



**Historic Architectural Review Commission
Staff Report for Item 15**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: January 23, 2018

Applicant: William Rowan

Application Number: H18-03-0002

Address: #1421 Catherine Street

Description of Work:

Raise house one foot. Reconstruction of front porch and stairs. New carport and one-story addition. New accessory structure and pool. Site improvements.

Site Facts:

The one-story, wood frame structure is listed as a contributing resource in the survey, and it first appears on the 1912 Sanborn map as the earlier Sanborn maps from the 1800s don't include this area of Key West. The building today has the one-story frame vernacular structure with the rear sawtooth structure. The building has a non-historic small addition on the side of the building and a non-historic carport attached to the structure. The front porch has been altered with a concrete porch floor, brick posts, and an awning added to the front of the house.

This address came before HARC a year and a half ago to demolish the carport and build a new, separate carport.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 3, 4, 5, 6, 9, and 10.

Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 7, 11, 12, 13, 14, 17, 19, 21, 22, 23, 24, 29, 30, 31, 32, and 33.

Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 8, 9, 10, 11, 13, and 25.

Guidelines for Outbuildings (Pages 40-41), specifically guidelines 1, 2, 3, 4, 5, and 9.

Staff Analysis

This Certificate of Appropriateness proposes a new side addition to the main wall of a historic house. The addition will be 16' x 16' and will have two gable roofs. The height of the new addition will be 15 feet tall, only 3 feet shorter than the main house. The gable roofs will have a similar proportion and height to the sawtooth structure in the rear of the main house. The project also plans on restoring the front porch back to a more appropriate form with wood flooring and wood posts. The plans also call for raising the structure one foot.

The plans also include the construction of a new open carport, which will be on the southwestern side of the lot. The carport will have a one foot setback from the side property line and will be set back behind the house. The carport will have a height of approximately 9 feet, much shorter than the 14-foot-tall carport of the previously approved design.

The project also includes a new pool in the rear, a new accessory structure that will be 14 feet tall, and new perimeter fencing. 12-18 inches of fill will be added in the back yard.

***There is an error in the plans where the porch roof is depicted to have v-crimp roofing. The porch roof has metal shingles, and the replacement of roofing should be metal shingles instead of v-crimp.**

Consistency with Guidelines

There are multiple components to this project. Most of the project is consistent with the guidelines and standards, except for the side addition. The proposed carport is much more secondary than the previous approval. It will be located farther away from the house and will not obscure the building. The restoration of the front porch will return the front of the structure to a more appropriate form. The 1965 photograph shows how the old, wooden porch used to look. The proposed elevation of a foot is also consistent with the guidelines, as the structure does not have a strong relationship with the neighboring structures in regards to height. The proposed elevation will bring the structure up to the required +1 foot in relation to FEMA and it will not have a detrimental impact on the neighborhood and streetscape.

The proposed accessory structure in the rear will have a smaller massing and height than the main structure. It retains the same scale and will not overshadow the historic house.

The site work proposed, such as the perimeter fencing, the pool, and deck, are all consistent with the guidelines.

The aspect of the project that does not comply with the guidelines is the proposed side addition. It does not meet the following guidelines:

Guideline 23 for Additions and Alterations: Additions at side elevations to contributing buildings are rarely appropriate since they alter the symmetry and balance of a historic building. If proposed, they shall be set back as far as possible from the street and shall not obscure original or historic walls, window fenestrations, or roofs, and should be no larger than 30% of the original floor area.

As stated above, additions at the side elevations of contributing buildings are rarely appropriate. The proposed side addition will highly alter the symmetry and balance of the historic building. While there is an existing side addition, it is very small and only accessed through a doorway. This proposed side addition will take up a much larger portion of the contributing house, will lead to the demolition of historic walls, and will obscure original rooflines. The addition would also remove any view of the historic sawtooth structure in the rear.

Guideline 6 for Additions and Alterations: Any proposed addition shall be attached to less public elevations. Whenever possible, additions shall be attached to the rear or least conspicuous side of an existing building. On a corner lot, an addition shall be located to be unobtrusive when viewed from either adjoining streets.

This guideline is clear that proposed additions should be attached to less public elevations. The proposed addition will be highly visible. There is ample room in the rear of the lot to add an addition to the rear of the structure, which would be much more appropriate and would not obscure character defining features.

Guideline 1 for Addition and Alterations: Additions shall require no or minimal changes to the character defining features of a building and its site.

The proposed side addition will require the demolition of a main wall of the house. The rectangular form of the structure is a character defining feature of the structure and the historic district. Also, the proposed addition will cover the original roofline of the house.

It is staff's opinion that the proposed side addition is inconsistent with the HARC Guidelines, especially guidelines 23, 6, and 1 for Additions and Alterations. As stated earlier, there is enough room to build an appropriate addition in the rear that would lead to less removal of historic materials and would not obscure character defining features of a contributing structure.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA # 18-00300002	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1421 CATHERINE ST.	
BRENDA DONNELLY	PHONE NUMBER 305-304-1116
SAME AS ABOVE	EMAIL BRENDA@BRENDAONNELLY.COM
WILLIAM ROWAN	PHONE NUMBER 305-296-3784
321 PEACOCK LANE	EMAIL wrowan@gmail.com
KEY WEST, FL.	
<i>[Signature]</i>	DATE 12.26.17

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☒

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: RAISE ONE FOOT TO MEET FEMA REQUIREMENT
REMOVE FRONT PORCH AND RECONSTRUCT HISTORIC PORCH W/ FRONT ENTRY STEPS
REMOVE EXISTING CARPORT AND DIMINISH SIZE AND LOCATION.
ADD ONE STORY WOOD FRAME ADDITION (16' x 16') AND ACCESSORY STRUCTURE (10' x 14')

MAIN BUILDING

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

RECEIVED
JAN 02 2017
BY:

2046614197

Per: (KEM) 1/13/18
Date: 1/13/18
This number: 30002
* BUILDING PERMITTS-151
1494
\$600.00
\$121.20
\$500.00
Time: 11:45:08

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): ONE STORY WOOD FRAMED (10' x 14')

PAVERS: DRIVEWAY / PARKING
TURF BLOCK

FENCES: FRONT 3' HIGH
BEHIND FIRST SIDE WINDOW 6' HIGH

DECKS: POOL DECK (WOOD)

PAINTING: MATCH EXISTING WHITE COLOR

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

POOLS (INCLUDING EQUIPMENT):

ADDITION OF 12" - 18" OF FILL

7' x 30' LAP POOL

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

OTHER:

A/C: POOL EQUIP. LOCATED AT
FLOOD LEVEL AND ADJACENT TO
ACCESSORY STRUCTURE

OFFICIAL USE ONLY:

HARC COMMISSION REVIEW

EXPIRES ON:

MEETING DATE:

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

FIRST READING FOR DEMO:

SECOND READING FOR DEMO:

HARC STAFF SIGNATURE AND DATE:

HARC CHAIRPERSON SIGNATURE AND DATE:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1421 CATHERINE ST.

PROPERTY OWNER'S NAME:

BRENDA DONNELLY

APPLICANT NAME:

WILLIAM ROWAN

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 a final inspection is 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	Brenda Donnelly 12/29/17 DATE AND PRINT NAME
-----------------------------------------------------------------------------------------------------------------	----------------------------------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION

1. REMOVE ENTIRE FRONT PORCH EXCEPT HISTORIC PORTION OF ROOF
2. REMOVE EXISTING GARPORT 1
3. REMOVE SMALL ADDITION (BATH/STO.) 5'x15' ON WEST SIDE OF MAIN STRUCTURE

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

(2) Or explain how the building or structure meets the criteria below:

- (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.

BOTH GARPORT (ATTACHED) AND SMALL ADDITION ARE NOT OF HISTORICAL SIGNIFICANCE.

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.

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

No

(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.

No

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

No

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

No

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

No

(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

(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.

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.

NO

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

NO

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(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.

N.A.

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

N.A.

(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.

N.A.

(4) Removing buildings or structures that would otherwise qualify as contributing.

N.A.



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	\$400.00	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$_____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 600

Comments:

1421 Catherine - New side addition,
new accessory structure, reconstruction of
front porch

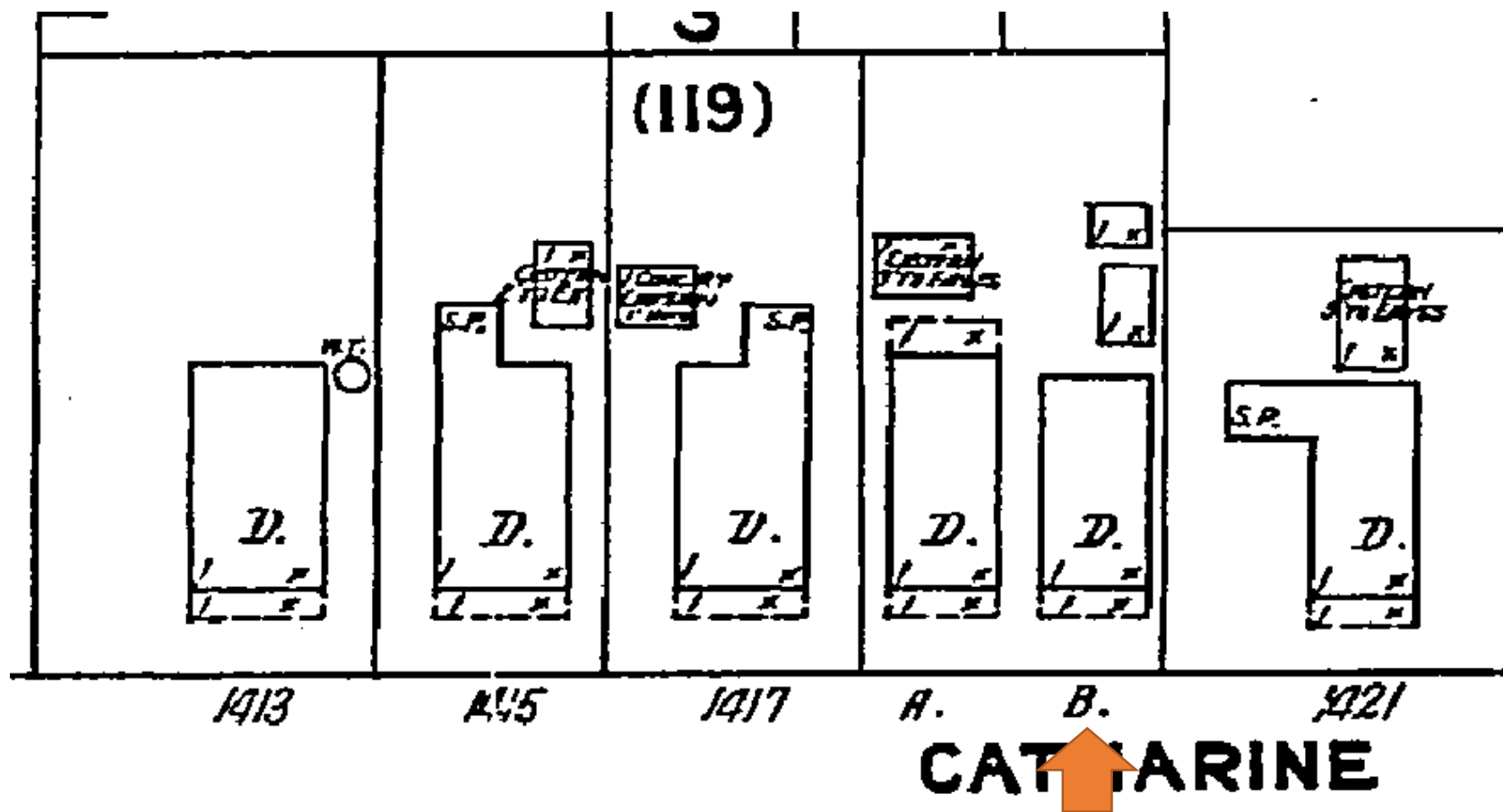
Date of Pre-Application Meeting:

12/4/17

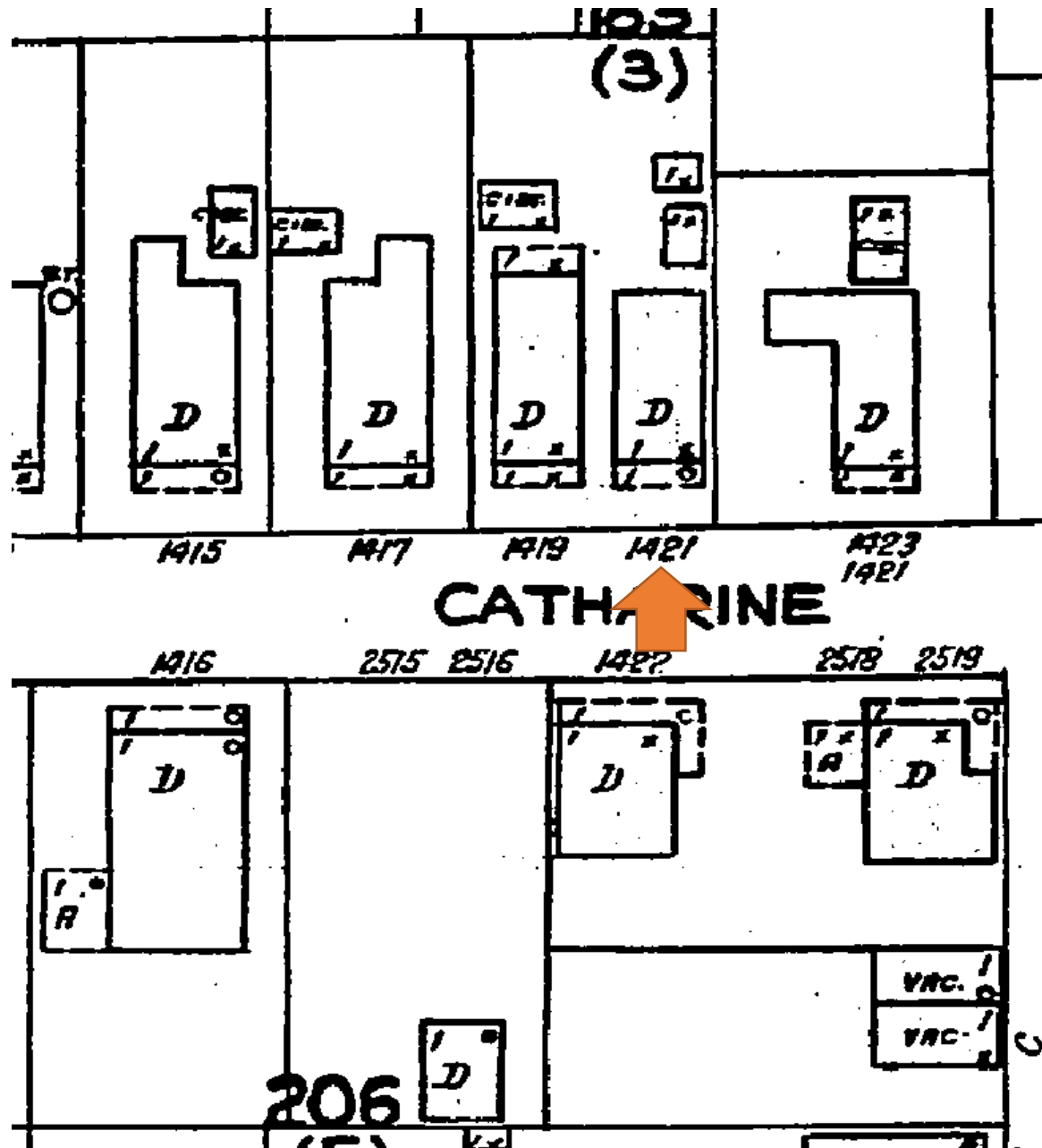
By Staff:

Kelly for

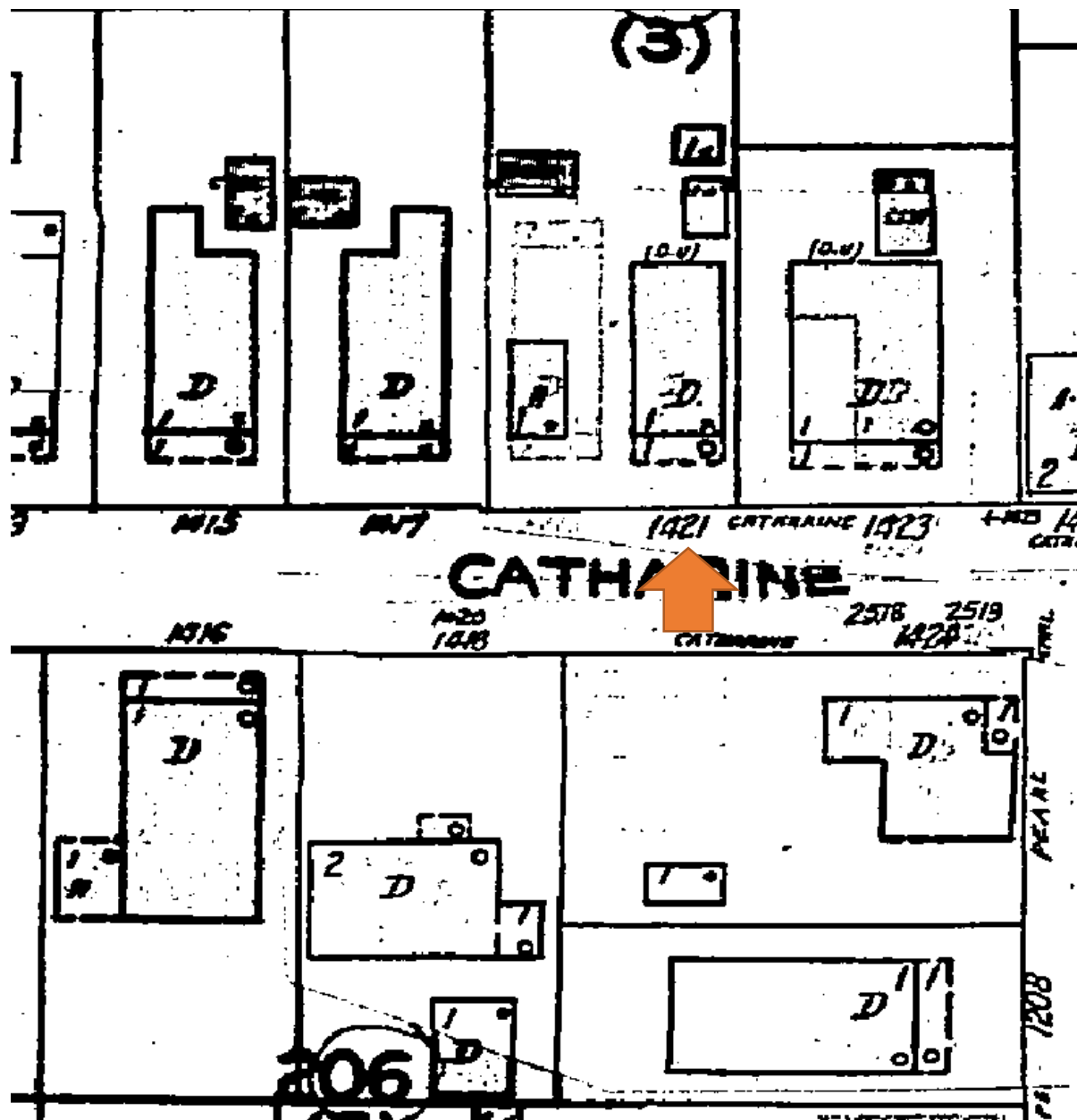
SANBORN MAPS



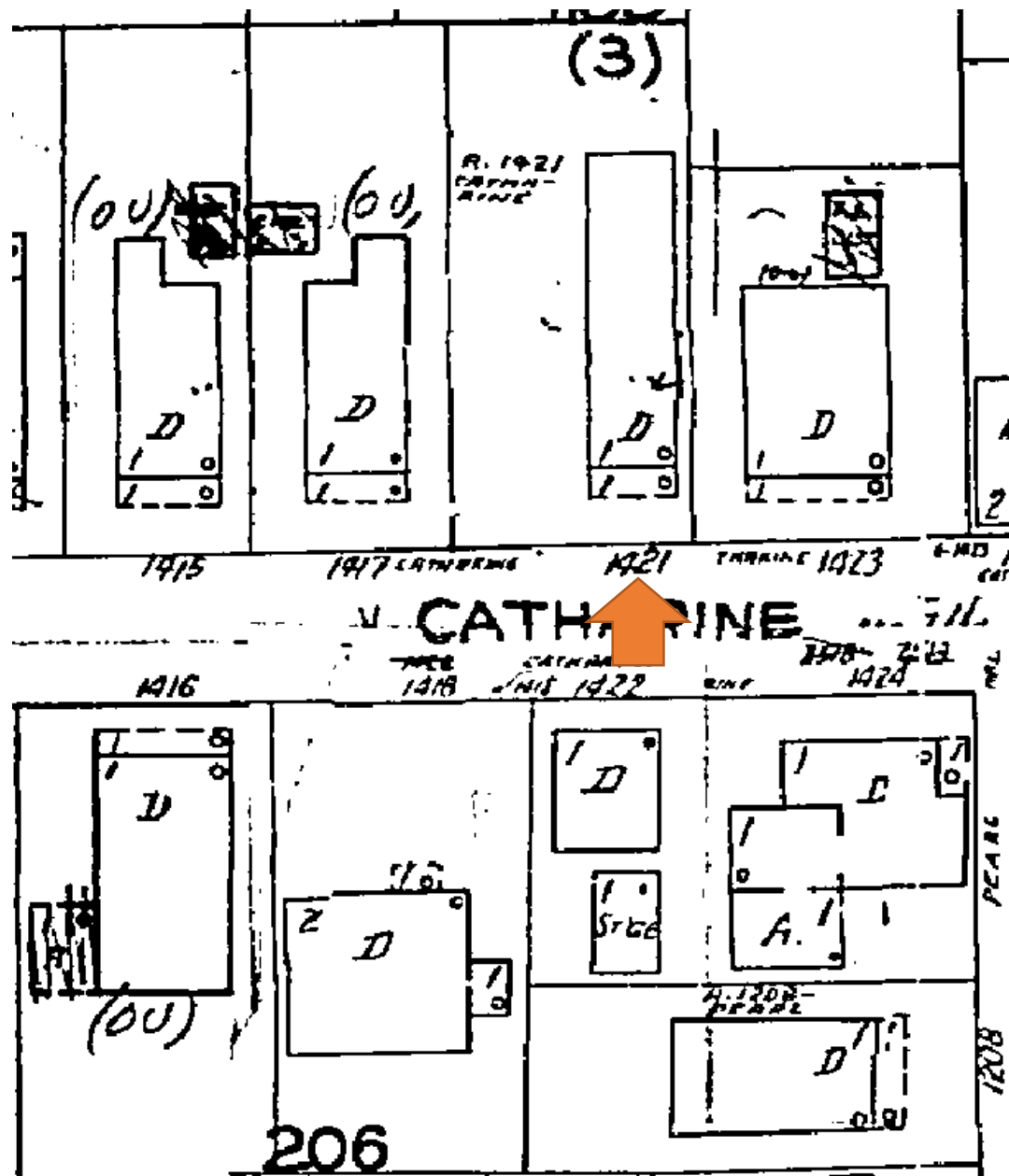
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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





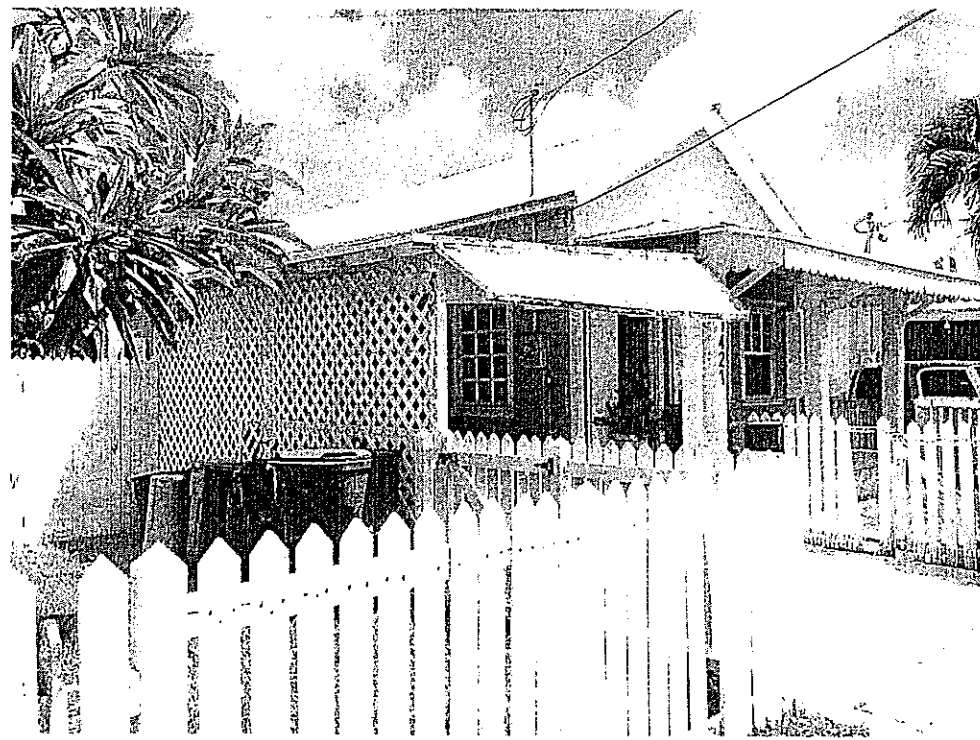
ALL VIRGINIA
PIP 13



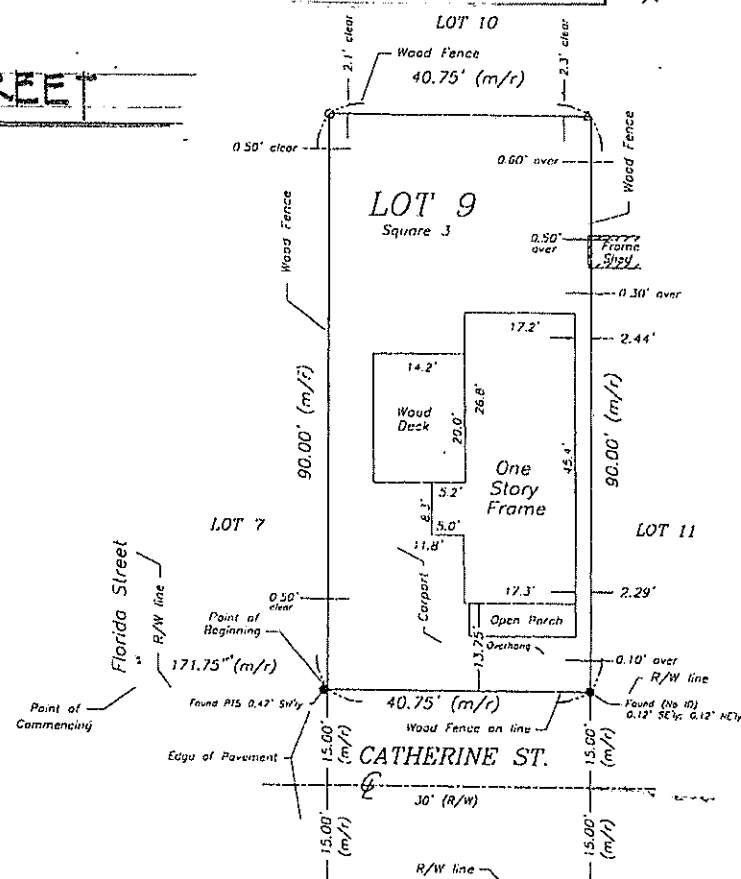
please pick up
after your
friends



PROPOSED DESIGN



VIEW FROM STREET



SURVEY

1" = 20.0'

SITE DATA

ZONING	HMDR		
FLOOD	AE G	6.2'	7.2'
LOT SIZE	3668 SF		
	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	40% - 1467 SF	31.6% - 1162 SF	40% - 1467 SF
IMPERVIOUS RATIO	60% / 2201 SF	38% / 1335 SF	46% / 1684 SF
OPEN SPACE	35% / 1284 SF	60% / 2203 SF	35% / 1284 SF
SETBACKS			
FRONT	10'	6.25'	8.75'
SIDE	5'	16.0'	5'
REAR	15'	30.85'	N.C.
REAR (ACCESSORY)	5'	0'	5.0'

STORM DRAINAGE

CARPORT HARC APPROVAL H16-03-0042

BUILDING STRUCTURES (PROPOSED)

HISTORIC	51' x 18'	918 SF
ADDITION	16' x 16'	256 SF
CARPORT	9' x 16'	144 SF
ACCESSORY	10' x 14.5'	145 SF
		1403 SF < 1467 SF

IMPERVIOUS AREAS

BLDGS.	1337 SF
POOL	210
CONCRETE	25
* PARKING	82
* WALKWAY	30
* 50%	1684 SF

DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
142 CATHERINE KEY WEST, FL

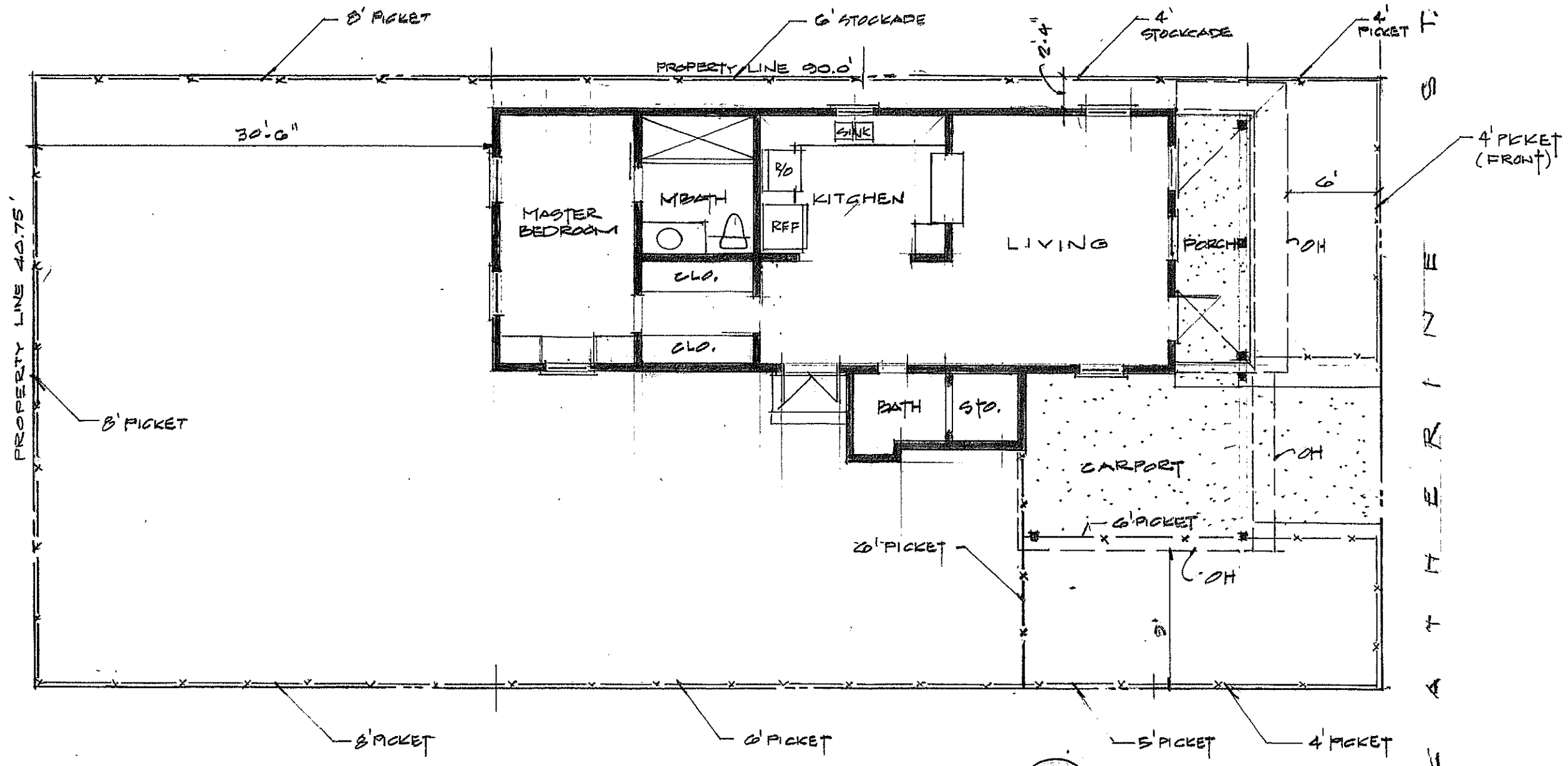
WILLIAM ROWAN
ARCHITECTURE
321 PEACON LANE
KEY WEST, FLORIDA 34092-3744

Project No:

Date: 11-25-17

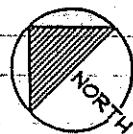
C

1 OF 6



SITE PLAN - EXISTING

SCALE 1/8" = 1'-0"



DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
421 CATHERINE KEY WEST, FL

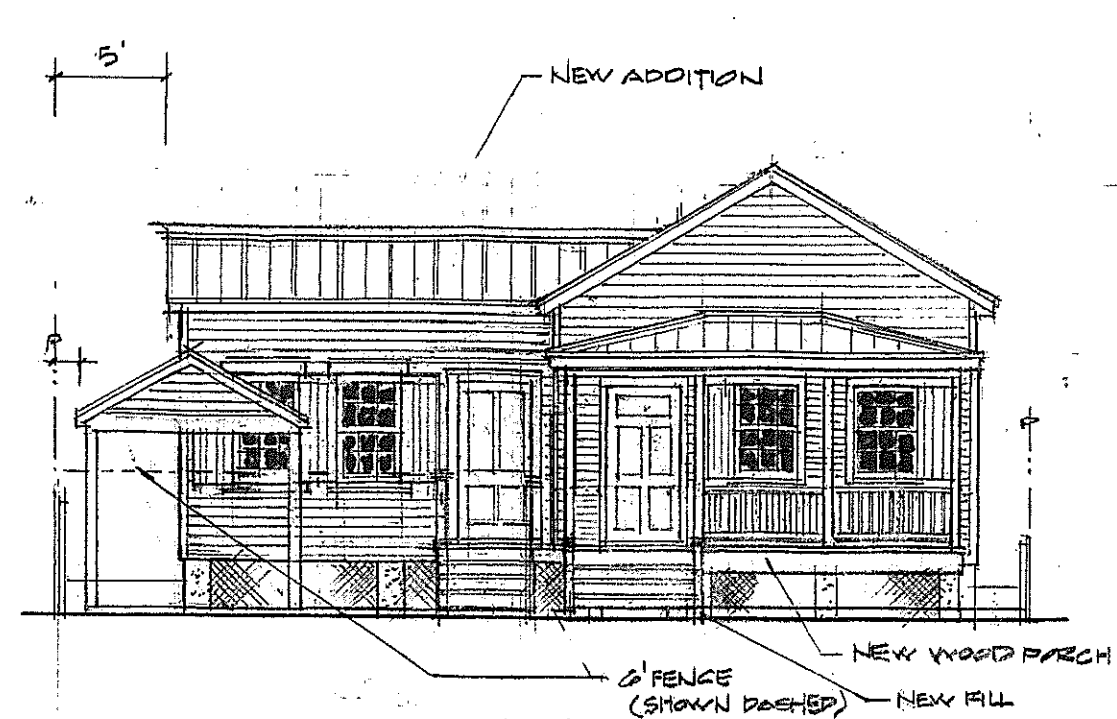
WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FOUNDER & PRINCIPAL
1711 PEARSON LANE
KEY WEST, FL 34604
305.296.5166

Project No:

Date: 11.25.17

1

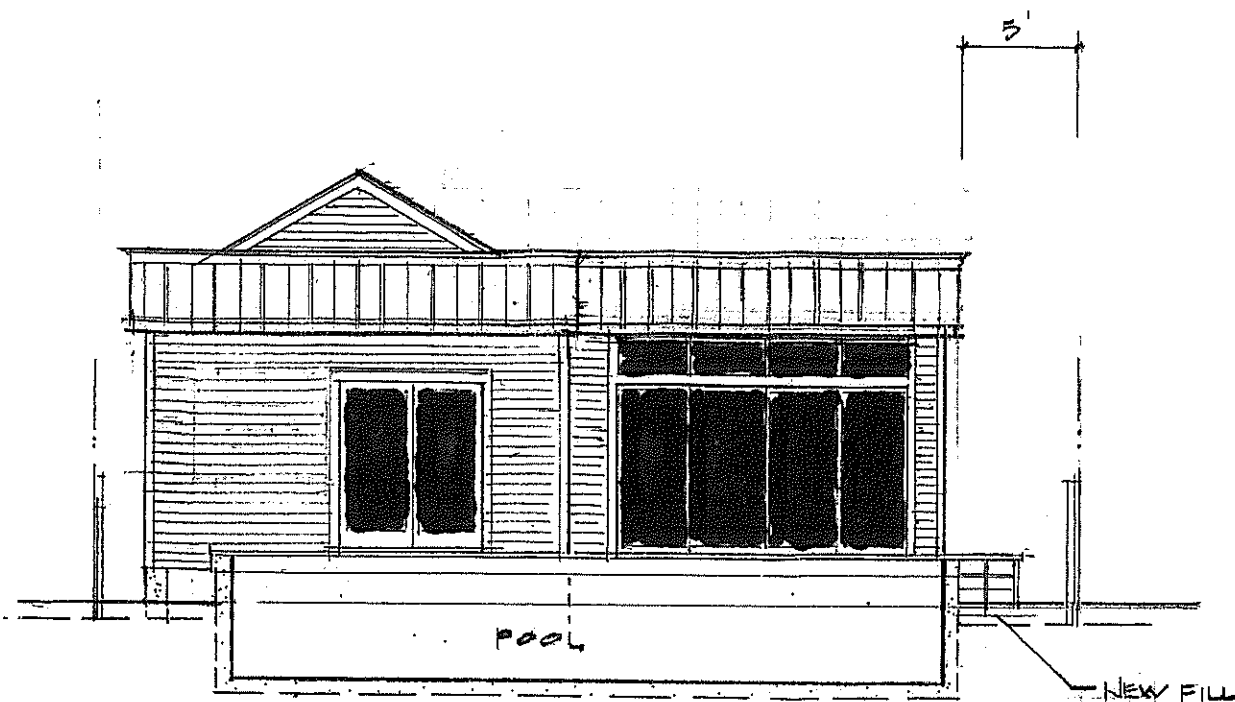
2 of 6



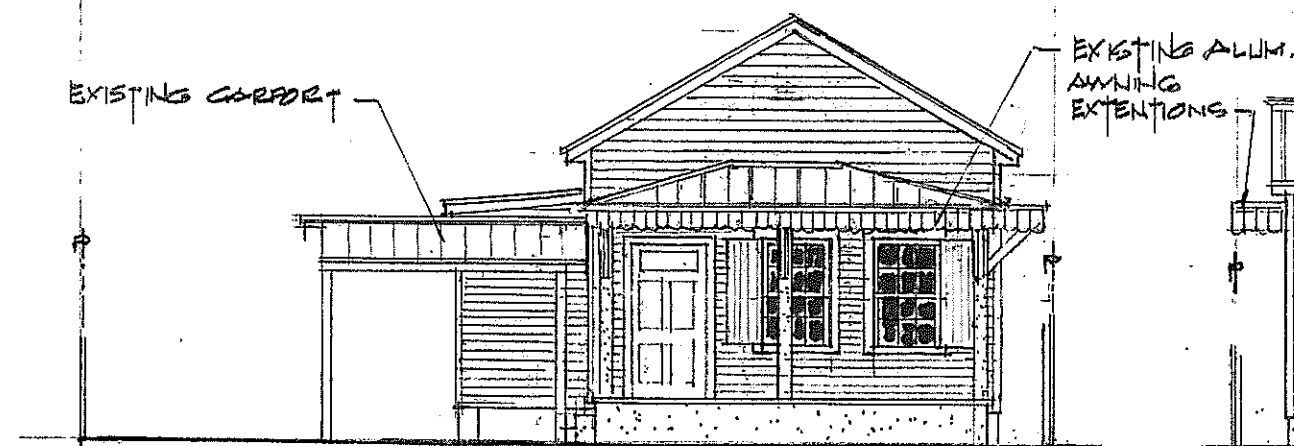
SOUTH ELEVATION

PROPOSED

SCALE 1/8" = 1'-0"



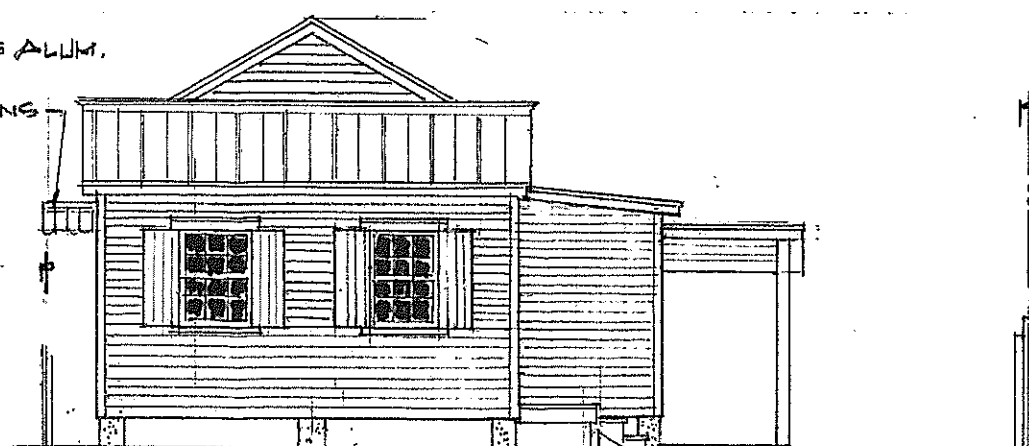
NORTH ELEVATION



SOUTH ELEVATION

EXISTING

SCALE 1/8" = 1'-0"



NORTH ELEVATION

DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
1421 CATHERINE KEY WEST, FL

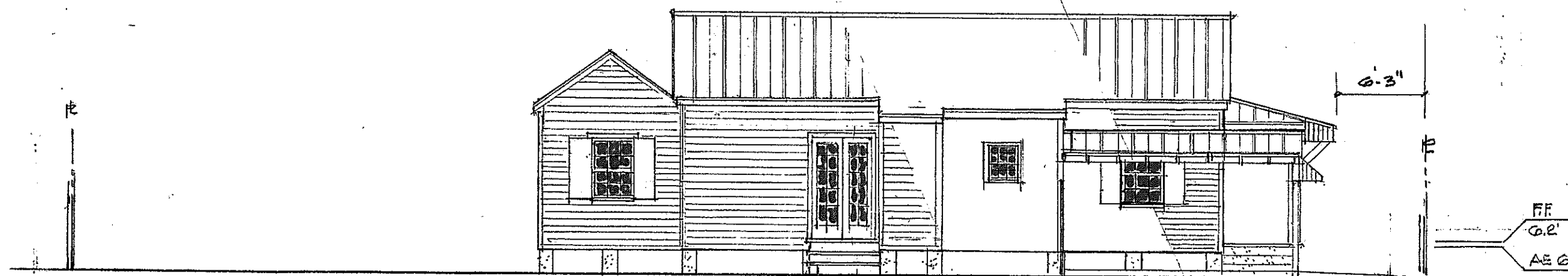
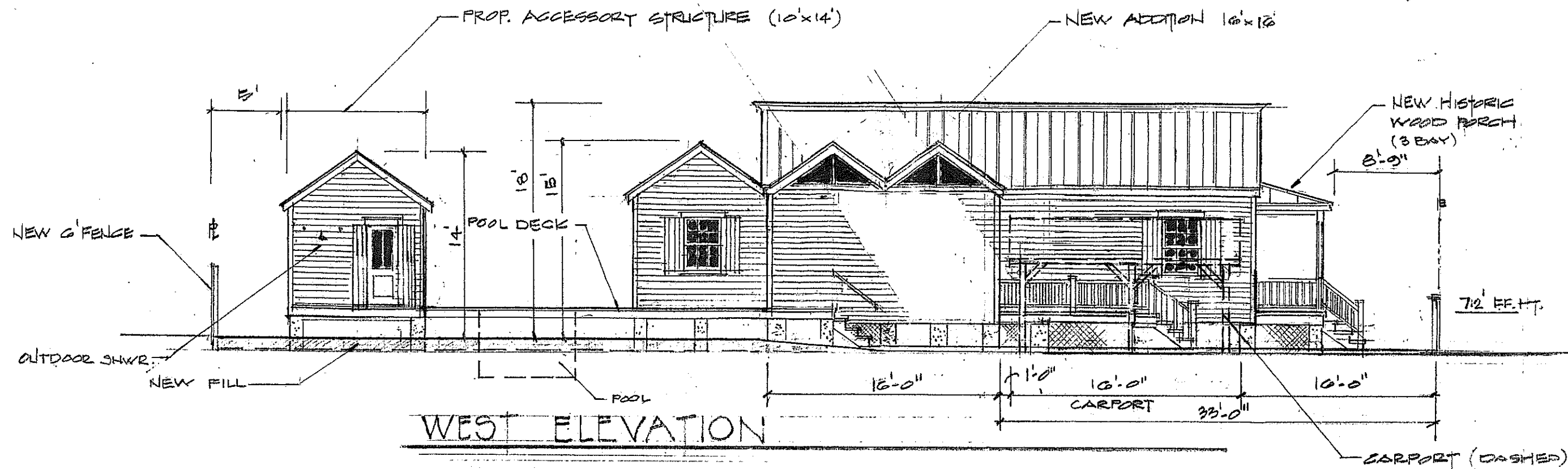
WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE #15553
SINCE 1985

Project No:

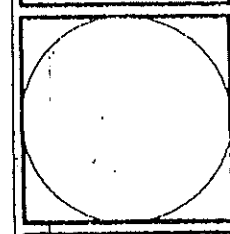
Date: 11.25.17

3

4 OF 6

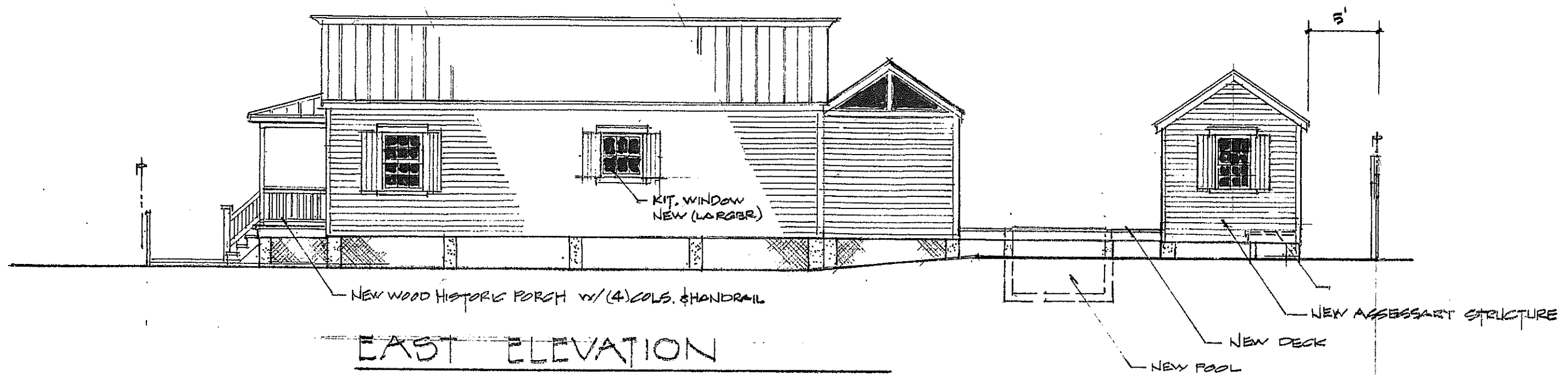


DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
1421 CATHERINE KEY WEST, FL.



WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE #10001
511 PEACON LANE
305 296 5764

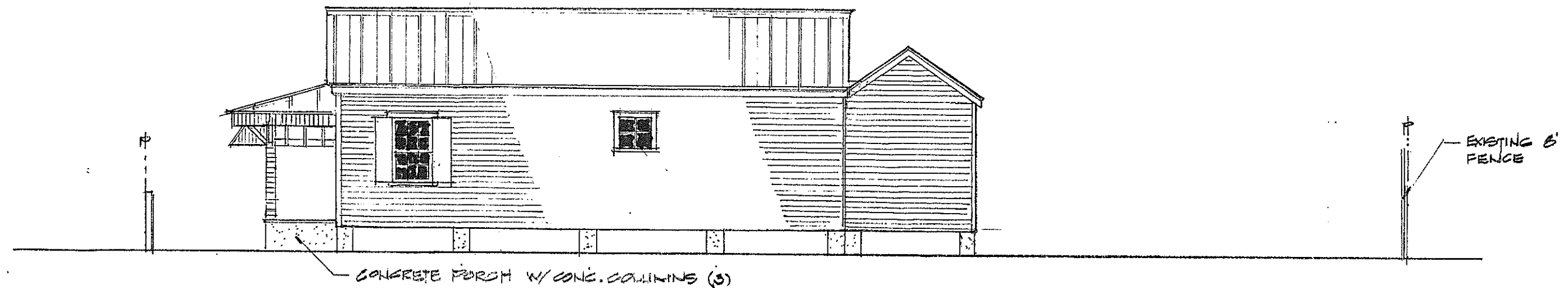
Project No:
Date: 11-25-17



EAST ELEVATION

PROPOSED

SCALE 1/8" = 1'-0"



EAST ELEVATION

EXISTING

SCALE 1/8" = 1'-0"

DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
1401 CATHERINE KEY WEST, FL.

WILLIAM ROWAN
ARCHITECTURE

351 SEACON DRIVE
KEY WEST, FLORIDA
305 296 5566

Project No:

Date: 11.25.17

5

6 OF 6



STREETSCAPE EXISTING

CATHERINE STREET



STREETSCAPE PROPOSED

CATHERINE STREET

STREETSCAPE OF CATHERINE STREET
1417 CATHERINE STREET - 1126 PEARL STREET

SCALE: 3/16 = 1'-0"

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
305 596 3704
KEY WEST, FLORIDA
FLORIDA LICENSE AR-007751

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 23, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RAISE HOUSE ONE FOOT. RECONSTRUCTION OF FRONT PORCH AND STAIRS. NEW CARPORT AND ONE-STORY ADDITION. NEW ACCESSORY STRUCTURE AND POOL. SITE IMPROVEMENTS. DEMOLITION OF FRONT PORCH AND EXISTING CARPORT. REMOVAL OF SIDE ADDITION.

FOR- #1421 CATHERINE STREET

Applicant – William Rowan

Application #H18-03-0002

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 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.

PROPERTY APPRAISER INFORMATION



qPublic.net™

Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00034820-000000
Account # 1035700
Property ID 1035700
Millage Group 10KW
Location 1421 CATHERINE ST , KEY WEST
Address
Legal KW KNIGHTS SUB PB 1-27 LOT 9 SQR 3 TR 14 OR311-556-557 OR528-299D/C
Description OR1670-304/305(ORDER) OR1706-2180/82 OR1949-2096Q/C(LG)
 (Note: Not to be used on legal documents)
Neighborhood 6149
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

DONNELLY BRENDA J
 1421 Catherine ST
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$91,737	\$83,133	\$86,032	\$93,644
+ Market Misc Value	\$2,212	\$2,241	\$1,961	\$1,797
+ Market Land Value	\$471,114	\$392,870	\$297,459	\$222,626
= Just Market Value	\$565,063	\$478,244	\$385,452	\$318,067
= Total Assessed Value	\$279,041	\$273,302	\$271,402	\$269,248
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$254,041	\$248,302	\$246,402	\$244,248

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,739.00	Square Foot	41	92

Buildings

Building ID 2773
Style
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1028
Finished Sq Ft 782
Stories 1 Floor
Condition AVERAGE
Perimeter 126
Functional Obs 0
Economic Obs 0
Depreciation % 31
Interior Walls WALL BD/WD WAL
Exterior Walls ABOVE AVERAGE WOOD
Year Built 1938
EffectiveYearBuilt 1994
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type CERM/CLAY TILE
Heating Type NONE with 0% NONE
Bedrooms 2
Full Bathrooms 1
Half Bathrooms 0
Grade 450
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	121	0	0
FLA	FLOOR LIV AREA	782	782	0
OPF	OP PRCH FIN LL	85	0	0
SBF	UTIL FIN BLK	40	0	0
TOTAL		1,028	782	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1954	1955	1	44 SF	2
WOOD DECK	1986	1987	1	280 SF	2
FENCES	2000	2001	1	100 SF	2

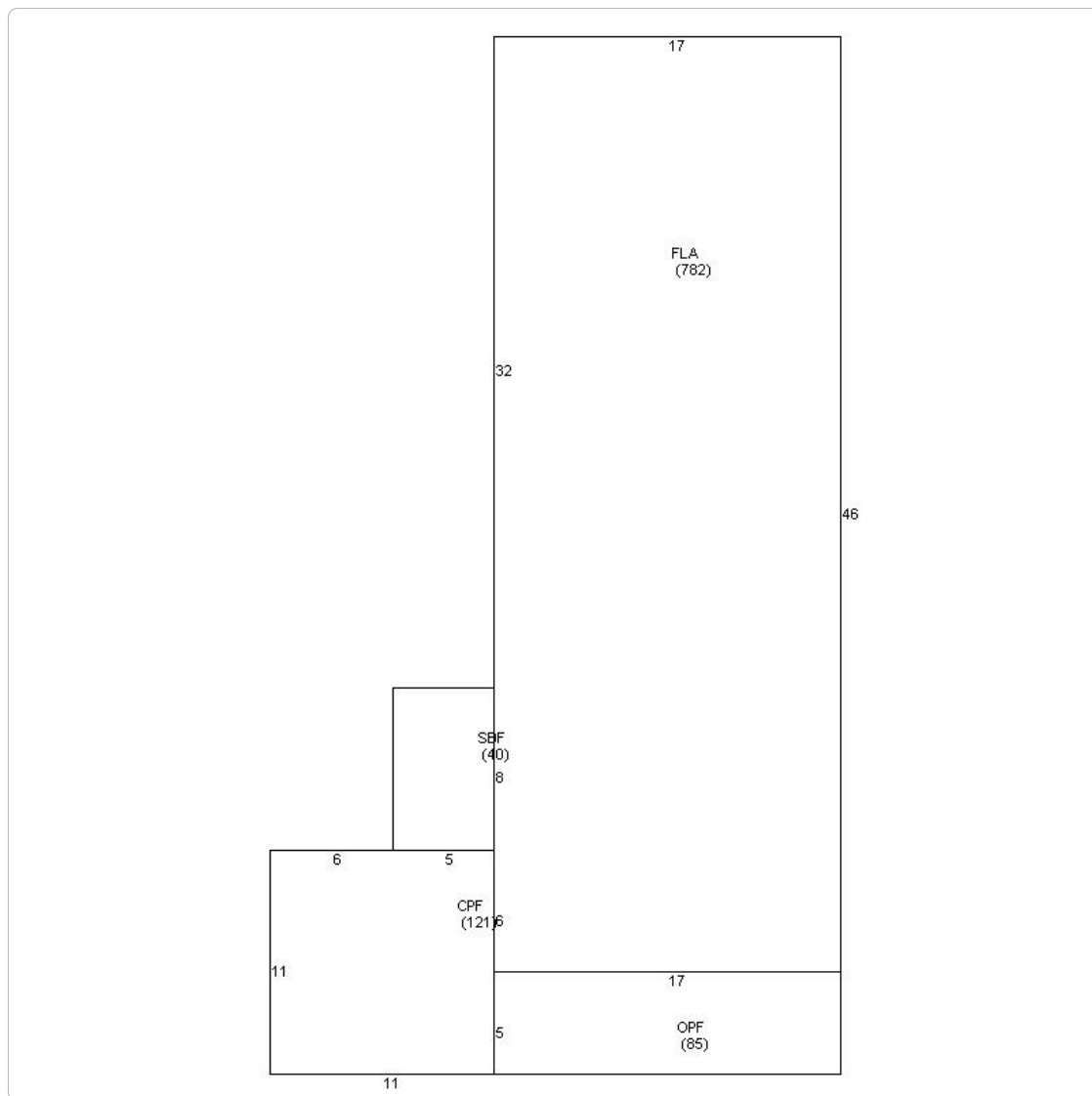
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/22/2001	\$259,000	Warranty Deed		1706	2180	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-4299	7/17/2006	9/28/2006	\$2,300		ATF-2.5 TON SPLIT SYSTEM
06-3981	6/30/2006	9/28/2006	\$900		ELECTRIC FOR A/C
06-0214	1/23/2006	7/7/2006	\$10,000	Residential	HURRICANE REPAIRS RE4PLACE DAMAGED ROOF WITH V-CRIMP
06-0243	1/23/2006	7/7/2006	\$5,000	Residential	HURRICANE REPAIRS INSTALL /8 PLYWOOD & INSULATION FOR NEW ROOF
0102283	6/13/2001	10/15/2001	\$1,000	Residential	UPGRADE ELECTRICAL SERVIC
9601984	5/1/1996	8/1/1996	\$10,500		RENOVATIONS
9602078	5/1/1996	8/1/1996	\$1,700		ROOF
B933256	11/1/1993	10/1/1994	\$300		REPAIRS

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload Data: 1/16/2018, 3:27:39 AM



Schneider

Developed by
The Schneider
Corporation