

# **Staff Report**

- 8 Reconstruction of chimney with brick to match previously existing brick, as approved in H11-01-1757. Deleting the condition of step back chimney from kitchen wall- Code Compliance Case - **#730 Southard Street - Thomas E. Pope (H11-01-339)**

This staff report is for the review of a request to reconstruct a chimney that was demolished without HARC consent. On January 11, 2012 similar plans were presented and the Commission motioned to approve the plans with two conditions; that similar old bricks must be used for the reconstruction and that the flue of the chimney should be set back from the house, as the historic chimney used to be. On the motion the Commission requested the applicant to bring revised drawings of the chimney. The plans submitted with this new application are such requested plans. The Commission also denied he after the fact request for the demolition of the historic chimney.

According to the submitted and approved plans by this Commission on May 10, 2011 the historic chimney was depicted with an extension just on its upper part in order to comply with Fire Code. There were no notes in the plans or any request to demolish the existing brick chimney. The proposed chimney is the same design that was submitted on January 11 with no set back changes.

The historic chimney was a character defining element of the historic house, which is listed as a contributing resource. The house located at #730 Southard Street is a magnificent example of a two and a half story frame structure and, according to the survey, was built in 1919. An exposed brick chimney was located on the south façade and was in stable condition when the project was presented to this Commission in 2011.

Staff understands that the following guidelines can be reviewed for this application:

Additions, alterations and new construction (pages 36-38a):

- (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.*

Building Exteriors- Masonry (page 25);



- (6) Physical evidence guiding the repair or replacement work may include the actual portions of surviving masonry fabric, historical photo documentation, verifiable historic descriptions or new designs based on the original which are compatible with the size, scale, material and color of the historic building.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings clearly states under Roofs:

Recommended:

Replacing in kind an entire feature of the roof that is too deteriorated to repair- if the overall form and detailing are still evidence-using the physical evidence to guide the new work. Examples can include large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Standard 6

*Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The LDR establishes under Sec.102-154- Compliance with certain federal standards, that *the historic architectural review commission shall not approve any proposed work which will be in conflict with the US The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1992)*

It is staff's opinion that the proposed plans are inconsistent with the guidelines as well as the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. It is staff's opinion that the new replacement should be more in keeping with the form and configuration of the chimney that was demolished. The new design does not convey the same visual appearance of the historic chimney and does not match the old in design and visual qualities.

# **Application**





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

**412-01000339**

OWNER'S NAME:

Vincent + Laura Barletta

DATE:

2/23/2012

OWNER'S ADDRESS:

PHONE #:

APPLICANT'S NAME:

Thomas E. Pope, PA

PHONE #:

296 3611

APPLICANT'S ADDRESS:

610 White Street

ADDRESS OF CONSTRUCTION:

730 Southard.

# OF  
UNITS

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

## DETAILED DESCRIPTION OF WORK:

Reconstruction of chimney with brick to match previously existing brick, as approved in H11-01-1757, deleting the condition to step back chimney from kitchen wall.

*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:

2/23/2012

Applicant's Signature:

*Thomas E. Pope, PA*  
Thomas E. Pope, PA

## 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 COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

HARC Comments:

house is listed as a contributing resource. Built in 1919

- Guidelines for additions, alterations & new construction (page 34-35)
- Guidelines for exterior-masonry (page 25)
- Secretary of the Interior's standards & guidelines.

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

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

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

Historic Architectural  
Review Commission

A motion was made by Mr. Miller, seconded by Ms. Bosold, that the Action Item be Postponed. The motion carried by the following vote:

Yes: 7 - Ms. Bosold, Dr. Green, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, and Chairman Molinet

13a

New wood posts and railings for the front porch. New railings for second floor back porch- **#720 Windsor Lane- Phil Tannura (H11-01-1736)**

A motion was made by Mr. Miller, seconded by Mr. Metzler, that the Action Items be Passed. The motion carried by the following vote:

Absent: 1 - Mr. Glorie

Yes: 6 - Ms. Bosold, Dr. Green, Ms. Gutierrez, Mr. Metzler, Mr. Miller, and Chairman Molinet

13b

Remove concrete front porch columns and railings. Remove concrete railings on second floor back porch- **#720 Windsor Lane- Phil Tannura (H11-01-1736)**

A motion was made by Mr. Metzler, seconded by Mr. Miller, that the Action Item be Passed. The motion carried by the following vote:

Yes: 7 - Ms. Bosold, Dr. Green, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, and Chairman Molinet

14

Installation of wood louvers over existing 4' high front fence and on sides and back yard fences. Total height of fences is 70"- **After the Fact- Code Compliance case- #1316 Eliza Street- Victor Olson (H11-01-1747)**

A motion was made by Dr. Green, seconded by Mr. Glorie, that the Action Item be Denied. The motion carried by the following vote:

Yes: 7 - Ms. Bosold, Dr. Green, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, and Chairman Molinet

15a

Reconstruction of chimney with additional height of 6' to 10' and installation of flue liner in order to restore fireplace and chimney to operational condition, in compliance with fire and building code- Code Compliance case- **#730 Southard Street- Adele V. Stones (H11-01-1757)**

A motion was made by Dr. Green, seconded by Mr. Glorie, that the Action Item be Passed. The motion carried by the following vote:

No: 3 - Ms. Bosold, Ms. Gutierrez, and Chairman Molinet

Yes: 4 - Dr. Green, Mr. Glorie, Mr. Metzler, and Mr. Miller

15b

Demolition of historic chimney- After the fact- Code Compliance case- **#730 Southard Street- Adele V. Stones (H11-01-1757)**



A motion was made by Mr. Miller, seconded by Ms. Bosold, that the Action Item be Postponed. The motion carried by the following vote:

Yes: 7 - Ms. Bosold, Dr. Green, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, and Chairman Molinet

13a

New wood posts and railings for the front porch. New railings for second floor back porch- **#720 Windsor Lane- Phil Tannura (H11-01-1736)**

A motion was made by Mr. Miller, seconded by Mr. Metzler, that the Action Items be Passed. The motion carried by the following vote:

Absent: 1 - Mr. Glorie

Yes: 6 - Ms. Bosold, Dr. Green, Ms. Gutierrez, Mr. Metzler, Mr. Miller, and Chairman Molinet

13b

Remove concrete front porch columns and railings. Remove concrete railings on second floor back porch- **#720 Windsor Lane- Phil Tannura (H11-01-1736)**

A motion was made by Mr. Metzler, seconded by Mr. Miller, that the Action Item be Passed. The motion carried by the following vote:

Yes: 7 - Ms. Bosold, Dr. Green, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, and Chairman Molinet

14

Installation of wood louvers over existing 4' high front fence and on sides and back yard fences. Total height of fences is 70"- **After the Fact- Code Compliance case- #1316 Eliza Street- Victor Olson (H11-01-1747)**

A motion was made by Dr. Green, seconded by Mr. Glorie, that the Action Item be Denied. The motion carried by the following vote:

Yes: 7 - Ms. Bosold, Dr. Green, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, and Chairman Molinet

15a

Reconstruction of chimney with additional height of 6' to 10' and installation of flue liner in order to restore fireplace and chimney to operational condition, in compliance with fire and building code- Code Compliance case-**#730 Southard Street- Adele V. Stones (H11-01-1757)**

A motion was made by Dr. Green, seconded by Mr. Glorie, that the Action Item be Passed with the condition of historic brick are used and it be set apart and new plans will be presented. The motion carried by the following vote:

No: 3 - Ms. Bosold, Ms. Gutierrez, and Chairman Molinet

Yes: 4 - Dr. Green, Mr. Glorie, Mr. Metzler, and Mr. Miller

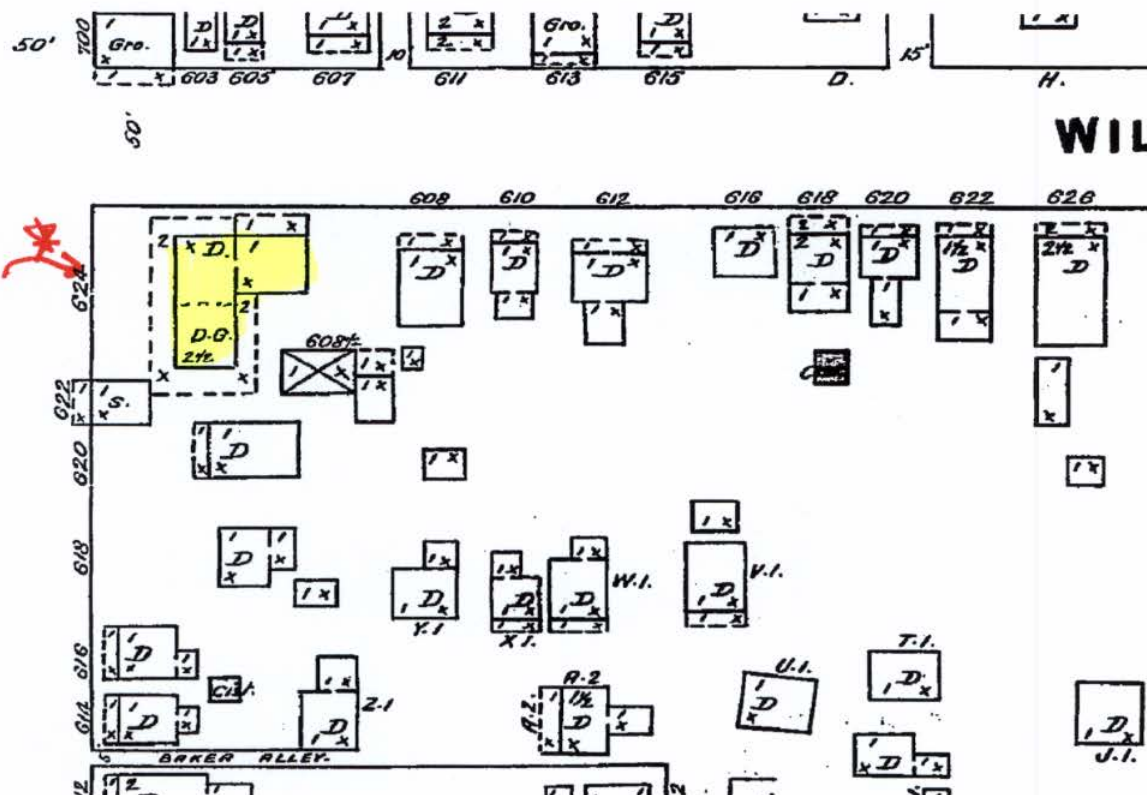
15b

Demolition of historic chimney- After the fact- Code Compliance case-**#730 Southard Street- Adele V. Stones (H11-01-1757)**

CORRECTED  
ACTION  
MINUTES



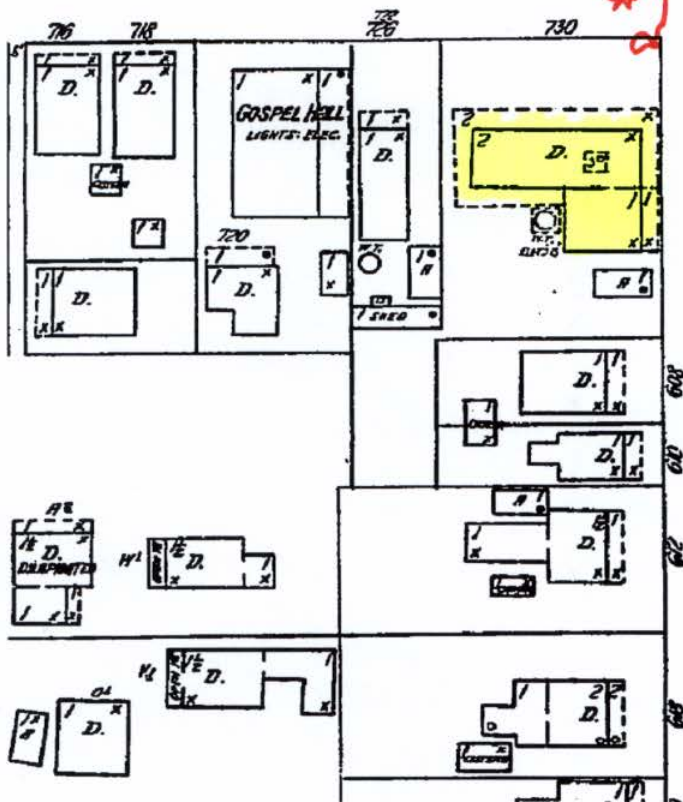
# **Sanborn Maps**



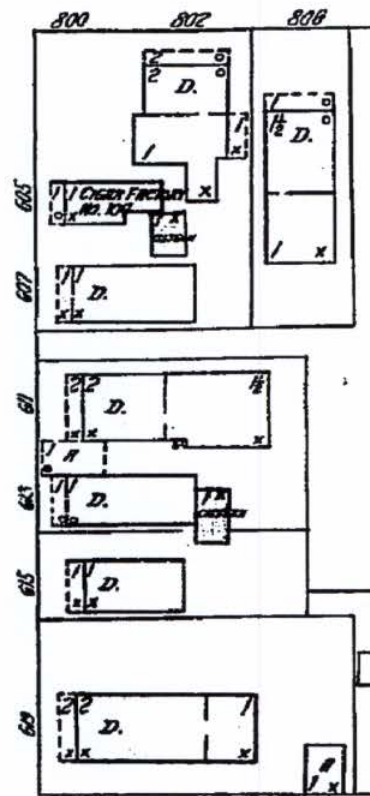
#730 Southard Street Sanborn map 1892 copy



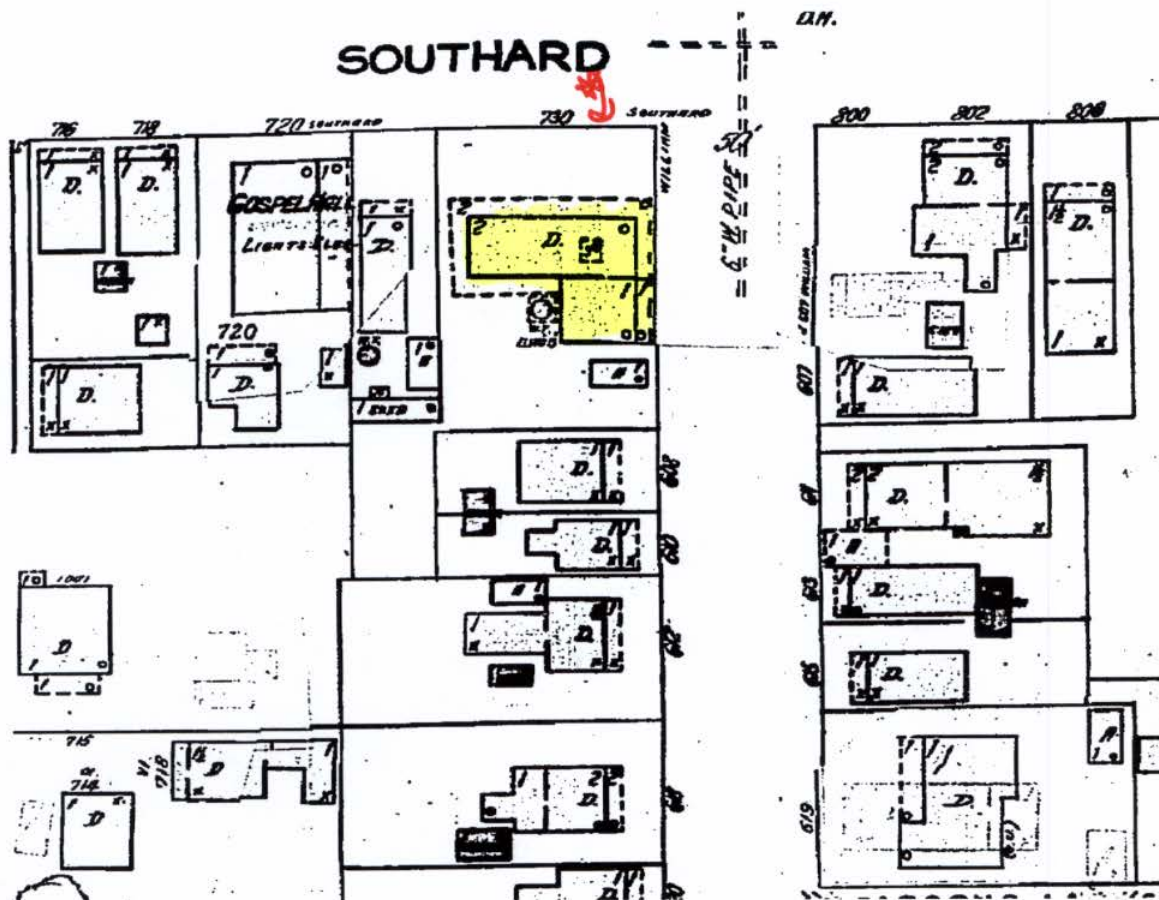
# SOUTHARD



50'

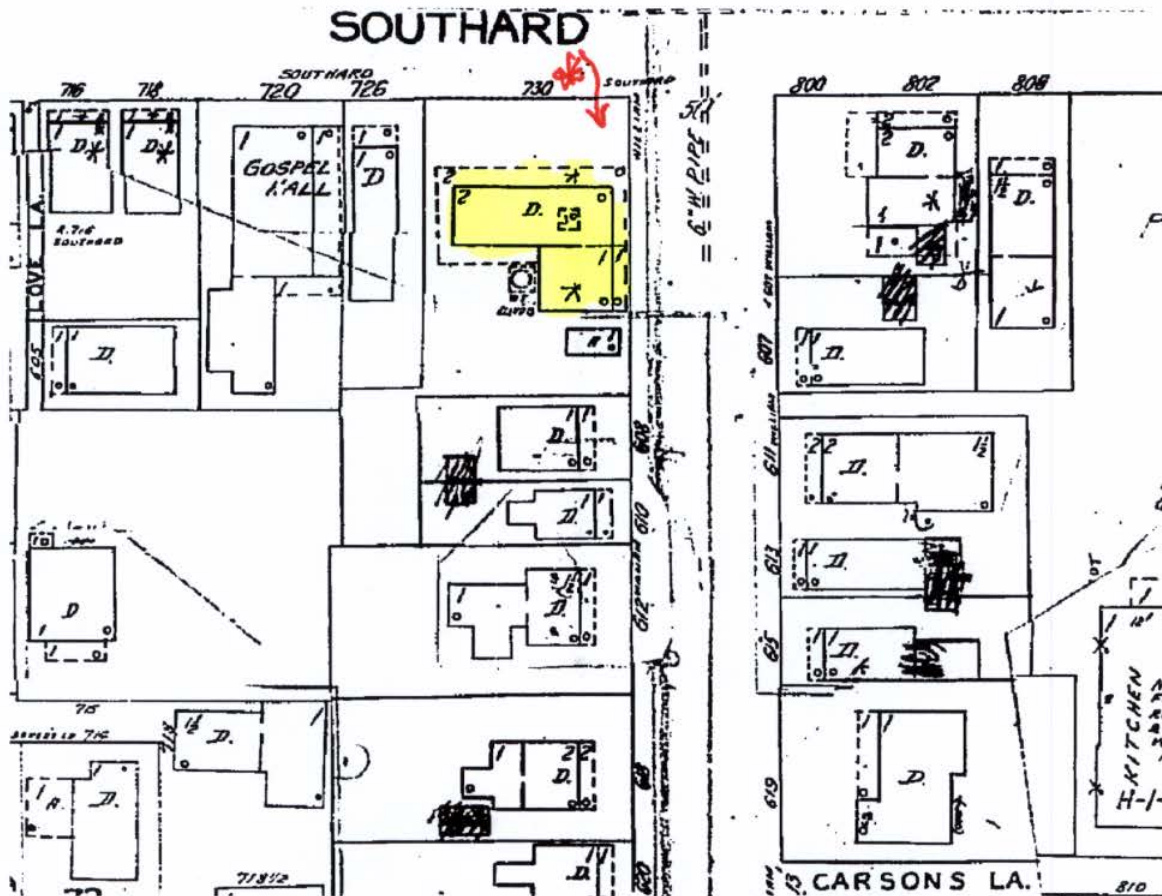


#730 Southard Street Sanborn map 1926



#730 Southard Street Sanborn map 1948 copy





#730 Southard Street Sanborn map 1962 copy

## **Project Photos**





The Heritage House Collection, donated by the Campbell, Poirier and Pound families. The house at 730 Southard Street in the 1930s. From a collection of photographs taken or collected during the 1930s by the WPA workers in Key West.

Monroe County Library



The front of the Albury house at 730 Southard taken 1971. U.S. Navy photo. Monroe County Library





Photo taken by the Property Appraiser's office c1965; 730 Southard St.; built 1919; Monroe County Library









730 SOUTHARD STREET  
DETAIL OF  
BRICK CHIMNEY



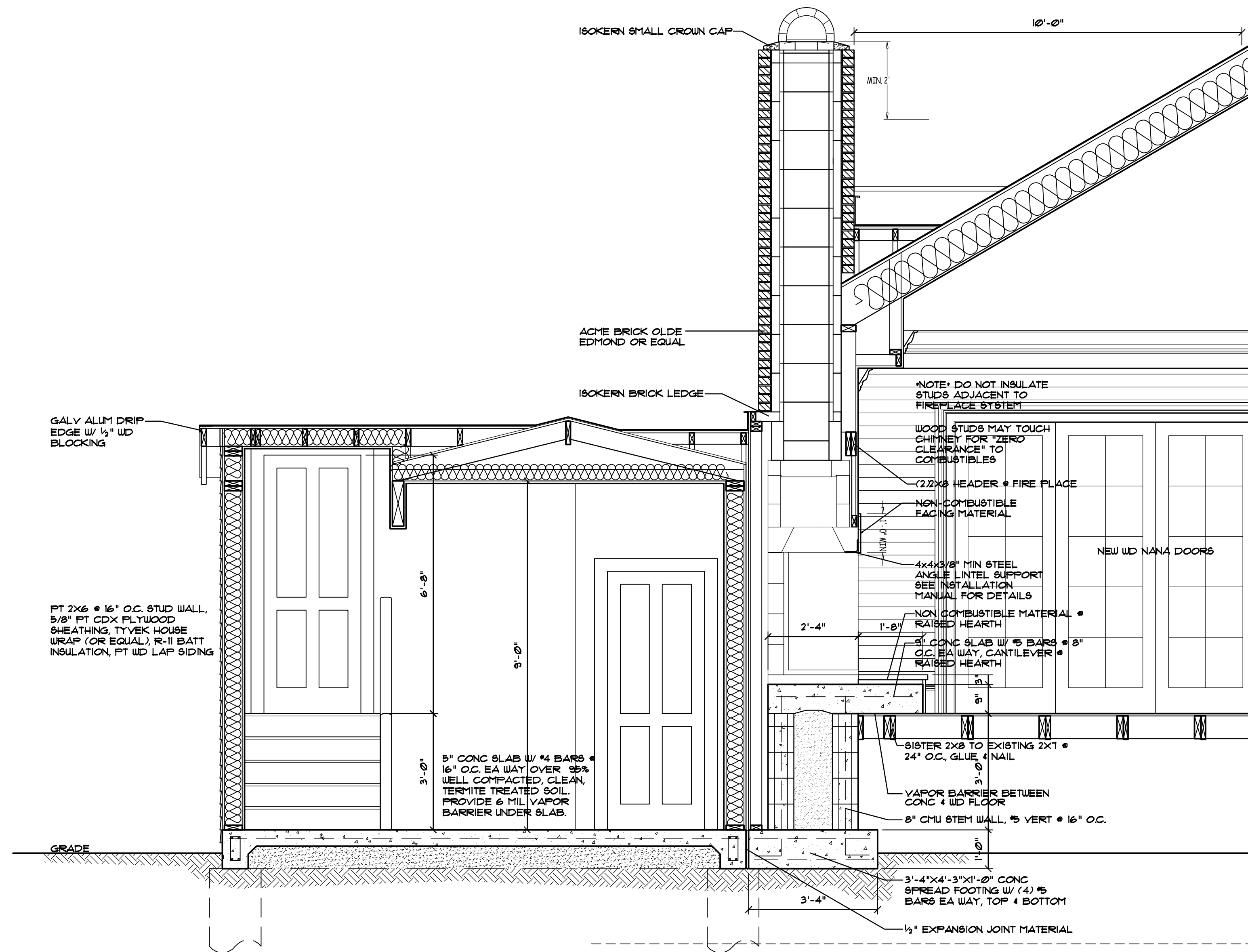


730 SOUTHARD STREET  
William Street Facades



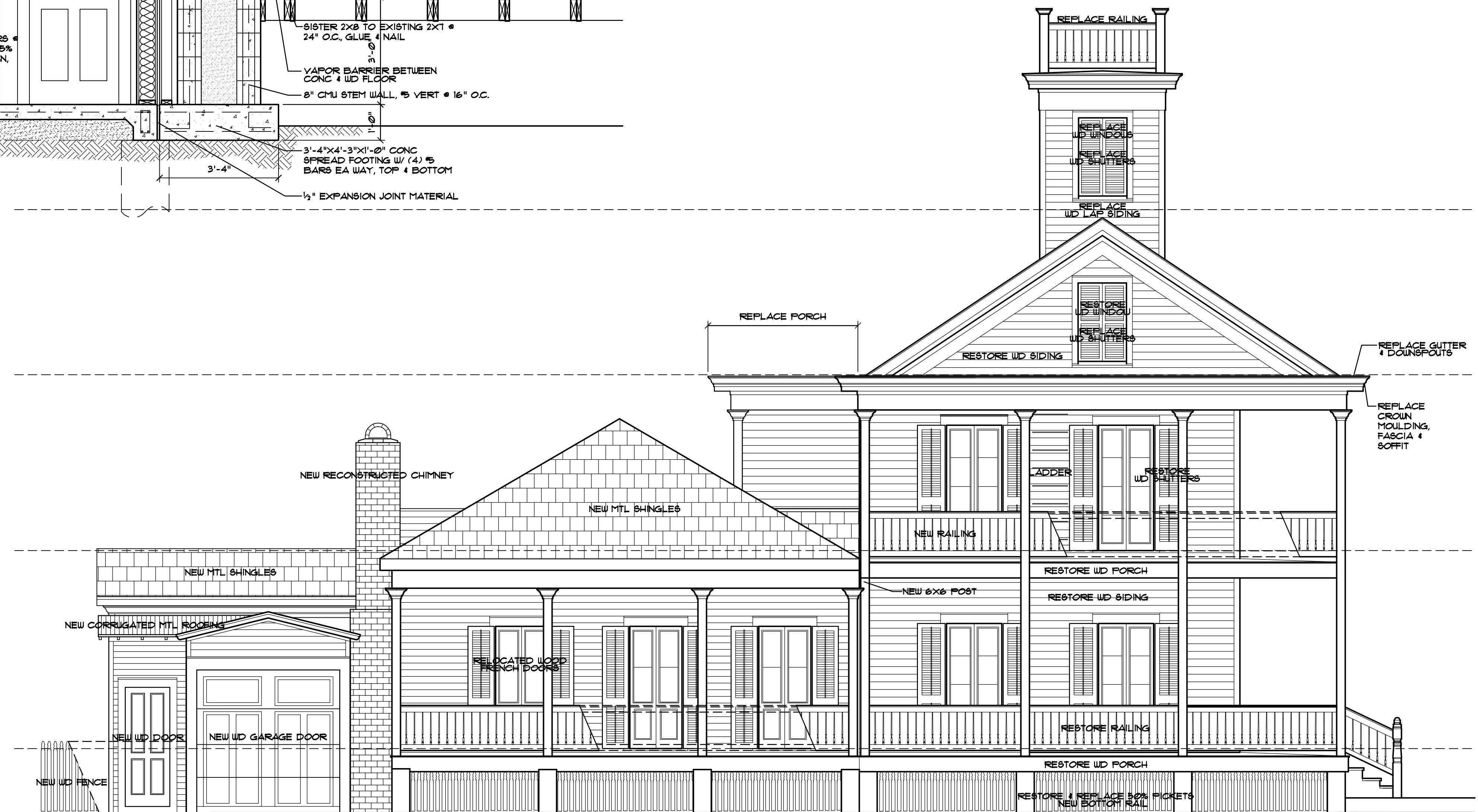
# Plans

C:\Documents and Settings\Gavin\Desktop\barletta 1-4-12.dwg, 1/9/2012 9:13:59 AM



## Building Section

1/2" = 1' - 0"



## William St Elevation

1/4" = 1' - 0"

Barletta Residence  
730 Southard Street  
Key West, FL

THOMAS E. POPE, P.A. ARCHITECT  
7009 Shrimp Road #4, Key West FL  
(305) 296 3611  
TEPopePA@aol.com

date:  
8/5/11  
revision:  
12/22/11

sheet:

A4.1

# **Meeting Minutes**



# Minutes of the Key West Historical Architectural Review Commission

January 11, 2012

Approved – February 21, 2012

Page 9 of 12

	<p><b>Actions/Motions:</b></p> <p>A motion was made by Mr. Daniel Metzler, seconded by Mr. Michael Miller, that the item be <b>Approved</b>. The motion <b>Passed</b> by the following vote:</p> <p>Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
14	<p>Installation of wood louvers over existing 4' high front fence and on sides and back yard fences. Total height of fences is 70"- <b>After the Fact- Code Compliance case- #1316 Eliza Street- Victor Olson (H11-01-1747)</b></p> <p>Victor Olson presented the project. Mr. Olson stated he did not know that he was in the Historic District. Mr. Olson added that he was simply trying to install a fence to protect his property. Mr. Olson stated that he did try to finish the section he was working on after the Code Officer Red Tagged his work but this was simply his effort to try to insure everything was secure for safety reasons.</p> <p><b>Public Comments:</b></p> <p>There were no public comments.</p> <p><b>Staff Report:</b></p> <p>Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is a Code Case. Ms. Torregrosa stated that six (6) foot fences are not allowed in the front of properties in the Historic District.</p> <p><b>Commission Discussion:</b></p> <p>The Commissioners discussed the height of the fence and the fact that Mr. Olson should have checked the codes prior to starting work and should have stopped work when the Code Officer Red Tagged him.</p> <p><b>Actions/Motions:</b></p> <p>A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be <b>Denied</b>. The motion <b>Passed</b> by the following vote:</p> <p>Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
15a	<p>Reconstruction of chimney with additional height of 6' to 10' and installation of flue liner in order to restore fireplace and chimney to operational condition, in compliance with fire and building code- Code Compliance case-<b>#730 Southard Street- Adele V. Stones (H11-01-1757)</b></p> <p>Ginny Stones presented the project. Ms. Stones detailed what happened that resulted in the historic chimney being demolished. Ms. Stone stated they are embarrassed and apologized for this mistake.</p> <p><b>Public Comments:</b></p> <p>There were no public comments.</p> <p><b>Staff Report:</b></p> <p>Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is a Code Compliance Case. Ms. Torregrosa stated that this request for an after the fact demolition of a historic brick chimney. Ms. Torregrosa added that the existing house is listed as a contributing resource. Ms. Torregrosa stated that this house is a magnificent example of a two and a half story frame structure and, according to the survey it was built in 1919. Ms.</p>



# Minutes of the Key West Historical Architectural Review Commission

January 11, 2012

Approved – February 21, 2012

Page 10 of 12

Torregrosa stated that nevertheless staff found a similar footprint on the same location on the 1892 Sanborn map. Ms. Torregrosa stated that the house is on a corner lot and has a widows' walk that was depicted for the first time in the 1912 Sanborn map. Ms. Torregrosa stated that the house used to have an exposed brick chimney on the south. Ms. Torregrosa stated that according to the applicant the brick chimney was in poor condition. Ms. Torregrosa added that on a submitted letter the applicant also states that the architect of the project was always contemplating the reconstruction of the chimney but that he was not aware of the requirement of a demolition approval for the external chimney. Ms. Torregrosa stated that this historic chimney was a character defining element of the house. Ms. Torregrosa stated that the structure had some vegetation but was structurally stable when the project received approval from the Commission. Ms. Torregrosa stated that there are not many historic exterior brick chimneys still standing at present time. Ms. Torregrosa stated that the demolition of this character defining element is an irreparable lost; once a historic structure is demolished there is no replacement for it. Ms. Torregrosa stated that it is staff understanding that the existing structure presents characteristics and gives information which is contrary to criteria 1, 3, 5, 6, 8 and 9. It is staff opinion that the after the fact request for demolition is in conflict with the Code of Ordinance Section 102-218- Demolitions in the historic district. Ms. Torregrosa stated that it is staff recommendation to this Commission to deny the request. Ms. Torregrosa stated that it is the responsibility of this Commission to make a determination if the historic chimney qualified for demolition in accordance with Chapter 102 of the LDR's. Ms. Torregrosa concluded by stating that the removal of the historic chimney is an irreparable lost.

## **Commission Discussion:**

The Commissioners had a lengthy discussion of what went wrong with this project and expressed their dissatisfaction and sadness of what happened to the historic chimney. An extensive discussion took place concerning the functionality and structure of the historic chimney. The Commissioners discussed a true re-construction verse what is being planned which is a new chimney build. The bottom line is the historic chimney is gone and cannot be brought back.

## **Actions/Motions:**

A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be **Approved** with the condition of historic brick are used and it be set apart and new plans will be presented. The motion **Passed** by the following vote:

Yes: 4 – Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green

No: 3 – Ms. Bosold, Ms. Gutierrez, Chairman Molinet

## **15b Demolition of historic chimney- After the fact- Code Compliance case-#730 Southard Street- Adele V. Stones (H11-01-1757)**

Ginny Stones presented the project. Ms. Stones stated that did not have anything to add.

## **Public Comments:**

There were no public comments.

## **Staff Report:**

Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is a Code Compliance Case. Ms. Torregrosa stated that this request for an after the fact demolition of a historic brick chimney. Ms. Torregrosa added that the existing house is listed as a contributing resource. Ms. Torregrosa stated that this house is a magnificent example of a



# Minutes of the Key West Historical Architectural Review Commission

January 11, 2012

Approved – February 21, 2012

Page 11 of 12

two and a half story frame structure and, according to the survey it was built in 1919. Ms. Torregrosa stated that nevertheless staff found a similar footprint on the same location on the 1892 Sanborn map. Ms. Torregrosa stated that the house is on a corner lot and has a widows' walk that was depicted for the first time in the 1912 Sanborn map. Ms. Torregrosa stated that the house used to have an exposed brick chimney on the south. Ms. Torregrosa stated that according to the applicant the brick chimney was in poor condition. Ms. Torregrosa added that on a submitted letter the applicant also states that the architect of the project was always contemplating the reconstruction of the chimney but that he was not aware of the requirement of a demolition approval for the external chimney. Ms. Torregrosa stated that this historic chimney was a character defining element of the house. Ms. Torregrosa stated that the structure had some vegetation but was structurally stable when the project received approval from the Commission. Ms. Torregrosa stated that there are not many historic exterior brick chimneys still standing at present time. Ms. Torregrosa stated that the demolition of this character defining element is an irreparable lost; once a historic structure is demolished there is no replacement for it. Ms. Torregrosa stated that it is staff understanding that the existing structure presents characteristics and gives information which is contrary to criteria 1, 3, 5, 6, 8 and 9. It is staff opinion that the after the fact request for demolition is in conflict with the Code of Ordinance Section 102-218- Demolitions in the historic district. Ms. Torregrosa stated that it is staff recommendation to this Commission to deny the request. Ms. Torregrosa stated that it is the responsibility of this Commission to make a determination if the historic chimney qualified for demolition in accordance with Chapter 102 of the LDR's. Ms. Torregrosa concluded by stating that the removal of the historic chimney is an irreparable lost.

## **Commission Discussion:**

The Commissioners had no additional comments or discussion.

## **Actions/Motions:**

A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be **Denied** based on page 39-1. The motion **Passed** by the following vote:

Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Miller, Mr. Green, Chairman Molinet

No: 1 – Mr. Metzler

## **16 Remove existing Victorian shingle roof and replace with same. Construct new shed dormer at rear side of existing gable roof- #608 Griffin Lane- Robert Delaune (H11-01-1765)**

Robert Delaune along with owners Elliot and Audrey Baron presented the project. Mr. Delaune stated that this proposed project involves a re-roofing and also adding a new dormer to the back of the house. The dormer will give the owners better use of the upstairs area.

## **Public Comments:**

There were no public comments.

## **Staff Report:**

Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this for a new back dormer with a shed roof and the replacement of metal shingles of the main house with same material. Ms. Torregrosa stated that the house located on #608 Griffin Lane is listed as a contributing resource in the surveys. Ms. Torregrosa stated that the one and a half story frame vernacular structure was built circa 1889. Ms. Torregrosa stated that the



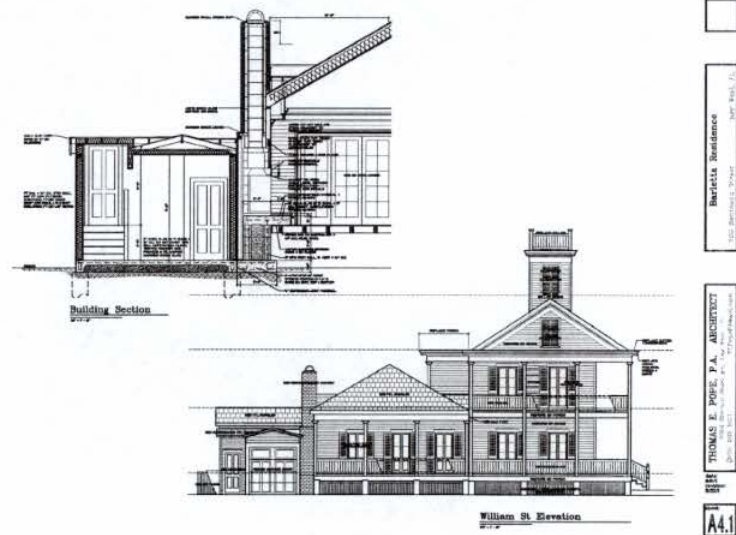
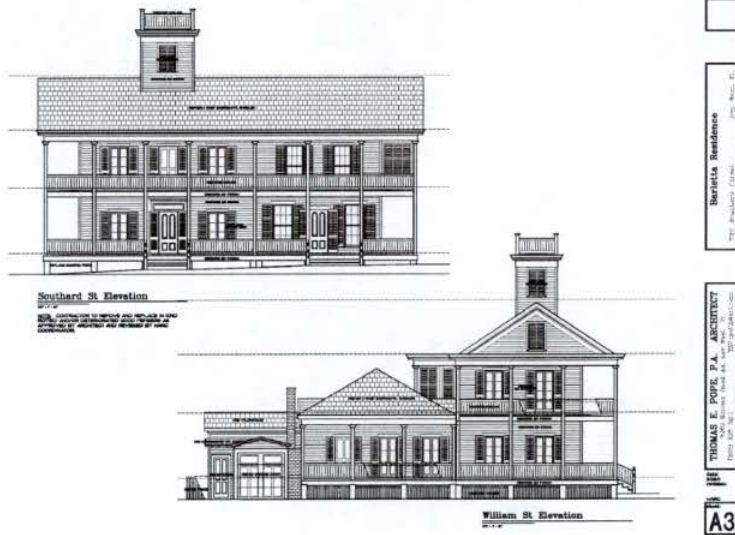
# Agenda Items

## Item 15a

### #730 Southard Street- Code Case- Chimney *reconstruction*

Plans approved by HARC

New submitted plans



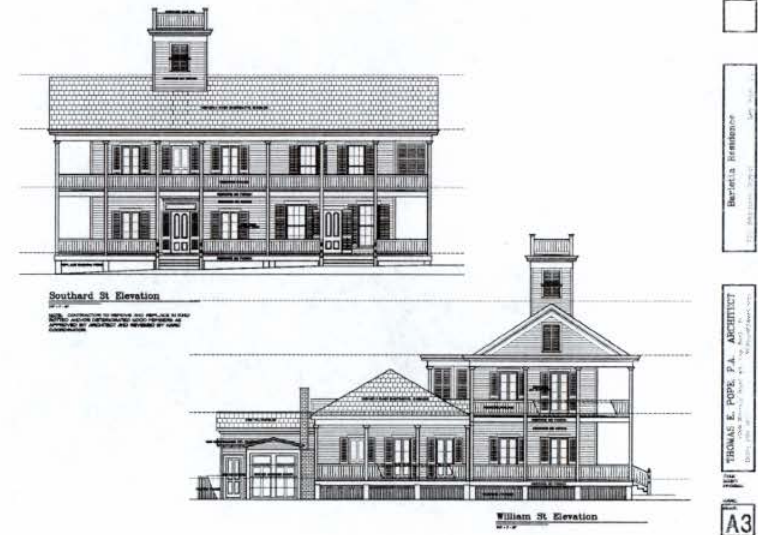
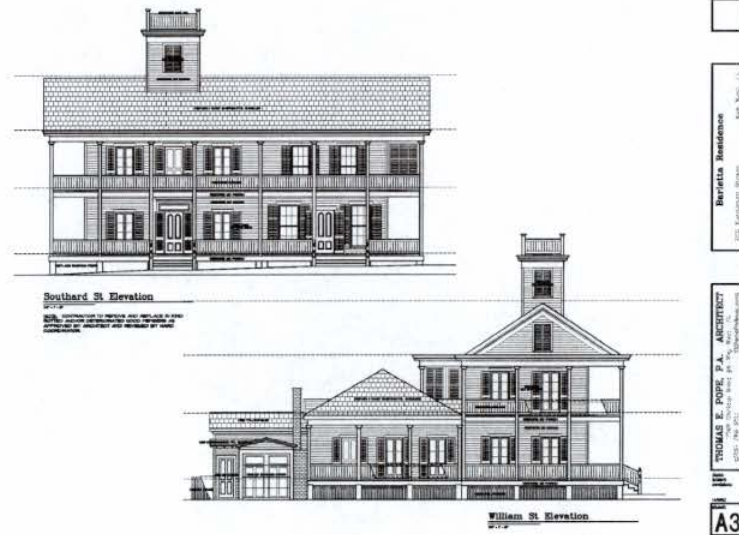
# Agenda Items

## Item 15a

### #730 Southard Street- Code Case- Chimney *reconstruction*

■ Elevation plan approved by HARC

■ Elevation plan submitted as part of the Planning board variance request



# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., March 14, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RECONSTRUCTION OF CHIMNEY WITH BRICK TO MATCH PREVIOUSLY EXISTING BRICK, AS APPROVED IN H11-01-1757. DELETING THE CONDITION OF STEP BACK CHIMNEY FROM KITCHEN WALL-CODE COMPLIANCE CASE**

**#730 SOUTHARD STREET**

**Applicant- Thomas E. Pope**

**Application Number H12-01-239**

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](http://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**

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: 1012009 Parcel ID: 00011690-000000

### Ownership Details

**Mailing Address:**

730 SOUTHARD TRUST 11/29/2010  
C/O BARLETTA VINCENT F TRUSTEE  
40 SHAWMUT RD  
CANTON, MA 02021-1409

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable**

**Housing:** No

**Section-**

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

**Property**

**Location:** 730 SOUTHARD ST KEY WEST

**Legal** KW PT LOT 2 SQR 59 G61-29/32 G61-33/34 OR177-157 (PROB 44-07-CP-216-K) OR1128-1375/79 OR1241-  
**Description:** 2122/23 L/E OR1889-442/44 OR2213-353/54 OR2386-1203/04 OR2389-1412/13 OR2408-1682/85 OR2497-  
1926D/C OR2497-636/37 OR2538-411/13

## Parcel Map (Click to open dynamic parcel map)



## Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	0	0	11,413.27 SF

## Building Summary

Number of Buildings: 2  
 Number of Commercial Buildings: 0



Total Living Area: 3527  
Year Built: 1919

## Building 1 Details

Building Type R1  
Effective Age 61  
Year Built 1919  
Functional Obs 0

Condition A  
Perimeter 352  
Special Arch 0  
Economic Obs 0

Quality Grade 550  
Depreciation % 54  
Grnd Floor Area 2,774

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

Roof Type IRR/CUSTOM  
Heat 1 NONE  
Heat Src 1 NONE

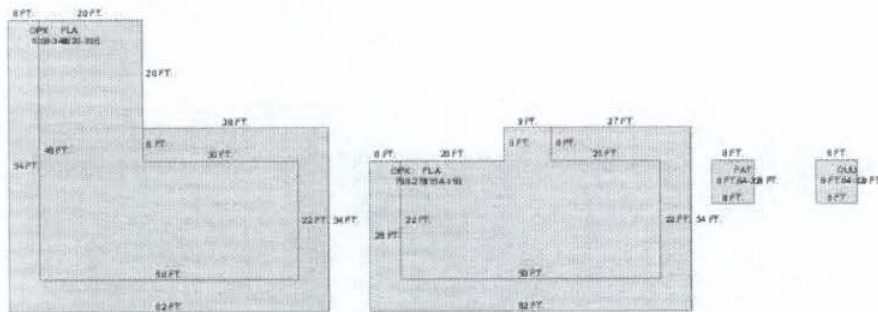
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 4

### Extra Features:

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

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 1  
Dishwasher 0



### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,620
2	OPX	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,008
3	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,154

4	OPX	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	798
5	FAT	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	64
6	OUU	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	64

## Building 2 Details

Building Type R1  
Effective Age 17  
Year Built 1938  
Functional Obs 0

Condition G  
Perimeter 118  
Special Arch 0  
Economic Obs 0

Quality Grade 500  
Depreciation % 22  
Grnd Floor Area 753

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

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2

Bedrooms 2

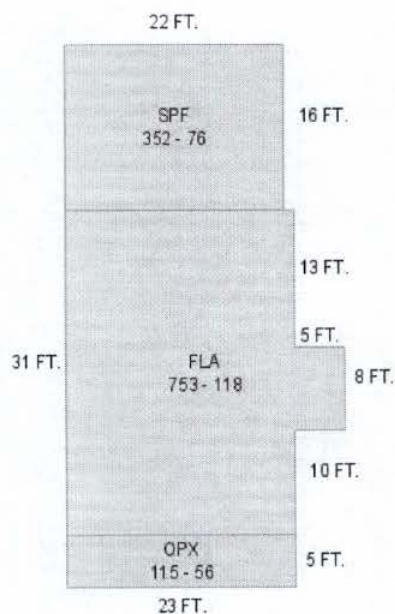
Heat Src 1 NONE

Heat Src 2

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
----------	----------	--------------	---------------	-----------	---------------	------------------------	------



0	FLA	12:ABOVE AVERAGE WOOD	1	1938	N	753
0	OPX		1	1938		115
0	SPF		1	1938		352

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	189 SF	0	0	1984	1985	4	50
2	FN2:FENCES	165 SF	0	0	1984	1985	2	30
3	AC2:WALL AIR COND	1 UT	0	0	1988	1989	2	20
4	AC2:WALL AIR COND	1 UT	0	0	1988	1989	1	20
5	PT2:BRICK PATIO	211 SF	0	0	1984	1985	2	50
6	GR2:GARAGE	200 SF	0	0	1939	1940	2	60
7	FN2:FENCES	354 SF	0	0	1959	1960	2	30
8	PT3:PATIO	374 SF	0	0	1939	1940	1	50

### Appraiser Notes

AK 1012025 (RE 00011710-000000) IS NOW COMBINED WITH THIS PARCEL PER THE OWNER'S REQUEST, DONE FOR THE 2012 TAX ROLL (2/15/2012 SCJ).

UNITY OF TITLE RECORDED (OR2540-2262) RESULTING IN COMBINATION OF AK 1012025 WITH AK 1012009.

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9701696	05/01/1997	08/01/1997	1,100		UPGRADE TO 150 AMP

### 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	188,200	3,634	348,383	540,217	540,217	0	540,217
2010	287,055	3,998	437,427	728,480	728,480	0	728,480
2009	315,445	3,998	664,889	984,332	984,332	0	984,332
2008	310,020	3,998	952,567	1,266,585	1,266,585	0	1,266,585
2007	504,032	3,958	1,199,275	1,707,265	324,537	25,000	299,537
2006	638,258	3,958	651,035	1,293,251	316,621	25,000	291,621
2005	565,314	3,958	582,505	1,151,777	307,399	25,000	282,399
2004	410,307	3,958	479,710	893,975	298,446	25,000	273,446
2003	395,110	3,958	239,855	638,923	292,882	25,000	267,882
2002	379,640	3,958	239,855	623,453	286,018	25,000	261,018

2001	300,771	3,958	239,855	544,584	281,514	25,000	256,514
2000	261,337	4,395	130,207	395,940	273,315	25,000	248,315
1999	248,839	4,185	123,697	376,721	266,130	25,000	241,130
1998	210,206	3,535	123,697	337,439	261,939	25,000	236,939
1997	193,163	3,249	110,676	307,087	257,561	25,000	232,561
1996	153,394	2,580	110,676	266,650	250,060	25,000	225,060
1995	147,713	2,227	110,676	260,615	243,961	25,000	218,961
1994	124,987	1,884	110,676	237,548	237,548	25,000	212,548
1993	110,879	161	110,676	221,716	221,716	25,000	196,716
1992	110,879	161	110,676	221,716	221,716	25,000	196,716
1991	110,879	161	110,676	221,716	221,716	25,000	196,716
1990	73,829	161	86,262	160,251	160,251	25,000	135,251
1989	67,117	146	84,635	151,898	151,898	25,000	126,898
1988	56,881	146	71,614	128,641	128,641	25,000	103,641
1987	56,259	146	51,055	107,460	107,460	25,000	82,460
1986	56,559	146	49,342	106,047	106,047	25,000	81,047
1985	54,995	146	28,920	84,061	84,061	25,000	59,061
1984	51,368	146	28,920	80,434	80,434	25,000	55,434
1983	51,368	146	28,920	80,434	80,434	25,000	55,434
1982	52,340	146	28,920	81,406	81,406	25,000	56,406

## 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
12/15/2010	2497 / 636	800,000	WD	02

This page has been visited 19,255 times.

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