



**Historic Architectural Review Commission
Staff Report for Item 10**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 23, 2018

Applicant: Glenn Anderson, Owner

Application Number: H18-03-0020

Address: #522 Simonton Street

Description of Work:

Demolition of one and two-story rear additions.

Site Facts:

The main house located in the site is a contributing resource to the historic district. The two-story frame vernacular structure was build circa 1860. The unique and historic main house is comprised of two attached houses and a historic one-story addition at the rear. The main house has been abandoned and neglected for decades. A non-historic rear pergola is located at the rear yard.

Due to the severe state of decay and neglect, staff approved a Certificate of Appropriateness for the following maintenance work:

1. Window and shutters repairs and painting
2. Siding repair and painting
3. Repairs and stabilization to the left side porch. All new materials to match existing in size and profile.
4. Stabilization of right front porch with no reconstruction.
5. Installation of temporary gutter at top of the right side front porch.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of two existing rear additions, which are not original to the houses, but are historic. According to available information, the additions were first recorded in the 1912 Sanborn map. The two and one-story additions, as well as the entire historic house are deteriorated due to neglect. The applicant is proposing their demolition, in order to build full two-story addition. The design will also require the demolition of the existing second floor rear wall located at the southwest portion of the house. The southwest wall and its historic window are exposed, as no additions have ever been attached to it. The property abuts a parking lot on its rear making the rear façade exposed to Bahama Street.

It is staff's opinion that the base of the review of the demolition request be on the criteria under Chapter 102 Section 218 of the LDR's. The criteria state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

There is evidence that the walls on the additions are compromised by extreme deterioration. Nevertheless the three dimensional envelope can be reconstructed. The siding of the rear wall proposed to be demolished will be re-used to repair other siding in the house, that portion of the wall is repairable.

The following is the criteria of section 102-125:

- 1 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;*

Staff opines that the structures in question have distinctive characteristics of a type or method of construction and are significant to the overall historic character of the building.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff understanding that no significant events have ever happened in the structure that has contributed to local, state, or national history.

- 3 *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;*

The structures in question have significant value to the building as they have more than 100 years. The form of the volumes and the rear wall are character-defining elements to the house.

- 4 *Is not the site of a historic event with a significant effect upon society;*

Staff has no information to proof this.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The structures in question are an example of the historic heritage of the city due to their historic architectural significance.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The structures in question are an example of a distinctive architectural style. These additions have acquired historic significance by their own, and should be preserved and or rebuilt in their same three-dimensional footprint.

- 7 *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;*

The structures in question are not part of a park or square in the city.

- 8 *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; and*

The building is visible on its rear and north elevation as it faces a parking lot on Bahama Street.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The structures in question yield important information in history, as they are significant and character defining features to the house. The rear wall still possess historic siding and a historic window.

Staff cannot recommend to the Commission the approval of the demolition of the existing rear additions and rear wall request, as we find the design for the proposed site inconsistent

with guidelines for additions. Moreover, the existing additions can be preserved or reconstruct, as they are character defining elements to the house. Staff cannot support the removal of the rear wall, even the siding will be reused in other portions of the house; the wall is original to the house. Staff finds that the additions have gained historic value and must be protected.

If the Commission finds the design submitted as part of this requested demolition is appropriate to the site, and finds the demolition in compliance with the LDR's regulations, this will be the first of two required readings.

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 # 18-00300020	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:	522 Simonton St		
NAME ON DEED:	Glenn Anderson	PHONE NUMBER	571-213-1760
OWNER'S MAILING ADDRESS:	522 Simonton St	EMAIL	glenn.anderson82@yahoo.com
APPLICANT NAME:	Glenn Anderson	PHONE NUMBER	571-213-1760
APPLICANT'S ADDRESS:	522 Simonton St	EMAIL	glenn.anderson82@yahoo.com
APPLICANT'S SIGNATURE:			DATE 4/26/18

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: Demolition of historic additions at rear of house. Construction of 2 floor, 1240 sq ft addition at rear of house. New addition will be sided and painted to match existing house with 1x6 lap siding and painted white. Construction of 290 sq ft. wood deck

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

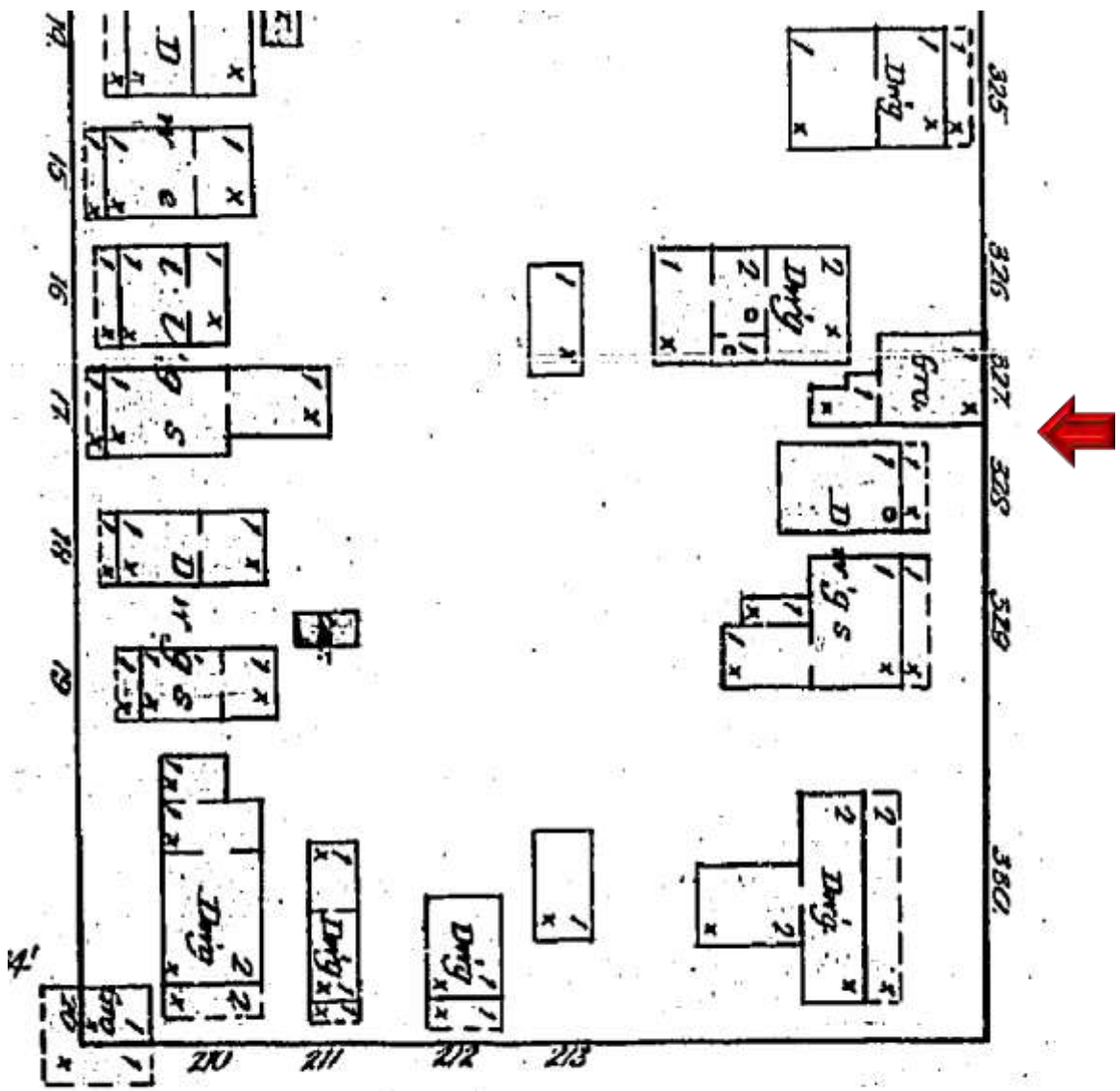
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS: 290 sq ft wood deck	PAINTING: White trim and siding. Shutters will be gray (matching existing)
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
AC units, water heater. Surface mount gas tank (to be permitted and installed by Suburban Propane.	

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:			
Main houses are listed as a contributing resource. Guidelines per new additions, decks, SOLS for Rehabilitation. Ordinance for demolition of historic /contributing structures			
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:		

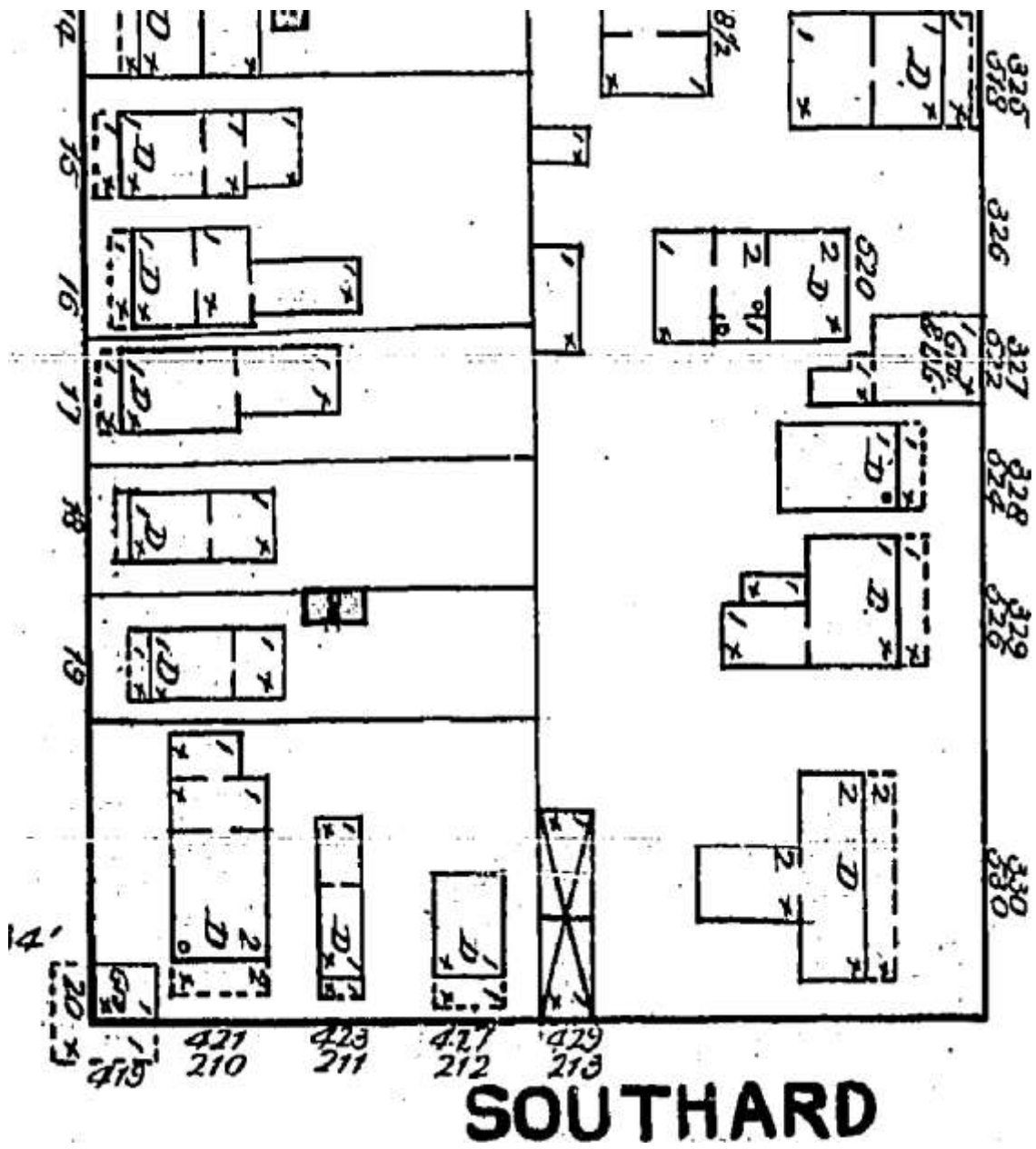
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS

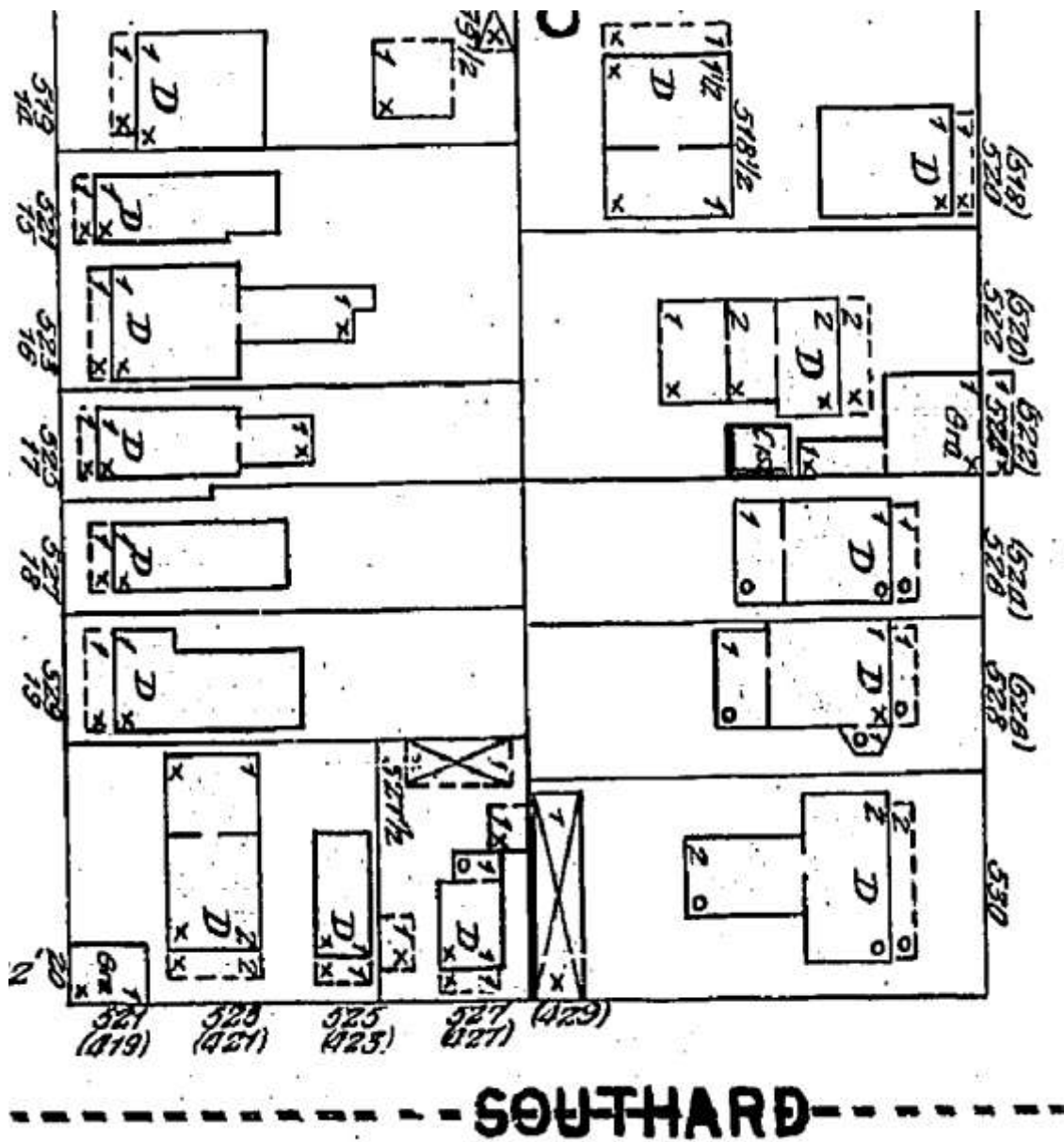


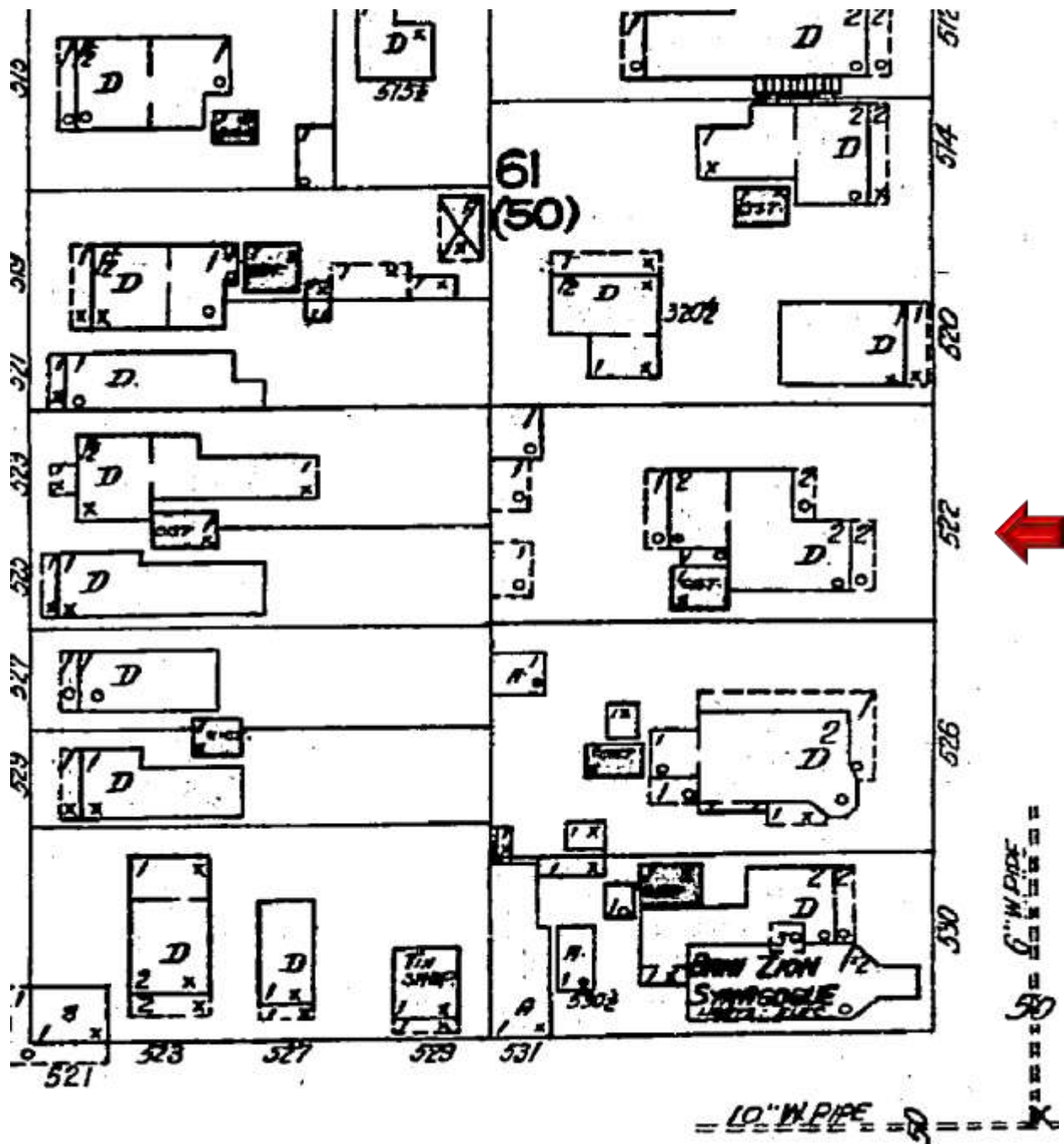
SOUTHARD

Sanborn Map 1889

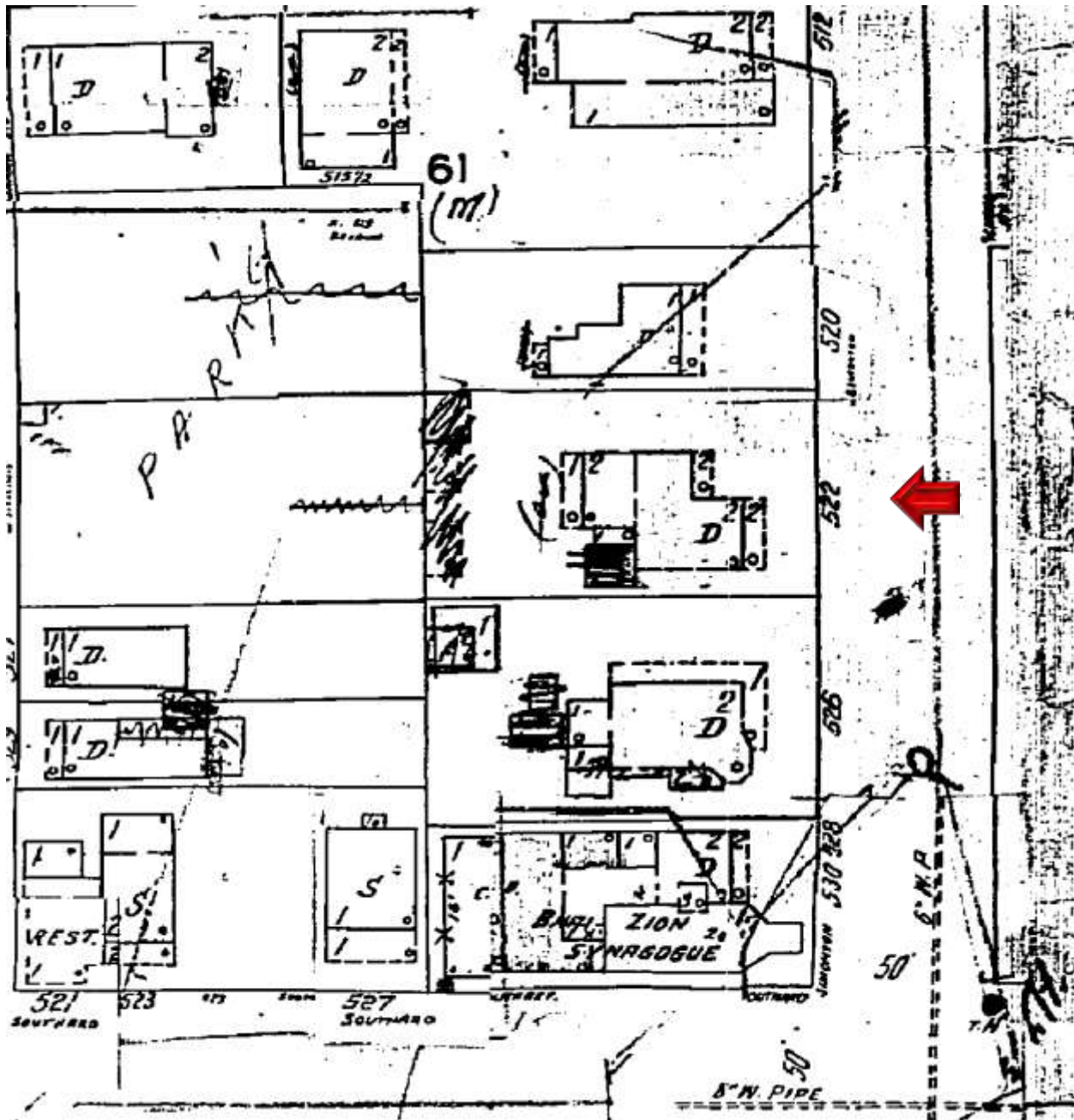


Sanborn Map 1892





Sanborn Map 1926



Sanborn Map 1962

PROJECT PHOTOS



522 Simonton Street ca. 1965. Monroe County Library.





DANGER
CONSTRUCTION AREA
KEEP OUT

522



NO
TRESPASSING























PROPOSED DESIGN

Project Information:

Address: 522 Simonton St. Key West Fl 33040
Owner: Glenn R Anderson 305-922-2480
General Contractor/Builder: Kevin McChesney 305-304-6786
Parcel ID: 00009320-000000
Legal address:

KW PT LOT 1 SQR 50 G26-267 COUNTY JUDGES SERIES 3-M9 COUNTY
JUDGES DOCKET 1-73-242 OR2097-797/798L/E OR2756-501LET/ADM

Flood Zone: X, Lowest adjacent grade elevation 12.4', Top of bottom floor 14.8'
All Elevations Based on NGVD1929 Datum

Zoning: Historic Neighborhood Commercial (HNC-1)
HARC: Yes

Project Description: Demolition of existing additions and construction of new
addition to the rear of the primary residence

Coverage calculations:

Lot: 6610 s/f , Coverage limits: Structure - 50% (3310 s/f) & Impervious - 60% (3966 s/f)

Existing & Approved: Structure - 31.5% (2079 s/f) & Impervious - 33% (2179 s/f)

Planned addition coverage change: Structure: -76 sq ft. Impervious: +300 s/f

New coverage calculations: Structure - 30.3% (2003 s/f) & Impervious - 36.4% (2403 s/f)

Rear yard (lot width x setback): 58.5' x 15' = 877.5 sq ft

Maximum permitted coverage of rear yard =30% (263.3 sq ft) (includes structures, equipment pad but not pool or permeable decks)

Proposed rear yard coverage = 13.7% (No change)

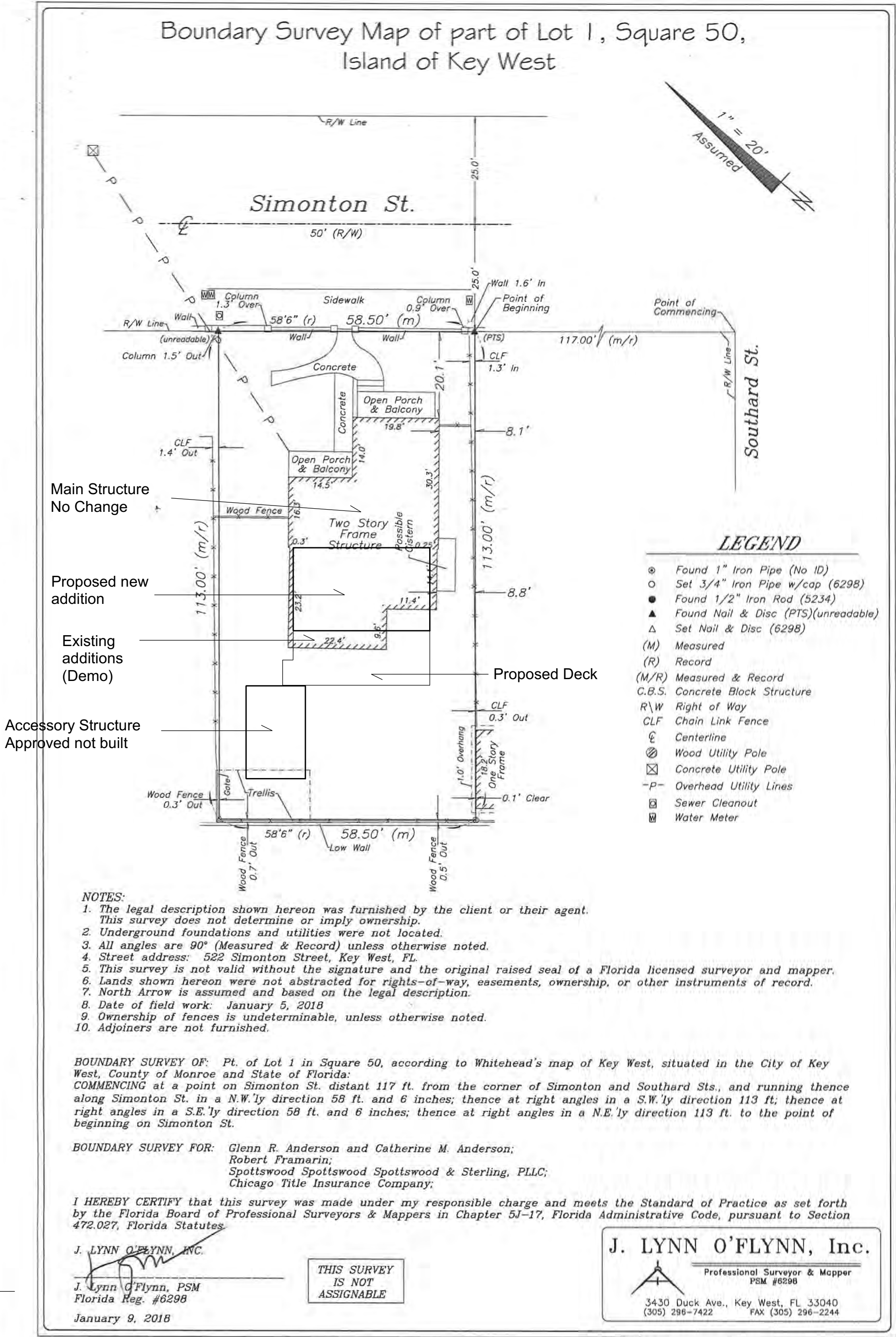
Mimumum Required Open Space = 35% (2313.5 sq ft)

Proposed open space = 63.6% (4207 sq ft)

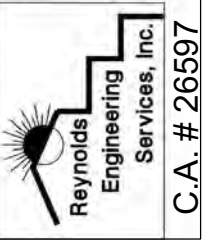
Setbacks: Front yard - 5', Side 5', Rear - 5', Rear (attached structures) - 15'

General Engineering Notes:

1. All work shall comply with applicable codes.
2. This design is based on the 6th Edition (2017) Florida Building Code.
3. The Builder shall follow the manufacture specifications and recommendations when selecting the correct connector for the environment and wood type.
4. The Builder using these plans shall be responsible for the means, methods, techniques, sequences, procedures and all safety aspects of contruction.
5. The Builder shall check and verify all dimensions and elevations.
6. Existing underground utilities are not shown and Builder shall contact all utility companies prior to any excavation. Builder shall protect all utilities and shall be responsible for any damages at his expense.
7. All lumber for structural members shall be pressure treated Southern Pine.
8. Exterior wall windows and doors must be certified and/or listed by an independent laboratory to be structurally capable of resisting a 180 mph wind load as determined by ASCE Standard 7-10 Minimum Design Loads for Building and Other Structures.
9. Connections: all connections and connectors for this project have been specified in this design and cannot be changed or substituted without written permission from the engineer of record. Connectors shall be installed as recommended and specified by the manufacturer.
10. Concrete shall be a mix designed by a recognized testing lab to achieve a strength of 4000 psi at 28 days with a plastic and workable mix. Concrete to be mixed, placed and cured according to ACI standards and specifications.
11. Reinforcing steel shall be ASTM A 615 Grade 60 deformed bars of new billet steel free from oil, scale and loose rust and placed in accordance with ACI standards and specifications.
- 12 Soil supporting concrete slabs on grade shall be compacted to a density of not less than 95 percent of the maximum density as determined by the Standard Proctor Method.



Cover & Survey



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E. #4685
22330 LARITE DRIVE
CUDDE KEY, FL 33042
(305) 344-5957
C.A. # 26597

SHEET TITLE:
Cover & Survey

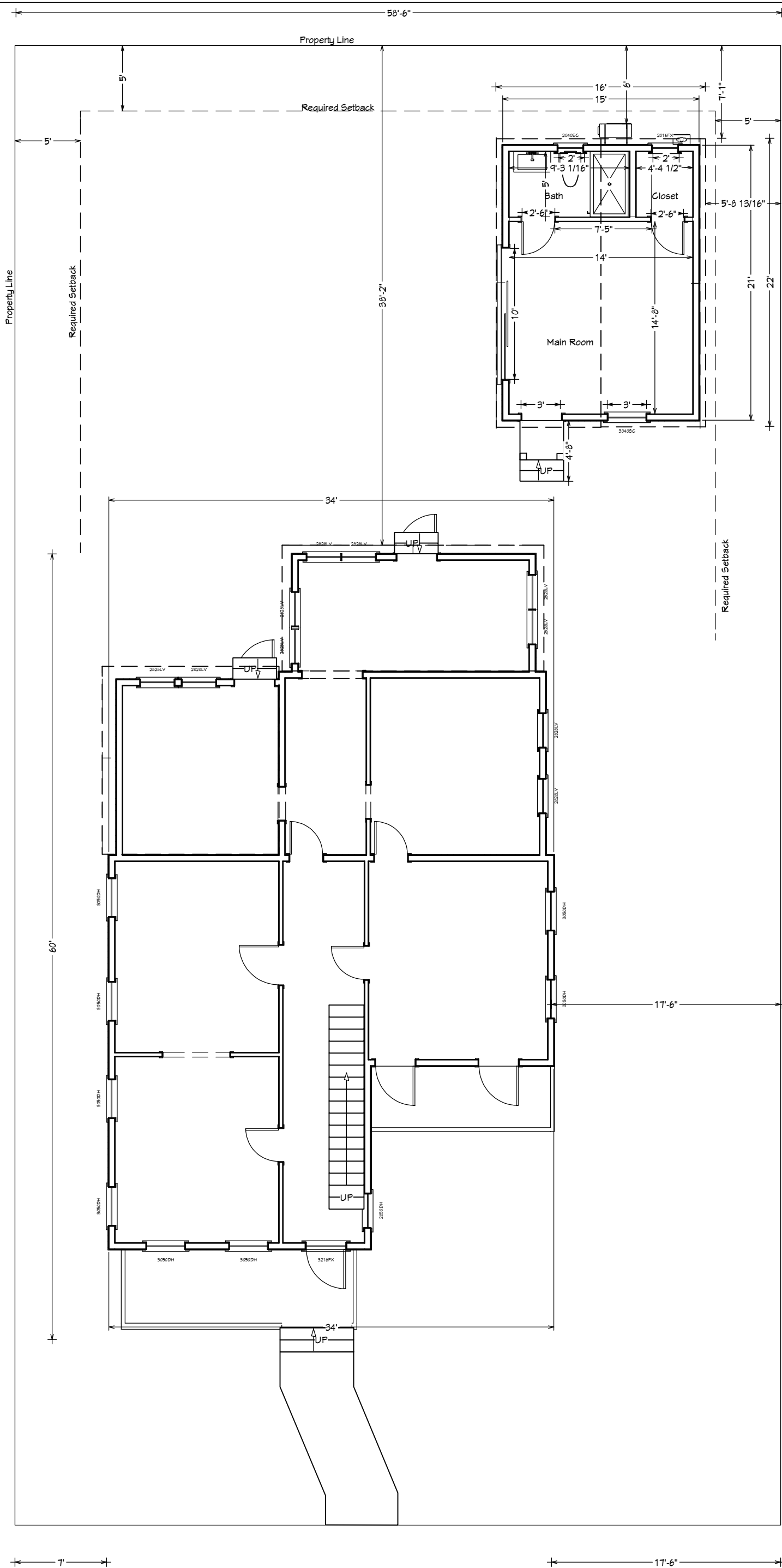
PROJECT DESCRIPTION:
Main addition at
522 Simonton St.
Key West FL 33040

Owner: Glenn R. Anderson
522 Simonton St Key West Fl 33040
Tel: 305-922-2480
Contractor: Kevin McChesney
Tel: 305-304-6786

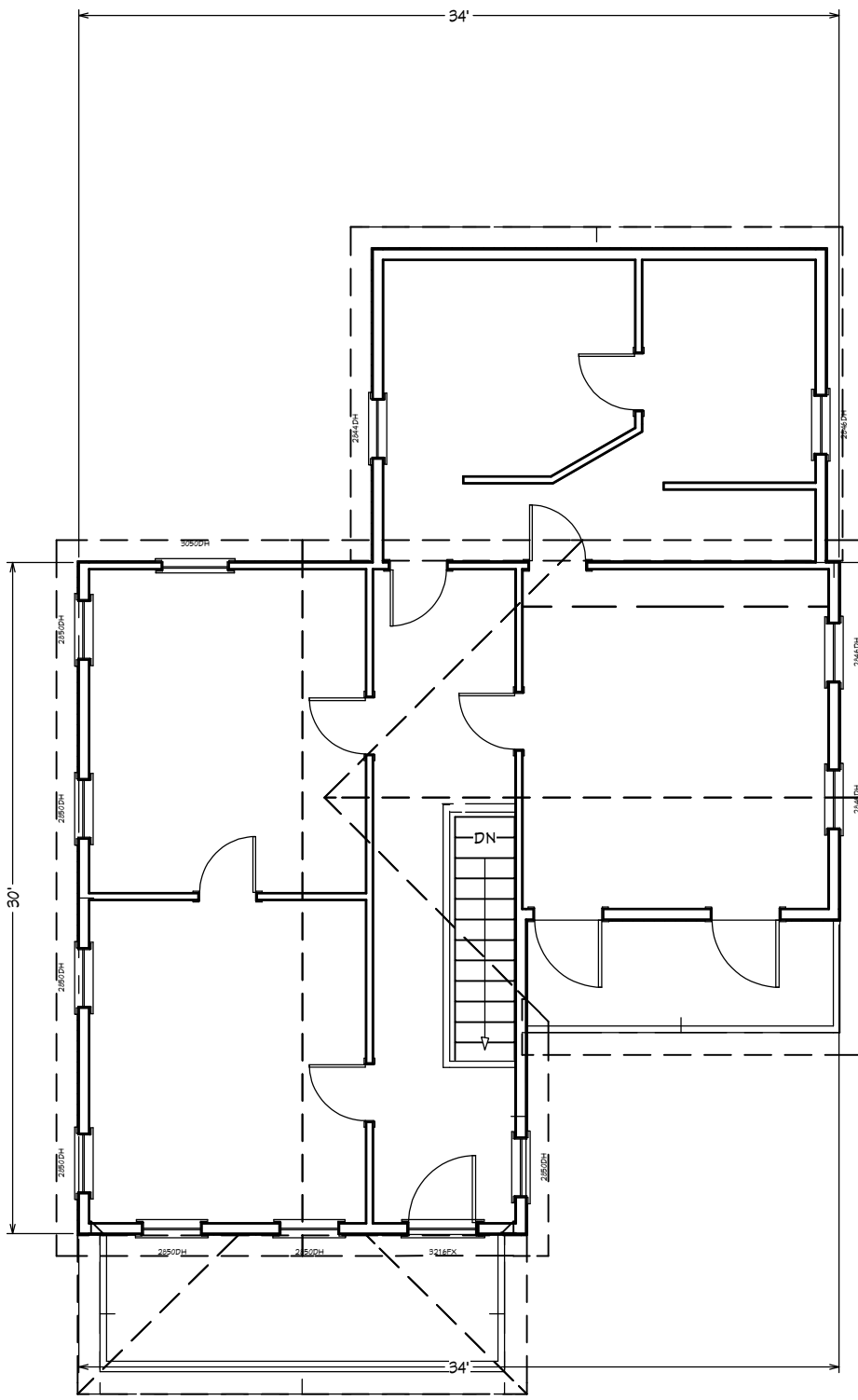
DATE:
4/19/2018

SHEET:

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Accessory Structure
Approved not yet built



1st Floor Plan - existing

2nd Floor Plan - existing

1/4" = 1'



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E.#46885
22330 LARITTE DRIVE GULF BAY, FL 33042
(305) 344-5987

SHEET TITLE:
Floor Plan

PROJECT DESCRIPTION:
**522 Simonton St.
Key West FL 33040**

Owner: Glenn R. Anderson
Tel: 305-922-2480
522 Simonton St Key West Fl 33040
Contractor: Kevin McChesney
Tel: 305-304-6786

DATE:
5/18/2018

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Existing Structure



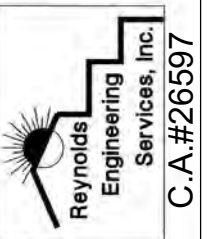
Approved
Accessory Structure

Assessory Structure Materials/Colors:
Siding: 1 x 8 Cedar Lap siding - White (match existing)
Trim: Treated Pine/White (match existing)
Doors & Windows: White
Shutters: None
Roofing: Metal shingle - 'Victorian Style', natural color
Hand Railings: pressure treated pine, White (match existing)
Stairs and landings: pressure treated pine, unpainted

FEMA:
Base Flood Elevation = X zone
Existing structure elevation = 14.8'
Proposed Structure Elevation = 14.8' (matches existing structure)
Lowest Adjacent grade = 12.4'



Rear Elevation 36'



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E.#46885
22330 LARITE DRIVE GULF BAY, FL 33042
(305) 394-5987

SHEET TITLE:
**Elevations
Front & Rear**

PROJECT DESCRIPTION:
**522 Simonton St.
Key West FL 33040**

DRAWINGS by:
Glenn R. Anderson
522 Simonton St Key West Fl 33040
Tel: 305-922-2480

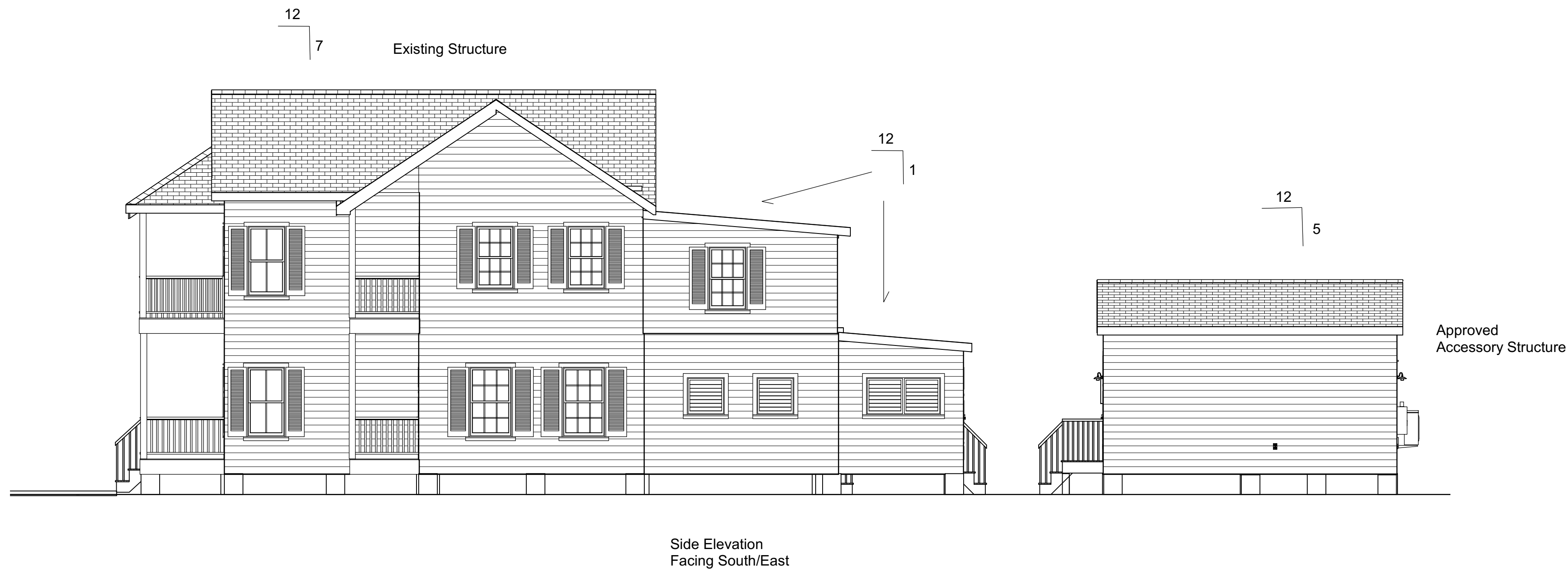
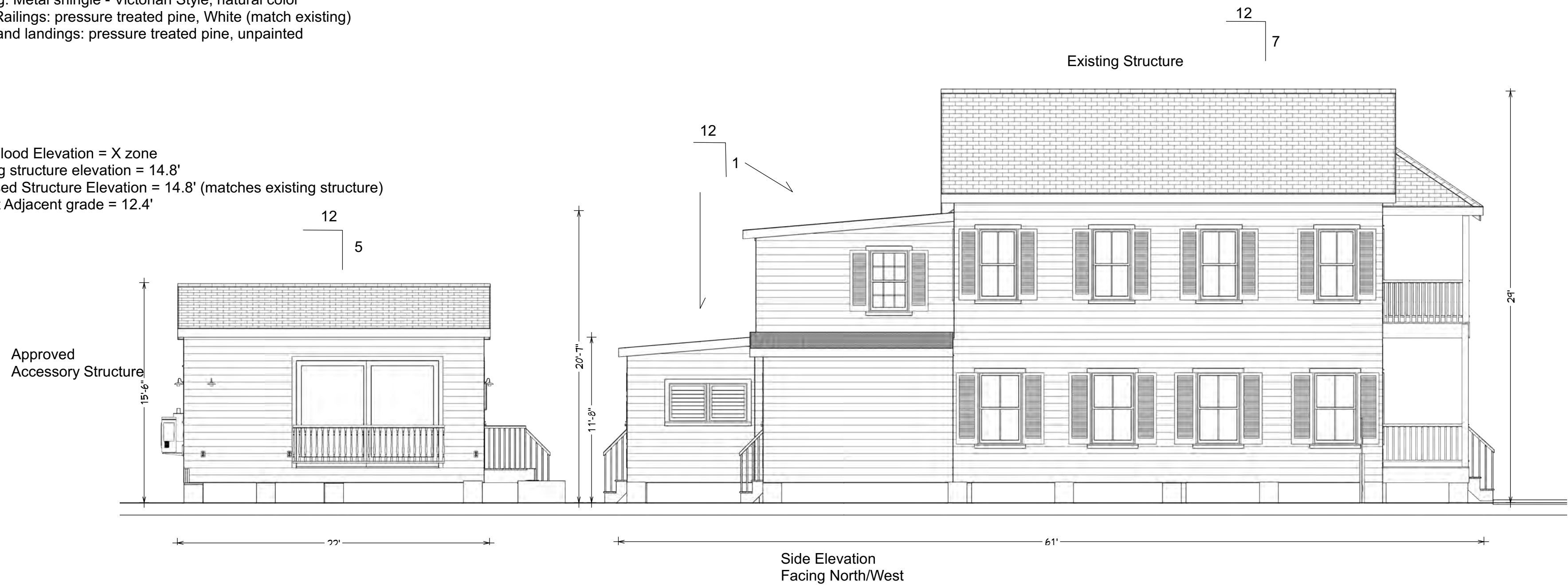
DATE:
5/18/2018

SHEET:

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Materials/Colors:
Siding: 1 x 8 Cedar Lap siding - White (match existing)
Trim: White (match existing)
Doors & Windows: White
Shutters: None
Roofing: Metal shingle - Victorian Style, natural color
Hand Railings: pressure treated pine, White (match existing)
Stairs and landings: pressure treated pine, unpainted

FEMA:
Base Flood Elevation = X zone
Existing structure elevation = 14.8'
Proposed Structure Elevation = 14.8' (matches existing structure)
Lowest Adjacent grade = 12.4'



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E.#46885
22330 LARITE DRIVE GULF BAY, FL 33042
(305) 394-5997

SHEET TITLE:

Elevations
Sides

PROJECT DESCRIPTION:

522 Simonton St.
Key West FL 33040

DRAWINGS by:
Glenn R. Anderson
522 Simonton St Key West FL 33040
Tel: 305-922-2480

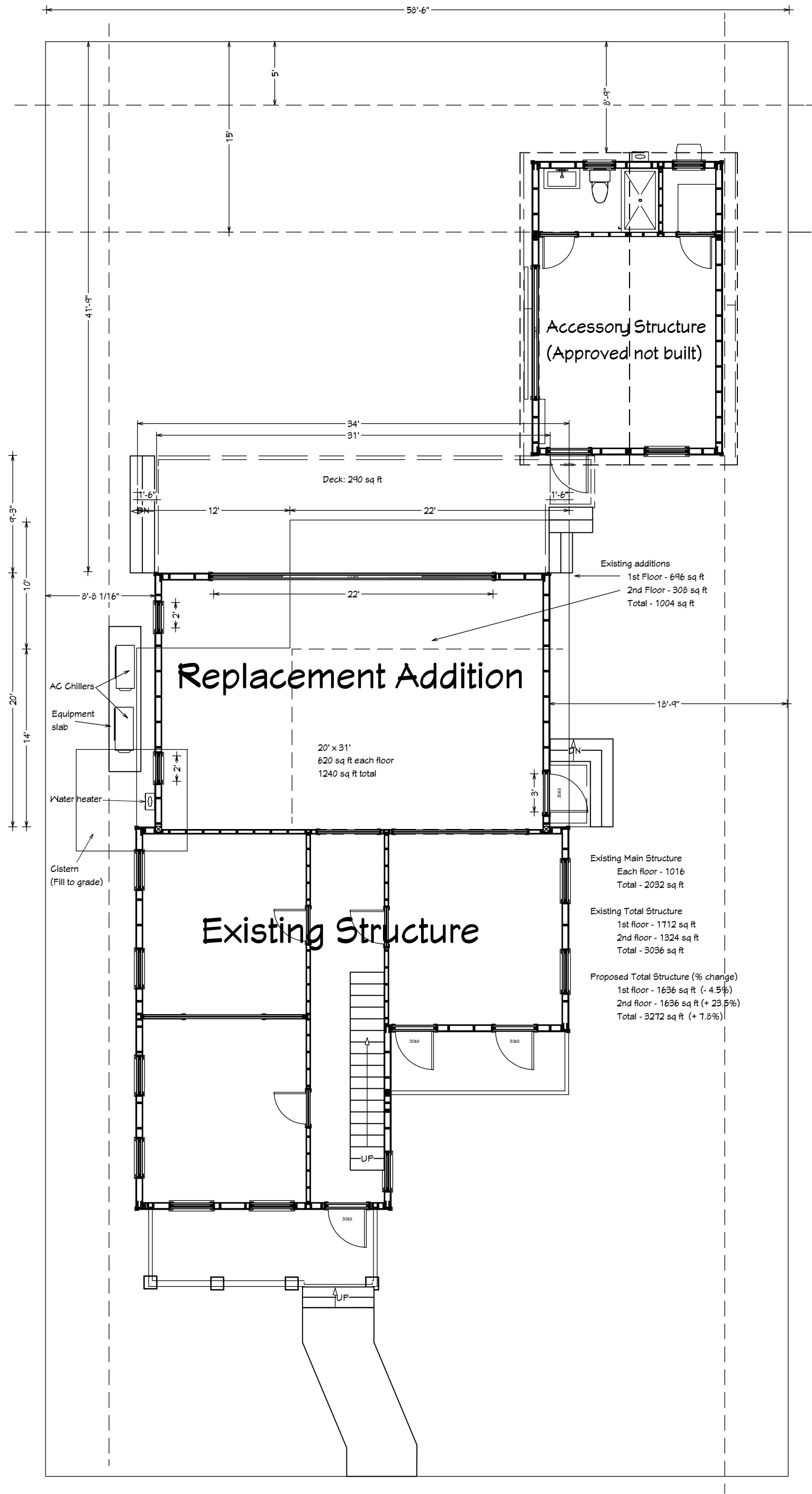
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5/18/2018

SHEET:

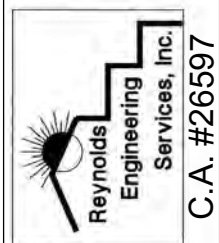
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Existing & Planned Structures:
Base flood level = X Zone'
Top of bottom floor = 14.7'
Lowest Adjacent Grade = 12.4'
NOTE: Floor of new addition will match existing



Site Plan

1/8" = 1'



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E.#46885
22330 LARITTE DRIVE GUDOE KEY, FL 33042
(305) 344-5987

SHEET TITLE:
Site Plan

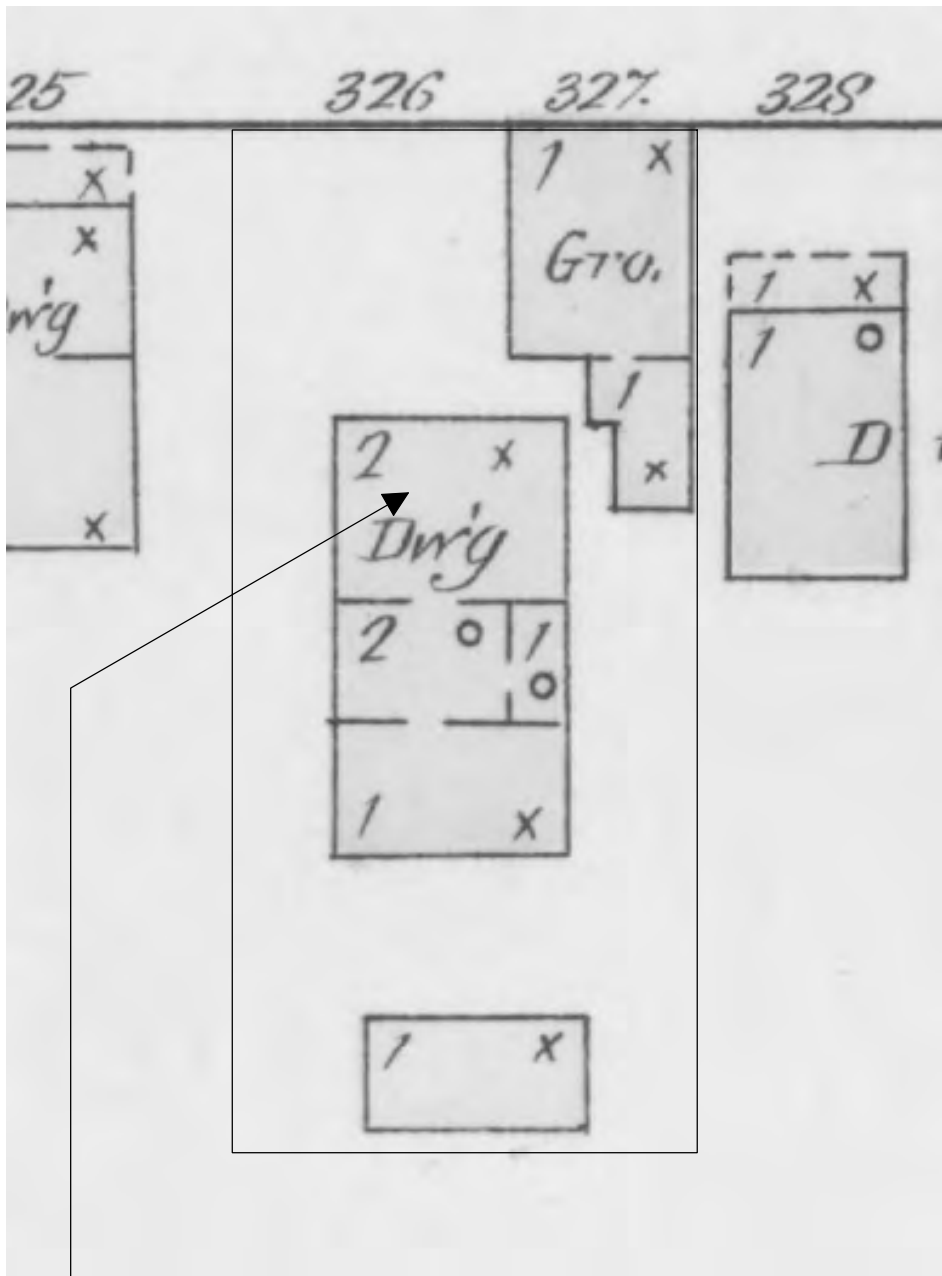
PROJECT DESCRIPTION:
**Replacement addition at
522 Simonton St.
Key West FL 33040**

Owner: Glenn R. Anderson
Tel: 305-922-2480
522 Simonton St Key West Fl 33040
Contractor: Kevin McChesney
Tel: 305-304-6786

DATE:
4/26/2018

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1889



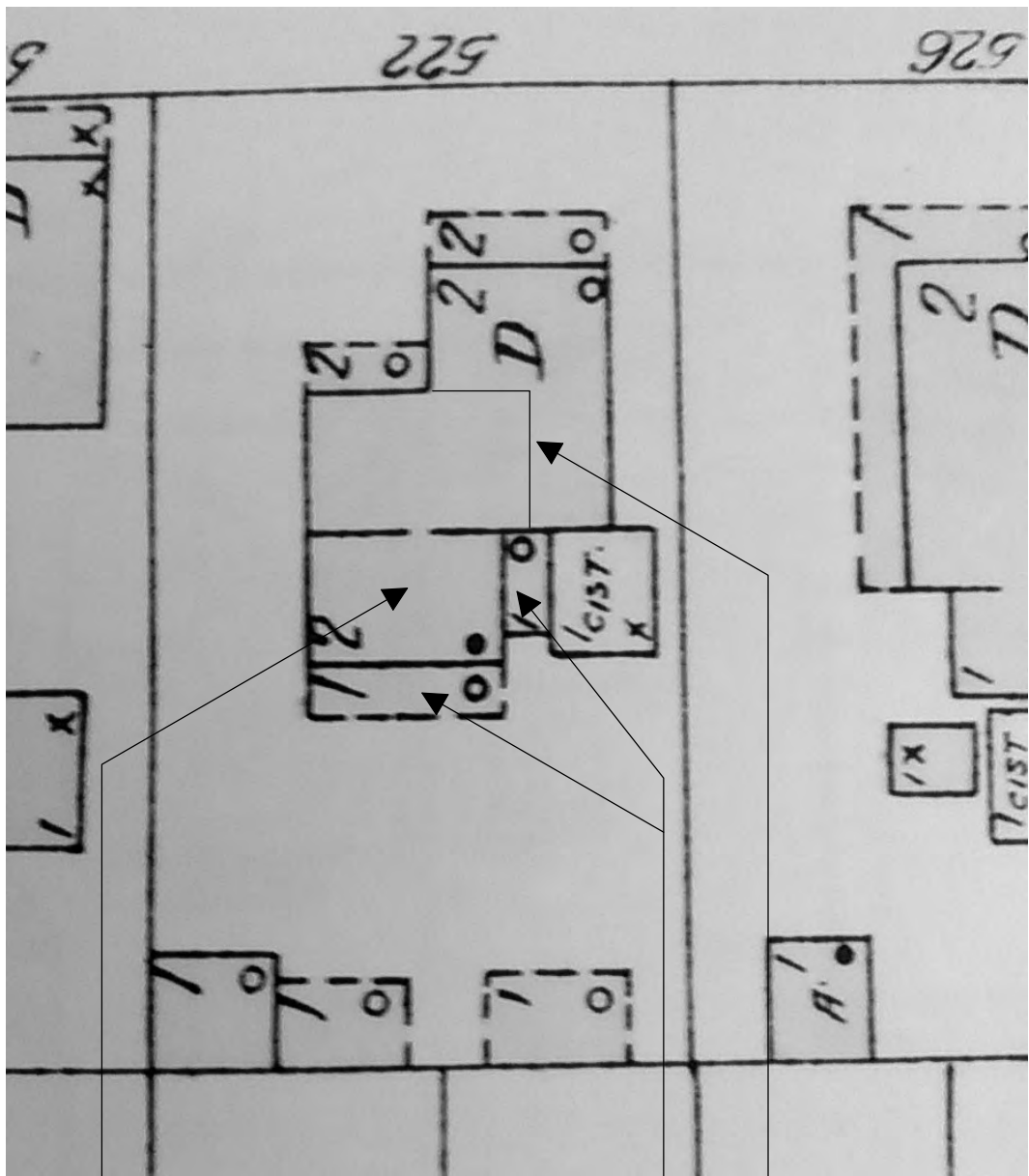
1892



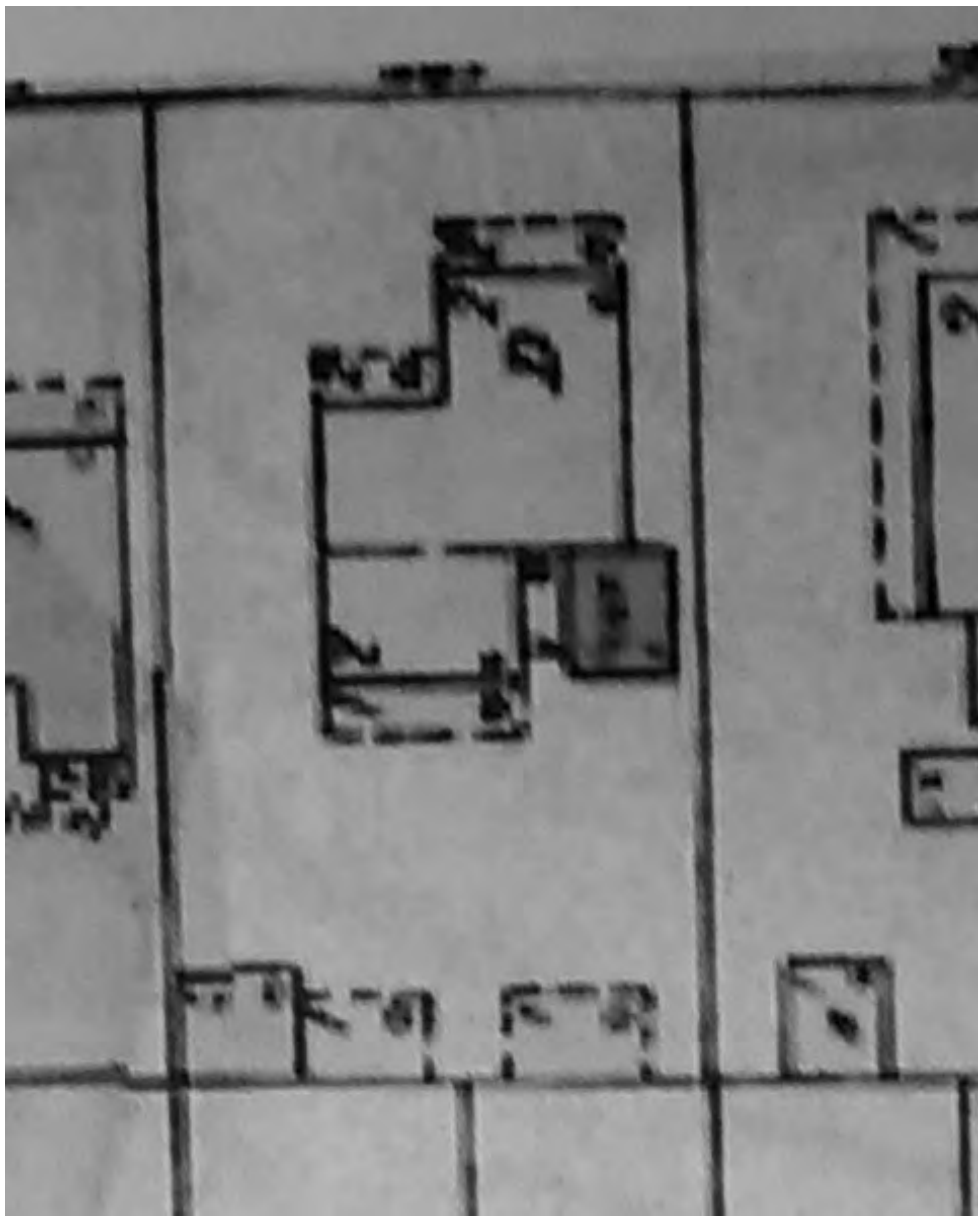
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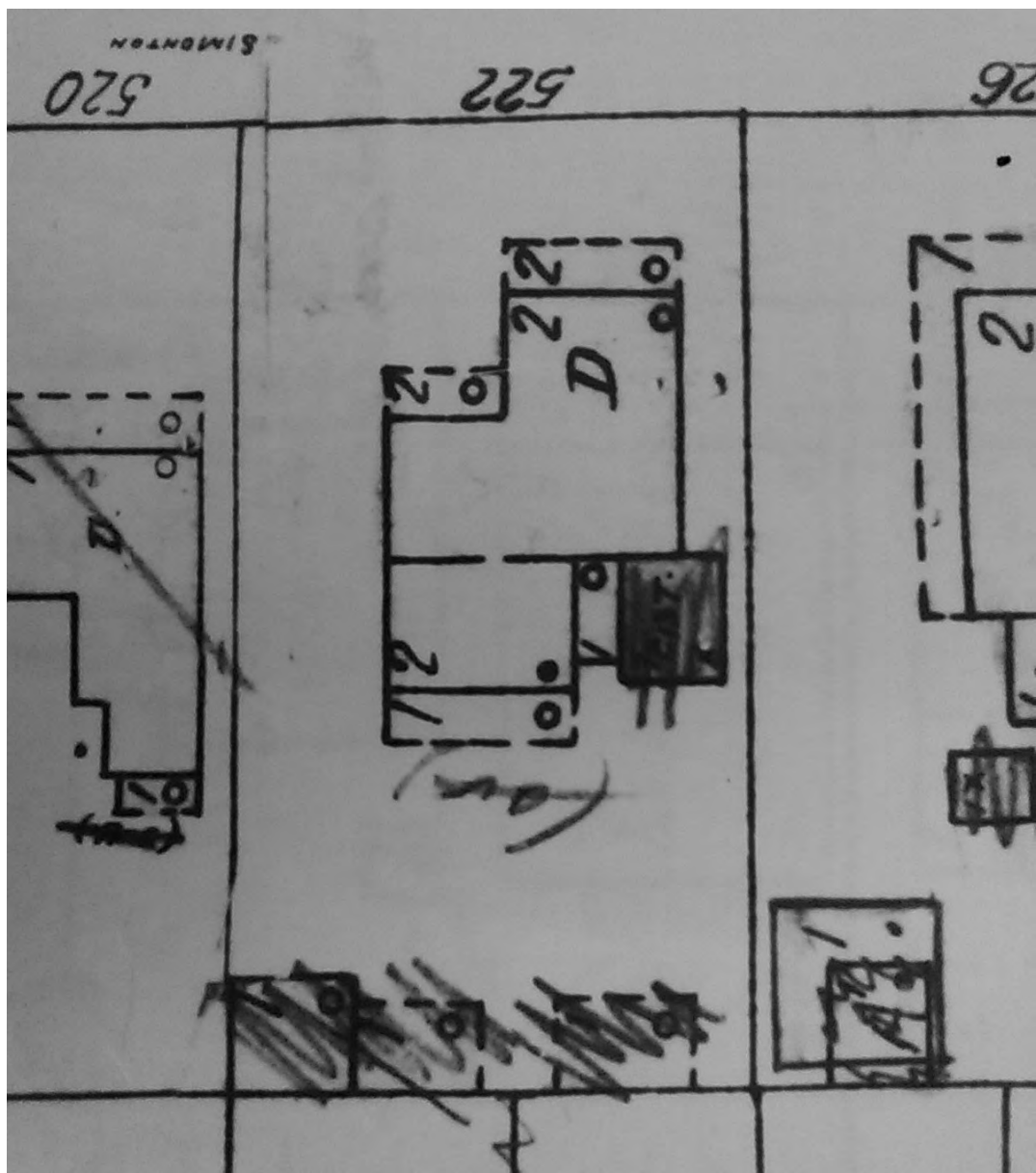
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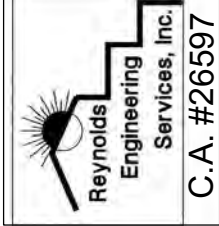
1926



1948



1962



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E. #4685
2830 LARITE DRIVE GULF BAY, FL 33042
(305) 344-5957

SHEET TITLE:
Sanborn Maps

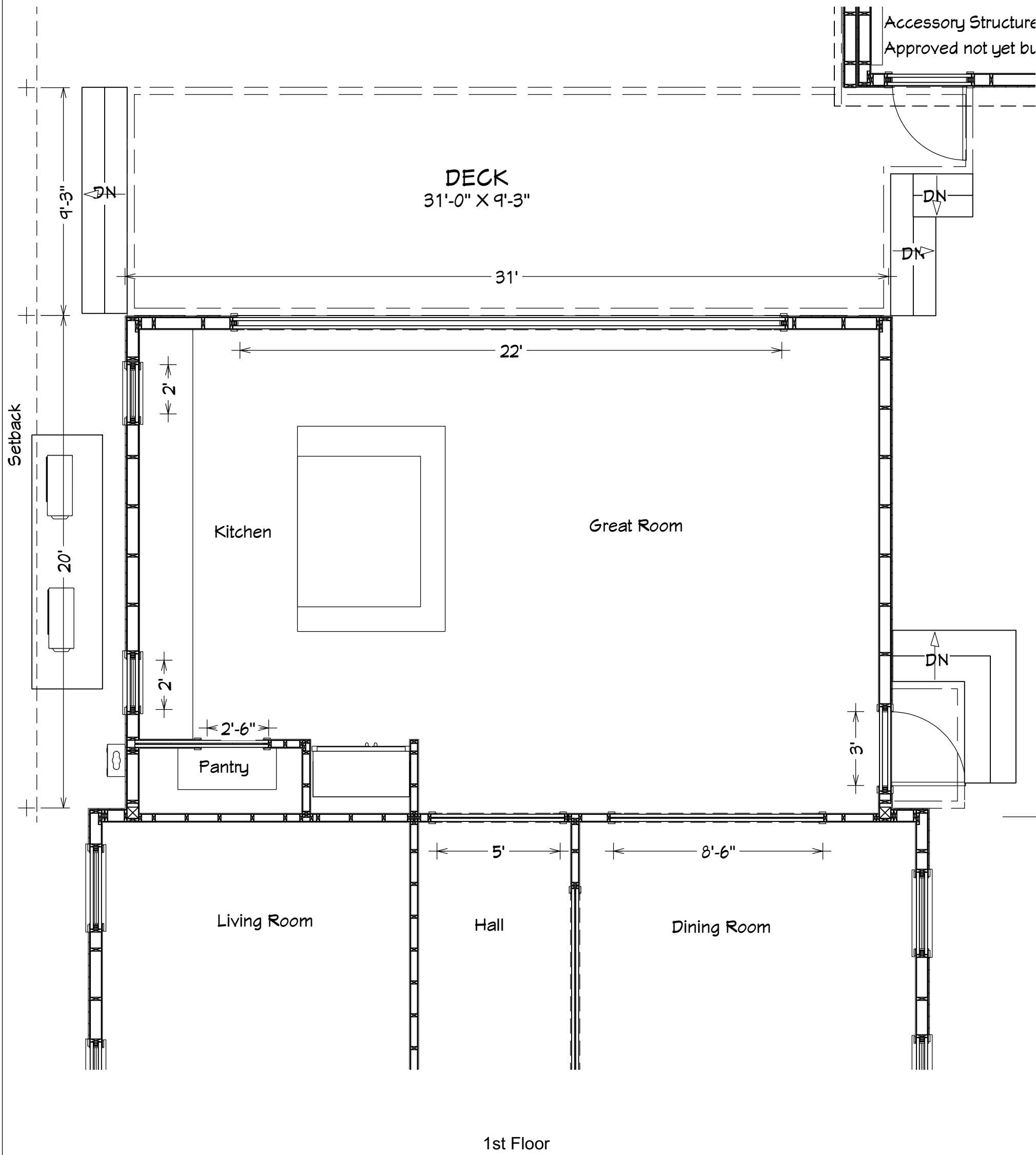
PROJECT DESCRIPTION:
**Detached Pool House at
522 Simonton St.
Key West FL 33040**

Owner: Glenn R. Anderson
Tel: 305-922-2480
522 Simonton St Key West Fl 33040
Contractor: Kevin McChesney
Tel: 305-304-6786

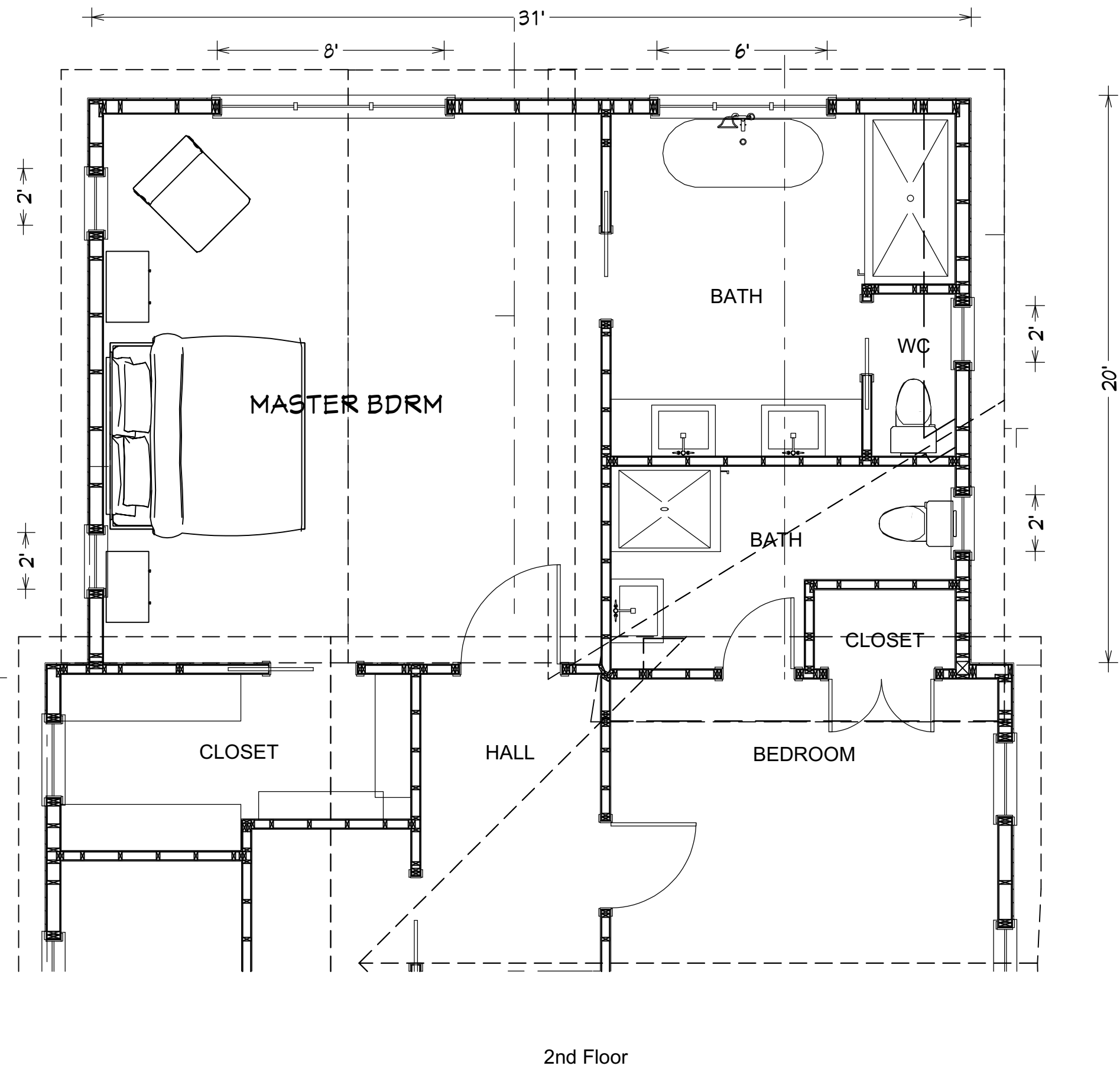
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4/22/2018

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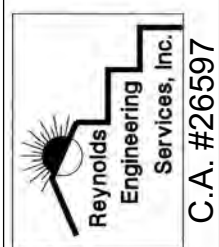
Existing Structure



Existing & Proposed Structure:
Base flood level = X'
Structure = 14.7'
Grade = 12.4'

Floor Plan - 1st & 2nd Addition Floors

1/4" = 1'



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E. #46885
22335 LARITE DRIVE GULF BEECH, FL 32042
(305) 344-5987

SHEET TITLE:
Floor Plans

PROJECT DESCRIPTION:
**Detached Pool House at
522 Simonton St.
Key West FL 33040**

Owner: Glenn R. Anderson
Tel: 305-922-2480
522 Simonton St Key West Fl 33040
Contractor: Kevin McChesney
Tel: 305-304-6786

DATE:
4/26/2018

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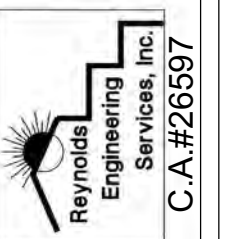
Front Elevation



Rear Elevation

Addition Materials/Colors:
Siding: 1 x 8 Cedar Lap siding - White (match existing)
Trim: Treated Pine/White (match existing)
Doors & Windows: White
Shutters: None
Roofing: Metal shingle - 'Victorian Style', natural color
Hand Railings: pressure treated pine, White (match existing)
Stairs and landings: pressure treated pine, unpainted

FEMA:
Base Flood Elevation = X zone
Existing structure elevation = 14.8'
Proposed Addition Elevation = 14.8' (matches existing structure)
Lowest Adjacent grade = 12.4'



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E.#46885
22330 LARITTE DRIVE GULF BREEZE, FL 32562
(904) 394-5957

SHEET TITLE:
**Elevations
Front & Rear**

PROJECT DESCRIPTION:
**Detached Pool House
522 Simonton St.
Key West FL 33040**

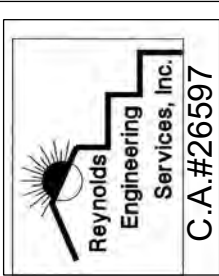
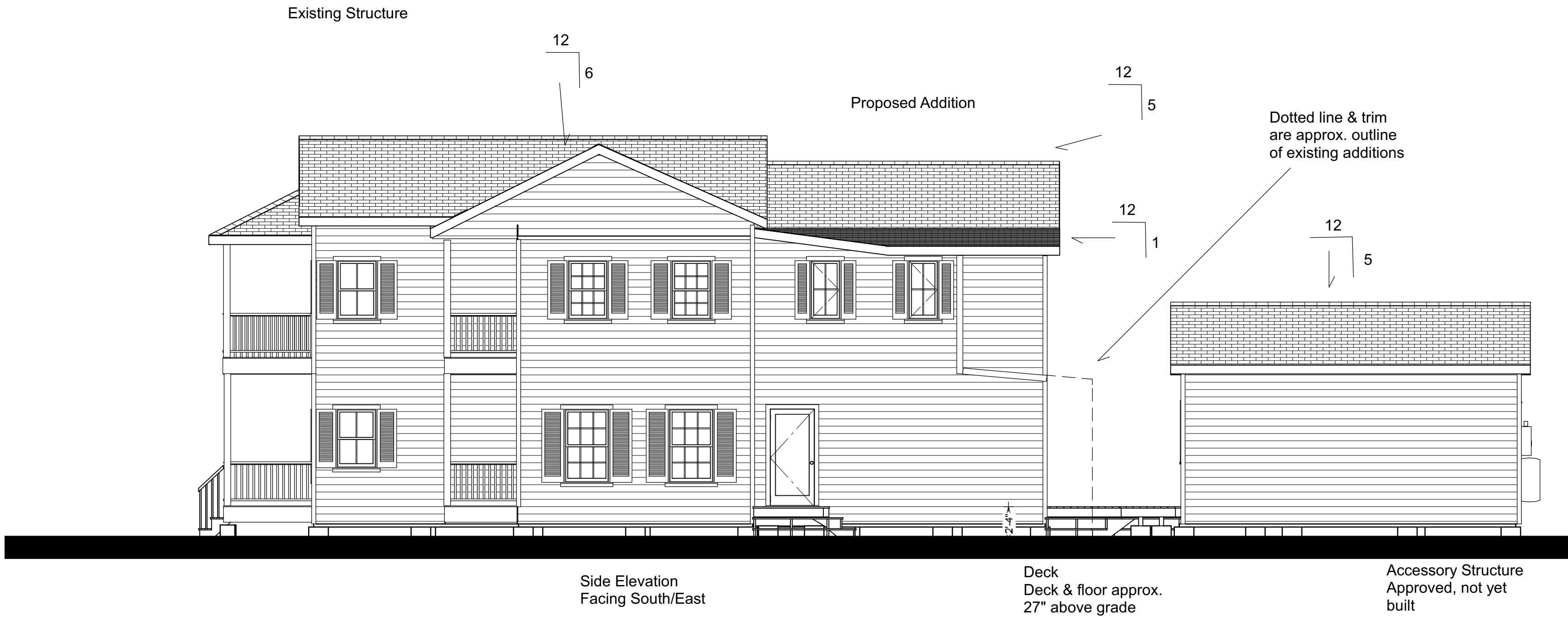
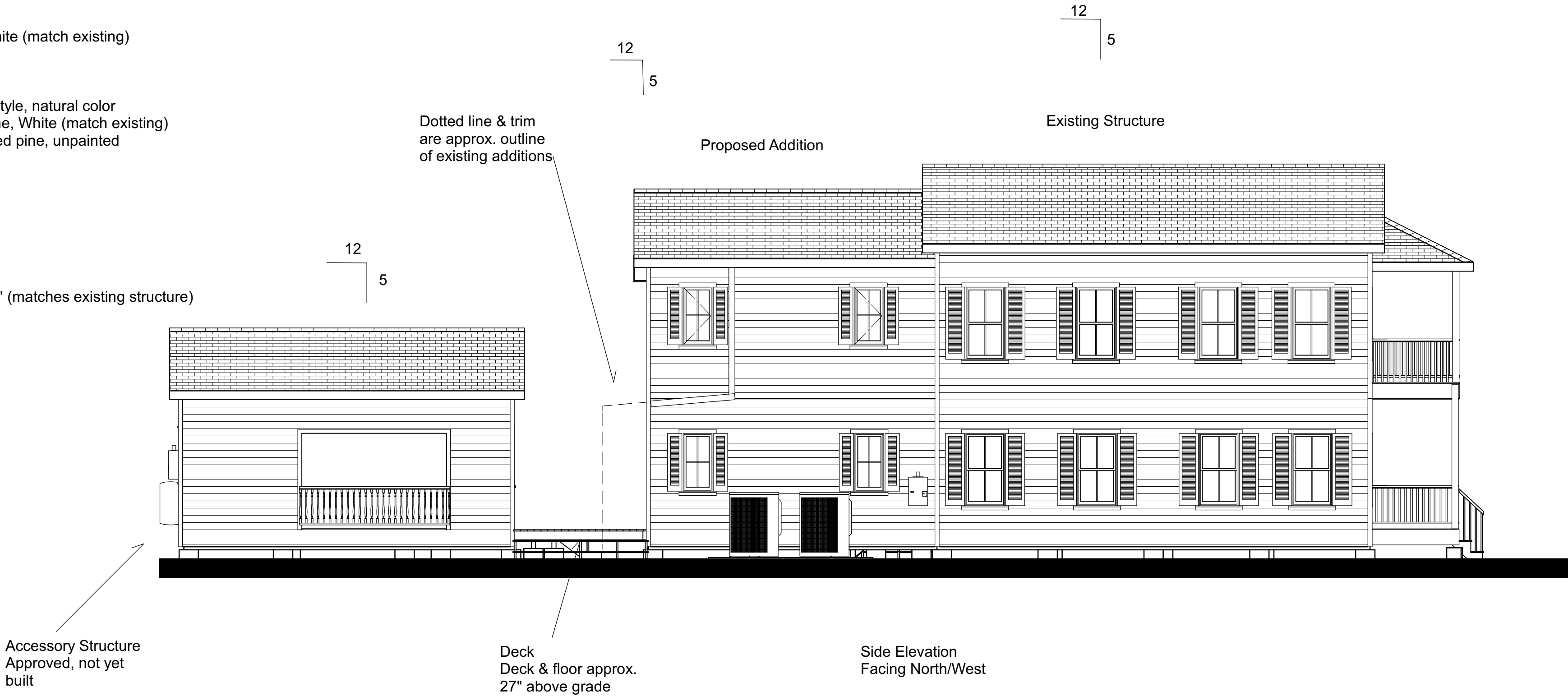
DRAWINGS by:
Glenn R. Anderson
522 Simonton St Key West Fl 33040
Tel: 305-922-2480

DATE:
4/26/2018

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Materials/Colors:
Siding: 1 x 8 Cedar Lap siding - White (match existing)
Trim: White (match existing)
Doors & Windows: White
Shutters: None
Roofing: Metal shingle - Victorian Style, natural color
Hand Railings: pressure treated pine, White (match existing)
Stairs and landings: pressure treated pine, unpainted

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JAMES C. REYNOLDS, PE
FLORIDA P.E.#46885
22330 LARITE DRIVE GULF BAY, FL 33042
(305) 344-5987

Elevations
Sides

SHEET TITLE:

PROJECT DESCRIPTION:
Detached Pool House
522 Simonton St.
Key West FL 33040

DRAWINGS by:
Glenn R. Anderson
522 Simonton St Key West FL 33040
Tel: 305-922-2480

DATE:
4/26/2018

SHEET:

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 23, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING MAIN HOUSE INCLUDING SIDING REPAIRS AND REPLACING AND PAINTING. NEW TWO-STORY ADDITION AT REAR OF HOUSE. NEW WOOD DECK AT REAR. DEMOLITION OF EXISTING TWO AND ONE-STORY REAR ADDITIONS.

FOR #522 SIMONTON STREET

Applicant – Glenn Anderson

Application #18-03-0020

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



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 00009320-000000
Account # 1009571
Property ID 1009571
Millage Group 10KW
Location 522 SIMONTON St , KEY WEST
Address
Legal KW PT LOT 1 SQR 50 G26-267 COUNTY JUDGES SERIES 3-M9
Description COUNTY JUDGES DOCKET 1-73-242 OR2097-797/798L/E
OR2756-501LET/ADM OR2890-1632/33
(Note: Not to be used on legal documents)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

ANDERSON CATHERINE M
 522 Simonton St
 Key West FL 33040

ANDERSON GLENN R
 522 Simonton St
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$85,687	\$78,960	\$189,112	\$191,418
+ Market Misc Value	\$1,231	\$1,231	\$1,072	\$974
+ Market Land Value	\$639,504	\$567,849	\$573,960	\$535,696
= Just Market Value	\$726,422	\$648,040	\$764,144	\$728,088
= Total Assessed Value	\$712,844	\$648,040	\$738,212	\$671,102
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$726,422	\$648,040	\$764,144	\$728,088

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,610.00	Square Foot	0	0

Buildings

Building ID	658	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1928	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1928	
Gross Sq Ft	3036	Foundation	WD CONC PADS	
Finished Sq Ft	2652	Roof Type	GABLE/HIP	
Stories	2 Floor	Roof Coverage	METAL	
Condition	POOR	Flooring Type	CONC S/B GRND	
Perimeter	332	Heating Type	NONE with 0% NONE	
Functional Obs	90	Bedrooms	5	
Economic Obs	0	Full Bathrooms	1	
Depreciation %	81	Half Bathrooms	1	
Interior Walls	WALL BD/WD WAL	Grade	550	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	216	0	0
FLA	FLOOR LIV AREA	2,652	2,652	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPF	OP PRCH FIN LL	84	0	0
OUF	OP PRCH FIN UL	84	0	0
TOTAL		3,036	2,652	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1944	1945	1	165 SF	3
FENCES	1994	1995	1	342 SF	2

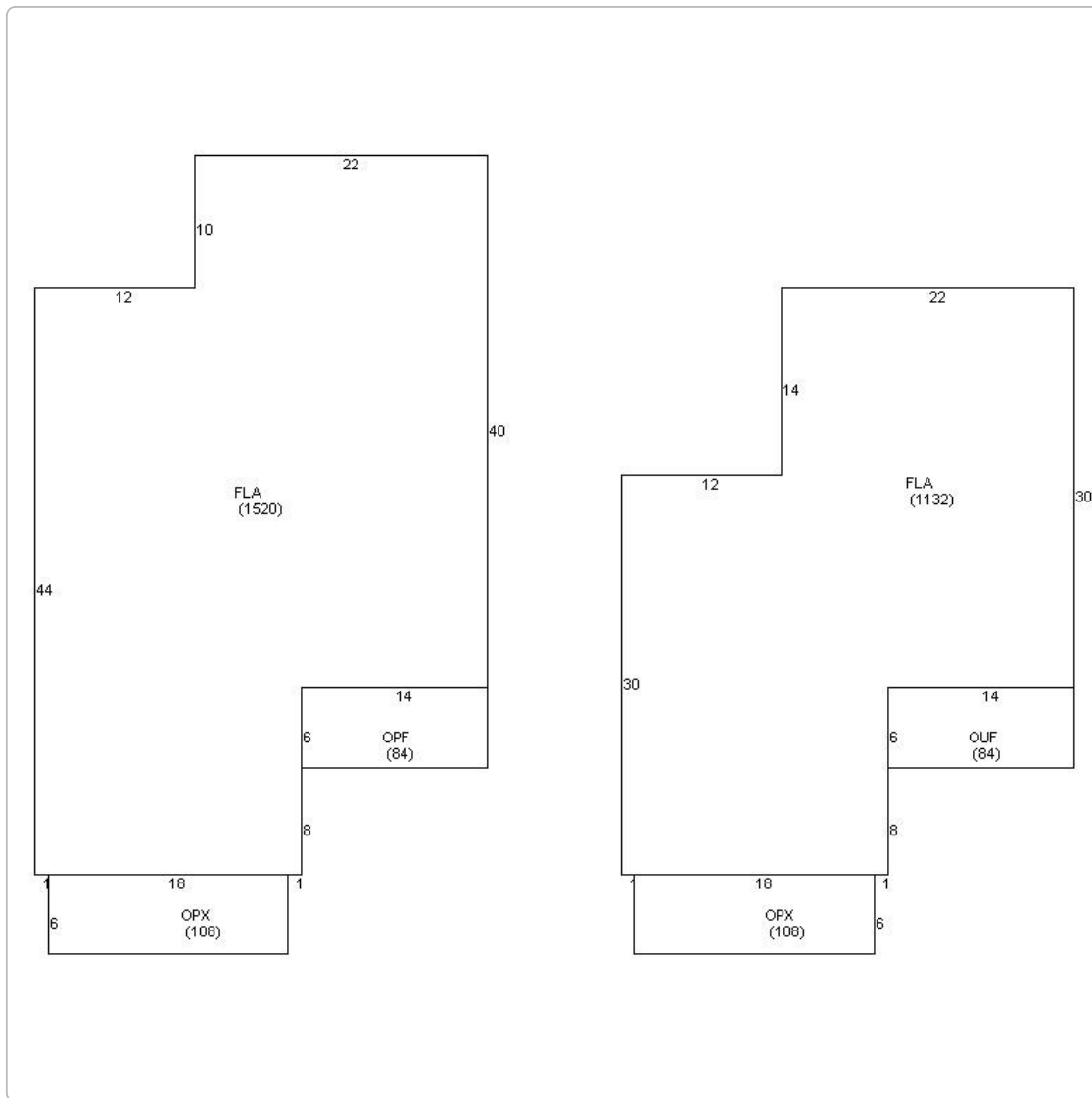
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/6/2018	\$1,300,000	Warranty Deed	2154210	2890	1632	03 - Qualified	Improved
5/19/2015	\$0	Other		2756	501	11 - Unqualified	Improved
3/24/2005	\$850,000	Warranty Deed		2097	797	O - Unqualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
0200479	2/25/2002	10/3/2002	\$13,000		NEW V-CRIMP ROOF
A951413	4/1/1995	8/1/1995	\$1,200		57 LF WOOD FENCE

Sketches (click to enlarge)



Photos



Map



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

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