

# Historic Architectural Review Commission

## Staff Report Item 10

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**Meeting Date:** September 23, 2014

**Applicant:** Peter Pike, Architect

**Application Number:** H14-01-1389

**Address:** #907 Whitehead Street

**Description of Work:** New A/C system for the Ernest Hemingway house, a National Historic Landmark.

**Building Facts:** The Ernest Hemingway House is one of the two historic structures listed as a Historic National Landmark in Key West; Fort Zachary Taylor is the other landmark. The house was listed in the National Register in 1968 and elevated to Landmark status in 1977. Originally known as the Tift house it is one of the oldest structures in Key West. It is believed that the two story masonry structure was built circa 1850. The house has been well preserved and it is open to the public as a museum since the late 1960's.

The period of significance stated in the nomination is from 1931 to 1961, when the house was owned by Ernest Hemingway. Hemingway died in July 2, 1961. Currently the main house does not have air conditioning system, still the detached structure that is used as the book store is air conditioned. The interior of the house contains artwork and antique museum pieces that are exposed to the heat and humidity of our environment.

**Guidelines Cited in Review:**

U.S. Secretary of the Interior's Standards (pages 16-23), specifically Standards 1, 9 and 10.

U.S. Secretary of the Interior's Guidelines (from the U.S. Secretary of Interior's Standards and Guidelines which are stipulated under Section 102-154 of the LDR's), specifically Mechanical systems pages 29-30.

Guidelines for Air Conditioning units (pages 42- 43), specifically guidelines 1, 4, 5 and 7.

### **Staff Analysis**

The Certificate of Appropriateness for review proposes the installation of an air condition system for the Hemingway house. Staff has been working together with the applicant trying to find sensible alternatives to this request. Two condenser units are proposed, one will be installed over a concrete slab and a second unit will be located on the roof. The compressor unit that will be located in the ground on the northeast side of the house and will be screened with vegetation. The plans includes a proposed trench to burry all refrigerant lines of the unit that will end in the basement. From the basement there will be 2" diameter floor air supplies that will be located close to the existing walls of the first floor. These vents will be of similar color as the wooden floors.

For the second floor, a condenser unit will be located in the roof, a handling unit will be located on an existing closet and ducts, 6" by 8" will be installed in the bathroom and closet. A dropt soffit 1'- 1" high by 11" wide will be installed in the west room, opposite to the staircase. This duct will be installed between an existing beam and a wall that separates the space from the closet. The plans include wall diffusers 30" by 4" that will be installed; two of them on the west wall of the master room and one on the west wall of the stair room. A fourth diffuser will be installed on the proposed drop soffit, opposite to the stair room. The proposed roof condensing unit will have a square wood lattice screen and will be not taller than 5'. The house has a parapet that surrounds the entire roof.

### **Consistency with Guidelines**

1. The submitted plans illustrates a sensible solution for the installation of a new air conditioning system in a landmark like the Hemingway house. The proposed installation of floor vents and the use of the basement for all conduits needed to supply the first floor is an appropriate solution to the problem.
2. The design proposes minor alterations to existing walls. The use of secondary rooms and a closet to run the conduits will not obscure or damage a large percentage of historic fabric. The proposed soffit opposite to the stair room will be contained between an existing wall and a beam.
3. The proposed air conditioning system, if removed in the future, will not unimpaired any essential forms or integrity of the historic property.
4. The proposed location of the condensing units will not overshadow any character defining elements. The units will be screened either by vegetation or by lattice work.

The proposed design is consistent with the Guidelines found in the Historic Architectural Guidelines and the US Secretary of the Interior's Standards and Guidelines. It is staff opinion that the design is sensitive to the historic fabric. Although historically the house never had an air conditioning system, that does not mean that it can be installed; the importance is how appropriate and how non-intrusive the proposed installation is.

Staff opines that the proposed design will have no adverse effect on the historic house. Still staff recommends to the Commission that a final version of the wall vents be submitted for approval and that they should be painted in the same color as the background where they will be installed. The lattice screening element for the unit to be mounted in the roof must have the same color as the frame structure that leads to the roof. Staff opines that the roof unit will barely be visible from the street.

# Application



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

08-31-2014 011389

APPLICATION # \_\_\_\_\_

OWNER'S NAME: MIKE MORAWSKI DATE: 8/28/2014

OWNER'S ADDRESS: 907 WHITE HEAD ST. PHONE #: 305-294-1136

APPLICANT'S NAME: PIKE ARCHITECTS PHONE #: 305-296-1692

APPLICANT'S ADDRESS: 471 US HIGHWAY #1 SUITE 101  
KEY WEST, FL 33040

ADDRESS OF CONSTRUCTION: 907 WHITE HEAD ST. KEY WEST, FL. # OF UNITS:     

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK: INSTALLING NEW HIGH PRESSURE AIR COND. SYSTEM.  
2 CONDENSING UNIT ON ROOF WITH SCREENING & 2 CONDENSING UNIT AT GRADE,  
AT 2<sup>ND</sup> FLOOR STAIR INSTALLING FURR DOWNS FOR DUCT WORK.

*Chapter 837.06 F.S.-False Official Statements -- Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 8/28/2014

Applicant's Signature: T. Beth [Signature]

**Required Submittals**

<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

Users: KEYWVLTOR SAMRES Date: 8/28/2014 Receipt no: 40683

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: 17:22:54

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Hemingway house is listed as a Historic National Landmark since 1977. The house was build circa 1850*

*Guidelines for a/c limits  
Us. Secretary of the Interior's standards*

Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

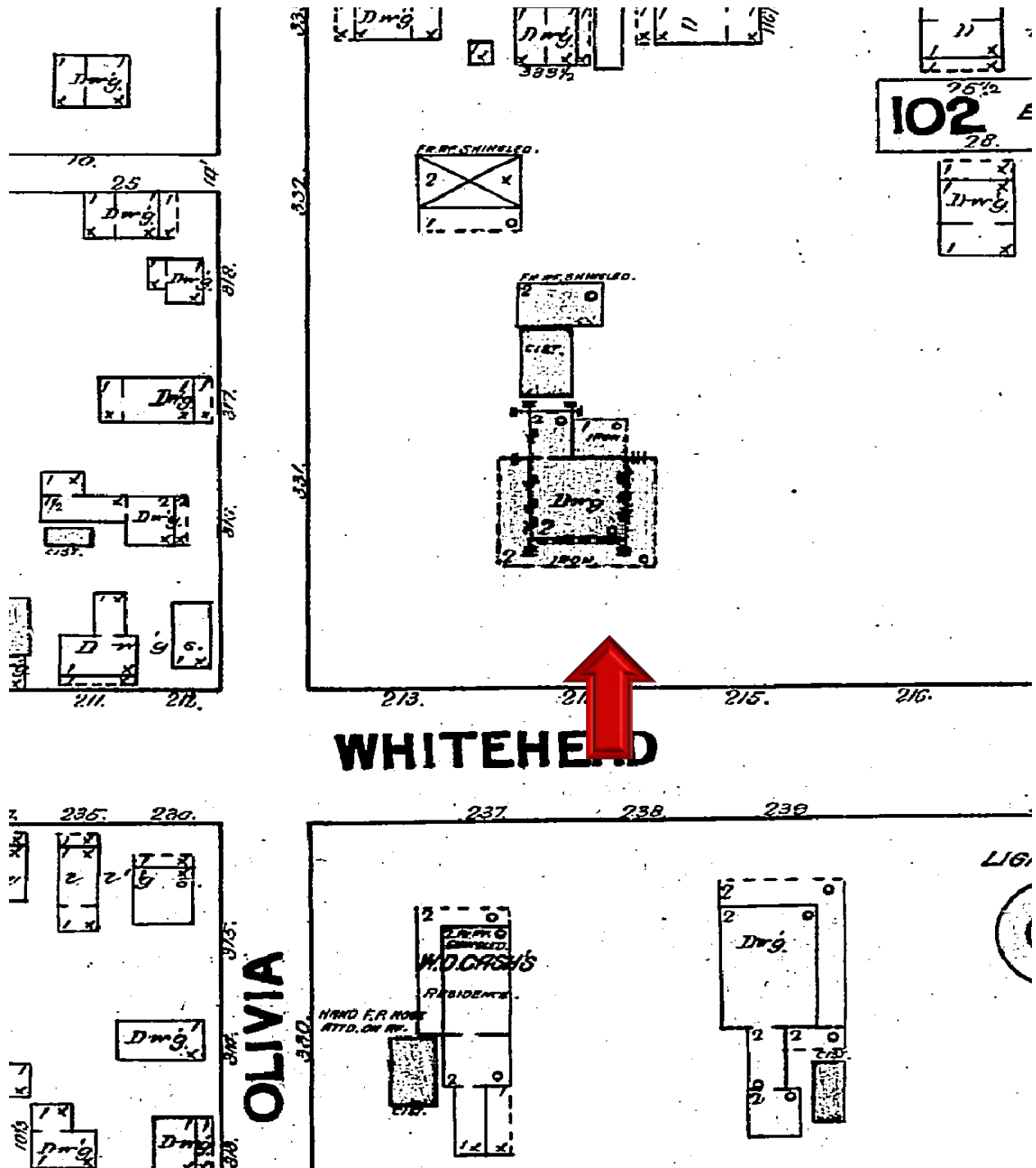
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\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

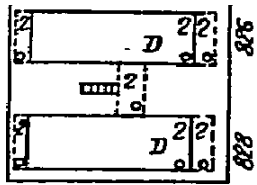
Historic Architectural  
Review Commission

# **Sanborn Maps**

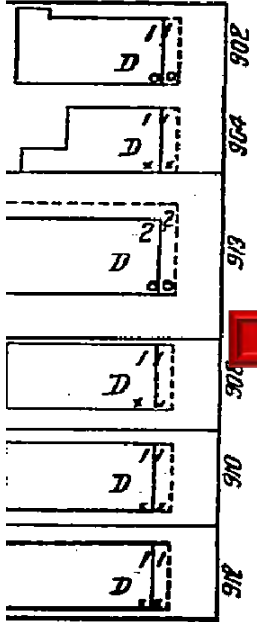


#907 Whitehead Street Sanborn map 1889

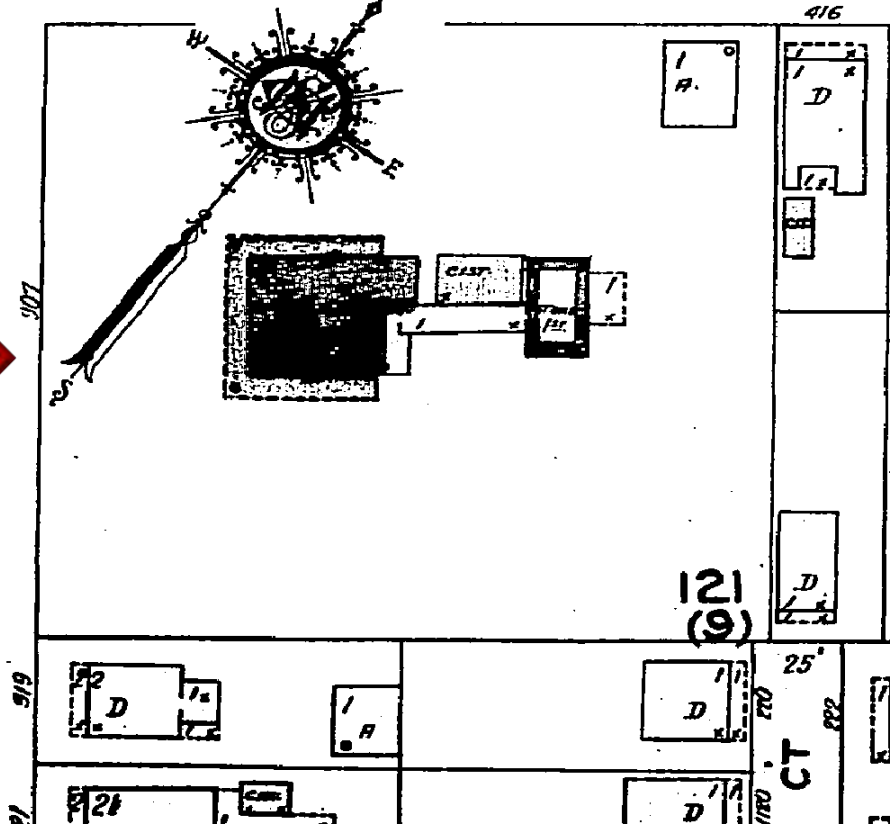
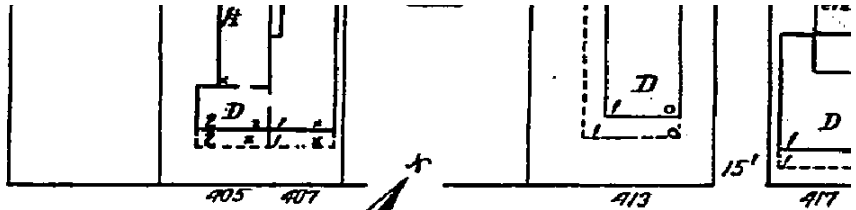




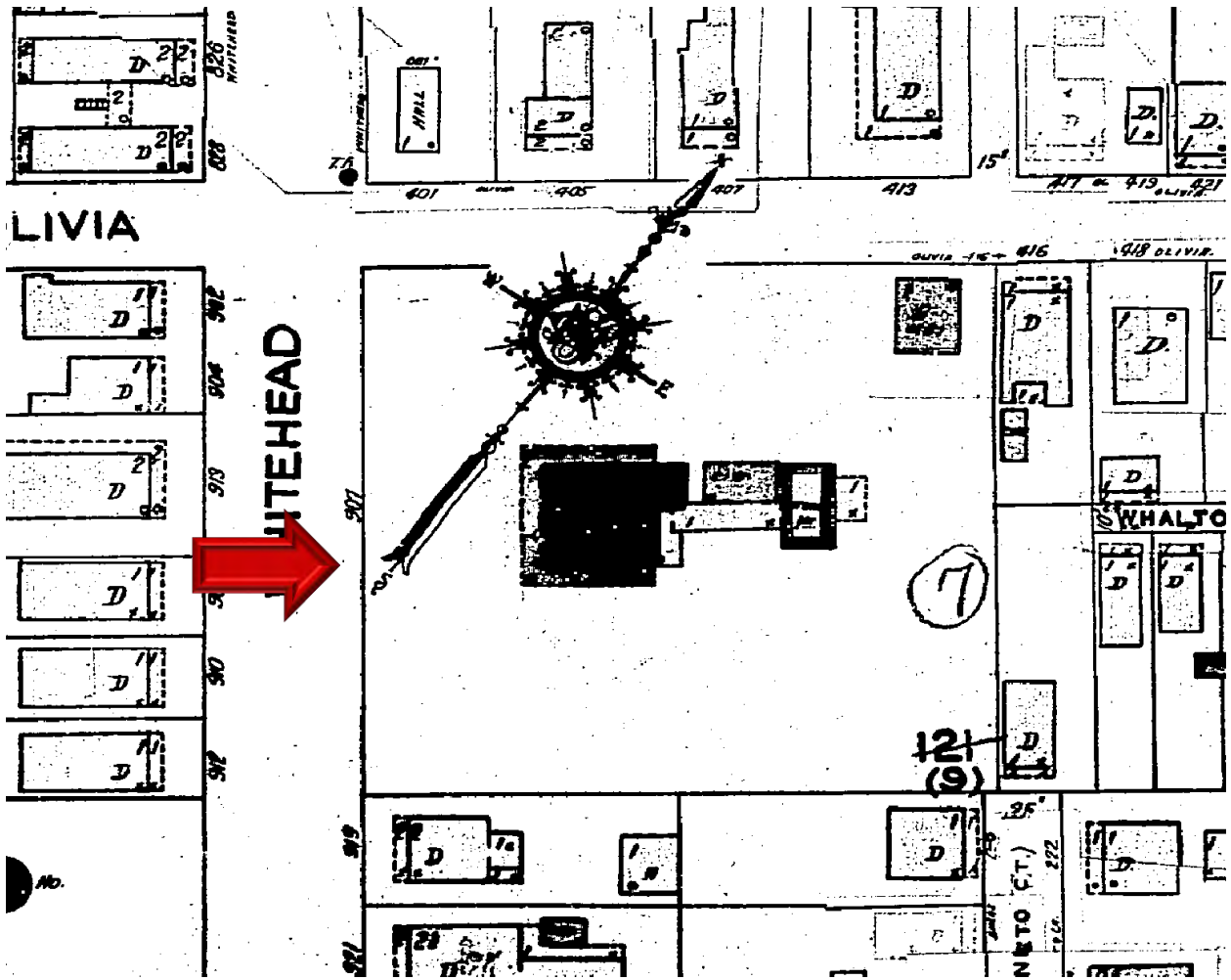
LIVIA



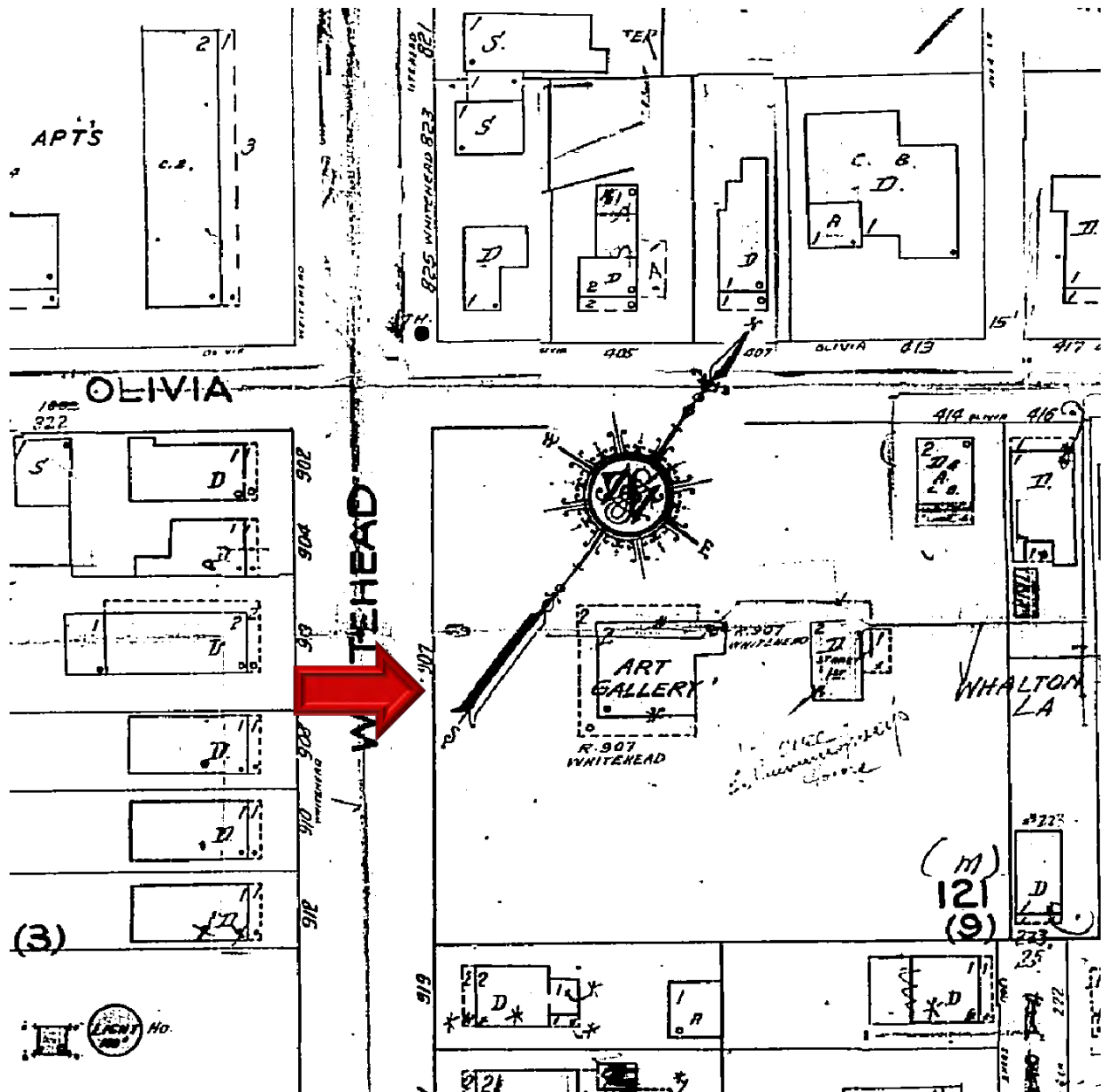
WHITEHEAD



#907 Whitehead Street Sanborn map 1926



#907 Whitehead Street Sanborn map 1948



#907 Whitehead Street Sanborn map 1962

# **Project Photos**



#907 Whitehead Street in the 1930's photo taken from the southwest side of the lot facing north. Monroe County Library. The Heritage House Collection.



#907 Whitehead Street in the 1930's photo taken from Whitehead Street. Monroe County Library. The Heritage House Collection.



#907 Whitehead Street in the 1930's photo taken from Whitehead Street. Monroe County Library. The Heritage House Collection.



#907 Whitehead Street, on the left side, circa 1910 photo taken from the lighthouse. Monroe County Library.





#907 Whitehead Street, on the left side, circa 1890 photo taken from the lighthouse. Monroe County Library.



#907 Whitehead Street in the 1930's photo taken from the lighthouse. Monroe County Library. The Heritage House Collection.



#907 Whitehead Street in 1993 photo taken from the lighthouse. Monroe County Library. Alex Vega.



























# Site Plans



REVISIONS:	DATE
09-08-14	
09-11-14	

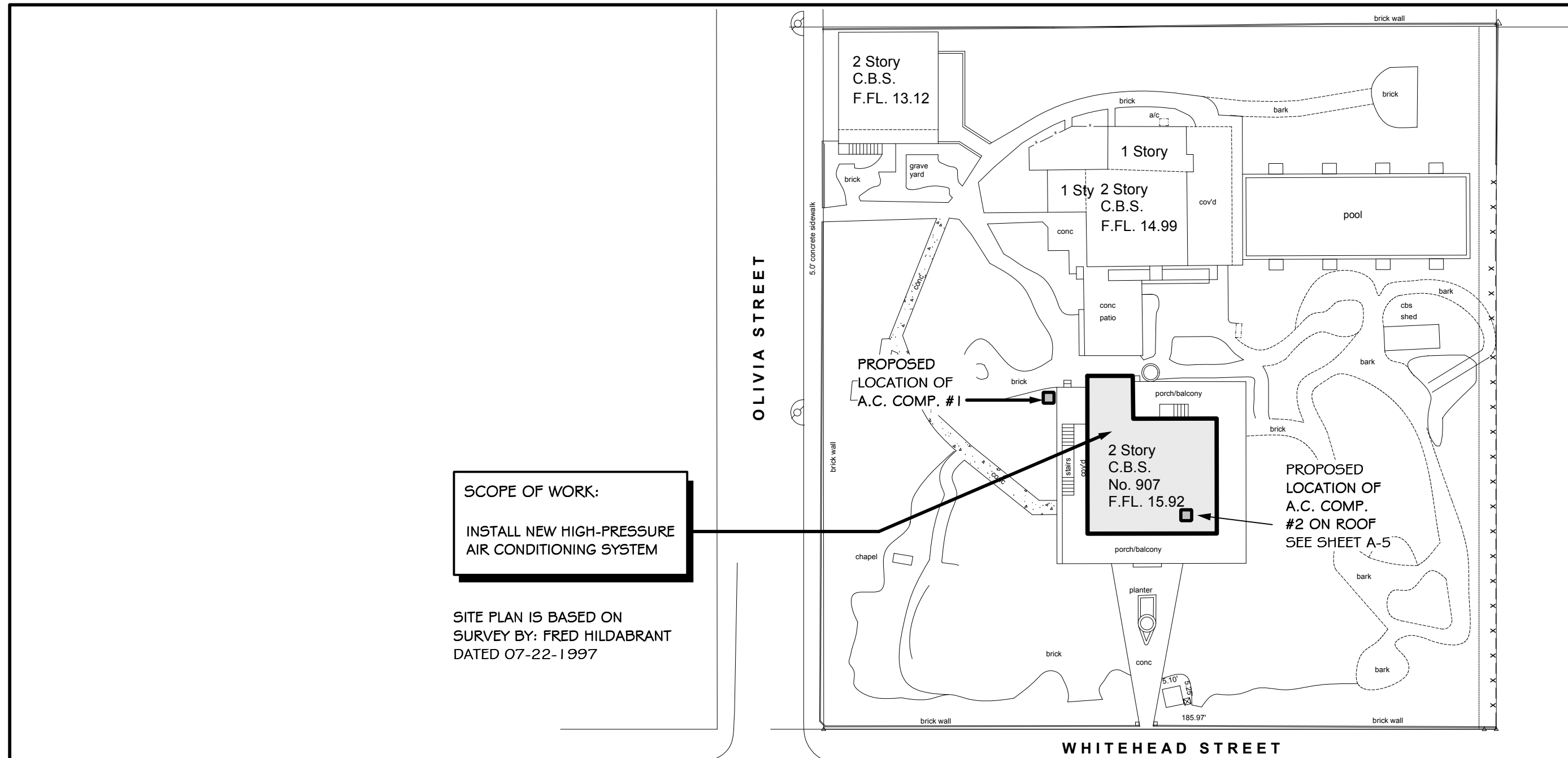
  
**PETER PIKE ARCHITECT**  
 COPYRIGHTED DRAWINGS  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

**PROJECT:** SCHEMATIC A.C. PLANS FOR:  
**THE ERNEST HEMINGWAY HOME & MUSEUM**  
 907 WHITEHEAD ST., KEY WEST, FLA.

**DRAWING TITLE:**  
 PROPOSED  
 SITE PLAN  
  
**PROJECT NUMBER:**  
 14.23  
**DRAWN:** KSM / TSN  
**CHECKED:** PMP  
**DATE:** 08-18-14

**SHEET #**  
**A-1**  
 OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies. These drawings and specifications are the property and copyright of Peter Pike Architect and shall not be used in whole or in part, nor shall they be assigned to a third party without the express written permission.



<b>PROJECT INFORMATION</b>  <h2 style="text-align: center;">THE ERNEST HEMINGWAY HOME &amp; MUSEUM</h2>		<b>SCOPE OF WORK:</b>  INSTALL NEW HIGH-PRESSURE AIR CONDITIONING SYSTEM	<b>DESIGN NOTES:</b>  THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: FBC 2010 A.S.C.E. 07-10 REGULATIONS LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. * *PER FBC 07/ASCE 07-10 EXPOSURE "D"	<b>DRAWING SCHEDULE:</b>  A-1 SITE PLAN/PROJECT INFO. A-2 1ST FLOOR A.C. PLAN A-3 2ND FLOOR A.C. PLAN A-4 BASEMENT A.C. PLAN A-5 ROOF A.C. DETAILS AC-1 SHOP DRAWINGS AC-2 SHOP DRAWINGS
<b>CONTRACTOR INFORMATION:</b>  A.C. CONTRACTOR: MANUAL - UNICO 1-305-218-3634	<b>LEGAL DESCRIPTION:</b>  <small>Legal Description:          On the Island of Key West, known on Wm. A. Whitehead's Map there of, delineated in February A.D. 1829, as a part of Tract 4, but now better known as Lot 2 in Square 9 of Tract 4, according to Simonson and Wall's Addition to the City of Key West, recorded in Deed E, Page 245, of the Public Records of Monroe County, Florida. Said Lot having a front on Whitehead Street of 189 feet, 4 inches and a front on Olivia Street of 197 feet, 9 inches; Said Lot being situated at the corner of Whitehead and Olivia Streets and being 189 feet, 4 inches by 197 feet, 9 inches.</small>	<b>SEAL - ARCHITECT</b>		
<b>ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S/ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER</b>				

REVISIONS:	DATE
09-08-14	
09-11-14	

**PETER PIKE ARCHITECT**  
 COPYRIGHTED DRAWINGS  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
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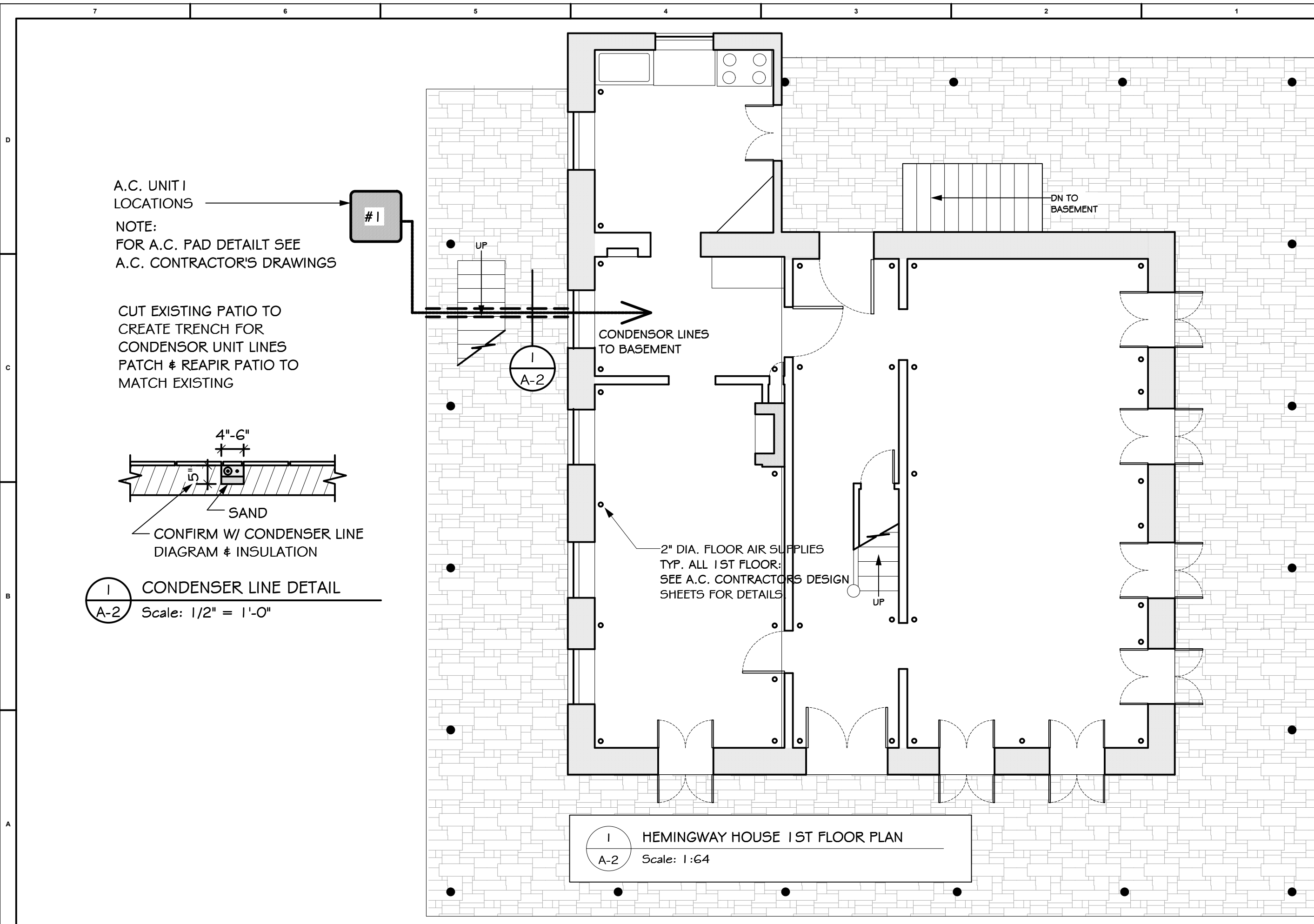
**PROJECT:** SCHEMATIC A.C. PLANS FOR:  
**THE ERNEST HEMINGWAY HOME & MUSEUM**  
 907 WHITEHEAD ST., KEY WEST, FLA.

**DRAWING TITLE:**  
 1ST FLOOR SCHEMATIC  
 A.C. PLAN

**PROJECT NUMBER:** 14.23  
**DRAWN:** KSM / TSN  
**CHECKED:** PMP  
**DATE:** 08-18-14

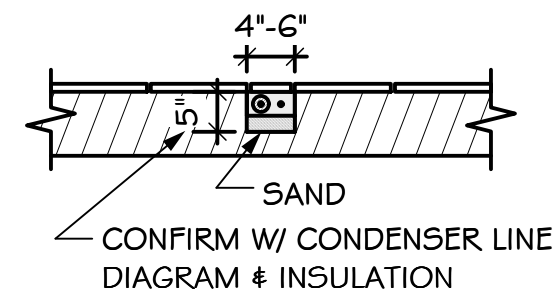
**SHEET #**  
**A-2**  
 OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.



A.C. UNIT LOCATIONS  
 NOTE:  
 FOR A.C. PAD DETAIL SEE  
 A.C. CONTRACTOR'S DRAWINGS

CUT EXISTING PATIO TO  
 CREATE TRENCH FOR  
 CONDENSER UNIT LINES  
 PATCH & REPAIR PATIO TO  
 MATCH EXISTING



**1 A-2 CONDENSER LINE DETAIL**  
 Scale: 1/2" = 1'-0"

CONDENSOR LINES  
 TO BASEMENT

2" DIA. FLOOR AIR SUPPLIES  
 TYP. ALL 1ST FLOOR:  
 SEE A.C. CONTRACTORS DESIGN  
 SHEETS FOR DETAILS

**1 A-2 HEMINGWAY HOUSE 1ST FLOOR PLAN**  
 Scale: 1:64

REVISIONS:	DATE
09-08-14	
09-11-14	

**PETER PIKE ARCHITECT**  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

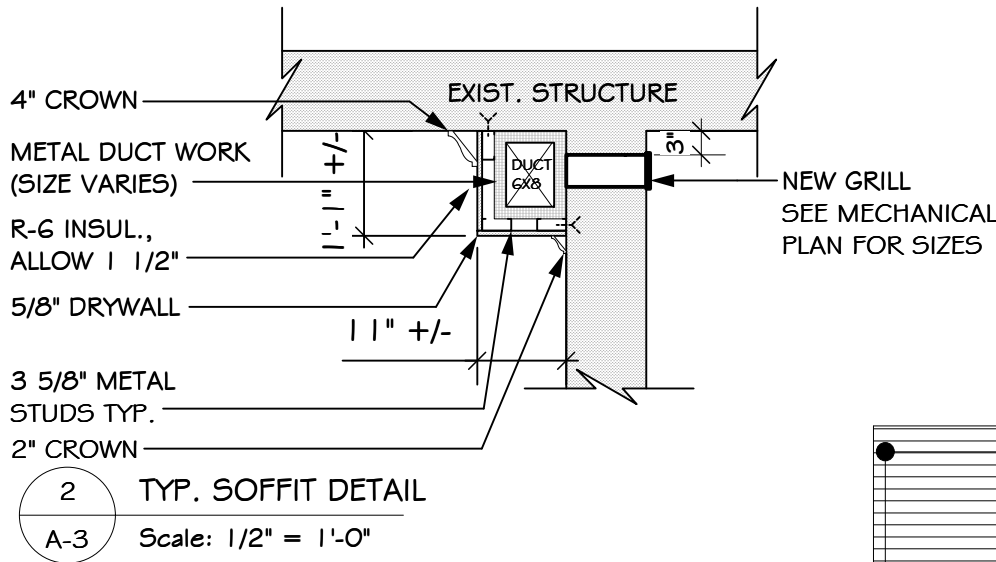
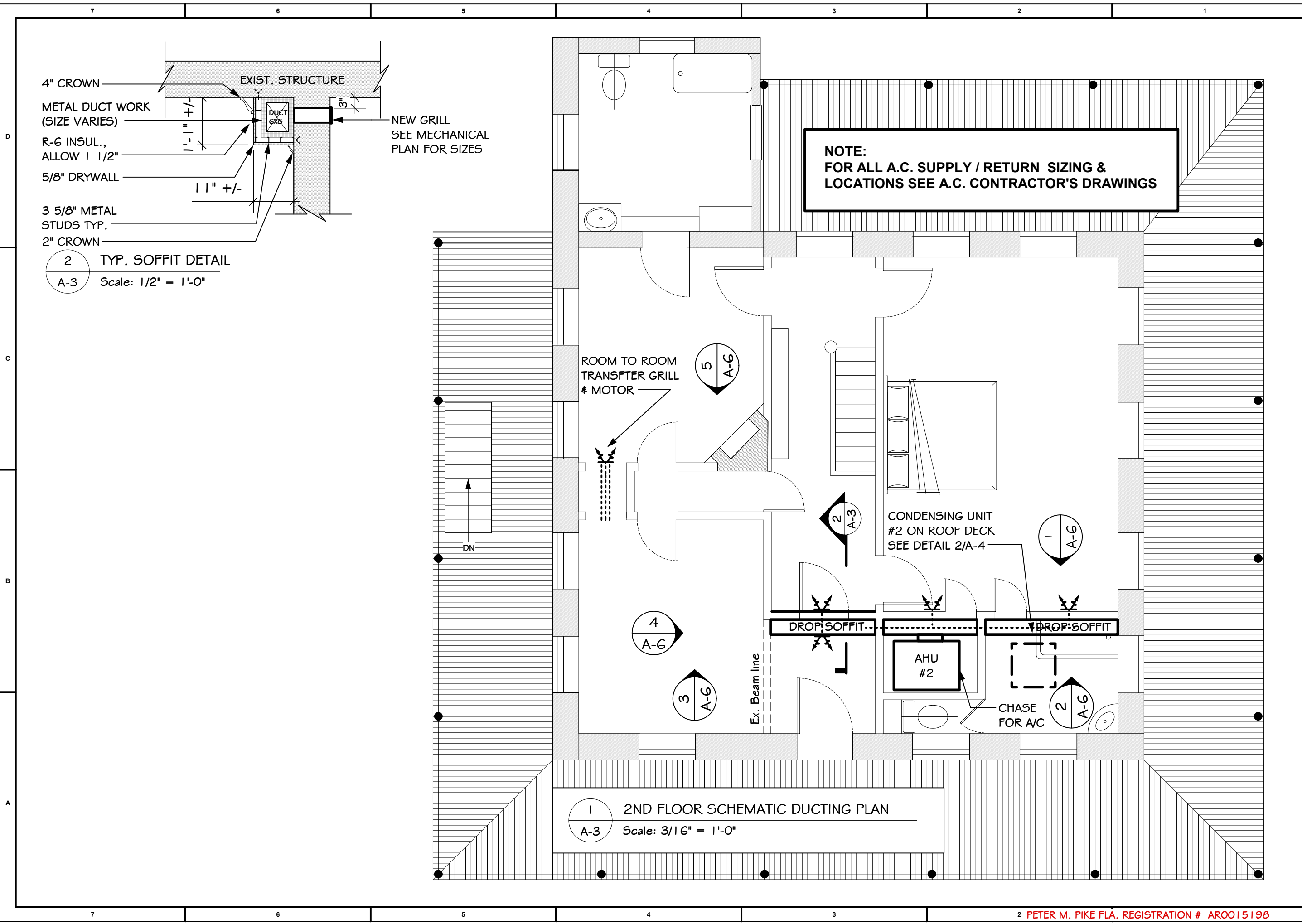
**PROJECT:** SCHEMATIC A.C. PLANS FOR:  
**THE ERNEST HEMINGWAY HOME & MUSEUM**  
 907 WHITEHEAD ST., KEY WEST, FLA.

**DRAWING TITLE:**  
**1ST FLOOR SCHEMATIC A.C. PLAN**

**PROJECT NUMBER:** 14.23  
**DRAWN:** KSM / TSN  
**CHECKED:** PMP  
**DATE:** 08-18-14

**SHEET #**  
**A-3**  
 OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.



**1** 2ND FLOOR SCHEMATIC DUCTING PLAN  
 A-3 Scale: 3/16" = 1'-0"

**NOTE:**  
 FOR ALL A.C. SUPPLY / RETURN SIZING &  
 LOCATIONS SEE A.C. CONTRACTOR'S DRAWINGS

REVISIONS:	DATE
09-08-14	
09-11-14	

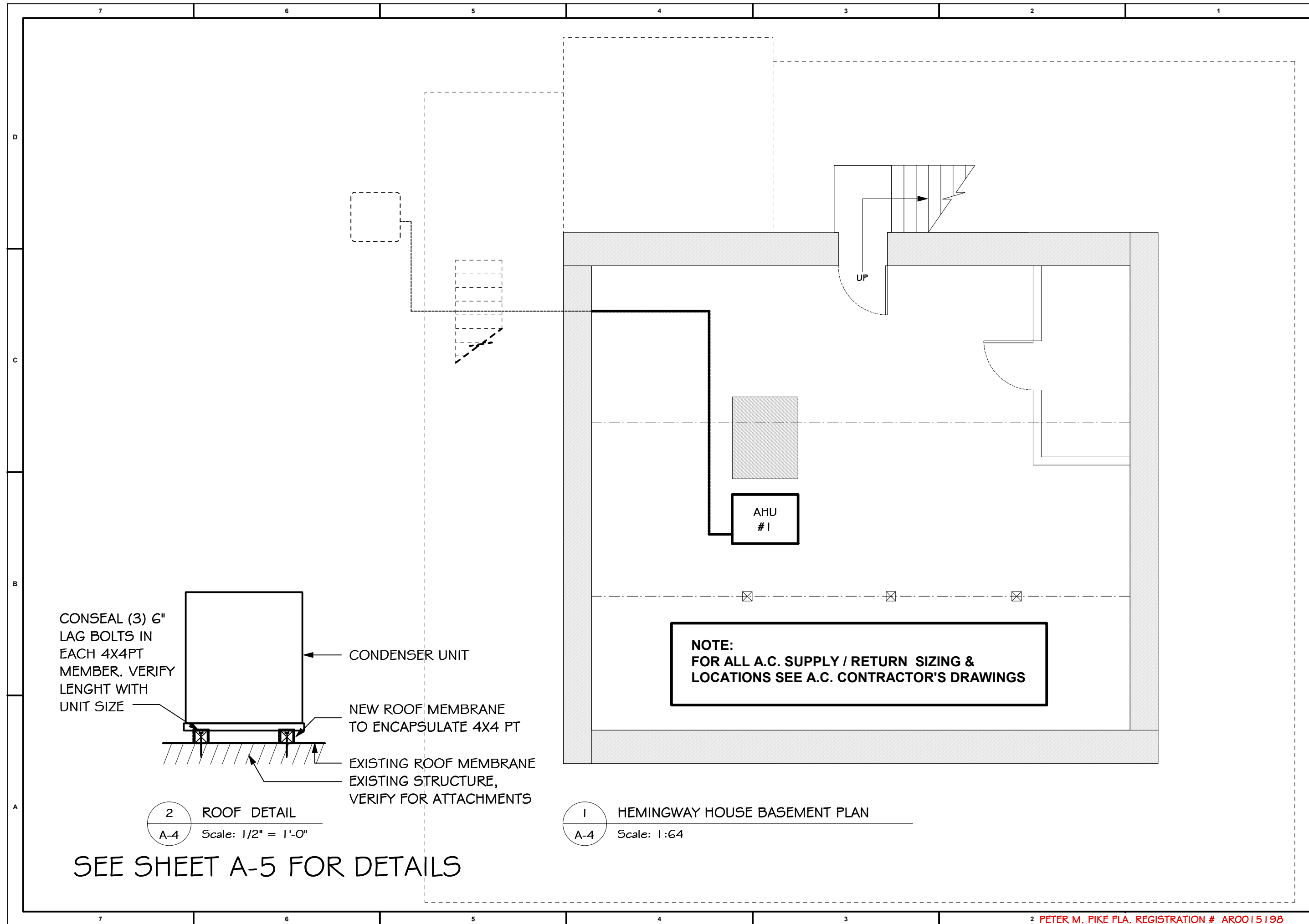
  
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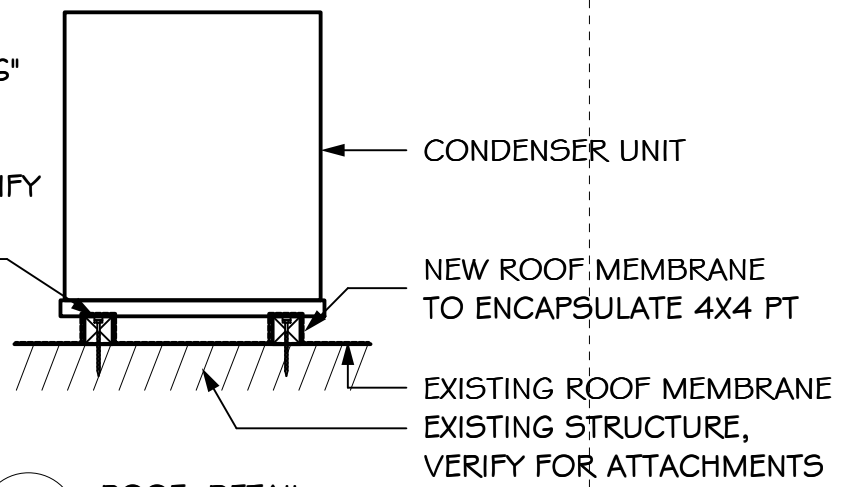
**DRAWING TITLE:**  
 BASEMENT SCHEMATIC  
 A.C. PLAN  
**PROJECT NUMBER:** 14.23  
**DRAWN:** KSM / TSN  
**CHECKED:** PMP  
**DATE:** 08-18-14

**SHEET #**  
**A-4**  
 OF

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CONSEAL (3) 6"  
 LAG BOLTS IN  
 EACH 4X4PT  
 MEMBER. VERIFY  
 LENGHT WITH  
 UNIT SIZE



**2** ROOF DETAIL  
 A-4 Scale: 1/2" = 1'-0"

**1** HEMINGWAY HOUSE BASEMENT PLAN  
 A-4 Scale: 1:64

SEE SHEET A-5 FOR DETAILS

REVISIONS:	DATE
09-08-14	
09-11-14	

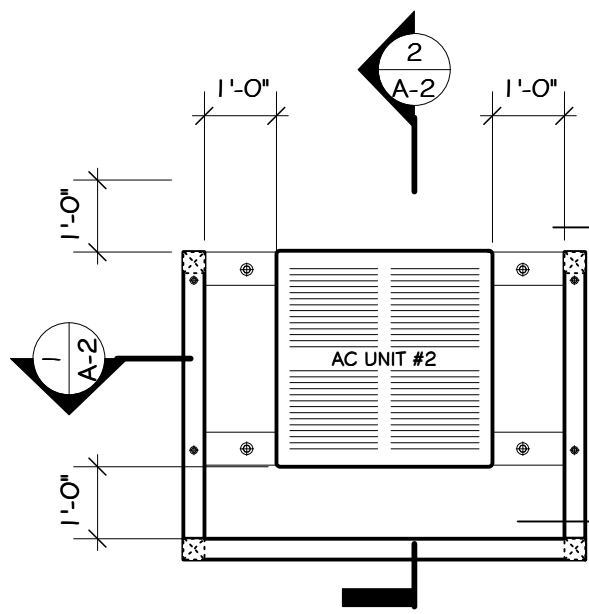
PETER PIKE ARCHITECT  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

PROJECT: SCHEMATIC A.C. PLANS FOR:  
**THE ERNEST HEMINGWAY HOME & MUSEUM**  
 907 WHITEHEAD ST., KEY WEST, FLA.

DRAWING TITLE:  
**ROOF AC UNIT ATTACHMENT DETAILS**

PROJECT NUMBER:  
 14.23  
 DRAWN: KSM / TSN  
 CHECKED: PMP  
 DATE: 08-18-14

SHEET #  
**A-5**  
 OF

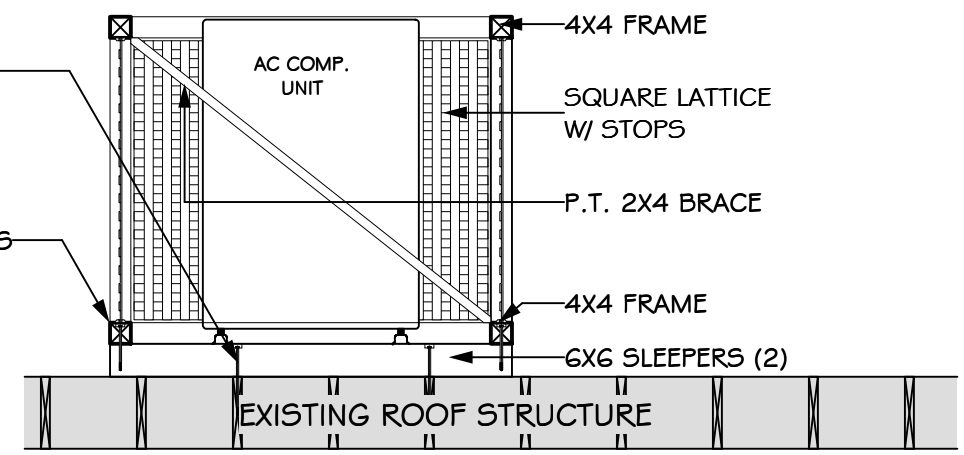


1 (SIDE FACING LIGHTHOUSE)  
**AC SCREENING PLAN.**  
 A-2 Scale: 3/8" = 1'-0"

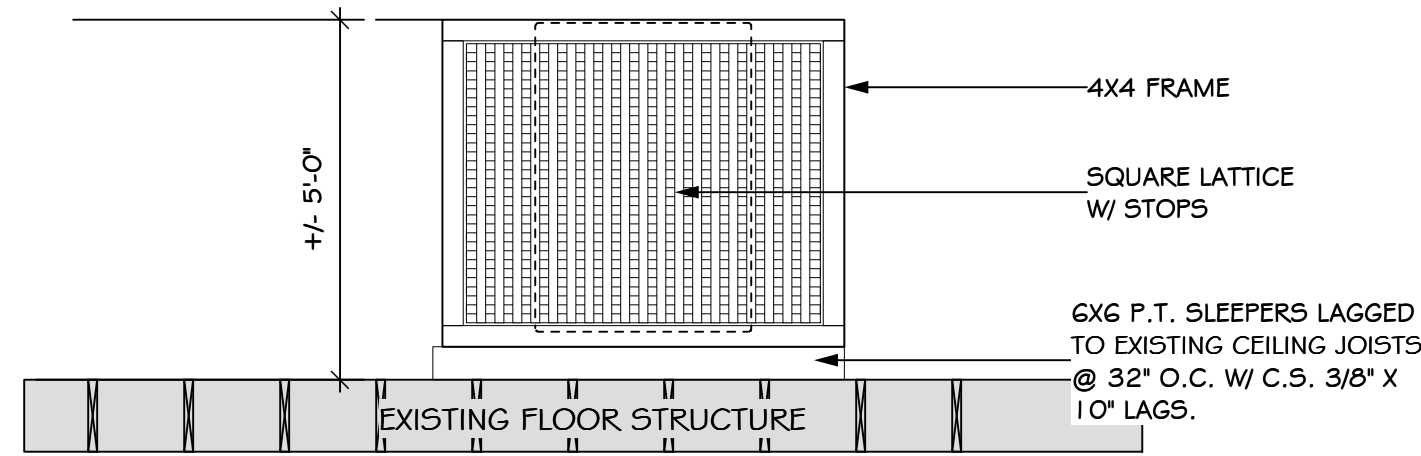
6X6 P.T. SLEEPERS LAGGED TO EXISTING CEILING JOISTS @ 32" O.C. W/ C.S. 3/8" X 10" LAGS.

4X4 P.T. SCREEN FRAME LAGGED TO 6X6 SLEEPERS @ ALL MEETINGS W/ 3/8" X 8" LAGS.

A.C. UNITS LAGGED TO 6X6 SLEEPERS W/ W/ 3/8" X 4" LAGS. (4 PER UNIT)



3 **SECTION 1**  
 A-2 Scale: 3/8" = 1'-0"

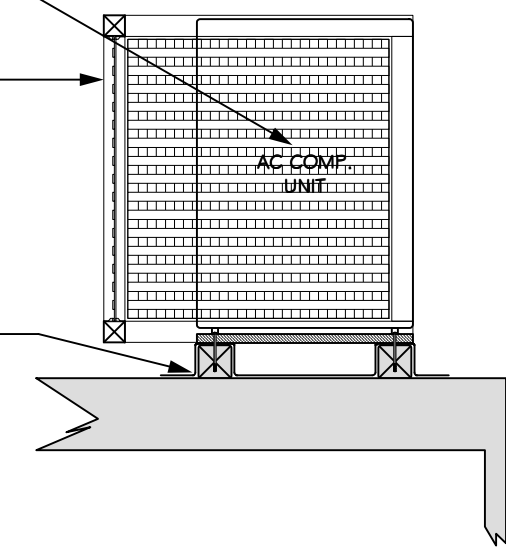


2 **AC SCREENING ELEVATION**  
 A-2 Scale: 3/8" = 1'-0"

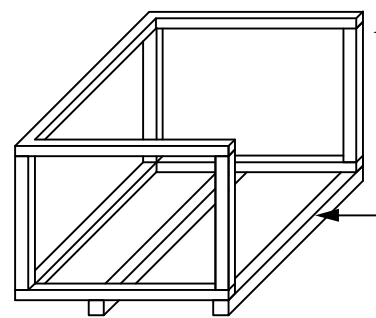
A.C. UNITS LAGGED TO 6X6 SLEEPERS W/ W/ 3/8" X 4" LAGS. (4 PER UNIT)

4X4 P.T. SCREEN FRAME LAGGED TO 6X6 SLEEPERS @ ALL MEETINGS W/ 3/8" X 8" LAGS.

6X6 P.T. SLEEPERS LAGGED TO EXISTING CEILING JOISTS @ 32" O.C. W/ C.S. 3/8" X 10" LAGS. WEATHER PROOF W/ 90# RUBBER MEMBRANE HEAT WELDED TO EXISTING ROOF MEMBRANE. 6X6 ENDS W/ BAKERS FOLD.



4 **SECTION 2**  
 A-2 Scale: 3/8" = 1'-0"



5 **REF. ISO.**  
 A-2 Scale: 3/8" = 1'-0"

4X4 P.T. SCREEN FRAME LAGGED TO 6X6 SLEEPERS @ ALL MEETINGS W/ 3/8" X 8" LAGS.

6X6 P.T. SLEEPERS LAGGED TO EXISTING CEILING JOISTS @ 32" O.C. W/ C.S. 3/8" X 10" LAGS. WEATHER PROOF W/ 90# RUBBER MEMBRANE HEAT WELDED TO EXISTING ROOF MEMBRANE. 6X6 ENDS W/ BAKERS FOLD.

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies. These drawings and specifications are the property and copyright of Peter Pike Architect and shall not be used in whole or in part, nor shall they be assigned to a third party without the express written permission.

7 6 5 4 3 2 1

REVISIONS:	DATE
09-08-14	
09-11-14	

PETER PIKE ARCHITECT  
 471 US HIGHWAY 1  
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 305-296-1692

PROJECT: SCHEMATIC A.C. PLANS FOR:  
**THE ERNEST HEMINGWAY HOME & MUSEUM**  
 907 WHITEHEAD ST., KEY WEST, FLA.

DRAWING TITLE:  
**INTERIOR ELEVATIONS**

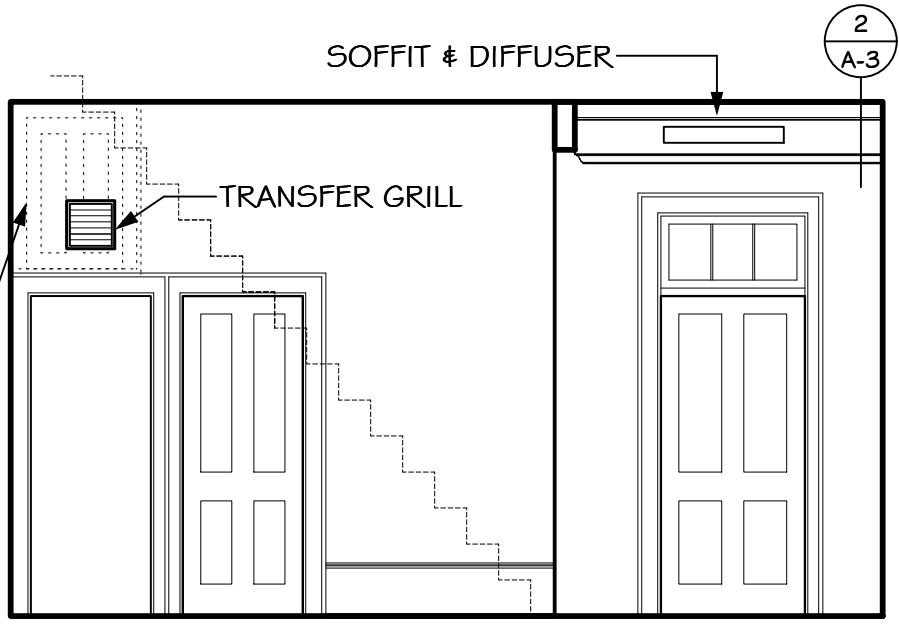
PROJECT NUMBER:  
 14.23

DRAWN: KSM / TSN  
 CHECKED: PMP  
 DATE: 08-18-14

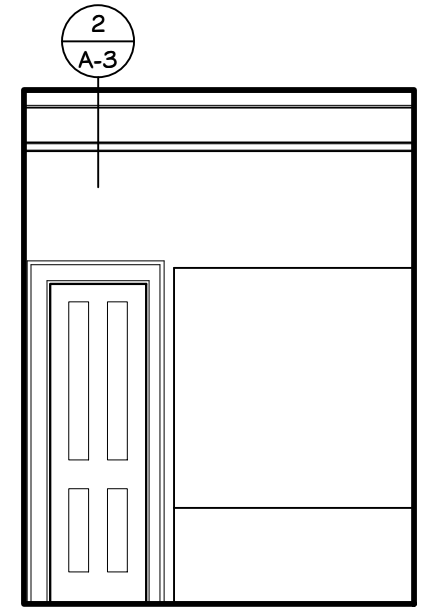
SHEET #  
**A-6**  
 OF

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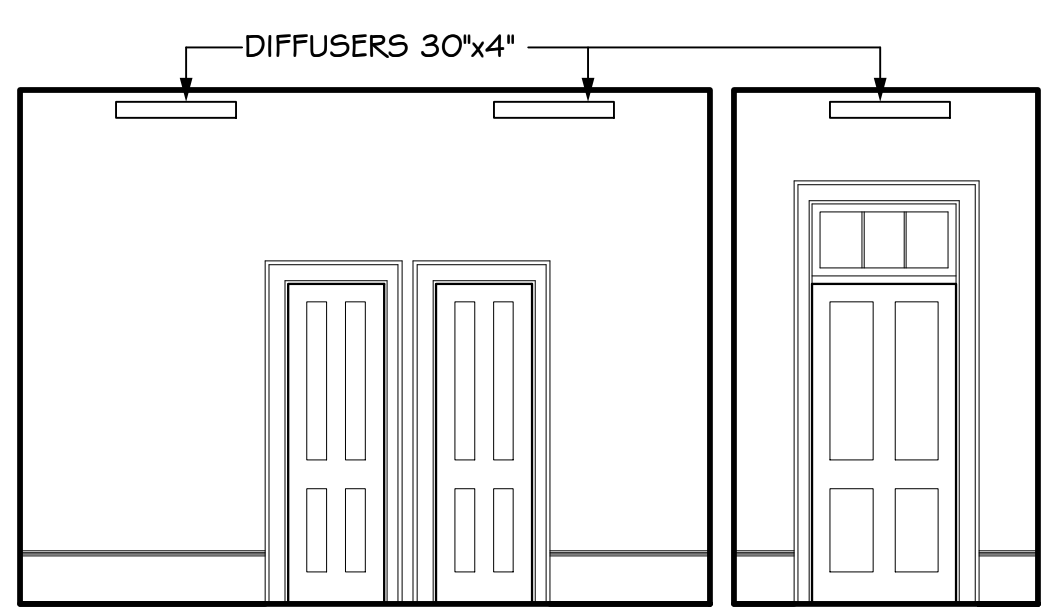
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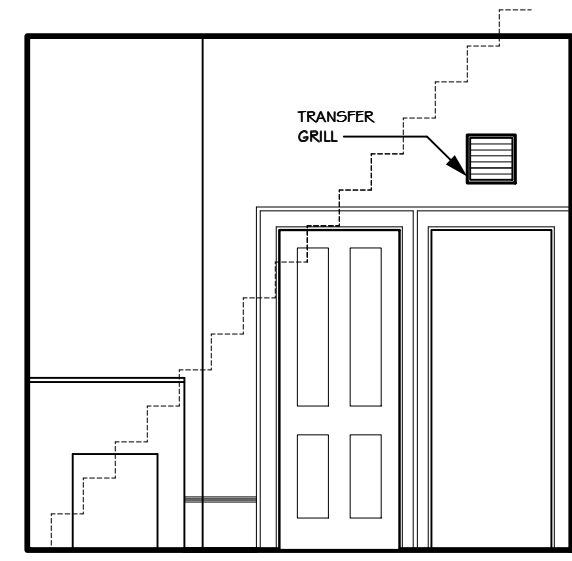
3 SITTING ROOM ELE.  
 A-3 Scale: 1/4" = 1'-0"



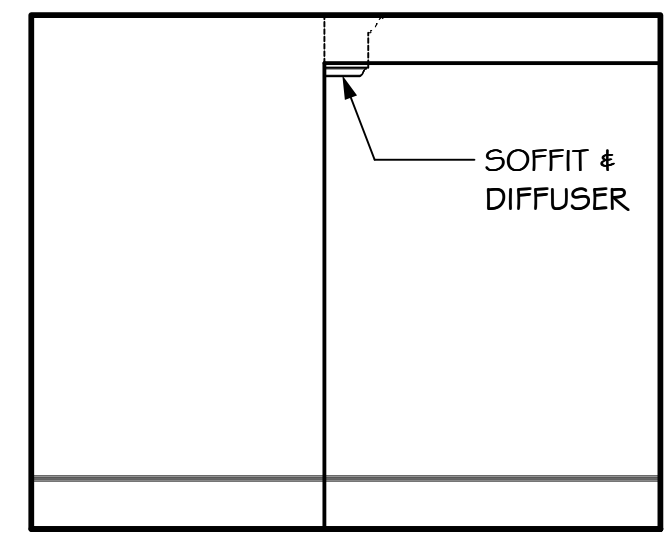
2 BATHROOM ELE.  
 A-3 Scale: 1/4" = 1'-0"



1 MASTER BEDROOM & STAIR HALL ELE.  
 A-3 Scale: 1/4" = 1'-0"



5 BEDROOM ELE.  
 A-3 Scale: 1/4" = 1'-0"



4 SITTING ROOM ELE.  
 A-3 Scale: 1/4" = 1'-0"

REMOVE ACCESS DOOR  
 AND REPAIR WALL TO MATCH EXISTING

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 23, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW A/C SYSTEM FOR THE ERNEST HEMINGWAY HOUSE,  
A NATIONAL HISTORIC LANDMARK.**

**FOR- #907 WHITEHEAD STREET**

**Applicant- Peter Pike, Architect**

**Application # H14-01-1389**

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](http://www.cityofkeywest-fl.gov).

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



# **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.**

Website tested on IE8,  
IE9 & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1018392 Parcel ID: 00017930-000000**

**Ownership Details**

**Mailing Address:**  
907 WHITEHEAD STREET CORP  
907 WHITEHEAD ST  
KEY WEST, FL 33040-7473

**Property Details**

**PC Code:** 35 - TOURIST ATTRACTIONS (PC/LIST)  
**Millage Group:** 11KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 907 WHITEHEAD ST KEY WEST  
**Legal Description:** KW LOT 2 SQR 9 TR 4 OR275-557/565 OR433-418/419 OR1153-960/964(WILL) PROB #90-287-CP-10 OR1309-1270/72(CERT) OR1309-1730/41(LG)

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	189	198	37,440.00 SF

### Building Summary

Number of Buildings: 3  
 Number of Commercial Buildings: 3

Total Living Area: 5894  
Year Built: 1851

### Building 1 Details

Building Type  
Effective Age 18  
Year Built 1851  
Functional Obs 0

Condition G  
Perimeter 328  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 23  
Grnd Floor Area 2,784

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

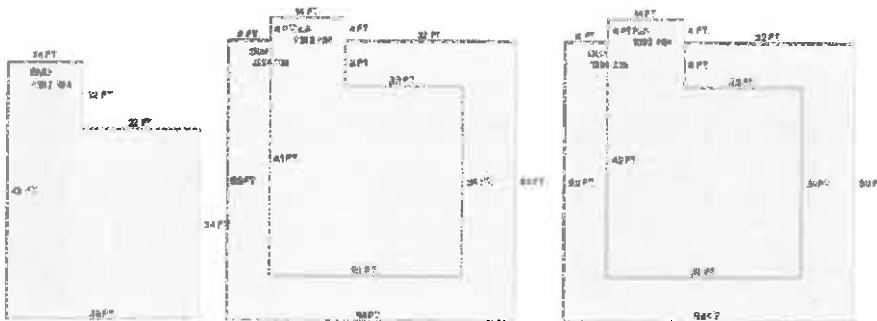
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
3 Fix Bath 1  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 0

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	BMU		1	1942					1,392
2	OUF		1	1942					1,364
3	FLA		1	1942					1,392
4	OUF		1	1942					1,364
5	FLA		1	1942					1,392

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3302	TOURIST ATTRAC-B-	100	N	N
	3304	TOURIST ATTRAC-B-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
862	REIN CONCRETE	100

### Building 2 Details

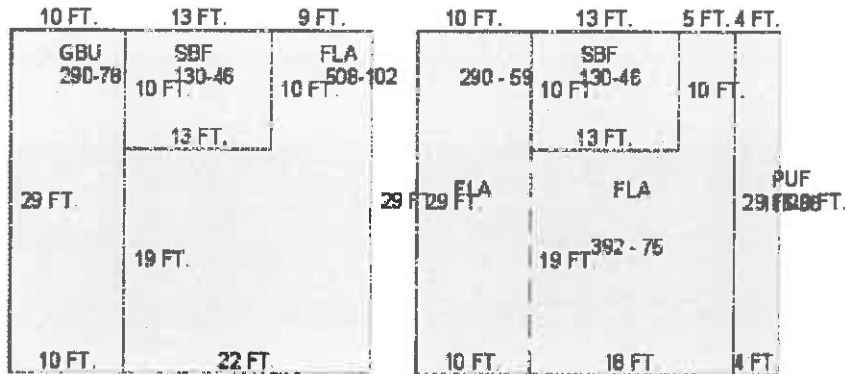
<b>Building Type</b>	<b>Condition G</b>	<b>Quality Grade 450</b>
<b>Effective Age 18</b>	<b>Perimeter 236</b>	<b>Depreciation % 23</b>
<b>Year Built 1933</b>	<b>Special Arch 0</b>	<b>Grnd Floor Area 1,190</b>
<b>Functional Obs 0</b>	<b>Economic Obs 0</b>	

Inclusions:

<b>Roof Type MANSARD</b>	<b>Roof Cover TAR &amp; GRAVEL</b>	<b>Foundation CONCR FTR</b>
<b>Heat 1 NONE</b>	<b>Heat 2 NONE</b>	<b>Bedrooms 1</b>
<b>Heat Src 1 NONE</b>	<b>Heat Src 2 NONE</b>	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	4:CONC BLOCK	1	1993	N	N	0.00	0.00	508
2	GBU	4:CONC BLOCK	1	1993	N	N	0.00	0.00	290
3	SBF	4:CONC BLOCK	1	1993	N	N	0.00	0.00	130
4	FLA	4:CONC BLOCK	1	1993	N	N	0.00	0.00	392
5	SBF	4:CONC BLOCK	1	1993	N	N	0.00	0.00	130
6	FLA	4:CONC BLOCK	1	2001	N	N	0.00	0.00	290
7	PUF		1	1993	N	N	0.00	0.00	116

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		TOURIST ATTRAC-B-	100	N	N
		TOURIST ATTRAC-B-	100	N	N
		TOURIST ATTRAC-B-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	C.B.S.	100

### Building 3 Details

Building Type  
 Effective Age 18  
 Year Built 1938  
 Functional Obs 0

Condition G  
 Perimeter 264  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 23  
 Grnd Floor Area 1,920

Inclusions:

Roof Type FLAT OR SHED  
 Heat 1 NONE  
 Heat Src 1 NONE

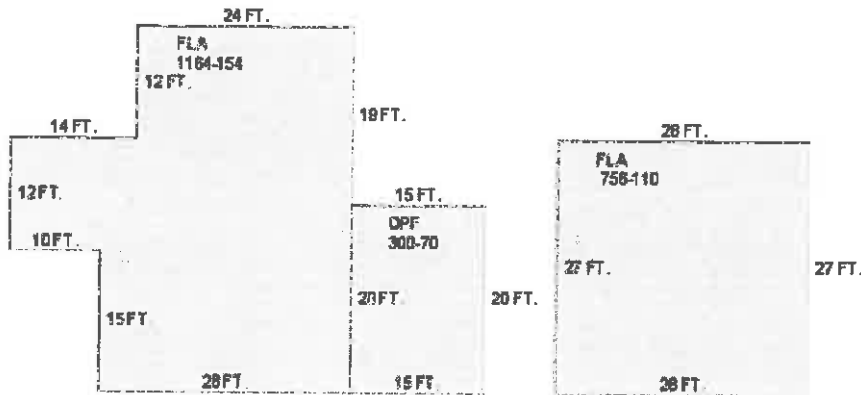
Roof Cover WOOD SHINGLE  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation CONCR FTR  
 Bedrooms 4

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 1  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME/COMPOSITE	1	1993	N	N	0.00	0.00	1,164
2	OPF		1	1993	N	N	0.00	0.00	300
3	FLA	1:WD FRAME/COMPOSITE	1	1993	N	N	0.00	0.00	756

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		TOURIST ATTRAC-B-	100	N	N
		TOURIST ATTRAC-B-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO5:COMM POOL	1,560 SF	0	0	2001	2002	5	50
2	FN2:FENCES	3,318 SF	0	0	1937	1938	5	30
3	PT5:TILE PATIO	150 SF	0	0	1939	1940	5	50
4	UB2:UTILITY BLDG	196 SF	0	0	1944	1945	5	50

5	PT3:PATIO	480 SF	0	0	1954	1955	1	50
6	PT5:TILE PATIO	350 SF	0	0	1954	1955	3	50
7	FN2:FENCES	960 SF	0	0	1984	1985	2	30
8	PT4:PATIO	600 SF	0	0	2004	2005	4	50

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-2429	10/23/2009		2,000	Commercial	SEAL EXISTING BALCKTOP WITH ROLL ON BLACK ASPHALT SESALER. REMOVE BROKEN CRUMBLING BLACKTOP AROUND TREE AND HAVE AS DIRT PAINTING PARKING AND BUMPERS.
13-2497	06/14/2013		13,449	Commercial	ROUGH AND TRIM THREE WATER CLOSETS, ONE LAV, ONE URINAL AND ONE WATER HEATER.
B944075	12/01/1994	08/01/1995	4,500		REPAIR SPALLED CONCRETE
A950318	01/01/1995	08/01/1995	1,500		SIGN
A950419	02/01/1995	08/01/1995	1,775		8 SQS ASPHALT SHINGLE ROO
A953383	10/01/1995	12/01/1995	6,415		12 SQRS WOOD SHAKES
9601535	04/01/1996	08/01/1996	10,000		RENOVATION
9603150	07/01/1996	08/01/1996	20,000		RENOVATION
9603270	08/01/1996	08/01/1996	20,000		RENOVATION
9701810	06/01/1997	07/01/1997	200		PLUMBING
9701574	05/01/1997	07/01/1997	3,500		PLUMBING
9701852	08/01/1997	08/01/1997	89,445		RENOVATION
9800733	03/24/1998	12/12/1998	800		INSTALL 15 LIGHTS ONLY
9802542	08/26/1998	12/12/1998	19,083		ROOF
00-1646	06/16/2000	11/13/2001	65,000		2 BATHROOMS & ADDITION
01-3136	10/05/2001	11/13/2001	35,000		RESURFACE POOL
03-0572	02/28/2003	01/30/2003	2,300		REPAIR SOFFIT & FACIA
03-0572	02/28/2003	10/30/2003	2,300		REPAIRED EXTERIOR
03-3222	09/09/2003	10/30/2003	1,700		COVERED CHIMMY
04-2327	07/13/2004	11/23/2004	6,000		STONE PAVEMENT

### 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	945,963	111,596	1,695,852	2,753,411	2,603,211	0	2,753,411
2013	957,165	113,948	1,295,443	2,366,556	2,366,556	0	2,366,556
2012	1,006,888	116,300	1,295,443	2,418,631	2,418,631	0	2,418,631
2011	880,674	94,476	1,727,257	2,702,407	2,702,407	0	2,702,407
2010	909,944	96,239	1,502,748	2,508,931	2,508,931	0	2,508,931
2009	919,122	98,001	2,358,846	3,375,969	3,375,969	0	3,375,969



2008	923,710	99,764	2,808,000	3,831,474	3,831,474	0	3,831,474
2007	779,339	82,362	2,808,000	3,669,701	3,669,701	0	3,669,701
2006	774,173	83,699	3,369,600	4,227,472	4,227,472	0	4,227,472
2005	778,490	85,036	2,620,800	3,484,326	3,484,326	0	3,484,326
2004	774,660	80,252	2,620,800	3,475,712	3,475,712	0	3,475,712
2003	752,191	81,469	936,000	1,769,660	1,769,660	0	1,769,660
2002	562,432	82,787	936,000	1,581,219	1,581,219	0	1,581,219
2001	544,771	46,417	936,000	1,527,188	1,527,188	0	1,527,188
2000	544,771	17,574	823,680	1,386,025	1,386,025	0	1,386,025
1999	487,859	17,611	823,680	1,329,150	1,329,150	0	1,329,150
1998	487,809	17,661	823,680	1,329,150	1,329,150	0	1,329,150
1997	562,651	17,699	748,800	1,329,150	1,329,150	0	1,329,150
1996	562,614	17,736	748,800	1,329,150	1,329,150	0	1,329,150
1995	562,564	17,786	748,800	1,329,150	1,329,150	0	1,329,150
1994	562,526	17,824	748,800	1,329,150	1,329,150	0	1,329,150
1993	571,752	8,598	748,800	1,329,150	1,329,150	0	1,329,150
1992	571,752	8,598	748,800	1,329,150	1,329,150	0	1,329,150
1991	571,752	8,598	748,800	1,329,150	1,329,150	0	1,329,150
1990	749,592	8,598	570,960	1,329,150	1,329,150	25,000	1,304,150
1989	758,952	8,598	561,600	1,329,150	1,329,150	25,000	1,304,150
1988	749,417	8,598	486,720	1,244,735	1,244,735	25,000	1,219,735
1987	754,248	8,598	458,640	1,221,486	1,221,486	25,000	1,196,486
1986	697,660	8,598	449,280	1,155,538	1,155,538	25,000	1,130,538
1985	693,456	8,598	449,292	1,151,346	1,151,346	25,000	1,126,346
1984	242,653	8,598	314,504	565,755	565,755	25,000	540,755
1983	242,787	8,598	178,877	430,262	430,262	25,000	405,262
1982	241,860	8,598	124,242	374,700	374,700	25,000	349,700

### 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	1309 / 1730	2,500,300	WD	M

This page has been visited 251,595 times.

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