff Analysis**

This Certificate of Appropriateness proposes the construction of a new open carport, which will partially be located in the front yard of a contributing building. The carport will have a front gable roof with v-crimp roofing material and hardiboard lap siding. Rather than attached to the primary structure, the proposed carport will be its own freestanding building.

### **Consistency with the Guidelines**

This project proposes a carport that will be highly visible from the right-of-way and will be located in the front yard of a structure. The guidelines are clear that "no accessory structure may be built in the front yard of a structure in the historic district," and that "the construction of new accessory buildings such as...carports which are highly visible from the public right-of-way are not appropriate in the historic district." The existing carport is not historic, nor is it historically appropriate. Therefore, staff finds that this project is inconsistent with the guidelines regarding outbuildings.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC



### City of Key West

3140 FLAGLER AVENUE KEY WEST, FLORIDA 33040 Phone: 305.809.3956

HARC PERMIT	3-42	BUILDING PER	RMIT NUMBER	TAL PARE
FLOODPLAIN P	PERMIT			REVISION #
FLOOD ZONE	PANEL#	ELEV. L. FL.	SUBSTANTIA	L IMPROVEMENT

The College of the Co			YE	S NO%
ADDRESS OF PROPOSED PROJECT:	1421 Cathern	ne St		# OF UNITS
RE # OR ALTERNATE KEY:	00634820-			
NAME ON DEED:	Brenda Donn		PHONE NUMBER	
OWNER'S MAILING ADDRESS:	1421 Cather	2.5	brendan ken	usrealestate.c
	Key West F	L		,
CONTRACTOR COMPANY NAME:	3		PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:	-		EMAIL	
ARCHITECT / ENGINEER'S NAME:	Meridian En	sincerine	PHONE NUMBER	63
ARCHITECT / ENGINEER'S ADDRESS:	201 Front St		EMAIL rmilellier	0
	Key West FL			)
HARC: PROJECT LOCATED IN HISTORIC		BUTING: YESNO (	SEE PART C FOR HARC	APPLICATION.)
CONTRACT PRICE FOR PROJECT OR ES	TIMATED TOTAL FOR MA	T'L., LABOR & PROFIT:		
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY PERFORMANCE OF HIS OR HER OFFICIAL DUTY SI				
PROJECT TYPE: ONE OR TWO FAMI CHANGE OF USE / C DEMOLITION			NEW REMODEL WITHIN FLOOD ZONE AFTER-THE-FACT	
DETAILED PROJECT DESCRIPTION INCLU	JDING QUANTITIES, SQUA	ARE FOOTAGE ETC.,		
Replace existing care	ort (204 sq	ft) in same	footprint a	s existing
carport				)
"VE OBTAINED ALL NECESSARY APPROVALS FRO OWNER PRINT NAME:	M ASSOCIATIONS, GOV'T AGEN	CIES AND OTHER PARTIES AS A QUALIFIER PRINT NAME:	APPLICABLE TO COMPLETE T	HE DESCRIBED PROJECT:
OWNER SIGNATURE:		QUALIFIER SIGNATURE:	7	
Notary Signature as to owner:		Notary Signature as to qualifie	er:	
TATE OF FLORIDA; COUNTY OF MONROE, SWORM			TY OF MONROE, SWORN TO	
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 PR	ROJECT: MAIN STRUCTURE	ACCESSORY STRUCTURE SITE
FENCE STRUCTURES: 4 F POOLS: INGROUND / PUBLIC POOLS REQUIRE BD. OF HEAL PUBLIC POOLS REQUIRE BD. OF HEAL ROOFING: NEW RO 5 V METAL FLORIDA ACCESSIBILITY CODE: SIGNAGE: # OF SINGLE	T6 FT. SOLID6 FT. / TOP 2  ABOVE GROUND SPA / HOT TUB LITH LICENSE APPLICATION AT TIME OF CITY A LITH LICENSE PRIOR TO RECEIVING THE CITY OF DOF-OVER TEAR-OFF REPA ASPLT. SHGLS METAL SHG : 20% OF PROJECT FUNDS INVES FACE # OF DOUBLE FACE NALL PROJECTING AWNIM	PRIVATE PUBLIC APPLICATION. CERTIFICATE OF OCCUPANCY. AIR AWNING LS BLT. UP TPO OTHER STED IN ACCESSIBILITY FEATURES REPLACE SKIN ONLY BOULEVARD ZONE
A / C: COMPLELECTRICAL: LIGHT	TWORKCOMMERCIAL EXH. HOOKETE SYSTEM AIR HANDLER TING RECEPTACLES HOOKERHEAD UNDERGROUND 1 FOUR LATERAL PER BLDG INGROUND WEN'S UNISEX	D INTAKE / EXH. FANS LPG TANKS _ CONDENSER MINI-SPLIT -UP EQUIPMENT LOW VOLTAGE -PHASE 3 PHASE AMPS
APPLICATION FEES: PAINTING SINGLE FA PLEASE ATTACH APPROPRIATE VARIANCES / ATTENTION: NO BUILDING PERMITS WILL BE PLEASE SEND ELECTRONIC SUBMISSIONS TO NDICATE TYPE OF CERTIFICATE. OF APPRO	AMILY: \$10 STAFF APPROVAL: \$ RESOLUTIONS FROM HARC, PLANNING ISSUED PRIOR TO HARC APPROVAL.  C: harc@cityofkeywest-fl.gov	SO COMMISSION REVIEW \$100 NG BOARD OR TREE COMMISSION.
ADDITIONAL INFORMATION:	AMILY: \$10 STAFF APPROVAL: \$ PRESOLUTIONS FROM HARC, PLANNING ISSUED PRIOR TO HARC APPROVAL.  harc@cityofkeywest-fl.gov PRIATENESS:GENERALDEM	SO COMMISSION REVIEW \$100 NG BOARD OR TREE COMMISSION.  SOLITIONSIGNPAINTINGOTHER
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		SIGN SPECIFICATION	10	
SIGN COPY:		PROPOSED MATERIALS:		SIGNS WITH ILLUMINATION:
				TYPE OF LTG.:
				LTG. LINEAL FTG.:
MAX. HGT. OF FONTS	ę.			COLOD AND TOTAL LUMSING.
MAX. RGT. OF FORTS	3.			COLOR AND TOTAL LUMENS;
IF USING LIGHT FIXT	TURES PLEASE INDICATE HOW MAN	Y: INCLUDE SPEC. SHEE	T WITH LOCATIONS A	AND COLORS.
OFFICIAL USE OF	NLY: H	ARC STAFF OR COMMISSION	REVIEW	
APPROVED	NOT APPROVED	DEFERRED FOR FUTURE CO	ONSIDERATION	TABLED FOR ADD'L. INFO.
HARC MEETING DATE	E:	HARC MEETING DATE:		HARC MEETING DATE:
REASONS OR CONDI	TIONS:			1
STAFF REVIEW COM	MENTS:			
HARC PLANNER SIGN	NATURE AND DATE:	HARC CHA	NRPERSON SIGNATUR	RE AND DATE:
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### CITY OF KEY WEST CERTIFICATE OF APPROPRIATENESS APENDIX FOR DEMOLITIONS



APPLICATION NUMBER H-\_ -\_ -

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):

ne subject of the application is a contributing or historic building or structure, then it should not be notished unless its condition is irrevocably compromised by extreme deterioration or it does not meet of the following criteria.
The existing condition of the building or structure is irrevocably compromised by extreme deterioration
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.  The portion of Dilding being demolshed does not
(b) Is not specifically associated with events that have made a significant contribution to local state, or national history  15 Not associated any historic events as listed above
(

	Has no significant past
	Is not the site of a historic event with a significant effect upon society
	Not a site of a historic event
)	Does not exemplify the cultural, political, economic, social, or historic heritage of the city  Doen not exemplify my of the above Herry
	Does not portray the environment in an era of history characterized by a distinctive architectural style.  Does not portray any distinctive architectural style.
)	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 part of or related to a distinctive area
)	Does not have a unique location or singular physical characteristic which represents a established and familiar visual feature of its neighborhood or of the city, and does no exemplify the best remaining architectural type in a neighborhood
	Oses not have any unique location or physical
)	Has not yielded, and is not likely to yield, information important in history.
	Has not yielded and will not yield important historia

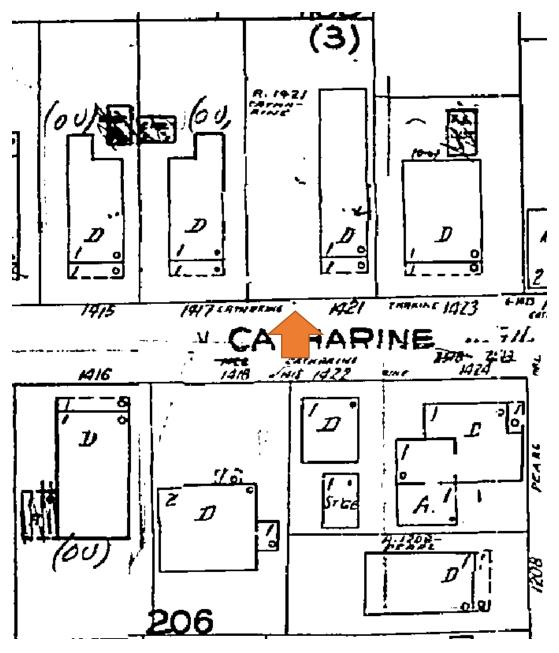
# CITY OF KEY WEST CERTIFICATE OF APPROPRIATENESS APENDIX FOR DEMOLITIONS APPLICATION NUMBER H-\_\_-\_-



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20
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uildings
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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.

receiving a Certificate of Appropriatene proceeding with the work outlined above	and that the work shall conform to all applicable laws of this jurisdiction, s, I realize that this project will require a Building Permit, approval <b>PRIO</b> and that there will be a final inspection required under this application. I wed Certificate of Appropriateness must be submitted for review.	R to
Brence Denni Property owner's signature:	Brenda Donnelly Date and Print Name:	
	OFFICE USE ONLY	
	BUILDING DESCRIPTION:	
Contributing Year built  Not listed Year built	Style Listed in the NRHP Year Comments	_
Reviewed by Staff on  Notice of hearing posted  First reading meeting date  Second Reading meeting date  TWO YEAR EXPIRATION DATE		



1962 Sanborn Map

# PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.







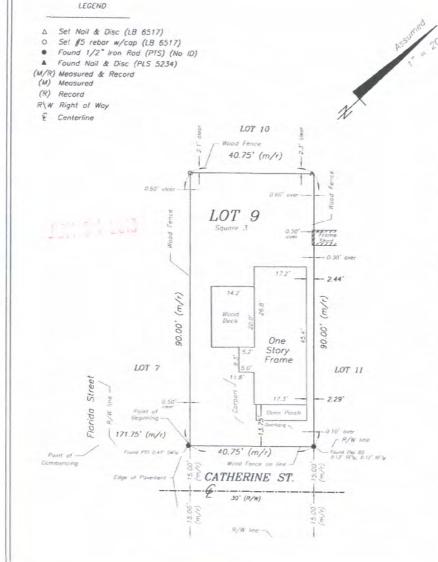












Map of: Boundary Survey for: Brenda Donnelly of Lot 9, in Square 3, of Tract 14

### NOTES:

1. The legal descriptions shown hereon was furnished by the client or their agent.

2. Underground foundations and utilities were not located.

3. All angles are 90° (Measured & Record) unless otherwise noted.

4. Street address: 1421 Catherine 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.

7. North Arrow is assumed and based on Plat Book 1, Page 27.

8. Error of closure exceeds one part in 10,000.

9. Date of field work: June 11, 2001.

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in Feb. A.D. 1829, as a part of Tract Fourteen (14) but is better known as Lot Nine (9) in Sq. Three (3) of Peter T. Knight's diagram of part of said Tract Fourteen (14) recorded in Plat Book One (1), Page 27, Mon. Co. Fla. Records Com. on the N.W. side of Catherine St., distant One Hundred and Seventy one (171) ft., nine (9) inches from the cor. of Florida and Catherine St., and running thence in a N.E. ly direc. Forty (40) ft., nine (9) inches; thence at right angles in a N.W. ly direc. Ninety (90) ft., thence at right angles in a S.W. ly direc. Forty (40) ft., nine (9) inches; thence at right angles in a S.E. ly direc. Ninety (90) ft., to the Point of Beginning.

BOUNDARY SURVEY FOR:

Brenda Donnelly; First State Bank of the Florida Keys;

Stones & Cardenas;

Attorneys' Title Insurance Fund, Inc.;

NORBY & ASSOCIATES, INC.

Robert Lane Wessells, PLS

Florida Reg. #4874

June 13, 2001

NORBY

& Associates, Inc.
Professional Land Surveyors
LB No. 6817

3104 Flogler Ave. Key West, Ft. 33040 (305) 296-7422

# PROPOSED DESIGN

## SITE DATA SITE ADDRESS: 1421 CATHERINE ST. KEY WEST, FL 33040 ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL) F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05

LEGAL DESCRIPTION: KW KNIGHTS SUB PB 1-27 LOT 9 SQR 3 TR 14 SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY

TYPE OF CONSTRUCTION: VB

SECTION/TOWNSHIP/RANGE: 5-68-25

RE: 00034820-000000

FLOOD ZONE: AE6

### **DESIGN DATA**

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE FOLLOWING LOADINGS WERE USED:

DESIGN LOADS: ASCE 7-10 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF

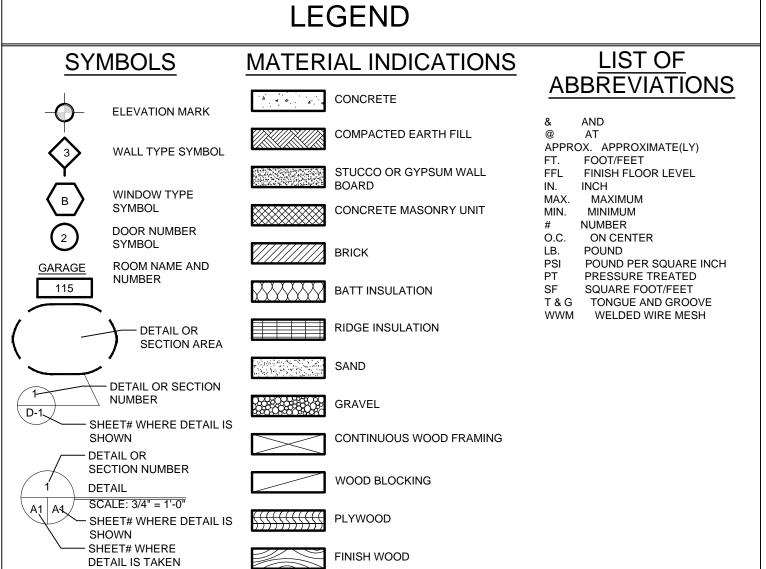
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT. FEMA FLOOD DESIGN PER ASCE 24-05

### INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, PROJECT DATA, PROPOSED FRONT ELEVATIONS SHEET A-1 - EXISTING AND PROPOSED SIDE ELEVATION

### **GENERAL NOTES**

- 1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- 2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE
- 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
- 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
- 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
- 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, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE
- 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 2014 FLORIDA BUILDING CODE 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
- 14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

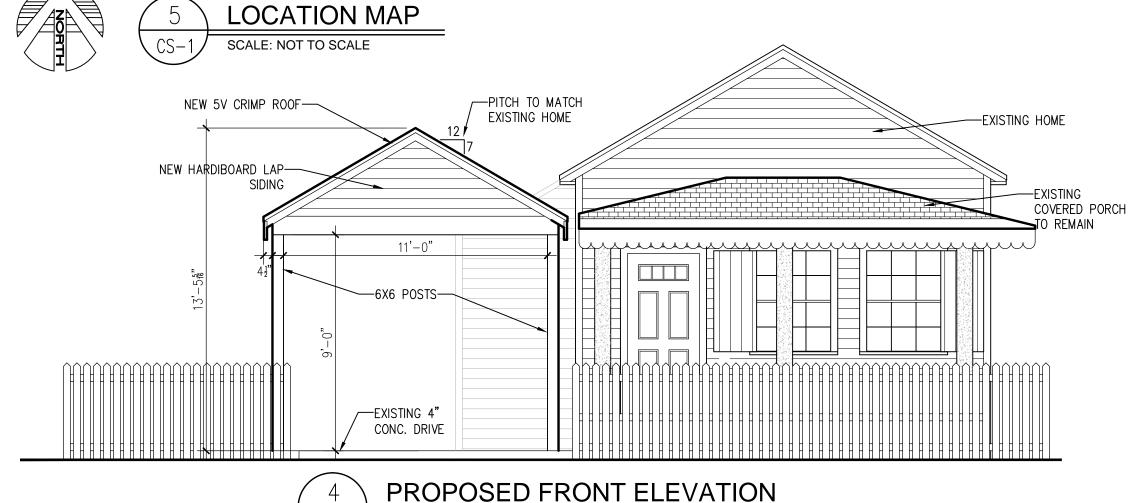


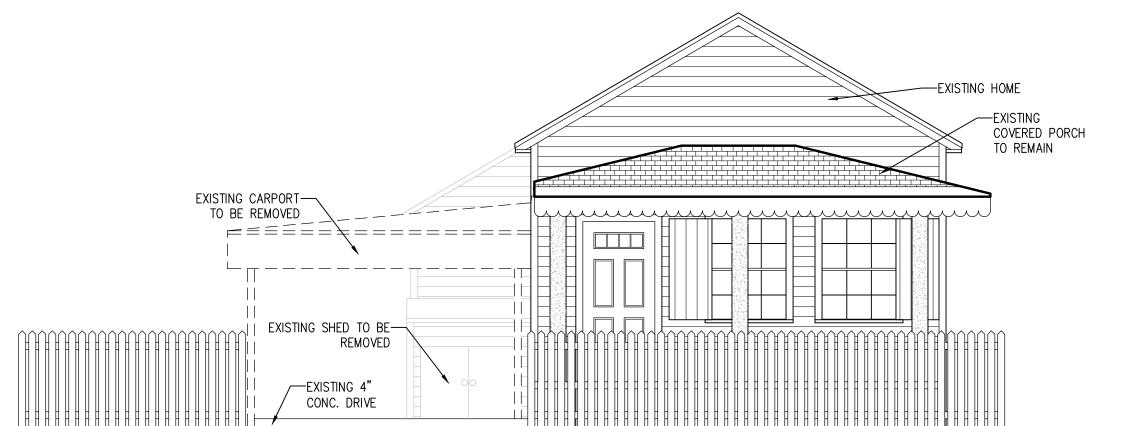
# CARPORT

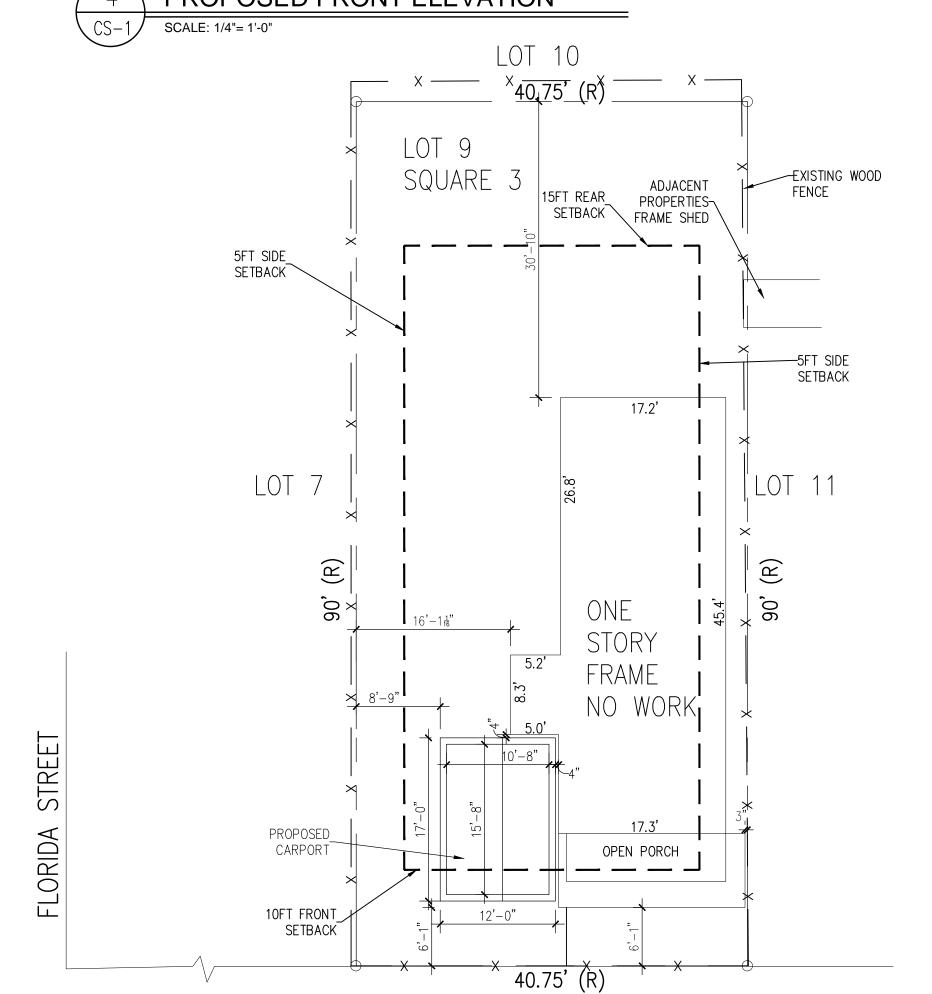


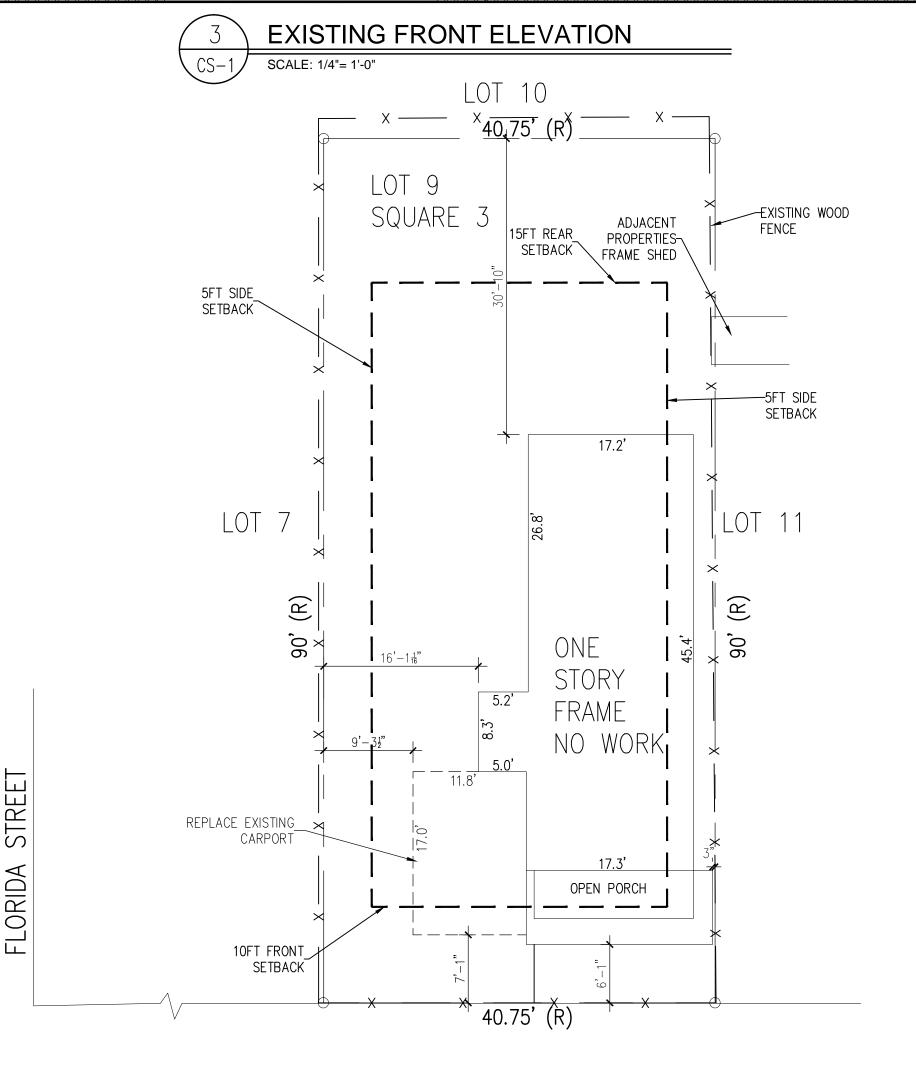
1421 CATHERINE STREET KEY WEST, FLORIDA 33040

	PROPOSED EXISTING			REQUIRED	VARIANCE REQUESTED	
RE NO.	00034820-00000	00034820-000000				
CARPORT SETBACKS:						
FRONT	6'-1"		6'-1"		1	NONE
STREET SIDE	N/A		N/A		7.5'	NONE
SIDE	3"	3"			1' NONE 15' NONE	NONE
REAR	30'-10"		30'-10" 3,667.5 SQ. FT.			NONE
LOT SIZE	NO CHANGE				4000 SQ.FT.	NONE
BUILDING COVERAGE	1,176 SQ. FT.	32%	1,176 SQ. FT.	32%	40% MAX	NONE
FLOOR AREA	826.1 SQ. FT.	0.22	826.1 SQ. FT.	0.22	1.0	NONE
BUILDING HEIGHT					30' MAX	NONE
IMPERVIOUS AREA	1,176 SQ. FT.	32%	1,176 SQ. FT.	32%	60% MAX	NONE
OPEN SPACE	2,434 SQ. FT.	66%	2,434 SQ. FT.	66%	35% MIN	NONE



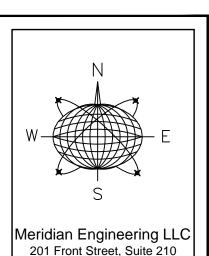






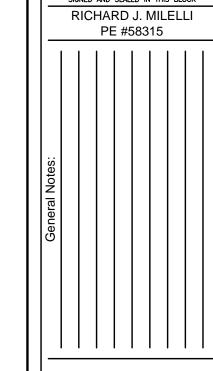




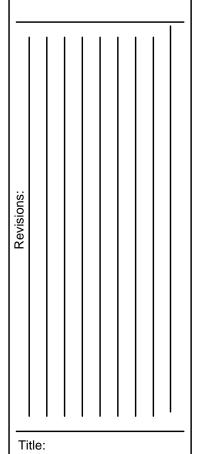


Key West, Florida 33040 AUTHORIZATION #29401 ph:305-293-3263 fax:293-4899

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK RICHARD J. MILELLI PE #58315



Checked By: Project No. AS NOTED AutoCad File No.



**COVER SHEET** AND SITE PLANS



PROPOSED SIDE ELEVATION

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

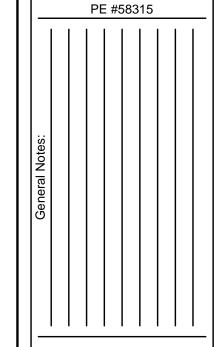


EXISTING SIDE ELEVATION

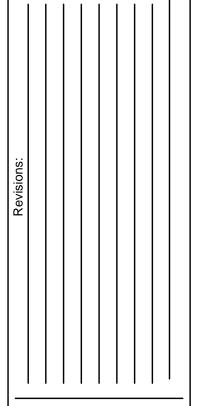
SCALE: 1/4"= 1'-0"

Meridian Engineering LLC 201 Front Street, Suite 210 Key West, Florida 33040 AUTHORIZATION #29401 ph:305-293-3263 fax:293-4899

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK RICHARD J. MILELLI



Drawn By: Checked By: RJM Project No. Scale: AS NOTED AutoCad File No.



**EXISTING AND** PROPOSED SIDE ELEVATION

Sheet Number: A-1

Date: MAY 31, 2016

The Historic Architectural Review Commission will hold a public hearing <u>at 5:30 p.m., June 28, 2016 at Old City</u> <u>Hall, 510 Greene Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

# REPLACE EXISTING CARPORT. DEMOLITION OF CARPORT.

### FOR- #1421 CATHERINE STREET

**Applicant – Meridian Engineering** 

**Application #H16-03-0042** 

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 305-809-3975 or visit our website at <a href="https://www.cityofkeywest-fl.gov">www.cityofkeywest-fl.gov</a>.

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.



# PROPERTY APPRAISER INFORMATION



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: 1035700 Parcel ID: 00034820-000000

### **Ownership Details**

### **Mailing Address:**

DONNELLY BRENDA J 1421 CATHERINE ST KEY WEST, FL 33040-3419

### **Property Details**

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW Affordable Housing: No  $\begin{array}{c} \textbf{Section-Township-} \\ \textbf{Range:} \end{array} 05\text{-}68\text{-}25$ 

Property Location: 1421 CATHERINE ST KEY WEST

Legal Description: KW KNIGHTS SUB PB 1-27 LOT 9 SQR 3 TR 14 OR311-556-557 OR528-299D/C OR1670-304/305(ORDER)

OR1706-2180/82 OR1949-2096Q/C(LG)

### Click Map Image to open interactive viewer



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### **Exemptions**

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

### **Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	41	92	3,739.00 SF

### **Building Summary**

Number of Buildings: 1 Number of Commercial Buildings: 0

Total Living Area: 782 Year Built: 1938

### **Building 1 Details**

Building Type R1<br/>Effective Age 21Condition A<br/>Perimeter 126Quality Grade 450Year Built 1938Special Arch 0Depreciation % 28

Functional Obs 0 Economic Obs 0

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

Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS
Heat 1 NONE Heat 2 NONE Bedrooms 2

Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

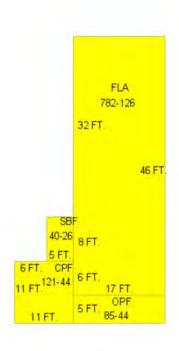
 2 Fix Bath
 0
 Vacuum
 0

 3 Fix Bath
 0
 Garbage Disposal
 0

 4 Fix Bath
 0
 Compactor
 0

2 of 5





### Sections:

Nbr	Туре	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1989	N	Υ	0.00	0.00	782
2	<u>OPF</u>		1	1989	N	N	0.00	0.00	85
3	CPF		1	1989	N	N	0.00	0.00	121
4	SBF		1	1989	N	N	0.00	0.00	40

### **Misc Improvement Details**

Nbr	Туре	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	280 SF	14	20	1986	1987	2	40
2	PT3:PATIO	44 SF	0	0	1954	1955	2	50
4	FN2:FENCES	100 SF	25	4	2000	2001	2	30

### **Appraiser Notes**

### **Building Permits**

Bldg Number	Date	Date	Amount Description	Notes

3 of 5

		Issued	Completed			
	06-0243	01/23/2006	07/07/2006	5,000	Residential	HURRICANE REPAIRS INSTALL /8 PLYWOOD & INSUILATION FOR NEW ROOF
	06-0214	01/23/2006	07/07/2006	10,000	Residential	HURRICANE REPAIRS RE4PLACE DAMAGED ROOF WITH V-CRIMP
	B933256	11/01/1993	10/01/1994	300		REPAIRS
	9601984	05/01/1996	08/01/1996	10,500		RENOVATIONS
	9602078	05/01/1996	08/01/1996	1,700		ROOF
1	0102283	06/13/2001	10/15/2001	1,000	Residential	UPGRADE ELECTRICAL SERVIC
	06-4299	07/17/2006	09/28/2006	2,300		ATF-2.5 TON SPLIT SYSTEM
	06-3981	06/30/2006	09/28/2006	900		ELECTRIC FOR A/C
				_		<u> </u>

### **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	86,032	1,961	297,459	385,452	271,402	25,000	246,402
2014	93,644	1,797	222,626	318,067	269,248	25,000	244,248
2013	94,759	1,807	329,032	425,598	265,269	25,000	240,269
2012	96,989	1,818	299,120	397,927	260,835	25,000	235,835
2011	96,989	1,832	194,428	293,249	253,238	25,000	228,238
2010	98,760	2,111	148,625	249,496	249,496	25,000	224,496
2009	109,761	2,215	297,251	409,227	263,495	25,000	238,495
2008	105,086	2,358	403,812	511,256	263,232	25,000	238,232
2007	129,435	2,461	598,240	730,136	255,565	25,000	230,565
2006	247,824	2,310	355,205	605,339	189,036	25,000	164,036
2005	232,404	2,403	299,120	533,927	242,070	25,000	217,070
2004	154,200	2,532	205,645	362,377	235,019	25,000	210,019
2003	143,920	2,625	89,736	236,281	230,637	25,000	205,637
2002	132,837	2,754	84,128	219,719	219,719	25,000	194,719
2001	130,831	2,507	84,128	217,466	217,466	0	217,466
2000	130,831	2,168	56,085	189,084	101,789	25,500	76,289
1999	127,913	2,178	56,085	186,175	99,113	25,500	73,613
1998	113,196	1,724	56,085	171,005	97,553	25,500	72,053
1997	99,047	1,547	48,607	149,201	95,923	25,500	70,423
1996	47,668	1,180	48,607	97,455	93,130	25,500	67,630
1995	43,431	1,102	48,607	93,140	90,859	25,500	65,359
1994	38,841	1,023	48,607	88,471	88,471	25,500	62,971
1993	38,947	1,047	48,607	88,601	88,601	25,500	63,101
1992	38,947	1,085	48,607	88,638	88,638	25,500	63,138
1991	38,947	1,109	48,607	88,662	88,662	25,500	63,162
1990	33,618	1,146	38,325	73,089	73,089	25,500	47,589

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1989	23,720	0	37,390	61,110	61,110	25,500	35,610
1988	17,905	0	30,847	48,752	48,752	25,500	23,252
1987	17,684	0	23,369	41,053	41,053	25,500	15,553
1986	17,780	0	22,434	40,214	40,214	25,500	14,714
1985	17,247	0	13,579	30,826	30,826	25,500	5,326
1984	16,135	0	13,579	29,714	29,714	25,500	4,214
1983	16,154	0	13,579	29,733	29,733	25,500	4,233
1982	16,464	0	11,769	28,233	28,233	25,500	2,733
	•	·			·	•	

### **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	
6/22/2001	1706 / 2180	259,000	WD	<u>Q</u>	

This page has been visited 152,168 times.

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

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