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**Historic Architectural Review Commission  
Staff Report for Item 2**

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

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** March 28, 2017

**Applicant:** One Call Construction, Contractor

**Application Number:** H15-01-1528

**Address:** #1301 Whitehead Street

**\*Review of this project is under the old guidelines for additions, alterations, and new construction, as the Commission postponed the item on the February 23, 2016 meeting.**

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**Description of Work:**

~~Relocation~~, Elevation of historic house 2'-6" and modification to footers. New ~~side and rear additions~~. New Relocate and elevate accessory structure and enclose front portion. New side trellis and new railings on existing porches. New ~~pool and steps~~, site work including partial site regrading. New mansard roof at rear to cover existing roof deck.

**Site Facts:**

The building under review, build circa 1912, is a contributing resource to the historic district. The building is located on the south corner of Whitehead and United Streets. The two-story frame structure has a one story front porch that wraps towards United Street, accentuating its corner setting. The house has dense vegetation, particularly towards Whitehead Street. The house sits on concrete piers and its first story finish floor is elevated approximately 2'-3/4" from grade.

By reviewing the Sanborn maps, there is evidence that on the back portion of the house there used to be a 20' tall water tower with a motor. The water tower is not depicted in the 1926 or subsequent Sanborn maps. Historically the house has had a one-story wrap porch, fronting Whitehead and United Streets. Two bay windows are located on the first floor,

each facing a street. The backside portion of the house also used to have a porch facing United Street. The southern back portion of the house has been a two-story structure at least since 1941; aerial photos taken by the Navy in 1941 are evidence of this fact. Currently the second floor addition bumps out from the first floor towards the east elevation.

By comparing the 1962 Sanborn map and the circa 1965 photo with a current survey, we found changes in the footprint of the house, particularly on the back portion of the house. The historic backside porch, facing United Street, is enclosed with a flush wall to the historic fabric. Other non-historic alterations include a second floor balcony with a roof deck, swimming pool, decks, and wooden fences. The Sanborn maps from 1926, 1948 and 1962 all depict an accessory structure, facing United Street, dedicated to a car. This structure still remains in the same location.

Adjacent structures are all residential by design and use, being the ones on its adjacent proximity historic and contributing structures, all two stories and two and a half stories frame structures. Across Whitehead Street, there is the Trumbo Annex Navy residential complex. The owners and applicant has stated that on a heavy rain, the entire site gets flooded and they need to protect their home.

#### **Guidelines and Ordinance Cited on Review:**

- Secretary of The Interior's Standards and Guidelines for Rehabilitation ( pages 16-23), specifically Standards 1, 2, 4, 9 and 10)
- Roofing (page 26), specifically guideline 3 and 4.
- Roof decks (page 28a), specifically first paragraph and guideline 1.
- Additions, alterations and new construction (pages 36-38a), specifically all guidelines on page 37, and guidelines 1, 2, 4, 5, and 6 of page 38a.
- Outbuildings (page 40-41), specifically guidelines 8, and 9.

#### **Staff Analysis**

The Certificate of Appropriateness in review is for a proposed two-story frame addition to be attached to the rear of a contributing structure; the new addition will have a mansard like roof that will hide an existing non-historic roof-deck. The design also includes the enclosure of the existing rear second floor porch. The plan also includes the elevation of the building, up to 4'- 8" at finished floor, due to flood issues. Another component of the design is the relocation of the existing carport, where the building will be setback approximately 19' from the street and will be very close to the proposed rear addition of the main house. The carport/ garage will no longer be used as such.

The proposed rear addition, side enclosure, and new mansard roof will be visible from United Street (guideline 5-p.37). Although the addition will be lower in height than the existing main house, its proposed mansard roof will obscure the rear roof-line, which is historic. The two-story new addition attached to the east facade will incorporate a porch

towards the southeast portion, at both levels, while having and enclosed facades towards the northeast and north sides of the house. The design proposes to keep a roof deck, which staff has not found any approvals for it; staff reviewed aerial photographs and in 1994, a two-story addition towards the northeast corner of the building can be seen. Still staff have questions as to when the roof-deck was approved and build. In order to disguise the inappropriate roof deck the design proposes a new mansard roof. According to the applicant, they will maintain the existing roof used as the deck, will trim portions of the north side and will remove existing railings.

The historic house is proposed to be elevated approximately 2'-6" from its current piers. This request is due to flooding problems that the owners had experienced during heavy rains. By raising the house, the main building will be approximately 4'-3" taller than the adjacent house on United Street and approximately 2'-7 1/2" taller than the adjacent house on Whitehead Street. On Whitehead Street and due to the height differences on the existing four houses there will be no major visual impact that will interfere with the essential form and the integrity of surrounding properties (guideline 2- p.38). The design includes regrading of the front and side yards in order to make the footers visually lower.

The proposed new addition will have two over two wood impact resistance windows and their exterior walls will have wood lap siding. All trims in the new addition will be made of wood and the new mansard roof will be finished with metal v-crimp.

The plan also includes the relocation of an existing carport/ garage that faces United Street. The renovated structure will be enclosed on its existing open sides and the front will receive a double wood door. The structure will be approximately two feet next to the proposed new rear addition to the house and will be slightly elevated from its actual level. The guidelines for outbuildings recognize repairs or restorations of pre-existing historically appropriate outbuildings. (guideline 8-p.40) According to the circa 1965 photograph the actual structure was really a garage, with a front double door.

The design also includes a new pool deck, re-grading of the lot, a new pergola, and entry door on the rear addition, and facing United Street. Because the house will be elevated, railings are proposed on the existing wrap-around porch as well as new stoops will be needed at the front elevation to access the front porch

### **Consistency with Guidelines**

It is staff's opinion that the project fails some of the cited guidelines. Staff opines that the proposed mansard roof over the rear addition is a foreign roof form; this type of roof is not found either on the historic house or on surrounding historic buildings.

Staff also finds that the relocation of the accessory structure will change the character of it, as it will be too close to the rear proposed addition, and reading almost as an adjoining structure. Although the front portion of the garage is altered, it is still an important element to the site. The garage was not original to the site but is historic as the 1926 Sanborn maps depict it for the first time. Staff understands the merits to setback the carport/garage in

order to create a usable driveway, and there is a desire from the owners to keep the form and character of the accessory structure.

It is staff's opinion that raising the house to the proposed height will have no adverse effect on the immediate surrounding context. The proposed trellis facing United Street is in keeping with the scale and mass and its proportions are sensible to the historic fabric.



**Aerial Photograph February 5, 1972**



**Aerial Photograph March 1994**



**Aerial Photograph March 12, 1998**

## DIVISION 4. - BUILDING RELOCATION

## Sec. 102-251. - Application and fee.

Application for a certificate of appropriateness for relocating a historic building or structure in the historic districts shall be submitted to the historic architectural review commission, together with an application fee as determined by resolution by the city commission. Applications for relocating a historic building or structure shall be reviewed by the historic architectural review commission during a regular meeting. Notice of the meeting shall be published as for a regular meeting, pursuant to section 90-143.

(Ord. No. 97-10, § 1(3-10.3(E)(3)(a)), 7-3-1997; Ord. No. 11-11, § 6, 8-2-2011)

## Sec. 102-252. - Requirements precedent to relocation.

The National Register of Historic Places discourages the moving of historic structures because the significance of properties is embodied in their sites and settings as well as in the structures themselves. Any National Register building that is removed from its original foundation is removed from the National Register. After reconsideration, it may be placed back on the National Register if specific criteria are followed, but the building's National Register designation is not guaranteed. The historic architectural review commission shall not issue a certificate of appropriateness for relocating a historic building or structure unless the historic architectural review commission renders a finding that the applicant has submitted a relocation plan demonstrating that the proposed relocation satisfies the following criteria:

- (1) The built environment for the new site should be similar to the old one in terms of context, the age of the surrounding buildings, their height, materials, setback, and architectural details.
- (2) The historic relationship between buildings and streetscape and landscaped features must be maintained.
- (3) When a building may be moved, documentation of the building and the relocation must be provided.
- (4) The relocated building must be placed so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings.
- (5) The new foundation's design, height, and facing materials must be comparable with the original historical foundation.
- (6) Relocating a contributing building outside of the historic district is prohibited.
- (7) Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, setback, and detailing is prohibited.
- (8) Destruction or alteration of significant features, structures, or archeological sites at the new location is prohibited.
- (9) Improperly locating a building on its new site so that its orientation and front and side setbacks are incompatible with surrounding buildings is prohibited.
- (10) Placing the building on a new foundation whose design and materials are incompatible with the original is prohibited.



(Ord. No. 97-10, § 1(3-10.3(E)(3)(b)), 7-3-1997)

Secs. 102-253—102-280. - Reserved.

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

"ELSP" 10-1131-257 & n.



## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[BLDG@CITYOFKEYWEST-FL.GOV](mailto:BLDG@CITYOFKEYWEST-FL.GOV)

HARC PERMIT NUMBER 1703-00003		BUILDING PERMIT NUMBER 1703068		INITIAL & DATE
FLOODPLAIN PERMIT		ZONING		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %	

ADDRESS OF PROPOSED PROJECT:	1301 Whitehead Street Key West FL 33040			# OF UNITS
RE # OR ALTERNATE KEY:	1036986			
NAME ON DEED:	Peter and Dixie Janker	PHONE NUMBER 703-850-0986		
OWNER'S MAILING ADDRESS:	7688 Oak Field Ct	EMAIL psjanker@yahoo.com		
	Springfield VA 22153-3506			
CONTRACTOR COMPANY NAME:	One Call Construction	PHONE NUMBER 305-797-7133		
CONTRACTOR'S CONTACT PERSON:	David Pouliot	EMAIL dave@constructionkeywest.com		
ARCHITECT / ENGINEER'S NAME:		PHONE NUMBER		
ARCHITECT / ENGINEER'S ADDRESS:		EMAIL		

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

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: **\$To be determined**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

Raise existing structure to 9' an increase of approx. 2' 6", Relocate accessory building, new rear addition, few side trellis and porch area, embellish house with Rails as needed per life safety, add lattice around base and raise grade

Printed name of property owner or licensed contractor. <b>David Pouliot</b>	Signature. <i>[Signature]</i>
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me. <i>[Signature]</i>	
Personally known or produced <i>[Signature]</i>	as identification. <i>[Signature]</i>

NOTARY PUBLIC  
STATE OF FLORIDA

SHEREE KATE CLARK  
MY COMMISSION #FF173640  
EXPIRES: NOV 03, 2018  
Bonded through 1st State Insurance

*J. Schell*  
102 MAR 2017

Oper: KEYWMC    Type: BP    Drawer: 1  
Date: 2/23/17 55    Receipt no: 10540  
2017    761  
PT    \* BUILDING PERMITS-NEW  
1.00    \$100.00  
Trans number:    3101653  
W/ VISA/MASTERC    \$200.00  
Trans date: 2/23/17    Time: 8:13:56

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

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

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

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

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

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

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW

SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

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

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

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

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

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

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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

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

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

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

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

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input checked="" type="checkbox"/> TABBLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE: 02/23/16	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
Main building is listed as contributing. Built circa 1912. Guidelines for additions/new construction/out buildings. Secretary of the Interior's Standards. Ordinance for demo <sup>non-historic</sup> and historic			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

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

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

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

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

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

CITY OF KEY WEST  
CERTIFICATE OF APPROPRIATENESS  
APPENDIX FOR DEMOLITIONS  
APPLICATION NUMBER H- ~~15-01-1528~~



15-01-1528

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

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

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

**CRITERIA FOR DEMOLITIONS**

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

Northern Addition is non-contributing & non-historic

**OR THAT THE BUILDING OR STRUCTURE;**

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

There are no distinctive characteristics of historical significance.

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

None have occurred.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

None have occurred.

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

None have occurred.

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

This building does not exemplify any of the above.

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

This building does not portray any of the above.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

none exist

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

none exist

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

none exist

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



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

\_\_\_\_ Yes Number of pages and date on plans \_\_\_\_\_

No Reason Will be provided with Building Permit Application

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

This will not diminish neighborhood character

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

None of the above will be destroyed.

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.


None of the above will be destroyed.

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

Structure is not contributing

**Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.**

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

 PROPERTY OWNER'S SIGNATURE	23 Feb 2017 Peter S. Janker DATE AND PRINT NAME
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**OFFICE USE ONLY**

BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing    Year built _____    Style _____    Listed in the NRHP _____    Year _____	
<input type="checkbox"/> Not listed    Year built _____    Comments _____	
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments

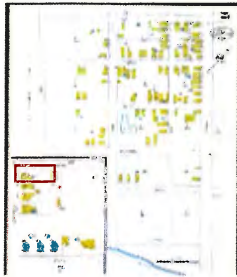


Key West, Monroe County, Florida, 1912

PRINT SEND ADD SHARE

RELATED MAPS DESCRIPTION THUMBNAILS DOWNLOADS MAP IMAGES

THUMBNAIL

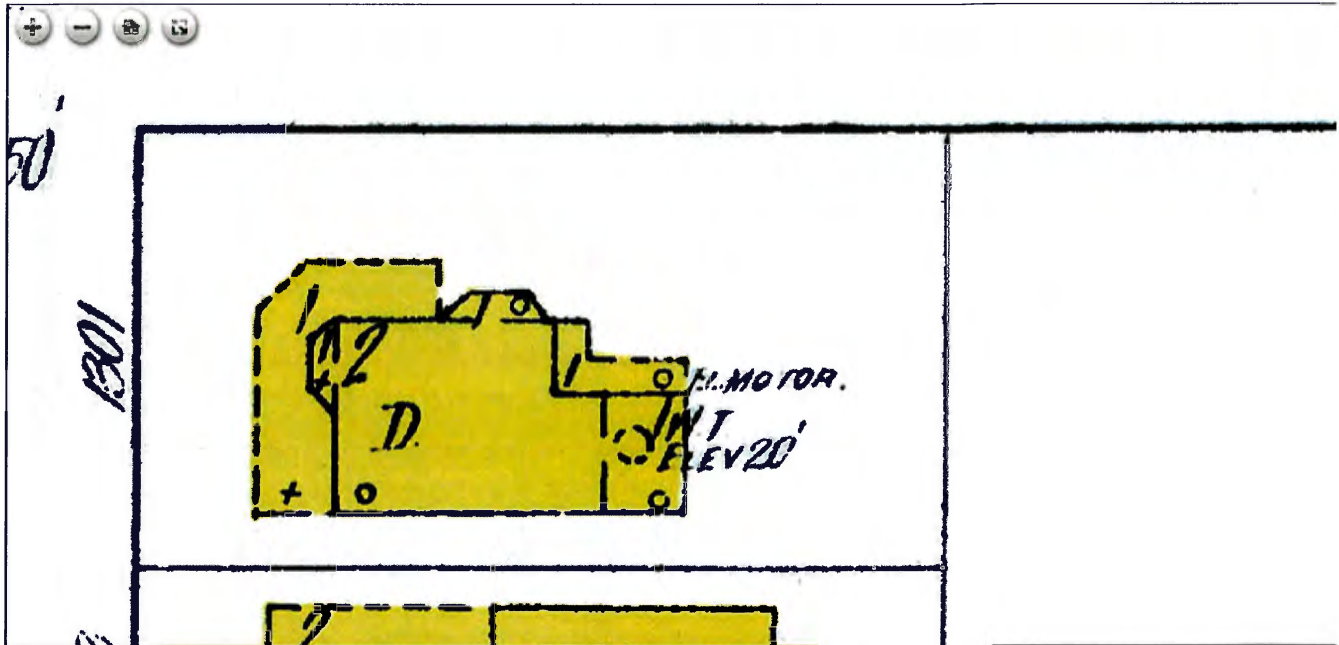


FIRST PREVIOUS

Go To:

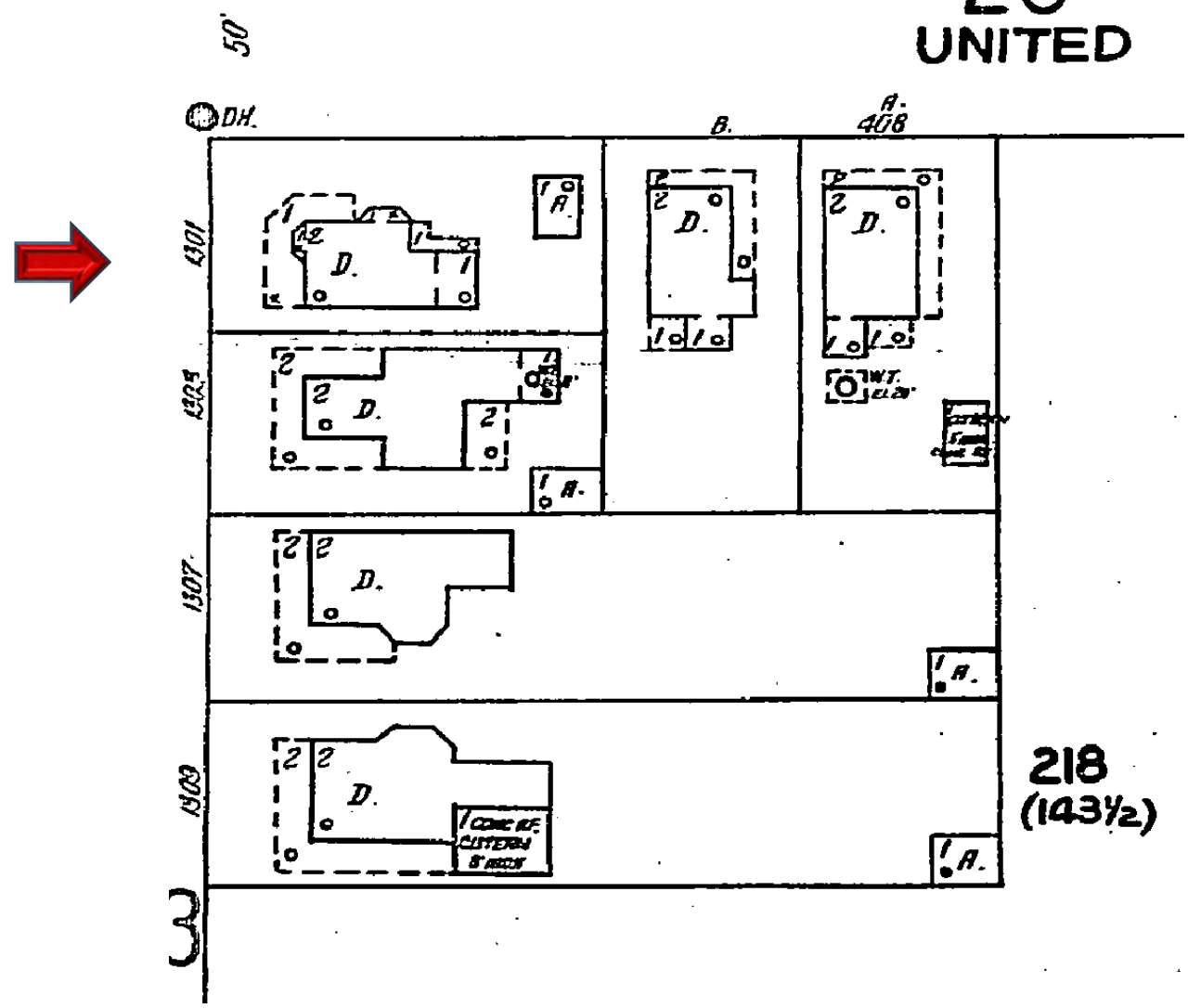


NEXT

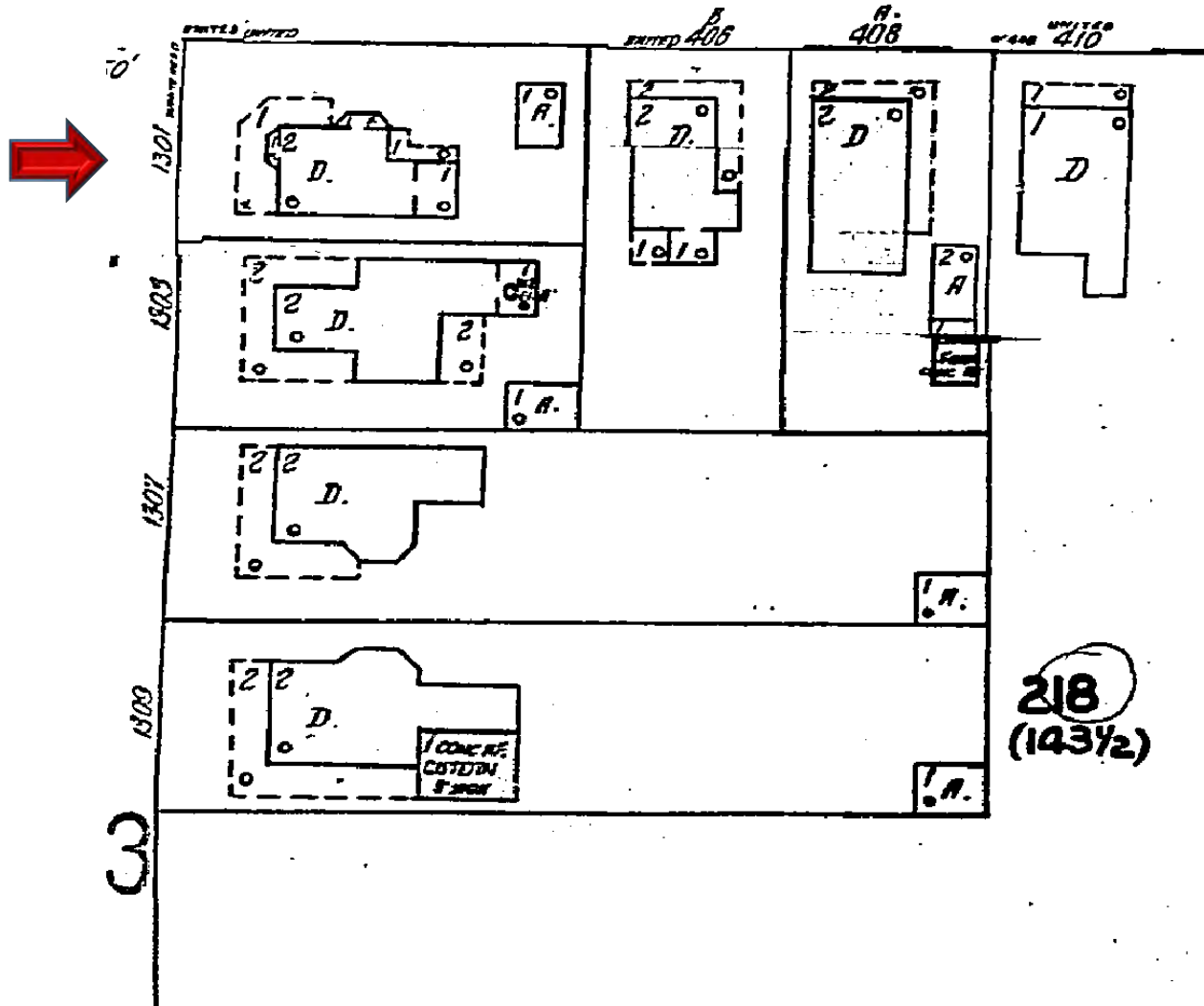


1912 SANBORN MAP.

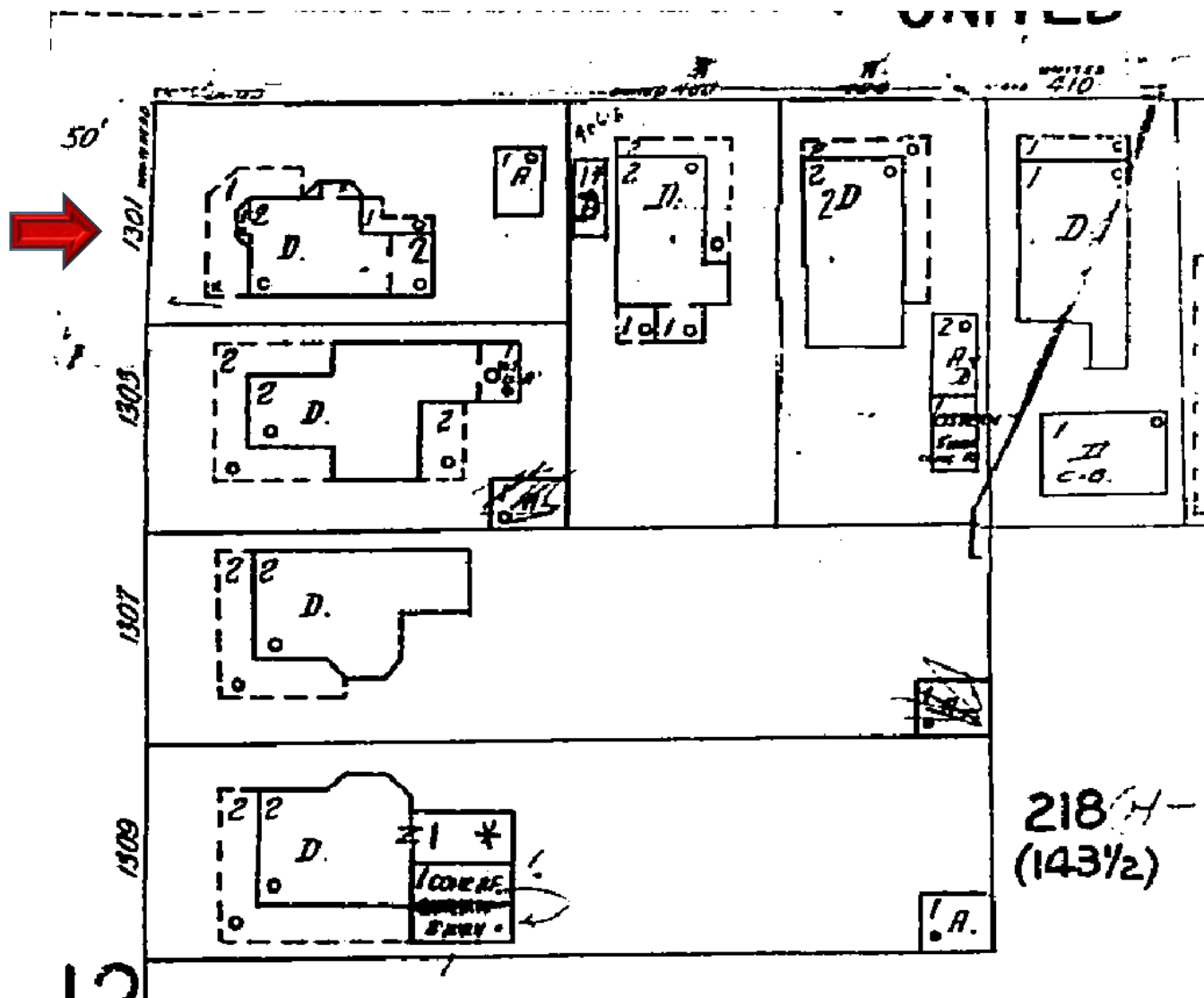
75  
UNITED



#1301 Whitehead Street 1926 Sanborn Map



#1301 Whitehead Street 1948 Sanborn Map



#1301 Whitehead Street 1962 Sanborn Map



**#1301 Whitehead Street circa 1965. Monroe County Library**



→ 1301 WHITEHEAD ST  
CARPORT





AREA TO BE ACQUIRED





Google earth

































MA  
FUL



COCONUT  
ONLY

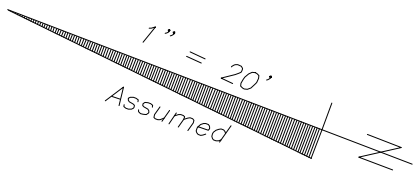






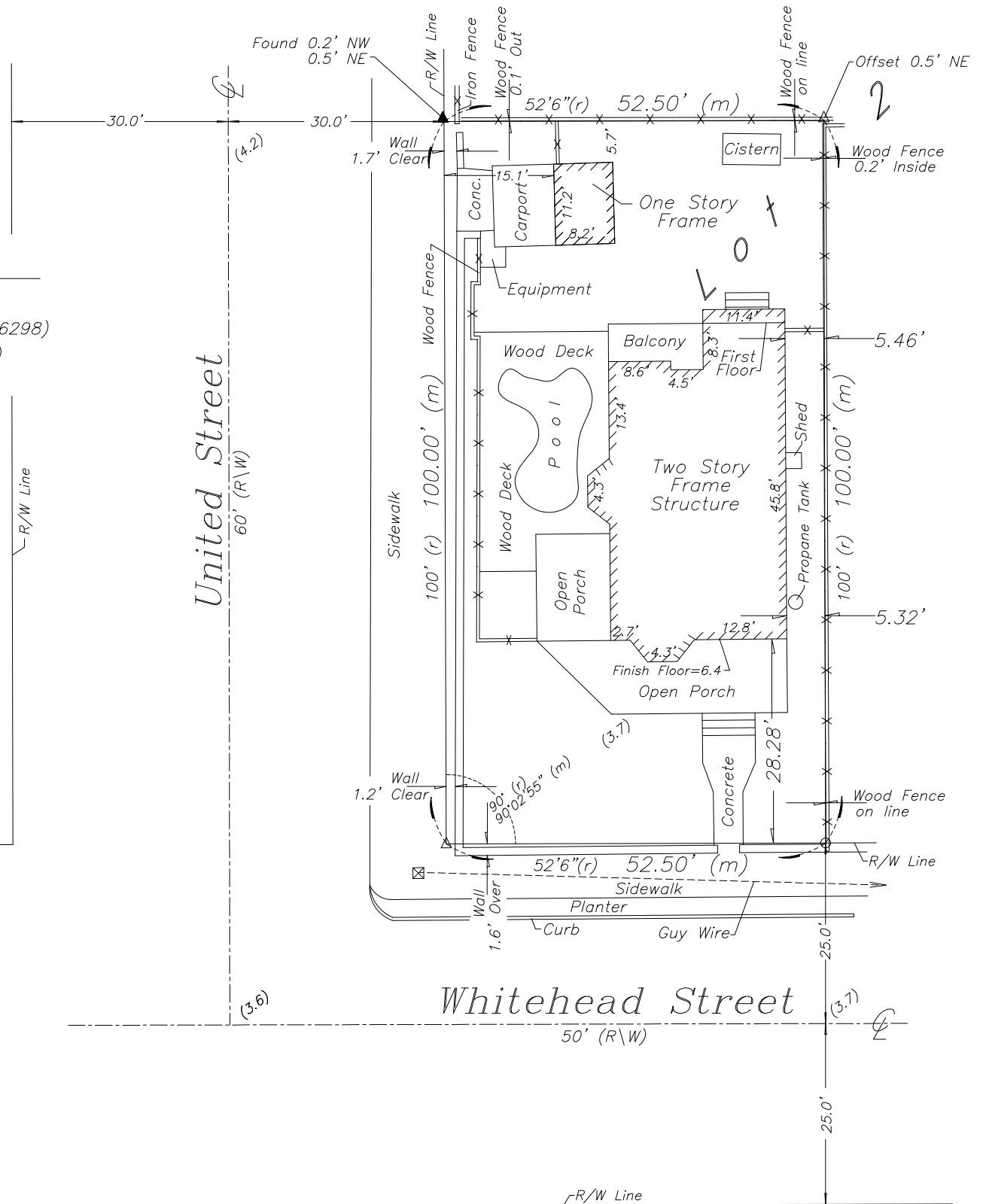


# Boundary Survey Map of Part of Lot 2, Square 3, Tract 16 Island of Key West, Florida



## LEGEND

- ⊙ Found 1/2" Iron Pipe
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (5234)
- △ 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
- (3.5) Spot Elevation (Typical)



**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: 1301 Whitehead 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: October 11, 2011 and September 16, 2015.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
12. Benchmark utilized: BASIC
13. Flood Insurance Rate Map Zone: AE (EL 8); Community Panel #120168; 1516 K, dated 2-18-05.

**BOUNDARY SURVEY OF:** On the Island of Key West and known as Part of Lot 2, Square 3, Tract 16 of the Northwesternly one-half of Lot 2, better described by metes and bounds as follows: COMMENCING at the intersection of the of United Street and the Northeasterly right of way line of Whitehead Street, said point of intersection to be the Point of Beginning of the parcel of land hereinafter described; thence run in a Southeasterly direction along the Northeasterly right of way of Whitehead Street 52 feet 6 inches to a point; thence run at a right angle in a Northeasterly direction 100 feet to a point; thence run at a right angle in a Northwesterly direction 52 feet 6 inches out to United Street; thence run at a right angle in a Southwesterly direction along the Southeasterly right of way of United Street 100 feet back to the Point of Beginning of the parcel of land herein described.

**BOUNDARY SURVEY FOR:** Peter S. Janker & Dixie L. Janker;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

October 17, 2011  
Revised 9/17/15 to add Flood Zone information and Elevations

THIS SURVEY  
IS NOT  
ASSIGNABLE

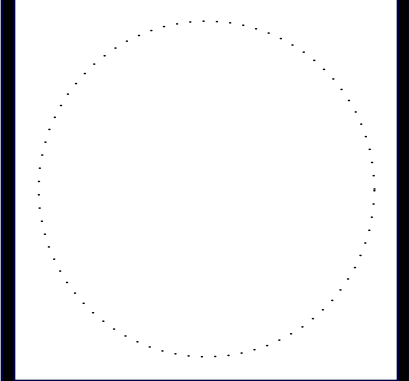
**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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

# 1301 Whitehead



## 1301 WHITEHEAD

**Owner**  
 Peter Janker

PROJECT NO: #PIn

DATE: 2/24/2017

DRAWN BY: Gonz

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 One Call Construction, Inc.

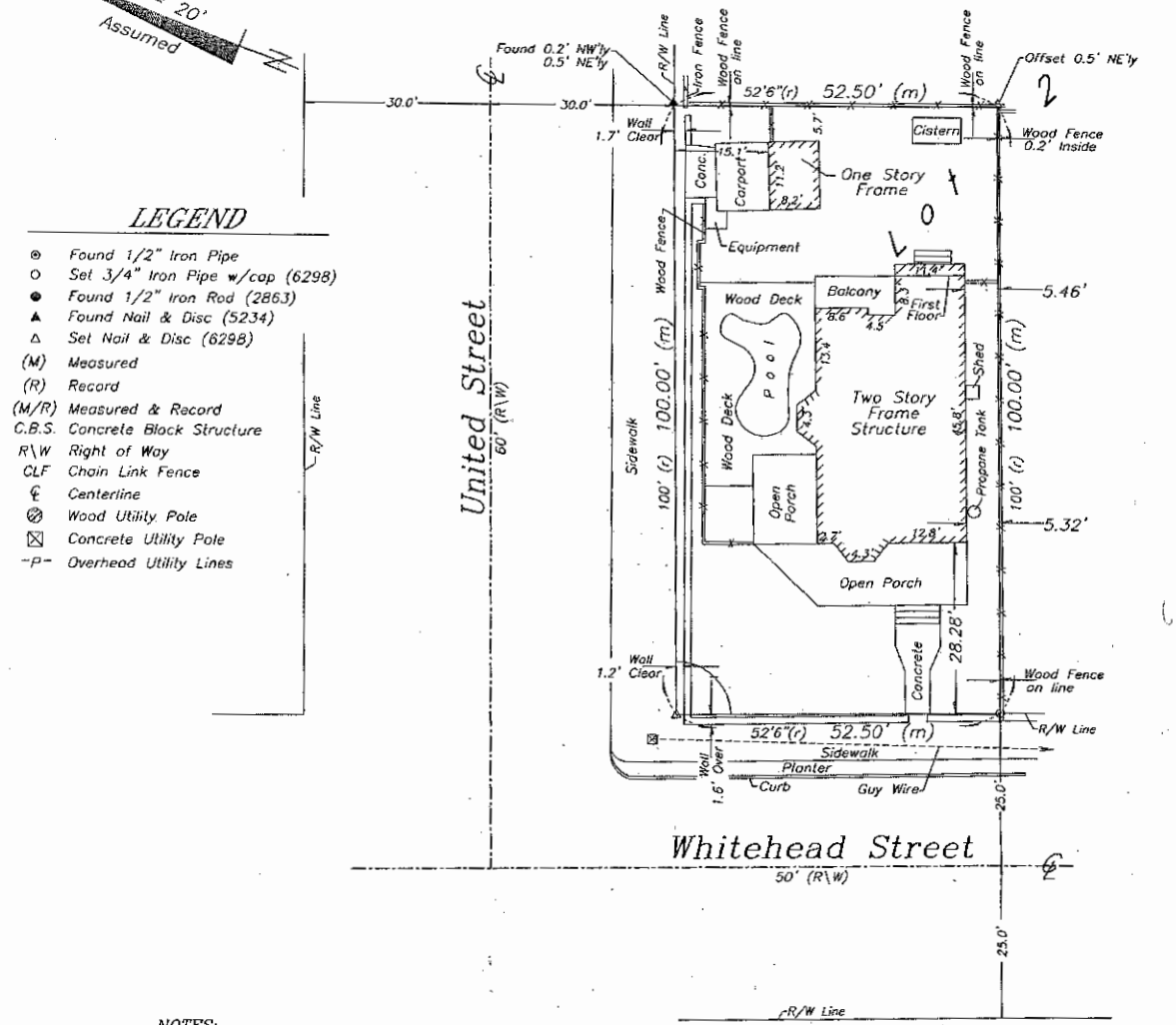
**Cover Sheet**

**A-1**  
 SHEET 1 OF 16

SHEET INDEX	
ID	Name
A-1	Cover Sheet
A-2	Site Information
A-3	Site Plan Existing Proposed
A-4	Existing Proposed
A-5	Whitehead St. Scale Elevation
A-6	United Scale Elevation
A-7	Proposed Elevations
A-8	Proposed Sections
A-9	Existing Elevations
A-10	Perspective 1 Existing Trees
A-11	Perspective 1 No Trees
A-12	Perspective 2 Existing Trees
A-13	Perspective 2 No Trees
A-14	Rear View
A-15	Aerial View
A-16	HARC Clarification With No Parapet



### Boundary Survey Map of Part of Lot 2, Square 3, Tract 16 Island of Key West, Florida



- LEGEND**
- ⊙ Found 1/2" Iron Pipe
  - Set 3/4" Iron Pipe w/cap (6298)
  - Found 1/2" Iron Rod (2863)
  - ▲ Found Nail & Disc (5234)
  - △ 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: 1301 Whitehead 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: October 11, 2011.
  9. Ownership of fences is undeterminable, unless otherwise noted.
  10. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** On the Island of Key West and known as Part of Lot 2, Square 3, Tract 16 of the Northwesterly one-half of Lot 2, better described by metes and bounds as follows:  
**COMMENCING** at the intersection of the of United Street and the Northeasterly right of way line of Whitehead Street, said point of intersection to be the Point of Beginning of the parcel of land hereinafter described; thence run in a Southeasterly direction along the Northeasterly right of way of Whitehead Street 52 feet 6 inches to a point; thence run at a right angle in a Northeasterly direction 100 feet to a point; thence run at a right angle in a Northwesterly direction 52 feet 6 inches out to United Street; thence run at a right angle in a Southwesterly direction along the Southeasterly right of way of United Street 100 feet back to the Point of Beginning of the parcel of land herein described.

**BOUNDARY SURVEY FOR:** Peter S. Janker & Dixie L. Janker;  
 BNC National Bank;  
 Stones & Cardenas;  
 Old Republic National Title Insurance Co;

J. LYNN O'FLYNN, INC.  
 J. Lynn O'Flynn, PSM  
 Florida Reg. #6298  
 October 17, 2011

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

SITE DATA:

TOTAL SITE AREA: ± 5,250.00 SQ.TF  
LAND USE: HDRR  
FLOOD ZONE: AE-8

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (3,150.00 SQ.FT)  
EXISTING: 51.63% (±2,712.67 SQ.FT)  
PROPOSED: 55.60% (±2,919.00 SQ.FT)

MAXIMUM BUILDING COVERAGE:

REQUIRED: 50% (2,625 SQ.FT)  
EXISTING: 29.83% (±1,567.20 SQ.FT)  
PROPOSED: 34.15% (±1,793 SQ.FT)

OPEN SPACE MINIMUM:

REQUIRED: 35% (1,837.50 SQ.FT)  
EXISTING: 51.63% (±2,712.67 SQ.FT)  
PROPOSED: 45.16% (±2,371 SQ.FT)

SETBACKS:

FRONT:  
REQUIRED: 10'-0"  
EXISTING: ±17'-11" (TO PORCH)  
PROPOSED: ±17'-11" (TO PORCH)

SIDE:

REQUIRED: 5'-0"  
EXISTING: ±19'-9" (TO BUILDING)  
PROPOSED: ±5'-0" (TO PORCH)

SIDE:

REQUIRED: 5'-3"  
EXISTING: ±5'-4" (TO BUILDING)  
PROPOSED: ±5'-3" (TO BUILDING)

REAR:

REQUIRED: 20'-0"  
EXISTING: ±26'-1" (TO BUILDING)  
PROPOSED: ±20'-0" (TO BUILDING)

MAXIMUM HEIGHT:

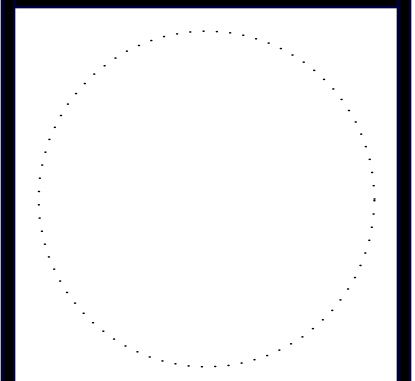
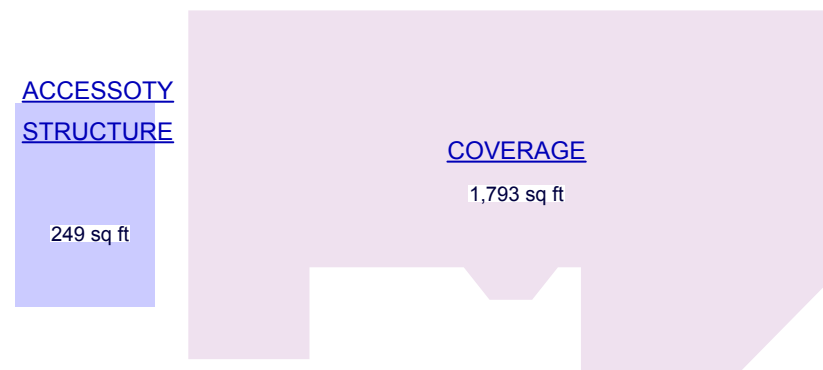
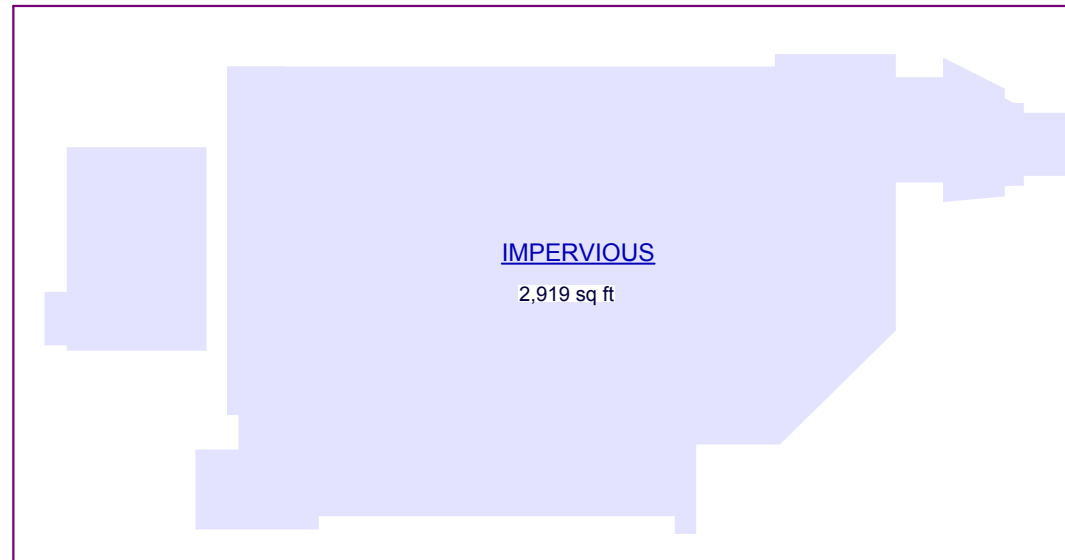
EXISTING: ±30.0' (TO CRWON OF ROAD)  
PROPOSED: ±33.0' (TO CROWN OF ROAD)

ACCESSOTY STRUCTURE:

REAR SETBACK: 20'-0"  
WIDTH OF LOT: 52.50'  
AREA: 1050 SQ.FT

DIMS. OF STRUCT. 11'-3" x 16'-1/2"  
AREA OF STRUCT. 249 SQ.FT

ALLOWABLE ACC. STRUCT. 30% (315.00 SQ. FT)  
EXISTING 23.02% (241.67 SQ. FT)  
PROPOSED 27.71% (249.00 SQ. FT)



# 1301 WHITEHEAD

**Owner  
Peter Janker**

PROJECT NO: **#PIn**

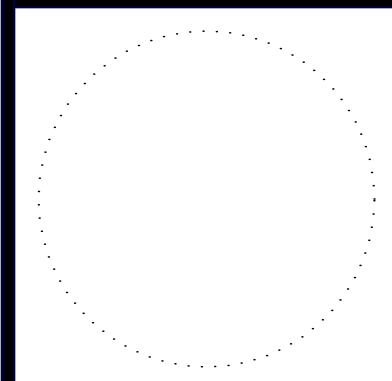
DATE: **2/24/2017**

DRAWN BY: **Gonz**

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**One Call  
Construction, Inc.**

## Site Information





**1301  
 WHITEHEAD**

**Owner  
 Peter Janker**

PROJECT NO: #PIn

DATE: 3/6/2017

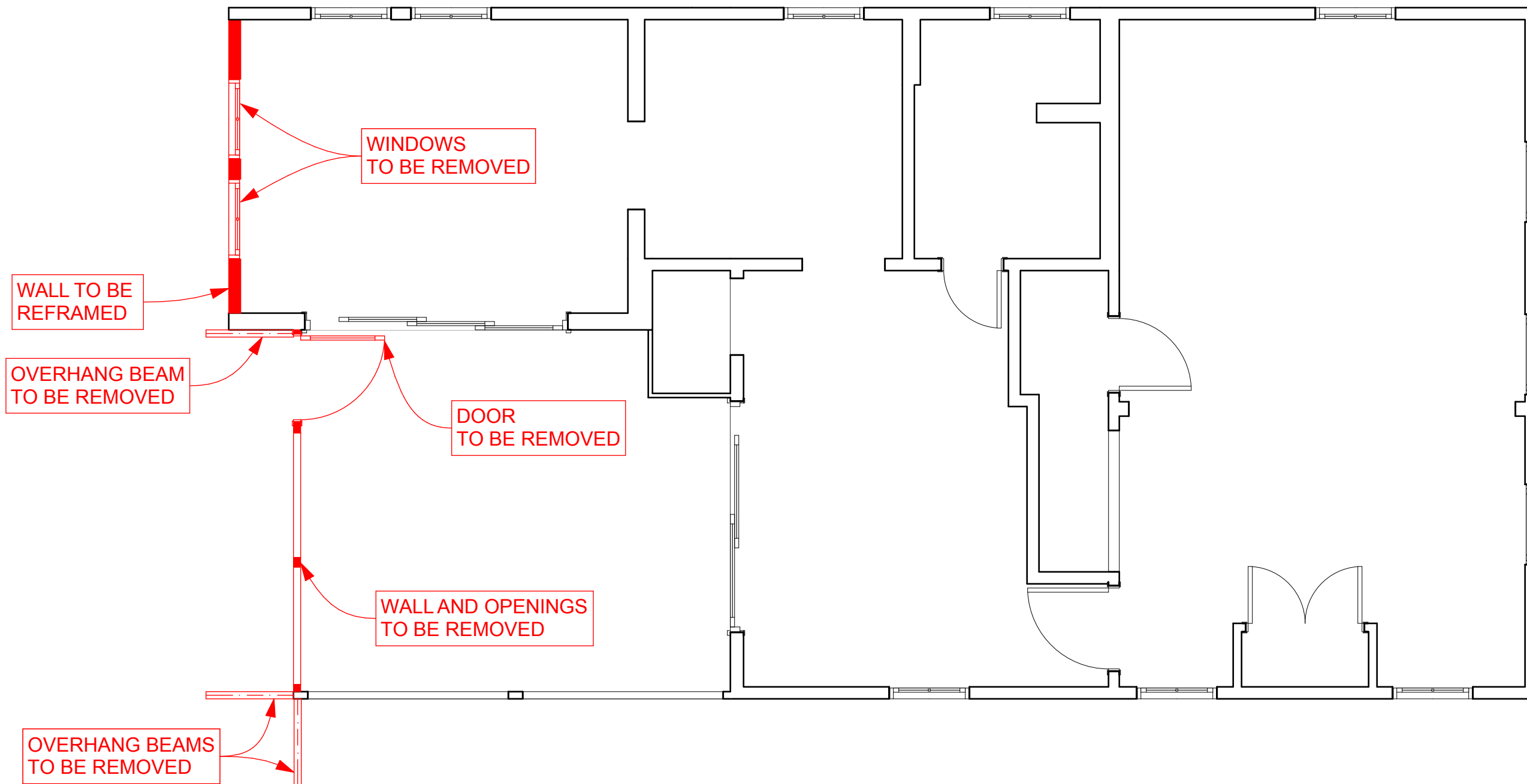
DRAWN BY: Gonz

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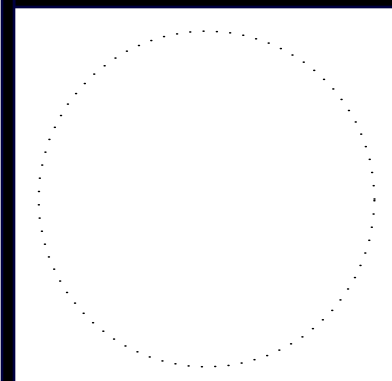
**2nd FLOOR  
 DEMO. PLAN**

**A-2**

SHEET 2 OF 3







**1301  
WHITEHEAD**

**Owner  
Peter Janker**

PROJECT NO: #PIn

DATE: 3/6/2017

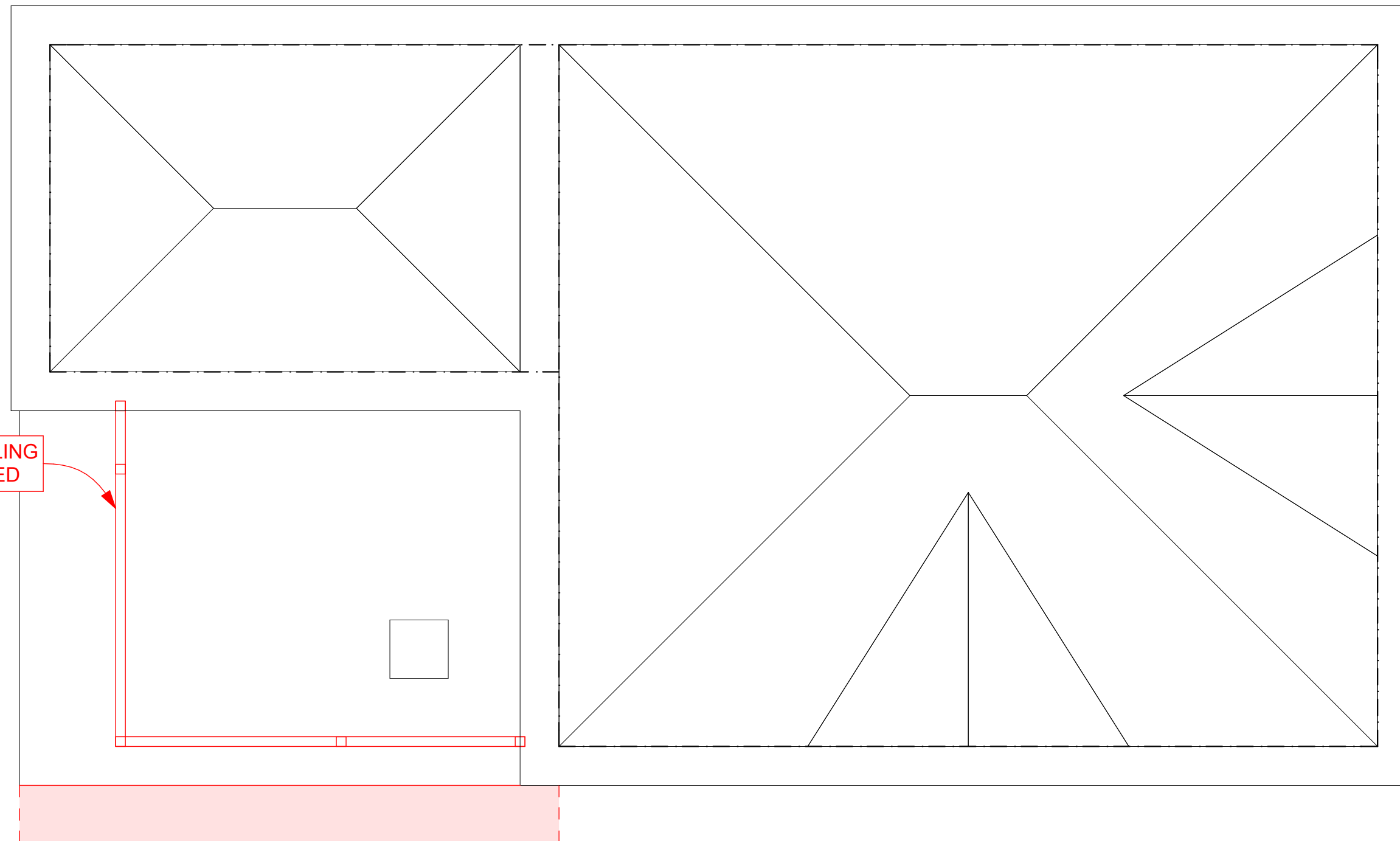
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**DEMO PLAN  
FOR MANSERD  
ROOF**

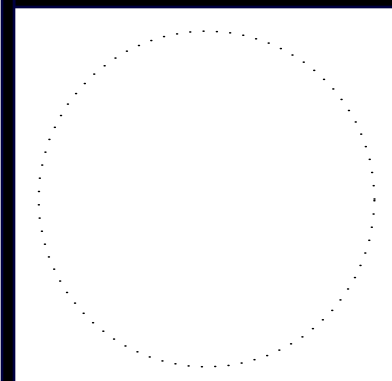
**A-3**

SHEET 3 OF 3



**EXISTING RAILING  
TO BE REMOVED**

**ROOF TO BE TRIMED**



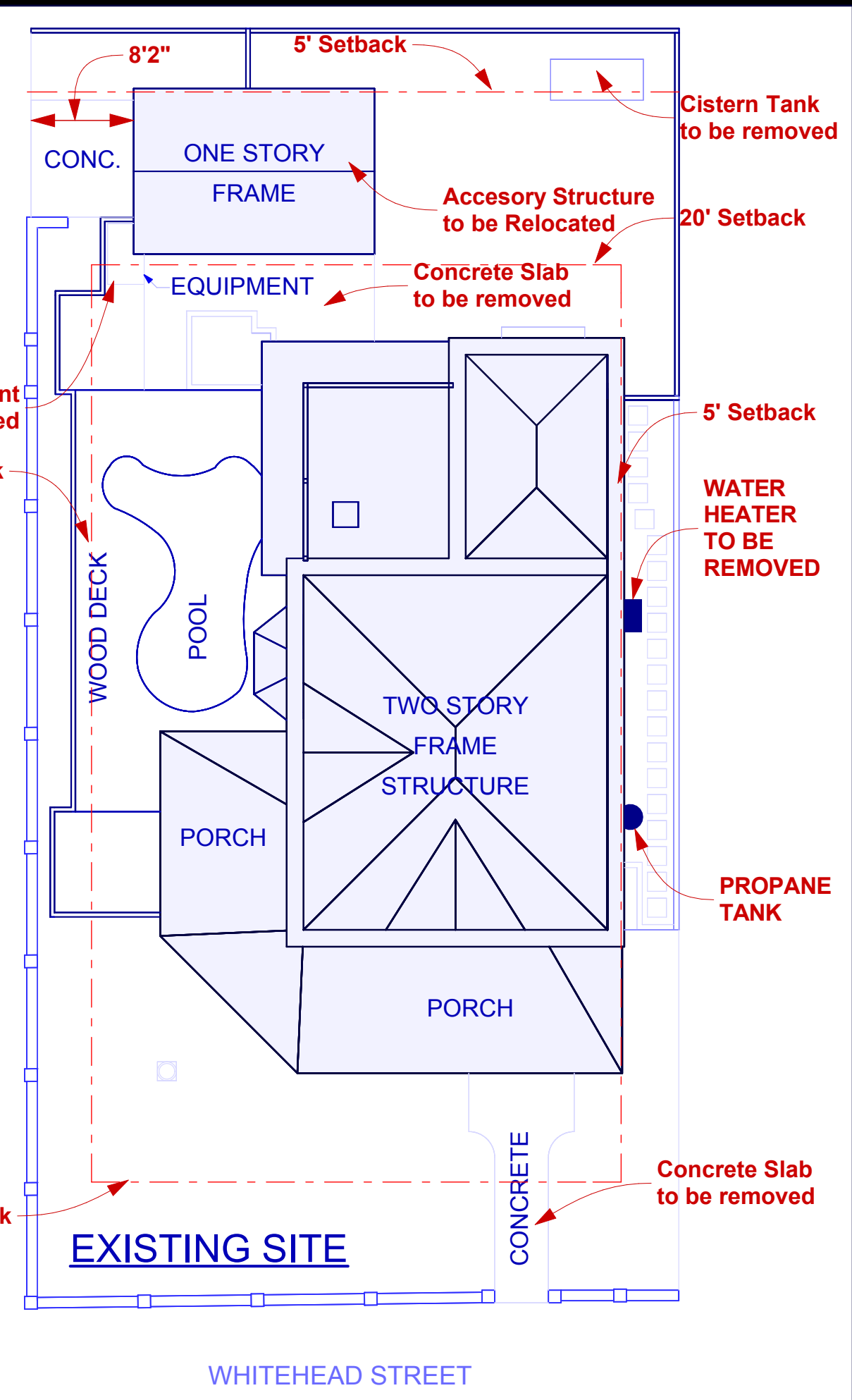
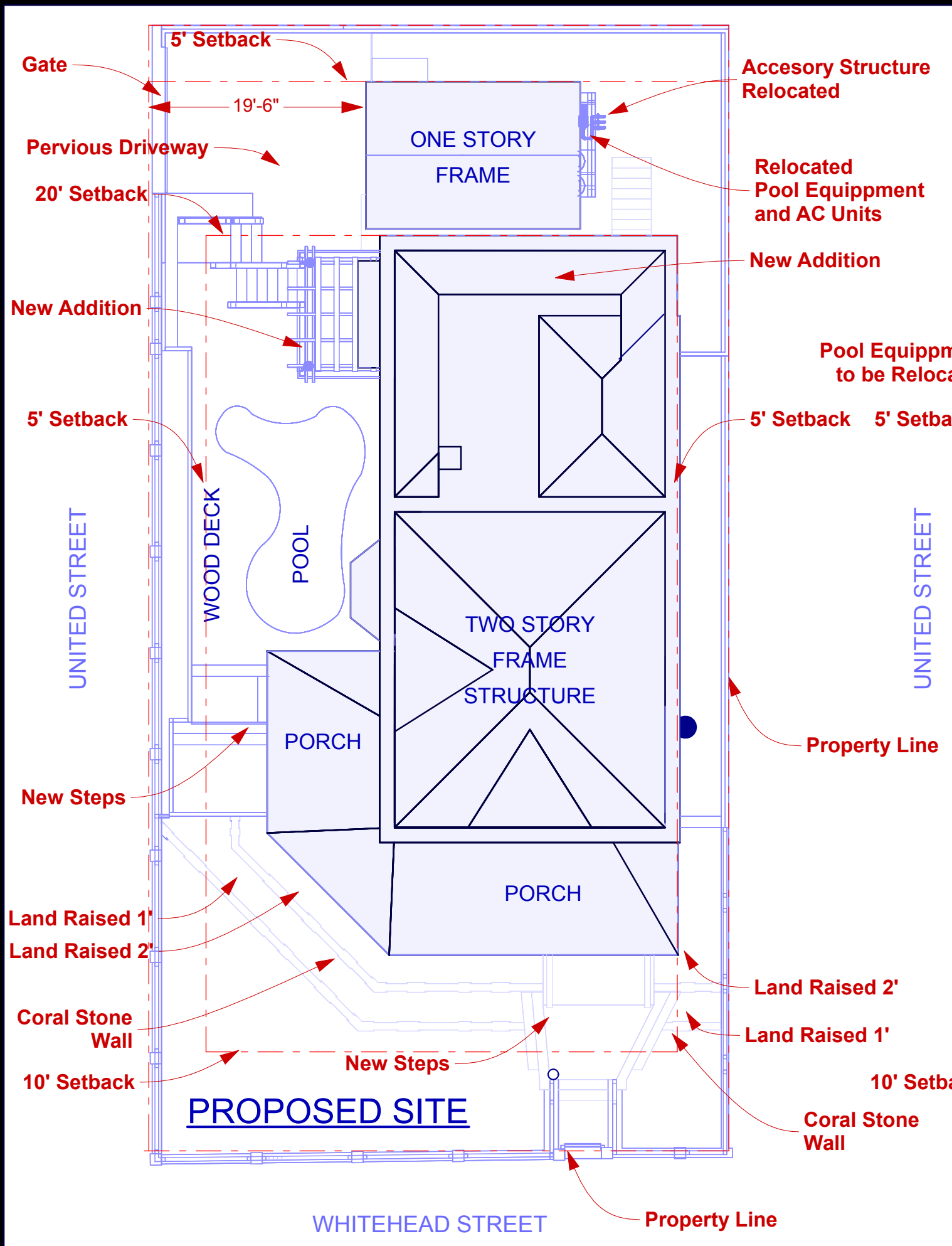
**1301 WHITEHEAD**

Owner  
**Peter Janker**

PROJECT NO: #Pln  
 DATE: 2/24/2017  
 DRAWN BY: Gonz

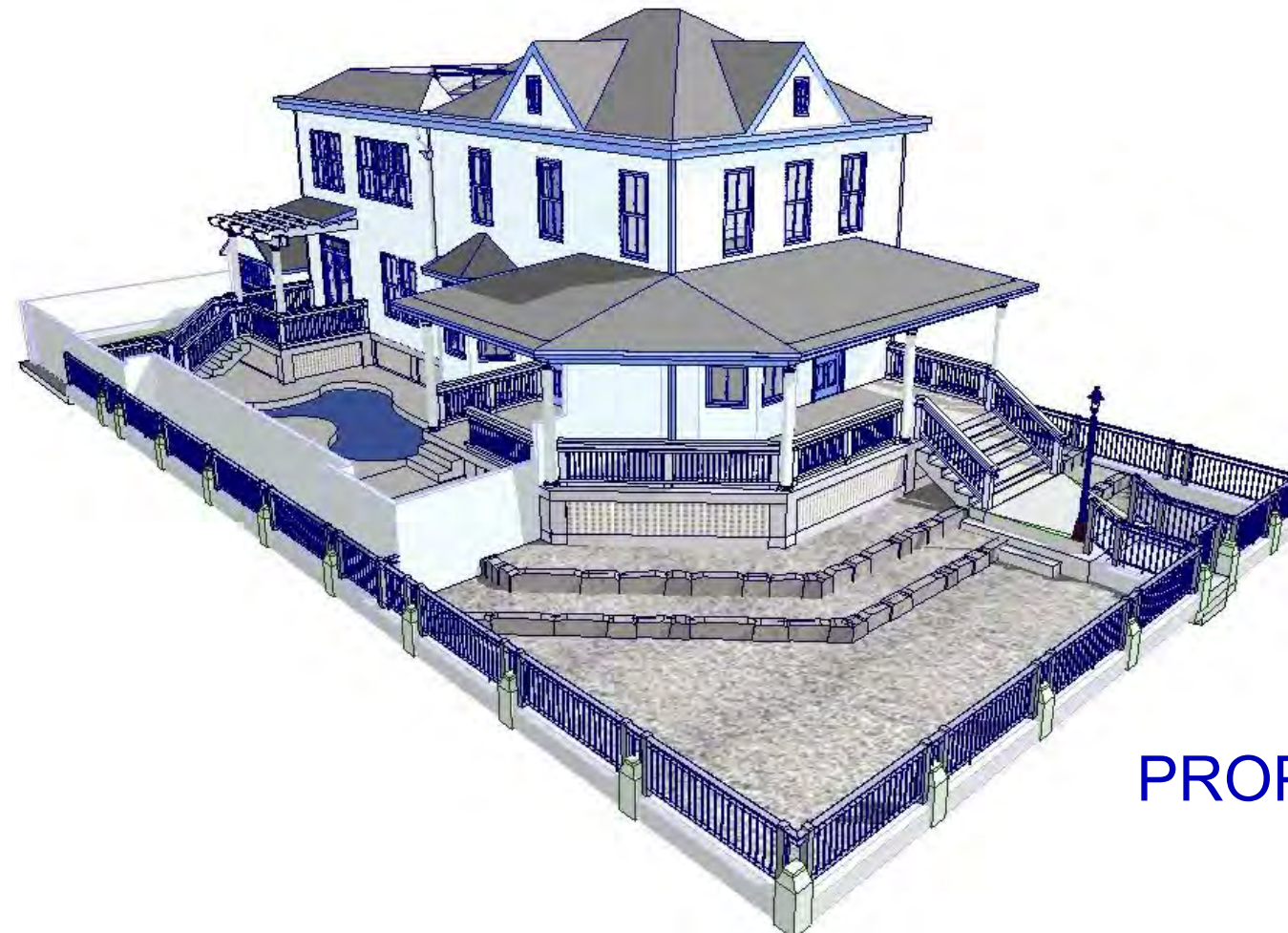
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**Site Plan Existing Proposed**

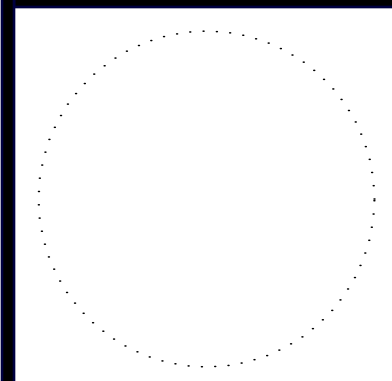




EXISTING



PROPOSED



**1301  
 WHITEHEAD**

**Owner  
 Peter Janker**

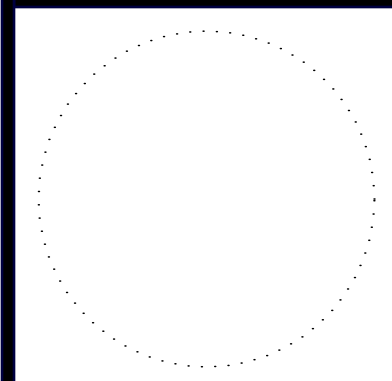
PROJECT NO: **#Pln**

DATE: **2/24/2017**

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 Construction, Inc.**

**Existing  
 Proposed**



**1301  
 WHITEHEAD**

**Owner  
 Peter Janker**

PROJECT NO: #PIn

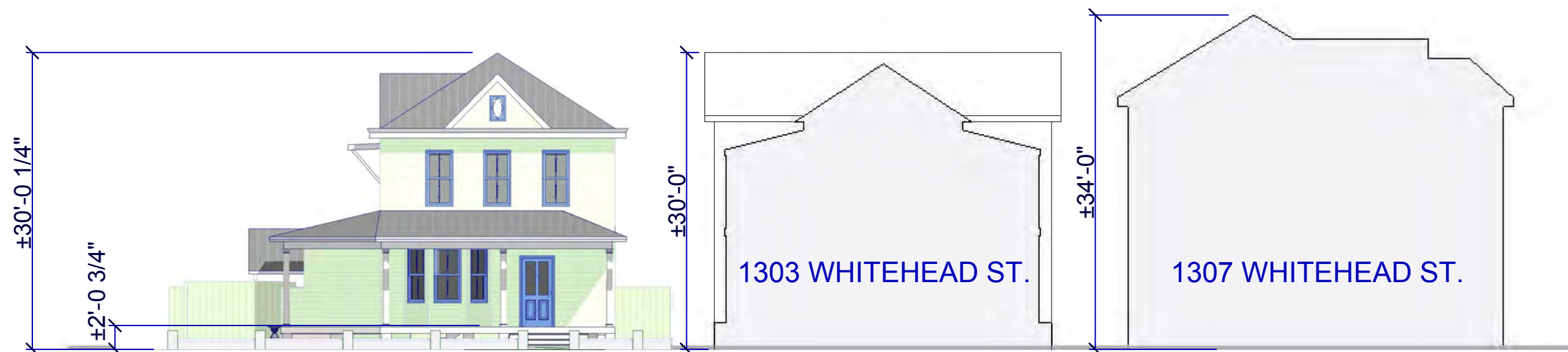
DATE: 2/24/2017

DRAWN BY: Gonz

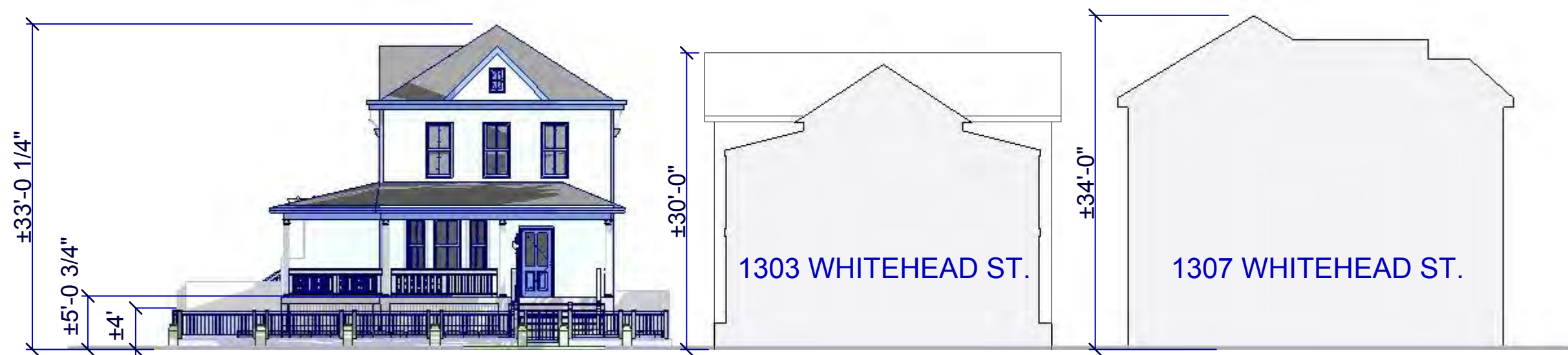
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**Whitehead St.  
 Scale Elevation**

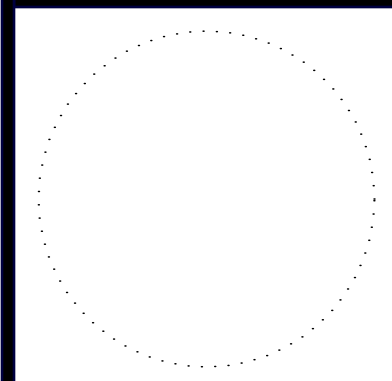
**A-5**



**Existing Whitehead St. Streetscape**



**Proposed Whitehead St. Streetscape**



**1301  
 WHITEHEAD**

**Owner  
 Peter Janker**

PROJECT NO: **#Pln**

DATE: **2/24/2017**

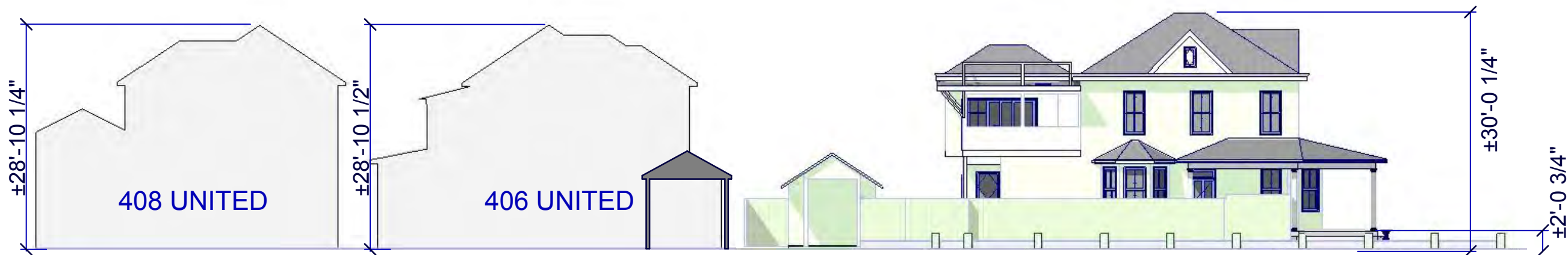
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**United Scale  
 Elevation**

**A-6**

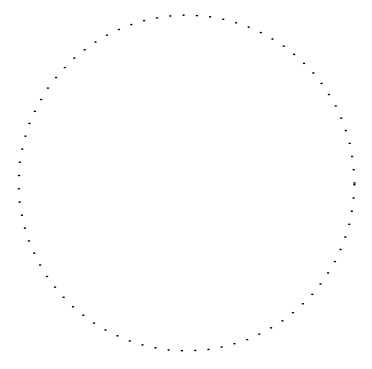
SHEET 6 OF 16



**Existing United St. Streetscape**



**Proposed United St. Streetscape**



**1301  
 WHITEHEAD**

**Owner  
 Peter Janker**

PROJECT NO: **#Pln**

DATE: **2/24/2017**

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**One Call  
 Construction, Inc.**

**Proposed  
 Elevations**

**A-7**



**United St. (Side) Proposed Elevation**



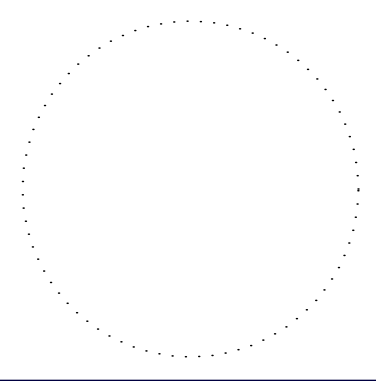
**Rear Proposed Elevation**



**Side Proposed Elevation**



**Whitehead St (Front) Proposed Elevation**



United St. (Side) Proposed



Rear Proposed



Side Proposed



Whitehead St (Front) Proposed

**1301  
 WHITEHEAD**

**Owner  
 Peter Janker**

PROJECT NO: **#Pln**

DATE: **2/24/2017**

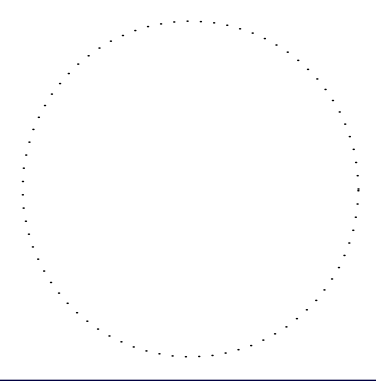
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**One Call  
 Construction, Inc.**

**Proposed  
 Sections**

**A-8**

SHEET 8 OF 16



**1301**  
**WHITEHEAD**

**Owner**  
**Peter Janker**

PROJECT NO: **#Pln**

DATE: **2/24/2017**

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**Construction, Inc.**

**Existing**  
**Elevations**

**A-9**

SHEET 9 OF 16



United St. (Side) Existing Elevation



Rear Existing Elevation

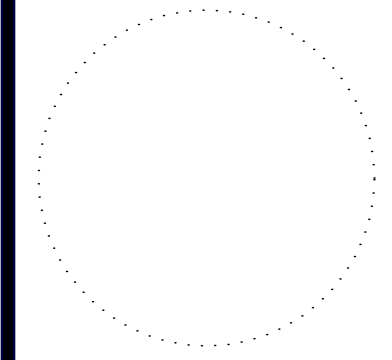


Side Existing Elevation



Whitehead St (Front) Existing Elevation





**1301  
WHITEHEAD**

**Owner  
Peter Janker**

PROJECT NO: **#PIn**

DATE: **2/24/2017**

DRAWN BY: **Gonz**

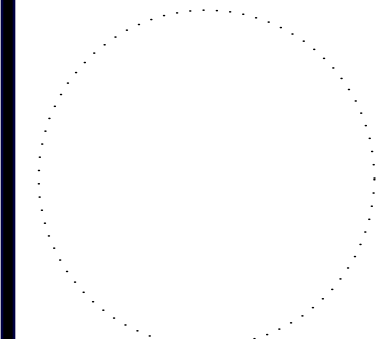
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Construction, Inc.**

**Perspective 1  
Existing Trees**

**A-10**

SHEET 10 OF 16





**1301  
WHITEHEAD**

**Owner  
Peter Janker**

PROJECT NO: **#Pln**

DATE: **2/24/2017**

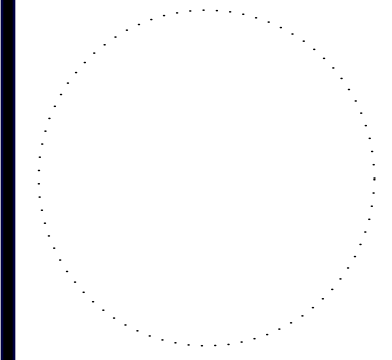
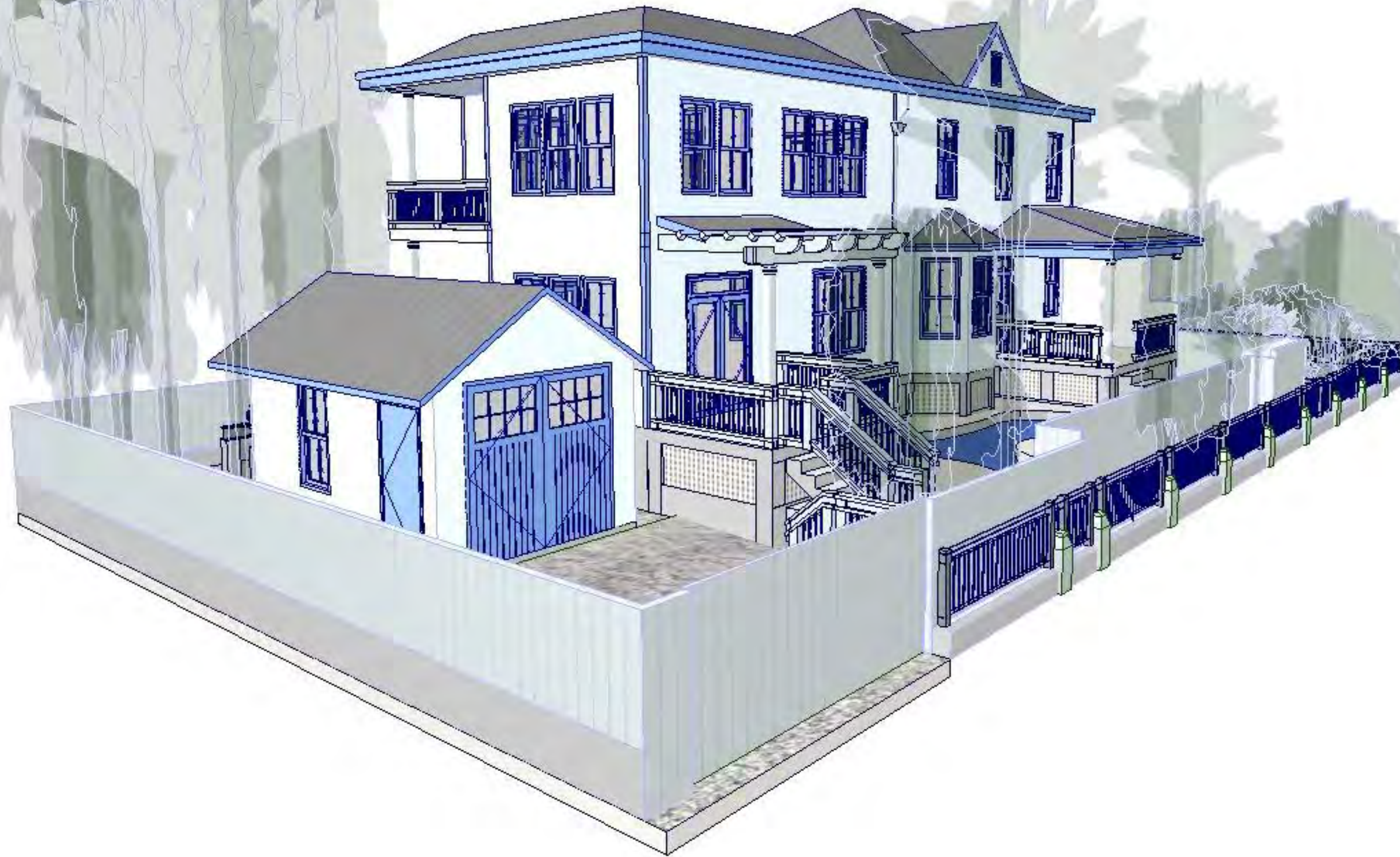
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Construction, Inc.**

**Perspective 1  
No Trees**

**A-11**

SHEET 11 OF 16



**1301  
WHITEHEAD**

**Owner  
Peter Janker**

PROJECT NO: **#Pln**

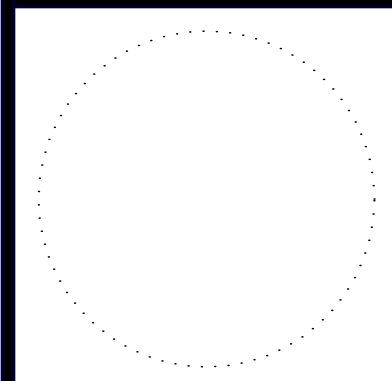
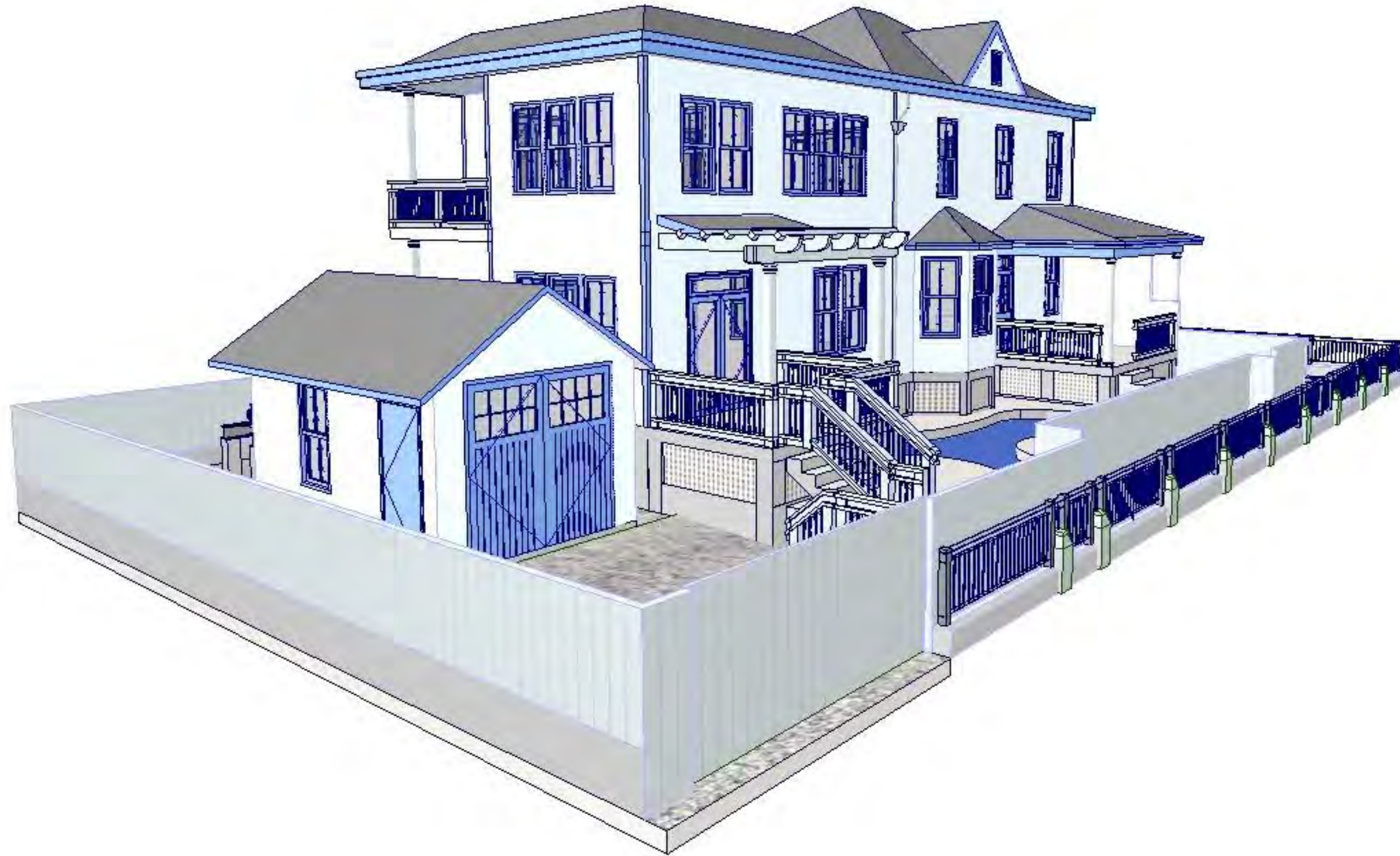
DATE: **2/24/2017**

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Construction, Inc.**

**Perspective 2  
Existing Trees**

**A-12**



**1301  
WHITEHEAD**

**Owner  
Peter Janker**

PROJECT NO: **#Pln**

DATE: **2/24/2017**

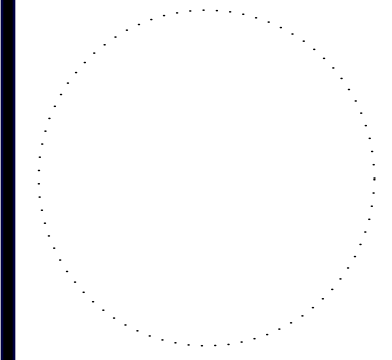
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Construction, Inc.**

**Perspective 2  
No Trees**

**A-13**

SHEET 13 OF 16



**1301  
WHITEHEAD**

**Owner  
Peter Janker**

PROJECT NO: **#Pln**

DATE: **2/24/2017**

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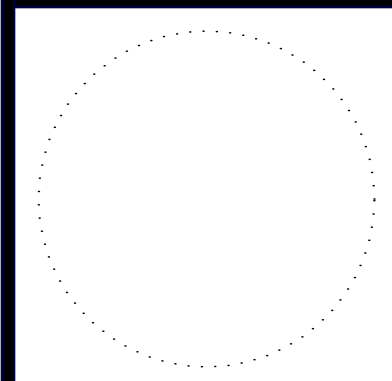
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**One Call  
Construction, Inc.**

**Rear View**

**A-14**

SHEET 14 OF 16



**1301  
WHITEHEAD**

**Owner  
Peter Janker**

PROJECT NO: **#Pln**

DATE: **2/24/2017**

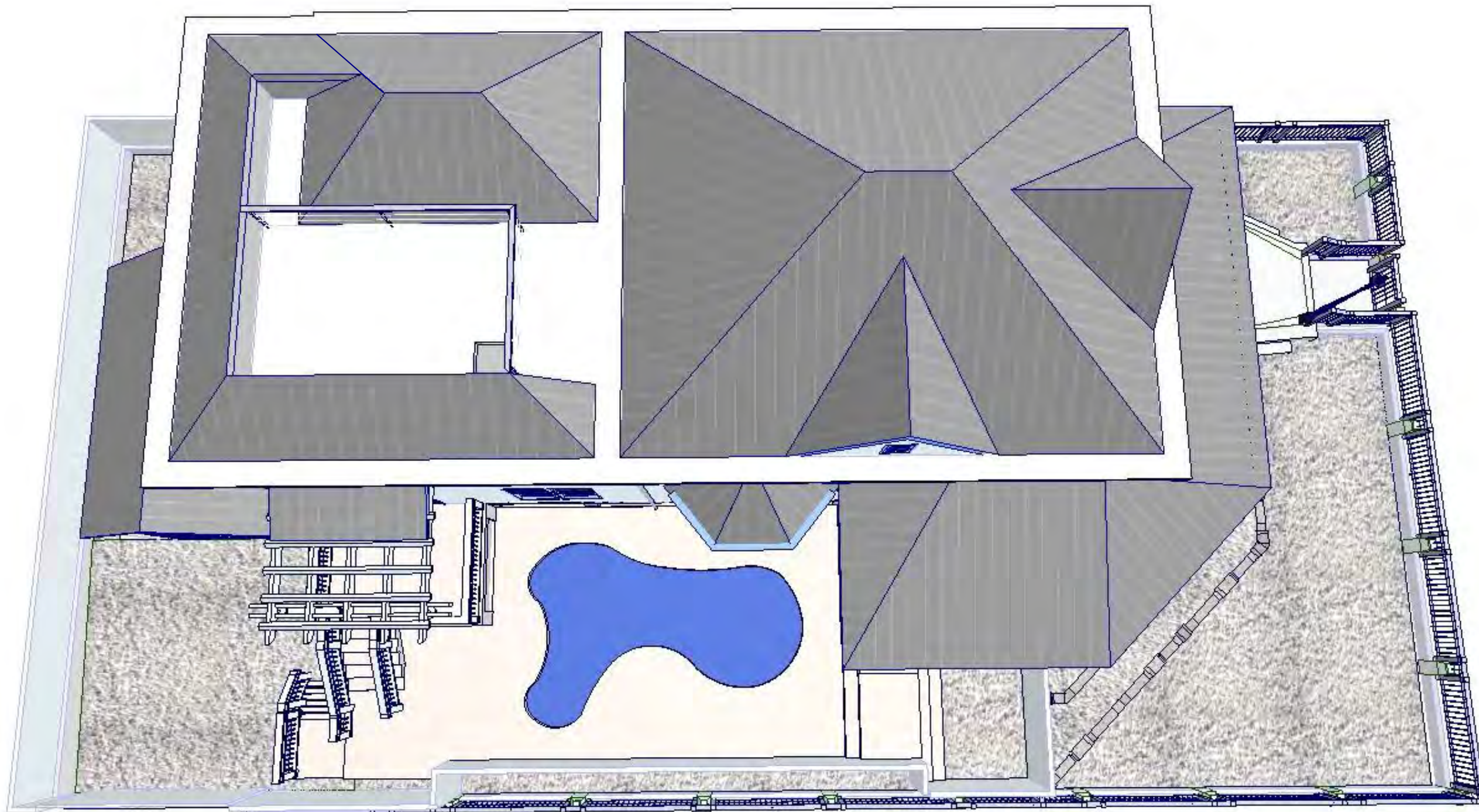
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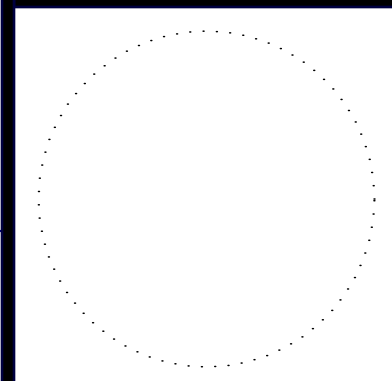
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**One Call  
Construction, Inc.**

**Aerial View**

**A-15**

SHEET 15 OF 16





**1301  
 WHITEHEAD**

Owner  
 Peter Janker

PROJECT NO: #Pln

DATE: 2/24/2017

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 Construction, Inc.

**HARC**  
**Clarification**  
**With No**  
**Parapet**

**A-16**

SHEET 16 OF 16



Existing Roof



Proposed Roof



Without Proposed Roof

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., March 28, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RELOCATION, ELEVATION OF HISTORIC HOUSE 2'-6" AND MODIFICATION TO FOOTERS. NEW SIDE—AND REAR ADDITIONS. NEW RELOCATE AND ELEVATE ACCESSORY STRUCTURE AND ENCLOSE FRONT PORTION. NEW SIDE TRELLIS AND NEW RAILINGS ON EXISTING PORCHES. NEW POOL—AND STEPS, SITE WORK INCLUDING PARTIAL SITE REGRADING. NEW MANSARD ROOF AT REAR TO COVER EXISTING ROOF DECK.**

**1301 WHITEHEAD STREET**

**Applicant – One Call Construction**

**Application #15-01-1528**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 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**

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.





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

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

[Home](#) [Departments](#) [Exemptions](#) [Save Our Homes](#) [Portability](#) [Homestead Fraud](#) [Contact Us](#)

[Property Search](#) [Tax Estimator](#) [GIS/Maps](#) [Millages/Taxroll Info](#) [Appeals/VAB](#) [Forms](#) [Office Requirements](#)

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

## Property Record Card -

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

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

[Previous Record](#) **Alternate Key: 1036986 Parcel ID: 00036120-000000** [Next Record](#)

### Ownership Details

**Mailing Address:**

JANKER PETER S AND DIXIE L  
7688 OAK FIELD CT  
SPRINGFIELD, VA 22153-3506

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 1301 WHITEHEAD ST KEY WEST

**Legal Description:** KW FILER BOYLE SUB N-476 PT LOT-2 SQR-3 TR-16 OR283-85/86 OR533-713 OR1083-2085/87 OR1248-1308/10ORD OR1514-47/49 OR2018-809/11 OR2540-2267/68

**Click Map Image to open interactive viewer**

### Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

### Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

### Monroe County Cities

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

### First Time Home Buyer (IRS)

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

### IRS Links

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

### Other Links

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



## Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1944  
**Year Built:** 1938

## Building 1 Details

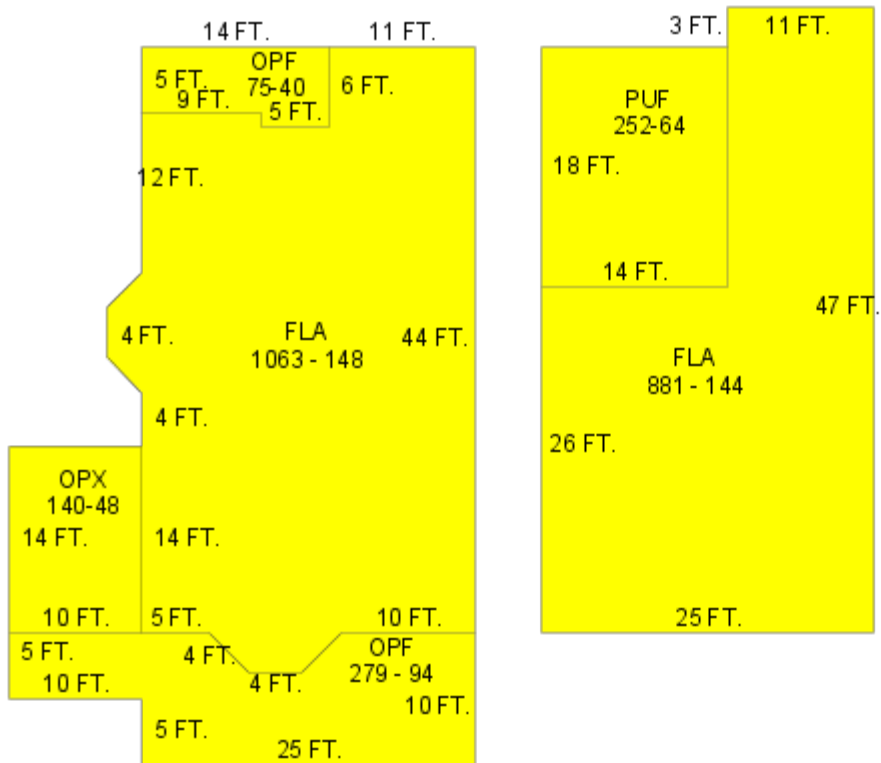
<b>Building Type</b> R1	<b>Condition</b> A
<b>Effective Age</b> 24	<b>Perimeter</b> 292
<b>Year Built</b> 1938	<b>Special Arch</b> 0
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0

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

<b>Roof Type</b> IRR/CUSTOM	<b>Roof Cover</b> ASPHALT SHINGL
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE

**Extra Features:**

<b>2 Fix Bath</b>	0
<b>3 Fix Bath</b>	1
<b>4 Fix Bath</b>	0
<b>5 Fix Bath</b>	0
<b>6 Fix Bath</b>	0
<b>7 Fix Bath</b>	0
<b>Extra Fix</b>	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	<u>OPX</u>		1	1990			
0	<u>OUU</u>		1	1990			
1	<u>FLA</u>	1:WD FRAME	1	1990	N	N	0.00
2	<u>OPF</u>		1	1990	N	N	0.00
4	<u>OPF</u>		1	1990	N	N	0.00
6	<u>FLA</u>	1:WD FRAME	1	1990	N	N	0.00
7	<u>PUF</u>		1	1990	N	N	0.00

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	273 SF	0	0	1982	1983	2	40
2	PO4:RES POOL	180 SF	0	0	1992	1983	5	50
3	UB2:UTILITY BLDG	88 SF	11	8	1950	1951	3	50
4	FN2:FENCES	280 SF	0	0	1955	1956	3	30

## Appraiser Notes

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## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-2951	12/21/2012	12/13/2013	1,100 Residential	PAINING OF RESIDENCE- REMOVE ONE KITCHEN SO THERE IS ONLY ONE IN HOME. WILL NOT INCLUDE FRONT WALL SINCE IT'S ON CITY PROPERTY- WILL REQUIRE AN EASEMENT
9902993	08/23/1999	12/13/2000	9,550		13 SQS V-CRIMP ROOF
9803552	11/15/1998	10/11/2002	5,000		EXTERIOR REPAIRS
13-2339	07/08/2003	10/30/2003	1,500		REPLASTER POOL
03-7/18/3	07/18/2003	10/30/2003	600		RELOCATE POOL PUMP

## 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
2016	196,886	16,741	505,782	719,409	678,302	25,000	653,302
2015	194,897	14,487	509,733	719,117	673,587	25,000	648,587
2014	178,955	13,535	475,751	668,241	668,241	25,000	643,241
2013	184,068	13,899	410,508	608,475	569,501	0	608,475
2012	186,625	14,264	316,840	517,729	517,729	0	517,729
2011	185,065	14,628	199,726	399,419	338,471	25,000	324,110
2010	185,065	14,993	142,027	342,085	320,292	25,000	295,292
2009	206,359	15,357	393,146	614,862	441,485	25,000	416,486
2008	190,318	15,722	525,000	731,040	494,769	25,000	469,769
2007	219,138	12,543	866,250	1,097,931	642,155	25,000	617,155
2006	368,266	12,919	472,500	853,685	526,458	25,000	501,458
2005	280,583	13,260	367,500	661,343	449,967	25,000	424,967
2004	226,512	13,637	311,519	551,668	395,272	25,000	370,272
2003	237,090	11,278	140,184	388,552	317,600	25,000	292,600
2002	239,587	11,654	124,608	375,849	308,502	25,000	283,502
2001	178,349	11,995	124,608	314,952	278,354	25,000	253,354
2000	158,489	13,509	96,052	268,050	252,891	25,000	227,891
1999	126,536	11,080	96,052	233,668	233,668	25,000	208,668

1998	111,436	10,075	96,052	217,563	202,177	25,500	176,677
1997	118,866	9,450	86,625	214,940	199,264	25,500	173,764
1996	87,027	7,461	86,625	181,114	180,780	25,500	155,280
1995	87,027	7,643	86,625	181,296	178,487	25,500	152,987
1994	77,829	7,011	86,625	171,466	171,466	25,500	145,966
1993	77,829	7,175	86,625	171,630	171,630	25,500	146,130
1992	94,952	7,352	86,625	188,929	188,929	25,500	163,429
1991	104,140	7,516	86,625	198,282	198,282	25,500	172,782
1990	55,718	6,921	69,563	132,203	132,203	25,500	106,703
1989	50,653	6,443	70,875	127,971	127,971	25,500	102,471
1988	41,424	4,909	65,625	111,958	111,958	25,500	86,458
1987	40,935	5,023	47,250	93,208	93,208	25,500	67,708
1986	41,158	5,134	47,250	93,542	93,542	25,500	68,042
1985	39,992	5,244	34,085	79,321	79,321	25,500	53,821
1984	37,485	5,360	34,085	76,930	76,930	25,500	51,430
1983	37,485	116	22,525	60,126	60,126	25,500	34,626
1982	38,159	116	18,444	56,719	56,719	25,500	31,219

## 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
10/28/2011	2540 / 2267	833,300	WD	Q
4/1/1998	1514 / 0047	220,000	00	Q
2/1/1973	533 / 713	37,500	00	Q

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