



**Historic Architectural Review Commission
Staff Report for Item 4**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: April 23, 2019

Applicant: Matthew Stratton, Architect

Application Number: H2019-0008

Address: #733 Poorhouse Lane

Description of Work:

Demolition of one-story side and rear additions. Demolition of front porch. Second Reading.

Site Facts:

The main structure in the site is a contributing resource to the historic district. Built circa 1920, the historic one-story frame vernacular house has undergone several alterations, including side and rear additions and front porch roof extensions. The building and its additions are showing signs of deterioration due to poor maintenance.

On April 23, 2019 the Commission approved design plans, demolition of non-historic elements, and first reading for demolition of historic additions.

Ordinance Cited on Review:

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

Staff Analysis

This report is for the review of the second reading requirement for demolition of the front porch and side addition. The northwest side additions as well as the front porch, built more

than 50 years, are historic, according to the LDR's definitions. The applicant has submitted drawings for new proposed replacements, which received approval from the Commission on April 23, 2019.

It is staff's opinion that the request for the demolition of historic portions of the building shall be based on the demolition criteria of 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).*

It is staff's opinion that the existing portions of the northwest side addition may qualify as irreparable compromised by extreme deterioration. The front porch elements are structurally sound.

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 northwest addition is not a distinguishable building entity, nor it exemplifies any significant architectural or any specific method of construction. The original form of the structure has been lost with the addition and the new proposed design will bring it back. The existing front porch columns embedded into concrete bases was not the original means of construction of this character-defining feature.

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

Staff understands that no significant events have ever happened in the site 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 portions of the house in question do not have significant value as part of a development, heritage, or cultural record of the city.

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

Staff was not able to find the house been associated to any significant event.

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

The portions of the house in question are not an example of social, cultural, and historic heritage of the city.

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

The portions of the house in question are not unique examples of distinctive architectural style.

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 house in question is not part of a park or square.

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 structure does not have a unique location or visual feature characteristics.

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

The structure in question will not yield important information in history.

It is staff's opinion that the Commission can review the second reading request for demolition. If approved, this will be the last required reading for demolition

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 # HARC 2019-0008	REVISION #	INITIAL & DATE MM 3/25/19
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:

733 POORHOUSE LANE		PHONE NUMBER
POORHOUSE PROPERTIES LLC		EMAIL
618 GRINNELL ST		
MATTHEW STRATTON		PHONE NUMBER (305) 923-9670
M. STRATTON ARCHITECTURE		EMAIL MSTRATTONARCHITECT@GMAIL.COM
3801 FLAGLER AVE. KEY WEST, FL		DATE 3/23/19

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:	824 SF ADDITION AT REAR - 1 STORY LOWER THAN HISTORIC STRUCTURE. NEW POOL, DECK AND COVERED PORCH AT REAR.
MAIN BUILDING:	RECONSTRUCT FRONT PORCH IN WOOD. IN EXISTING FOOTPRINT. NEW WOOD WINDOWS (2/2 DH) AND DOORS IN HISTORIC OPENINGS. REPLACE ROOF WITH GALVALUME V-CRIMP. REPAIR SIDING 25%. PAINT EXTERIOR.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	SEE ATTACHED

RECEIVED
MAR 25 2019
BY: WCM

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): 220 SF COTTAGE AT REAR - 1 STORY LOWER THAN HISTORIC STRUCTURE AND ADDITIONS.	
PAVERS: 1 CAR PARKING AT SIDE YARD - 220 SF BRICK PAVERS	FENCES: 24 L.F. 6' TALL FLAT TOP WOOD PICKET FENCE AND 2 GATES
DECKS: 186 SF WOOD DECKS @ REAR	PAINTING: 100% EXTERIOR COLORS T.B.D.
SITE (INCLUDING GRADING, FILL, TREES, ETC.): NEW TROPICAL LANDSCAPING, LIGHTING & IRRIGATION SYSTEM	POOLS (INCLUDING EQUIPMENT): 8X15 POOL PLUS 23 LF WATERFALL WALL FEATURE. POOL HEATER, 2 PUMPS AND FILTER @ SIDE YARD BEHIND 6' TALL FENCE.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): AC CONDENSING UNIT @ SIDE YARD BEHIND 6' TALL FENCE	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: 04/23/2019	<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: House listed as contributing		
FIRST READING FOR DEMO: 04/23/2019	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE: [Signature] 04/23/2019	

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 # H 2019-0008	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

733 POORHOUSE LANE

PROPERTY OWNER'S NAME:

POORHOUSE PROPERTIES LLC

APPLICANT NAME:

MATTHEW STRATTON - M. STRATTON ARCHITECTURE

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 	3/23/19 CHRIS MARIO DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMOLISH HEAVILY ALTERED FRONT PORCH AND DILAPIDATED SIDE ADDITION THAT APPEAR ON 1962 SANBORN MAP AND 1965 PROPERTY RECORD CARD.
ALSO DEMOLISH NON-HISTORIC REAR ADDITIONS.

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.

SIDE ADDITION IS POORLY CONSTRUCTED AND EXTREMELY DETERIORATED. ROOF FRAMING IS 1 1/2" x 3 1/2" ON THE FLAT WITH SIGNIFICANT SAG IN MIDDLE. FRONT SILL BEAM AND WALL STUDS HAVE FAILED DUE TO 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.

SIDE ADDITION HAS 1 1/2" x 3 1/2" WALL STUDS AND ROOF FRAMING. FOUNDATIONS ARE STACKED CONCRETE BLOCKS. WINDOW IS ALUMINUM JALOUSIE. PROPORTIONS AND LOCATION OF SIDE ADDITION DETRACT FROM HISTORIC BUILDING.
ORIGINAL

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.

2 BAY FRONT PORCH HAS CONCRETE FLOOR, LOW WALLS, AND PEDESTALS FOR THREE (3) WRAPPED WOOD COLUMNS. ROOF WAS EXTENDED ON 3 SIDES.

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

N/A

(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.

N/A

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

N/A

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

N/A

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

N/A

(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.

N/A

(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.

N/A

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

N/A

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.

ALL ADDITIONS ARE OUT OF PROPORTION AND DETRACT FROM ORIGINAL HISTORIC BUILDING AND SAWTOOTH.

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

REMOVING SIDE ADDITIONS WILL EXPOSE SIDE OF ORIGINAL HISTORIC BUILDING AND SAWTOOTH.

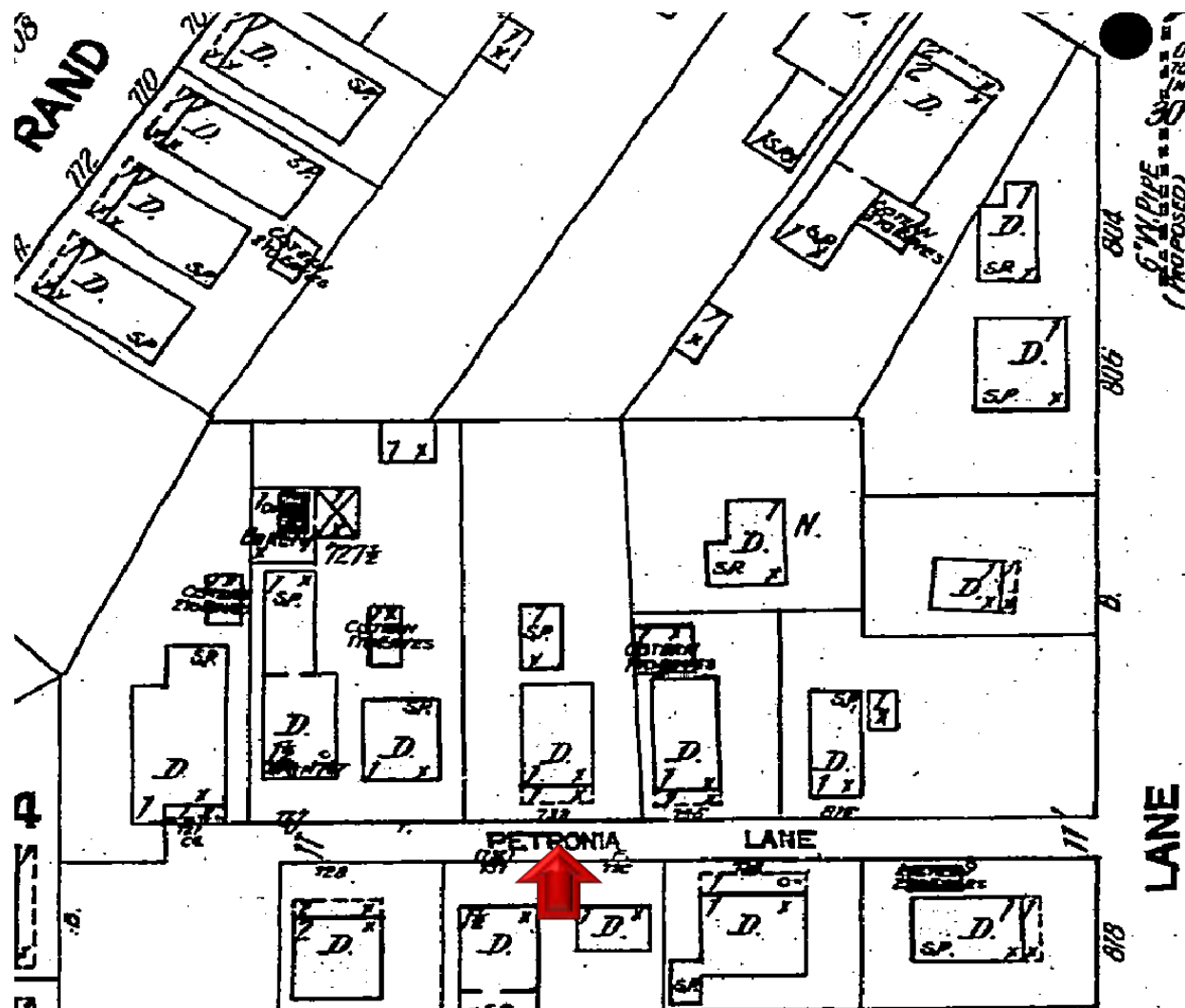
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

THE ADDITIONS HAVE NO CHARACTER DEFINING FEATURES.
THE ADDITIONS HAVE POOR PROPORTIONS AND DETRACT FROM THE ORIGINAL HISTORIC BUILDING AND SAWTOOTH.

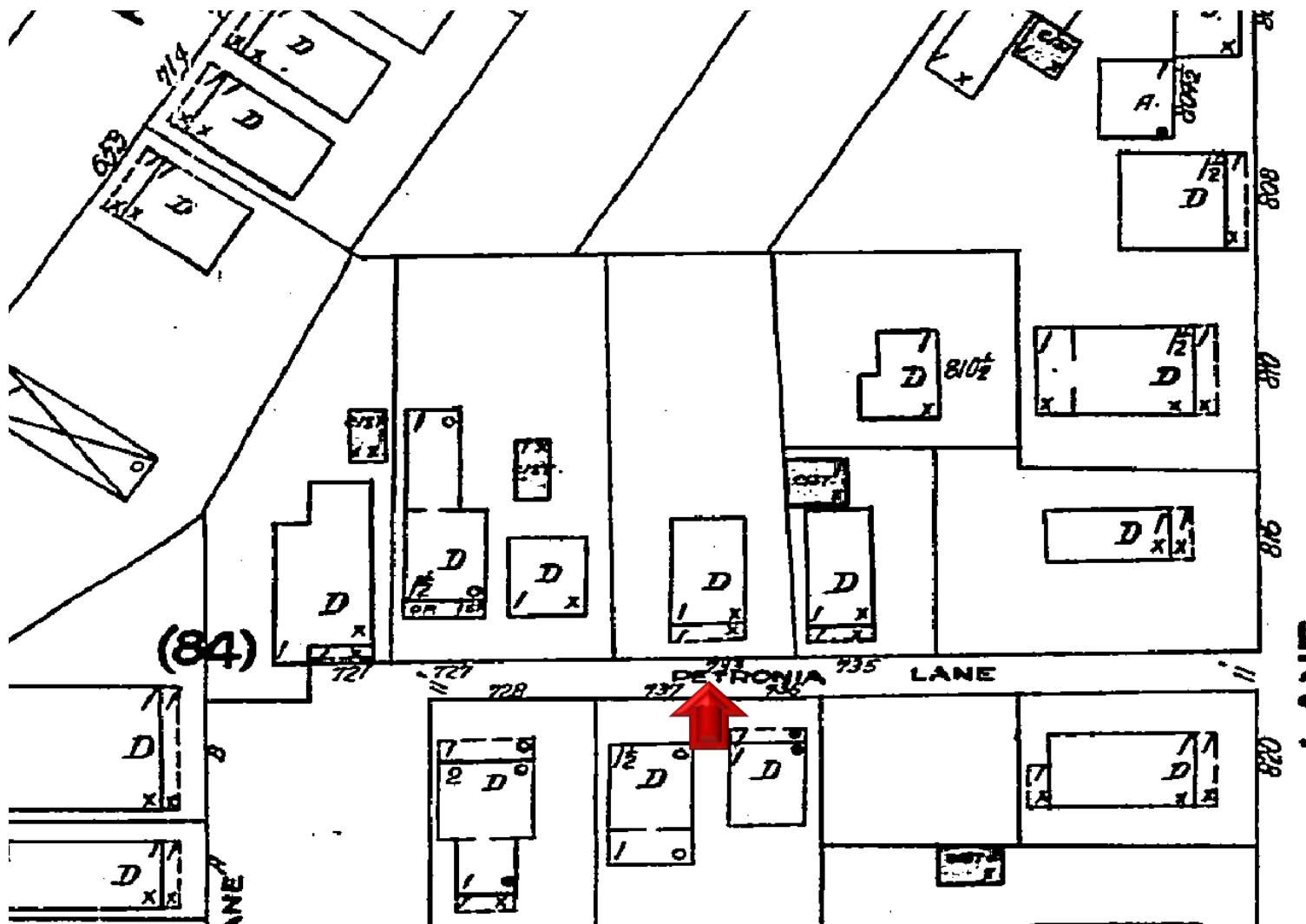
(4) Removing buildings or structures that would otherwise qualify as contributing.

THE NON-HISTORIC ADDITIONS HAVE NO CHARACTER DEFINING FEATURES OR MATERIALS THAT WOULD QUALIFY AS CONTRIBUTING

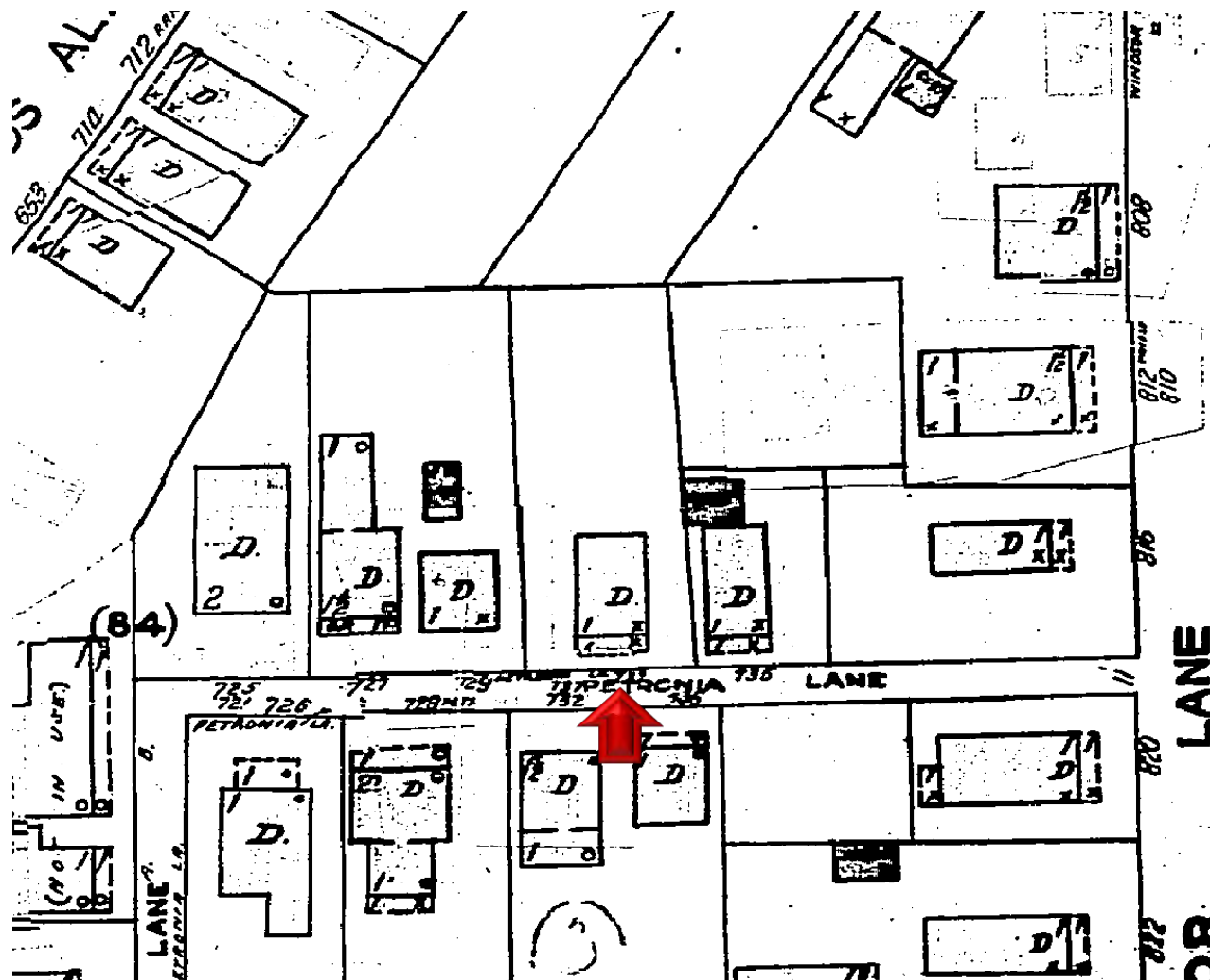
SANBORN MAPS



1912 Sanborn map



1926 Sanborn map



1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



733 Poorhouse Lane circa 1965 – Monroe County Library.

733 POORHOUSE LANE



FRONT ELEVATION



EAST SIDE ELEVATION



WEST SIDE ELEVATION



REAR ELEVATION



FRONT PORCH



ROOF



ROOF EXTENSION / BRACKETS AT ORIGINAL HISTORIC BUILDING



DETERIORATED REAR SILL BEAM AT SAWTOOTH



DETERIORATED FRONT SILL BEAM AT SIDE ADDITION



CONCRETE BLOCK FOUNDATIONS TYPICAL AT WEST SIDE ADDITION



INSIDE OF DILAPIDATED SIDE ADDITION (TO BE REMOVED)



**WEST WALL OF ORIGINAL HISTORIC STRUCTURE TO BE EXPOSED
WITH REMOVAL OF WEST ADDITIONS**



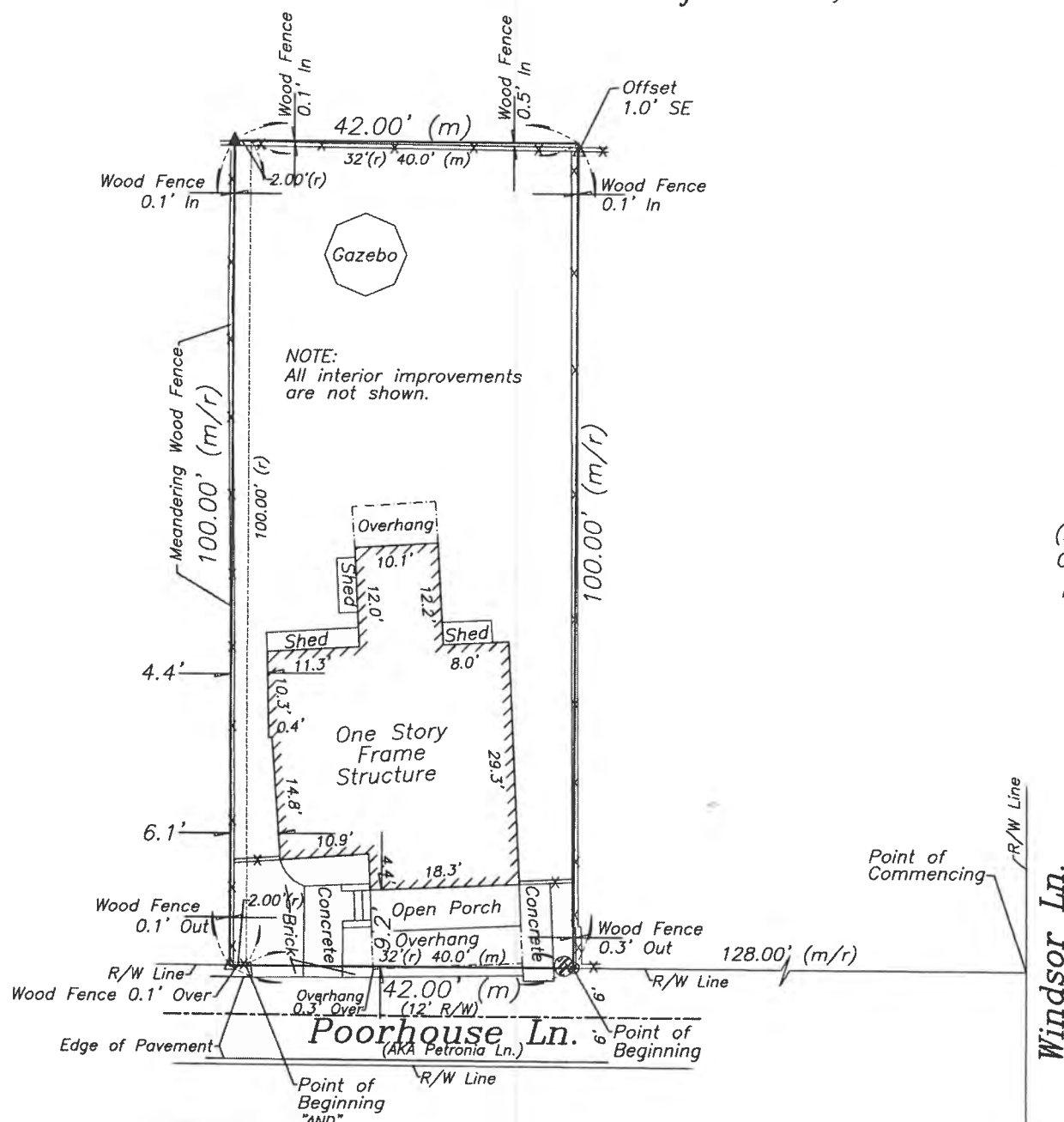
INSIDE OF SAWTOOTH (TO BE RESTORED)



INSIDE OF REAR ADDITION (TO BE REMOVED)

SURVEY

Boundary Survey Map of part of Tract 5, Island of Key West, FL



LEGEND

- Found 2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail (PK Nail)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 733 Poorhouse Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. 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 the legal description.
8. Date of field work: November 22, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida, and is part of Tract Five (5) according to William A. Whitehead's Map of the Island of Key West, delineated in February, 1829; commencing at a point on the North side of a Twelve-foot alley-way, distant One hundred and Twenty Eight (128) feet from the corner of said alley-way and Windsor Lane and running thence in a Southwesterly direction along said alley-way, Thirty-Two (32) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Thirty-Two (32) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet to the point of beginning.

AND

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February, A.D., 1829 as a Part of Tract Five (5) and being more particularly described as follows: Commencing at the intersection of the Southwesterly Right-of-Way line of Windsor Lane and the Northwesterly Right-of-Way Line of Poorhouse Lane (a.k.a. Petronia Lane); thence in a Southwesterly direction along the said Northwesterly Right-of-Way Line of Poorhouse Lane for 160.00 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Northwesterly Right-of-Way line of Poorhouse lane for 2.00 feet; thence at a right angle and in a Northwesterly direction for 100.00 feet; thence at a right angle and in a Northeasterly direction for 2.00 feet; thence at a right angle and in a Southeasterly direction for 100.00 feet to the said Northwesterly Right-of-Way line of Poorhouse Lane and the Point of Beginning.

BOUNDARY SURVEY FOR: Poorhouse Properties LLC, a Florida limited liability company;
The Smith Law Firm;
Old Republic National Title Insurance Company;

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

December 17, 2018

THIS SURVEY
IS NOT
ASSIGNABLE

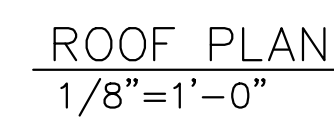
J. LYNN O'FLYNN, Inc.



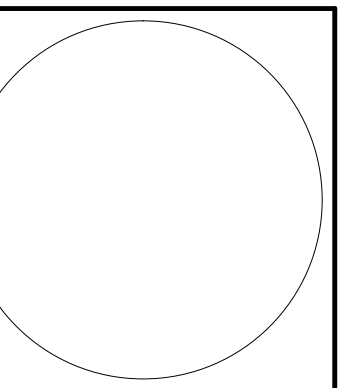
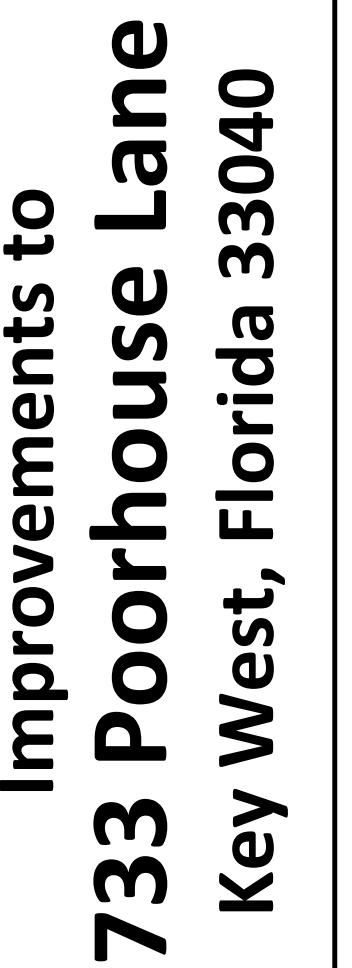
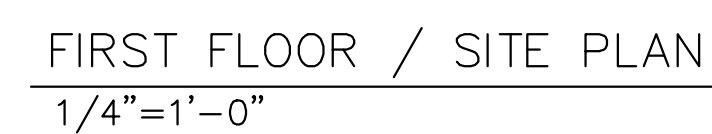
Professional Surveyor & Mapper
PSM #8298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN



SITE DATA ZONE HHDR 4,200 SF LOT		
	ALLOWED	PROPOSED
OPEN SPACE (MIN)	1,470 SF MIN. (35%)	1,574 SF (37.5%)
BUILDING COVERAGE	2,100 SF MAX. (50%)	1,988 SF (47.3%)
IMPERVIOUS SURFACE	2,520 SF MAX (60%)	2,515 SF (59.9%)
840 SF REAR YARD COVERAGE	252 SF MAX (30%)	207 SF (24.6%)



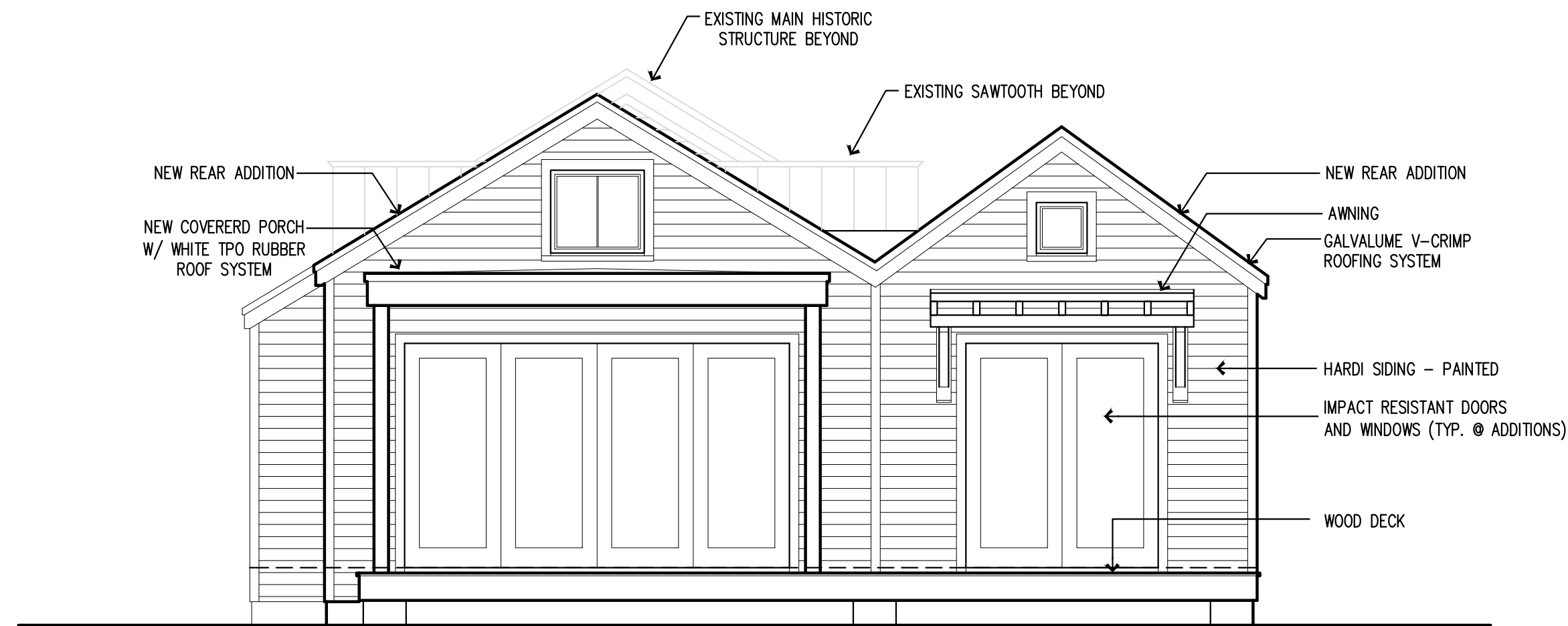
IVI. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



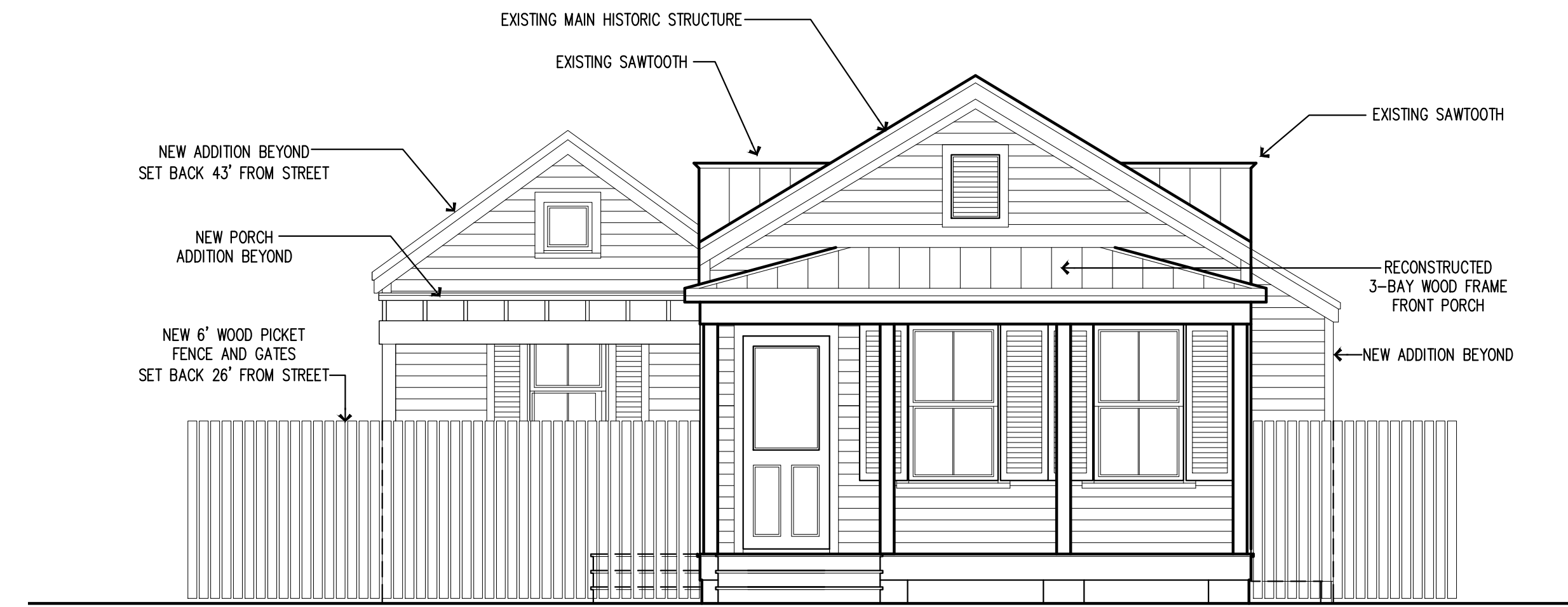
project #

A-1

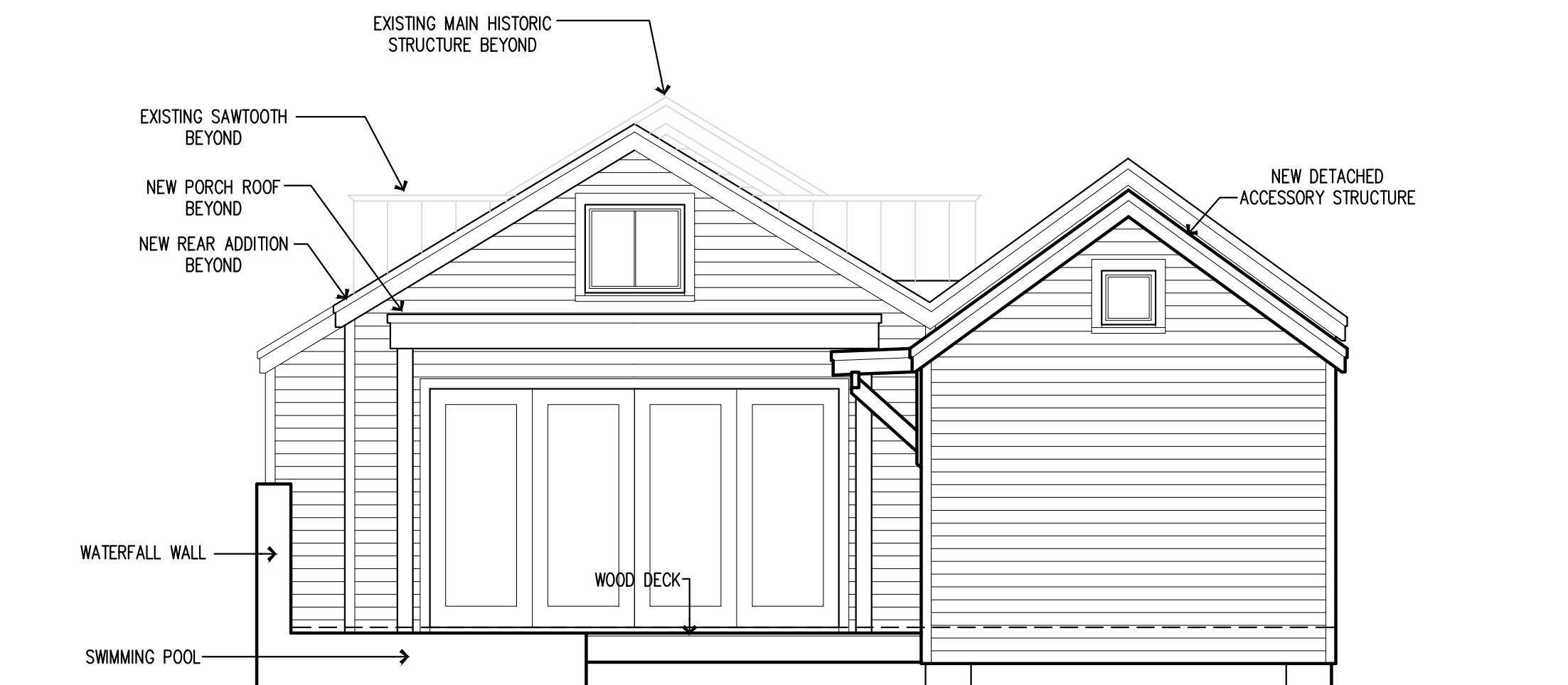




PROPOSED REAR ELEVATION WITHOUT COTTAGE
1/4"=1'-0"



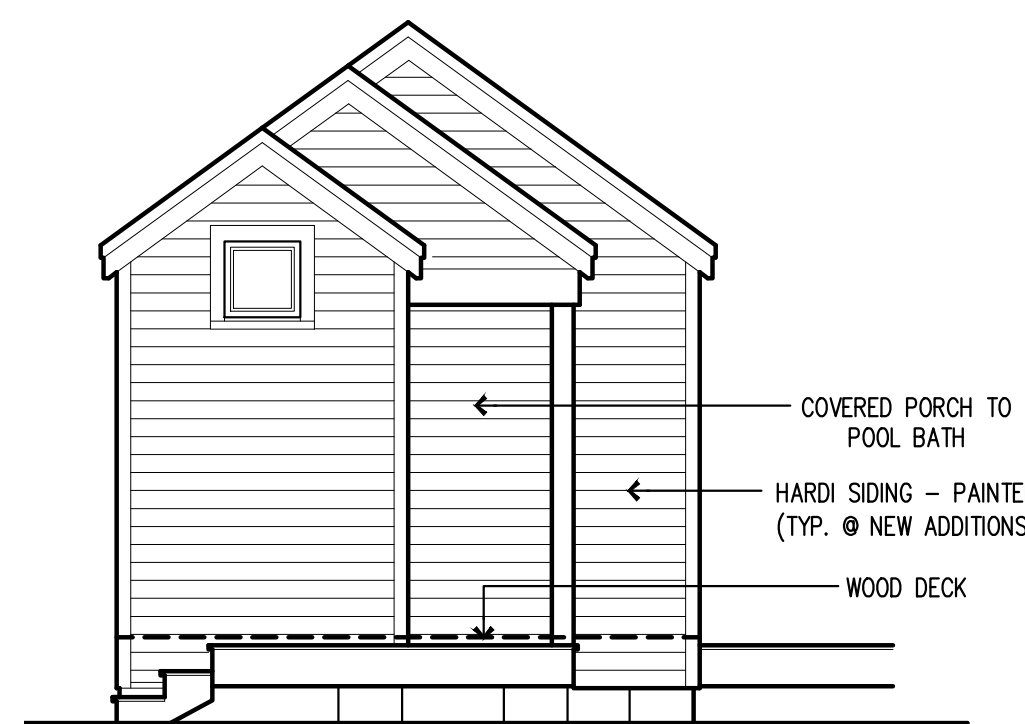
PROPOSED FRONT ELEVATION
1/4"=1'-0"



PROPOSED REAR ELEVATION WITH COTTAGE
1/4"=1'-0"



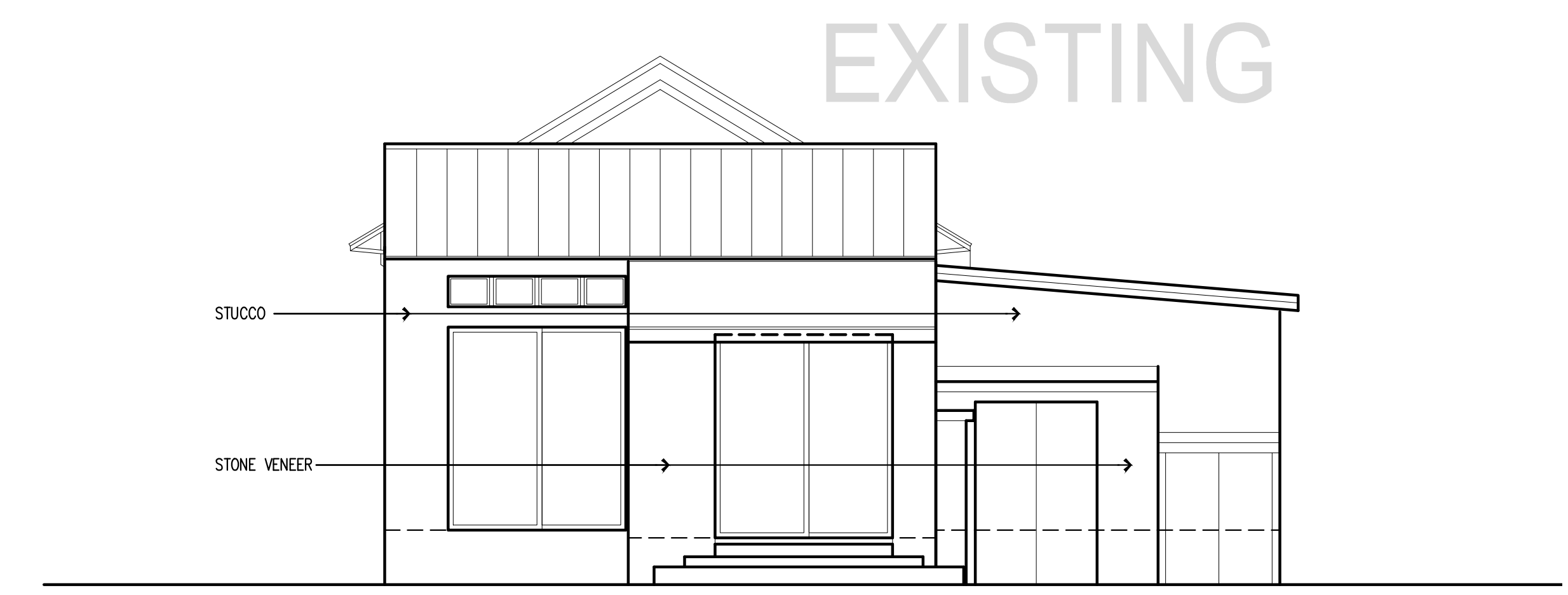
EXISTING FRONT ELEVATION
1/4"=1'-0"



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



PROPOSED EAST SIDE ELEVATION OF COTTAGE
1/4"=1'-0"



EXISTING REAR ELEVATION
1/4"=1'-0"

Improvements to
733 Poorhouse Lane
Key West, Florida 33040

M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

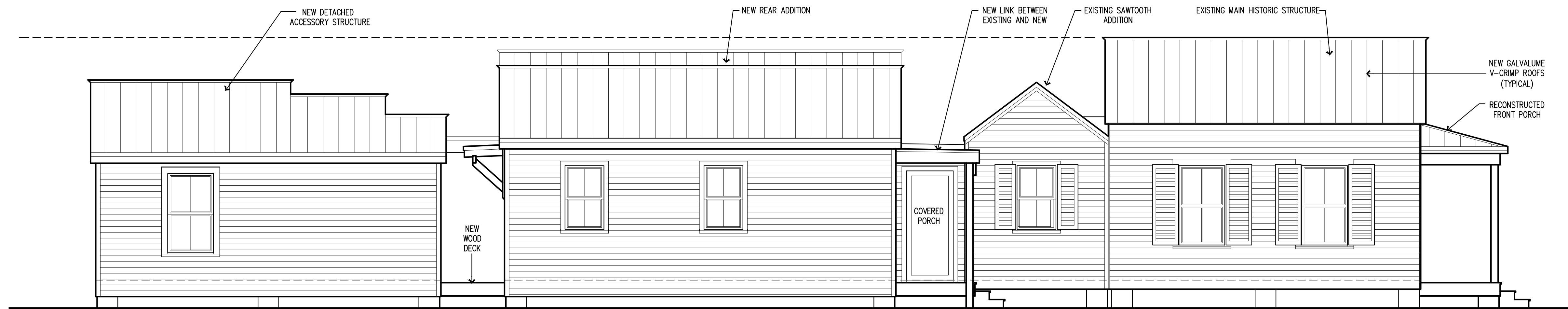
Date 3.24.19

Project #

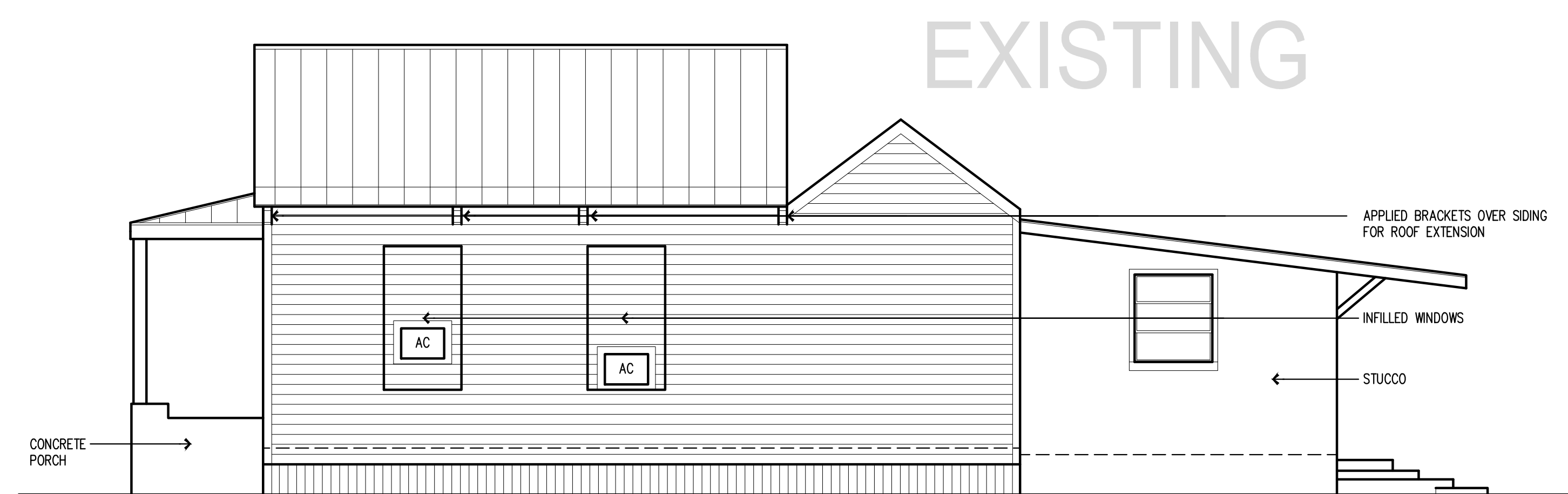
A-2



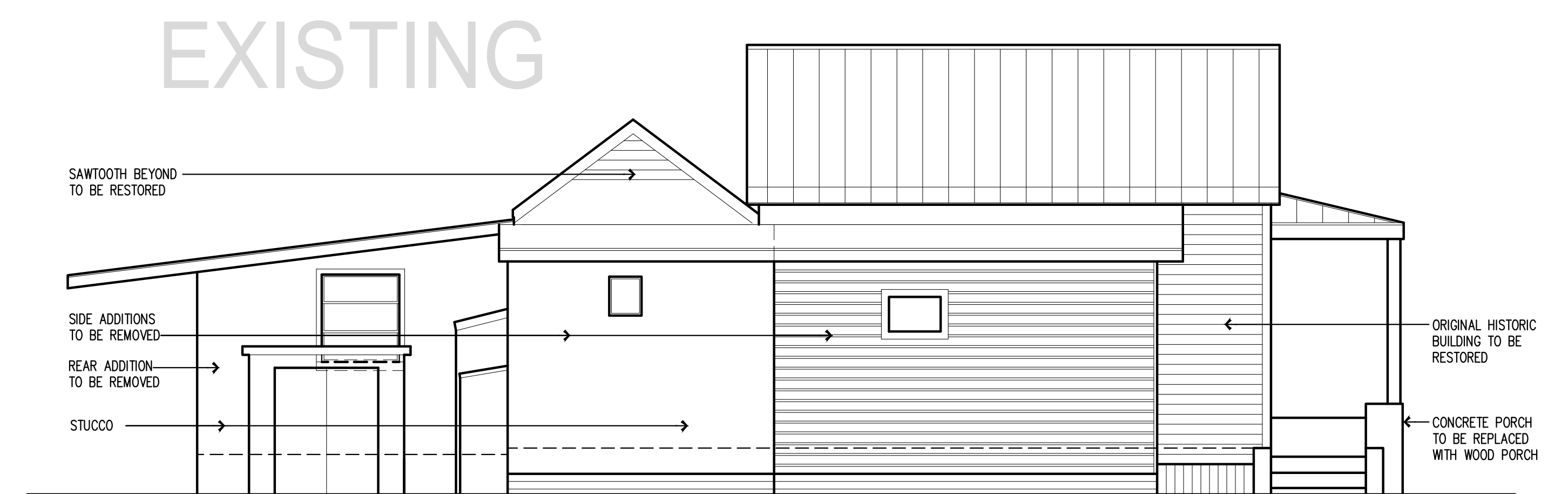
PROPOSED EAST SIDE ELEVATION
1/4"=1'-0"



PROPOSED WEST SIDE ELEVATION
1/4"=1'-0"



EXISTING EAST SIDE ELEVATION
1/4"=1'-0"



EXISTING WEST SIDE ELEVATION
1/4"=1'-0"

Improvements to
733 Poorhouse Lane
Key West, Florida 33040

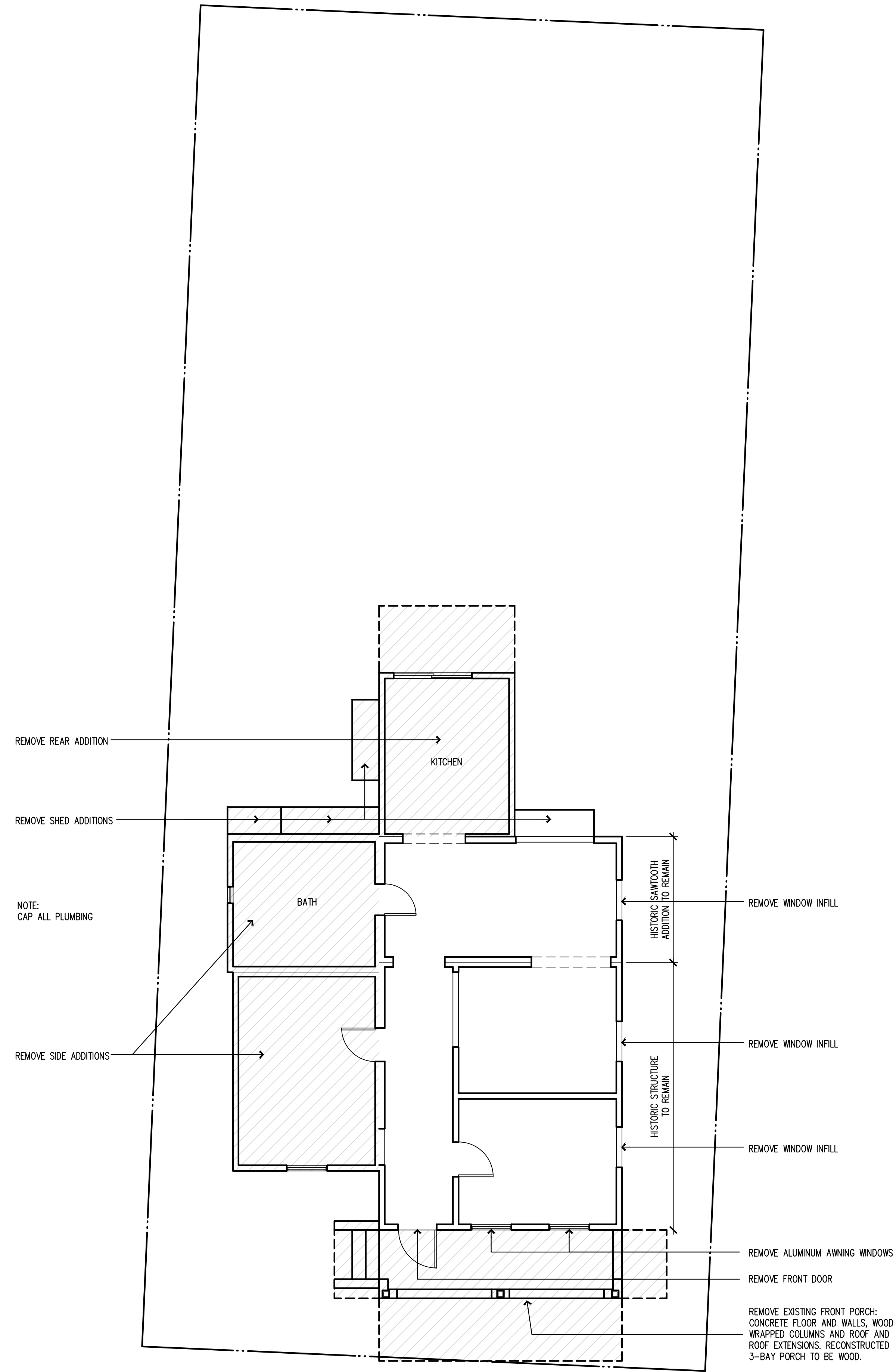
M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

Date 3.24.19

Project #

A-3



DEMOLITION PLAN
3/16"=1'-0"

Improvements to

733 Poorhouse Lane

Key West, Florida 33040

M. Stratton Architecture

3801 Flagler Ave.

Key West, Florida 33040

305.923.9670

Matthew@MStrattonArchitecture.com

Date

3.24.19

Project #

D-1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., April 23, 2019** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE INCLUDING NEW FRONT WOODEN PORCH. NEW ONE-STORY ADDITION AT REAR OF HISTORIC HOUSE. NEW ACCESSORY STRUCTURE, NEW POOL, AND DECK. SITE IMPROVEMENTS INCLUDING ONE OFF STREET PARKING, PAVERS, AND FENCES. DEMOLITION OF ONE-STORY SIDE AND REAR ADDITIONS. DEMOLITION OF FRONT PORCH.

#733 POORHOUSE LANE

Applicant – Matthew Stratton, Architects Application #H2019-0008

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 305-809-3973 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 305-809-3811 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 00019380-000000
Account# 1020061
Property ID 1020061
Millage Group 10KW
Location 733 POORHOUSE LN, KEY WEST
Address
Legal KW PT OF TR 5 VV-122 YY-302 H2-81 E2-491 H3-153 OR852-238/40L/E OR877-1750
Description OR1102-1868 OR1332-1129/30L/E OR1677-1967/68 OR1677-1969/70 OR1677-1971/72 OR1866-1285/87 OR2931-2055D/C OR2942-1475
(Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

POORHOUSE PROPERTIES LLC
 618 Grinnell St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$94,938	\$96,445	\$85,730	\$87,503
+ Market Misc Value	\$1,740	\$1,740	\$1,740	\$1,514
+ Market Land Value	\$541,800	\$541,800	\$490,408	\$552,145
= Just Market Value	\$638,478	\$639,985	\$577,878	\$641,162
= Total Assessed Value	\$142,049	\$139,128	\$136,267	\$135,320
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$116,549	\$113,628	\$110,767	\$109,820

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	4,200.00	Square Foot	42	100

Buildings

Building ID 1477
Style 1 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1007
Finished Sq Ft 917
Stories 1 Floor
Condition AVERAGE
Perimeter 140
Functional Obs 0
Economic Obs 0
Depreciation % 35
Interior Walls WALL BD/WD WAL
Exterior Walls WD FRAME
Year Built 1933
EffectiveYearBuilt 1989
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type NONE with 0% NONE
Bedrooms 2
Full Bathrooms 1
Half Bathrooms 0
Grade 400
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	917	917	140
OPF	OP PRCH FIN LL	90	0	46
TOTAL		1,007	917	186

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1964	1965	1	100 SF	1
CH LINK FENCE	1964	1965	1	400 SF	1
UTILITY BLDG	1974	1975	1	196 SF	1
WALL AIR COND	1984	1985	1	1 UT	2
FENCES	1984	1985	1	48 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/26/2018	\$625,000	Warranty Deed	2200059	2942	1475	03 - Qualified	Improved
2/1/2018	\$0	Death Certificate	2190674	2931	2055	88 - Unqualified	Improved
4/1/1982	\$45	Warranty Deed		852	238	U - Unqualified	Improved

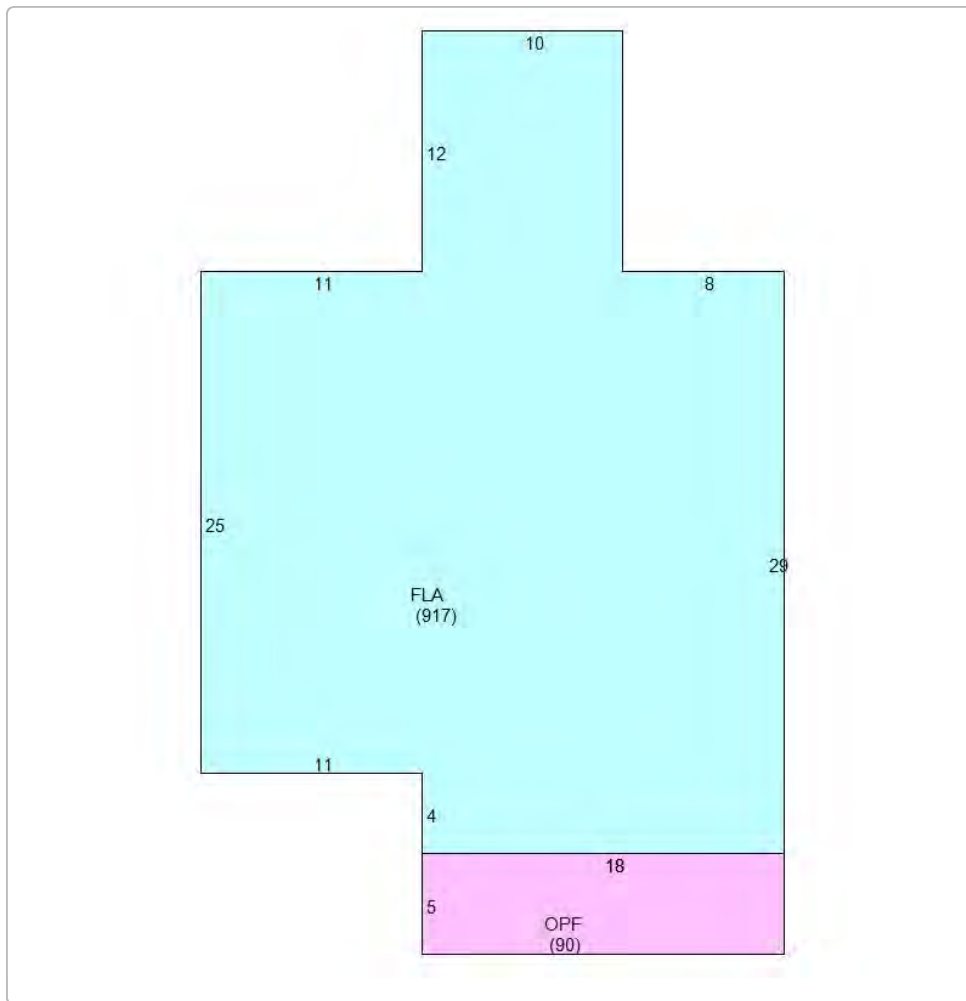
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-0469	3/8/2019		\$4,000	Residential	SELECT DEMO OF INT FINISHES, EXT PAVING AND FRONT PORCH EXTENDED ROOF
17-2526	7/11/2017	12/12/2018	\$0	Residential	REPAIR EXISTING PORCH OVERHANG TO ROOFING WOOD AND AGING MATERIALS TO MATCH EXISTING PAINT FORNTO FHOUSE
03-2760	8/22/2003	12/23/2003	\$100		PAINT

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos

**Map****TRIM Notice**[Trim Notice](#)**2018 Notices Only**

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

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