



**Historic Architectural Review Commission
Staff Report for Item 11**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: August 25, 2015

Applicant: William Rowan

Application Number: H15-01-1003

Address: #1000 Southard Street

Description of Work:

New front porch.

Site Facts:

The main structure in the site is a contributing resource to the historic district. The house was included as a contributing resource in the 1982 survey, done by the State Historic Preservation Office for the expansion of the historic district. The historic house sits on the southeast corner of Southard and Grinnell streets. According to the Property Appraiser's records, the one-story frame house was built in 1943. The house has a unique high pitch hip roof with exposed rafter's tails and historically had weatherboard as siding. The Sanborn maps from 1948 and 1962, as well as a circa 1965 photograph depicts a very similar footprint and front façade of the house that still on the site. The house has diverse types of windows; wood one over one on the front, and metal awning and hung windows on the sides and back elevations. None of the existing windows is original. The main front door is made of wood with metal жалюзи and staff opines that it is an original door to the house. Staff visited the structure while the applicant was doing interior work.

Staff was able to find several building permits, Board of Adjustment variances approvals, and HARC application approvals while researching city documents of the property:

- On 1992, the building department issued a permit for replacement of existing foundations.
- On 1995, the board of adjustment granted a variance to build an 8' high fence, 6 feet solid and upper two feet open. HARC and building department approved the plans.
- On 1999, the board of adjustment granted a variance to build a back addition for a bathroom. HARC and building department approved the plans.

With the assistance of Mr. Hambright, staff was able to verify that the windows depicted in the circa 1965 photograph are metal jalousies. Mr. Hambright has a theory that the house may be a part of a building from Peary Court that was located on the side, but there is no further evidence than can prove this. For sure, the proportions and form of the house are very singular and unique. The period of significance of the historic district dates from 1825 to 1948.

Although the plan includes a new pavilion on the east side of the house, this portion of the design is not under review. A Tree Commission approval for the removal of an avocado tree is required prior to review the proposed pavilion.

Guidelines Cited in Review:

- Roofing (page 26), specifically guidelines 4 and 6.
- Entrances, porches and doors (pages 32-33), specifically guideline 7.
- Additions and alterations/ New construction (pages 36-38a), specifically guidelines 1, 5, and 8.
- Secretary of the Interior Standards and Guidelines for Rehabilitation (page 20), specifically last paragraphs, recommended and not-recommended under Alterations/ Additions for new use for Entrances and Porches. Standards (pages 1-23), specifically standards 1, 2, 9, and 10

Staff Analysis

The Certificate of Appropriateness in review proposes the construction of a new wood porch. According to the Sanborn maps and a circa 1965 photo the historic house has never had a front porch. The proposed plan includes the removal of exposed rafter tails on the front facade and the extension of the existing roof in order to accommodate the proposed covered porch. The proposed porch will have three bays, will be made of wood, and will have exposed rafter tails. The footprint of the porch will be approximately 4 feet depth by 25 feet wide.

Consistency with Cited Guidelines

The front façade of the house does not have enough height from the existing eave line to a finish floor for a porch. This is why the design requires the removal of existing rafter tails.

It is staff's opinion that the proposed front porch for the historic house is inconsistent with the guidelines. The design proposes the alteration of character defining elements, such as the roof and exposed rafter tails on the front. By extending the existing roof for the proposed porch, the alteration will read as part of the historic fabric, which is contrary to guidelines pertaining new additions as well as contrary to Standards 1, 2, 9 and 10.

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 15-01-1003		BUILDING PERMIT NUMBER	INITIAL & DATE WJ 3/30/15
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

*2:10P
Holt 77
JUN 3 0 2015*

ADDRESS OF PROPOSED PROJECT:

1000 SOUTHARD ST

OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

ANNE FERARRA

PHONE NUMBER

OWNER'S MAILING ADDRESS:

1000 SOUTHARD ST.

EMAIL

CONTRACTOR COMPANY NAME:

TO BE DETERMINED

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

WILL ROWAN ARCHITECTURE

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

321 PRALON

EMAIL

305.206.3784

wrowan@gmail.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:

\$

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.,

PORCH (4'6" x 27'0") 108 S.F. AND NEW OPEN PAVILION (2 SIDES) 12'-20' x 240 S.F.

5362/11093 OK

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	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
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER
 ADDITIONAL INFORMATION: PROPOSED ADDITION OF FRONT PORCH + SIDE PAVILION

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
FRONT PORCH	NEW	NOT APPLICABLE
PAVILION	NEW	WOOD W/ SHINGLE (METAL)
		WOOD W/ U-CRIMP ROOF

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 _____

Order: KLYWKL0
 Date: 7/01/15 50
 2015 1001003
 Type: Rv
 Receipt no: 27033
 \$100.00
 3054690
 \$100.00
 Trans number:
 CK CHECK 1451
 Trans date: 7/01/15
 Time: 9:38:19

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:					
<i>House is listed as contributing.</i>					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

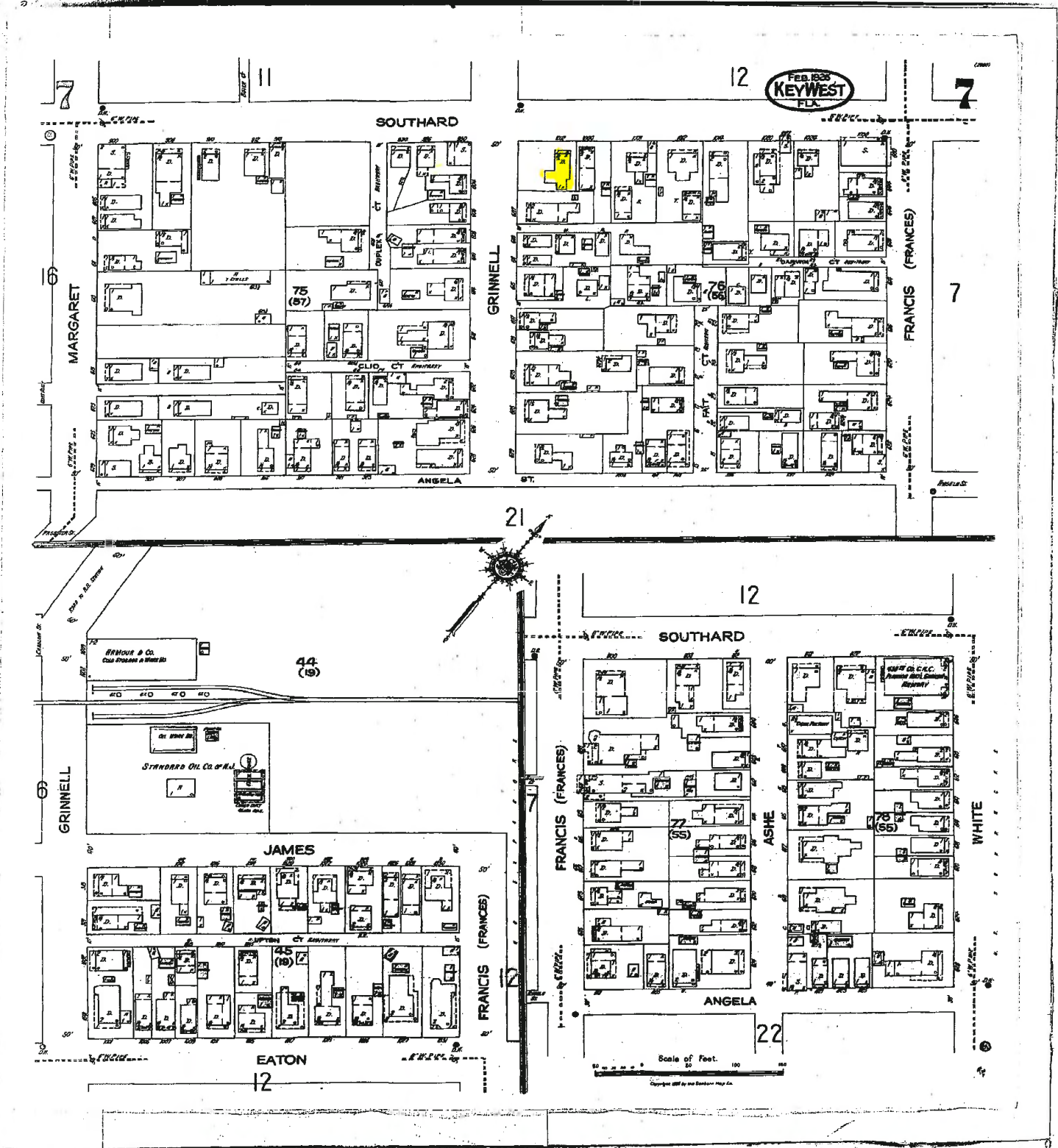
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

SANBORN MAPS

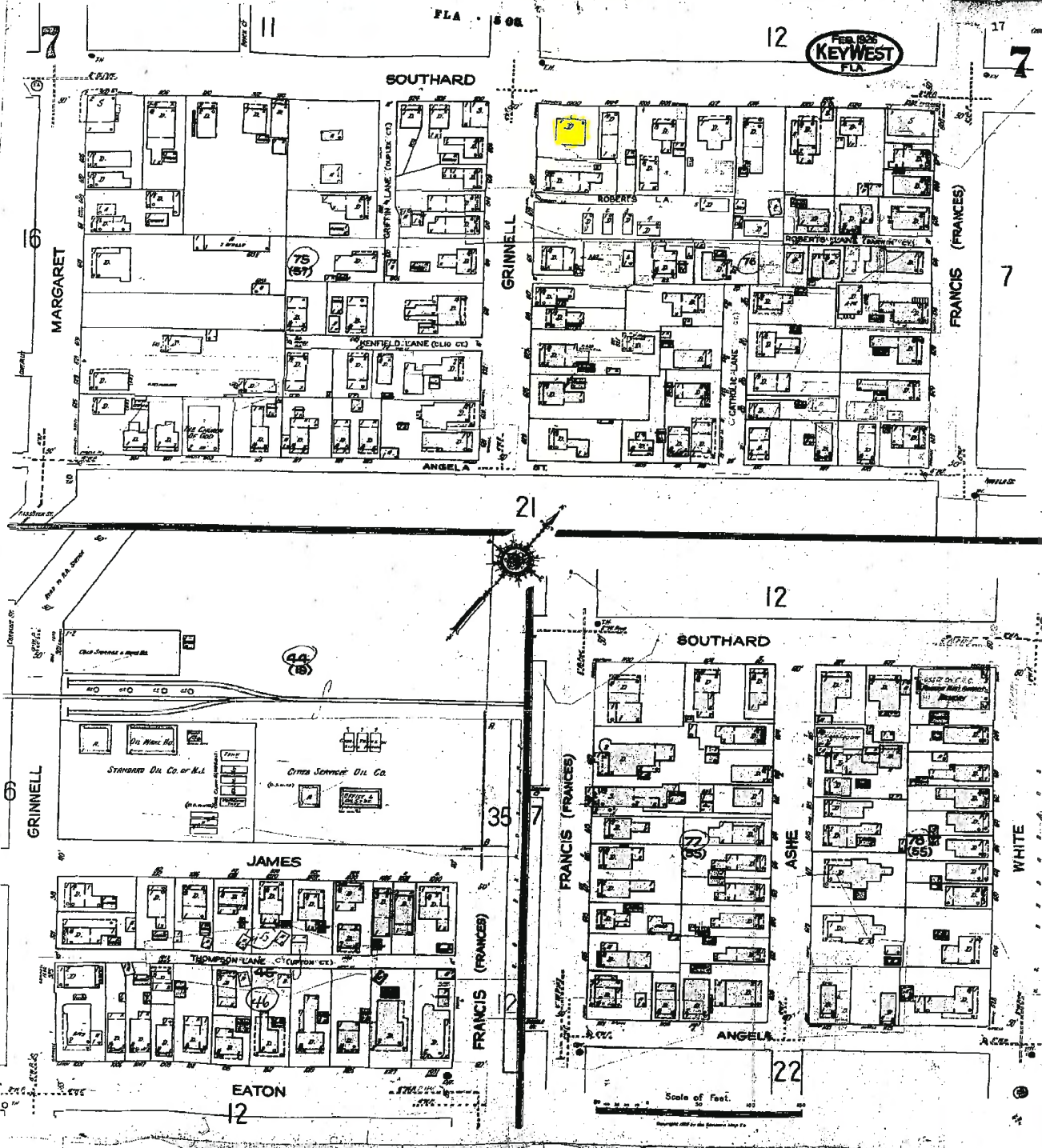


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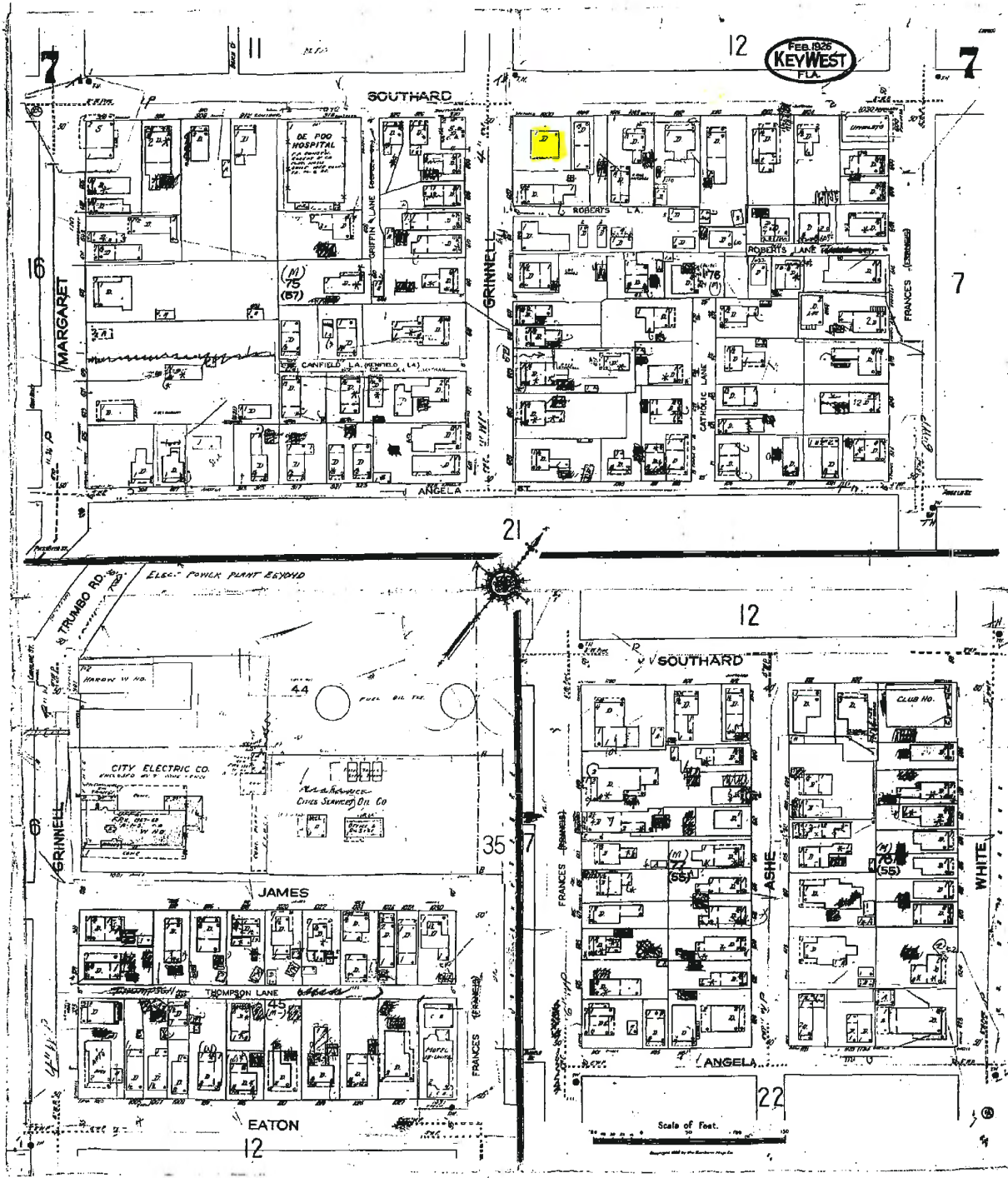


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PROJECT PHOTOS

Southard from Grinnell East





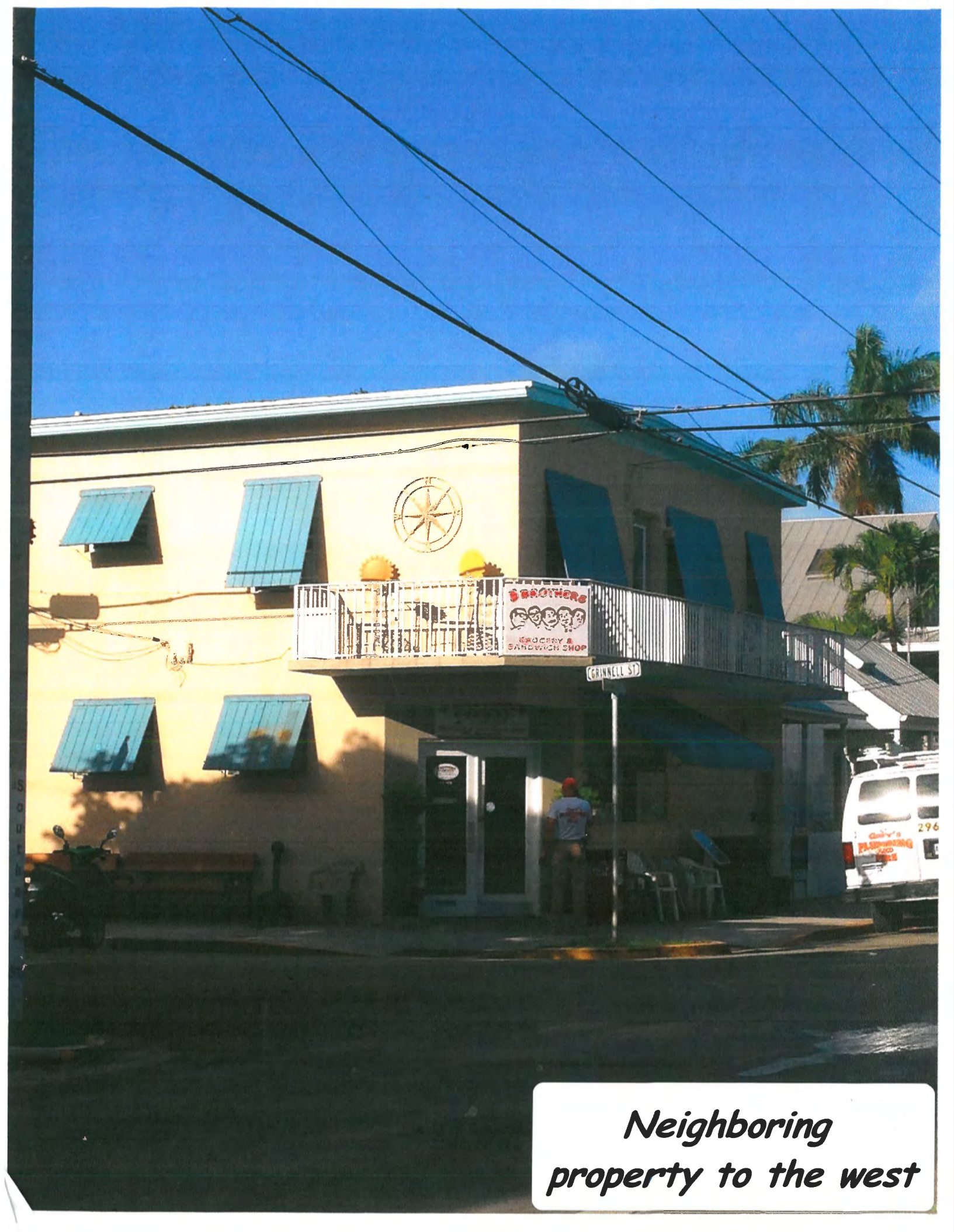
*1000 Southard St.
Front Elevation
Replace double hung windows
with impact single hungs*







*Neighboring
property to the east*



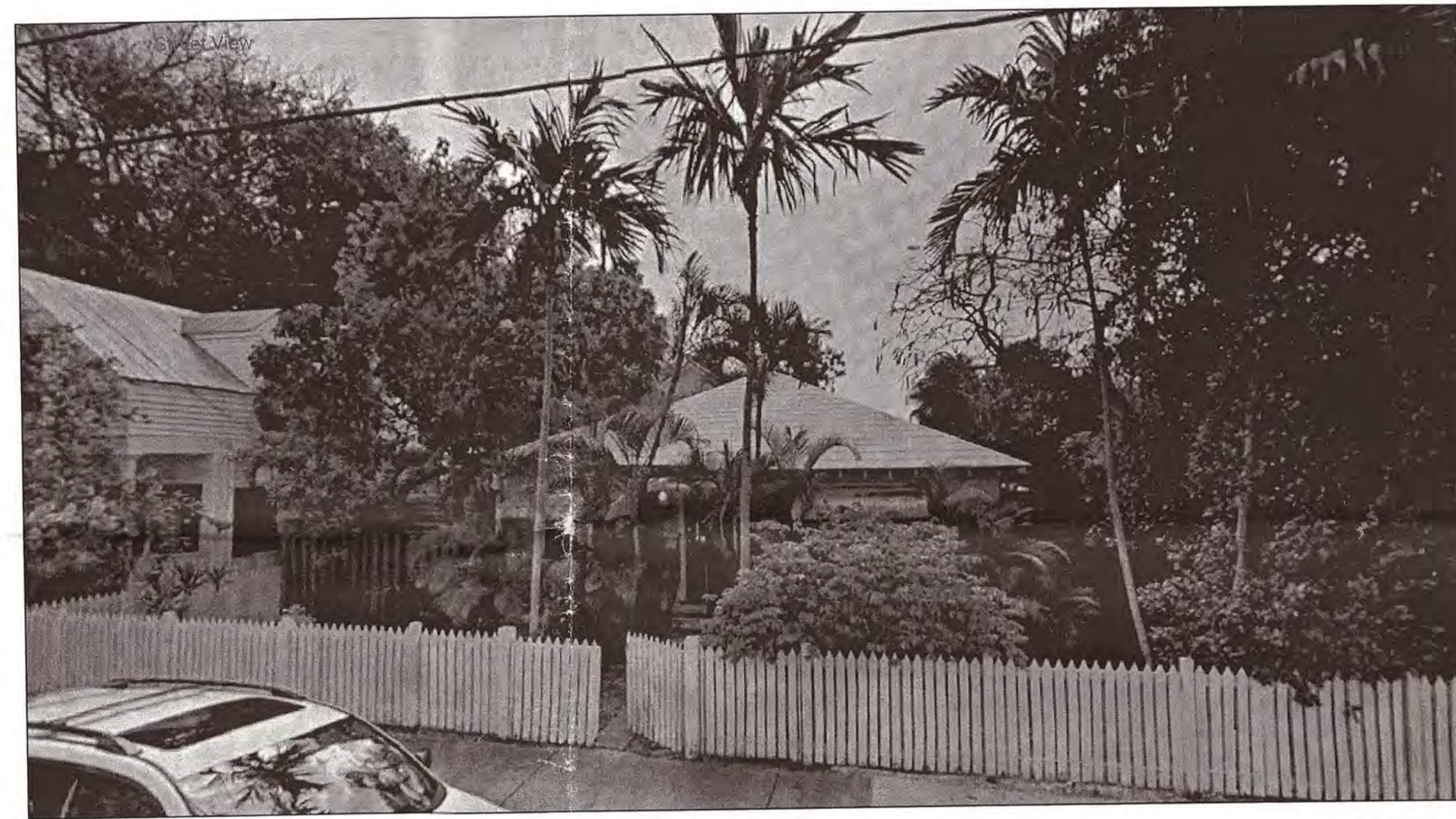
Neighboring property to the west

PROPOSED DESIGN

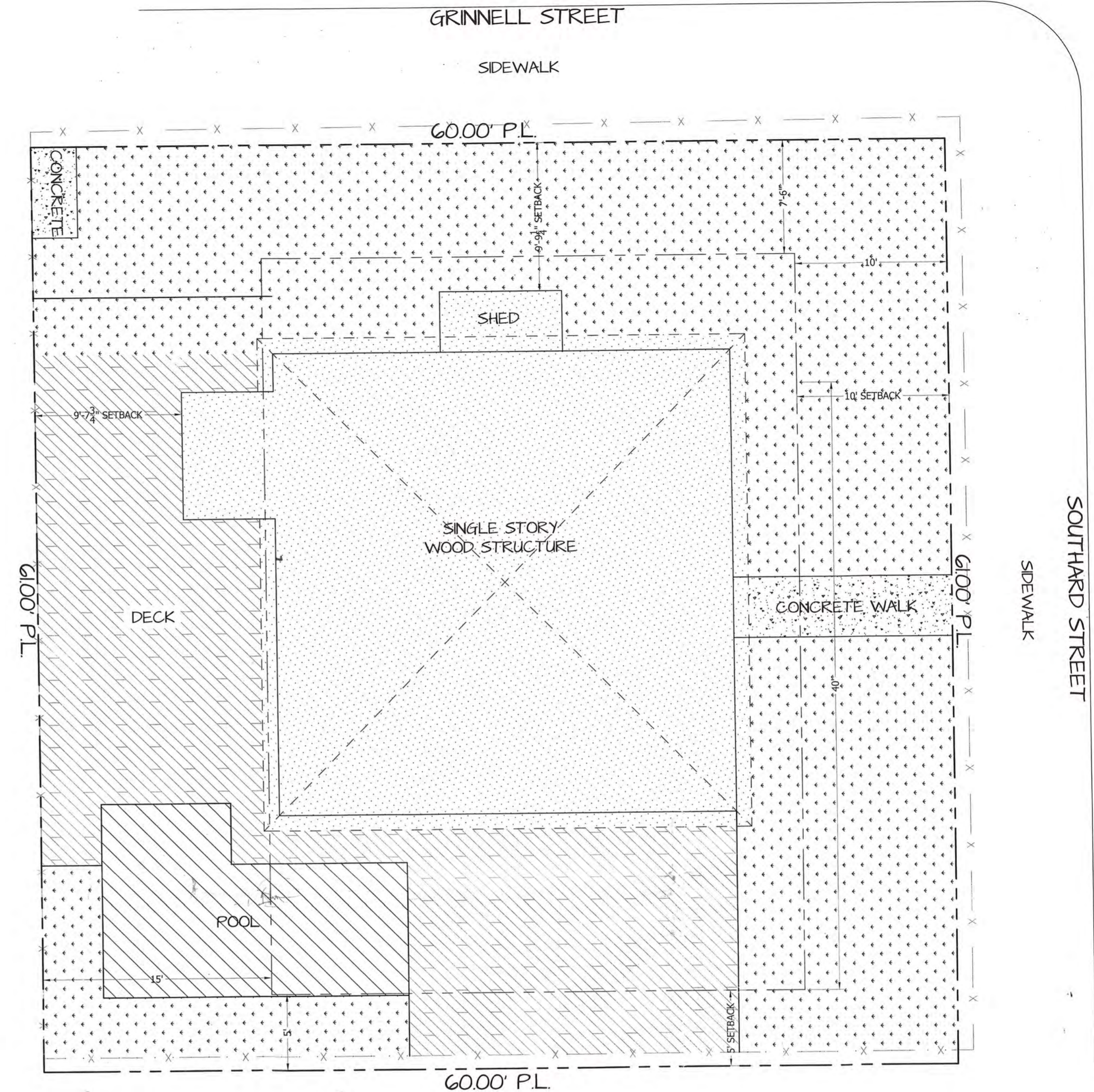
FERRARA RESIDENCE

FRONT PORCH/PAVILION

1000 SOUTHARD ST. KEY WEST, FLORIDA



STREET VIEW (FROM SOUTHARD)



SITE DATA (PROPOSED)
3/16" = 1'-0"

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:
 BUILDING: Florida Building Code, 2010
 ELECTRICAL: National Electrical Code, 2010
 PLUMBING: Florida Building Code (Plumbing), 2010
 MECHANICAL: Florida Building Code (Mech.), 2010
 GAS: LP Gas Code, 2010 edition (NFPA 58)

This project is designed in accordance with ASCE 7-10 to resist wind loads of 180 mph (gusts) Exposure C

SITE DATA			
Zoning	HNC-2		
FEMA Flood Zone	AE-6		
Lot Size Overall	3,660 SF.		
Building Coverage		PROPOSED	
Allowed:	40% (1,464 SF.)	38%	(1,403 SF.)
Existing:	30% (1,103 SF.)		
Impervious Ratio		PROPOSED	
Allowed:	60% (2,196 SF.)	46%	(1,688 SF.)
Existing:	38% (1,383 SF.)		*Pool, House, Conc.
Open Space		PROPOSED	
Min Allowed:	35% (1,281 SF.)	35.5%	(1,301 SF.)
Existing:	44% (1,601 SF.)		
Setbacks	Allowed	Existing	PROPOSED
Front	10'	4'3"	10'
Side	7'5"	1'7"	7'0"
Side	5'	1'5"	5'0"
Rear	15'	9'	10'
Building Height			
Existing:	19'		15.5'

Florida Administrative Code
 61G-16.003 WHEN SEAL MAY BE AFFIXED. The personal seal, signature and date of the architect shall appear on all architectural documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the index sheet or sheets (if it identifies all parts) of drawings and specifications shall be considered adequate. Without such index, all sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in rule 61G-23.003, F.A.C. An architect or interior designer shall not use his seal or do an other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.



EAST ELEVATION (EXISTING)
3/16" = 1'-0"



NORTH ELEVATION (EXISTING)
3/16" = 1'-0"

FERRARA RESIDENCE
 FRONT PORCH/PAVILION
 1000 SOUTHARD ST. KEY WEST, FLORIDA

WILLIAM ROWAN
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE AR-001751
 321 PEACOCK LANE
 305 296 3784

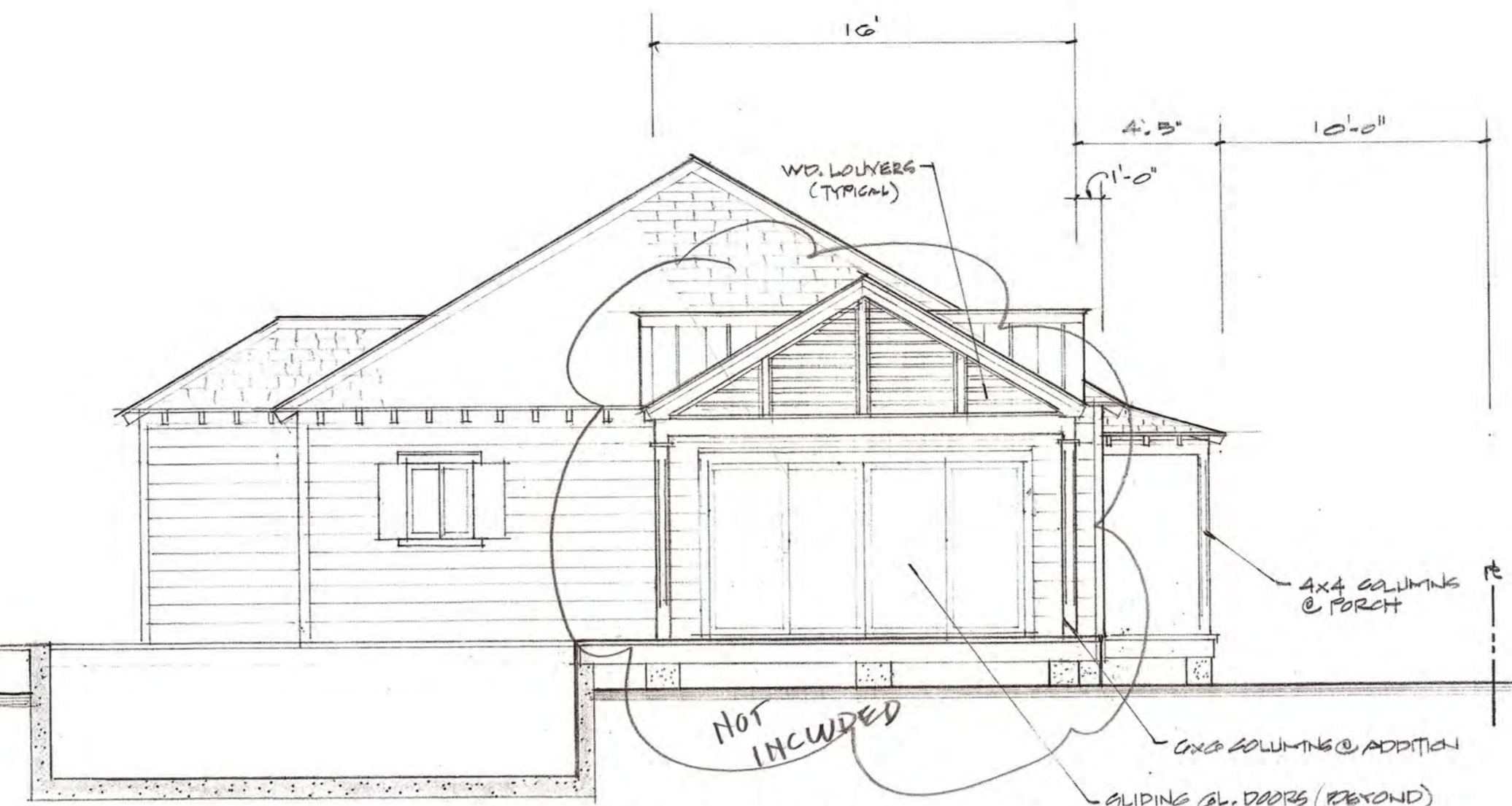
PROJECT NO :

DATE : 7-30-15

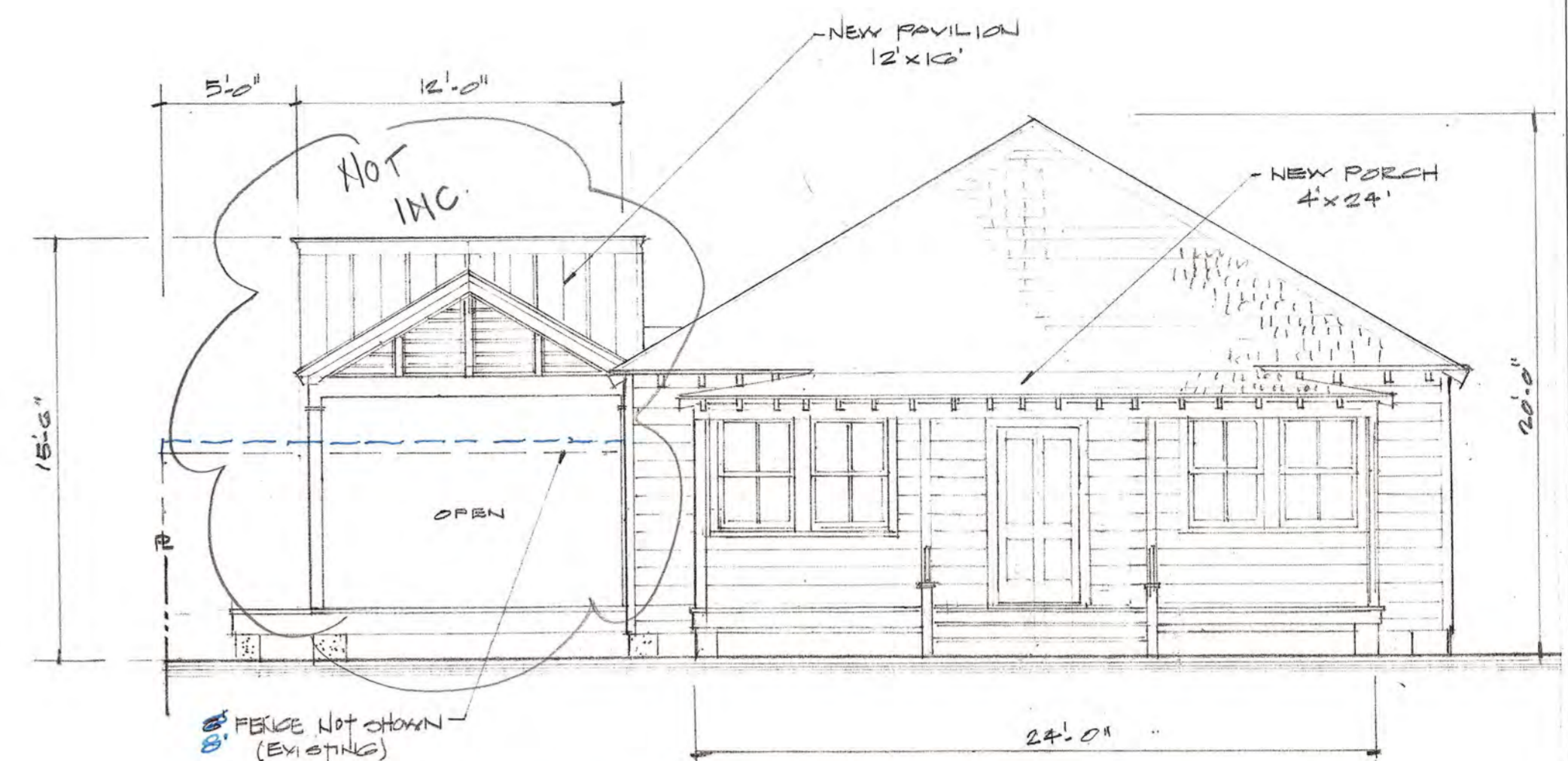
A1



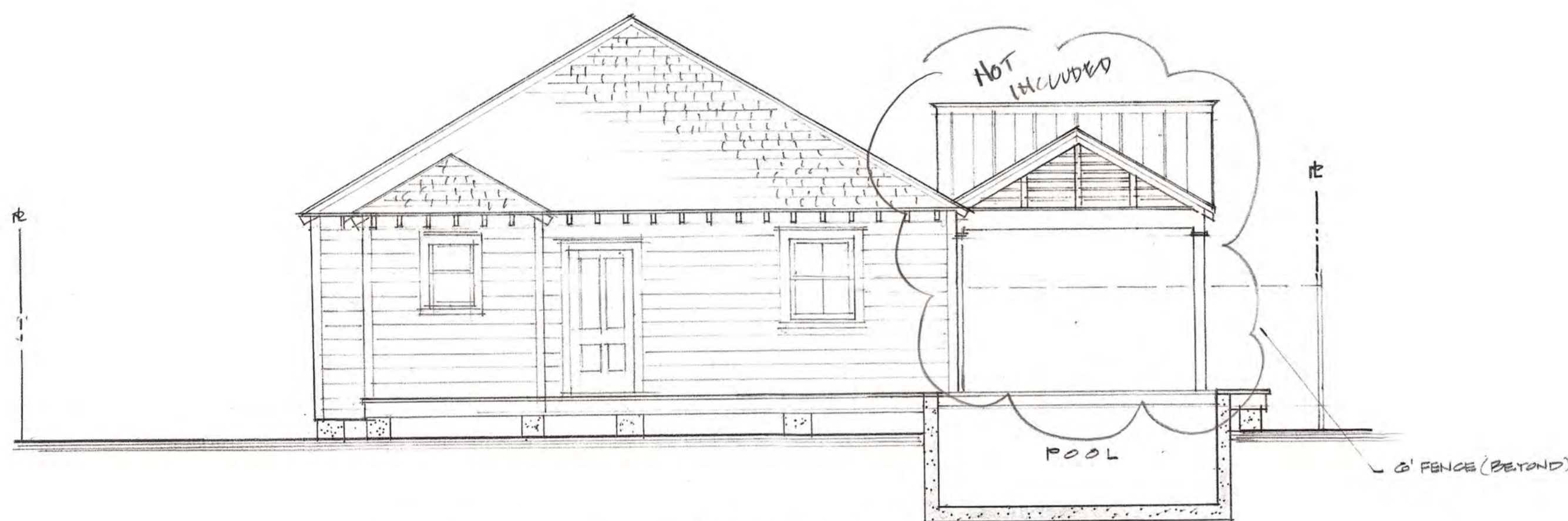
PROPOSED WEST ELEVATION
SCALE 3/16 = 1'-0"



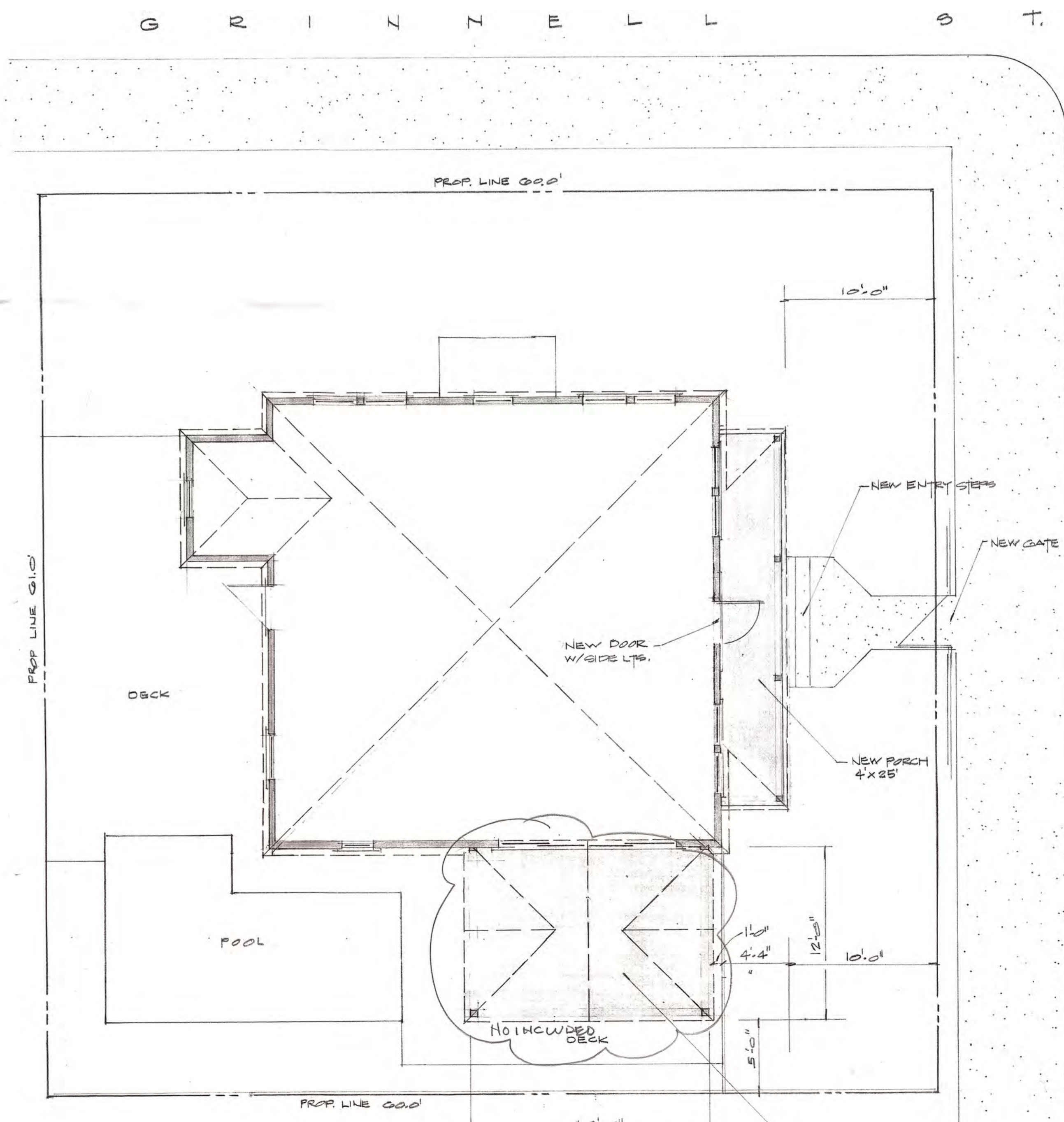
PROPOSED EAST ELEVATION
SCALE 3/16 = 1'-0"



PROPOSED NORTH ELEVATION
SCALE 3/16 = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE 3/16 = 1'-0"



SITE PLAN - FLOOR PLAN



FERRARA RESIDENCE
FRONT PORCH/PAVILION
1000 SOUTHWARD ST. KEY WEST, FLORIDA

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
KEY WEST, FLORIDA
305 956 3784
FLORIDA LICENSE # 901751

PROJECT NO:

DATE 7.30.15

A2

2 of 2

S O U T H W A R D S T.

910 GEORGIA STREET

Circa 1965 photo of 910 Georgia Street depicting a similar front porch.



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 25, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW FRONT PORCH FOR- #1000 SOUTHARD STREET

Applicant- William Rowan, Architect

Application # H15-01-1003

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 809-3973 or visit our website at www.cityofkeywest-fl.gov

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.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

PROPERTY APPRAISER INFORMATION

- [» Tax Collector](#)

Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1011134 Parcel ID: 00010840-000000** Next Record

Ownership Details

Mailing Address:

FERRARA ANNE F
6 PURITAN AVE
MOUNT SINAI, NY 11766-2510

Property Details

PC Code: 01 - SINGLE FAMILY
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 1000 SOUTHARD ST KEY WEST
 Legal Description: KW PT LOT 3 SQR 56 OR66-99/100 OR1233-2400/01R/S(CMS)OR1306-911(AFFD) OR1306-912(LG)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	61	60	3,660.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 994
 Year Built: 1943

Building 1 Details

Building Type	R1	Condition	G	Quality Grade	450
Effective Age	17	Perimeter	138	Depreciation %	22
Year Built	1943	Special Arch	0	Grnd Floor Area	994
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	FCD/AIR DUCTED	Heat 2	NONE	Bedrooms	2
Heat Src 1	ELECTRIC	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	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

Building Sketch Image



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1942	N Y	0.00	0.00	930
2	PTO		1	1995		0.00	0.00	775
3	FLD	12:ABOVE AVERAGE WOOD	1	1995	N Y	0.00	0.00	64
4	SBU		1	1995		0.00	0.00	28

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	364 SF	91	4	1991	1992	2	30
3	FN2:FENCES	186 SF	31	6	1991	1992	2	30
4	AC2:WALL AIR COND	1 UT	0	0	1991	1992	2	20
5	PT2:BRICK PATIO	48 SF	0	0	1994	1995	4	50
6	FN2:FENCES	1,088 SF	136	8	1994	1995	2	30
10	PO4:RES POOL	347 SF	0	0	1994	1995	4	50

Appraiser Notes

TPP 8945377

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-1746	05/13/2015		46,400		REMOVE 900 SQ FT EXISTING TILE & REPLACE W/ 150 SQ FT TILE & 750 SQ FT OF HARDWOOD FLOORING. REMOVE PARTIAL LOFT , DRYWALL REPAIRS AS NECESSARY, INSULATE & FRAME ATTIC FOR AIR HANDLER, REPLACE KITCHEN CABINETS AND COUNTERTOPS.
11 15-2012	05/22/2015		8,200	Residential	ADDENDUM TO ABOVE PERMIT UPON REMOVING DAMAGED SUB-FLOOR IT WAS DEEMED JOISTS & SUB-FLOOR REQUIRE REPLACING INCLUDING NEW FOOTERS.
15-2561	06/24/2015		6,500		WIRE UP HOUSE TO CODE. INSTALL 30 RECEPTACLES, 20 SWITCHES, 42 CAN LIGHTS, 3 CEILING FANS AND ECT.
1 B953537	10/01/1995	12/01/1995	10,000	Residential	SWIMMING POOL
2 E953650	10/01/1995	12/01/1995	400	Residential	POOL EQUIPMENT
3 B953804	11/01/1995	12/01/1995	4,000	Residential	POOL DECK,PAVE WALK,PAINT
4 A954081	11/01/1995	12/01/1995	800	Residential	FENCE
5 9500092	12/01/1995	08/01/1996	700	Residential	FENCE
6 9901578	05/07/1999	08/13/1999	250	Residential	REWIRE POOL PUMP
7 0002190	08/03/2000	01/04/2001	2,500	Residential	PLUMBING
8 0002429	06/21/2000	01/04/2001	500	Residential	PAINTING FENCE/HOUSE
9 04-3217	10/04/2004	12/17/2004	900	Residential	EMERG METER CAN REPAIR
10 07-5138	11/21/2007	02/29/2008	800	Residential	REPLACE EXISTING FENCE 16 LN FT PICKET FENCE 4' HI AT SIDE OF THE HOUSE

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
2014	110,605	21,684	405,636	537,925	490,692	0	537,925
2013	113,303	22,304	350,416	486,023	446,084	0	486,023
2012	114,652	23,037	267,842	405,531	405,531	0	405,531
2011	116,001	23,808	260,081	399,890	399,890	0	399,890
2010	117,350	24,541	325,703	467,594	467,594	0	467,594
2009	130,438	25,332	495,069	650,839	650,839	0	650,839
2008	119,928	26,181	508,740	654,849	654,849	0	654,849
2007	210,210	20,973	640,500	871,683	871,683	0	871,683

2006	390,247	21,605	347,700	759,552	759,552	0	759,552
2005	323,640	22,295	314,760	660,695	660,695	0	660,695
2004	269,826	22,929	274,500	567,255	567,255	0	567,255
2003	214,634	23,587	128,100	366,321	366,321	0	366,321
2002	163,010	24,302	128,100	315,412	315,412	0	315,412
2001	130,127	18,460	128,100	276,687	276,687	0	276,687
2000	122,884	18,989	69,540	211,413	211,413	0	211,413
1999	117,007	18,624	69,540	205,171	205,171	0	205,171
1998	98,842	16,158	69,540	184,540	184,540	0	184,540
1997	90,828	15,234	62,220	168,281	168,281	0	168,281
1996	72,128	12,436	62,220	146,784	146,784	0	146,784
1995	37,027	1,918	62,220	101,164	101,164	0	101,164
1994	31,330	1,689	62,220	95,239	95,239	25,000	70,239
1993	31,330	0	62,220	93,550	93,550	0	93,550
1992	31,330	0	62,220	93,550	93,550	0	93,550
1991	31,330	0	62,220	93,550	93,550	25,000	68,550
1990	26,576	0	48,495	75,071	75,071	25,000	50,071
1989	21,964	0	47,580	69,544	69,544	25,000	44,544
1988	19,116	0	40,260	59,376	59,376	25,000	34,376
1987	18,858	0	27,327	46,185	46,185	25,000	21,185
1986	18,963	0	26,330	45,293	45,293	25,000	20,293
1985	18,330	0	14,896	33,226	33,226	25,000	8,226
1984	17,029	0	14,896	31,925	31,925	25,000	6,925
1983	17,029	0	14,896	31,925	31,925	25,000	6,925
1982	17,405	0	14,896	32,301	32,301	25,000	7,301

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
5/1/1994	1306 / 0912	158,500	WD	U
11/1/1992	1233 / 2400	110,000	WD	Q

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