

Historic Architectural Review Commission

Staff Report Item 9

Meeting Date:	October 28, 2014
Applicant:	William Shepler, Architect
Application Number:	H14-01-1606
Address:	#733 Love Lane
Description of Work:	Addition and expansion of contributing house.
Building Facts:	The house located at 733 Love Lane is listed as a contributing resource. The frame vernacular house first appears on the 1926 Sanborn map. A side bump-out was constructed between 1962 and 1968. The house had a front gable roof with a rear sawtooth roof. These two roofs were considered to be part of the main house according to the Sanborn maps. The house had a rear shed addition constructed between 1972 and 1994, but in 2004, the house was heavily modified, with an extension on the back of the house, a second floor addition constructed in the rear, original windows were changed to French doors, and a multitude of inappropriate architectural and ornamental elements were added.
Guidelines Cited in Review:	Secretary of the Interior's Standards (pages 16-17), specifically Standards 9 and 10. Dormers (page 27), specifically 2 and 3. Additions, alterations and new construction (pages 36-38a), specifically guidelines 1, 2, 5, 6, and 8.

Staff Analysis

The Certificate of Appropriateness in review proposes extending the first floor on the rear portion of the house to enclose the area underneath the second floor balcony. This will also include the removal of an inappropriate bay window and curved steps on the rear. New aluminum and glass doors will be installed on the

rear. The posts on the balcony will lose their ornamental details, and two small windows will be installed on the rear façade on the balcony.

The design also proposes the extension of the side bump-out on the south elevation to continue to the new end of the house. The existing windows on the bump-out will be replaced with new aluminum impact windows, and the inappropriate bay window on the south elevation will be removed. Three new shed dormers are proposed on the second floor rear addition with the installation of new windows. A ramp on the north elevation will be replaced with new stairs. The oversized stairs on the south elevation will be replaced with smaller stairs with more appropriate railings. The front door, which has medieval-style ironwork, will be replaced with a new mahogany wood door.

Consistency with Guidelines

1. The proposed extension of the rear and side bump-out will be in keeping with the main house mass, scale, proportions, and architectural vocabulary. Both extensions are on non-contributing portions of the house and will not be publicly visible.
2. The proposed dormers are placed on part of the house constructed in 2004, and therefore there are no changes to any historic fabric or to a contributing part of the building.
3. The proposed design will help free the building from intrusive ornamental elements that detract from the original historic fabric.

The dormers are added onto non-contributing sections of the house and are designed with an appropriate mass and scale. It is staff's opinion that the proposed plans are consistent with the guidelines pertaining additions, alterations, and new construction and with the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Application



CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS-01-2014 011606

APPLICATION # _____

OWNER'S NAME: **Ted and Sheila Williams** DATE: **9/30/14**

OWNER'S ADDRESS: **733 Love Lane, Key West, FL 33040** PHONE #: **321-431-6175**

APPLICANT'S NAME: **William Shepler Architect** PHONE #: **305-890-6191**

APPLICANT'S ADDRESS: **513 Fleming St., Suite 14, Key West FL 33040**

ADDRESS OF CONSTRUCTION: **733 Love Lane** # OF UNITS **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

New First Floor Kitchen expansion / addition, new shed dormers at 2nd Floor roof, alum impact windows and doors at rear non-historic addition as per drawings, new fiber cement clapboard siding at rear non-historic addition and all other work as shown on attached drawings.

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 9/30/14

Applicant's Signature:

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: 10/02/14 Time: 15:58:02

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building is contributing. Frame vernacular built c. 1926.
Heavily modified in 2004. • U.S. Sec of the Interior's Standards
• Guidelines for dormers
• Guidelines for additions and alterations

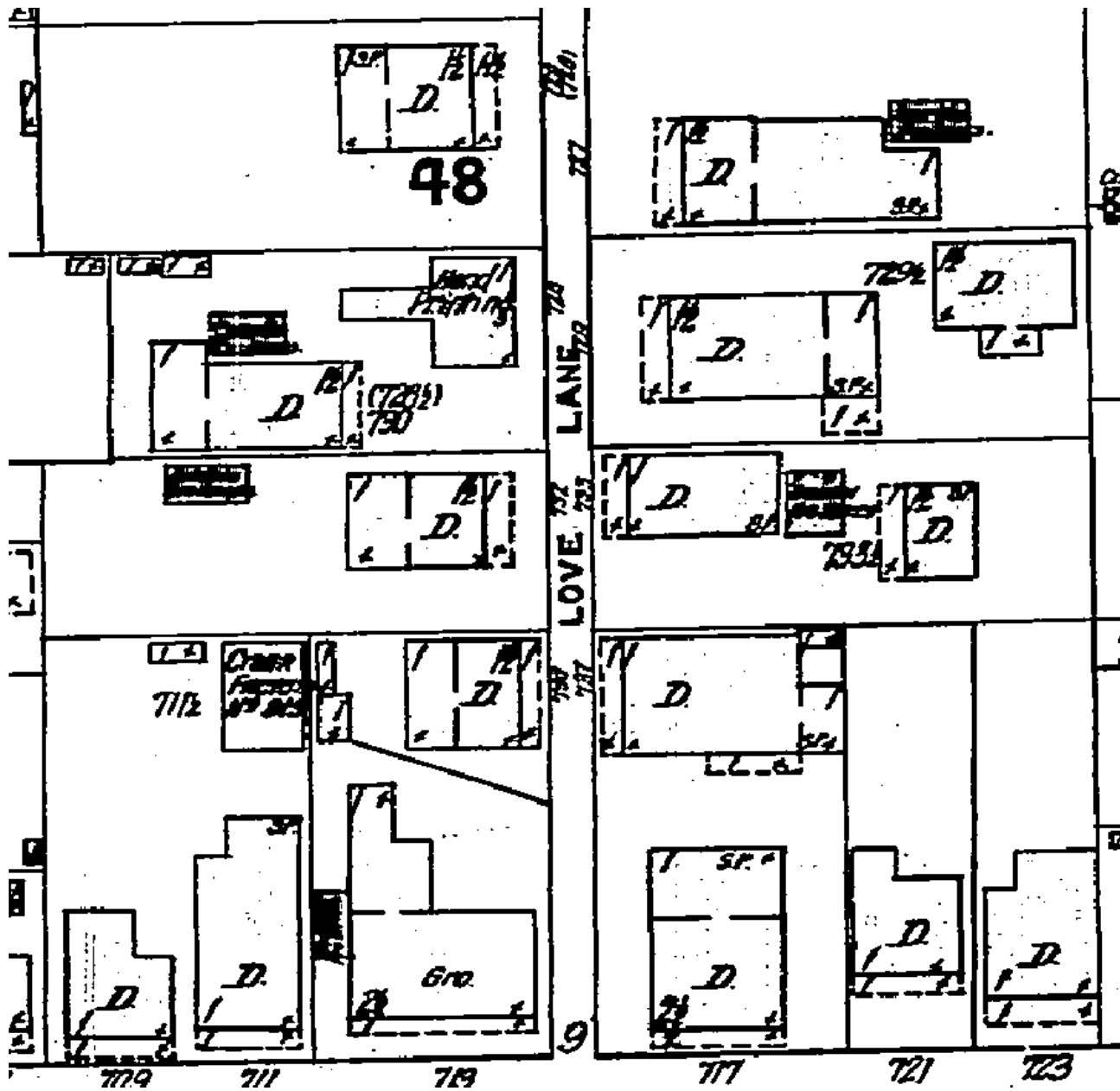
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

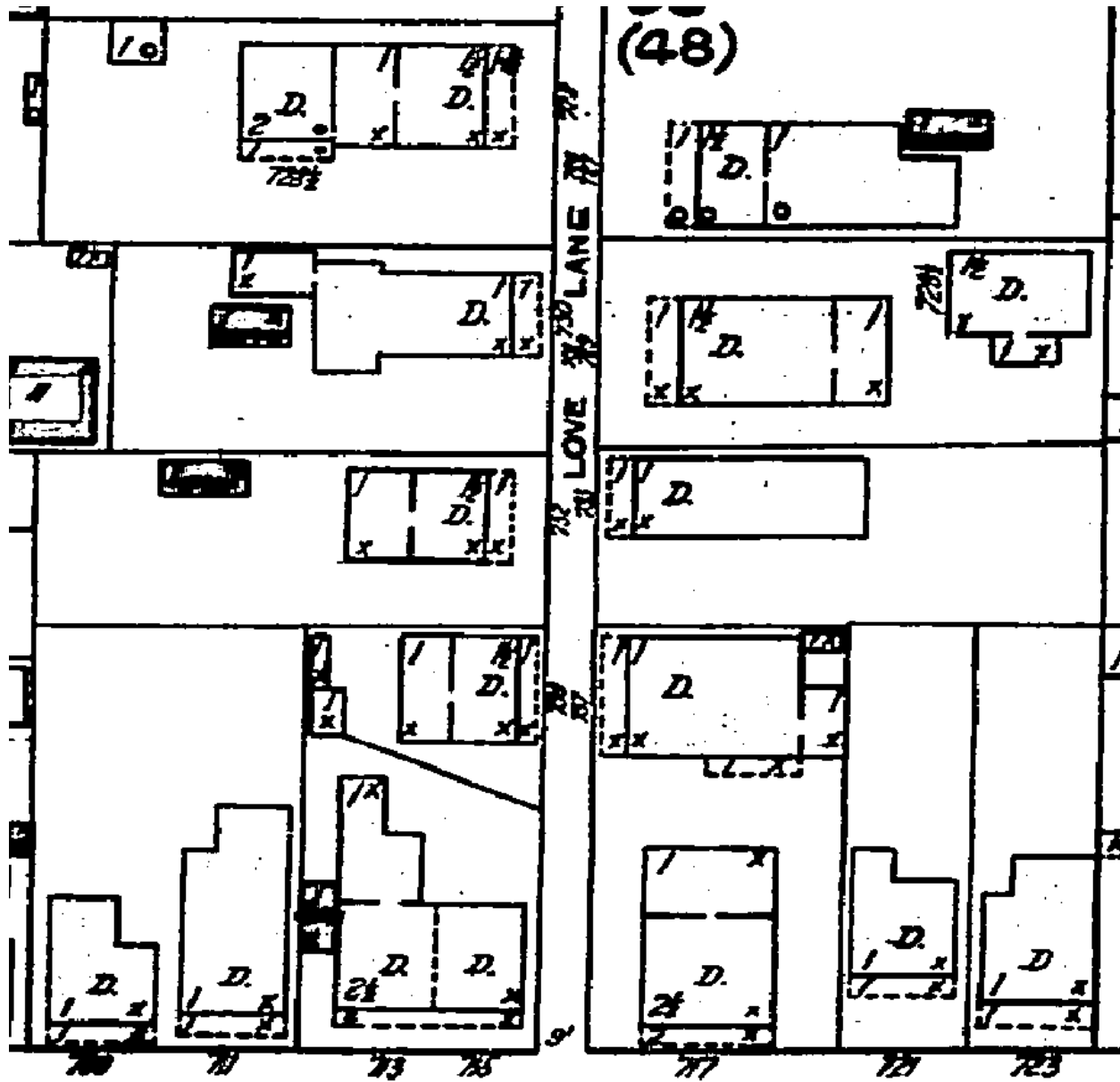
Signature: _____

Historic Architectural
Review Commission

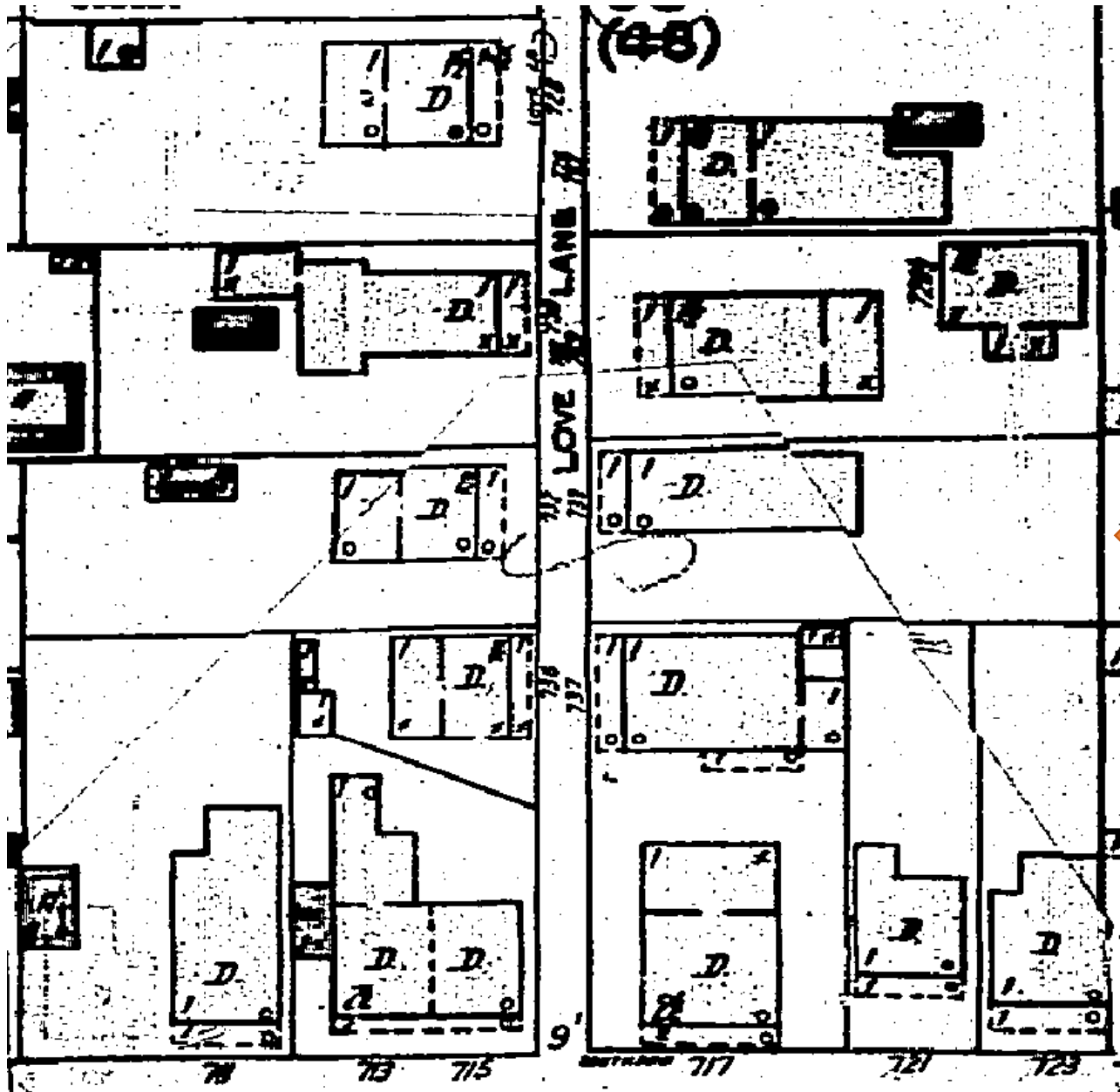
Sanborn Maps



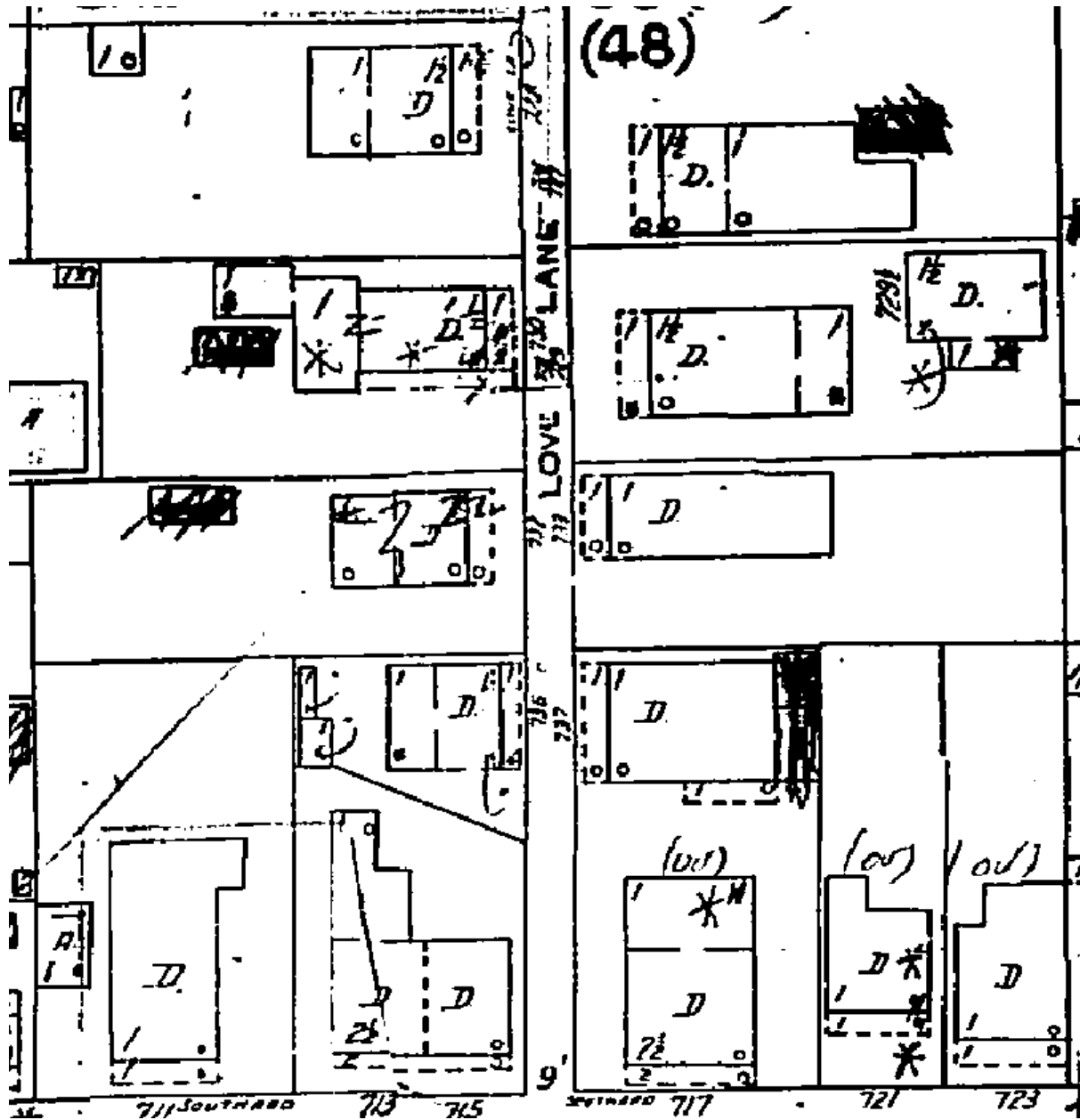
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

Project Photos



1965 Property Appraiser's Photo of 733 Love Lane.

Monroe County Public Library.



1968 Aerial Photo.



1972 Aerial Photo. The sawtooth rear is more visible.



1994 Aerial Photo. New rear shed.

733 Love Lane

H.A.R.C. APPLICATION PHOTOS 9.30.14



Front of House



Non-Historic Side Porch (To be replaced)

733 Love Lane

H.A.R.C. APPLICATION PHOTOS 9.30.14



Rear Yard

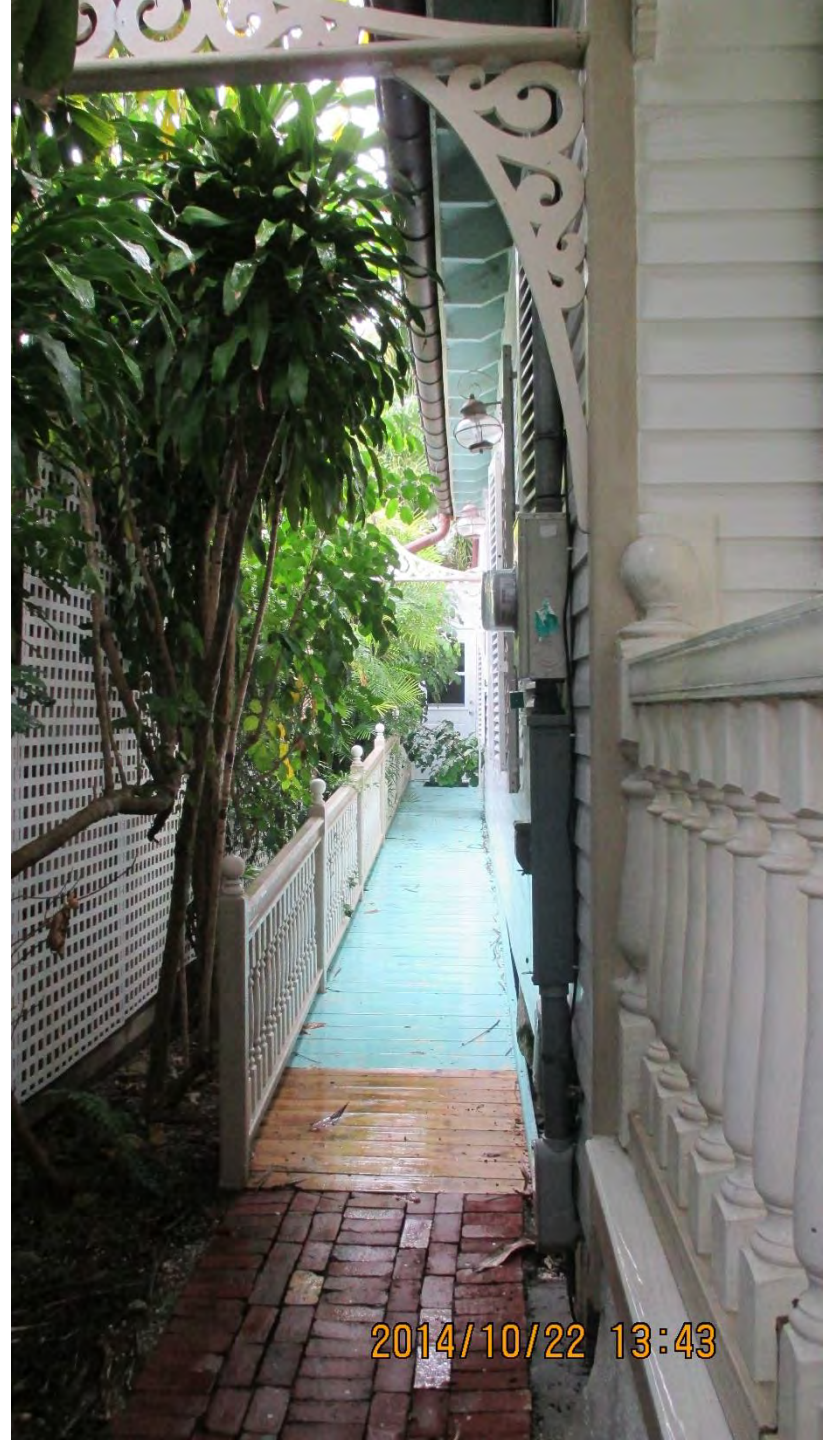


Side Yard





2014/10/22 13:42



2014/10/22 13:43





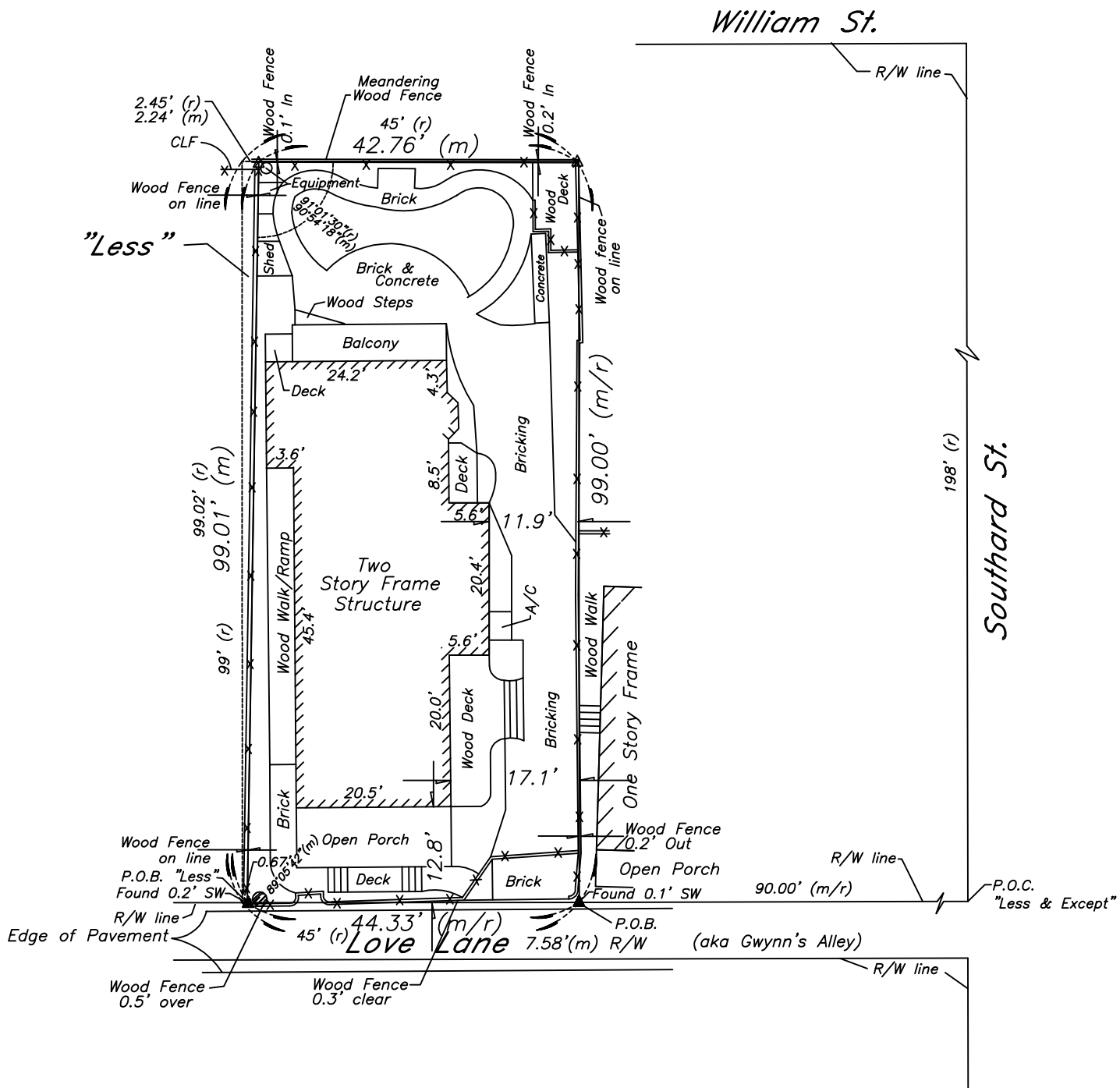
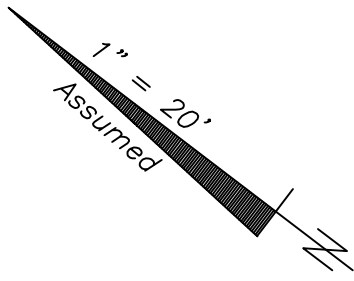
2014/10/22 13:40



2014/10/22 13:40

Survey

Boundary Survey Map of part of Lot 1, Square 48, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (6298)
- △ 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
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- ⊘ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Power Lines

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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 1, Square 48, Island of Key West

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: 733 Love Lane, 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. All interior bricking is not shown.
9. Date of field work: June 13, 2014
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. This Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1829, as part of Lot 1 in Square 48. COMMENCING at a point on an alley-way running in from Southard Street distant 198 feet from William Street and 90 feet from said Southard Street and running thence in a Northeasterly direction 99 feet; thence at right angles in a Northwesterly direction 45 feet; thence at right angles in a Southwesterly direction 99 feet out to said alley-way; thence at right angles in a Southeasterly direction along said alley-way 45 feet to the Place of Beginning.

LESS AND EXCEPT;

A parcel of land on the Island of Key West and known on William A. Whitehead's Map delineated in February, A.D., 1829, as part of Lot 1 in Square 48, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Love Lane with the NW'ly right of way line of Southard Street and run thence NW'ly along the NE'ly right of way line of the said Love Lane for a distance of 134.33 feet to the SE'ly face of an existing wood fence, said point also being the Point of Beginning; thence continue NW'ly along the NE'ly right of way line of the said Love Lane for a distance of 0.67 feet, said Point being 135.00 feet NW'ly of the NW'ly right of way line of the said Southard Street; thence NE'ly and at right angles for a distance of 99.00 feet; thence SE'ly and at right angles for a distance of 2.45 feet to the NE'ly extension of the SE'ly face of said wood fence; thence SW'ly with a deflection angle of 91°01'30" to the right and along the SE'ly face of said wood fence for a distance of 99.02 feet back to the Point of Beginning.

*BOUNDARY SURVEY FOR: Theodore P. Williams and Shiela A. Williams;
Stones & Cardenas;
Chicago Title Insurance Company;*

J. LYNN O'FLYNN, INC.

*J. Lynn O'Flynn, PSM
Florida Reg. #6298*

June 16, 2014

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

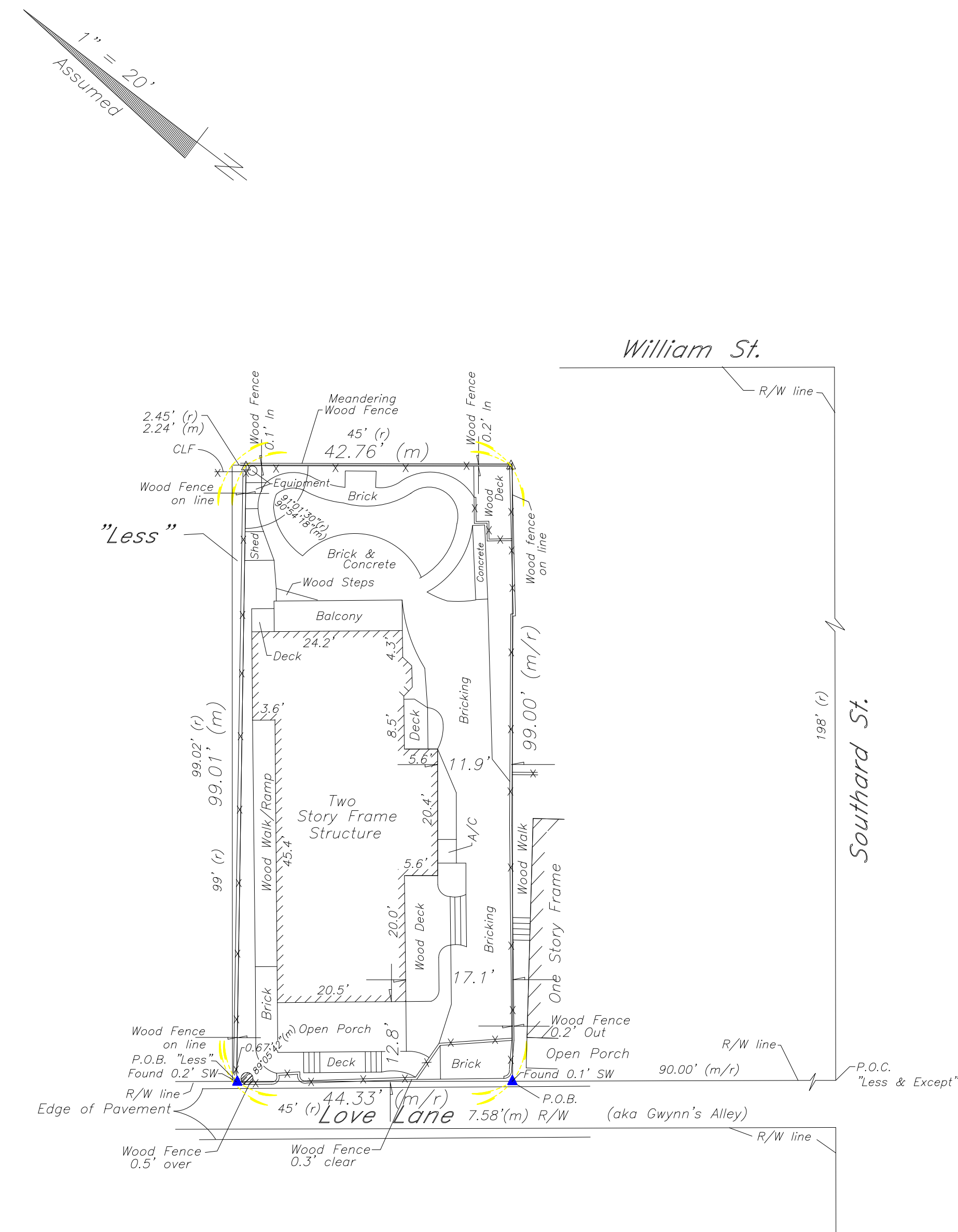


Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Proposed design

Boundary Survey Map of part of Lot 1, Square 48, Island of Key West



LEGEND

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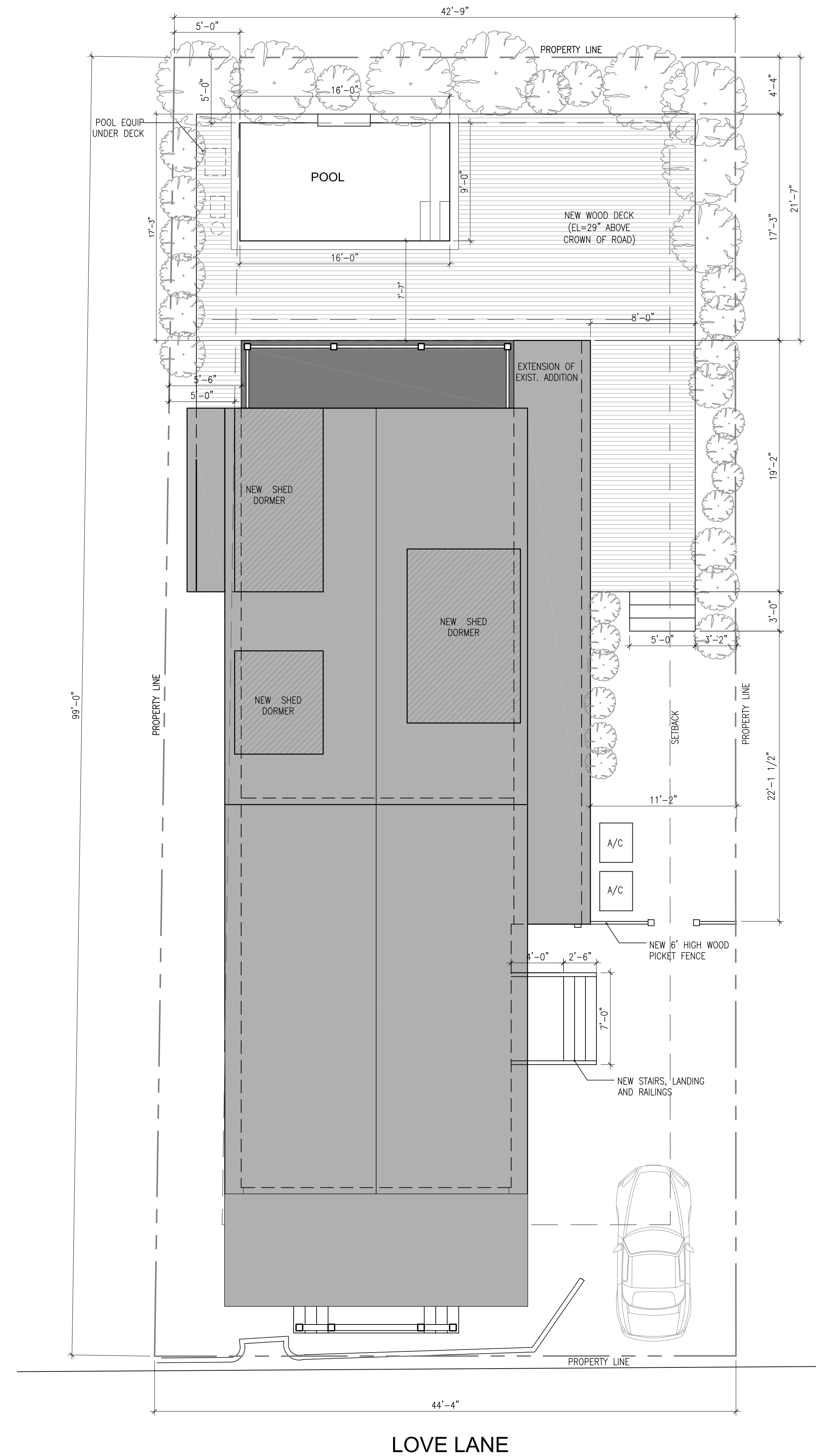
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Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

2 SURVEY
A1.1 SCALE: NOT TO SCALE



1 PROPOSED SITE PLAN
A1.1 SCALE: 3/16"=1'-0"

Tel: 305-890-6191
Email: info@wshepler.com
513 Fleming St. Suite 14
Key West, FL 33040

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION - 2014.9.30
REVISION 1: 2013.10.14

733 LOVE LANE
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36 Project #: 14008

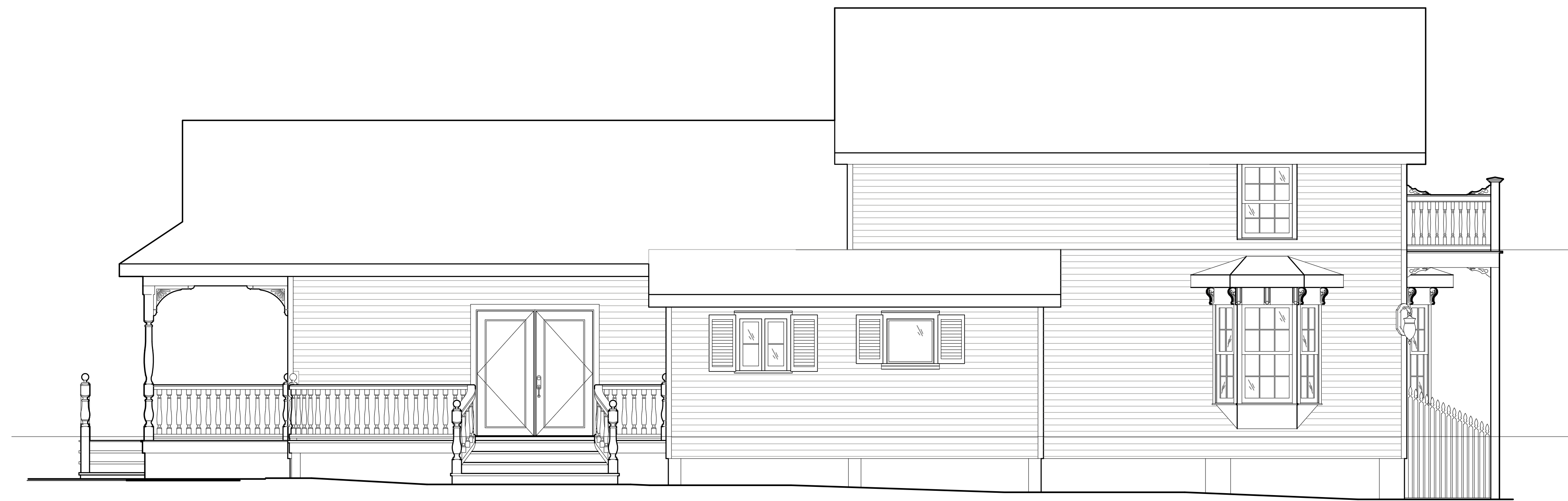
Title:
PROPOSED SITE PLAN

Sheet Number:
A-1.1

Date: - SEPTEMBER 30, 2014
©2014 by William Shepler Architect



2 EXISTING EAST ELEVATION
 AE3.1 SCALE: 1/4"=1'-0"



1 EXISTING SOUTH ELEVATION
 AE3.1 SCALE: 1/4"=1'-0"



2 EXISTING NORTH ELEVATION
 AE3.1 SCALE: 1/4"=1'-0"



1 EXISTING WEST ELEVATION
 AE3.1 SCALE: 1/4"=1'-0"

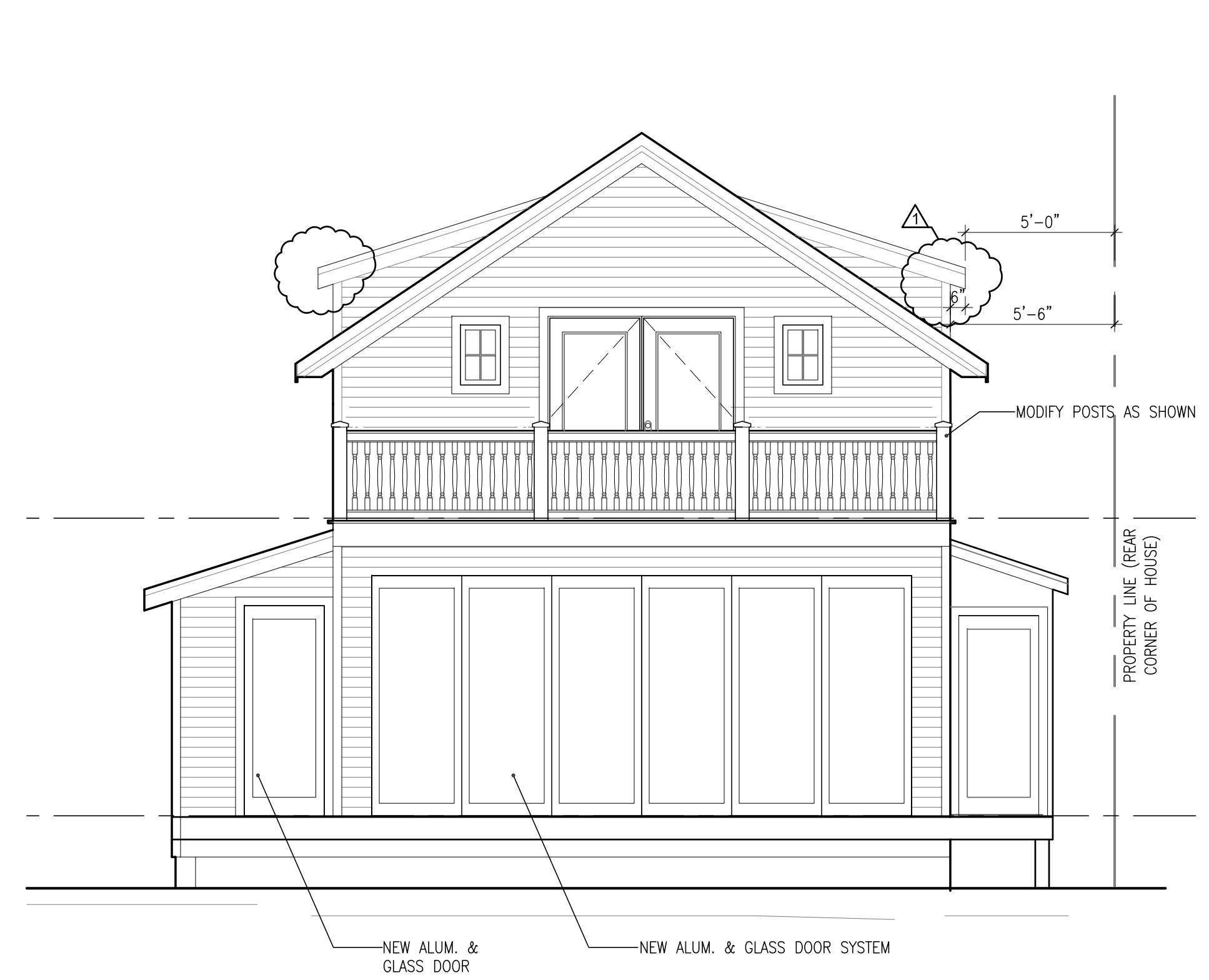
733 LOVE LANE
 KEY WEST, FL
 RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36 Project #: 14008

Title:
EXISTING ELEVATIONS

SCALE: 1/4" = 1'-0"
 Sheet Number:

AE-3.1



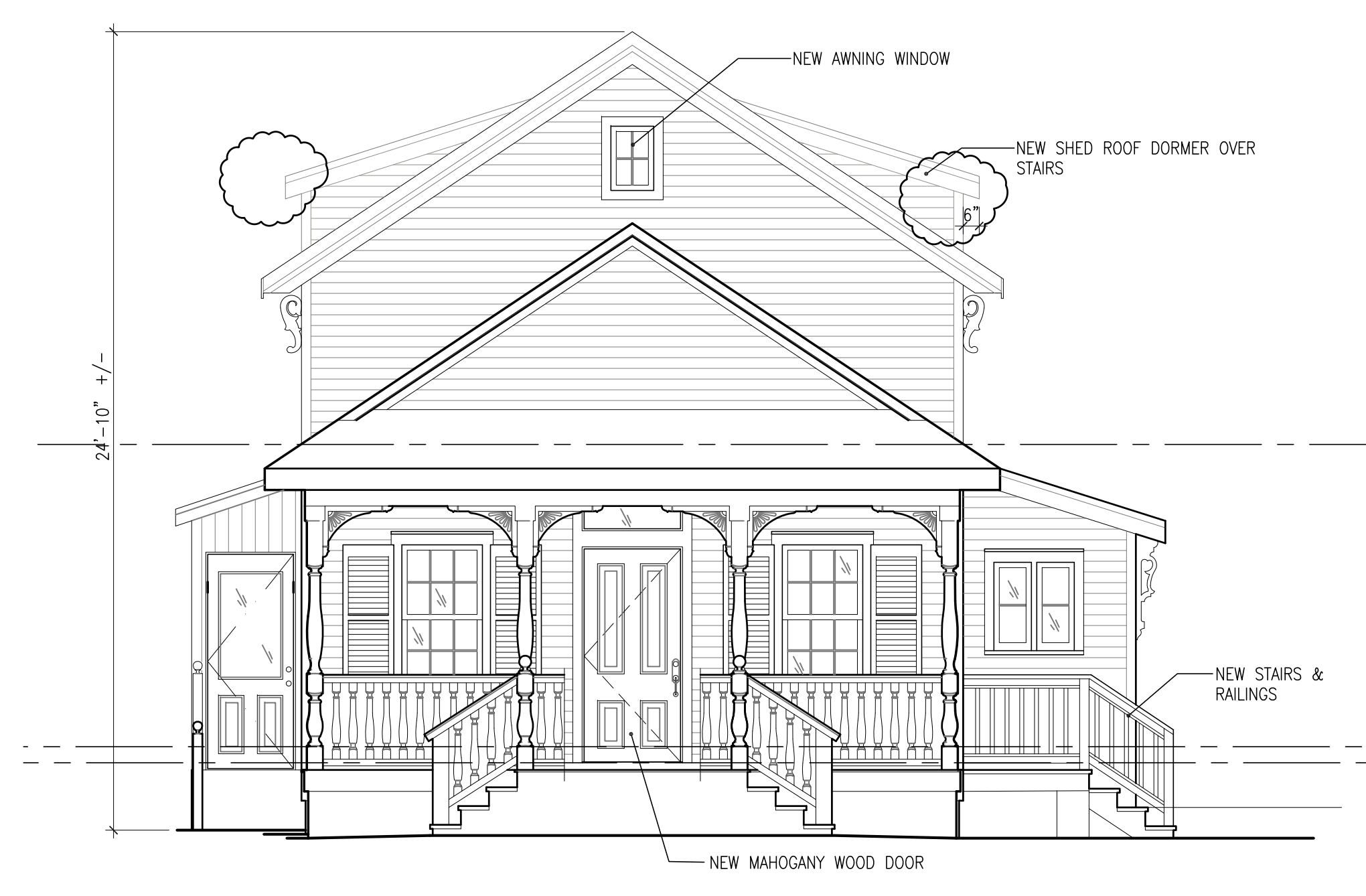
2 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



Impact Resistant Windows & Doors

WE'RE STRONGER™

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INFO

DOORS

WINDOWS

COLLECTIONS

GALLERIES

Single Hung Window Series 360

Estate Collection



ESTATE COLLECTION

Impact Resistant Windows & Doors



The CGI Estate Collection single-hung impact window has been designed with many of the features you have come to expect from CGI. The single-hung window is constructed with commercial-grade aluminum frames, architecturally correct and even sightlines, a water and air resistant captured bottom rail, stainless steel fasteners and multiple points of weatherstripping while maintaining the stylish look of a traditional single-hung window.



Available Finishes



We offer 3 wood grain finishes in our Aspen Collection- Mahogany Red, Walnut Brown, and Hazelnut Brown. The Aspen Collection of simulated finishes is based on a unique patented wood grain painting process from Decoral. The Decoral finish is created using a two-step process combining a powder coat base with ink sublimation, and was originally commercialized in 1996.

Our Aspen Collection of premium wood grain finished windows and doors are constructed out of the same high quality commercial-grade aluminum as our standard finishes. Every window and door is produced to our exacting, best in class standards. The Aspen Collection finishes are backed by a five year warranty.

Simulated wood grain finishes by nature are designed to imitate real wood, and therefore will exhibit color variability. This is not considered to be a defect in the product.

Glass Types

- 5/16" Laminated
- 7/16" Laminated
- 13/16" Insulated Laminated

Glass Coatings

- Energy Efficient LoE Coatings

Glass Colors



Standard Hardware

The NanaWall SL73 Hurricane System Features & Benefits



Swing door option is available for easy access.

With its higher performance ratings, the NanaWall SL73 is now available for mid-rises. The SL73 Hurricane Folding System Features and Benefits:

- Successfully tested for much higher structural performance levels required for mid rises
- Successfully tested to higher static water testing required for mid rises. Inswing/outswing with raised sill achieved a water rating of no leakage at 12 psf.
- Tested to new dynamic water testing using pulsating water to closer resemble the wind driven rain of a hurricane
- Provide large exterior openings up to 38' wide and open the entire wall for an unobstructed view.
- Swing door option available for easy access when the system is closed
- NO need for unattractive shutters.
- Clean lines with narrow stiles and rails to maximize glass areas
- Complete, engineered system from a single source supplier
- Thermally broken with a 15/16 (24 mm) polyamide plastic reinforced with glass fibers aluminum profiles provides increased strength, superior humidity control, improved acoustics, and energy efficiency.
- The SL73 has been rated, certified and labeled in accordance with NFRC 100 and NFRC 200. With insulated low-impact glazing with argon, the SL73 achieves an impressive NFRC certified U value of 0.39 that meets Energy Star requirements for the south zone.
- Stainless steel rollers and stainless steel sill track cover for ease of operation
- Stainless steel hinges and handles for corrosion resistance along the coast
- Dry glazed to make replacement of glass easy, if ever needed

Applications: Single family residential, Multi-family residential, Hospitality, Offices, Restaurants, Retail, Sports venues, Leisure, Educational

The Leader in Opening Glass Walls

NanaWall SL73 Miami Dade/AAMA Hurricane Folding System for Mid-Rises



The SL73 large opening glass wall offers maximum protection during storms.

Maximum Storm Protection and Wide Open Space for Mid-Rises

NanaWall, the industry leader in Opening Glass Walls introduces the SL73, the first monumental folding wall system with Miami/Dade and AAMA Hurricane certification suitable for mid-rises.

The SL73 builds upon the technology of the groundbreaking NanaWall SL72 system introduced in 2002 and the first folding door system to achieve the stringent Miami/Dade hurricane certification.

The NanaWall SL73 Hurricane System provides the ultimate in weather protection, sophisticated style, energy efficiency, and durable engineering. This stunning opening glass wall system combines the beauty of a wide open NanaWall with maximum protection during storms and is ideal for residential and commercial use in coastal communities.



The SL73 is approved for buildings 4 - 10 stories high



800.873.5673

nanawall.com

NanaWall
Grand Transformations

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a special public hearing at 5:30 p.m., October 28, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

ADDITION AND EXPANSION OF CONTRIBUTING HOUSE. FOR- #733 LOVE LANE

Applicant- William Shepler

Application # H14-01-1606

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WILLIAM SHEPLER, 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:
733 LOVE LANE, KEY WEST, FL on the 22 day of OCTOBER, 2014.

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 OCTOBER 28th, 2014.

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 _____.

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

Signed Name of Affiant:

William Shepler
Date: 10/23/14
Address: 206 TRUMAN AVE.
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 23 day of Oct, 2014.

By (Print name of Affiant) William Shepler who is personally known to me or has produced FL D/L as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Vanessa Hedrick
Print Name: Vanessa Hedrick

Notary Public - State of Florida (seal)
My Commission Expires: 10/6/2016



**Unable to Upload
Posting Photograph**

**Property Appraiser
Information**



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1008893 Parcel ID: 00008630-000000

Ownership Details

Mailing Address:

WILLIAMS THEODORE P
4012 SNOWY EGRET DR
MELBOURNE, FL 32904-9520

All Owners:

WILLIAMS SHEILA A T/C, WILLIAMS THEODORE P

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 733 LOVE LN KEY WEST

Legal Description: KW PT LOT 1 SQR 48 G68-38 OR2021-409L/E OR2231-1064 OR2237-708/09 OR2319-557/56L/E-C OR2320-1139/40 OR2360-2097D/C OR2605-1541F/J OR2675-1427/28 OR2691-1953/54

Click Map Image to open interactive viewer



Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	40	99	4,301.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1991
 Year Built: 1933

Building 1 Details

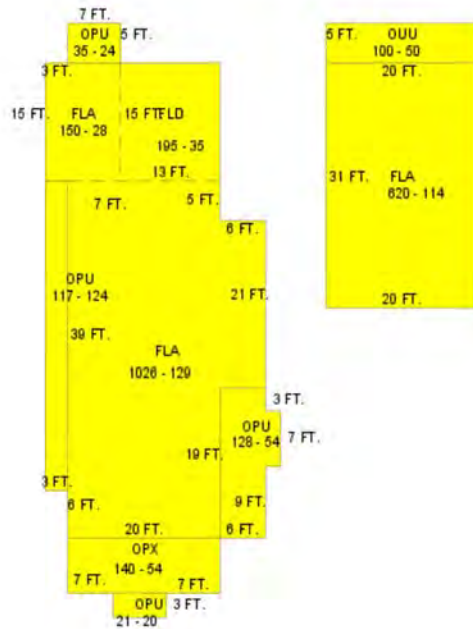
Building Type R1	Condition G	Quality Grade 550
Effective Age 17	Perimeter 306	Depreciation % 22
Year Built 1933	Special Arch 0	Grnd Floor Area 1,991
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 3
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 1	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPU		1	2006				35
0	OPU		1	2006				128

0	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	2006					150
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1932	N	Y	0.00	0.00	1,026
2	<u>OPX</u>		1	2006					140
3	<u>OPU</u>		1	2006					21
6	<u>FLD</u>	12:ABOVE AVERAGE WOOD	1	2006		Y			195
7	<u>OPU</u>		1	2006					117
8	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	2006					620
9	<u>OUU</u>		1	2006					100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	PT2:BRICK PATIO	1,098 SF	0	0	2006	2007	2	50
3	FN2:FENCES	712 SF	89	8	2004	2005	2	30
4	FN2:FENCES	200 SF	50	4	2005	2006	2	30
5	FN2:FENCES	594 SF	99	6	2004	2005	2	30

Appraiser Notes

TRANSFERRED TO NEIGHBOR A SMALL STRIP OF LAND PER OR2045-2462/2463. LAND SIZE ADJUSTED FOR THE 2005 TAX ROLL.

2014-05-22 MLS \$1,275,000 3/2.5 LOVELY LOCATION HIGH IN THE X FLOOD ZONE IS THIS 1 1/2 STORY CONCH HOUSE FILLED WITH CHARACTER. FROM THE BEAUTIFUL CYPRESS WALLS AND CEILINGS TO THE SWEEPING STAIRCASE LEADING TO THE SECOND FLOOR, TO THE SECRET ROOM HIDDEN UNDER THE FIRST FLOOR, YOU'LL BE DELIGHTED AT EVERY TURN BY THE CHARM AND CHARACTER OF THIS HOME. 2BR/2.5 BA'S AND AN UNFINISHED 13 X 11 ROOM ON THE FIRST FLOOR OFFERING POTENTIAL 3RD BEDROOM / DEN. NEW KITCHEN WITH CUSTOM FINISHES AND WOOD CABINETS. PLENTY OF ROOM FOR A POOL AND GARDENS WITH OFF STREET PARKING ON THIS QUINTESSENTIAL OLD TOWN LANE.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
04-2084	06/28/2004	08/18/2006	6,000		INSTALL HANDICAP RAMP
05-1305	04/22/2005	08/18/2006	500		SET TANK AND RUN 35' OF TUBING
04-2218	07/07/2004	08/18/2006	1,000		REMOVE NON BEARING PARTITIONS/ WOOD AND JOISTS ON CEILING
04-2227	07/07/2004	08/18/2006	500		TEMP SERVICE
04-2680	08/23/2004	08/18/2006	90,000		RENOVATE FIRST FLR WALLS, CEILINGS,FLR WINDOWS, DOORS, PAINT ADD 2ND FLR ADDITION BR/BA
05-4306	10/03/2005	08/18/2006	700		WATERLESS URINAL IN MSTR BR
05-5764	12/14/2005	08/18/2006	6,800		5 TON PKG UNIT AND 2 TON DUCTLESS
06-1871	03/27/2006	08/18/2006	2,000		20 HURRICANE PANELS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	243,240	10,792	464,914	718,946	419,230	25,000	394,230
2013	260,983	8,892	530,786	800,661	413,034	25,000	388,034
2012	266,782	9,210	460,017	736,009	406,130	25,000	381,130
2011	263,883	9,482	421,980	695,345	394,301	25,000	369,301
2010	244,400	9,761	446,468	700,629	388,474	25,000	363,474
2009	271,459	10,079	529,147	810,685	378,261	25,000	353,261
2008	249,406	10,351	597,839	857,596	377,883	25,000	352,883
2007	417,155	10,631	752,675	1,180,461	366,877	25,000	341,877
2006	193,409	0	408,595	602,004	146,540	25,000	121,540
2005	193,409	0	326,876	520,285	142,272	25,000	117,272
2004	105,955	0	281,160	387,115	138,128	25,000	113,128
2003	134,078	0	150,480	284,558	135,553	25,000	110,553
2002	106,724	0	134,640	241,364	132,376	25,000	107,376
2001	92,953	0	134,640	227,593	130,292	25,000	105,292
2000	92,478	0	80,190	172,668	126,498	25,000	101,498
1999	87,340	0	80,190	167,530	123,173	25,000	98,173
1998	68,502	0	80,190	148,692	121,234	25,000	96,234
1997	61,652	0	72,270	133,922	119,208	25,000	94,208
1996	46,239	0	72,270	118,509	115,736	25,000	90,736
1995	42,129	0	72,270	114,399	112,914	25,000	87,914
1994	37,676	0	72,270	109,946	109,946	25,000	84,946
1993	37,676	0	72,270	109,946	109,946	25,000	84,946
1992	37,676	0	72,270	109,946	109,946	25,000	84,946
1991	37,676	0	72,270	109,946	109,946	25,000	84,946
1990	31,244	0	60,390	91,634	91,634	25,000	66,634
1989	28,404	0	59,400	87,804	87,804	25,000	62,804
1988	23,217	0	59,400	82,617	82,617	25,000	57,617
1987	22,925	0	29,304	52,229	52,229	25,000	27,229
1986	23,048	0	28,512	51,560	51,560	25,000	26,560
1985	22,359	0	16,117	38,476	38,476	25,000	13,476
1984	20,820	0	16,117	36,937	36,937	25,000	11,937
1983	20,820	0	16,117	36,937	36,937	25,000	11,937
1982	21,267	0	14,177	35,444	35,444	25,000	10,444

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/24/2014	2691 / 1953	1,200,000	<u>WD</u>	<u>02</u>
3/11/2014	2675 / 1427	710,000	<u>WD</u>	<u>37</u>

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