

Staff Report

Historic Architectural Review Commission

Staff Report Item 7-a

Meeting Date: October 9, 2012

Applicant: William Shepler, Architect

Application Number: H12-01-1378

Address: #1133 Von Phister Street

Description of Work: New one and a half story frame house.

Guidelines Cited in Review: Additions, Alterations and New Construction (pages 36-38a), specific mass, scale, proportion and site.

Deck, patios (pages 39-40), specific guideline 4.

Fences and walls (pages 41-42)

Staff Analysis

The proposed plans include a new house to replace an existing non-contributing structure. It is staff's opinion that the subject structure used to be the garage of the house located on #1420 White Street and then converted and expanded into what we see today. The new design proposes a one and a half story structure with a small cupola, which will bring natural light to the half story. The design is based on traditional forms found in Old Town but presents contemporary details; the footprint of the house will be rectangular and the roof will be a gable one but a front porch is proposed only on the second floor while the main entrance is located on the site. Window's configurations and proposed materials are novel while harmonious to the surrounding historic fabric.

The two adjacent houses facing Von Phister and White Streets are two story structures that are listed as contributing resources. The proposed plans depict the new structure to be conforming to current setbacks for this particular zoning district HMDR;

Front yard- 10 feet
Side yard- 5 feet
Rear yard- 15 feet
Maximum height- 30 feet

The maximum height the house will reach will be 25'-11" including the proposed cupola. Fiber cement clapboard siding is proposed but for the half story portion fiber cement panel side will be used in a board and batten pattern. Aluminum impact casement windows are proposed as well as energy efficient metal standing seam with preweather galvalum finish for the roof.

Consistency with Guidelines

1. The proposed new house will be smaller in scale and massing than the existing adjacent historic structures. The proportions of the new structure will be similar to traditional one and a half story houses in Old Town.
2. Although the design is contemporary the applicant has made an interpretation of traditional forms and architectural elements that will be sensible to the existing historic fabric. The proposed front façade will meet actual setbacks, will have a non-traditional configuration (front porch just on the second floor) but will blend with existing historic architecture.
3. The proposed building materials are similar in textures as traditional ones, the use of board and batten siding on the upper part of the house will break with the horizontal datum that the clapboard will create. The use of cables on the front upper porch gives a lighter and transparent reading over the first floor almost solid facade
4. The proposed pavers will be located in the front and west side yards. The proposed paved area will be less than 50% of the total lot minus the buildings footprints.
5. The design proposed a cistern to be underground on the front yard.
6. The design proposes two 6 foot tall fences on each side of the front façade, which is consistent with guideline #6 for fences.

It is staff's opinion that the proposed design is consistent with the guidelines. Contemporary designs are encouraged for infield as long as the proposal blends with the adjacent urban context. It is staff's opinion that the proposed design meets all guidelines regarding mass, scale, proportions and design/materials compatibility.

Application



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

APPLICATION # 12-01-1678

OWNER'S NAME: JOAN PFEFFER
LEOTIS MAHONE DATE: 10/11/12

OWNER'S ADDRESS: 2601 S. ROOSEVELT BLVD, APT. 504A
KEY WEST, FL 33040 PHONE #: 240-273-5057

APPLICANT'S NAME: WILL SHEPLER
SOLARIA DESIGN PHONE #: 305-890-6191

APPLICANT'S ADDRESS: 925 TRUMAN AVE., KEY WEST

ADDRESS OF CONSTRUCTION: 1133 VON PHISTER ST., KEY WEST, FL # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: DEMOLITION OF EXISTING ONE STORY STRUCTURE (NON-HISTORIC). REPLACE WITH NEW 1 1/2 STORY WOOD FRAME SINGLE FAMILY HOUSE. GABLE ROOF FORM WITH RECESSED PORCH AT LOFT LEVEL. FIBER CEMENT CLAPBOARD SIDING & BOARD & BATTEN.

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.

RECEIVED
OCT 11 2012
CITY OF KEY WEST
PLANNING DEPT.

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: 10/11/12

Applicant's Signature: *Will Shepler*

Required Submittals

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Non historic / non contributing.
Ordinance for Demolition
Guidelines for New construction

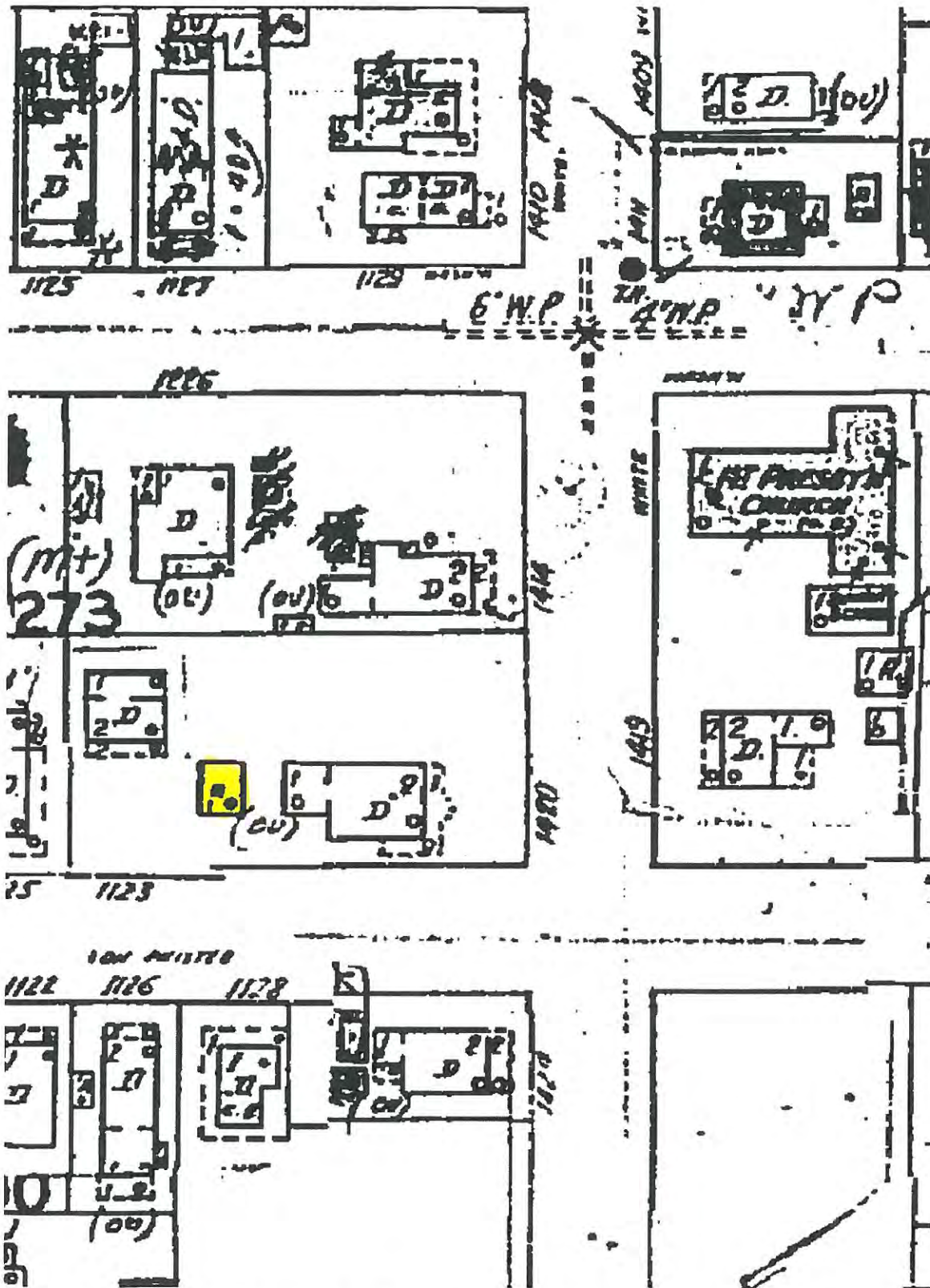
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1133 Von Phister Street Sanborn map 1962

Project Photos

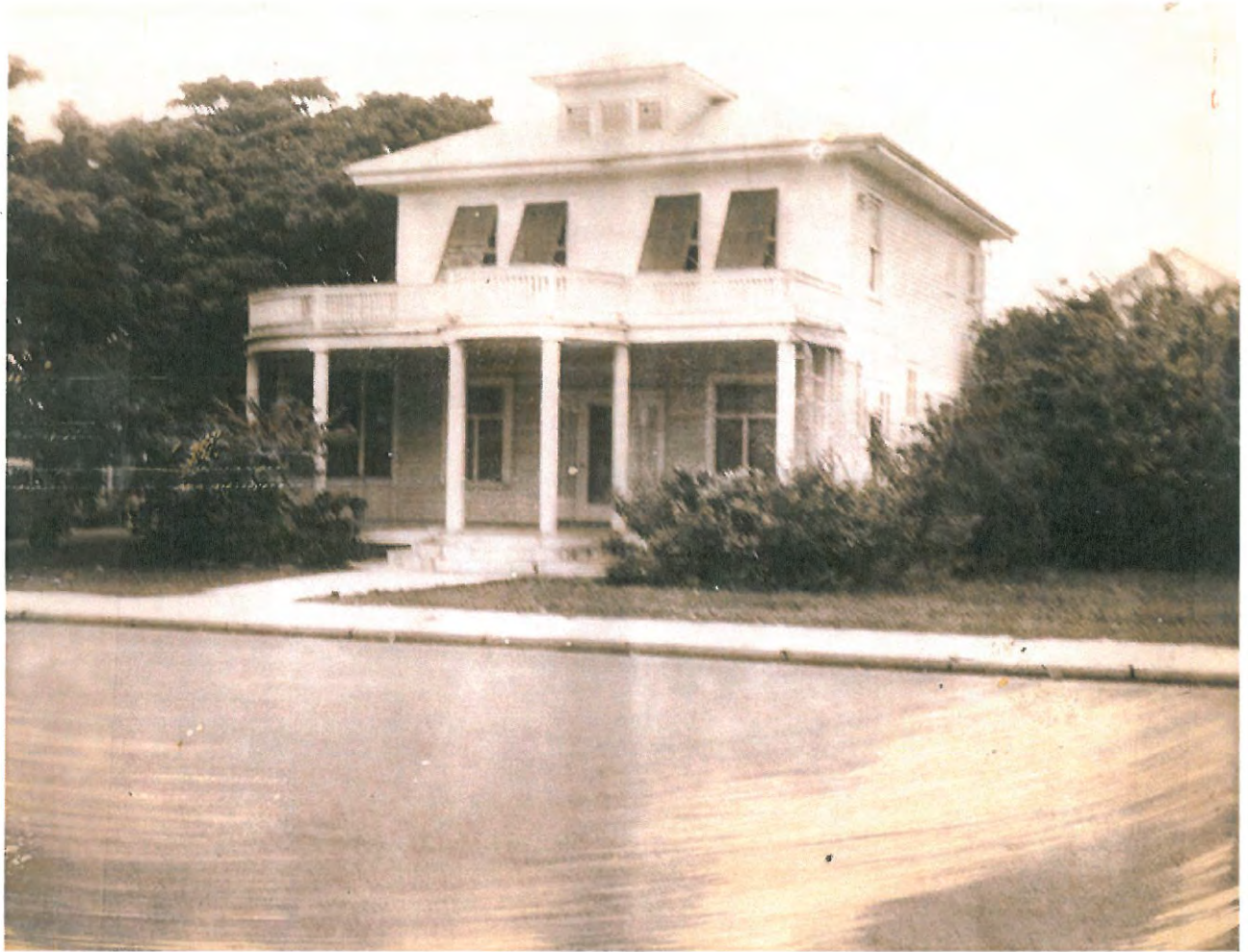


Photo taken by the Property Appraiser's office c1965; 1420 White St.; built 1920's. Monroe County library.



Photo taken by the Property Appraiser's office c1965; 1127 Von Phister Street. Monroe County Library.



1133 Von Phister St, Key West, FL 33040, USA

© 2012 Google
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Google earth

Google earth





H.A.R.C. APPLICATION PHOTOS



EXISTING HOUSE , 1133 VON PHISTER - FRONT VIEW



ADJACENT PROPERTY - VON PHISTER & WHITE ST.



H.A.R.C. APPLICATION PHOTOS



ADJACENT PROPERTY: 1131 VON PHISTER - FRONT VIEW



PROPERTY DIRECTLY ACROSS VON PHISTER ST.



H.A.R.C. APPLICATION PHOTOS



VIEW LOOKING EAST TOWARD WHITE STREET



VIEW LOOKING WEST.

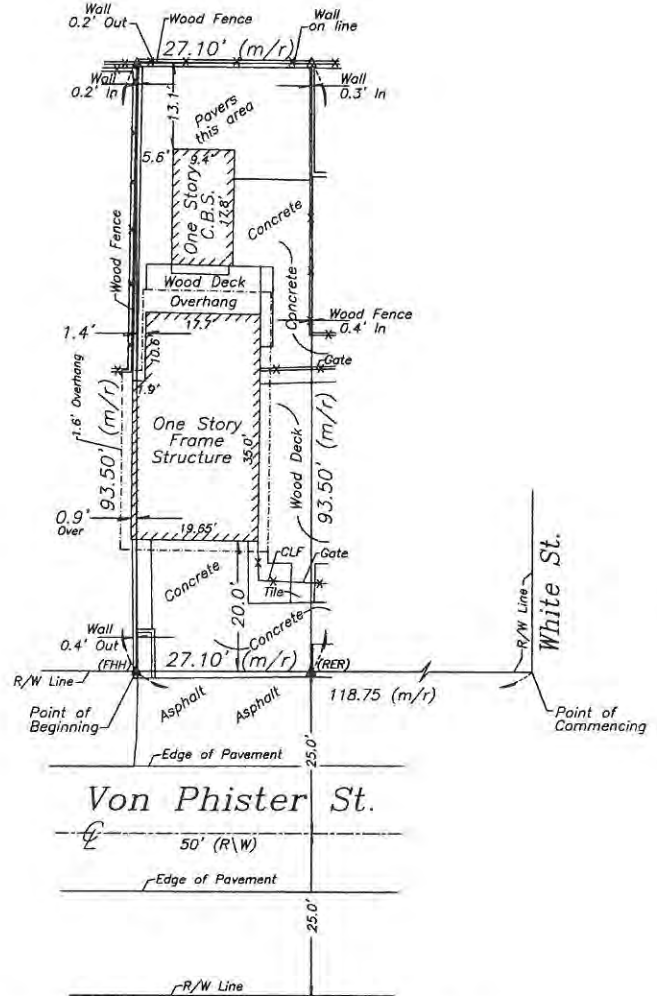
Survey

Boundary Survey Map of part of Lot 5, Square 2, Tract 18, Island of Key West, FL



LEGEND

- ▲ Found Nail & Disc (FHH) (RER)
- △ Set 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: 1133 Von Phister Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: March 22, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: A part of Lot 5, Square 2, Tract 18, Island of Key West, according to Webb Realty Company's Diagram, Plat Book 1, Page 42, Monroe County, Florida Public Records. **COMMENCING** at a point 118.75 feet from the intersection of the Southwesterly right of way line of White Street and the Northwesterly right of way line of Von Phister Street; thence at right angles and in a Northwesterly direction 93.50 feet; thence at right angles and in a Northeasterly direction 27.10 feet; thence at right angles in a Southeasterly direction 93.50 feet; thence at right angles in a Southwesterly direction 27.10 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Leotis Mahone and Joan J. Pfeffer;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

March 22, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

Doc# 1898646 09/11/2012 2:34PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
Barton W Smith, Esq.
Administrator
Barton Smith, P.L.
624 Whitehead Street
Key West, FL 33040
305-296-7227
File Number: 2011-14
Will Call No.:

09/11/2012 2:34PM
DEED DOC STAMP CL: DS \$0.70

Doc# 1898646
Bk# 2588 Pg# 340

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 3rd day of MAY, 2012 between Layne W Thrasher, an unmarried man whose post office address is , grantor, and Joan Pfeffer and Leotis Mahone, as tenants in common whose post office address is 1133 Von Phister, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

A part of Lot 5, Square 2, Tract 18, Island of Key West, according to Webb Realty Company's Diagram, Plat Book 1, Page 43, Monroe County, Florida Public Records. COMMENCING at a point 118.75 feet from the intersection of the Southwesterly right of way line of White Street and the Northwesterly right of way line of Von Phister Street; thence at right angles and in a Northwesterly direction 93.50 feet; thence at right angles and in a Southwesterly direction 0.90 feet; thence at right angles in a Southeasterly direction 93.50 feet; thence at right angles in a Northwesterly direction 0.90 feet back to the Point of Beginning.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Madison Labrada
Witness Name: Madison Labrada

Layne W Thrasher (Seal)
Layne W Thrasher

Antony Garcia
Witness Name: Antony Garcia

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 3rd day of May, 2012 by Layne W Thrasher, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Madison Labrada
Notary Public

Printed Name: _____

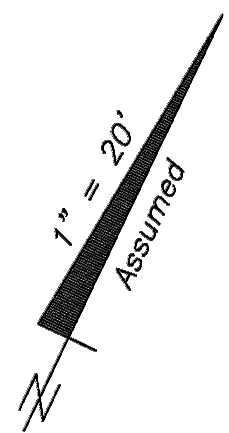
My Commission Expires: _____

Doc# 1898646
Bk# 2588 Pg# 341

MONROE COUNTY
OFFICIAL RECORDS

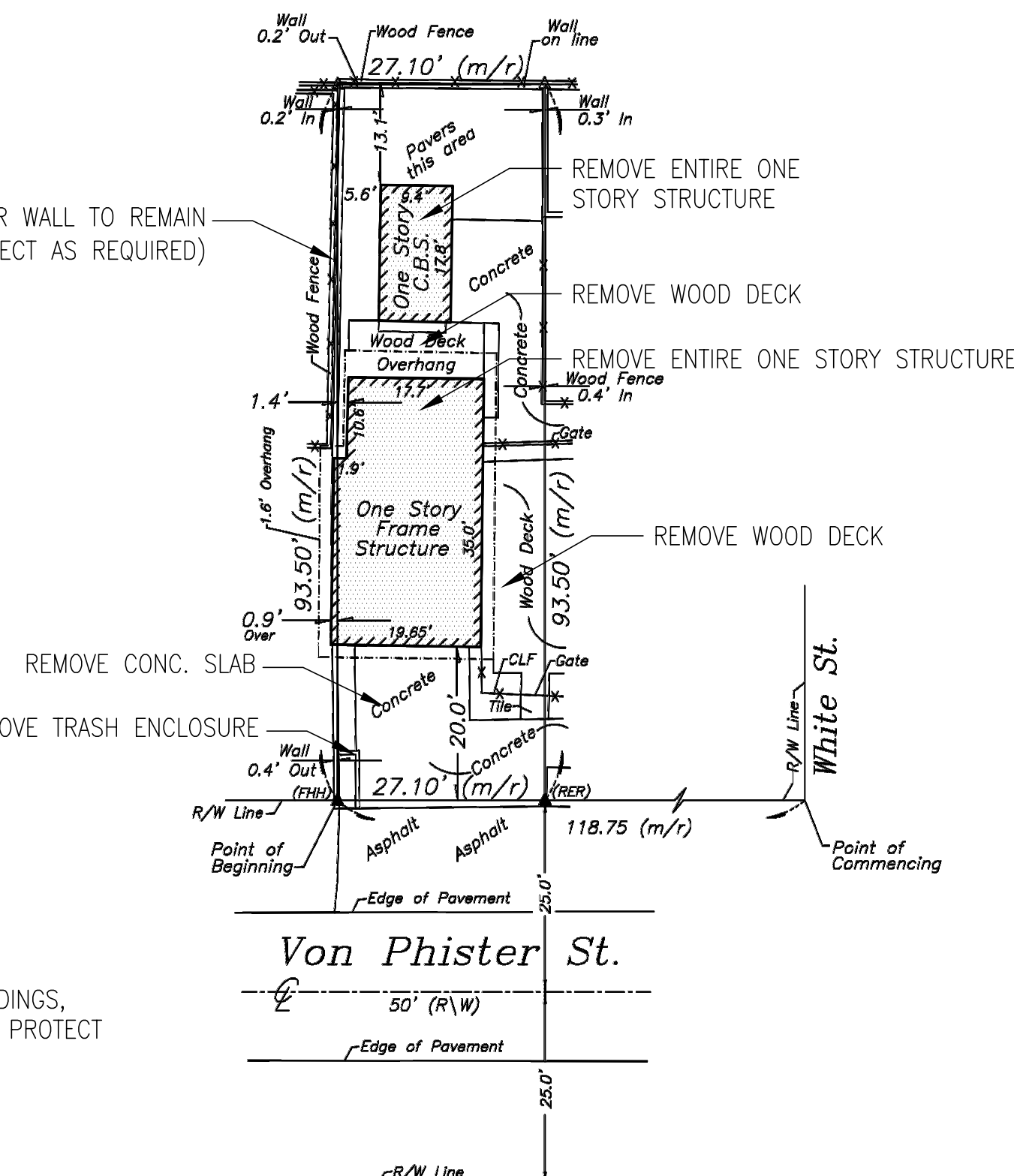
Proposed Plans

Boundary Survey Map of part of Lot 5, Square 2,
Tract 18, Island of Key West, FL

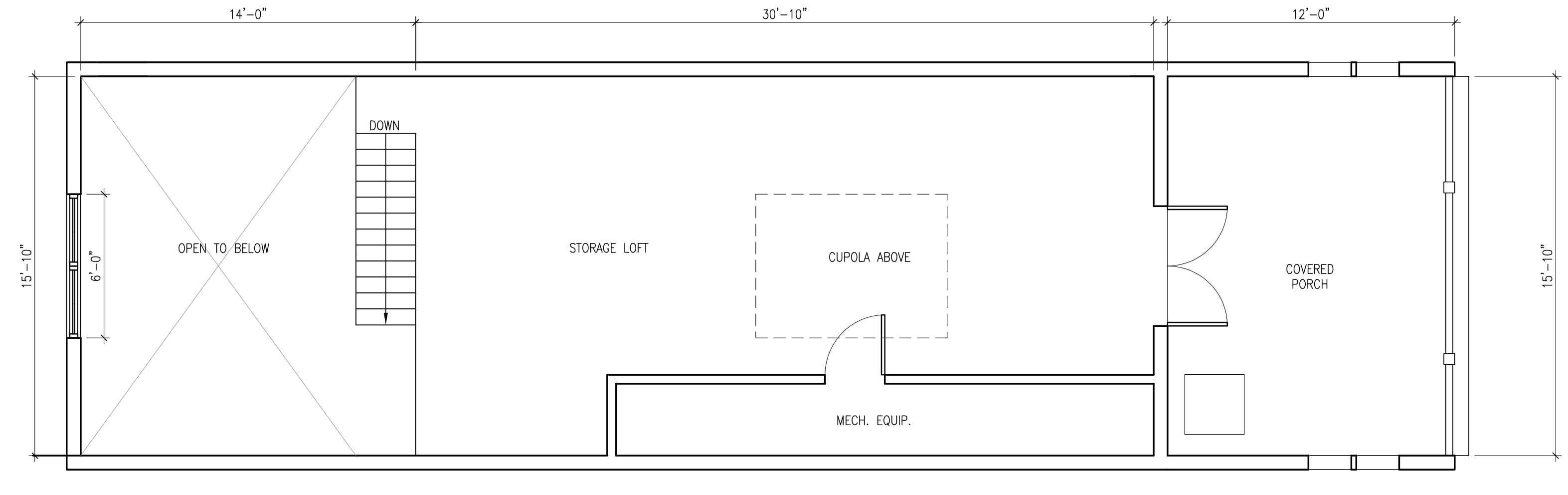


- LEGEND**
- ▲ Found Nail & Disc (FHH) (RER)
 - △ Set Nail & Disc (629B)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - C.B.S. Concrete Block Structure
 - R/W Right of Way
 - CLF Chain Link Fence
 - ⊕ Centerline
 - ⊗ Wood Utility Pole
 - ⊗ Concrete Utility Pole
 - P- Overhead Utility Lines

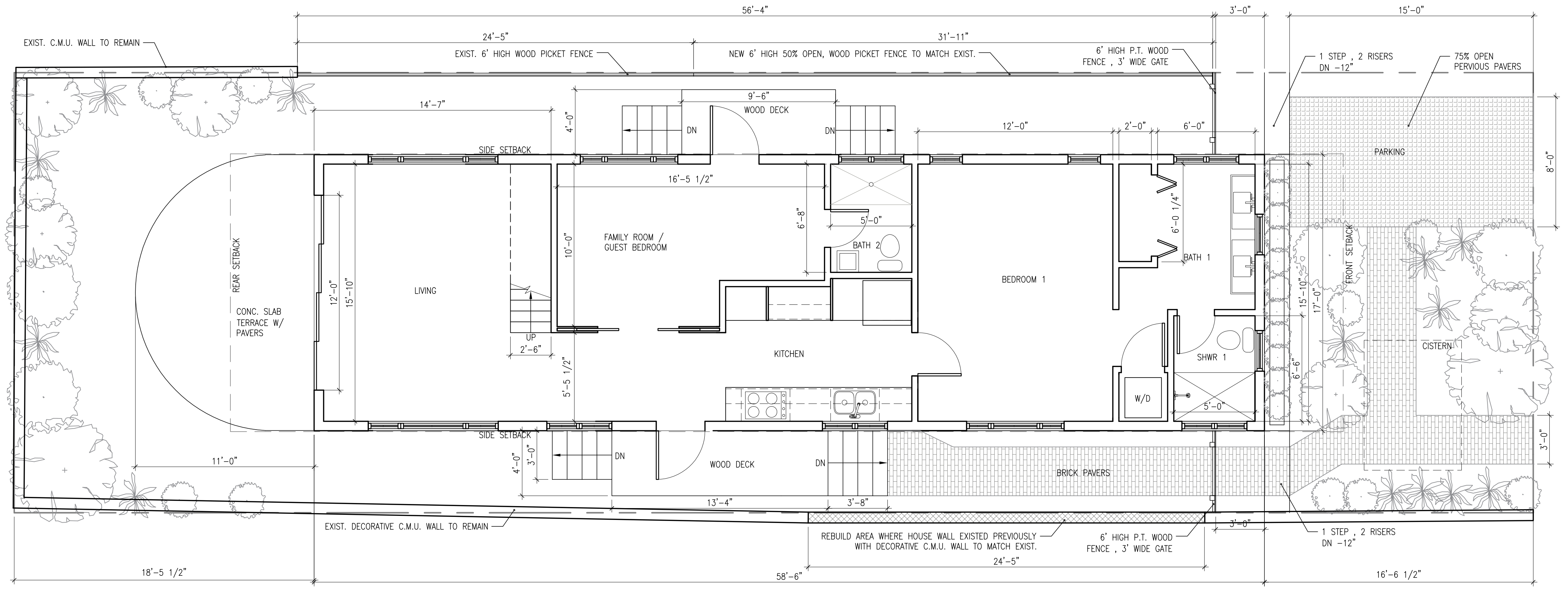
DEMOLITION NOTE:
CLEAR ENTIRE SITE OF ALL BUILDINGS,
DECKS, PAVERS, MISC. SLABS - PROTECT
C.M.U. WALL AT PERIMETER.
REFER TO SPECS. FOR FURTHER
INFORMATION



3 SURVEY / DEMO PLAN
SCALE: N.T.S.



2 LOFT PLAN
SCALE: 1/4"=1'-0"

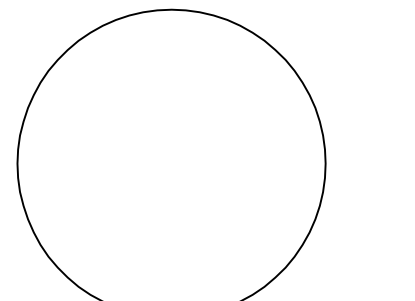


1 FIRST FLOOR & SITE PLAN
SCALE: 1/4"=1'-0"



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

Solana Design & Consulting Co.
Architecture - Engineering - Planning
Key Largo - Marathon - Key West
(305) 289-7980
Marathon
3000 Overseas Highway
Marathon, Florida
Key West
925 Truman Avenue
Key West, Florida
Fla. Cert. of Auth. 28784
Fla Cert No. AA26001807



DENNIS A. BEEBE, RA
FL RA #AR0010806

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This drawing is not valid for construction unless signed and sealed by the Architect/Engineer.

No.	REVISIONS	Date
PROJECT		
MAHONE / PFEFFER RESIDENCE		
REPLACEMENT OF EXISTING SINGLE FAMILY RESIDENCE		
1133 VON PHISTER KEY WEST, FL.		
DRAWING TITLE		
FIRST FLOOR / SITE & STORAGE LOFT PLANS		

Scale:	A2.1
Drawn: WS	
Checked: DAB	
Project #: 12044	
Date: 10/11/12	



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

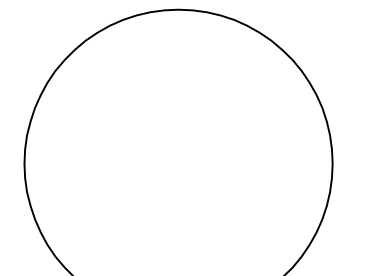
Solana Design & Consulting Co.
Architecture - Engineering - Planning
Key Largo - Marathon - Key West

(305) 289-7980

Marathon
3000 Overseas Highway
Marathon, Florida

Key West
925 Truman Avenue
Key West, Florida

Fla. Cert. of Auth. 28784
Fla Cert No. AA26001807



DENNIS A. BEEBE, RA
FL RA #A0010806

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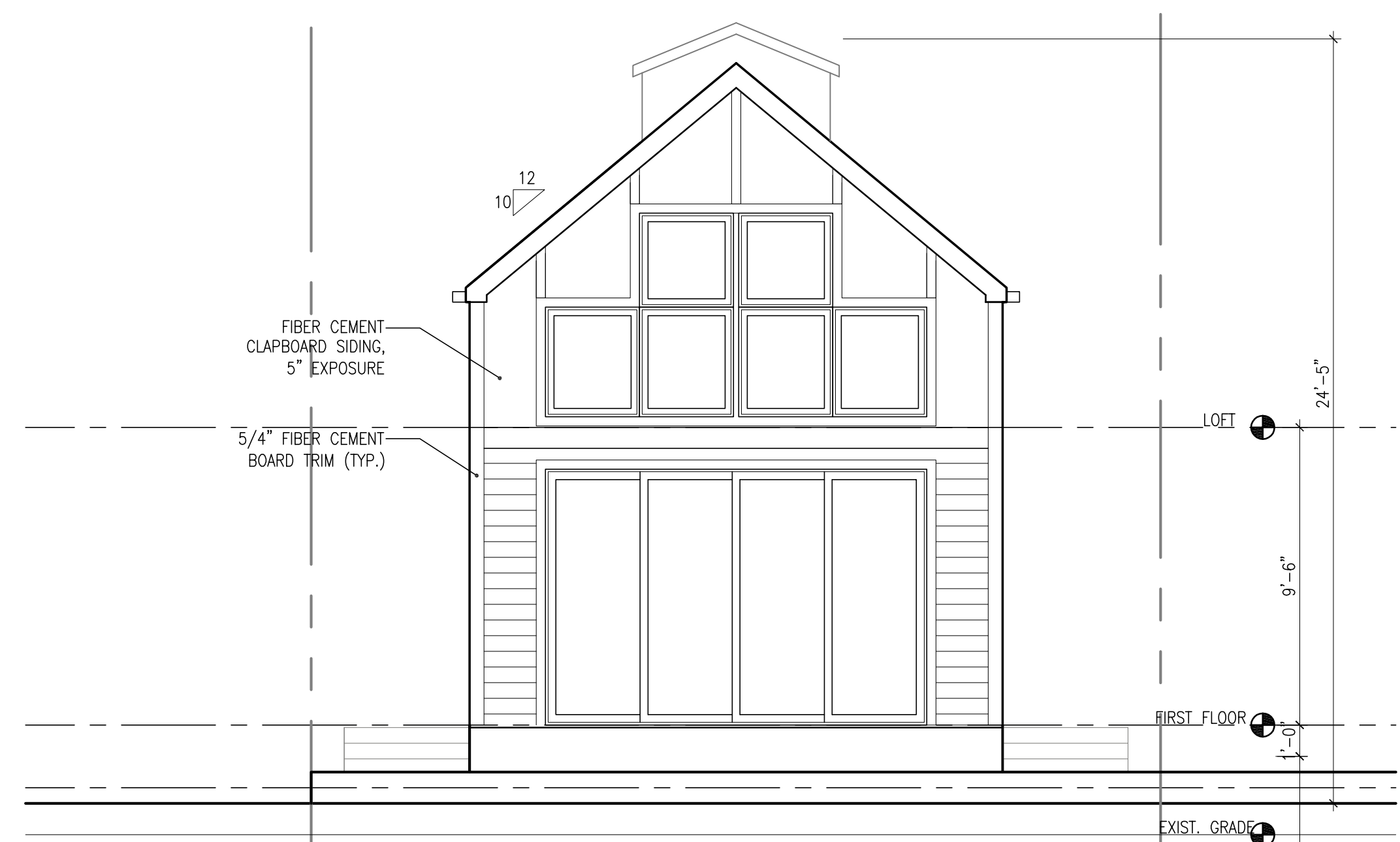
No.	REVISIONS	Date

PROJECT	MAHONE / PFEFFER RESIDENCE
	REPLACEMENT OF EXISTING SINGLE FAMILY RESIDENCE
	1133 VON PHISTER KEY WEST, FL.
DRAWING TITLE	ELEVATIONS

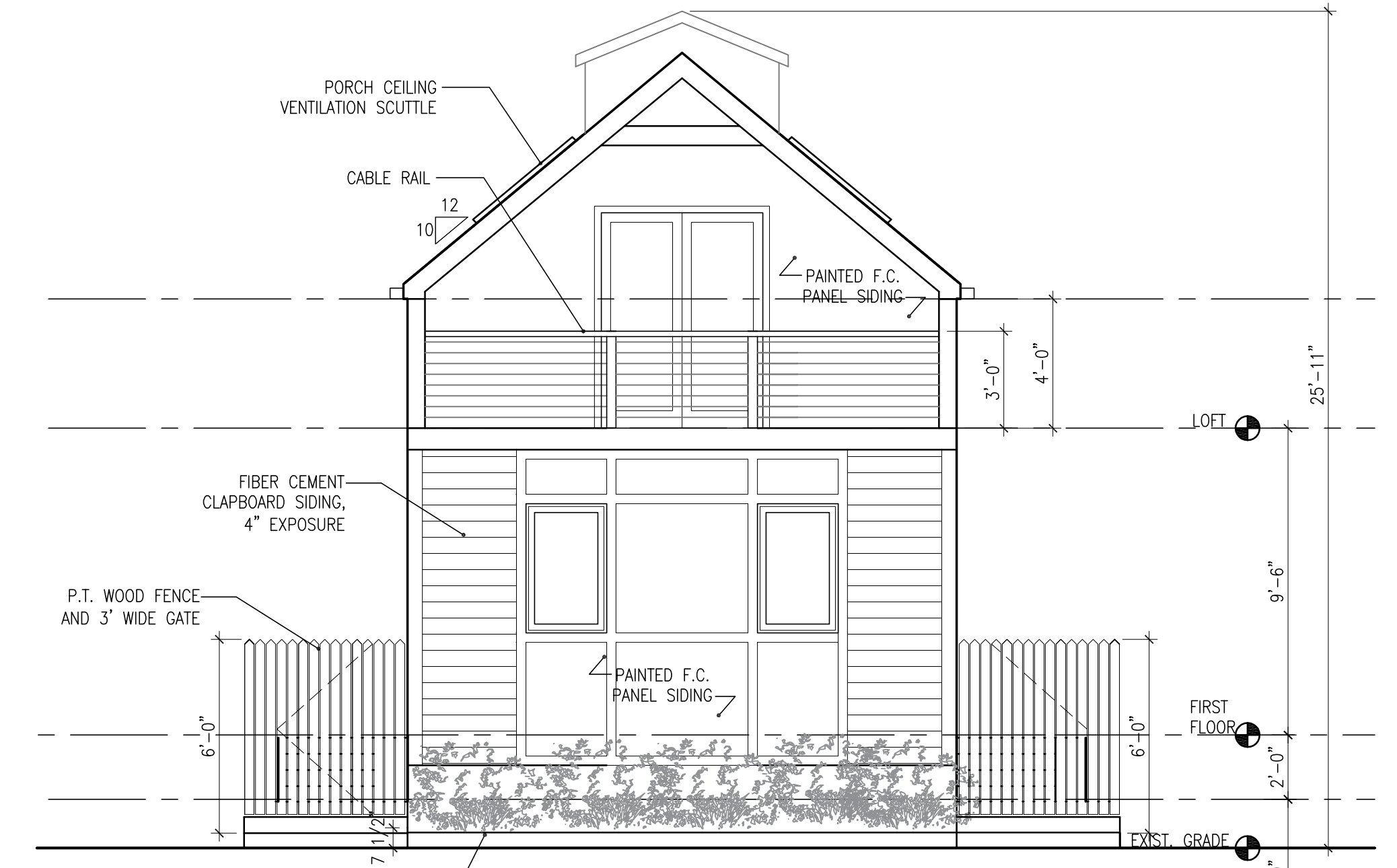
Scale:	A3.1
Drawn: WS	
Checked: DAB	
Project #: 12044	
Date: 10/11/12	



4 EAST ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



CONTEXTUAL VIEW - FRONT



SOLARIA

ARCHITECTURE - ENGINEERING - PLANNING

H.A.R.C. APPLICATION : 10.11.2012

PROJECT: 1133 VON PHISTER STREET. KEY WEST, FL



CONTEXTUAL VIEW - FRONT: LOOKING WEST



SOLARIA

ARCHITECTURE - ENGINEERING - PLANNING

H.A.R.C. APPLICATION : 10.11.2012

PROJECT: 1133 VON PHISTER STREET. KEY WEST, FL



CONTEXTUAL VIEW - FRONT: LOOKING EAST



SOLARIA

ARCHITECTURE - ENGINEERING - PLANNING

H.A.R.C. APPLICATION : 10.11.2012

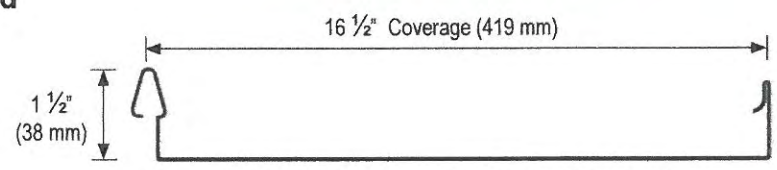
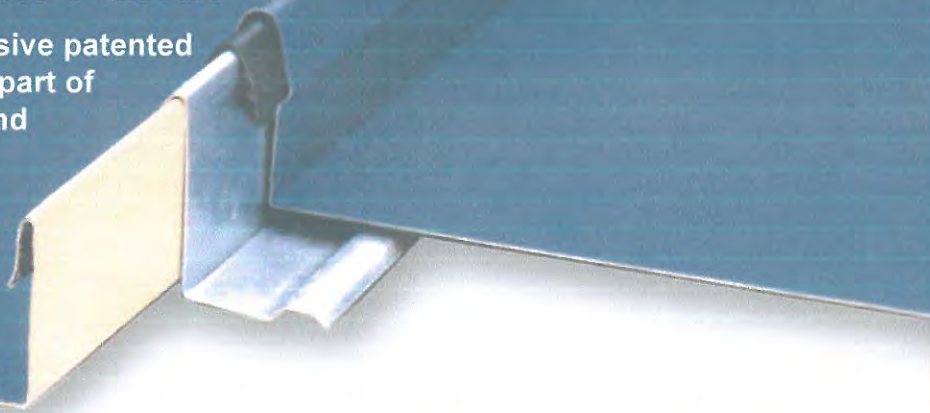
PROJECT: 1133 VON PHISTER STREET. KEY WEST, FL

Berridge Cee-Lock Panel

Metal Standing Seam with exclusive patented vinyl weatherseal as an integral part of Snap-Lock Seam. Residential and commercial construction with solid sheathing.

FOR
COLOR: SEE ATTACHED

- Available in 24 & 22 gauge steel
- Extruded vinyl weatherseal (optional)
- Concealed fasteners
- Integral snap-lock seam
- Striated profile is available
- UL 90 wind uplift & UL fire resistance listed
- UL 1897 tested
- ASTM air & water resistance tested
- ASTM E-1592 tested
- Florida Product Approval
- Miami-Dade approved
- May be site-formed in continuous lengths with Berridge CL-21 portable roll former



See www.berridge.com for Details and Specifications



STANDARD COLORS

Due to limitations in the printing process, please request actual color chips for accurate color viewing.



PREMIUM COLORS

Berridge premium colors require a nominal surcharge.



METALLIC COLORS

Berridge metallic colors are premium finishes which require a nominal surcharge. Due to limitations in the printing process, please request actual color chips for accurate color viewing.



NATURAL METAL FINISH

Berridge Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of GALVALUME® steel sheet with a clear, organic resin applied to the top side and bottom side of GALVALUME® substrate.



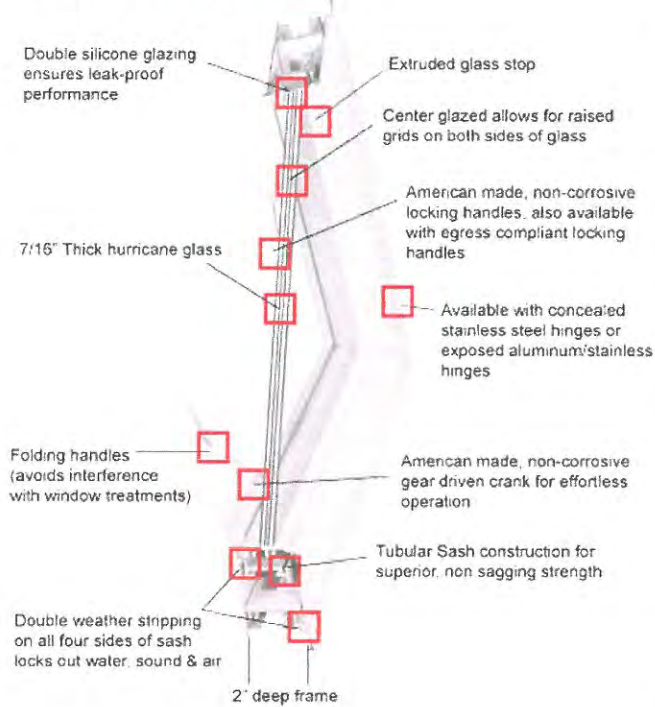
ACRYLIC-COATED GALVALUME®



All colors except Award Blue comply with LEED® v3 & Energy Star requirements for *steep slope roofs* greater than 2:12. Almond & Natural White comply with LEED® v3 requirements for *low slope roofs*, 2:12 or less. Natural White also complies with Energy Star requirements for *low slope roofs*, 2:12 or less.



Residential Casement Window



This Product Is Made For

Residential buildings.

Why Buy This Product?

Casement windows give your home incredible eye appeal as well as 100% ventilation.

Product Benefits

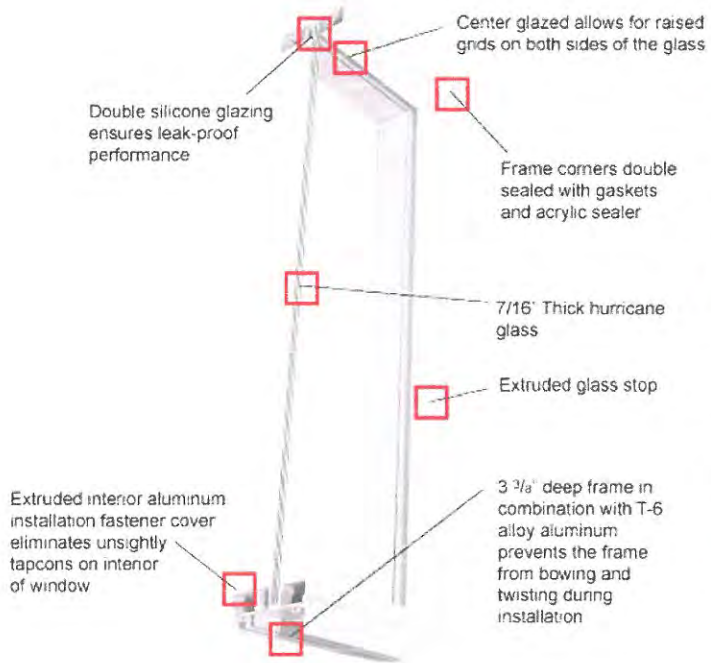
Available with concealed or exposed butt hinges (for historical renovations).

Meets fire egress code in most sizes. Available in single or double sash configurations.

	Base Product	Options
Finish (Paint)	White / Bronze	20 Yr. Krynar - Any Color Silver (Anodized Alternative)
Glass Thickness & Type	7/16 Annealed	7/16 HS
Glass Color	Clear	Tint, Low E, Opaque, Reflective
Glass Interlayer	CSC PVB	120 UVEKOL
Locks	3 per sash	Egress lock
Sizes (Min. & Max.)	Single Min. Width: 18" Single Max. Width: 37" Double Min. Width: 36"	Min. Height: 22" Max. Height: 72" Max. Height: 72"



Residential Fixed Picture Window



This Product Is Made For
Residential and Multi-Story buildings.

Why Buy This Product?

This product is an inexpensive way to bring in daylight when ventilation is not required.

Product Benefits

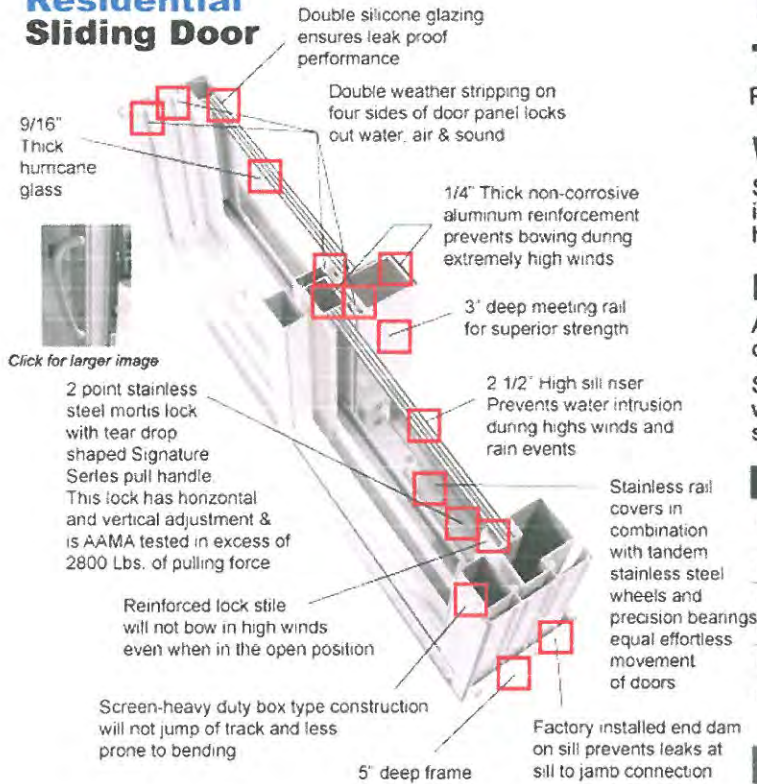
Provides unobstructed views in a wide variety of sizes.

	Base Product	Options
Finish (Paint)	White / Bronze	20 Yr Krynar - Any Color Silver (Anodized Alternative)
Glass Thickness & Type	7/16"	7/16 HS, 3/4 Insulated/Impact *Pending
Glass Color	Clear	Tint, Low E, Opaque, Reflective
Glass Interlayer	.090 PVB	.090 SGP
Sizes (Min & Max)	Min. Width 8" Max. Width 144"	Min. Height 6" (Max 52 sq ft.) Max. Height 144"

[Performance Chart PDF](#)
[Product Approvals PDF](#)
[Brochure PDF](#)



Residential Sliding Door



This Product Is Made For
Residential and Non-Ocean Front buildings.

Why Buy This Product?

Sliding doors are a better choice in areas where a screen is required, if the porch area outside the door is small or high winds exist.

Product Benefits

Available in 20 different configurations including pocket door configurations.

Standard with stainless steel tandem precision bearing wheels for effortless opening and closing. Heavy duty box screen will not jump off track.

	Base Product	Options
Finish (Paint)	White / Bronze	20 Yr Kynar - Any Color Silver (Anodized Alternative)
Glass Thickness & Type	9/16 H.S.	
Glass Color	Clear	Tint, Low E, Opaque, Reflective
Glass Interlayer	090 PVB	
Locks	2 point stainless steel	Keyed on Exterior
Sizes (Min & Max)	Min. Width 36" Max. Width 288"	Min. Height 36" Max. Height 96"
Performance Chart PDF	Product Approvals PDF	Brochure PDF

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 23, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE AND A HALF STORY FRAME HOUSE.
DEMOLITION OF NON-HISTORIC HOUSE**

#1133 VON PHISTER STREET

Applicant- WILL SHEPLER

Application Number H12-01-1678

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.keywestcity.com .

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

**Property Appraiser
Information**

Karl D. Borglum Property Appraiser Monroe County, Florida

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

Property Record Card - Map portion under construction.

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

Alternate Key: 1039268 Parcel ID: 00038520-000000

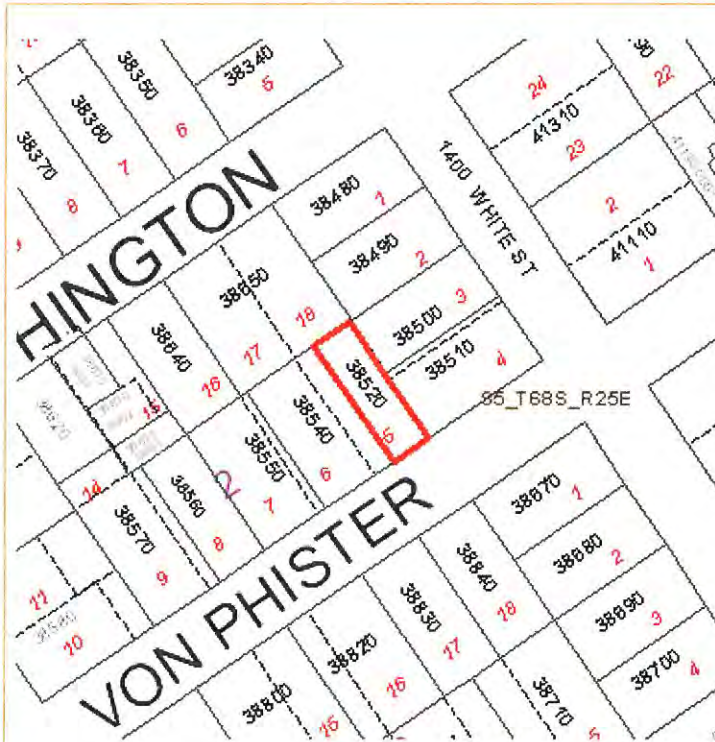
Ownership Details

Mailing Address:
PFEFFER JOAN
1133 VONPHISTER ST
KEY WEST, FL 33040-4831

All Owners:
MAHONE LEOTIS T/C, PFEFFER JOAN

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1133 VON PHISTER ST KEY WEST
Subdivision: The Webb Realty Co
Legal Description: KW WEBB REALTY CO SUB PB1-42 PT LT 5 SQR 2 TR 18 OR359-307/08 OR1824-1252 OR1824-1253/54 OR2117-2355/56 OR2117-2357/58 OR2568-1321/22





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	28	94	2,618.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 678
 Year Built: 1980

Building 1 Details

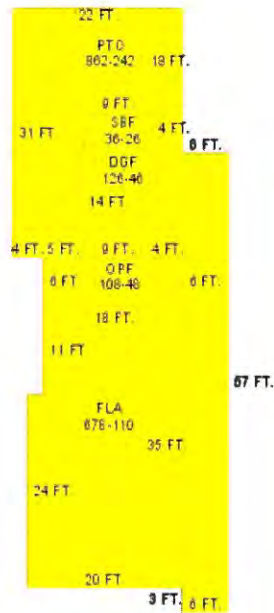
Building Type R1	Condition G	Quality Grade 450
Effective Age 26	Perimeter 110	Depreciation % 32
Year Built 1980	Special Arch 0	Grnd Floor Area 678
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover ASPHALT SHINGL	Foundation CONCRETE SLAB
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
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
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	678
2	OPF		1	1989	N N	0.00	0.00	108
3	PTO		1	1975	N N	0.00	0.00	861
4	DGF	5:C.B.S.	1	1975	N N	0.00	0.00	126
5	SBF	5:C.B.S.	1	1975	N N	0.00	0.00	36

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT5:TILE PATIO	12 SF	4	3	1975	1976	4	50
2	AC2:WALL AIR COND	1 UT	0	0	1983	1984	2	20
3	CL2:CH LINK FENCE	56 SF	14	4	1964	1965	1	30
4	FN2:FENCES	48 SF	8	6	1985	1986	2	30
5	FN2:FENCES	582 SF	97	6	1985	1986	5	30
6	PT3:PATIO	315 SF	21	15	1975	1976	2	50
7	PT3:PATIO	121 SF	11	11	1975	1976	2	50
8	FN2:FENCES	40 SF	10	4	1985	1986	4	30

Appraiser Notes

2003/2/11 - FROM 1990 THRU 2002 TAX ROLLS THIS PARCEL WAS ASSESSED UNDER RE 3851. PER OWNER'S REQUEST THIS PARCEL IS NOW SPLIT OUT AND ASSESSED SEPARATELY. DONE FOR THE 2003 TAX ROLL. LG

2011-03-04 FLAGLER REALTY UNDER CONTRACT \$265,000 2/1 SHORT SALE. QUIANT COTTAGE IN THE CASA MARINA NEIGHBORHOOD. TWO BEDROOM ONE BATH RESIDENCE HAS OFF STREET PARKING AND AN ADDITIONAL 126 SQ FT CBS BUILDING IN REAR OF SLENDER BUT DEEP LOT. THIS BUILDING DOES NOT HAVE ITS OWN ELECTRIC, WATER OR SEWER ACCOUNTS. NEW OWNER WILL NEED TO ESTABLISH UTILITY ACCOUNTS/SERVICES. SHOULD BE CASH BUYER DUE TO UTILITY ISSUES. THIS IS A SHORT SALE & WILL REQUIRE APPROVAL BY SELLER'S FINANCE COMPANIES. PRE-APPROVAL OR PROOF OF FUNDS LETTER REQUIRED WITH OFFER.

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
2012	68,972	4,231	132,897	206,100	206,100	0	206,100
2011	68,972	4,231	166,121	239,324	239,324	0	239,324
2010	84,186	4,231	188,591	277,008	277,008	0	277,008
2009	93,627	4,231	241,344	339,202	339,202	0	339,202
2008	87,142	4,231	248,710	340,083	340,083	0	340,083
2007	118,695	4,227	287,980	410,902	410,902	0	410,902
2006	396,111	4,227	235,620	596,347	596,347	0	596,347
2005	169,977	4,300	157,080	331,357	331,357	0	331,357
2004	113,318	4,372	126,693	244,383	244,383	0	244,383
2003	161,455	4,635	65,247	231,337	231,337	0	231,337
1989	0	0	33,600	33,600	33,600	0	33,600
1988	0	0	27,552	27,552	27,552	0	27,552
1987	0	0	18,413	18,413	18,413	0	18,413
1986	0	0	17,741	17,741	17,741	0	17,741
1985	0	0	11,776	11,776	11,776	0	11,776
1984	0	0	11,776	11,776	11,776	0	11,776
1983	0	0	11,776	11,776	11,776	0	11,776
1982	0	0	11,068	11,068	11,068	0	11,068

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
5/3/2012	2568 / 1321	240,000	WD	38
5/4/2005	2117 / 2357	749,000	WD	Q
10/18/2002	1824 / 1253	1	WD	M

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Monroe County Property Appraiser
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