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## Staff Report for Item 14

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** August 23, 2016

**Applicant:** Artibus Design

**Application Number:** H16-03-0059

**Address:** #1212 Margaret Street

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### Description of Work:

Demolition of carport. Removal of walls on front porch.

### Site Facts:

The house at 1212 Margaret Street is a contributing resource that was constructed in 1943 according to the survey. The house first appears on the 1948 Sanborn map as a one-story house with a front porch that spans the width of the building. A photograph dated c.1965 shows that the front porch has been enclosed, and small overhang was constructed over the new front door. The house today still has an enclosed front porch, but the front overhang has increased in size. A carport has been constructed on the side of the main house.

This house came to HARC in February of this year for a similar project of enclosing the carport to create a side addition and adding dormers to the main house. That project was postponed by the Commission and eventually withdrawn by the applicant. This project came to the Commission in June proposing a side addition, which was postponed by the Commission to redesign. Last month, the Commission failed to pass a motion to approve the design.

### Ordinances and Guidelines Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

Demolitions and Relocations (page 39).

### **Staff Analysis**

This Certificate of Appropriateness proposes the demolition of a non-historic carport. Staff believes the demolition will not result in the following items:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space. Demolition will only improve the relationship of the contributing structure to the street.
- (3) This demolition will not affect the front building façade.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore this application can be considered for demolition. As the carport is not historic, only one reading is required for demolition.

This Certificate of Appropriateness also proposes the removal of the front walls of an enclosed porch on the contributing structure. A c.1965 photograph shows that the enclosure is historic, but staff doesn't believe that the enclosure meets any of the criteria stated in Sec.102-218(a):

- (1) The enclosure does not embody distinctive characteristics and is not a significant and distinguished entity. The porch enclosure is not original to the house.
- (2) The enclosure is not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The enclosure 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.
- (4) The enclosure to be demolished is not the site of a historic event with a significant effect upon society;
- (5) The enclosure does not exemplify the historic heritage of the city;
- (6) The enclosure does not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The enclosure is not related to a square, park, or other distinctive area;

(8) The enclosure is not a physical characteristic which represents an established and familiar visual feature of its neighborhood and of the city;

(9) The enclosure has not yielded, and are not likely to yield, information important in history.

As the enclosure is historic, two readings will be required for demolition if approved.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER <b>H03-00059</b>		BUILDING PERMIT NUMBER		INITIAL & DATE <b>SPH/B</b>	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT:

**1212 MARGARET ST., KEY WEST FL. 33040**

# OF UNITS

**1**

RE # OR ALTERNATE KEY:

**1030341**

NAME ON DEED:

**SULAK PETR**

PHONE NUMBER

**305-9234890**

OWNER'S MAILING ADDRESS:

**1212 MARGARET ST., KW 33040**

EMAIL

**CREOCONSTRUCTION@AOL.COM**

CONTRACTOR COMPANY NAME:

**OWNER BUILD**

PHONE NUMBER

**305-9234890**

CONTRACTOR'S CONTACT PERSON:

**PETER SULAK**

EMAIL

**CREOCONSTRUCTION@AOL.COM**

ARCHITECT / ENGINEER'S NAME:

**ARTIBUS DESIGN**

PHONE NUMBER

**305-3043512**

ARCHITECT / ENGINEER'S ADDRESS:

**3706 N. ROOSEVELT BLVD SUITE 1-208**

EMAIL

**SERGE@ARTIBUSDESIGN.COM**

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

**\$ 25,000**

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.

PROJECT TYPE:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**DEMO EXISTING**

**CARPORT ON LEFT SIDE OF THE HOUSE, BUILD NEW SIDE**

**ADDITION TO THE HOUSE 12' x 31.5'**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.

OWNER PRINT NAME:

**SULAK, PETER**

QUALIFIER PRINT NAME:

**SULAK, PETER**

OWNER SIGNATURE:

Notary Signature as to owner:

QUALIFIER SIGNATURE:

Notary Signature as to qualifier:

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME

THIS 1 DAY OF August, 2016

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME

THIS 1 DAY OF August, 2016

*[Signature]*

Personally known or produced

as identification

*[Signature]*

Personally known or produced

as identification

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT, 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A/C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS  
 RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
DEMO EXISTING CARPORT ON LEFT SIDE OF THE HOUSE, BUILD NEW SIDE ADDITION TO THE HOUSE 12' x 31.5'		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Operator: VIEWELD Type: EP Drawer: 1  
 Date: 8/01/16 50 Receipt no: 24561  
 2016 300059  
 PT \* BUILDING PERMITS-NEW 1.00 \$100.00  
 3088053  
 Trans number: 1878 \$100.00  
 OK CHECK  
 Trans date: 8/01/16 Time: 14:33:24

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:                      INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

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.

The existing carport is not a contributing structure nor is the enclosed porch.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**OR THAT THE BUILDING OR STRUCTURE;**

- (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.

From our research and questioning these structures do not have distinctive characteristics of a type, period, or method pertaining to the city. This is also not a distinguishable building entity.

\_\_\_\_\_

\_\_\_\_\_

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

This carport and enclosed porch to our knowledge is not specifically associated with event that have made a significant contribution to local, state, or national history.

\_\_\_\_\_

\_\_\_\_\_



- (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.

This carport and enclosed porch through our research has not produced any evidence that it has any of the above characteristics with the above mentioned items at a city, state, nation, or personal level in the past.

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

To our knowledge this carport and enclosed porch has not served as a site of a historic event with a significant effect upon society.

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

This specific carport and enclosed porch does not exemplify the cultural, political, economic, social or historic heritage of the city to our knowledge

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

This carport and enclosed porch does not portray the environment in an era of history characterized by a distinctive architectural style.

- (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.

This carport and enclosed porch does not qualify in this aspect.

- (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.

While this specific carport does not hold a singular defining feature for this neighborhood it does however present a visual continuity of the streetscape. The proposed new structure will however preserve this space in the streetscape.

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

To our knowledge this particular carport is not likely to yield information important in history nor does the enclosed porch.

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.

These particular structures are not important in defining the overall historic character of a district or neighborhood.

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

The current relationship between open space and the historic structure will only be altered slightly by the addition of a smaller more suitable structure.

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.


These structures are not part of a complex and does not define the historic character of the surrounding district or neighborhood.

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

To our knowledge these misc. structures are not qualified to be contributing.

**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 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 there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

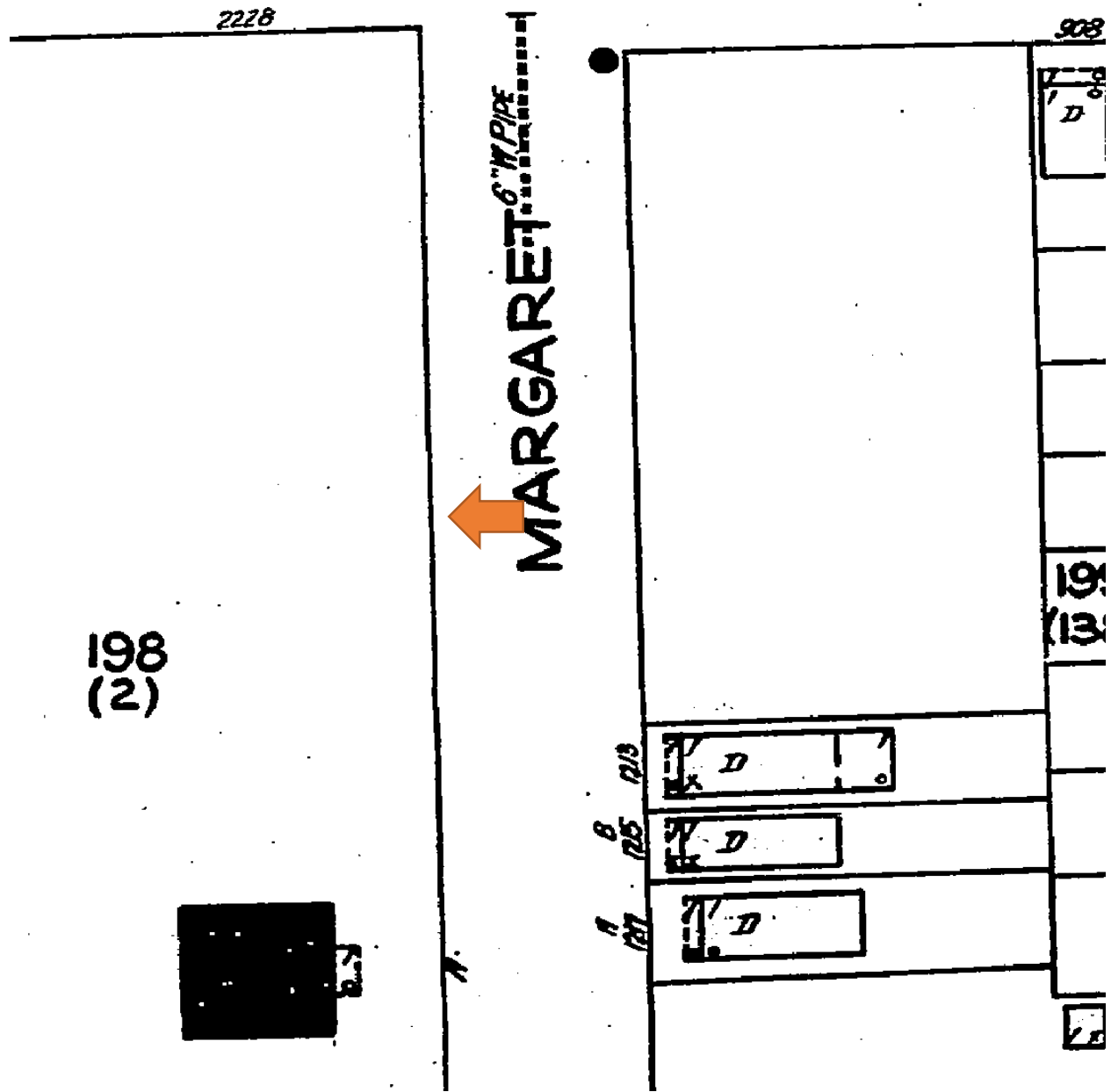
 PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME: 1-12-2016
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**OFFICE USE ONLY**

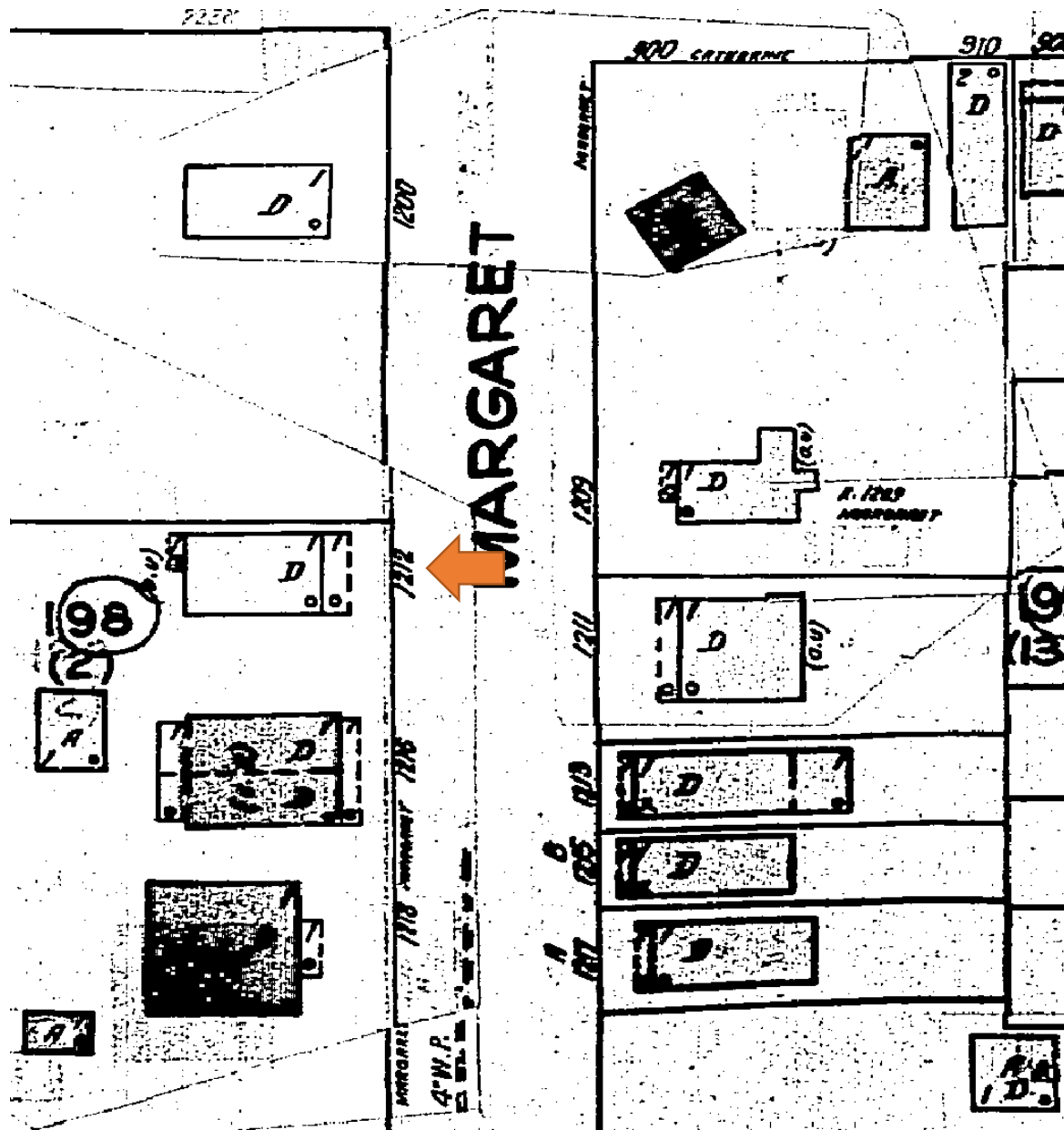
BUILDING DESCRIPTION:			
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP <input type="checkbox"/> Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____	

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
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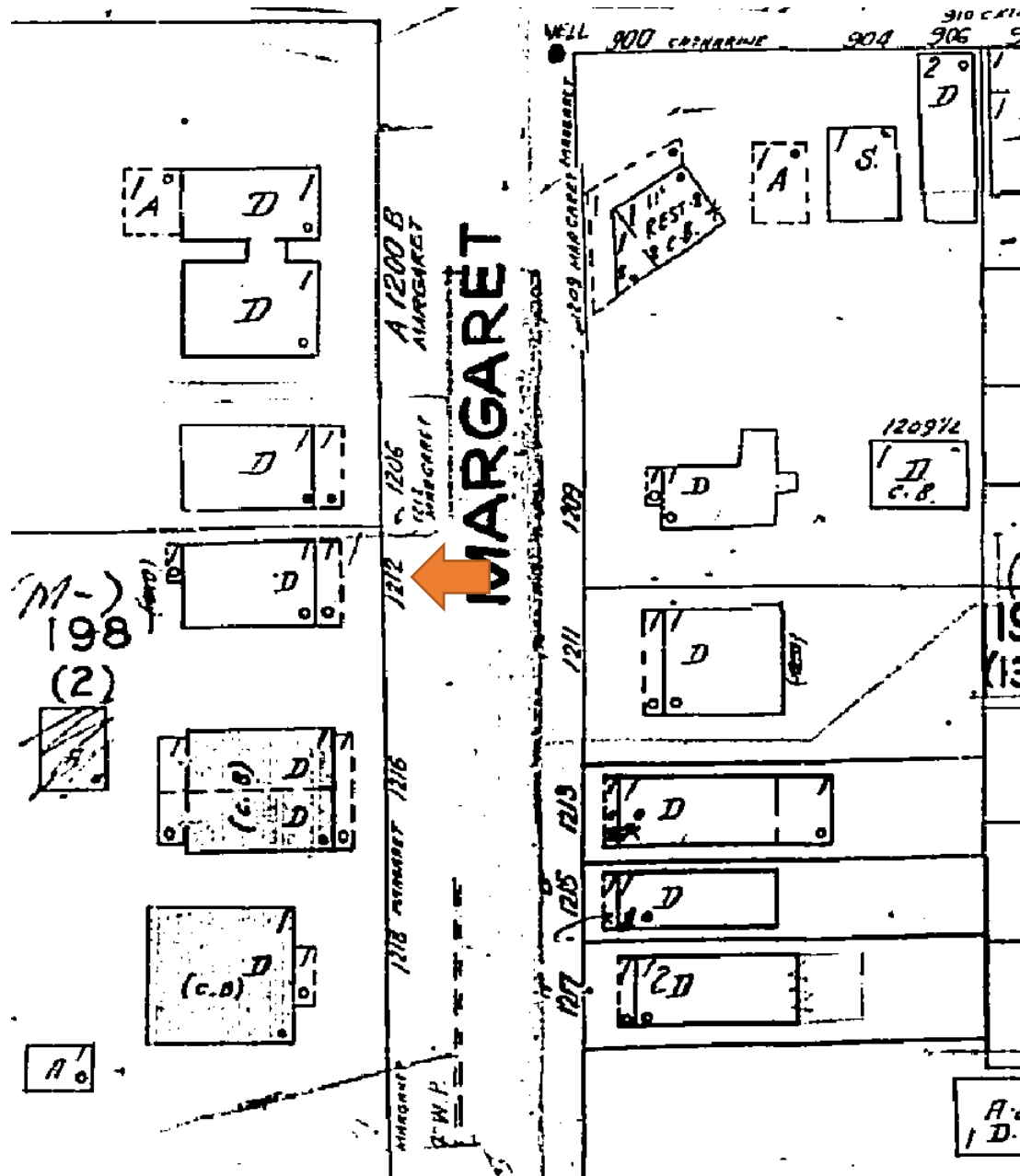
# SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS





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



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

# EXISTING CONDITIONS



**FIGURE 1**  
FRONT LEFT VIEW OF HOUSE



**FIGURE 2**  
WINDOW TO BE EXPOSED



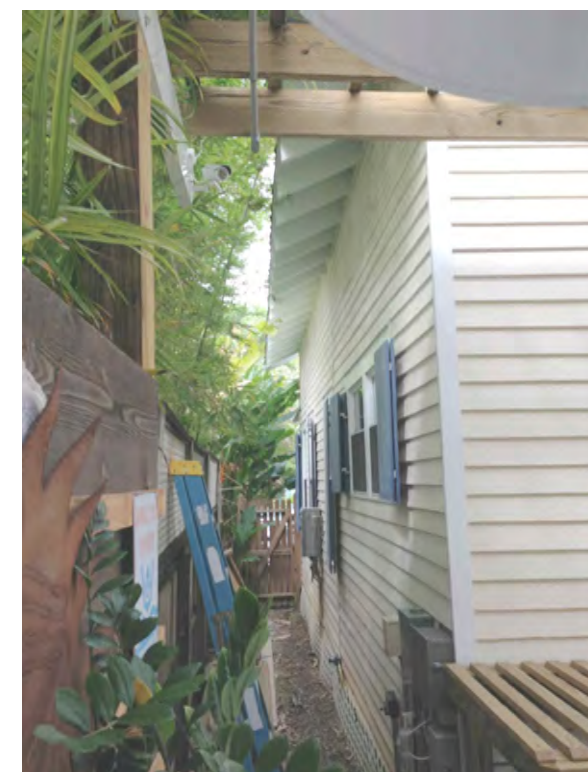
**FIGURE 3**  
WINDOW TO BE SAVED & SECOND WINDOW EXPOSED



**FIGURE 4**  
REAR VIEW OF CAR PORT



**FIGURE 5**  
INTERIOR VIEW OF CAR PORT



**FIGURE 6**  
REAR RIGHT VIEW OF HOUSE





**WM**  
WASTE MANAGEMENT















LARRY MERTZ

LIVE LOCAL

Jeep

WAGNER

THREE HANDS FISH MARKET

1991  
ROBEC

464

MIAMI



THREE HANDS FISH MARKET

Don't block the Drive way and get someone

Wahid Liang  
**CATES**  
for MAYOR

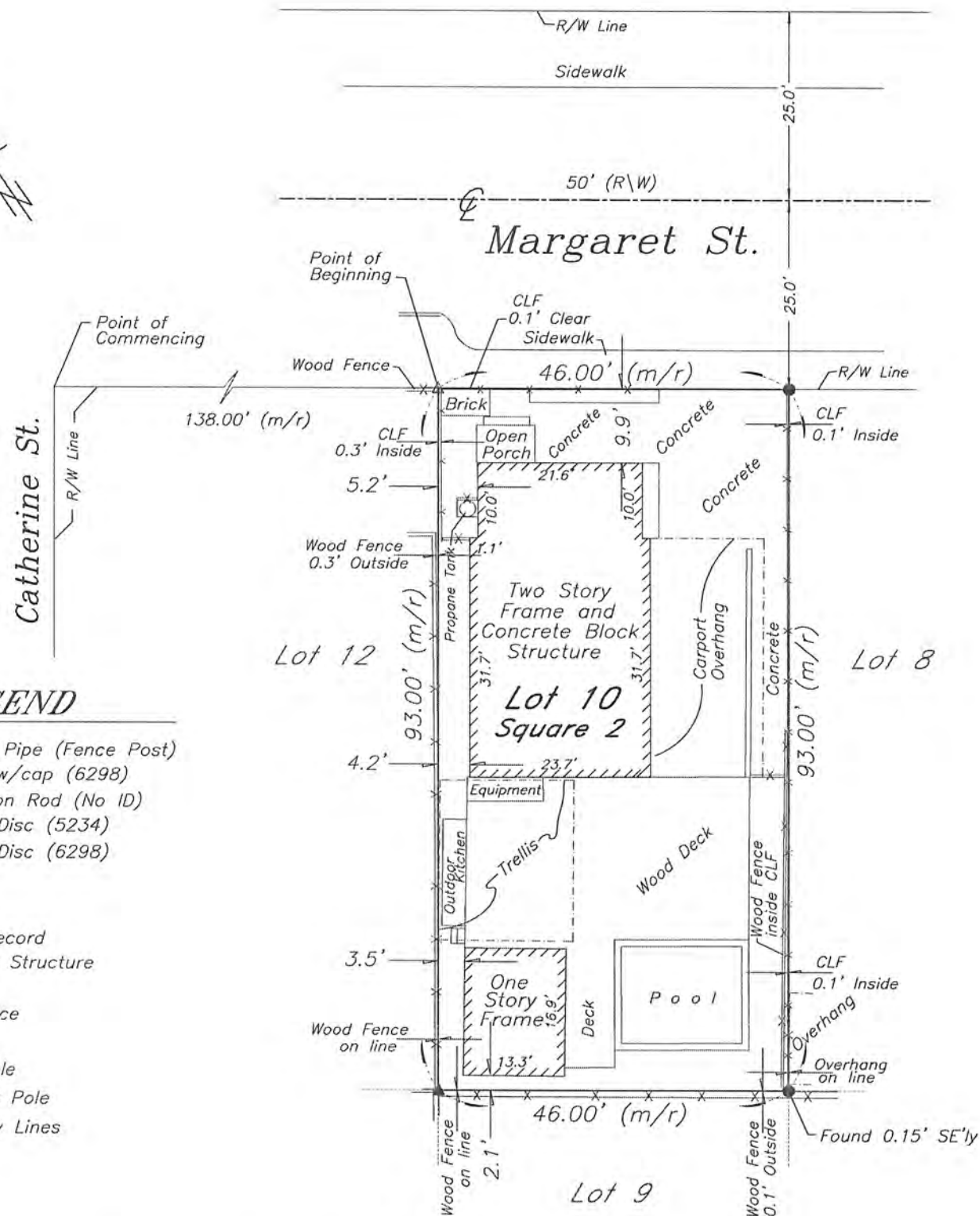
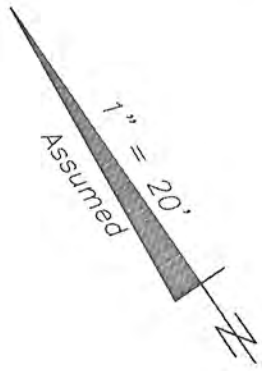




2

# SURVEY

# Boundary Survey Map of Lot 10, Square 2, Tract 12, Island of Key West



### LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ Found 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:

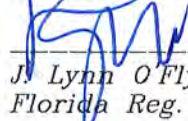
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1212 Margaret Street, Key West, FL.
5. This survey is not valid without the 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. This survey is not assignable.
9. Date of field work: April 23, 2010, October 30, 2013 and November 20, 2015
10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** All that certain lot, piece or parcel, situate, lying and being in the City of Key West, County of Monroe, State of Florida, known as Lot 10, of Square 2, in Tract 12 according to the KEY WEST INVESTMENT COMPANY'S amended diagram of Part of Tract 12 duly recorded in Plat Book 1, on Page 49 of the Monroe County, Florida, records and which Lot is bounded and described as follows: viz: COMMENCING at a point on Margaret Street distant 138 feet from the corner of Catherine and Margaret Streets and running thence along said Margaret Street in a Southeasterly direction 46 feet; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Northwesterly direction 46 feet; thence at right angles in a Northeasterly direction 93 feet to the point of beginning on Margaret Street.

**BOUNDARY SURVEY FOR:** Petr Sulak and Magdalena Sulak-Badon;

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

April 23, 2010  
Updated 10/30/13  
Updated 11/21/15

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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



# REVISED DESIGN



**Memorandum**

RE: 1212 Margaret St, Key West, FL 33040.  
Revised application supporting commentary.

Dear Board Members,

Please find attached revised drawings for the proposed addition with following changes incorporated:

- Addition width have been reduced (by 6") (> 4% of width).
- Addition have been moved back further (18") and is setback 33'-6" from front property line (required front setback is 10ft).
- Addition overall length have been reduced by 10".
- Addition height reduced by 6" to the smallest practical height 8ft at top plate.
- Front elevation of addition changed to gable to accommodate window header and keep all windows on one level.

Review points and compliance with the HARC guidelines:

1) **Page 19** of current edition guideline booklet: *"The historic character of property shall be retained and preserved..."*

- Proposed modifications actually restore the histoic character of the property by opening up currently enclosed porch and exposing almost 50% of the existing side faced covered by the later added carport structure. Existing double window currently behind the carport is being exposed
- Existing open porch addition in front of the enclosed porch is being demolished, restores historic porch look and improves front setback compliance.

2) **Page 19** *"additions should be designed so that they do not compete with the historic characteristics of a building, site or its environment. With tight building sites in Key West, construction of an addition in the rear of the property is not always possible, but respecting the scale, detailing and special relationships of the historic elements will result in a successful project."*

- After reviewing numerous options of rear addition the conclusion have been reached that such scenario will create unreasonable hardship for the client or result in poorly functional space. The scaled down and recessed side addition together with the improvements to the front porch is respectful to the scale of the existing historic structure and it's proportions. Please see attached 3d rendering for your review.



# ARTIBUS DESIGN

## ENGINEERING AND PLANNING

3) **Page 19** "these standards recognize that some exterior and interior alterations to the historic buildings are occasionally needed to assure continued use... Do not radically change, obscure, damaged or destroy character..."

- The continued use of this property requires an addition of bathroom and bedroom due to the size of the family and inadequacy of the existing bathroom to current living standards.
- Proposed improvements to the property do not radically change, obscure nor damage the character of this particular house nor street's character.

4) **Page 52** "proportion and scale refer to the relationship of height to width of front elevation. When most of the buildings along the streetscape have similar proportions it would be harmful to construct a new building of substantially different proportion."

- As demonstrated on the streetscape the spacing between the buildings and proportions retained. Proposed addition provides an improved transition from lower building roofline on the right side and doesn't violate the rhythm.

5) The Secretary of the Interior's Standards for Rehabilitation. Illustrated Guidelines for Rehabilitating Historic Buildings

<https://www.nps.gov/tps/standards/rehabilitation/rehab/new01.htm>

### Historic Buildings

### New Additions

#### recommended

Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.



Small glass connector between two historic buildings with appropriate setback.

Image example from the guidelines.

Addition on the side of the building, setback approximately 3-4ft from the face of the building and slightly shorter profile.

In our case the addition is distinctively smaller and made out with cement board lap siding - so it is distinctively different from wood siding used on the historic building.

PAGE 2 OF 3

3706 N. ROOSEVELT BLVD,  
SUITE I-208  
KEY WEST, FL 33040

(305) 304-3512  
INFO@ARTIBUSDESIGN.COM  
WWW.ARTIBUSDESIGN.COM

AUGUST 1 2016, 1212 MARGARET ST, KEY WEST, FL 33040



# **ARTIBUS DESIGN**

---

## **ENGINEERING AND PLANNING**

Additional points for commission consideration:

- Not approving the proposed improvements to the property will prolong in perpetuity the existing front porch enclosure alteration and carport, both of which are damaging to the historic neighborhood.
- Existing interior space is very limited with one small bathroom to be shared for the entire family and guests.
- Rear addition creates unreasonable hardship and requires extensive and costly remodeling and demolition of outdoor kitchen and deck.
- Existing wall finishes and framing will be retained indoors and could be reused if the addition will ever to be demolished.
- Please see attached support letter from property neighbors and note that the proposed improvements did not have negative feedback from the community despite prolonged presence on the Boards agenda and all public notices.

Please consider approving the project.

Sincerely,

Serge Mashtakov, P.E.  
Artibus Design

PAGE 3 OF 3

---

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AUGUST 1 2016, 1212 MARGARET ST, KEY WEST, FL 33040



# CONSTRUCTION PLANS FOR SULAK RESIDENCE

SITE LOCATION



LOCATION MAP:

**PROJECT LOCATION:**  
1212 MARGARET ST  
KEY WEST, FL 33040

**OWNER:**  
PETER SULAK  
1212 MARGARET ST  
KEY WEST, FL. 33040

**NOTE: NOT FOR CONSTRUCTION  
FOR HARC AND PLANNING  
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



**ARTIBUS DESIGN**  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

**CLIENT:**  
PETER SULAK  
1212 MARGARET ST  
KEY WEST, FL 33040  
T: (305) 923-4890

**PROJECT:** SULAK RESIDENCE

**SITE:** 1212 MARGARET ST  
KEY WEST, FL 33040

**TITLE:** COVER

SCALE AT 1:1=17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/27/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	G-100	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: [Signature]  
DATE: [Date]

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

SITE DATA:

TOTAL SITE AREA: ±4,278.00 SQ.FT

LAND USE: HMDR

FLOOD ZONE: X .2%

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (2,566.80 SQ.FT)  
EXISTING 85.34% (±3,651.05 SQ.FT.)  
PROPOSED 75.73% (±3,239.81 SQ.FT.)  
IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (1,711.20 SQ.FT)  
EXISTING 43.64% (±1,866.91 SQ.FT.)  
PROPOSED 42.60% (±1,822.40 SQ.FT.)  
IMPROVEMENT

OPEN SPACE MINIMUM:

REQUIRED 35% (1,497.30 SQ.FT)  
EXISTING 14.66% (±0,626.95 SQ.FT.)  
PROPOSED 24.27% (±1,038.20 SQ.FT.)  
IMPROVEMENT

SETBACKS

FRONT:  
REQUIRED 10 FT  
EXISTING ±4'-11" (TO PORCH)  
PROPOSED ±4'-11" (TO PORCH)  
NO CHANGE

SIDE:  
REQUIRED 5 FT"  
EXISTING 0'-6" (TO OUTDOOR KITCHEN)  
PROPOSED 0'-6" (TO OUTDOOR KITCHEN)  
NO CHANGE

SIDE:  
REQUIRED 5 FT  
EXISTING ±3'-3" (TO CARPORT OVERHANG)  
PROPOSED ±5'-8" (TO ADDITION OVERHANG)  
IMPROVEMENT

REAR:  
REQUIRED 15 FT  
EXISTING ±1'-10" (TO BUILDING)  
PROPOSED ±1'-10" (TO BUILDING)  
NO CHANGE

MAXIMUM HEIGHT:  
EXISTING 30 FT  
PROPOSED ±19'-8"  
±19'-8"

**NOTE: NOT FOR CONSTRUCTION  
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REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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CA # 30835

CLIENT: PETER SULAK  
1212 MARGARET ST  
KEY WEST, FL 33040  
T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET ST  
KEY WEST, FL 33040

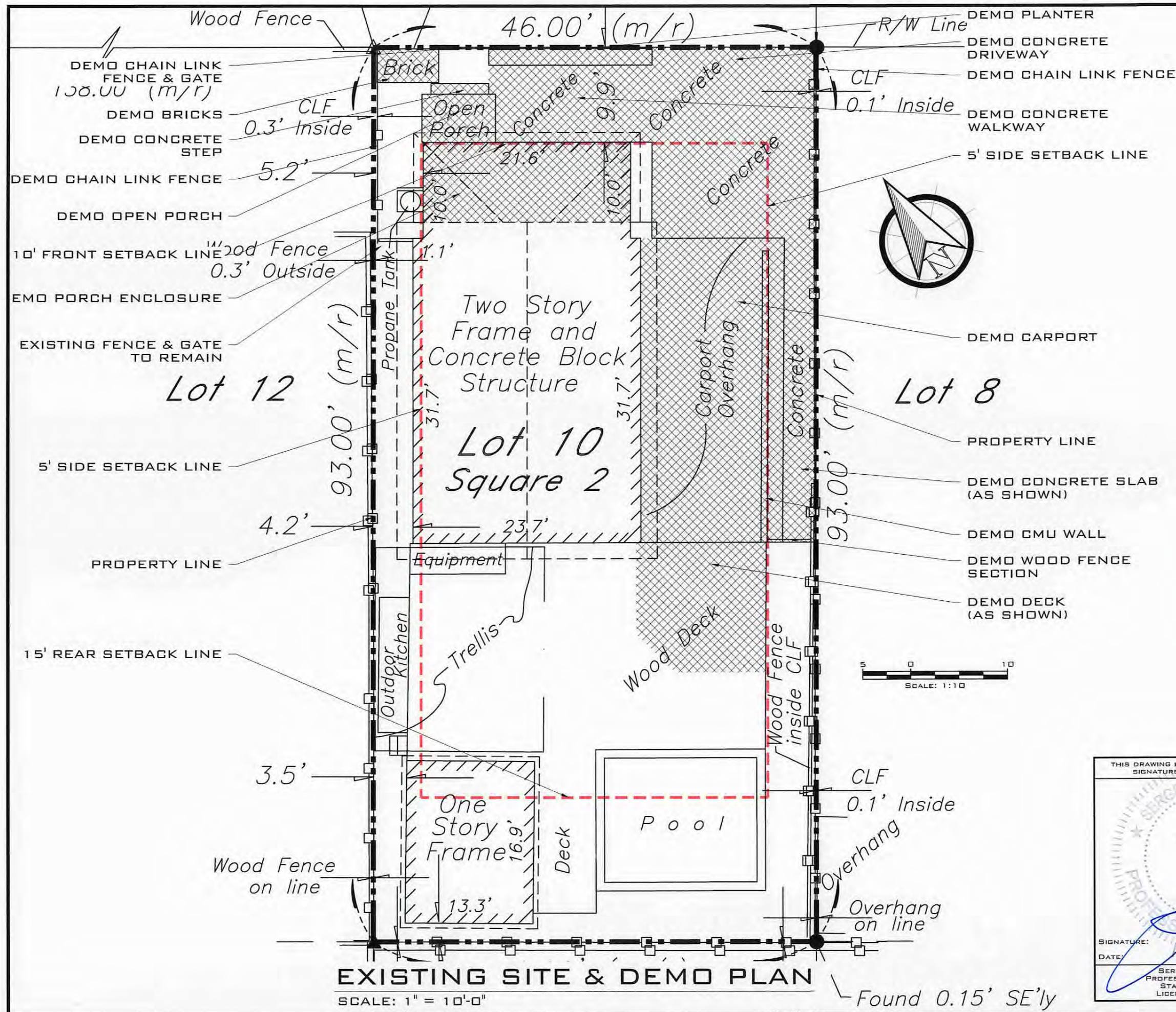
TITLE: SITE DATA

SCALE AT 1/4"=1'-0"	DATE: 07/27/16	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-100	REVISION: 1	

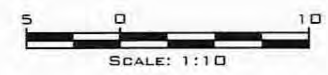
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*  
DATE: 7/27/2016

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**NOTE: NOT FOR CONSTRUCTION FOR HARD AND PLANNING APPROVAL ONLY**



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*  
DATE: 07/27/16

SEGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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CA # 30835

CLIENT: PETER SULAK  
1212 MARGARET ST  
KEY WEST, FL 33040  
T: (305) 923-4890

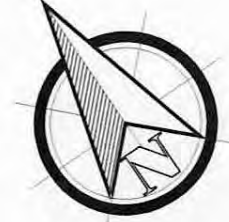
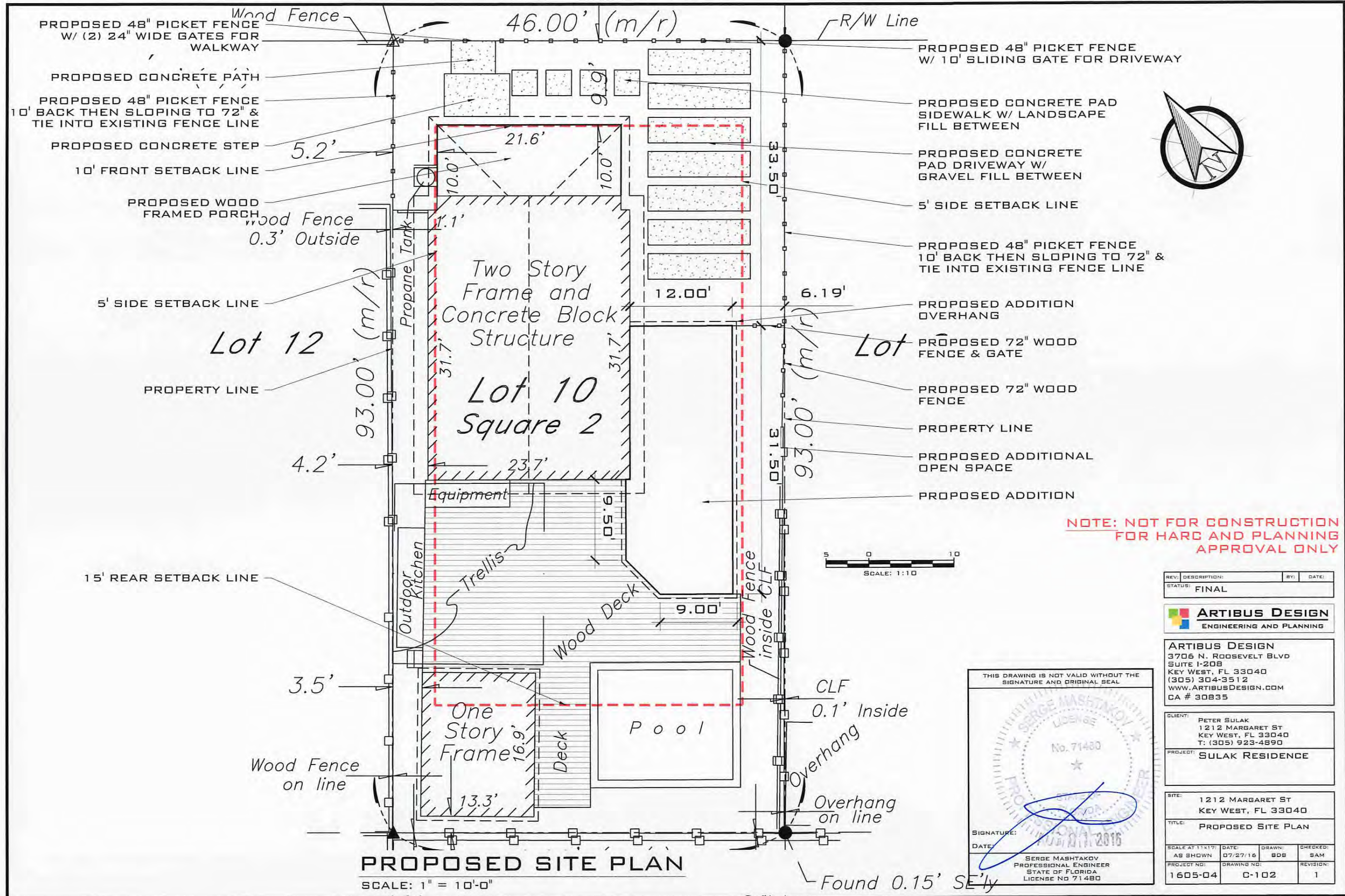
PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET ST  
KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/27/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-101	1	





REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CA # 30835

**CLIENT:** PETER SULAK  
1212 MARGARET ST  
KEY WEST, FL 33040  
T: (305) 923-4890

**PROJECT:** SULAK RESIDENCE

**SITE:** 1212 MARGARET ST  
KEY WEST, FL 33040

**TITLE:** PROPOSED SITE PLAN

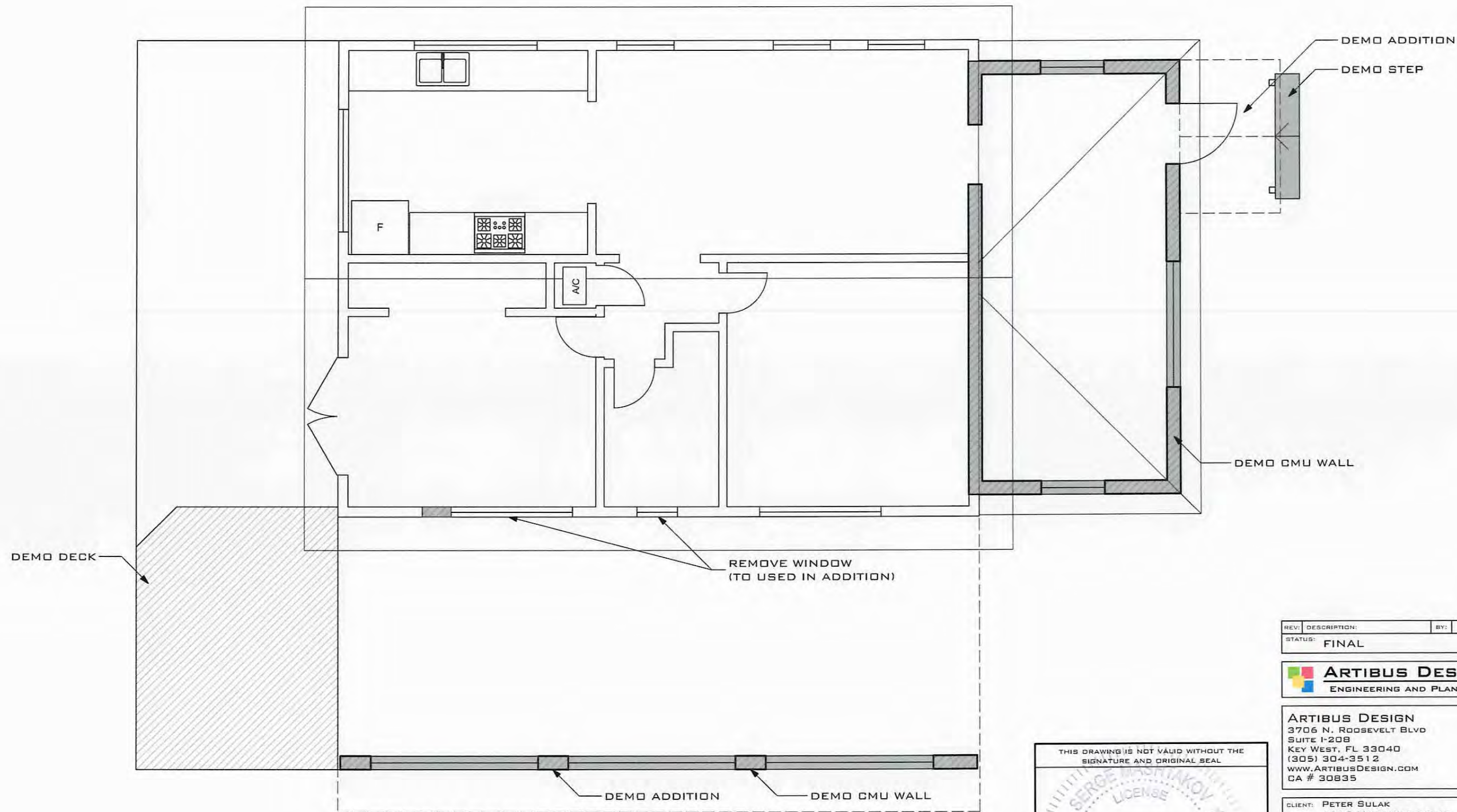
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

**SIGNATURE:** *[Signature]*

**DATE:** 07/27/16

**SEAL:** SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/27/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-102	1	



**EXISTING FLOOR PLAN**  
SCALE: 3/16" = 1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

CLIENT: PETER SULAK  
1212 MARGARET STREET  
KEY WEST, FL. 33040  
T: (305) 923-4890  
PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,  
KEY WEST, FL. 33040

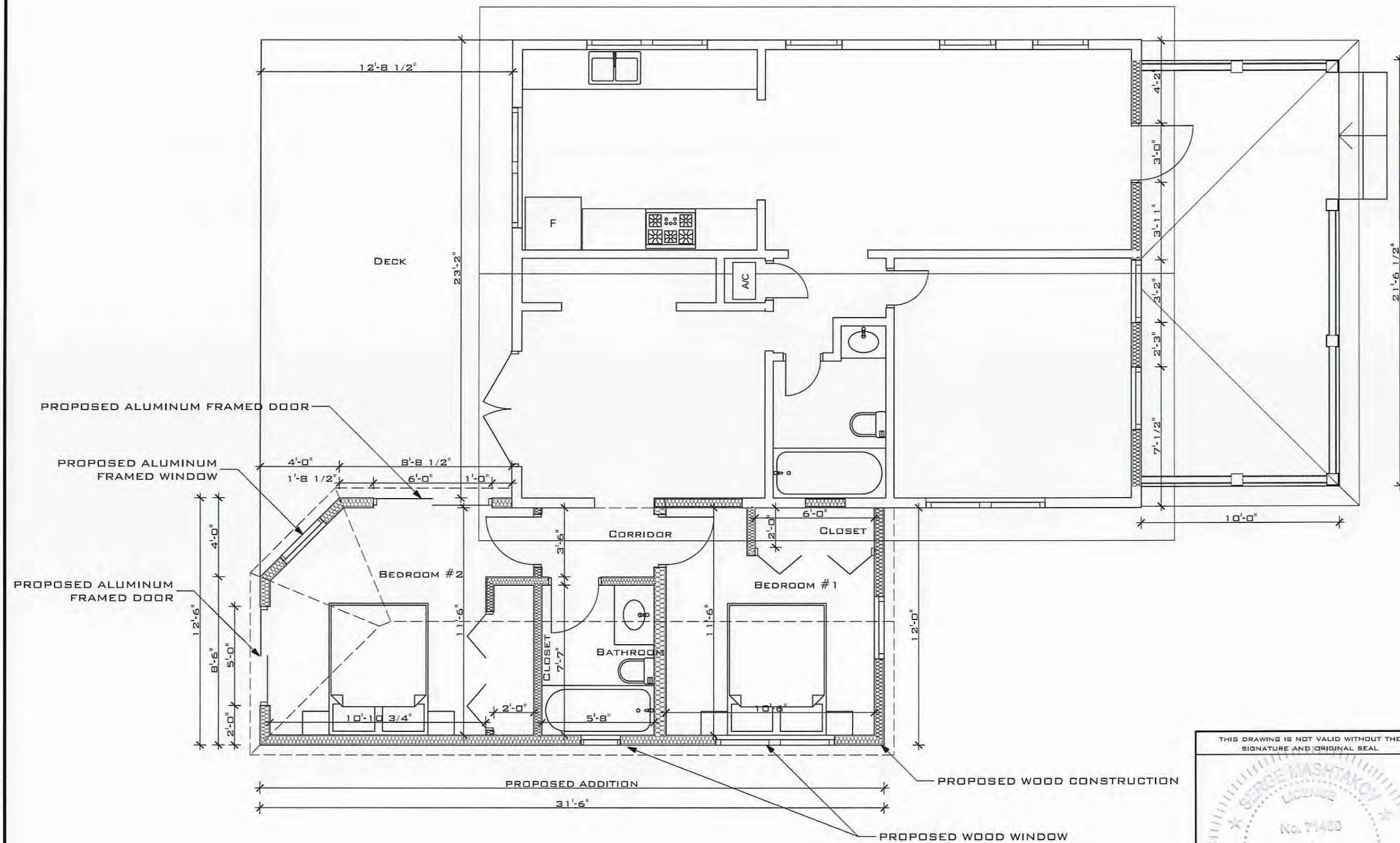
TITLE: **EXISTING FLOOR PLAN**

SCALE AT 1:1X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-103		

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SIGNATURE: *[Handwritten Signature]*  
DATE: 07/29/2016

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**PROPOSED FLOOR PLAN**  
 SCALE: 3/16" = 1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 KEY WEST, FL 33040  
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 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT: PETER SULAK  
 1212 MARGARET STREET  
 KEY WEST, FL. 33040  
 T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,  
 KEY WEST, FL. 33040

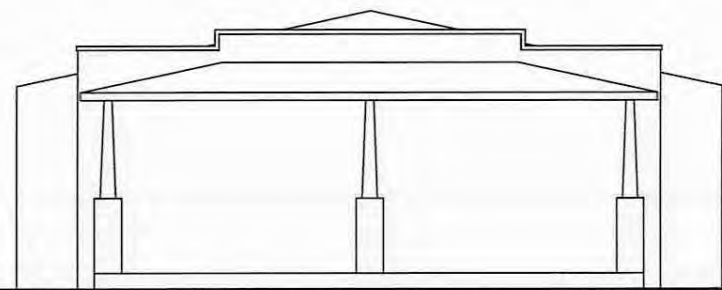
TITLE: **PROPOSED FLOOR PLAN**

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PROJECT NO: 1605-04	DRAWING NO: A-104	REVISION:	

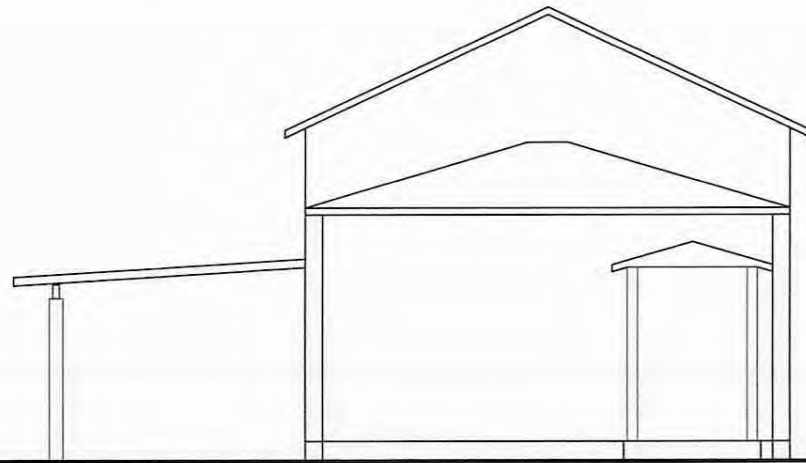
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*  
 DATE: 7/29/16

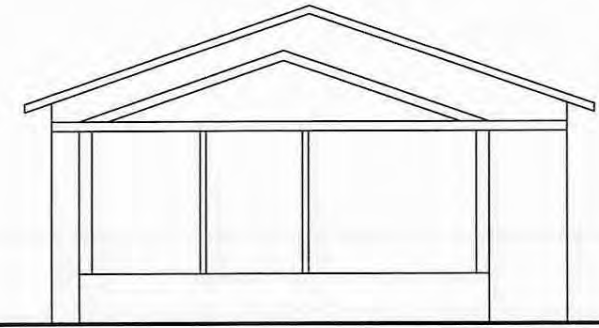
BERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480



1216 MARGARET STREET

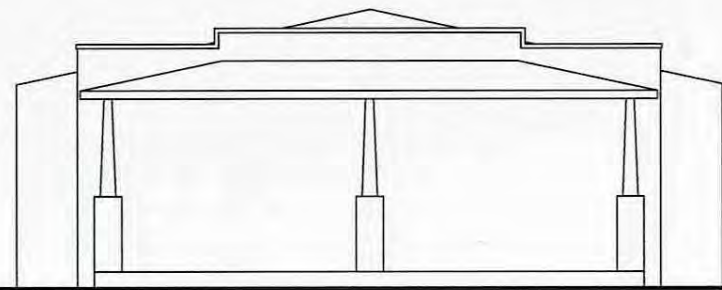


1212 MARGARET STREET

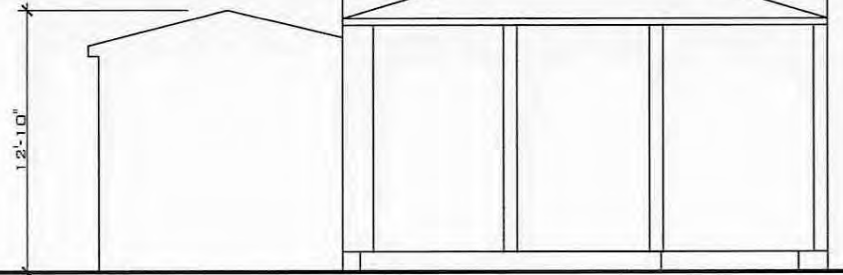


1206 MARGARET STREET

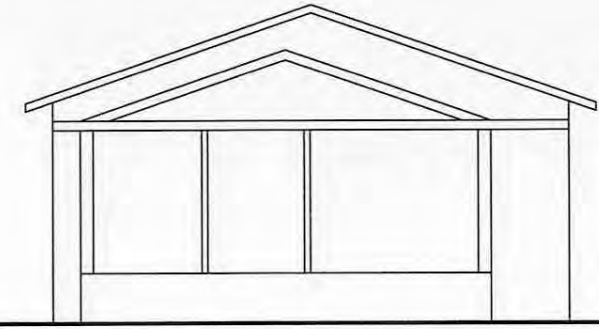
**EXISTING STREETScape**  
SCALE: 1/8"=1'



1216 MARGARET STREET



1212 MARGARET STREET



1206 MARGARET STREET

**PROPOSED STREETScape**  
SCALE: 1/8"=1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



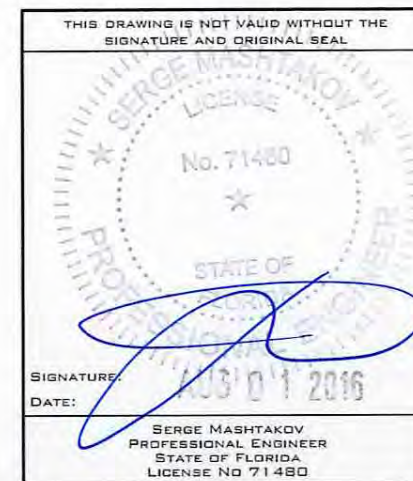
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SUITE 1-208  
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(305) 304-3512  
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CA # 30835

CLIENT: PETER SULAK  
1212 MARGARET STREET  
KEY WEST, FL. 33040  
T: (305) 923-4890  
PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,  
KEY WEST, FL. 33040

TITLE: **STREETScape**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01.08.2016	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-105		





**FRONT ELEVATION**

SCALE: 3/16"=1'



**PROPOSED FRONT ELEVATION 001**

SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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 3706 N. ROOSEVELT BLVD  
 SUITE I-208  
 KEY WEST, FL 33040  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT: PETER SULAK  
 1212 MARGARET STREET  
 KEY WEST, FL. 33040  
 T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,  
 KEY WEST, FL. 33040

TITLE: FRONT ELEVATION

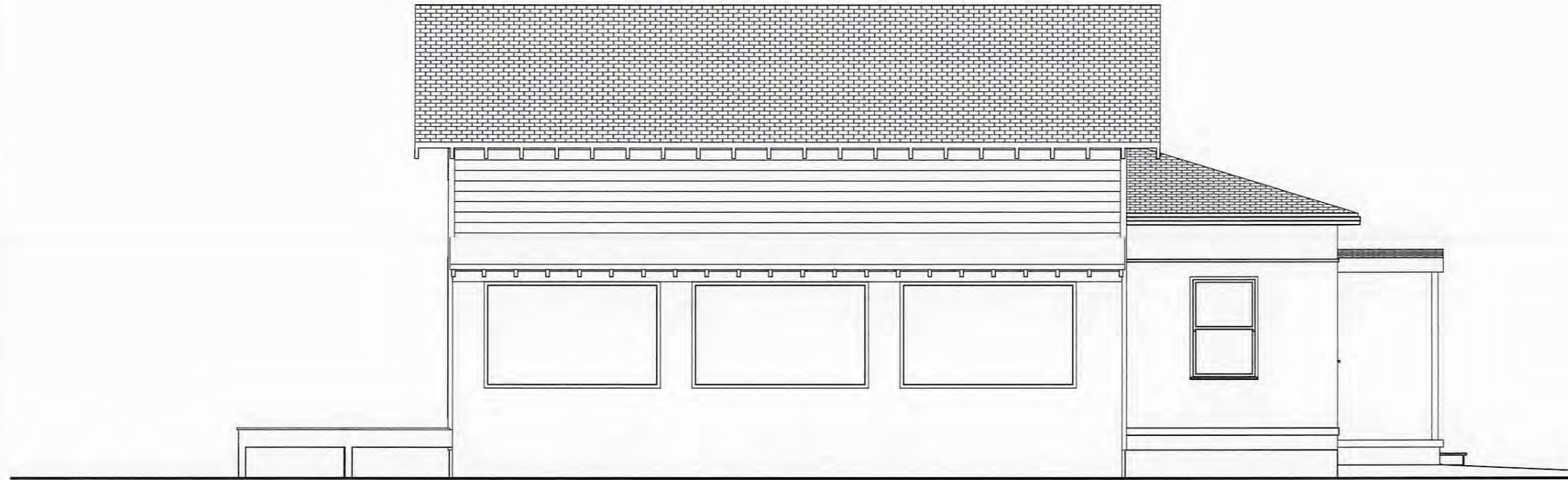
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AS SHOWN	07/29/15	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-106		

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

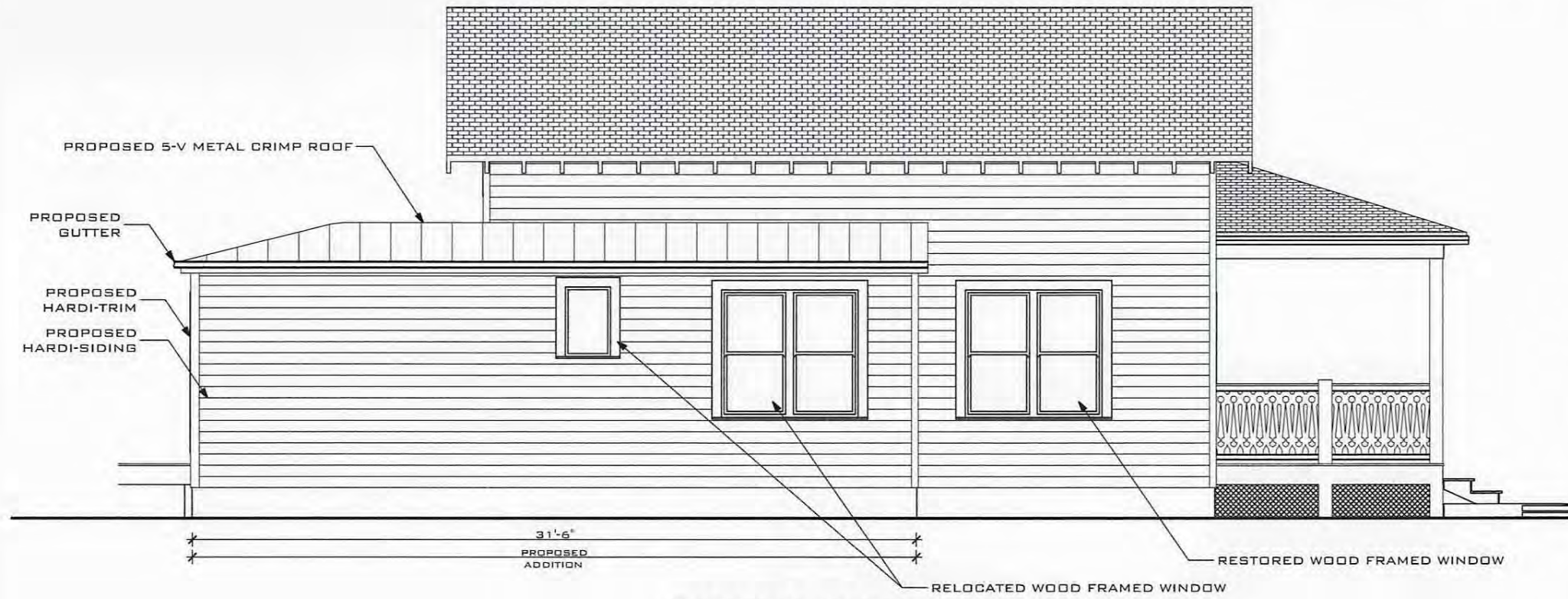
SIGNATURE: *[Handwritten Signature]*

DATE: AUG 01 2016

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480



**EXISTING SIDE ELEVATION**  
SCALE: 1/8" = 1'



**PROPOSED SIDE ELEVATION**  
SCALE: 3/16" = 1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



**ARTIBUS DESIGN**  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: PETER SULAK  
1212 MARGARET STREET  
KEY WEST, FL. 33040  
T: (305) 923-4890  
PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,  
KEY WEST, FL. 33040

TITLE: SIDE ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-107		

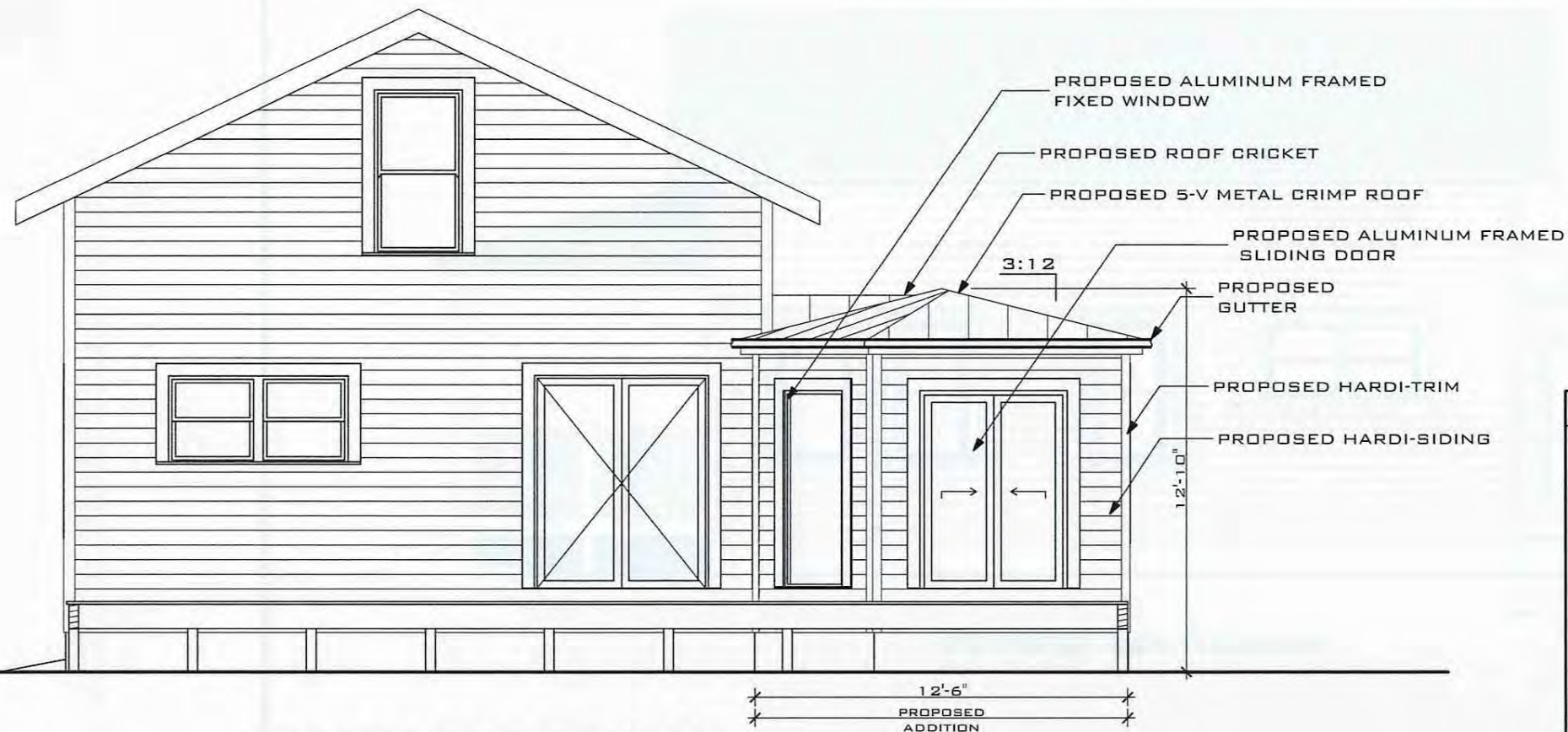
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*  
DATE: 07/29/16  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE No 71480



**EXISTING REAR ELEVATION**

SCALE: 3/16"=1'



**PROPOSED REAR ELEVATION**

SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 SUITE 1-208  
 KEY WEST, FL 33040  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT: PETER SULAK  
 1212 MARGARET STREET  
 KEY WEST, FL. 33040  
 T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,  
 KEY WEST, FL. 33040

TITLE: **REAR ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-108		

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*

DATE: 7/29/16

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**BUILD NEW SIDE ADDITION TO MAIN HOUSE. DEMOLITION OF CARPORT.**

**FOR- #1212 MARGARET STREET**

**Applicant – Artibus Design**

**Application #H16-03-0059**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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.



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Blaise Boyle, 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:  
1212 Margaret St on the 15<sup>th</sup> day of August, 2016.

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 August 23<sup>rd</sup>, 2016.

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 H16-03-0059.

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

**Signed Name of Affiant:**

Blaise Boyle  
Date: 8/15/16  
Address: 410 3<sup>rd</sup> St  
City: Key West  
State, Zip: 33040

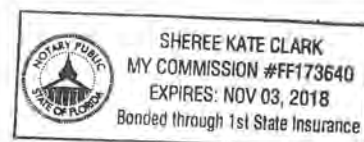
The forgoing instrument was acknowledged before me on this 16<sup>th</sup> day of August, 2016.

By (Print name of Affiant) Blaise Boyle who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: Sherree Clark

Notary Public - State of Florida (seal)  
My Commission Expires: 11/3/18



# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1030341 Parcel ID: 00029580-000000**

### Ownership Details

**Mailing Address:**

SULAK PETR  
1212 MARGARET ST  
KEY WEST, FL 33040-3214

**All Owners:**

SULAK PETR, SULAK-BADON MAGDALENA H/W

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-**

**Township-** 05-68-25

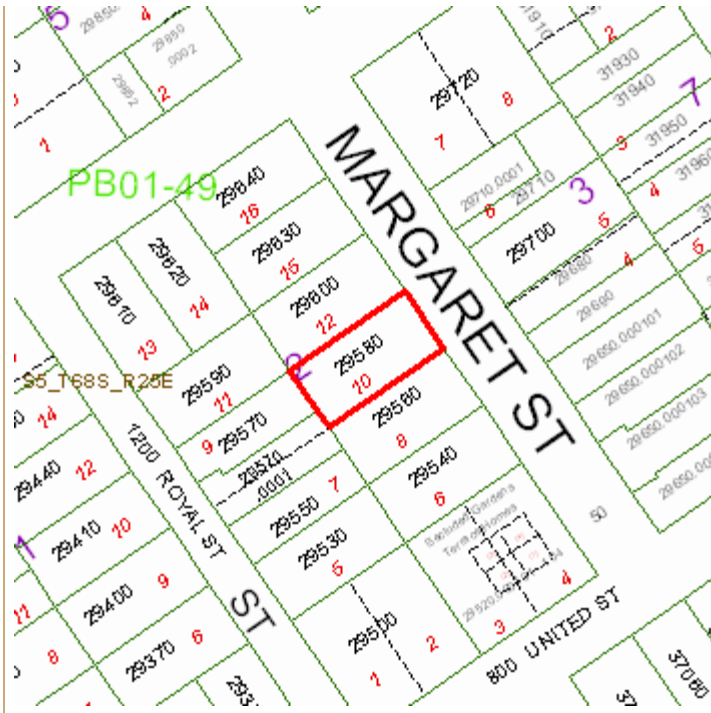
**Range:**

**Property Location:** 1212 MARGARET ST KEY WEST

**Legal** TR 12 SQR 2 LOT 10 KW INVESTMENT CO SUB PB1-49 OR134-179/80 OR994-443D/C OR994-448ORD

**Description:** OR1591-2417/18ORD OR2136-836D/C OR2335-2161D/C OR2391-1390D/C OR2405-1756/57 OR2409-1154/56ORD  
OR2428-384/85 OR2436-197/98 OR2436-199/200 OR2472-466/79

**Click Map Image to open interactive viewer**



## Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

## Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	46	93	4,278.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 946  
 Year Built: 1943

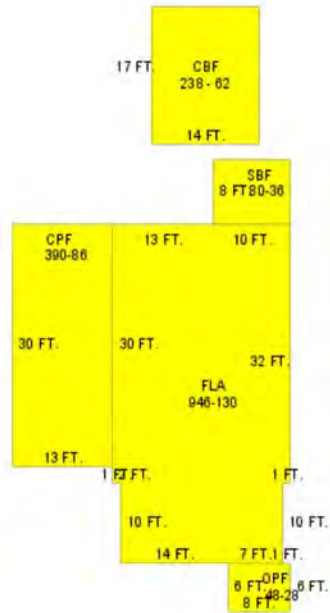
## Building 1 Details

Building Type R1 Condition A Quality Grade 450  
 Effective Age 24 Perimeter 130 Depreciation % 31  
 Year Built 1943 Special Arch 0 Grnd Floor Area 946  
 Functional Obs 0 Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.  
 Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS  
 Heat 1 NONE Heat 2 NONE Bedrooms 3  
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	CBF	13:CUSTOM	1	2011	N			238

1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	946
2	<u>CPF</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	390
3	<u>SBF</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	80
4	<u>OPF</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	48

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	238 SF	17	14	2015	2016	4	50
0	WD2:WOOD DECK	714 SF	0	0	2015	2016	4	40
2	PT3:PATIO	404 SF	0	0	1973	1974	2	50
3	AC2:WALL AIR COND	2 UT	0	0	1989	1990	1	20
4	CL2:CH LINK FENCE	928 SF	0	0	1964	1965	1	30

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-2963	09/15/2010	02/25/2011	1,000	46lf OF 4'H PICKET FENCE AT FRONT WITH 4'H GATE,93lf PICKET ON LEFT SIDE	
10-2096	06/30/2010	02/25/2011	1,500	DEMO AND REMOVE DRYWALL, INSTALL NEW DRYWALL, 960sf	
10-2097	07/01/2011	02/25/2011	2,000	UPGRADE WIRING	
10-2165	07/08/2010	02/25/2011	2,000	REPLACE CAST IRON PIPES FOR 1 TOILET,1 LAV,1 TUB,1 SINK,1WASHER BOX, 1W/H	
14-1691	05/08/2014	02/26/2015	20,000	BUILD 17X14 POOL SURROUNDED BY DECK	

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	92,349	3,124	458,952	554,425	320,979	25,000	295,979
2014	48,938	2,839	318,434	370,211	318,432	25,000	293,432
2013	49,740	2,839	371,670	424,249	313,726	25,000	288,726
2012	50,542	2,839	255,101	308,482	308,482	25,000	283,482
2011	49,740	2,839	275,048	327,627	327,627	25,000	302,627
2010	84,861	2,839	234,852	322,552	322,552	0	322,552
2009	94,626	2,839	300,545	398,010	398,010	0	398,010
2008	88,143	2,839	447,501	538,483	538,483	0	538,483
2007	158,177	2,768	444,912	605,857	132,068	25,500	106,568
2006	243,846	2,768	342,240	588,854	128,847	25,500	103,347



2005	175,047	2,768	363,630	541,445	125,094	25,500	99,594
2004	132,734	2,768	265,236	400,738	121,450	25,500	95,950
2003	124,926	2,861	98,394	226,181	119,186	25,500	93,686
2002	98,548	2,955	98,394	199,897	116,393	25,500	90,893
2001	83,515	3,088	98,394	184,997	114,561	25,500	89,061
2000	84,517	4,066	72,726	161,309	111,225	25,500	85,725
1999	67,649	4,087	72,726	144,462	108,301	25,500	82,801
1998	55,678	3,514	72,726	131,918	106,596	25,000	81,596
1997	50,110	3,299	64,170	117,580	104,815	25,000	79,815
1996	36,191	2,482	64,170	102,842	101,763	25,000	76,763
1995	34,242	2,006	64,170	100,418	99,281	25,000	74,281
1994	30,623	1,878	64,170	96,671	96,671	25,000	71,671
1993	32,567	1,212	64,170	97,949	97,949	25,000	72,949
1992	32,567	1,252	64,170	97,988	97,988	25,500	72,488
1991	41,498	83	64,170	105,750	105,750	25,500	80,250
1990	32,764	83	43,850	76,696	76,696	25,500	51,196
1989	24,252	75	42,780	67,107	67,107	25,000	42,107
1988	21,196	75	34,224	55,495	55,495	25,000	30,495
1987	20,996	75	23,101	44,172	44,172	25,000	19,172
1986	21,103	75	23,101	44,279	44,279	25,500	18,779
1985	20,622	75	15,401	36,098	36,098	25,000	11,098
1984	19,289	75	15,401	34,765	34,765	25,000	9,765
1983	19,289	75	15,401	34,765	34,765	25,000	9,765
1982	19,656	75	13,347	33,078	33,078	25,000	8,078

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/22/2010	2472 / 466	285,000	WD	02
9/30/2009	2436 / 199	100	QC	11
8/12/2009	2436 / 197	100	QC	11

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Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176