



**Historic Architectural Review Commission
Staff Report for Item 15**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: January 23, 2018

Applicant: William Rowan

Application Number: H18-03-0002

Address: #1421 Catherine Street

Description of Work:

Raise house one foot. Reconstruction of front porch and stairs. New carport and one-story addition. New accessory structure and pool. Site improvements.

Site Facts:

The one-story, wood frame structure is listed as a contributing resource in the survey, and it first appears on the 1912 Sanborn map as the earlier Sanborn maps from the 1800s don't include this area of Key West. The building today has the one-story frame vernacular structure with the rear sawtooth structure. The building has a non-historic small addition on the side of the building and a non-historic carport attached to the structure. The front porch has been altered with a concrete porch floor, brick posts, and an awning added to the front of the house.

This address came before HARC a year and a half ago to demolish the carport and build a new, separate carport.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 3, 4, 5, 6, 9, and 10.

Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 7, 11, 12, 13, 14, 17, 19, 21, 22, 23, 24, 29, 30, 31, 32, and 33.

Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 8, 9, 10, 11, 13, and 25.

Guidelines for Outbuildings (Pages 40-41), specifically guidelines 1, 2, 3, 4, 5, and 9.

Staff Analysis

This Certificate of Appropriateness proposes a new side addition to the main wall of a historic house. The addition will be 16' x 16' and will have two gable roofs. The height of the new addition will be 15 feet tall, only 3 feet shorter than the main house. The gable roofs will have a similar proportion and height to the sawtooth structure in the rear of the main house. The project also plans on restoring the front porch back to a more appropriate form with wood flooring and wood posts. The plans also call for raising the structure one foot.

The plans also include the construction of a new open carport, which will be on the southwestern side of the lot. The carport will have a one foot setback from the side property line and will be set back behind the house. The carport will have a height of approximately 9 feet, much shorter than the 14-foot-tall carport of the previously approved design.

The project also includes a new pool in the rear, a new accessory structure that will be 14 feet tall, and new perimeter fencing. 12-18 inches of fill will be added in the back yard.

***There is an error in the plans where the porch roof is depicted to have v-crimp roofing. The porch roof has metal shingles, and the replacement of roofing should be metal shingles instead of v-crimp.**

Consistency with Guidelines

There are multiple components to this project. Most of the project is consistent with the guidelines and standards, except for the side addition. The proposed carport is much more secondary than the previous approval. It will be located farther away from the house and will not obscure the building. The restoration of the front porch will return the front of the structure to a more appropriate form. The 1965 photograph shows how the old, wooden porch used to look. The proposed elevation of a foot is also consistent with the guidelines, as the structure does not have a strong relationship with the neighboring structures in regards to height. The proposed elevation will bring the structure up to the required +1 foot in relation to FEMA and it will not have a detrimental impact on the neighborhood and streetscape.

The proposed accessory structure in the rear will have a smaller massing and height than the main structure. It retains the same scale and will not overshadow the historic house.

The site work proposed, such as the perimeter fencing, the pool, and deck, are all consistent with the guidelines.

The aspect of the project that does not comply with the guidelines is the proposed side addition. It does not meet the following guidelines:

Guideline 23 for Additions and Alterations: Additions at side elevations to contributing buildings are rarely appropriate since they alter the symmetry and balance of a historic building. If proposed, they shall be set back as far as possible from the street and shall not obscure original or historic walls, window fenestrations, or roofs, and should be no larger than 30% of the original floor area.

As stated above, additions at the side elevations of contributing buildings are rarely appropriate. The proposed side addition will highly alter the symmetry and balance of the historic building. While there is an existing side addition, it is very small and only accessed through a doorway. This proposed side addition will take up a much larger portion of the contributing house, will lead to the demolition of historic walls, and will obscure original rooflines. The addition would also remove any view of the historic sawtooth structure in the rear.

Guideline 6 for Additions and Alterations: Any proposed addition shall be attached to less public elevations. Whenever possible, additions shall be attached to the rear or least conspicuous side of an existing building. On a corner lot, an addition shall be located to be unobtrusive when viewed from either adjoining streets.

This guideline is clear that proposed additions should be attached to less public elevations. The proposed addition will be highly visible. There is ample room in the rear of the lot to add an addition to the rear of the structure, which would be much more appropriate and would not obscure character defining features.

Guideline 1 for Addition and Alterations: Additions shall require no or minimal changes to the character defining features of a building and its site.

The proposed side addition will require the demolition of a main wall of the house. The rectangular form of the structure is a character defining feature of the structure and the historic district. Also, the proposed addition will cover the original roofline of the house.

It is staff's opinion that the proposed side addition is inconsistent with the HARC Guidelines, especially guidelines 23, 6, and 1 for Additions and Alterations. As stated earlier, there is enough room to build an appropriate addition in the rear that would lead to less removal of historic materials and would not obscure character defining features of a contributing structure.

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 # 18-00300002	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

2017/01/19

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

ADDRESS OF PROPOSED PROJECT:	1421 CATHERINE ST.	
NAME ON DEED:	BRENDA DONNELLY	PHONE NUMBER 305.304.1116
OWNER'S MAILING ADDRESS:	SAME AS ABOVE	EMAIL BRENDA@BRENDAANDKEVIN.COM
APPLICANT NAME:	WILLIAM ROWAN	PHONE NUMBER 305 296 3784
APPLICANT'S ADDRESS:	321 PEACOCK LANE KEY WEST, FL.	EMAIL wrowan@gmail.com
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 12.26.17

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: RAISE ONE FOOT TO MEET FEMA REQUIREMENT
REMOVE FRONT PORCH AND RECONSTRUCT HISTORIC PORCH w/ FRONT ENTRY STEPS
REMOVE EXISTING CARPORT AND DIMINISH SIZE AND LOCATION.
ADD ONE STORY WOOD FRAME ADDITONAL (16' x 16') AND ACCESSORY STRUCTURE (10' x 14')

MAIN BUILDING

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):



Permit # 18-00300002
 Date: 1/03/18
 Fee: \$500.00
 Total: \$500.00
 \$121.20
 \$378.80

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): ONE STORY WOOD FRAMED (10' X 14')	
PAVERS: DRIVEWAY/PARKING TURF BLOCK	FENCES: FRONT 3' HIGH BEHIND FIRST SIDE WINDOW 6' HIGH
DECKS: POOL DECK (WOOD)	PAINTING: MATCH EXISTING WHITE COLOR
SITE (INCLUDING GRADING, FILL, TREES, ETC): ADDITION OF 12"-18" OF FILL	POOLS (INCLUDING EQUIPMENT): 7' X 30' LAP POOL
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): A/C POOL EQUIP. LOCATED AT FLOOD LEVEL AND ADJACENT TO ACCESSORY STRUCTURE	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC 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: 1421 CATHERINE ST.

PROPERTY OWNER'S NAME: BRENDA DONNELLY

APPLICANT NAME: WILLIAM ROWAN

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.**

<u>Brenda Donnelly</u> PROPERTY OWNER'S SIGNATURE	<u>Brenda Donnelly</u> <u>12/29/17</u> DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

1. REMOVE ENTIRE FRONT PORCH EXCEPT HISTORIC PORTION OF ROOF
2. REMOVE EXISTING GARPORT 1
3. REMOVE SMALL ADDITION (BATH/STO.) 5'x15' ON WEST SIDE OF MAIN STRUCTURE

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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);

(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.

(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.

BOTH GARPORT (ATTACHED) AND SMALL ADDITION ARE NOT OF HISTORICAL SIGNIFICANCE.

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.

No

(c) Has no significant character, interest, or value as part fo 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.

No

(d) Is not the site of a historic event with significant effect upon society.

No

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

No

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

No

(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

(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>NO</i>
(i) Has not yielded, and is not likely to yield, information important in history.
<i>NO</i>

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.

N.A.

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

N.A.

(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.

N.A.

(4) Removing buildings or structures that would otherwise qualify as contributing.

N.A.



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)
 CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
 1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

**CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM
 FOR PROJECTS TO BE REVIEWED BY COMMISSION**

This form must be submitted with your application

<i>Application Type</i>	<i>Current Fees</i>	<i>Code</i>
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	\$400.00	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$_____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 600

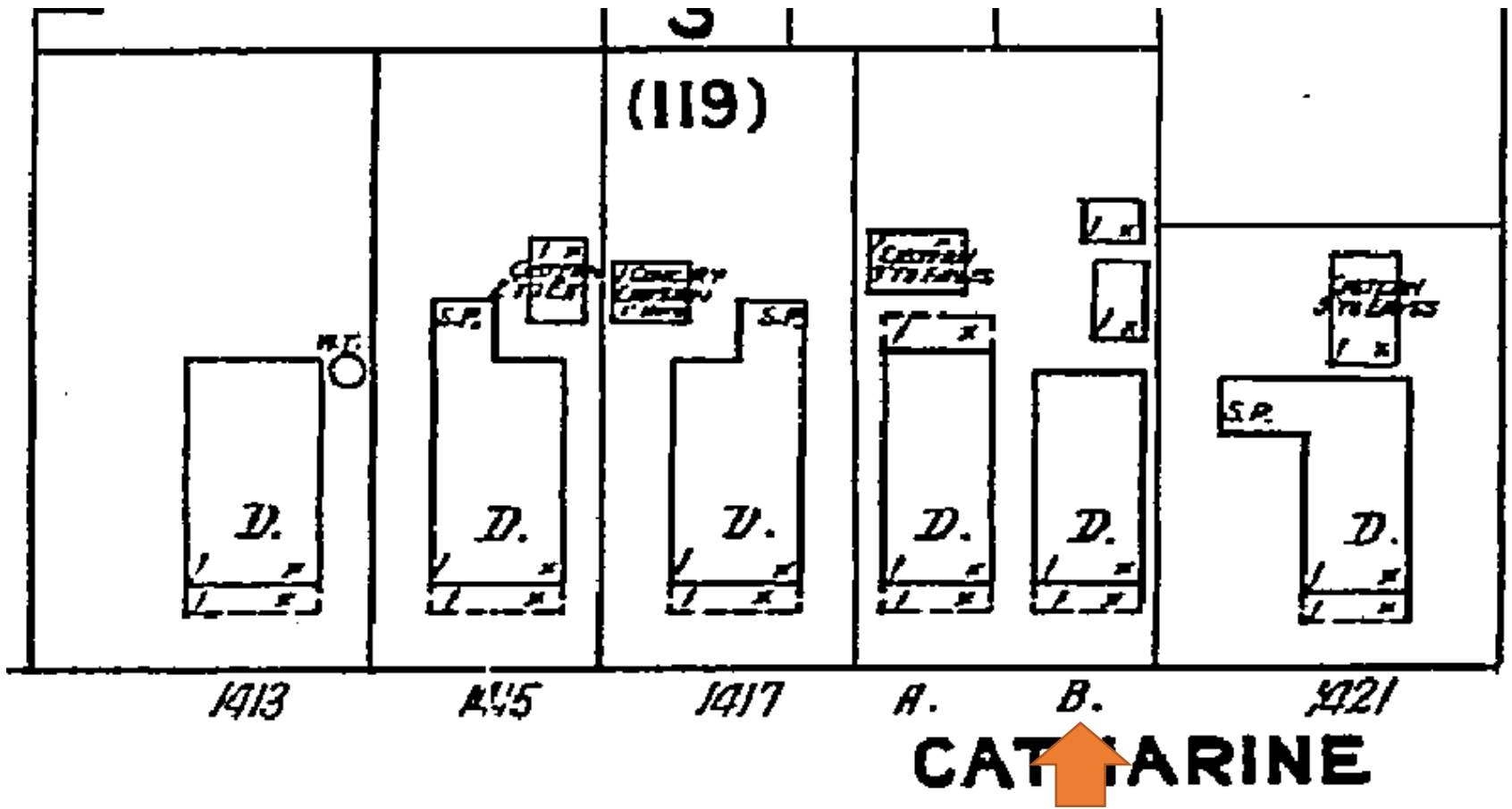
Comments:

1421 Catherine - New side addition,
new accessory structure, reconstruction of
front porch

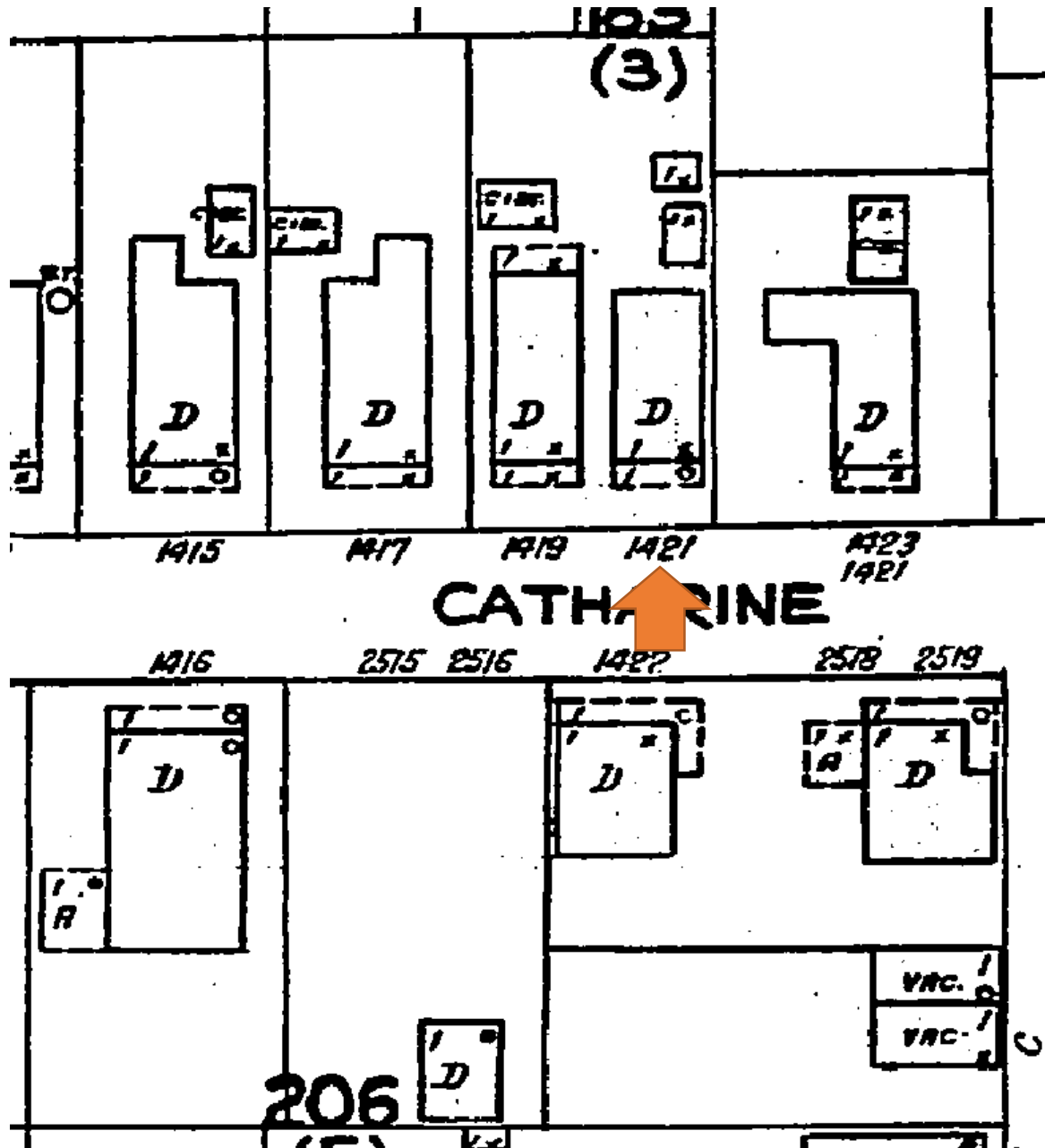
Date of Pre-Application Meeting: 12/4/17

By Staff: Kelly [Signature]

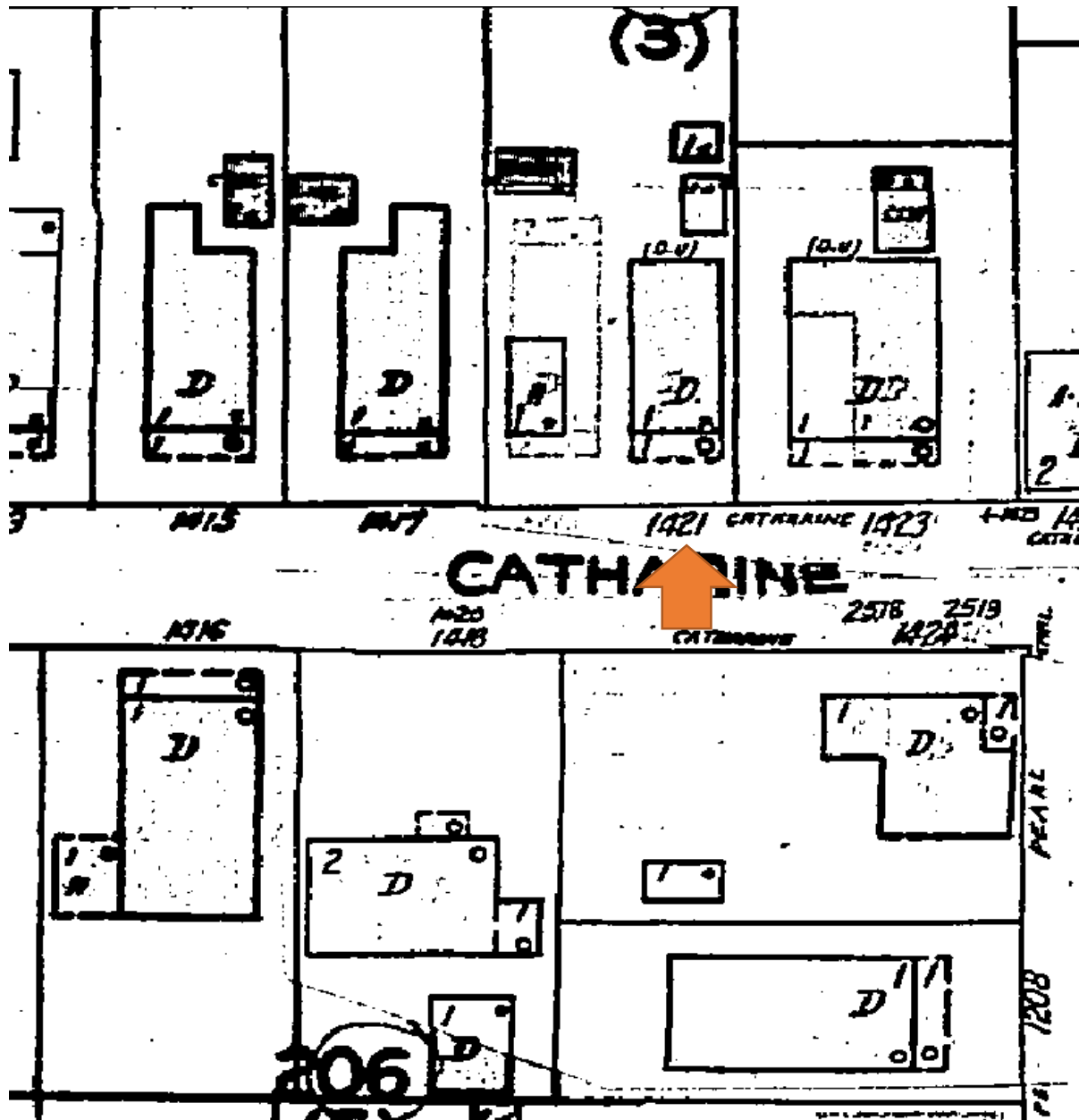
SANBORN MAPS



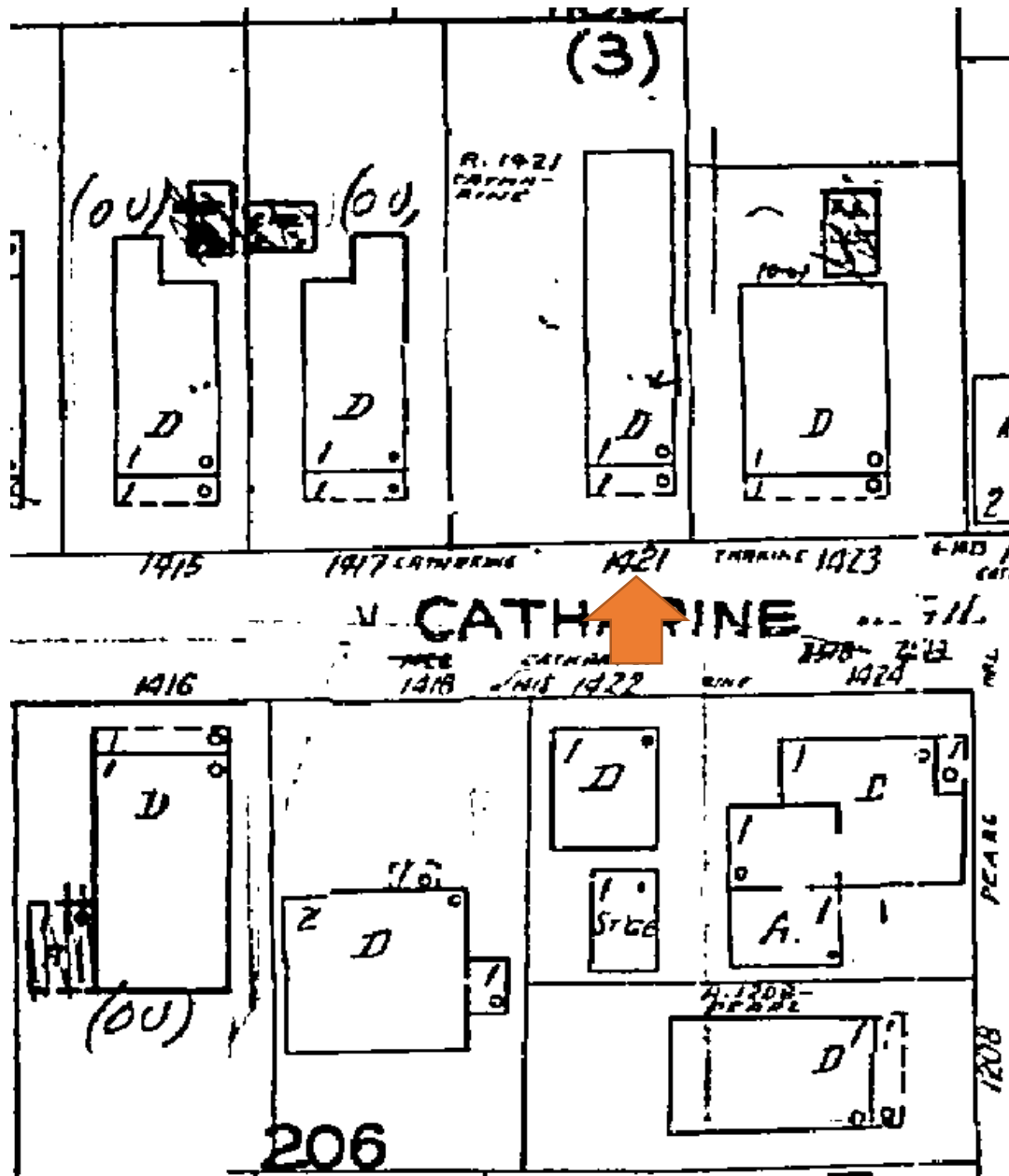
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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



1421



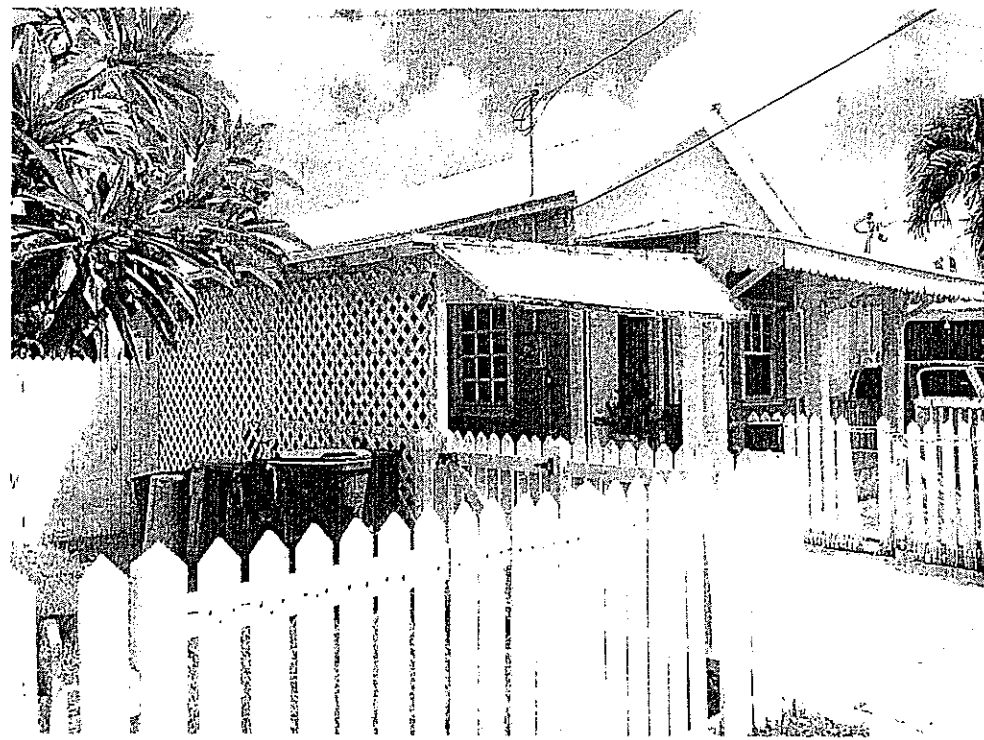
VIRGINIA
PIP 13



please pick up
after your
friends

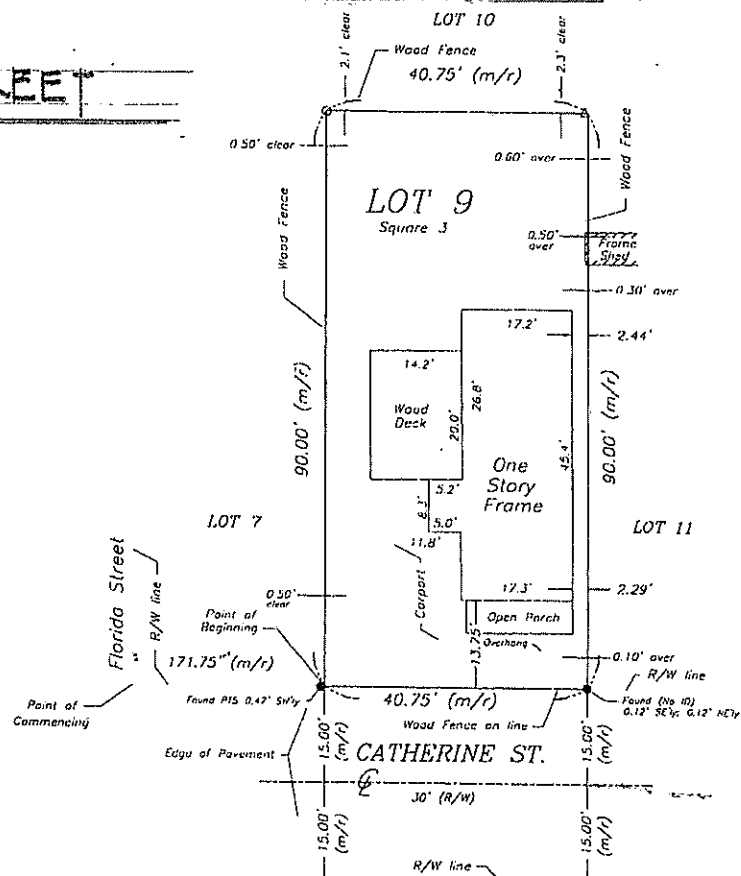


PROPOSED DESIGN



VIEW FROM STREET

Assumed
1" = 20'



SURVEY

1" = 20.0"

SITE DATA

ZONING	HMDR		
FLOOD	AE G	6.2'	7.2'
LOT SIZE	3068 SF		
BUILDING COVERAGE	ALLOWED 40% - 1467 SF	EXISTING 31.6% - 1162 SF	PROPOSED 40% - 1467 SF
IMPERVIOUS RATIO	60% / 220 SF	38% / 138 SF	46% / 168 SF
OPEN SPACE	35% / 1284 SF	60% / 2283 SF	35% / 1280 SF
SETBACKS			
FRONT	10'	6.25'	8.75'
SIDE	5'	16.0'	5'
REAR	15'	30.85'	N.C.
REAR (ACCESSORY)	5'	0'	5.0'

STORM DRAINAGE

CARPET HARC APPROVAL H16-03-0042

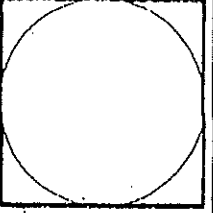
BUILDING STRUCTURES (PROPOSED)

HISTORIC	51' x 18'	918 SF
ADDITION	16' x 16'	256 SF
CARPET	9' x 16'	144 SF
ACCESSORY	10' x 14.5'	145 SF
		1463 SF < 1467 SF

IMPERVIOUS AREAS

BLDGS.	1337 SF
POOL	210
CONCRETE	25
* PARKING	82
* WALKWAY	30
* 50%	1684 SF

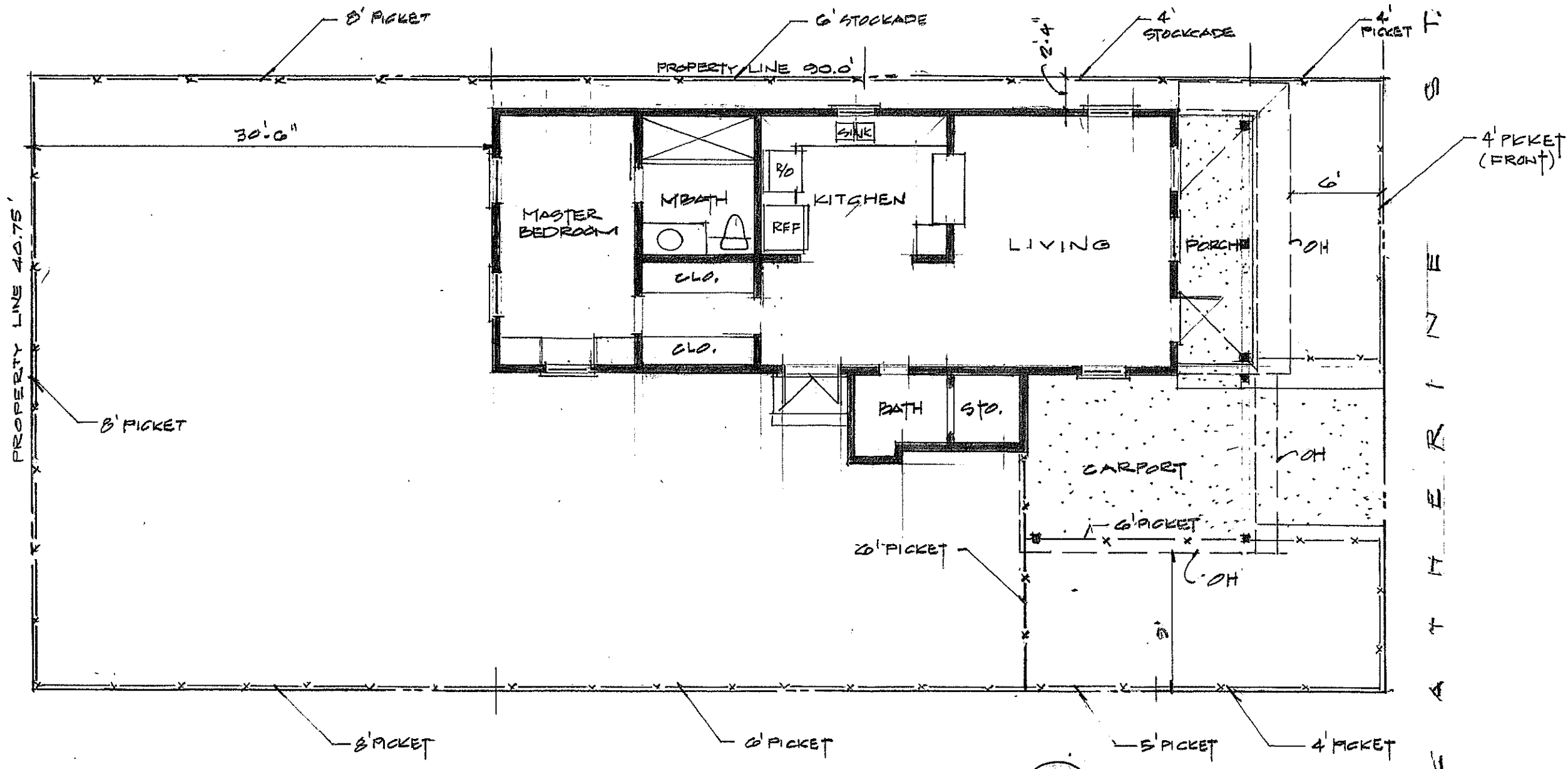
DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
142 CATHERINE KEY WEST, FL



WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
321 PEACOCK LANE
305 296 3784
FLORIDA LICENSE #16000001

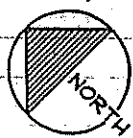
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Date: 11-25-17

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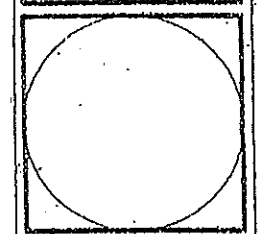


SITE PLAN - EXISTING

SCALE 1/8" = 1'-0"



DONNELLY RESIDENCE
 NEW ADDITION & ACCESSORY
 1421 CATHERINE KEY WEST, FL

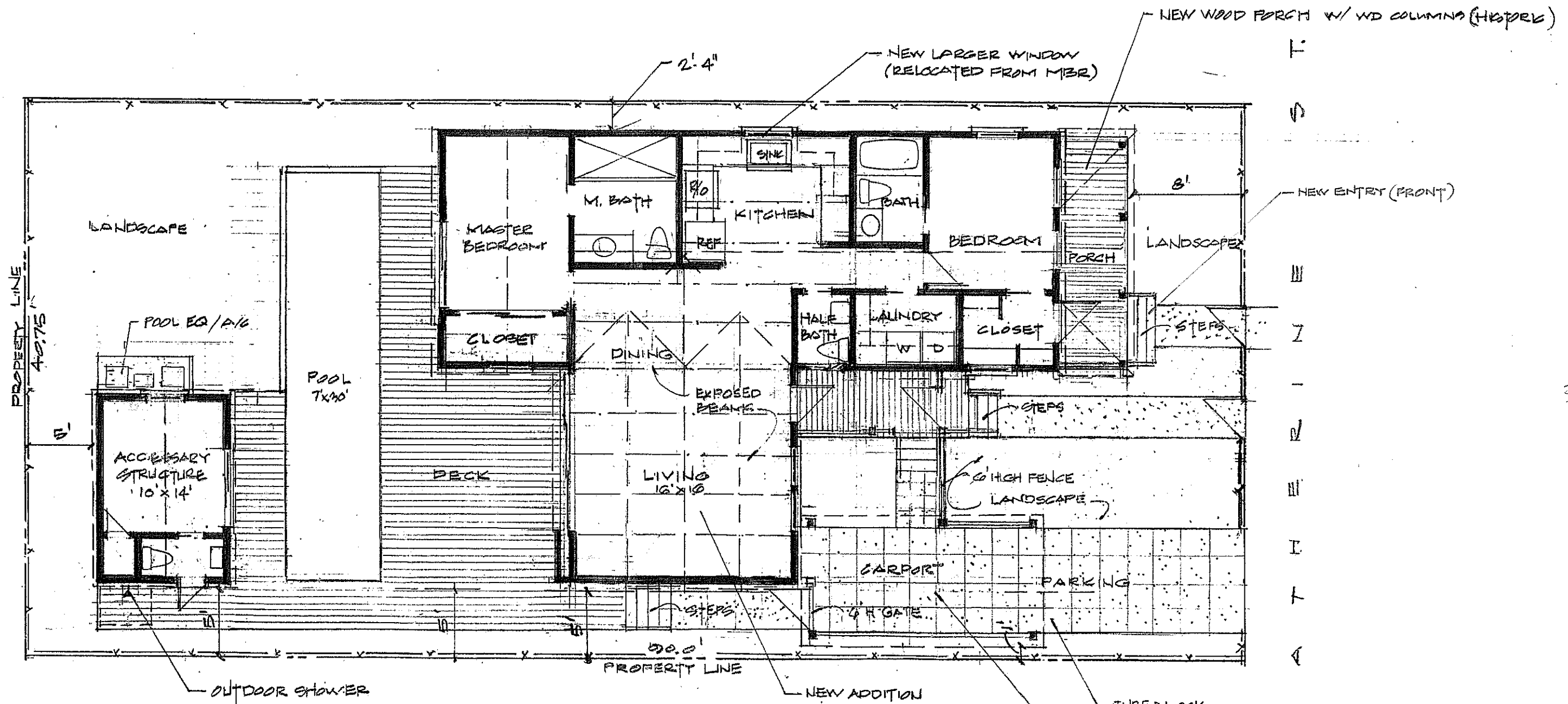


WILLIAM ROWAN
 ARCHITECTURE
 3711 PERCON DRIVE
 305 286 5166
 KEY WEST, FL 33402
 FLORIDA LICENSE # 14782

Project No:

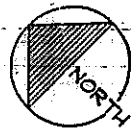
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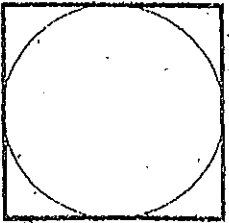


SITE PLAN - PROPOSED

SCALE 1/8" = 1'-0"



DONNELLY RESIDENCE
 NEW ADDITION & ACCESSORY
 1421 CATHERINE KEY WEST, FL.

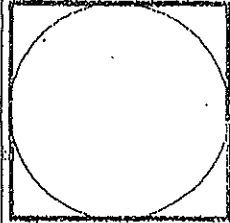


WILLIAM ROWAN
 ARCHITECTURE
 571 PEACOCK LANE
 305 256 5764
 KEY WEST, FLORIDA
 FLOOR PLAN ARCHITECTURE

Project No:
 Date: 11-25-17

2
 3 OF 6

DONNELLY RESIDENCE
 NEW ADDITION & ACCESSORY
 42 CATHERINE KEY WEST, FL

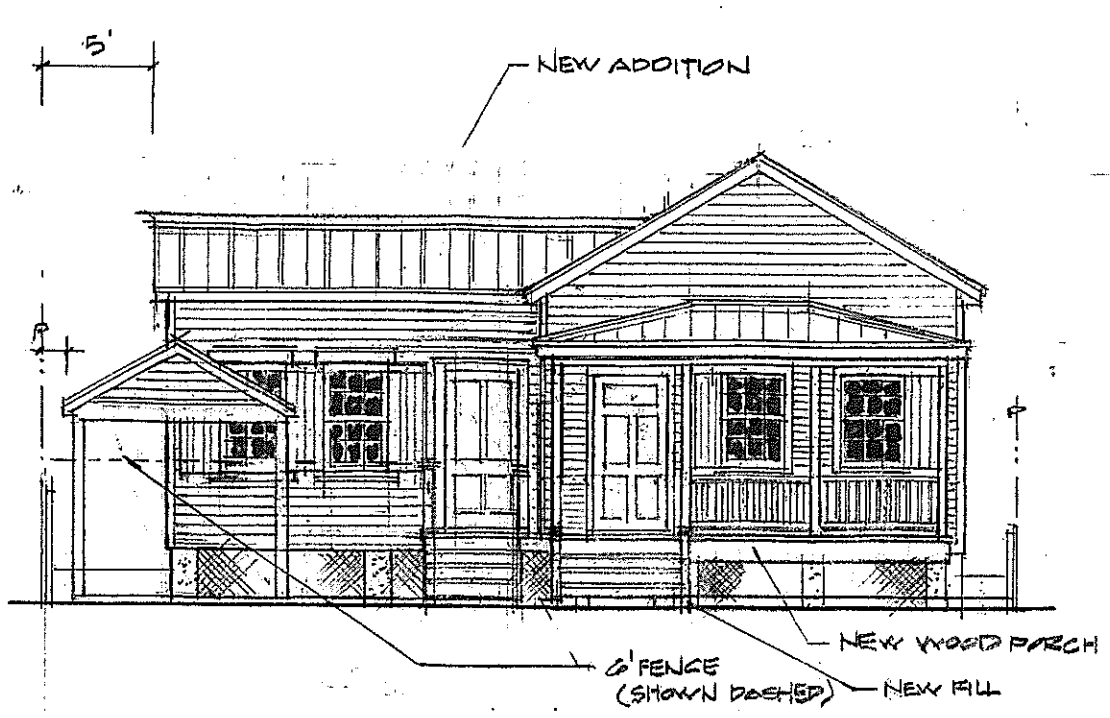


WILLIAM ROWAN
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE #PC0000011
 514 BRACON DRIVE
 KEY WEST, FL 33563

Project No:

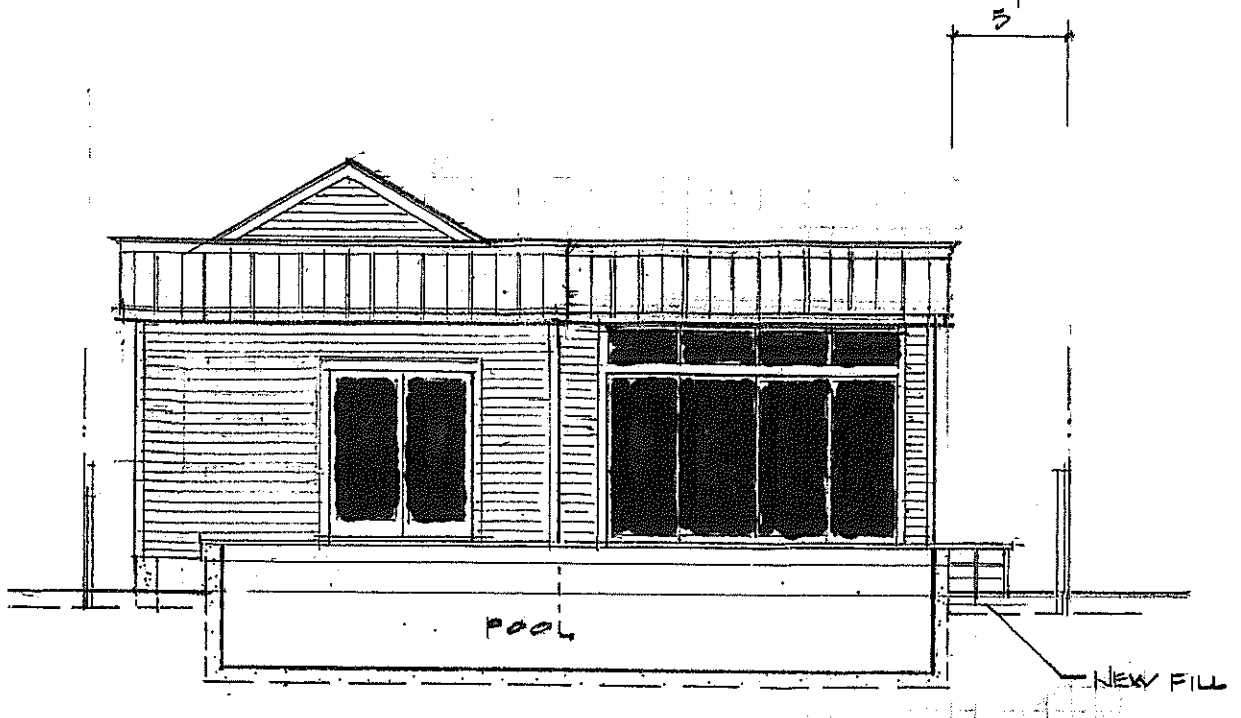
Date: 11.25.17

3
 4 OF 6

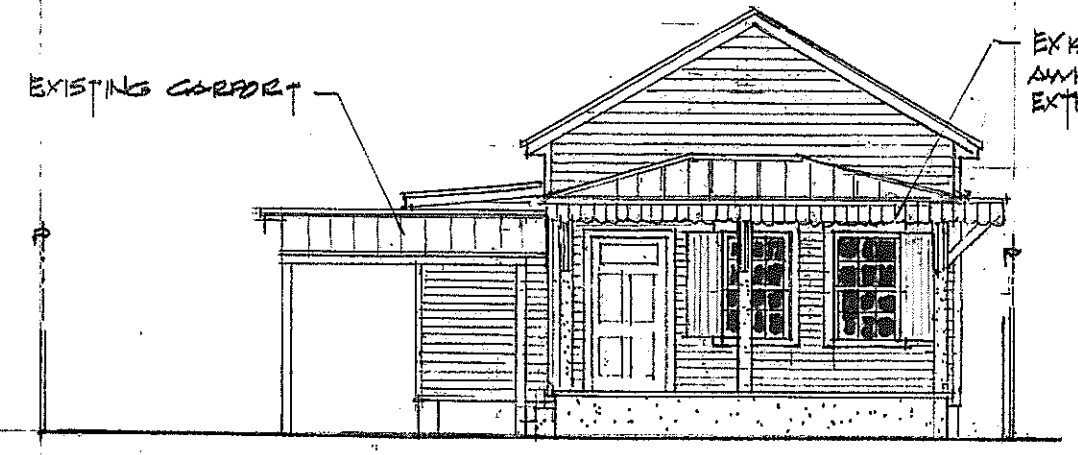


SOUTH ELEVATION

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

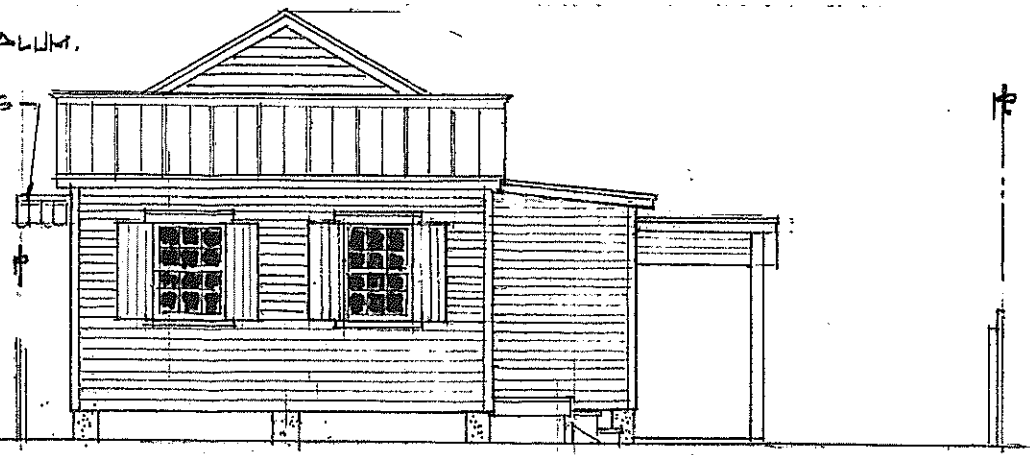


NORTH ELEVATION

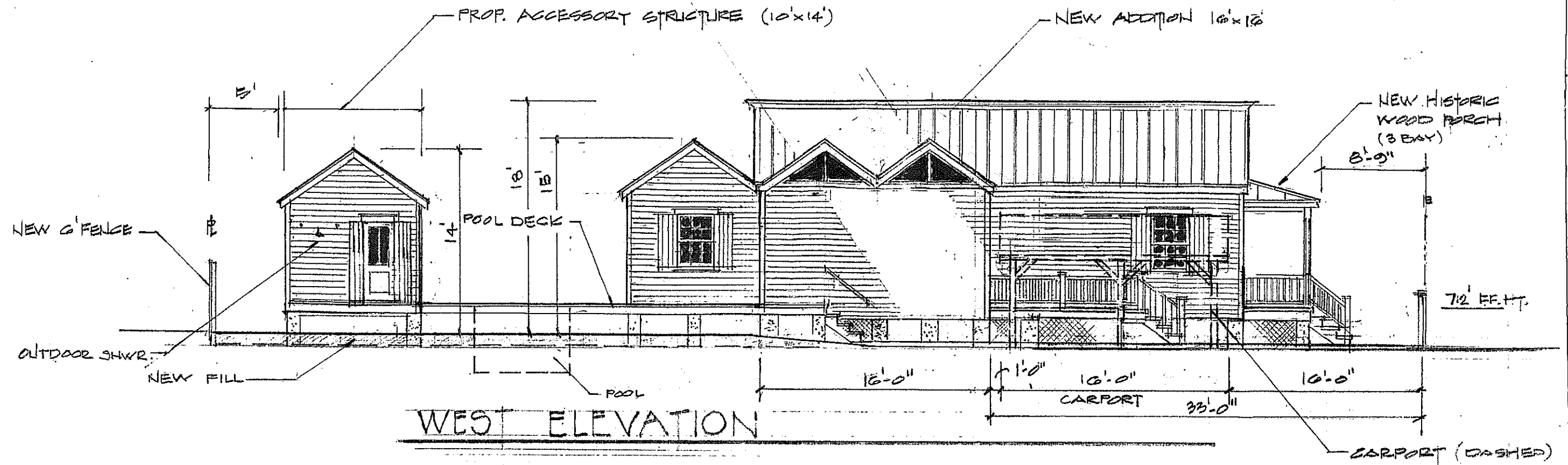


SOUTH ELEVATION

EXISTING
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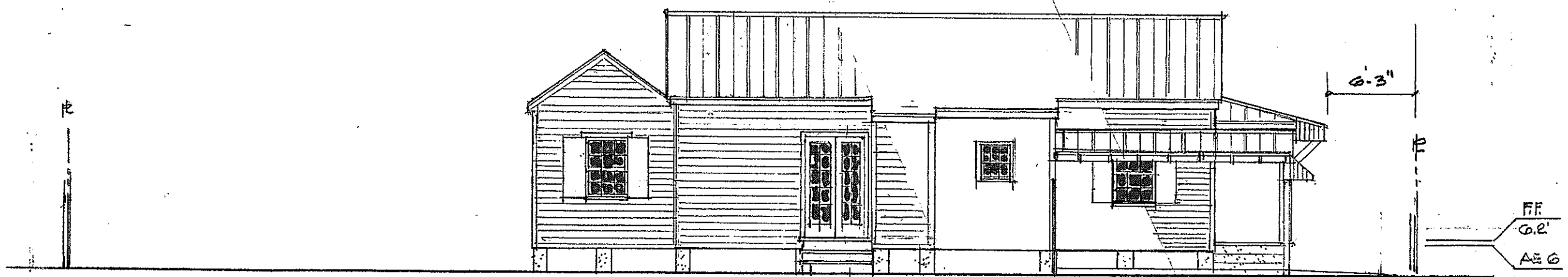


NORTH ELEVATION



WEST ELEVATION

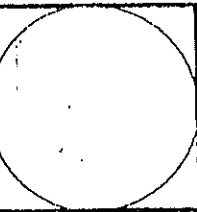
PROPOSED
SCALE 1/8" = 1'-0"



WEST ELEVATION

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

DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
1421 CATHERINE KEY WEST, FL

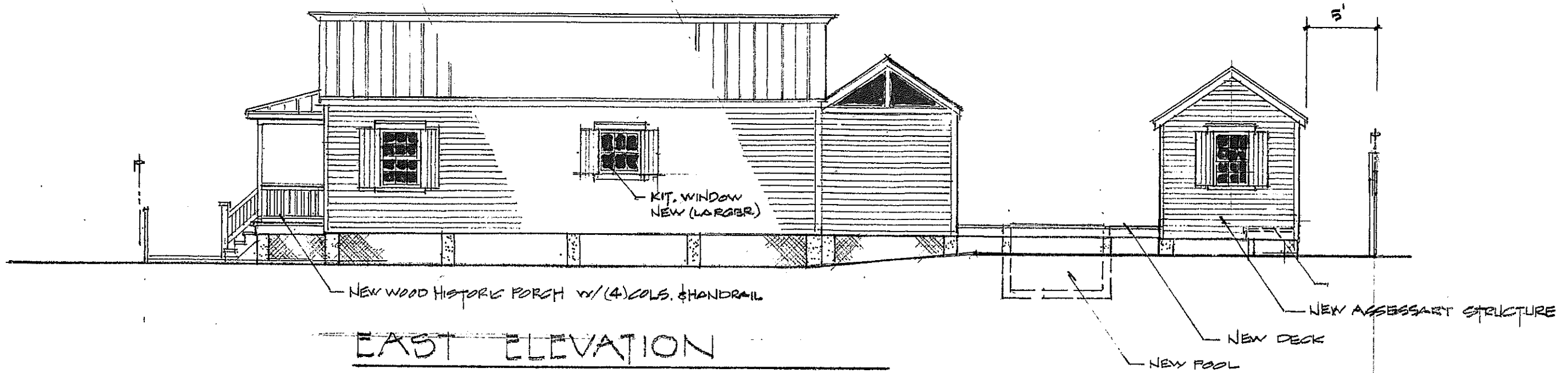


WILLIAM R. OWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE # 100001
511 PEACOCK LANE
305 296-5766

Project No:

Date: 11-25-17

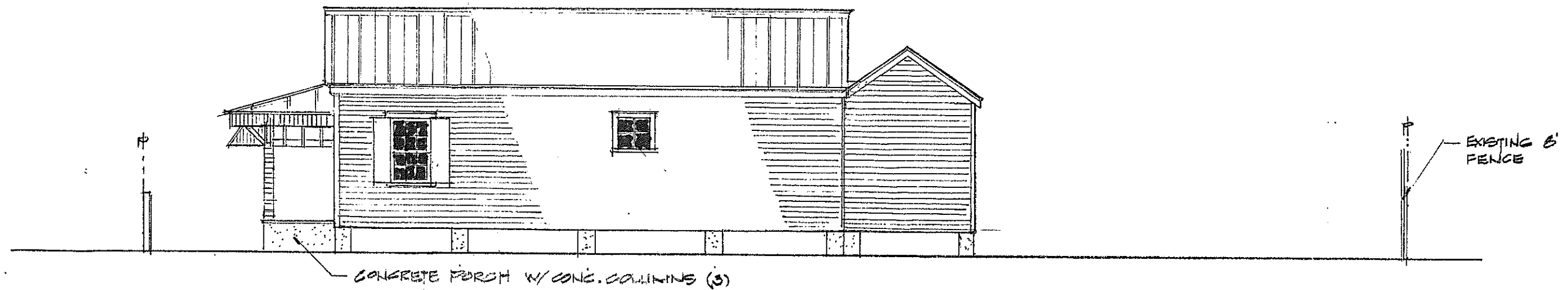
4
5 OF 6



EAST ELEVATION

PROPOSED

SCALE 1/8" = 1'-0"



EAST ELEVATION

EXISTING

SCALE 1/8" = 1'-0"

DONNELLY RESIDENCE
 NEW ADDITION, ACCESSORY
 142 CATHERINE KEY WEST, FL.

WILLIAM R. OWAN
 ARCHITECTURE

KEY WEST, FLORIDA
 305 296 5066

Project No:

Date: 11.25.17

5

6 OF 6



STREETSCAPE EXISTING

CATHERINE STREET



STREETSCAPE PROPOSED

CATHERINE STREET

**STREETSCAPE OF CATHERINE STREET
1417 CATHERINE STREET - 1126 PEARL STREET**

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

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE KEY WEST, FLORIDA
305 596 3704 FLORIDA LICENSE AR-017751

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 23, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RAISE HOUSE ONE FOOT. RECONSTRUCTION OF FRONT PORCH AND STAIRS. NEW CARPORT AND ONE-STORY ADDITION. NEW ACCESSORY STRUCTURE AND POOL. SITE IMPROVEMENTS. DEMOLITION OF FRONT PORCH AND EXISTING CARPORT. REMOVAL OF SIDE ADDITION.

FOR- #1421 CATHERINE STREET

Applicant – William Rowan

Application #H18-03-0002

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.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00034820-000000
 Account # 1035700
 Property ID 1035700
 Millage Group 10KW
 Location 1421 CATHERINE ST , KEY WEST
 Address
 Legal KW KNIGHTS SUB PB 1-27 LOT 9 SQR 3 TR 14 OR311-556-557 OR528-299D/C
 Description OR1670-304/305(ORDER) OR1706-2180/82 OR1949-2096Q/C(LG)
 (Note: Not to be used on legal documents)
 Neighborhood 6149
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

DONNELLY BRENDA J
 1421 Catherine ST
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$91,737	\$83,133	\$86,032	\$93,644
+ Market Misc Value	\$2,212	\$2,241	\$1,961	\$1,797
+ Market Land Value	\$471,114	\$392,870	\$297,459	\$222,626
= Just Market Value	\$565,063	\$478,244	\$385,452	\$318,067
= Total Assessed Value	\$279,041	\$273,302	\$271,402	\$269,248
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$254,041	\$248,302	\$246,402	\$244,248

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,739.00	Square Foot	41	92

Buildings

Building ID 2773
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1028
 Finished Sq Ft 782
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 126
 Functional Obs 0
 Economic Obs 0
 Depreciation % 31
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1938
 EffectiveYearBuilt 1994
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE
 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
CPF	CARPORT FIN	121	0	0
FLA	FLOOR LIV AREA	782	782	0
OPF	OP PRCH FIN LL	85	0	0
SBF	UTIL FIN BLK	40	0	0
TOTAL		1,028	782	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1954	1955	1	44 SF	2
WOOD DECK	1986	1987	1	280 SF	2
FENCES	2000	2001	1	100 SF	2

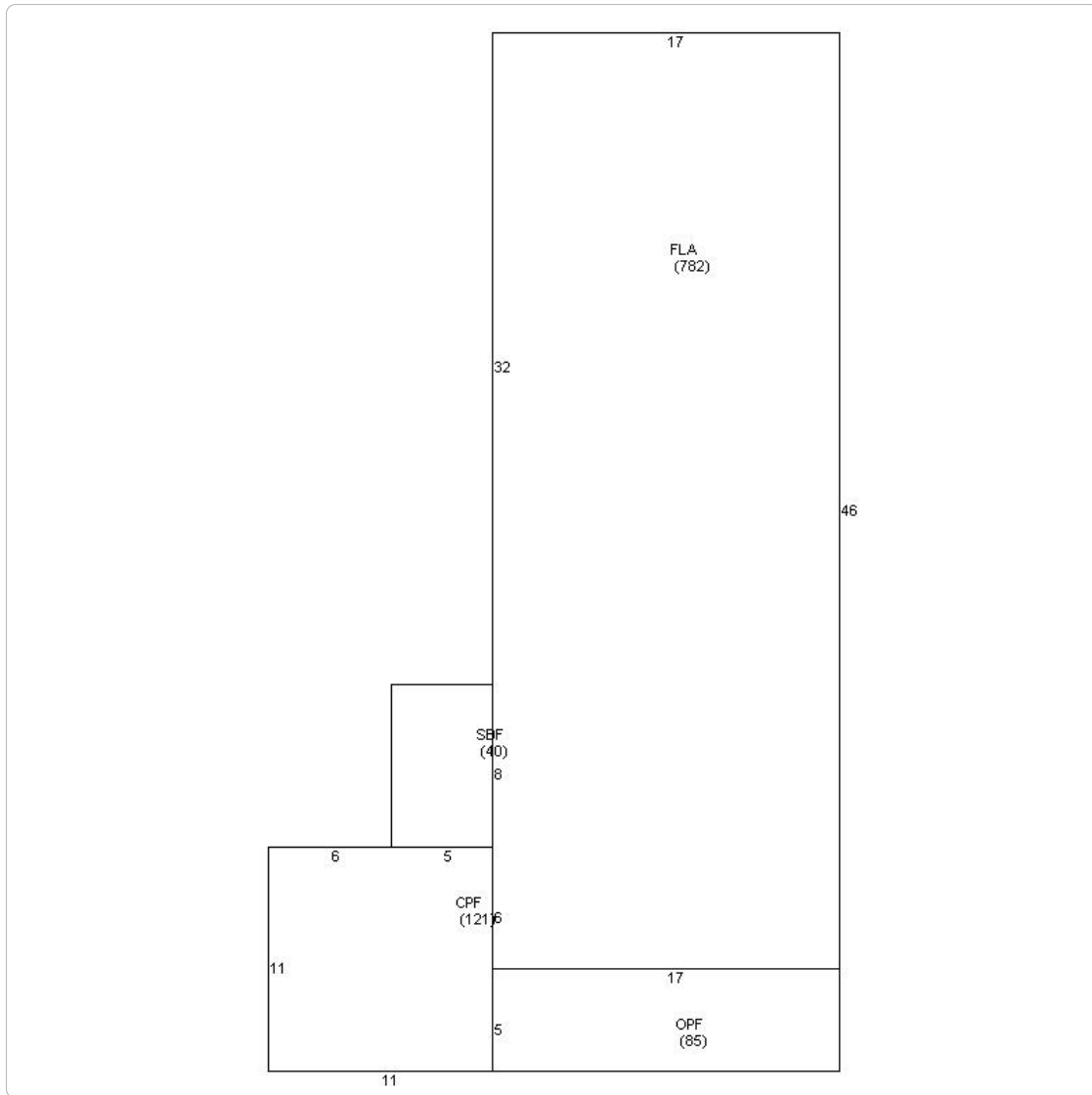
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/22/2001	\$259,000	Warranty Deed		1706	2180	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-4299	7/17/2006	9/28/2006	\$2,300		ATF-2.5 TON SPLIT SYSTEM
06-3981	6/30/2006	9/28/2006	\$900		ELECTRIC FOR A/C
06-0214	1/23/2006	7/7/2006	\$10,000	Residential	HURRICANE REPAIRS RE4PLACE DAMAGED ROOF WITH V-CRIMP
06-0243	1/23/2006	7/7/2006	\$5,000	Residential	HURRICANE REPAIRS INSTALL /8 PLYWOOD & INSULATION FOR NEW ROOF
0102283	6/13/2001	10/15/2001	\$1,000	Residential	UPGRADE ELECTRICAL SERVIC
9601984	5/1/1996	8/1/1996	\$10,500		RENOVATIONS
9602078	5/1/1996	8/1/1996	\$1,700		ROOF
B933256	11/1/1993	10/1/1994	\$300		REPAIRS

Sketches (click to enlarge)



Photos



Map



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

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