

Staff Report

7a Renovations and additions to Caroline's Restaurant- **#310 Duval Street/
#429 Caroline Street -William Horn (H11-01-1440)**

This staff report is for the review of a Certificate of Appropriateness for the addition of a new kitchen on the back of an existing accessory structure (existing one floor interior dining), a new 6' picket fence to enclose the service yard and a new bar addition. The main house in the site is listed in the National Register of Historic Places. The Porter Mansion is a fine example of Second Empire architectural style. The three story historic house was built in 1858. Mature and old trees can be observed in the area.

The proposed plans are for the improvement of existing facilities that were built in 1989. The actual site consists of six structures and kiosks. All the structures are one story, with the exception of the old garage that was converted into a one and a half story at some point in time. The plans include a new kitchen addition to be attached to an existing non historic structure. The new addition will be rectangular in footprint and lower than the existing one story structure.

The proposed addition to the bar structure is 10' by 8' in footprint and will have a gable roof. An existing exhaust hood that is visible from the street will be removed. A covered dining structure located to the north side of the bar will also be remodeled and an exhaust hood will also be removed.

Staff understands that the following guidelines can be applied when reviewing this application;

Additions; alterations and new construction (pages 36-38);

- (1) *A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.*
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*

(6) *Additions should not alter the balance and symmetry of an historic structure.*

(7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

The structure is located in the HRCC-1 zoning district which has the following zoning restrictions;

Front yard- 0 feet
Side yard- 2.5 feet
Back yard- 10 feet
Maximum height- 35 feet

It is staff understanding that the proposed additions and site improvements are in keeping with the character of the site. The proposed plans will not have any effect on the main house which is individually listed in the national Register of Historic Places. The project, as presented, will not require any variances if approved. Staff understands that the proposed design is consistent with the guidelines. If approved staff recommends that the applicant coordinates with the Landscape division due to the existence of old trees in the site.

Application



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



APPLICATION # H-11-01-1490

OWNER'S NAME: DUVAL + CAROLINE, LLC DATE: 10/26/11

OWNER'S ADDRESS: 429 CAROLINE ST. PHONE #: 731-9972

APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, P.A. PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 EATON STREET

ADDRESS OF CONSTRUCTION: 310 DUVAL STREET / 429 CAROLINE ST # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: RENOVATIONS + ADDITIONS TO CAROLINE'S RESTAURANT (SEE PLANS), INCLUDES DEMOLITION OF NON-HISTORIC ADDITIONS.

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: _____

Applicant's Signature: _____

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:

PAIM HOUSE IS LISTED IN THE NATIONAL REGISTER OF
HISPRIC PLACES.

GUIDELINES FOR ADDITIONS/ NEW CONSTRUCTION (P 36-38a)
ORDINANCE FOR DETRICTIONS.

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

Date: _____

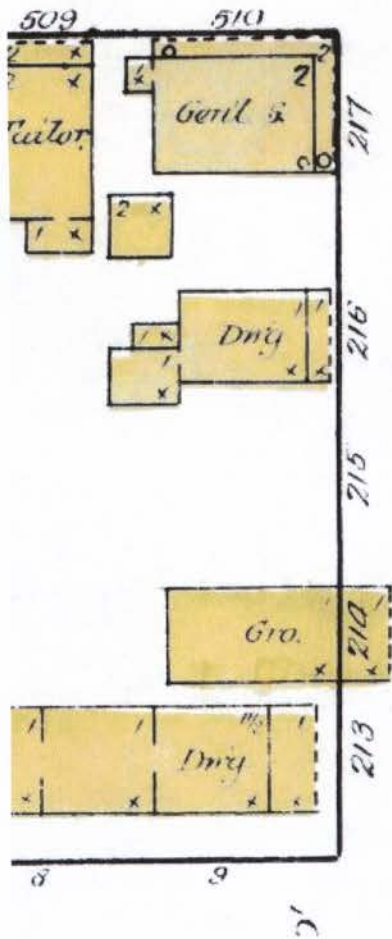
Signature: _____

Historic Architectural
Review Commission

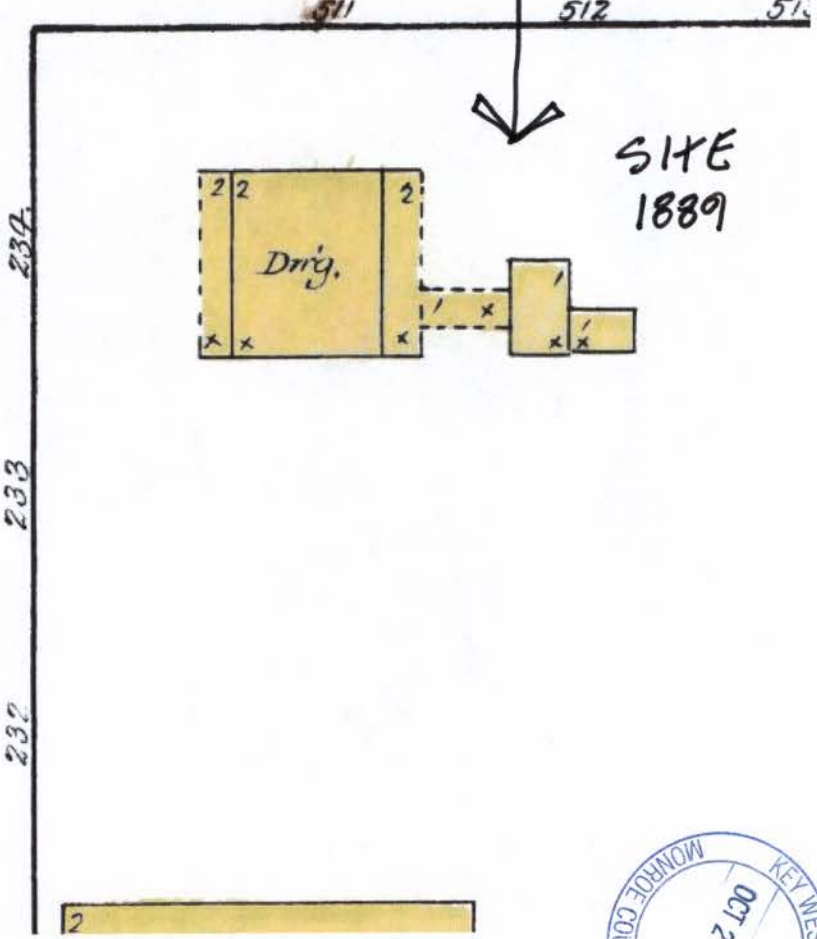
Sanborn Maps



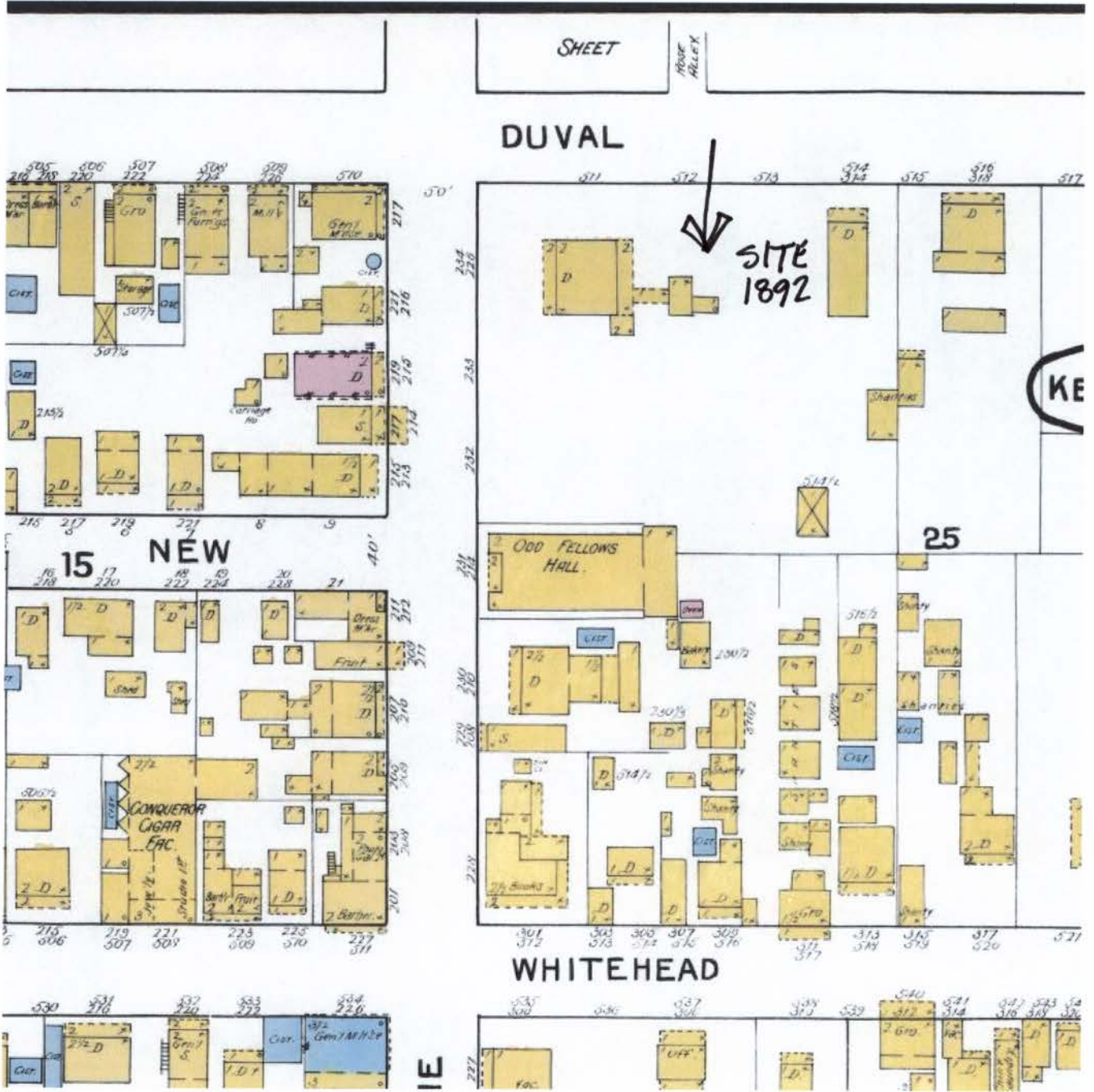
DUVAL



50'



1889



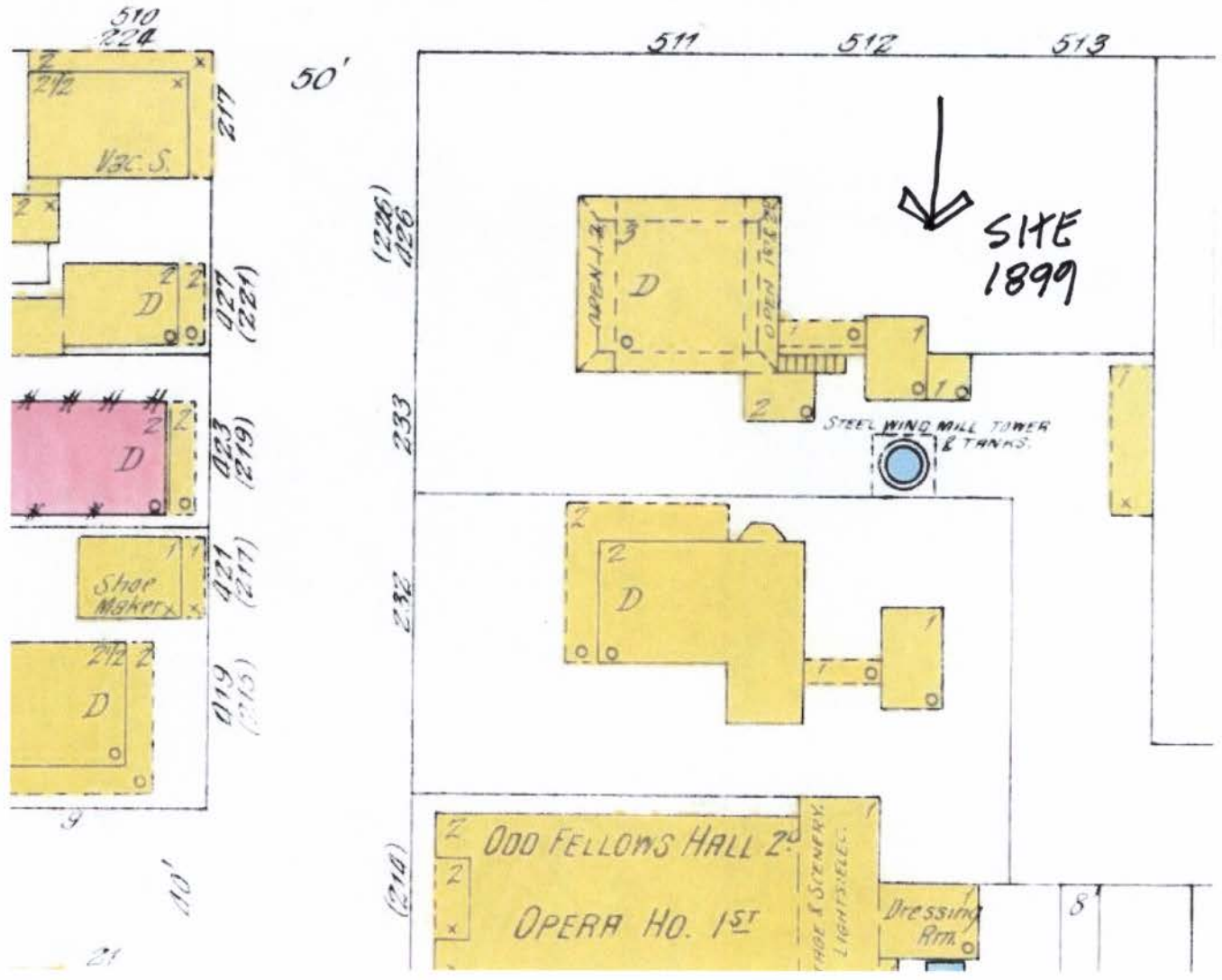
1892



D.H. 5

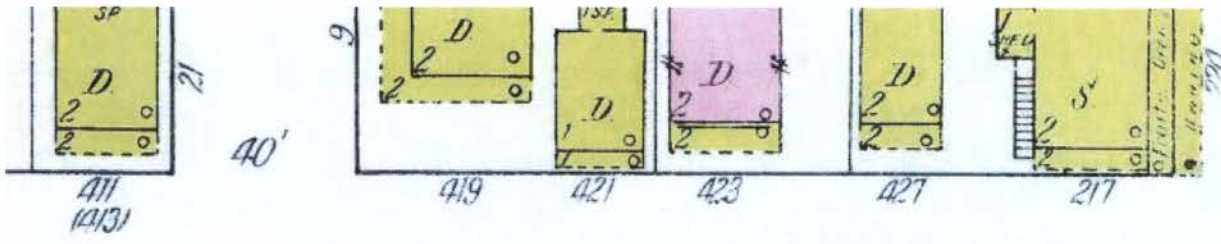
8" W. Pipe

DUVAL

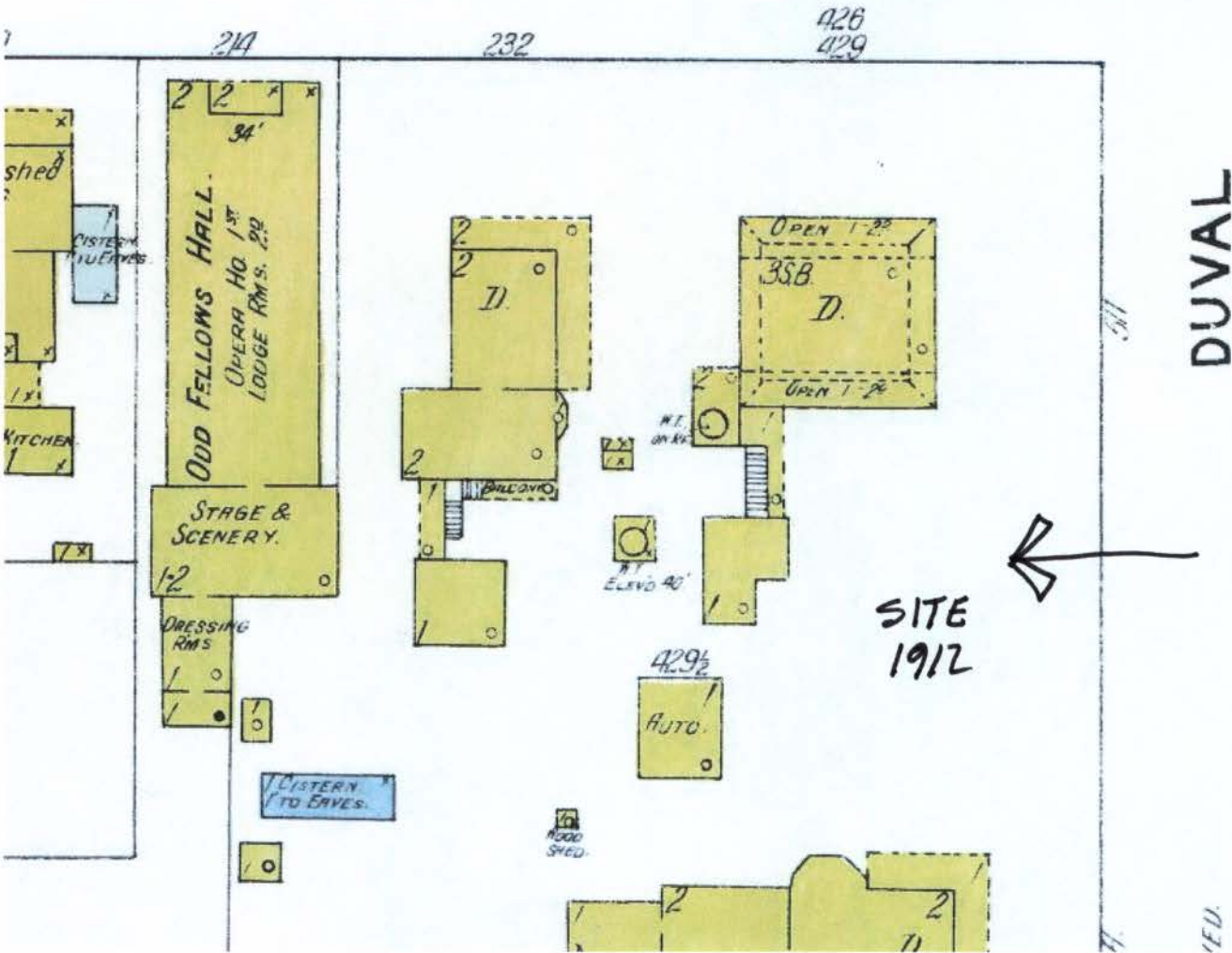


1899



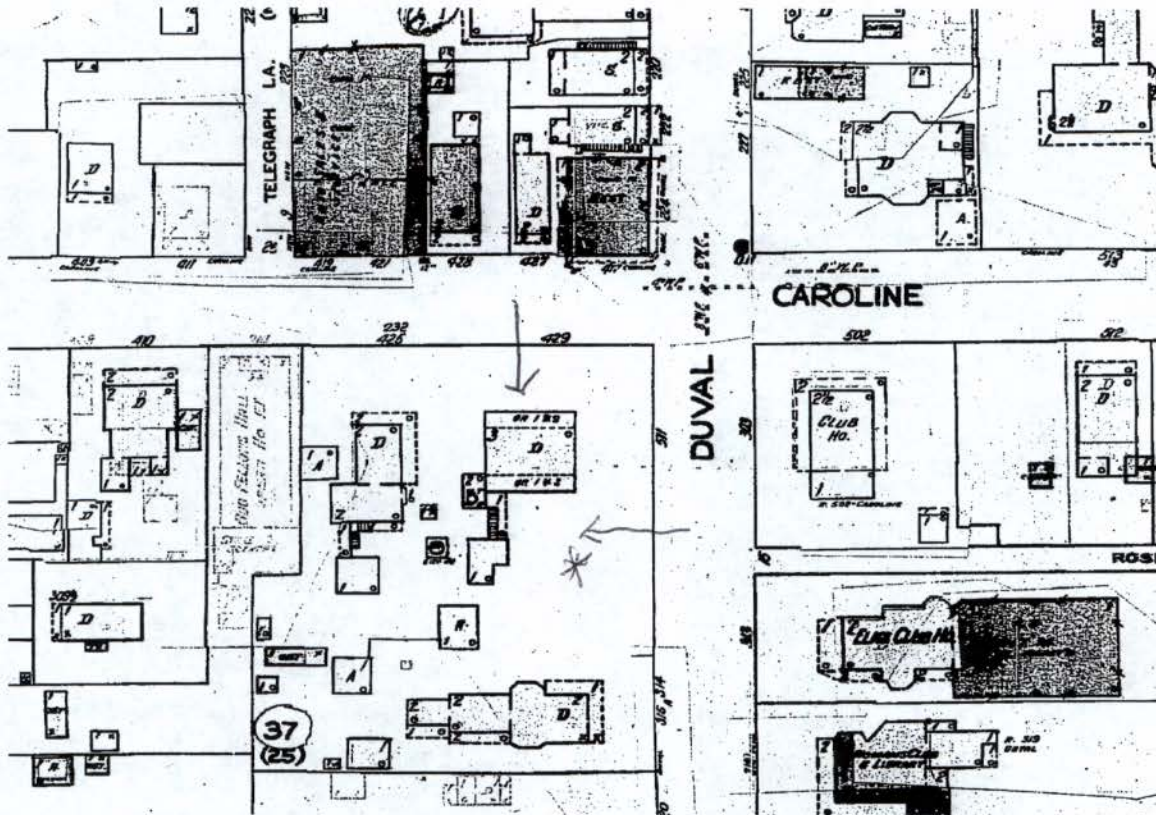


CAROLINE

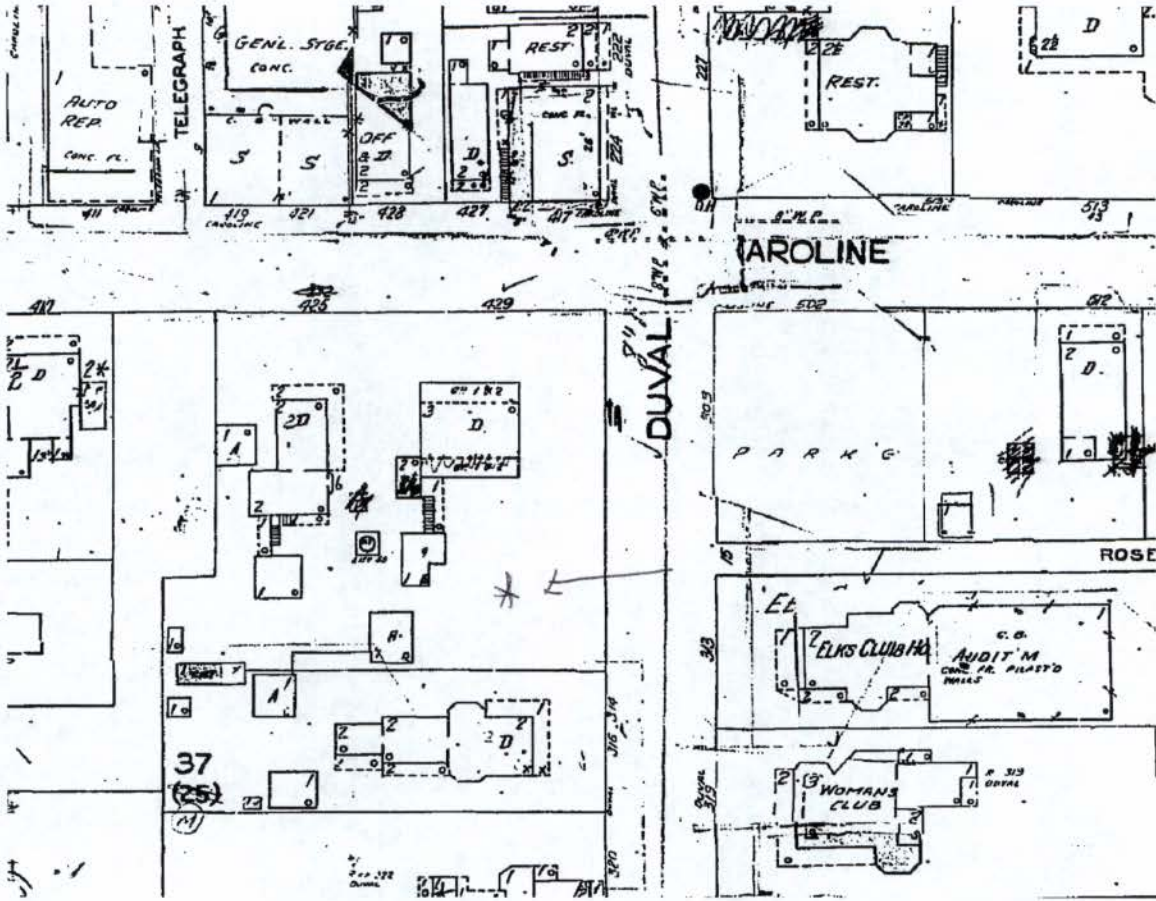


1912





#310 Duval Street- #429 Caroline Street Sanborn map 1948 copy

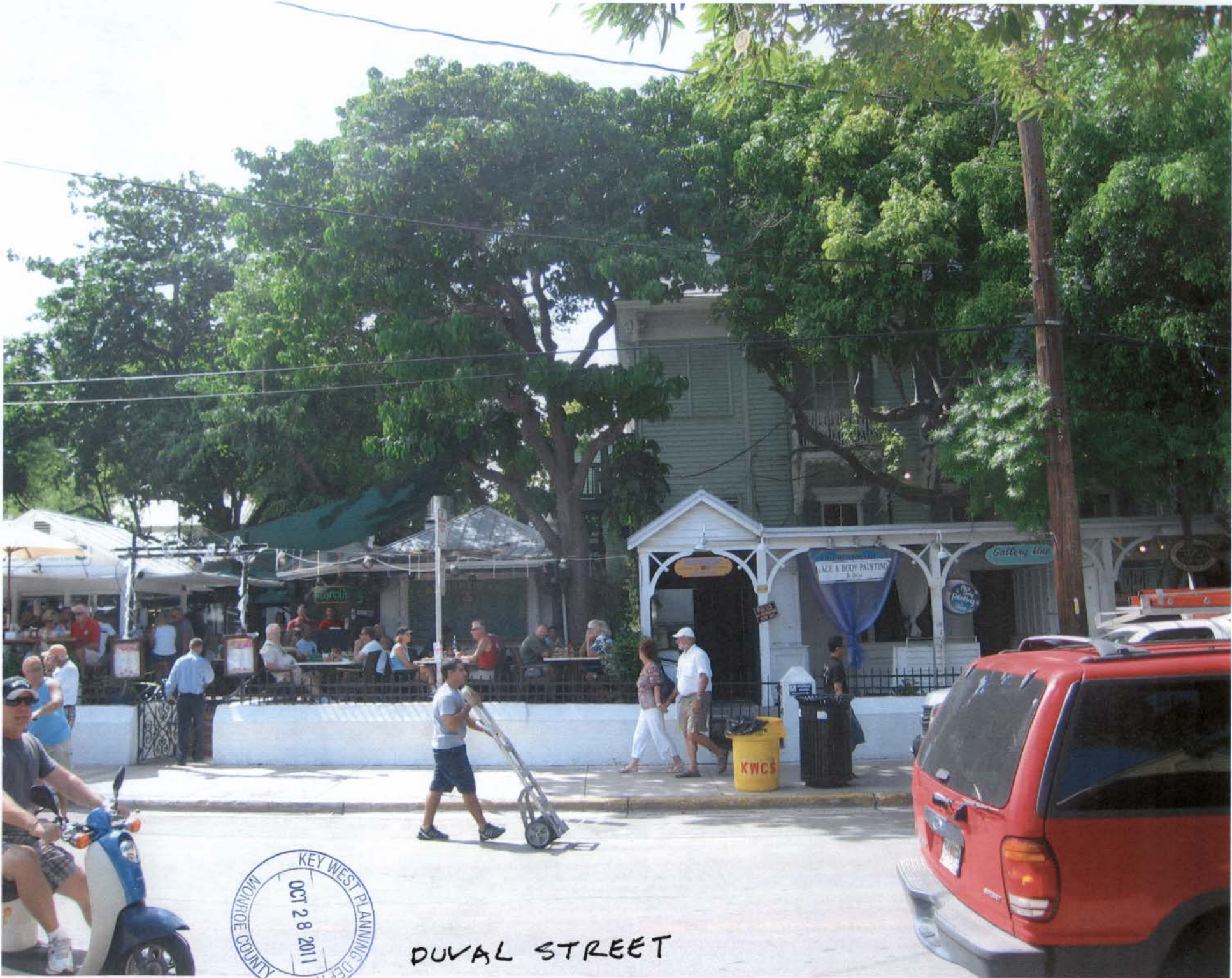


#310 Duval Street/ #429 Caroline Street Sanborn map 1962

Project Photos



Dr. J.Y. Porter house at the corner of Duval and Caroline Streets. Photo from the Monroe County Library Collection.



KEY WEST PLANNING DEPT.
OCT 28 2011
MONROE COUNTY

DUVAL STREET



KEY WEST PLANNING DEPT.
OCT 28 2011
MONROE COUNTY

DUVAL STREET



PLANNING DEPT.
OCT 28 2011
DUVAL COUNTY

DUVAL STREET



EXISTING BAR BUILDING



KEY WEST PLANNING DEPT.
OCT 28 2011
MONROE COUNTY



EXISTING RETAIL BUILDING



KEY WEST PLANNING DEPT.
OCT 28 2011
COUNTY



EXISTING REAR RETAIL BUILDING W/UNIT ABOVE



SIDE VIEW OF BUILDING ABOVE
WITH EXISTING STAIR TO UNIT ABOVE





EXISTING DINING BUILDING TO REMAIN



BACK OF BUILDING + LOCATION OF NEW KITCHEN ADDITION





REMOVE STORAGE STRUCTURES





EXISTING KITCHEN BUILDING TO BE OPENED UP FOR COVERED DINING SPACE



EXISTING PLYWOOD ADDITION TO NEAR OF EXISTING KITCHEN BUILDING TO BE REMOVED



EXISTING KITCHEN BUILDING - SIDE VIEW



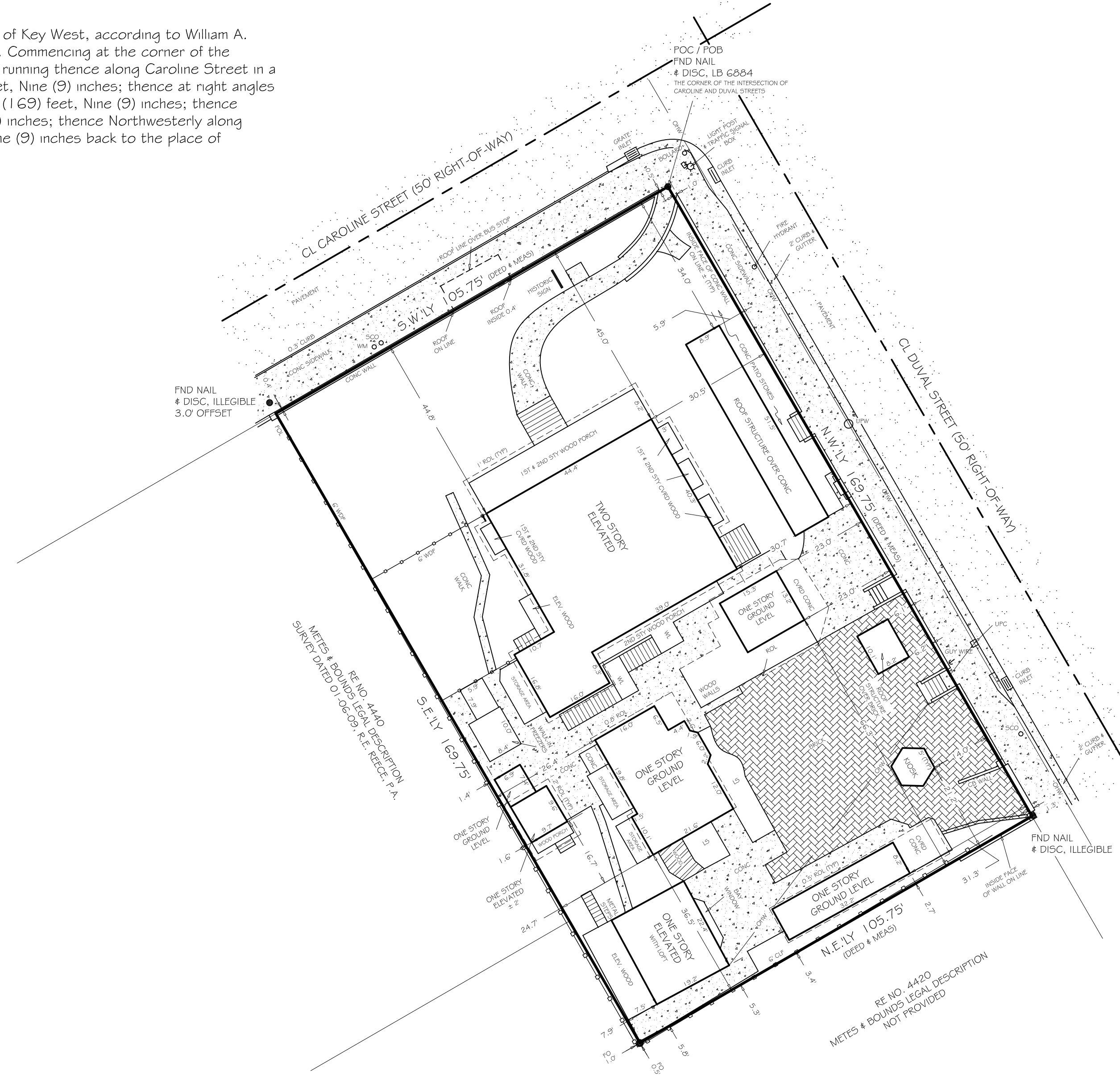
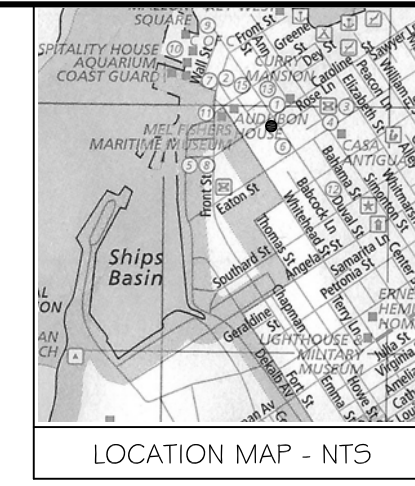
REAR VIEW



Survey

LEGAL DESCRIPTION:

Part of Lot Two (2), Square Twenty-Five (25), Island of Key West, according to William A. Whitehead's Map delineated in February, A.D. 1829. Commencing at the corner of the intersection of Caroline Street and Duval Street and running thence along Caroline Street in a Southwesterly direction One Hundred Five (105) feet, Nine (9) inches; thence at right angles in a Southeasterly direction One Hundred Sixty-Nine (169) feet, Nine (9) inches; thence Northeasterly One Hundred Five (105) feet, Nine (9) inches; thence Northwesterly along Duval Street One Hundred Sixty-Nine (169) feet, Nine (9) inches back to the place of beginning.



SCALE: 1" = 20'
BEARING BASE:
DERIVED FROM LEGAL DESCRIPTION
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED
ADDRESS:
429 CAROLINE STREET
KEY WEST, FL 33040

LEGAL DESCRIPTION -
SEE ABOVE

CERTIFIED TO -
SUZANNE CAMPBELL

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

Table with survey metadata including scale (1"=20'), date (1/21/2009), revision (1), and sheet number (1 of 1).

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G (F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE D HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9; SUBPARAGRAPH 1 (B) (SHORTCUTS), 1 (B)(3)(ENCROACHMENTS), & 1 (B)(4)(EASEMENTS), SCHEDULE "B" IF HAS NOT BEEN PROVIDED.

R.E. REECE, P.A. PROFESSIONAL SURVEYOR AND MAPPER. 30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043. OFFICE (305) 872 - 1348. FAX (305) 872 - 5622.

MAP OF BOUNDARY SURVEY PART OF LOT 2, SQUARE 25 WILLIAM A. WHITEHEAD'S MAP ON THE ISLAND OF KEY WEST

Legend table defining abbreviations used on the map, such as BFP (BACKFLOW PREVENTER), BSW (BLIND WALL), CL (CENTERLINE), etc.

NOT VALID WITHOUT THE SIGNATURE AND THE BASED SEAL OF A FLORIDA SURVEYOR AND MAPPER

Site Plans

SITE -DATA

SITE AREA: 17,951 S.F. (0.41 ACRES)
LAND USE : HRCC-1
FLOOD ZONE: A E +EL 6.0'
SETBACKS (BUILDINGS):

FRONT SETBACK:
REQUIRED = 0.0'
EXISTING = 36'-10"
PROPOSED= 36'-10"

STREET SIDE SETBACK:
REQUIRED = 0.0'
EXISTING = 5'-10"
PROPOSED= 5'-10"

SIDE SETBACK:
REQUIRED = 2.5'
EXISTING = 0'-3"
PROPOSED= 0'-3"

REAR SETBACK:
REQUIRED = 10.0'
EXISTING = 2'-0"
PROPOSED= 2'-0"

HEIGHT:

REQUIRED: 35'-0"
EXISTING: _____
PROPOSED: _____

FLOOR AREA RATIO (F.A.R.):

ALLOWABLE: 1.0 MAX. (17,951 S.F.)
EXISTING: 0.60 (10,823 S.F.)
PROPOSED: 0.60 (10,836 S.F.)

LOT COVERAGE AREA:

ALLOWABLE: 8,976 S.F. (50% MAX.)
EXISTING: 6,386 S.F. (35.6%)
PROPOSED: 6,399 S.F. (35.6%)

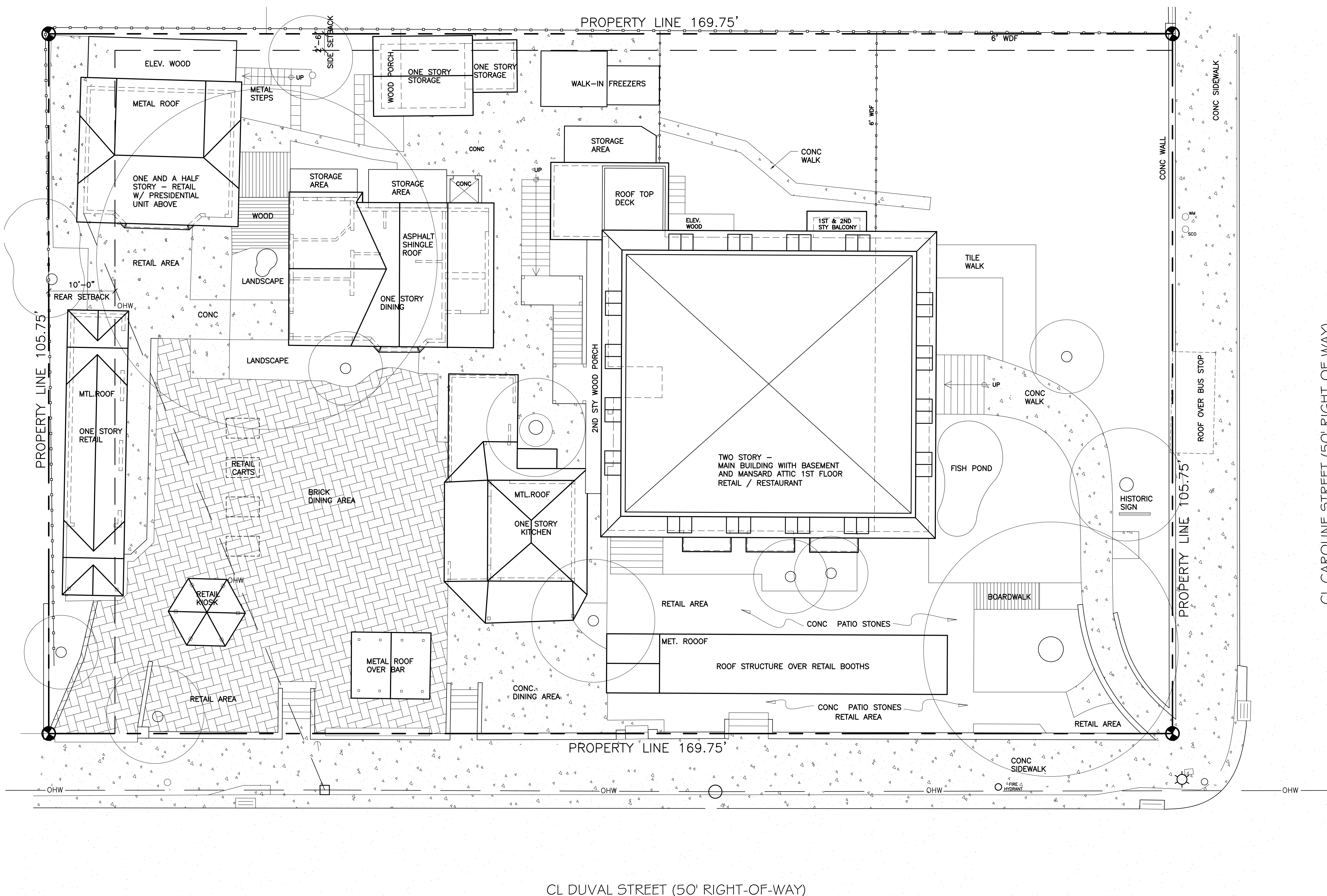
IMPERVIOUS AREA:

ALLOWABLE: 12,566 S.F. (70% MAX.)
EXISTING: 13,201 S.F. (73.5%)
PROPOSED: 13,044 S.F. (72.7%)

LANDSCAPE AREA:

REQUIRED: 3,590 S.F. (20.0%)
EXISTING: 4,750 S.F. (26.5%)
PROPOSED: 4,907 S.F. (27.3%)

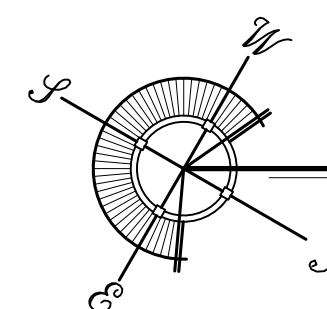
PARKING : IN PARKING WAIVER ZONE

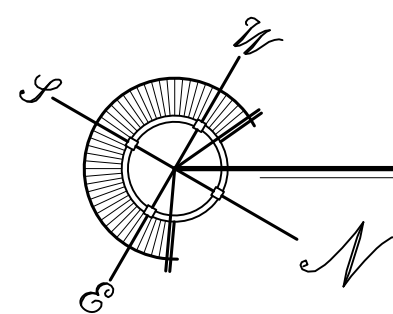
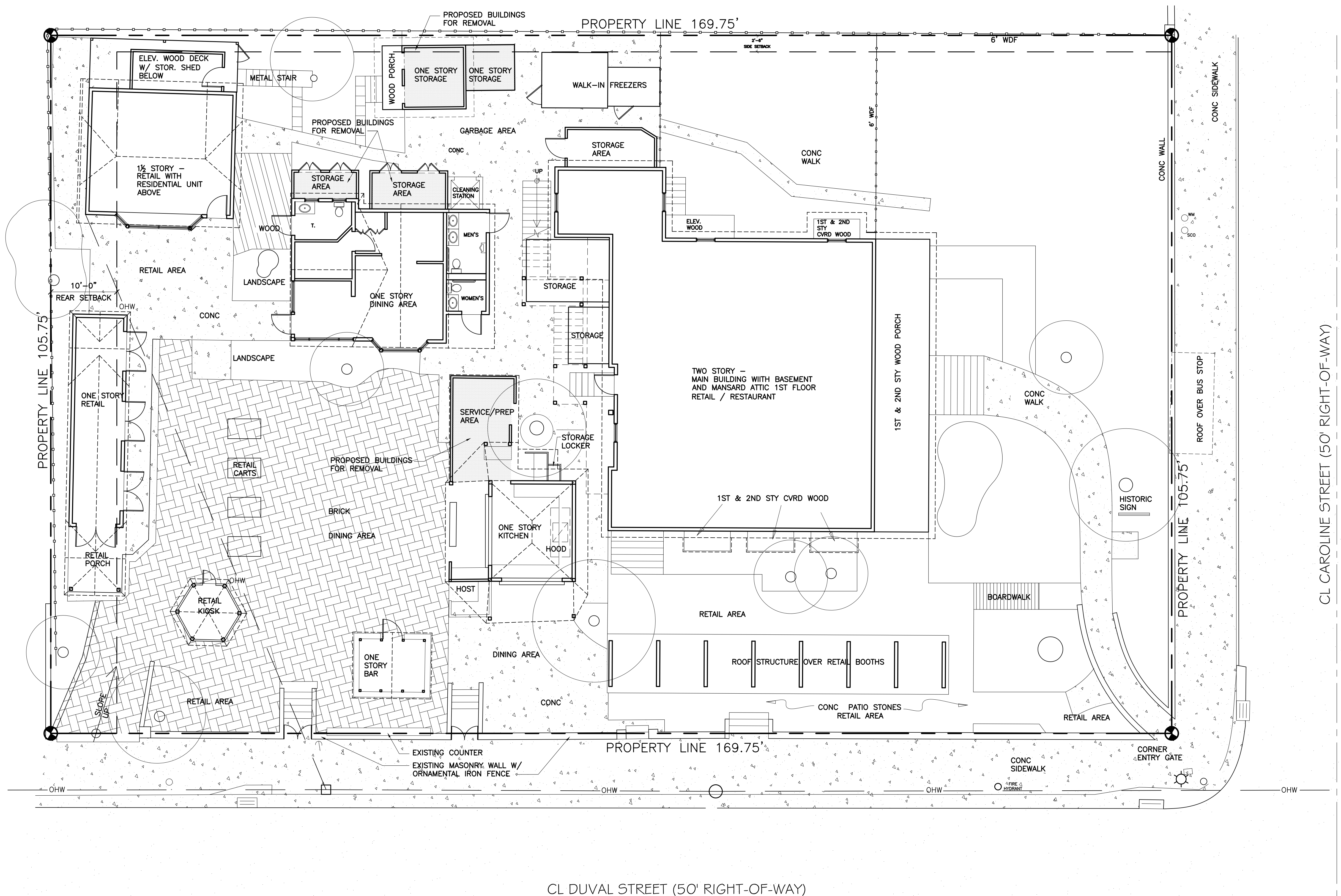


EXISTING SITE PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY
BY R.E. REECE, P.A. ON 12-16-09.

SCALE: 1/8"=1'-0"

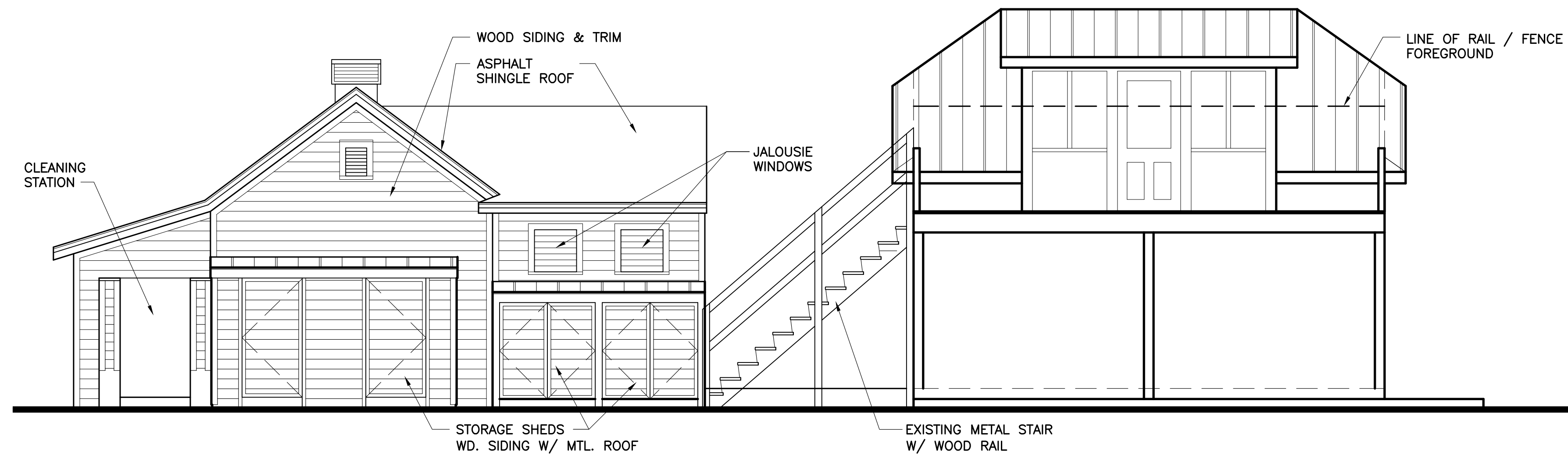




EXISTING 1ST. FL. PLAN

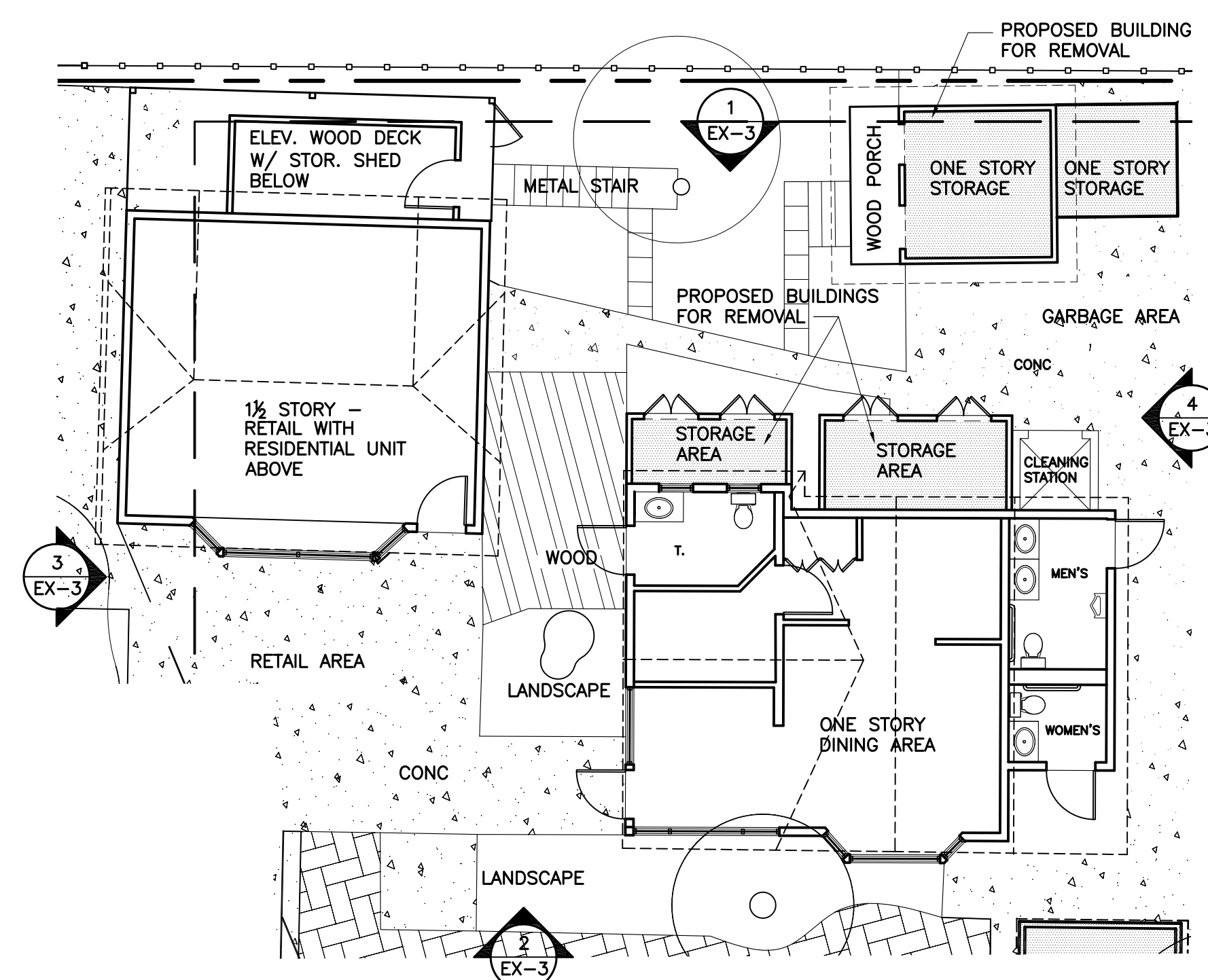
ALL SITE INFORMATION OBTAINED FROM SURVEY
BY R.E. REECE, P.A. ON 12-16-09.

SCALE: 1/8"=1'-0"



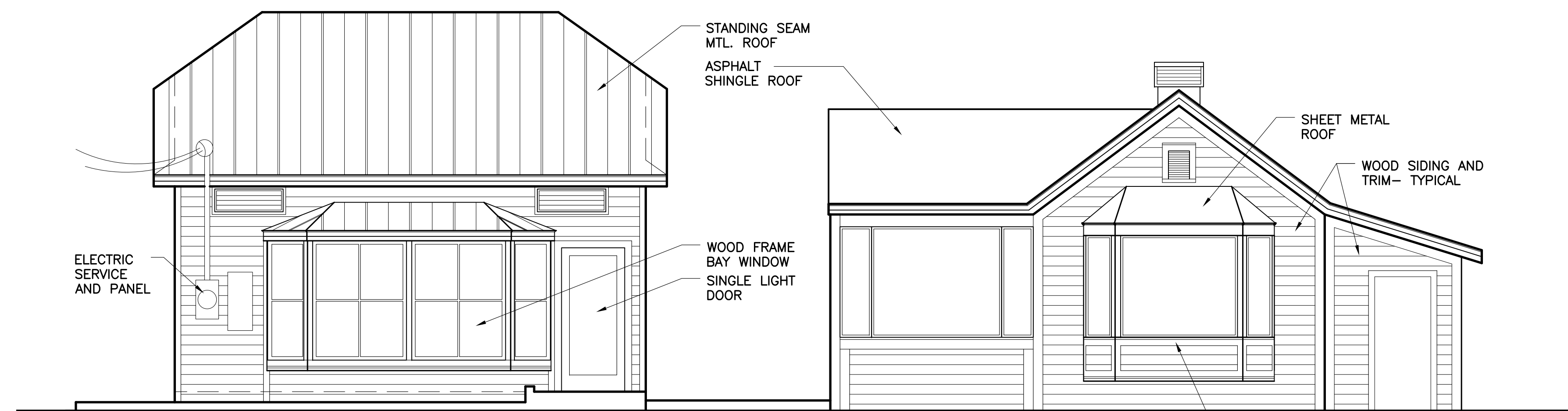
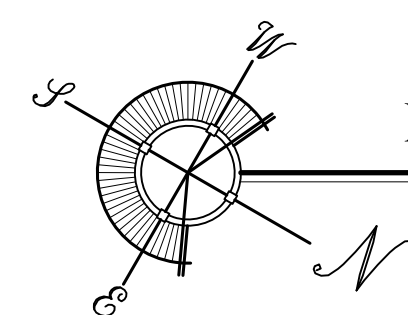
1 REAR ELEVATION
EX-3

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



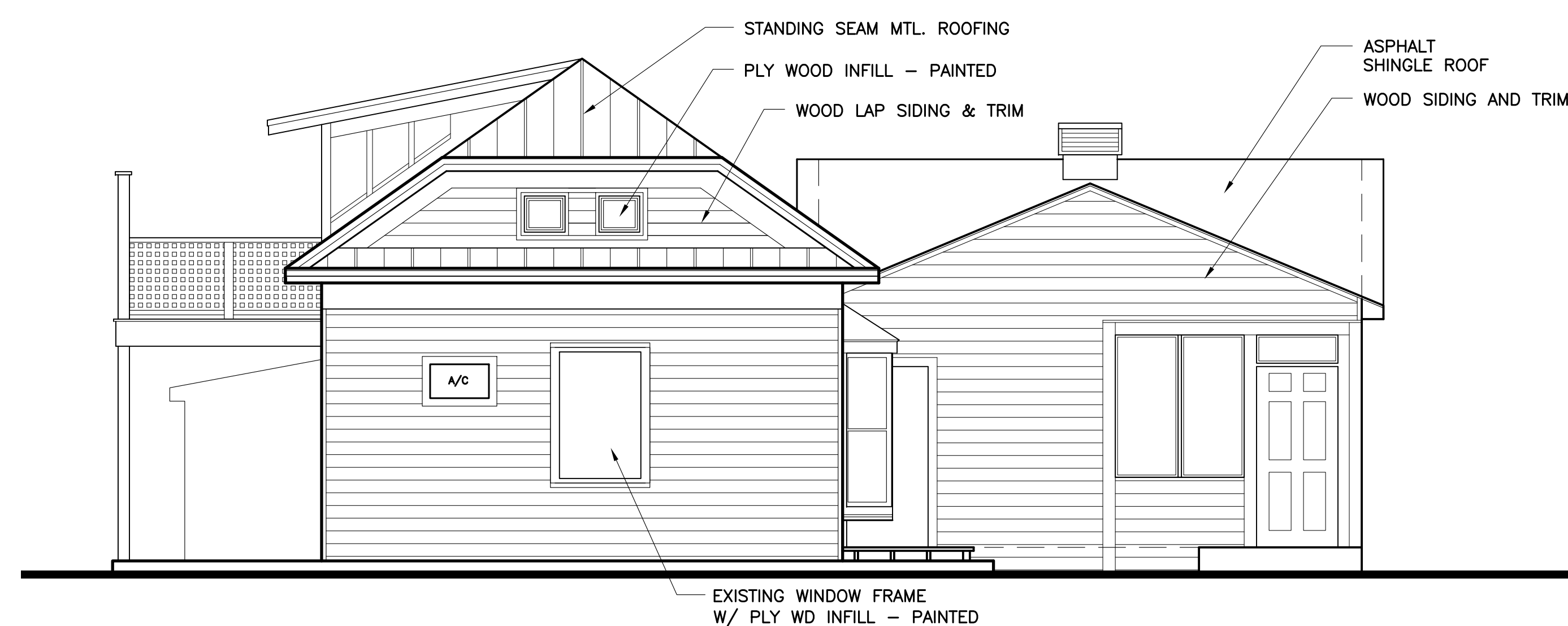
EXISTING CARRAIGE HOUSE & COTTAGE PLAN

SCALE: 1/8"=1'-0"



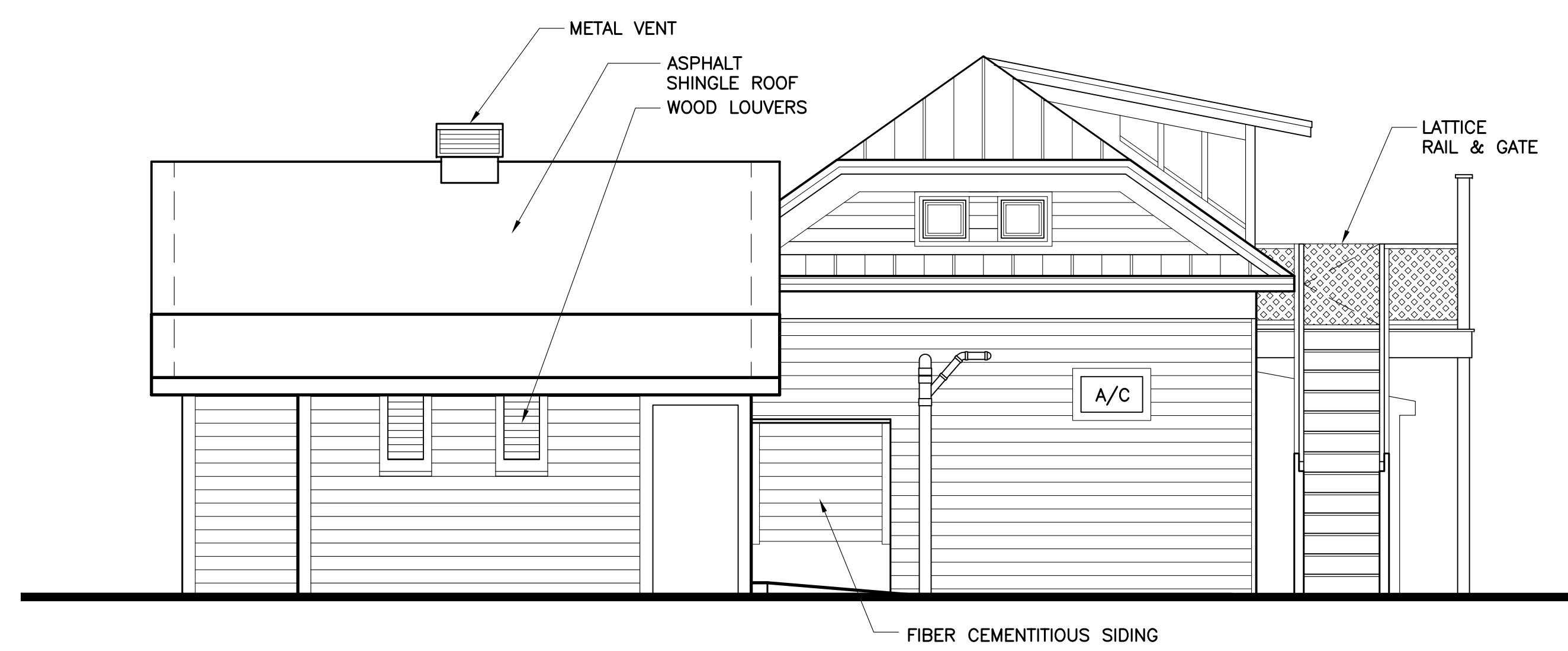
2 FRONT ELEVATION (DUVAL SIDE)
EX-3

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



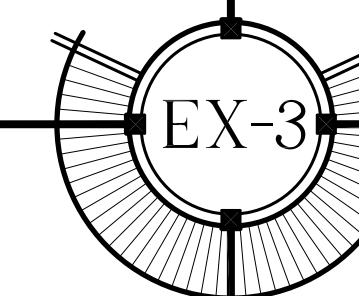
3 LEFT SIDE ELEVATION (SOUTHEAST)
EX-3

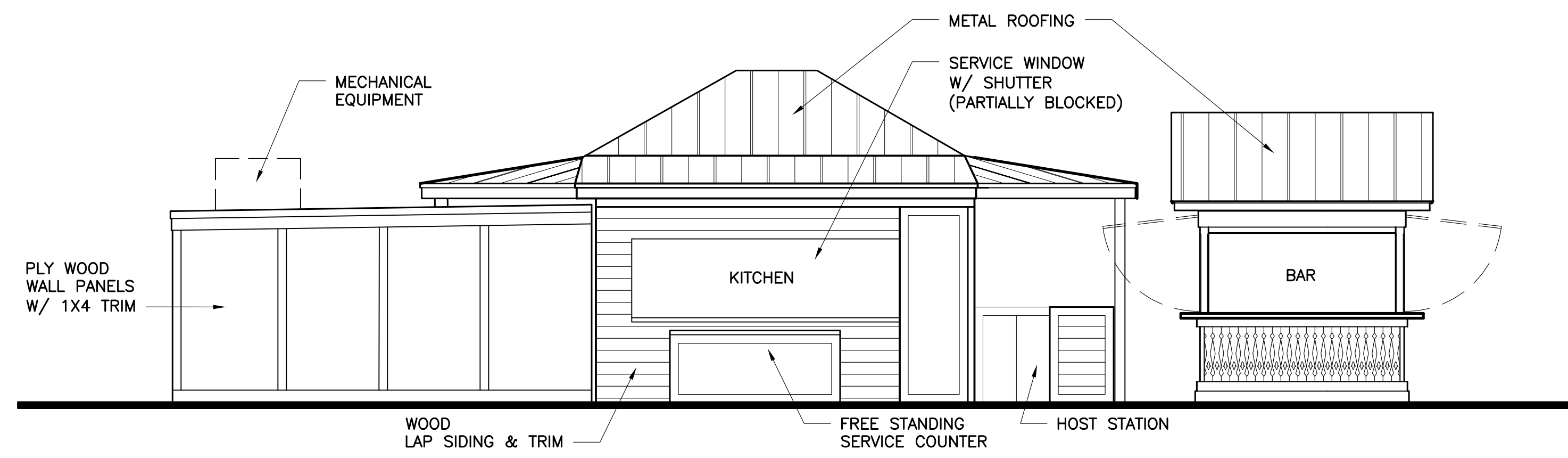
SCALE: 1/4"=1'-0"



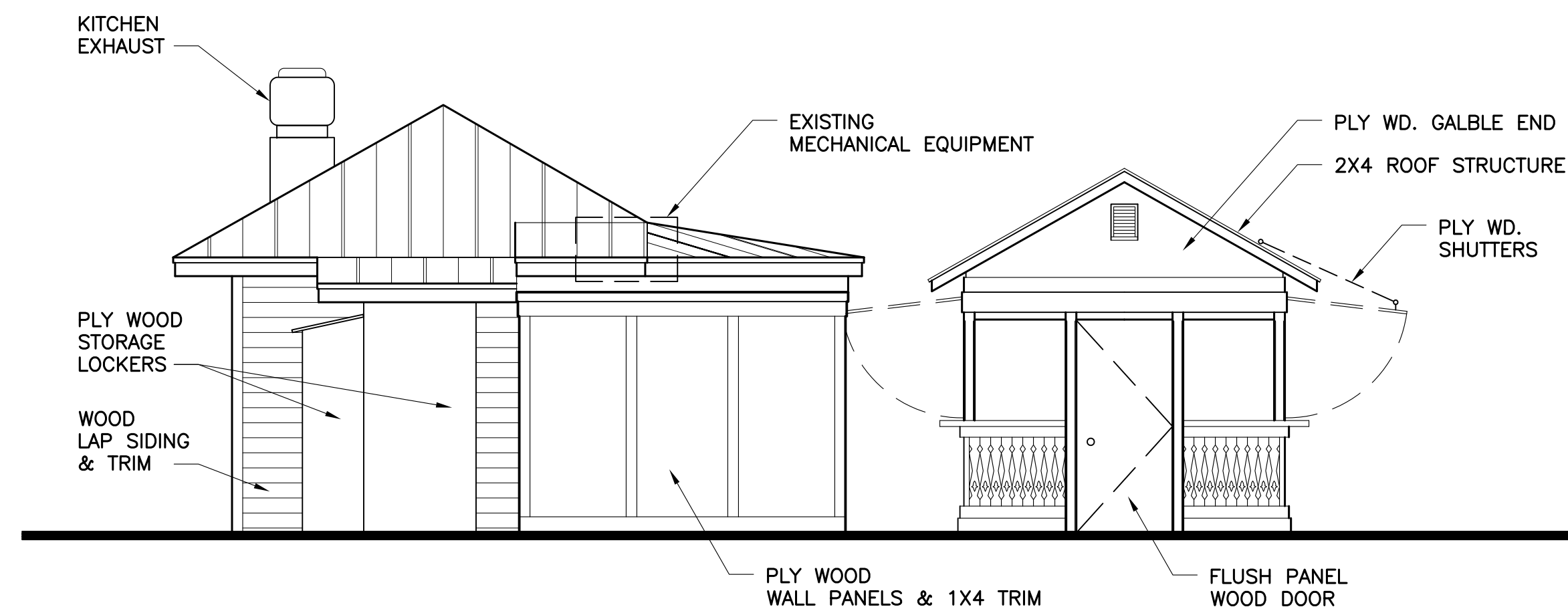
4 RIGHT SIDE ELEVATION (NORTHWEST)
EX-3

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

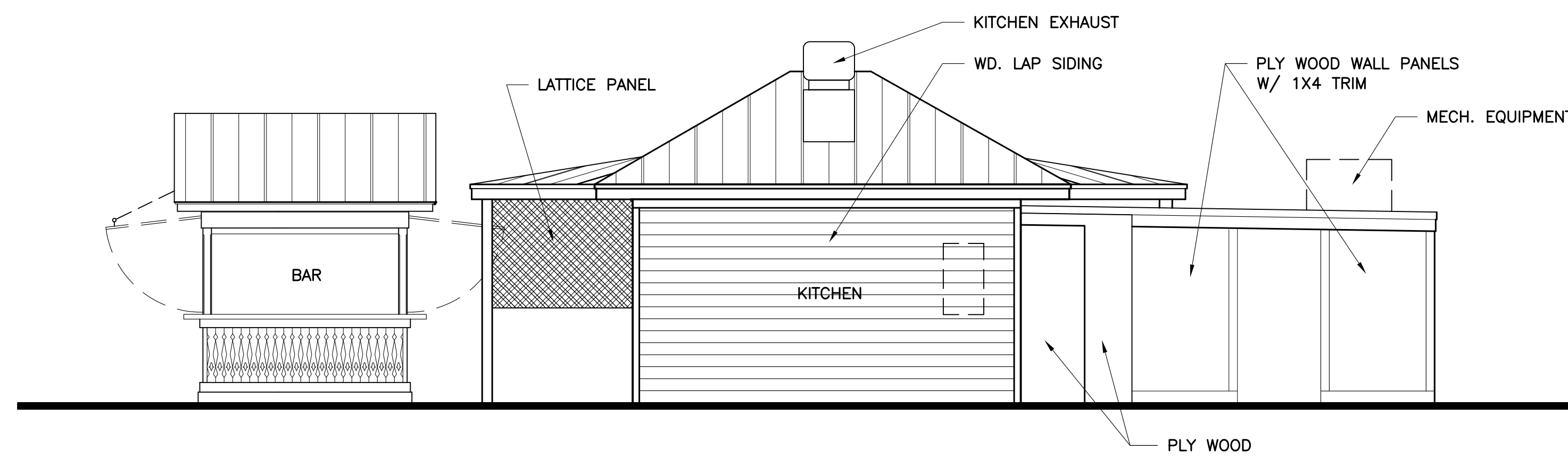




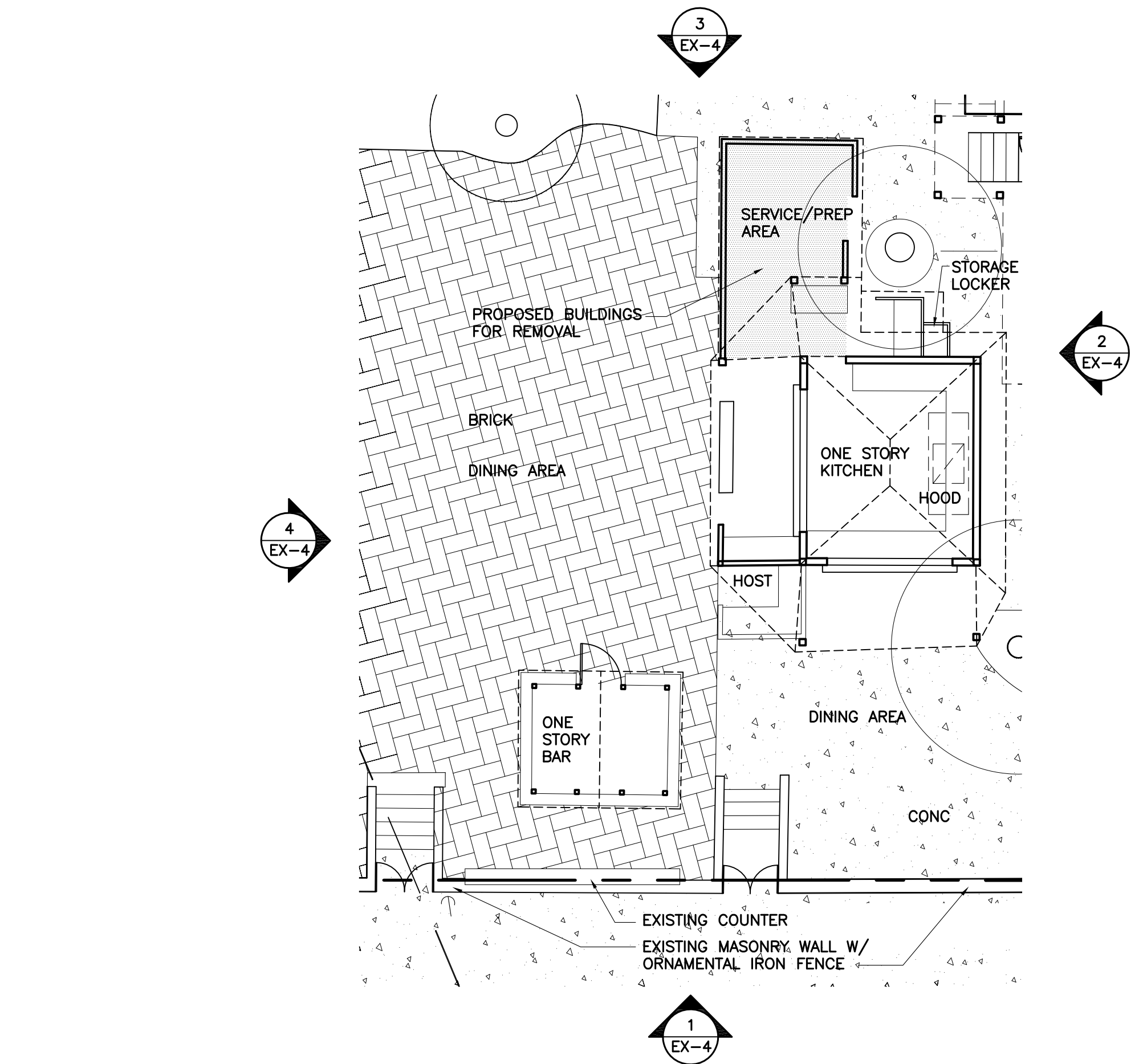
4 SIDE ELEVATION (SOUTHEAST)
EX-4 SCALE: 1/4"=1'-0"



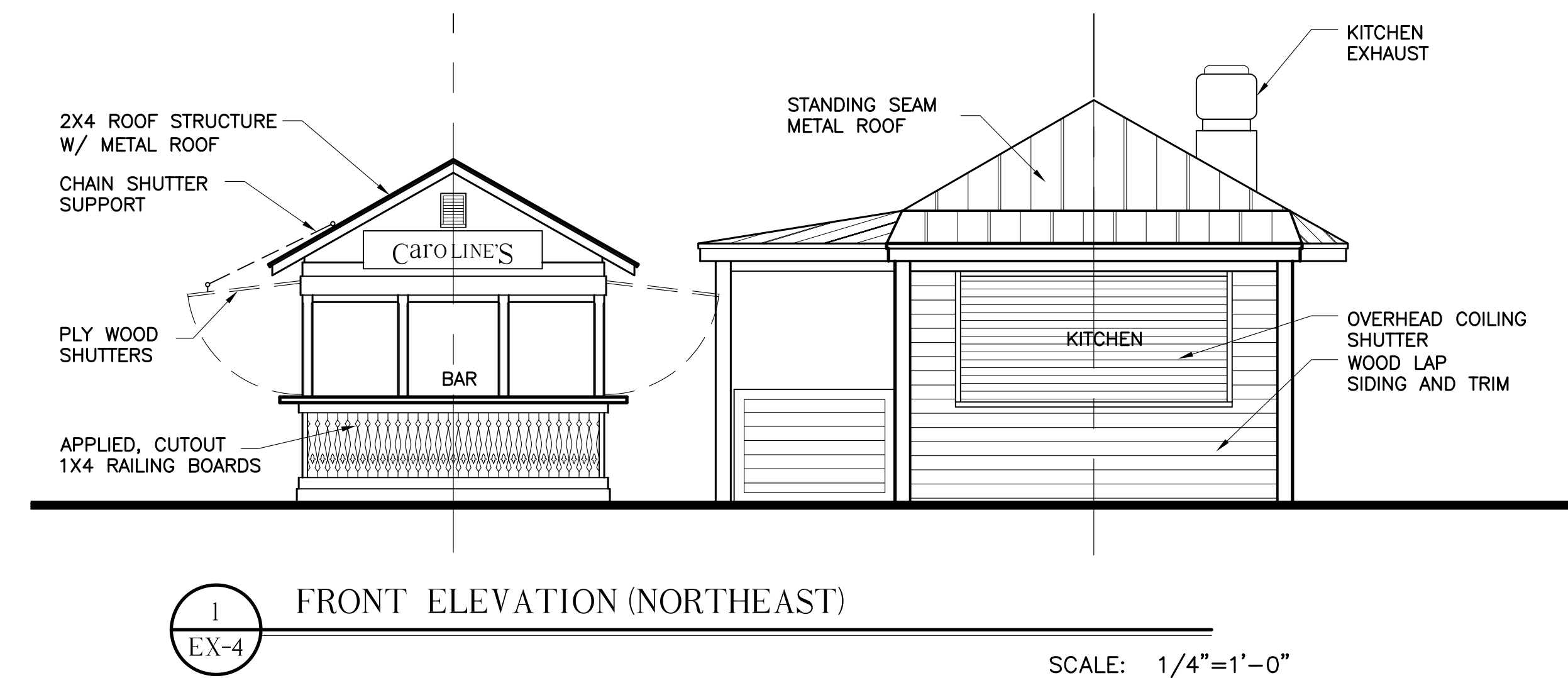
3 BACK ELEVATION (SOUTHWEST)
EX-4 SCALE: 1/4"=1'-0"



2 SIDE ELEVATION (NORTHWEST)
EX-4 SCALE: 1/4"=1'-0"



EXISTING KITCHEN AND BAR PLAN
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION (NORTHEAST)
EX-4 SCALE: 1/4"=1'-0"

SITE -DATA

SITE AREA: 17,951 S.F. (0.41 ACRES)
LAND USE : HRCC-1
FLOOD ZONE: A E +EL 6.0'
SETBACKS (BUILDINGS):

FRONT SETBACK:
REQUIRED = 0.0'
EXISTING = 36'-10"
PROPOSED= 36'-10"

STREET SIDE SETBACK:
REQUIRED = 0.0'
EXISTING = 5'-10"
PROPOSED= 5'-10"

SIDE SETBACK:
REQUIRED = 2.5'
EXISTING = 0'-3"
PROPOSED= 0'-3"

REAR SETBACK:
REQUIRED = 10.0'
EXISTING = 2'-0"
PROPOSED= 2'-0"

HEIGHT:

REQUIRED: 35'-0"
EXISTING: _____
PROPOSED: _____

FLOOR AREA RATIO (F.A.R.) :

ALLOWABLE: 1.0 MAX. (17,951 S.F.)
EXISTING: 0.60 (10,823 S.F.)
PROPOSED: 0.60 (10,836 S.F.)

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ALLOWABLE: 8,976 S.F. (50% MAX.)
EXISTING: 6,386 S.F. (35.6%)
PROPOSED: 6,399 S.F. (35.6%)

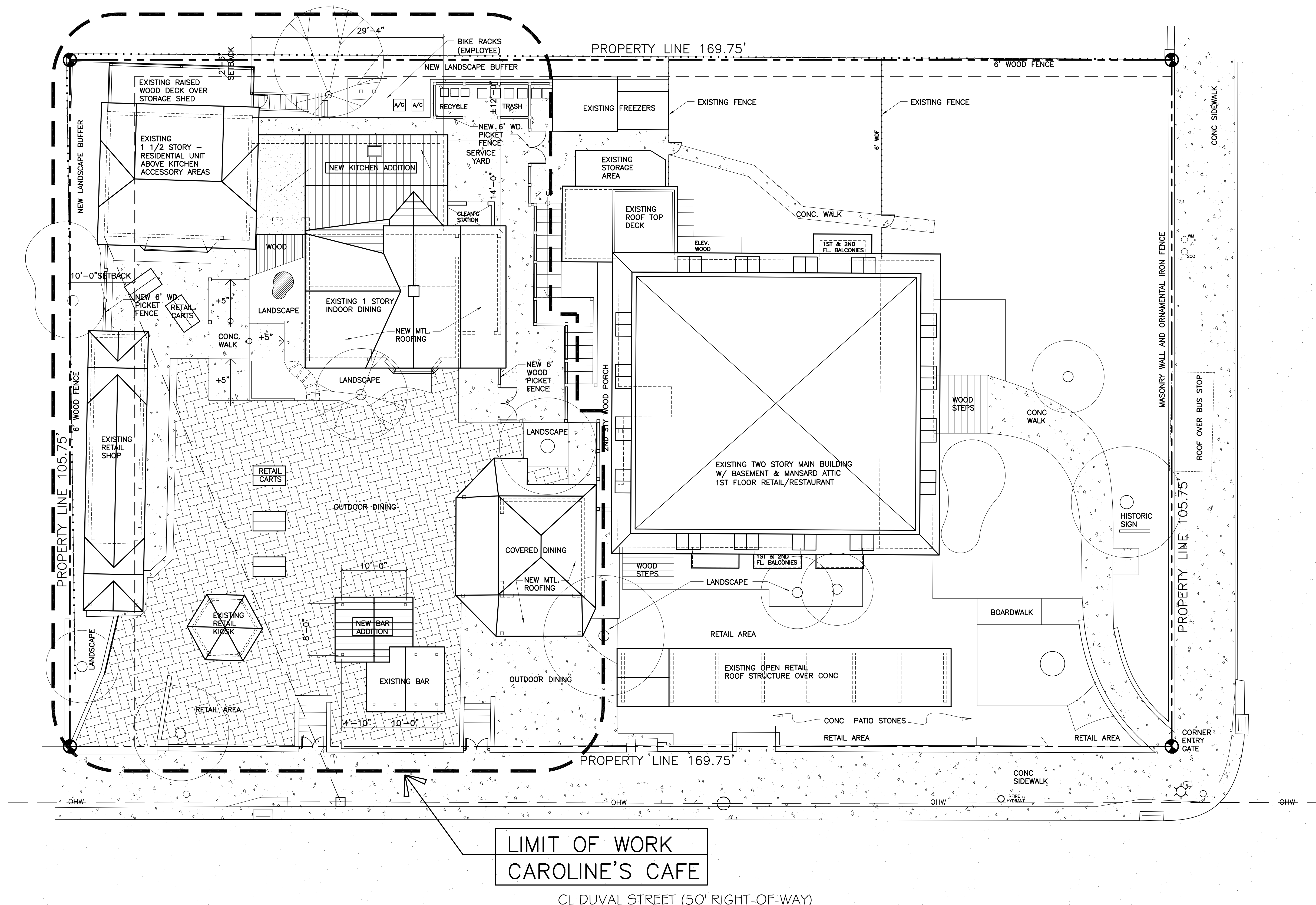
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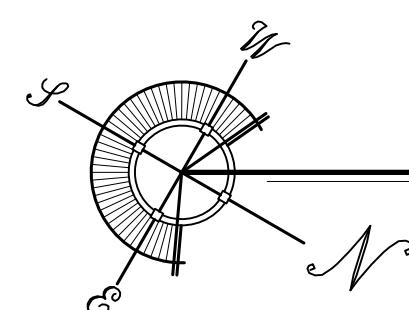
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PARKING : IN PARKING WAIVER ZONE



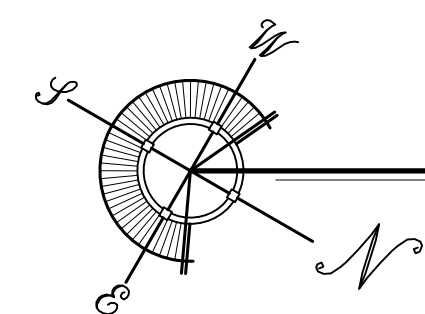
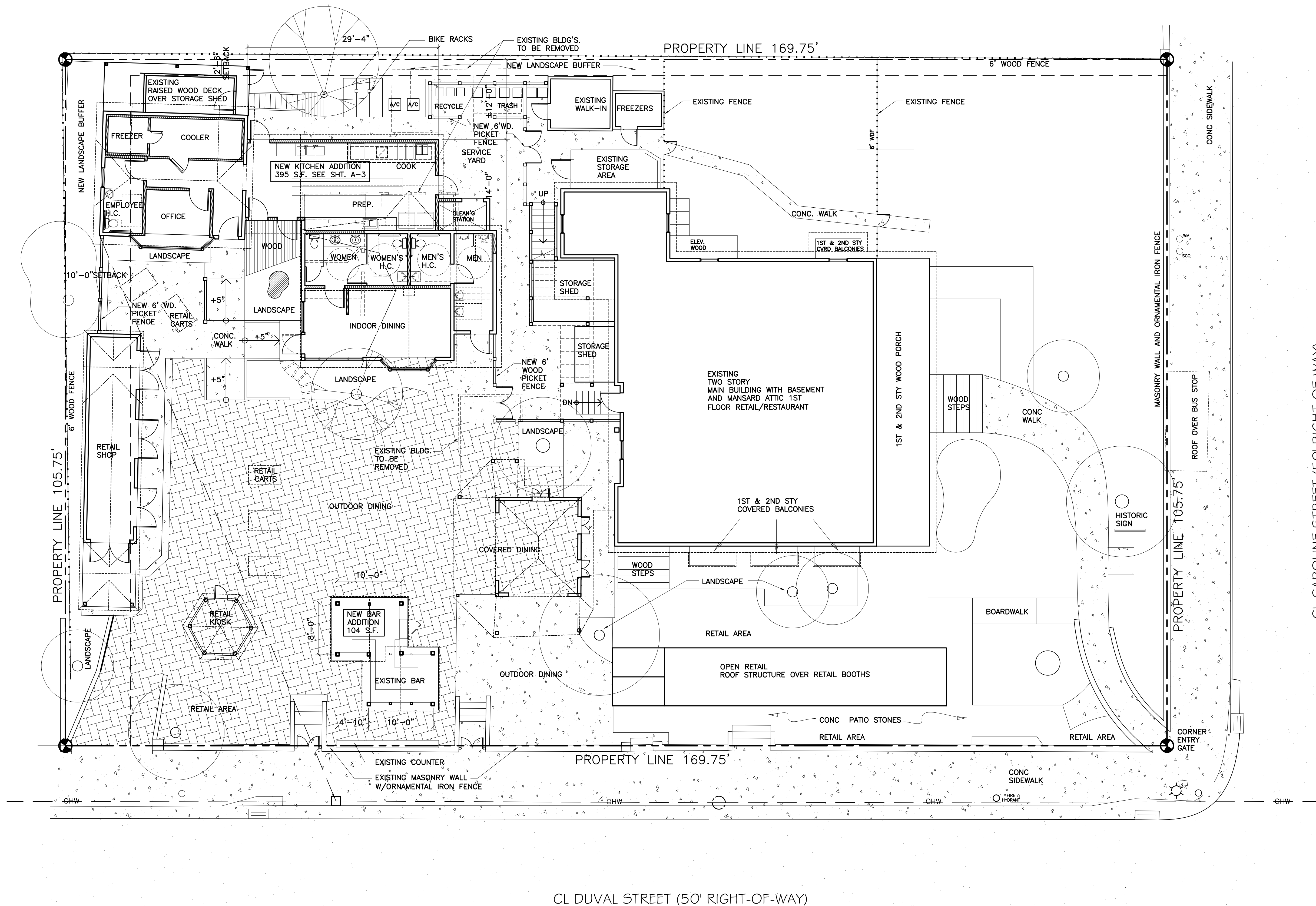
LIMIT OF WORK
CAROLINE'S CAFE

CL DUVAL STREET (50' RIGHT-OF-WAY)



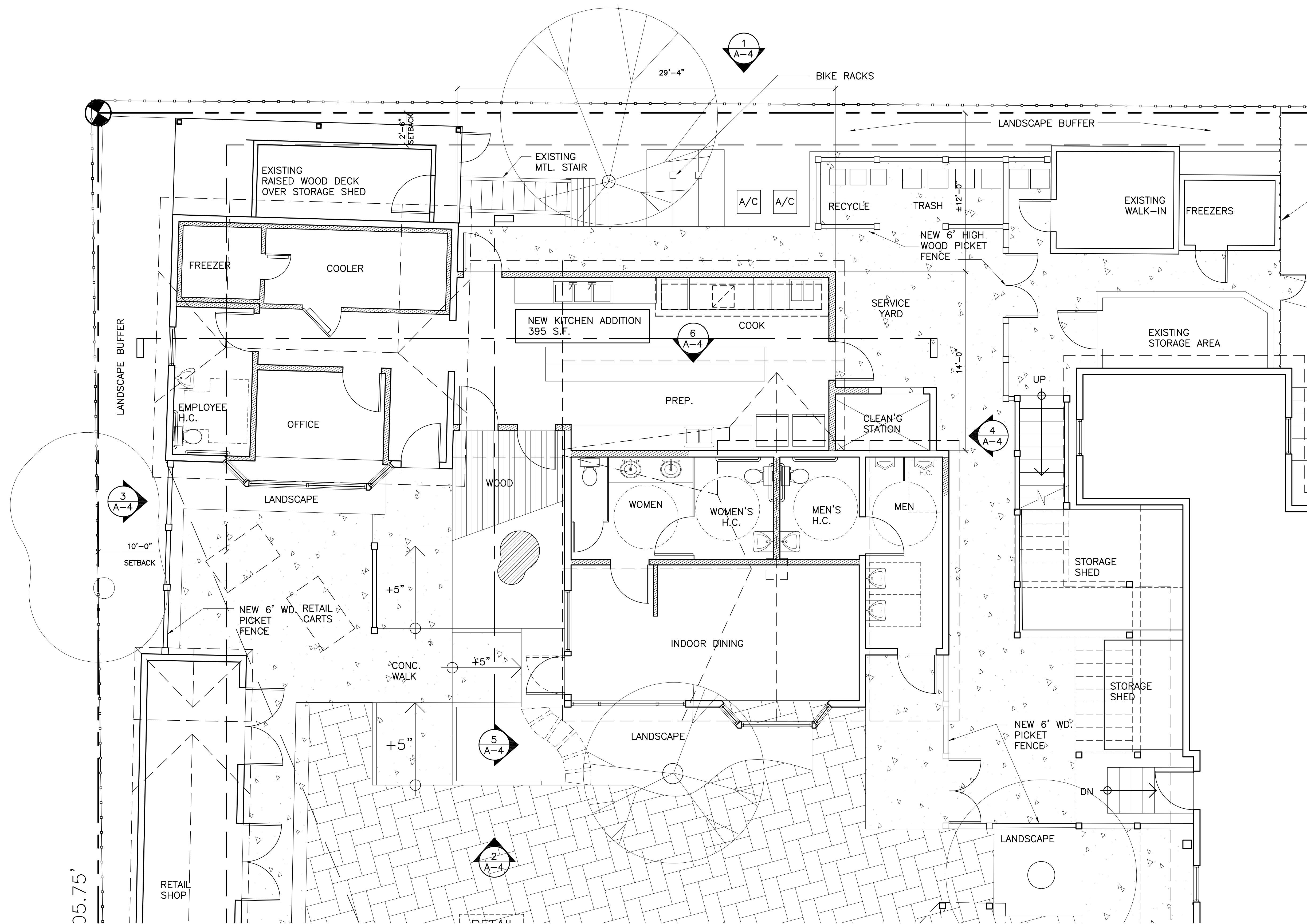
PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

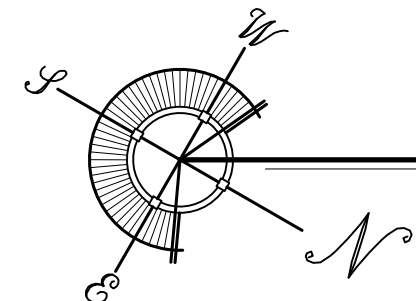


PROPOSED 1 ST FLOOR PLAN

SCALE: 1/8"=1'-0"

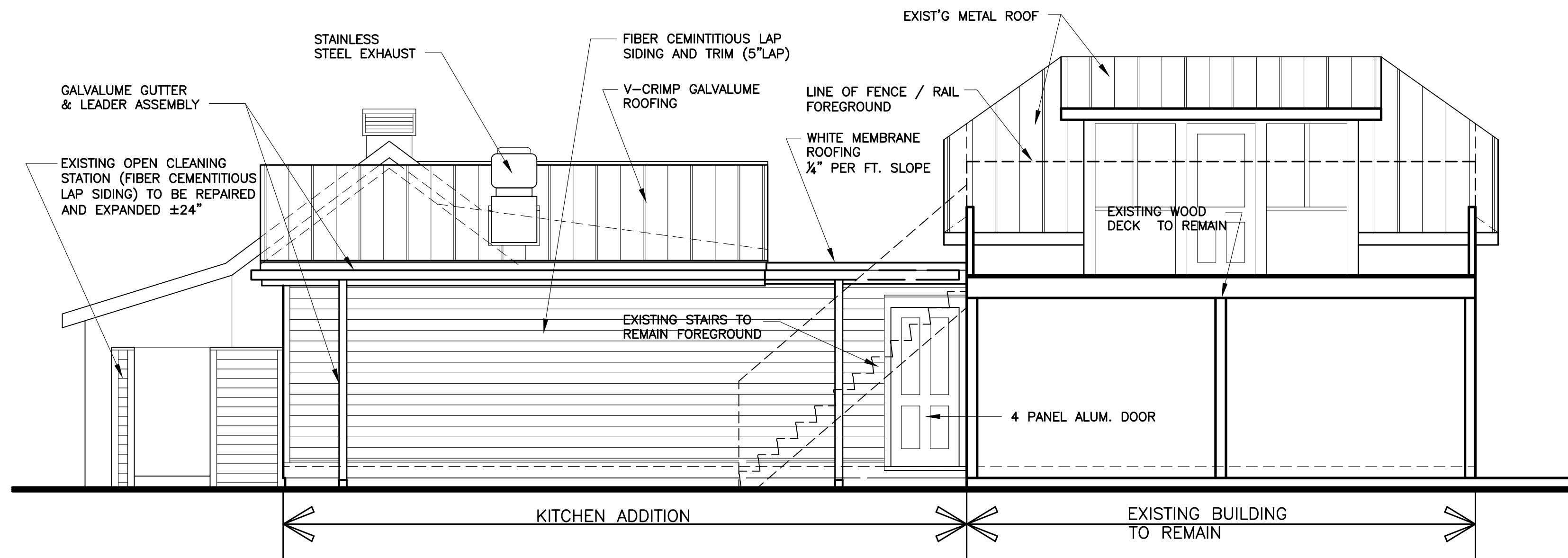


35.75'



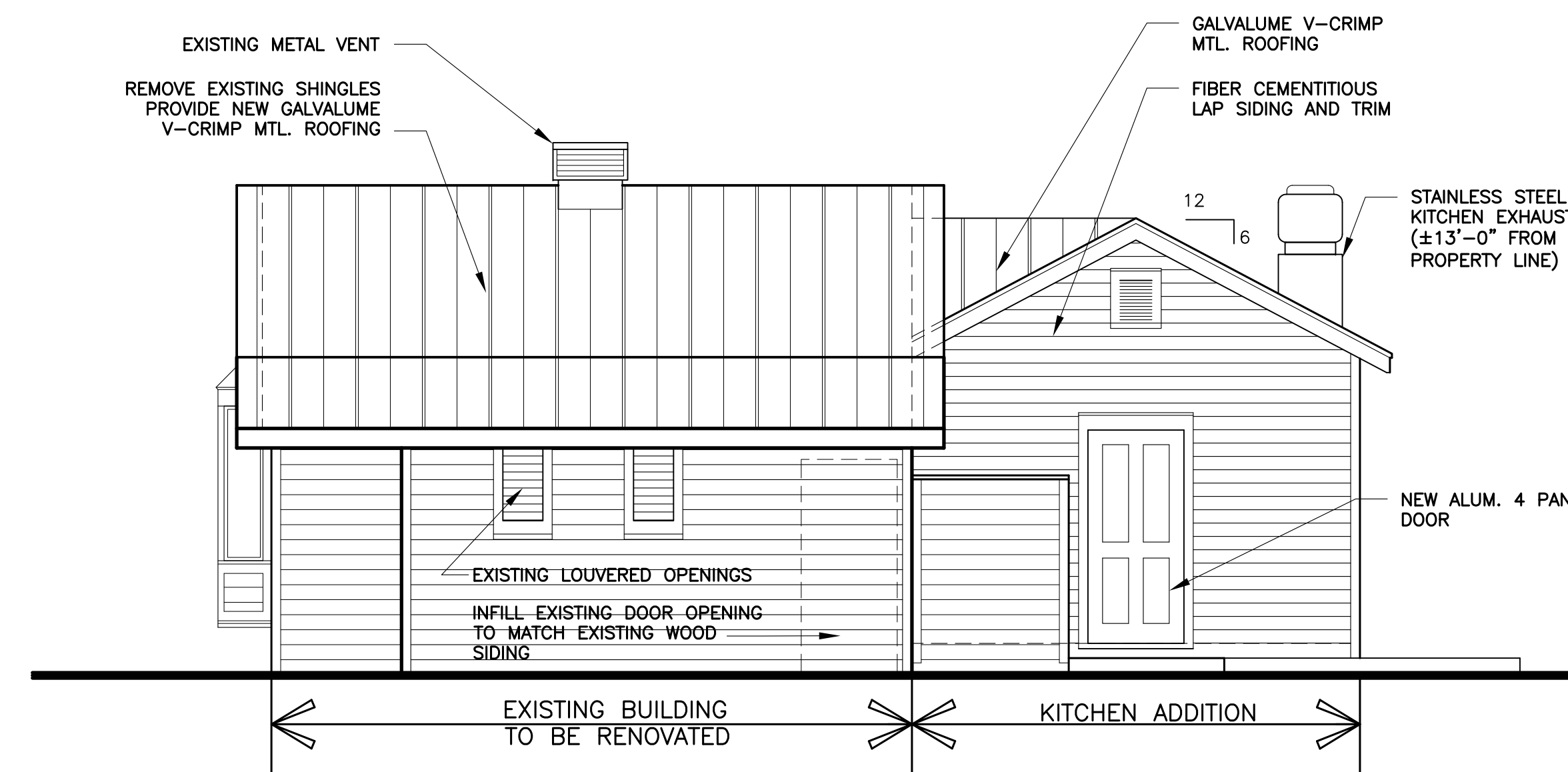
PROPOSED PARTIAL FLOOR PLAN - KITCHEN

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



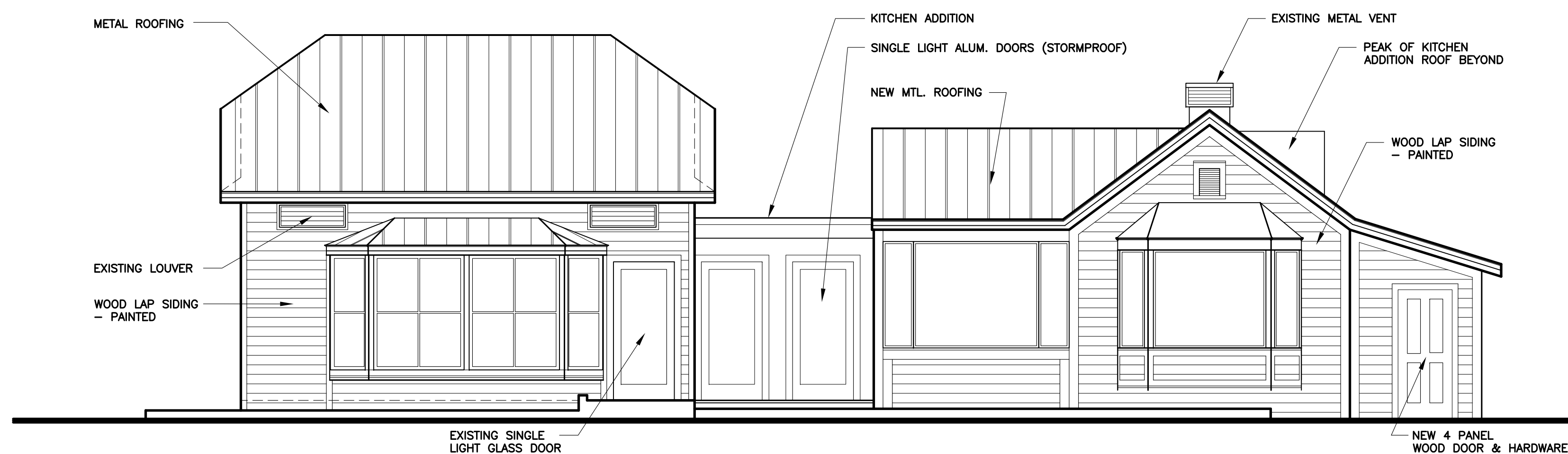
1
A-4
PROPOSED REAR ELEVATION

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



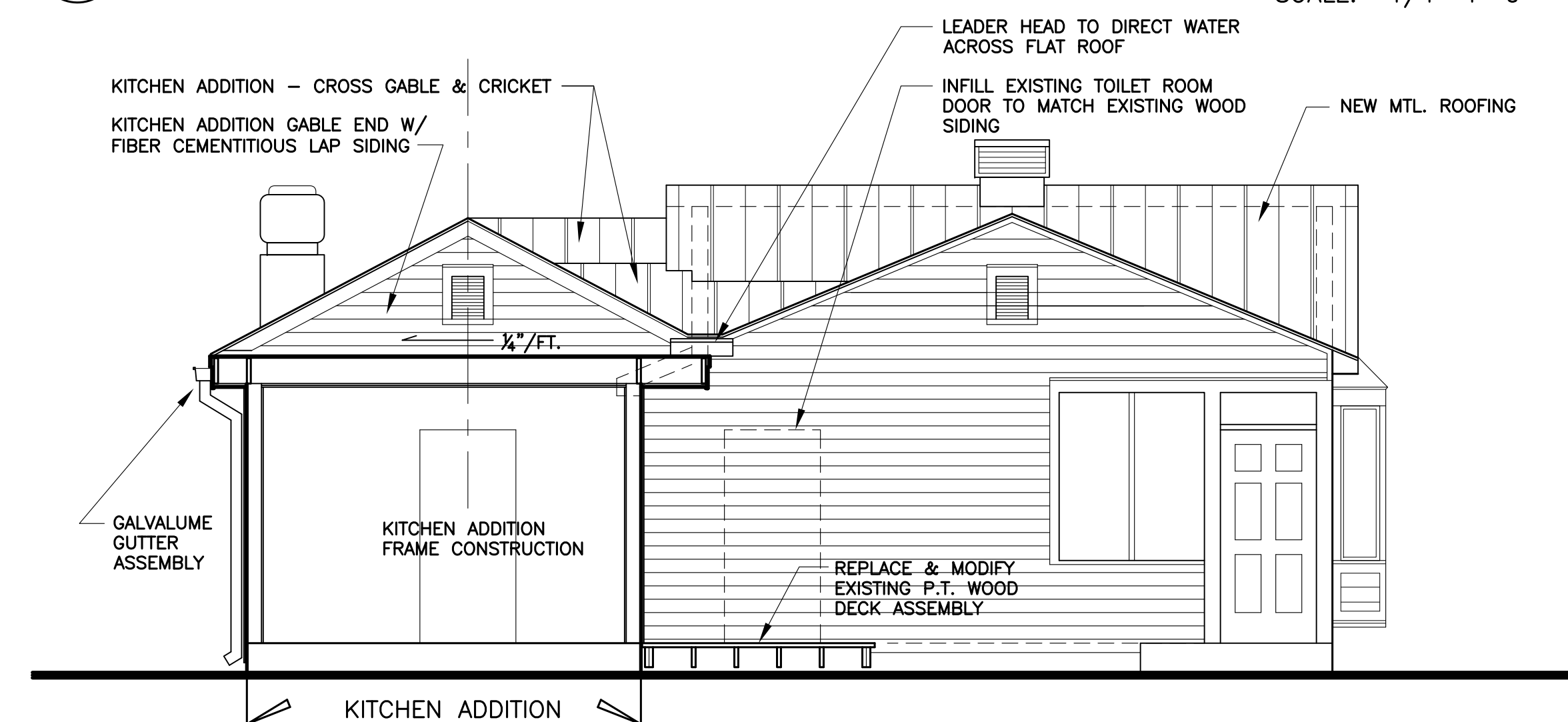
4
A-4
PROPOSED RIGHT SIDE ELEVATION (NORTHWEST)

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



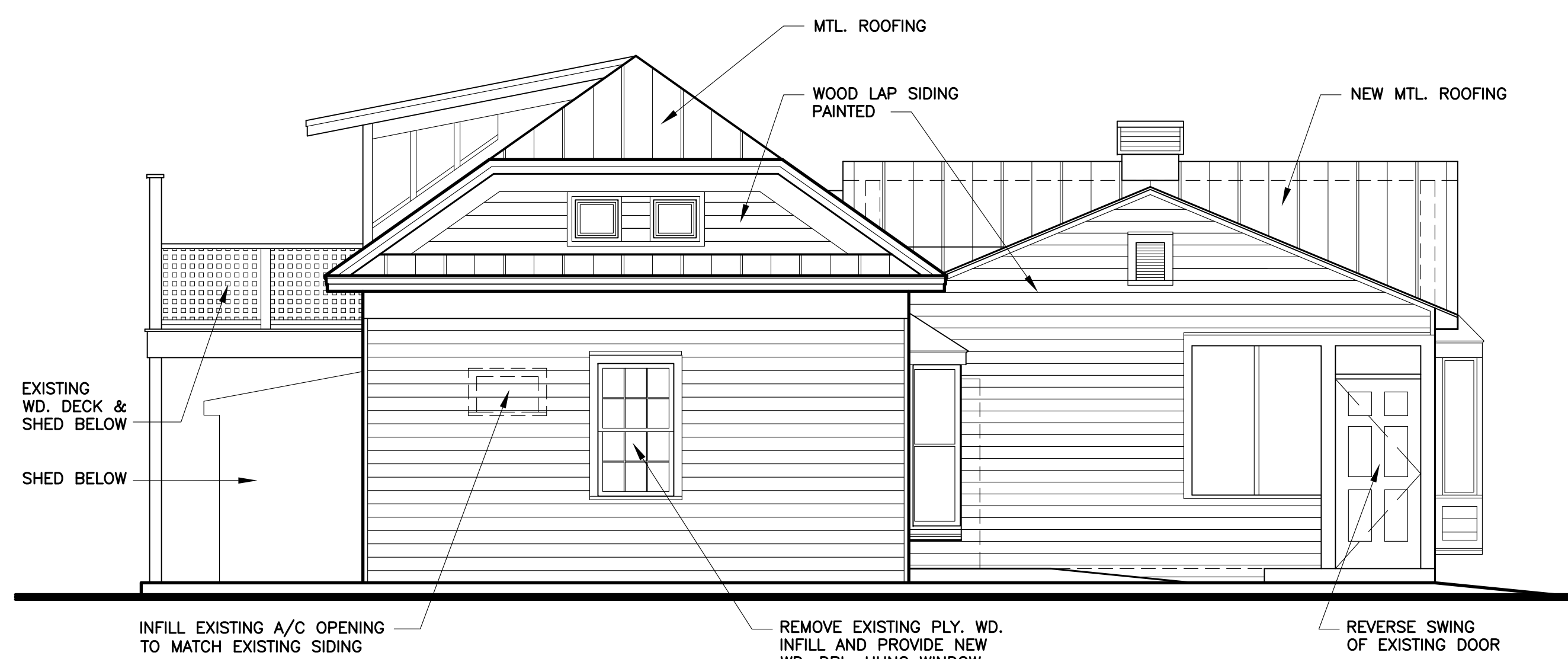
2
A-4
PROPOSED FRONT ELEVATION (DUVAL SIDE)

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



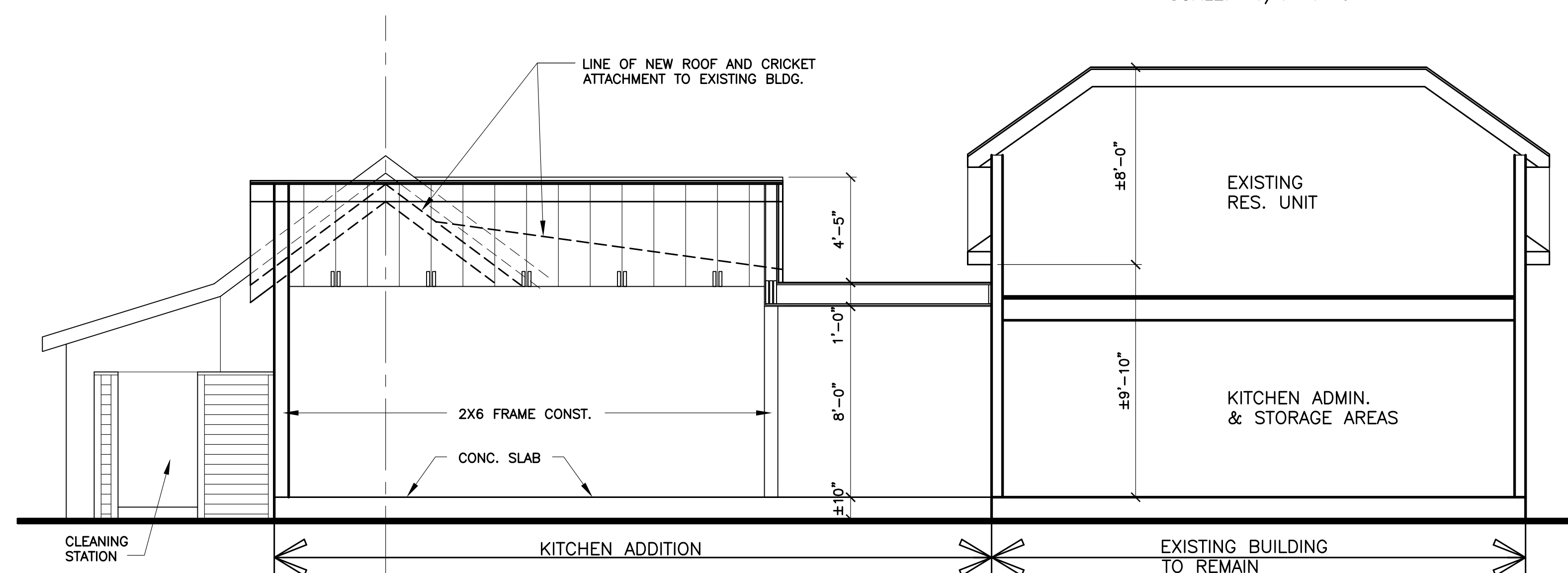
5
A-4
PROPOSED CROSS SECTION / ELEVATION

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



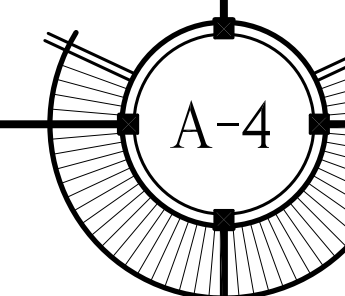
3
A-4
PROPOSED LEFT SIDE ELEVATION (SOUTHEAST)

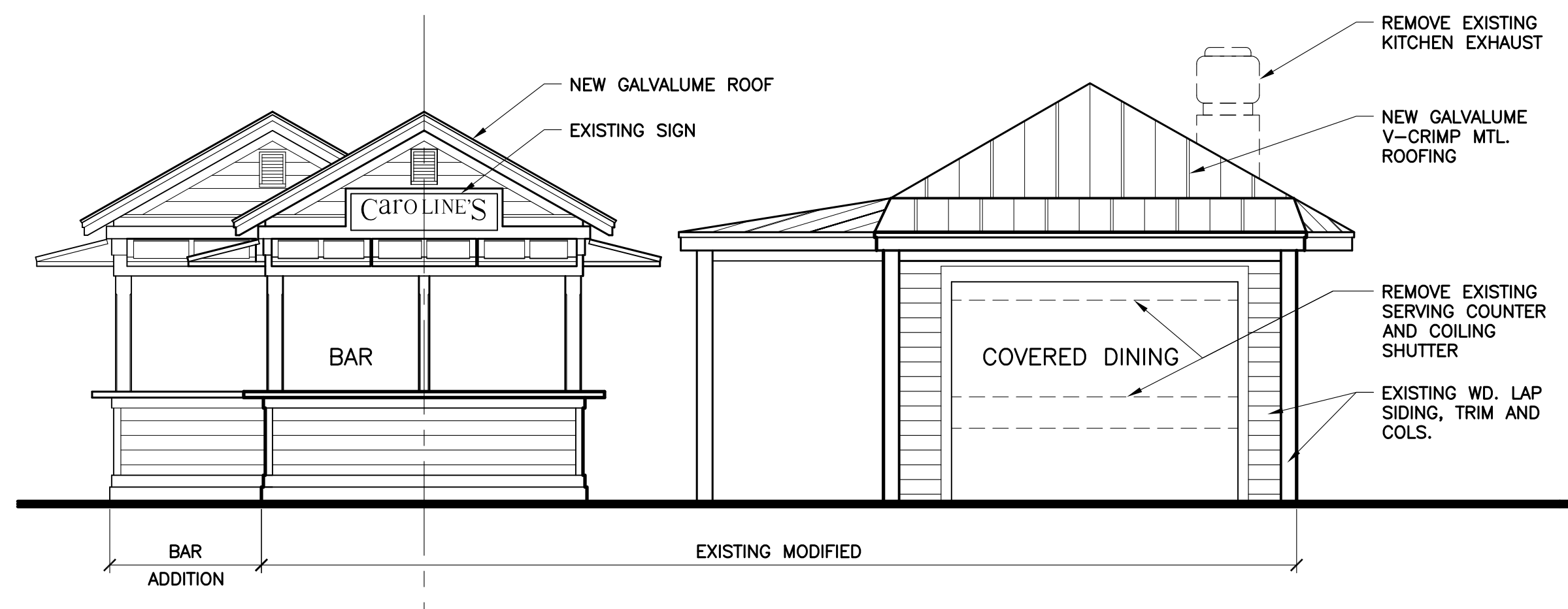
SCALE: 1/4"=1'-0"



6
A-4
PROPOSED SECTION - KITCHEN

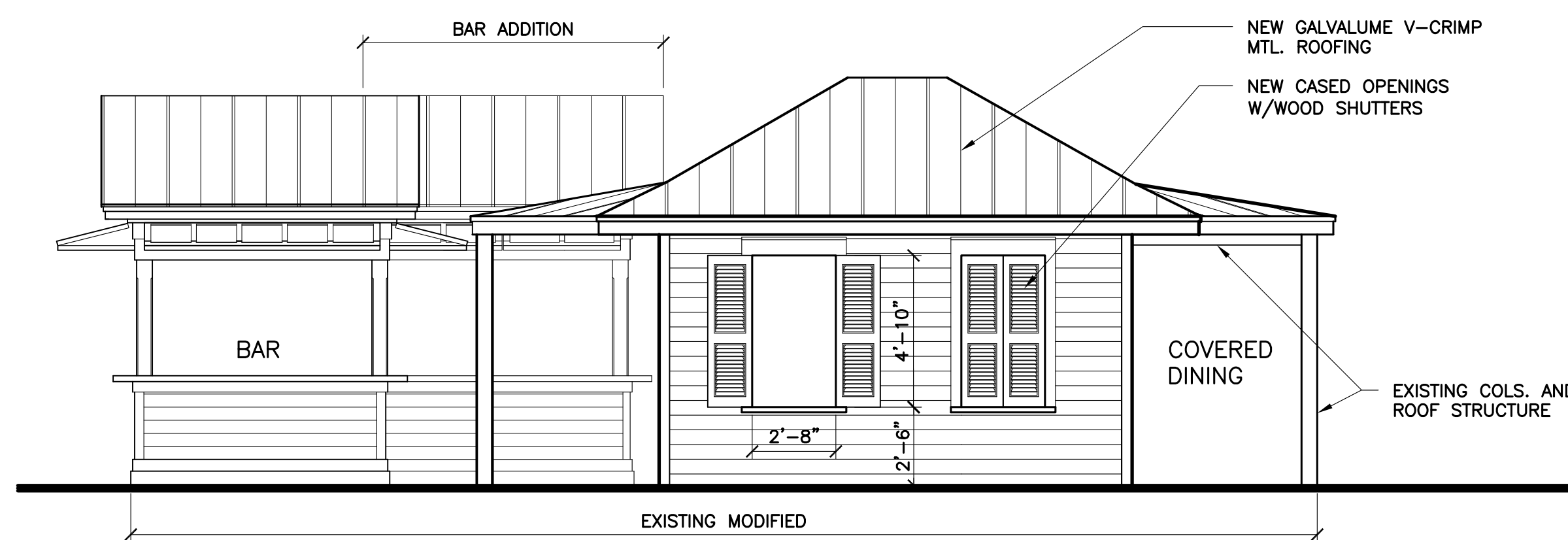
SCALE: 1/4"=1'-0"





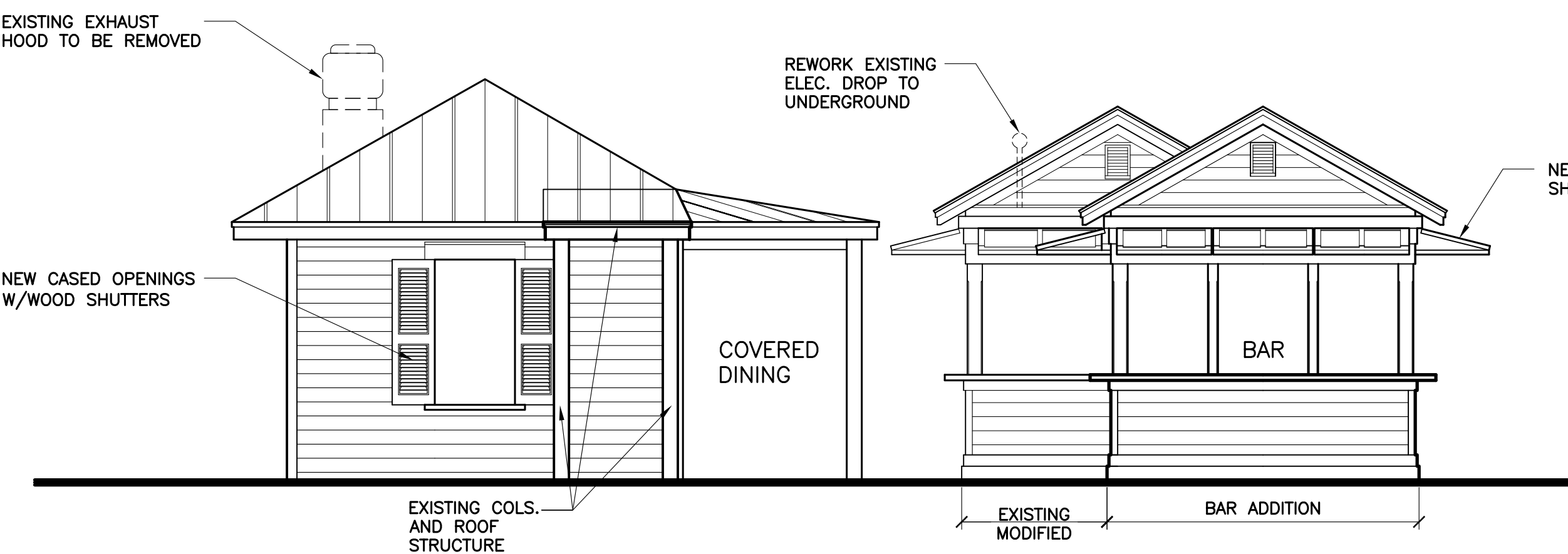
1
A-5 PROPOSED BAR WITH EXPANSION - DUVAL ST. SIDE

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



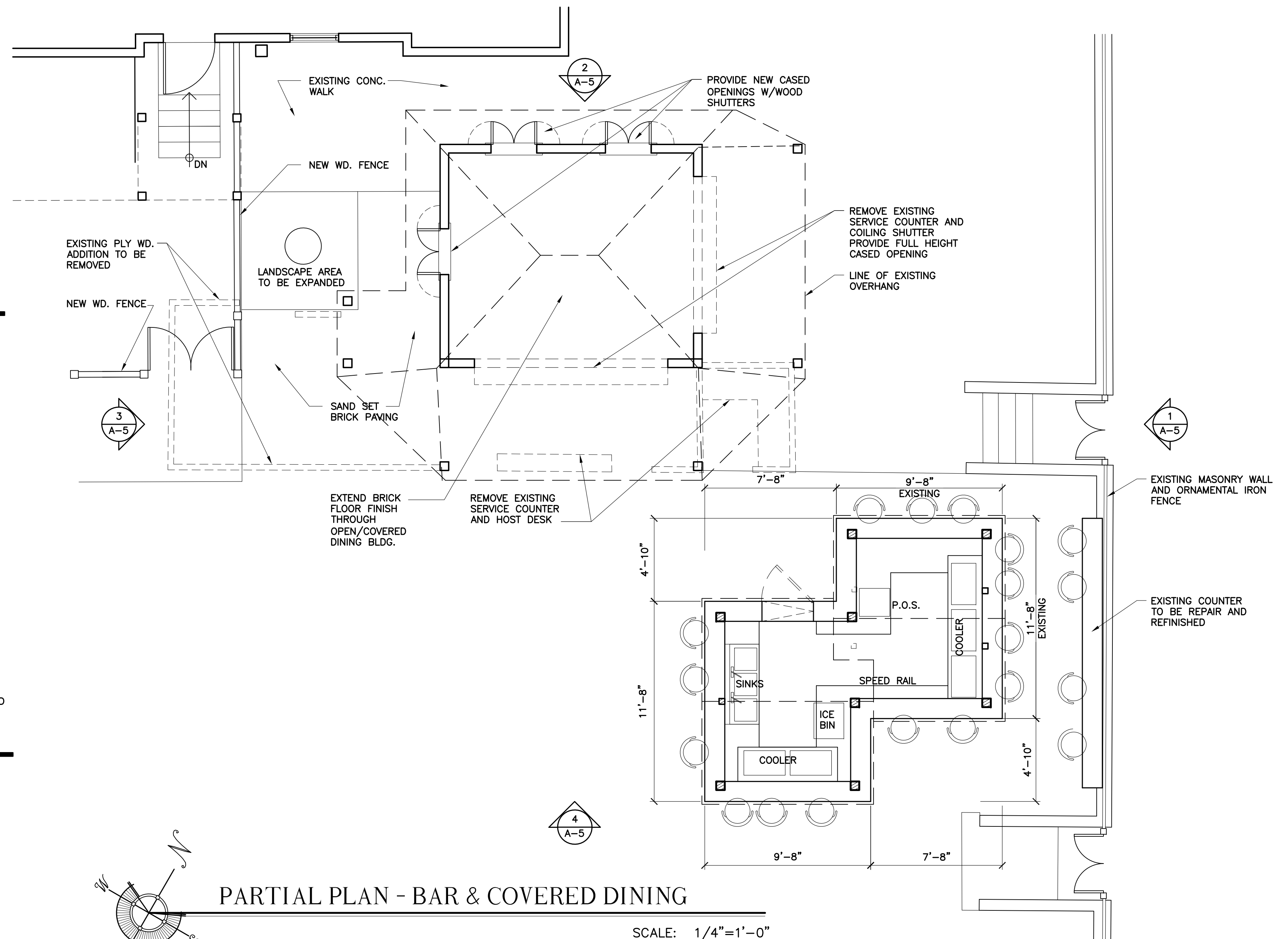
2
A-5 PROPOSED BAR WITH EXPANSION - SIDE ELEVATION

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



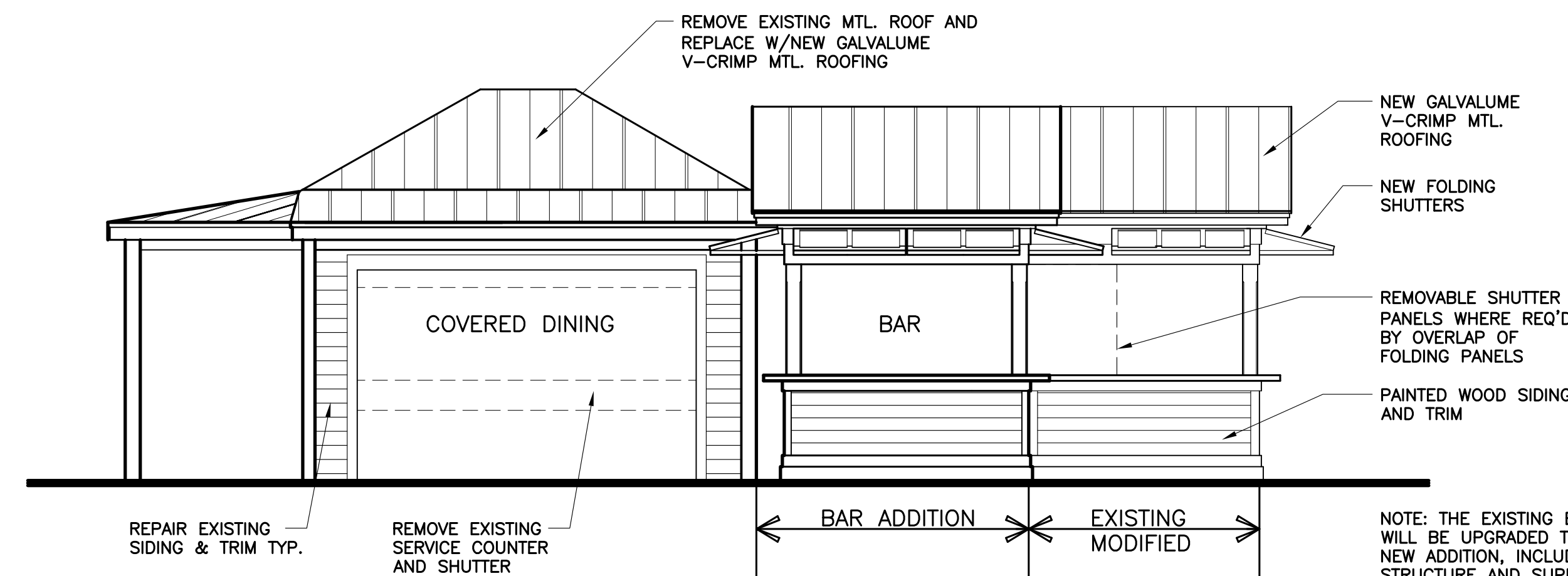
3
A-5 PROPOSED BAR WITH EXPANSION -BACK ELEVATION

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



PARTIAL PLAN - BAR & COVERED DINING

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



4
A-5 PROPOSED BAR - LEFT SIDE - SOUTHEAST

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

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., November 9, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS AND ADDITIONS TO CAROLINE'S RESTAURANT. DEMOLITION OF NON HISTORIC ADDITIONS

#310 DUVAL STREET/ #249 CAROLINE STREET

Applicant: William P. Horn - Application # H11-01-1411

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 .

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1004618 Parcel ID: 00004430-000000

Ownership Details

Mailing Address:
DUVAL AND CAROLINE LLC
C/O WALSH JOSEPH
PO BOX 4147
KEY WEST, FL 33041-4147

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 429 CAROLINE ST KEY WEST
Legal Description: KW PT LOT 2 SQR 25 G18-205 BOOK OF WILLS C- 500/503 OR181-107/08 OR823-2380 OR825-2021R/S OR2032-822/23PET OR2385-1014/16TR OR2486-720/21

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	106	170	17,951.00 SF

Building Summary

Number of Buildings: 8
 Number of Commercial Buildings: 8

Total Living Area: 7650
Year Built: 1929

Building 1 Details

Building Type
Effective Age 16
Year Built 1929
Functional Obs 0

Condition A
Perimeter 682
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 20
Grnd Floor Area 5,971

Inclusions:

Roof Type
Heat 1
Heat Src 1

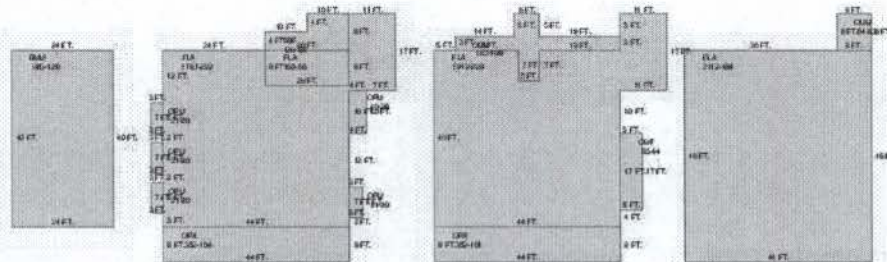
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 24

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	1989					960
2	OPX		1	1989					352
3	FLA		1	1989					1,787
4	OPU		1	1989					21
5	OPU		1	1989					21
6	OPU		1	1989					21

7	SBF	1	1989	120
8	FLA	1	1989	160
9	OPU	1	1989	40
10	OPU	1	1989	21
11	FLA	1	1989	1,912
12	OPX	1	1989	352
13	OUU	1	1989	182
14	OUU	1	1989	85
15	FLA	1	1989	2,112
16	OUU	1	1989	64

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1299	BMU	100	N	N
	1300	OPX	100	N	N
	1301	OFF BLDG-1 STY-B	50	N	N
	1302	1 STY STORE-A	50	N	N
	1303	OPU	100	N	N
	1304	OPU	100	N	N
	1305	OPU	100	N	N
	1306	SBF	100	N	N
	1307	1 STY STORE-A	100	N	N
	1308	OPU	100	N	N
	1309	OPU	100	N	N
	1310	1 STY STORE-A	50	N	N
	1311	APTS-B	50	N	N
	1312	OPX	100	N	N
	1313	OUU	100	N	N
	1314	OUU	100	N	N
	1315	APTS-B	100	N	N
	1316	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
379	AB AVE WOOD SIDING	100

Building 2 Details

Building Type
 Effective Age 20
 Year Built 1987
 Functional Obs 0

Condition A
 Perimeter 56
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 195

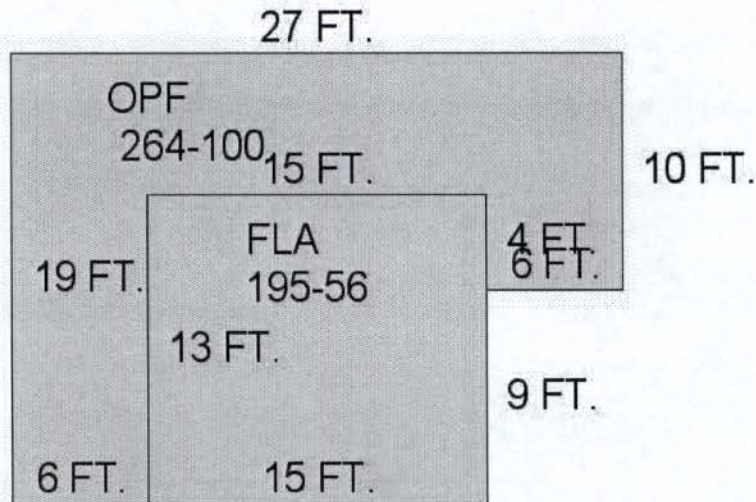
Inclusions:

Roof Type
 Heat 1

Roof Cover
 Heat 2

Foundation
 Bedrooms 0

	Heat Src 1	Heat Src 2	
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 2		Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1989					195
2	OPF		1	1989					264

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1317	DRVIN/FAST-D-	100	N	N
	1318	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
380	MIN WOOD SIDING	100

Building 3 Details

Building Type
Effective Age 20

Condition A
Perimeter 106

Quality Grade 350
Depreciation % 23

Year Built 1934
Functional Obs 0

Special Arch 0
Economic Obs 0

Grnd Floor Area 584

Inclusions:

Roof Type
Heat 1
Heat Src 1

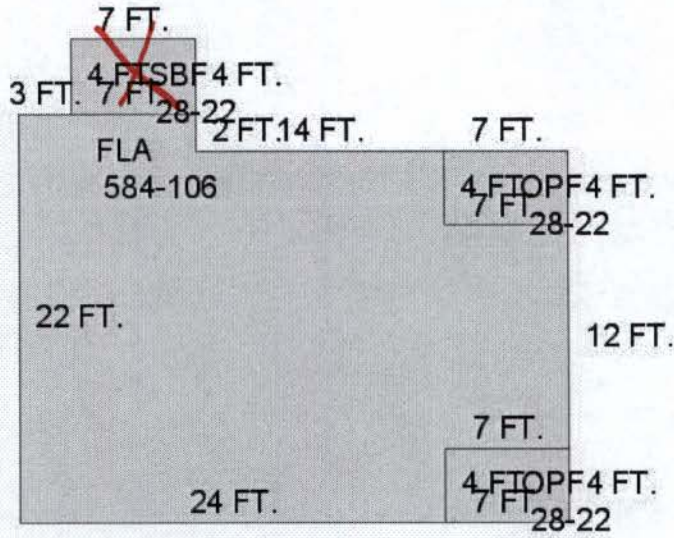
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

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

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	1989					584
2	OPF		1	1989					28
3	OPF		1	1989					28
4	SBF		1	1989					28

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1319	1 STY STORE-B	100	N	N
	1320	OPF	100	N	N
	1321	OPF	100	N	N
	1322	SBF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
381	AB AVE WOOD SIDING	100

Building 4 Details

Building Type
Effective Age 20
Year Built 1934
Functional Obs 0

Condition A
Perimeter 82
Special Arch 0
Economic Obs 0

Quality Grade 350
Depreciation % 23
Grnd Floor Area 418

Inclusions:

Roof Type
Heat 1
Heat Src 1

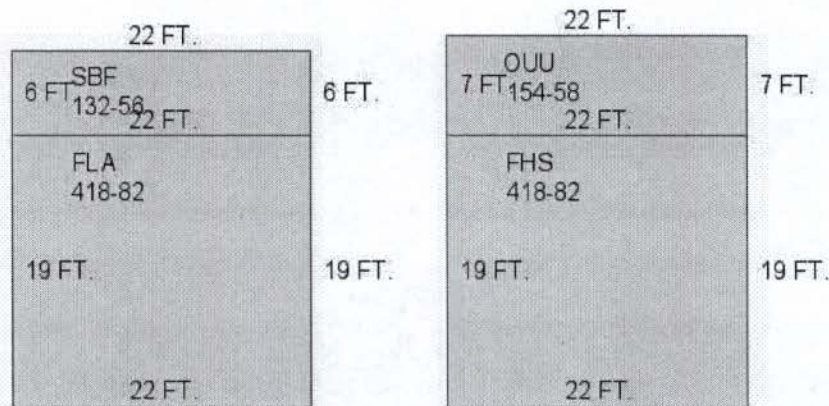
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

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

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	1989					418
2	OUU		1	1989					154
3	FHS		1	1989					418

4	SBF	1	1989	132
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Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1323	1 STORY STORES	100	N	N
	1324	OUU	100	N	N
	1325	FHS	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
382	AB AVE WOOD SIDING	100

Building 5 Details

Building Type
 Effective Age 10
 Year Built 1999
 Functional Obs 0

Condition E
 Perimeter 78
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 13
 Grnd Floor Area 248

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

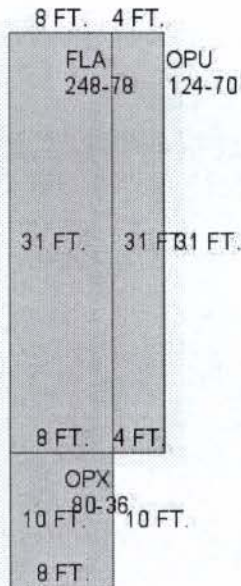
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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	1998					248
2	OPX		1	1998					80
3	OPU		1	1998					124

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1326	1 STY STORE-A	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
383	AB AVE WOOD SIDING	100

Building 6 Details

Building Type
 Effective Age 20
 Year Built 2000
 Functional Obs 0

Condition A
 Perimeter 32
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 64

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0

Vacuum 0

3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 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	1989					64

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1327	1 STY STORE-D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
384	MIN WOOD SIDING	100

Building 7 Details

Building Type
 Effective Age 20
 Year Built 1998
 Functional Obs 0

Condition A
 Perimeter 38
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 90

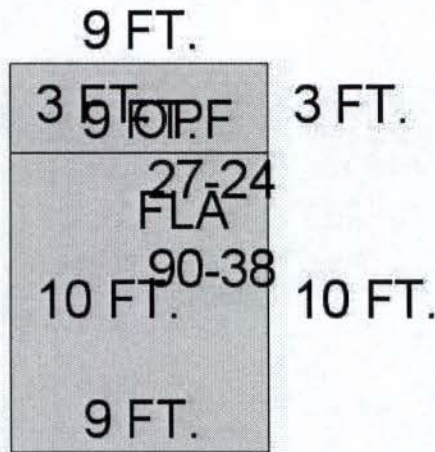
Inclusions:

Roof Type
 Heat 1

Roof Cover
 Heat 2

Foundation
 Bedrooms 0

	Heat Src 1	Heat Src 2	
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		1	1997					90
2	OPF		1	1998					27

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1328	APTS-B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
385	AB AVE WOOD SIDING	100

Building 8 Details

Building Type	Condition A	Quality Grade 350
Effective Age 20	Perimeter 36	Depreciation % 23
Year Built 1984	Special Arch 0	Grnd Floor Area 80
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type
Heat 1
Heat Src 1

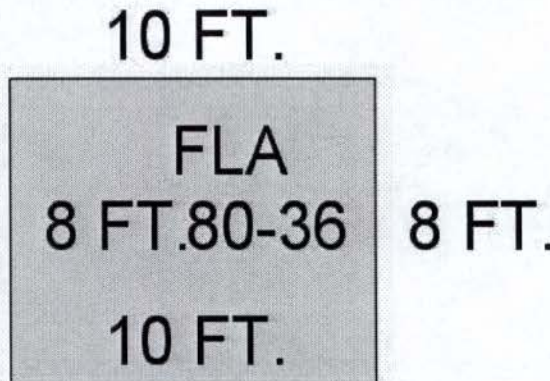
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
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	1989					80

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1329	RESTRNT/CAFETR-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
386	MIN WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
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1	FN2:FENCES	231 SF	0	0	1983	1984	2	30
2	FN3:WROUGHT IRON	75 SF	1	75	1972	1973	1	60
3	RW2:RETAINING WALL	825 SF	275	3	1975	1976	4	50
4	PT3:PATIO	830 SF	0	0	1987	1988	2	50
5	UB2:UTILITY BLDG	100 SF	10	10	1937	1938	1	50
6	CC2:COM CANOPY	468 SF	52	9	1995	1996	4	40
7	PT3:PATIO	456 SF	0	0	1995	1996	2	50
8	PT2:BRICK PATIO	512 SF	0	0	1995	1996	1	50
9	WF2:WATER FEATURE	1 UT	0	0	1989	1990	1	20
10	UB2:UTILITY BLDG	84 SF	14	6	1993	1994	3	50
11	AC2:WALL AIR COND	1 UT	0	0	1994	1995	2	20
12	AC2:WALL AIR COND	1 UT	0	0	1997	1998	1	20
13	PT2:BRICK PATIO	800 SF	0	0	1997	1998	2	50

Appraiser Notes

2008-01-10 KW CITIZEN ARTICLE LISTS PARCEL FOR SALE \$15 MILLION ALSO LISTED ON PRESERVATIONDIRECTORY.COM CLAIMS 4 APTS IN MAIN HSE, TWO SHOPS ON FIRST FLR AND SEVEN SMALL COMMERCIAL BLDGS.DKRAUSE

BLDG 1 = SEANCE THEATER/CIGAR/COFFEE LOUNGE 2 =CAROLINE'S CAFE 3 = TROPICAL WAVE 4 = KEY WEST CANDLE CO. 5 = HAIR WRAP/CHAIR MASSAGE/VISIONS 6 = JEWELRY 7 = APT IN REAR 8 = PART OF CAROLINE'S OUU 14 = OUU ON DUVAL STREET SIDE ON 2ND STORY. 06/14/01 2001 AUDIT PARCEL. 2002/6/24 SB, TPP AK: 301 DUVAL 8993436 - JEWELRY BEADS & CHARM 310 DUVAL 8908563 - CUBAN LEAF CIGAR FACTORY 9003050 - CAROLINE'S CAFE 8774290 - TROPICAL WAVE 8893647 - KEY WEST CANDLE 8857438 - HAIR WRAP 8993436 - JEWELRY, BEADS, CHARMS 8840209 - RAINFOREST ANIMAL PHOTOGRAPHY 9003028 - LAZY DOG GARMENTS 900303 - KEY WEST FUZZY TOYS 410 CAROLINE 8942473 - HERITAGE HOUSE MUSEUM 8515251 - PORTER-POIRIER JEANE - APTS 429 CAROLINE 8950888 - PURPLE BABY DADDIES

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
05-0559	02/18/2005	11/30/2005	2,500		REPLACE FENCE
10-420	02/25/2010	04/09/2010	1,800	Commercial	REMOVE FALLING PLASTER ON CEILING AND REPLACE WITH APPROVED DRYWALL.
10-1443	05/10/2010	03/14/2011	6,000	Commercial	INSTALL 2 DUCTLESS A/C SYSTEM
B941409	05/01/1994	12/01/1994	5,300		REPLACE EXTERIOR STAIRS
B953966	11/01/1995	04/01/1996	1,950		CONCRETE DECK
9600449	01/01/1996	04/01/1996	2,000		ELECTRICAL
9600743	02/01/1996	04/01/1996	5,000		RENOVATIONS
1 9600819	02/01/1996	04/01/1996	2,500	Commercial	ELECTRICAL
9601380	03/01/1996	04/01/1996	1,200		AWNNGS
9603253	08/01/1996	11/01/1996	600		ELECTRICAL
9602570	06/01/1996	10/01/1997	1,500		REPAIR/REMODELING
9701324	04/01/1997	10/01/1997	385		SECURITY ALARM
9702257	09/01/1997	10/01/1997	250		MENU BOARD
1 9800190	01/29/1998	12/31/1998	250	Commercial	REMODEL SIGN
1 9800709	03/05/1998	12/31/1998	950	Commercial	PAINT DORMERS

1	9801335	04/30/1998	12/31/1998	1,000	Commercial	REPLACE GUTTERS
1	9802230	07/20/1998	12/31/1998	450	Commercial	REPAIR ROTTED WOOD
5	9802053	07/17/1998	12/31/1998	700	Commercial	SIGNS
5	9801925	06/23/1998	12/31/1998	12,000	Commercial	DEMO EXIST/BUILD NEW BLDG
1	9803138	12/09/1998	12/31/1998	3,000	Commercial	BRICK CENTRAL COURTYARD
1	9703408	08/31/1998	01/01/1999	30,000	Commercial	DEMOLISH & REBUILD NEW
1	9802782	09/09/1998	01/01/1999	7,500	Commercial	OUTLETS/FIXTURES ETC
1	9703408	11/17/1998	01/01/1999	30,000	Commercial	INSTALL V-CRIMP ROOFING
	9901988	09/23/1999	10/25/1999	10,000		DEMO/REBUILD STRUCTURE
	0103088	09/07/2001	10/30/2001	1,500		REPAIRS
	0102061	06/18/2001	10/30/2001	1,000		ELECTRICAL
	0102509	08/23/2001	10/30/2001	18,200		CONVERT BATH TO HANDICAP
	0103659	11/13/2001	12/26/2001	3,500		ELIMINATE STEPS/BUILD RAM
	03-0335	01/04/2003	11/14/2003	7,164		ROOFING
	02-2345	09/23/2003	11/14/2003	500		SIGN
	03-1387	05/31/2003	07/21/2003	3,000		PAINT 10' OF ROOF

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
2011	908,027	28,331	2,012,406	2,948,764	2,948,764	0	2,948,764
2010	925,418	28,994	2,046,010	3,000,422	3,000,422	0	3,000,422
2009	952,386	29,799	2,637,397	3,619,582	3,284,727	0	3,619,582
2008	961,329	30,497	2,800,356	2,986,116	2,986,116	0	2,986,116
2007	702,192	31,060	2,800,356	2,986,116	2,986,116	0	2,986,116
2006	705,526	31,776	1,615,590	2,986,116	2,986,116	0	2,986,116
2005	698,781	32,819	1,346,325	2,843,136	2,843,136	0	2,843,136
2004	698,725	33,737	1,130,913	2,843,136	2,843,136	0	2,843,136
2003	698,725	34,779	1,112,962	2,843,136	2,843,136	0	2,843,136
2002	698,470	35,703	1,112,962	2,843,136	2,843,136	0	2,843,136
2001	698,955	36,938	1,112,962	2,331,179	2,331,179	0	2,331,179
2000	720,790	16,115	933,452	2,331,179	2,331,179	0	2,331,179
1999	698,003	16,682	933,452	2,331,179	2,331,179	0	2,331,179
1998	466,845	13,578	933,452	1,125,840	1,125,840	0	1,125,840
1997	466,845	14,045	897,550	1,125,840	1,125,840	0	1,125,840
1996	377,251	3,801	897,550	981,306	981,306	0	981,306
1995	377,251	3,905	897,550	981,306	981,306	0	981,306
1994	377,251	4,015	897,550	929,659	929,659	0	929,659
1993	377,251	4,123	897,550	908,850	908,850	0	908,850
1992	377,251	4,226	897,550	908,850	908,850	0	908,850

1991	377,251	4,338	897,550	908,850	908,850	0	908,850
1990	377,251	4,444	722,528	747,574	747,574	0	747,574
1989	354,605	2,552	718,040	747,574	747,574	0	747,574
1988	214,829	2,426	488,267	705,522	705,522	0	705,522
1987	210,339	2,459	329,850	542,648	542,648	0	542,648
1986	211,434	2,493	323,118	434,542	434,542	0	434,542
1985	204,566	2,526	193,871	400,963	400,963	0	400,963
1984	176,185	2,321	193,871	372,377	372,377	0	372,377
1983	176,185	2,321	125,657	304,163	304,163	0	304,163
1982	182,335	2,321	114,427	299,083	299,083	0	299,083

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
9/28/2010	2486 / 720	7,550,000	WD	30

This page has been visited 4,130 times.

Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176