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### **Staff Report for Item 7a**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** January 26, 2016

**Applicant:** Matthew Stratton

**Application Number:** H15-01-1795

**Address:** #616 Elizabeth Street

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### **Description of Work:**

Rehabilitation of front porch and one-story side addition. New covered rear deck. Replacement of jalousie windows with wood true divided windows. Site improvements.

### **Site Facts:**

The house at 616 Elizabeth Street is listed as a contributing resource. First appearing on the 1889 Sanborn map as a one-story building, it has been heavily altered over the years. By 1962, a new two-story cbs addition was constructed in the rear, and by 1965, the entire house was enlarged to two-stories. An exterior staircase and covered second floor porch were added sometime after 1962.

### **Guidelines Cited in Review:**

Guidelines for Building Exteriors (page 24).

Guidelines for Windows (pages 29-30), specifically guideline 3.

Guidelines for Shutters (pages 30-31), specifically guidelines 3 and 4.

Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 9, 12, 14, and 16.

## **Staff Analysis**

This Certificate of Appropriateness proposes renovations to a highly altered contributing structure. The building currently has a smorgasbord of siding materials: wood lap siding, novelty siding, T-1 11 siding, and stucco on one cbs addition. The plan proposes to remove the novelty siding, T-1 11 siding, and the stucco, and replace them with wood lap siding to make the structure cohesive. All of the existing jalousie windows will be removed and replaced with wood, true divided light, 2/2 windows with new wood shutters. An inappropriate and non-historic bay window on the south side elevation will be removed. A more appropriate wood front door will replace the existing door.

The exterior staircase will be demolished and rebuilt to code, with very little change to the footprint or size of the proposed staircase. New sliding glass doors will be the new entranceway for the second floor.

The storage shed will also have new wood louvered doors installed and the front porch steps will be rebuilt to code.

### **Consistency with Guidelines**

1. The proposed sliding glass doors will be on the side of the structure, but will be mostly shielded from public view.
2. While not historic, the staircase is the access point for the unit(s) upstairs and needs to meet current safety regulations.

It is staff's opinion that the proposed design is consistent with the guidelines regarding exterior siding, windows, doors, and staircases.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

31 40 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER		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:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

	# OF UNITS
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	EMAIL

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 type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input 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 type="checkbox"/> SITE WORK <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT
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DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

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I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T 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.

**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](mailto: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.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

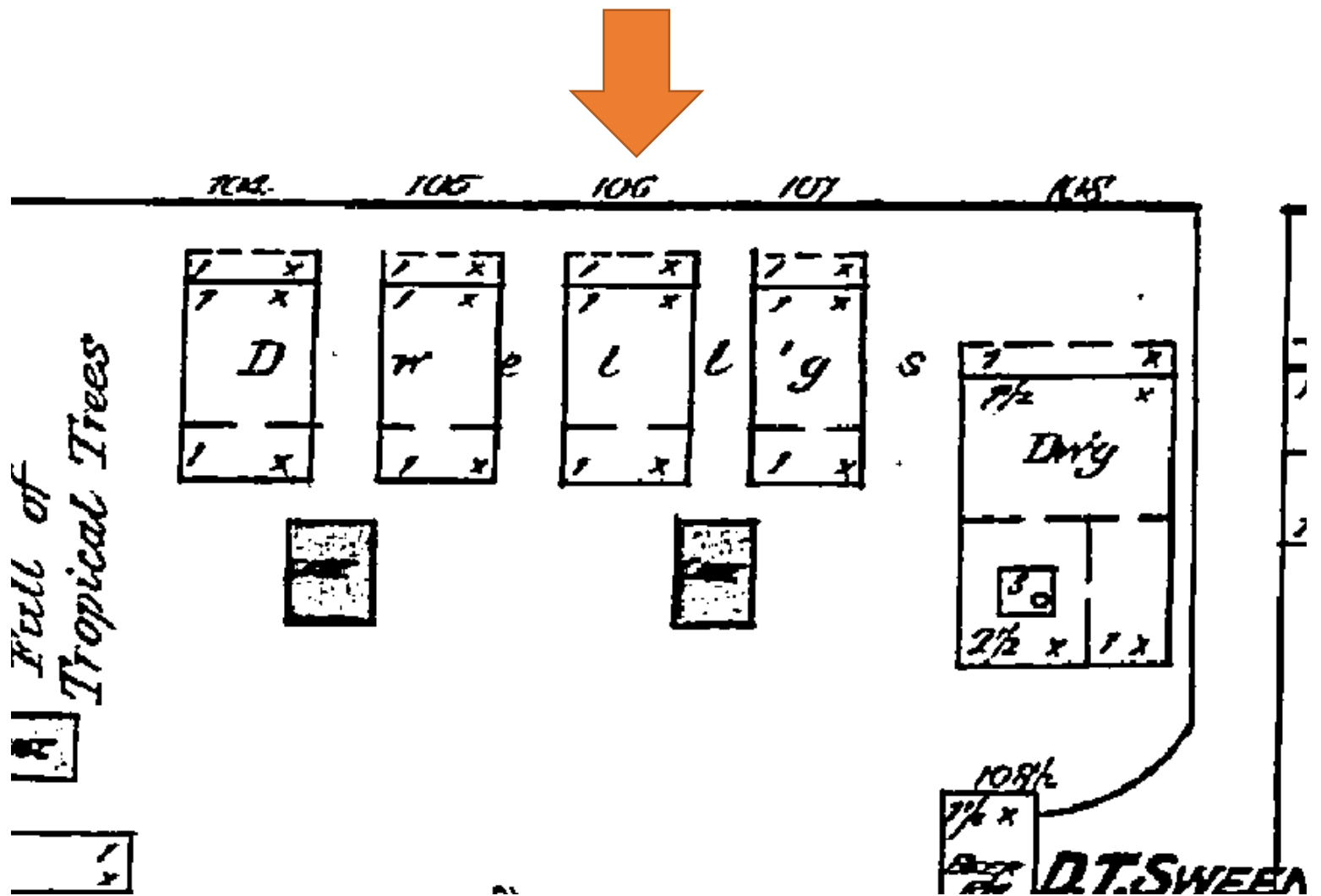
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND 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 ATHORITY, 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 USDEP 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:

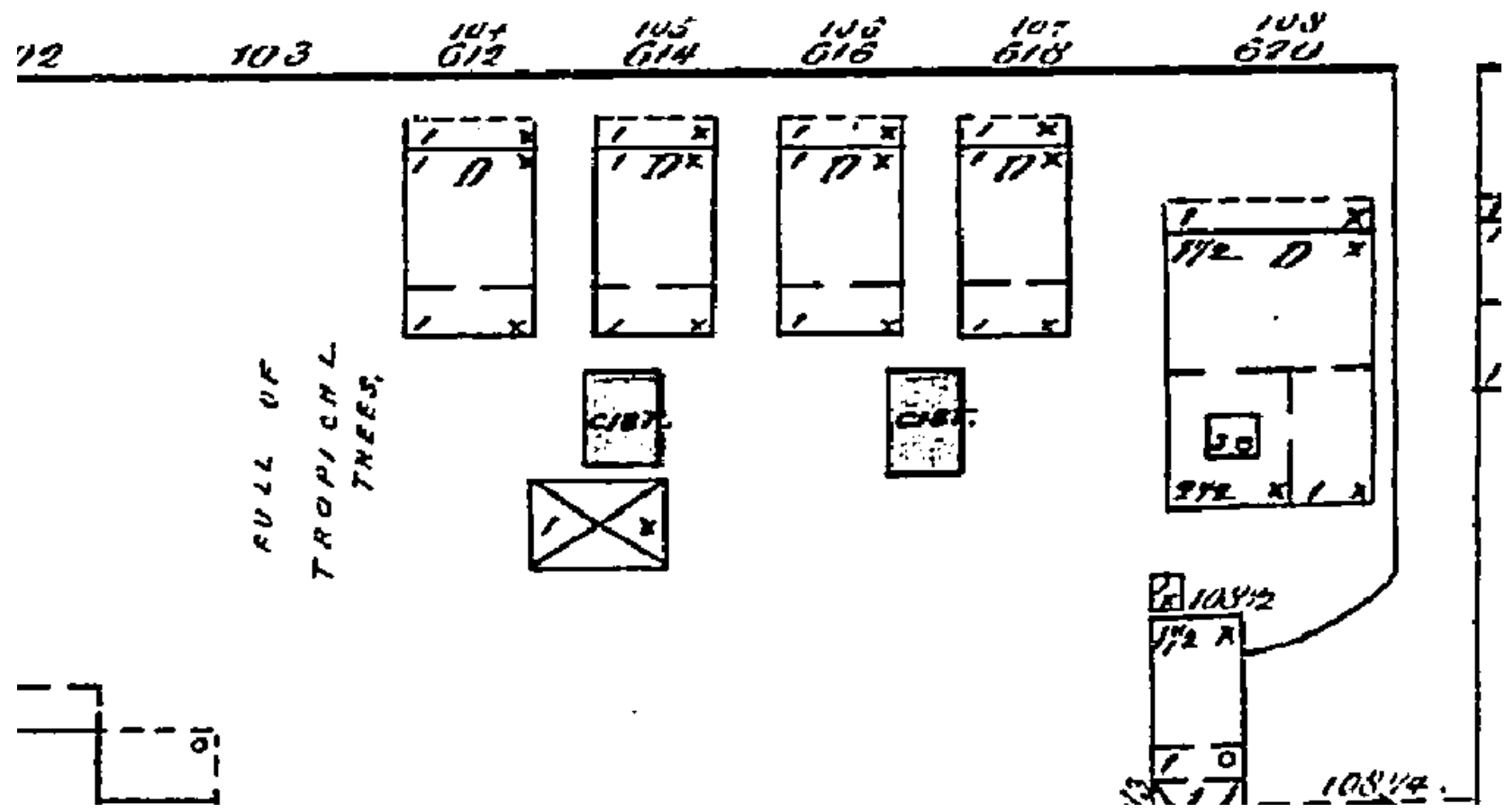
# SANBORN MAPS



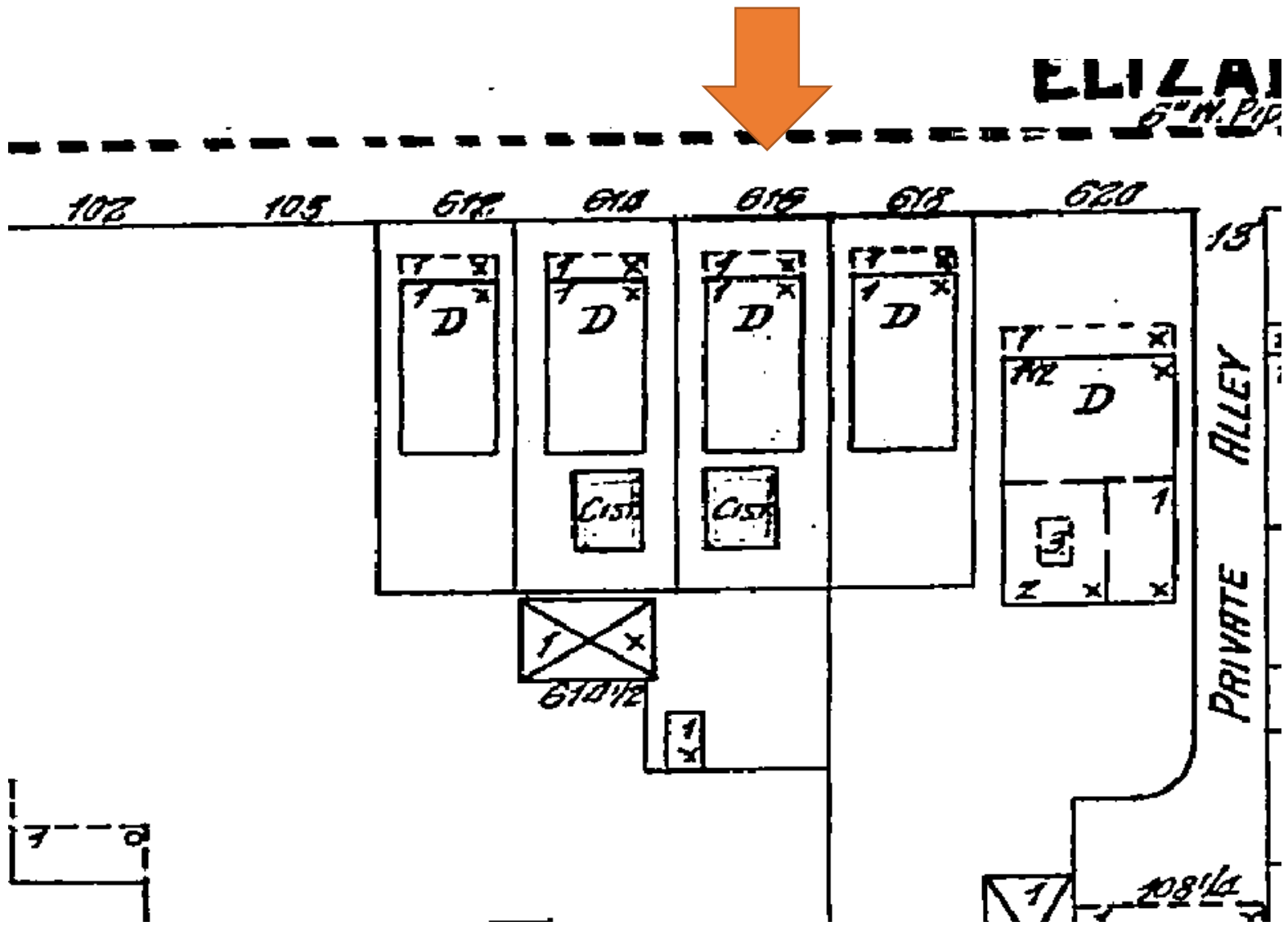
1889 Sanborn Map



SEE

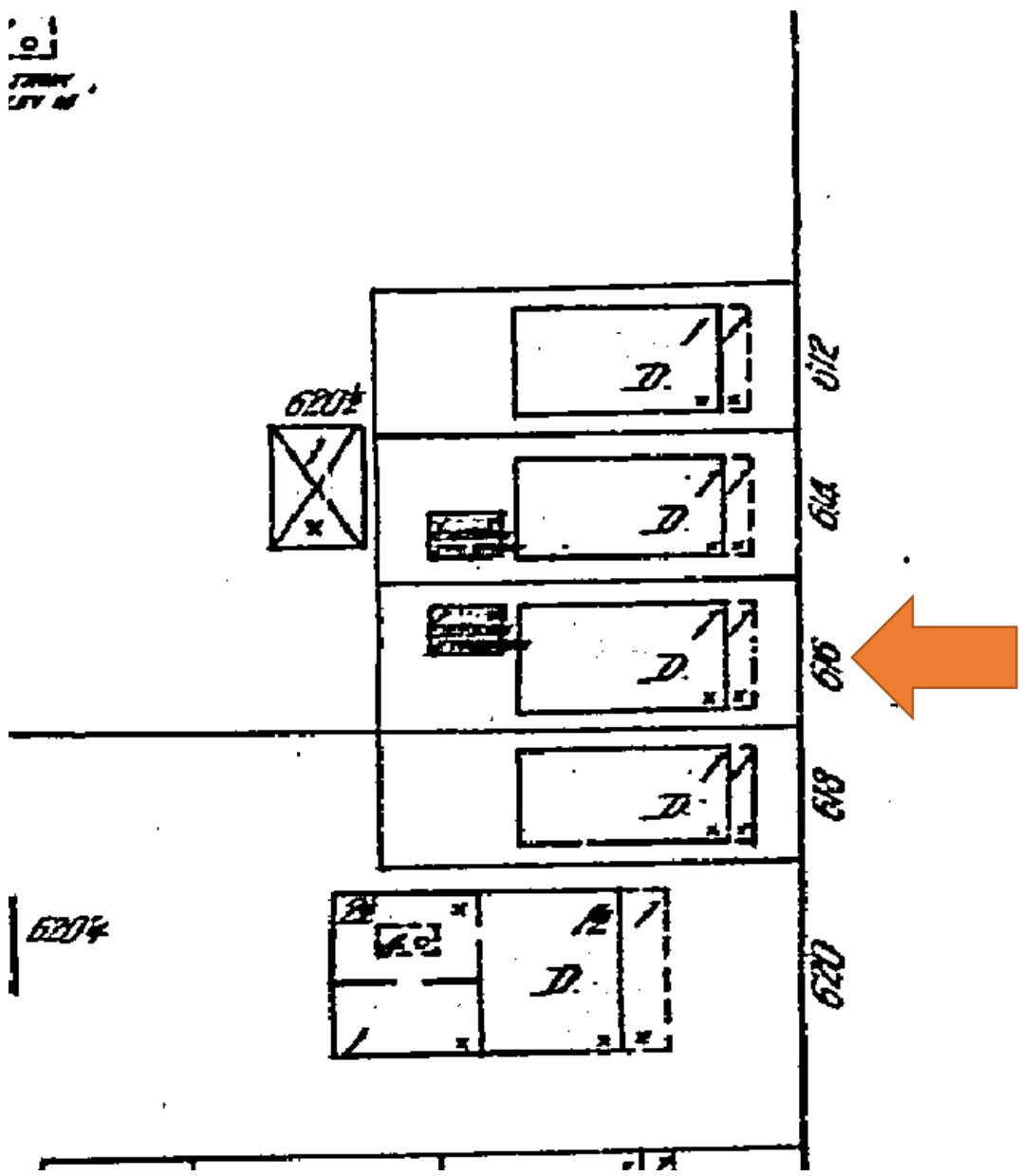


1892 Sanborn Map

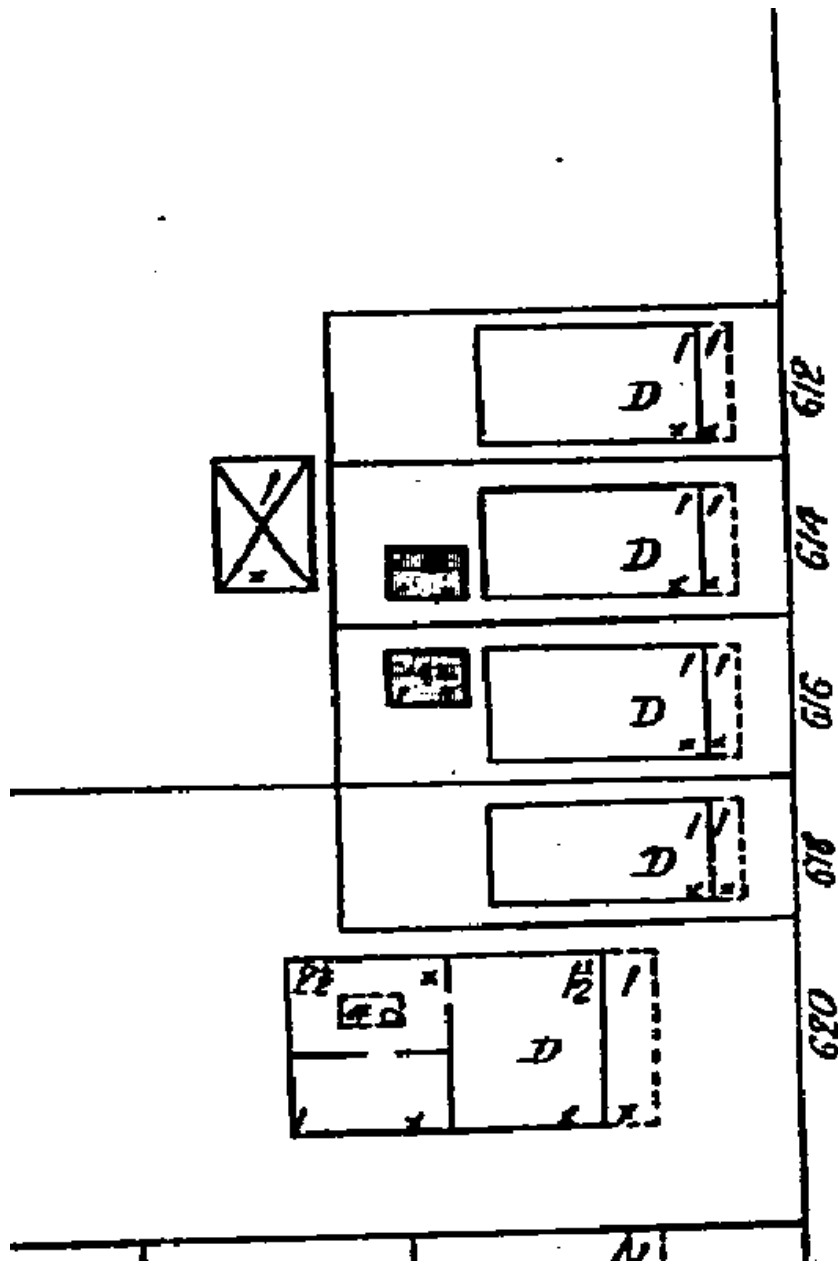


1899 Sanborn Map

10  
11  
12

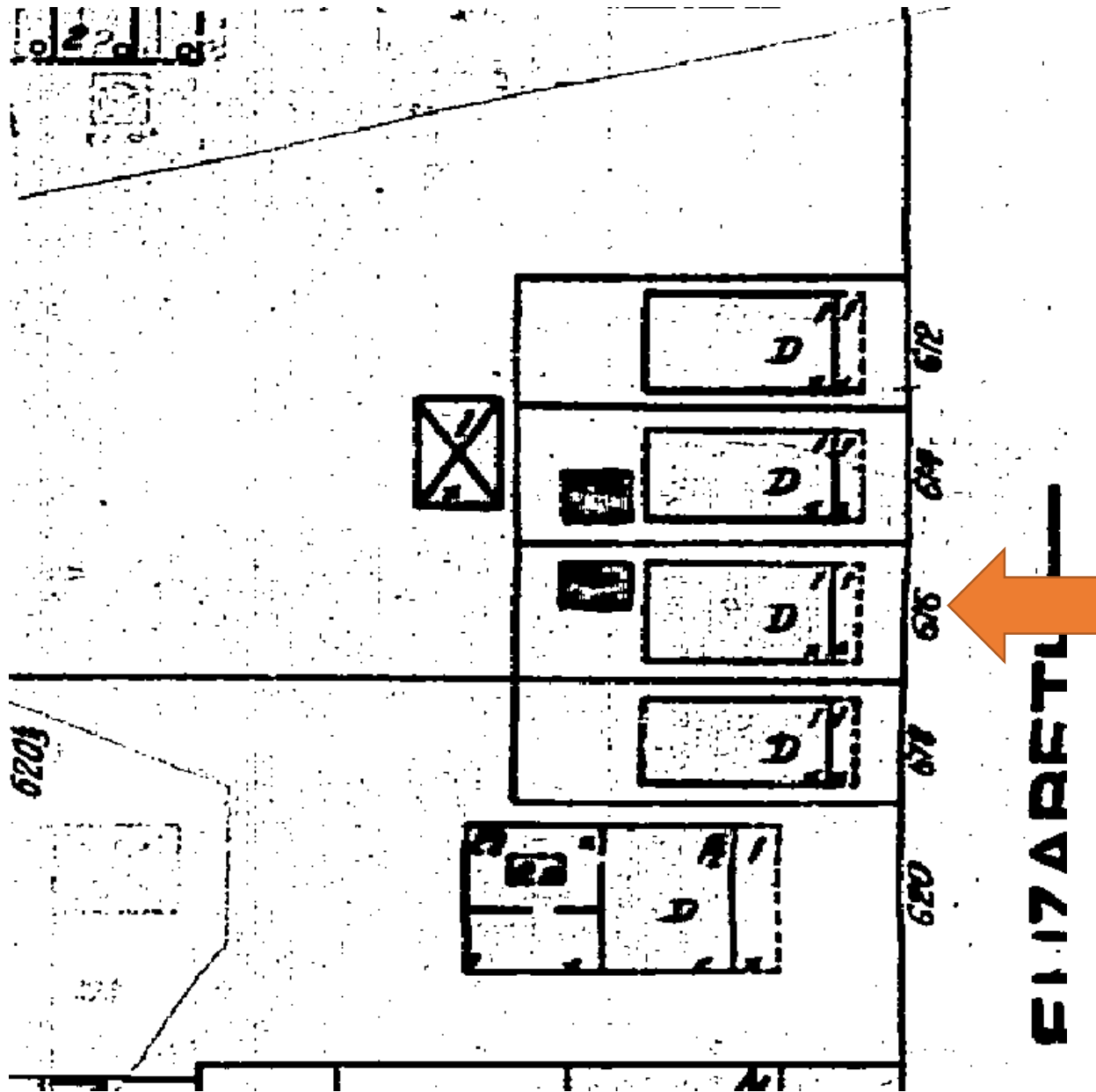


1912 Sanborn Map

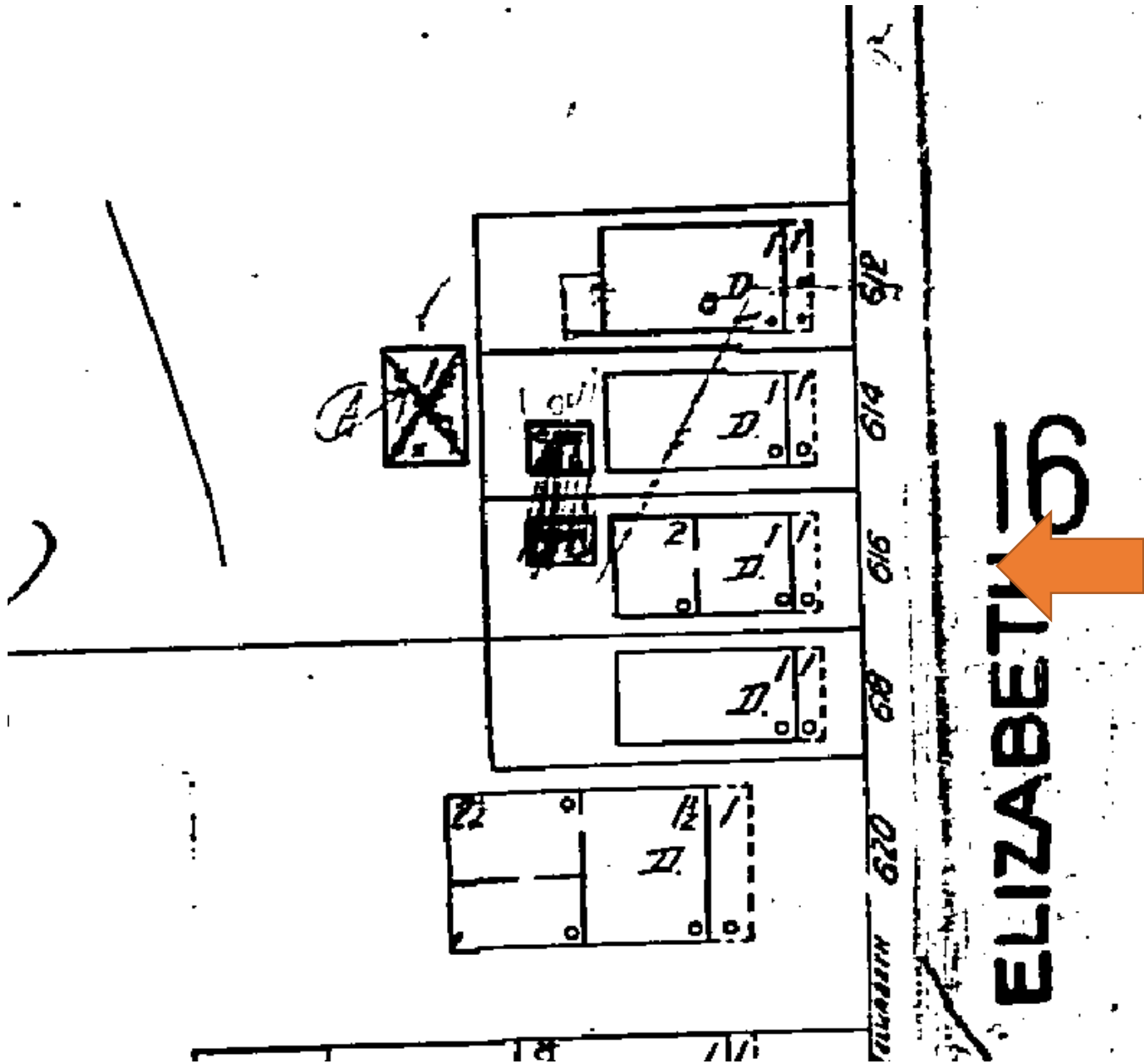


**ELIZABETH**

1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



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















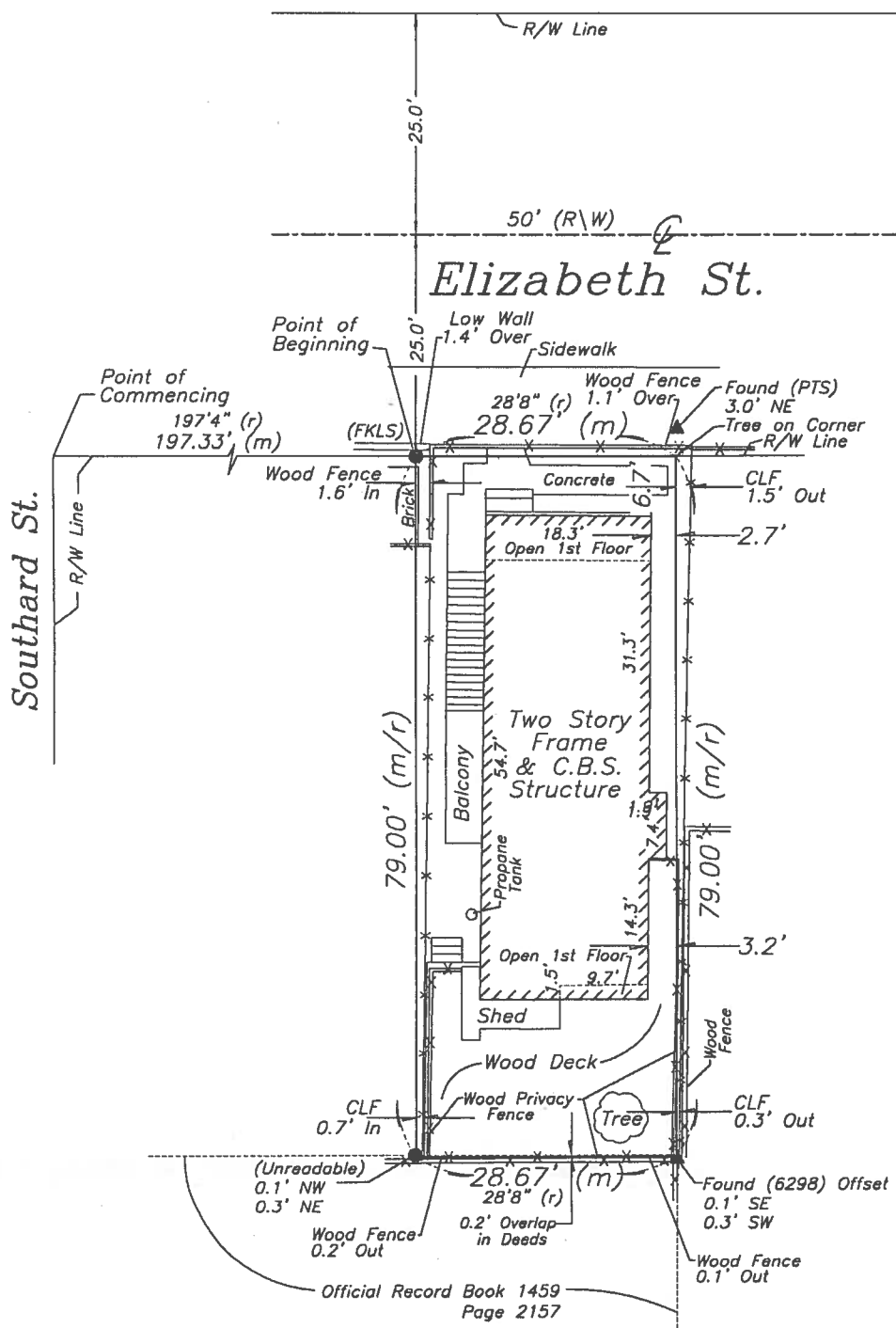
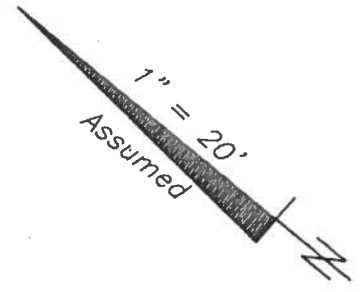
**SOUTH SIDE**



**REAR**

# SURVEY

# Boundary Survey Map of part of Lots 1 & 2, Square 60, Island of Key West



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (FKLS) (Unreadable)
- ▲ Found Nail & Disc (PTS) (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
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 616 Elizabeth 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. All Concrete and Bricking is not shown.
9. Date of field work: June 24, 2014.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** On the Island of Key West and known on William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as part of Lots One and Two of Square Sixty and more particularly described as follows:  
**COMMENCING** at a point on Elizabeth Street distant One Hundred Ninety-seven (197) feet four (4) inches from the corner of Southard and Elizabeth Street, thence in a Southeasterly direction Twenty-eight (28) feet, Eight (8) inches; thence at right angles in a Southwesterly direction Seventy-nine (79) feet; thence at right angles in a Northwesterly direction Twenty-eight (28) feet, Eight (8) inches; thence at right angles in a Northeasterly direction Seventy-nine (79) feet to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Barnhouse, LLC;

J. LYNN O'FLYNN, INC.

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

June 27, 2014

THIS SURVEY  
IS NOT  
ASSIGNABLE

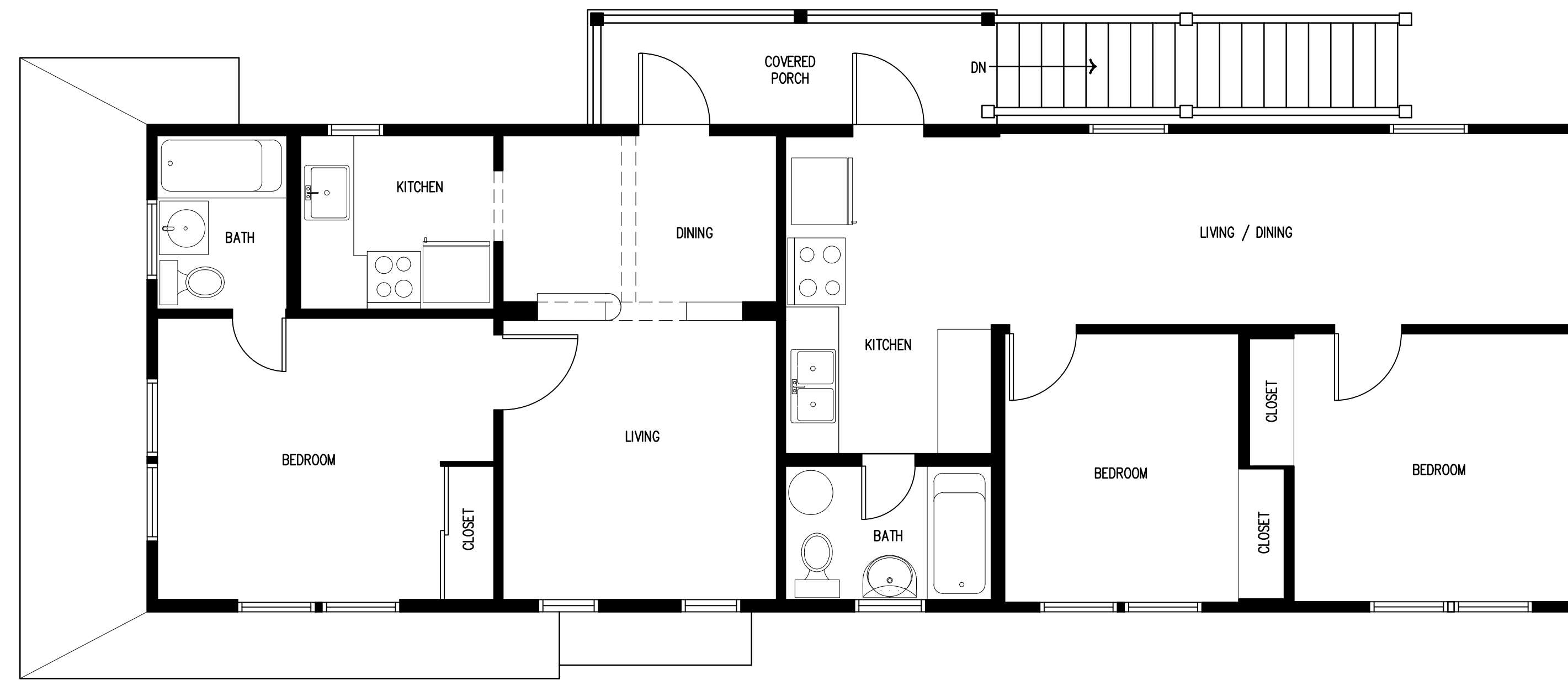
**J. LYNN O'FLYNN, Inc.**



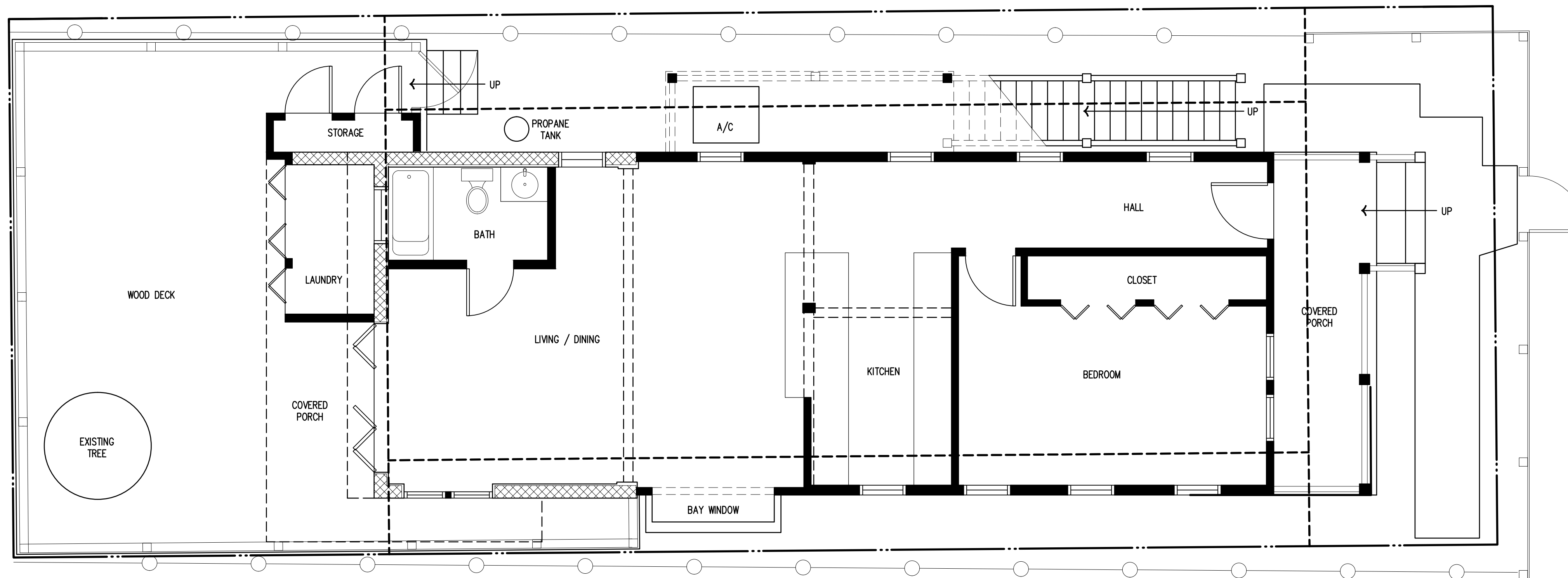
Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN



**EXISTING SECOND FLOOR PLAN**  
1/4" = 1'-0"



**EXISTING FIRST FLOOR PLAN**  
1/4" = 1'-0"

**Renovation of  
616 Elizabeth Street  
Key West, FL 33040**

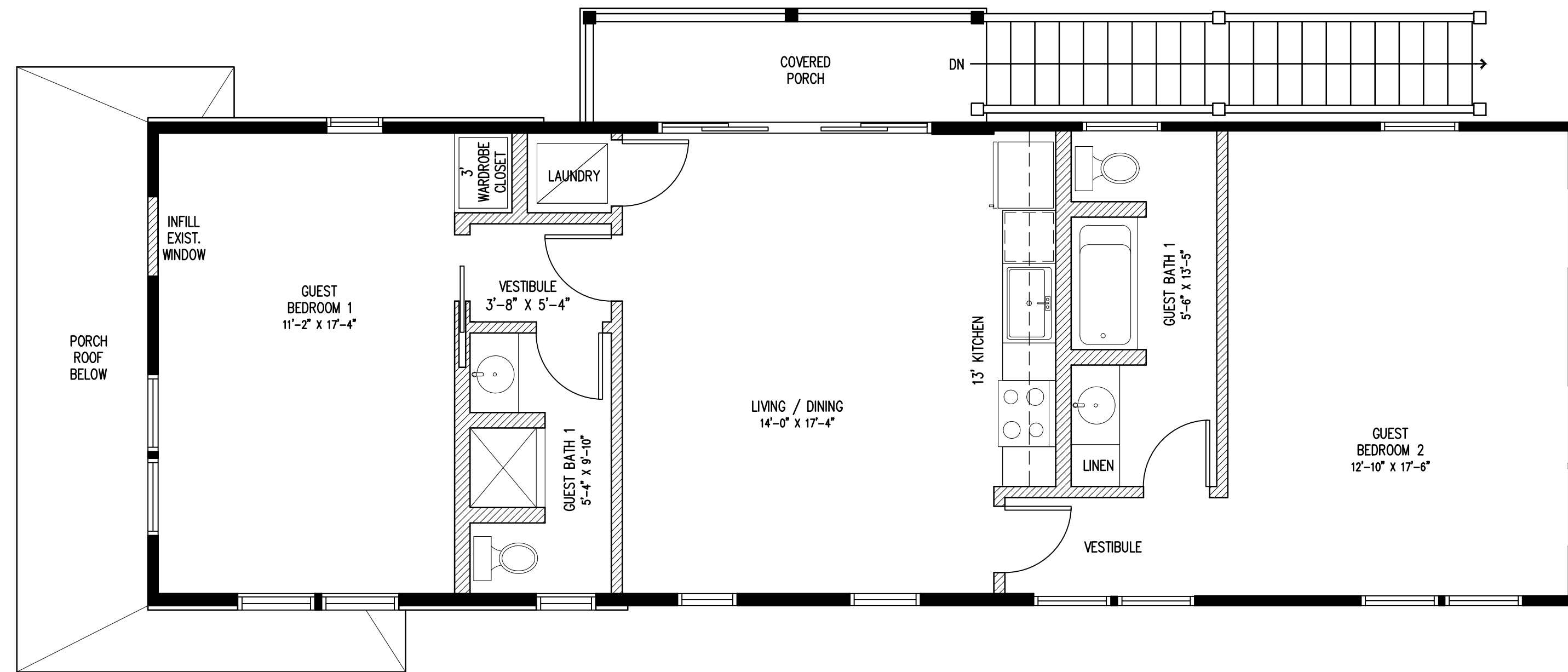
1901 S. Roosevelt Blvd. #205W  
Key West, Florida 33040  
305.923.9670  
matthew@mstrattonarchitecture.com

*m. Stratton*  
ARCHITECTURE

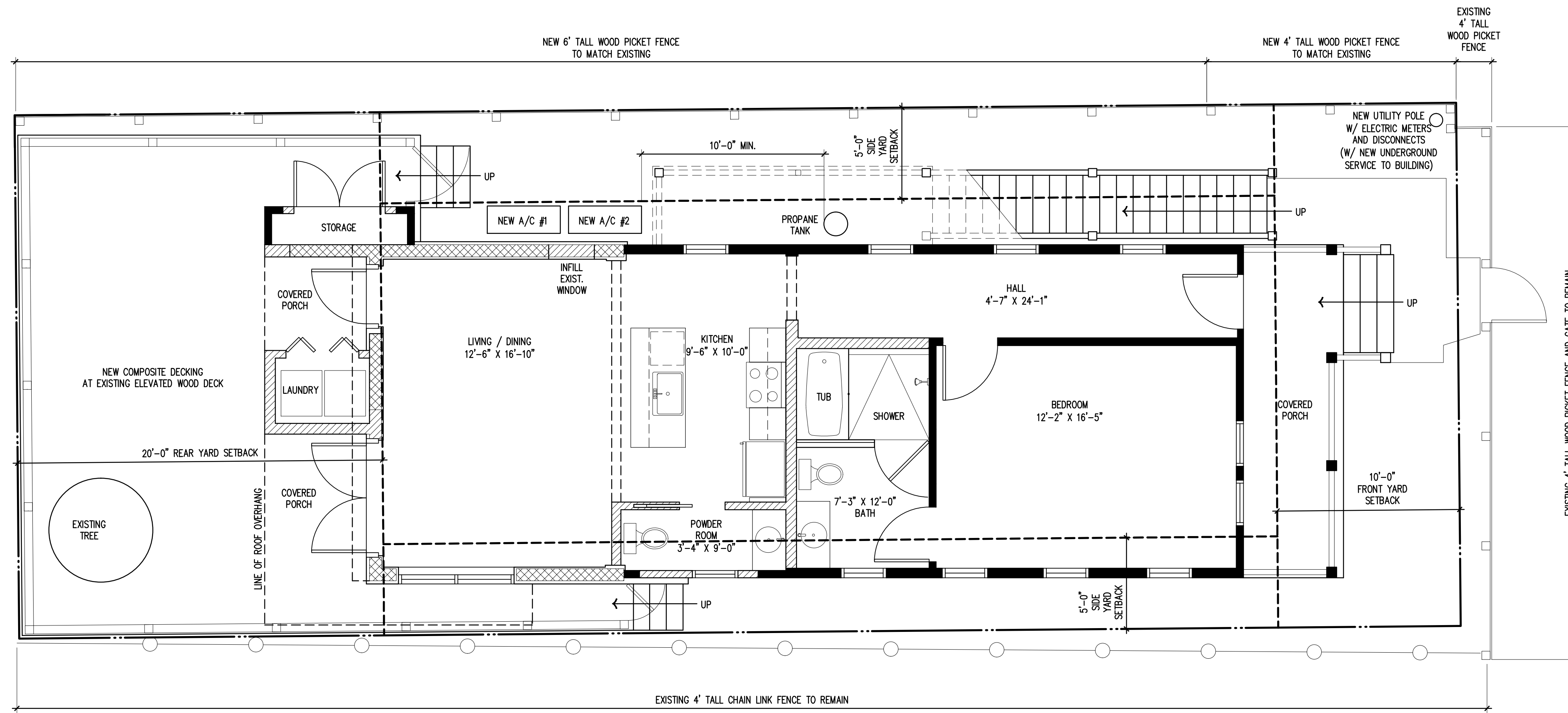
Date 12.14.15

Project # 1206





**PROPOSED SECOND FLOOR PLAN**  
1/4" = 1'-0"



**PROPOSED FIRST FLOOR PLAN**  
1/4" = 1'-0"

Renovation of  
**616 Elizabeth Street**  
Key West, FL 33040

1901 S. Roosevelt Blvd. #205W  
Key West, Florida 33040  
305.923.9670  
matthew@mstrattonarchitecture.com

*m. Stratton*  
ARCHITECTURE

Date 12.14.15

Project # 1206



**PROPOSED FRONT (EAST) ELEVATION**

1/4" = 1'-0"



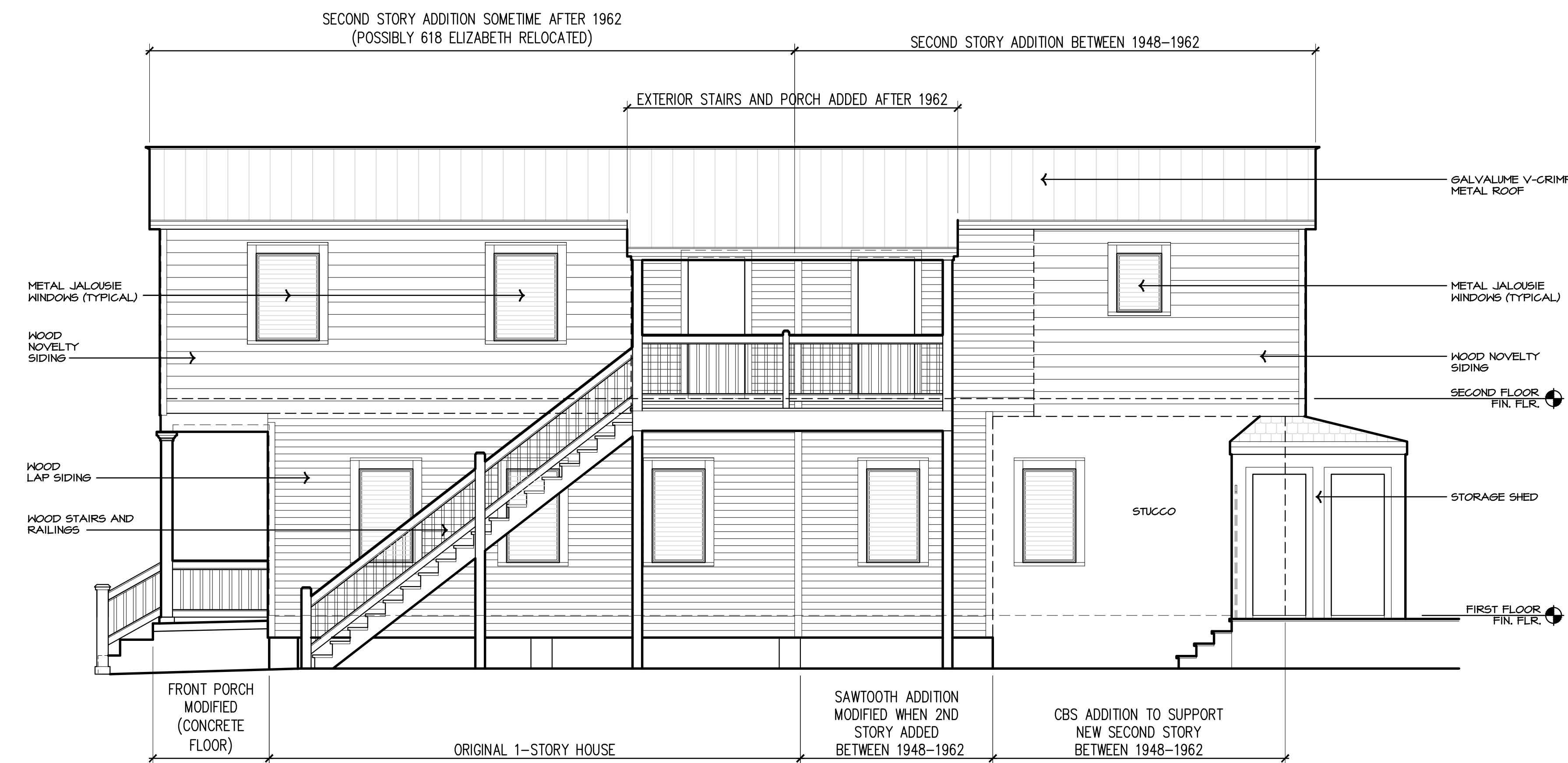
**PROPOSED NORTH SIDE ELEVATION**

1/4" = 1'-0"



**EXISTING FRONT (EAST) ELEVATION**

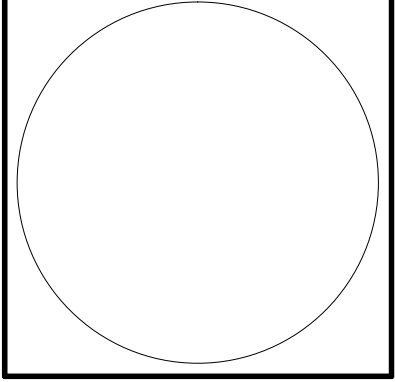
1/4" = 1'-0"



**EXISTING NORTH SIDE ELEVATION**

1/4" = 1'-0"

**Renovation of  
616 Elizabeth Street  
Key West, FL 33040**



1901 S. Roosevelt Blvd. #205W  
Key West, Florida 33040  
305.923.9670  
matthew@mstrattonarchitecture.com



Date 12.14.15  
Project # 1206



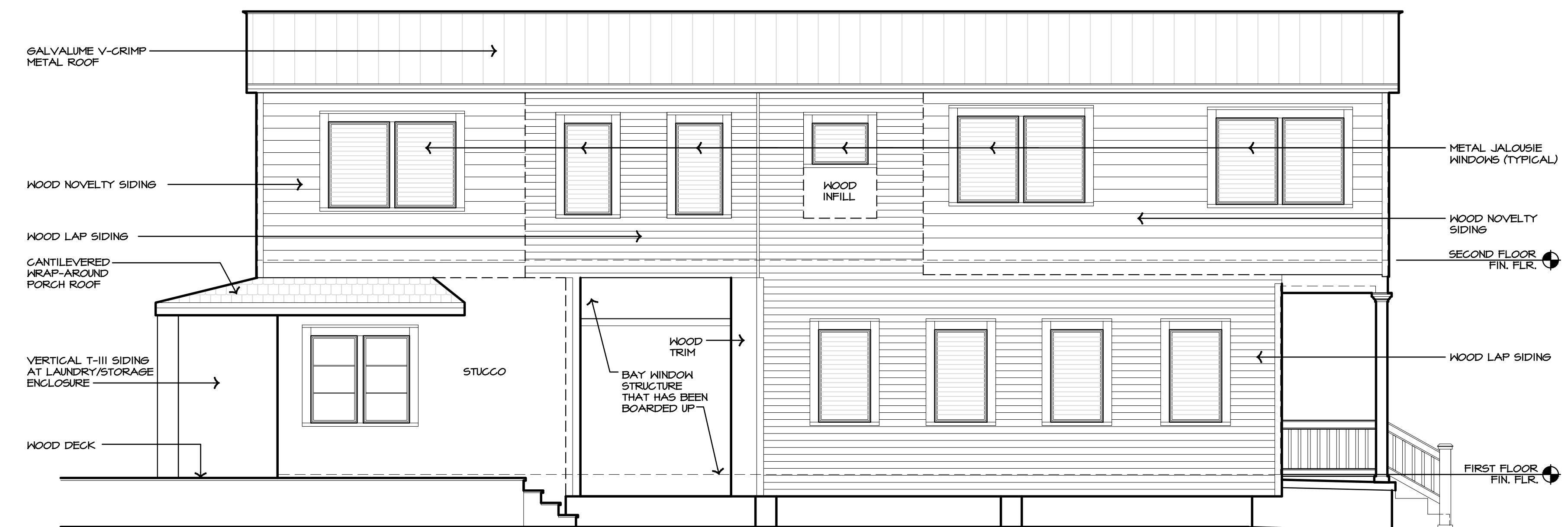
**PROPOSED REAR (WEST) ELEVATION**  
1/4" = 1'-0"



**PROPOSED SOUTH SIDE ELEVATION**  
1/4" = 1'-0"



**EXISTING REAR (WEST) ELEVATION**  
1/4" = 1'-0"



**EXISTING SOUTH SIDE ELEVATION**  
1/4" = 1'-0"

**Renovation of**  
**616 Elizabeth Street**  
Key West, FL 33040

1901 S. Roosevelt Blvd. #205W  
Key West, Florida 33040  
305.923.9670  
matthew@mstrattonarchitecture.com

*M. Stratton*  
ARCHITECTURE

Date 12.14.15

Project # 1206





## Posy Pink

2080-60

[BUY SAMPLE](#)

[BUY PAINT](#)

Capturing the childhood innocence of a pocketful of posies, this light, lyrical shade is beautifully saturated, with just a bit of gray to give it depth.

LRV : 65.64

[EMBED COLOR](#) [BUY FAN DECK](#) [STORE LOCATOR](#)

### EXTERIOR SIDING



## Ashley Gray

HC-87

[BUY SAMPLE](#)

[BUY PAINT](#)

Elegant and rich, this muted shade of gray has a slight olive tint that pairs well with satiny hardwood floors.

*(This color is part of our Candice Olson Designer Picks collection.)*

LRV : 32.73

[EMBED COLOR](#) [BUY FAN DECK](#) [STORE LOCATOR](#)

#### SEE COLOR IN ROOM



### SHUTTERS AND PORCH FLOOR



## Bashful Blue

2065-70

[BUY SAMPLE](#)

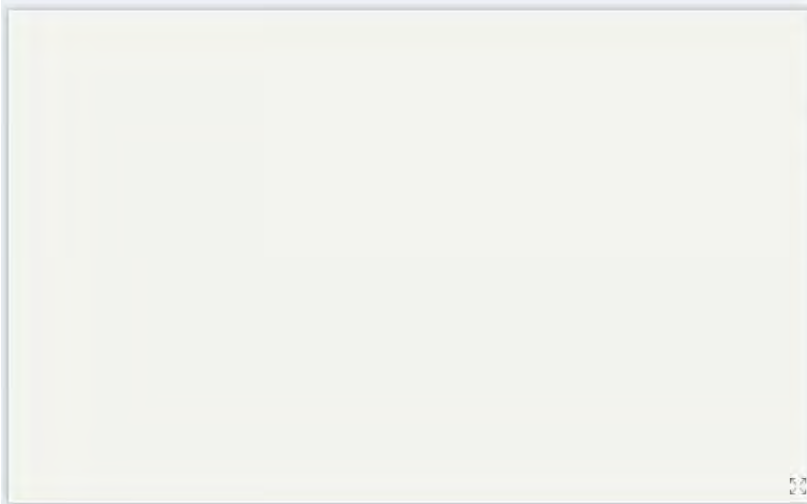
[BUY PAINT](#)

This color is part of Color Preview. A collection of bold, saturated colors that brings spaces to life for those looking to illuminate their world with pure, extraordinary color. A great complement to Classic Colors. Color Preview offers a collection of 1,232 hues that excite and inspire with pure, deep, clear colors that create striking combinations.

LRV : 76.12

[EMBED COLOR](#) [BUY FAN DECK](#) [STORE LOCATOR](#)

## PORCH CEILINGS



## Super White

PM-1

[BUY SAMPLE](#)

[BUY PAINT](#)

A brilliant, almost sparkling white, this clean shade suggests clarity and simplicity.

[EMBED COLOR](#) [BUY FAN DECK](#) [STORE LOCATOR](#)

## WINDOW AND DOOR TRIM, RAILINGS, FENCE, ETC.

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO TWO-STORY HOUSE, INCLUDING WINDOWS, SHUTTERS, DOORS, SIDING, ROOF, AND SITE WORK. NEW EXTERIOR STAIRCASE. DEMOLITION OF EXTERIOR STAIRCASE.**

**FOR- #616 ELIZABETH STREET**

**Applicant – Matthew Stratton**

**Application #H15-01-1795**

**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 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.





# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MATTHEW STRATTON, 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: 616 ELIZABETH STREET on the 21<sup>ST</sup> day of JAN, 2016.

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 1/26, 2016.

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 H15-01-1795.

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

Signed Name of Affiant: Matthew Stratton

Date: 1/21/16

Address: 1901 S. ROOSEVELT #205W

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21<sup>st</sup> day of January, 2016.

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

NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: 222256

May 26, 2019



# PROPERTY APPRAISER INFORMATION

Monroe County Property Record Card (021)

Alternate Key: 1012394

Roll Year 2016

Effective Date: 1/22/2016 10:12:39 AM

Run: 01/22/2016 10:12 AM

BARNHOUSE LLC  
 616 ELIZABETH ST  
 KEY WEST FL 33040-6823

Parcel 00012060-000000-06-68-25    Nbhd 6108  
 Alt Key 1012394    Mill Group 10KW  
 Affordable Housing No    PC 0800  
 FEMA Injunction  
 Inspect Date Jul 18, 2012    Next Review  
 Business Name  
 Physical Addr 616 ELIZABETH ST, KEY WEST

Associated Names

Name	DBA	Role
BARNHOUSE LLC,		Owner

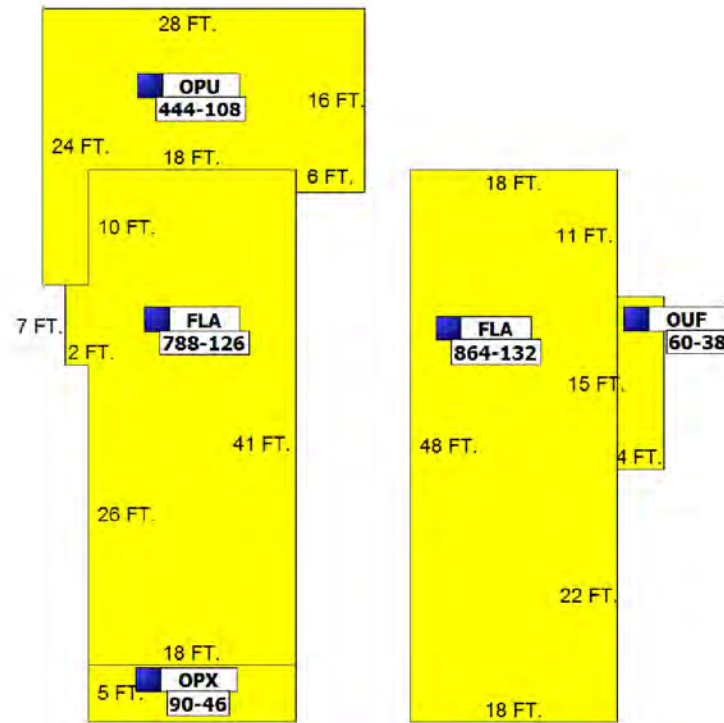
Legal Description

KW PT LOTS 1 AND 2 SQR 60 OR232-370-371 OR495-758 OR779-440 OR794-1916AFF OR1087-976 OR1087-977 OR1356-1732/4C OR1356-1735/6C OR1355-2204/05 OR1482-1731 OR1805-1042/43 OR2457-2114/40F/J OR2467-351/53 OR2499-2424 OR2569-2459/61

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1335	0800	29	79	No	2,264.00	SF	0.00		1.00	1.00	1.00	1.12		N		
															Total Just Value	

Building Sketch 864



Building Characteristics

Building Nbr	1	Building Type	R3	Perimeter	258	Functional Obs	0.00
Effective Age	14	Condition	G	Depreciation %	0.15	Economic Obs	0.00
Grnd Floor Area	1,652	Quality Grade	600	Year Built	1958	Special Arch	1

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

Roof Type	2	Roof Cover	2	Heat 1	1	Heat 2	0	Heat Src 1	4	Heat Src 2	0	Foundation	2	Bedrooms	4
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0	
	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0	

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
OPX	1	0:	1	1990	N	N	0.00	0.00	90	000	0.00
FLA	2	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	788	001	0.00
OPU	3	0:	1	1990	N	N	0.00	0.00	444	002	0.00
FLA	4	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	864	003	0.00

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OUF 5 0: 1 1990 N N 0.00 0.00 60 004 0.00

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
3	PT3:PATIO	9	SF	0.00	0	0	1957	1958	2	50		
2	FN2:FENCES	630	SF	0.00	0	0	1978	1979	2	30		
Total Depreciated Value												

Appraiser Notes

2009-04-28 MLS \$998,900 4/3 LOCATED IN OLD TOWN NEIGHBORHOOD OF ESTATE HOMES ATOP SOLARES HILL. CURRENTLY 3 FAMILLY RESIDENCE EASY CONVERSION TO SINGLE FAMILY ESTATE. THE HOME HAS UNDERGONE EXTENSIVE REMODELING.1ST FLOOR OWNERS HOME, 2ND FLOOR AHS 2 APTS A 1 BR AND A 2BR FOR ADDED INCOME.

2010-09-07 \$849,000 4/3 LOCATED IN OLD TOWN KEY WEST IN A NEIGHBORHOOD OF ESTATE HOMES ATOP SOLARES HILL. CURRENTLY A 3-FAMILY RESIDENCE, POSSIBLE CONVERSION TO A SINGLE FAMILY ESTATE. THE HOME IS VERY WELL MAINTAINED. 1ST FLOOR OWNERS HOME W/ CENTRAL AIR HAS BAMBOO FLOORS THROUGHOUT, A BEAUTIFUL KITCHEN WITH MAPLE CABINETS, CORIAN STYLE COUNTERTOPS, INTEGRAL SINK, AND ALL APPLIANCES. FRENCH DOORS LEAD TO PRIVATE DECK AREA. THE SECOND FLOOR HAS 2-APARTMENTS, A 1-BEDROOM & A 2-BEDROOM FOR ADDED INCOME, NEW KITCHEN IN THE TWO BEDROOM, BOTH APTS VERY WELL KEPT. CLOSE TO DUVAL ST. & ALL OF KEY WESTS MANY ATTRACTIONS AND HAPPENINGS. ONE OWNER IS A LICENSED REALTOR

2011-03-28 MLS \$879,000 4/3 (3-4) UNITS LOCATED IN OLD TOWN KEY WEST IN A NEIGHBORHOOD OF ESTATE HOMES ATOP SOLARES HILL. CURRENTLY A 3-FAMILY RESIDENCE, POSSIBLE CONVERSION TO A SINGLE FAMILY ESTATE. THE HOME IS VERY WELL MAINTAINED. 1ST FLOOR OWNERS HOME W/ CENTRAL AIR HAS BAMBOO FLOORS THROUGHOUT, A BEAUTIFUL KITCHEN WITH MAPLE CABINETS, CORIAN STYLE COUNTERTOPS, INTEGRAL SINK, AND ALL APPLIANCES. FRENCH DOORS LEAD TO PRIVATE DECK AREA. THE SECOND FLOOR HAS 2-APARTMENTS, A 1-BEDROOM & A 2-BEDROOM FOR ADDED INCOME, NEW KITCHEN IN THE TWO BEDROOM, BOTH APTS VERY WELL KEPT. CLOSE TO DUVAL ST. & ALL OF KEY WESTS MANY ATTRACTIONS AND HAPPENINGS. ONE OWNER IS A LICENSED REALTOR

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	E953020	Sep 1 1995 12:00AM	Nov 1 1995 12:00AM	1,600		WATER HEATER,1/100-200AMP
	9703573	Nov 1 1997 12:00AM	Dec 1 1997 12:00AM	6,000		REMVE/REPL DAMAGED STAIRS
	9900504	Feb 10 1999 12:00AM	Nov 2 1999 12:00AM	3,500		V-CRIMP ROOF
	03-1938	Jun 11 2003 12:00AM	Aug 18 2003 12:00AM	2,000		EXTERIOR PAINTING

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Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2015F	C	302,978	0	319,365	1,002	623,345	623,345	0	N	623,345
2014F	C	325,672	0	306,793	911	633,376	633,376	0	N	633,376
2013F	C	287,803	0	313,766	911	602,480	602,480	0	N	602,480
2012F	C	82,056	0	228,609	911	311,576	311,576	0	N	311,576
2011F	C	113,617	0	231,299	911	345,827	345,827	0	N	345,827
2010F	C	80,787	0	233,988	911	315,686	315,686	0	N	315,686
2009F	C	229,350	0	260,085	911	490,346	490,346	0	N	490,346
2008F	C	226,400	0	239,128	911	466,439	466,439	0	N	466,439
2007F	C	373,560	0	278,802	911	653,273	653,273	0	N	653,273
2006F	C	215,080	0	461,299	911	677,290	677,290	0	N	677,290
2005F	C	169,800	0	482,031	911	652,742	652,742	0	N	652,742
2004F	C	158,480		274,092	911	433,483	433,483	0	N	433,483
2003F	C	79,240		314,685	911	394,836	394,836	0		394,836
2002F	C	63,392		322,129	911	386,432	344,097	25,500		318,597
2001F	C	63,392		252,981	5,754	322,127	299,671	25,500		274,171
2000F	C	43,016		252,981	8,544	304,541	285,446	25,500		259,946
1999F	C	43,016		204,874	7,183	255,073	250,162	25,500		224,662
1998F	C	43,016		186,908	6,484	236,409	236,409	25,500		210,909
1997F	C	38,488		184,759	6,045	229,292	229,292	0		229,292
1996F	C	38,488		121,820	4,331	164,639	164,639	0		164,639
1995F	C	38,488		101,838	4,090	144,416	144,416	0		144,416
1994F	C	38,488		91,075	3,777	133,340	133,340	0		133,340
1993F	C	38,488		91,075	3,896	133,459	133,459	0		133,459
1992F	C	38,488		111,110	4,025	153,623	153,623	0		153,623
1991F	C	38,488		121,862	4,144	164,494	164,494	0		164,494
1990F	C	36,790		129,505	4,264	170,559	170,559	0		170,559
1989F	I	36,224		151,493	1,283	189,000	189,000	0		189,000
1988F	C	26,036		57,175	1,283	84,494	84,494	0		84,494
1987F	C	16,867		56,406	1,283	74,556	74,556	0		74,556
1986F	C	16,301		56,717	1,283	74,301	74,301	0		74,301
1985F	C	9,324		54,942	1,283	65,549	65,549	25,000		40,549

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1984F	C	9,324	51,464	1,283	62,071	62,071	25,000	37,071
1983F	C	9,324	51,464	1,283	62,071	62,071	25,000	37,071
1982F	C	9,324	52,438	1,283	63,045	63,045	5,000	58,045

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
794	1916	1/1/1979	Conversion Code	0	Q	I	73,500
1087	977	3/1/1989	Warranty Deed	0	Q	I	225,000
1355	2204	5/1/1995	Warranty Deed	0	Q	I	210,000
1482	1731	10/1/1997	Warranty Deed	0	Q	I	275,000
1805	1042	7/30/2002	Warranty Deed	0	Q	I	465,000
2467	351	3/29/2010	Quit Claim Deed	0	11	I	100
2499	2424	1/10/2011	Warranty Deed	0	11	I	100
2569	2459	5/14/2012	Warranty Deed	0	02	I	750,000