

Historic Architectural Review Commission

Staff Report Item 9

Meeting Date:	June 24, 2014
Applicant:	Matthew Stratton, Architect
Application Number:	H14-01-0922
Address:	#1314 Newton Street
Description of Work:	New pool house. Replace existing swimming pool and deck.
Building Facts:	<p>The main house on the property was originally listed as a contributing resource in the 1977 Survey. The frame vernacular house was built circa 1890.</p> <p>On May 2014 the proposed design received Planning Board approval for detach habitable space.</p>
Guidelines Cited in Review:	<p>Outbuildings/ Accessory Structures (pages 40-41), specifically guidelines 1, 3, and 11.</p> <p>Decks/Swimming pools (pages 39-40)</p>

Staff Analysis

A Certificate of Appropriateness has been submitted for the construction of an accessory structure on the back of the site. The two story frame structure will be setback more than 60' from the street. The structure will be lower in height than the main house and the design is based on traditional forms.

The two story structure will have an "L" shape footprint configuration and an exterior spiral staircase will give access to the second floor. Hardi board planks are proposed as siding, metal windows and fiberglass doors are also specified in the plans. The proposed "L" shape gable roof will be covered with metal v-crimp.

A new swimming pool and deck are also proposed on the back of the site.

Consistency with Guidelines

1. The proposed structure has been designed with a scale and massing that will not outsize any surrounding structures.
2. The proposed design is in keeping with existing architectural forms and vocabulary found in the urban context.
3. The proposed new structure will be read as a secondary and not prominent structure from the street.
4. The proposed swimming pool and deck will be on the back and not visible from the street.

It is staff's opinion that the proposed plans are consistent with the Secretary of the Interior's Standards and the Historic Architectural Guidelines. The proposed design will not mimic or intends to imitate architectural elements found in its proposed urban context. It is staff's opinion that the proposed design will not have an effect in the historic house on its surroundings.

Application



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

05-29-2014 010922

APPLICATION # _____

OWNER'S NAME:

Heather Carruthers & Coleen Fitzsimmons

DATE:

5/29/14

OWNER'S ADDRESS:

1314 Newton Street

PHONE #:

(305)509-2122

APPLICANT'S NAME:

m.stratton.architecture

PHONE #:

923-9670

APPLICANT'S ADDRESS:

1901 S. Roosevelt Blvd. #205W

ADDRESS OF CONSTRUCTION:

1314 Newton Street

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

New pool house accessory structure, replace existing swimming pool and deck

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: 5/29/14

Applicant's Signature: _____

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT, CEILING CHIPS, AND LABELING FABRIC

Trans number: 7695334
CK CHECK: 100.00

Date: 5/29/14 Time: 11:28:43

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Main House is listed in the surveys as a
contributing resource build ca. 1890.*

Guidelines for outbuildings (pages 40-41)

Guidelines for Decks/swimming pools (pages 32-40)

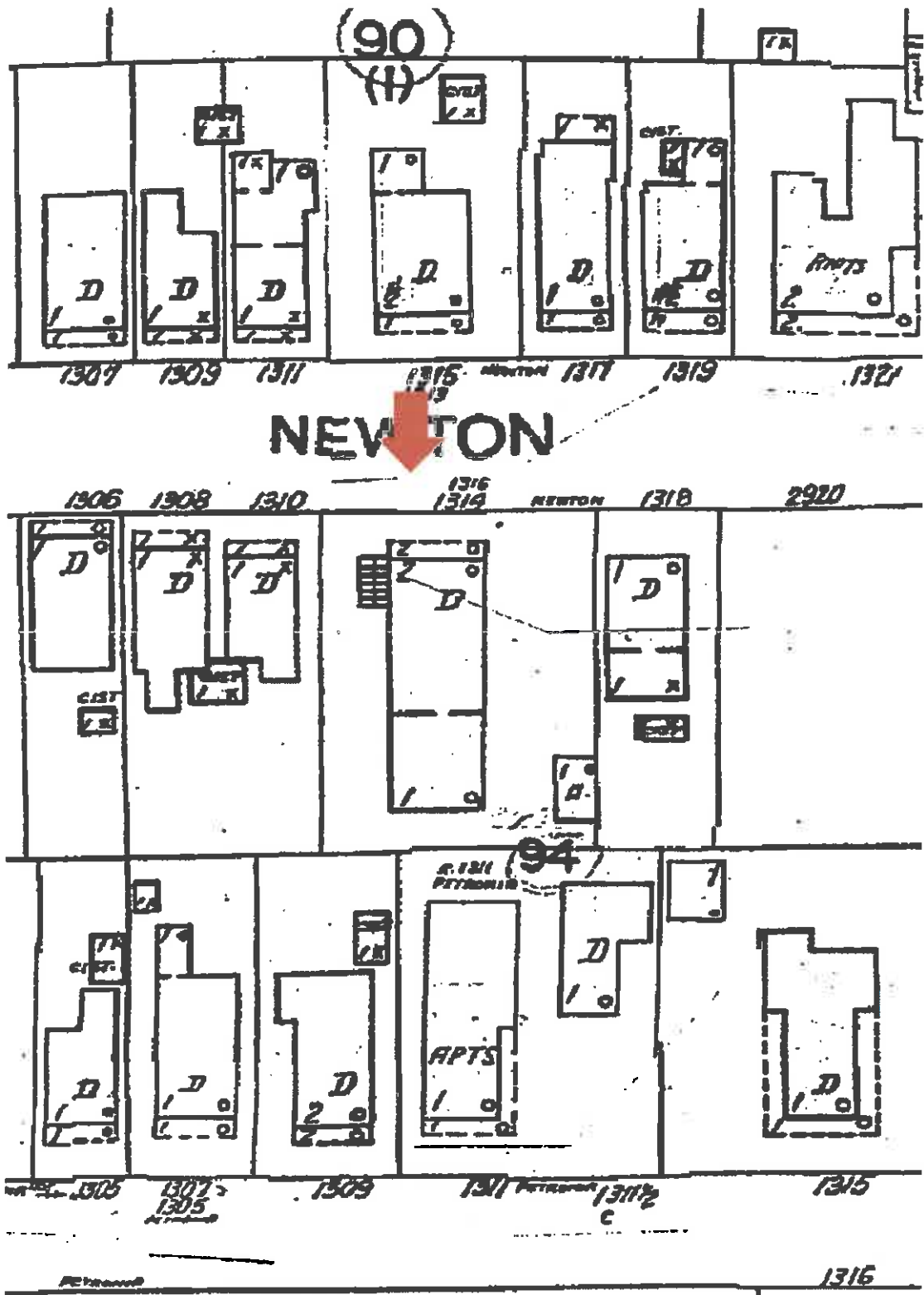
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

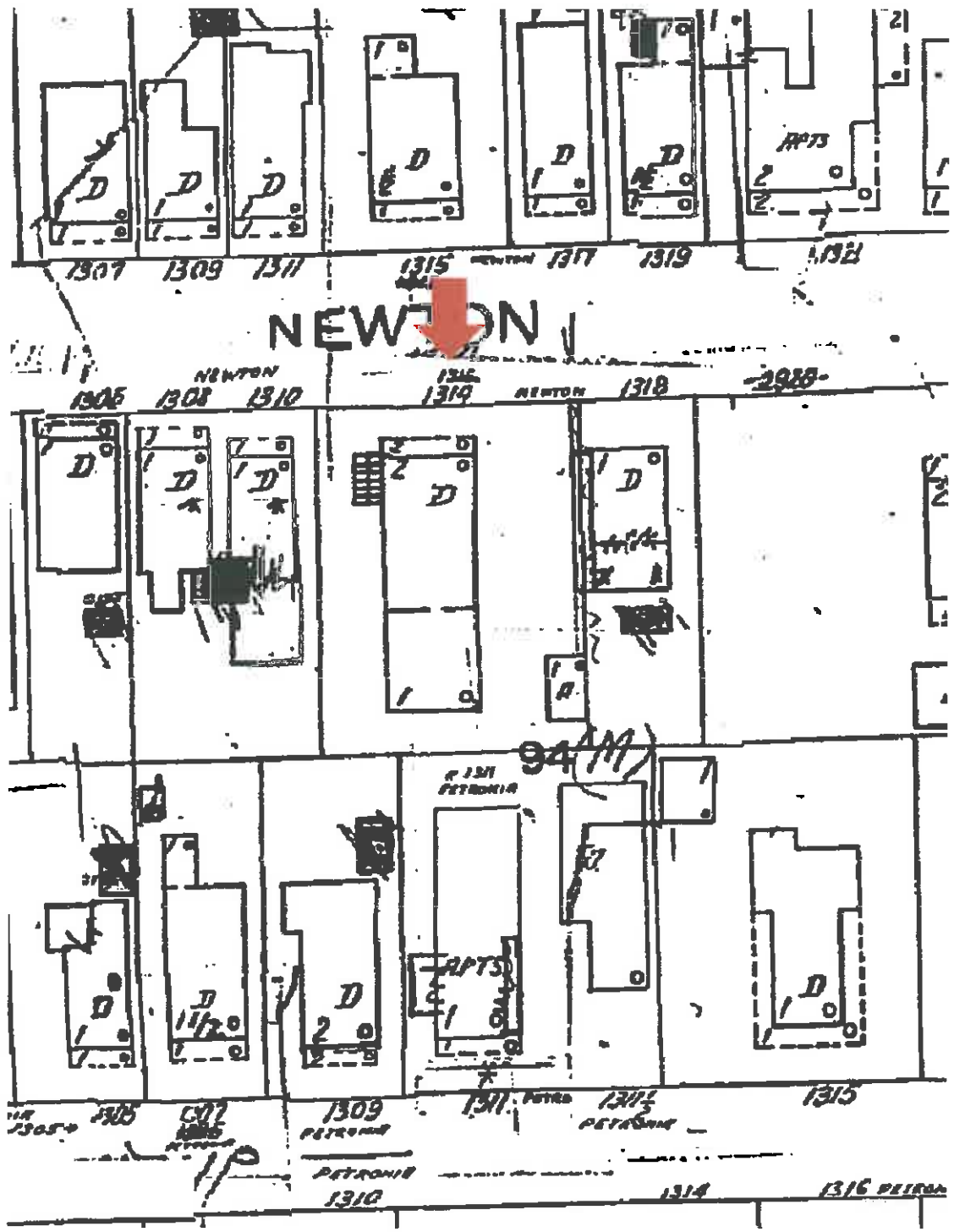
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1314 Newton Street Sanborn Map 1948



#1314 Newton Street Sanborn Map 1962

Project Photos



Property Appraiser's Office. #1314 Newton Street ca. 1965. Monroe County Library







Survey

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON MAGNETIC NORTH ASSUMED ALONG THE CENTERLINE OF NEWTON STREET

ALL ANGLES DETECTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL LINES ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:
1314 NEWTON STREET
KEY WEST, FL 33040

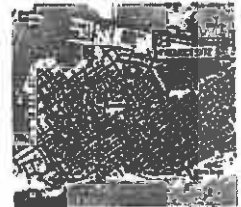
COMMUNITY NO.: 20160
MAP NO.: 12087C-1310K
MAP DATE: 02-19-05
FLOOD ZONE: AE
BASE ELEVATION: 6

LEGEND

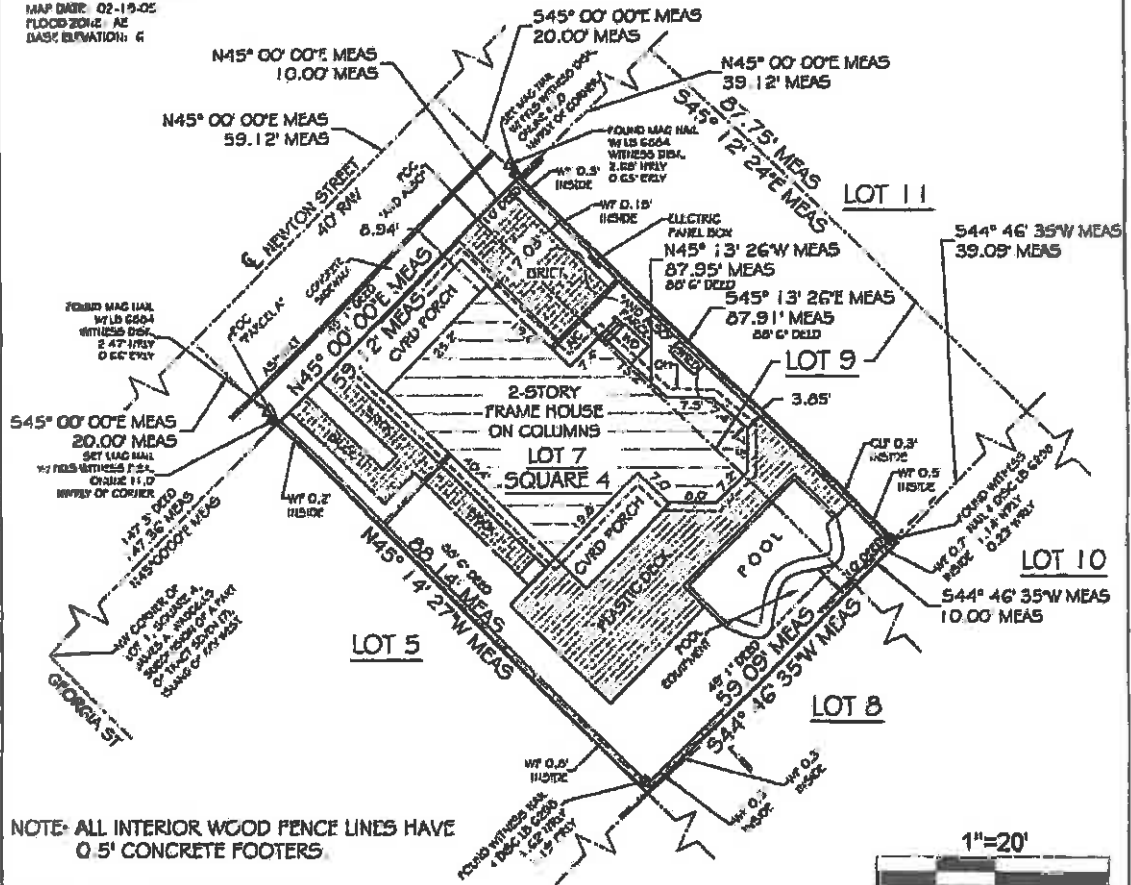
- - WATER METER
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊞ - CONCRETE POWER POLE



ASSUMED



LOCATION MAP - NTS
SEC. 05-TC68-R25E



NOTE: ALL INTERIOR WOOD FENCE LINES HAVE 0.5' CONCRETE FOOTERS.

TOTAL AREA = 5,202.56 SQFT±

THIS SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY REPORT (SHEET 2 OF 2)

CERTIFIED TO -

Heather A. Carruthers and Colleen T. Fitzsimmons
Shores & Cardenas
Chicago Title Insurance Company

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> AW = ABOVE-GROUND WATER B = BENCH MARK C = 6" CONCRETE CURB & GUTTER CC = CONCRETE CURB CD = CONCRETE DRIVE CE = CONCRETE ELECTRICAL CF = CONCRETE FOUNDATION CG = CONCRETE GROUND CH = CONCRETE HOUSE CI = CONCRETE INTERIOR CL = CONCRETE LANDING CM = CONCRETE MASONRY CO = CONCRETE CP = CONCRETE PAVEMENT CS = CONCRETE SIDEWALK CT = CONCRETE TYPING CU = CONCRETE CURB CV = CONCRETE VENT CA = CONCRETE ANCHOR CB = CONCRETE BENCH CC = CONCRETE CURB CD = CONCRETE DRIVE CE = CONCRETE ELECTRICAL CF = CONCRETE FOUNDATION CG = CONCRETE GROUND CH = CONCRETE HOUSE CI = CONCRETE INTERIOR CL = CONCRETE LANDING CM = CONCRETE MASONRY CO = CONCRETE CP = CONCRETE PAVEMENT CS = CONCRETE SIDEWALK CT = CONCRETE TYPING CU = CONCRETE CURB CV = CONCRETE VENT CA = CONCRETE ANCHOR CB = CONCRETE BENCH | <ul style="list-style-type: none"> EW = ELECTRIC WIRE FW = FIBER OPTIC WIRE HW = HIGH WATER IS = IRON SIGN LS = LANDSCAPE MS = METAL SIGN NS = NAIL SIGN OS = OIL SIGN PS = PLASTER SIGN RS = ROOF SIGN SS = STAINLESS SIGN TS = TYPING SIGN US = URBAN SIGN VS = VENT SIGN WS = WOOD SIGN XS = X-RAY SIGN YS = YARD SIGN ZS = ZONE SIGN | <ul style="list-style-type: none"> AW = ABOVE-GROUND WATER B = BENCH MARK C = 6" CONCRETE CURB & GUTTER CC = CONCRETE CURB CD = CONCRETE DRIVE CE = CONCRETE ELECTRICAL CF = CONCRETE FOUNDATION CG = CONCRETE GROUND CH = CONCRETE HOUSE CI = CONCRETE INTERIOR CL = CONCRETE LANDING CM = CONCRETE MASONRY CO = CONCRETE CP = CONCRETE PAVEMENT CS = CONCRETE SIDEWALK CT = CONCRETE TYPING CU = CONCRETE CURB CV = CONCRETE VENT CA = CONCRETE ANCHOR CB = CONCRETE BENCH |
|--|--|--|

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR INTERESTS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE FIELD LINES SHOWN HEREON REPRESENT THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 10/15/2013
REVISION DATE: 03/01/2005
SHEET: 1 OF 2
DRAWN BY: MPB
CHECKED BY:
INCHES: 1/8"

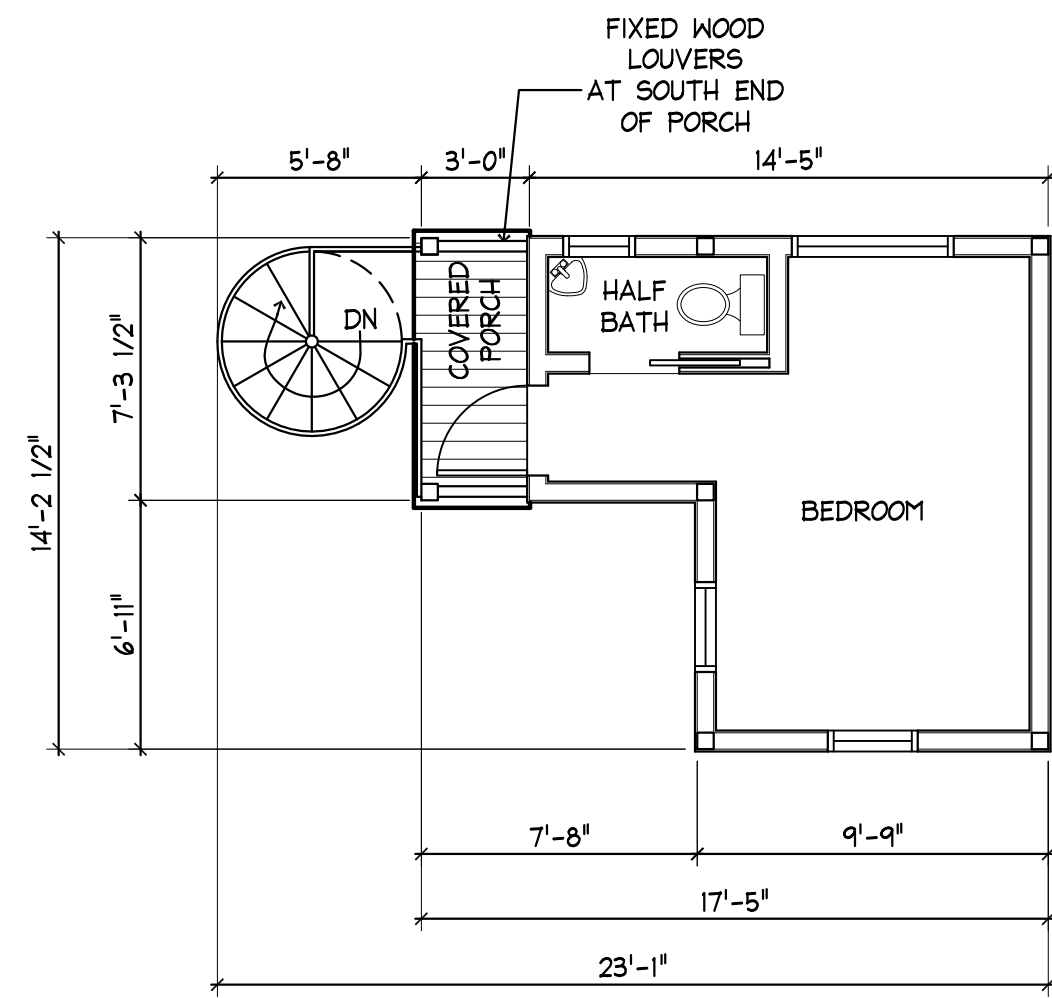
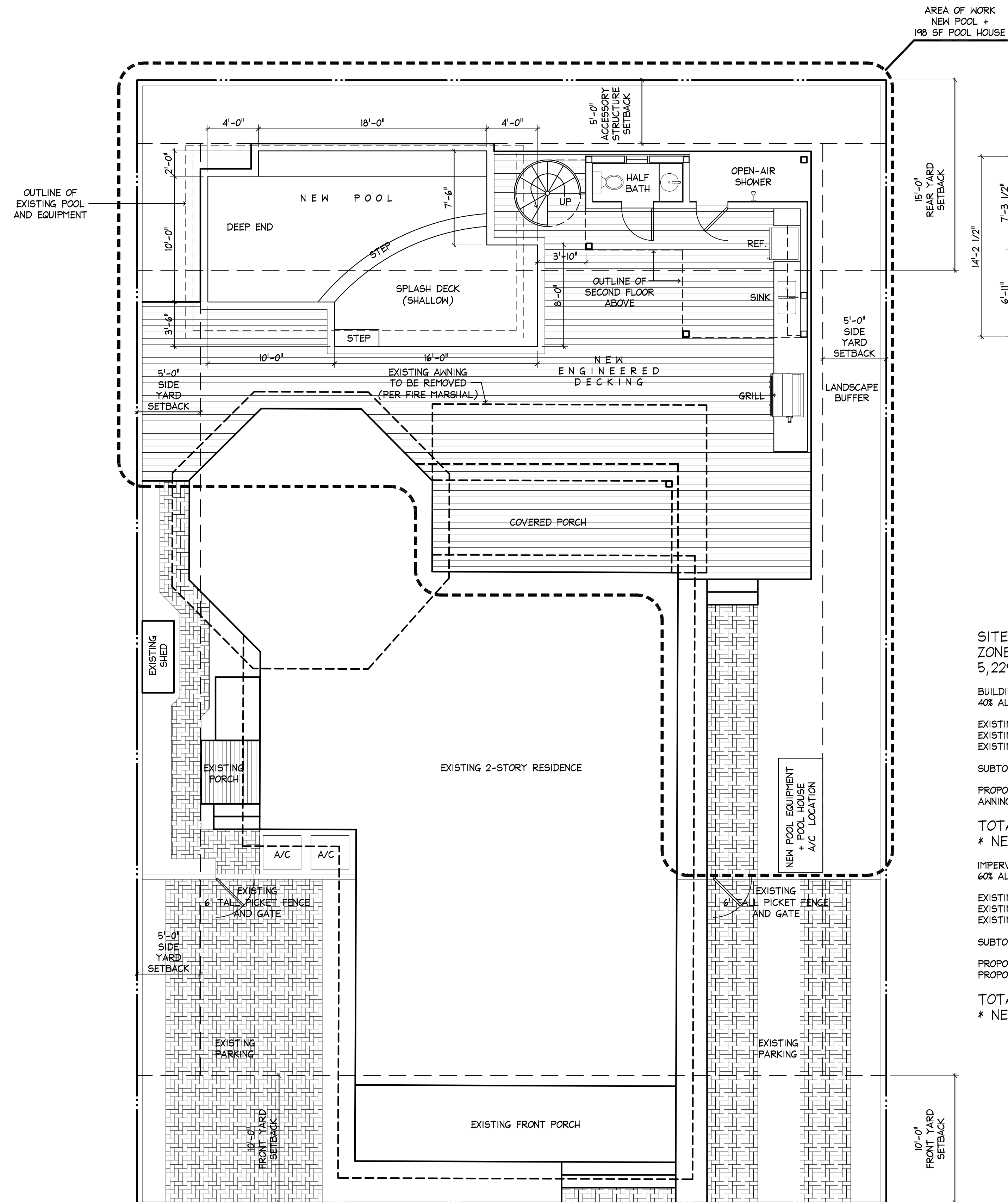
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 35-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLETES WITH CHAPTER 177, PART 8, FLORIDA STATUTES.

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

HEATHER A. CARRUTHERS, PLS #6763, PROFESSIONAL SURVEYOR AND MAPPER, LMS 7047

FLORIDA KEYS LAND SURVEYING
19860 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 354-3590
FAX: (305) 509-7373
EMAIL: FRLSmail@gmail.com

Proposed design



SECOND FLOOR PLAN
 3/16" = 1'-0"

SITE DATA
 ZONE HMDR
 5,229 SF LOT AREA

BUILDING COVERAGE
 40% ALLOWED = 2,091 SF

EXISTING MAIN RESIDENCE	1,702 SF
EXISTING SHED	14 SF
EXISTING AWNING	119 SF

SUBTOTAL EXISTING BUILDING COVERAGE 1,835 SF (35.1%)

PROPOSED POOL HOUSE	198 SF
AWNING REMOVAL	- 119 SF

TOTAL PROPOSED BUILDING COVERAGE 1,914 SF (36.6%)
 * NET INCREASE OF 79 SF

IMPERVIOUS SURFACE RATIO
 60% ALLOWED = 3,137 SF

EXISTING BUILDING COVERAGE	1,835 SF
EXISTING POOL + EQUIPMENT	404 SF
EXISTING BRICK PAVERS + A/C PAD	753 SF

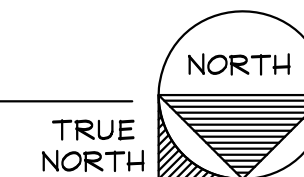
SUBTOTAL EXISTING IMPERVIOUS SURFACE 2,992 SF (57.2%)

PROPOSED BUILDING COVERAGE INCREASE	79 SF
PROPOSED POOL + EQUIPMENT	UNCHANGED

TOTAL PROPOSED IMPERVIOUS SURFACE 3,071 SF (58.7%)
 * NET INCREASE OF 79 SF

NEWTON STREET

SITE PLAN
 3/16" = 1'-0"



1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 mstrattonarchitect@gmail.com



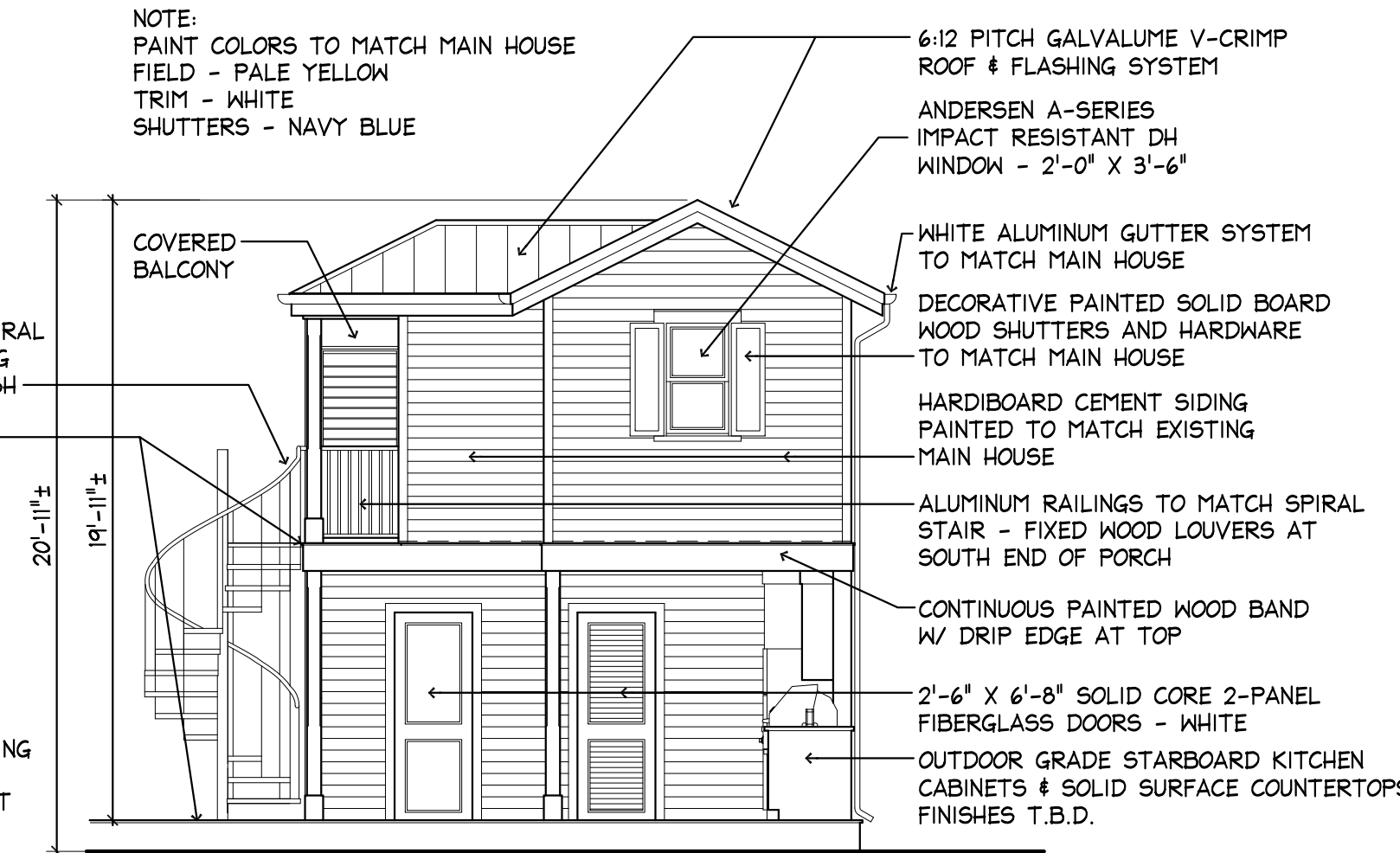
Date 5.29.14

Project # 1401

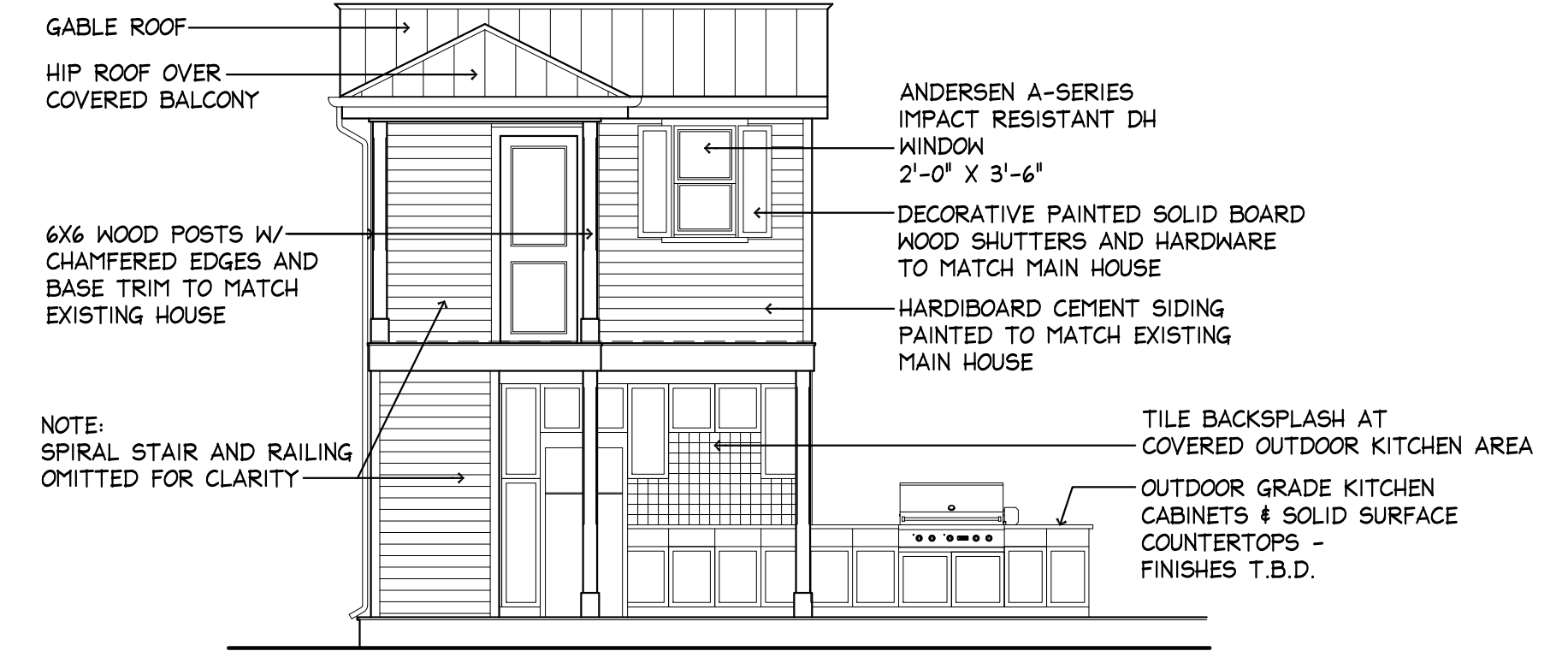
A-1



VIEW FROM STREET
3/16"=1'-0"



NORTH ELEVATION (FRONT)
3/16"=1'-0"



EAST ELEVATION (SIDE)
3/16"=1'-0"



WEST ELEVATION (SIDE)
3/16"=1'-0"



SOUTH ELEVATION (REAR)
3/16"=1'-0"

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
mstrattonarchitect@gmail.com



Date 5.29.14
Project # 1401

Planning Board Resolution

**PLANNING BOARD
RESOLUTION No. 2014-34**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING VARIANCE
APPROVAL FOR DETACHED HABITABLE
SPACE FOR PROPERTY LOCATED AT 1314
NEWTON STREET (RE# 00023000-000000, AK#
1023795) IN THE HISTORIC MEDIUM
DENSITY RESIDENTIAL ZONING DISTRICT,
PER SECTION 122-1078 OF THE LAND
DEVELOPMENT REGULATIONS OF THE
CODE OF ORDINANCES OF THE CITY OF
KEY WEST.**

WHEREAS, Section 122-1078 of the Code of Ordinances requires that all habitable space shall be accessible from the interior of exterior walls; and

WHEREAS, the applicant requested a variance to construct a structure to be used as a satellite bedroom guest suite; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 15, 2014; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

Page 1 of 6
Resolution Number 2014-34


Chairman


Planning Director

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such a variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and


Chairman


Planning Director

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variances application, and by addressing the objections expressed by those neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by resolution of the Key West Planning Board for a variance to detached habitable space to construct a structure to be used as a satellite bedroom guest suite per plans dated February 23, 2014, on property located at 1314 Newton Street (RE# 000230000-000000, AK# 1023795) in the HMDR zoning district per Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:


Chairman


Planning Director

1. A deed restriction shall be put in place in a form acceptable to the City Attorney stating the following:
The detached habitable structure shall not have full cooking facilities nor be held out for rent as a dwelling unit.
2. That the setback areas are maintained in perpetuity for life safety access and no utilities or structures be erected in those areas.
3. That a certificate of appropriateness is obtained from HARC.
4. That an elevation certificate be obtained to verify compliance with FEMA regulations.
5. The windows facing the rear of the property be clerestory to prevent visual contact between the neighbors. ✓
6. A louvered panel be installed on the stair landing leading to the bedroom to prevent visual contact between the neighbors. ✓

Section 3. It is a condition of this variance that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate this variance, which variances shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession


Chairman

Planning Director

of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

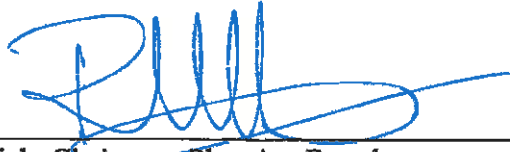
Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a duly noticed meeting held this 15th day of May, 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director;

 Chairman

 Planning Director



Richard Klitenick, Chairman, Planning Board

5/22/2014
Date

Attest:



Donald Leland Craig, AICP, Planning Director

6-3-14
Date

Filed with the Clerk:



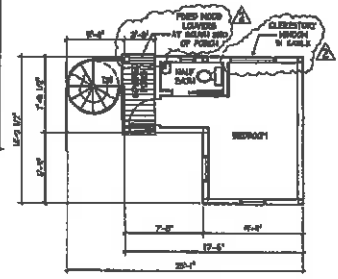
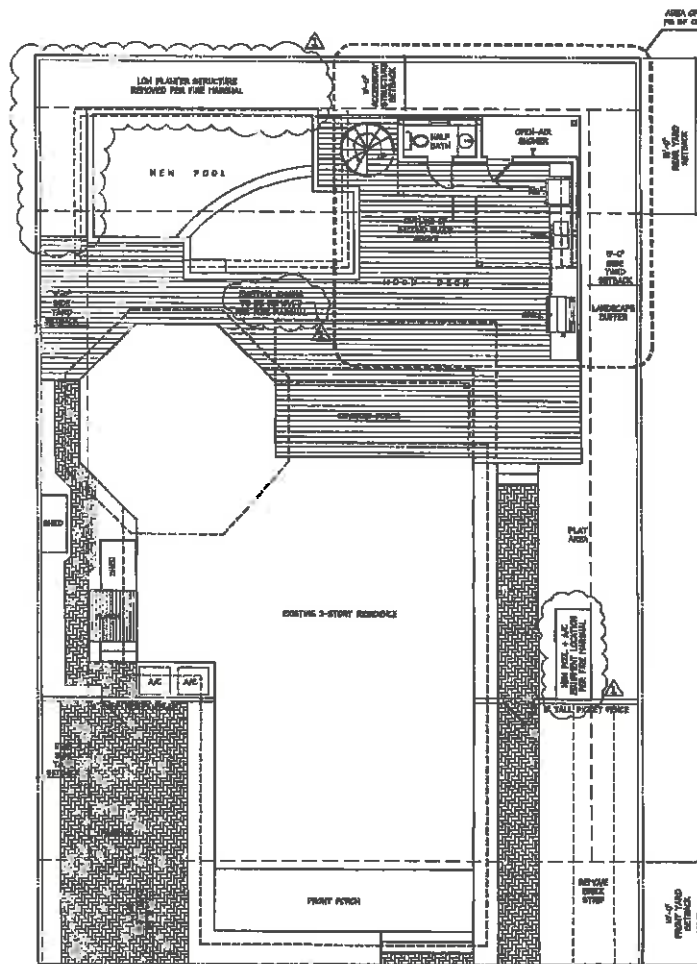
Cheryl Smith, City Clerk

6-3-14
Date

20c
6314

REVISIONS PER
FIRE MARSHAL
COMMENTS
5/1/14
REVISIONS PER
PLANNING BOARD
5/21/14

Improvements to
1314 NEWTON STREET
Key West, FL 33040



SECOND FLOOR PLAN
2/16/11-01

SITE DATA
ZONE UNDER
5,224 SF LOT AREA

MAXIMUM COVERAGE	40' ALLOWED = 2,176 SF
EXISTING HOME FOOTPRINT	1,100 SF
EXISTING POOL	400 SF
EXISTING DRIVE	400 SF
NATURAL EXISTING BUILDING COVERAGE	1,100 SF (21%)
PROPOSED GUEST COTTAGE	700 SF
TOTAL PROPOSED BUILDING COVERAGE	2,050 SF (39%)
IMPERVIOUS SURFACE RATIO	40% ALLOWED = 2,098 SF
EXISTING BUILDING COVERAGE	1,100 SF
EXISTING POOL + DRIVEWAY	1,200 SF
EXISTING DRIVE PAVED + A/C PVD	200 SF
NATURAL EXISTING IMPERVIOUS SURFACE	2,500 SF (48%)
PROPOSED BUILDING COVERAGE INCREASE	700 SF
PROPOSED POOL + DRIVEWAY	DECREASED
PROPOSED DRIVE PAVED REDUCED	-200 SF
TOTAL PROPOSED IMPERVIOUS SURFACE	3,000 SF (58%)

NEWTON STREET

SITE PLAN
2/16/11-01



1901 S. Roosevelt Blvd., #205W
Key West, Florida 33040
305.933.9470
mrsuttonarrchitect@gmail.com



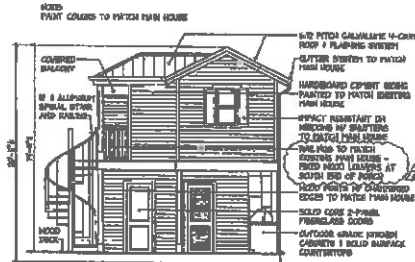
Date 2.23.14
Project # 1401

A-1

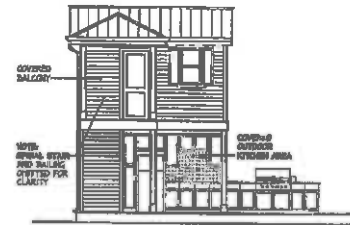
WJK
LOC
 6/3/14



VIEW FROM STREET
 3/16"=1'-0"



NORTH ELEVATION (FRONT)
 3/16"=1'-0"



EAST ELEVATION (SIDE)
 3/16"=1'-0"

1-2 PITCH CALCULATE 14-GRIP
 ROOF 7 FLASHING SYSTEM
 GUTTER SYSTEM TO MATCH
 FRONT HOUSE
 HANDSOME CEMENT BEING
 PAINTED TO MATCH EXISTING
 FRONT HOUSE
 IMPACT RESISTANT ON
 WINDOWS BY STARTERS
 TO MATCH FRONT HOUSE
 TO MATCH TO FRONT
 FRONT FRONT HOUSE
 FRONT HOUSE LEAVES AT
 SOUTH END OF PORCH
 MATCH FRONT TO EXISTING
 HOUSE TO MATCH FRONT HOUSE
 SOLID CORE 2-PANEL
 FIBERGLASS DOOR
 OUTDOOR WOOD STAIRS
 CEMENT 3 BOLD SURFACE
 COUNTERTOPS



WEST ELEVATION (SIDE)
 3/16"=1'-0"



SOUTH ELEVATION (REAR)
 3/16"=1'-0"

REVISIONS PER FIRE MARSHAL COMMENTS 5/1/14 REVISIONS PER PLANNING BOARD 5/21/14
Improvements to 1314 NEWTON STREET Key West, FL 33040
1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.523.8570 retractorarchitect@gmail.com
Date 2.23.14 Project # 1401
A-2

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 24, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW POOL HOUSE. REPLACE EXISTING
SWIMMING POOL AND DECK.
FOR- #1314 NEWTON STREET**

Applicant- MATTHEW Stratton, Architect

Application # H14-01-0922

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.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MATTHEW STRATTON, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1314 NEWTON ST. on the 19 day of JUNE, 2014.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JUNE 24, 2014.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H14-01-0922.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant: [Signature]

Date: 6/24/14

Address: 1901 S. ROOSEVELT BLVD 205W

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 19th day of June, 2014.

By (Print name of Affiant) Matthew Stratton who is personally known to me or has produced [Signature] as identification and who did take an oath.

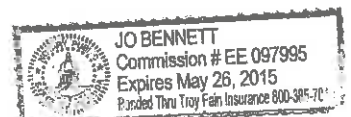
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015





**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.

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

Alternate Key: 1023795 Parcel ID: 00023000-000000

Ownership Details

Mailing Address:

CARRUTHERS HEATHER A
1314 NEWTON ST
KEY WEST, FL 33040-7026

All Owners:

CARRUTHERS HEATHER A, FITZSIMMONS COLEEN T R/S

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

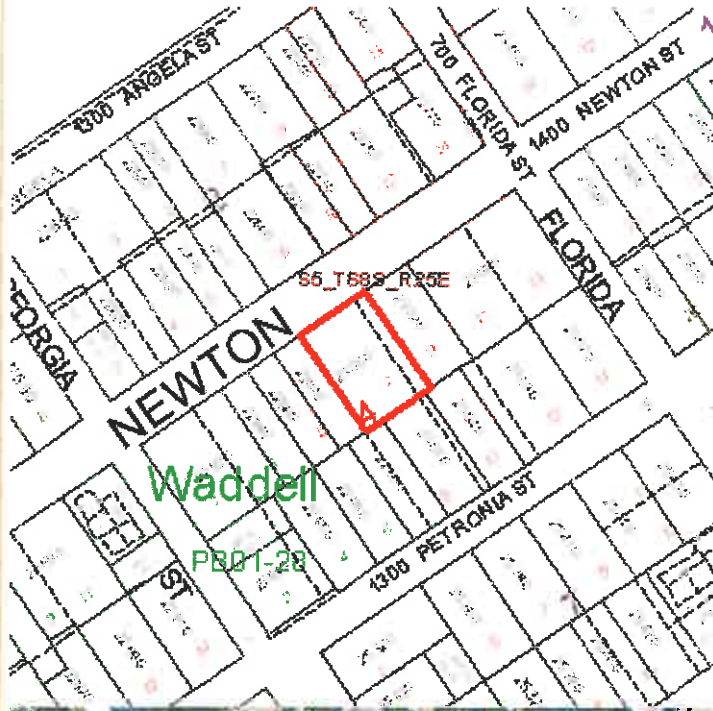
Affordable Housing: No

Section-Township-
Range: 05-68-25

Property Location: 1314 NEWTON ST KEY WEST

Legal Description: KW WADDELLS SUBDIVISION PB1-28 PT LOT 9 ALL LOT 7 SQR 4 TR 7 G9-103 OR621-843 OR2021-733/734 OR2136-2397/99 OR2311-1224/25 OR2658-597/99R/S

[Click Map Image to open interactive viewer](#)



Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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01SD - RES SUPERIOR DRY	59	89	5,229.00 SF
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Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 2922
 Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 7
 Year Built 1938
 Functional Obs 0

Condition G
 Perimeter 354
 Special Arch M
 Economic Obs 0

Quality Grade 600
 Depreciation % 5
 Grnd Floor Area 2,922

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

Roof Type GABLE/HIP
 Heat 1 FCD/AIR DUCTED
 Heat Src 1 ELECTRIC

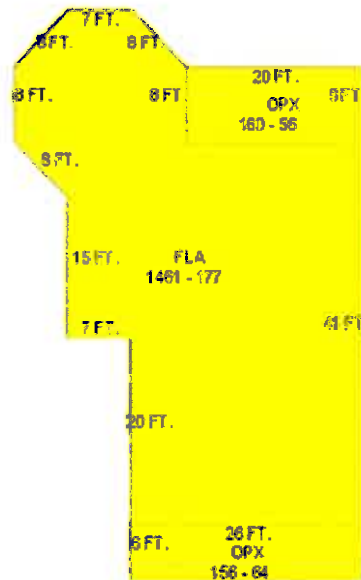
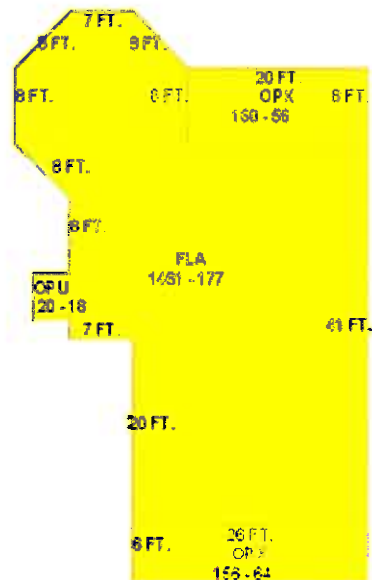
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 3

Extra Features:

2 Fix Bath 1
 3 Fix Bath 2
 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	Attic A/C	Area
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		# Stories	Year Built	Basement %	Finished Basement %	
1	OPU	1	2005		20	
2	OPX	1	2011		156	
3	OPX	1	2005		156	
4	OPX	1	2005		160	
5	OPX	1	2005		160	
7	FLA	12:ABOVE AVERAGE WOOD	1	2005	Y	1,461
8	FLA	12:ABOVE AVERAGE WOOD	1	2005	Y	1,461

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,176 SF	196	6	2005	2006	2	30
2	PT2:BRICK PATIO	111 SF	37	3	2005	2006	2	50
3	PT2:BRICK PATIO	92 SF	23	4	2005	2006	2	50
4	PT2:BRICK PATIO	208 SF	52	4	2005	2006	4	50
5	PT2:BRICK PATIO	300 SF	25	12	2005	2006	4	50
6	PO4:RES POOL	310 SF	0	0	2005	2006	4	50
7	WF2:WATER FEATURE	1 UT	25	6	2005	2006	2	20
8	WD2:WOOD DECK	990 SF	0	0	2005	2006	3	40

Appraiser Notes

2005-08-19 BEING OFFERED FOR \$2,999,999. 3BD/3.BA -SKI FROM THE REALTORS WEELLY.

2007-10-31 SALE IS IN QUESTION-SALE AK 1023795 WHERE GRANTOR IS GARY/DEBORAH BURCHFIELD GRANTEE IS ROBERT/GLORIA LOEFFLER. SALE OF AK 1023582 GRANTOR ROBERT/GLORIA LOEFFLER GRANTEE GARY/DEBORAH BURCHFIELD. REFER TO . DEEDS FILED ON SAME DAY 07/31/07 WITHIN MINUTES OF EACH OTHER.POSSIBLE EXCHANGE.DKRAUSE

10/14/04: GUTTED, COMPLETE RENOVATION, INCOMPLETE ON JAN. 1, 2005 - BKC

ADJ LAND FROM 5222 TO 5229SF PER OR2311-1224.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11 07-5535	01/04/2008	01/30/2008	1,800	Residential	INSTALL FRAME & AWNING OVER NON-PERMEABLE POOL DECK IN REAR OF HOME
10-3836	12/02/2010	07/13/2011	9,000	Residential	REPLACE EXISTING 2ND STORY PORCH DECK, FRAMING, AND POSTS WITH NEW AS PER PLANS.
11-0887	03/31/2011	07/13/2011	15,000		NEW SOLID WOOD WINDOW SHUTTERS, 21 LOCATIONS
1 B954156	11/01/1995	12/01/1995	1,600	Residential	REPAIR 1ST FLOOR PORCH
2 9900710	03/03/1999	11/15/1999	5,400	Residential	REPAIRS TO FASCIA
3 04-1769	06/01/2004	11/19/2005	5,000	Residential	DEMO 2400SF INTERIOR&REAR ADDITION
4 04-1977	06/17/2004	11/19/2005	2,400	Residential	BUILD FENCE 300'

5	04-2044	06/23/2004	11/19/2005	18,000	Residential	ROOF, WINDOWS, SIDING
6	04-2274	07/13/2004	11/19/2005	8,500	Residential	JOISTS, SUB-FLOOR
8	04-2978	09/15/2004	11/19/2005	55,276	Residential	300SF ADDITION
9	04-3366	11/04/2004	11/19/2005	31,500	Residential	POOL & WF
7	04-2224	07/13/2004	11/19/2005	8,500	Residential	REPLACE 30 PIERS WITH NEW WOOD FLR
10	04-3824	01/07/2005	11/19/2005	10,000	Residential	CONSTRUCT FOUNDATIONS FOR DECK AND COTTAGE

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
2013	449,850	50,268	717,442	1,217,560	955,299	25,000	930,299
2012	454,536	51,836	632,341	1,138,713	939,330	25,000	914,330
2011	454,536	53,541	710,626	1,218,703	908,415	25,000	883,415
2010	459,222	55,149	380,619	894,990	894,990	25,000	869,990
2009	509,789	56,855	578,541	1,145,185	1,145,185	25,000	1,120,185
2008	506,082	58,421	758,205	1,322,708	1,322,708	25,000	1,297,708
2007	549,977	39,674	861,630	1,451,281	1,451,281	0	1,451,281
2006	418,298	40,823	522,200	981,321	981,321	0	981,321
2005	503,372	1,683	365,540	870,595	870,595	0	870,595
2004	338,738	1,737	310,709	651,184	397,554	30,000	367,554
2003	387,351	1,792	161,882	551,025	352,294	30,000	322,294
2002	255,085	1,851	138,383	395,319	282,637	25,000	257,637
2001	217,874	1,906	138,383	358,163	264,886	25,000	239,886
2000	217,874	2,929	99,218	320,021	245,255	25,000	220,255
1999	190,459	2,662	99,218	292,340	230,522	25,000	205,522
1998	134,526	2,057	99,218	235,801	204,559	25,000	179,559
1997	109,573	1,750	88,774	200,097	187,483	25,000	162,483
1996	87,524	1,507	88,774	177,805	174,943	25,000	149,943
1995	82,811	909	88,774	172,494	169,982	25,000	144,982
1994	74,059	836	88,774	163,669	163,669	25,000	138,669
1993	74,059	859	88,774	163,692	163,692	25,000	138,692
1992	90,352	883	88,774	180,009	180,009	25,000	155,009
1991	90,352	906	93,996	185,254	185,254	25,000	160,254
1990	104,425	930	79,636	184,991	184,991	25,000	159,991
1989	94,932	866	78,330	174,128	174,128	25,000	149,128
1988	69,750	0	60,053	129,803	129,803	25,000	104,803
1987	68,885	0	35,771	104,656	104,656	25,000	79,656
1986	69,271	0	34,465	103,736	103,736	25,000	78,736
1985	67,040	0	20,741	87,781	87,781	25,000	62,781
1984	62,092	0	20,741	82,833	82,833	25,000	57,833

1983	62,092	0	20,741	82,833	82,833	25,000	57,833
1982	63,507	0	20,741	84,248	84,248	25,000	59,248

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
11/8/2013	2658 / 597	1,795,000	WD	02
7/24/2007	2311 / 1224	2,675,000	WD	0
6/9/2004	2021 / 0733	960,000	WD	Q
2/1/1975	621 / 843	23,000	00	Q

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