



Historic Architectural Review Commission
Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: March 28, 2017

Applicant: William Shepler, Architect

Application Number: H17-03-0005

Address: #322 Amelia Street- Vacant Lot

Description of Work:

New plans for a one-story wood frame single-family house with site improvements. Previous approved plans included a two-story frame house.

Site Analysis:

The proposed site for this new house is a vacant lot. In February 4, 2014, the owners received a beneficial use allocation for one single family on the site. The lot has been vacant for over 60 years. According to the 1926 Sanborn map a one-story frame structure with a full front porch used to be in the lot.

On 2014, the Commission approved a different design that proposed a two-story structure. The Commission also approved, in 2015 a design for an accessory structure and a swimming pool, both to be built in the rear yard of the lot. Both projects obtained building permits; the previously approved house on September 30, 2015 and the shed and pool on March 31, 2016. The construction of the approved house has not commenced, nor the construction of the shed and pool. The lot is between AE-7 and AE-6 flood zones, been the AE-7 zone the one that applies to the new construction. Surrounding historic houses are one-story, but are lower than FEMA flood requirements.

Guidelines Cited on Review:

- Guidelines for New Construction (pages 38a- 38q), specific guidelines 1, 6, 7, 8, 9, 14, 16, 17, 18, 22, 24, and 25.
- Guidelines for fences (pages 41-42), specific guidelines 1, 3, and 4.

Staff Analysis:

The Certificate of Appropriateness proposes the construction of a one-story frame structure on a vacant lot. The proposed design uses traditional building forms but is contemporary in character. The architectural composition consists of an “L” shape floor plan with front-end gables on each volume.

The house will be 21’-11 1/2” tall on its maximum height. The building will have a full front porch that will have stainless steel cables as railings. The plans include as wall finish fiber-cement installed in a board and batten pattern, and the roof will be covered with metal v-crimp roofing system. All windows will be two over two aluminum impact units. The house will be built over concrete footings and all proposed doors will be impact resistance.

The plans also includes a driveway for off-street parking and fences

Consistency with Guidelines

It is staff’s opinion that the proposed design is more appropriate than the previous two-story approved design. Staff still opines that the scale and massing of the structure is large, when comparing the scale, mass, and proportions of surrounding historic houses in the area. Although there is a need to elevate the house, as it is a requirement from the Florida Building Code for new structures, the proportions and mass of the visible elevations are too contrasting with the urban historic fabric surrounding the lot. The historic buildings are not to actual FEMA requirements, but they are very small houses with very similar ratio proportions between height and width; the new design proposes a larger width to height ratio that, by staff opinion, will look very different from the existing urban fabric. Staff finds that the project does not comply with several of the cited guidelines, particularly guidelines 13, 14, and 16.

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 17-00300005		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %		

ADDRESS OF PROPOSED PROJECT:

322 Amelia Street

OF UNITS 1

RE # OR ALTERNATE KEY:

Alternate Key: 1026999

NAME ON DEED:

James Hamilton

PHONE NUMBER

305-923-0054

OWNER'S MAILING ADDRESS:

321 Catherine Street

EMAIL

hamiltonbuilders1@hotmail.com

Key West, FL 33040

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

William Shepler Architect

201 Front Street, Suite 203, Key West

FL 33040

PHONE NUMBER

EMAIL

PHONE NUMBER

EMAIL

305- 890-6191

EMAIL

will@wshepler.com

FEB 27 2017

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., New 1 story wood frame single family house with storage / mechanical loft, ~~new~~ new decks, impact rated windows, covered front porch, galvalume roofing and all other work / design elements as per attached drawings.

and site improvements.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Oper: KEYWVXC Type: BP Drawer: 1
Date: 2/28/17 50 Receipt no: 11050
2017 300005 as identification.
1.00 #100.00
Trans number: 3101907
CK CHECK 1237 #100.00
Trans date: 2/29/17 Time: 9:09:17

No customer for this location.

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>Vacant lot New guidelines for new construction, permit.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

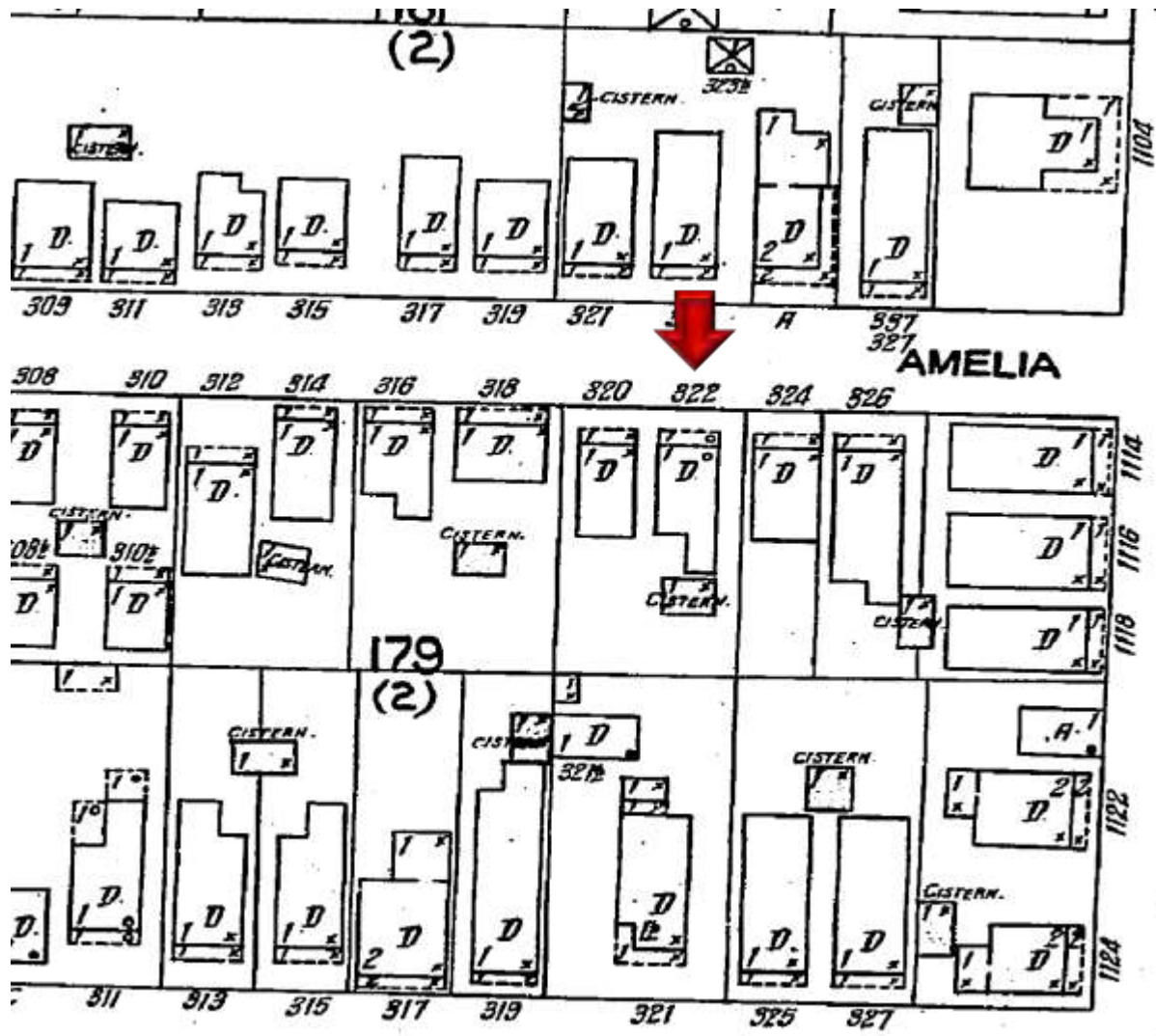
PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

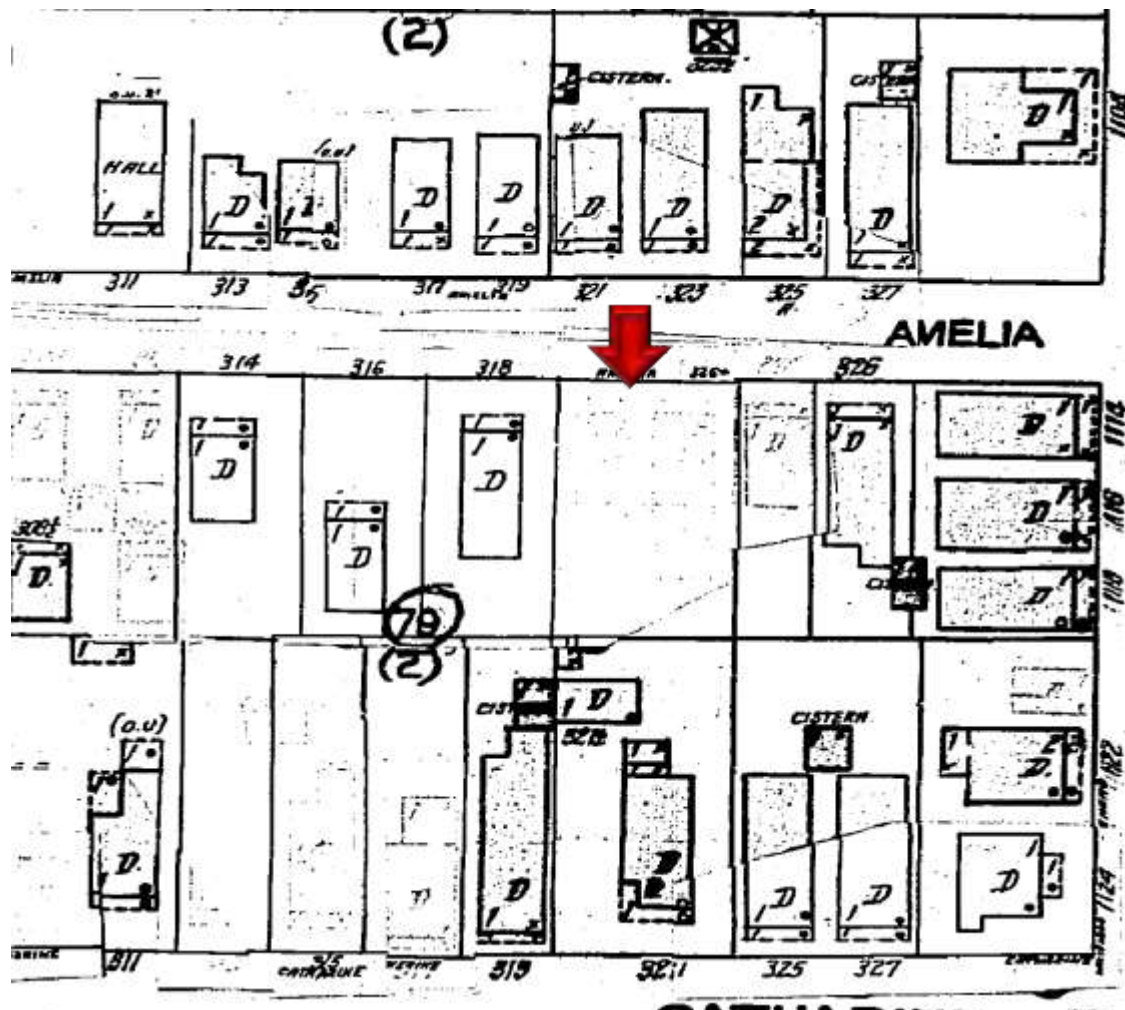
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

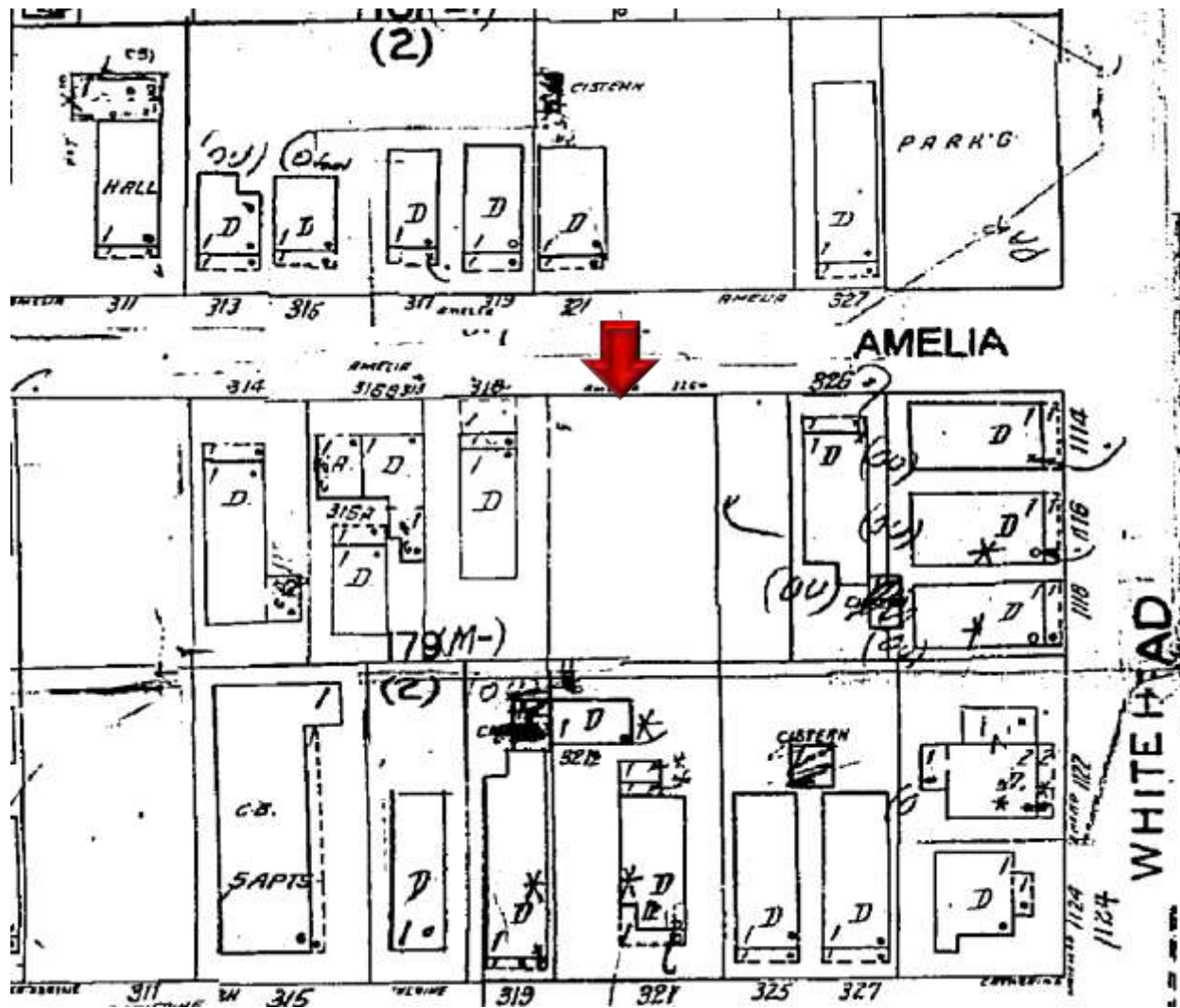
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



322 Amelia Street - Vacant Lot



322 Amelia Street - Vacant Lot



320 Amelia Street - Adjacent Property



324 Amelia Street - Adjacent Property



310 Amelia Street



315 Amelia Street

322 Amelia Street

H.A.R.C. APPLICATION PHOTOS 2.3.2014



Amelia Street - View looking East towards Whitehead Street



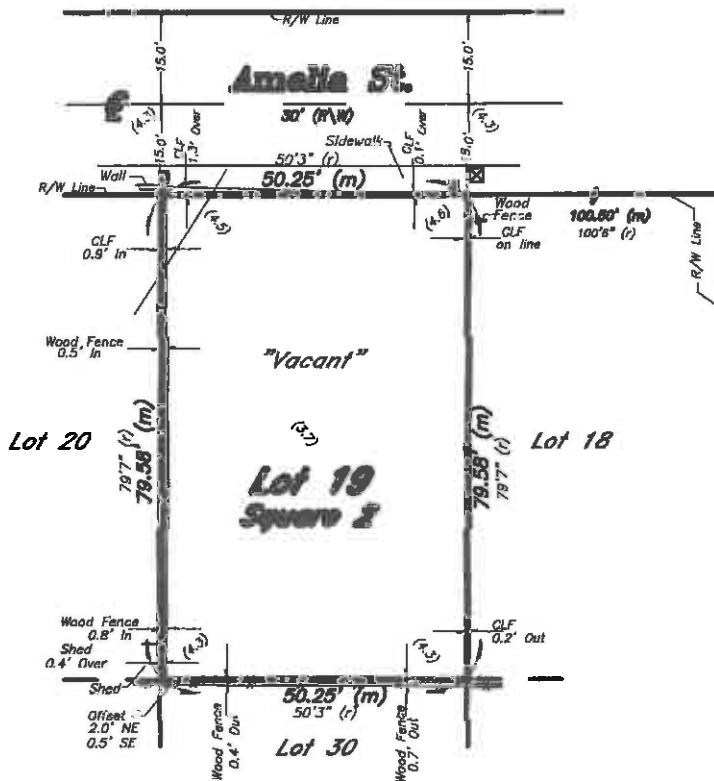
Amelia Street - View looking West towards Thomas Street

Boundary Survey Map of Lot 19, Square 2. Tract 10 Island of Key West, Florida



LEGEND

- △ Found Broken Nail
- Found 2" Iron Pipe (No L.D.)
- Set 3/4" Iron Pipe w/cap (8288)
- △ Set Nail & Disc (8288)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Fire Hydrant
- Sewer Cleanout
- Water Meter



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: 328 Amelia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 21, 2013.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
12. Flood Insurance Rate Map Zones: AE (EL 6) & AE (EL 7), Community Panel #120168, Panel 1616K, dated 2-18-05.
13. Benchmark Used: U 867.

BOUNDARY SURVEY OF: In the City of Key West, County of Monroe and State of Florida, being a part of Lot Four (4) of Square Three (3) of Tract Eleven (11) and more particularly described as follows:

BOUNDARY SURVEY FOR: James Hamilton

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6288
January 28, 2014

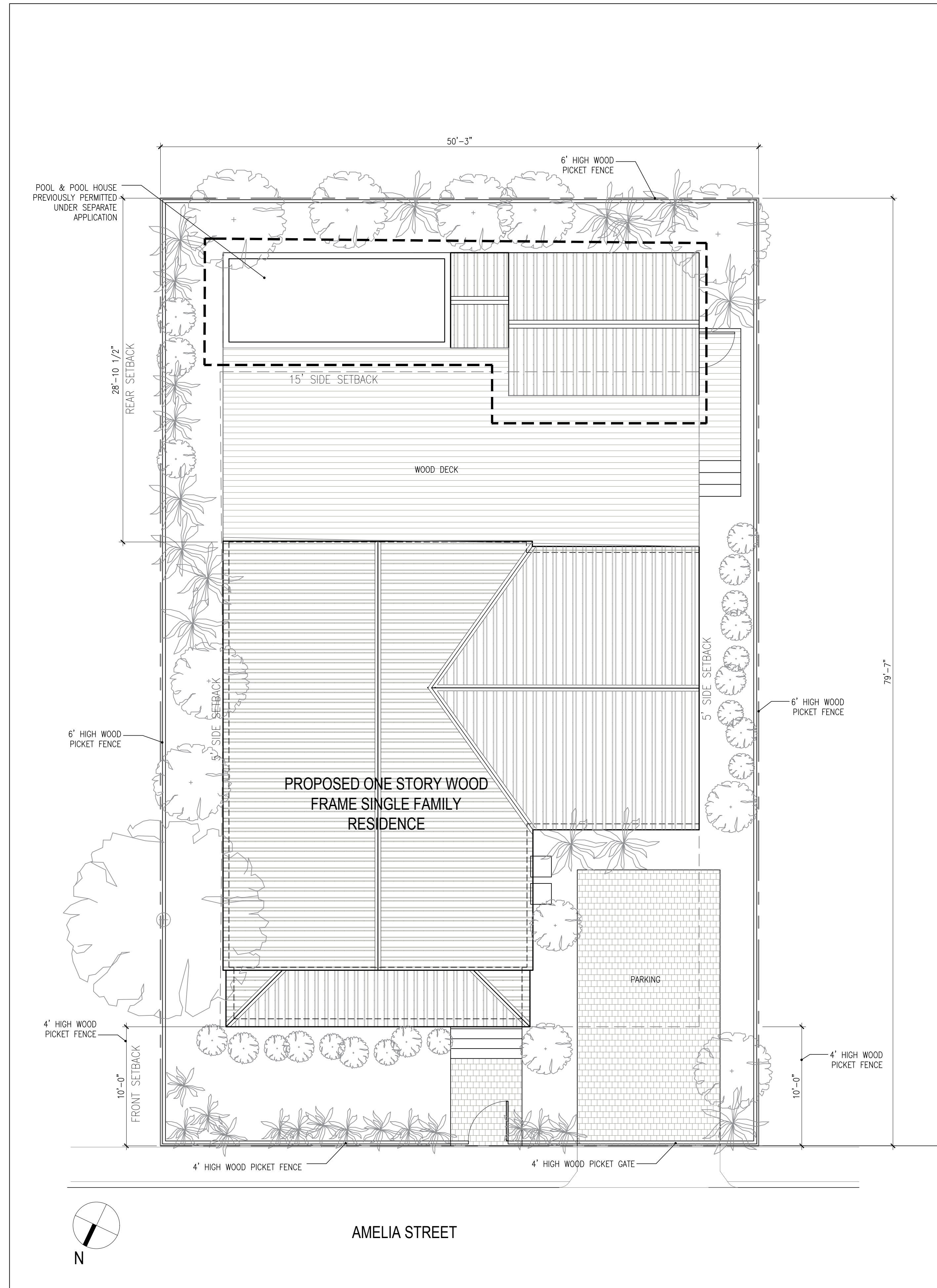
**THIS SURVEY
IS NOT
ASSIGNABLE**

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
FL Reg. #120168

3430 Duck Ave., Key West, FL 33040
(305) 286-7482 FAX (305) 286-8244



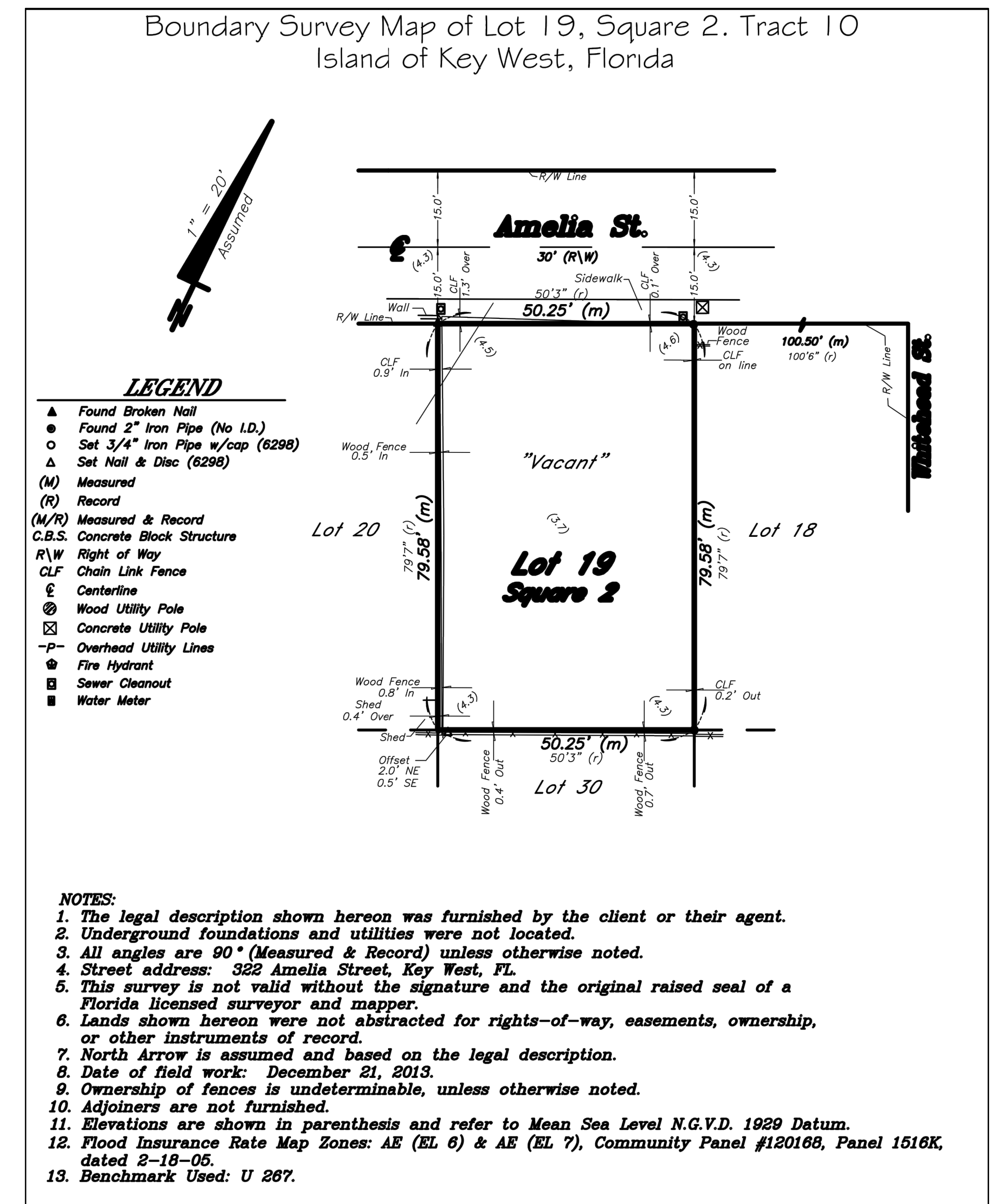
2 PROPOSED SITE PLAN
SCALE: 3/16"=1'-0"

ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	21'-11"	Yes
BUILDING COVERAGE	40%	N/A	1,595s.f. (39.5%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,065 s.f. (51.5%)	Yes
LOT SIZE	Min. 4,000 s.f.	4,000 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	50'	N/A	N/A
LOT DEPTH	Min. 90'	80'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	10'-0"	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	5'	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
STREET SIDE SETBACK	Min. 7.5'	N/A	N/A	N/A
REAR SETBACK	Min. 15'	N/A	28'-10.5"	Yes
OPEN SPACE	Min. 35%	N/A	1,456 s.f. (36%)	Yes



SITE LOCATION



1 SURVEY
SCALE: 1"=20'

Tel: 305-890-6191
Email: info@wshepler.com
Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION - 2017.2.27

322 AMELIA STREET
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36
Project #: 13032.2

SITE PLAN /
SURVEY /
NOTES

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

A-1.1
Date: - FEBRUARY 27 2017
©2017 by William Shepler Architect

322 AMELIA STREET
 KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 13032.2

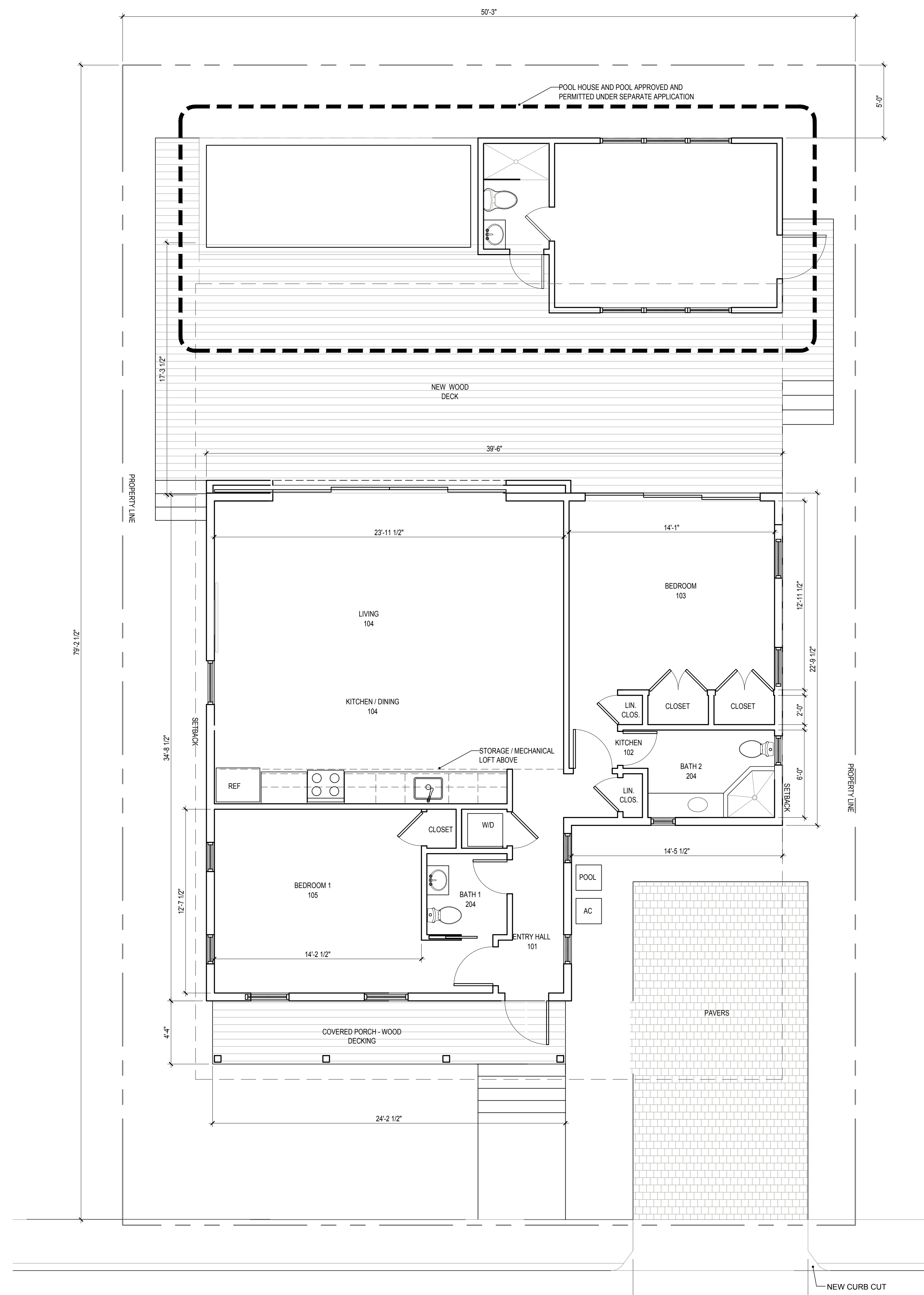
Title:

FIRST FLOOR PLAN

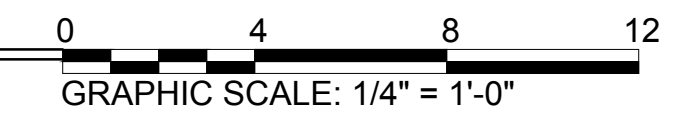
Sheet Number:

A-2.1

Date: - FEBRUARY 27 2017
 ©2017 by William Shepler Architect



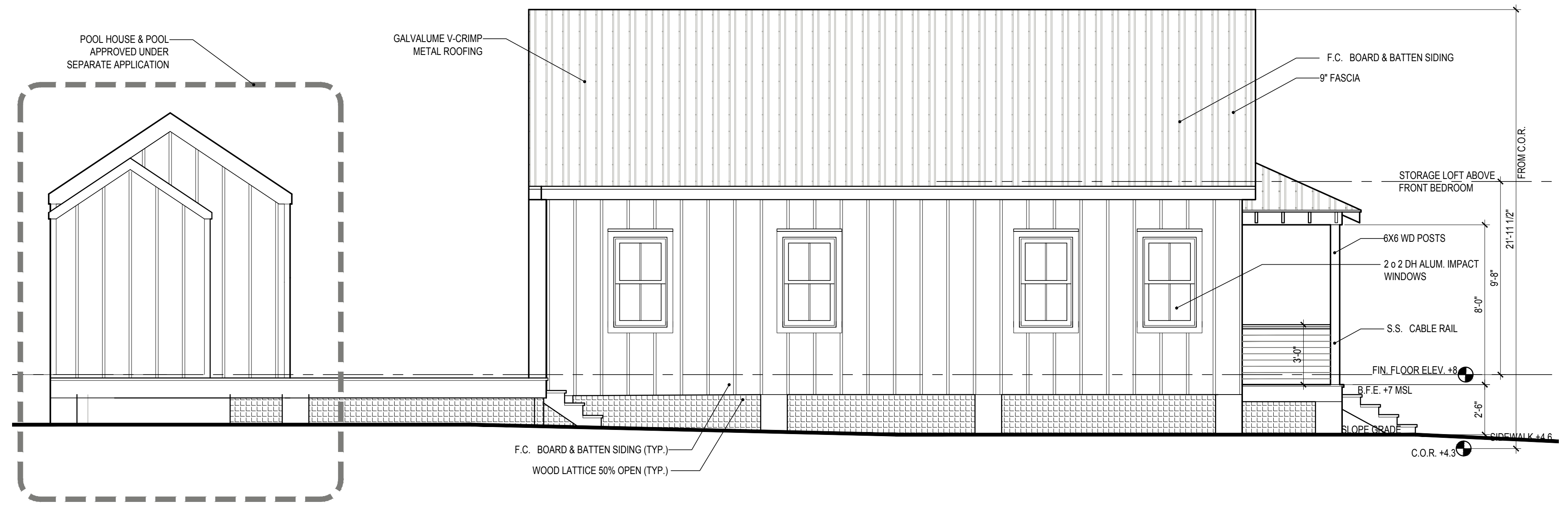
1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



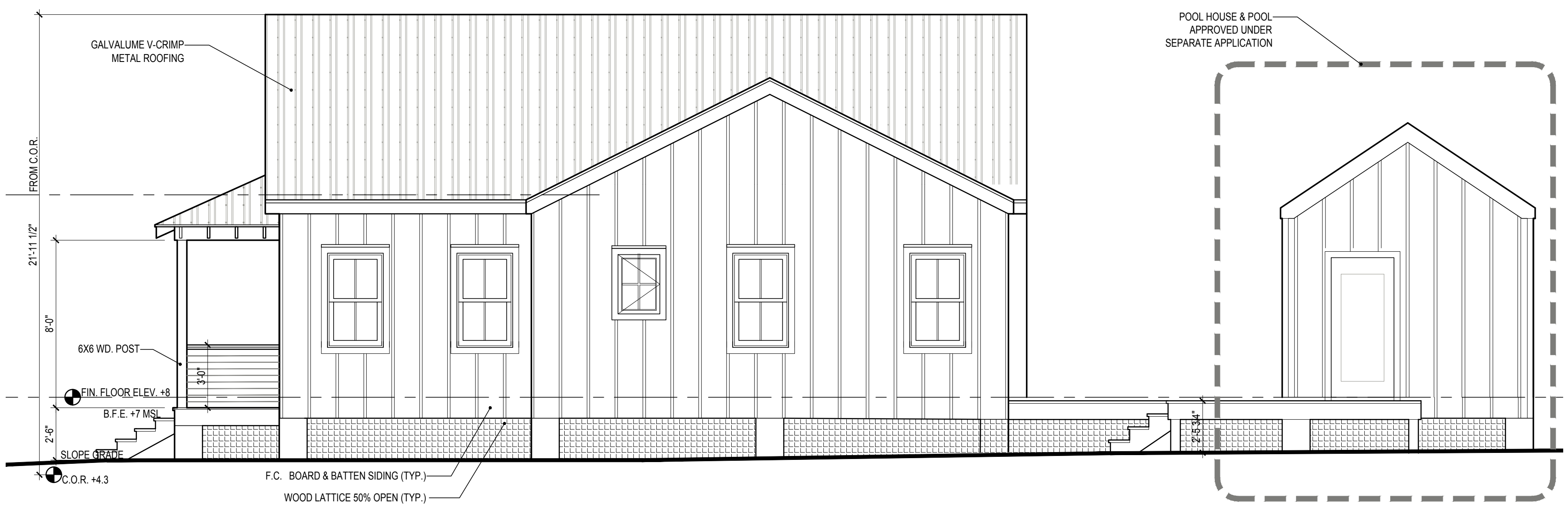
322 AMELIA STREET
 KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE



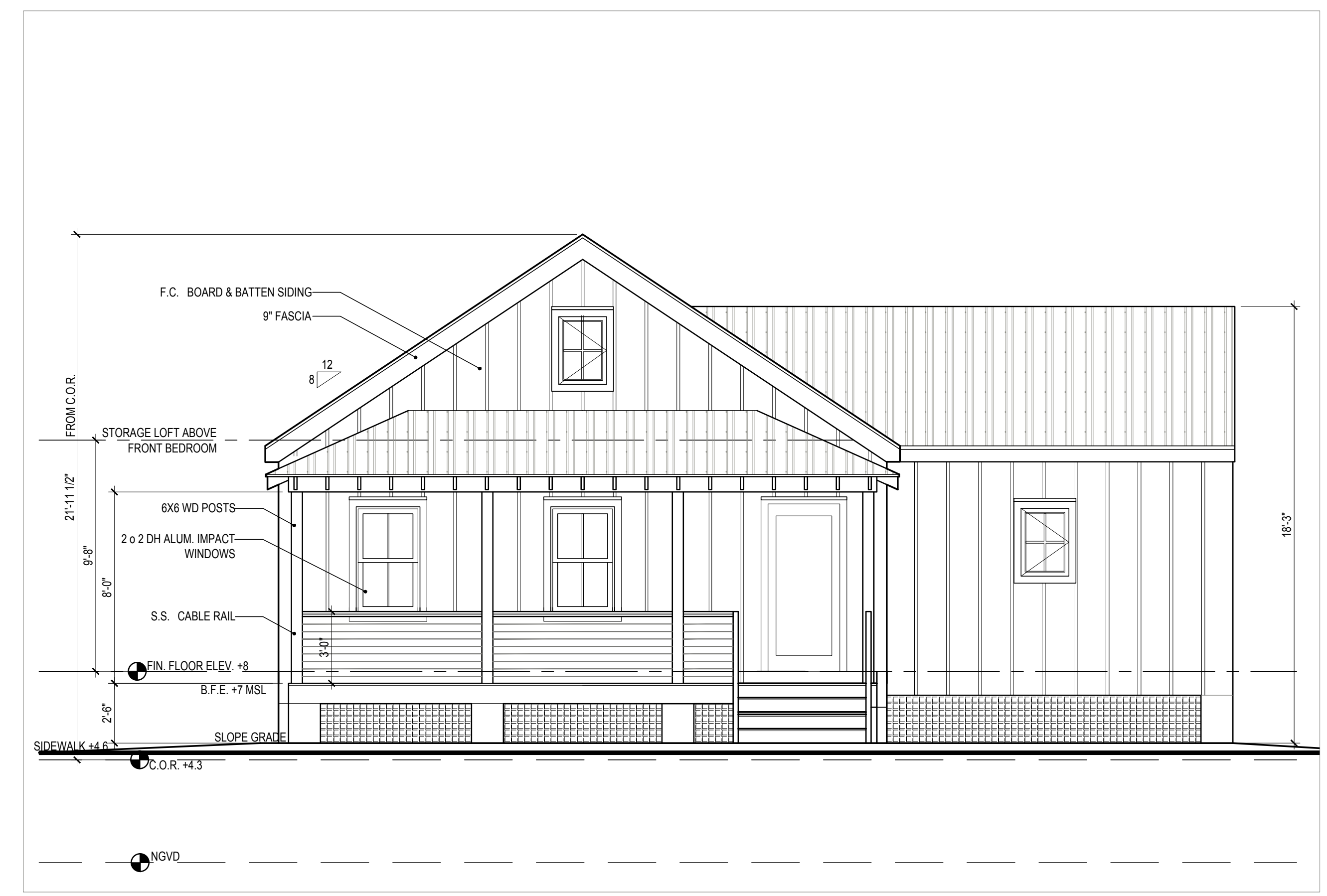
4 SOUTH ELEVATION
 A3.1 SCALE: 1/4"=1'-0"



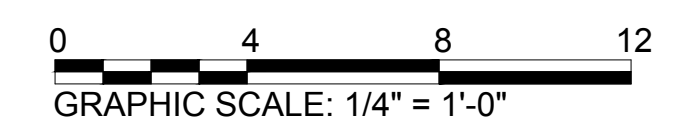
3 EAST ELEVATION
 A3.1 SCALE: 1/4"=1'-0"



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



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



Seal:

Consultants:

Submissions / Revisions:

DATE	DESCRIPTION
H.A.R.C. SUBMISSION - 2017.2.27	

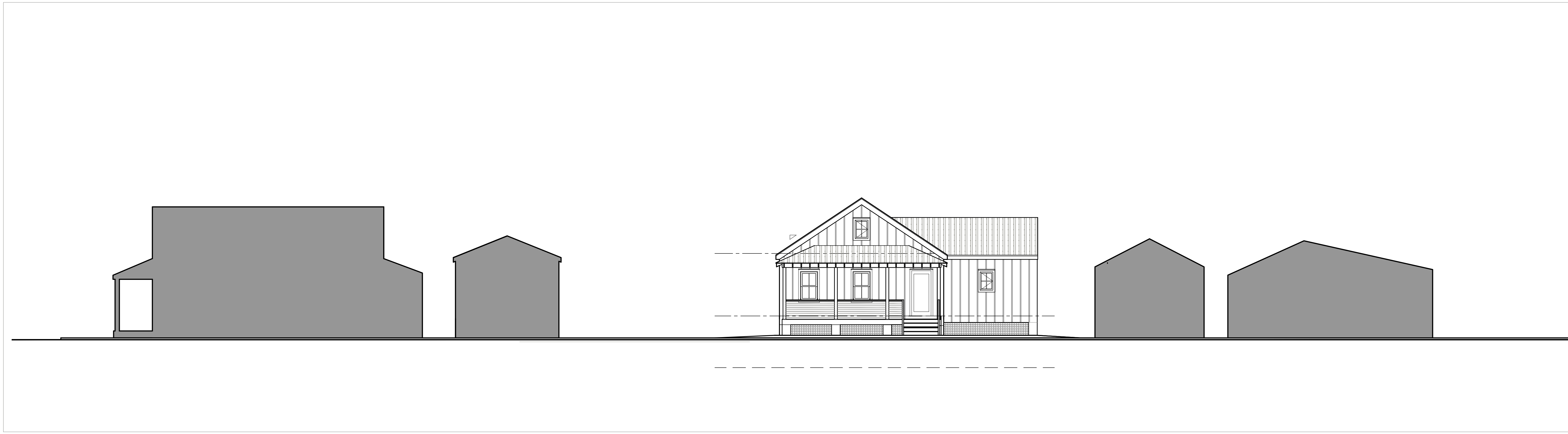
322 AMELIA STREET
 KEY WEST, FL
 NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 13032.2

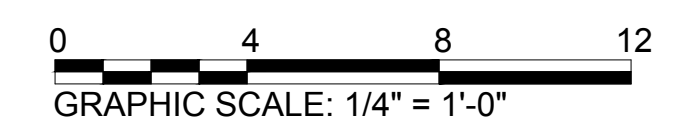
Title:
CONTEXT ELEVATIONS

Sheet Number:
A-3.2

Date: - FEBRUARY 27 2017
 ©2017 by William Shepler Architect



1 CONTEXT ELEVATION - AMELIA STREETScape
 A3.2 SCALE: 1/8"=1'-0"



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., March 28, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW PLANS FOR A ONE-STORY WOOD FRAME SINGLE-FAMILY HOUSE WITH SITE IMPROVEMENTS. PREVIOUS APPROVED PLANS FOR THE SITE INCLUDED A TWO-STORY FRAME HOUSE.

322 AMELIA STREET

Applicant – William Shepler

Application #17-03-0005

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 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



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

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

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[Property Search](#) [Tax Estimator](#) [GIS/Maps](#) [Millages/Taxroll Info](#) [Appeals/VAB](#) [Forms](#) [Office Requirements](#)

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1026999 Parcel ID: 00026220-000000** [Next Record](#)

Ownership Details

Mailing Address:

HAMILTON JAMES D
319 CATHERINE ST
KEY WEST, FL 33040-7504

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 11KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 322 AMELIA ST KEY WEST

Subdivision: Tracts 10 and 15

Legal: KW PB1-25-40 LOT 19 SQR 2 TR 10 G8-558 OR490-1091/92 OR635-428/31

Description: OR1289-2363C OR2467-1045 OR2556-835/36

Click Map Image to open interactive viewer

Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

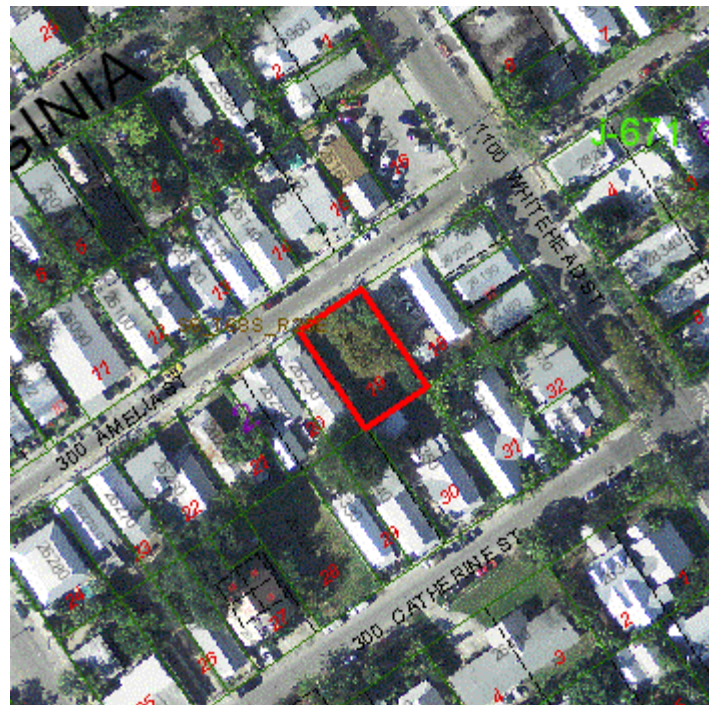
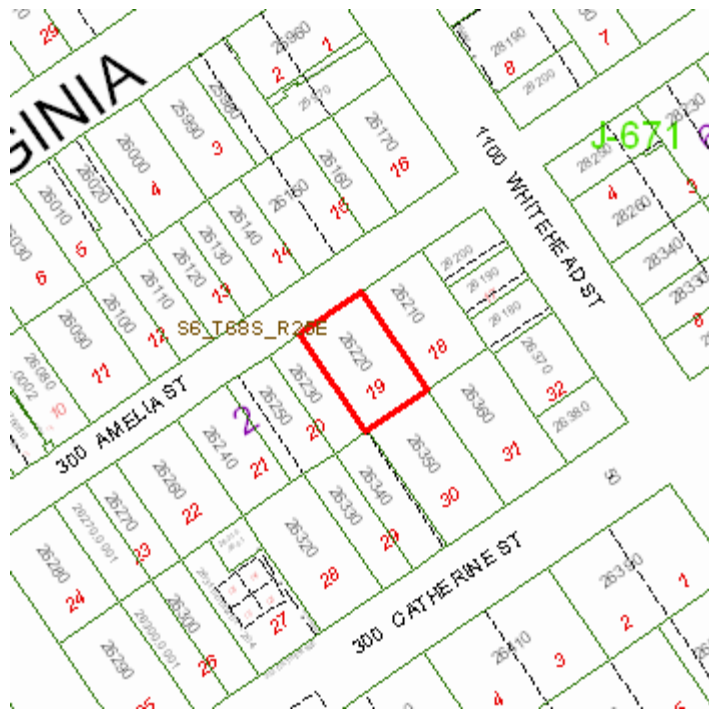
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	50	80	3,999.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	200 SF	0	0	1964	1965	1	30

Appraiser Notes

2015-07-21 MLS \$1,695,000 3/3.5 COMING NEXT SPRING, SUPERIOR DESIGN AND CONSTRUCTION WITH OVER 2000 SQ FT. OF SPACE ON SPACIOUS 4000 SQ FT LOT, A FEW WALKING BLOCKS FROM DUVAL ST. THIS OLD TOWN BEAUTY WILL BE FINISHED TO THE HIGHEST LEVELS OF EXCELLENCE. DESIGNED BY TALENTED LOCAL ARCHITECT, WILLIAM SHEPLER, THIS HOME WILL ENCOMPASS 3 BEDROOMS ALL ENSUITE AND AN ADDITIONAL OFFICE/STUDY. MODERN OPEN FLOOR PLAN WITH LIVING AND DINING AREA OPENING TO BEAUTIFULLY DESIGNED POOL AND PATIO. OFF STREET PARKING. DETAILED PLANS ARE AVAILABLE FROM LISTING AGENT.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-2752	09/30/2015		250,000		NEW 1900SF HOUSE & 580SF EXTERIOR DECKS AS PER HARC APP PLANS

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
2016	0	178	148,139	148,317	147,383	0	148,317
2015	0	154	134,023	134,177	133,985	0	134,177
2014	0	140	121,665	121,805	121,805	0	121,805
2013	0	140	124,785	124,925	124,925	0	124,925
2012	0	140	124,785	124,925	124,925	0	124,925
2011	0	140	124,673	124,813	124,813	0	124,813
2010	0	140	136,947	137,087	137,087	0	137,087
2009	0	140	217,870	218,010	218,010	0	218,010
2008	0	140	331,359	331,499	331,499	0	331,499
2007	0	125	379,905	380,030	380,030	0	380,030
2006	0	125	339,915	340,040	340,040	0	340,040
2005	0	125	279,930	280,055	280,055	0	280,055
2004	0	125	199,950	200,075	200,075	0	200,075
2003	0	125	95,976	96,101	96,101	0	96,101
2002	0	125	69,983	70,108	70,108	0	70,108
2001	0	125	63,984	64,109	64,109	0	64,109
2000	0	76	51,987	52,063	52,063	0	52,063
1999	0	76	51,987	52,063	52,063	0	52,063
1998	0	76	51,987	52,063	52,063	0	52,063
1997	0	76	43,989	44,065	44,065	0	44,065
1996	0	76	43,989	44,065	44,065	0	44,065

1995	0	0	43,989	43,989	43,989	0	43,989
1994	0	0	43,989	43,989	43,989	0	43,989
1993	0	0	43,989	43,989	43,989	0	43,989
1992	0	0	43,989	43,989	43,989	0	43,989
1991	0	0	43,989	43,989	43,989	0	43,989
1990	0	0	34,991	34,991	34,991	0	34,991
1989	0	0	33,992	33,992	33,992	0	33,992
1988	0	0	27,993	27,993	27,993	0	27,993
1987	0	0	15,596	15,596	15,596	0	15,596
1986	0	0	14,396	14,396	14,396	0	14,396
1985	0	0	9,520	9,520	9,520	0	9,520
1984	0	0	9,520	9,520	9,520	0	9,520
1983	0	0	9,520	9,520	9,520	0	9,520
1982	0	0	9,520	9,520	9,520	0	9,520

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
2/8/2012	2556 / 835	100,000	<u>WD</u>	<u>37</u>
5/24/2010	2467 / 1046	100	<u>WD</u>	<u>11</u>
2/1/1971	635 / 428	3,000	00	<u>Q</u>

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