



Staff Report for Item 14a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: March 22, 2016

Applicant: Rob Delaune

Application Number: H16-03-0021

Address: #708 Eaton Street

Description of Work:

New roof deck over existing gazebo and extension to second floor rear porch. New back deck.

Site Facts:

The house at 708 Eaton Street is listed as a contributing resource in the survey and was constructed c.1863, according to the survey. By 1962, the structure had some additions, but not the current rear two story porch that exists today. Also in the rear of the property is a non-historic gazebo.

Guidelines Cited in Review:

Secretary of the Interiors, Standards 9 and 10.

Widow's Walks and Roof Decks (page 28a), specifically guideline 1.

Additions and Alterations/New Construction (pages 36-38a), specifically the guidelines for additions and alterations.

Staff Analysis

This Certificate of Appropriateness proposes the removal of the roof of a rear gazebo in order to create a roof top dock. A small walkway will extend from the rear second balcony on the main house to the roof deck on top of the gazebo.

Consistency with Guidelines

The guidelines state that roof decks must be compatible in scale and design with the existing structure. As the alteration is to non-historic parts of the home, the proposed plans will not alter any historic fabric, will be attached to secondary elevations, and can easily be reversed.

It is staff's opinion that the proposed design is consistent with the guidelines in regards to additions and alterations and roof decks.

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

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE "X"	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

708 EATON ST.

OF UNITS **1**

RE # OR ALTERNATE KEY:

0000 - 0100 - 000000

NAME ON DEED:

KEY WEST NC LLC

PHONE NUMBER

OWNER'S MAILING ADDRESS:

P.O. Box 330

EMAIL

MORRISVILLE, NC 28115

CONTRACTOR COMPANY NAME:

FINER LINES

PHONE NUMBER

305 300 2919

CONTRACTOR'S CONTACT PERSON:

STEVE KIEGER

EMAIL

STEVEN@KWCPELLESAUTH.

ARCHITECT / ENGINEER'S NAME:

BOB DELAUNE, ARCH

PHONE NUMBER

293 0304, 304-4842 ^{NET}

ARCHITECT / ENGINEER'S ADDRESS:

619 EATON ST., STE. 1

EMAIL

RDELAUNE@PELLESAUTH. ^{NET}

KEY WEST, FL 33040

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:

--

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: <input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

MODIFY EXISTING GAZEBO AND CONNECT TO REAR PART OF HOUSE.

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:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
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 _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ 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:
ROOF	11-GRIMP MTL.	P.T. WOOD COMPOSITE DECKING

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					
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ TABLED FOR ADD'L. INFO.		
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

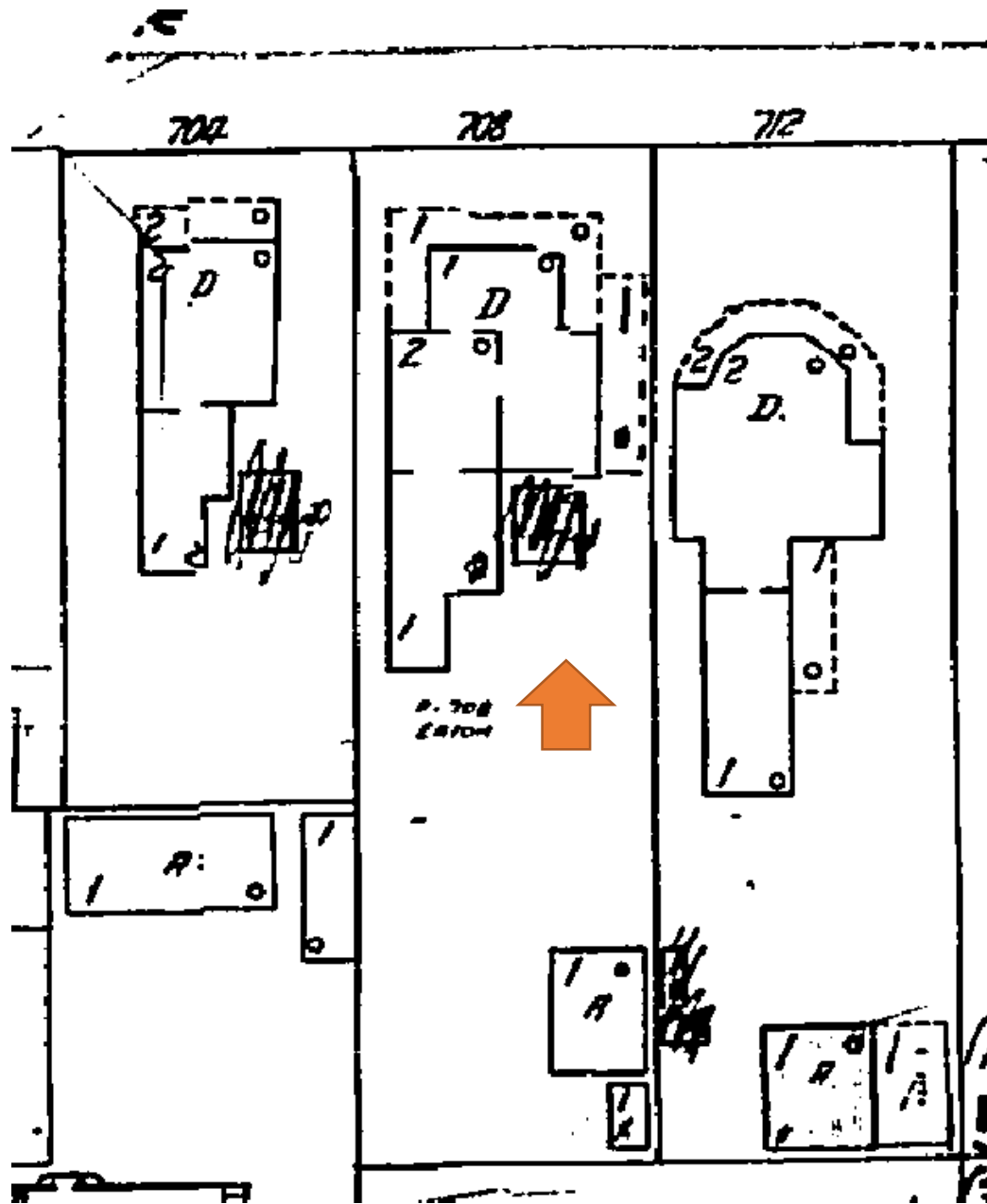
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



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

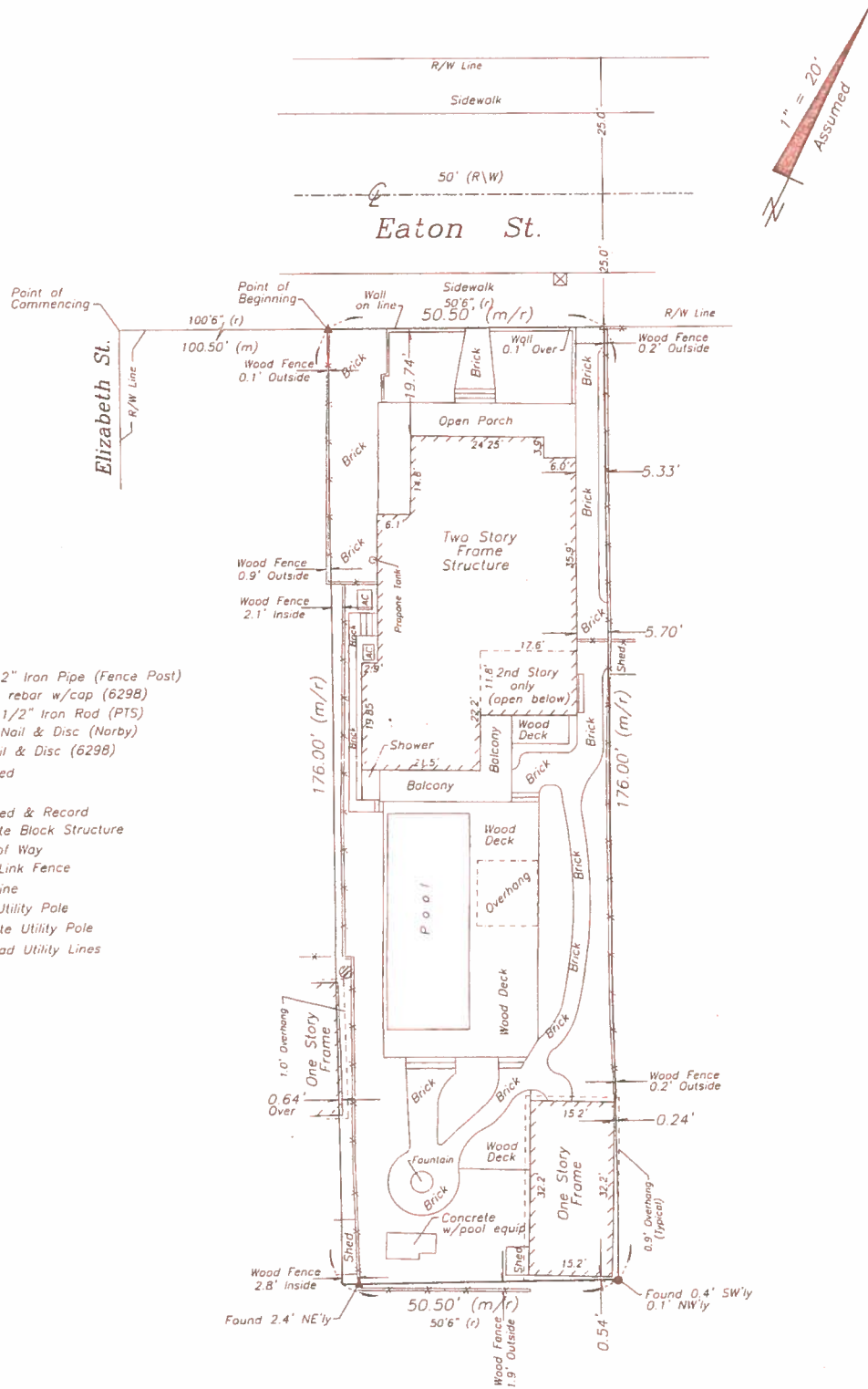






SURVEY

Boundary Survey Map of part of Lot 3, Square 35, Island of Key West



- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (Norby)
- △ 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

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

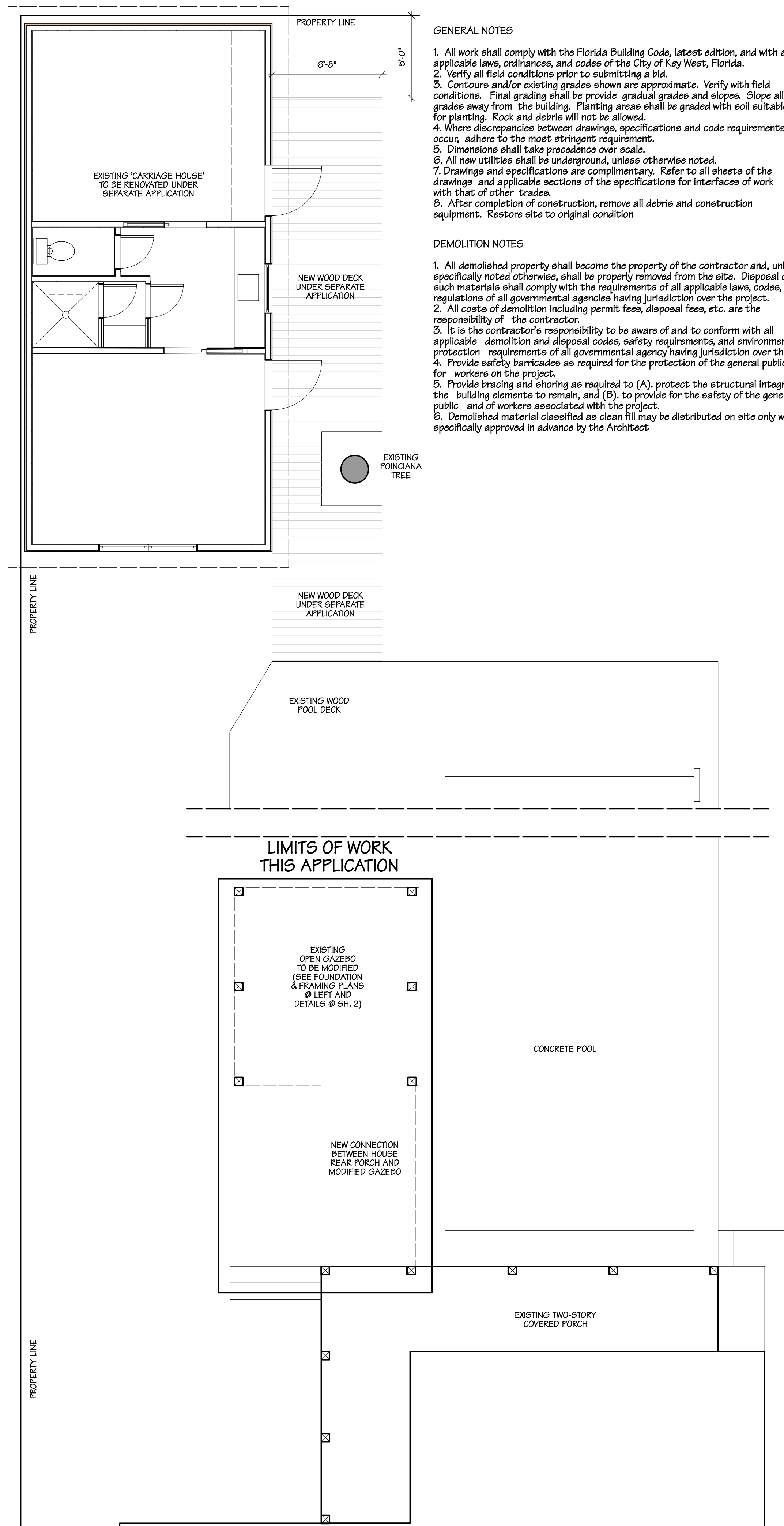
Sheet One of Two Sheets

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



ENLARGED PARTIAL SITE PLAN @ COTTAGE & GAZEBO
 scale: 1/4"=1'-0"

- GENERAL NOTES**
1. All work shall comply with the Florida Building Code, latest edition, and with all applicable laws, ordinances, and codes of the City of Key West, Florida.
 2. Verify all field conditions prior to submitting a bid.
 3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual grades and slopes. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
 4. Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.
 5. Dimensions shall take precedence over scale.
 6. All new utilities shall be underground, unless otherwise noted.
 7. Drawings and specifications are complimentary. Refer to all sheets of the drawings and applicable sections of the specifications for interfaces of work with that of other trades.
 8. After completion of construction, remove all debris and construction equipment. Restore site to original condition.

- DEMOLITION NOTES**
1. All demolished property shall become the property of the contractor and, unless specifically noted otherwise, shall be properly removed from the site. Disposal of all such materials shall comply with the requirements of all applicable laws, codes, and regulations of all governmental agencies having jurisdiction over the work.
 2. All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the contractor.
 3. It is the contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection requirements of all governmental agency having jurisdiction over the work.
 4. Provide safety barricades as required for the protection of the general public and for workers on the project.
 5. Provide bracing and shoring as required to (A), protect the structural integrity of the building elements to remain, and (B), to provide for the safety of the general public and of workers associated with the project.
 6. Demolished material classified as clean fill may be distributed on site only when specifically approved in advance by the Architect.

SITE DATA:
 LOT AREA: 8888 S.F.
 LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)

	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE:	3555 S.F. (40%)	3130 S.F.(35%)	3192 S.F. (36%)
IMPERVIOUS SURFACE RATIO:	5332 S.F. (60%)	5515 S.F.(62%)	5515 S.F. (62%)

NOTE:
 AREA OF NEW GAZEBO WALKWAY ROOF IS BALANCED BY AREAS OF EXISTING BRICK TO BE REMOVED.

SETBACKS: ALL SETBACKS ARE UNCHANGED WITH THIS APPLICATION
 FRONT
 R. SIDE
 L. SIDE
 REAR

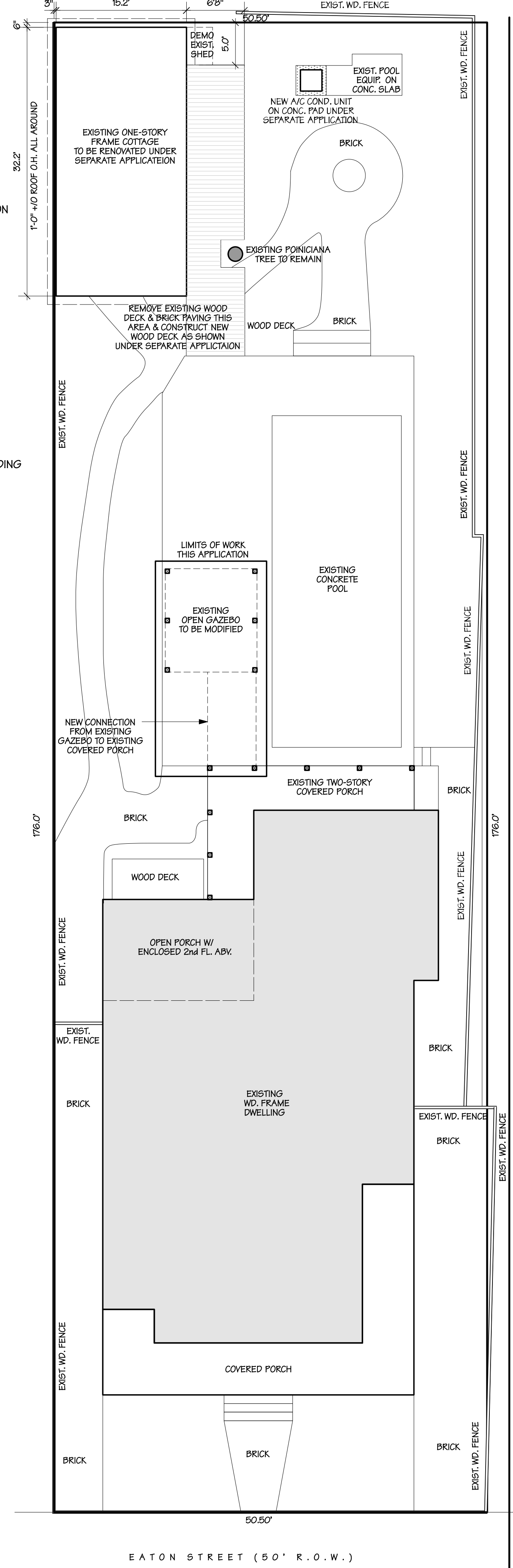
HEIGHT: UNCHANGED

FEMA FLOOD ZONE: 'X' (OUTSIDE OF 500-YEAR FLOOD PLAIN)

SITE DRAINAGE CALCULATIONS:
 INCREASE IN IMPERVIOUS COVERAGE IS 'DE MINIMIS' WITH THIS APPLICATION.
 THEREFORE, NO NEW DRAINAGE STRUCTURES ARE REQUIRED.

WIND LOAD INFORMATION:
 DESIGN WIND SPEED: 180 MPH; RISK CATEGORY: II; EXPOSURE CATEGORY: 'C';
 MEAN ROOF HEIGHT= 15'; INTERNAL PRESSURE COEFFICIENT: +/- 0.18.

ALL WORK DEPICTED IN THESE DOCUMENTS SHALL CONFORM TO THE FLORIDA BUILDING CODE (2014 EDITION).



SITE PLAN
 scale: 1/8"=1'-0"

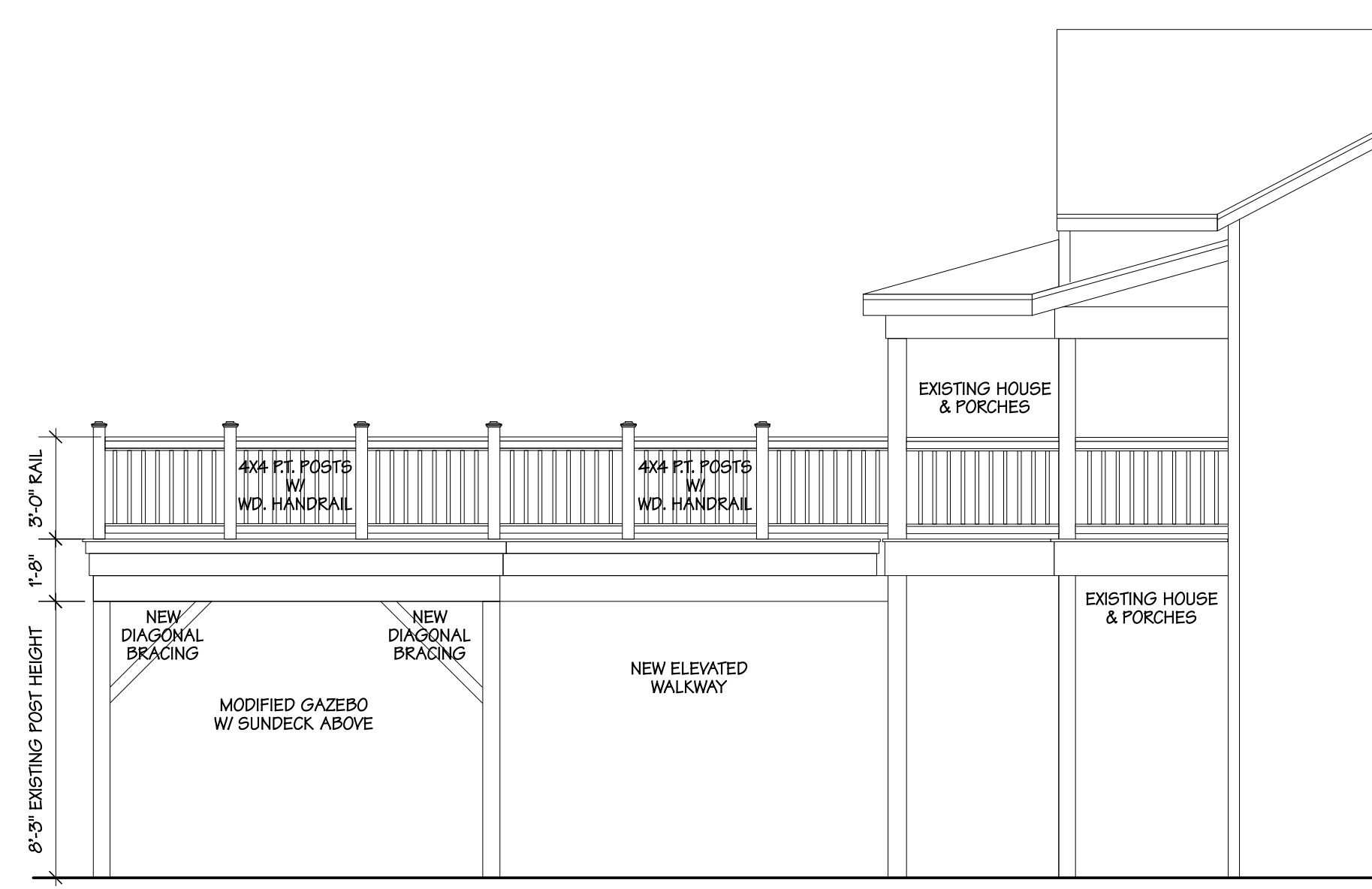


'CARRIAGE HOUSE' & GAZEBO MODIFICATIONS
 708 EATON STREET
 KEY WEST, FLORIDA

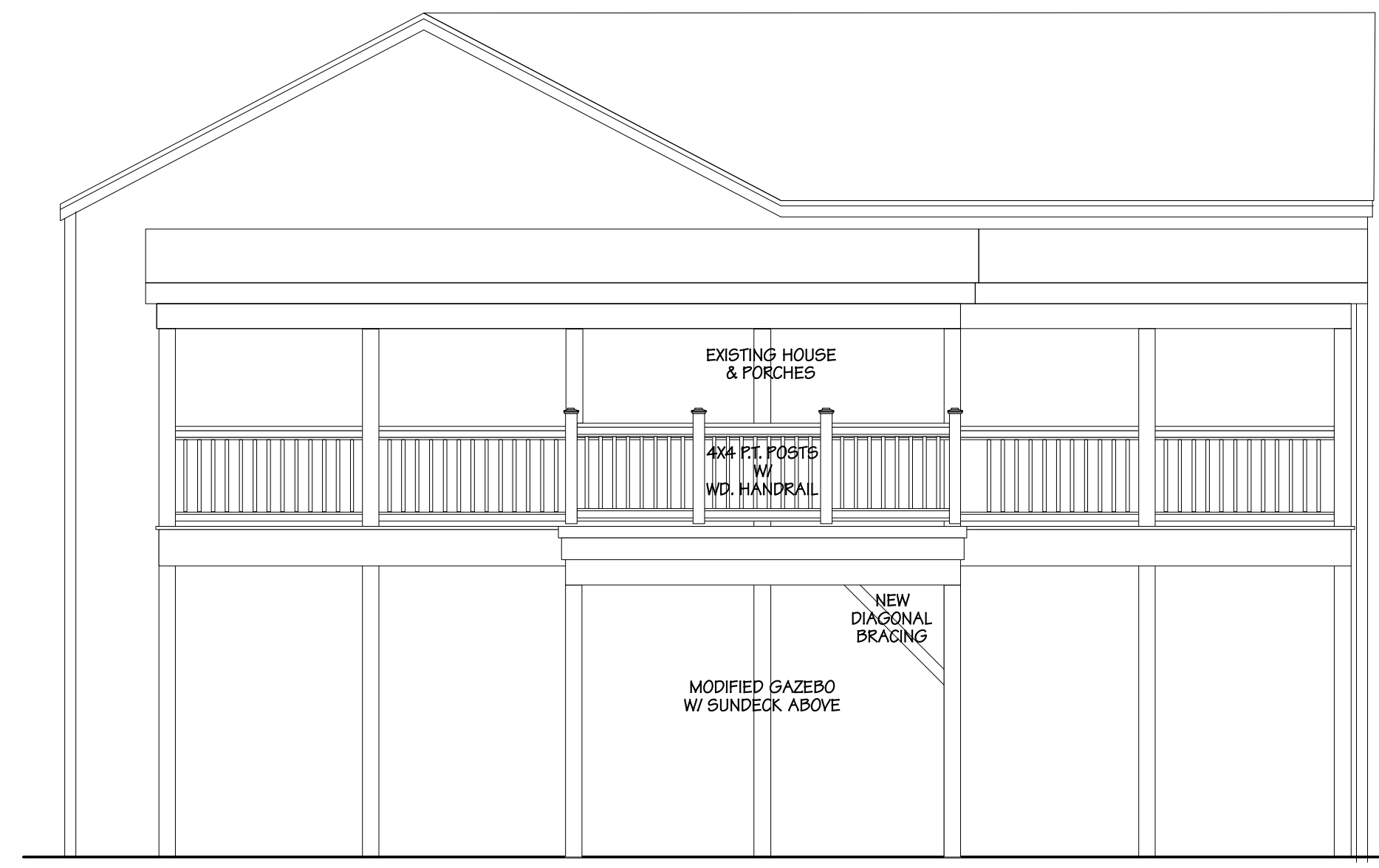
Robert L. Delaune, Architect, p.a.
 619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594

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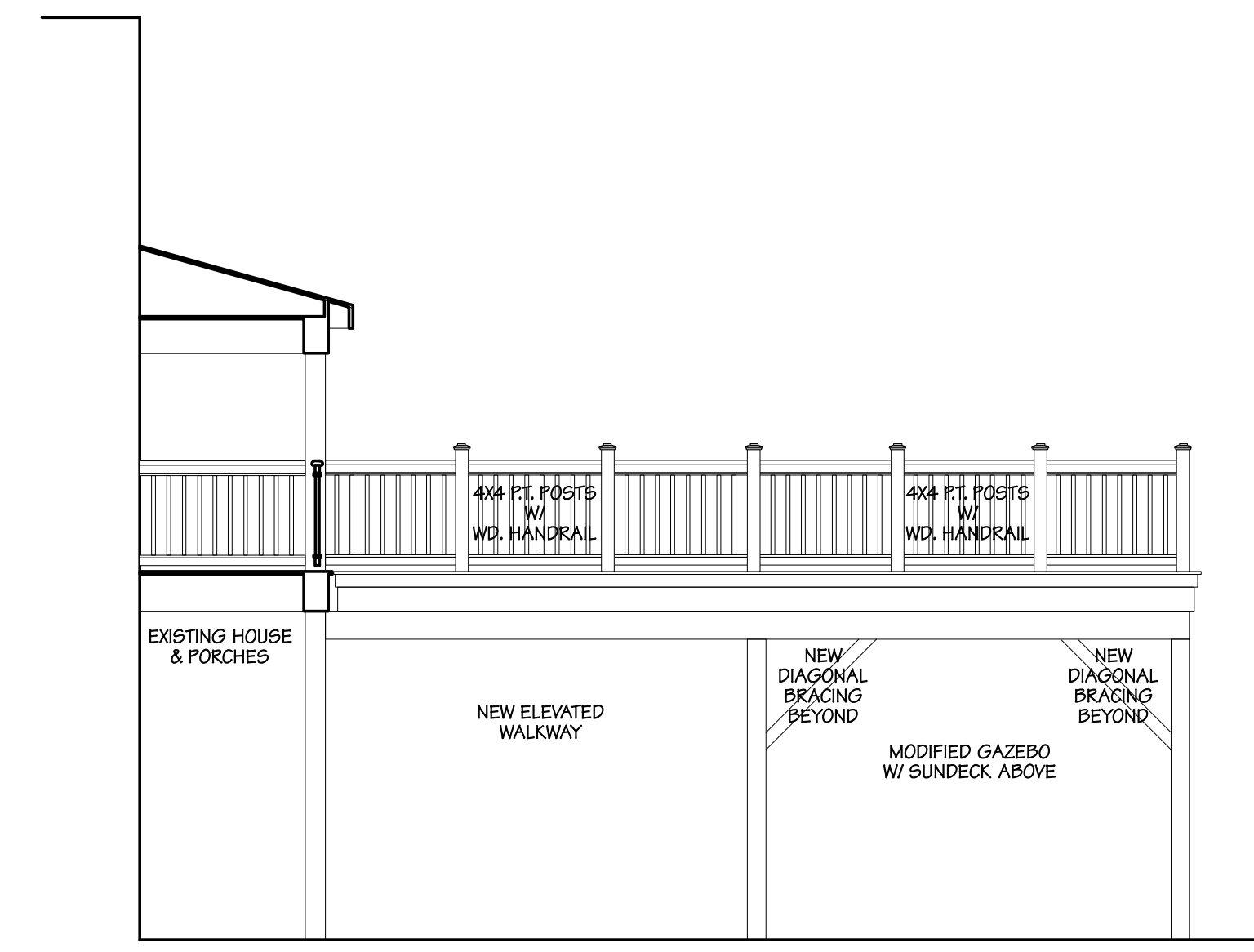
1 MARCH 2016



GAZEBO PROPOSED EAST ELEVATION
scale: 1/4"=1'-0"



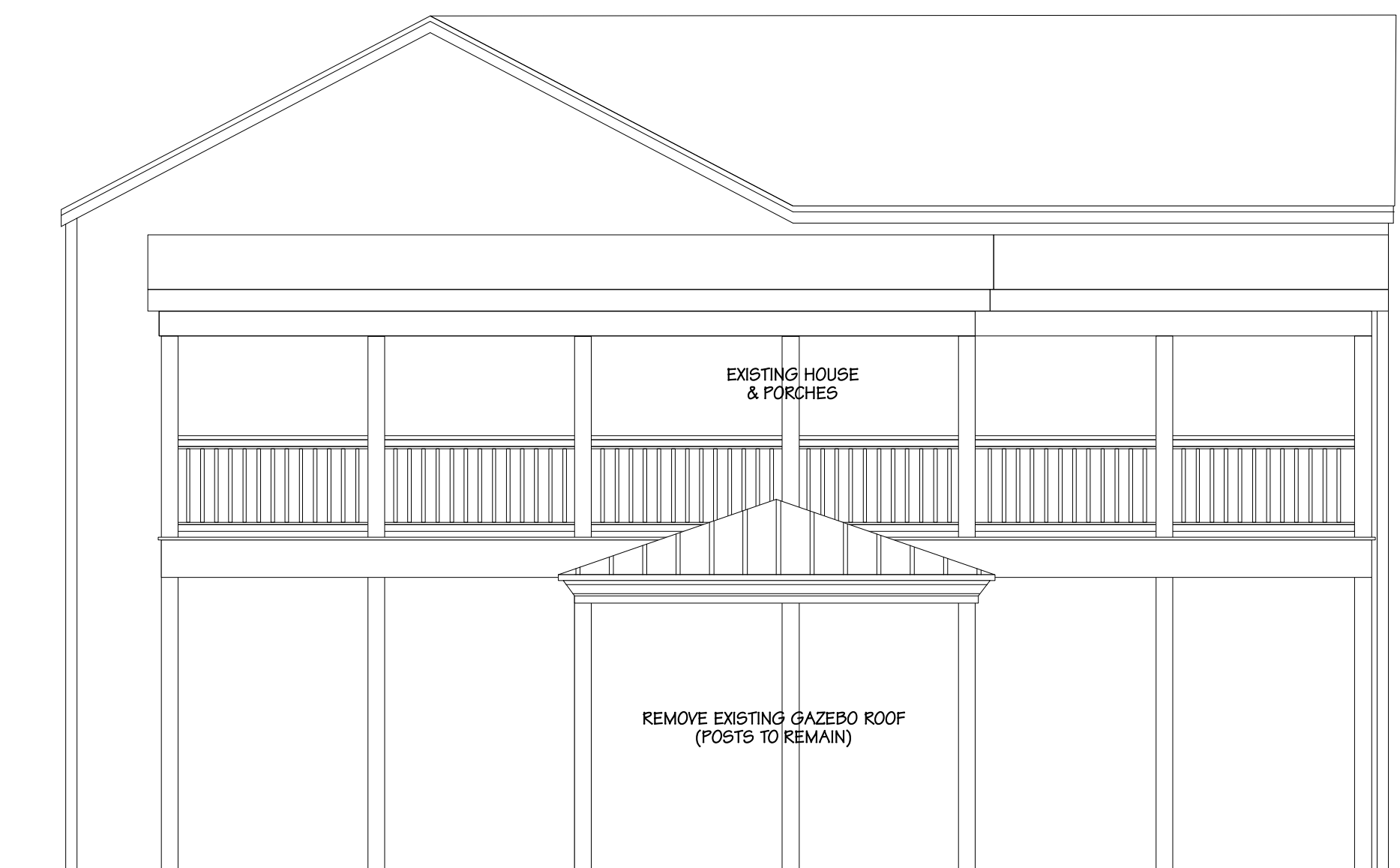
GAZEBO PROPOSED SOUTH ELEVATION
scale: 1/4"=1'-0"



GAZEBO PROPOSED WEST ELEVATION
scale: 1/4"=1'-0"



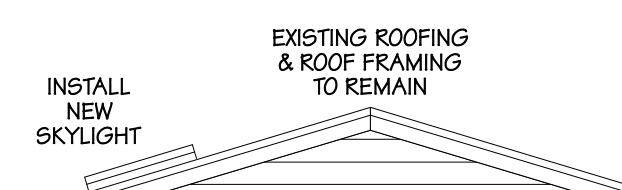
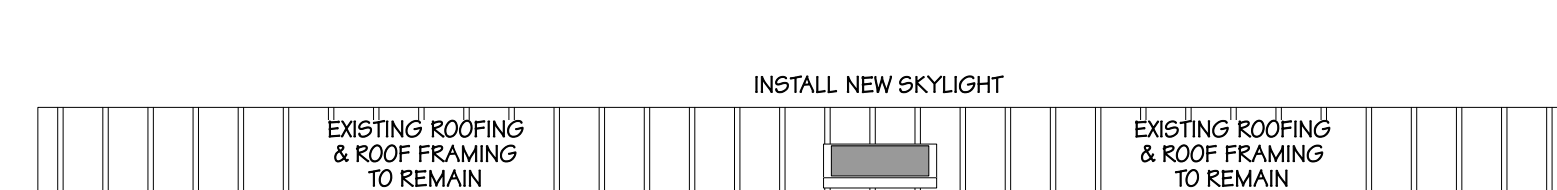
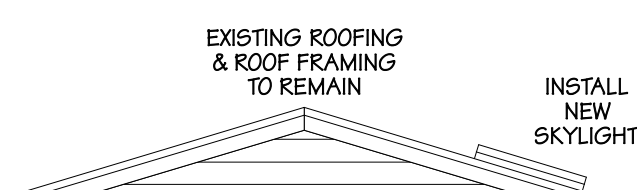
GAZEBO EXISTING EAST ELEVATION
scale: 1/4"=1'-0"



GAZEBO EXISTING SOUTH ELEVATION
scale: 1/4"=1'-0"



GAZEBO EXISTING WEST ELEVATION
scale: 1/4"=1'-0"



'CARRIAGE HOUSE' & GAZEBO MODIFICATIONS
708 EATON STREET
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

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of
2

1 MARCH 2016

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 22, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ROOF DECK OVER EXISTING GAZEBO AND EXTENSION TO SECOND FLOOR REAR PORCH. NEW BACK DECK. DEMOLITION OF GAZEBO HIP ROOF.

FOR- #708 EATON STREET

Applicant – Rob Delaune

Application #H16-03-0021

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.

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



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: 1006327 Parcel ID: 00006100-000000

Ownership Details

Mailing Address:

KEY WEST NC LLC
PO BOX 330
MOORESVILLE, NC 28115-0330

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

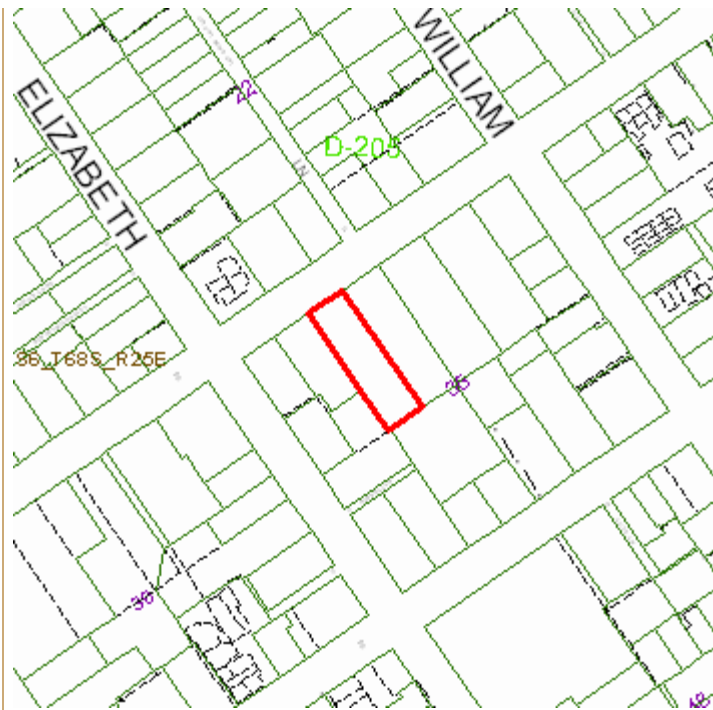
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 708 EATON ST KEY WEST

Legal Description: KW PT LOT 3 SQR 35 H1-404 G10-505 OR929-1348/1349P/R OR931-358/359Q/C OR931-360/361Q/C OR931-362/363Q/C OR931-364/365Q/C OR1110-2468/69 OR1322-513/14 OR2407-2477/79

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	50	176	8,844.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 3306
Year Built: 1923

Building 1 Details

Building Type R1
Effective Age 12
Year Built 1923
Functional Obs 0

Condition G
Perimeter 436
Special Arch P
Economic Obs 0

Quality Grade 650
Depreciation % 12
Grnd Floor Area 3,306

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

Roof Type IRR/CUSTOM
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 5

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPX		1	2011				144
0	OUF		1	2012				72
0	OPX		1	2012				510
0	FLA	12:ABOVE AVERAGE WOOD	1	2003	N			480
1	FLA	10:HARDIE BD	1	1989	N Y	0.00	0.00	1,782
2	OPX		1	1989		0.00	0.00	330

5	<u>FLA</u>	10:HARDIE BD	1	1989	Y	0.00	0.00	1,044
6	<u>OUF</u>		1	1989		0.00	0.00	204
7	<u>PTO</u>		1	2012		0.00	0.00	1,277

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	PO4:RES POOL	600 SF	40	15	2000	2001	2	50
5	AC2:WALL AIR COND	1 UT	0	0	1987	1988	2	20
6	FN2:FENCES	1,524 SF	0	0	1983	1984	2	30
7	FN2:FENCES	30 SF	5	6	1996	1997	2	30
8	PT3:PATIO	164 SF	0	0	1949	1950	2	50
9	RW2:RETAINING WALL	100 SF	50	2	1947	1948	4	50
10	FN2:FENCES	64 SF	16	4	2001	2002	2	30
11	FN2:FENCES	354 SF	59	6	2001	2002	2	30
12	PT2:BRICK PATIO	272 SF	68	4	2002	2003	2	50
13	PT2:BRICK PATIO	60 SF	15	4	2002	2003	2	50
14	PT2:BRICK PATIO	510 SF	51	10	2002	2003	2	50

Appraiser Notes

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-1174	04/16/2010	08/05/2010	7,500		REPLACE ROTTEN WINDOW TRIM SOUTH WALL WINDOWS, REPLACE 7 12'LENGTHS OF SHIP LAP SIDING BOARDS ON SOUTH WALL, SAND & REPAINT SOUTH WALL
11-1410	08/09/2011	03/02/2012	36,240		INSTALL NEW FOUNDATION FOOTERS, RE FRAME WALLS, FRAME NEW FLOOR SYSTEM
11-2264	07/29/2011	03/02/2012	17,800		POOL TO BE REFINISHED AND TILES TO BE REPLACED
11-1776	06/01/2011	03/02/2012	30,000		RENOVATION OF KITCHEN, COMPLETELY REMOVE ALL INTERIOR FINISHES IN KITCHEN INCLUDING TILE FLR AND DRY WALL, INSTALL NEW WOOD FLOORS
11-3258	09/06/2011	03/02/2012	2,400	Residential	REPLACE EXISTING PLUMBING WITH NEW, FIX 1 LAV. SINK, 1 TOILET, 1 KITCHEN SINK, AND 1 W. HEATER
11-3434	09/16/2011	03/02/2012	2,700	Residential	REMOVE EXISTING AIR HANDLER AND DUCTS IN KITCHEN AREA, REINSTALL A.C. UNIT WITH NEW DUCTS IN KITCHEN & DINING ONLY
11-3429	09/16/2011	03/02/2012	4,500	Residential	REMOVE ALL EXISTING KITCHEN LIGHTING AND FANS, INSTALL NEW LED LIGHTS AND FANS
12-0346	03/09/2012	08/13/2012	12,000		REMOVE GAURDRAILS & AWNING @ EXISTING DOORS & EXTEND 2ND FLR BALCONY & ROOF. INSTALL 52" STAIRCASE 7 INSTALL SCREEN SYSTEM
E951453	05/01/1995	10/01/1995	1,719	Residential	ALARM SYSTEM
97-4035	12/01/1997	12/01/1997	1,400	Residential	312 SF V-CRIMP ROOF
1 99-0432	02/03/1999	08/16/1999	3,200	Residential	A/SHINGLE ROOF

00-3199	10/04/2000	11/03/2000	4,500	Residential	REPLACE A/C
01-0524	02/02/2001	10/11/2001	4,000	Residential	RESURFACE POOL
01-2313	06/19/2001	10/11/2001	3,500	Residential	WOOD FENCE
01-2569	07/20/2001	10/11/2001	19,500	Residential	REPAINT HOUSE
02-0408	03/04/2002	08/19/2002	5,000	Residential	BRICK PAVERS
03-1962	06/02/2003	10/07/2003	2,400	Residential	REPLACED 1/2 STORY
06-2165	04/05/2006	07/24/2006	25,000	Residential	REPLACE 28 SQS OF V-CRIMP WITH SAME
06-2638	05/05/2006	07/26/2006	2,450	Residential	REPLACE AND PAINT DECKING ON FRONT PORCH
06-4382	09/11/2006	01/04/2007	7,500	Residential	REPLACE FOUR WOOD WINDOWS WITH MARVIN 4?4 DOUBLE HUNG WINDOWS

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	1,091,327	37,524	1,087,345	2,216,196	2,216,196	0	2,216,196
2014	1,166,676	34,981	1,092,379	2,294,036	2,294,036	0	2,294,036
2013	1,179,358	35,853	910,578	2,125,789	2,125,789	0	2,125,789
2012	1,178,601	36,738	855,010	2,070,349	2,070,349	0	2,070,349
2011	1,282,061	37,608	944,707	2,264,376	2,025,423	0	2,264,376
2010	1,295,700	38,479	507,115	1,841,294	1,841,294	0	1,841,294
2009	510,585	39,362	770,815	1,320,762	1,320,762	0	1,320,762
2008	469,004	40,233	1,229,316	1,738,553	1,738,553	0	1,738,553
2007	758,142	33,157	1,547,700	2,338,999	2,338,999	0	2,338,999
2006	944,778	33,743	840,180	1,771,462	1,771,462	0	1,771,462
2005	836,306	34,431	751,740	1,622,477	1,622,477	0	1,622,477
2004	606,996	35,121	619,080	1,261,197	1,261,197	0	1,261,197
2003	738,466	46,062	309,540	1,094,068	1,094,068	0	1,094,068
2002	806,915	40,463	300,696	1,148,074	1,148,074	0	1,148,074
2001	702,797	33,201	300,696	1,036,694	1,036,694	0	1,036,694
2000	742,940	41,823	168,036	952,799	952,799	0	952,799
1999	701,393	40,364	168,036	909,793	909,793	0	909,793
1998	550,112	32,428	168,036	750,576	750,576	0	750,576
1997	511,078	23,027	150,348	684,454	684,454	0	684,454
1996	438,067	20,200	150,348	608,615	608,615	0	608,615
1995	332,893	21,216	150,348	504,458	504,458	0	504,458
1994	297,710	19,417	150,348	467,475	467,475	0	467,475
1993	234,418	19,878	150,348	404,644	404,644	0	404,644
1992	234,418	20,303	150,348	405,068	405,068	0	405,068
1991	234,418	20,783	150,348	405,549	405,549	0	405,549
1990	234,418	21,208	123,816	379,442	379,442	0	379,442

1989	81,108	430	109,445	190,983	190,983	0	190,983
1988	67,519	435	99,495	167,449	167,449	0	167,449
1987	57,229	440	61,908	119,577	119,577	0	119,577
1986	57,453	445	59,831	117,729	117,729	0	117,729
1985	56,179	449	39,424	96,052	96,052	0	96,052
1984	53,348	454	39,424	93,226	93,226	93,226	0
1983	53,348	459	39,424	93,231	93,231	93,231	0
1982	54,099	464	39,424	93,987	93,987	93,987	0

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
4/3/2009	2407 / 2477	2,400,000	<u>WD</u>	<u>02</u>
9/1/1994	1322 / 0513	570,000	<u>WD</u>	<u>Q</u>
11/1/1989	1110 / 2468	535,000	<u>WD</u>	<u>Q</u>
12/1/1984	929 / 1348	135,000	<u>WD</u>	<u>Q</u>

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