



Historic Architectural Review Commission

Staff Report for Item 14

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: May 20, 2020

Applicant: Kevin Melloncamp

Application Number: H2020-0015

Address: #1003 Seminary Street

Description of Work:

Relocation and renovation of historic structure. New one-story rear addition. New pool and site improvements.

Site Facts:

The site under review is a lot containing a one-story frame vernacular residence, built circa 1943, as well as a small wood frame garage structure. The historic residence is listed on our survey as a contributing structure in the Key West Historic District. Both structures on the property have non-historic, non-contributing additions, and at some point in time, the front porch of the main residence was enclosed.

Guidelines Cited on Review:

- Guidelines for Additions and Alterations on Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 2, 4, 6, 11, 13, 14, 17, 19, 26, 29, 32 and 33.
- Guidelines for Decks, Patios, Hot Tubs and Pools (pages 39-40).
- Guidelines for Fences and Walls (pages 41-42).

Staff Analysis:

A Certificate of Appropriateness is under review for relocation and renovations of the existing historic structure at 1003 Seminary Street. The proposed design also includes a new one-story rear addition, as well as a new pool and site improvements.

The house is to be relocated approximately 9 feet 7 inches to the front setback on new foundation piers. Renovations to the existing house include the removal of the front porch infill and the reconstruction of the 3-bay front porch—maintaining the existing historic front porch roof. The proposed design also includes the installation of 3 wood 2/2 double-hung windows, wood board and batten shutters throughout, 1 wood 4-panel front door, and 1 wood French door at the rear.

The new rear addition is to be one-story and 406 square feet. The new addition is proposed to have a ridge height of 16 feet—approximately 10½ inches below the ridgeline of the existing historic house. Materials of the new addition include Hardie plank siding and 5 v-crimp roofing. The new addition is also to have aluminum impact sliding doors at the rear.

The proposed design for this site also includes a new 10 foot by 16 foot in-ground pool, as well as new decking, new brick walks and patio, and new fencing.

Consistency with Cited Guidelines and SOIS:

It is staff's opinion that the proposed design is consistent with the cited guidelines.

The relocation of the existing historic residence to the front setback is consistent with the siting of other houses in the immediate surroundings. The proposed design avoids the alteration of character defining features of the historic structure. The existing small additions at the rear of the historic building and on the existing garage have not acquired their own historic significance.

The relocation of the existing historic residence to the front setback of the property allows for the newly proposed addition to be attached to the least public elevation at the rear. The new addition is also limited in size and scale to the historic building, with a height that is below that of the main historic residence. Forms, massing, and proportion of the new addition are appropriate to the historic residence, as well as the surrounding context.

Materials for the new addition are to be different, yet harmonious with those of the main historic structure. Historic roof forms on the main residence are to be maintained. The proposed design accommodates the addition with minimal destruction to original elements of the building.

Numbers 32 and 33 under Guidelines for Additions and Alterations encourage the removal of non-historic additions and alterations. The proposed design would require the removal of an existing non-historic rear addition and an existing addition on the accessory garage structure. This proposal would also require the removal of existing front porch infill, which has obscured the front of the historic structure, in order to return the front porch to a more historically-appropriate state.

The proposed in-ground pool, wood decking, brick walks and patio, and fencing meet the relevant guidelines.

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 # <i>2020-0015</i>	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:	1003 Seminary St.	
NAME ON DEED:	Darek Lyzwinski	PHONE NUMBER 305-304-4412
OWNER'S MAILING ADDRESS:	1003 Seminary St. Key West, FL 33040	EMAIL lyzwinski@aol.com
APPLICANT NAME:	Kevin Melloncamp - ToolboxGC	PHONE NUMBER 305-294-7776
APPLICANT'S ADDRESS:	524 Grinnell St. Key West, FL 33040	EMAIL kevin@toolboxgc.com
APPLICANT'S SIGNATURE:	<i>kmelloncamp</i>	DATE 4-22-2020

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: Relocate and renovate historic structure, Restore open front porch, Construct 1 story addition (406 Sq.Ft,) New Pool, Decking, Brick walks and drives, 4' and 6' high picket fencing.
MAIN BUILDING: Demolish rear addition, Move historic structure forward to front setback, Reconstruct open wood front porch in historic footprint (existing roof to remain), Install 3 new wood double hung 2/2 windows, Install wood board and batten shutters throughout, Install wood 4 panel front door and wood French door at rear.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Remove rear addition and portion of shed



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): Renovate Garage with new V-Crimp roofing, 3 wood double hung 2/2 windows , 2 wood 4 panel doors, siding repair 75 Sq.Ft.	
PAVERS: Install brick walks and drives and patio (430 S.Ft.)	FENCES: Construct 58 Lin Ft. 4' high picket fencing and 2 gates, Construct 28 Lin. Ft. 6' high picket fencing and 2-gates
DECKS: Construct wood decking (280 Sq.Ft.)	PAINTING: 100% Exterior, Colors T.B.D.
SITE (INCLUDING GRADING, FILL, TREES, ETC): New Swale 5' x 30'	POOLS (INCLUDING EQUIPMENT): New in- ground pool 10' x 16' with pump. filter, heater
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS:				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



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

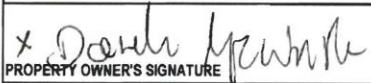
HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: Kevin Melloncamp - ToolboxGC

PROPERTY OWNER'S NAME: Darek Lyzwinski

APPLICANT NAME: Kevin Melloncamp - Toolboc GC

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

 PROPERTY OWNER'S SIGNATURE	Darek Lyzwinski 4-22-2020 ME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolish non-historic rear addition on main structure (57 Sq.Ft.)
Demolish portion of non-historic Garage shed (37 Sq.Ft.)

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p>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);</p> <p>(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:</p> <p style="margin-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p> <p style="text-align: center; margin-left: 100px;">N/A</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="margin-left: 40px;">(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.</p> <p style="text-align: center; margin-left: 100px;">N/A</p>

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

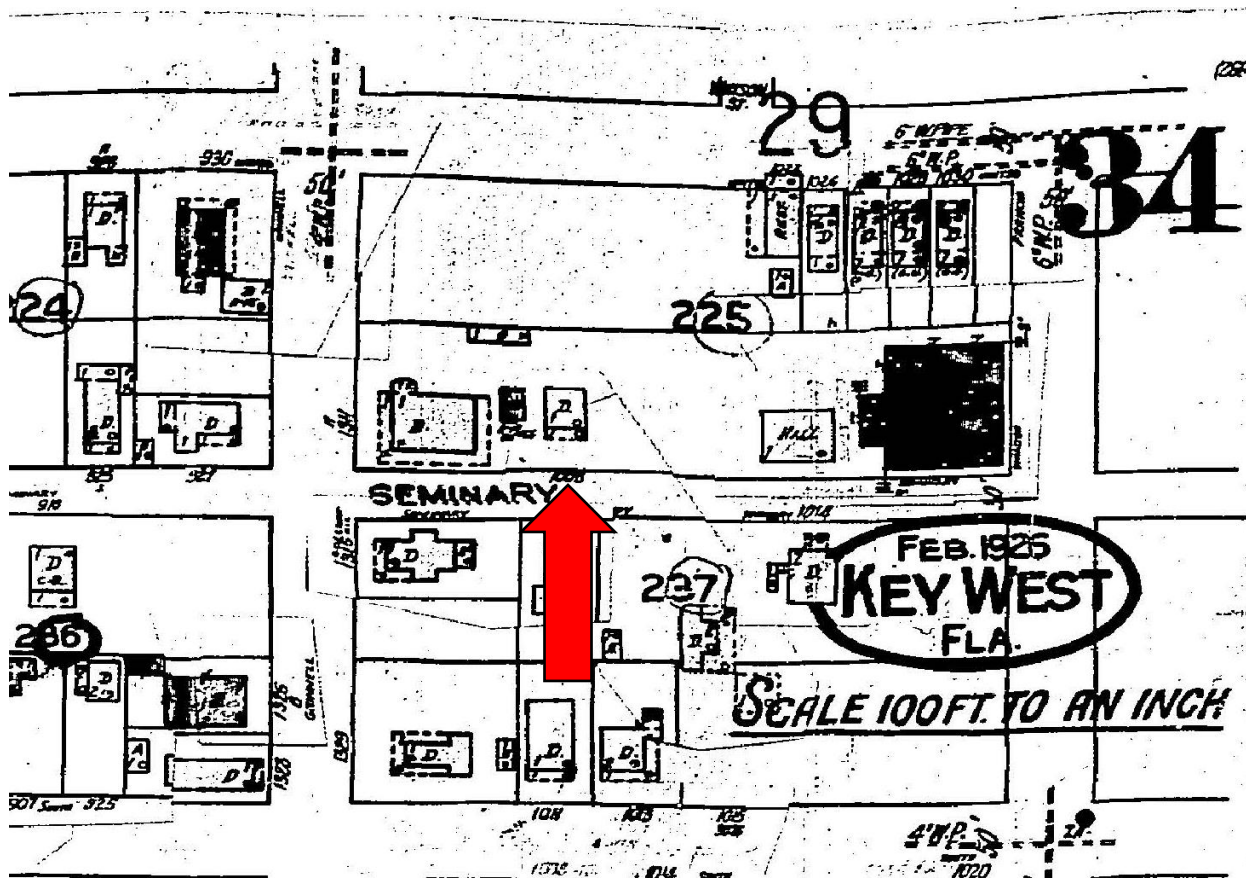
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
N/A
(d) Is not the site of a historic event with significant effect upon society.
N/A
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A
(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.
N/A
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

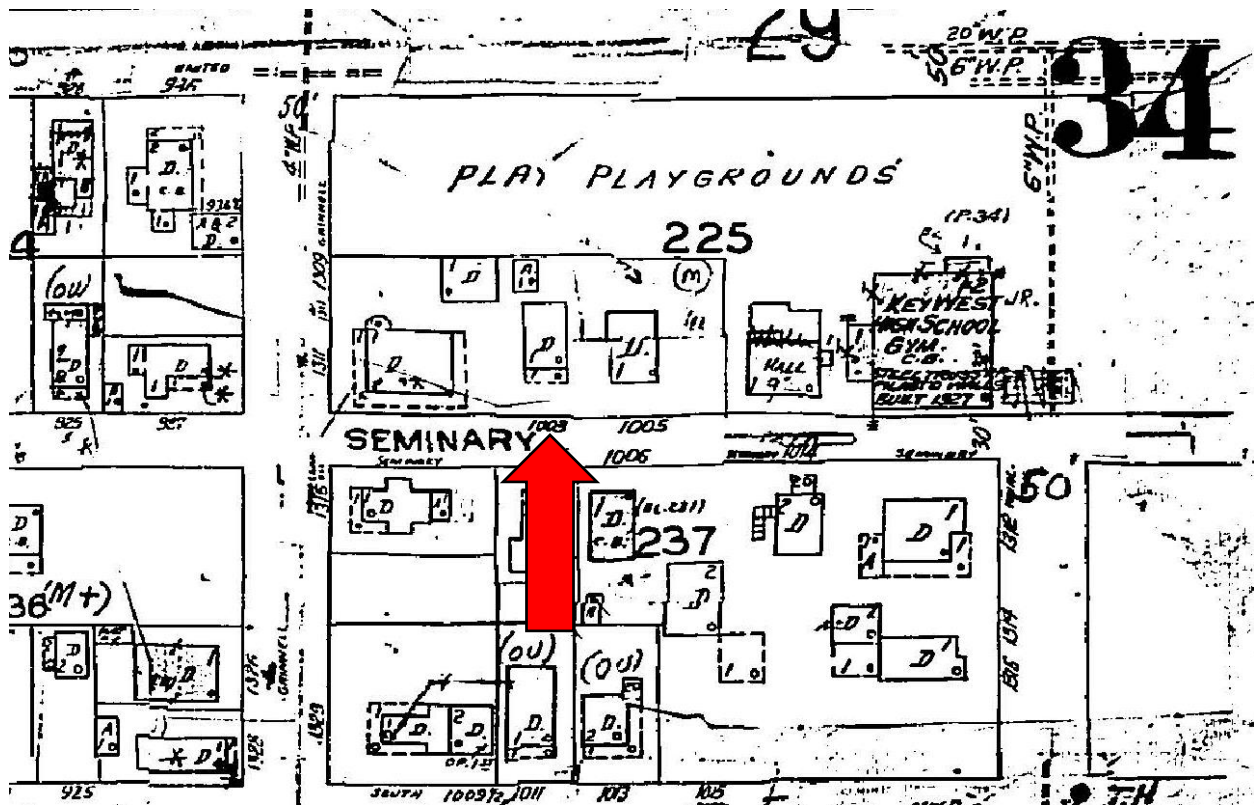
(i) Has not yielded, and is not likely to yield, information important in history.
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
Both the rear addition and shed are at the rear of the main structure, not visible to public view and offer no character to the neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Removing the rear additions will restore the character of the historic main structure and year yard.
(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.
The additions have no character defining features to contribute to the neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.
The non-historic additions have no character defining features and materials that would quality as contributing.

SANBORN MAPS



1926 Sanborn Map indicating 1003 Seminary Street with a red arrow.

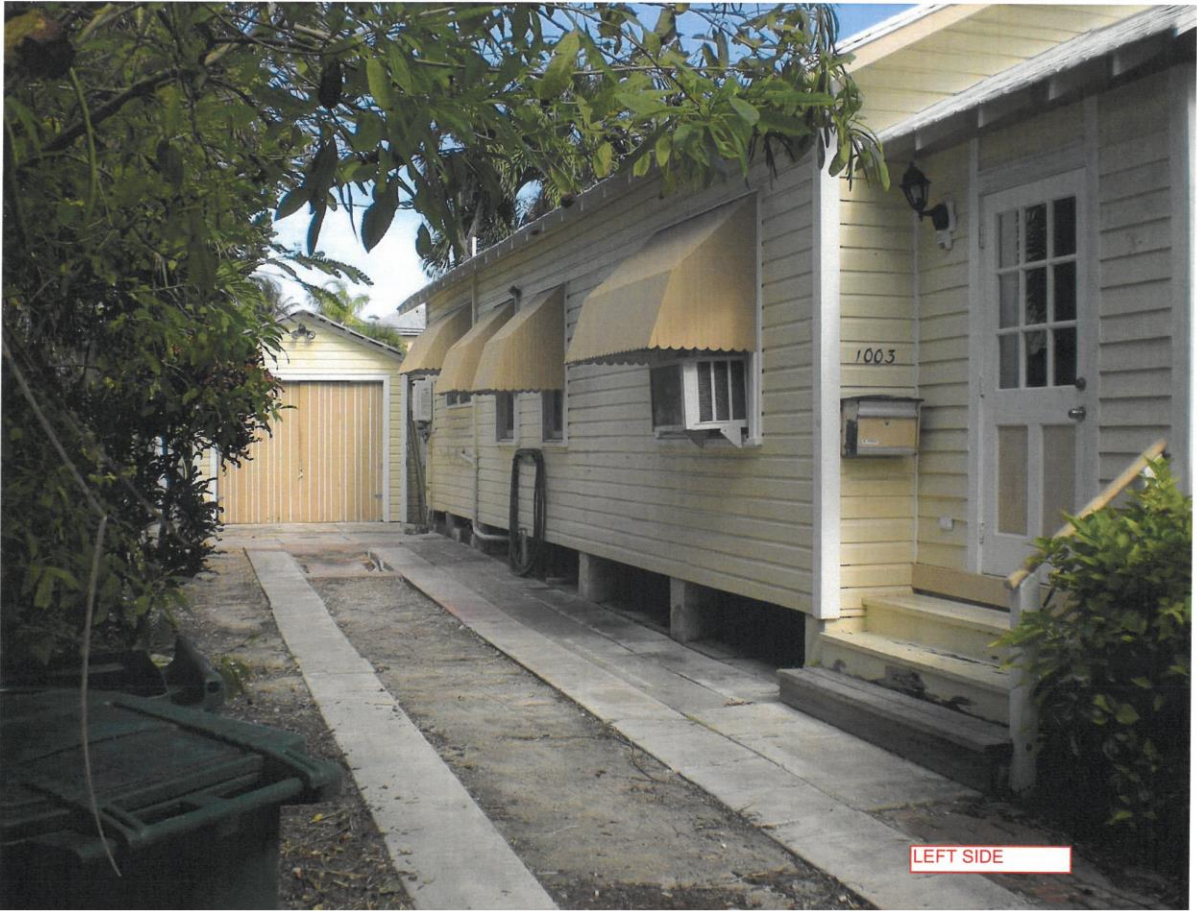


1962 Sanborn Map indicating 1003 Seminary Street with a red arrow.

PROJECT PHOTOS



FRONT



LEFT SIDE



RIGHT SIDE



REAR



GARAGE FRONT



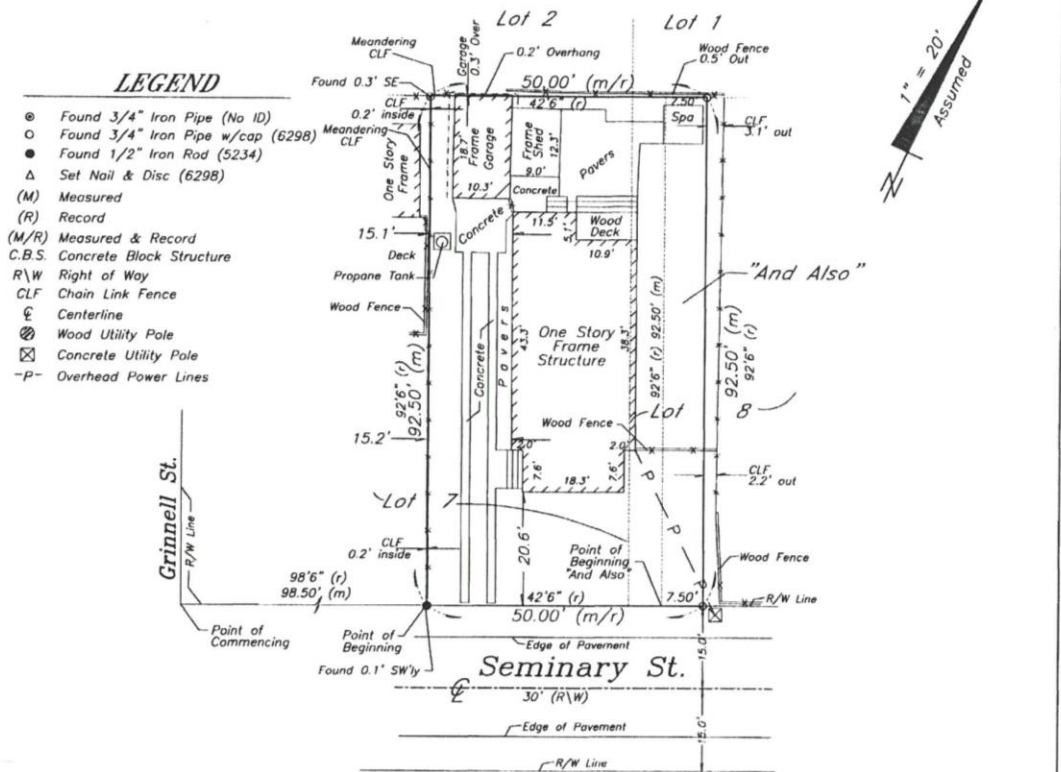
GARAGE SHED



1311 GRINNELL ST

SURVEY

**Boundary Survey Map of part of Lots 7 and 8, Block 8,
Tract 18, WEBB REALTY CO., Island of Key West**



- LEGEND**
- ⊙ Found 3/4" Iron Pipe (No ID)
 - Found 3/4" Iron Pipe w/cap (6298)
 - Found 1/2" Iron Rod (5234)
 - △ 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 Power Lines
- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 1003 Seminary Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Adjoiners are not furnished.
 9. Date of field work: December 18, 2019.
 10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: In the City of Key West, and beginning at a point in the Northwestern line of Seminary Street 98 feet 6 inches as measured along said line Northeastwardly from the intersection of said line with the Northeastly line of Grinnell Street; thence Northeastwardly along said Northwestern line of Seminary Street 42 feet, 6 inches; thence Northwestwardly at right angles to said Northwestern line of Seminary Street 92 feet 6 inches; thence Southwestwardly at right angles to said last mentioned line 42 feet 6 inches; thence Southeastwardly 92 feet 6 inches to the Point of Beginning; being parts of Lots Seven (7) and Eight (8) of a subdivision as shown by Webb Realty Company plat recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida.

AND ALSO:
A parcel of land on the Island of Key West and known as a part of Lot 8, in Block 8, on the diagram of part of Tract 18, platted by The Webb Realty Company, according to the plat thereof, as recorded in Plat Book 1, at Page 42, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: **COMMENCE** at the intersection of the Northwestern right of way line of Seminary Street with the Northeastly right of way line of Grinnell Street and run thence Northeastly along the Northwestern right of way line of the said Seminary Street for a distance of 141.00 feet to the Point of Beginning; thence continue Northeastly along the Northwestern right of way line of the said Seminary Street for a distance of 7.50 feet; thence Northwestly and at right angles for a distance of 92.50 feet; thence Southwestly and at right angles for a distance of 7.50 feet; thence at right angles for a distance of 92.50 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Darek Lyzwinski;
Keys Federal Credit Union;
Spottswood, Spottswood, Spottswood & Sterling, PLLC;
Chicago Title Insurance Company;

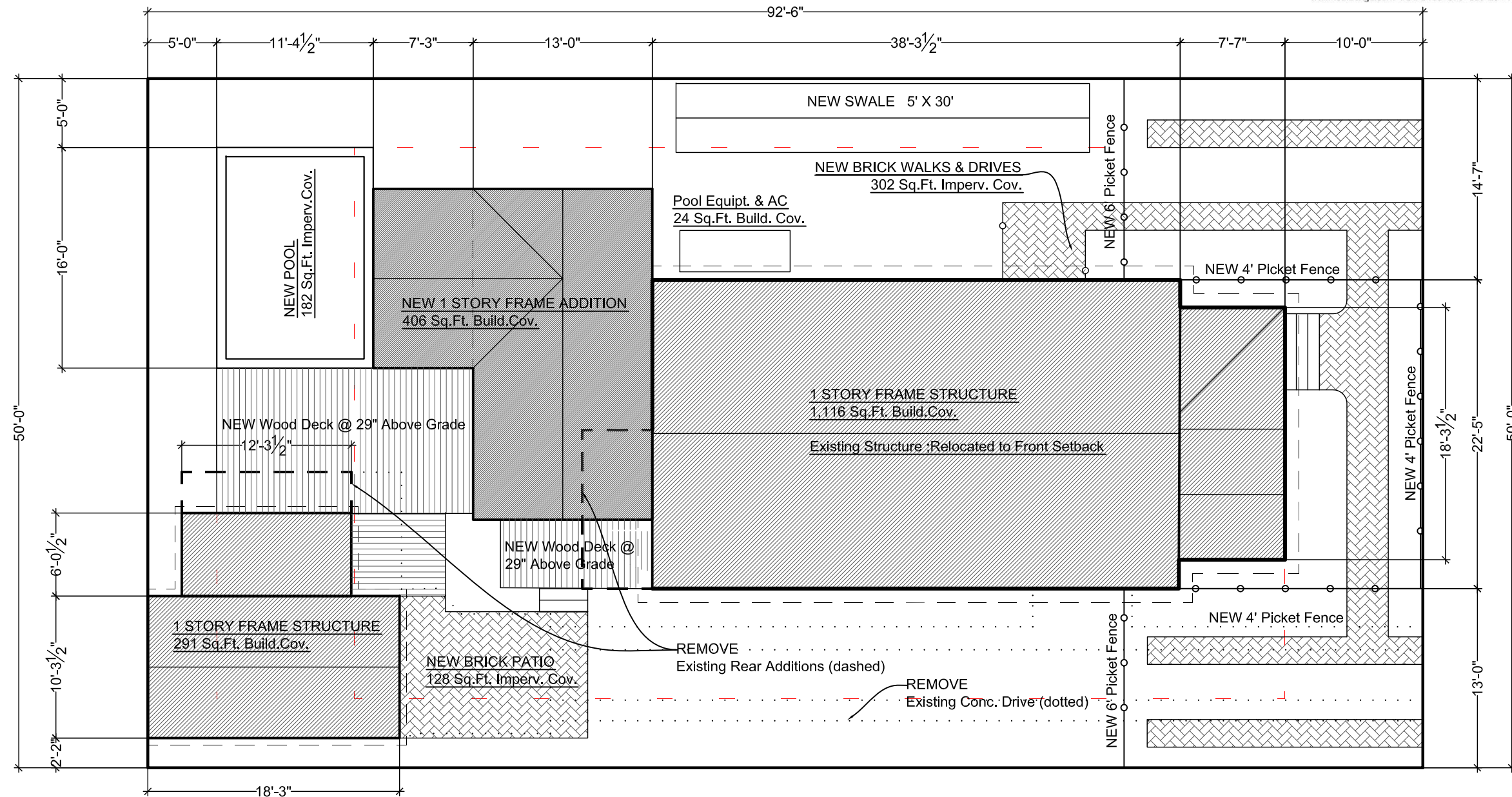
I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
December 19, 2019

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



S E M I N A R Y S T R E E T

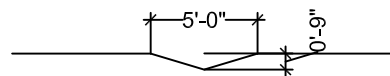
SITE PLAN
 1/8" = 1'-0"

STORM WATER MANAGEMENT CALCULATIONS

ADDITIONAL IMPERVIOUS AREA = 636 SQ.FT.
 LOT AREA = 4,625 SQ.FT.

14% COVERAGE (Additional impervious area / lot area)
 636 Sq.Ft. < 40% (Sq.Ft. x 1" / 12") = 53 C.F. DETENTION REQUIRED

53 C.F. / 1.875 = 29 Lin.Ft. SWALE REQUIRED
 30 Lin. Ft. OF SWALE SUPPLIED



SWALE DETAIL
 Not to Scale

SITE DATA

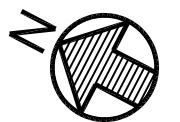
ZONING: HMDR
 FLOOD ZONE: X
 SETBACKS: F 10', S 5', R 15', SS 7.5"

LOT SIZE: 50' X 92.5' = 4,625 Sq.Ft.
 DENSITY: 22 DU / ACRE
 FAR: N/A

BUILDING COVERAGE (Dripline):
 EXISTING: 1,535 Sq.Ft. / 4,625 = 33% < 40%
 PROPOSED: 1,837 Sq.Ft. / 4,625 = 40% OK

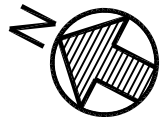
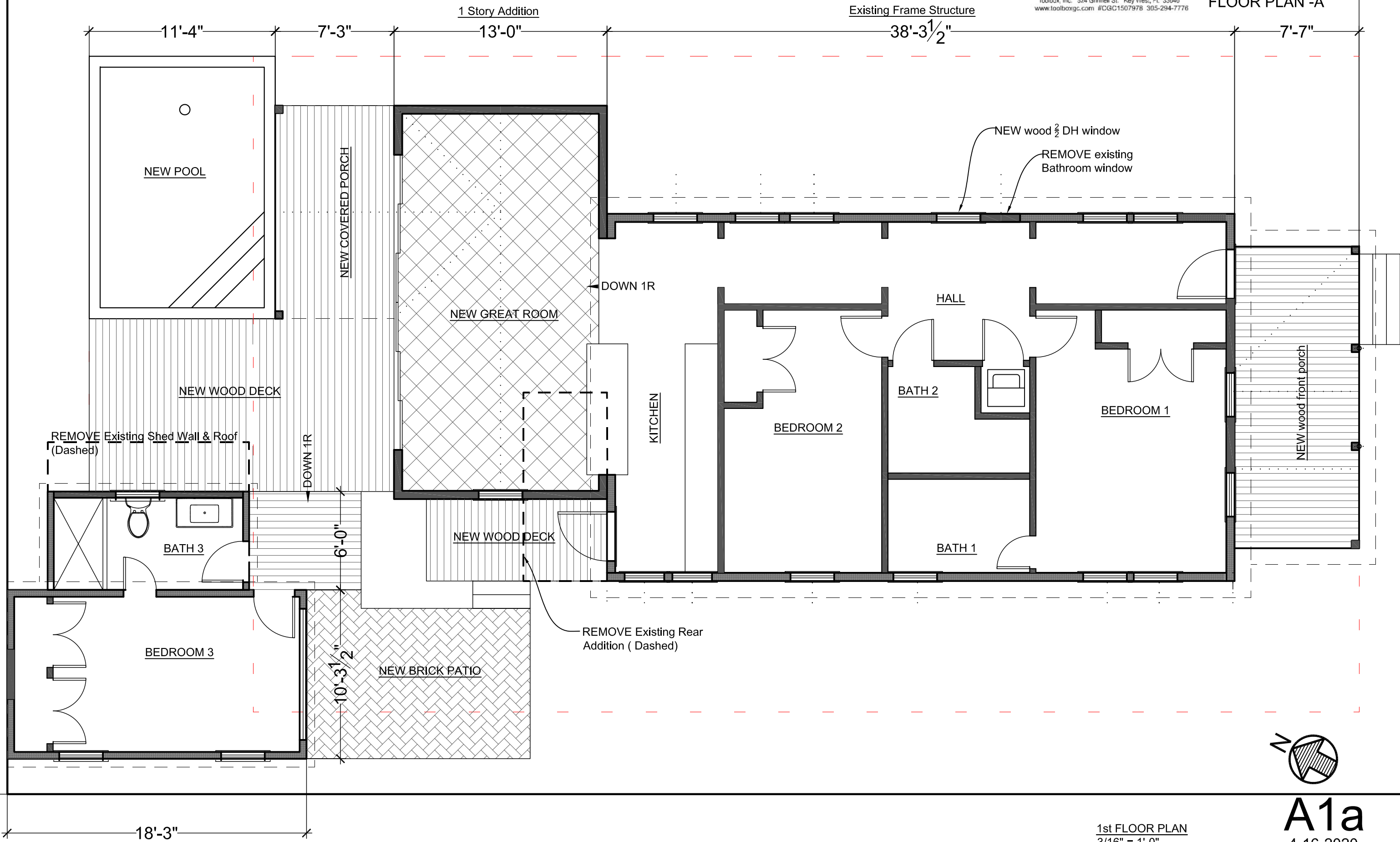
IMPERVIOUS SURFACE COVERAGE:
 EXISTING: 1,813 Sq. Ft. / 4,625 = 39% < 60%
 PROPOSED: 2,449 Sq.Ft. / 4,625 = 53% < 60% OK

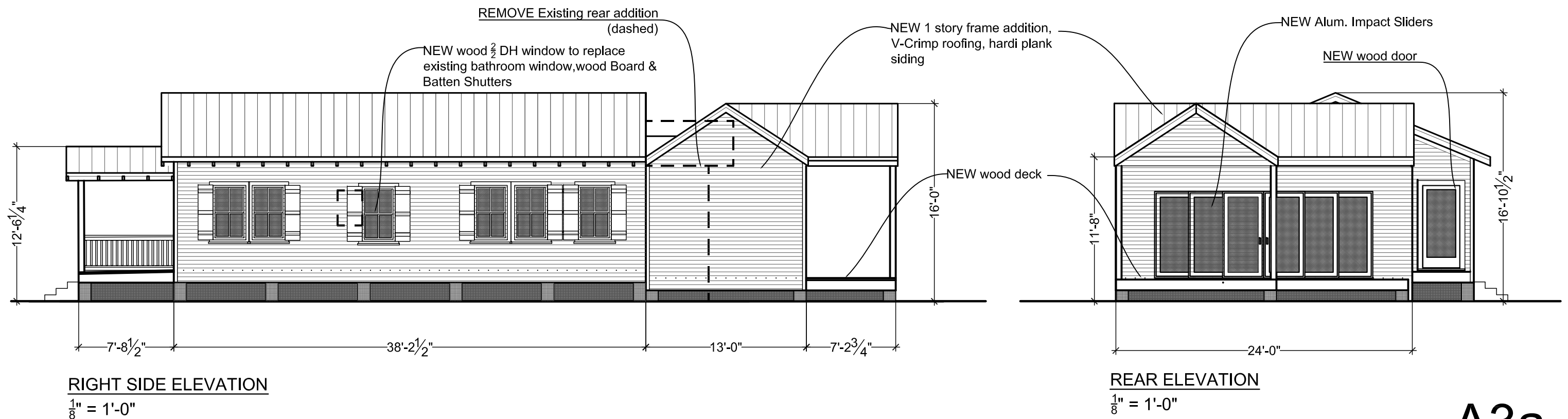
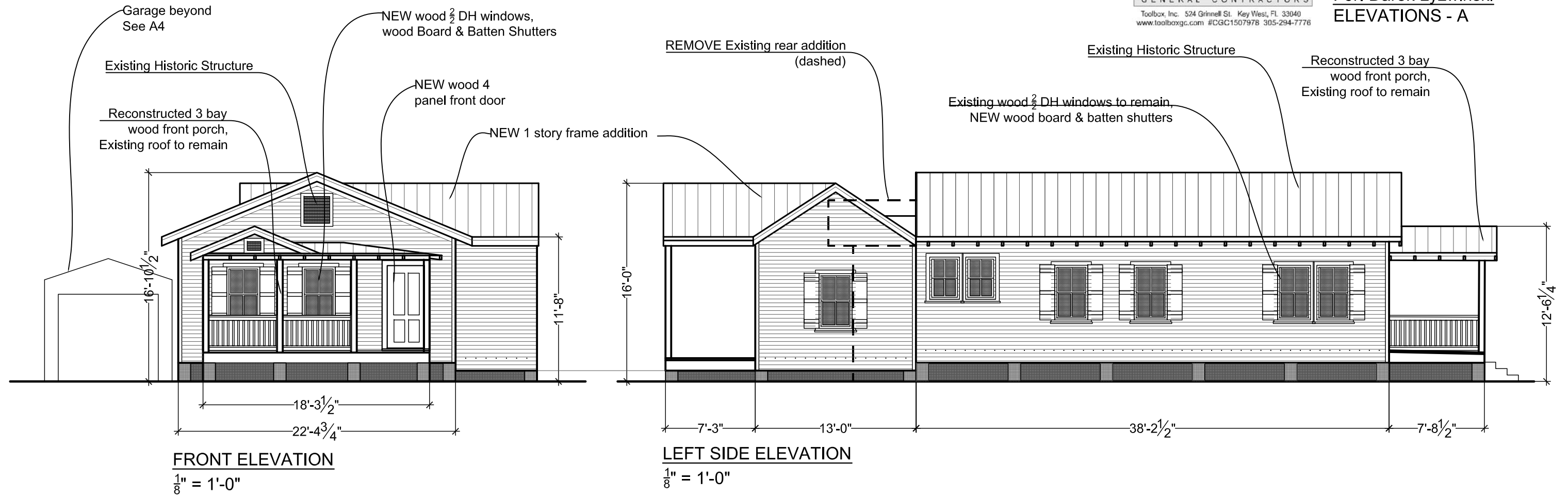
OPEN SPACE (Green Area):
 EXISTING : 2,812 Sq.Ft. / 4,625 = 61% > 35%
 PROPOSED: 2,176 Sq. Ft. / 4,625 = 47% > 35% OK

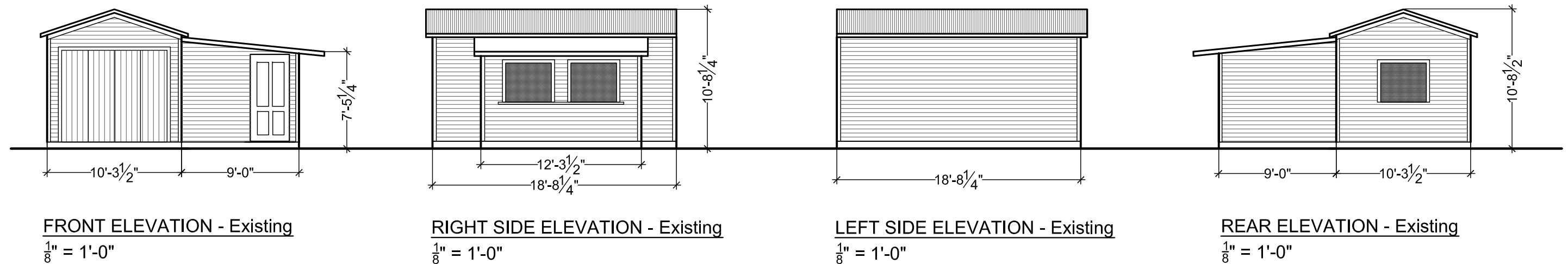
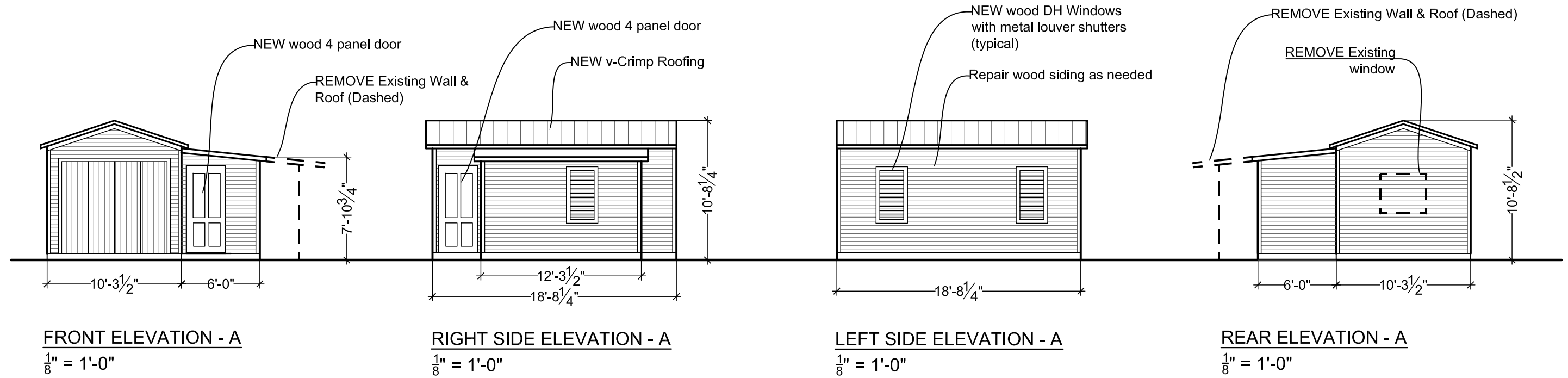


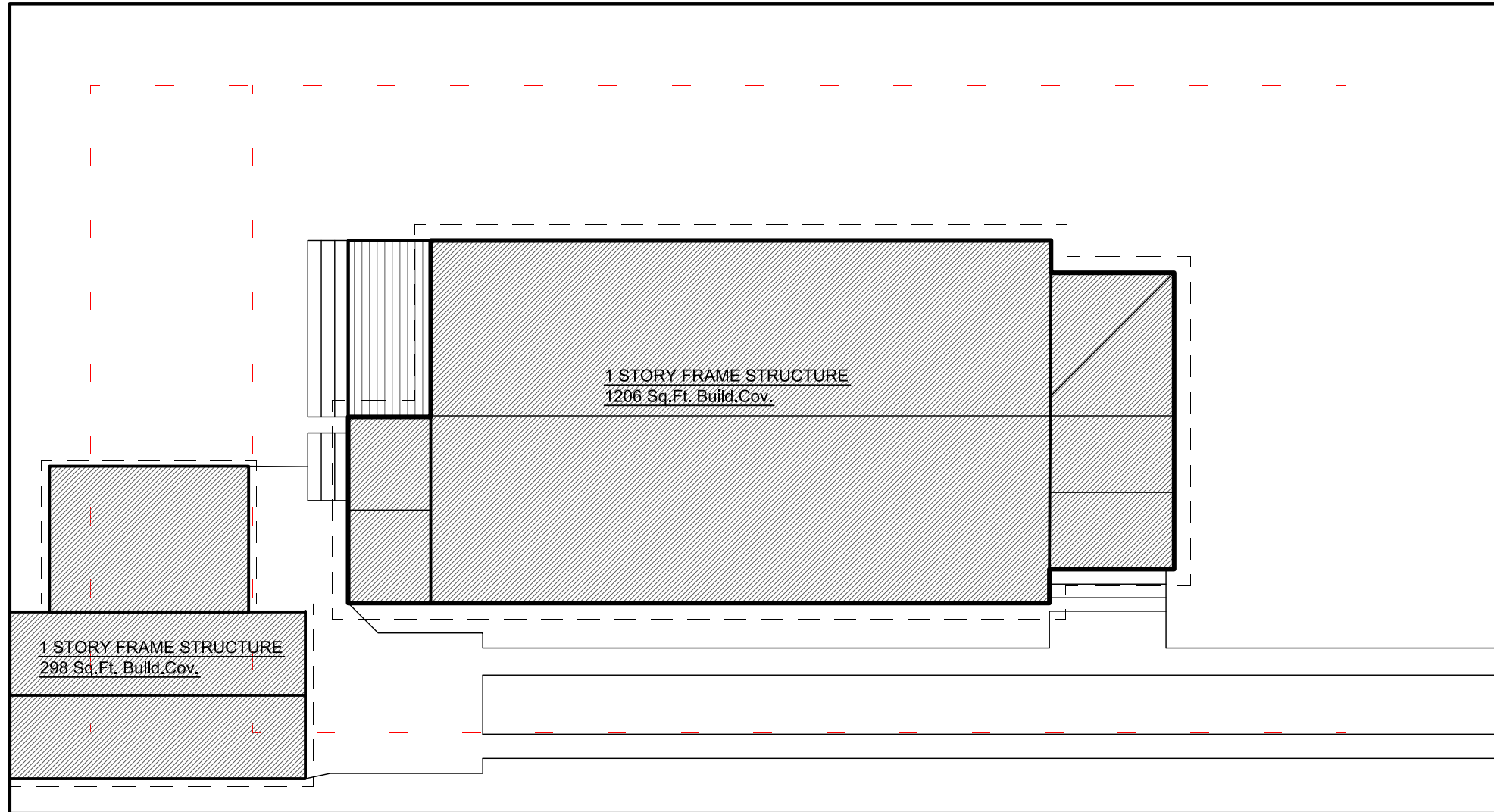
SP1a

4-16-2020









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

SITE DATA

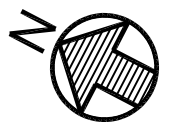
ZONING: HMDR
 FLOOD ZONE: X
 SETBACKS: F 10', S 5', R 15', SS 7.5"

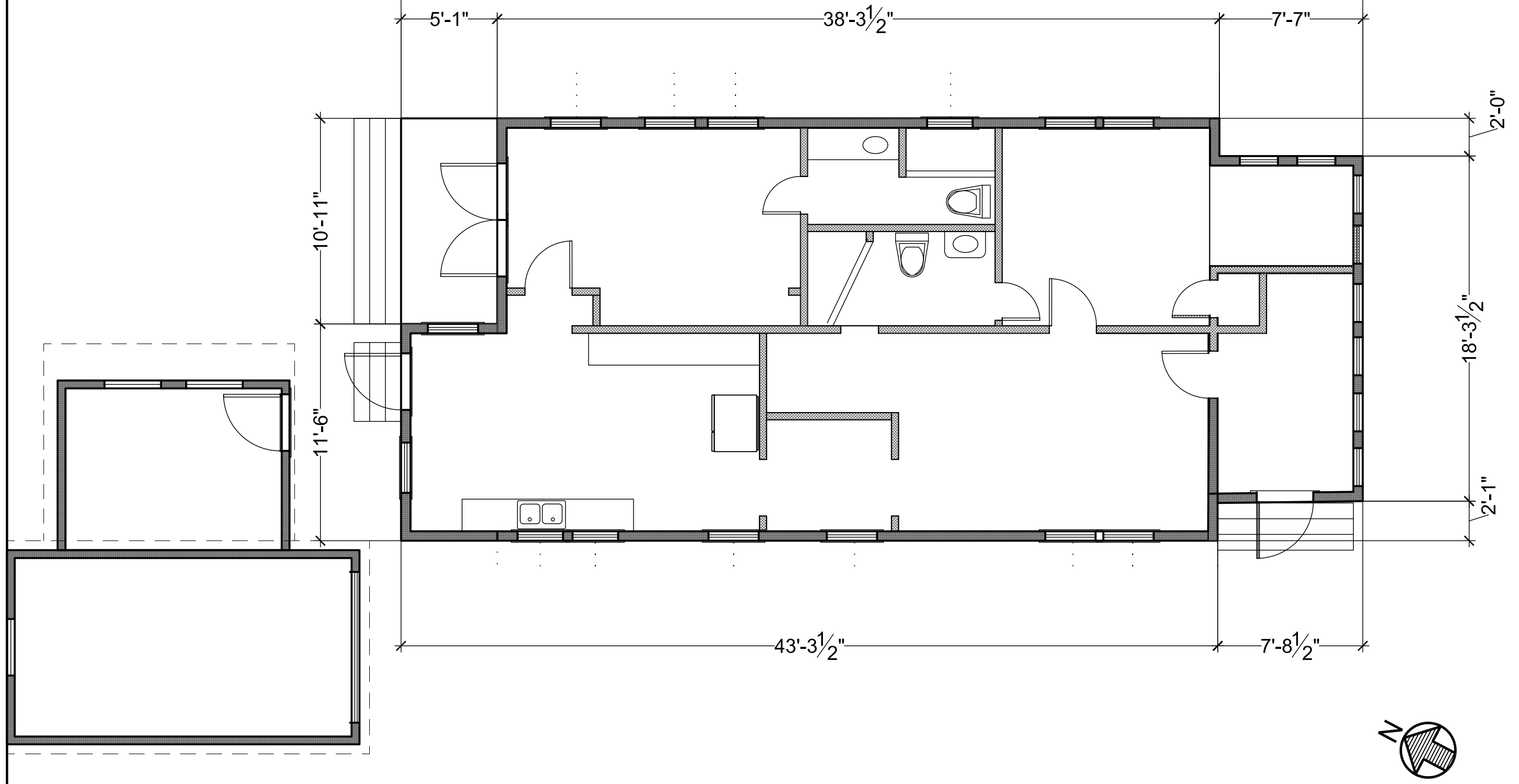
LOT SIZE: 50' X 92.5' = 4,625 Sq.Ft.
 DENSITY: 22 DU / ACRE
 FAR: N/A

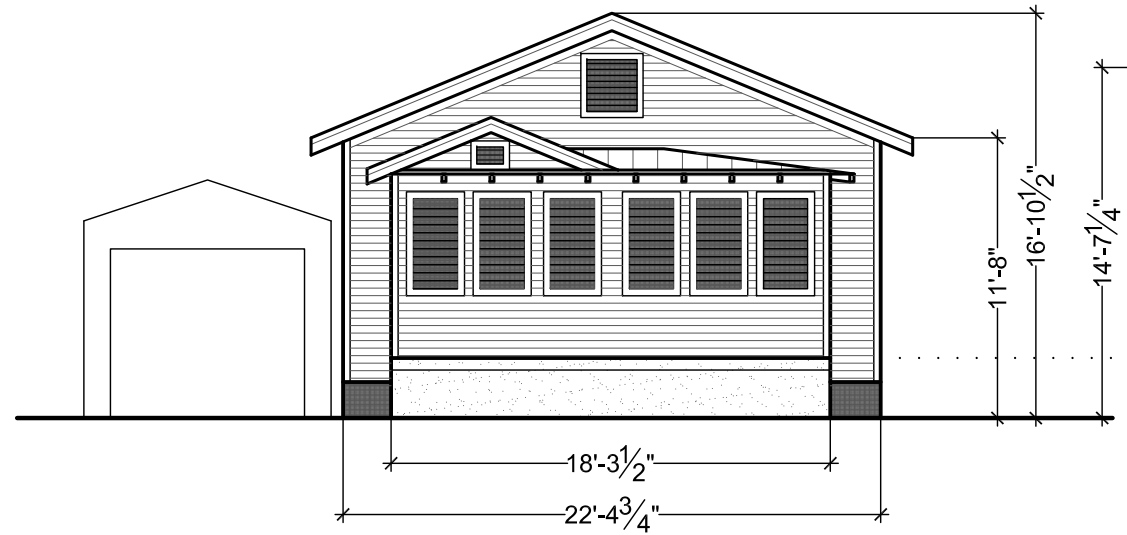
BUILDING COVERAGE (Dripline):
 EXISTING: 1,444 Sq.Ft. / 4,625 = 31% < 40%

IMPERVIOUS SURFACE COVERAGE:
 EXISTING: 1,813 Sq. Ft. / 4,625 = 39% < 60%

OPEN SPACE (Green Area):
 EXISTING : 2,812 Sq.Ft. / 4,625 = 61% > 35%

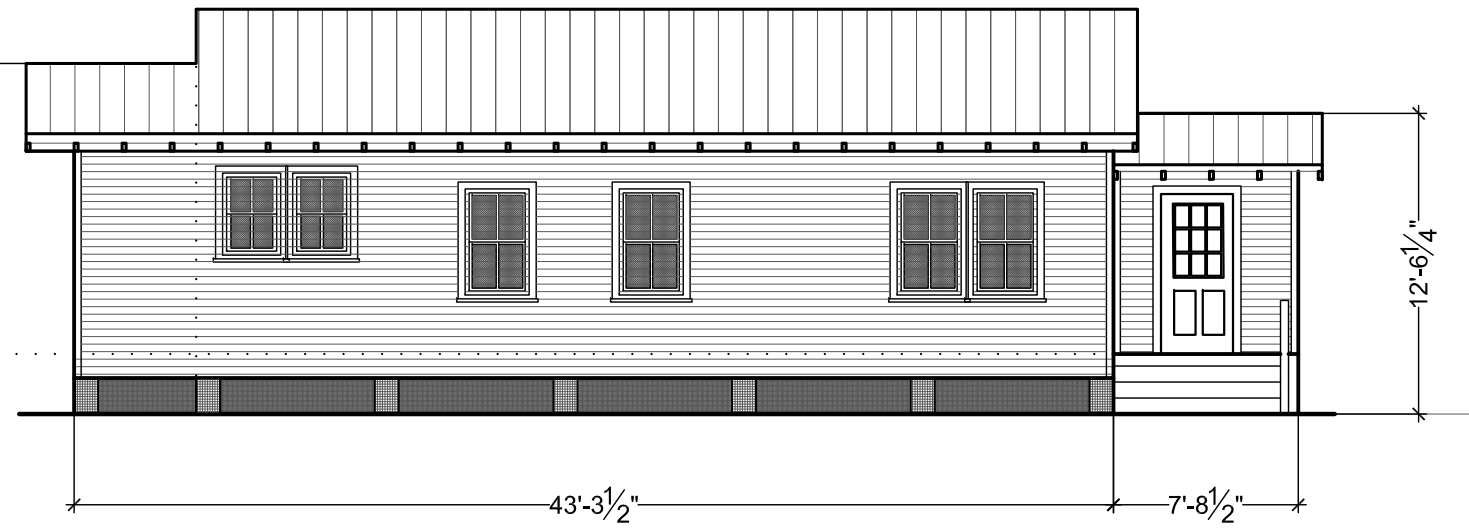






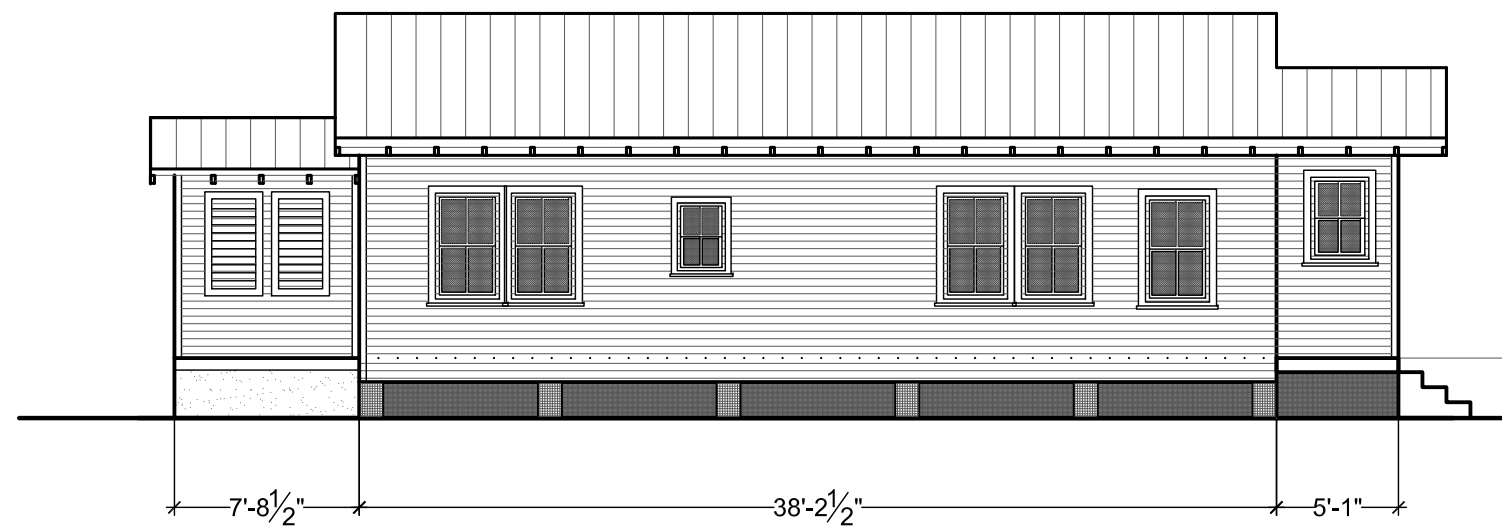
FRONT ELEVATION

$\frac{1}{8}'' = 1'-0''$



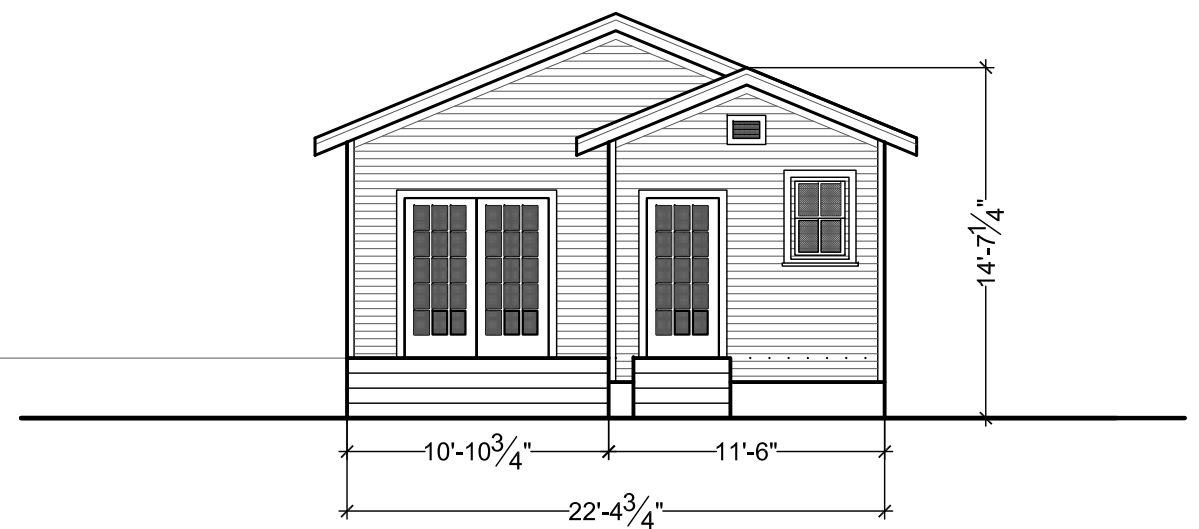
LEFT SIDE ELEVATION

$\frac{1}{8}'' = 1'-0''$



RIGHT SIDE ELEVATION

$\frac{1}{8}'' = 1'-0''$



REAR ELEVATION

$\frac{1}{8}'' = 1'-0''$

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., May 20, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

RELOCATION AND RENOVATION OF HISTORIC STRUCTURE. NEW ONE-STORY REAR ADDITION. NEW POOL AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC REAR ADDITION AND PORTION OF NON-HISTORIC GARAGE.

#1003 SEMINARY STREET

Applicant – Kevin Melloncamp Application #H2020-0015

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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 305-809-3811 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 Kevin Melloncamp, 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:
1003 Seminary St. Key West on the 12th day of May, 2020.

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 May 20, 2020.

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 H 2020-0015

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

Signed Name of Affiant: [Signature]

Date: 5-12-2020

Address: 524 Grinnell St.

City: Key West

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 12 day of May, 2020.

By (Print name of Affiant) Kevin Melloncamp who is personally known to me or has produced _____ as identification and who did take an oath.

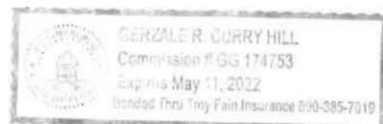
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____





Public Meeting Notice

1003

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 00039420-000000
 Account# 1040169
 Property ID 1040169
 Millage Group 10KW
 Location 1003 SEMINARY ST, KEY WEST
 Address
 Legal Description KW WEBB REALTY CO SUB PB1-42 PT LOT 7 PT LOT 8 SQR 8 TR 18 G4-435 E1-107 OR710-721D/C OR739-249 OR741-684-685-686 OR746-53 L/E OR2169-76/77C OR2169-1676/77 OR2216-1926 OR2339-1119/20F/J OR2437-1865/66 OR2567-843/46 OR2635-2188/89C OR3006-2193
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision The Webb Realty Co
 Sec 7/tpw/Ring 05/68/25
 Affordable No
 Housing No



Owner

LYZWINSKI DAREK
 1003 Seminary St
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$99,138	\$99,138	\$100,596	\$90,887
+ Market Misc Value	\$1,798	\$1,798	\$1,798	\$1,798
+ Market Land Value	\$585,926	\$563,769	\$504,684	\$570,439
= Just Market Value	\$686,862	\$664,705	\$607,078	\$663,124
= Total Assessed Value	\$556,745	\$523,370	\$490,517	\$461,063
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$531,745	\$516,689	\$483,571	\$507,735

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,875.00	Square Foot	52.7	93

Buildings

Building ID 3088
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1315
 Finished Sq Ft 891
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 130
 Functional Obs 0
 Economic Obs 0
 Depreciation % 33
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
 Year Built 1943
 Effective Year Built 1993
 Foundation WD CONC PADS
 Roof Type IRK/CUSTOM
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETCHED GARAGE	190	0	0
EPB	ENCL PORCH BLK	126	0	0
DUF	FIN DET UTILIT	108	0	0
FLA	FLOOR LIV AREA	891	891	0
TOTAL		1,315	891	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1964	1965	1	174 SF	2
CHLINK FENCE	1964	1965	1	372 SF	1
WOOD DECK	1983	1984	1	100 SF	2
FENCES	1989	1990	1	60 SF	2
WALL AIR COND	1983	1984	1	2 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/28/2020	\$691,600	Warranty Deed	2254459	3006	2193	01 - Qualified	Improved
6/12/2013	\$100	Warranty Deed		2635	2188	11 - Unqualified	Improved
4/25/2012	\$380,000	Warranty Deed		2567	843	16 - Unqualified	Improved
9/28/2009	\$280,000	Warranty Deed		2437	1865	02 - Qualified	Improved
11/30/2005	\$650,000	Warranty Deed		2169	1676	Q - Qualified	Improved

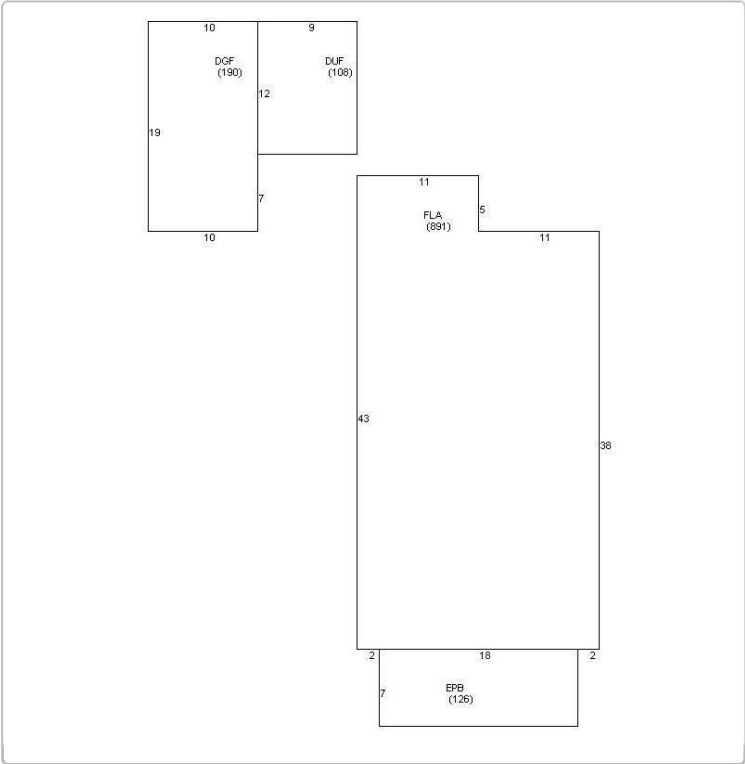
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07-3388	7/10/2007	12/31/2007	\$0	Residential	SET 200# CYL. (47 GAL) ON CONCRETE PAD AS PER SPECS. RUN 15' 1/2" COPPER TUBING FROM TANK TO WATER HEATER
07-0188	2/23/2007	2/12/2009	\$2,000	Residential	INSTALL APPROX 80' OF 4' FRONT FENCE ALONG FRONT FACE & GATE & APPROX 19' OF 6' FENCE & GATE AT LEFT OF FRONT FACE & PAINT WHITE AS PER SITE PLAN
07-0813	2/23/2007	2/12/2009	\$1,100	Residential	CONSTRUCT ENTRY GATED DOOR WITH ROOF
07-0814	2/23/2007	2/12/2009	\$350	Residential	INSTALL 1 SQR V-CRIMP OVER ENTRY GATE ROOF.
06-4436	7/21/2006	8/9/2006	\$4,000	Residential	INSTALL 8 NEW WINDOWS & FRONT DOOR.
06-3431	6/12/2006	8/9/2006	\$1,500	Residential	REPLACE TERMITE DAMAGED WOOD.
9702061	6/1/1997	11/1/1997	\$5,000	Residential	ALTERATIONS/RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

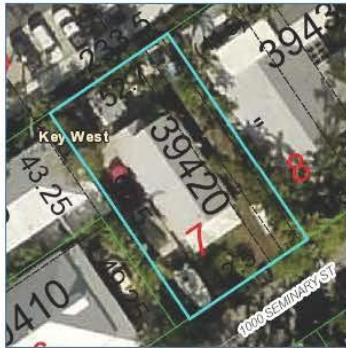
Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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