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# Historic Architectural Review Commission

## Staff Report for Item 12

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: January 29, 2019

Applicant: Bender & Associates

Application Number: H2020-0001

Address: #609 Angela Street

### Description of Work:

Demolition of all non-historic, non-contributing rear additions. Demolition of a carport/roof deck structure.

### Site Facts:

The site under review is a historic one-and-a-half story frame vernacular house with several non-historic rear additions. The historic portion of the house was built circa 1889 and is contributing to the historic district.

The form of the historic main house remains consistent on the Sanborn maps, going back to 1892. However, the form of the rear additions appears somewhat inconsistent on the Sanborn maps.

The form of the rear additions in the 1962 Sanborn map does not resemble what additions exist today, indicating that they are likely non-historic additions. The idea that the rear additions are not historic is also supported by an aerial photo from 1972, which does not indicate the presence of the existing rear additions.

A historic photo from the 1960s shows a carport structure at the side of the house, but that structure has since been heavily altered to incorporate a roof deck.

## Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-218 (b), Criteria for demolitions.

## Staff Analysis:

A Certificate of Appropriateness is under review for renovations and rear additions to an existing historic structure.

The proposed design would require the demolition of several non-historic, non-contributing additions at the rear of the historic structure, as well as the demolition of a carport/roof deck structure at the side of the house, which is not appropriate to the context.

The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

- (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;*

It is staff's opinion that the removal of the non-historic structures will have no effect on the historic character of the neighborhood.

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

The structures under review for demolition are not historic.

- (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 under review for demolition have not acquired historic significance that is important in defining the historic character of the site or its surroundings.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the non-historic structures in question will not qualify as contributing elements to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved this will be the only required reading for demolition.



Aerial photo from 1972 indicating 609 Angela Street. The rear additions that exist today are not visible.





Historic Photo of 609 Angela Street from the 1960s.

# APPLICATION

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



**City of Key West**

1 300 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**

<b>ADDRESS OF PROPOSED PROJECT:</b>	609 Angela Street	
<b>NAME ON DEED:</b>	Bus Stop Sixty Inc. (Kevin Mitchell)	PHONE NUMBER
<b>OWNER'S MAILING ADDRESS:</b>	609 Angela Street	EMAIL kevin@mitchelldemo.com
<b>APPLICANT NAME:</b>	Bender & Associates	PHONE NUMBER 305-296-1347
<b>APPLICANT'S ADDRESS:</b>	410 Angela Street	EMAIL hburkee@benderarchitects.com
<b>APPLICANT'S SIGNATURE:</b>		DATE 1.02.20

**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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Demolition of non-historic additions, renovation of historic structure, and construction of new additions to the historic structure.
<b>MAIN BUILDING:</b> See above. The only structure on site is the principle structure.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b> See demolition appendix.

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): None.	
PAVERS: Brick at parking area and entry area.	FENCES: Existing.
DECKS: None.	PAINTING: All new paint to be white (dark green shutters).
SITE (INCLUDING GRADING, FILL, TREES, ETC): See plans.	POOLS (INCLUDING EQUIPMENT): None.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): See plans.	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:	609 Angela Street
PROPERTY OWNER'S NAME:	Bus Stop Sixty Inc. (Kevin Mitchell)
APPLICANT NAME:	Bender & Associates Architects

*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	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Removal of all non-historic additions.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>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);</b>
(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.
Not applicable.
(2) Or explain how the building or structure meets the criteria below:
(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.
Not applicable.

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.
Not applicable.
(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.
Not applicable.
(d) Is not the site of a historic event with significant effect upon society.
Not applicable.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
Not applicable.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Not applicable.
(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.



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.

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

<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
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<b>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);</b>
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(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.
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The additions being removed are not important in defining the overall historic character of a district or neighborhood.


(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
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Removing the additions does not destroy the historic relationship between buildings or structures and open space.
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(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.
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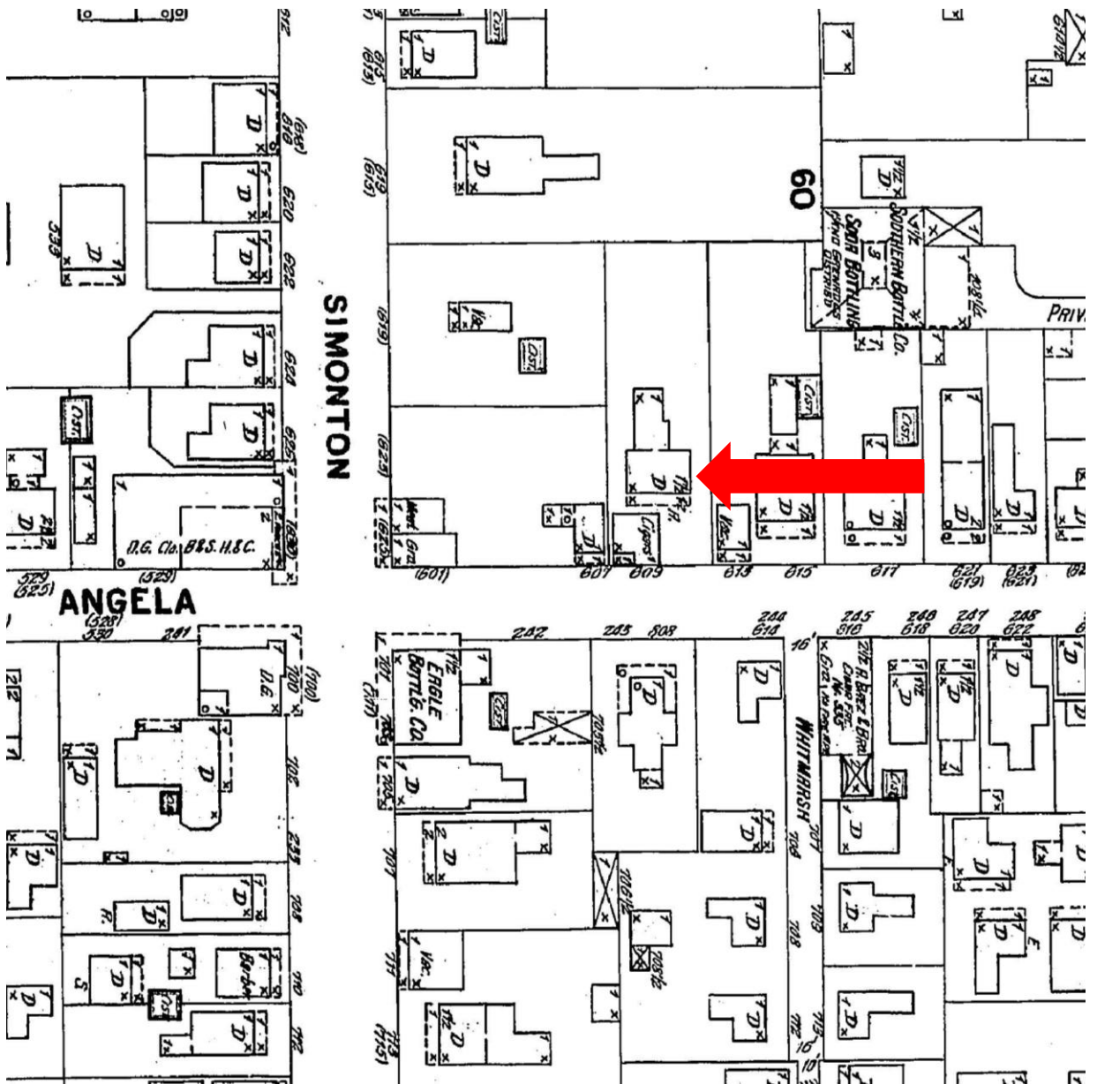
The additions are not important in defining the historic character of a site or the surrounding district or neighborhood.


(4) Removing buildings or structures that would otherwise qualify as contributing.
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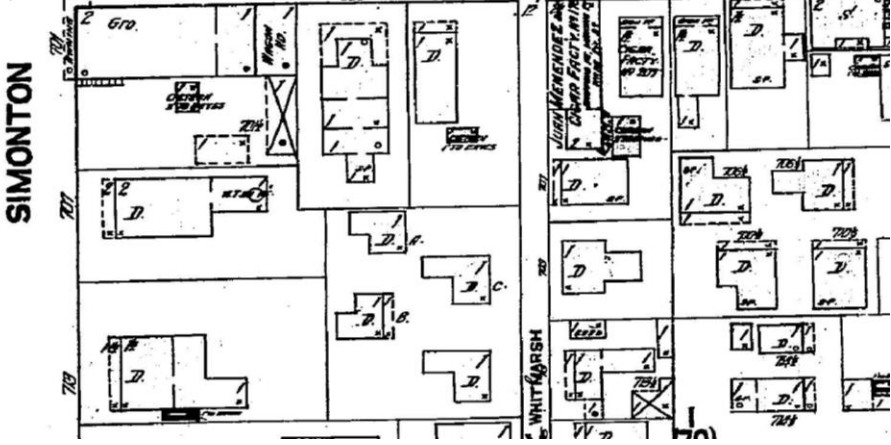
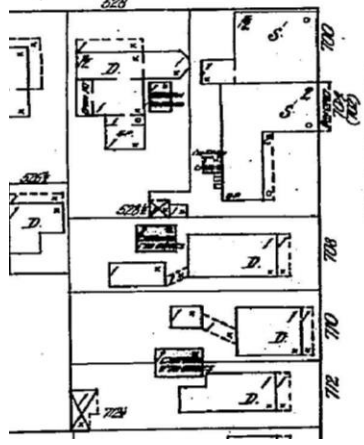
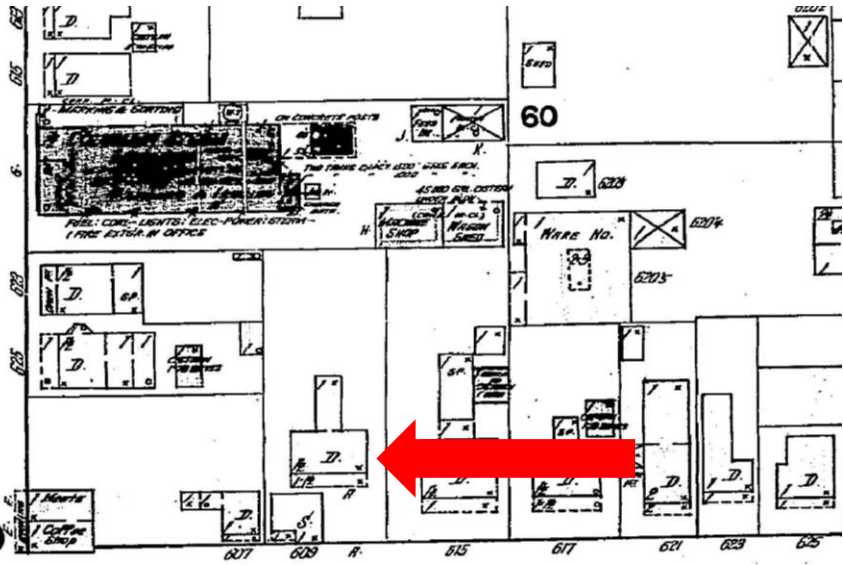
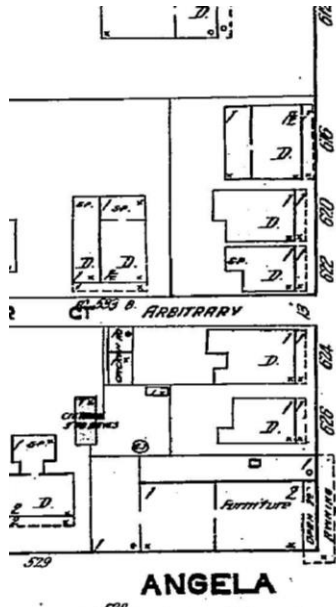
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Not applicable.
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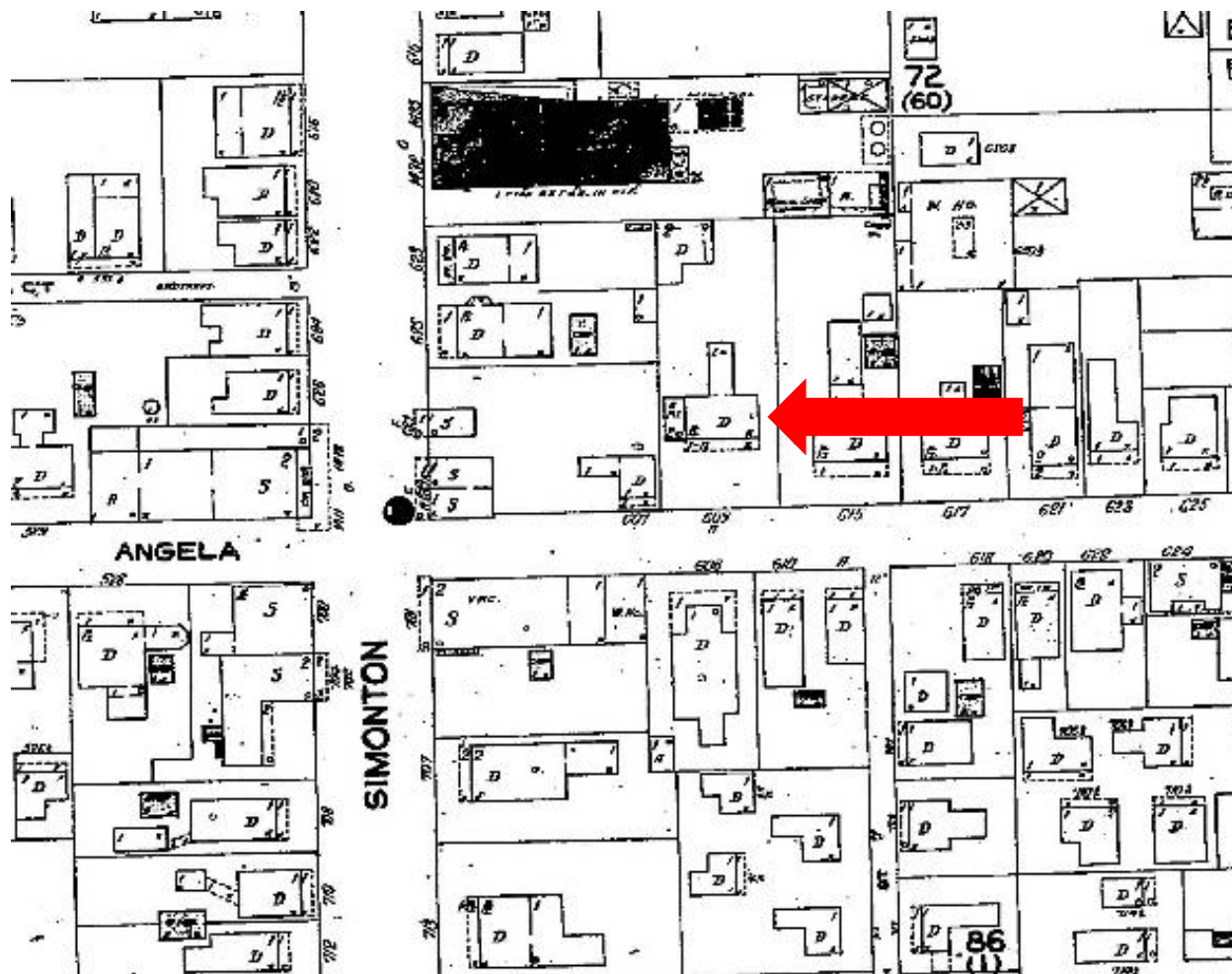

# SANBORN MAPS



1899 Sanborn Map indicating 609 Angela Street.

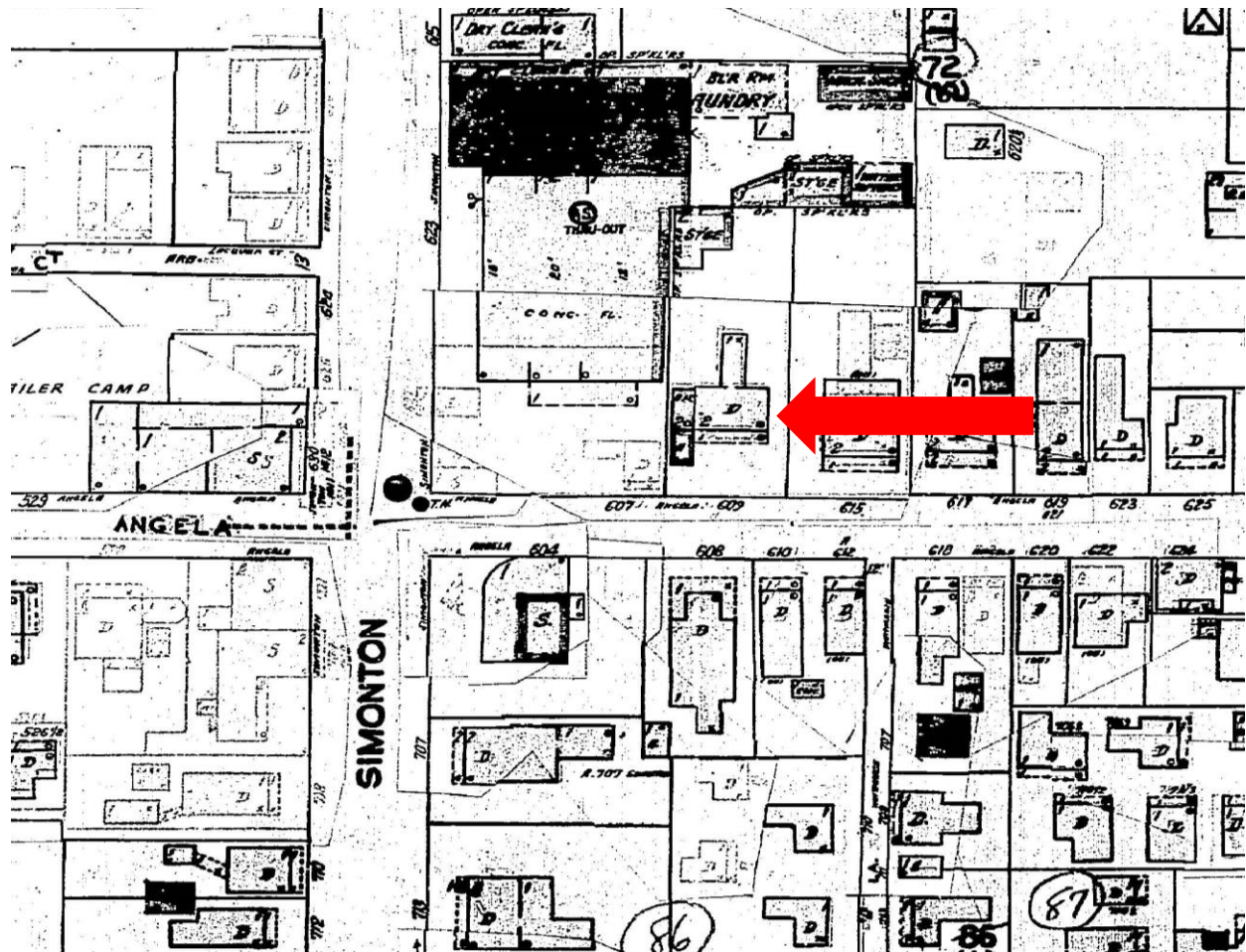


1912 Sanborn Map indicating 609 Angela Street.



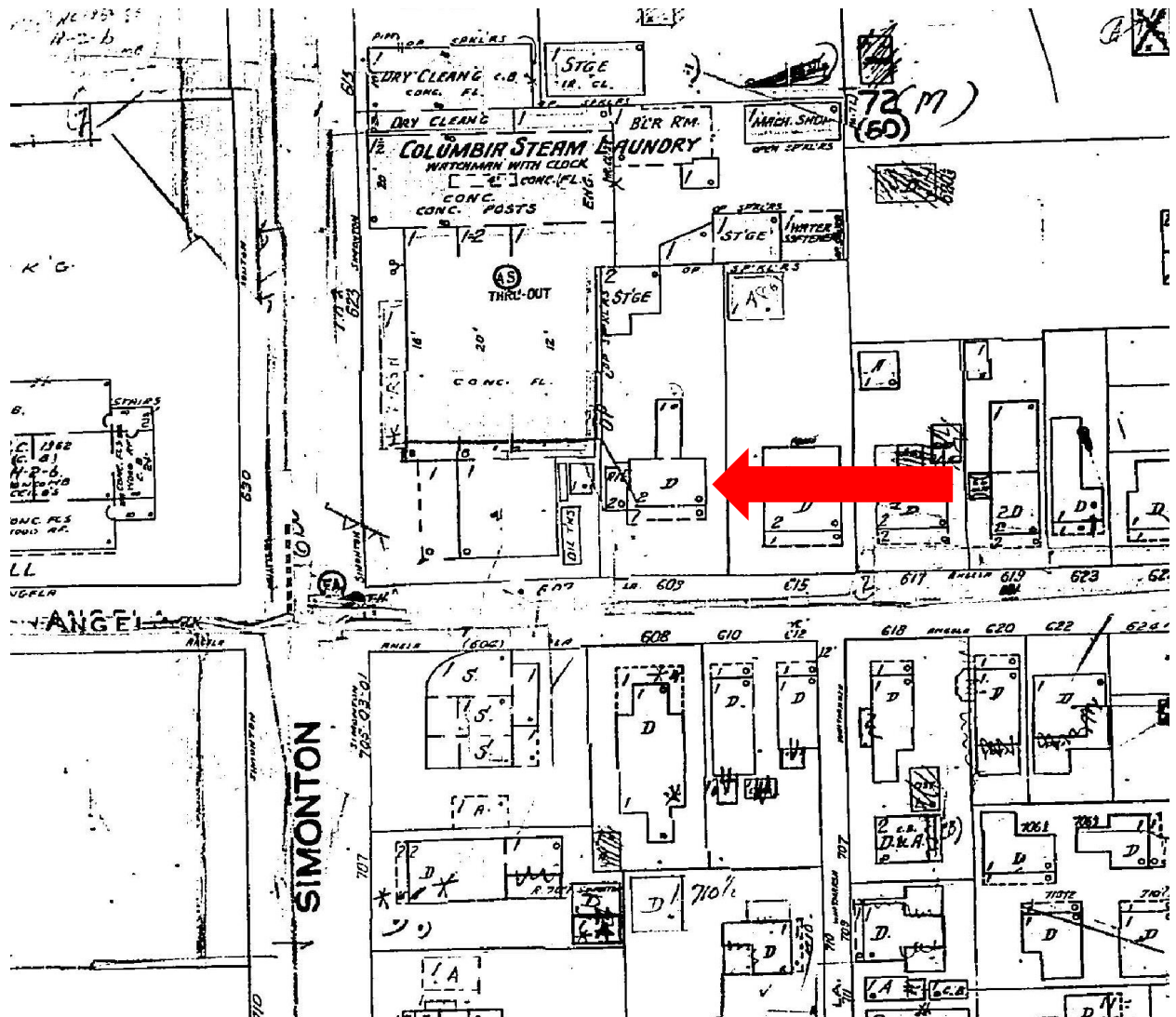
1926 Sanborn Map indicating 609 Angela Street.





1948 Sanborn Map indicating 609 Angela Street.





1962 Sanborn Map indicating 609 Angela Street.

# PROJECT PHOTOS



Street Elevation.



West Elevation.





North Elevation.



East Elevation.





Adjacent Property to the East.



Adjacent Property to the West.

# SURVEY

BEARING BASE:  
 ALL BEARINGS ARE BASED ON N64°26'39" E  
 ASSUMED ALONG THE CENTERLINE OF  
 ANGELA STREET.

ALL ANGLES DETECTED  
 ARE 90 DEGREES UNLESS  
 OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
 U.S. SURVEY FEET

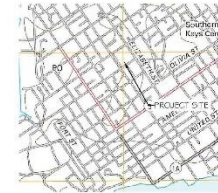
ADDRESS:  
 609 ANGELA STREET  
 KEY WEST, FL 33040

COMMUNITY NO.: 120168  
 MAP NO.: 12087C 13/GK  
 MAP DATE: 02-18-2005  
 FLOOD ZONE: X  
 BASE ELEVATION: N/A

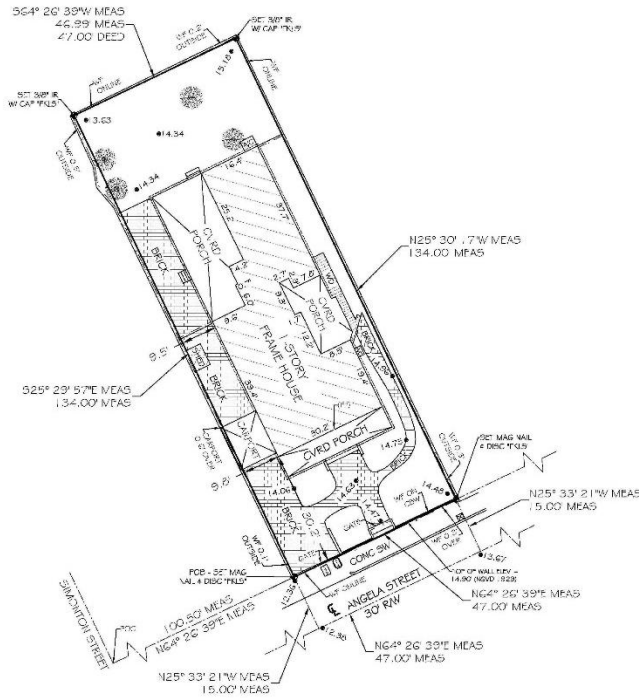
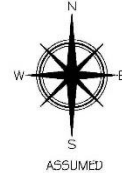
ELEVATIONS SHOWN HEREON ARE IN FEET AND  
 BASED ON THE NATIONAL GEODETIC VERTICAL  
 DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: NATIONAL GEODETIC  
 SURVEY BENCHMARK TO 2577 (F.P.D. 440018)  
 ELEVATION = 11.63 (NGVD 1929).

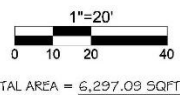
# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
 SEC. 06-T28S-R29E



- LEGEND**
- - WATER METER
  - - SANITARY SEWER CLEAN OUT
  - - MAILBOX
  - - WOOD POWER POLE
  - - CONCRETE POWER POLE
  - - 6" WOOD Pylon
  - - SPOT GRADE ELEVATION (TYPICAL)
  - ☼ - PALM TREE
  - - TREE (UNKNOWN SPECIES)



• THE FINISH FLOOR ELEVATION (1") = 11.63 (NGVD 1929) WAS TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP. NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

**CERTIFIED TO -**  
 Bus Stop Sixty, Inc., an Ontario Business Corporation

**NOTICE:** FOUNDATION'S EXISTENCE, LOCATION AND DIMENSIONS SHOWN ON THIS SURVEY MAP ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE FOUNDATION AND FOUNDATIONS OF ADJACENT PROPERTIES. THE FOUNDATION'S EXISTENCE, LOCATION AND DIMENSIONS SHOWN ON THIS SURVEY MAP ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE FOUNDATION AND FOUNDATIONS OF ADJACENT PROPERTIES. THE FOUNDATION'S EXISTENCE, LOCATION AND DIMENSIONS SHOWN ON THIS SURVEY MAP ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE FOUNDATION AND FOUNDATIONS OF ADJACENT PROPERTIES.

**FLORIDA KEYS LAND SURVEYING**  
 18960 OVERSEAS HIGHWAY  
 SUWANNOA KEY, FL 33042  
 PHONE: (305) 894-5630  
 FAX: (305) 309-7373  
 EMAIL: FLSL@aol.com

**LEGAL DESCRIPTION -**

A parcel of land located in the City of Key West, Monroe County, Florida, and also being known as a portion of Lot 4, in Square 60, according to William A. Whitehead's map or plan of the City of Key West, admeasured in February 1829, and being more particularly described as follows: COMMENCE at the intersection of the Northwesterly Right-of-way line of Simonson Street and the Northwesterly Right-of-way line of Angela Street; thence in a Northwesterly direction along the said Northwesterly Right-of-way line of Angela Street for 100.50 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Northwesterly Right-of-way line of Angela Street for 47.00 feet; thence at a right angle and in a Northwesterly direction for 134.00 feet; thence at a right angle and in a Southwesterly direction for 47.00 feet; thence at a right angle and in a Southwesterly direction for 134.00 feet to the said Northwesterly Right-of-way line of Angela Street and the Point of Beginning.

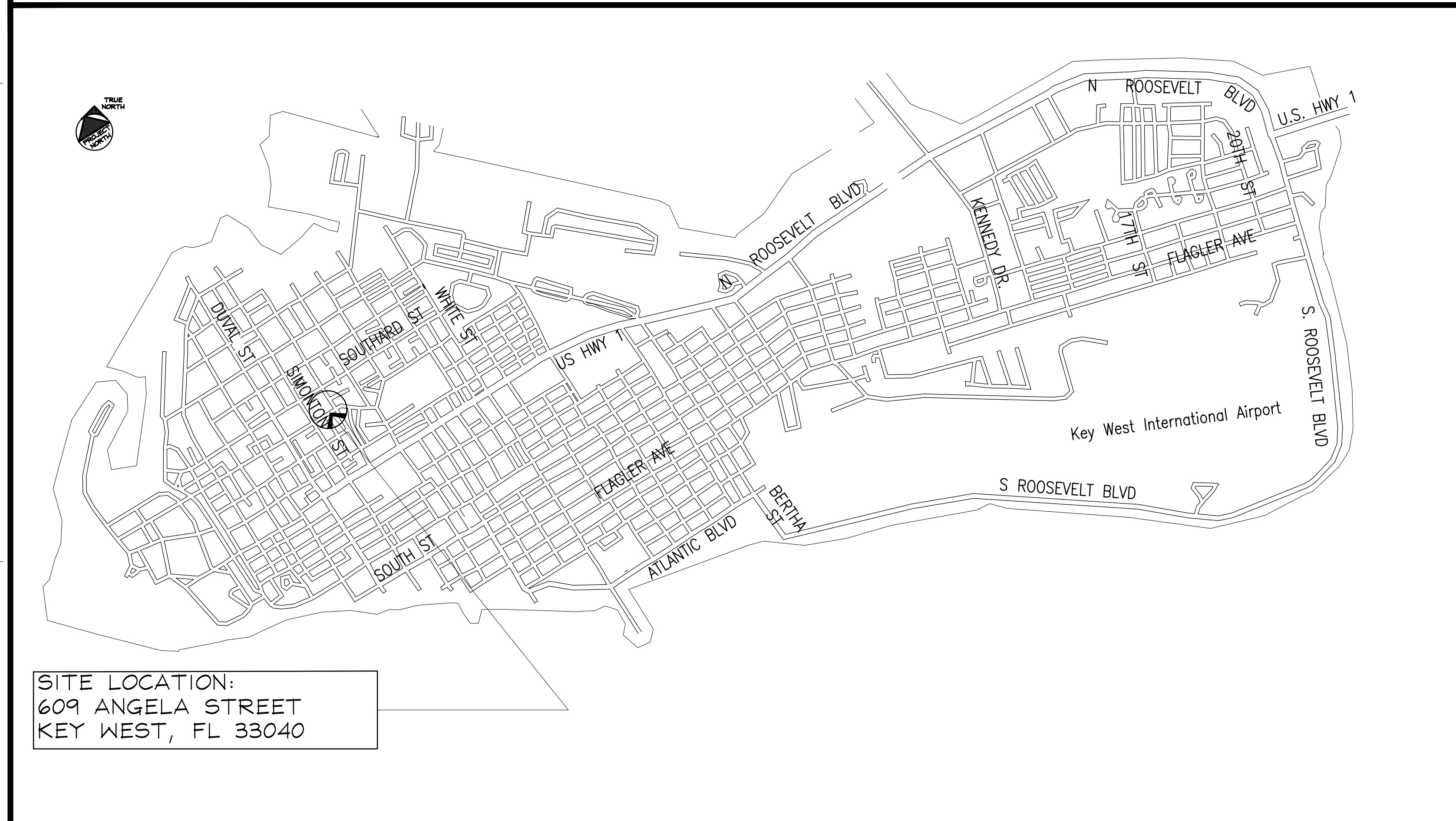
# PROPOSED DESIGN



# 609 ANGELA STREET

Key West Florida 33040  
(HARC APPLICATION)

SITE MAP - KEY WEST PROJECT DIRECTORY GENERAL NOTES



**PROJECT:** 609 ANGELA STREET  
**ARCHITECT'S PROJECT No.:** 1906

**CONTACT:**  
**Address:**  
**Tel.:**

**ARCHITECT:** BENDER & ASSOCIATES ARCHITECTS, P.A.  
**Address:** 410 Angela Street, Key West, FL 33040  
**Tel.:** (305) 296-1347 **Fax:** (305) 296-2727  
**E-mail:** bbender@bellsouth.net  
**Architect:** Haven Burkes

**ENGINEERING CONSULTANT:**  
**STRUCTURAL:** ATLANTIC ENGINEERING SERVICES  
**Address:** 6501 ARLINGTON EXPRESSWAY BUILDING 'B' SUITE 201  
**Tel.:** (904) 743-4633 **Fax:** (904) 725-9295  
**Representative:** Mark J. Keister, P.E.,

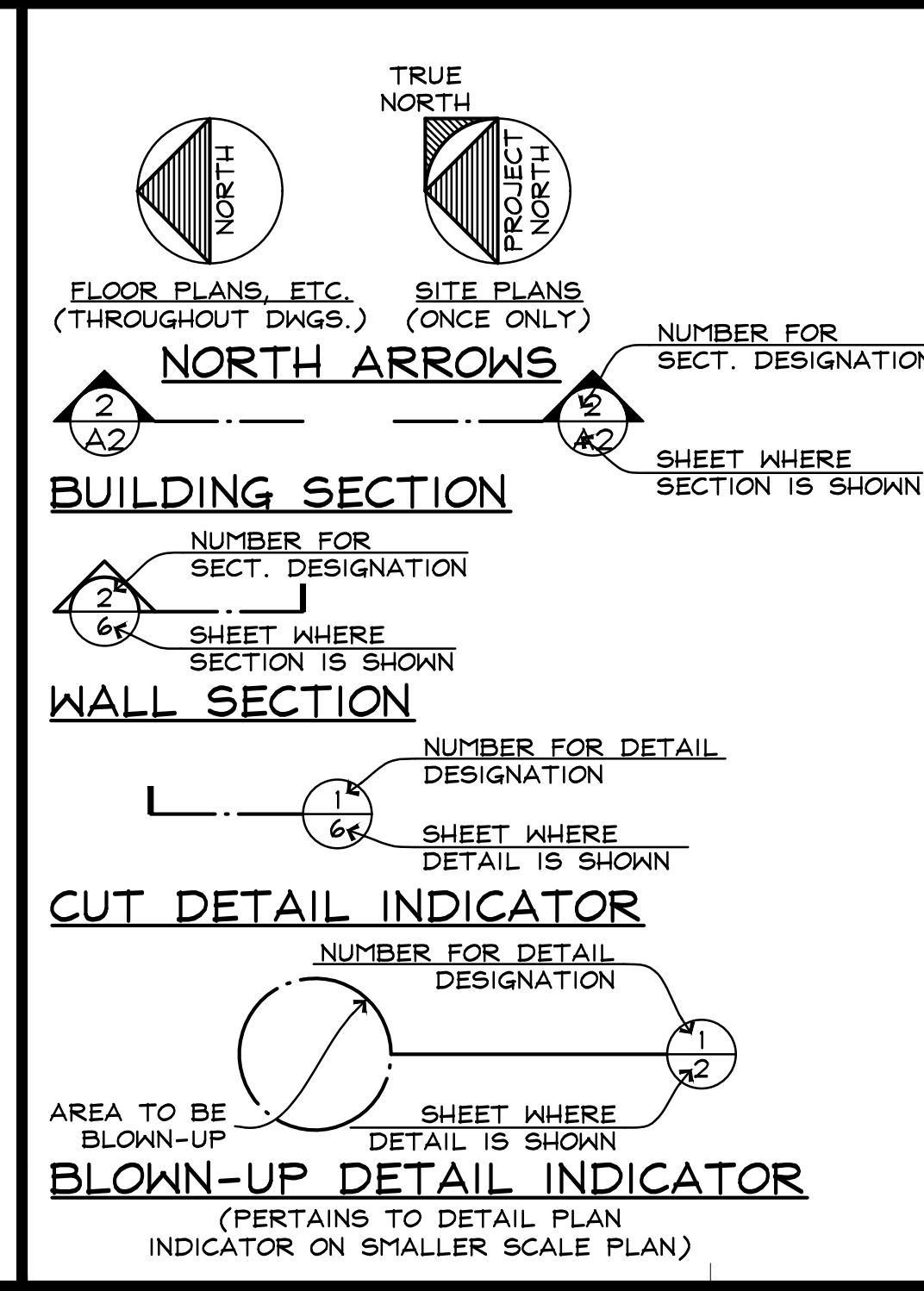
**DESCRIPTION OF WORK:**  
DEMOLITION OF NON-HISTORIC ADDITIONS, RENOVATION OF HISTORIC STRUCTURE AND CONSTRUCTION OF NEW ADDITIONS TO THE HISTORIC STRUCTURE.

- GENERAL NOTES**
- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:  
 FLORIDA BUILDING CODE - Building 2017 EDITION  
 FLORIDA BUILDING CODE - Existing 2017 EDITION  
 FLORIDA BUILDING CODE - Residential 2017 EDITION  
 FLORIDA BUILDING CODE - Plumbing 2017 EDITION  
 FLORIDA BUILDING CODE - Fuel Gas 2017 EDITION  
 FLORIDA BUILDING CODE - Mechanical 2017 EDITION  
 FLORIDA BUILDING CODE - Energy Conservation 2017 EDITION  
 NATIONAL ELECTRICAL CODE 2017 EDITION  
 NFPA 101 LIFE SAFETY CODE w/ Florida Modifications  
 FLORIDA FIRE PREVENTION CODE 2017 EDITION  
 NFPA 1 2013 EDITION
  - This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
  - Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
  - Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
  - Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
  - Dimensions shall take precedence over scale.
  - All new utilities shall be underground.
  - Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. **Not to Scale**
  - After completion of construction remove all debris and construction equipment. Restore site to original condition.
  - Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
  - Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
  - Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

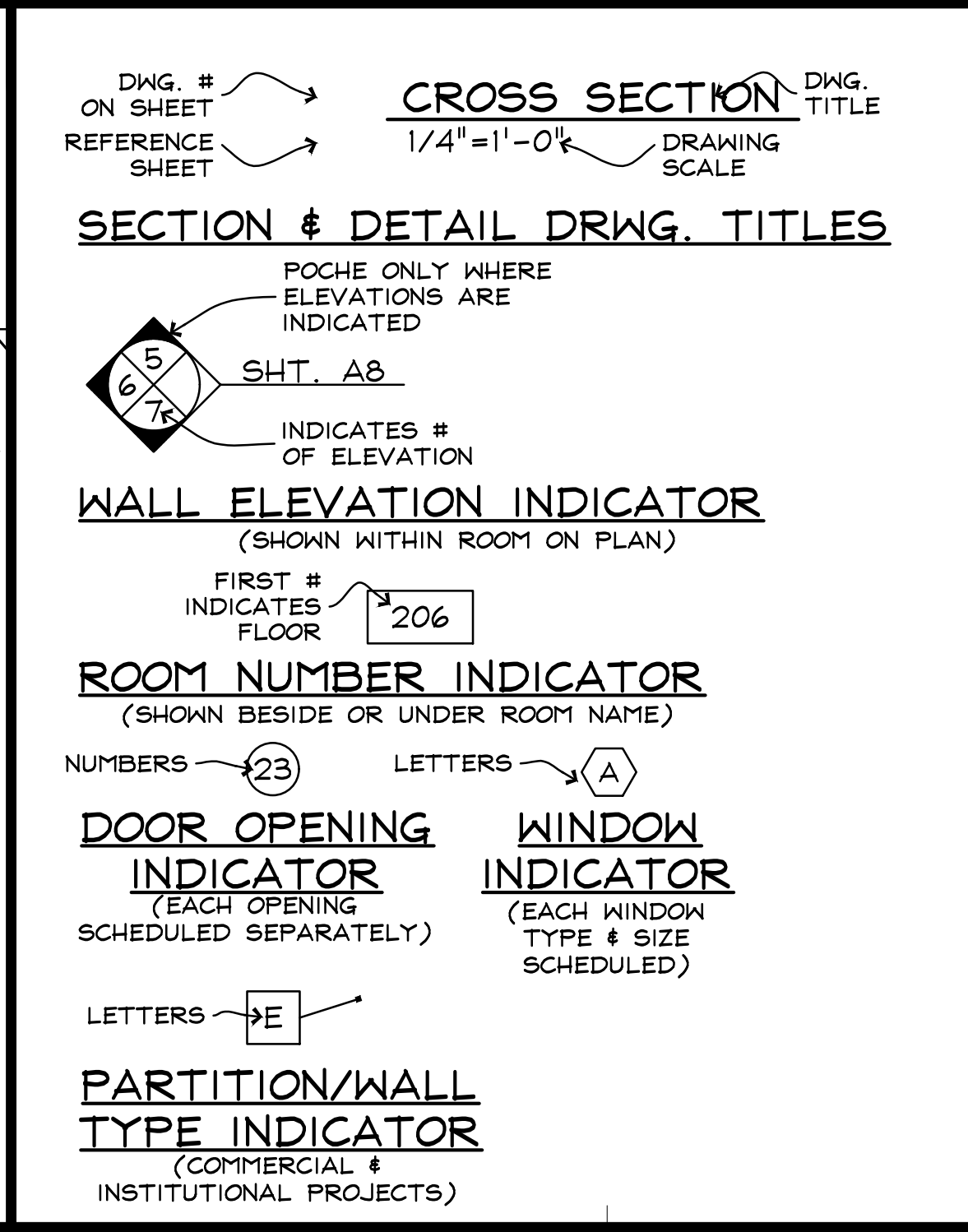
**ABBREVIATIONS**

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETY LINE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED
CONC	CONCRETE	PT	POINT
DBL	DOUBLE	PVC	POLYVINYLCHLORIDE
DIAG	DIAGONAL	R	RADIUS (OR) RISER
DS	DOWNSPOUT	R/A	RETURN AIR
DTL	DETAIL	REBAR	STEEL REINF. BAR
DWR	DRAWER	REFR.	REFRIGERATOR
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SS	STAINLESS STEEL
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	T	TYPICAL
EXH	EXHAUST	UNO	UNLESS NOTED OTHERWISE
FV	FIELD VERIFY	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GI	GALVANIZED IRON	WD	WOOD
HORZ	HORIZONTAL	W/F	WELDED WIRE FABRIC
HDW	HARDWARE	WH	WATER HEATER
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

**SYMBOLS LEGEND**



**CROSS SECTION**



**MATERIAL DESIGNATIONS**

[Symbol]	CONCRETE MASONRY UNITS IN PLAN
[Symbol]	CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
[Symbol]	METAL IN ELEVATION
[Symbol]	METAL IN SECTION
[Symbol]	FINISH WOOD IN ELEV. & IN SECTION
[Symbol]	DIMENSION LUMBER IN SECTION (CONTINUOUS)
[Symbol]	WOOD BLOCKING IN SECTION (DISCONTINUOUS)
[Symbol]	GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
[Symbol]	EARTH, NATURAL SUBSTRATE
[Symbol]	GRAVEL, AGGREGATE BASE COURSE, FILL
[Symbol]	FIBERGLASS BATT INSULATION
[Symbol]	RIGID INSULATION
[Symbol]	CONCRETE MASONRY UNITS
[Symbol]	POURED CONCRETE
[Symbol]	WOOD FRAME
[Symbol]	METAL STUDS
[Symbol]	EXISTING CONSTRUCTION TO REMAIN
[Symbol]	EXISTING CONSTRUCTION TO BE DEMOLISHED

**SHEET INDEX**

C	COVER
A1	SURVEY
A2	EXISTING SITE PLAN, PROPOSED SITE PLAN, PROJECT STATISTICS
A3	EXISTING FLOOR PLANS
A4	EXISTING EXTERIOR ELEVATIONS
A5	EXISTING EXTERIOR ELEVATIONS
A6	PROPOSED FLOOR PLANS
A7	PROPOSED EXTERIOR ELEVATIONS
A8	PROPOSED EXTERIOR ELEVATIONS
A9	PHOTOGRAPHS

609 ANGELA STREET  
KEY WEST, FLORIDA

Bender & Associates  
ARCHITECTS  
P.A.

Project No. 1906

Date: 11/09/2019

C



BEARING BASE:  
ALL BEARINGS ARE BASED ON N64°26'39"E  
ASSUMED ALONG THE CENTERLINE OF  
ANGELA STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

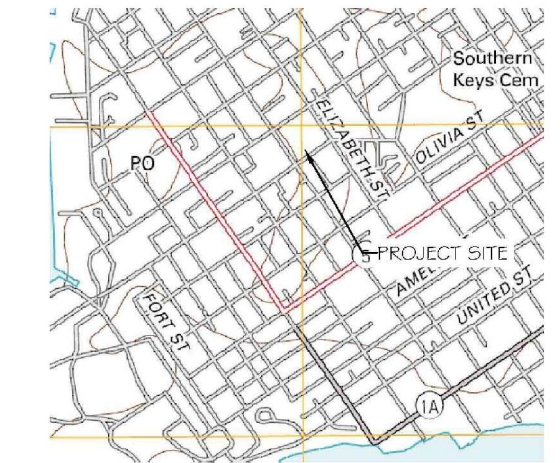
ADDRESS:  
609 ANGELA STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: X  
BASE ELEVATION: N/A

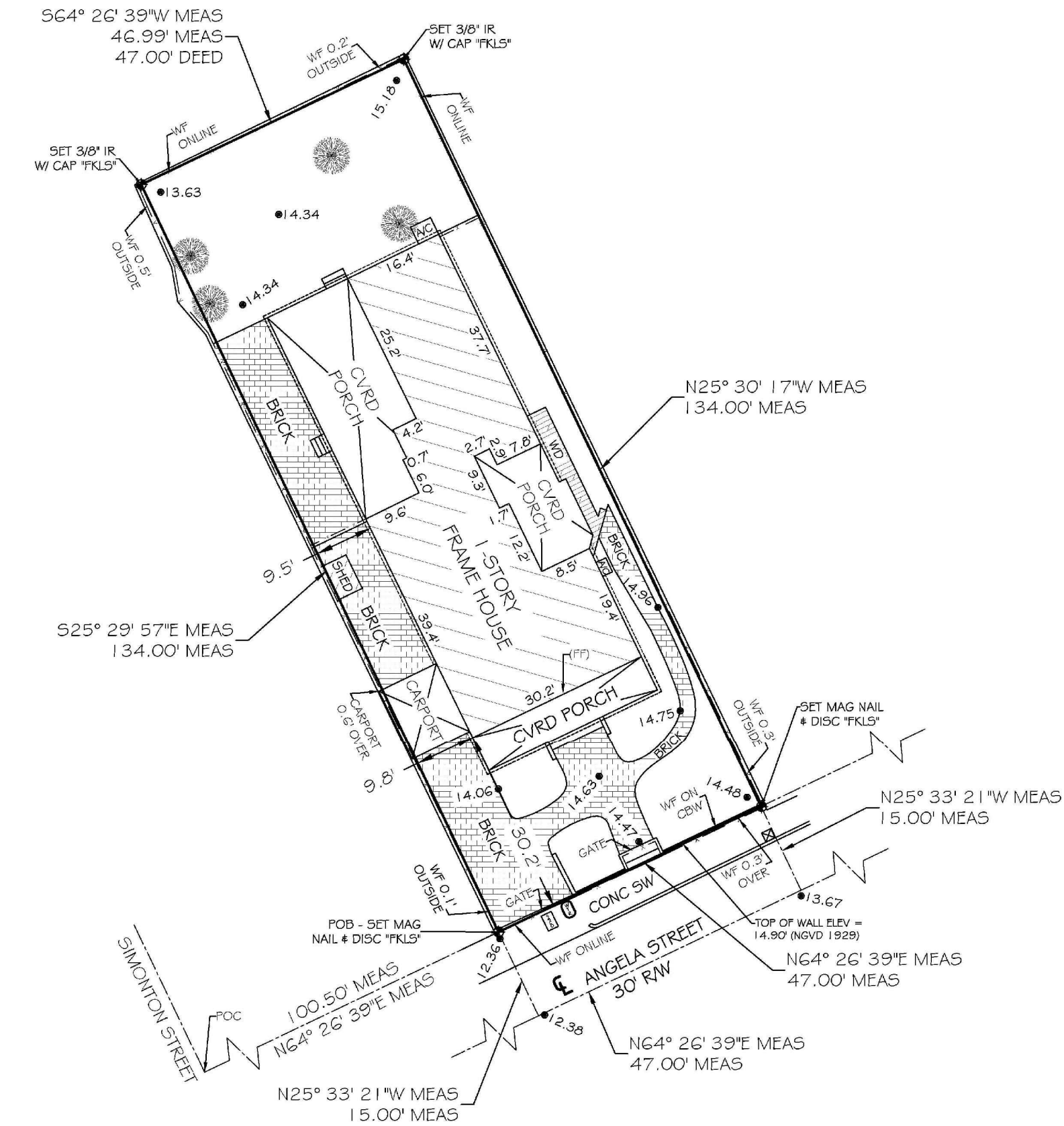
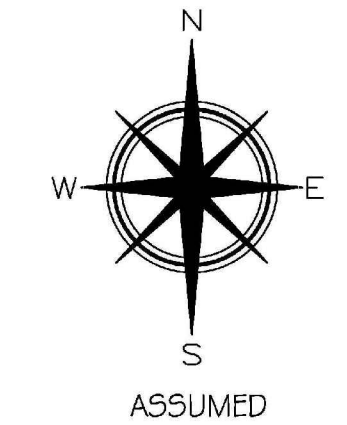
ELEVATIONS SHOWN HEREON ARE IN FEET AND  
BASED ON THE NATIONAL GEODETIC VERTICAL  
DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: NATIONAL GEODETIC  
SURVEY BENCHMARK "U 267" (P.I.D. AA0018),  
ELEVATION = 11.63 (NGVD 1929).

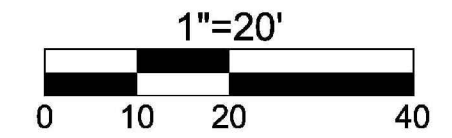
# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 06-T685-R25E



- LEGEND**
- - WATER METER
  - - SANITARY SEWER CLEAN OUT
  - - MAILBOX
  - ⊙ - WOOD POWER POLE
  - ⊞ - CONCRETE POWER POLE
  - - WOOD Pylon
  - ⊙ - SPOT GRADE ELEVATION (TYPICAL)
  - ✿ - PALM TREE
  - - TREE (UNKNOWN SPECIES)

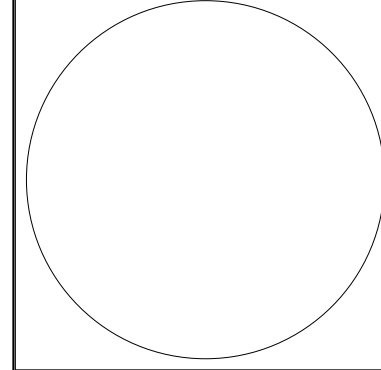


**CERTIFIED TO -**  
Bus Stop Sixty, Inc., an Ontario Business Corporation;

**LEGAL DESCRIPTION -**  
A parcel of land located in the City of Key West, Monroe County, Florida, and also being known as a portion of Lot 4, in Square 60, according to William A. Whitehead's map or plan of the City of Key West, delineated in February 1829, and being more particularly described as follows: COMMENCE at the intersection of the Northeastly Right-of-way line of Simonton Street and the Northwestly Right-of-way line of Angela Street; thence in a Northeastly direction along the said Northwestly Right-of-way line of Angela Street for 100.50 feet to the Point of Beginning; thence continue in a Northeastly direction along the said Northwestly Right-of-way line of Angela Street for 47.00 feet; thence at a right angle and in a Northwestly direction for 134.00 feet; thence at a right angle and in a Southwesterly direction for 47.00 feet; thence at a right angle and in a Southwesterly direction for 134.00 feet to the said Northwestly Right-of-way line of Angela Street and the Point of Beginning.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:  
BFF = BACKLASH FENDER  
BO = BOLT OR BOLT  
C = CONCRETE  
CCL = CONCRETE CULVERT  
COW = CONCRETE CURB  
CQ = CONCRETE  
COP = CONCRETE OVERPASS  
COPC = CONCRETE OVERPASS  
COPD = CONCRETE OVERPASS  
COPV = CONCRETE OVERPASS  
COPW = CONCRETE OVERPASS  
COPX = CONCRETE OVERPASS  
COPY = CONCRETE OVERPASS  
COPZ = CONCRETE OVERPASS  
COP1 = CONCRETE OVERPASS  
COP2 = CONCRETE OVERPASS  
COP3 = CONCRETE OVERPASS  
COP4 = CONCRETE OVERPASS  
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COP99 = CONCRETE OVERPASS  
COP00 = CONCRETE OVERPASS

609 ANGELA STREET  
KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AA000222

Bender & Associates  
ARCHITECTS  
p.a.

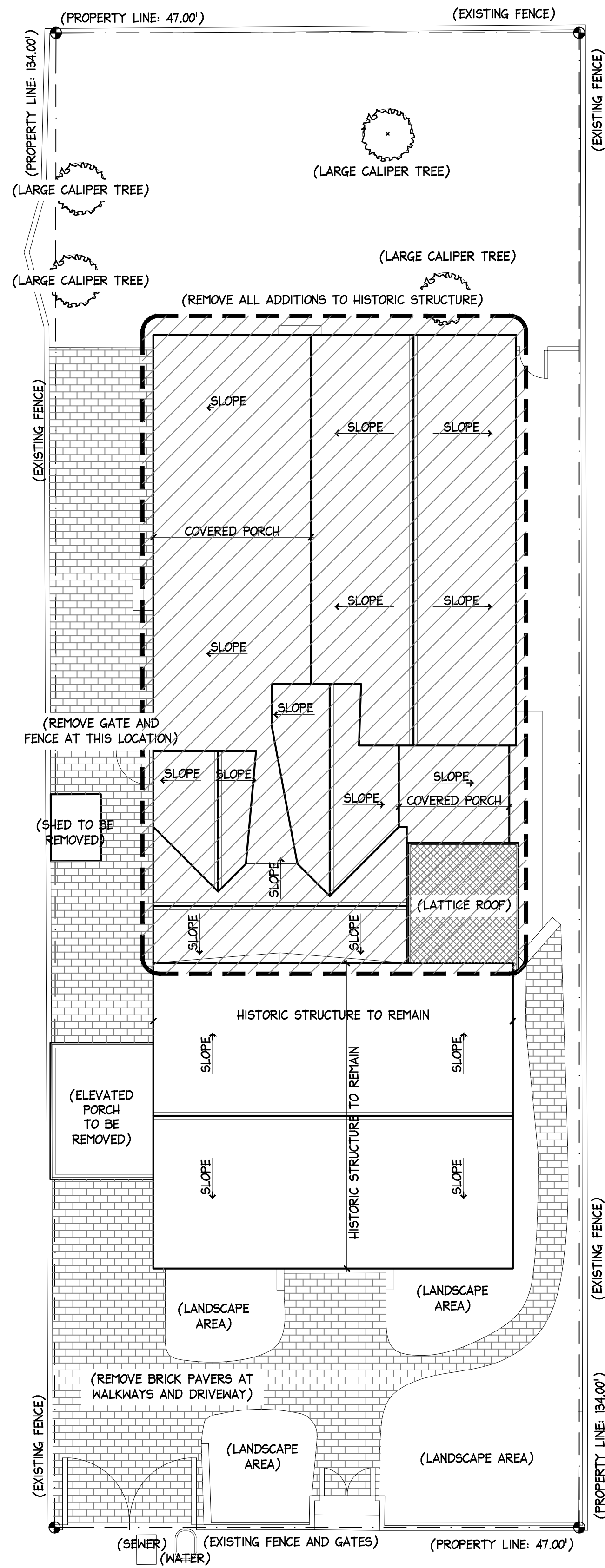
Project No: 1906  
Date: 11/09/09

A1



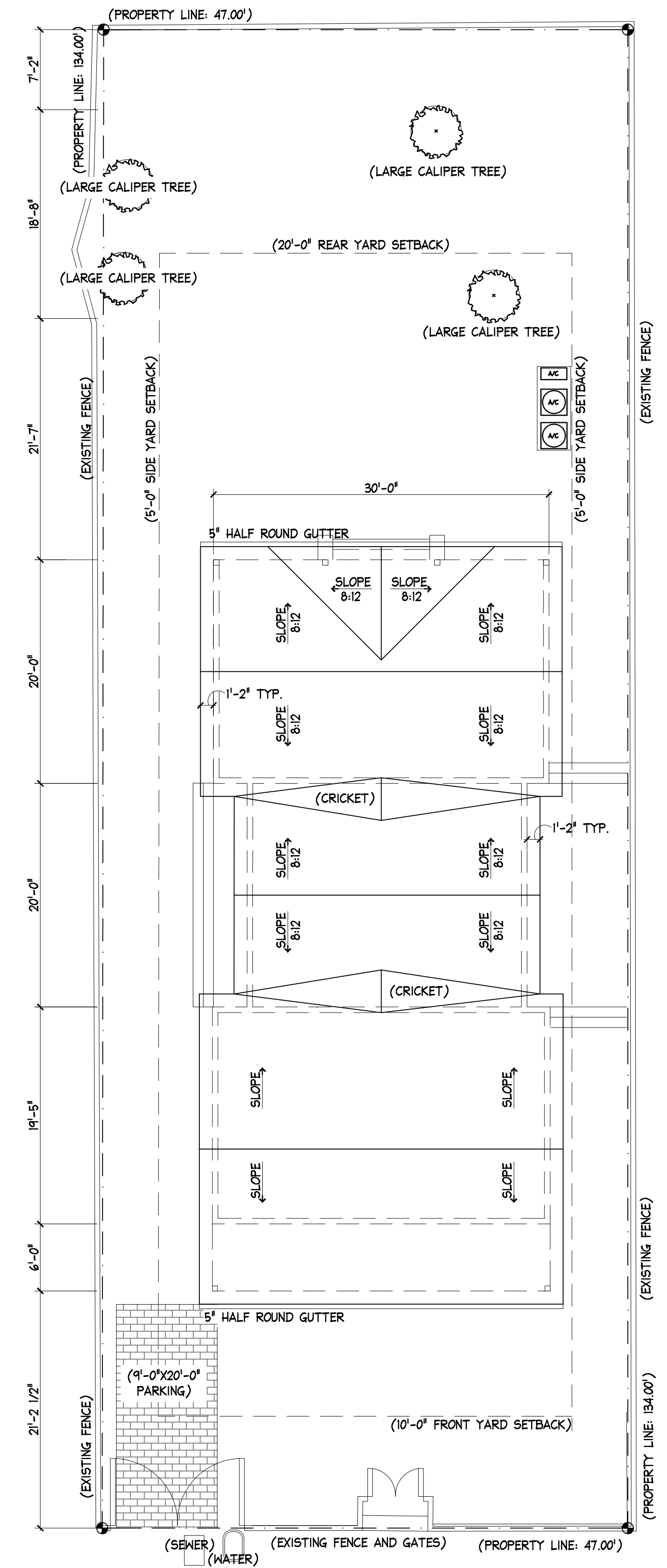
# PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HHDR		
LOT SIZE	6,298 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE 6,298 S.F. X 50%	3,149 S.F. MAX.	2,850 S.F.	2,140 S.F.
BUILDING HEIGHT	30'-0" MAX.	21'-7"	21'-7" (NO CHANGE)
IMPERVIOUS SURFACE 6,298 S.F. X 60%	3,779 S.F. MAX.	4,069 S.F.	2,595 S.F.
FRONT SETBACK (STREET)	10'-0" MIN.	20'-0"	20'-0" (NO CHANGE)
SIDE SETBACK (EAST)	5'-0" MIN.	5'-10"	5'-10"
SIDE SETBACK (WEST)	5'-0" MIN.	0'-0"	8'-10"
REAR SETBACK	20'-0" MIN.	27'-0"	46'-2"
OPEN SPACE (35%)	2,204 S.F. MIN.	2,229 S.F.	3,975 S.F.



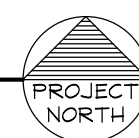
1  
A2  
EXISTING SITEPLAN

SCALE: 1/8"=1'-0"



2  
A2  
PROPOSED SITEPLAN

SCALE: 1/8"=1'-0"



609 ANGELA STREET  
KEY WEST, FLORIDA

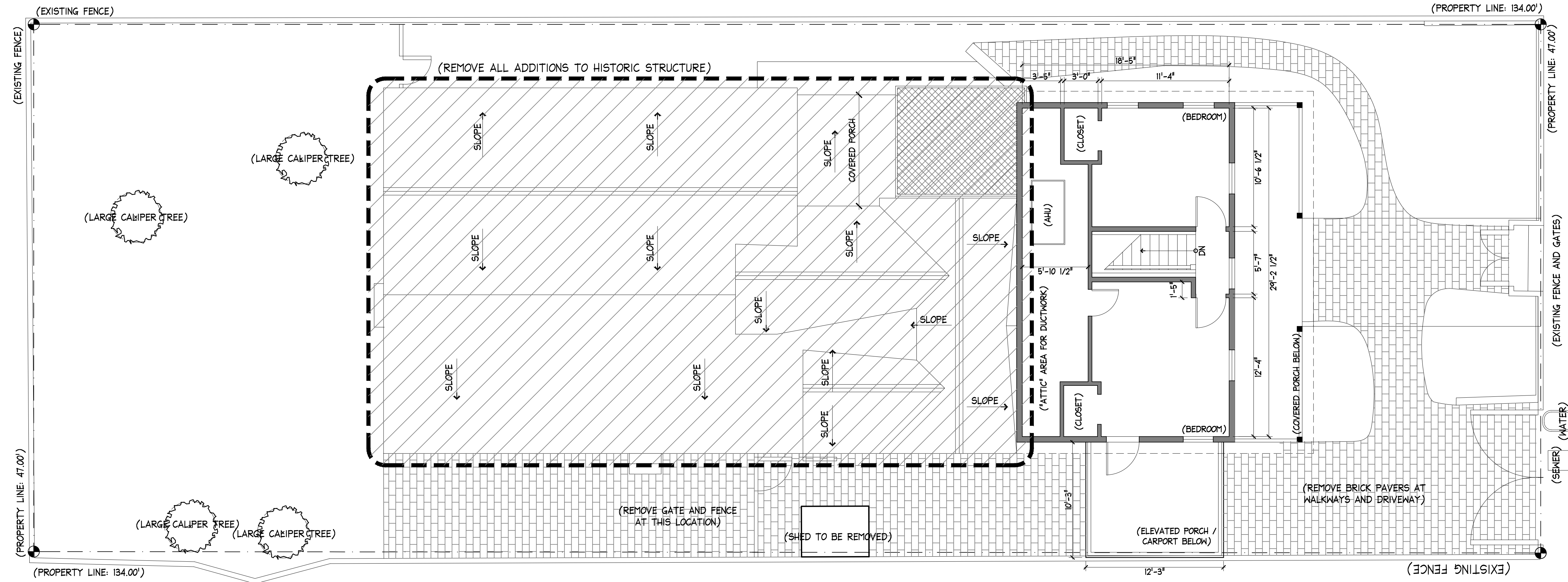
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Project No. 1906

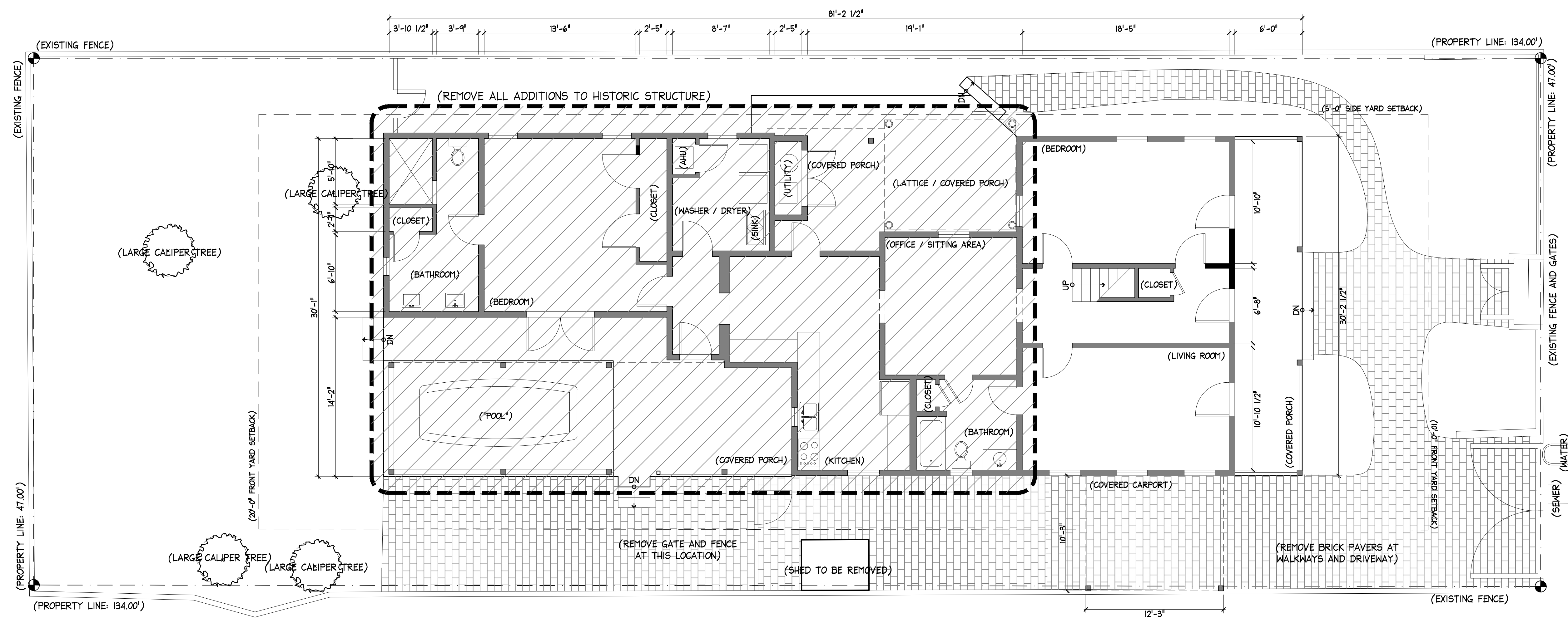
Date: 11/09/2019

A2



2  
A3 EXISTING SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"  
PROJECT NORTH



1  
A3 EXISTING FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"  
PROJECT NORTH

609 ANGELA STREET  
KEY WEST, FLORIDA

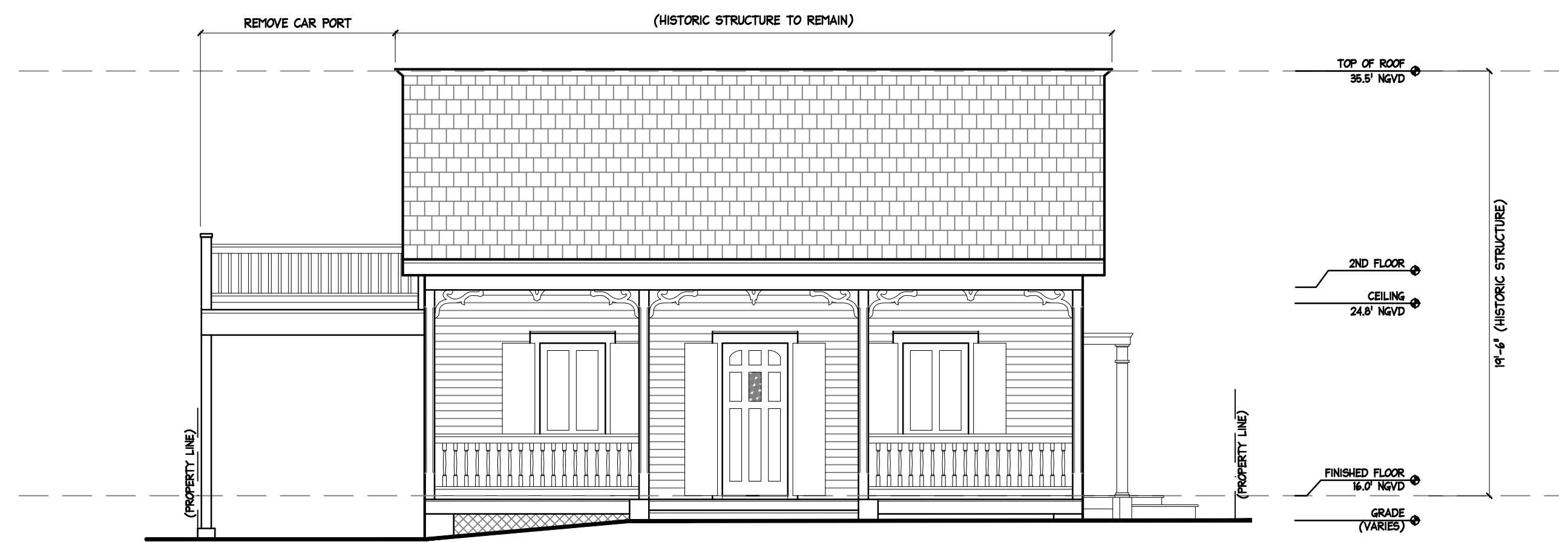
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Project No. 1906

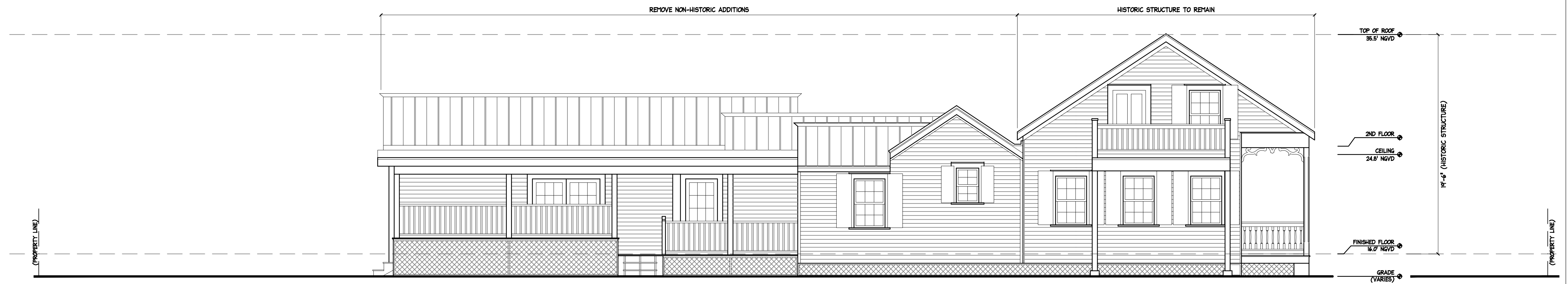
Date: 11/09/2019

A3



1  
A4 EXISTING SOUTH ELEVATION

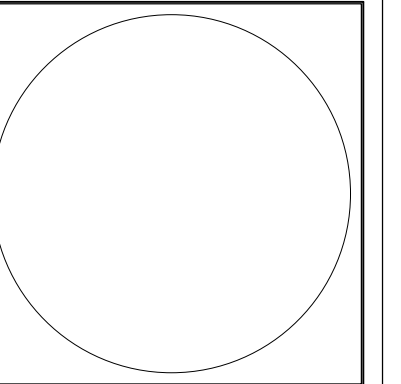
SCALE: 3/16"=1'-0"



2  
A4 EXISTING WEST ELEVATION

SCALE: 3/16"=1'-0"

6 0 9 A N G E L A S T R E E T  
KEY WEST, FLORIDA



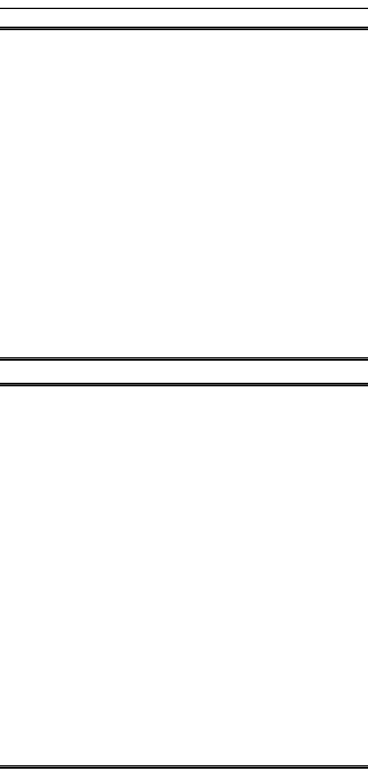
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ARCHITECTS  
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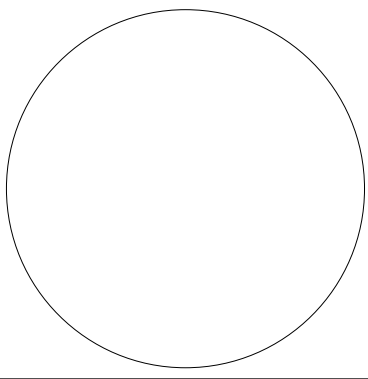
Project N<sup>o</sup> : 1906

Date: 11/09/2019

A4



6 0 9 A N G E L A S T R E E T  
KEY WEST, FLORIDA

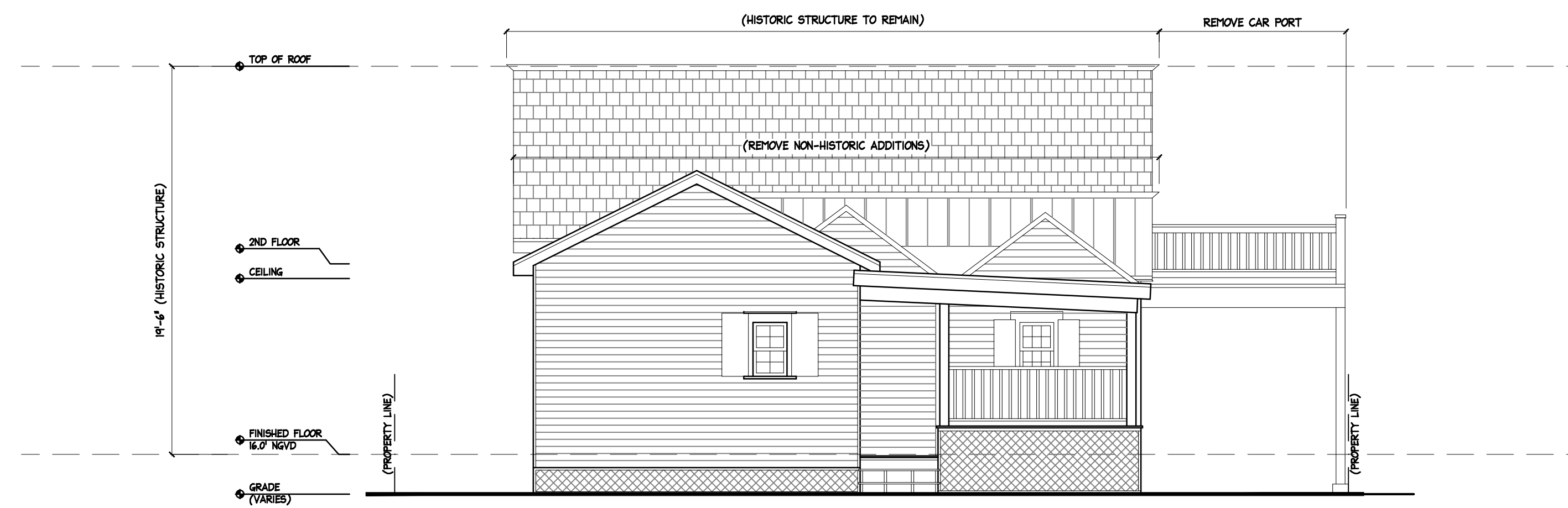


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*p. a.*

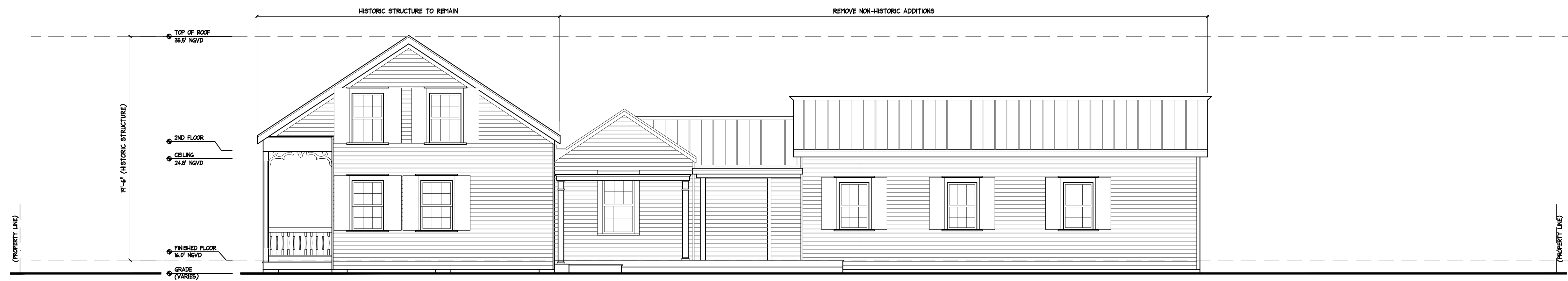
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Date: 11/09/2019

**A5**



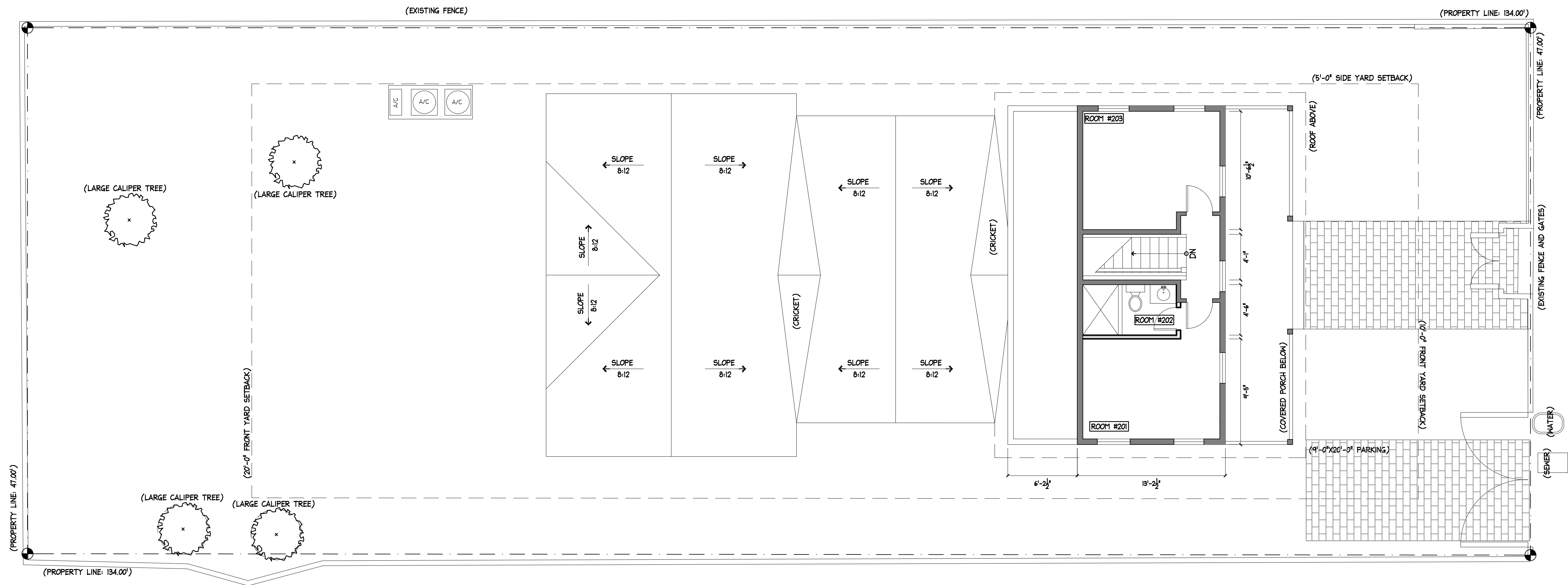
1  
A5 EXISTING NORTH ELEVATION

SCALE: 3/16"=1'-0"



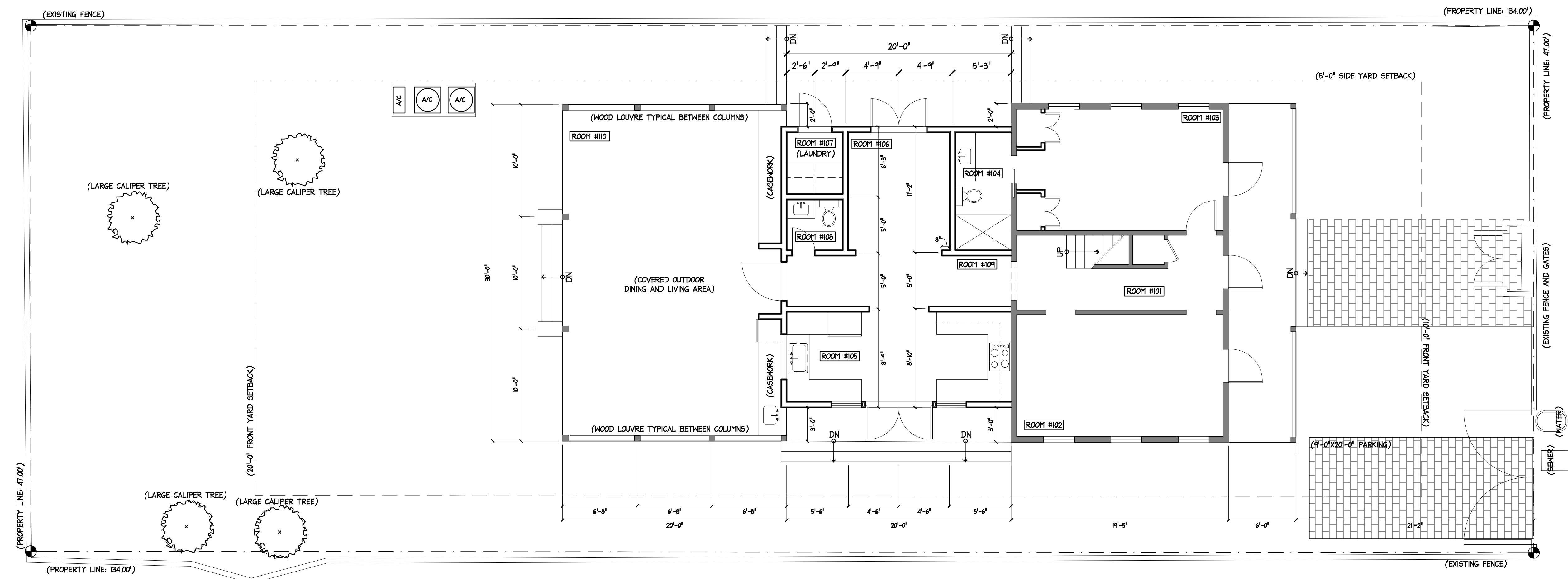
2  
A5 EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



2 PROPOSED SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"



1 PROPOSED FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



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p.a.

Project No. 1906

Date: 11/09/2019

A6

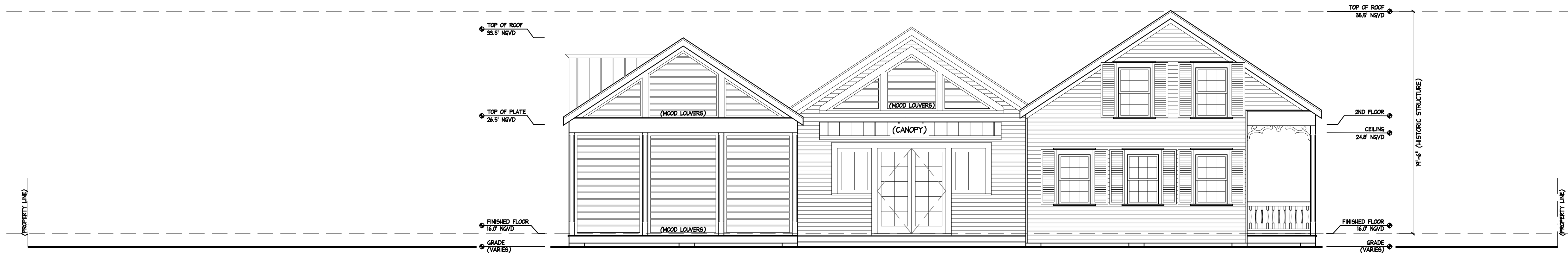


- GENERAL EXTERIOR ELEVATION NOTES**
1. ALL ROOFING IS TO BE 'BERRIDGE' VICTORIAN SHINGLES (24 GAUGE, GALVALUME) AT HISTORIC STRUCTURE AND GALVALUME V-CRIMP AT NEW ADDITIONS.
  2. ALL SIDING AT NEW ADDITIONS IS TO BE WOOD LAP SIDING WITH 4-1/2" EXPOSURE PAINTED WHITE (MATCH HISTORIC STRUCTURE).
  3. ALL FASCIA, RAILING, LOUVERS, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
  4. ALL NEW WINDOWS AND DOORS ARE TO BE JELDWHEN CUSTOM WOOD WINDOWS PAINTED WHITE.
  5. ALL SHUTTERS AT HISTORIC STRUCTURE ARE TO BE WOOD COLONIAL LOUVERED SHUTTERS PAINTED DARK GREEN.



1  
A7 PROPOSED SOUTH ELEVATION

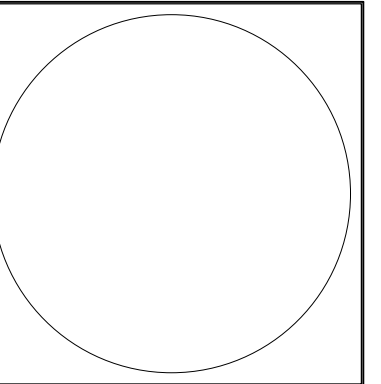
SCALE: 3/16"=1'-0"



2  
A7 PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"

609 ANGELA STREET  
KEY WEST, FLORIDA

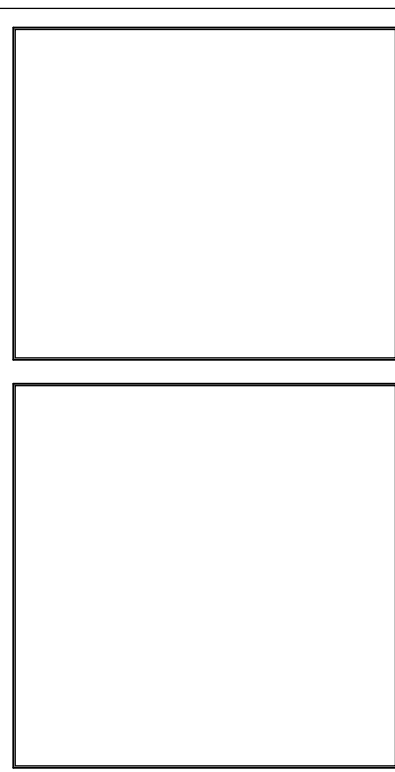


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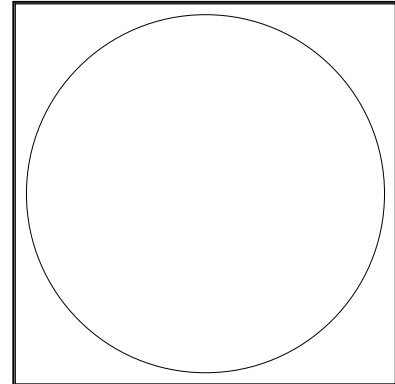
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Project No: 1906  
Date: 11/09/2019

A7



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Project N<sup>o</sup> : 1906  
Date: 11/09/2019

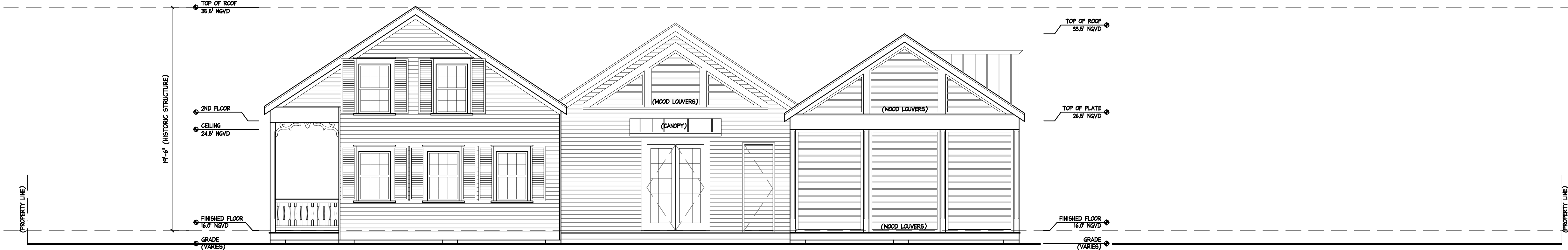
**A8**

- GENERAL EXTERIOR ELEVATION NOTES**
1. ALL ROOFING IS TO BE 'BERRIDGE' VICTORIAN SHINGLES (24 GAUGE, GALVALUME) AT HISTORIC STRUCTURE AND GALVALUME V-CRIMP AT NEW ADDITIONS.
  2. ALL SIDING AT NEW ADDITIONS IS TO BE WOOD LAP SIDING WITH 4-1/2" EXPOSURE PAINTED WHITE (MATCH HISTORIC STRUCTURE).
  3. ALL FASCIA, RAILING, LOUVERS, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
  4. ALL NEW WINDOWS AND DOORS ARE TO BE JELDREN CUSTOM WOOD WINDOWS PAINTED WHITE.
  5. ALL SHUTTERS AT HISTORIC STRUCTURE ARE TO BE WOOD COLONIAL LOUVERED SHUTTERS PAINTED DARK GREEN.



1  
A8 PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"



2  
A8 PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"





3 PHOTOGRAPH OF EXISTING NORTH ELEVATION

SCALE: N.T.S.



2 PHOTOGRAPH OF EXISTING WEST ELEVATION

SCALE: N.T.S.



1 PHOTOGRAPH OF EXISTING ANGELA STREET ELEVATION

SCALE: N.T.S.

6 0 9 A N G E L A S T R E E T  
KEY WEST, FLORIDA



6 PHOTOGRAPH OF ADJACENT PROPERTY TO THE EAST

SCALE: N.T.S.



5 PHOTOGRAPH OF ADJACENT PROPERTY TO THE WEST

SCALE: N.T.S.



4 PHOTOGRAPH OF EXISTING EAST ELEVATION

SCALE: N.T.S.

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*Bender & Associates*  
**ARCHITECTS**  
*p.a.*

Project No. 1906

Date: 11/09/2019

**A9**



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., January 29, 2020 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING HISTORIC STRUCTURE. NEW ONE-STORY REAR ADDITIONS TO HISTORIC STRUCTURE. DEMOLITION OF ALL NON-HISTORIC, NON-CONTRIBUTING REAR ADDITIONS.**

**#609 ANGELA STREET**

**Applicant – Bender & Associates    Application #H2020-0001**

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 305-809-3811 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 00012180-000000  
 Account# 1012513  
 Property ID 1012513  
 Millage Group 10KW  
 Location 609 ANGELA ST, KEY WEST  
 Address  
 Legal Description KW PT LOT 4 SQR 60 OR288-580/582 OR1024-1553D/C OR1218-1004AFF OR1218-1005/12TRUST OR1218-1015/16 OR1460-898/900 OR1663-215 OR1825-1226 OR1831-1113 OR1966-614/16 OR2752-1491/93 OR2907-1039/40 OR2911-261/62C  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec7Typ/Rng 06/68/25  
 Affordable Yes  
 Housing



**Owner**

BUS STOPSIXTY INC  
 218 NEWTORONTO ST  
 APT -2  
 Toronto M8V 2E8

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$321,838	\$463,683	\$260,912	\$239,360
+ Market Misc Value	\$20,471	\$14,132	\$15,056	\$15,723
+ Market Land Value	\$839,209	\$507,619	\$507,619	\$568,548
= Just Market Value	\$1,181,518	\$985,434	\$783,587	\$823,631
= Total Assessed Value	\$1,181,518	\$861,945	\$783,587	\$823,631
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,181,518	\$985,434	\$783,587	\$823,631

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	6,298.00	Square Foot	47	134

**Buildings**

Building ID 873  
 Style 2 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 3358  
 Finished Sq Ft 2182  
 Stories 2 Floor  
 Condition AVERAGE  
 Perimeter 242  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 24  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1933  
 Effective Year Built 2002  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 4  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 600  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLG	6 SIDED SECT	596	596	110
CPF	COVERED PARKING FIN	120	0	44
OPX	EXC OPEN PORCH	474	0	102
FLA	FLOOR LIV AREA	1,586	1,586	240
OPU	OPPR UNFIN LL	192	0	70
OUU	OPPR UNFIN UL	120	0	44
OPF	OPPRCH FIN LL	246	0	110
SBF	UTIL FIN BLK	24	0	22
<b>TOTAL</b>		<b>3,358</b>	<b>2,182</b>	<b>742</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1995	1996	1	536 SF	2
RW2	1995	1996	1	34 SF	3
BRICK PATIO	2007	2008	1	1023 SF	2
FENCES	1995	1996	1	948 SF	2
RW2	1995	1996	1	117 SF	5
RES POOL	2006	2007	1	78 SF	5

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/6/2018	\$100	Warranty Deed	2172942	2911	261	11 - Unqualified	Improved
5/17/2018	\$1,350,000	Warranty Deed	2169641	2907	1039	01 - Qualified	Improved
7/7/2015	\$100	Warranty Deed		2752	1491	11 - Unqualified	Improved
12/23/2003	\$793,800	Warranty Deed		1966	0614	Q - Qualified	Improved
11/17/2000	\$500,000	Warranty Deed		1663	0215	Q - Qualified	Improved

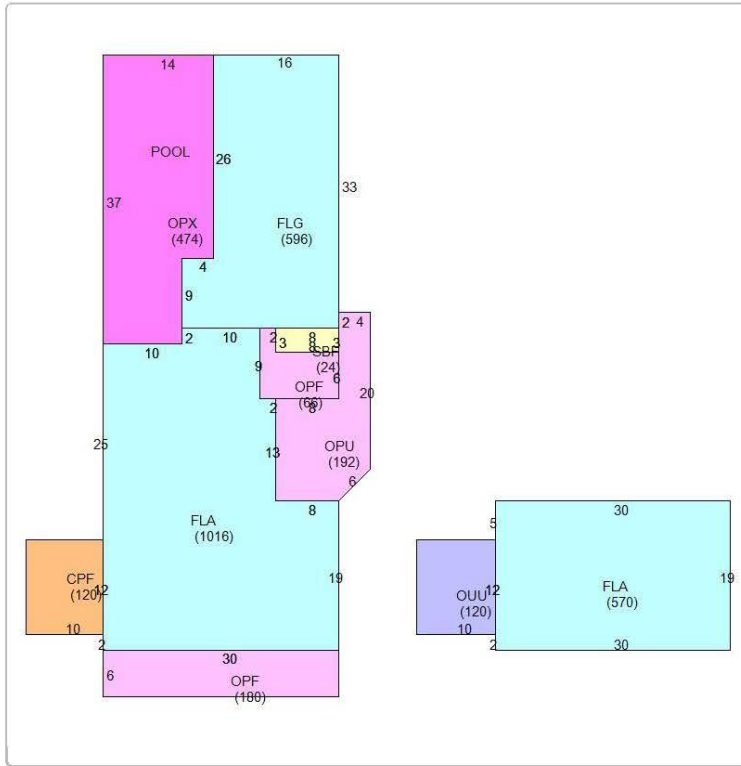
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07-2735	6/6/2007	11/1/2007	\$6,000		BRICK PAVER DRIVEWAY AND WALKWAYS 1,173SF
06-6715	1/18/2007	6/1/2007	\$500		INSTALL FOUR SHUTTERS TO ADDITION IN REAR
06-0105	2/1/2006	7/5/2006	\$10,560		ROUGH IN TRIM OUT PLUMBING
06-0412	2/1/2006	7/5/2006	\$240,000		REAR ADDITION TO EXISTING RESIDENCE
06-0413	2/1/2006	7/5/2006	\$8,000		INSTALL ELECTRIC FOR NEW ADDITION 900SF
06-0414	2/1/2006	7/5/2006	\$12,500		INSTALL VCRIMP ON NEW ADDITION
06-0415	2/1/2006	7/5/2006	\$3,000		INSTALL 1.5 TON SPLIT WITH 7 DROPS
05-2750	7/21/2005	7/5/2006	\$56,000		REPLACE 25 FOOTERS
04-1510	5/24/2004	6/22/2004	\$4,100		INSTALL A/C & POWER
03-1	1/2/2003	11/6/2003	\$450		PAINT EXTERIOR
01-01355	3/29/2001	8/21/2001	\$4,500	Residential	COLONIAL SHUTTERS
00-04510	12/21/2000	8/21/2001	\$7,000	Residential	METAL ROOF
A95-00378	2/1/1995	10/1/1995	\$1,750		13 SQS V-CRIMP ROOF

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**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.

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 User Privacy Policy and GDPR Privacy Notice apply.

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