



**Historic Architectural Review Commission
Staff Report for Item 16**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: January 23, 2018

Applicant: William Rowan

Application Number: H18-03-0002

Address: #1421 Catherine Street

Description of Work:

Demolition of front porch and existing carport. Removal of side addition. Partial demolition of southwest wall of main building.

Site Facts:

The one-story, wood frame structure is listed as a contributing resource in the survey, and it first appears on the 1912 Sanborn map as the earlier Sanborn maps from the 1800s don't include this area of Key West. The building today has the one-story frame vernacular structure with the rear sawtooth structure. The building has a non-historic small addition on the side of the building and a non-historic carport attached to the structure. The front porch has been altered with a concrete porch floor, brick posts, and an awning added to the front of the house.

This address came before HARC a year and a half ago to demolish the carport and build a new, separate carport.

Ordinances Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This Certificate of Appropriateness proposes the partial demolition of a side wall, which is historic. Staff feels that the wall does meet some of the criteria listed in Sec. 102-218, and therefore cannot be considered for demolition:

- (1) The wall does embody distinctive characteristics and is not significant and distinguished entity.

The wall contains the distinctive characteristics of the rectangular form of frame vernacular structures in Key West.

- (2) The wall is not specifically associated with events that have made a significant contribution to local, state, or national history;

- (3) The wall has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, but is not associated with the life of a person significant in the past;

The side wall of the contributing structure is associated with the development of Key West. One aspect of the character of these frame vernacular structures are their simple, rectangular forms.

- (4) The wall to be demolished is not the site of a historic event with a significant effect upon society;

- (5) The wall does not exemplify the cultural, political, economic, social, or historic heritage of the city;

- (6) The wall does portray the environment in an era of history characterized by a distinctive architectural style;

The wall to be demolished portrays a distinctive feature of frame vernacular houses in Key West.

- (7) The wall is not related to a square, park, or other distinctive area.

- (8) The wall does 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 exemplify the best remaining architectural type in a neighborhood.

As stated above, the physical characteristic of the wall represents an established and familiar visual feature of this structure and architectural type.

- (9) The wall has not yielded, and is not likely to yield, information important in history.

Staff feels that the wall meets criteria 1, 3, 6, and 8 and therefore, demolition is not consistent with Sec.102-218. Since these elements are historic, two readings are required for demolition.

Staff believes the side addition and front porch are not historic, as they do not appear in the Sanborn maps or historic photographs, and therefore, meets the following criteria:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will affect the front building façade, but the project proposes to restore the front porch to a more appropriate form.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore, this request can be considered for demolition. As these elements are not historic, only one reading is required for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 18-00300002	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

2017/09/19

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	1421 CATHERINE ST.		
NAME ON DEED:	BRENDA DONNELLY	PHONE NUMBER	305.304.1116
OWNER'S MAILING ADDRESS:	SAME AS ABOVE	EMAIL	BRENDA@BRENDAANDKEVIN.COM
APPLICANT NAME:	WILLIAM ROWAN	PHONE NUMBER	305 236 3784
APPLICANT'S ADDRESS:	321 PEACOCK LANE KEY WEST, FL.	EMAIL	wrowan@gmail.com
APPLICANT'S SIGNATURE:	<i>[Signature]</i>		DATE 12.26.17

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: RAISE ONE FOOT TO MEET FEMA REQUIREMENT
REMOVE FRONT PORCH AND RECONSTRUCT HISTORIC PORCH w/ FRONT ENTRY STEPS
REMOVE EXISTING CARPORT AND DIMINISH SIZE AND LOCATION.
ADD ONE STORY WOOD FRAME ADDITONAL (16' x 16') AND ACCESSORY STRUCTURE (10' x 14')

MAIN BUILDING

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

RECEIVED
JAN 02 2017
BY:

Permit: 18-00300002
 Date: 1/03/18
 Fee: \$500.00
 Dispt no.: 512120
 Permit no.: 512120
 \$500.00
 \$500.00
 \$12120
 \$512120

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): ONE STORY WOOD FRAMED (10' X 14')	
PAVERS: DRIVEWAY/PARKING TURF BLOCK	FENCES: FRONT 3' HIGH BEHIND FIRST SIDE WINDOW 6' HIGH
DECKS: POOL DECK (WOOD)	PAINTING: MATCH EXISTING WHITE COLOR
SITE (INCLUDING GRADING, FILL, TREES, ETC): ADDITION OF 12"-18" OF FILL	POOLS (INCLUDING EQUIPMENT): 7' X 30' LAP POOL
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): A/C POOL EQUIP. LOCATED AT FLOOD LEVEL AND ADJACENT TO ACCESSORY STRUCTURE	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 1421 CATHERINE ST.

PROPERTY OWNER'S NAME: BRENDA DONNELLY

APPLICANT NAME: WILLIAM ROWAN

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 a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

<u>Brenda Donnelly</u> PROPERTY OWNER'S SIGNATURE	<u>Brenda Donnelly</u> <u>12/29/17</u> DATE AND PRINT NAME
--	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION

1. REMOVE ENTIRE FRONT PORCH EXCEPT HISTORIC PORTION OF ROOF
2. REMOVE EXISTING GARPORT 1
3. REMOVE SMALL ADDITION (BATH/STO.) 5'x15' ON WEST SIDE OF MAIN STRUCTURE

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

(2) Or explain how the building or structure meets the criteria below:

(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.

BOTH GARPORT (ATTACHED) AND SMALL ADDITION ARE NOT OF HISTORICAL SIGNIFICANCE.

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.

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

No

(c) Has no significant character, interest, or value as part fo 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.

No

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

No

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

No

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

No

(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.

NOT

(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.

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>NO</i>
(i) Has not yielded, and is not likely to yield, information important in history.
<i>NO</i>

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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.

N.A.

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

N.A.

(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.

N.A.

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

N.A.



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)
 CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
 1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

**CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM
 FOR PROJECTS TO BE REVIEWED BY COMMISSION**

This form must be submitted with your application

<i>Application Type</i>	<i>Current Fees</i>	<i>Code</i>
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	\$400.00	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$_____ x 2	HF

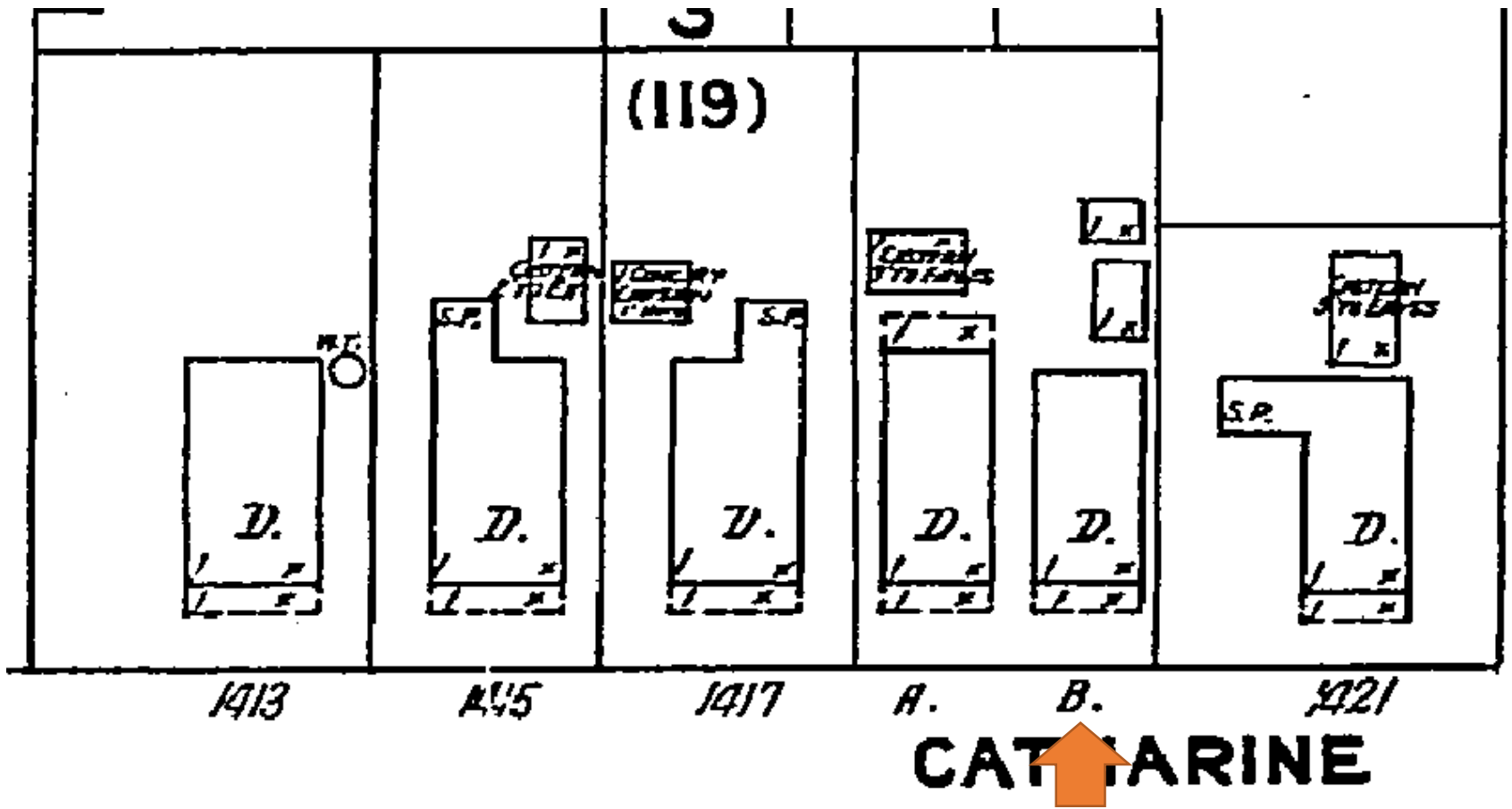
TOTAL OF APPLICATION FEE: \$ 600

Comments: 1421 Catherine - New side addition,
new accessory structure, reconstruction of
front porch

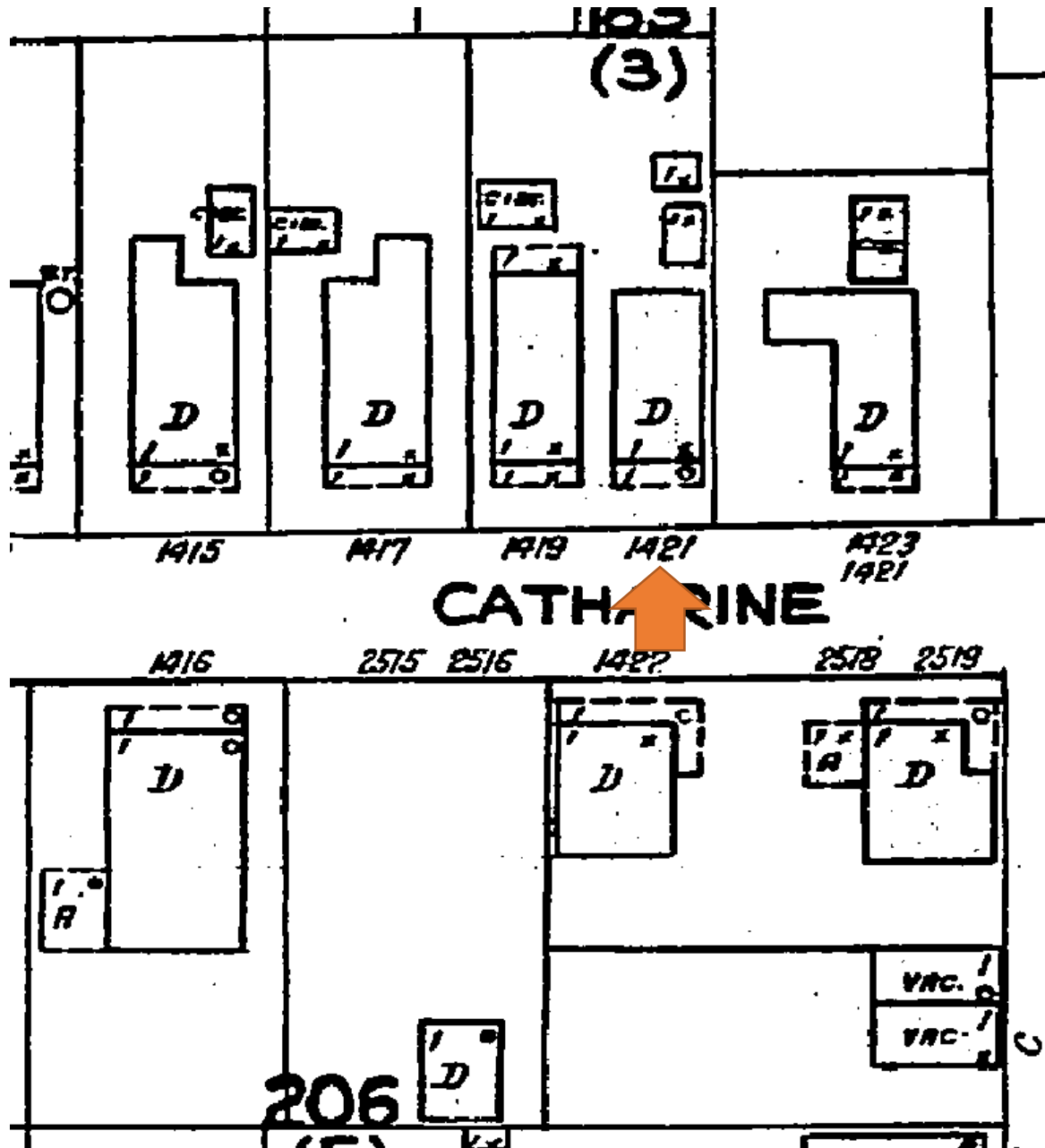
Date of Pre-Application Meeting: 12/4/17

By Staff: Kelly [Signature]

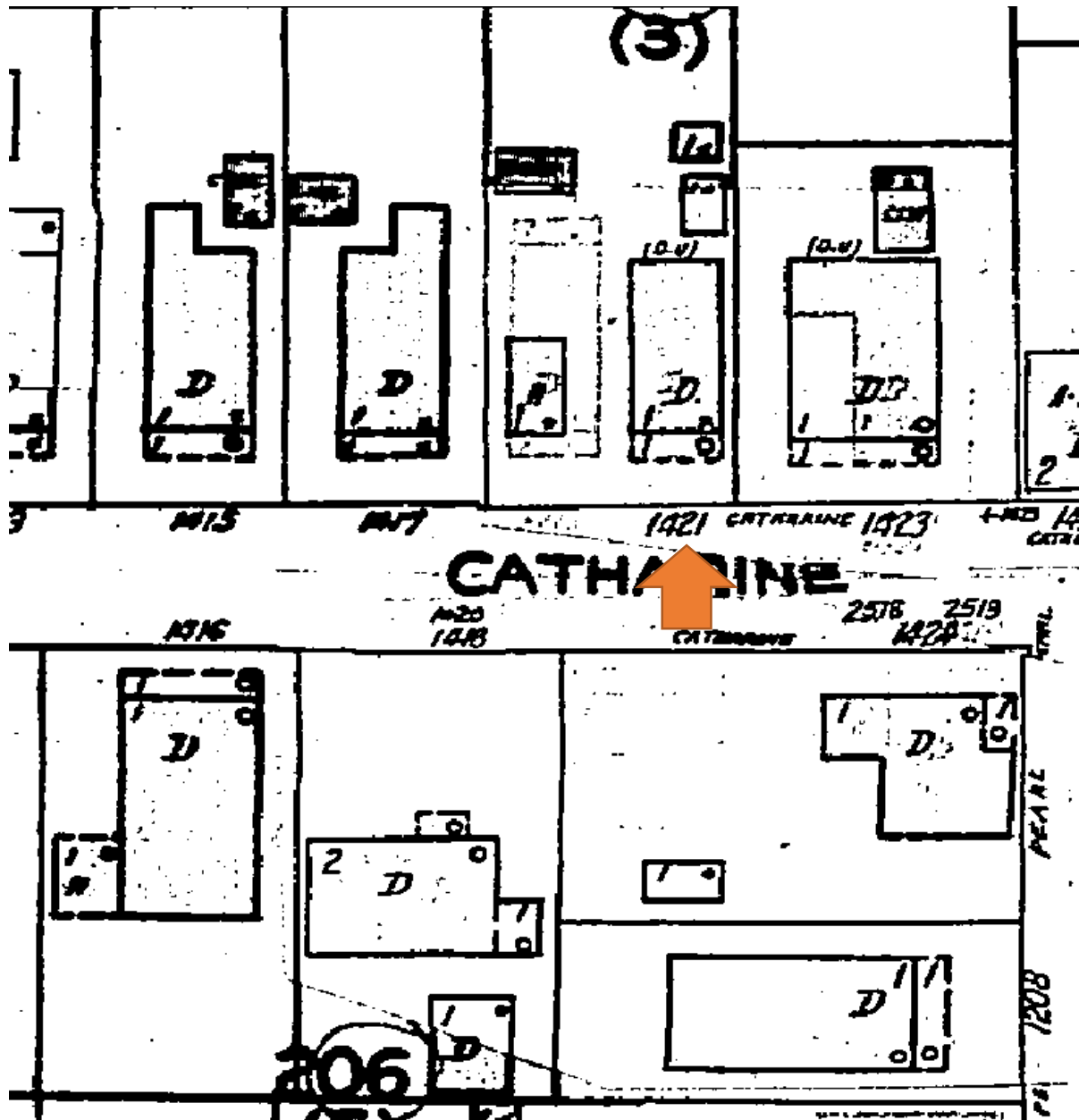
SANBORN MAPS



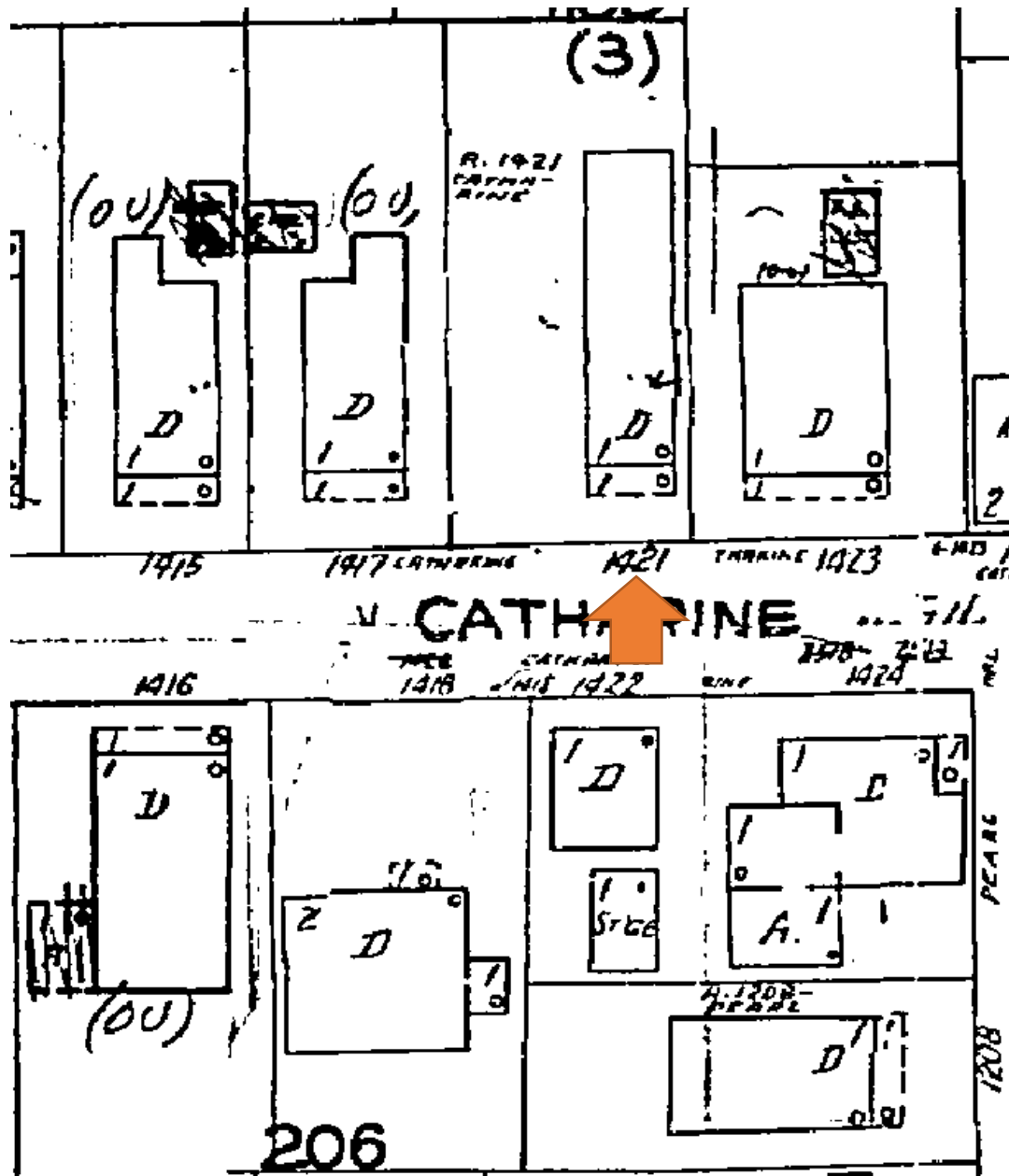
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.



1421



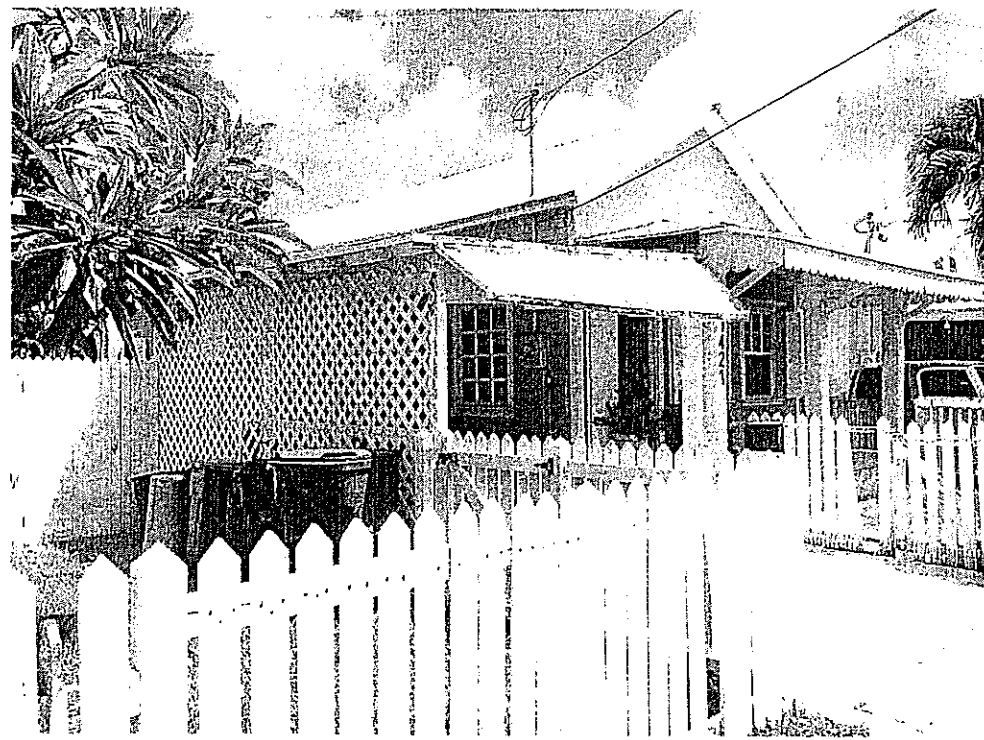
VIRGINIA
PIP 13



please pick up
after your
friends

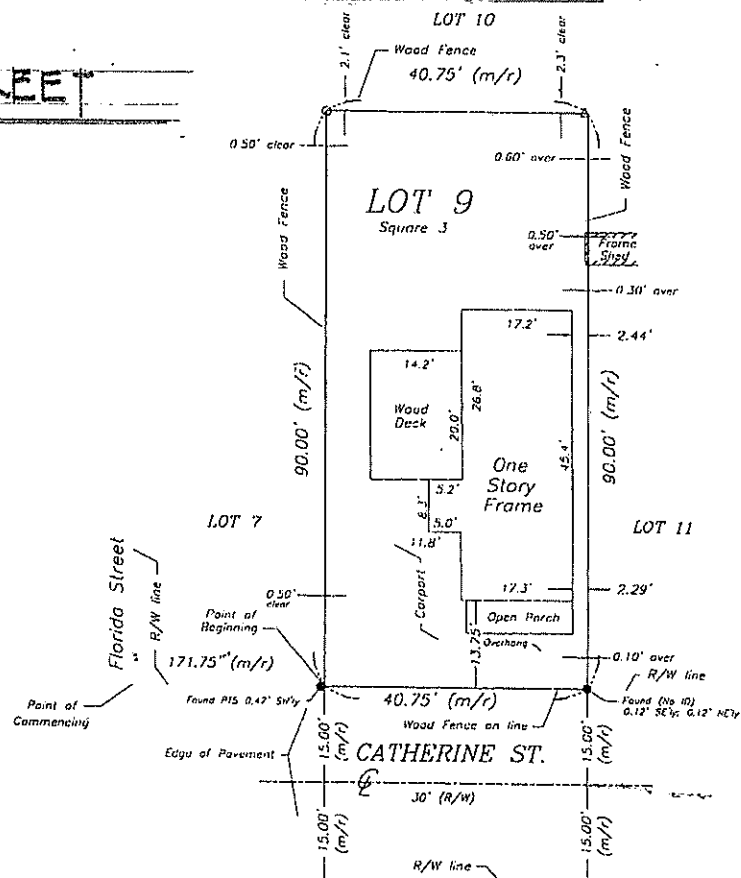


PROPOSED DESIGN



VIEW FROM STREET

Assumed
1" = 20'



SURVEY

1" = 20.0"

SITE DATA

ZONING	HMDR		
FLOOD	AE G	6.2'	7.2'
LOT SIZE	3668 SF		
BUILDING COVERAGE	ALLOWED 40% - 1467 SF	EXISTING 31.6% - 1162 SF	PROPOSED 40% - 1467 SF
IMPERVIOUS RATIO	60% / 220 SF	38% / 138 SF	46% / 168 SF
OPEN SPACE	35% / 1284 SF	60% / 2283 SF	35% / 1280 SF

SETBACKS

FRONT	10'	6.25'	8.75'
SIDE	5'	16.0'	5'
REAR	15'	30.85'	N.C.
REAR (ACCESSORY)	5'	0'	5.0'

STORM DRAINAGE

CARPET HARC APPROVAL H16-03-0042

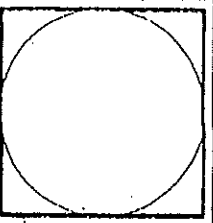
BUILDING STRUCTURES (PROPOSED)

HISTORIC	51' x 18'	918 SF
ADDITION	16' x 16'	256 SF
CARPET	9' x 16'	144 SF
ACCESSORY	10' x 14.5'	145 SF
		1463 SF < 1467 SF

IMPERVIOUS AREAS

BLDGS.	1337 SF
POOL	210
CONCRETE	25
* PARKING	82
* WALKWAY	30
* 50%	1684 SF

DONNELLY RESIDENCE
 NEW ADDITION & ACCESSORY
 142 CATHERINE KEY WEST, FL



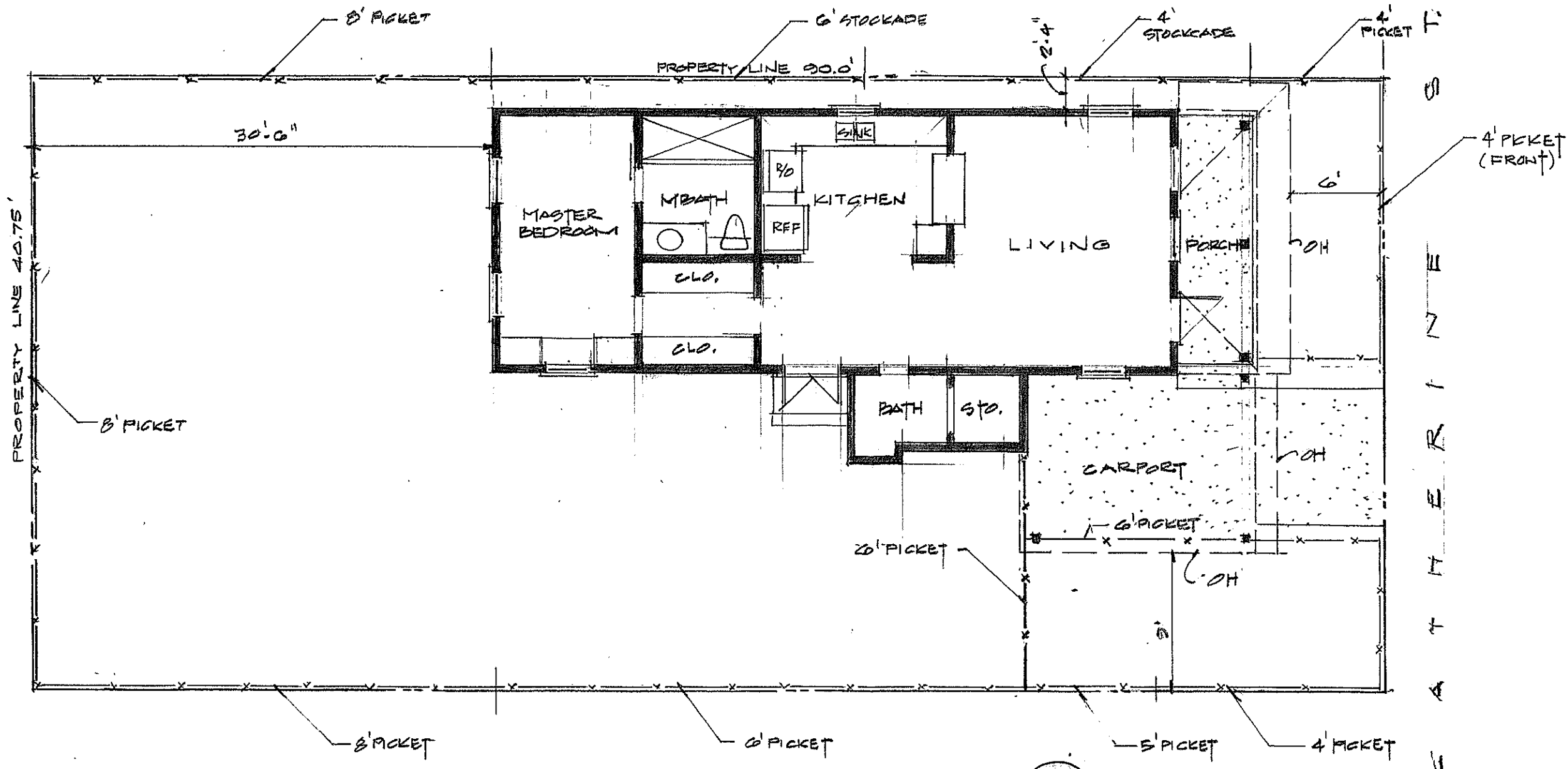
WILLIAM ROWAN
 ARCHITECTURE
 521 PEACOCK LANE
 305 296 3784
 KEY WEST, FLORIDA
 FLORIDA LICENSE #16000011

Project No:

Date: 11-25-17

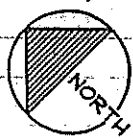
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1 OF 6

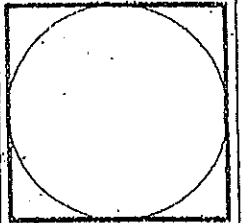


SITE PLAN - EXISTING

SCALE 1/8" = 1'-0"



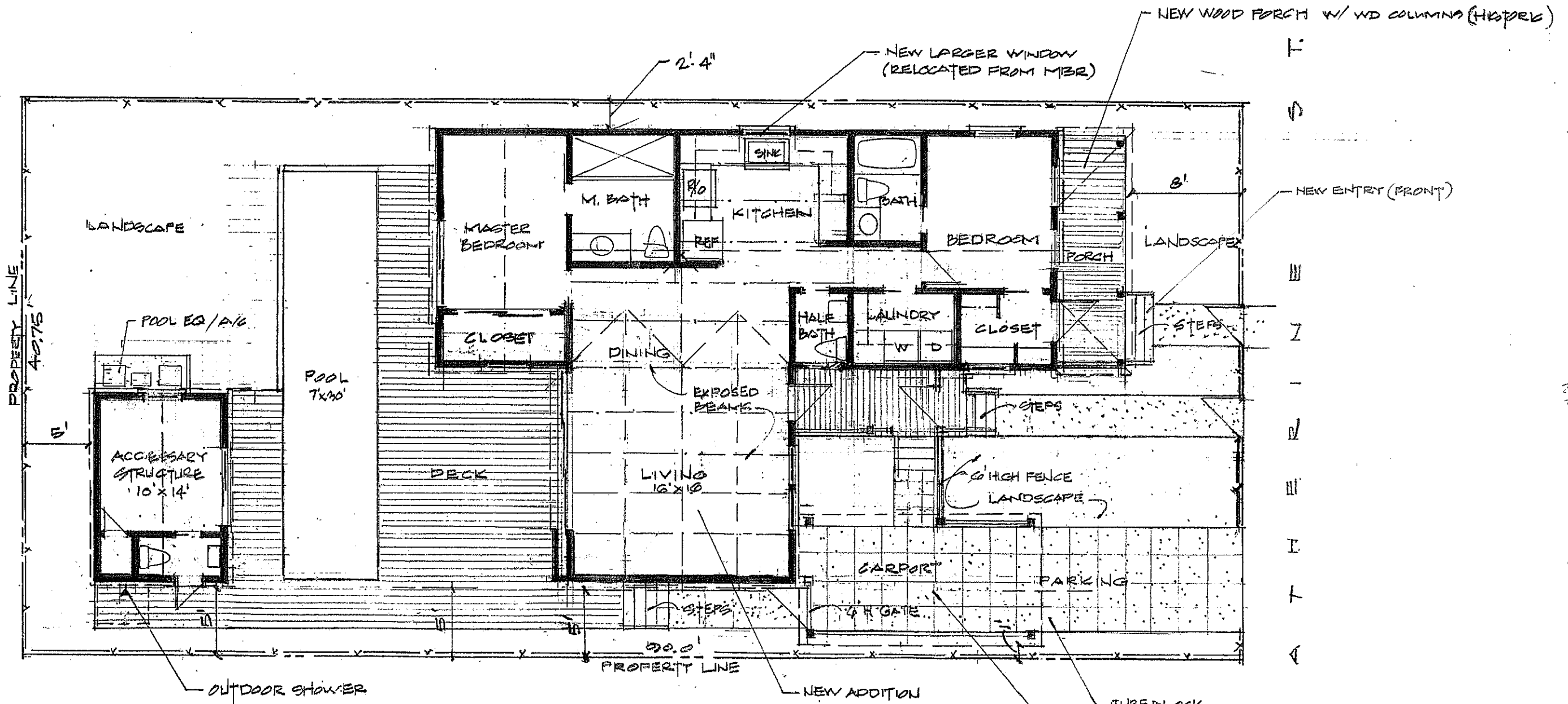
DONNELLY RESIDENCE
 NEW ADDITION & ACCESSORY
 1421 CATHERINE KEY WEST, FL



WILLIAM ROWAN
 ARCHITECTURE
 3711 PERCON DRIVE
 305 286 5166
 KEY WEST, FL 33402
 FLORIDA LICENSE # 14782

Project No:
 Date: 11.25.17

1
 2 of 6

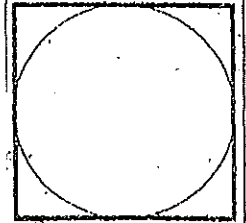


SITE PLAN - PROPOSED

SCALE 1/8" = 1'-0"



DONNELLY RESIDENCE
 NEW ADDITION & ACCESSORY
 1421 CATHERINE KEY WEST, FL.



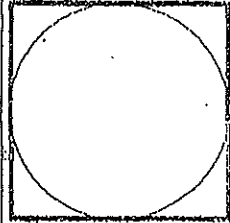
WILLIAM ROWAN
 ARCHITECTURE
 571 PEACOCK LANE
 305 256 5764
 KEY WEST, FLORIDA
 FLORES LICENSE # 14783

Project No:

Date: 11-25-17

2
 3 OF 6

DONNELLY RESIDENCE
 NEW ADDITION & ACCESSORY
 421 CATHERINE KEY WEST, FL

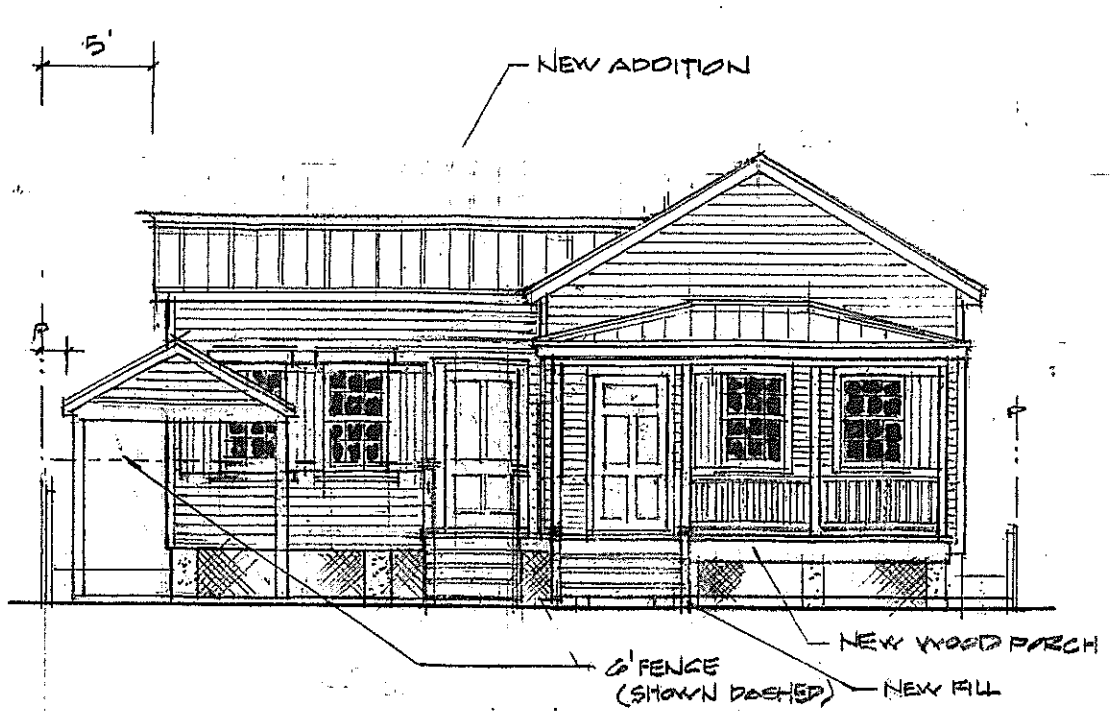


WILLIAM ROWAN
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE #PC0000001
 514 BRACON DRIVE
 KEY WEST, FL 34092

Project No:

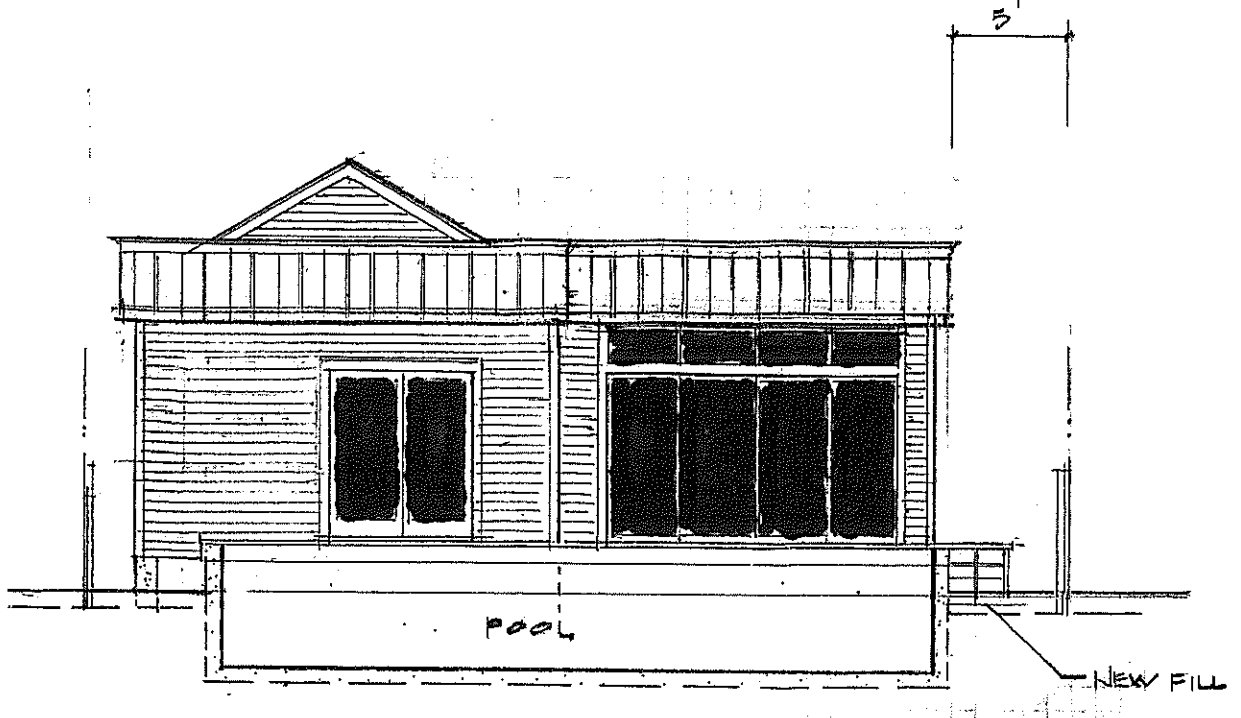
Date: 11.25.17

3
 4 OF 6

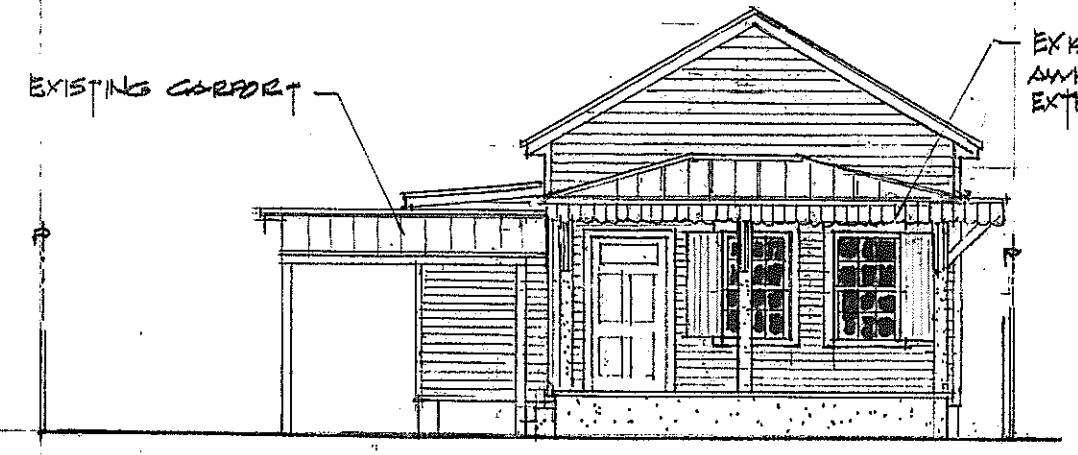


SOUTH ELEVATION

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

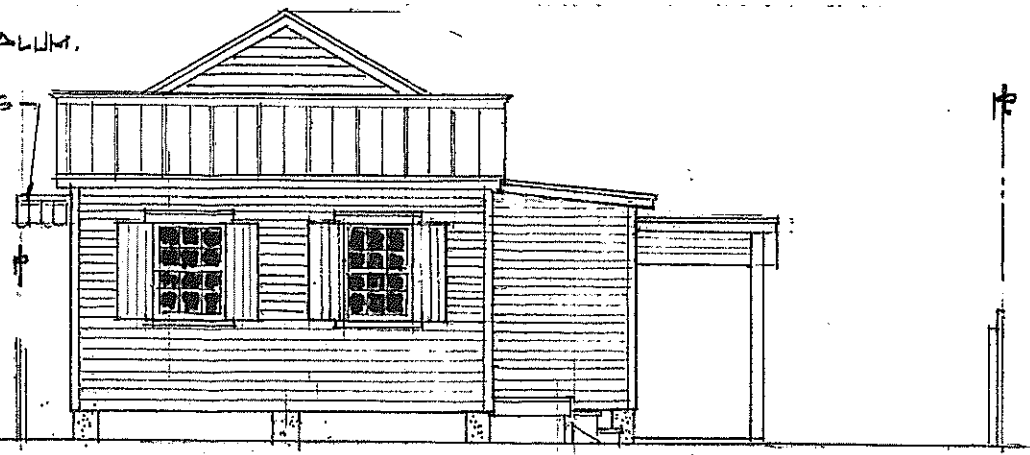


NORTH ELEVATION

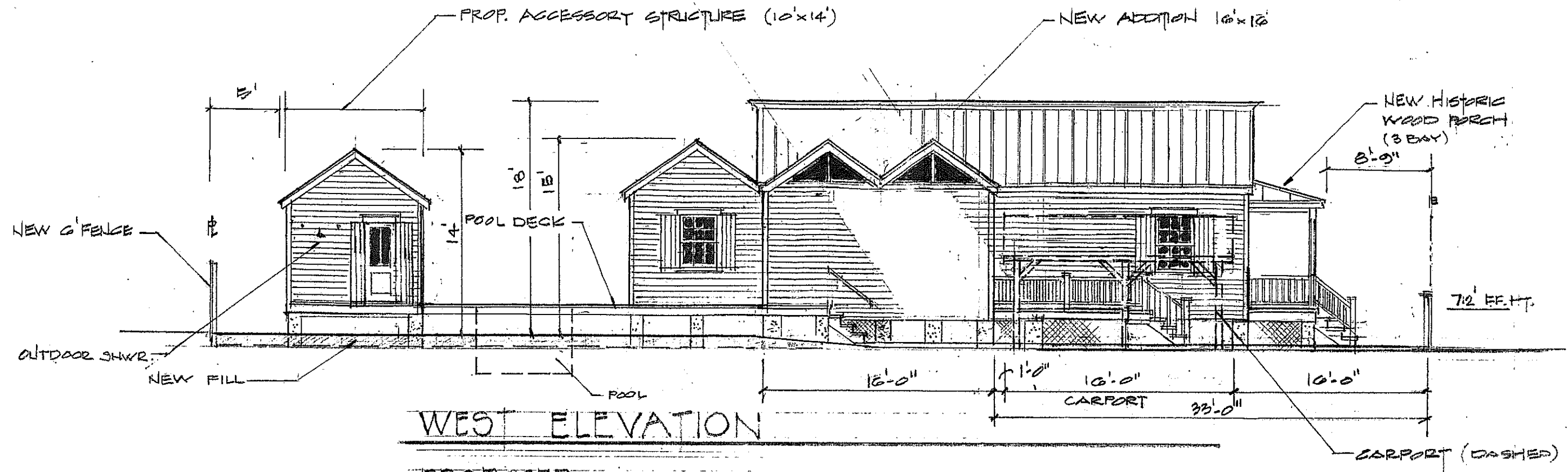


SOUTH ELEVATION

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

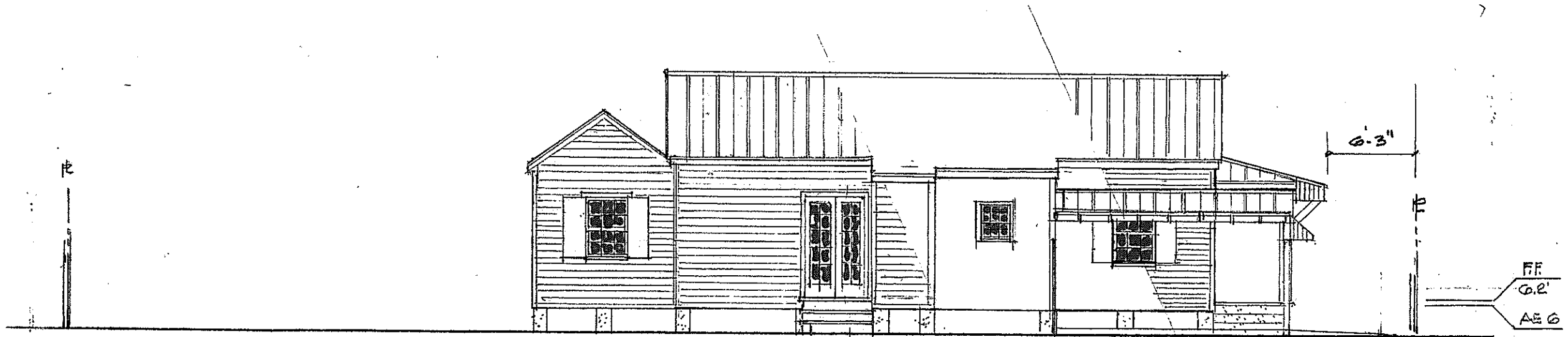


NORTH ELEVATION



WEST ELEVATION

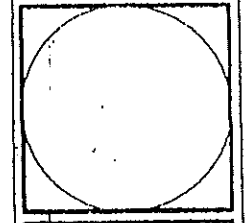
PROPOSED
SCALE 1/8" = 1'-0"



WEST ELEVATION

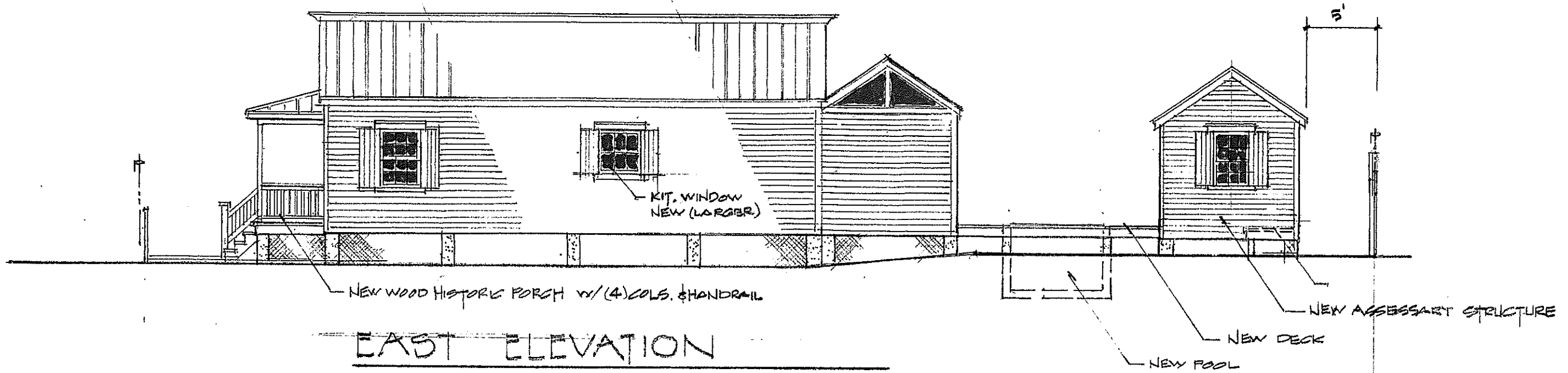
EXISTING
SCALE 1/8" = 1'-0"

DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
1421 CATHERINE KEY WEST, FL



WILLIAM R. OWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE # 100001
511 PEACOCK LANE
305 296-5766

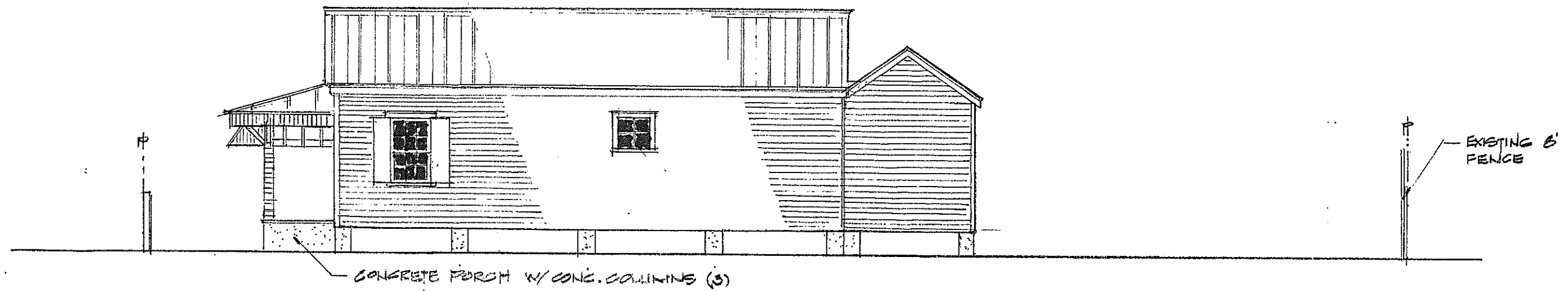
Project No:
Date: 11-25-17



EAST ELEVATION

PROPOSED

SCALE 1/8" = 1'-0"



EAST ELEVATION

EXISTING

SCALE 1/8" = 1'-0"

DONNELLY RESIDENCE
 NEW ADDITION & ACCESSORY
 142 CATHERINE KEY WEST, FL.

WILLIAM R. OWAN
 ARCHITECTURE

521 BEACON BLVD
 305 494 5066
 KEY WEST, FLORIDA
 FLORIDA LICENSE #16017

Project No:

Date: 11.25.17

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6 OF 6



STREETSCAPE EXISTING

CATHERINE STREET



STREETSCAPE PROPOSED

CATHERINE STREET

**STREETSCAPE OF CATHERINE STREET
1417 CATHERINE STREET - 1126 PEARL STREET**

SCALE: 3/16" = 1'-0"

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE KEY WEST, FLORIDA
305 596 3794 FLORIDA LICENSE AR-017751

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 23, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RAISE HOUSE ONE FOOT. RECONSTRUCTION OF FRONT PORCH AND STAIRS. NEW CARPORT AND ONE-STORY ADDITION. NEW ACCESSORY STRUCTURE AND POOL. SITE IMPROVEMENTS. DEMOLITION OF FRONT PORCH AND EXISTING CARPORT. REMOVAL OF SIDE ADDITION.

FOR- #1421 CATHERINE STREET

Applicant – William Rowan

Application #H18-03-0002

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 305-809-3975 or visit our website at 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00034820-000000
 Account # 1035700
 Property ID 1035700
 Millage Group 10KW
 Location 1421 CATHERINE ST , KEY WEST
 Address
 Legal KW KNIGHTS SUB PB 1-27 LOT 9 SQR 3 TR 14 OR311-556-557 OR528-299D/C
 Description OR1670-304/305(ORDER) OR1706-2180/82 OR1949-2096Q/C(LG)
 (Note: Not to be used on legal documents)
 Neighborhood 6149
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1035700 1421 CATHERINE ST 10/29/14

Owner

DONNELLY BRENDA J
 1421 Catherine ST
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$91,737	\$83,133	\$86,032	\$93,644
+ Market Misc Value	\$2,212	\$2,241	\$1,961	\$1,797
+ Market Land Value	\$471,114	\$392,870	\$297,459	\$222,626
= Just Market Value	\$565,063	\$478,244	\$385,452	\$318,067
= Total Assessed Value	\$279,041	\$273,302	\$271,402	\$269,248
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$254,041	\$248,302	\$246,402	\$244,248

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,739.00	Square Foot	41	92

Buildings

Building ID 2773
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1028
 Finished Sq Ft 782
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 126
 Functional Obs 0
 Economic Obs 0
 Depreciation % 31
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1938
 EffectiveYearBuilt 1994
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPOR FIN	121	0	0
FLA	FLOOR LIV AREA	782	782	0
OPF	OP PRCH FIN LL	85	0	0
SBF	UTIL FIN BLK	40	0	0
TOTAL		1,028	782	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1954	1955	1	44 SF	2
WOOD DECK	1986	1987	1	280 SF	2
FENCES	2000	2001	1	100 SF	2

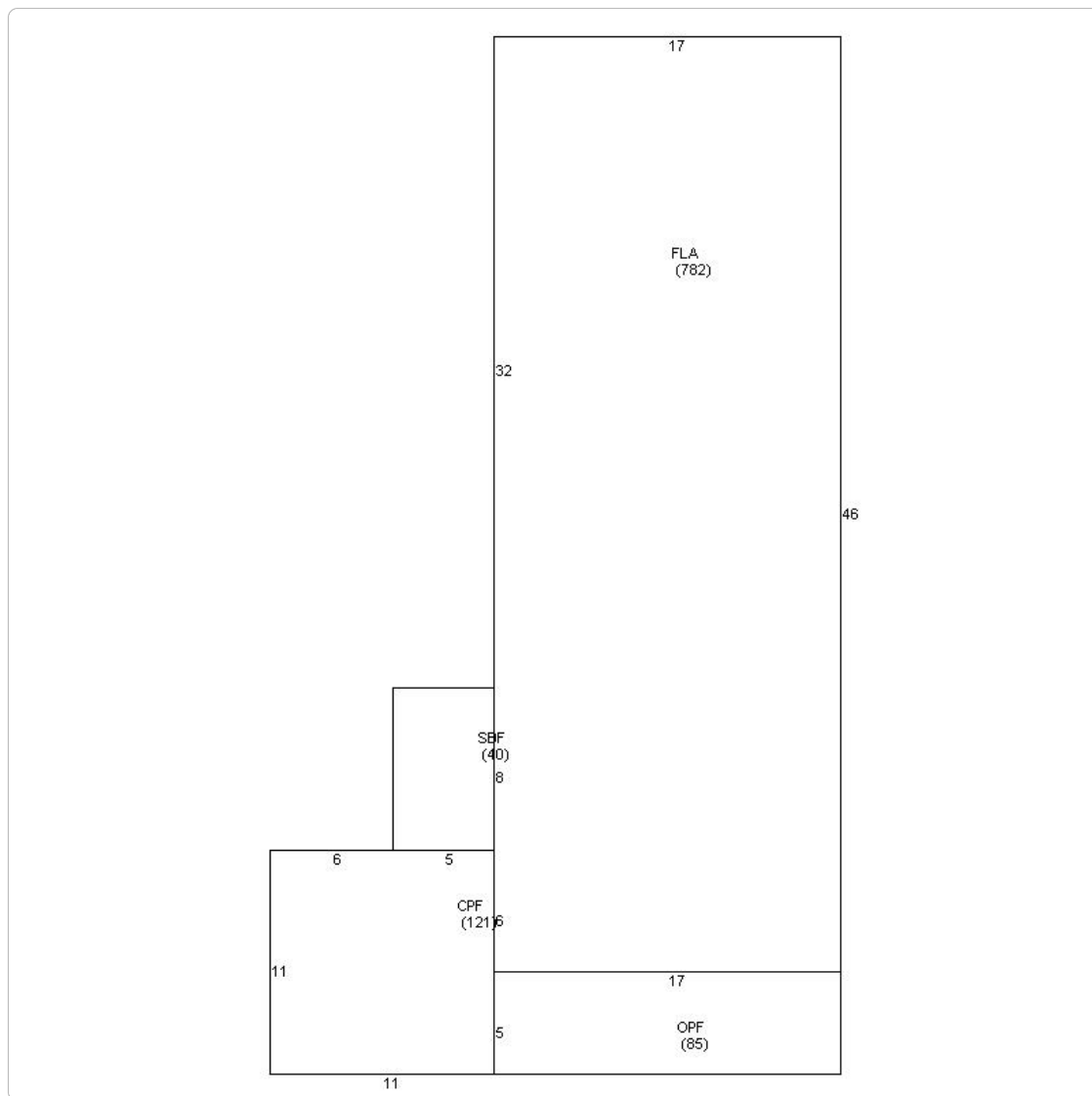
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/22/2001	\$259,000	Warranty Deed		1706	2180	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-4299	7/17/2006	9/28/2006	\$2,300		ATF-2.5 TON SPLIT SYSTEM
06-3981	6/30/2006	9/28/2006	\$900		ELECTRIC FOR A/C
06-0214	1/23/2006	7/7/2006	\$10,000	Residential	HURRICANE REPAIRS RE4PLACE DAMAGED ROOF WITH V-CRIMP
06-0243	1/23/2006	7/7/2006	\$5,000	Residential	HURRICANE REPAIRS INSTALL /8 PLYWOOD & INSULATION FOR NEW ROOF
0102283	6/13/2001	10/15/2001	\$1,000	Residential	UPGRADE ELECTRICAL SERVIC
9601984	5/1/1996	8/1/1996	\$10,500		RENOVATIONS
9602078	5/1/1996	8/1/1996	\$1,700		ROOF
B933256	11/1/1993	10/1/1994	\$300		REPAIRS

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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