



Historic Architectural Review Commission Staff Report for Item 15

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: May 25, 2021

Applicant: Michael Ingram, Architect

Application Number: H2021-0022

Address: 814 Catherine Street

Description of Work:

Renovations and addition to historic house. Change of roof form from flat to pitched on existing rear addition.

Site Facts:

The building under review is a frame vernacular house listed as a contributing resource to the historic district. The one-story house was built in 1943. Rear additions that extends the width of the house towards the east side are not original to the historic fabric. In April 22, 2021 the project under review received Planning Board approval under Resolution 2021-16 for variances for building coverage and side yard setback.

Guidelines Cited on Review:

- Additions and Alterations- for the covered porch (pages 37a- 37k), specifically guidelines 5, 6, 11, 12, 13, 14, and 23.
- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 6, 8, 10, 11, 12, 13, 14, 18, 22, and 23.

Staff Analysis:

The Certificate of Appropriateness under review proposes a small addition on the southeast corner of the house. This addition will include the replacement of the rear non-historic flat roof to a side gable roof. The new roof will be lower in height than the main house roof and will be finished with metal v-crimp panels. The plans also include the enclosure of the existing non-historic rear porch with horizontal hardi siding and extending 1'-8" of the current covered rear porch towards the west side. New aluminum impact windows will be installed in the non-historic addition.

Proposed renovations to the main house include the removal of non-historic double entry doors at the front elevation with a single wood door with sidelights and replacement of non-historic windows with appropriate units. Existing double French doors located on the west elevation will be removed and replaced with wood siding to match existing. The elevations include the removal of all a/c wall units and restitution of siding.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design meets cited regulations for additions, alterations, and new construction. The change in configuration of the roof line will be for the non-historic portion of the building which is setback considerably from the front property line. Staff finds that the new roof line will not overshadow the historic portion of the house nor adjacent historic buildings. The proposed changes to the historic main house are in keeping and appropriate with the house and its architectural vocabulary.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020ET



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA # <u>2021-0022</u>	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:

814 CATHERINE STREET

NAME ON DEED:

JOHN A. NOLTE

PHONE NUMBER

815-238-9430

OWNER'S MAILING ADDRESS:

814 CATHERINE STREET

EMAIL

JA.NOLTE@AOL.COM

KEY WEST, FL. 33040

APPLICANT NAME:

MICHAEL B. INGRAM

PHONE NUMBER

305.320.0211

APPLICANT'S ADDRESS:

1627 JOHNSON

EMAIL

MBINGRAMARCHITECT@GMAIL.COM

KEY WEST, FL. 33040

APPLICANT'S SIGNATURE:

Michael B. Ingram

DATE

4/26/21

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: REMODEL INTERIOR: ENCLOSE SCREENED PORCH & OPEN TO INTERIOR. REPLACE NON-HISTORIC WINDOWS, REPLACE FRONT DOOR UNT W/SINGLE DOOR & SIDELIGHTS, REMOVE FLAT ROOF & REPLACE W/ PITCHED FORM & METAL 5V SURFACING

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): REMOVE EXTERIOR WALL TO ALLOW

BATH EXPANSION, REMOVE FLAT ROOF TO BE REPLACED

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:	PAINTING: EXTERIOR TO DO
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.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

☐

Yes Number of pages and date on plans _____

☐

No Reason _____

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.

REMOVAL OF NON-HISTORIC WALLS TO ALLOW REMODELING HAS NO
IMPACT ON HISTORIC CHARACTER.

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

N.A.

AND

(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.

CHANGES DO NOT ANTICIPATE SUBSTANTIAL REMOVAL OF
HISTORIC FACADE.

- (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.

FABRIC REMAINS & IS ENHANCED BY PROPOSED CHANGES.

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

NO HISTORIC EVENT IS KNOWN

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

PROJECT REMAINS PART OF RESIDENTIAL FABRIC REMAINING.

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

PROJECT RETAINS ARCHITECTURAL CHARACTERISTICS.

- (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.

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

N.A.

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, MICHAEL B. INGRAM, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

814 CATHERINE ST.

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Michael Ingram

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2-22-21 by

date

Michael Ingram

Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

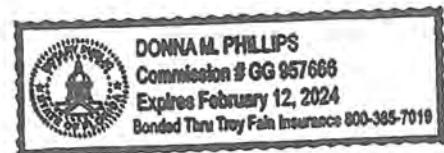
Donna M. Phillips

Notary's Signature and Seal

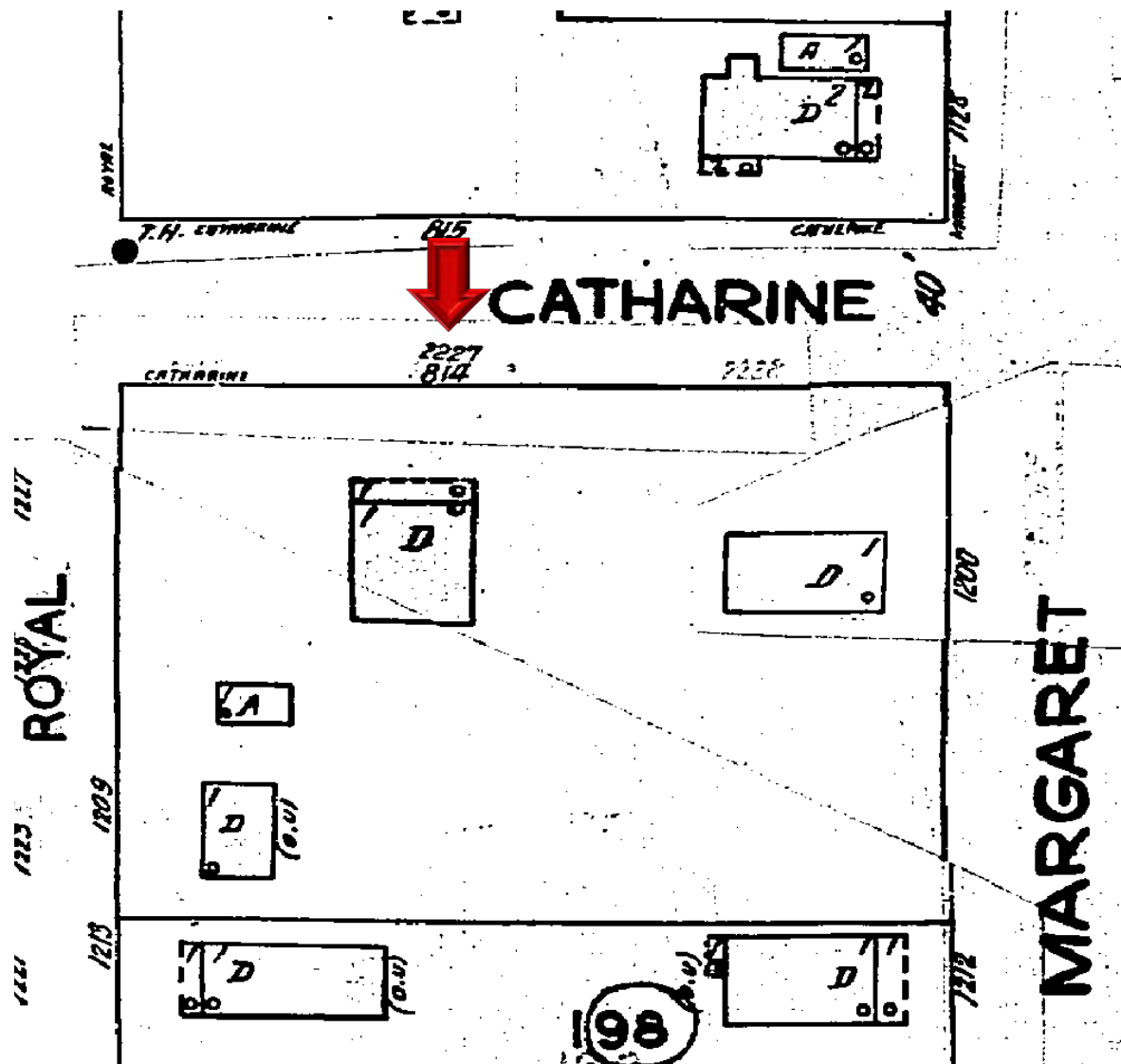
Name of Acknowledger typed, printed or stamped

GG 957666

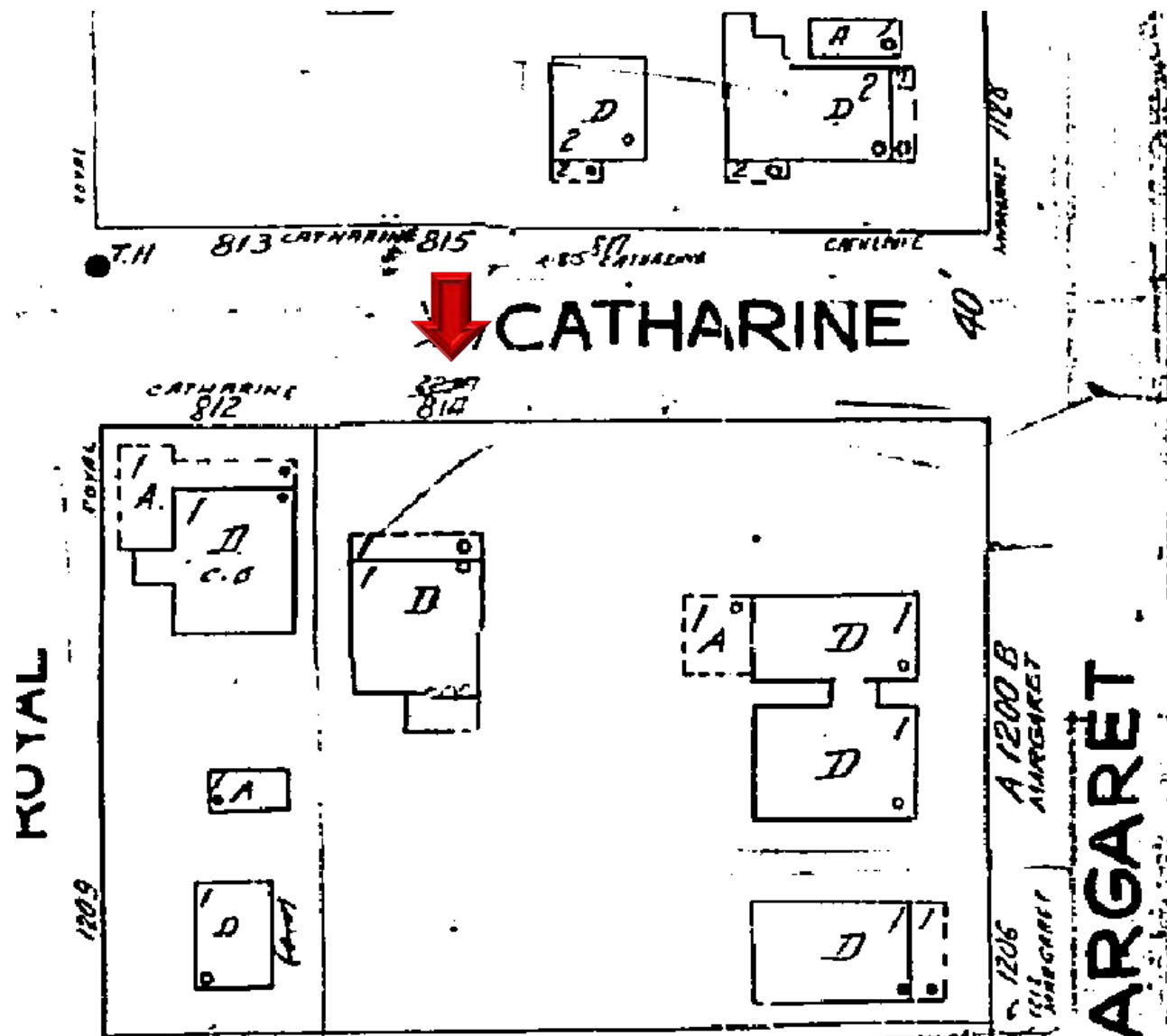
Commission Number, if any



SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



814 Catherine Street circa 1965. Monroe County Library.



813-815 CATHERINE



814 CATHERINE ST.



1200-A MARGARET ST. (CORNER CATHERINE)



814 CATHERINE ST.



812 CATHERINE ST

FOIA













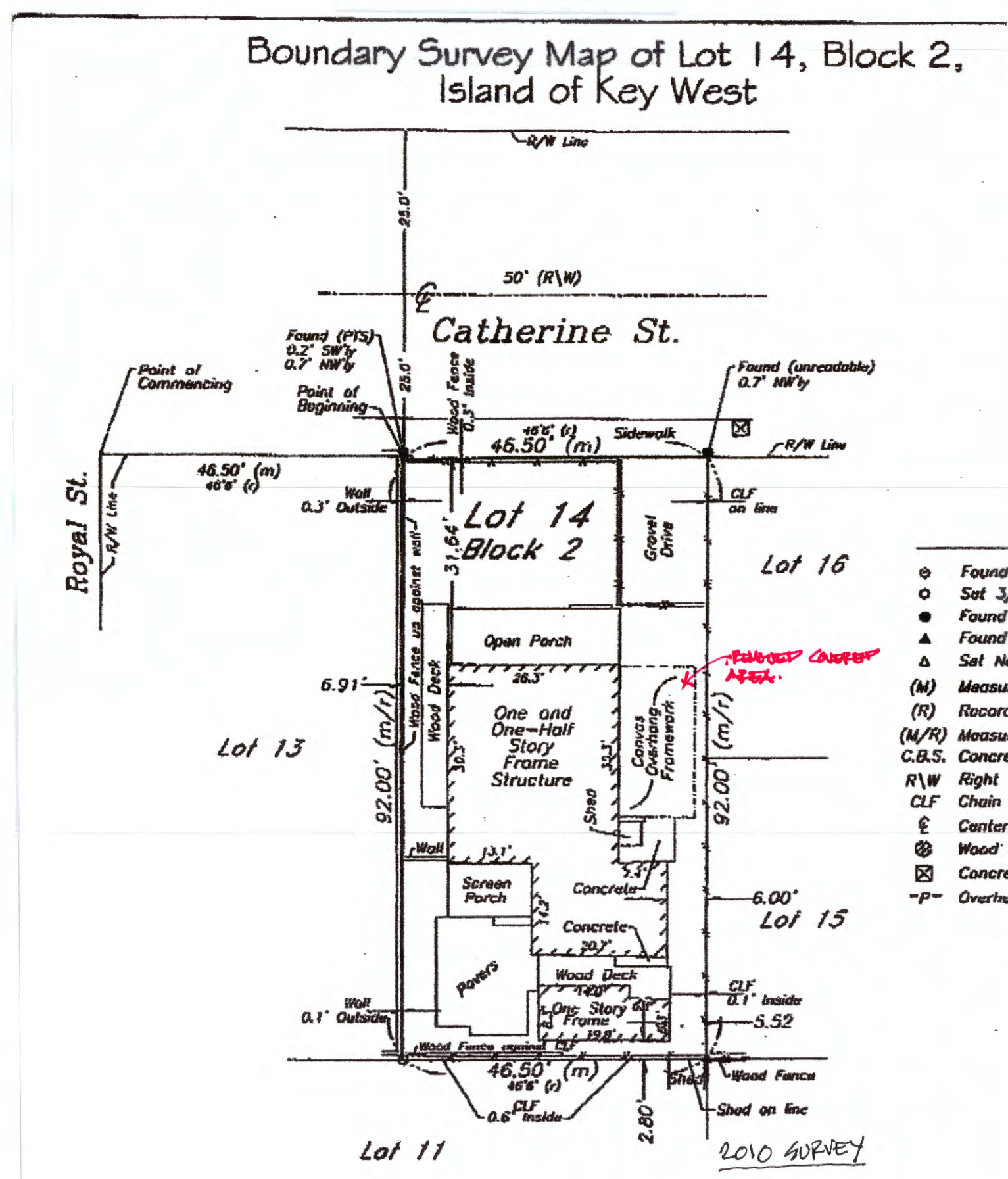




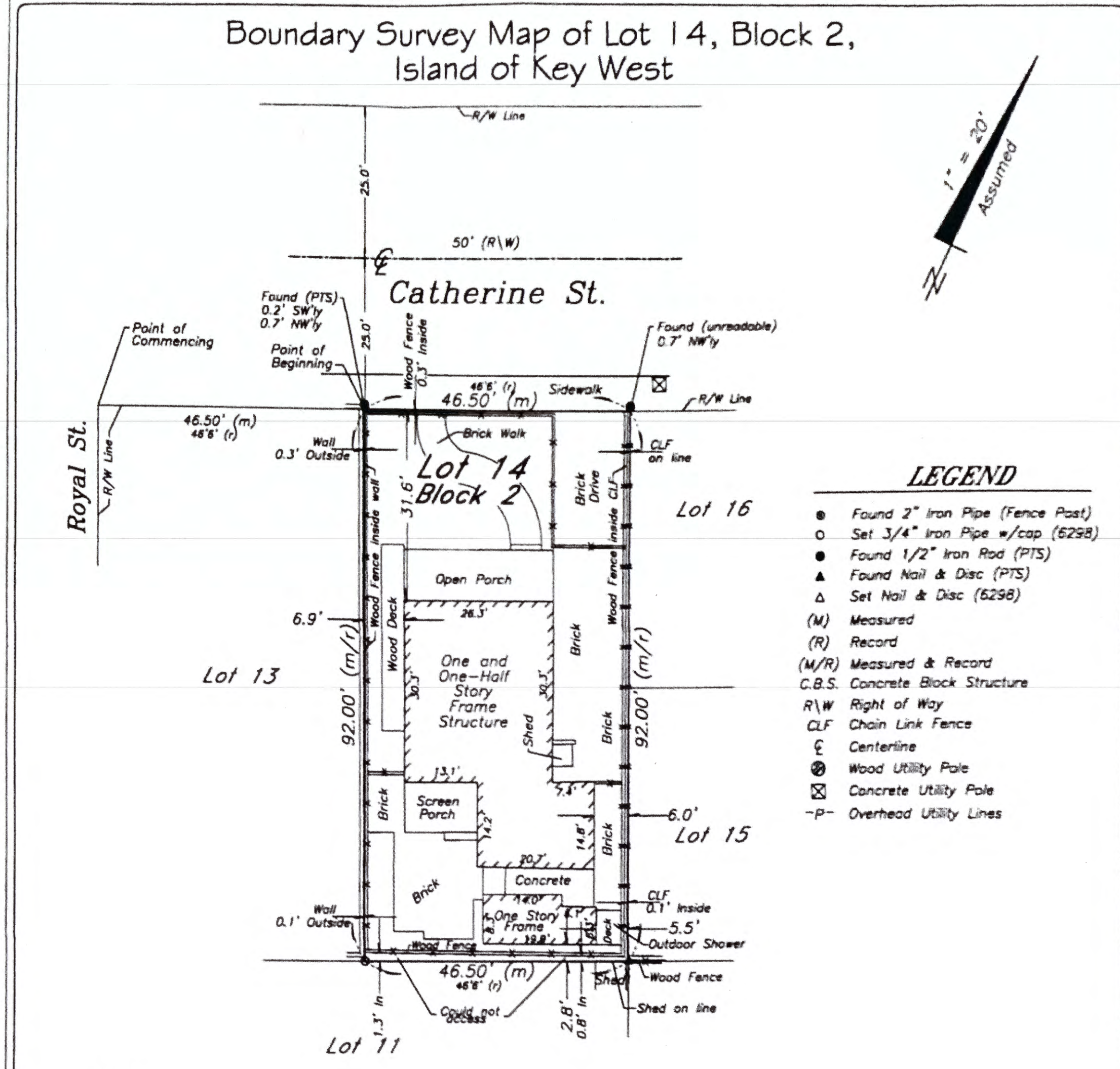


PROPOSED DESIGN

814 CATHERINE STREET
KEY WEST, FLORIDA



Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	465x92	4278 SF		
Height	30'-0"	18'-6"	18'-6"	NO
Front Setback	10'-0"	12'-0"	EXISTING	NO
Side Setback	5'-0"	4'-0"	EXISTING	NO
Side Setback	5'-0"	6'-0"	EXISTING	NO
Street Side Setback	N/A			
Rear Setback	15'-0"	2'-0"	EXISTING	NO
F.A.R.	1.0	0.536	1.56	
Building Coverage	40% (1911)	5967 (2294)	2140 (5676)	INCREASE 2.4%
Impervious Surface	60% (2567)	2178 (3475)	EXISTING	NO
Parking		1 OFF STREET		
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units		1 RESIDENTIAL		
Consumption Area or				
Number of seats				



- NOTES:
1. The legal description shown hereon was furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 814 Catherine Street, 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: December 6, 2010 and August 18, 2020
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: All that certain piece, parcel and lot of land lying and being in the City of Key West, County of Monroe, and State of Florida, known and described according to the Key West Investment Company's amended diagram of part of Tract Twelve (12) recorded in Plat Book 1 on Page 49 of Monroe County, Florida Records, as Lot Number Fourteen (14) in Block Number Two (2), in said Tract Twelve (12), said Lot commencing Forty-Six (46) feet, and Six (6) inches, from the corner of Royal and Catherine Streets and running thence along Catherine Street in a Northeasterly direction Forty-six (46) feet, and Six (6) inches; thence at right angles in a Southeasterly direction Ninety-two (92) feet; thence at right angles in a Southwesterly direction Forty-six (46) feet and Six (6) inches; thence at right angles in a Northwesterly direction Ninety-two (92) feet to the Point of Beginning.

MORE CORRECTLY DESCRIBED AS:

All that certain piece, parcel and lot of land lying and being in the City of Key West, County of Monroe, and State of Florida, known and described according to plat thereof known as, Amended Diagram, Part of Tract 12, Key West Investment Co., as recorded in Plat Book 1, Page 49 of Monroe County, Florida Records, as Lot Number Fourteen (14) in Block Number Two (2), in said Tract Twelve (12), said Lot commencing Forty-Six (46) feet, and Six (6) inches, from the corner of Royal and Catherine Streets and running thence along Catherine Street in a Northeasterly direction Forty-six (46) feet, and Six (6) inches; thence at right angles in a Southeasterly direction Ninety-two (92) feet; thence at right angles in a Southwesterly direction Forty-six (46) feet and Six (6) inches; thence at right angles in a Northwesterly direction Ninety-two (92) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: John A. Nolte;

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 10, 2010
Updated August 25, 2020

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

No.	Date	By	Revision Notes
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No.	Date	Issue Notes
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Design Firm: MICHAEL INGRAM ARCHITECT
1627 JOHNSON STREET
KEY WEST, FL 33040

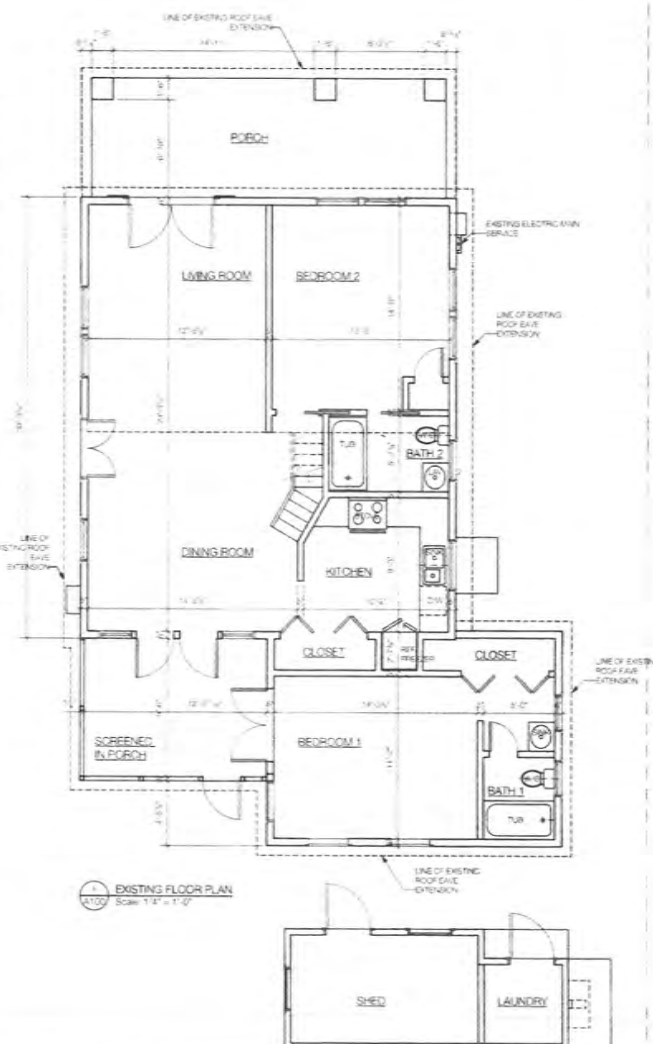
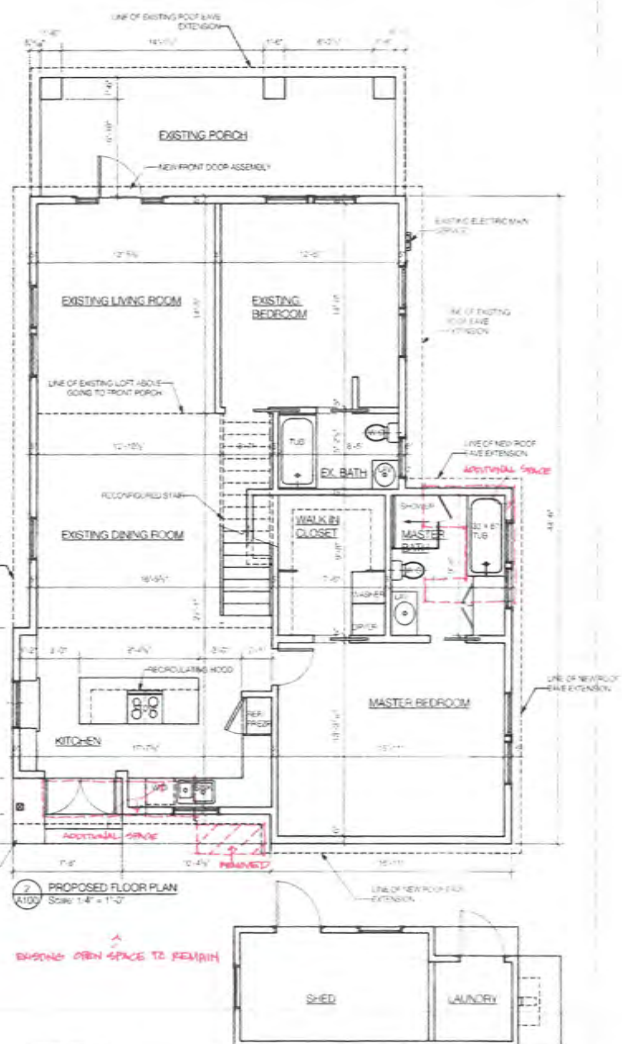
Consultant:

Project Title:
ADDITION TO AN EXISTING HOUSE

Sheet Title:
COVER SHEET

Project Manager	MI	Project ID	814 C CATHERINE
Drawn By	LM	Scale	AS NOTED
Reviewed By		Sheet No.	T100
Date	01.08.2021		of
CAD File Name			1

814 CATHERINE STREET
KEY WEST, FLORIDA



No.	Date	By	Revision Notes

No.	Date	Notes

MICHAEL INGRAM ARCHITECT
1527 JOHNSON STREET
KEY WEST, FL 33040

RENOVATIONS TO AN EXISTING HOUSE

EXISTING & PROPOSED
FLOOR PLANS

Project Name	814 CATHERINE
Client Name	LM
Project No.	21-08-00207
City/State	Key West, FL
Sheet No.	A100
Scale	1/4" = 1'-0"

814 CATHERINE STREET
KEY WEST, FLORIDA

1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

2 EAST ELEVATION
Scale: 1/4" = 1'-0"

3 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

4 WEST ELEVATION
Scale: 1/4" = 1'-0"

CATHERINE STREET

CATHERINE STREET

No.	Date	By	Revision Notes

No.	Date	Notes

MICHAEL INGRAM ARCHITECT
1677 JOHNSON STREET
KEY WEST, FL 33040

RENOVATIONS TO AN EXISTING HOUSE

EXISTING ELEVATIONS

Project No.	814 Catherine
Location	1/4" = 1'-0"
Drawn by	07/08/2021
Scale	A101
Sheet No.	1

814 CATHERINE STREET
KEY WEST, FLORIDA



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 EAST ELEVATION
Scale: 1/4" = 1'-0"



3 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



4 WEST ELEVATION
Scale: 1/4" = 1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes

MICHAEL INGRAM ARCHITECT
1627 JOHNSON STREET
KEY WEST, FL 33040

RENOVATIONS TO AN EXISTING HOUSE

PROPOSED ELEVATIONS

Project No.	814 Catherine
Location	1/4" = 1'-0"
Date	01.08.2021
File Name	814 Catherine A102.dwg
Sheet No.	A102
Scale	1"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 25, 2021 at City Hall, 1300 White Street**, Key West, Florida. 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>. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATIONS AND ADDITIONS TO HISTORIC HOUSE. CHANGE OF ROOF FORM FROM FLAT TO PITCHED ON EXISTING REAR ADDITION. DEMOLITION OF NON-HISTORIC WALLS TO ACCOMMODATE REMODEL.

#814 CATHERINE STREET

Applicant –Michael Ingram Application #H2021-0022

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MICHAEL B. INGRAM, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

814 CATHERINE STREET on the 16 day of MAY, 2021.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 5/25/21, 20 .

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is 42021 0022.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Michael B. Ingram
Date: 5/17/21

Address: _____

City: _____

State, Zip: _____

The forgoing instrument was acknowledged before me on this 17 day of May, 2021.

By (Print name of Affiant) MICHAEL B. INGRAM who is personally known to me or has produced _____ as identification and who did take an oath.

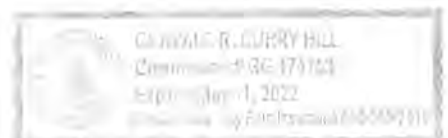
NOTARY PUBLIC

Signed Name: Margaret A. Cury Hill

Print Name: Margaret A. Cury Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____



814

Public Meeting Notice

Public Meeting Notice: A public meeting will be held on Monday, May 20, 2024 at 6:00 PM at the address listed below. The purpose of the meeting is to provide an opportunity for the public to comment on the proposed project. The meeting will be held in the back yard of the property. The meeting is open to the public. The meeting will be held in the back yard of the property. The meeting is open to the public.

RENOVATIONS AND ADDITIONS TO HISTORIC HOUSE - CHANGE OF ROOF FORM FROM FLAT TO PITCHED ON EXISTING REAR ADDITION, DEMOLITION OF NON-HISTORIC WALLS TO ACCOMMODATE REMODEL.

2514 CATHERINE STREET

Applicant: Michael Ingram, Application #H2024-0013
If you wish to speak at the meeting, please contact the staff of the Planning Department at least 48 hours before the meeting. The meeting will be held in the back yard of the property. The meeting is open to the public.

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., May 25, 2021 at City Hall, 1300 White Street, Key West, Florida. 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>. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

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#814 CATHERINE STREET

Applicant –Michael Ingram Application #H2021-0022

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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 00029620-000000
 Account# 1030384
 Property ID 1030384
 Millage Group 10KW
 Location 814 CATHERINE St, KEY WEST
 Address
 Legal KW INVESTMENT CO SUB PB1-49 LT 14 SQR 2 TR 12 OR97-173/74 OR322-227/28
 Description OR639-864 OR765-832 OR776-1112 OR832-2143 OR988-2251/52 OR1007-2088
 OR1123-336/37 OR1138-143/44 OR1163-1315 OR1169-2052 OR1187-2100/10
 OR1218-937/38 OR1218-939/40 OR2497-1981/82
 (Public Not to be used for legal documents)
 Neighborhood 6096
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1030384 814 CATHERINE ST 01/16/15

Owner

NOLTE JOHN A
 814 Catherine St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$142,914	\$144,871	\$148,787	\$152,702
+ Market Misc Value	\$7,257	\$7,469	\$7,683	\$7,896
+ Market Land Value	\$519,178	\$514,857	\$502,515	\$502,515
= Just Market Value	\$669,349	\$667,197	\$658,985	\$663,113
= Total Assessed Value	\$669,349	\$667,197	\$658,985	\$663,113
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$644,349	\$642,197	\$633,985	\$638,113

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,278.00	Square Foot	46	92

Buildings

Building ID 2285
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2426
 Finished Sq Ft 1108
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 158
 Functional Obs 0
 Economic Obs 0
 Depreciation % 28
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD with 13% WD FRAME
 Year Built 1943
 EffectiveYearBuilt 2000
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 3
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
SPX	EXEC SC PORCH	130	0	0
DUF	FIN DET UTILIT	148	0	0
FAT	FINISHED ATTIC	442	0	0
FLA	FLOOR LIV AREA	1,108	1,108	0
OPU	OP PR UNFIN LL	390	0	0
OPF	OP PRCH FIN LL	208	0	0

TOTAL	2,426	1,108	0
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Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1986	1987	1	1 UT	1
WALL AIR COND	1986	1987	1	2 UT	2
WOOD DECK	1991	1992	1	224 SF	1
BRICK PATIO	2012	2013	1	288 SF	2
FENCES	2012	2013	1	404 SF	2
FENCES	2012	2013	1	672 SF	2

Sales

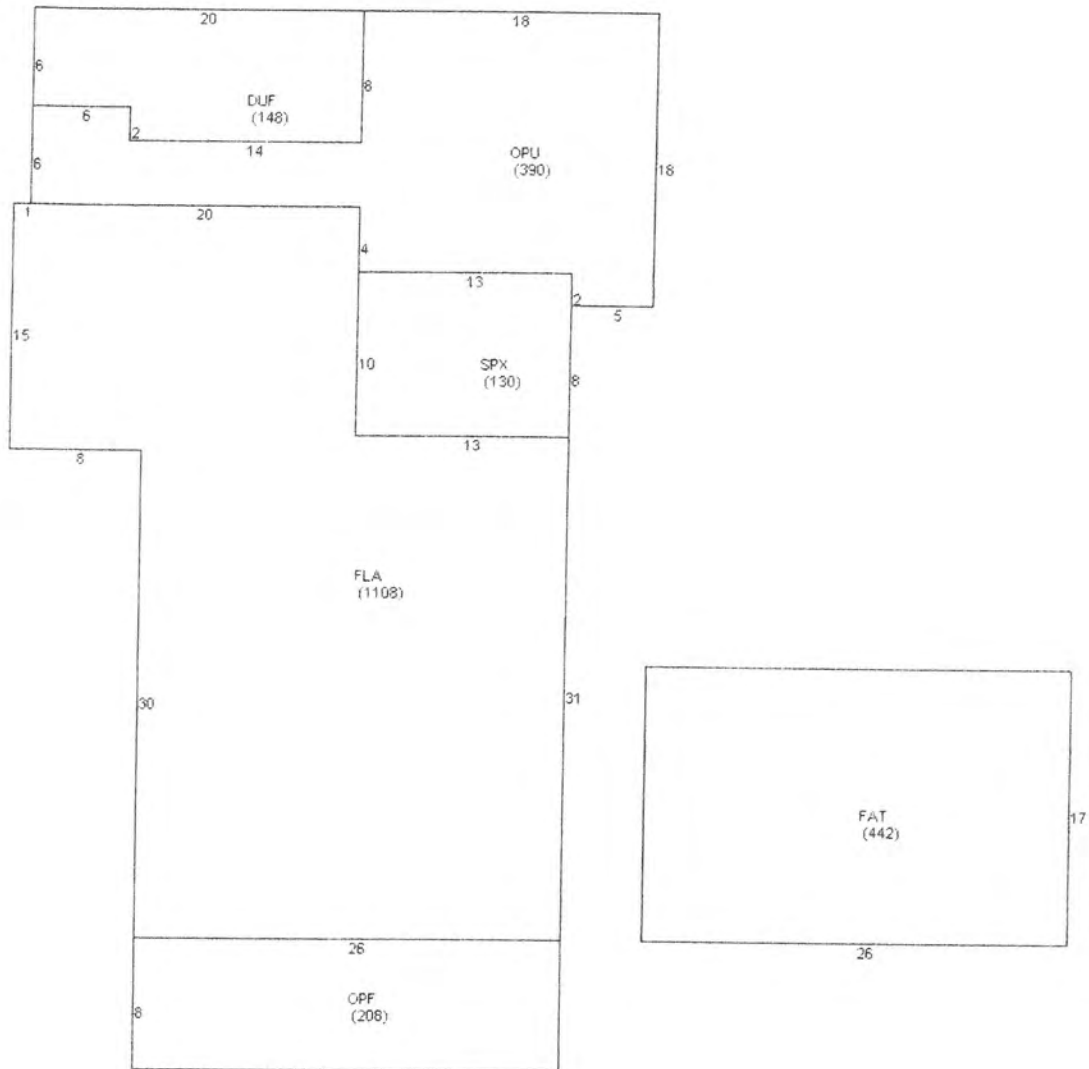
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/10/2010	\$500,000	Warranty Deed		2497	1981	Q2 - Qualified	Improved
6/1/1992	\$205,000	Warranty Deed		1218	937	Q - Qualified	Improved
7/1/1990	\$207,500	Warranty Deed		1138	143	Q - Qualified	Improved
4/1/1987	\$180,000	Warranty Deed		1007	2088	Q - Qualified	Improved
9/1/1986	\$82,500	Warranty Deed		988	2251	Q - Qualified	Improved
5/1/1981	\$60,000	Warranty Deed		832	2143	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-2816	6/16/2014	1/15/2014	\$4,098		INSTALL 250SF OF METAL SHINGLES. WHITE COAT, 500SF OF AGING MOD BITUMEN SINGLE PLY
12-1196	4/5/2012	8/1/2012	\$5,000		REPLACE GRAVEL DRIVEWAY W/OL CHICAGO BRICK
12-114	4/3/2012	8/1/2012	\$5,500		R & R VCRIMP SECTION OVER FRONT DOOR, REMOVE CONCH SHINGLES AND REPLACE WITH SAME
9803342	10/26/1998	8/10/1999	\$400	Residential	REPLACE RISER/STORM DAMAG

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