



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: October 28, 2020

Applicant: Matthew Stratton

Address: #412 Elizabeth Street

Description of Work:

Renovations to existing contributing structure, including changes on windows and doors at rear. Reconfiguration of second floor rear deck and brick pavers around pool.

Site Facts:

The property under review is located at 412 Elizabeth Street. The structure on the property is listed as historic and contributing, built circa 1865. The structure has several non-historic and non-contributing rear additions, including a roof deck over a portion of the rear deck. There is also an existing brick patio and a pool at the rear of the property.

Guidelines Cited on Review:

- Guidelines for Widow's Walks and Roof Decks (page 28a).
- Guidelines for Additions and Alterations on Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 13, 21, 22, 26 and 30.
- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guideline 20.

Staff Analysis:

The Certificate of Appropriateness under review proposes renovations to an existing contributing structure, including changes on non-historic windows and doors and the reconfiguration of a roof deck at the rear.

On the rear elevation, a small shed on the first floor is to be removed. There is to be a slight bump-out to the North on a non-historic rear addition, which will be utilized for a snack bar with pocket windows. Also on the first floor, a pair of wood doors is to be replaced with a 15-lite

wood French door. On the second floor, an existing pair of aluminum single-hung windows is to be replaced with one new aluminum impact single-hung window. Also on the second floor of the rear elevation, an existing aluminum single-hung window is to be replaced with a new set of aluminum impact 15-lite French doors, to match the existing set on the first floor.

On the North elevation, the existing aluminum single-hung window on the first floor is to be removed and the bump out for the proposed snack bar will have aluminum impact-resistant pocket windows. On the second floor, an existing wood door and an existing aluminum single-hung window on one of the non-historic rear additions are to be removed and infilled with matching wood siding. A small 6-pane aluminum window on the second floor is also to be replaced with a false window with solid board shutters.

On the South elevation, an existing aluminum single-hung window on the first floor of a non-historic rear addition is to be removed and replaced with a false window with solid board shutters. On the second floor, another existing aluminum single-hung window on a non-historic rear addition is to be removed and replaced with a false window with solid board shutters. Also on the second floor, 5 non-historic aluminum jalousie windows are to be replaced with 3 false windows with solid board shutters. A new impact-resistant skylight is also proposed on one of the non-historic rear additions.

The wood deck on the first floor of the rear is to be slightly reconfigured in shape. The existing roof deck at the rear is also to be reconfigured, as to allow for a smaller footprint with more privacy. The existing wrap-around roof deck is to be reconfigured into a square-shaped roof deck, which will be situated within the L-shape created by the rear of the main structure. Wood louvers are proposed on the North side of the roof deck, in order to provide privacy with the neighbor to the North. A six-foot wall of wood louvers is also proposed on the first floor near the South property line, in order to provide privacy with the neighbor to the South.

The existing brick pavers around the pool are also to be reconfigured to accommodate the newly proposed deck design.

Consistency with Cited Guidelines:

Staff finds the proposal to be consistent with the cited guidelines.

The proposed changes to windows and doors on existing non-contributing rear additions fall within the cited guidelines. Staff feels that the reconfiguration of the fenestration on rear, North and South elevations improve on each elevation's rhythm and proportion. The false windows on the South elevation are proposed due to life safety concerns and the proximity to the neighboring property to the South.

The proposed reconfiguration of the existing roof deck at the rear is consistent with Guidelines for Widow's Walks and Roof Decks. The preamble on page 28a of the Guidelines states that roof decks, "may or may not be appropriate for two-story buildings, depending on the individual circumstances and characteristics of the building." Guideline 1 on the same page (28a) goes on to say, "roof decks must be compatible in scale and design with the existing structure." Staff feels

that the proposed reconfiguration improves on the existing roof deck's scale and design in comparison with the rest of the structure, making it more appropriate to the context. Although Guideline 20 under New Construction states that, "Roof decks...are not allowed on new residential development," it also goes on to say that, "The use of roof decks...that clearly jeopardize the privacy of immediately adjacent properties are prohibited." The existing roof deck at 412 Elizabeth Street currently jeopardizes the privacy of the immediately adjacent property to the South, while the proposed reconfiguration aims to resolve privacy issues with a more recessed design and the use of wood louvers. Staff finds the new configuration of the roof deck to be more appropriate than the existing in terms of scale, design, and privacy.

Staff sees no issues with the use of louvered panels on both the North and South elevations, in order to provide privacy from the neighbors on each adjacent side.

In terms of the bump-out addition proposed for the new snack bar, staff sees no inconsistencies with the guidelines.

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 #	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:	412 ELIZABETH ST.		
NAME ON DEED:	GCI LLC	PHONE NUMBER	(908) 337-6229
OWNER'S MAILING ADDRESS:	538 LAWRENCE AVE.	EMAIL	KOMOM412@AOL.COM
	WESTFIELD NJ 07090		
APPLICANT NAME:	MATTHEW STRATTON	PHONE NUMBER	(305) 923-9670
APPLICANT'S ADDRESS:	3804 FLAGLER AVE.	EMAIL	MSTRATTONARCHITECT@GMAIL.COM
	KEY WEST, FL 33040		
APPLICANT'S SIGNATURE:	[Signature]		DATE 9/28/2020

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:	RECONFIGURE EXISTING REAR DECKS TO BE SMALLER AND PROVIDE MORE PRIVACY
MAIN BUILDING:	RECONFIGURE NON-HISTORIC REAR WINDOWS AND DOORS REPAIR SIDING AND TRIM - PAINT INTERIOR: REMODEL KITCHEN & BATHS / RELOCATE AND ADD BATH UPSTAIRS
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: RECONFIGURE EXISTING BRICK PAVERS AROUND SWIMMING POOL	FENCES:
DECKS: RECONFIGURE WOOD DECKS SMALLER FOOTPRINT WITH IMPROVED PRIVACY	PAINTING: EXTERIOR REPAIRS
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

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:	412 ELIZABETH ST.
PROPERTY OWNER'S NAME:	GCJ LLC
APPLICANT NAME:	MATTHEW STRATTON

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	9.28.2020 KAREN D'LEARY DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
REMOVE NON-HISTORIC/CONTRIBUTING WOOD DECKS

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p>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);</p> <p>(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:</p> <p style="margin-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p> <p style="margin-left: 40px; color: blue; font-size: 1.2em;">N/A</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="margin-left: 40px;">(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.</p> <p style="margin-left: 40px; color: blue; font-size: 1.2em;">N/A</p>

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.
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.

REAR WOOD DECK STRUCTURES ARE NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY, AND HAVE NO AFFECT ON NEIGHBORHOODS HISTORIC CHARACTER

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

THE EXISTING REAR WOOD DECKS ARE ANKWARD, AND NEW DECK DESIGN WILL IMPROVE THE RELATIONSHIP BETWEEN NEIGHBORING BUILDINGS AND ENHANCE OPEN SPACE.

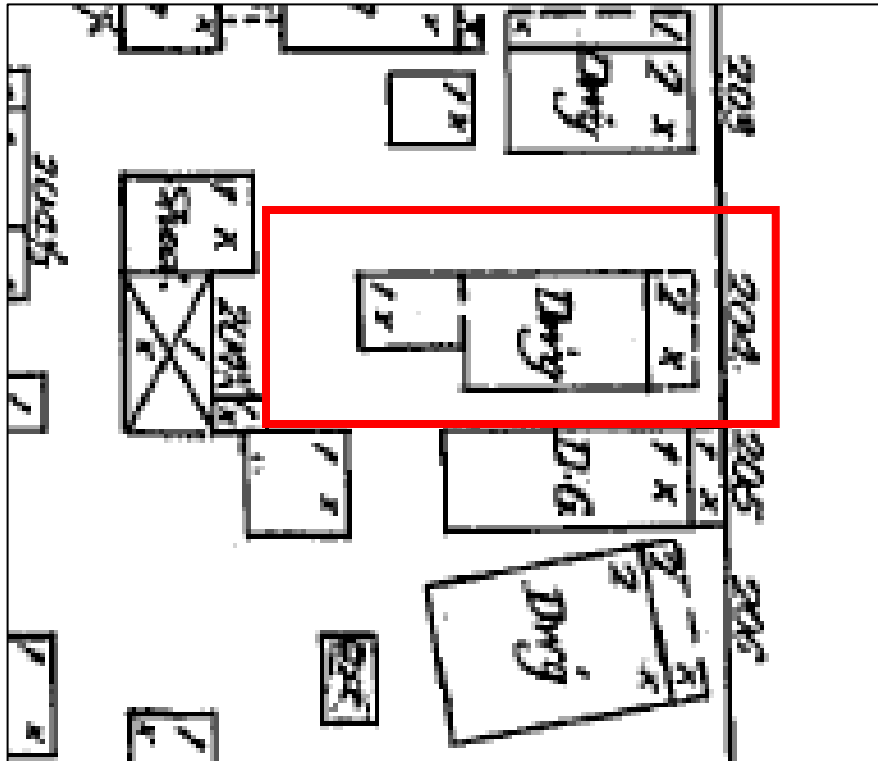
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

EXISTING WOOD DECKS ARE NOT A SIGNIFICANT LATER ADDITION NOR A CHARACTER DEFINING FEATURE OF THE PROPERTY.

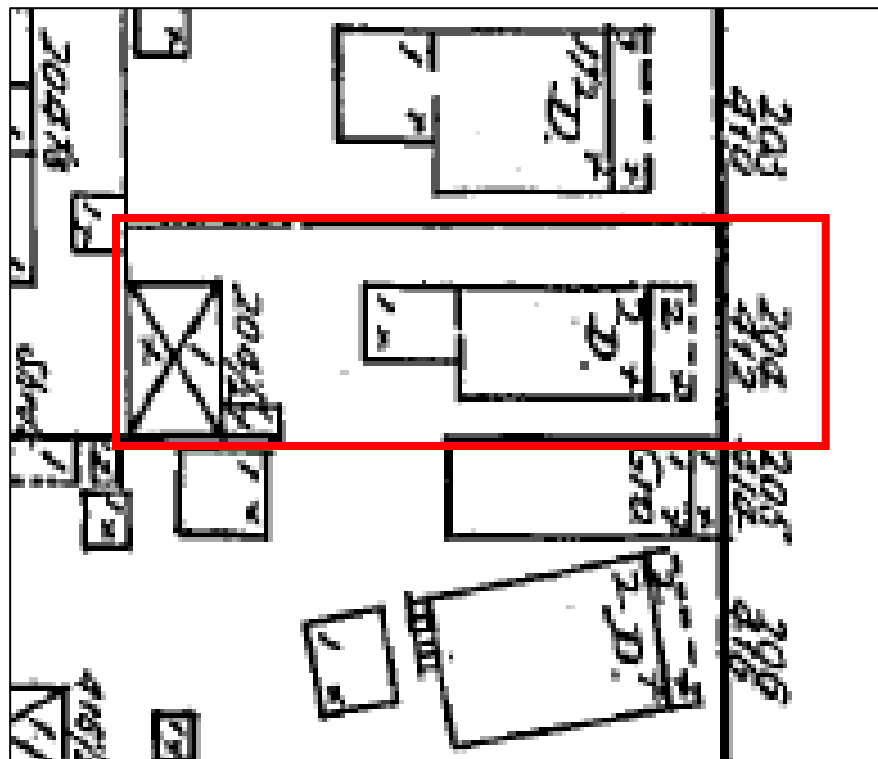
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A DECK STRUCTURE CONSISTS OF 6x6 WOOD POSTS, 2x10 JOISTS WITH SIMPSON HANGERS, 2x6 DECKING, AND 2x2 RAILING WITH 2x4 GUARDRAIL.

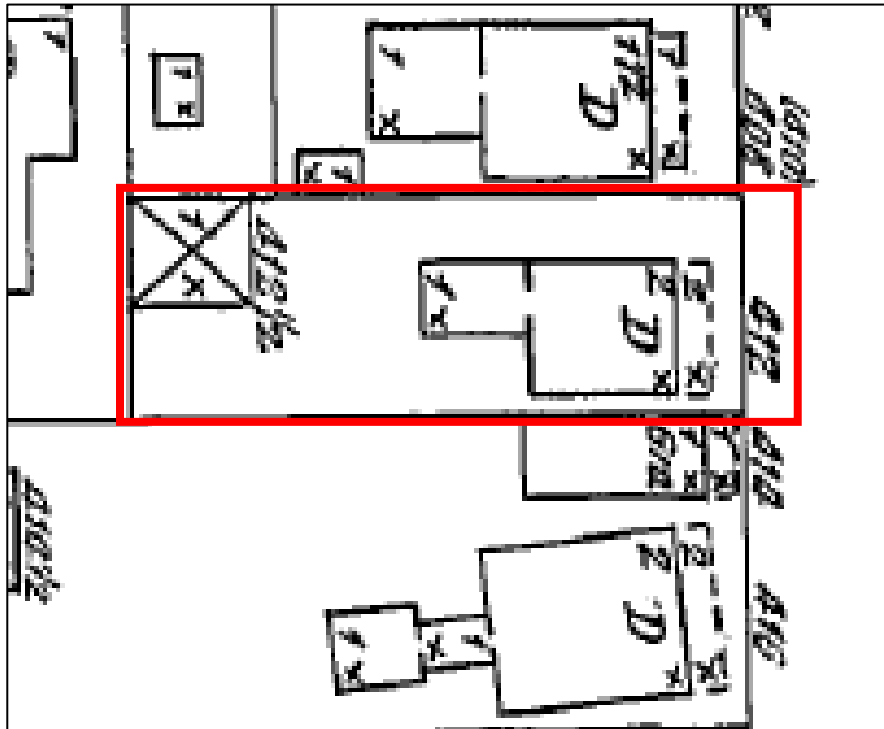
SANBORN MAPS



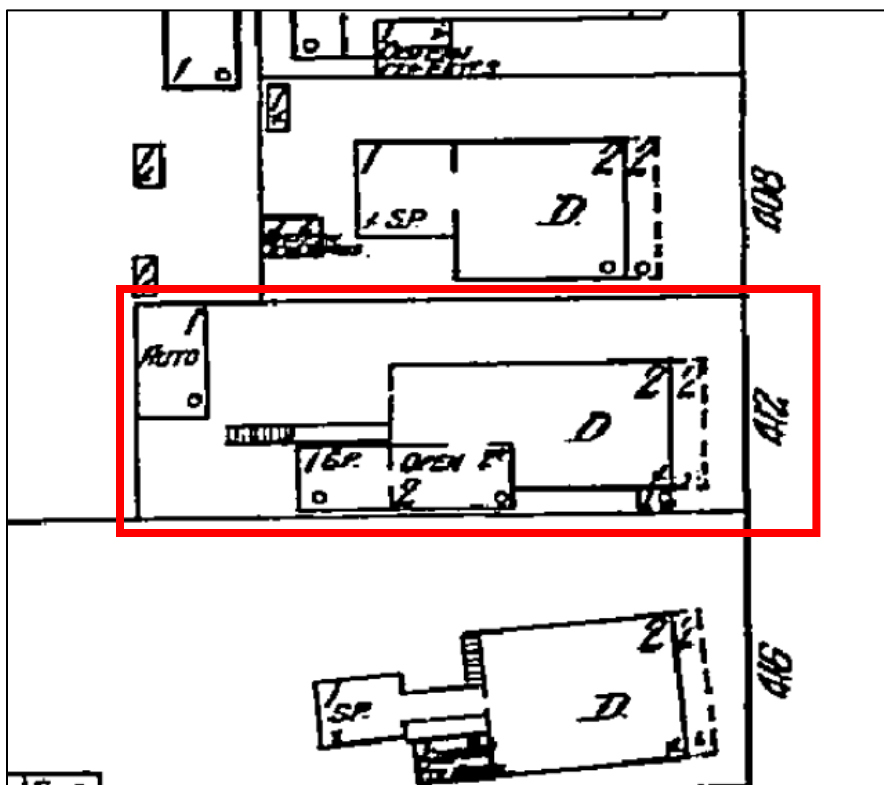
1889 Sanborn with the property at 412 (then 204) Elizabeth Street indicated in red.



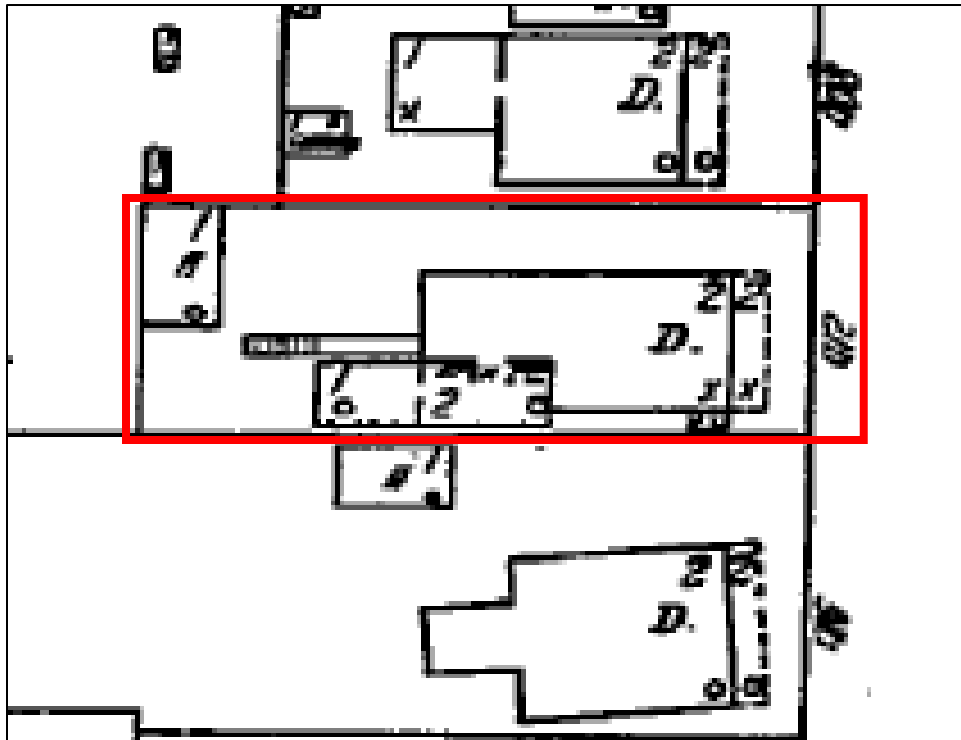
1892 Sanborn with the property at 412 (also 204) Elizabeth Street indicated in red.



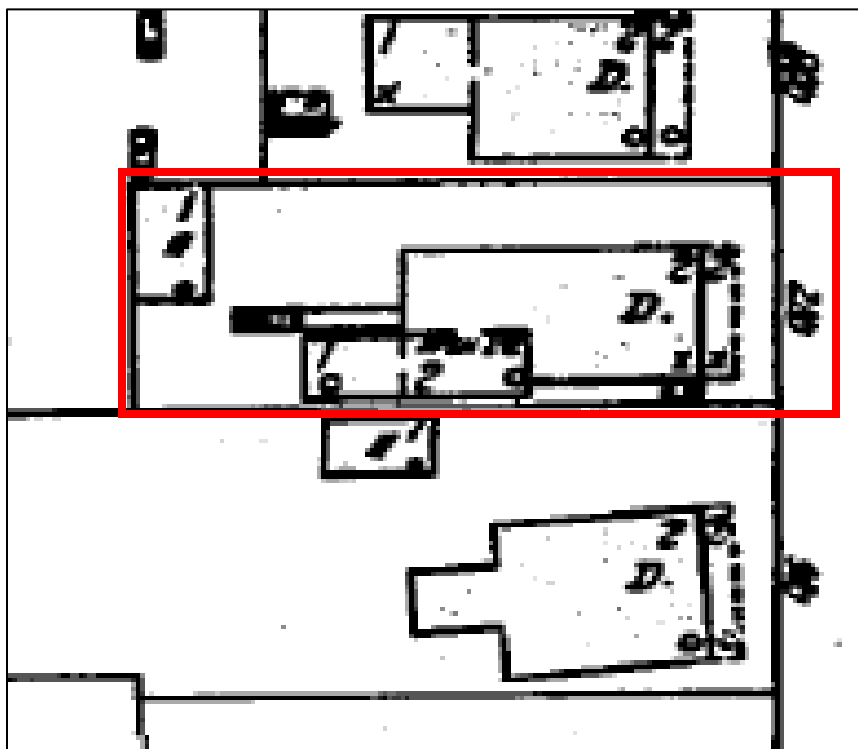
1899 Sanborn with the property at 412 Elizabeth Street indicated in red.



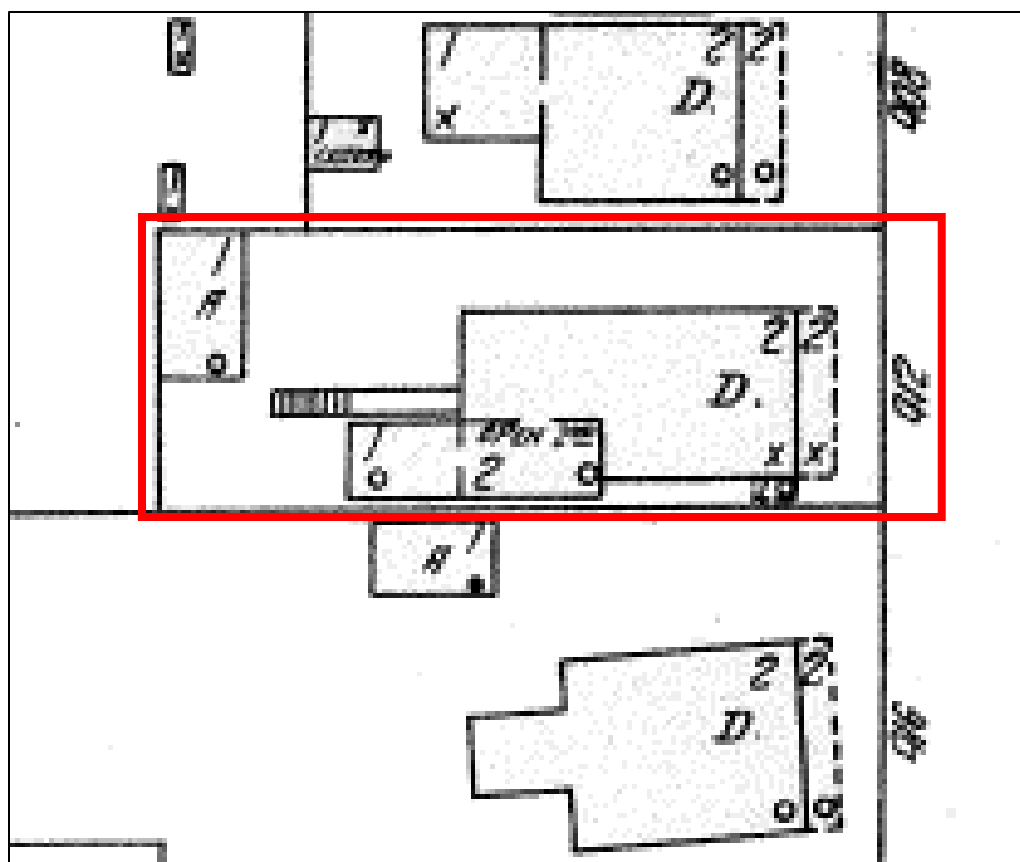
1912 Sanborn with the property at 412 Elizabeth Street indicated in red.



1926 Sanborn with the property at 412 Elizabeth Street indicated in red.



1948 Sanborn with the property at 412 Elizabeth Street indicated in red.



1962 Sanborn with the property at 412 Elizabeth Street indicated in red.

PROJECT PHOTOS



1965 photo of the existing historic, contributing structure at 412 Elizabeth Street.



412 Elizabeth Street – Front Elevation



412 Elizabeth Street – Rear Elevation - Existing Decks



412 Elizabeth Street – Rear – Existing elevated deck



412 Elizabeth Street – Rear – Existing decks



412 Elizabeth Street – Rear – Existing elevated deck extending beyond back wall of house



412 Elizabeth Street – Rear Elevation



412 Elizabeth Street – Rear

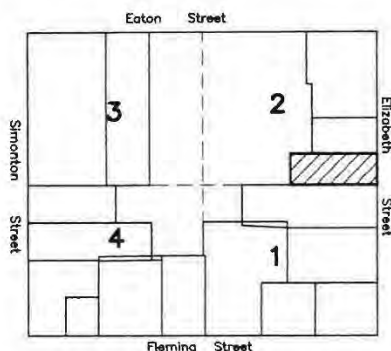


412 Elizabeth Street – Rear Elevation



412 Elizabeth Street – South Side Elevation

SURVEY



LOCATION MAP

Square 31, City of Key West

LEGAL DESCRIPTION:

On the Island of Key West, according to Wm. A. Whitehead's map of said City, delineated in February, A.D. 1829, but better described as follows: Part of Lot Two (2), Square Thirty Six (36). Commencing at a point on the West side of Elizabeth Street distant Southeasterly from the corner of Elizabeth and Eaton Streets One Hundred and Forty-one (141) feet, running thence in Southeasterly direction Thirty-five (35) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a Northwesterly direction Thirty-five (35) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet to Point of Beginning on Elizabeth Street.

SURVEYOR'S NOTES:

North arrow based on assumed median
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Abbreviations:

R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
N.T.S. = Not to Scale
C.B.S. = Concrete Block Stucco
cov'd. = Covered

CL = Centerline
Elev. = Elevation

Monumentation:

● = fd. 1/2" Iron Pipe
⊙ = fd. 1/2" Iron Pipe, P.L.S. No. 2749
▲ = fd. P.K. Nail, P.L.S. No. 2749

P.O.C. = Point of Commence
P.O.B. = Point of Beginning
irr. = Irregular
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
wd. = Wood
C.L.F. = Chain Link Fence

Field Work performed on: 3/4/05

CERTIFICATION:

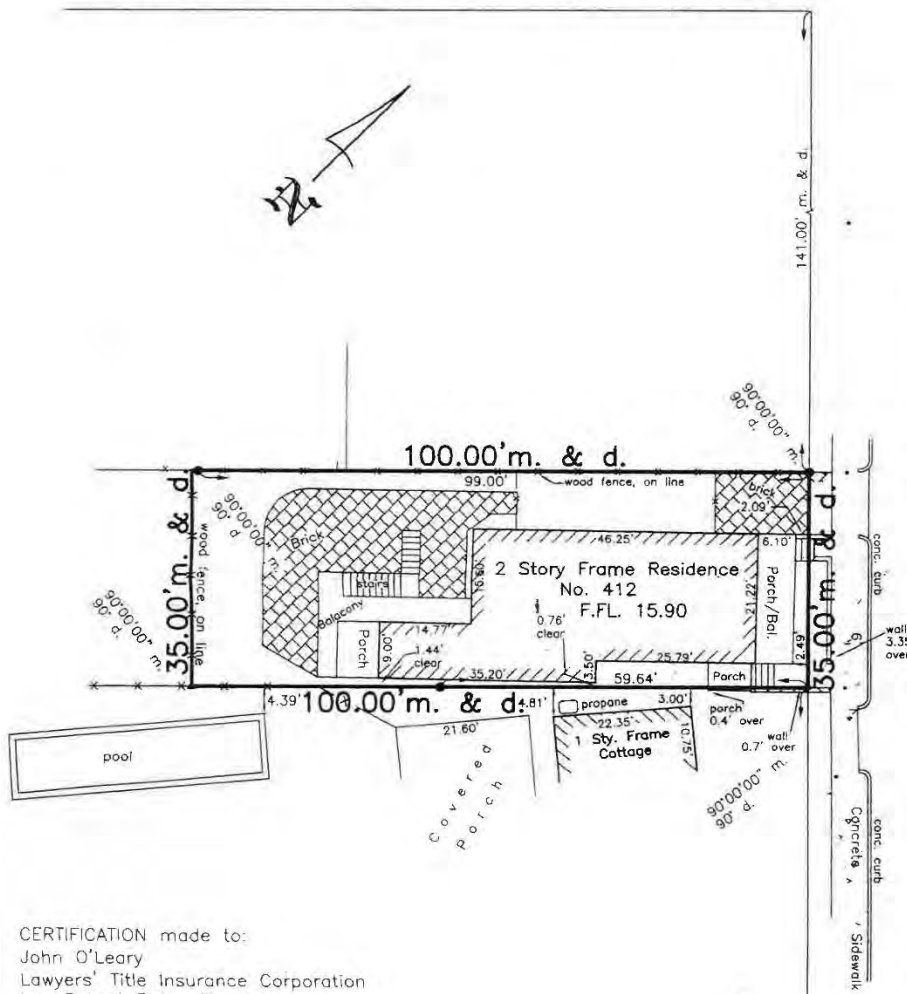
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

FLEMING STREET (50' R/W)

ELIZABETH STREET (50' R/W)



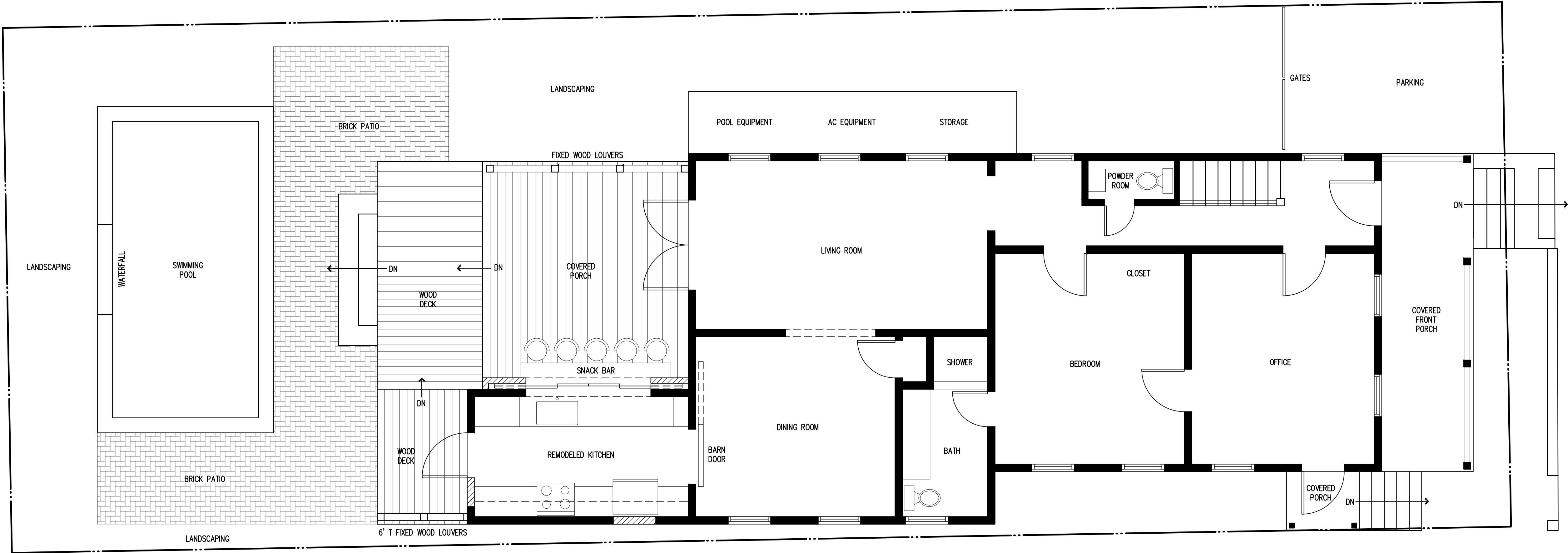
CERTIFICATION made to:
 John O'Leary
 Lawyers' Title Insurance Corporation
 Lee Robert Rohe, Esquire
 Wachovia Bank

John O'Leary 412 Elizabeth Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No: 05-322	
Scale: 1"=20'	Ref 182-67	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 7/27/05		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
\drawings\key west\block 31\412 eliz			

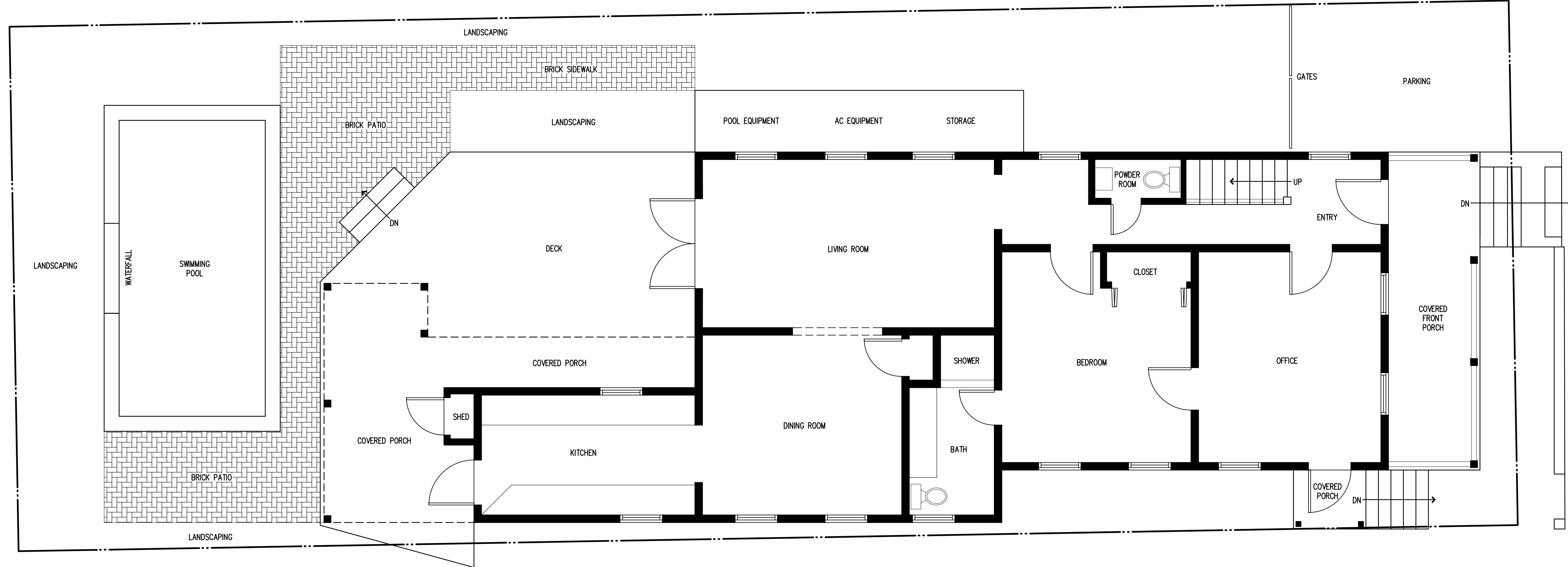
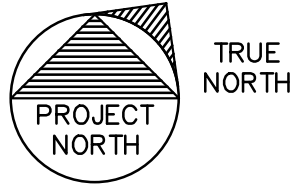
FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237

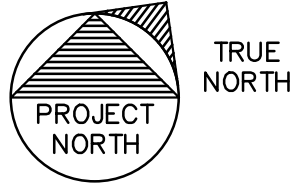
PROPOSED DESIGN



PROPOSED SITE PLAN / FIRST FLOOR PLAN
1/4"=1'-0"



EXISTING SITE PLAN / FIRST FLOOR PLAN
1/4"=1'-0"



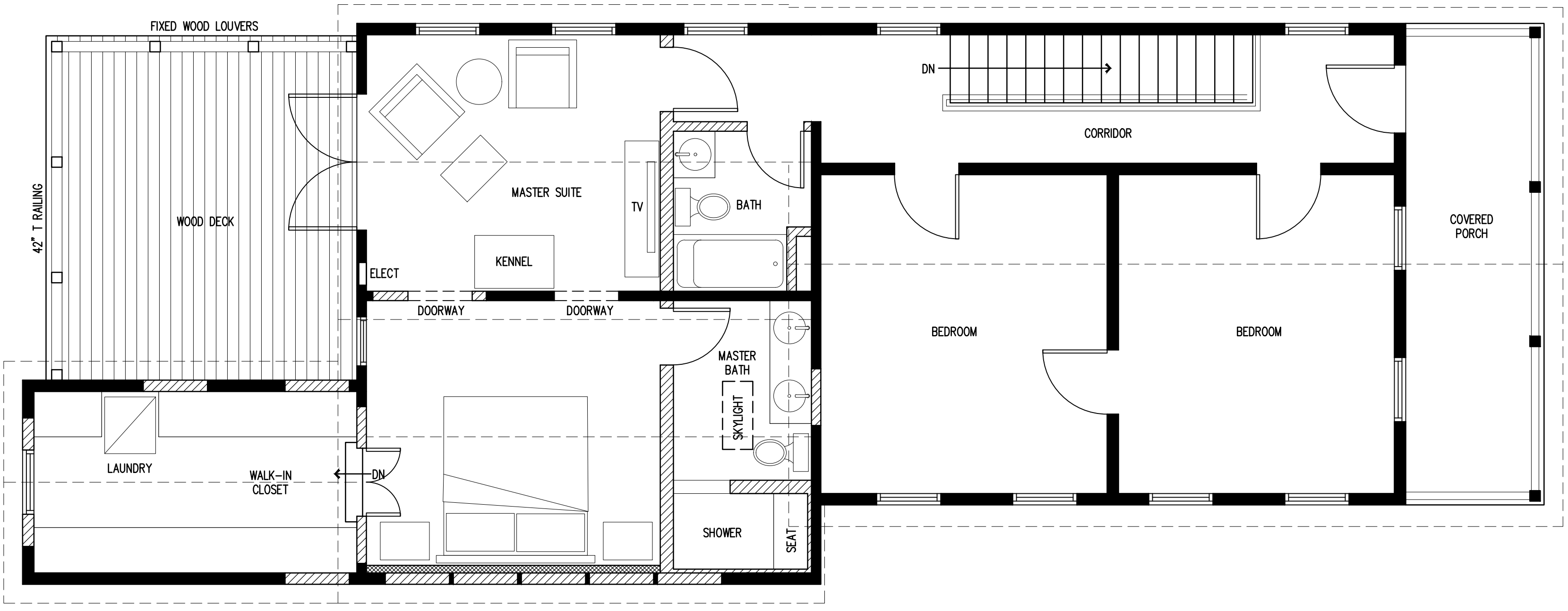
IMPROVEMENTS TO
412 Elizabeth Street
Key West, Florida 33040

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

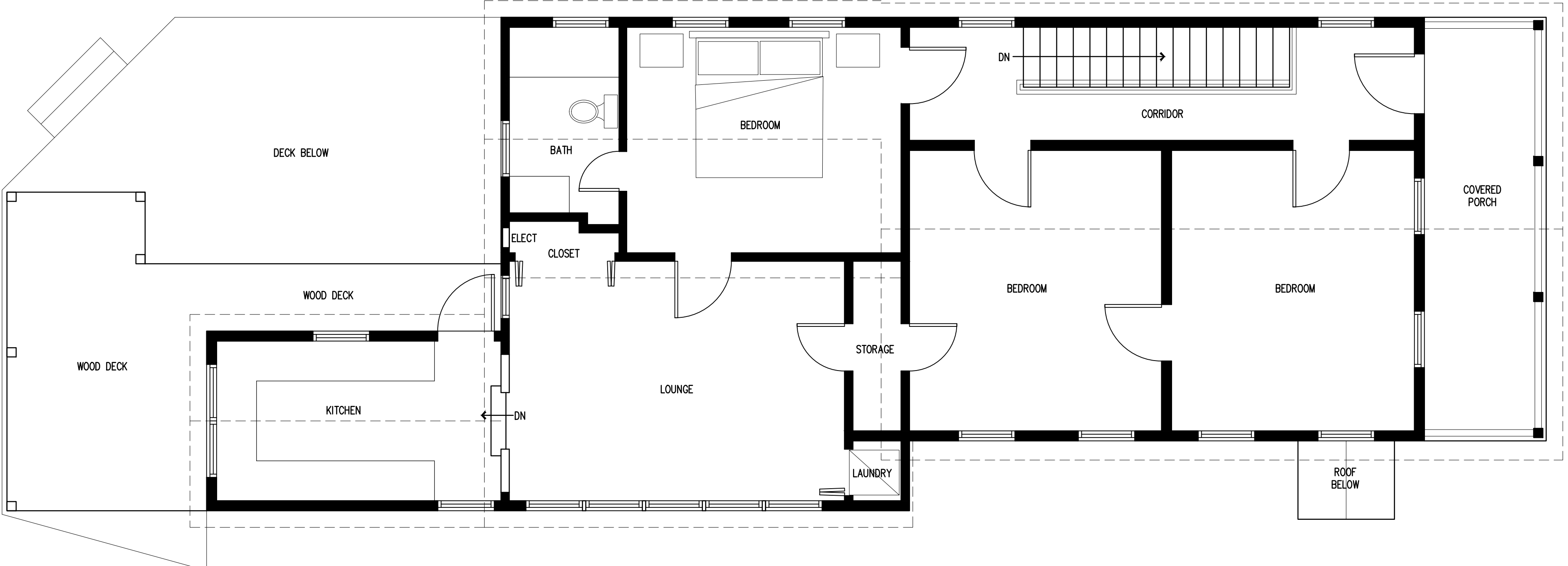


Date 9.24.20
Project #

A-1



PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"



EXISTING SECOND FLOOR PLAN
1/4"=1'-0"

IMPROVEMENTS TO
412 Elizabeth Street
Key West, Florida 33040

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

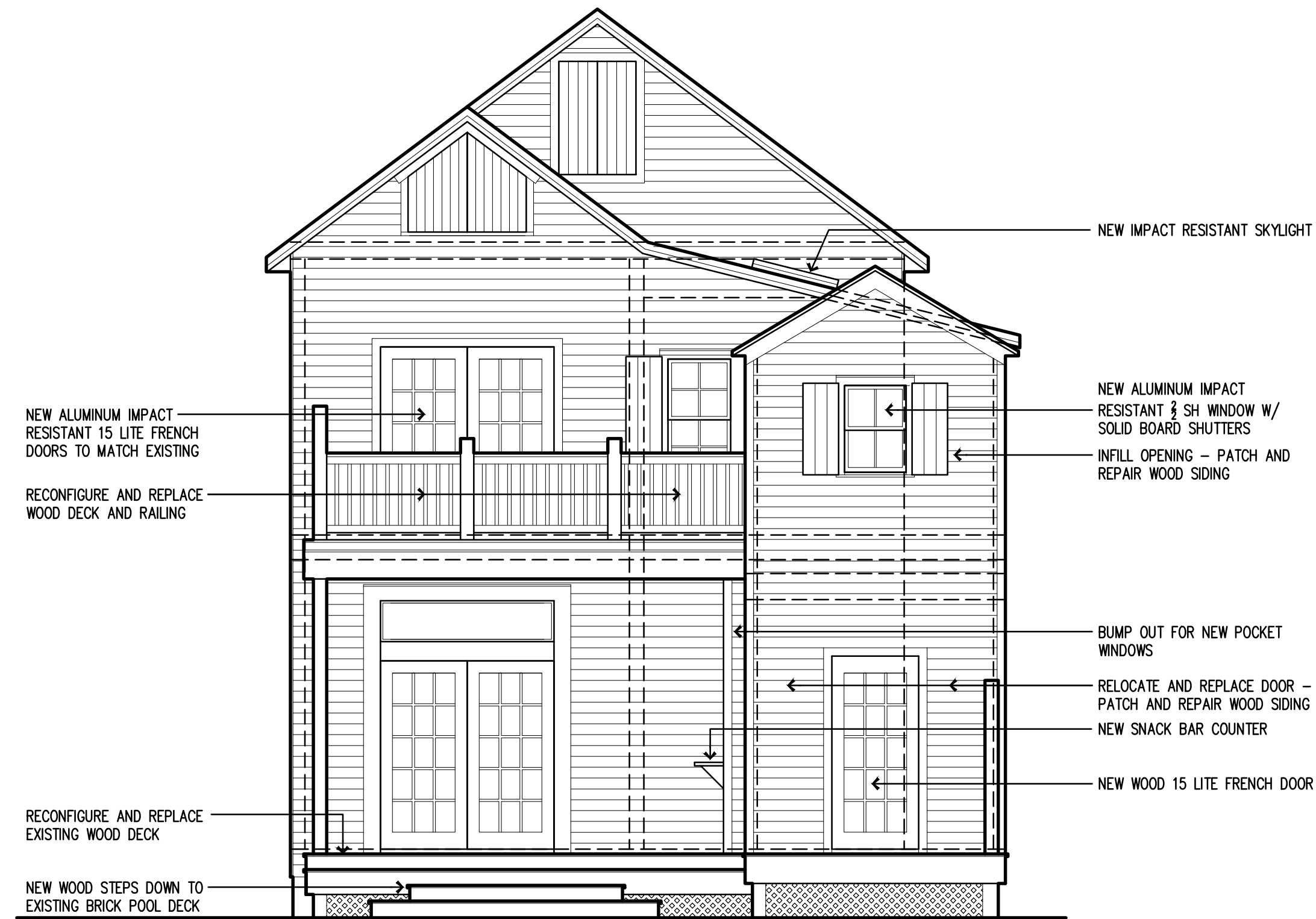


Date 9.24.20
Project #

A-2



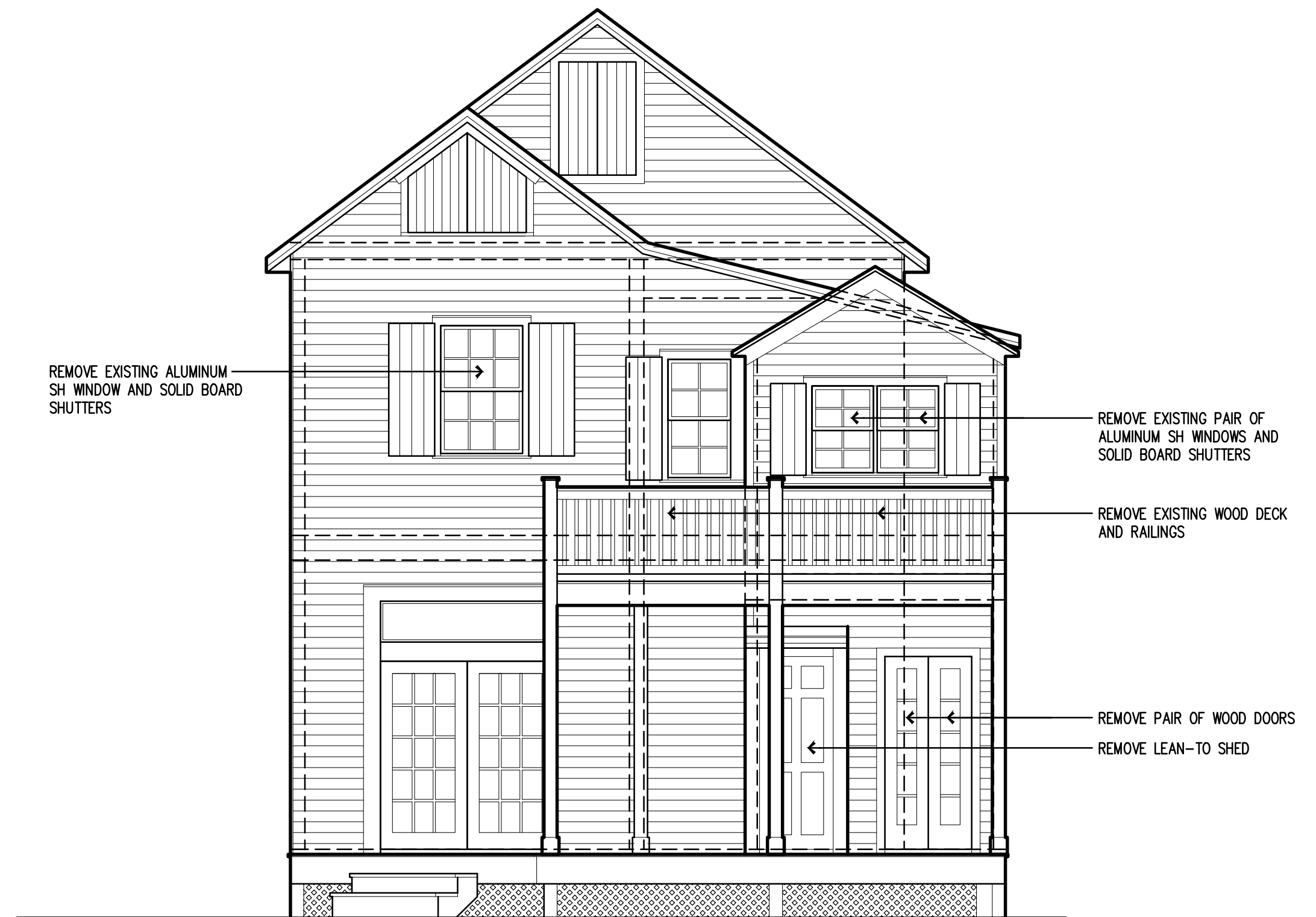
PROPOSED FRONT ELEVATION (NO CHANGE)
1/4"=1'-0"



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



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



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

IMPROVEMENTS TO
412 Elizabeth Street
Key West, Florida 33040

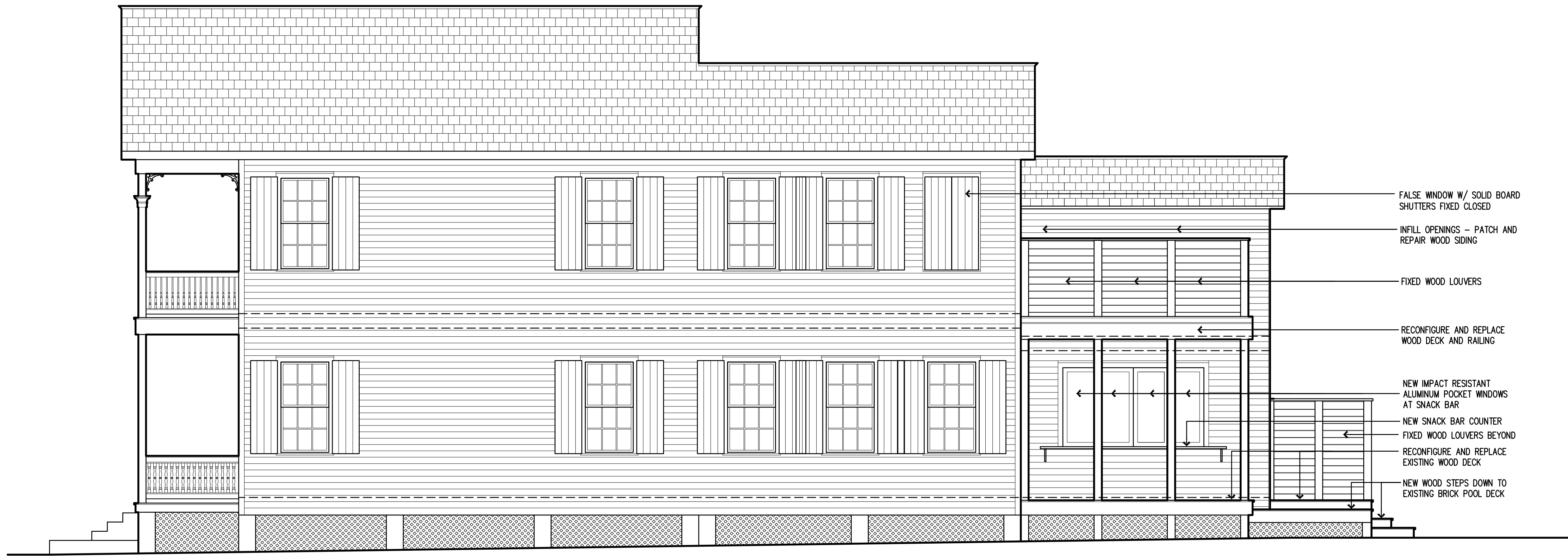
M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date 9.24.20

Project #

A-3



PROPOSED SIDE ELEVATION (NORTH)
1/4"=1'-0"



EXISTING SIDE ELEVATION (NORTH)
1/4"=1'-0"

IMPROVEMENTS TO
412 Elizabeth Street
Key West, Florida 33040

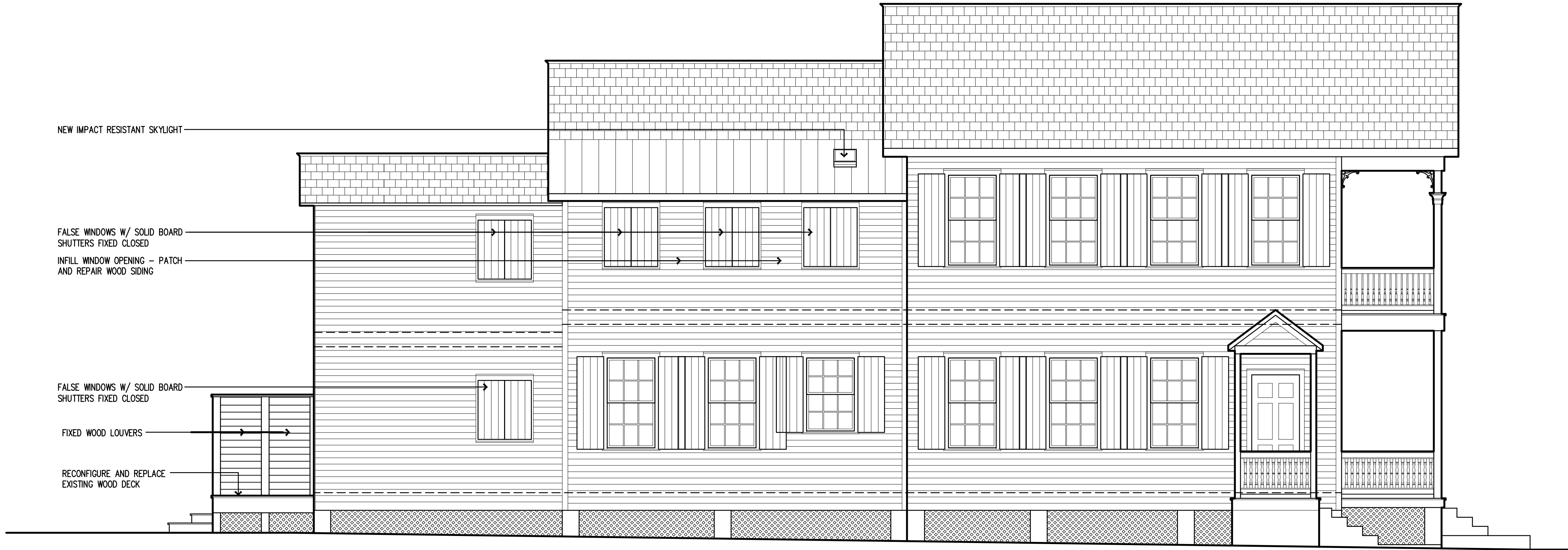
M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

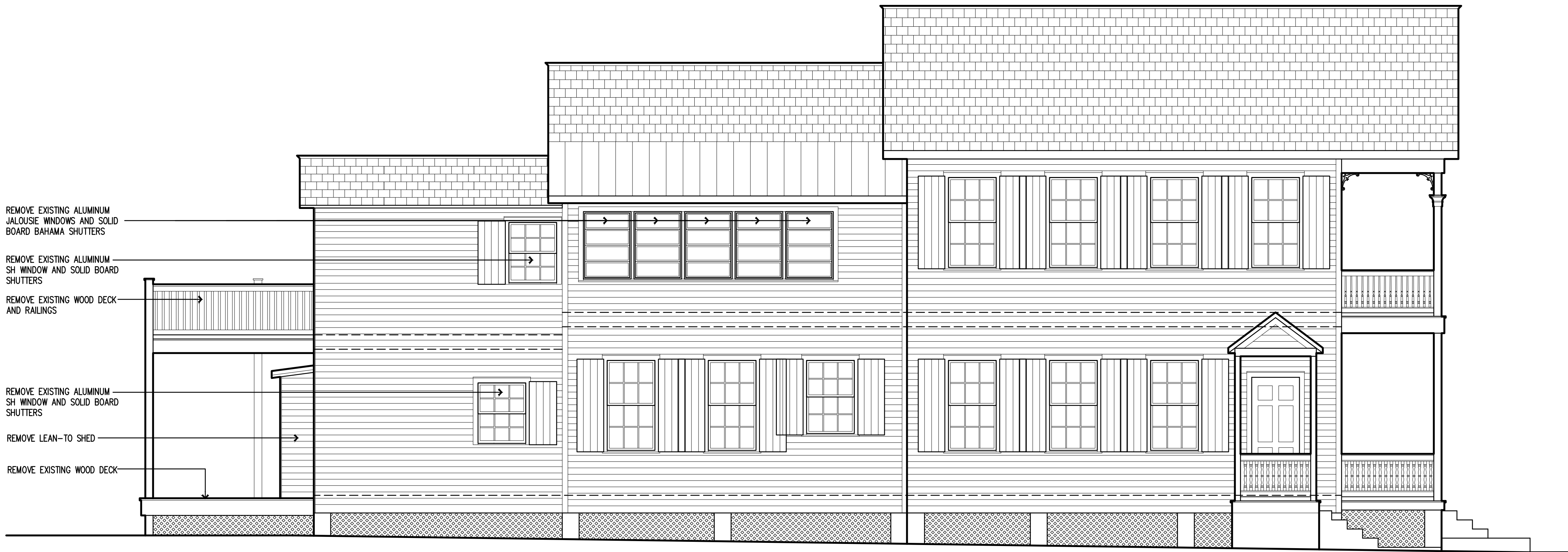
Date 9.24.20

Project #

A-4



PROPOSED SIDE ELEVATION (SOUTH)
1/4"=1'-0"



EXISTING SIDE ELEVATION (SOUTH)
1/4"=1'-0"

IMPROVEMENTS TO
412 Elizabeth Street
Key West, Florida 33040

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

M. Stratton
ARCHITECTURE

Date 9.24.20

Project #

A-5

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., October 28, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING CONTRIBUTING STRUCTURE, INCLUDING CHANGES TO WINDOWS AND DOORS AT REAR. RECONFIGURATION OF SECOND FLOOR REAR DECK AND BRICK PAVERS AROUND POOL. DEMOLITION OF NON-HISTORIC SECOND FLOOR REAR DECK.

#412 ELIZABETH STREET

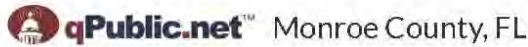
Applicant – Matthew Stratton Application #H2020-0032

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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 00006270-000000
 Account# 1006491
 Property ID 1006491
 Millage Group 10KVV
 Location Address 412 ELIZABETH ST, KEY WEST
 Legal Description KW PT LOT 25QR 36 G3-41 OR367-462/463 OR2146-357D/C OR2146-359 OR2161-2146
 (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**

G.C.J. LLC
 538 Lawrence Ave
 Westfield NJ 07090

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$295,650	\$299,756	\$303,863	\$312,075
+ Market Misc Value	\$19,704	\$20,279	\$20,856	\$21,432
+ Market Land Value	\$646,713	\$681,625	\$600,163	\$600,163
= Just Market Value	\$962,067	\$1,001,660	\$924,882	\$933,670
= Total Assessed Value	\$962,067	\$1,001,660	\$924,882	\$884,923
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$962,067	\$1,001,660	\$924,882	\$933,670

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	3,500.00	Square Foot	35	100

Buildings

Building ID 415
 Style
 Building Type S.F.R. - R1/R1
 Gross Sq Ft 3042
 Finished Sq Ft 2322
 Stories 2 Floor
 Condition GOOD
 Perimeter 340
 Functional Obs 0
 Economic Obs 0
 Depreciation % 30
 Interior Walls WALL BD/WD/WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1938
 Effective Year Built 1999
 Foundation WD CONC PADS
 Roof Type IRR/CUSTOM
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 4
 Full Bathrooms 1
 Half Bathrooms 1
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	126	0	0
FLA	FLOOR LIV AREA	2,322	2,322	0
OUU	OP PR UNFIN UL	220	0	0
OPF	OP PRCH FIN LL	374	0	0
TOTAL		3,042	2,322	0

10/19/2020

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Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2002	2003	1	140 SF	2
FENCES	2002	2003	1	222 SF	2
FENCES	2002	2003	1	40 SF	2
RES POOL	2006	2007	1	200 SF	4
BRICK PATIO	2006	2007	1	250 SF	2

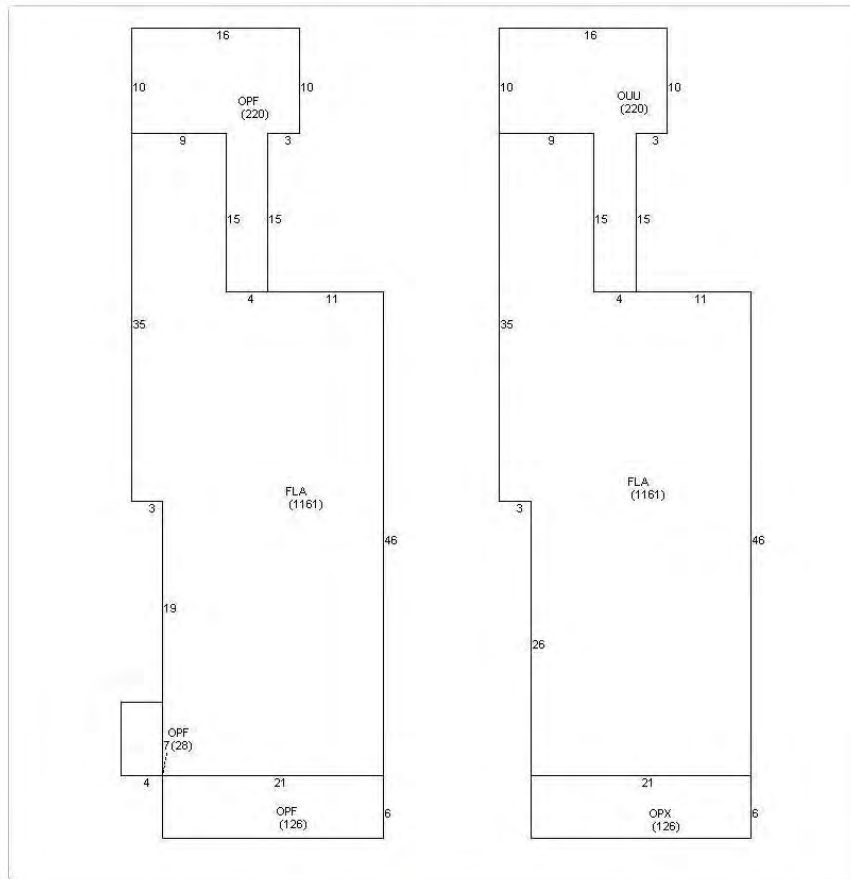
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/23/2005	\$1,300,000	Warranty Deed		2146	359	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-6474	12/5/2006	3/9/2007	\$1,500		WIRING FOR AC UNITS
06-6497	12/4/2006	12/29/2006	\$2,200		250 SF OF BRICK PAVER POOL DECK AND WALKWAY
06-5500	10/4/2006	12/29/2006	\$8,000		INSTALL TWO 4 TON A/C SYSTEMS WITH 22 DROPS
06-5323	9/22/2006	12/29/2006	\$500		INSTALL RECESS CANS AND LIGHT FIXTURES
06-5021	8/25/2006	12/29/2006	\$1,600		ELECTRIC FOR POOL
06-4980	8/23/2006	12/29/2006	\$500		RUN COPPER LINE TO HEATER
06-4797	8/14/2006	12/28/2006	\$27,000	Residential	10'x20' POOL
06-4659	8/4/2006	12/29/2006	\$4,000		REPLACE 6 FIXTURES
06-3898	7/11/2006	11/9/2006	\$12,000	Residential	REMODEL 1ST FLOOR BATHROOM
06-3840	6/23/2006	11/9/2006	\$15,000		34 DECORATIVE WOOD SHUTTERS
06-3580	6/14/2006	11/9/2006	\$1,700	Residential	REPLACE FRONT PORCH DECKING
04-2108	6/28/2004	8/5/2004	\$600	Residential	REPLACE FRONT PORCH
02-2150	8/12/2002	10/23/2002	\$500	Residential	PICKET FENCE
02-1879	7/18/2002	10/23/2002	\$600	Residential	PAVERS ON DRIVEWAY
97-3314	2/5/1998	12/21/1998	\$2,000	Residential	RENOVATIONS
97-2316	10/16/1997	12/21/1998	\$1,000	Residential	REPAIRS SIDING/PAINT
8931601	6/1/1993	10/1/1994	\$300	Residential	REPL. PORCH FLR. & PAINT
8931649	6/1/1993	10/1/1994	\$400	Residential	WAFFLE BD IN ATTIC

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**Photos**

Map



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

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