



Historic Architectural Review Commission
Staff Report for Item 14

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 28, 2016

Applicant: Carlos O. Rojas, Architect

Application Number: H16-03-0043

Address: #1415 Petronia Street

Description of Work:

New addition on rear of house. New fence.

Site Facts:

The building in question is a contributing resource to the historic district. The house, build circa 1920, is a one-story frame vernacular structure. By comparing the Sanborn maps with the circa 1965 photograph and actual conditions, the footprint of the house has been dramatically changed. One of the changes is the original "L" shape front porch; today the house has an enclosed front addition that does not resemble to the footprints of the house depicted in the Sanborn maps.

The house is undergoing renovations at the time of this report.

Guidelines Cited on Review:

- Secretary of the Interior's Standards (pages 16- 23), specifically Standards 1, 9 and 10.
- Additions, alterations and new construction (pages 36-38a), specifically guidelines 1, and 3 through 8 of page 37. Guidelines for new construction.
- Fences (pages 41-42), specifically guideline 4.

Staff Analysis

The Certificate of Appropriateness in review is for a new one-story addition at the rear of the house. The new addition will replace a non-historic and non-conforming addition. The structure will be lower in height than the main house and will have wood lap as siding material and metal v-crimp for roofing. Wood clad windows and double metal doors with one panel glass are depicted on the rear addition's fenestrations.

The plan also includes three new 6 by 6 posts to be installed on the proposed open front porch, as the existing walls will be removed. As part of the site improvements, the design proposes the removal of a chain link fence and its replacement with a six feet tall open picket with a gate. The fence and gate will be located on the rear west side of the house.

Consistency with Guidelines

It is staff's opinion that the proposed attached addition meets the cited guidelines. The proposed replacement addition will not require the removal of historic fabric and its mass and scale will not detract from the historic house. The structure has similar scale as surroundings buildings.

It is staff's opinion that the recreation of an open front porch is an appropriate improvement to the house. The existing structure attached to the front of the house has no traditional proportions found in porches; however, the design will give back a transitional element between the street and the interior of the building. It is staff's opinion that due to the width of the front structure, two posts, instead of three will be a more appropriate and balanced design. Staff has consulted with the architect and he agrees to remove the center column. The proposed fence with gate meets the cited guidelines.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

Demolition



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040
Phone: 305.809.3956

MAY 18 2016

HARC PERMIT NUMBER 16-01-717		BUILDING PERMIT NUMBER 16-2015		INITIAL & DATE Shirley Hill
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

1415 Petronia

OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

John B - Shirley Hill

PHONE NUMBER

305 849 3059

OWNER'S MAILING ADDRESS:

1626 Sirugo Ave

EMAIL

Jhill8286@aol.com

Key West FL 33040

CONTRACTOR COMPANY NAME:

Almaceda - Allied General

PHONE NUMBER

797-8673

CONTRACTOR'S CONTACT PERSON:

Vince Almaceda

EMAIL

ARCHITECT / ENGINEER'S NAME:

Carlos Rojas

PHONE NUMBER

305-9233567

ARCHITECT / ENGINEER'S ADDRESS:

2012 Roosevelt Drive

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:

\$ ~~10,000~~ 5,000.

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-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

~~Demo porch off kitchen approx 16 square feet, Demo carpet approx 140 square feet, Demo walls leaving columns on front porch approx 28 linear feet of walls.~~ **N.O.C.**

3304/2983 gr

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

OWNER PRINT NAME:
John B Hill

QUALIFIER PRINT NAME:
Vince Almaceda

OWNER SIGNATURE:
[Signature]

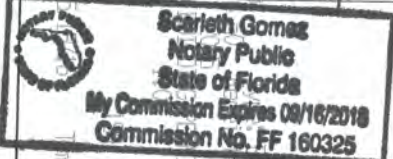
QUALIFIER SIGNATURE:
[Signature]

Notary Signature as to owner:
[Signature]

Notary Signature as to qualifier:
[Signature]

STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS **9th** DAY OF **May**, 20 **16**

STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS **18th** DAY OF **May**, 20 **16**



Personally known or produced **IC Driver's Lic.** as identification.

Personally known or produced **personally known** as identification.

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

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

ADDITIONAL INFORMATION: _____

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Demo Kitchen 160 sq. ft.		
Demo porch off kitchen 16 sq. ft.		
Demo porch walls 28 linear feet.		
Demo Carport 140 sq. ft.		

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 _____

Oper: KEYWBLD Type: BP Drawer: 1
 Date: 5/19/16 50 Receipt no: 17126
 2016 1000717
 PT * BUILDING PERMITS-NEW
 1.00 \$50.00
 Trans number: 3082083
 OK CHECK 194 \$100.00
 Trans date: 5/19/16 Time: 10:31:13

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.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>House is listed as contributing. Guidelines for additions, fences, ordinance for demolition of non-historic</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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

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

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

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



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

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

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

CRITERIA FOR DEMOLITIONS

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

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

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

rear demo is not historic and is in very poor shape. Carport is in o.k. condition but carports are discouraged in the historic district

OR THAT THE BUILDING OR STRUCTURE;

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

Applies 100%

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

Applies 100%

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

Applies 100%.

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

Applies 100%.

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

Applies 100%.

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

Applies 100%.

- (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 Applicable

- (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.

Applies 100%.

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

Applies 100%.

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



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

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

Yes Number of pages and date on plans (6) 9-21-16
 No Reason _____

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.

will not be doing this

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

does not apply

AND

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

does not apply

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

does not apply

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

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

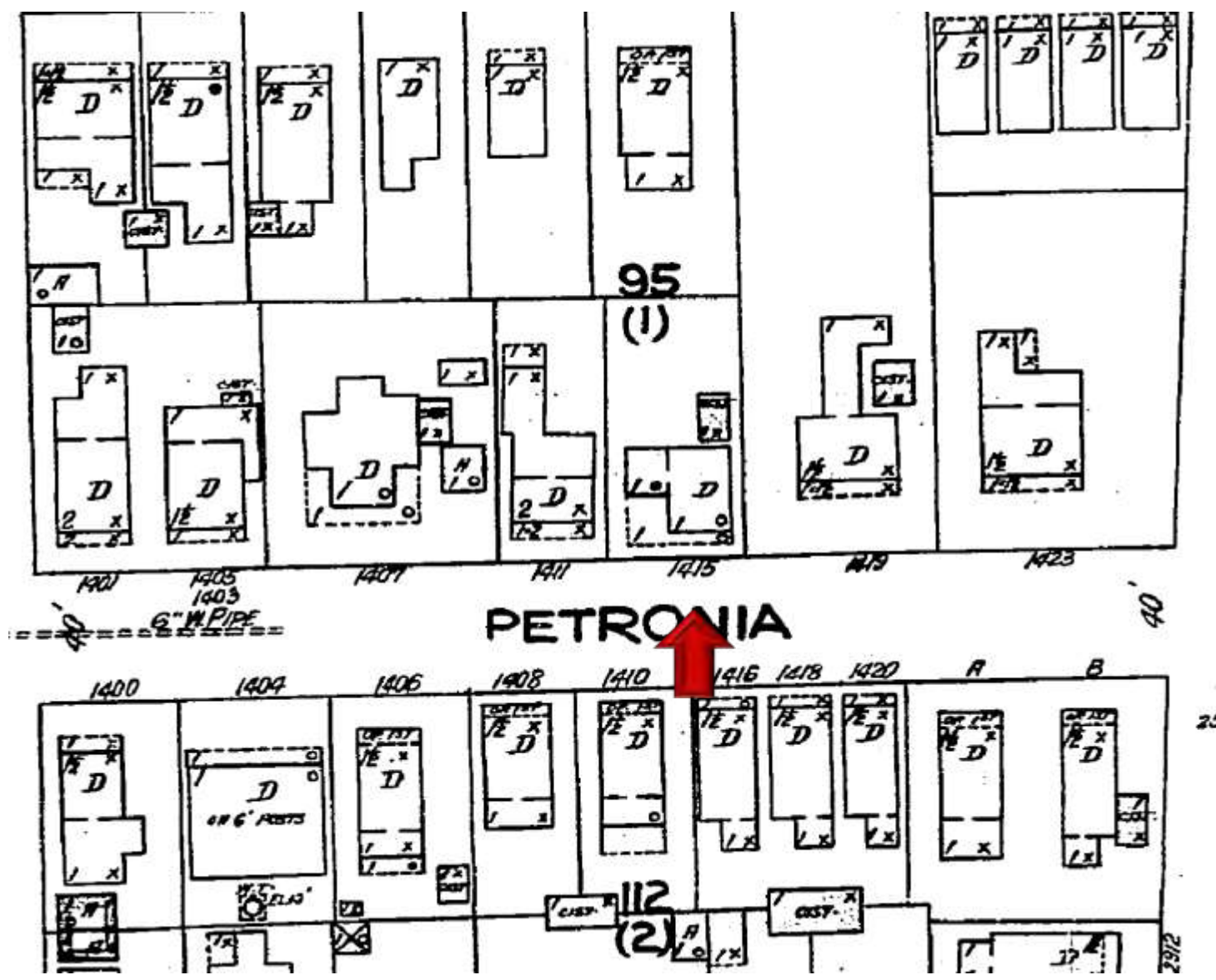
PROPERTY OWNER'S SIGNATURE: _____	DATE AND PRINT NAME: _____
-----------------------------------	----------------------------

OFFICE USE ONLY

BUILDING DESCRIPTION:				
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
___ Not listed	Year built _____	Comments _____		

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	----------------

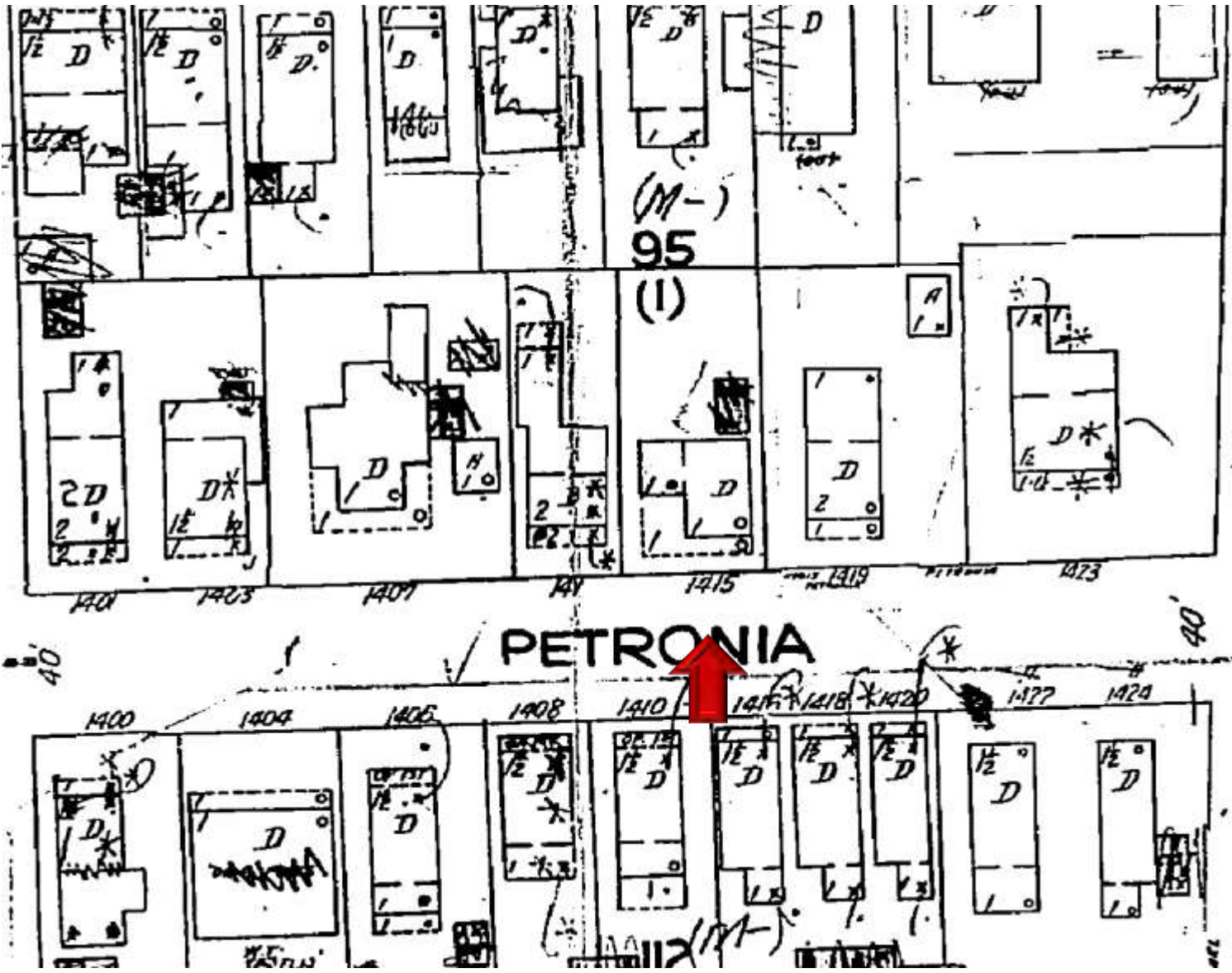
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 28, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ADDITION ON REAR OF HOUSE. NEW FENCE. REMOVAL OF WALLS ON FRONT PORTION OF HOUSE TO CREATE AN OPEN PORCH. DEMOLITION OF CARPORT AND REAR PORTION OF HOUSE.

FOR- #1415 PETRONIA STREET

Applicant – Carlos O. Rojas, Architect

Application #H16-03-0043

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 305-809-3973 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Carlos Rojas, 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: 1415 Petronia Street on the 20th day of June, 2016.

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 28, 2016.

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 H16-03-0043.

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

Signed Name of Affiant:

[Signature]
Date: 6-20-16
Address: 2012 Roosevelt Dr
City: Key West
State, Zip: FL 33040

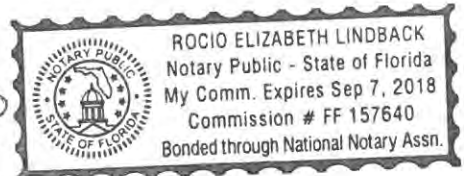
The forgoing instrument was acknowledged before me on this 20th day of June, 2016.

By (Print name of Affiant) Carlos Rojas who is personally known to me or has produced FL DL # R220114-68-058-0 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Rocio E. Lindback

Notary Public - State of Florida (seal)
My Commission Expires: 09-07-2018



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

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

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

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

Property Record Card -

Maps are now launching the new map application version.

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

[Previous Record](#) **Alternate Key: 1024350 Parcel ID: 00023550-000000** [Next Record](#)

Ownership Details

Mailing Address:

HILL JOHN B AND SHIRLEY A
 1415 PETRONIA ST
 KEY WEST, FL 33040-7236

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1415 PETRONIA ST KEY WEST
Legal Description: KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOT 22 SQR 1 TR 7 G27-244/45
 G27-246/47 OR752-888/89 OR752-1108/10 CO JUDGES DOCKET 78-20 OR763-1581/82 OR764-866 OR777-746/47 OR1056-1324 OR1386-365/82F/J OR2091-629/30 OR2791-2291/92

Click Map Image to open interactive viewer

Monroe County Links

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

Monroe County Constitutional Officers

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

Monroe County Cities

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

First Time Home Buyer (IRS)

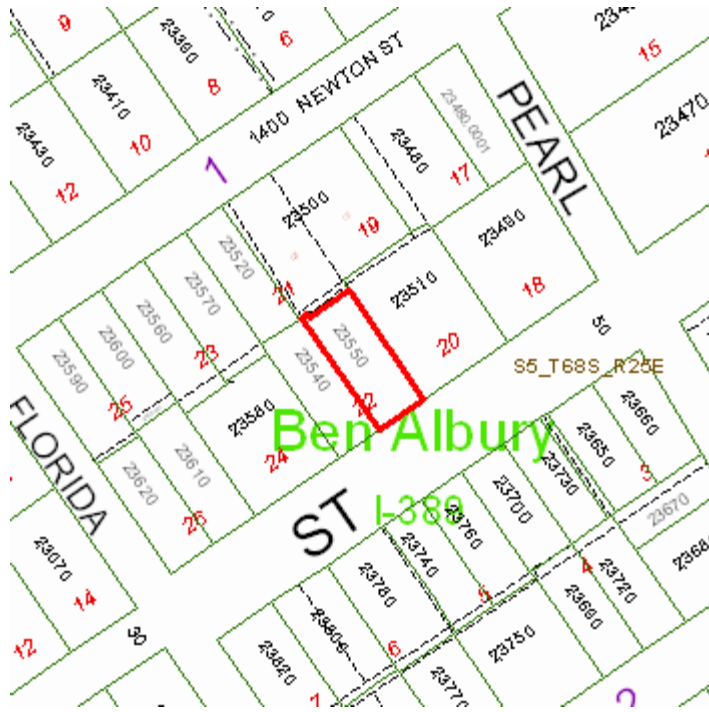
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

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

Other Links

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



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	33	84	2,709.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1044
Year Built: 1933

Building 1 Details

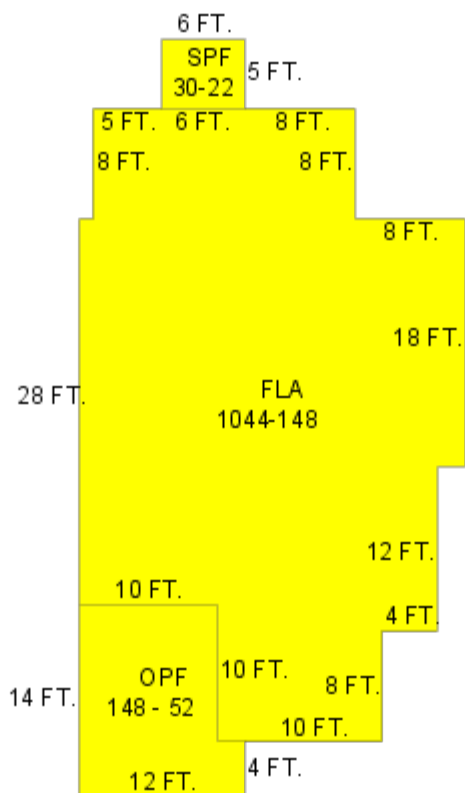
Building Type R1	Condition G	Qu
Effective Age 34	Perimeter 148	Dep
Year Built 1933	Special Arch 0	Grnc
Functional Obs 0	Economic Obs 0	

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

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA	12:ABOVE AVERAGE WOOD	1	1933	N	N	0.00
2	OPE		1	2001			
4	SPF		1	1933			0.00

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	AC2:WALL AIR COND	2 UT	0	0	1986	1987	2	20
0	WD2:WOOD DECK	437 SF	23	19	2001	2002	2	40
1	FN2:FENCES	144 SF	0	0	1986	1987	2	30
2	PT3:PATIO	30 SF	3	10	1986	1987	2	50
4	PT5:TILE PATIO	100 SF	0	0	1994	1995	1	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
96-3115	07/01/1996	11/01/1996	3,600	Residential	ROOF
96-3156	07/01/1996	11/01/1996	1,000	Residential	RENOVATIONS
1 98-2484	08/13/1998	12/31/1998	1,200	Residential	OUTLETS/SWITCHES
05-5749	02/08/2006	10/02/2006	300	Residential	REPAIR & REPLACE FENCE
06-3894	07/03/2006	10/02/2006	2,000	Residential	REPLACE FRONT DOOR AND PAINT HOUSE WHITE.
06-1750	03/17/2006	10/02/2006	8,000	Residential	REPAIR DRYWALL AND PAINT.
06-2169	04/10/2006	10/02/2006	100	Residential	INSTALL TWO FLOODLIGHTS.

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
2015	107,575	925	345,564	454,064	134,445	25,000	109,445
2014	104,510	859	234,225	339,594	133,378	25,000	108,378
2013	107,261	877	283,825	391,963	131,407	25,000	106,407
2012	112,761	895	230,727	344,383	129,210	25,000	104,210
2011	114,136	913	211,659	326,708	125,447	25,000	100,447
2010	115,512	931	267,115	383,558	123,593	25,000	98,593
2009	129,958	948	406,015	536,921	120,344	25,000	95,344
2008	130,772	966	403,930	535,668	120,224	25,000	95,224
2007	136,886	984	443,020	580,890	116,722	25,000	91,722
2006	270,906	1,002	260,600	532,508	113,875	25,000	88,875
2005	283,109	1,020	182,420	466,549	110,558	25,000	85,558
2004	164,109	1,063	182,420	347,592	107,338	25,000	82,338
2003	164,109	1,115	80,786	246,010	105,337	25,000	80,337
2002	111,429	1,159	69,059	181,647	102,869	25,000	77,869
2001	104,297	440	69,059	173,796	97,443	25,000	72,443
2000	104,297	417	49,514	154,228	94,605	25,000	69,605
1999	92,075	382	49,514	141,971	92,118	25,000	67,118
1998	69,260	330	49,514	119,104	90,668	25,000	65,668
1997	63,149	312	44,302	107,762	89,153	25,000	64,153
1996	44,632	269	44,302	89,203	86,557	25,000	61,557
1995	42,228	169	44,302	86,699	84,446	25,000	59,446
1994	37,765	158	44,302	82,226	82,226	25,000	57,226

1993	37,765	165	44,302	82,232	82,232	25,000	57,232
1992	37,765	171	44,302	82,238	82,238	25,000	57,238
1991	37,765	179	44,302	82,247	82,247	25,000	57,247
1990	40,082	185	34,530	74,797	74,797	25,000	49,797
1989	36,438	174	33,878	70,490	70,490	25,000	45,490
1988	23,361	0	29,969	53,330	53,330	25,000	28,330
1987	23,083	0	17,851	40,934	40,934	0	40,934
1986	23,210	0	18,315	41,525	41,525	0	41,525
1985	22,525	0	11,416	33,941	33,941	0	33,941
1984	20,904	0	11,416	32,320	32,320	0	32,320
1983	20,904	0	11,416	32,320	32,320	0	32,320
1982	21,375	0	11,416	32,791	32,791	0	32,791

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
4/14/2016	2791 / 2291	545,000	WD	37
12/1/1978	777 / 746	30,000	00	Q

This page has been visited 9,467 times.

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