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## **Staff Report for Item 9a**

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

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** September 29, 2015

**Applicant:** FMH Builders, Inc.

**Application Number:** H15-01-1311

**Address:** #611 Fleming Street

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### **Description of Work:**

New exterior wood staircase.

### **Site Facts:**

The two-story, frame structure is listed as a contributing resource in the survey and first appears on the 1912 Sanborn map. By 1962, the house had been split into two dwelling units, but no exterior staircase was there. There is now an exterior staircase on the side of the building, but it is in poor shape and needs to be replaced.

### **Guidelines Cited in Review:**

Entrances, porches, and doors (pages 32-33), specifically guideline 13 and 14.

### **Staff Analysis**

The Certificate of Appropriateness in review proposes the demolition of a non-historic staircase on the south side of a contributing structure and the construction of a new exterior staircase. The staircase is in poor condition. The proposed design will rebuild the same staircase in the same footprint as existing.

### **Consistency with Guidelines**

1. The staircase is not historic, but is necessary for the building to function as a multiple unit dwelling.
2. The proposed staircase will meet current safety codes.

It is staff's opinion that the proposed plan is consistent with the guidelines pertaining to exterior staircases under the Entrances, Porches, and Doors' section. The proposed staircase will be in the same footprint with the same design, but will meet current safety codes.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER <b>15-01-1311</b>		BUILDING PERMIT NUMBER <b>15-3578</b>		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %	

ADDRESS OF PROPOSED PROJECT:	611 Fleming St			# OF UNITS
RE # OR ALTERNATE KEY:	1006599			
NAME ON DEED:	C & D PROPERTIES OF KEY WEST LLC	PHONE NUMBER		
OWNER'S MAILING ADDRESS:	PO BOX 4125	EMAIL		
	KEY WEST FL			
CONTRACTOR COMPANY NAME:	FMH BUILDERS, INC	PHONE NUMBER	305-797-2002	
CONTRACTOR'S CONTACT PERSON:	FRANK HERRADA	EMAIL		
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: **15000.00**

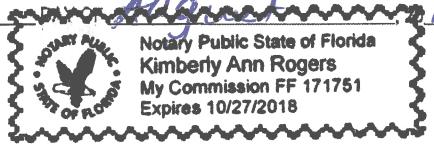
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE \_\_\_\_\_  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-TH-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., REMOVED AND REPLACE EXTERIOR STAIRS ON THE LEFT SIDE OF THE HOME (STAIRS ARE IN REALLY BAD CONDITION. AS PER DRAWINGS REMOVE EXISTING WOOD FENCE IS ROTTED REPLACE WITH NEW 6' OPEN PICKET FENCE PAINT WHITE APPROXIMATLY 90 LF

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME:	QUALIFIER PRINT NAME: <b>FRANK HERRADA</b>
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <b>10</b> DAY OF <b>August</b> , 20 <b>15</b> .
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



B60-22759-02  
 B60-22763-02  
 B60-7543-02  
 B60-22761-02

**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: Remove & Replace Exterior Stairs

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
NONE		

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 type="checkbox"/> TABLED FOR ADD'L. INFO.	<input type="checkbox"/>	<input type="checkbox"/>
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
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.

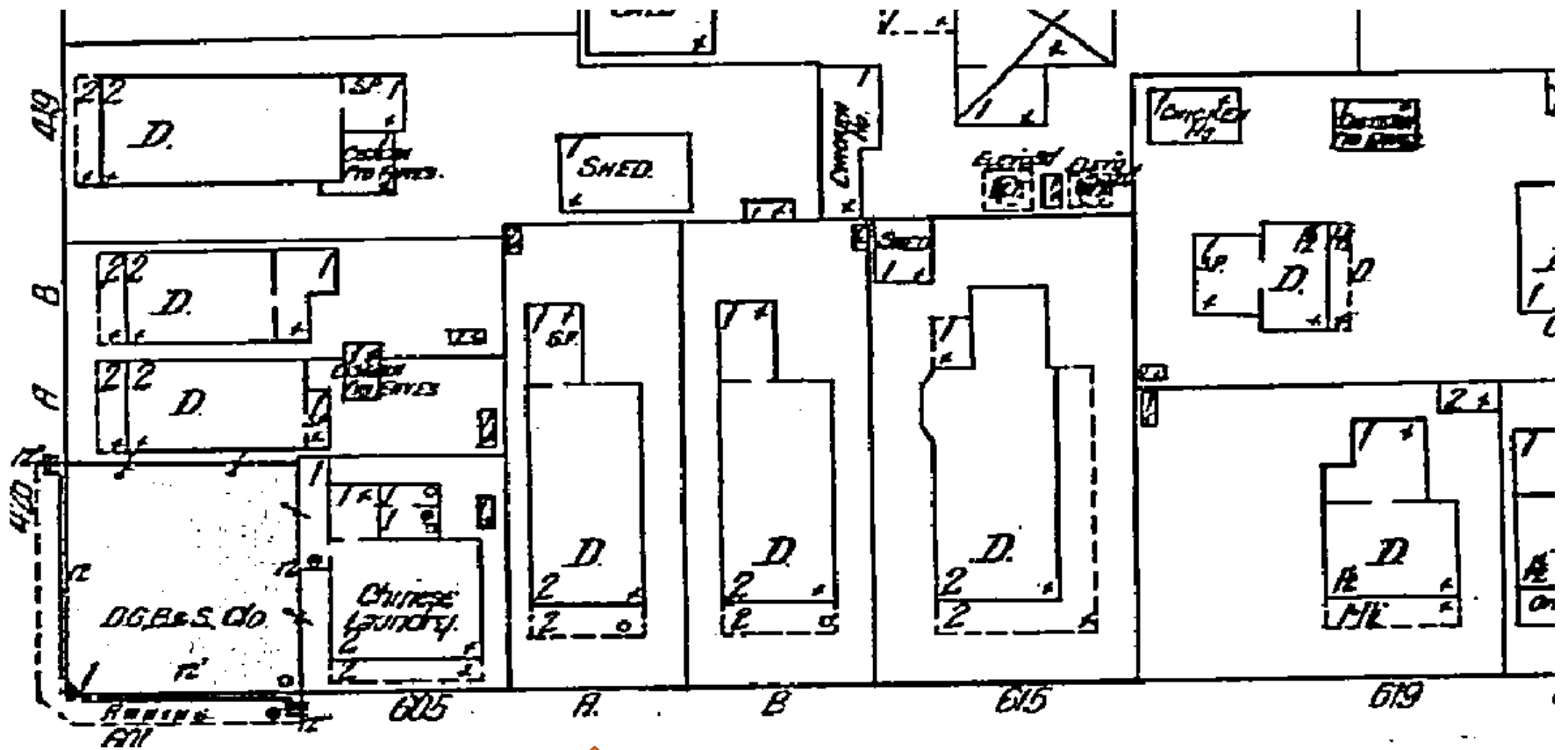
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	Oper: KEYWLD Type: BP Drawer: 1	
				Date: 8/21/15 DATE: 8/21/15	Receipt no: 14317
				PT 2015 1001311 * BUILDING PERMITS-NEW	1.00 \$100.00
				Trans number: 3063507	
				CK CHECK 3135	\$150.00

*Planning Approved 8/21/15*

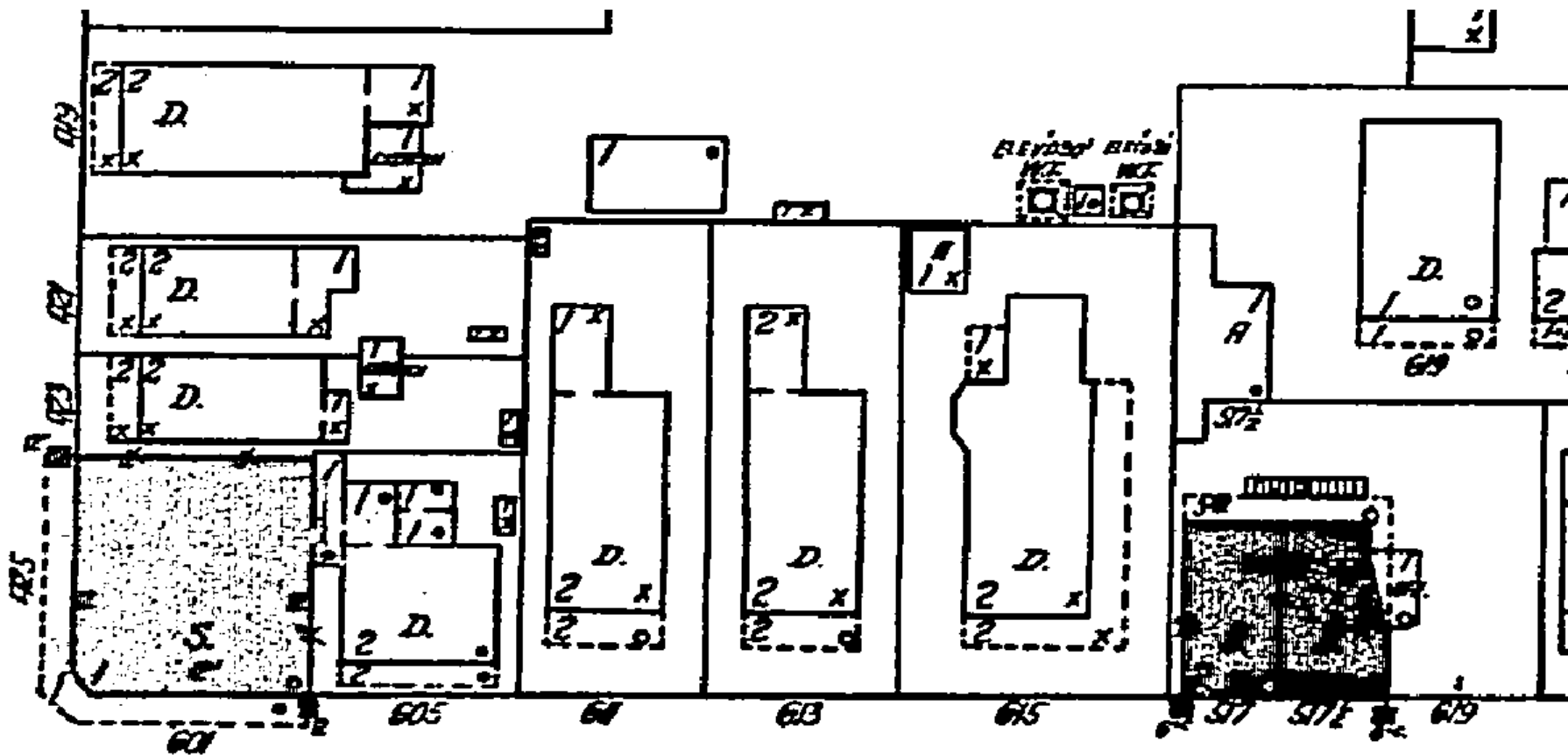
Trans date: 8/21/15 Time: 9:42:05

# SANBORN MAPS

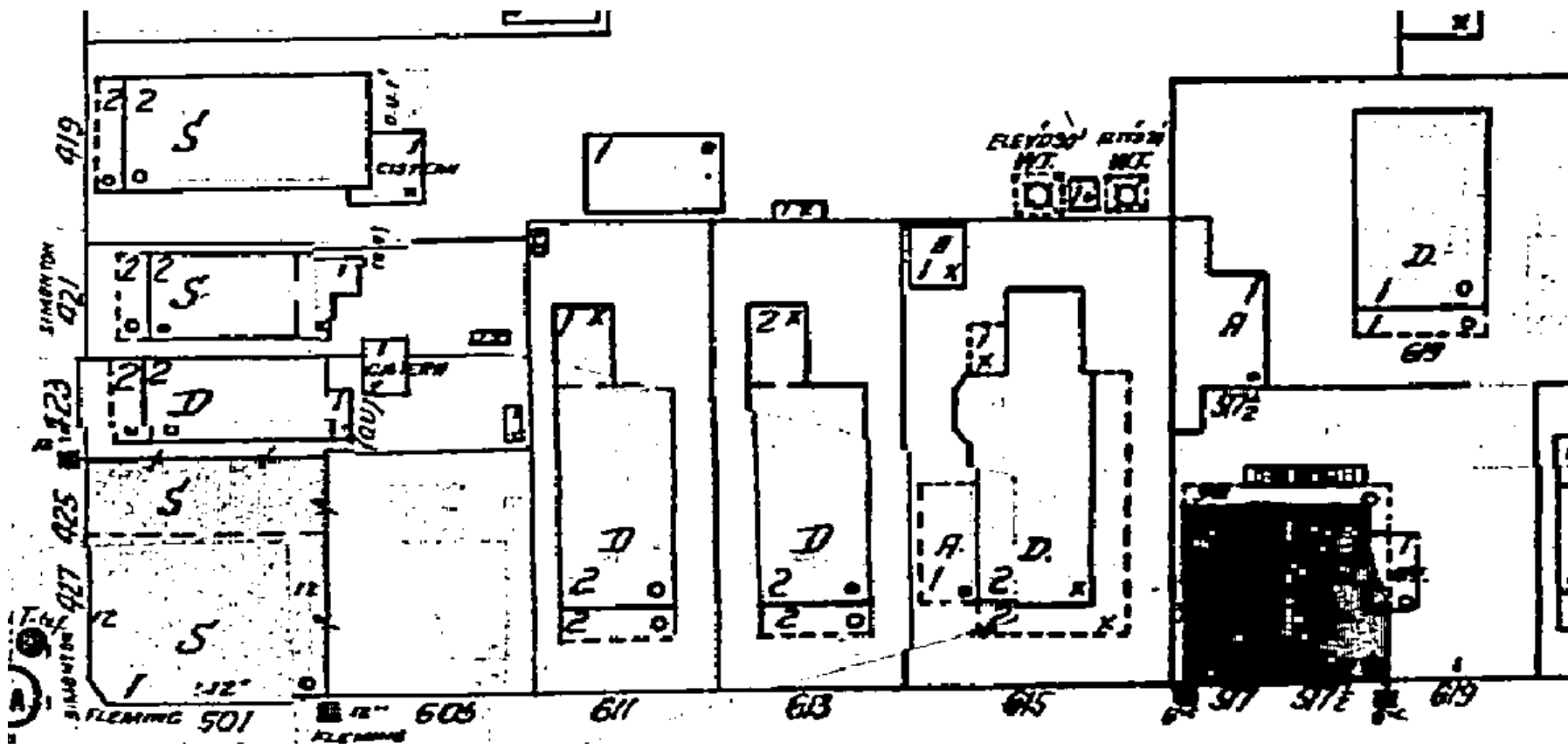


1912 Sanborn Map

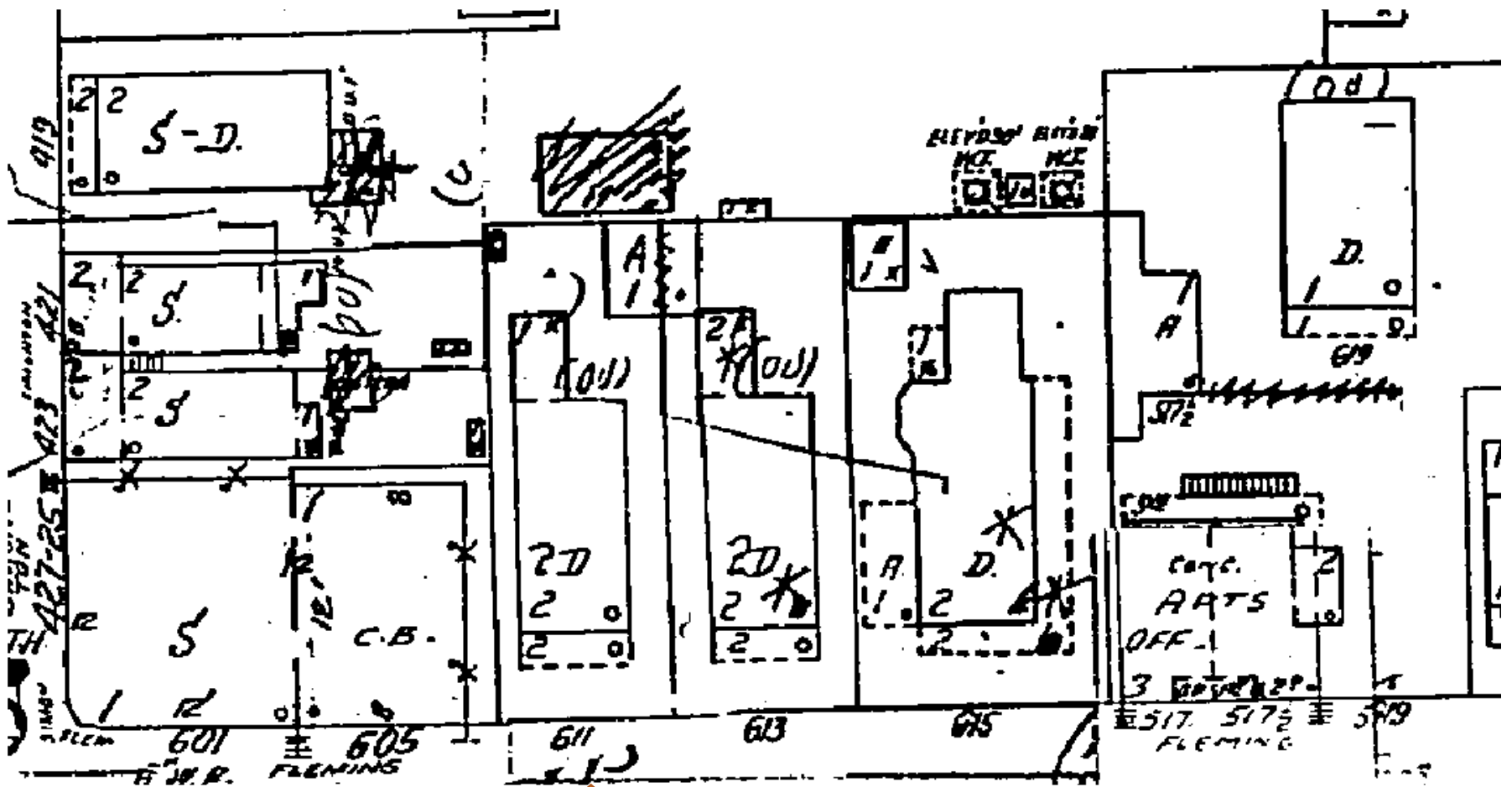




1926 Sanborn Map

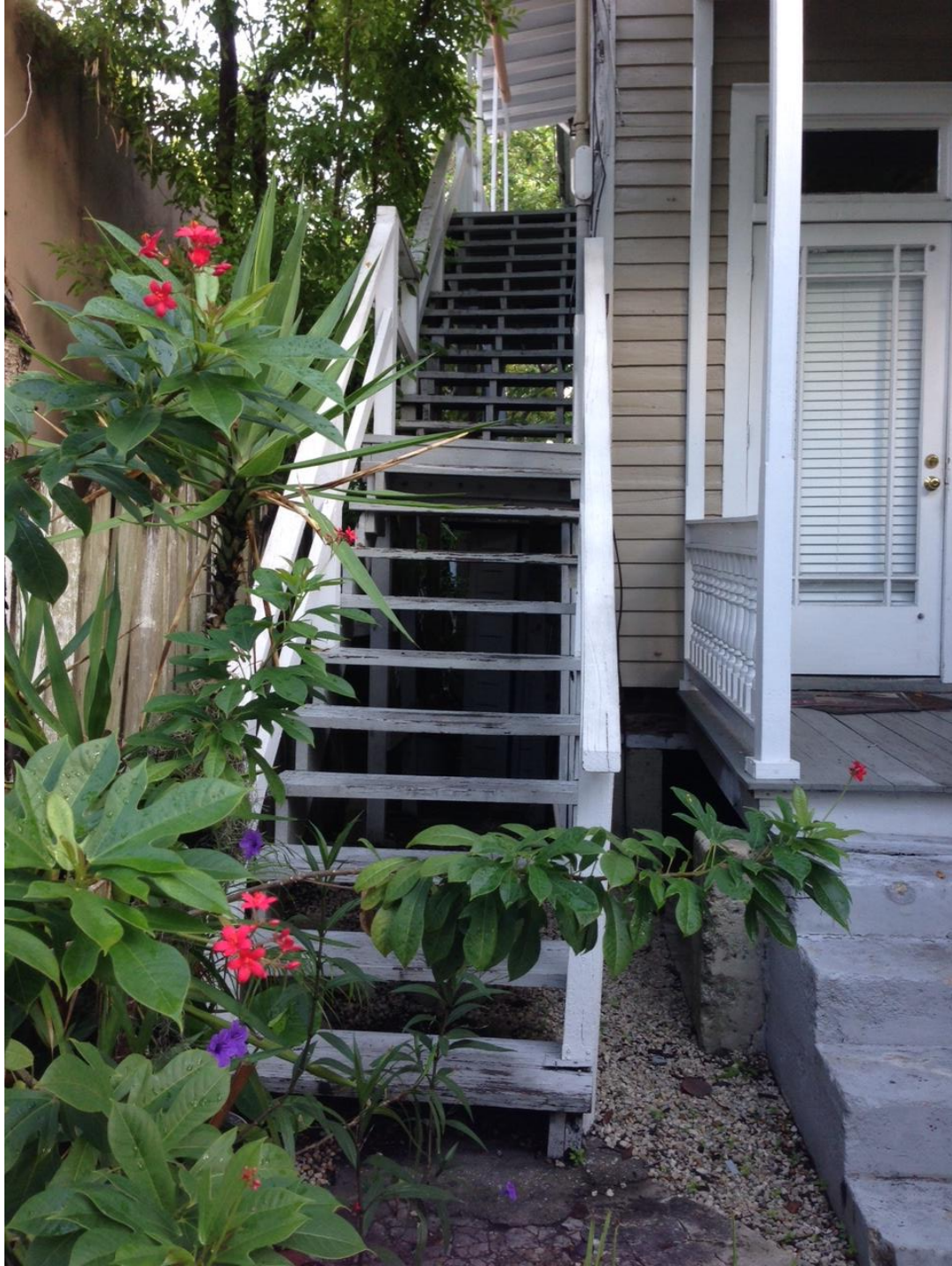


1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS

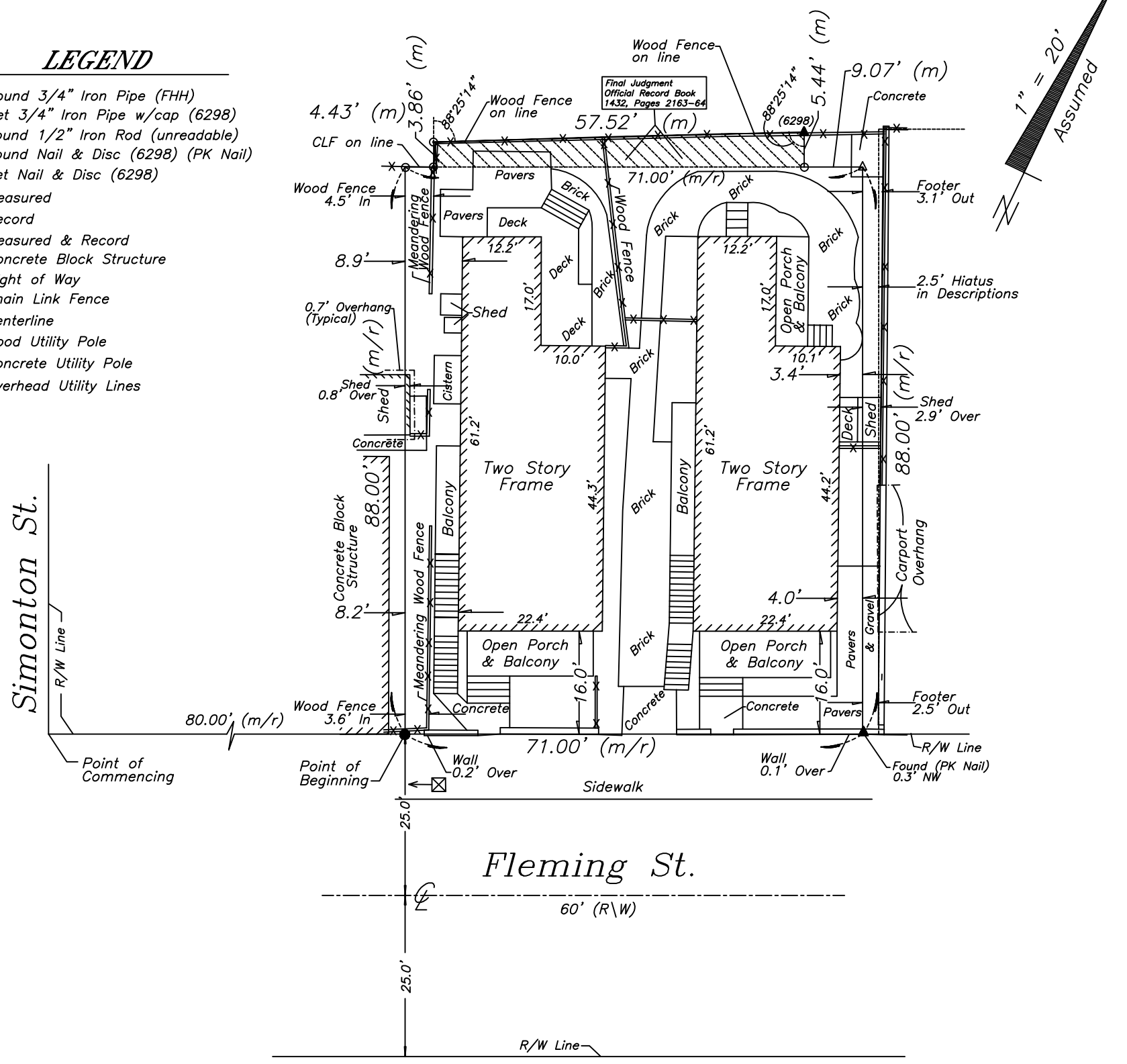


# SURVEY

# Boundary Survey Map of part of Lot 4, Square 36, Island of Key West

## LEGEND

- ⊙ Found 3/4" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (unreadable)
- ▲ Found Nail & Disc (6298) (PK Nail)
- △ 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: 611 & 613 Fleming 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. All bricking and concrete is not shown.
  9. Date of field work: June 16, 2015.
  10. Ownership of fences is undeterminable, unless otherwise noted.
  11. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** On the Island of Key West, known on William A. Whitehead's map, delineated in February A.D. 1829, as part of Lot Four (4) in Square Thirty-six (36). Commencing at a point on Fleming Street distant 80 feet from the corner of Simonton and Fleming Streets, and running thence in a Northeasterly direction 71 feet; thence at right angles in a Northwesterly direction 88 feet; thence at right angles in a Southwesterly direction 71 feet; thence at right angles in a Southeasterly direction 88 feet to the Place of Beginning.

**BOUNDARY SURVEY FOR:** C & D Properties;

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

June 18, 2015

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

# PROPOSED DESIGN



# GENERAL NOTES AND SPECIFICATIONS

## 1.0 GENERAL ENGINEERING AND CONSTRUCTION

Design and construction shall be in compliance with the latest edition of the 2010 Florida Building Code; Existing Building Code, and the specific requirements of the City of Key West, Florida.

1.1 **General:** Construction methods, procedures and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.

1.2 **Engineering Certification:** The extent of the Engineering Certification of these drawings is limited to the construction of the wood stairs as indicated.

1.3 **Construction Loads:** Structural members as shown in the working drawings have been designed to carry the code required service loads only. The structural design of this project has not considered loads imposed during construction. Construction loads may exceed the service design loads.

The Contractor shall be responsible for engaging the necessary construction engineering and design, determining and employing the methods necessary to support all loads during construction.

1.4 **Construction Coordination:** The Contractor shall coordinate all work required by the architectural, structural, and shall verify all dimensions, elevations and the location and sizes of all and other project requirements not shown on the structural working drawings.

1.5 **Conflicts:** Whenever conflicts, discrepancies, or ambiguities exist in the structural drawings, schedules or notes, they shall be brought to the attention of the Engineer for correction and/or clarification.

1.6 **Engineer's Limitation of Responsibility:** The Engineer shall not be responsible for the quality of composition of materials, shop drawings fabrication, construction inspection, supervision, of review, special inspection, or the quality or correctness of construction. The Engineer shall not be responsible for site and construction safety and/or the safety of the workers. Site and construction safety is the responsibility of the Contractor.

1.7 **Engineer's Statement of Compliance:** To the best of the Engineer's information, knowledge, and belief the structural plans and specifications presented herein comply with the applicable minimum building codes, standards and practices.

1.8 **Location:** These plans are for the construction of the wood stairs at the location so designated hereon.

1.9 **Changes:** There shall be no deviation from these plans without prior approval from the engineer of record. Any changes made prior to approval by the owner and/or engineer of record are disallowed as extras and the contractor may have to restore to conform to plans without additional compensation.

1.10 **Discrepancies:** The contractor shall check and verify all dimensions and conditions of the job site and report any discrepancies or conditions that are unsatisfactory or unsafe before proceeding with the work.

1.11 **Safety:** The Contractor shall provide for the safety, prevention of injury or loss at the job to all persons employed on the work, persons visiting the work and the general public. He shall also be responsible for the prevention of damage, due to the work, to materials or equipment and other property at the site of adjacent thereto.

1.12 **Omissions:** Omissions from the drawings or notes or the misdescription of details of work which are manifestly to carry out the intent of the drawings and notes, or which are customarily performed, shall not relieve the contractor from performing such omitted or misdescribed details of work, but they shall be performed as if fully and correctly set forth and described in the drawings and notes.

1.13 **Dimensions:** The contractor shall not scale drawings. Any information that he cannot obtain from dimensions, detail or schedule, he shall notify the engineer of record.

1.14 **Concrete:** Concrete work shall conform to all requirements of "ACI 301", latest edition, "Specifications for Structural Concrete for Buildings".

1.15 **Sanitary Facilities:** Portable restroom facilities to be provide at the site by the contractor.

1.16 **Drainage Calculation:** All storm water shall be retained on the property.

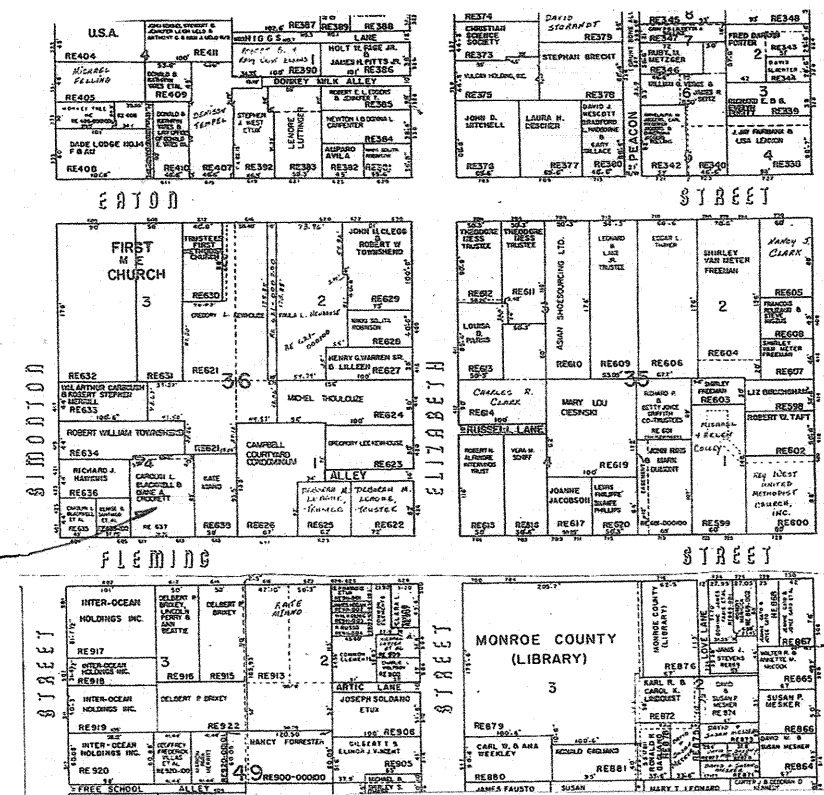
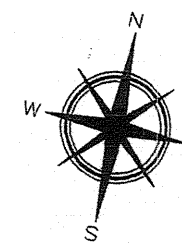
1.17 **Completion:** After completion of construction remove all debris and construction equipment.

# DESIGN INFORMATION 2010 FLORIDA BUILDING CODE

USE GROUP	R - 3 RESIDENTIAL
CONSTRUCTION TYPE III	
ZONING	HMDR
DECK & STAIRS	100 PSF
CATEGORY	C
SEISMIC GROUP	0
FLOOD ZONE	X
ULTIMATE WIND ZONE	180 MPH
NOMINAL WIND SPEED	139 MPH

THE CONSTRUCTION DEPICTED ON THESE DRAWINGS WAS DESIGNED TO COMPLY WITH ALL APPLICABLE CITY AND STATE CODES AND ORDINANCES, INCLUDING THE 2010 FLORIDA BUILDING CODE, EXISTING BUILDING CODE AND THE LATEST EDITIONS OF THE FIRE CODE AND LIFE SAFETY CODE.  
DESIGNED PER ASCE 7-10 NOMINAL WIND SPEED 139 MPH)

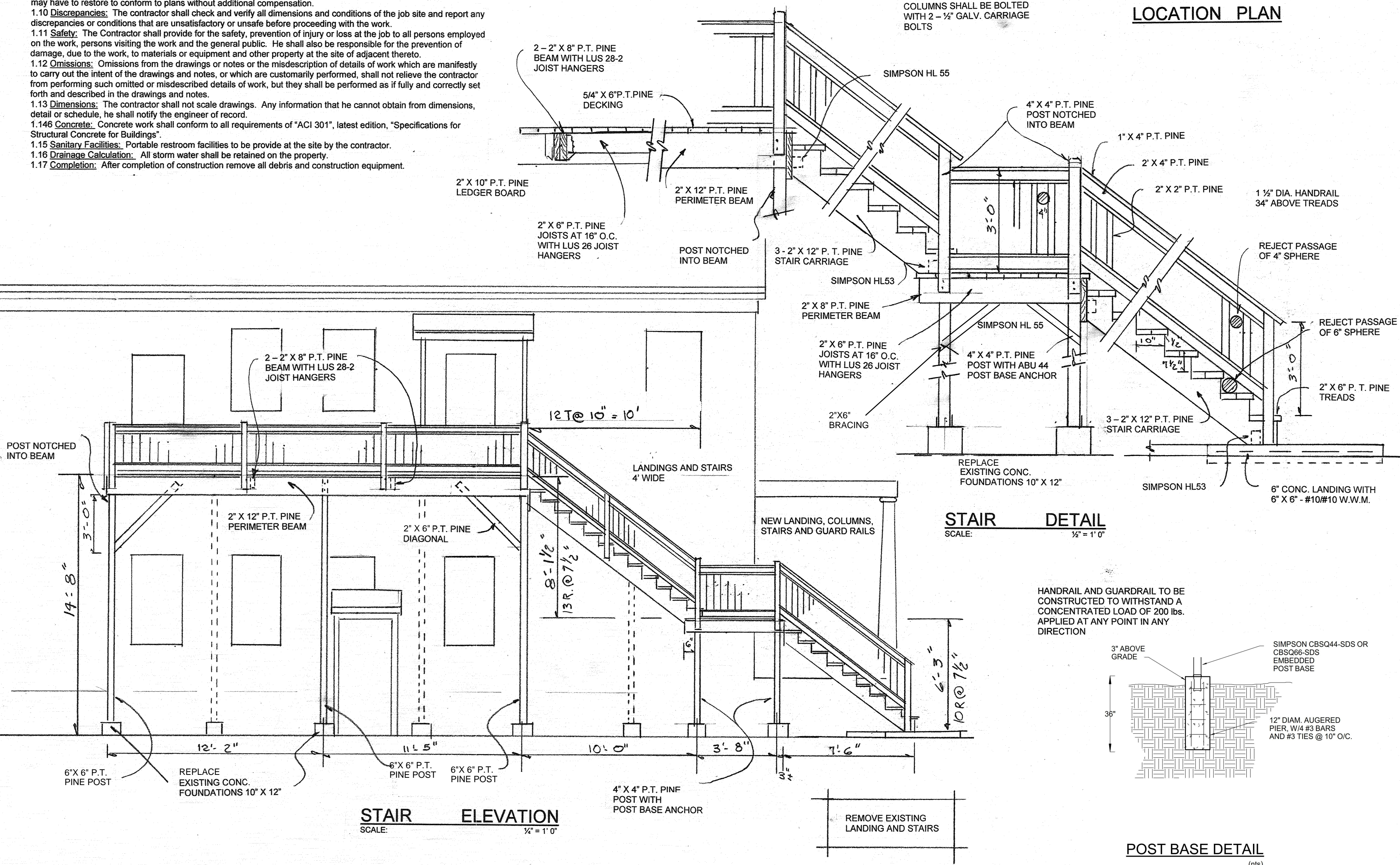
1. ICC 600 (MASONRY & WOOD)
2. ANSI/AF&PA WFCM STANDARD
3. ASCE 7
4. FLORIDA BUILDING CODE PROVISIONS FOR CONCRETE CONSTRUCTION.



LOCATION OF WORK

LOCATION PLAN

ALL WOOD POSTS AND WOOD COLUMNS SHALL BE BOLTED WITH 2 - 1/2" GALV. CARRIAGE BOLTS



**STAIR DETAIL**  
SCALE: 1/2" = 1' 0"

**STAIR ELEVATION**  
SCALE: 1/4" = 1' 0"

**POST BASE DETAIL**  
(nts)

REVISIONS	BY

REYNOLDS ENGINEERING SERVICES

Date: \_\_\_\_\_  
James C. Reynolds, P. E. #46665

22330 Laffitte Drive  
Cudjoe Key, Florida 33042  
Phone 305 394-5987  
jim@reynoldsenineering.com

REPLACE WOOD STAIRS  
AT 613 FLEMING STREET  
KEY WEST, FLORIDA

Date	7/9/14
Scale	AS SHOWN
Drawn	JE
Job	
Sheet	I
Of	I Sheets

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 23, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW WOOD EXTERIOR STAIRCASE. DEMOLITION OF WOOD  
EXTERIOR STAIRCASE.**

**FOR- #613 FLEMING STREET**

**Applicant – FMH Builders Inc**

**Application # H15-01-0730**

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 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

# PROPERTY APPRAISER INFORMATION



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

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

## Property Record Card -

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

Alternate Key: 1006599 Parcel ID: 00006370-000000

### Ownership Details

**Mailing Address:**

C & D PROPERTIES OF KEY WEST II LLC  
 PO BOX 4125  
 KEY WEST, FL 33041-4125

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS

**Millage Group:** 10KW

**Affordable Housing:** No

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

**Property Location:** 611 FLEMING ST KEY WEST  
 613 FLEMING ST KEY WEST

**Legal Description:** KW PT LOT 4 SQR 36 G32-267/269 OR900-538/543F/J OR1345-1767/73EST OR1432-2163/64F/J OR1497-1443/45PR OR2557-1728/30

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	73	91	6,736.40 SF

### Building Summary

**Number of Buildings:** 2

**Number of Commercial Buildings:** 0

**Total Living Area:** 4572

**Year Built:** 1928

### Building 1 Details

**Building Type** R4

**Effective Age** 23

**Year Built** 1928

**Condition** G

**Perimeter** 302

**Special Arch** 0

**Quality Grade** 550

**Depreciation %** 30

**Grnd Floor Area** 2,184

Functional Obs 0

Economic Obs 0

**Inclusions:** R4 includes 4 3-fixture baths and 4 kitchens.

**Roof Type** GABLE/HIP

**Roof Cover** METAL

**Foundation** NONE

**Heat 1** NONE

**Heat 2** NONE

**Bedrooms** 4

**Heat Src 1** NONE

**Heat Src 2** NONE

**Extra Features:**

**2 Fix Bath** 0

**Vacuum** 0

**3 Fix Bath** 0

**Garbage Disposal** 0

**4 Fix Bath** 0

**Compactor** 0

**5 Fix Bath** 0

**Security** 0

**6 Fix Bath** 0

**Intercom** 0

**7 Fix Bath** 0

**Fireplaces** 0

**Extra Fix** 0

**Dishwasher** 0

 Building Sketch Image

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1927	N N	0.00	0.00	1,194
2	<u>OPF</u>		1	1927	N N	0.00	0.00	140
3	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1927	N N	0.00	0.00	990
4	<u>OUF</u>		1	1927	N N	0.00	0.00	140
5	<u>OUF</u>		1	1998	N N	0.00	0.00	9
6	<u>O UU</u>		1	1998	N N	0.00	0.00	30
7	<u>OUF</u>		1	1998	N N	0.00	0.00	9

**Building 2 Details**

**Building Type** R4  
**Effective Age** 23  
**Year Built** 1928  
**Functional Obs** 0

**Condition** G  
**Perimeter** 336  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 30  
**Grnd Floor Area** 2,388

**Inclusions:** R4 includes 4 3-fixture baths and 4 kitchens.

**Roof Type** GABLE/HIP      **Roof Cover** METAL  
**Heat 1** NONE              **Heat 2** NONE  
**Heat Src 1** NONE        **Heat Src 2** NONE

**Foundation** NONE  
**Bedrooms** 4

**Extra Features:**

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

 Building Sketch Image

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1927	N N	0.00	0.00	1,194
2	<u>OPF</u>		1	1927	N N	0.00	0.00	85
3	<u>OPF</u>		1	1927	N N	0.00	0.00	140
4	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1927	N N	0.00	0.00	1,194
5	<u>OUF</u>		1	1927	N N	0.00	0.00	140
6	<u>OUF</u>		1	1927	N N	0.00	0.00	9
7	<u>OUF</u>		1	1998	N N	0.00	0.00	30
8	<u>OUF</u>		1	1998	N N	0.00	0.00	9

9	OUU	1	1999	N	N	0.00	0.00	85
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## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	150 SF	50	3	1959	1960	4	30
2	PT3:PATIO	12 SF	0	0	1959	1960	2	50
3	FN2:FENCES	420 SF	70	6	1997	1998	2	30

## Appraiser Notes

HURRICANR DAMAGES

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
10-0570	02/25/2010	10/25/2010	3,700	INSTALL 4 CAN LIGHTS, 2 SMOKE DETECTORS, 1 BATH FAN LGIHT 8 OUTLETS, ONE STORE OUTLET-APT UP/R		
09-4249	12/30/2009	10/25/2010	11,000	NEW KITCH CABINETS, RENOVATE BETHROOM,ONE WOOD WINDOW IN KITCHEN WALL , 2 WOOD DOORS- APT UP/R		
10-0146	01/17/2010	10/25/2010	3,500	R&R 1 TOILET,1 LAV,1 SHOWER,1KITCH SINK,1 HEATER		
10-1667	05/21/2010	10/25/2010	2,048	REPLACE EXISTING SVC RISER		
11-0551	02/18/2011	05/09/2011	0	INSTALL NEW KITCHEN CABINETS, 500sf OF WOOD FLRS, 160sf DRYWALL, FRENCH DOORS		
11-0581	02/22/2011	05/09/2011	3,500	RE-ROUGH EXISTING BATH3 FIX		
11-3586	09/28/2011	03/02/2011	9,000	INSTALL NEW KITCHEN CABINETS. INSTALL 1X4 WOOD T&G PINE FLOORS-360 SQS/ FT. INSTALL CERAMIC TILE 140 SQ. FT. INSTALL BATHROOM TILES 80 SQ. FT.		
1	97-4074	12/09/1997	11/09/1998	7,750	Residential	PAINT BLDG
2	97-4075	12/09/1997	11/09/1998	7,750	Residential	PAINT BLDG
3	98-1184	04/14/1998	11/09/1998	2,500	Residential	FENCE
4	01-3028	08/30/2001	10/09/2001	950	Residential	REPAIR FLOORS
5	02-0370	02/26/2002	08/21/2002	5,600	Residential	PLUMBING
6	03-3753	10/28/2003	11/24/2003	200	Residential	ELECTRICAL
7	06-0271	01/18/2006	08/07/2006	14,000	Residential	REPLACE 15 SQS V-CRIMP
8	06-1876	03/21/2006	08/07/2006	8,500	Residential	NEW ROOF SHEATHING
9	07-1111	03/05/2007	06/06/2007	1,050	Residential	REPLACE TWO FUSE PANELS WITH CIRCUIT BREAKERS FOR DN/R
10	07-1112	03/05/2007	06/06/2007	1,050	Residential	REPLACE TWO FUSE PANELS WITH CIRCUIT BREAKERS FOR DN

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll	Total Bldg	Total Misc	Total Land	Total Just (Market)	Total Assessed	School Exempt	School Taxable
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Year	Value	Improvement Value	Value	Value	Value	Value	Value
2015	493,143	1,364	500,825	995,332	892,287	0	995,332
2014	490,081	1,299	319,790	811,170	811,170	0	811,170
2013	504,083	1,343	297,479	802,905	741,013	0	802,905
2012	511,084	1,387	161,178	673,649	673,649	0	673,649
2011	490,081	1,446	223,140	714,667	714,667	0	714,667
2010	490,081	1,490	158,677	650,248	650,248	0	650,248
2009	546,244	1,534	456,357	1,004,135	1,004,135	0	1,004,135
2008	503,579	1,593	673,640	1,178,812	1,178,812	0	1,178,812
2007	585,271	1,637	944,780	1,531,688	1,531,688	0	1,531,688
2006	611,010	1,681	639,958	1,191,548	1,191,548	0	1,191,548
2005	589,726	1,740	538,912	1,130,378	1,130,378	0	1,130,378
2004	579,887	1,784	343,556	925,227	925,227	0	925,227
2003	579,683	1,828	235,774	817,285	817,285	0	817,285
2002	567,145	1,887	235,774	804,806	804,806	0	804,806
2001	595,234	1,931	235,774	832,939	832,939	0	832,939
2000	595,234	1,728	143,149	740,111	740,111	0	740,111
1999	163,389	662	143,149	307,200	307,200	0	307,200
1998	164,051	0	143,149	307,200	307,200	0	307,200
1997	187,561	0	119,639	307,200	307,200	0	307,200
1996	187,561	0	119,639	307,200	307,200	0	307,200
1995	187,561	0	119,639	307,200	307,200	0	307,200
1994	187,561	0	119,639	307,200	307,200	0	307,200
1993	187,561	0	119,639	307,200	307,200	0	307,200
1992	187,561	0	119,639	307,200	307,200	0	307,200
1991	168,361	0	119,639	288,000	288,000	0	288,000
1990	174,343	0	113,657	288,000	288,000	0	288,000
1989	164,312	0	112,181	276,493	276,493	0	276,493
1988	122,428	0	112,181	234,609	234,609	0	234,609
1987	120,757	0	53,577	174,334	174,334	0	174,334
1986	121,416	0	52,483	173,899	173,899	0	173,899
1985	117,569	0	27,991	145,560	145,560	0	145,560
1984	110,047	0	27,991	138,038	138,038	0	138,038
1983	110,047	0	27,991	138,038	138,038	0	138,038
1982	133,416	0	27,991	161,407	161,407	0	161,407

## 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
12/30/2011	2557 / 1728	100	QC	11

This page has been visited 254,367 times.

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