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**Historic Architectural Review Commission  
Staff Report for Item 4**

**To:** Acting Chairman Richard McChesney and Historic Architectural Review Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** September 27, 2018

**Applicant:** Rick Milelli

**Application Number:** H18-03-0023

**Address:** #619 Thomas Street

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**Description of Work:**

Demolition of existing carport.

**Site Facts:**

The one-story, wood frame structure is listed as a contributing resource in the survey, with a construction date of 1901. The actual year of construction is unclear as the Sanborn maps first show the current structure on the 1962 Sanborn map, with there being no structure in 1948, but an aerial photograph from 1942 shows the structure. The current front porch is not original, as the 1965 photograph of the building shows the structure without a porch.

**Ordinances Cited in Review:**

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

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

**Staff Analysis**

This Certificate of Appropriateness is for the demolition of a carport that was constructed in 2010. As it is not historic and meets the following criteria, the carport can be considered for demolition:

- (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 not affect the front building façade.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

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 #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	619 Thomas Street	
NAME ON DEED:	Mike Keenan	PHONE NUMBER
OWNER'S MAILING ADDRESS:	619 Thomas Street	EMAIL
APPLICANT NAME:	Paul Cox	PHONE NUMBER 305-797-1448
APPLICANT'S ADDRESS:	121 Peary Ct # C	EMAIL mmfcinc@bellsouth.net
APPLICANT'S SIGNATURE:	<i>Paul Cox</i>	DATE 4/30/18

**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:	Remove 308 sq Ft. Carport and replace w/ 396 sq.ft. additions
MAIN BUILDING:	Remove 2 windows on Left side Rear
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	Carport

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): <i>NA</i>	
PAVERS: <i>Leave Driveway</i>	FENCES: <i>NA</i>
DECKS: <i>Extend Back Porch 10'x6'</i>	PAINTING: <i>Same Color as Existing</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC.): <i>NA</i>	POOLS (INCLUDING EQUIPMENT): <i>Move Equip</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): <i>move AC unit</i>	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 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](http://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>
<b>Major Projects Base Fee- Commission review projects</b>		
<b>Plus the Following Schedule if The Project Proposes:</b>		
Demolition of non-historic or non-contributing structures	\$400.00	H2
Demolition of historic or contributing structures	\$100.00	H4
Relocation of a structure on its current site	\$200.00	HA
Relocation of a structure on another site	\$200.00	HB
Request of non-contributing value	\$300.00	HC
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$300.00	HD
Mural Projects	\$150.00	HE
Verification Letter for Historic Status	\$100.00	HG
Economic Hardship Application Fee	\$400.00	H9
Residential Owner with Homestead		
Residential Owner without Homestead	\$15.00	HJ
All Commercial properties	\$50.00	HK
	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$_____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 700.00

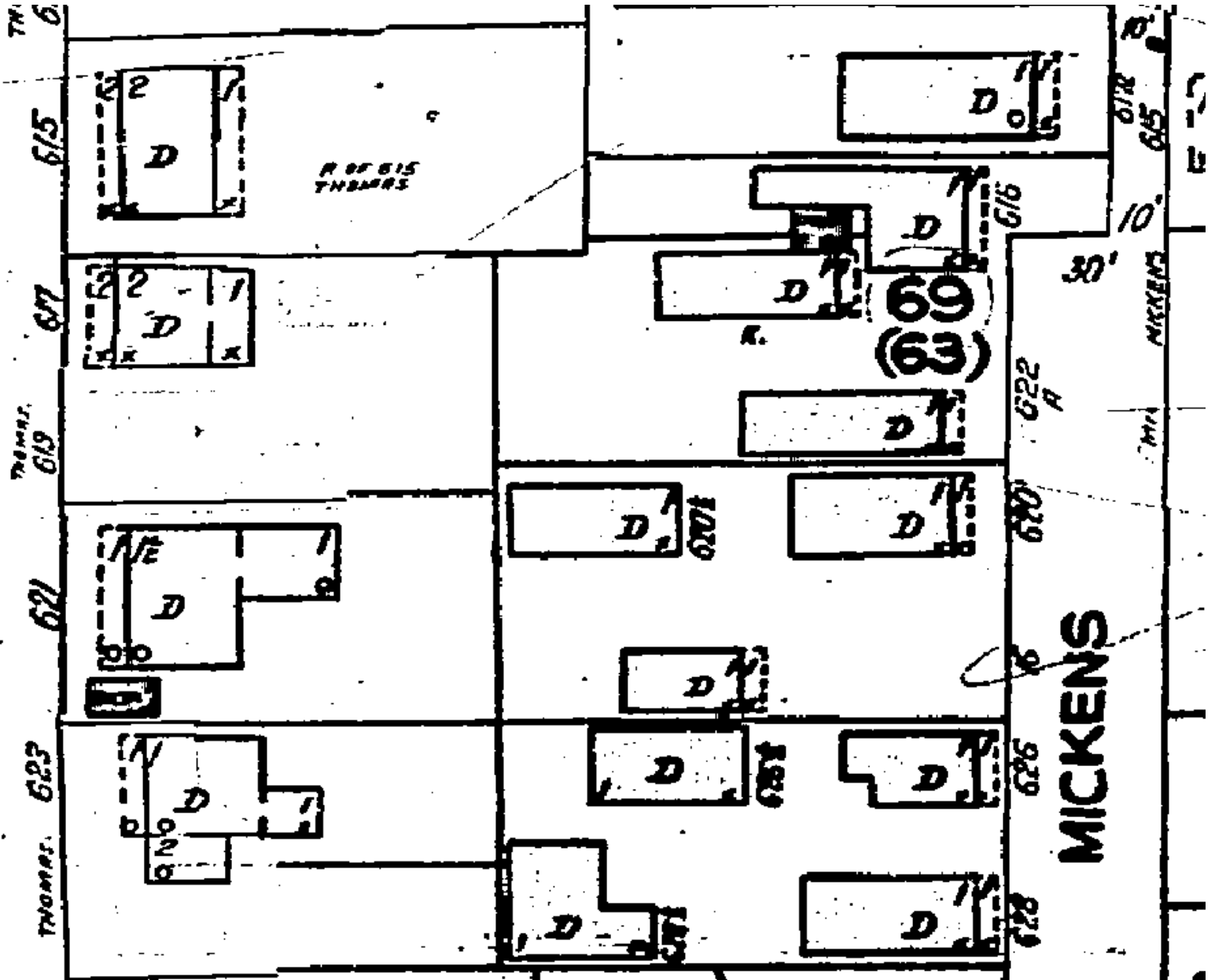
Project Address: 619 Thomas St.

Comments: Photos, street view w. both houses, site plan w. calculations. Include parking. All elevations. Recent survey.  
look for guidelines for additions / change of roof configuration not appropriate - obscuring wall.

Date of Pre-Application Meeting: April 23, 2018

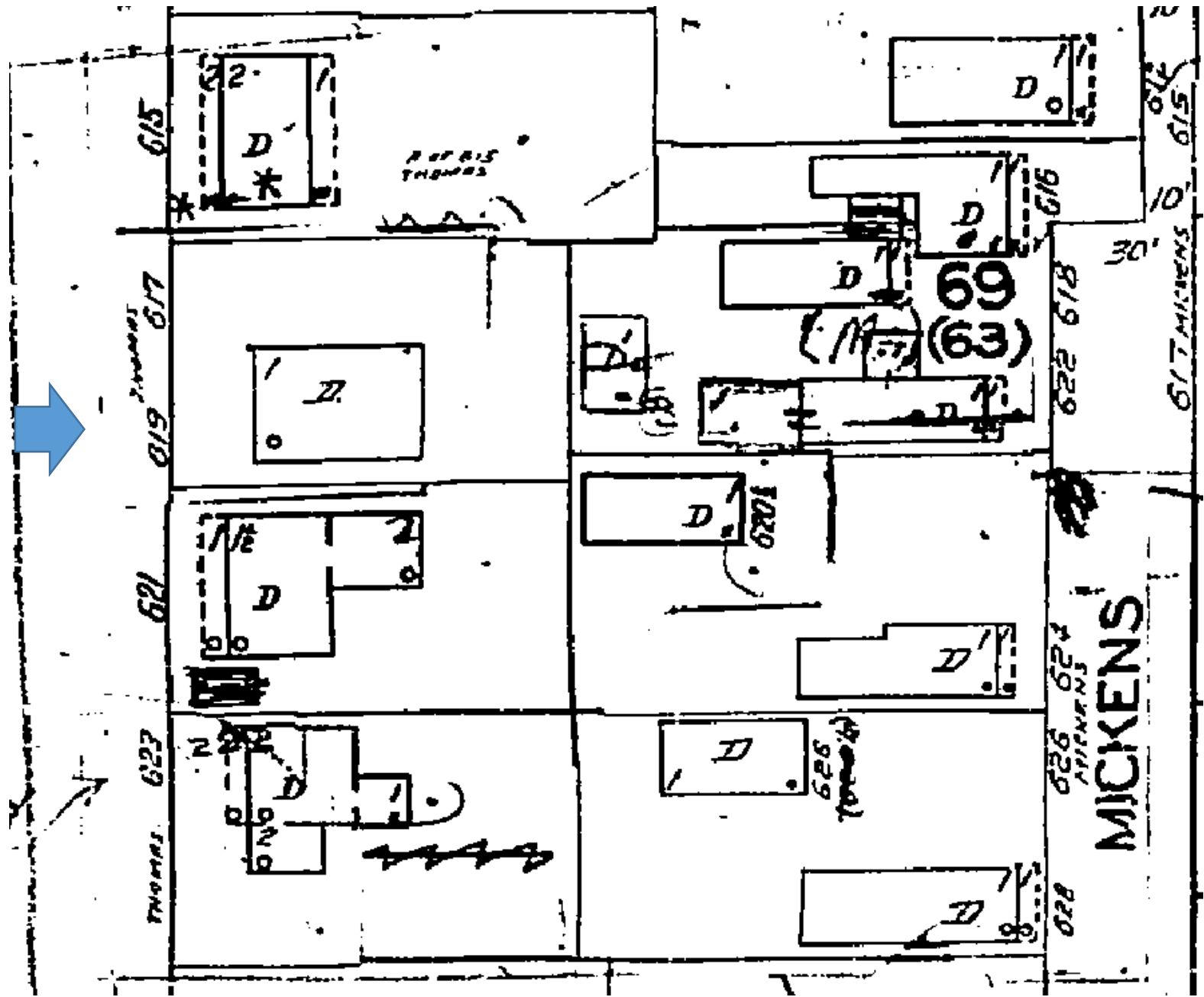
By Staff: Enid Ferragrossa

# SANBORN MAPS

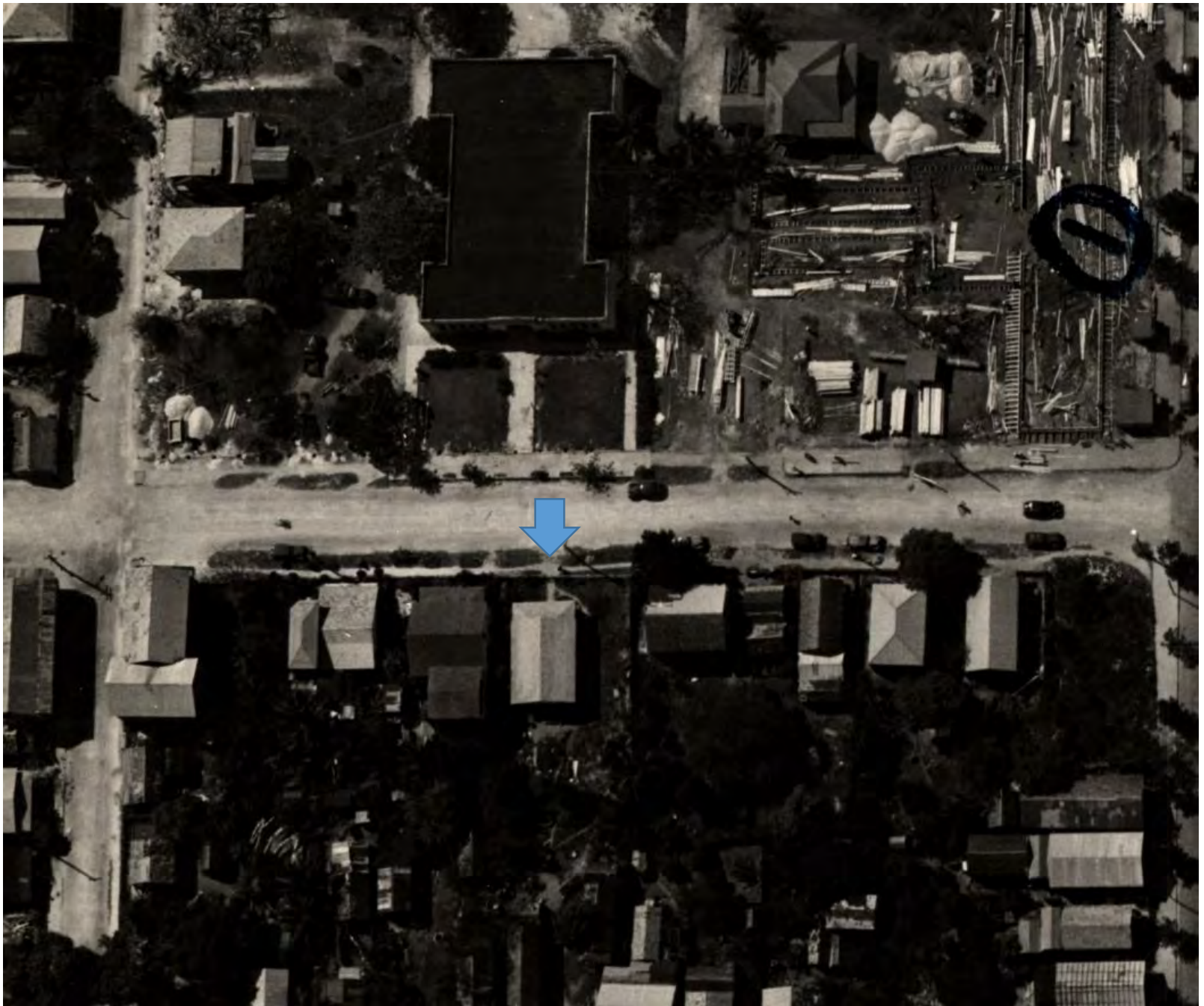


1948 Sanborn Map





1962 Sanborn Map



1942 aerial photograph that shows the current house with a different porch.



Mickens Ln

2017 Google aerial photograph

# PROJECT PHOTOS



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



619

Public Meeting Notice

SECURITY BY PROTECTION PLUS  
800-344-4798

















← Carport  
to Be  
Removed

Back Porch



6  
5



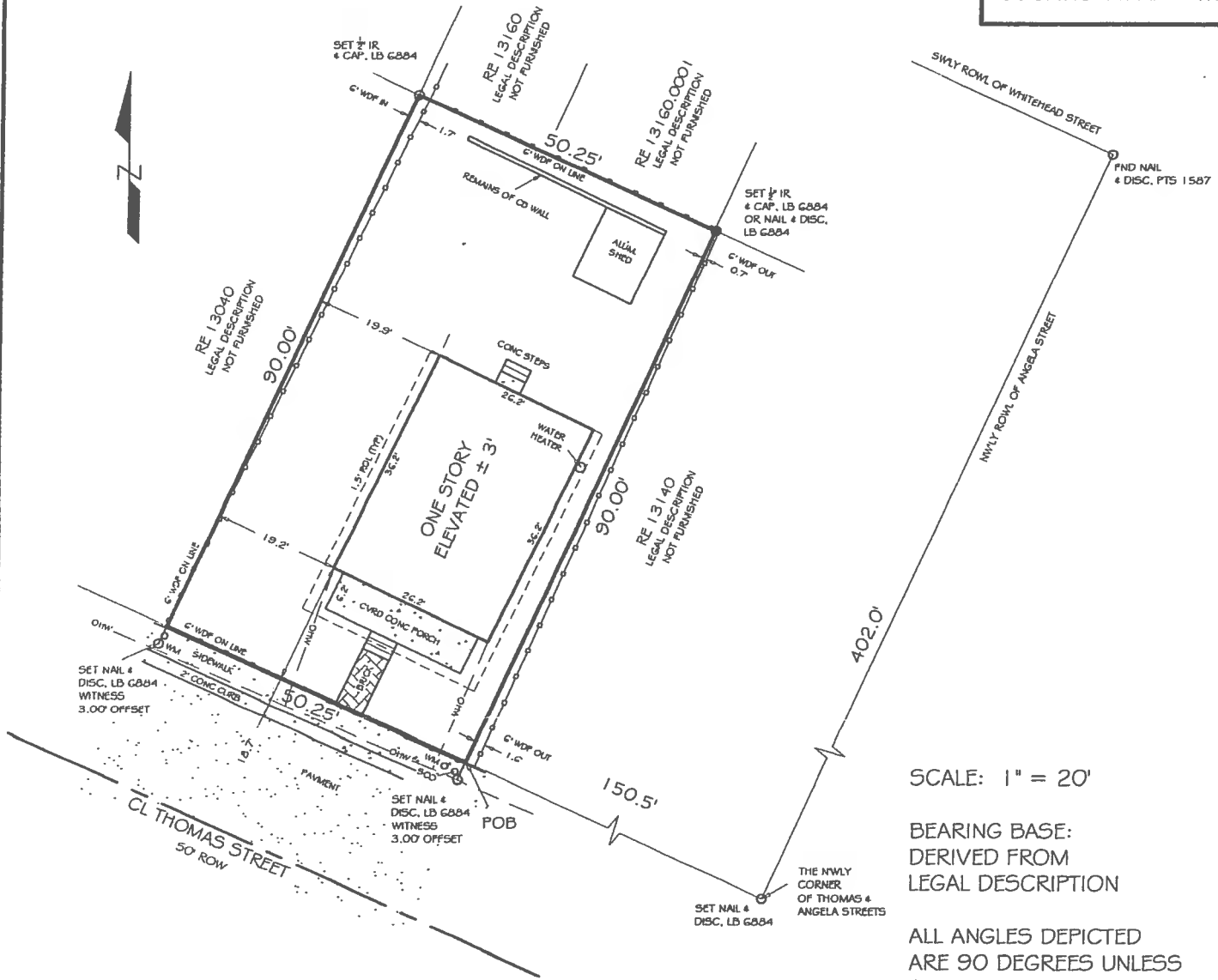
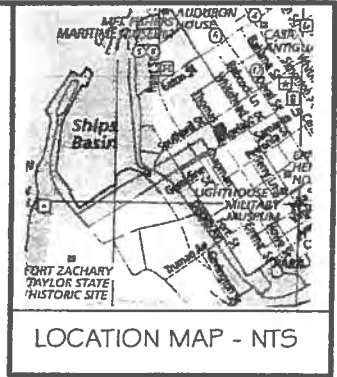
619

621

# SURVEY



# MAP OF BOUNDARY SURVEY PART LOT 4, SQUARE 63 CITY OF KEY WEST MONROE COUNTY, FLORIDA



SCALE: 1" = 20'

BEARING BASE:  
DERIVED FROM  
LEGAL DESCRIPTION

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
619 THOMAS STREET  
KEY WEST, FL 33040

### LEGAL DESCRIPTION -

Part of Lot Four (4), Square Sixty-three (63), Thomas Street, City of Key West, Monroe County, Florida, but more particularly described as follows:  
Beginning at a point distant One Hundred and Fifty (150) feet, Six (6) inches from the Northwesterly corner of Thomas and Angela Streets, and running thence along Thomas Street in a Northwesterly direction Fifty (5) feet and Three (3) inches;  
thence at right angles in a Northeasterly direction Ninety (90) feet;  
thence at right angles in a Southeasterly direction Fifty (50) feet and Three (3) inches;  
thence at right angles in a Southwesterly direction Ninety (90) feet to the point of beginning on Thomas Street.

CERTIFIED TO -

MICHAEL & NOLA KEENAN  
RICHARD M. KLITENICK P A

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.

BFP = BACK-FLOW PREVENTER	IP = IRON PIPE	PRC = POINT OF REVERSE CURVE
CL = CENTERLINE	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
CLP = CHAINLINK FENCE	L = ARC LENGTH	PT = POINT OF TANGENT
CM = CONCRETE MONUMENT	LS = LANDSCAPING	R = RADIUS
CONC = CONCRETE	MB = MARIETTA	RES = RESIDENCE
CVRD = COVERED	MEAS = MEASURED	RCL = ROOF OVERHANG LINE
DELT = CENTRAL ANGLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	ROW = RIGHT OF WAY
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	ROWL = RIGHT OF WAY LINE
EL = ELEVATION	ORW = OVERHEAD WIRES	SCO = SANITARY CLEAN-OUT
ENCL = ENCLOSURE	PC = POINT OF CURVE	TEMP = TEMPORARY BENCHMARK
ENCR = ENCROACHMENT	PM = PARKING METER	TS = TRAFFIC SIGN
EDP = EDGE OF PAVEMENT	PCG = POINT OF COMPOUND CURVE	TY = TYPICAL
FFE = FINISHED FLOOR ELEVATION		

# REVISED DESIGN

### SITE DATA

SITE ADDRESS: 619 THOMAS ST., KEY WEST, FL  
 RE: 0013090-000000  
 ZONING: HRO (HISTORIC RESIDENTIAL/OFFICE DISTRICT)  
 FLOOD ZONE: X  
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1293 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 06-68-25  
 LEGAL DESCRIPTION: KW PT 4 SQR 63 G8-400 G33-478/79 G50-479/80

SETBACKS: FRONT 5 FT; SIDE 5 FT; REAR 10 FT; STREET SIDE 5 FT.

OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB

### DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE. THE FOLLOWING LOADINGS WERE USED:  
 DESIGN LOADS: ASCE 7-10;  
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF  
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.  
 CAT II ENCLOSED FEMA FLOOD DESIGN PER ASCE 24-14

### INDEX OF DRAWINGS

SHEET A-1 PROPOSED SITE PLAN  
 SHEET A-2 PROPOSED FIRST FLOOR PLAN  
 SHEET A-3 PROPOSED ELEVATIONS

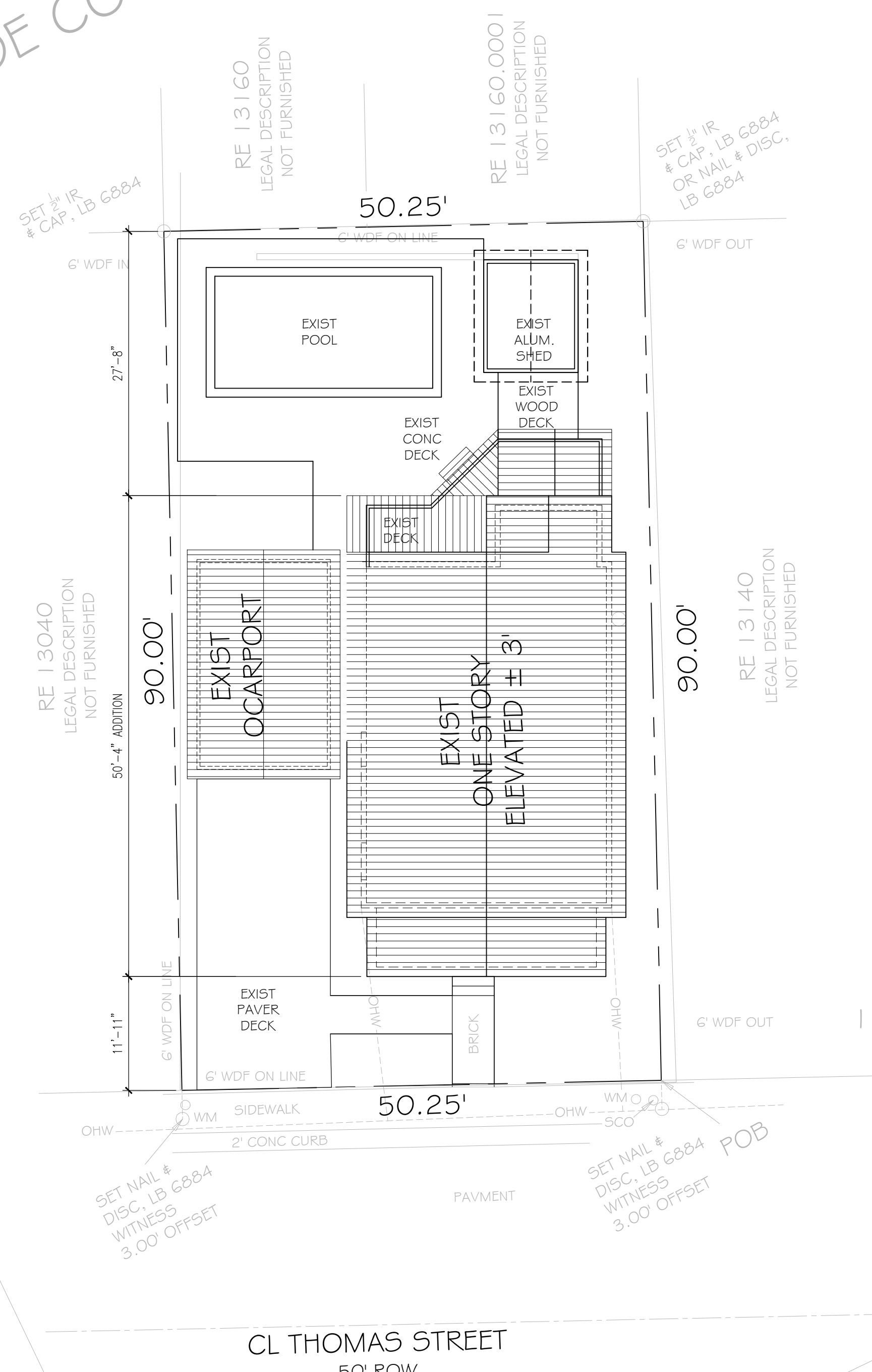
# HARC SUBMISSION 619 THOMAS STREET

### PROJECT DATA

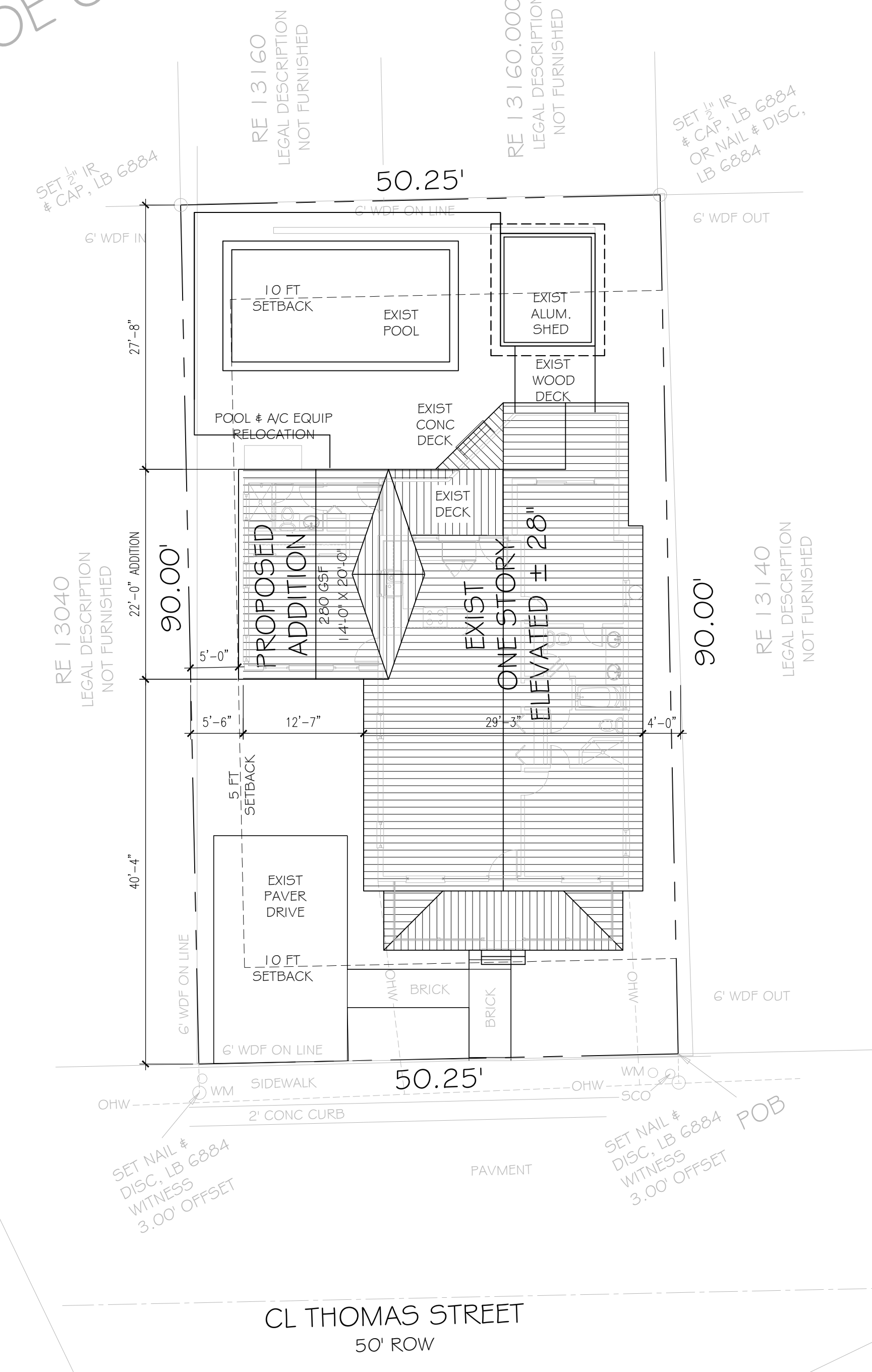
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00013090-000000			
SETBACKS: FRONT	NO CHANGE	9'	5'	NONE
STREET SIDE	NO CHANGE	N/A	5'	NONE
SIDE	5.1'	0.67'	5'	NONE
REAR	NO CHANGE	3.7'	10'	NONE
LOT SIZE	NO CHANGE	4,523 SQ. FT.	5,000 SQ.FT. MIN	NONE
BUILDING COVERAGE	1,971 SQ.FT. 44%	2,094 SQ. FT. 46%	50% MAX	NONE
FLOOR AREA	1,289 SQ.FT. 0.28	1,018 SQ. FT. 0.23	1.0 MAX	NONE
BUILDING HEIGHT	NO CHANGE	18.6'	30' MAX	NONE
IMPERVIOUS AREA	2,647 SQ.FT. 59%	2,856 SQ. FT. 63%	60% MAX	NONE
OPEN SPACE	1,500 SQ.FT. 30%	1,316SQ. FT. 29%	35% MIN	NONE

CITY OF KEY WEST  
 COE COUNTY, FLORIDA

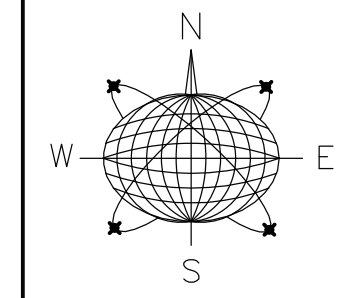
CITY OF KEY WEST  
 COE COUNTY, FLORIDA



1 EXISTING SITE PLAN  
 A-1 SCALE: 1" = 10'-0"



2 PROPOSED SITE PLAN  
 A-1 SCALE: 1" = 10'-0"



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 PH: 305-293-3283 FAX: 305-4899

Seal:  
 NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED IN THIS BLOCK  
 RICHARD J. MILELLI  
 PE #58315

General Notes:

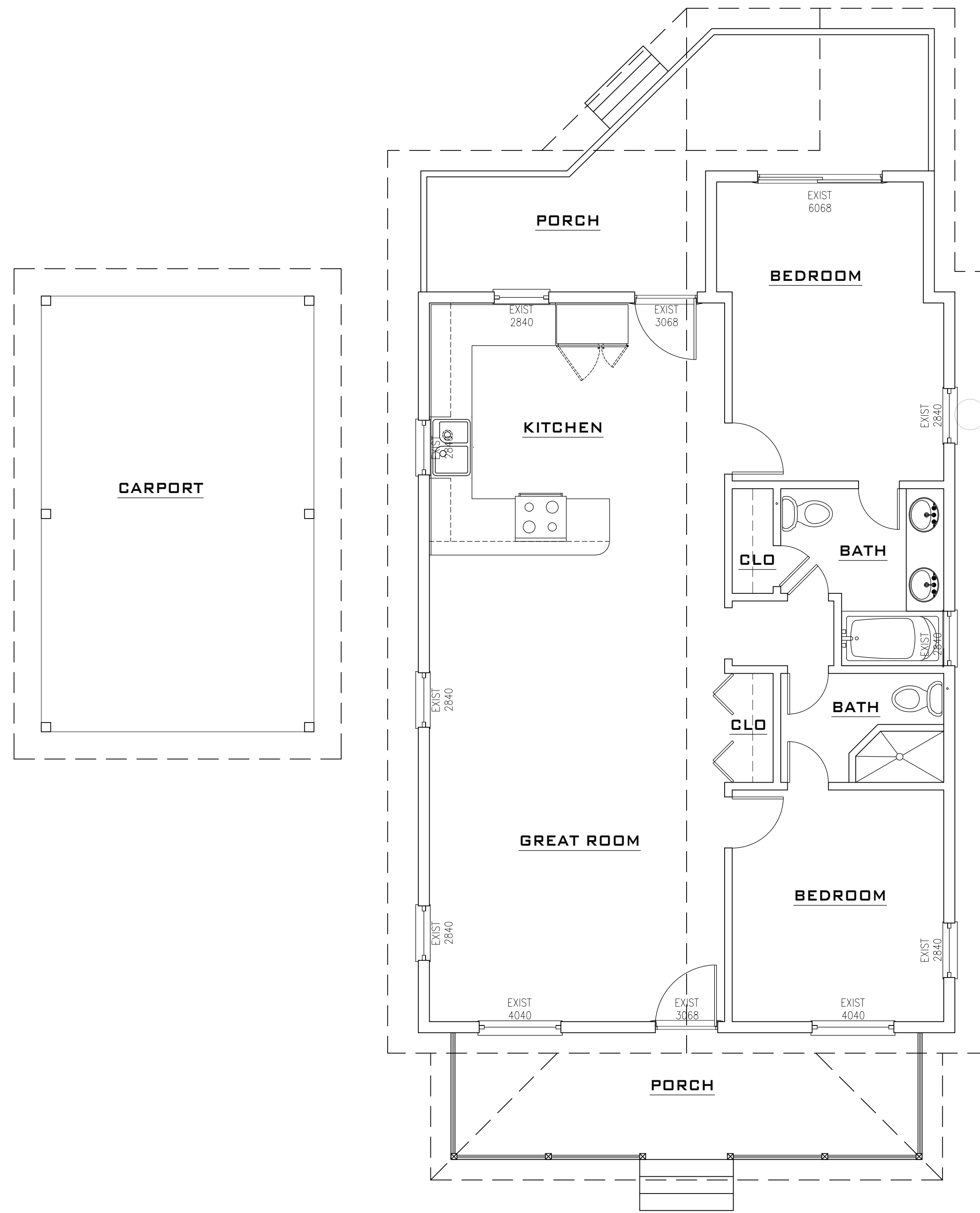
Keenan Addition  
 619 THOMAS  
 KEY WEST, FLORIDA

Drawn By: MT  
 Checked By: RJM  
 Project No. AS NOTED  
 Scale: AS NOTED  
 AutoCad File No.

Revisions:

Title:  
 PROPOSED  
 SITE PLAN

Sheet Number:  
**A-1**  
 Date: 7-30-18

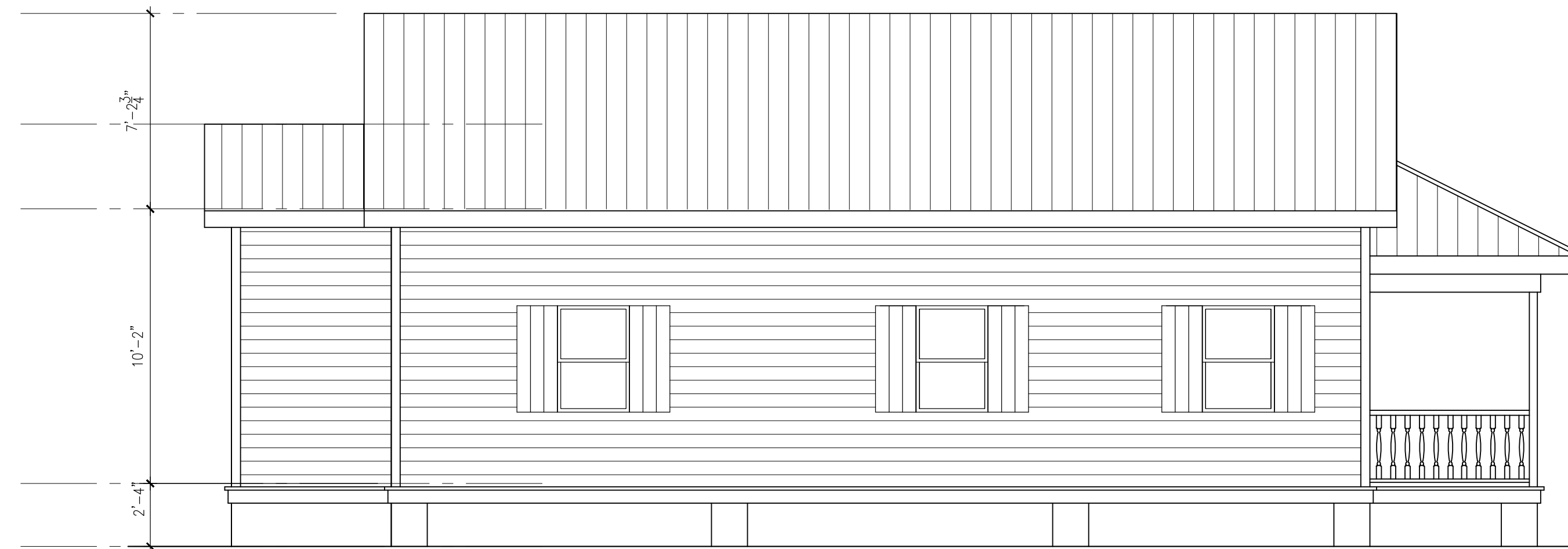


**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

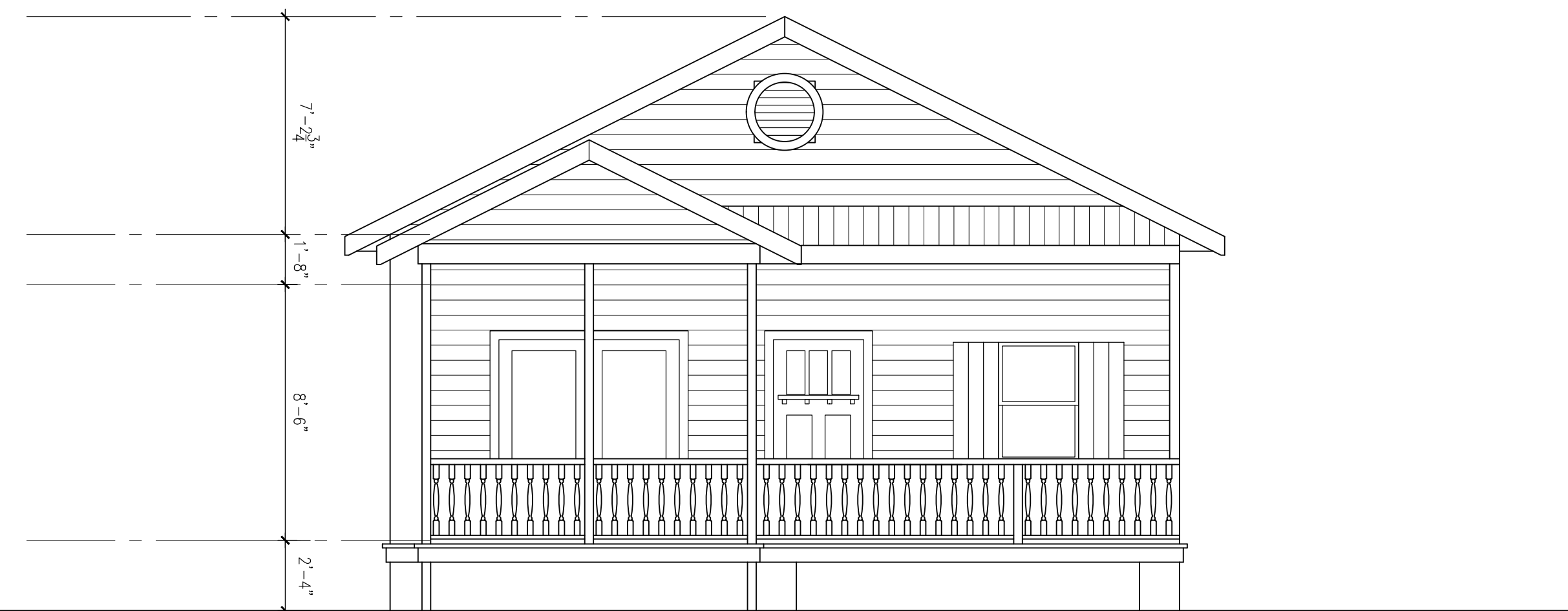
1  
A-2  
EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

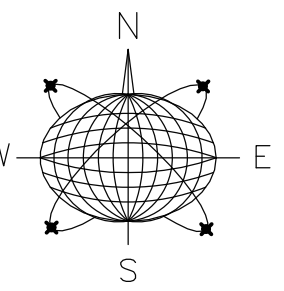


**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

2  
A-2  
EXISTING EXTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0"



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #28401  
PH: 305-293-3283 FAX: 305-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI  
PE #58315

General Notes:

**Keenan Addition**  
619 THOMAS  
KEY WEST, FLORIDA

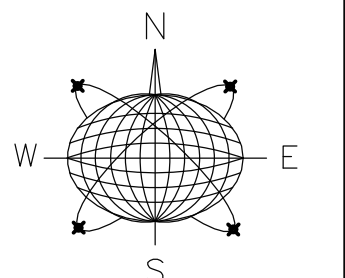
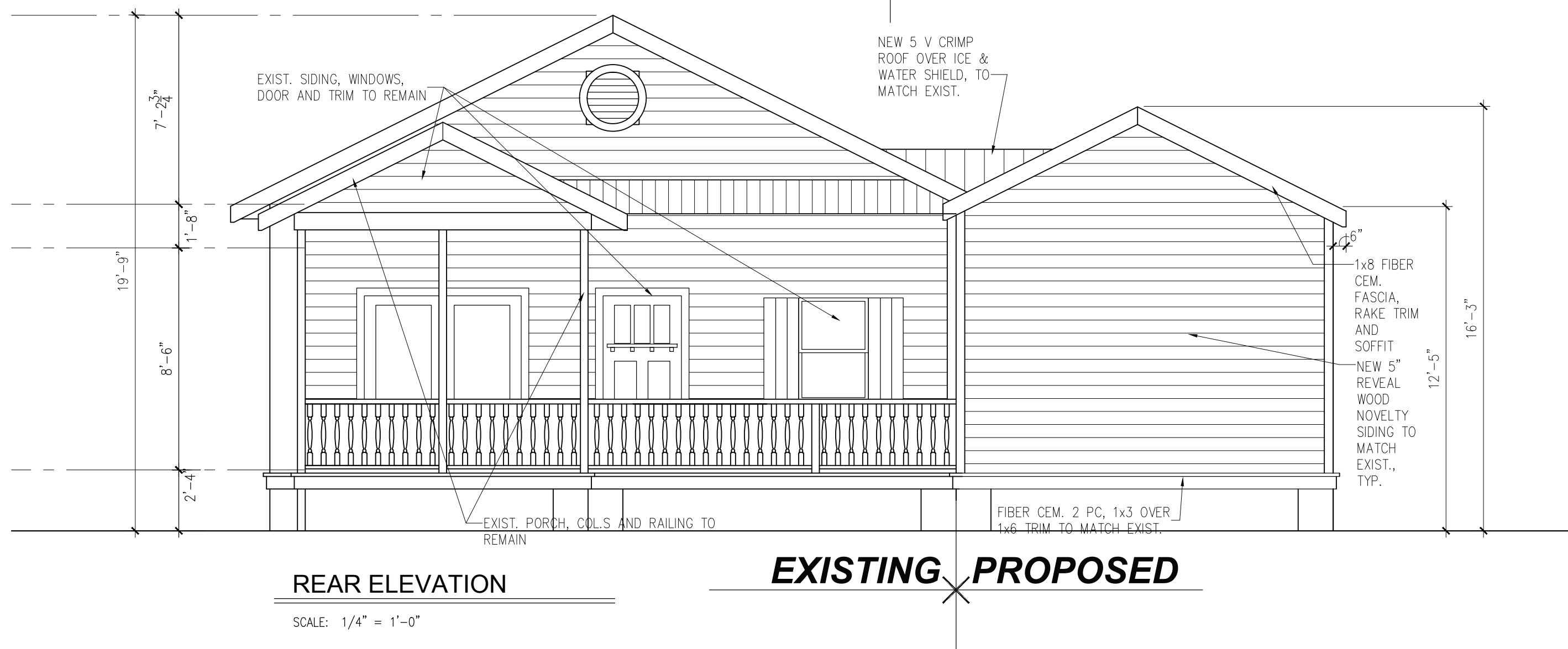
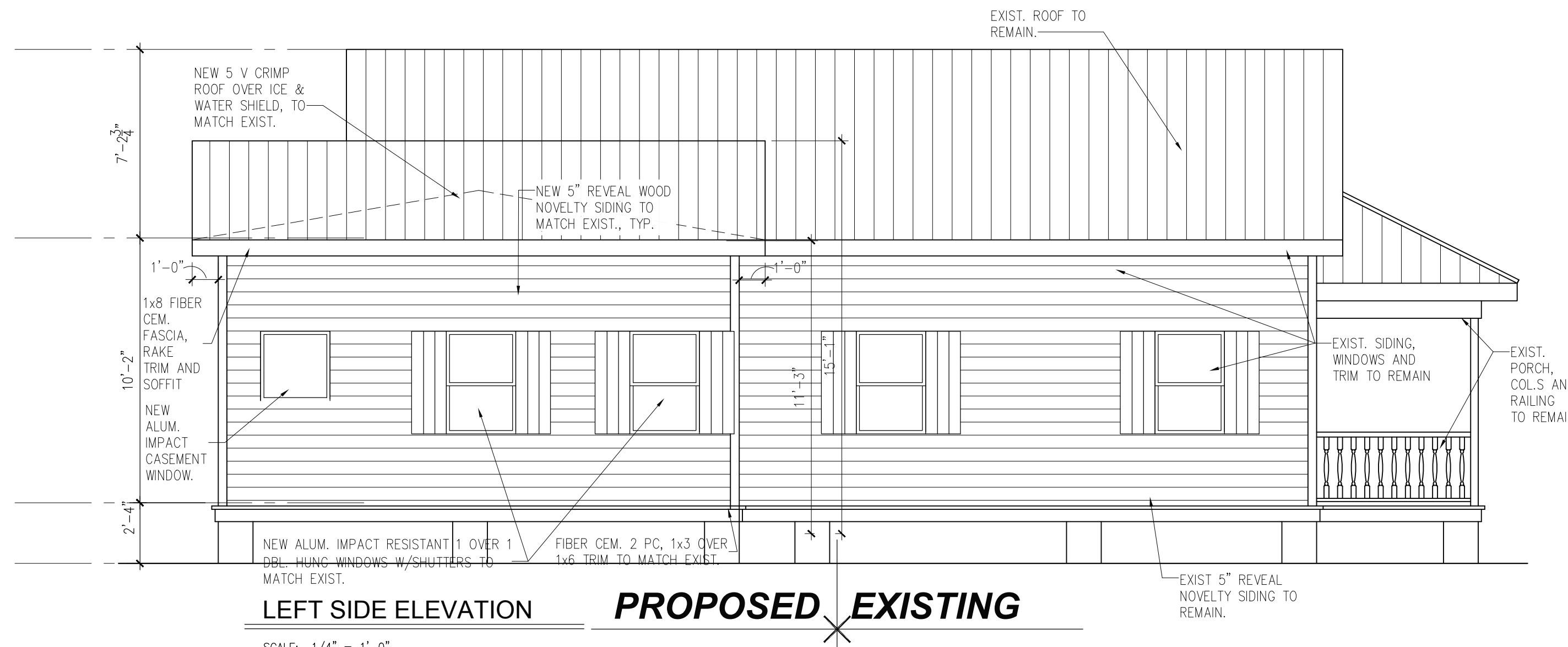
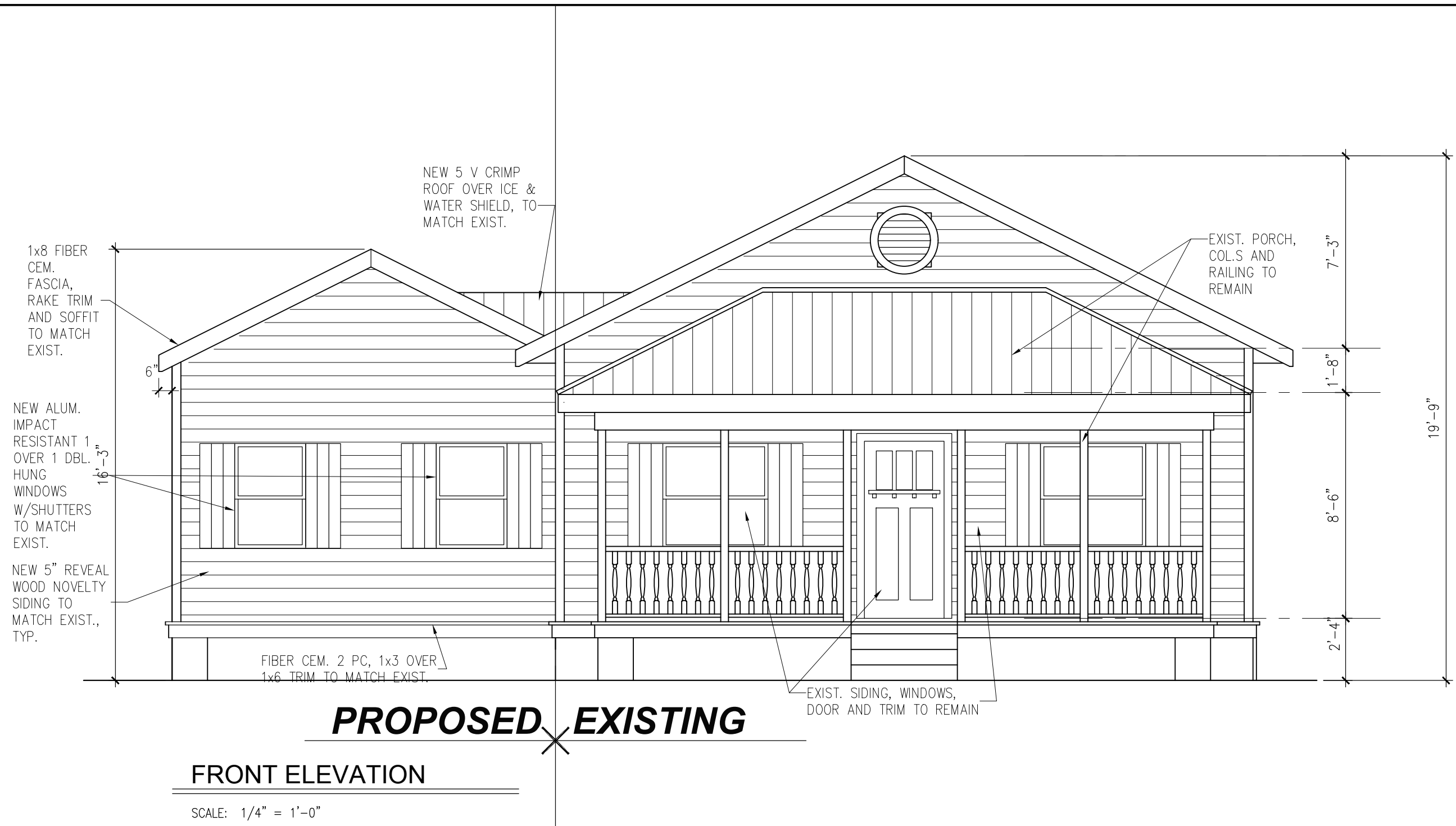
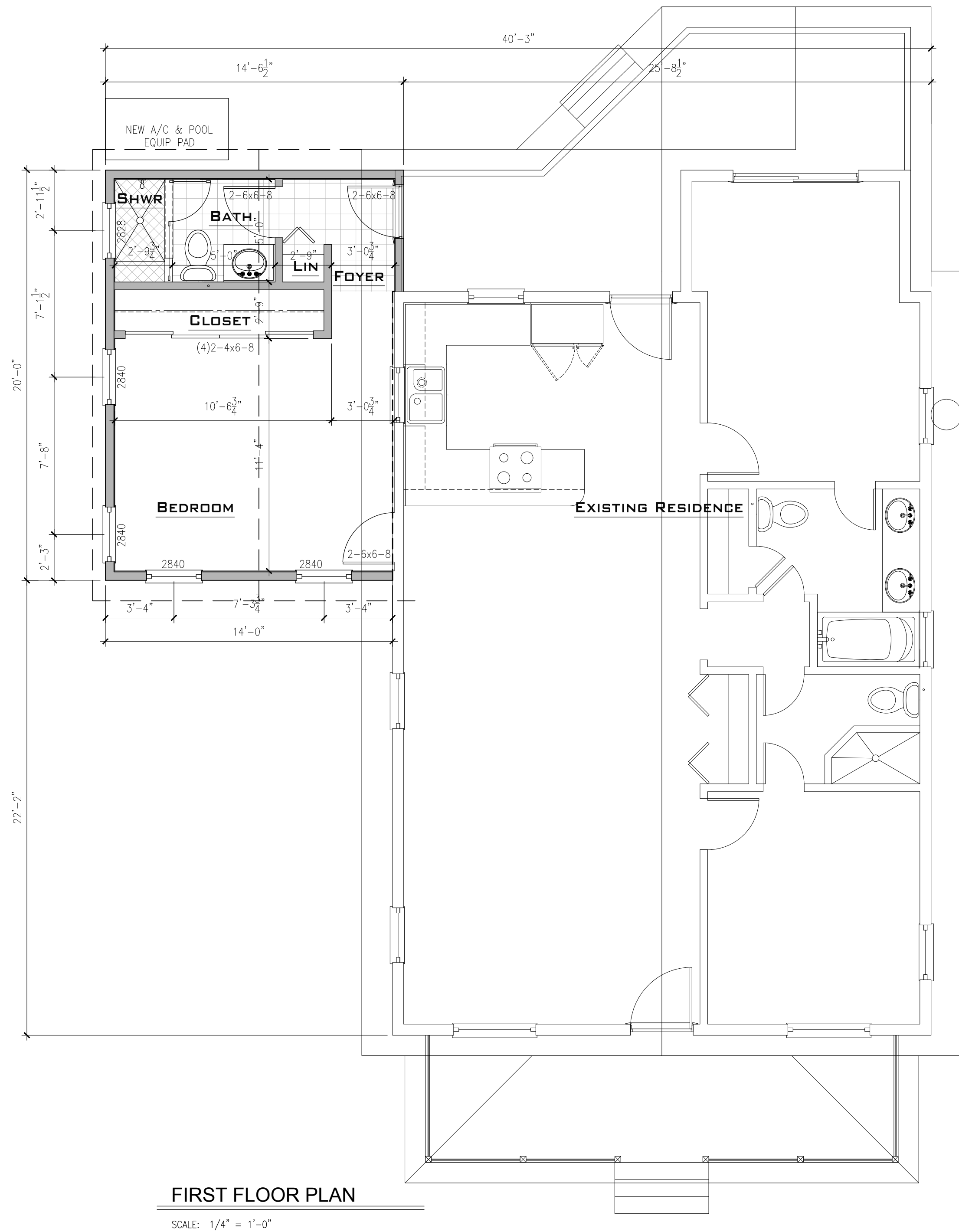
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Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:  
**FLOOR PLAN  
AND  
ELEVATIONS  
EXISTING**

Sheet Number:  
**A-2**

Date: 7-30-18



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #28401  
PH: 305-293-3283 FAX: 305-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

**Keenan Addition**  
619 THOMAS  
KEY WEST, FLORIDA

Drawn By: MT	Checked By: RJM
Project No.:	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:  
**FLOOR PLAN  
AND  
ELEVATIONS  
PROPOSED**

Sheet Number:  
**A-3**  
Date: 7-30-18

1 PROPOSED FLOOR PLAN  
A-2 SCALE: 1/4" = 1'-0"

2 PROPOSED EXTERIOR ELEVATIONS  
A-2 SCALE: 1/4" = 1'-0"



PREVIOUSLY SUBMITTED DESIGN



619 THOMAS STREET  
KEY WEST

--

NO.	DESCRIPTION	BY	DATE

--

PROJECT DESCRIPTION:  
KEENAN 4-25 NEW LAYOUT

DRAWINGS PROVIDED BY:  
**MMFC Inc**  
121 peary ct # c  
Key west, fl 33040  
3057972448

DATE:  
4/25/2018

SCALE:

SHEET:

--



**SITE DATA**

ZONE: HRO  
 FLOOD: X

EXISTING LOT COVERAGE  
 RESIDENCE 1002  
 CARPORT 308  
 PORCH 102  
 ACCESSORY UNIT 132  
 DRIVEWAY 336  
 POOL AND PATIO 412  
 TOTAL EXISTING 2310

LOT SIZE 4522.50

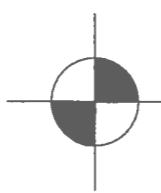
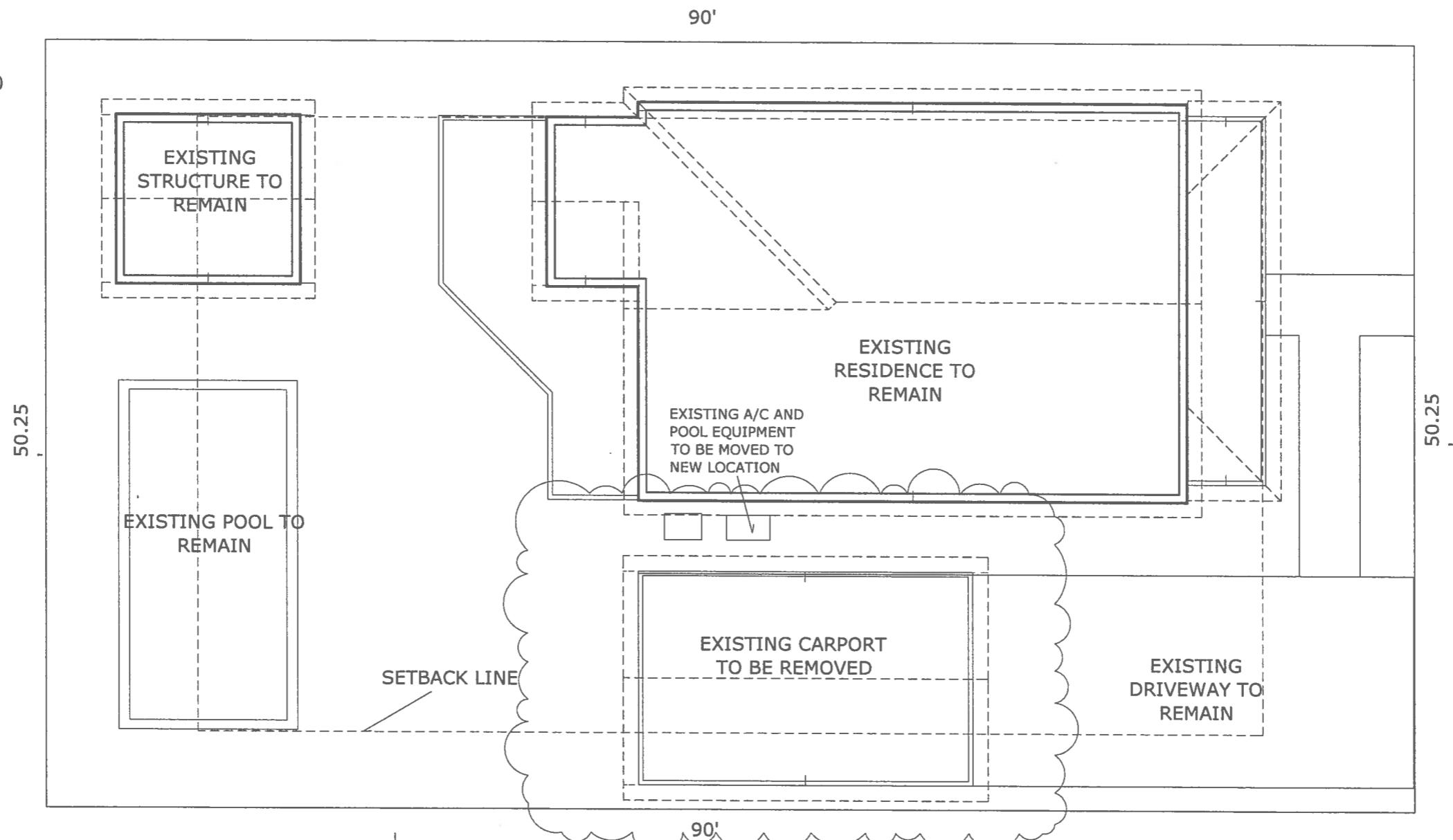
TOTAL IMPERVIOUS 51%

PROPOSED LOT COVERAGE  
 RESIDENCE 1002  
 ADDITION 396  
 PORCH 102  
 ACCESSORY UNIT 132  
 DRIVEWAY 336  
 POOL AND PATIO 412  
 TOTAL PROPOSED 2398

TOTAL IMPERVIOUS 53%

**619 THOMAS STREET**

NORTH



**EXISTING SITE PLAN**  
**SCALE 1/8"=1'**

NO.	DESCRIPTION	BY	DATE

KEENAN RESIDENCE  
 619 THOMAS STREET  
 KEY WEST, FL 33040

MMFC Inc  
 121 peary ct. # c  
 key west, fl 33040  
 3057971468

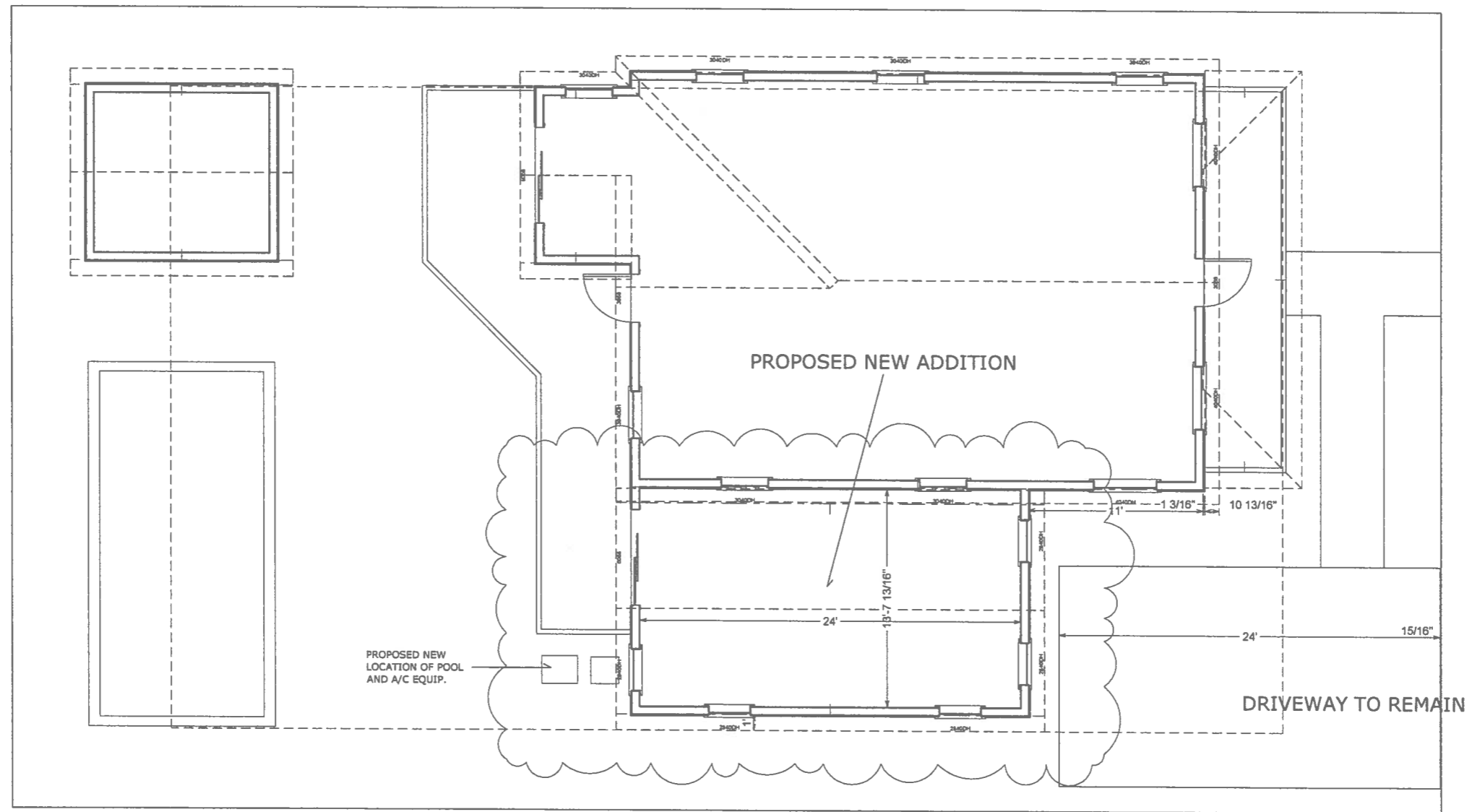
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4/30/2018

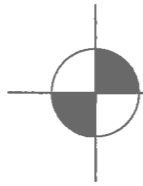
SCALE:

SHEET:

**A-1**



THOMAS STREET



PROPOSED SITE PLAN  
SCALE 1/8"=1'

NO.	DESCRIPTION	BY	DATE

KEENAN RESIDENCE  
619 THOMAS STREET  
KEY WEST, FL 33040

MMFC Inc  
121 Perry Ct # C  
Key West, FL 33040  
3057971448

DATE:

4/30/2018

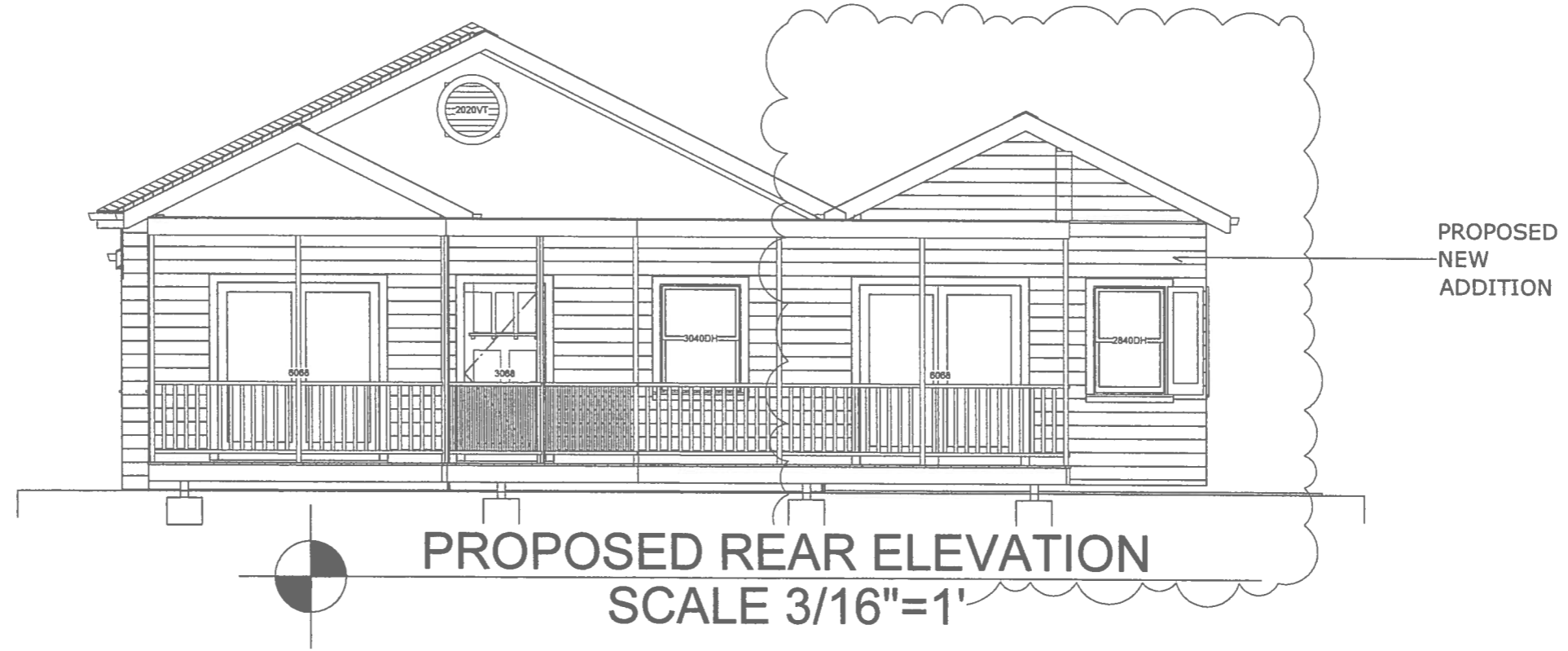
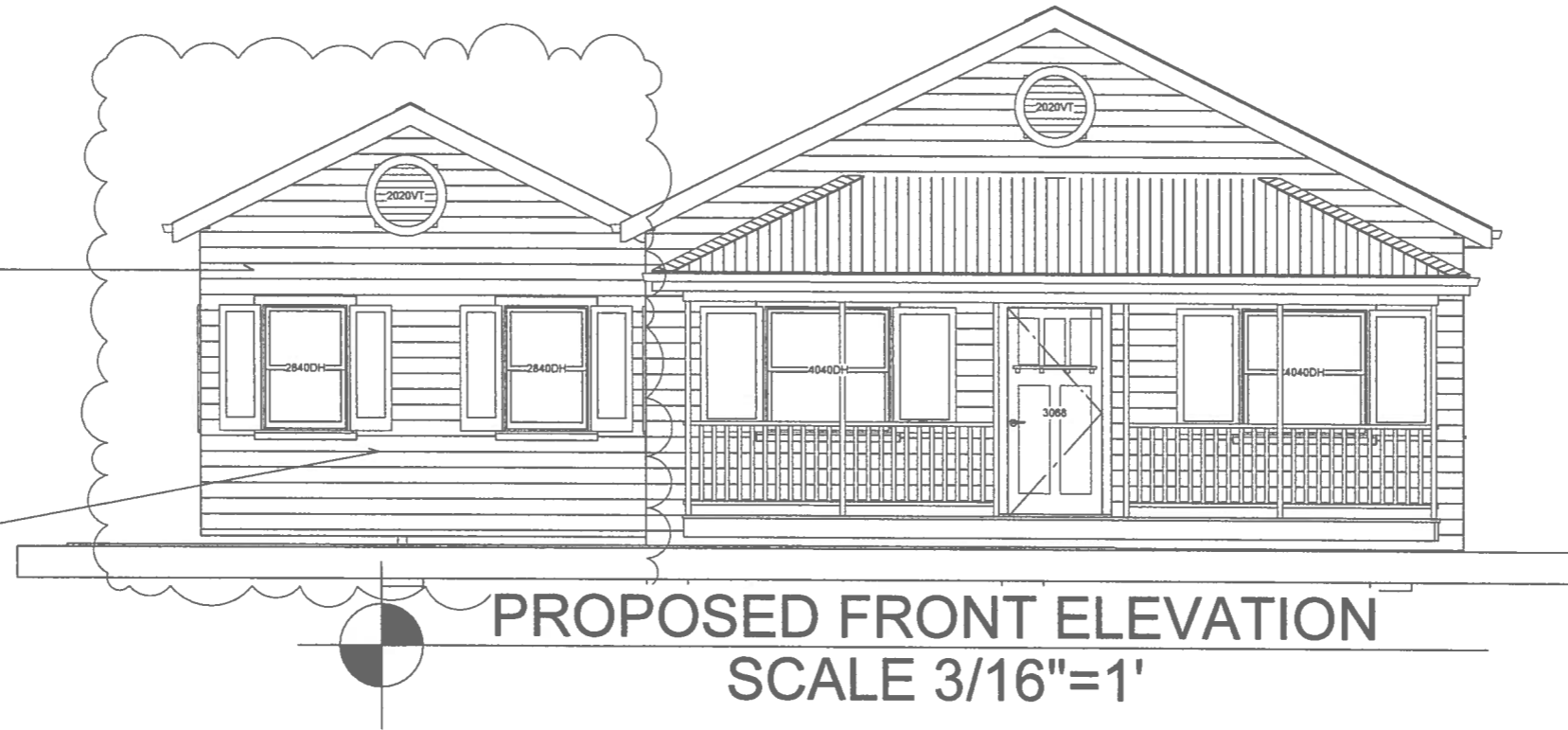
SCALE:

SHEET:

A-2

PROPOSED  
NEW  
ADDITION

MARVIN WINDOWS AND WOOD  
NOVELTY SIDING TO MATCH  
EXISTING, TYP.



NO.	DESCRIPTION	BY	DATE

KEENAN RESIDENCE  
619 THOMAS STREET  
KEY WEST, FL 33040

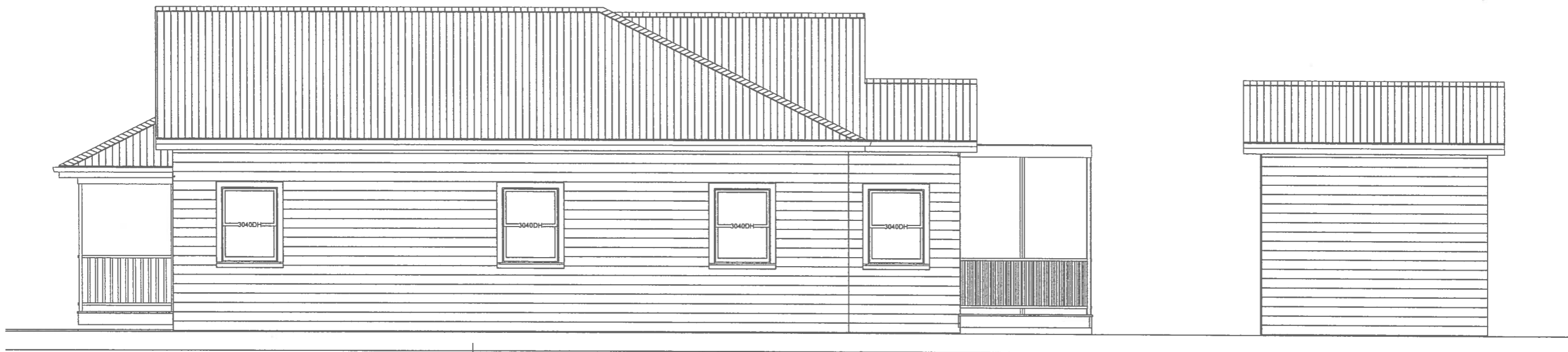
MMFC Inc  
121 Perry Ct. # C  
Key West, FL 33040  
3057971448


DATE:  
4/30/2018

SCALE:


SHEET:

**A-3**




**PROPOSED RIGHT ELEVATION**  
**SCALE 3/16"=1'**




**PROPOSED LEFT ELEVATION**  
**SCALE 3/16"=1'**

PROPOSED  
 NEW  
 ADDITION

--

NO.	DESCRIPTION	BY	DATE

--

KEENAN RESIDENCE  
 619 THOMAS STREET  
 KEY WEST, FL 33040

**MMFC Inc**  
 121 peary ct. # c  
 key west, fl 33040  
 3057571448

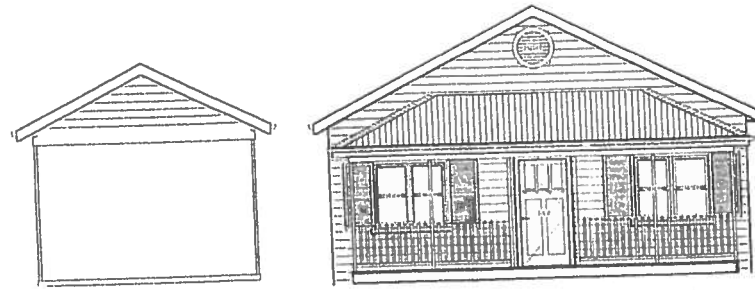
DATE:  
 4/30/2018

SCALE:  
 3/16"=1'

SHEET:  
**A-4**



615



619



621

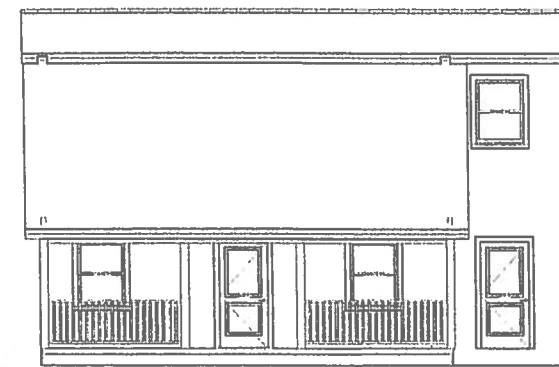
**EXISTING STREETScape**



615



619



621

**PROPOSED STREETScape**



STREETScape OF 619 THOMAS STREET  
SCALE: 3/32" = 1'

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:  
**KEENAN**

DRAWINGS PROVIDED BY:  
**MMFC Inc**  
121 peary ct # c  
key west, fl 33040  
3057971448

DATE:

5/15/2018

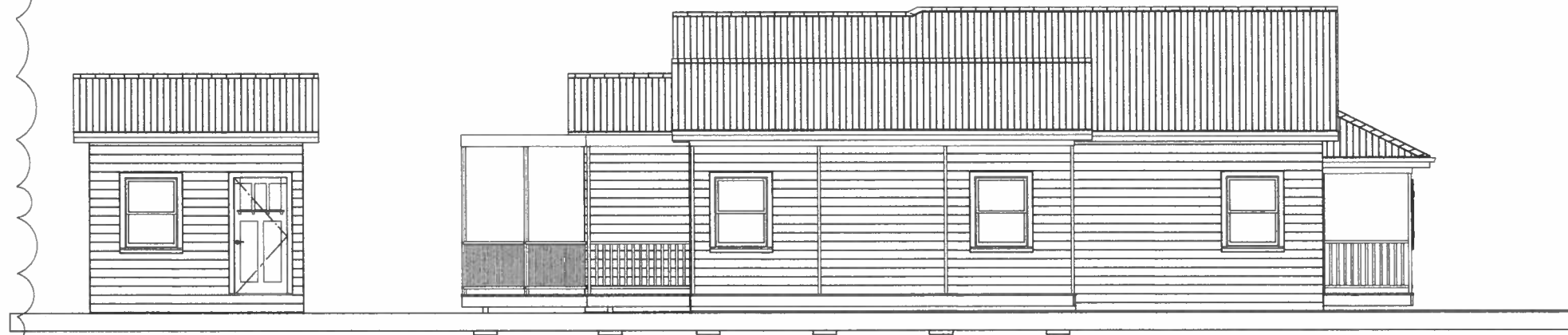
SCALE:

SHEET:

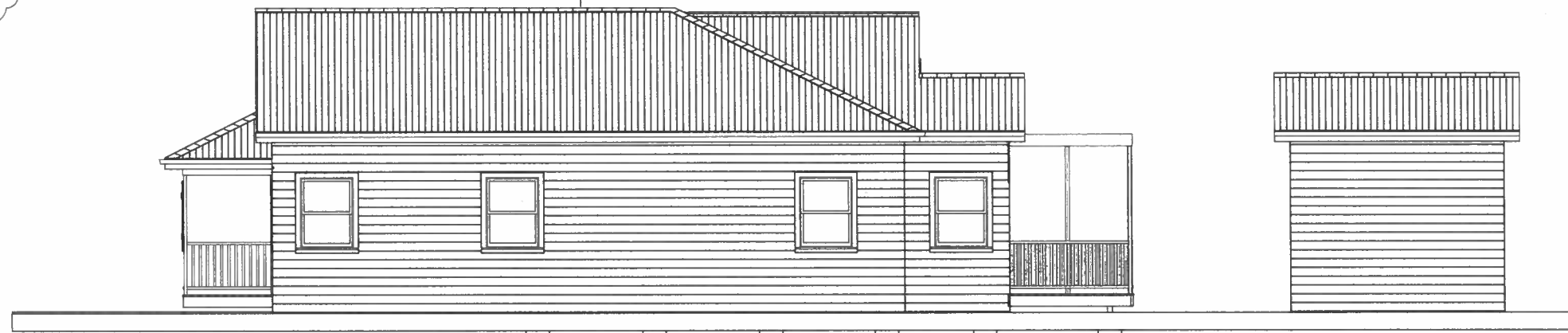
B-1

# **MATERIALS** **FOR** **PROPOSED** **ADDITION**

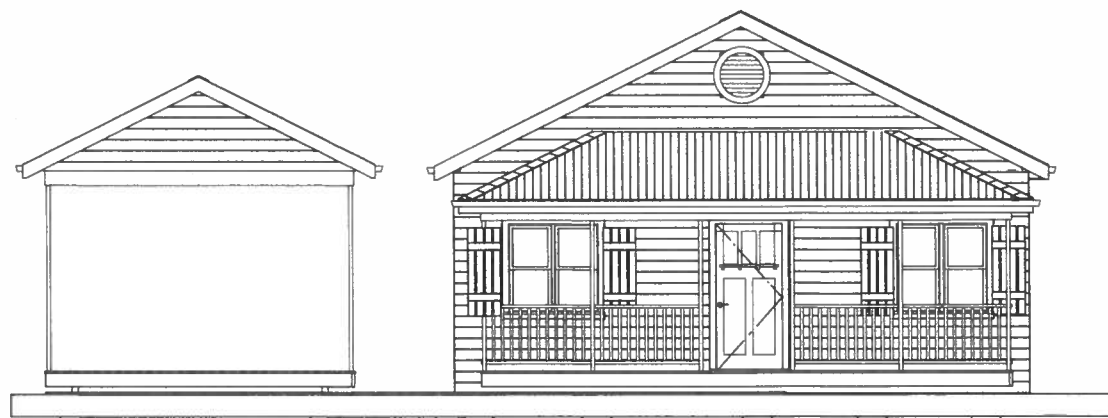
TO BE SAME AS EXISTING.  
SIDING- WOOD  
NOVELTWINDOWS-  
MARVIN WOOD SINGLE HUNG  
SHUTTERS- IPE WOOD  
ROOFING- V-CRIMP



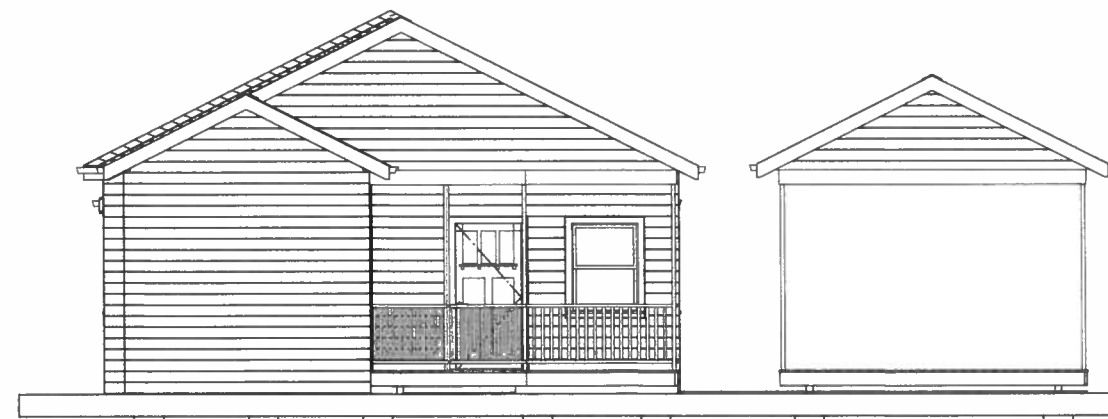
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION

## **EXISTING ELEVATION**

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**SHEET TITLE**

PROJECT DESCRIPTION:  
**KEENAN 4-25\_1**

DRAWINGS PROVIDED BY:  
**MMFC Inc**

121 Perry Ct. # C  
Lakeland, FL 33040  
3057971448

DATE:  
**5/15/2018**

SCALE:

SHEET:

**B-2**

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 27, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY SIDE ADDITION AND REMOVAL OF TWO WINDOWS AT SIDE OF MAIN HOUSE. DEMOLITION OF EXISTING CARPORT.**

**FOR #619 THOMAS STREET**

**Applicant – Rick Milelli**

**Application #H18-03-0023**

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](http://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 00013090-000000  
 Account # 1013480  
 Property ID 1013480  
 Millage Group 11KW  
 Location 619 THOMAS St , KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR 63 G8-400 G33-478/79 G50-479/80 OR831-543OR876-1262L/E  
 Description OR891-1105/08Q/C OR1308-311/13L/E OR1471-1668 D/C OR2078-355/356Q/C OR2397-990/992  
 (Note: Not to be used on legal documents)  
 Neighborhood 6021  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

KEENAN MICHAEL E PO Box 6473 Key West FL 33041  
 KEENAN NOLA M PO Box 6473 Key West FL 33041

**Valuation**

	2017	2016	2015	2014
+ Market Improvement Value	\$269,315	\$130,003	\$135,004	\$130,003
+ Market Misc Value	\$15,187	\$16,067	\$14,345	\$13,368
+ Market Land Value	\$510,127	\$617,246	\$457,110	\$412,893
= Just Market Value	\$794,629	\$763,316	\$606,459	\$556,264
= Total Assessed Value	\$336,338	\$329,421	\$327,131	\$324,535
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$311,338	\$304,421	\$302,131	\$299,535

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	4,523.00	Square Foot	50	90

**Buildings**

Building ID 912  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1422  
 Finished Sq Ft 1002  
 Stories 2 Floor  
 Condition EXCELLENT  
 Perimeter 136  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 18  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1901  
 EffectiveYearBuilt 2002  
 Foundation NONE  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 500  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	168	0	0
DUF	FIN DET UTILIT	132	0	0
FLA	FLOOR LIV AREA	1,002	1,002	0
OPF	OP PRCH FIN LL	120	0	0
<b>TOTAL</b>		<b>1,422</b>	<b>1,002</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2005	2006	1	846 SF	2
WOOD DECK	2009	2010	1	66 SF	2
CARPORT	2010	2011	1	220 SF	5
FENCES	2011	2012	1	60 SF	2
PATIO	2011	2012	1	660 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/22/2009	\$450,000	Warranty Deed		2397	990	03 - Qualified	Improved
1/21/2005	\$25,000	Quit Claim Deed		2078	355	K - Unqualified	Improved
3/1/1983	\$45	Warranty Deed		876	1262	U - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10-3638	11/10/2010	12/22/2010	\$7,000		NEW 11X20 CARPORT WITH VCRIMP
09-4251	12/16/2009	12/28/2009	\$2,000		PERMIT UPGRADE: CHANGE GRAVEL DRIVEWAY TO CONCRETE 828sf
09-2223	7/24/2009	12/28/2009	\$200		INSTALL 7 ELECTRICAL OUTLETS IN SHED 130SF
09-1826	6/23/2009	12/28/2009	\$700		REPLACE METAL SHED WITH A NEW WOOD SHED APPROX 143SF
09-1728	6/10/2009	7/12/2011	\$25,000		INGROUND RESIDENTIAL POOL 75lf OF COPING 4.5" DEEP
09-1730	6/10/2009	12/9/2009	\$800		REPAIR FENCE AT FRONT OF PROPERTY 50lf. ADD 20lf OF 6"H FENCE WITH 2 GATES AT BOTH SIDES OF HOUSE. ADD 15lf OF 4'H WOOD PICKET FENCE IN FRONT OF HOUSE
09-967	4/3/2009	12/28/2009	\$10,500		R & R 12 SQRS VCRIMP ROOF TO MAIN HOUSE & PORCH TO NEW AREA @ REAR. INSTALL VCRIMP TO MATCH EXISTING
09-934	4/1/2009	12/28/2009	\$500		ADD TV, PHONE & SPEAKERS
09-887	3/27/2009	12/28/2009	\$2,385		INSTALL SECURITY ALARM ON ALL DOORS, WINDOWS & POOL ALARM
09-727	3/19/2009	12/28/2009	\$6,500		INSTALLATION OF ONE 3 TON AC SYSTEM( AIR HANDLER,CONDENSOR, 8 OPENINGS 2 EXHAUST FANS, & DRYER EXHAUST DUCTING
09-726	3/13/2009	12/28/2009	\$2,400		REWIRE EXISTING HOUSE SEE PLANS IN FILE
09-728	3/11/2009	12/28/2009	\$8,500		INSTALL NEW PLUMBING:8 NEW FIXTURES, 1 W/H, WATER SVC,AND INSTALL SEWER LINE
09-477	2/24/2009	12/28/2009	\$75,000		ADDITION ON REAR. APPROX 167SF (BEDROOM) INSTALL NEW WINDOWS , REPAIR SIDING, 25% OF TOTAL, 70LF FENCE, NEW INTERIOR WALLS NEW SHUTTERS ONE NEW BATHROOM
09-182	1/28/2009	12/28/2009	\$2,400		DEMO INTERIOR WALLS & CEILING TO MAKE READY FOR NEW ELECTRICAL & PLUMBING UP GRADE
06-3767	6/21/2006	2/19/2008	\$2,100	Residential	REPAIR V-CRIMP ROOFING.
06-1733	5/4/2006	2/19/2008	\$500	Residential	INSTALL METAL SHED 10'x12'
06-1738	5/2/2006	2/19/2008	\$800	Residential	REPLACE 134LF WOOD SIDING & PAINT HOUSE
05-4723	11/1/2005	12/13/2005	\$300	Residential	INSTALL A 6' x141' SHADOW BOX FENCE
95-1743	5/26/1995	12/31/2005	\$11,000	Residential	CARPORT & CHAINLINK FENCE

**Sketches (click to enlarge)**



Map



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

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