

# Historic Architectural Review Commission

## Staff Report Item 13b

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<b>Meeting Date:</b>	October 28, 2014
<b>Applicant:</b>	William Rowan, Architect
<b>Application Number:</b>	H14-01-1612
<b>Address:</b>	#415 United Street
<b>Description of Work:</b>	Demolition of roof and railings on the back portion of main house.
<b>Building Facts:</b>	The main structure in the site is listed as a contributing resource. The one and a half story frame structure was built circa 1912. The sides and back elevations of the house have been altered as well as the gable roof; which has two oversize skylights. The house has overhangs built on both sides. The house has a tall fence on its front property line.
<b>Building Facts:</b>	The main structure in the site is listed as a contributing resource. The one and a half story frame structure was built circa 1912. The sides and back elevations of the house have been altered as well as the gable roof; which has two oversize skylights. The house has overhangs built on both sides. The house has a tall fence on its front property line.
<b>Ordinance and Guidelines Cited in Review:</b>	Demolition for non-historic and for non-contributing structures, Sec. 102-217 (2) of the Land Development Regulations.

### Staff Analysis

The Certificate of Appropriateness proposes the demolition of rear and side roofs that staff has opined that they are non-historic. The removals of the side roofs will liberate the historic portion of the house.

### **Consistency with Guidelines and Ordinance for Demolition**

It is staff's opinion that the proposed demolition of non-historic elements and will have no effect in the historic house and its site. It is staff's opinion that none of the elements that are proposed to be demolished are contributing to the house or will be deemed contributing in a near future. The Commission should consider the demolition request since it is consistent with preservation guidelines and with Sec. 102-217 -218 of the Land Development Regulations. If approved, this review will be the first and only reading for the demolition request.

# Application



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

001-2014 011612

APPLICATION # \_\_\_\_\_

OWNER'S NAME: HOTTMANN / WINTER DATE: 9.30.14

OWNER'S ADDRESS: 415 UNITED ST. PHONE #: \_\_\_\_\_

APPLICANT'S NAME: WILLIAM ROWAN PHONE #: 305 206 3784

APPLICANT'S ADDRESS: 321 PEACOCK LN.

ADDRESS OF CONSTRUCTION: 415 UNITED ST. # OF UNITS: 1

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK: RAISE STRUCTURE TO NEW FEMA REGIMENTS. RENOVATE COMPLETE STRUCTURE: NEW WINDOWS / DOORS, FOUNDATION REPLACE CONG. FRONT PORCH W/ HISTORIC WOOD FLOOR AND RAILINGS. FOR COMPLETE SCOPE OF WORK SEE SHT. 7/13

*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: [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 type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

User: KEYWIDJ SAMPLES: DC Drawer: 48  
Date: 10/03/14 22 Receipt no: 48

PT 2014 1001612

\* BUILDING PERMITS-NEW  
Staff Use Only \$100.00

Trans number: 302467  
CK CHECK Date: 1420 1100.00

Trans date: Staff Approval Time: 17:02:33

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

Main house is listed as a contributing resource.  
frame vernacular, build ca. 1912  
Guidelines for additions/alterations/new construction

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

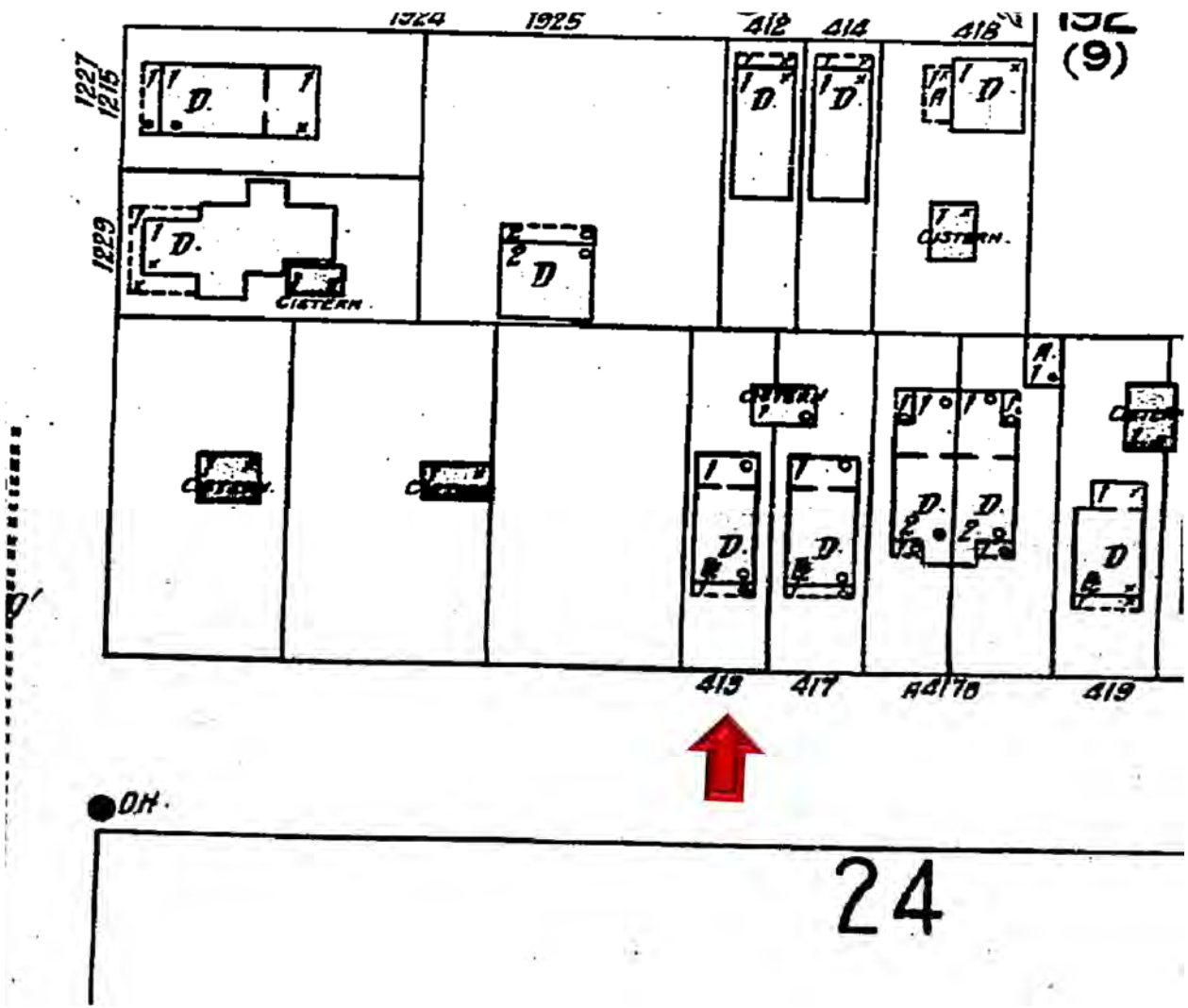
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\_\_\_\_\_

Date: \_\_\_\_\_

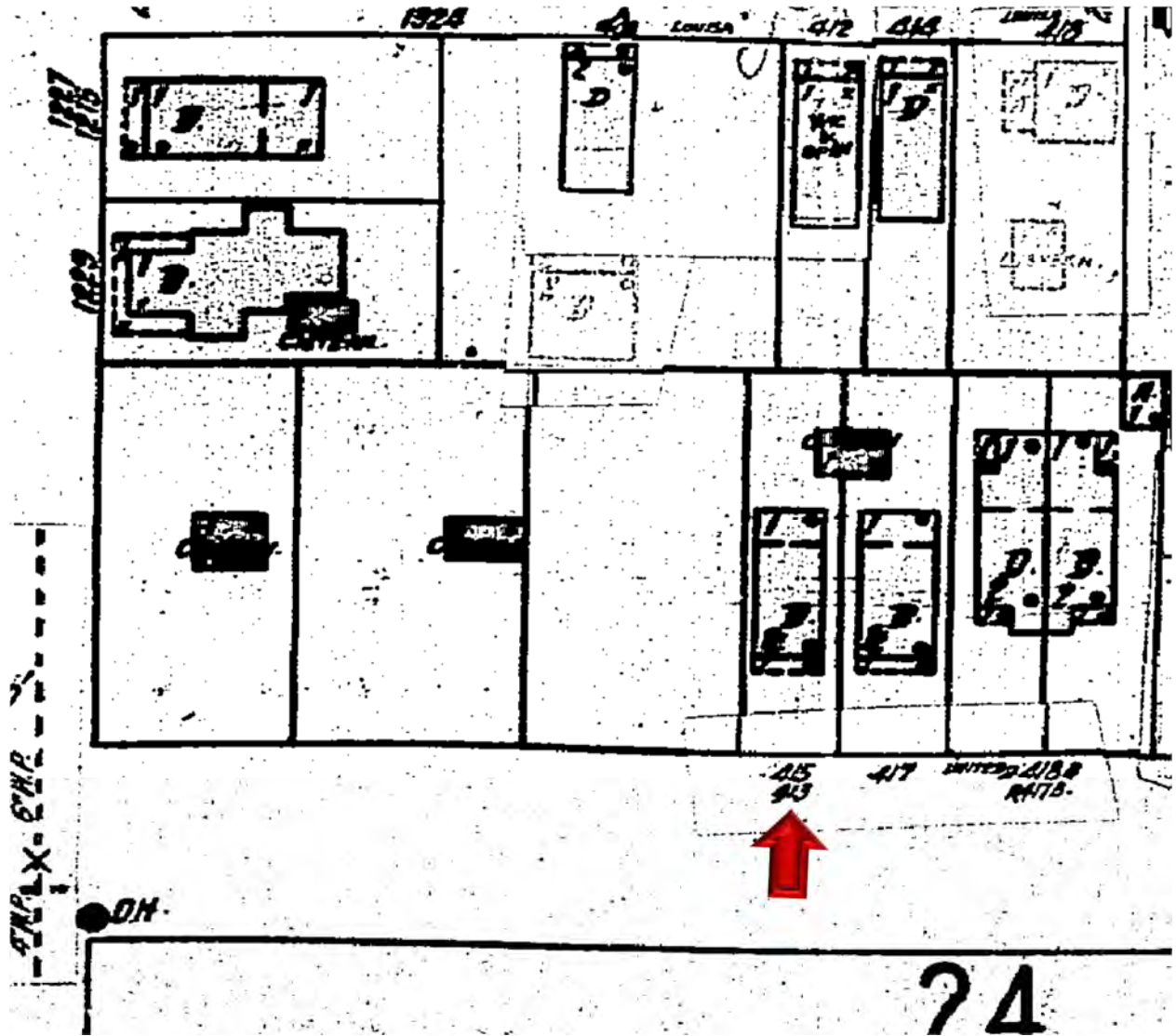
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Sanborn Maps**

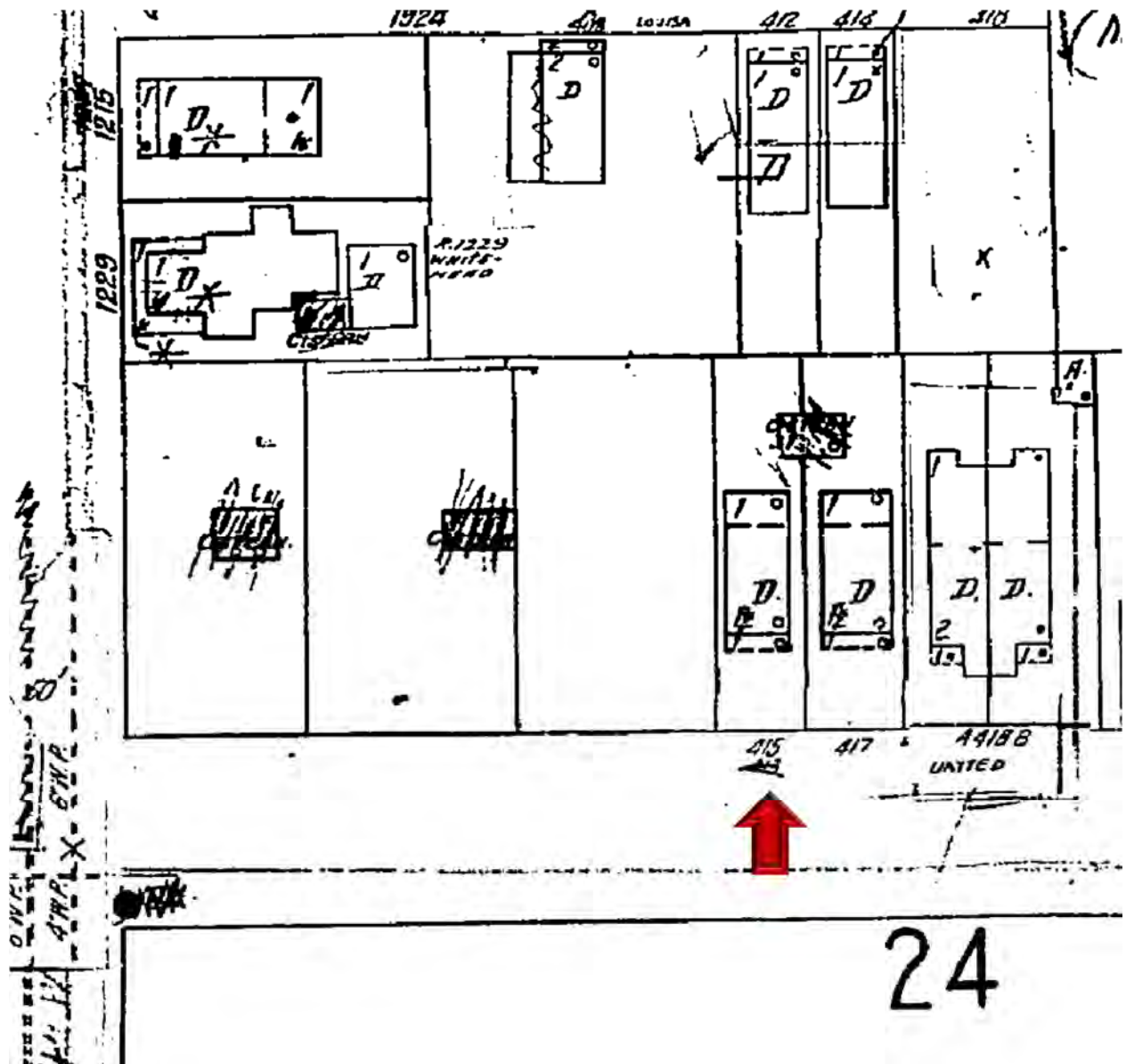


#415 United Street Sanborn map 1926



#415 United Street Sanborn map 1948





#415 United Street Sanborn map 1962

# **Project Photos**



































# **Proposed Design**

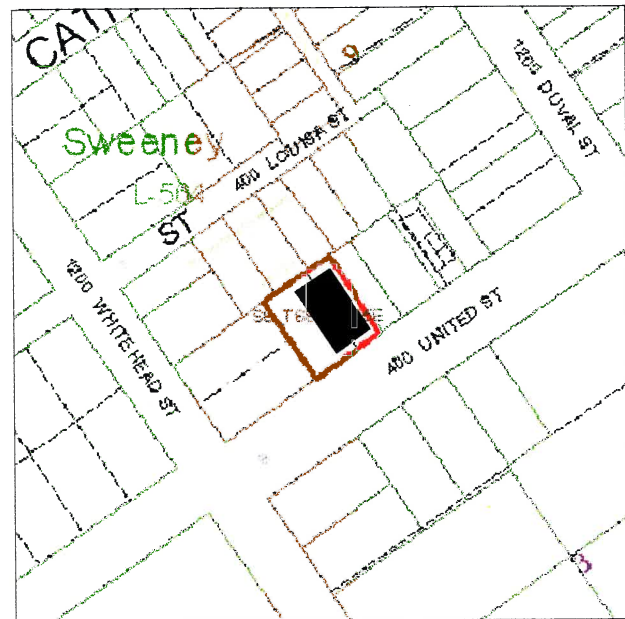


# THE HOTTMANN / WINTER RESIDENCE RESIDENTIAL REMODEL

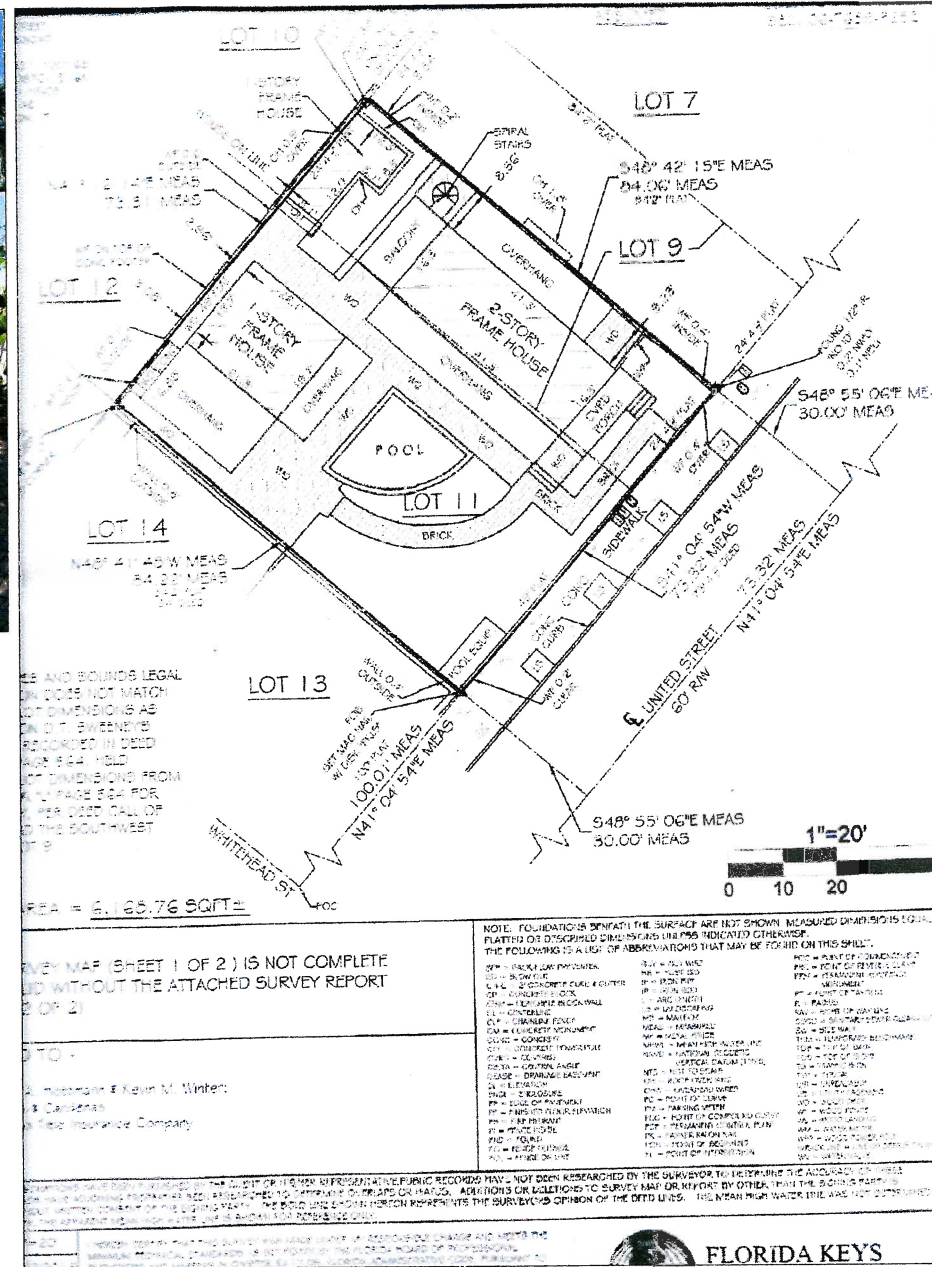
415 UNITED STREET KEY WEST, FLORIDA 33040



PERSPECTIVE VIEW  
LOOKING NORTH



SITE LOCATION  
NTS



SURVEY  
NTS

NO.	DESCRIPTION
1	
2	
3	
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5	
6	
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9	
10	
11	
12	

**GENERAL NOTES**

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:  
 BUILDING: Florida Building Code, 2010  
 ELECTRICAL: National Electrical Code, 2010  
 PLUMBING: Florida Building Code (Plumbing), 2010  
 MECHANICAL: Florida Building Code (Mech.), 2010  
 GAS: LP Gas Code, 2010 edition (NFPA 58)

This project is designed in accordance with A.S.C.E 7-10 to resist wind loads of 180 mph (gusts) (Exposure C)

Site Data	Allowed	Existing	Proposed
Zoning	HHDR		
Flood	AE-1		
Lot Size	4,000 S.F.	6,671 S.F.	
Building Coverage	50% (3,000 S.F.)	41% (2,548 S.F.)	39.2% (2,420 S.F.)
Imperviousness	60% (3,700 S.F.)	46.7% (2,882 S.F.)	42.9% (2,647 S.F.)
Setbacks			
Front	10'	18'	18' NC.
Side	5'	8.56'	50'
Side	5'	6.88'	6.88' NC.
Rear	20'	2.96'	2.96' NC.

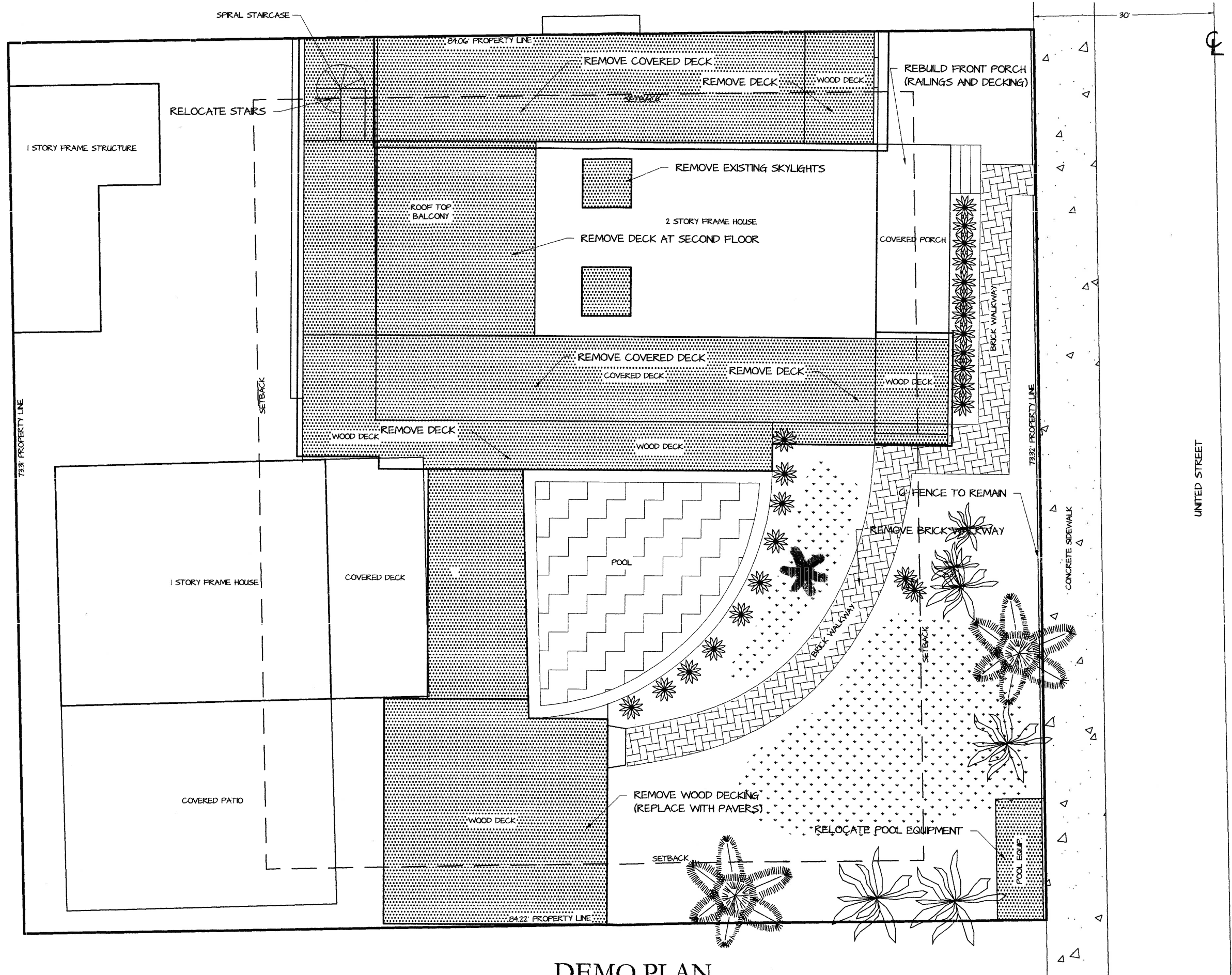
**Florida Administrative Code**  
 61G-6.009(3)(b) WITH SEAL MAY BE AFFIXED. The personal seal, signature and date of the architect shall appear on all architectural documents to be filed for public record and shall be executed by the architect in his or her corporate name. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect. The seal shall be placed on the index sheet or sheets (if it identifies all parts of drawings and specifications shall be considered adequate. Without such index, all sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specification, or drawing, or other related document which was not prepared by him or under his responsible supervisory control as provided in rule 61G-6.009(3)(b). An architect or interior designer shall not use his seal or do so on any other act as an architect or interior designer unless he holds at the time a certificate of registration and all required criteria are met.

THE HOTTMANN / WINTER RESIDENCE  
RESIDENTIAL REMODEL  
415 UNITED STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE  
331 PELICAN LANE  
KEY WEST, FLORIDA  
330 266-1154  
FLORIDA LICENSE #AR001751

PROJECT NO.:  
DATE: 9/18/2014

C  
1 OF 13



**DEMO PLAN**

1/8" = 1'-0"

THE HOTTMANN / WINTER RESIDENCE  
RESIDENTIAL REMODEL  
415 UNITED STREET KEY WEST, FLORIDA 33040

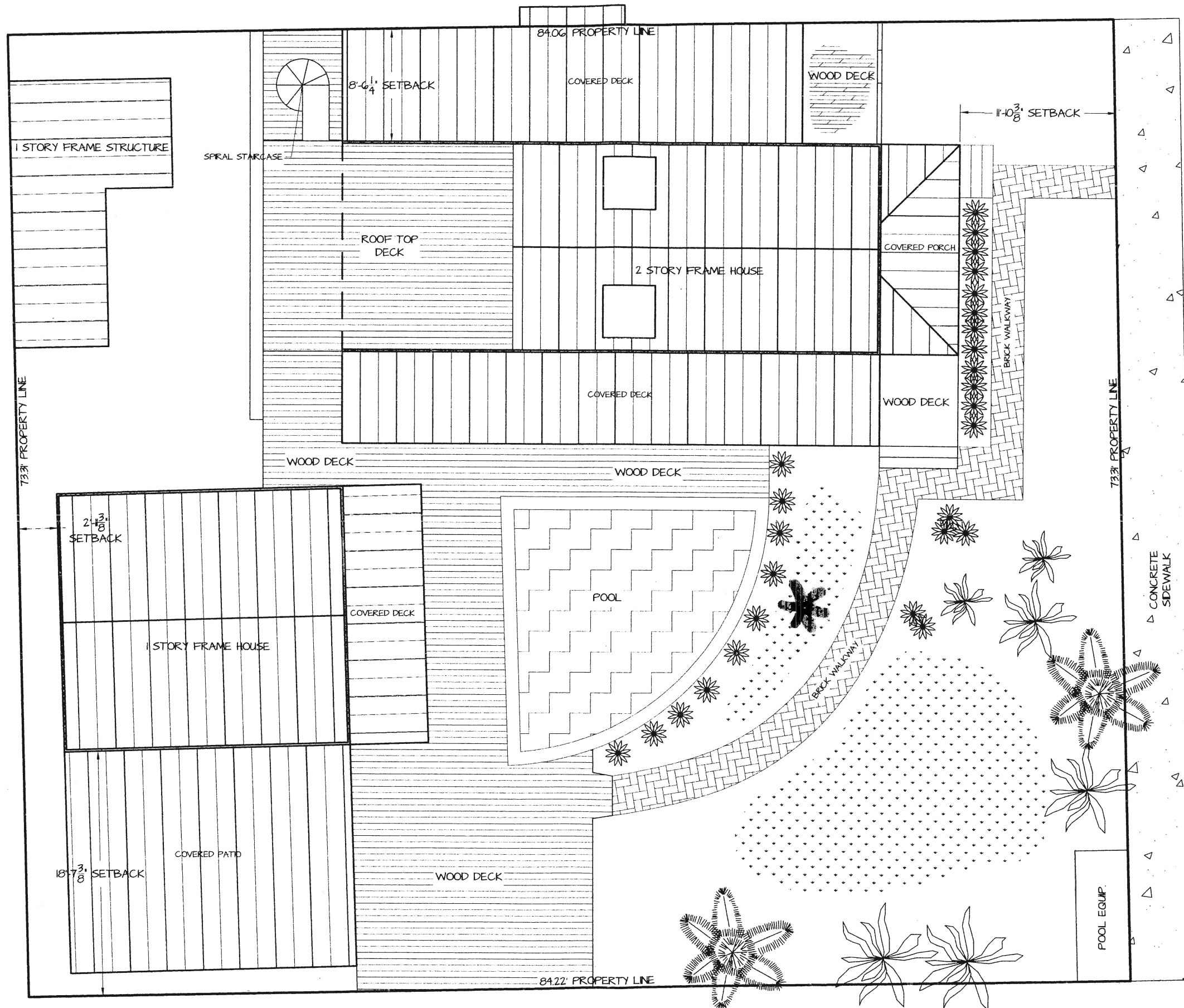
**WILLIAM ROWAN N**  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751  
321 PEACOCK LANE  
305 296 3784

PROJECT NO.:

9/18/2014  
DATE:

**2**  
2 OF 13





**SITE PLAN**

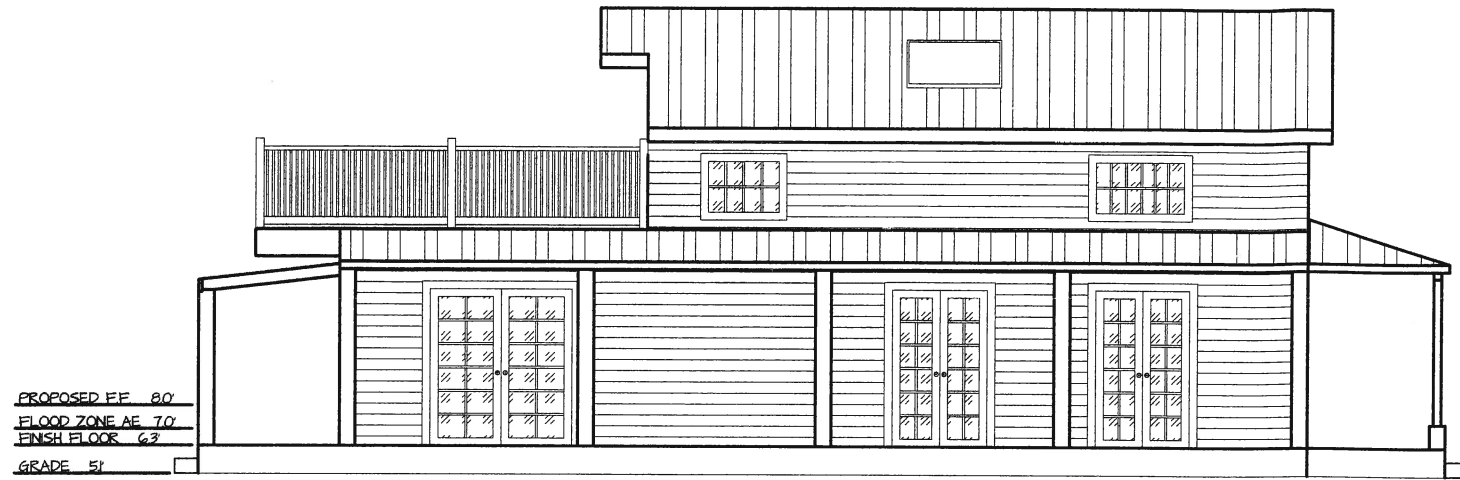
1/8" = 1'-0" EXISTING

THE HOTTMANN RESIDENCE  
RESIDENTIAL REMODEL  
415 UNITED STREET KEY WEST, FLORIDA 33040

**WILLIAM ROWAN**  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE A6001751  
31 PEACOCK LANE  
305 296 3174

PROJECT NO.  
DATE 9/18/2014

3  
3 OF 13



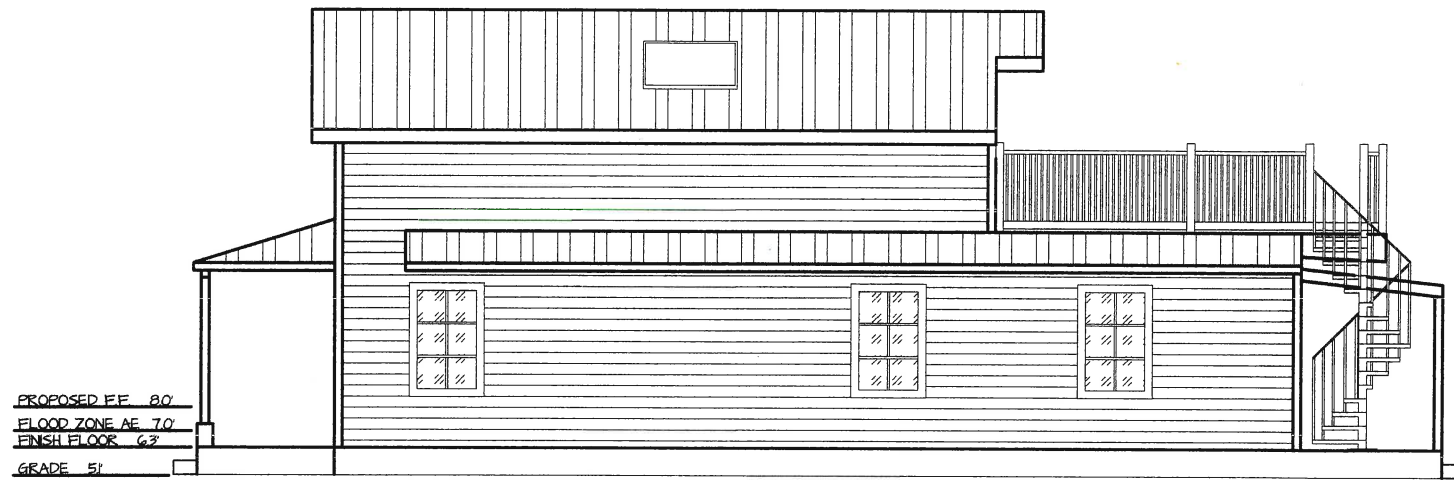
**SOUTH ELEVATION**

00  
1/8" = 1'-0" EXISTING



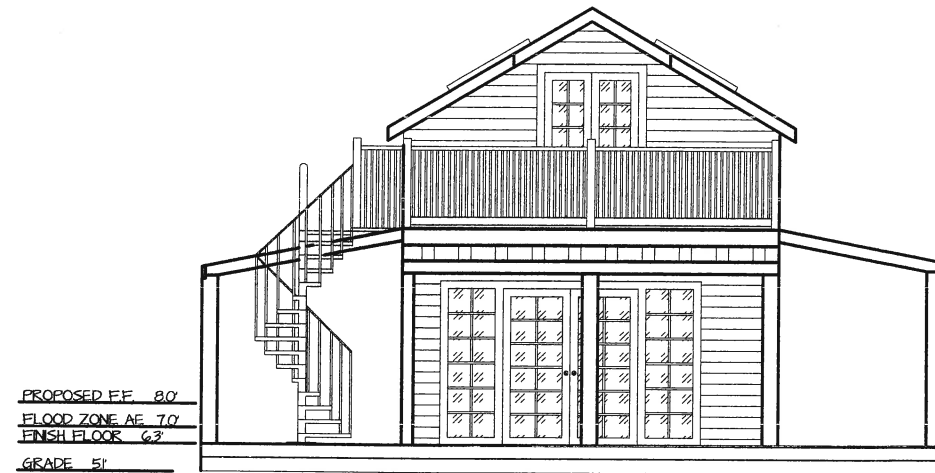
**EAST ELEVATION**

00  
1/8" = 1'-0" EXISTING



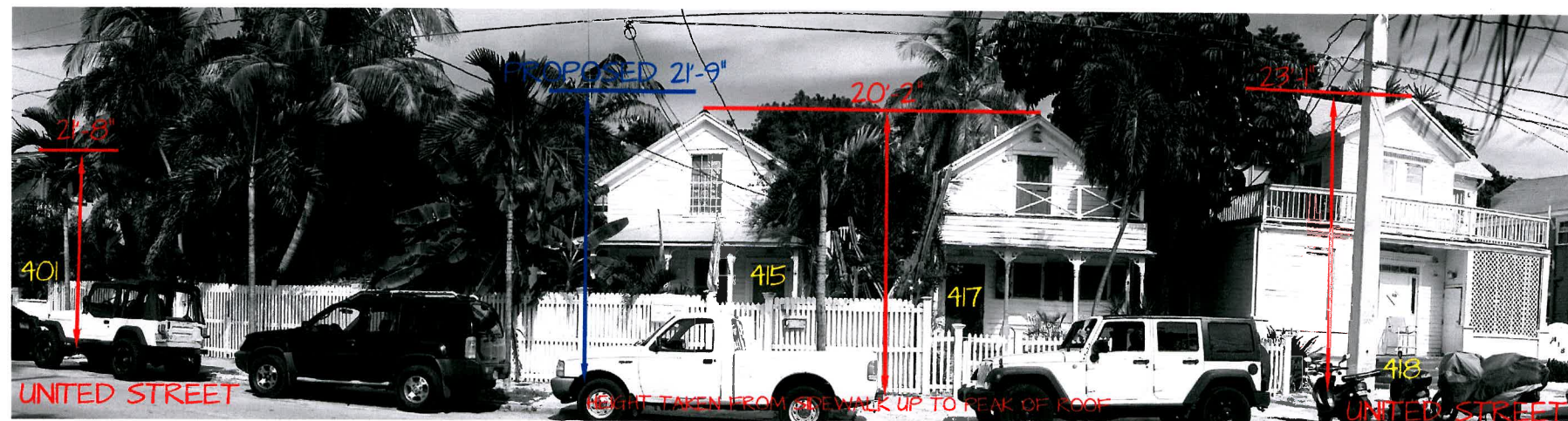
**NORTH ELEVATION**

00  
1/8" = 1'-0" EXISTING



**WEST ELEVATION**

00  
1/8" = 1'-0" EXISTING



**STREET VIEW**

N.T.S. EXISTING

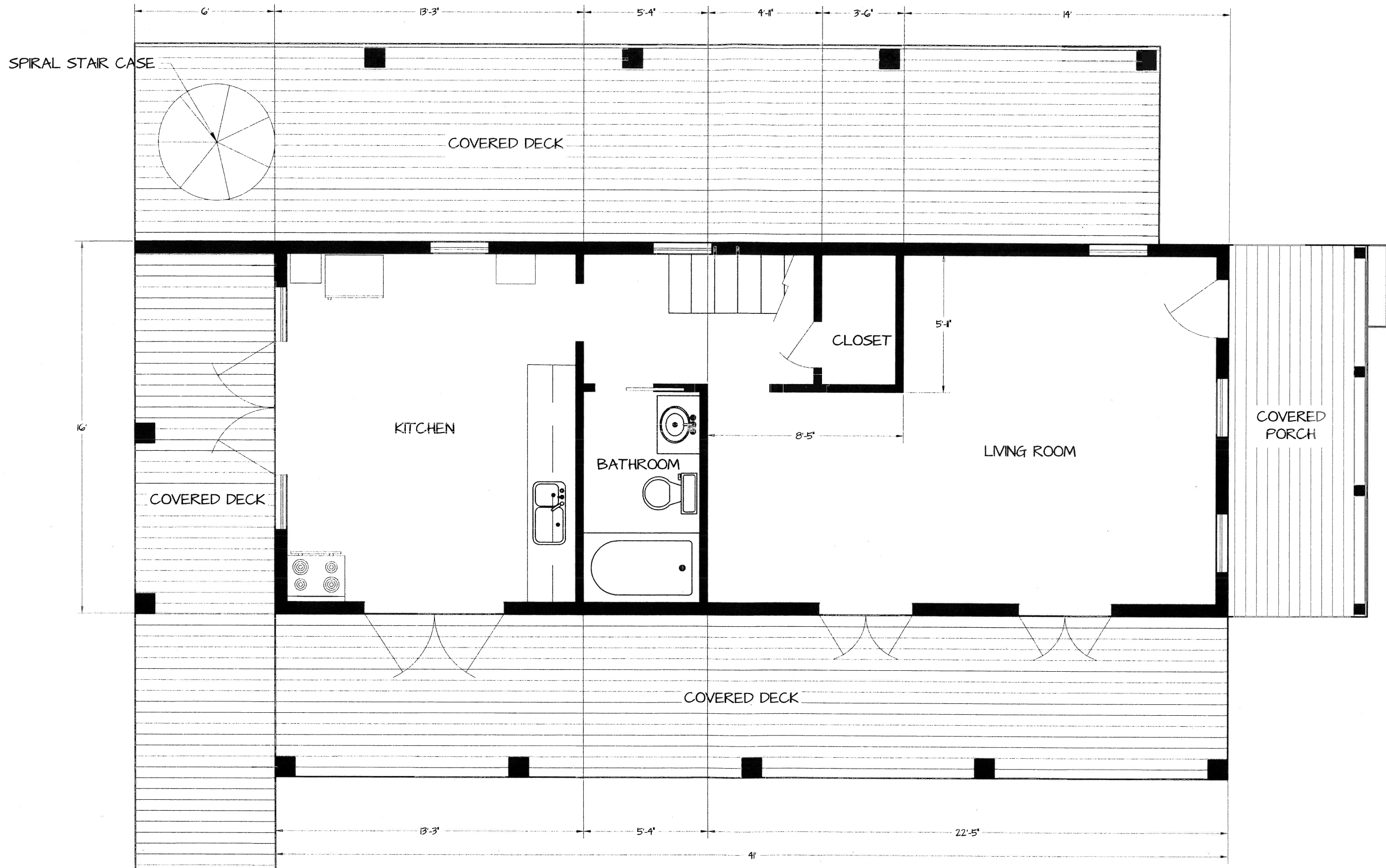
THE HOTTMANN / WINTER RESIDENCE  
RESIDENTIAL REMODEL  
415 UNITED STREET KEY WEST, FLORIDA 33040

**WILLIAM ROWAN N**  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751  
321 PEACOCK LANE  
305 296 3754

PROJECT NO :

9/18/2014  
DATE :





**FLOOR PLAN (FIRST)**

1/4" = 1'-0" EXISTING

THE HOTTMANN RESIDENCE  
RESIDENTIAL REMODEL

415 UNITED STREET KEY WEST, FLORIDA 33040

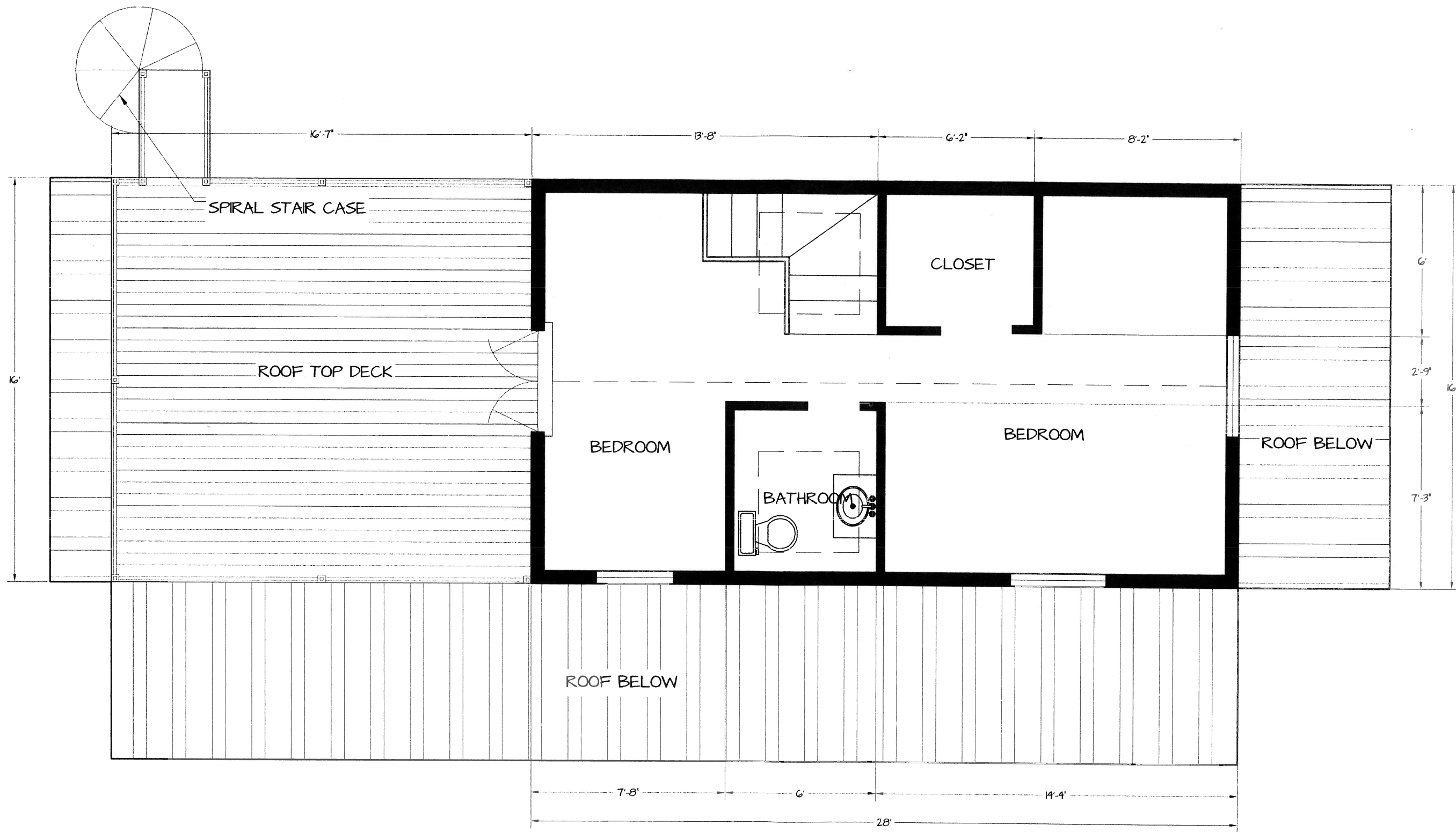
**WILLIAM ROWAN**  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

PROJECT NO.

9/18/2014  
DATE

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**FLOOR PLAN (SECOND)**

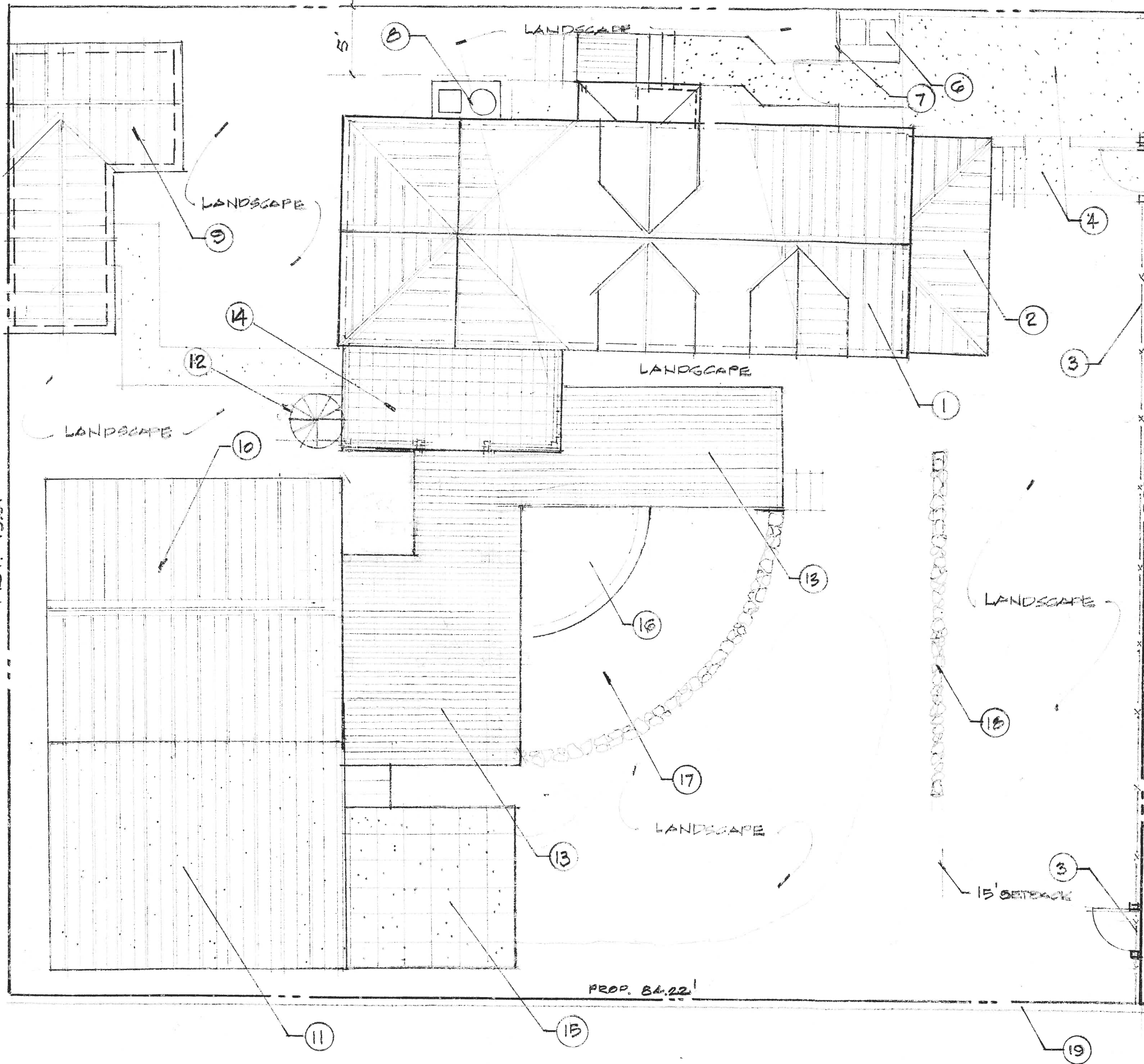
1/8" = 1'-0" EXISTING

THE HOTTMANN RESIDENCE  
RESIDENTIAL REMODEL  
415 UNITED STREET KEY WEST, FLORIDA 33040

**WILLIAM ROWAN**  
ARCHITECTURE  
321 PEACOCK LANE  
305 296-3784  
KEY WEST, FLORIDA  
FLORIDA LICENSE: AR-0017751

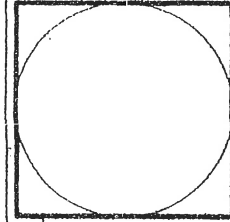
PROJECT NO.  
DATE 9/18/2014

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- SCOPE OF WORK**
1. EXISTING 1 1/2 STORY WD. FRAME RAISED TO FEMA REG
  2. NEW PORCH FLOOR / RAILINGS
  3. EXISTING PICKET FENCE TO REMA
  4. NEW BRICK ENTRY / PARKING
  5. NEW CURB CUT & OFF ST, PARKING
  6. ENCLOSED REFUSE / RECYCLE
  7. NEW G PCKET W/ GATE.
  8. RELOCATE POOL / AS EQUIP.
  9. EXISTING LAUNDRY (TO REMAIN)
  10. EXISTING BEDROOM (TO REMAIN)
  11. EXIST'G COVERED PORCH (11)
  12. RELOCATED CIRCULAR STAIR
  13. NEW WOOD DECK
  14. NEW SECOND FLOOR DECK
  15. NEW PATIO AT GRADE W/ PAVERS
  16. RAISE EXISTING SPA
  17. ADD STONE TO EXISTING POOL
  18. NEW G SIDE WALL
  19. EXISTING CMU WALL

**HOTTMANN/WINTER**  
**RENOVATION/ADDITION**  
 415 UNITED ST. KEY WEST, FL.



**WILLIAM ROWAN**  
**ARCHITECTURE**  
 521 BEACON LANE  
 305 296 5764  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE #00010751

Project No:

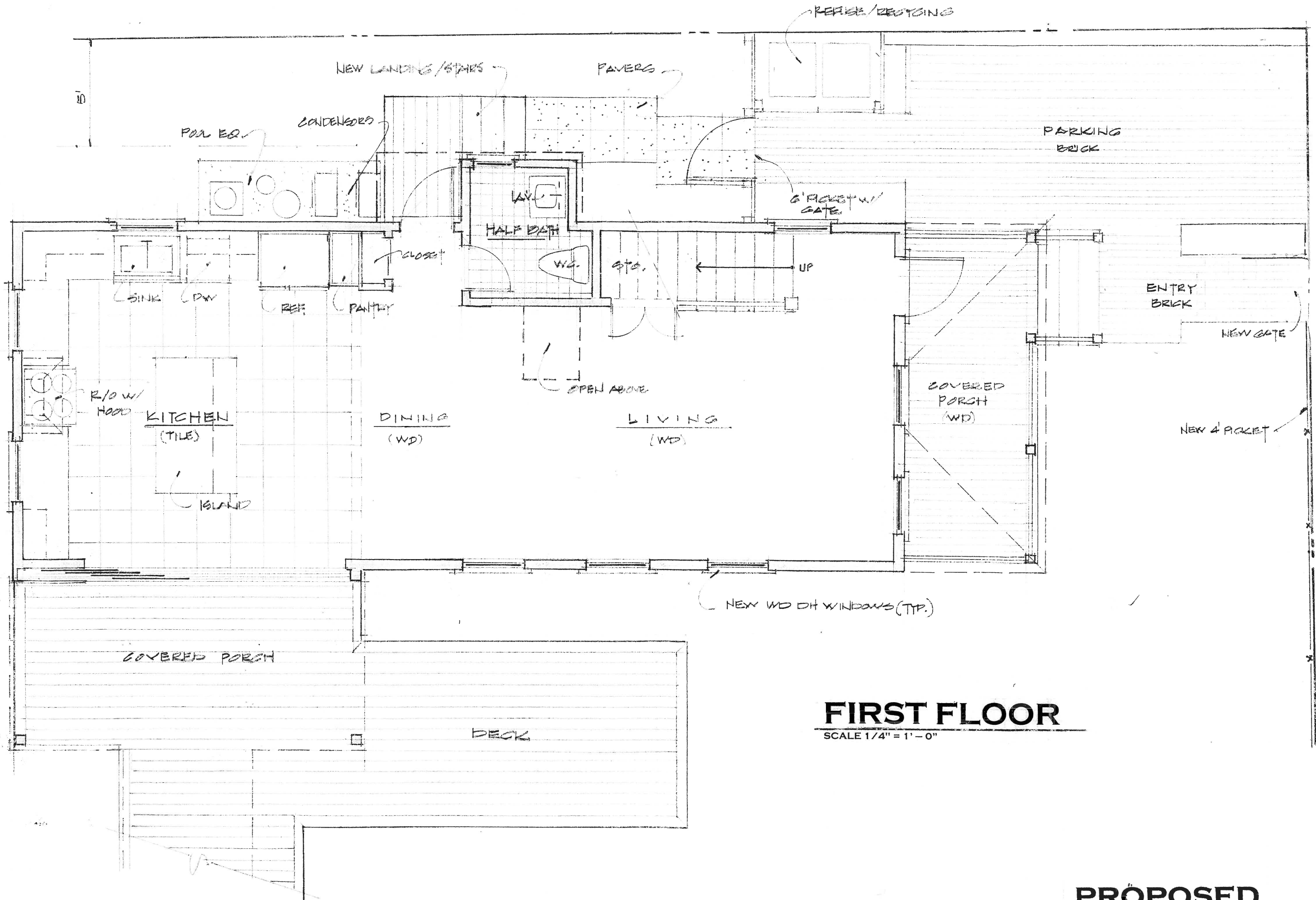
Date: 5.20.14

**7**  
 7 of 13

**SITE PLAN**

SCALE 1/8" = 1' - 0"

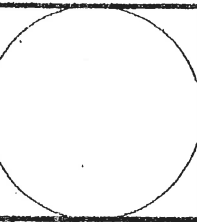
**PROPOSED**



# FIRST FLOOR

SCALE 1/4" = 1' - 0"

**HOTTMANN/WINTER**  
**RENOVATION/ADDITION**  
 415 UNITED ST. KEY WEST, FL.



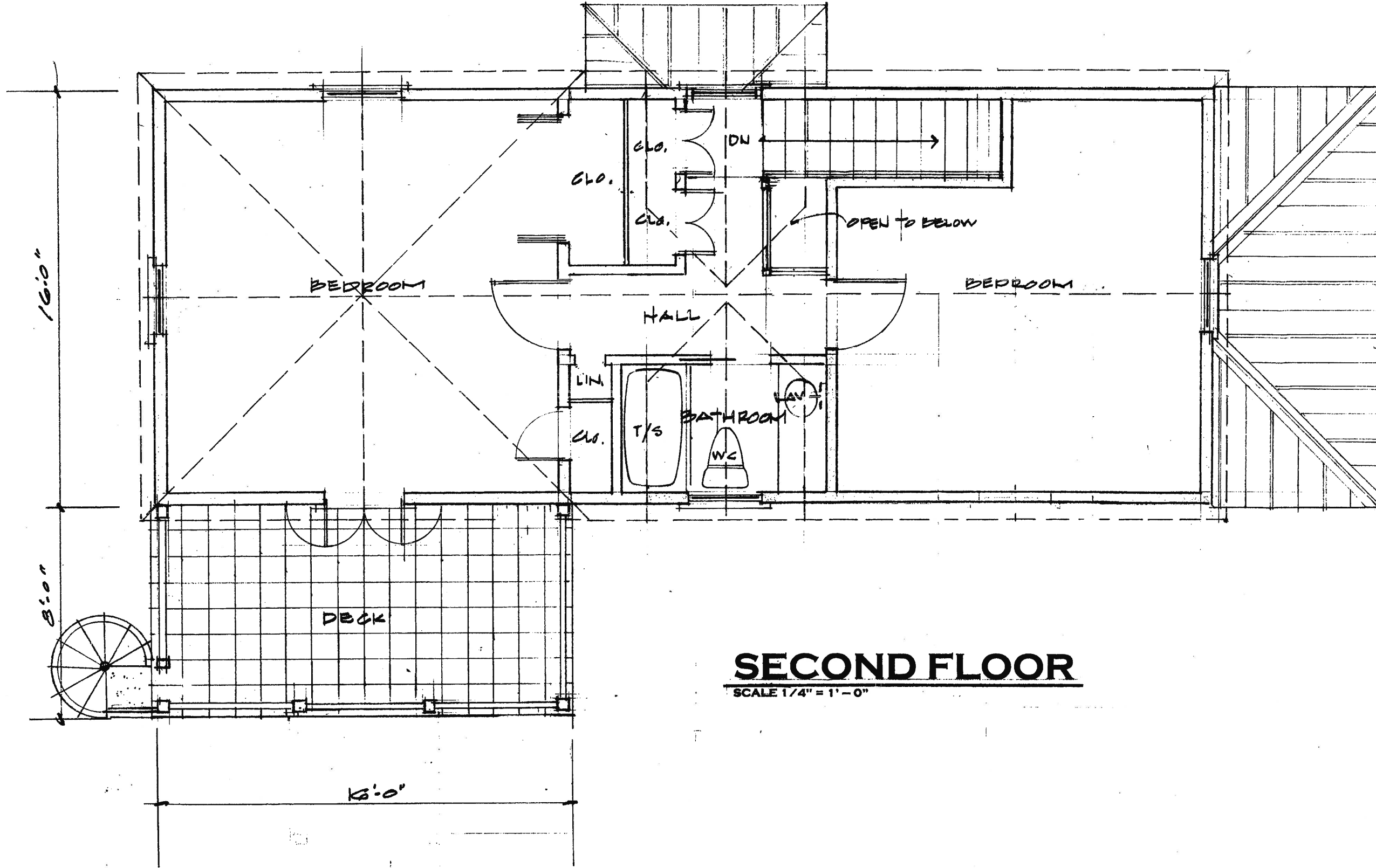
**WILLIAM R. O'WAIN**  
 ARCHITECTURE  
 521 PEACOCK LANE  
 305 296 5764  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE #18751701

Project No:

Date: 9.20.14



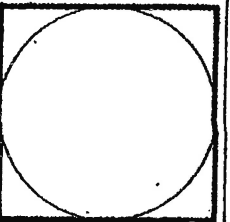
**PROPOSED**



**SECOND FLOOR**  
 SCALE 1/4" = 1' - 0"

**PROPOSED**

**HOTTMANN/WINTER**  
 RENOVATION/ADDITION  
 415 UNITED ST. KEY WEST, FL.



**WILLIAM ROWAN**  
 ARCHITECTURE

311 PERCON LANE  
 305 396 5784  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE #17052

Project No:

Date:

**9**

90813

HOTTMANN/WINTER  
RENOVATION/ADDITION  
415 UNITED ST. KEY WEST, FL.

WILLIAM ROWAN  
ARCHITECTURE  
321 PEACOCK LANE  
305 256 5764  
KEY WEST, FLORIDA  
FLORIDA LICENSE #18754215

Project No:

Date: 9.20.14

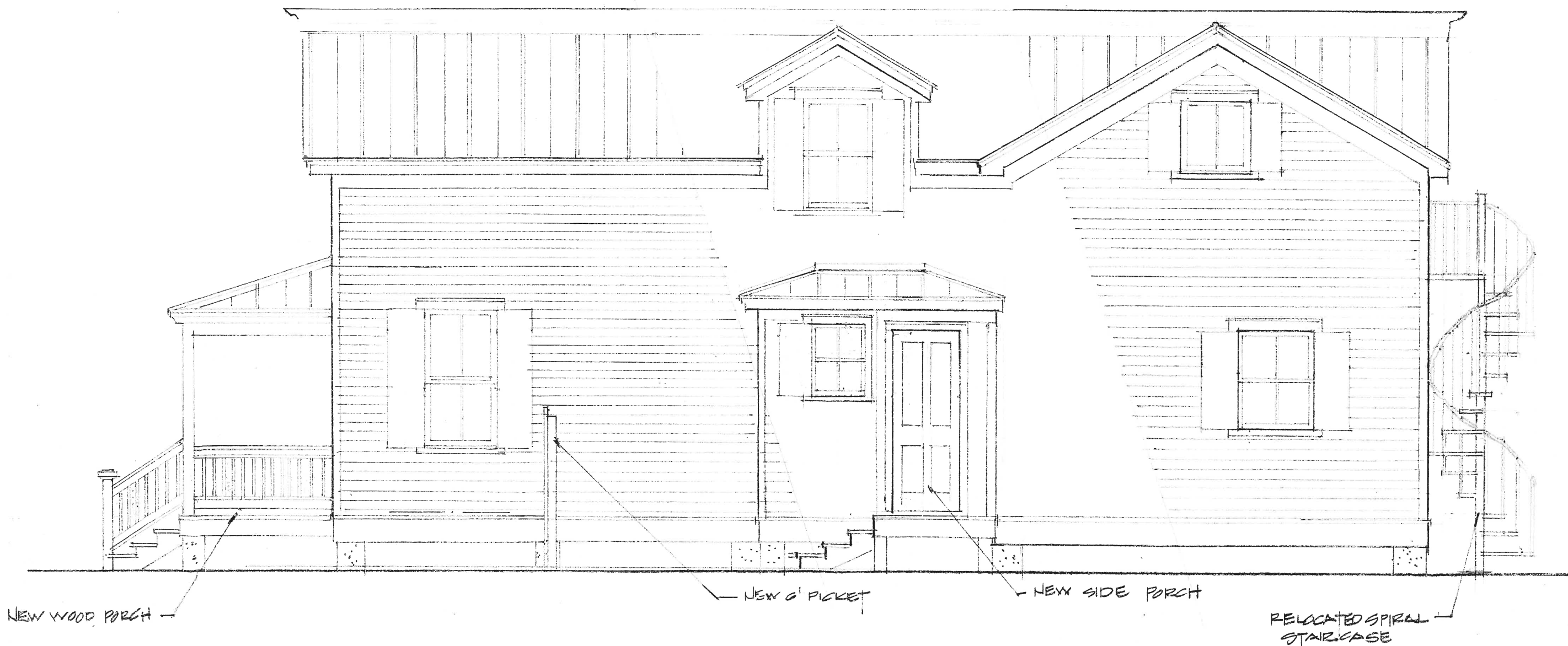
10



**EAST ELEVATION**

**PROPOSED**





**NORTH ELEVATION**

**PROPOSED**

**HOTTMANN/WINTER**  
**RENOVATION/ADDITION**  
 415 UNITED ST. KEY WEST, FL.

**WILLIAM ROWAN**  
**ARCHITECTURE**  
 521 BEACON LANE KEY WEST, FLORIDA  
 305 296 5264 FLORIDA LICENSE #RP000101

Project No:

Date: 9.20.14

**11**  
 11 0513



**WEST ELEVATION**

**HOTTMANN/WINTER**  
**RENOVATION/ADDITION**  
 415 UNITED ST. KEY WEST, FL.

**WILLIAM R. O'WAIN**  
 ARCHITECTURE  
 521 PEACOCK LANE  
 505 296 5784  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE ARCHITECT

Project No:

Date: 9.20.14

**12**

12 OF 13

**PROPOSED**





**SOUTH ELEVATION**

NEW WOOD DR 2 OVER 2 W/  
WOOD SHUTTERS TO MEET  
WIND & IMPACT

**PROPOSED**

**HOTTMANN/WINTER**  
**RENOVATION/ADDITION**  
415 UNITED ST. KEY WEST, FL.

**WILLIAM ROWAN**  
**ARCHITECTURE**  
321 PELICAN LANE  
305 256 5784  
KEY WEST, FLORIDA  
FLORIDA LICENSE #14704221

Project No:

Date: 9.20.

**13**  
13 05 13

*All Windows to be 2 over 2 double hung (except one, as noted), with functional wood louvered hurricane shutters*

North Elevation:

(1) Wood & glass window at 2<sup>nd</sup> level (2'6" wide x 2'6" tall) – THIS IS A 2-panel SLIDER

(1) Wood & glass window in dormer (2'6" wide x 4' tall)

(1) Wood & glass window at first floor (3'9" wide x 4'6" tall)

(1) Wood & glass window at first floor (2' wide x 2'6" tall)

(1) Wood & glass window at first floor (2'3" wide x 3'6" tall)

Wooden 4-panel door, natural finish (2'10" x 6'8")

5-V crimp Roof (over new covered porch, over new dormers, and at extended ½-story)

East Elevation:

Wood & glass window at 2<sup>nd</sup> story (2'6" wide x 4' tall),

(2) Wood & glass windows at porch (3' wide x 4' tall) – NO SHUTTERS

Wooden 4-panel door, natural finish (3'0" x 6'8")

(approx. 8 liner feet) PT Wood for 6' tall solid fence (painted white) – this is 18' back from property line

South Elevation:

(2) Wood & glass windows at 2<sup>nd</sup> story (2'6" wide x 4' tall)

(3) Wood & glass windows at first floor (3' wide x 5' tall)

White Aluminum & Glass 4-panel sliding glass doors (3'0" each panel x 6'8" tall)

West Elevation:

(2) Wood & glass windows at 2<sup>nd</sup> story (2'6" wide x 4' tall)

(1) Wood & glass window at first floor (2'6" wide x 4' tall)

PT Wood deck and rail at 2<sup>nd</sup> story deck, natural finish

General throughout & on site plan:

(approx. 25 linear feet) Natural stone privacy wall (see photo for example)

Similar stone will be added to top edge of pool

(approx. 8 linear feet) 6' PT wood picket fence & gate (painted white)

(approx. 65 linear feet) 4' tall PT wood picket fence (painted white)

(approx. 153 sq ft) Brick at entry to be traditional Chicago red

(approx. 144 sq ft) 12"x12" concrete pavers (for at-grade patio)

5-V Crimp roofing

Wood novelty siding (painted white)

PT Wood Decking (natural wood finish)

PT wood railing (painted white)

Novelty siding (painted white)

Wood/glass 2 over 2 windows with shutters  
See Material list for sizes and locations







2'6" x 2'6" Slider  
(wood)



3'0" (18" each pane!) x 6'8" French Door  
at 2nd story South Elevation



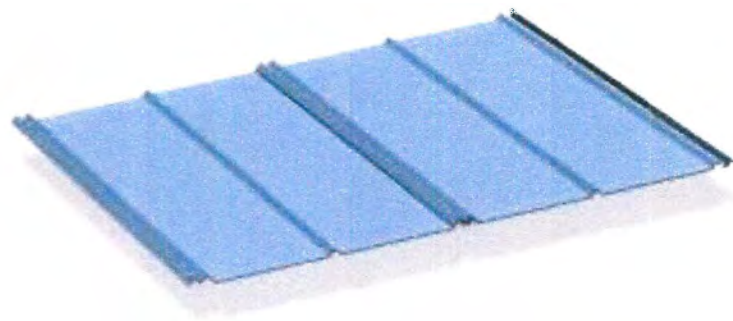
3'0" x 6'8" Entry Door  
at East Elevation



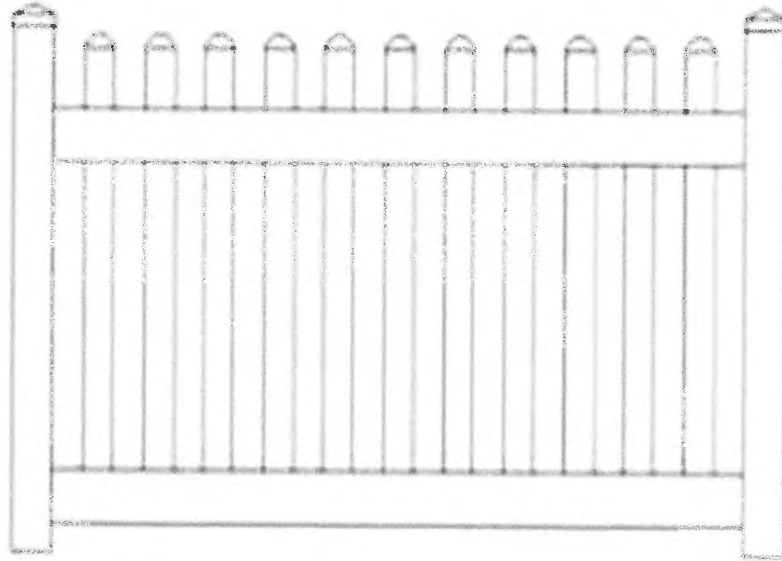
2'10" x 6'8" Entry Door  
at North Elevation





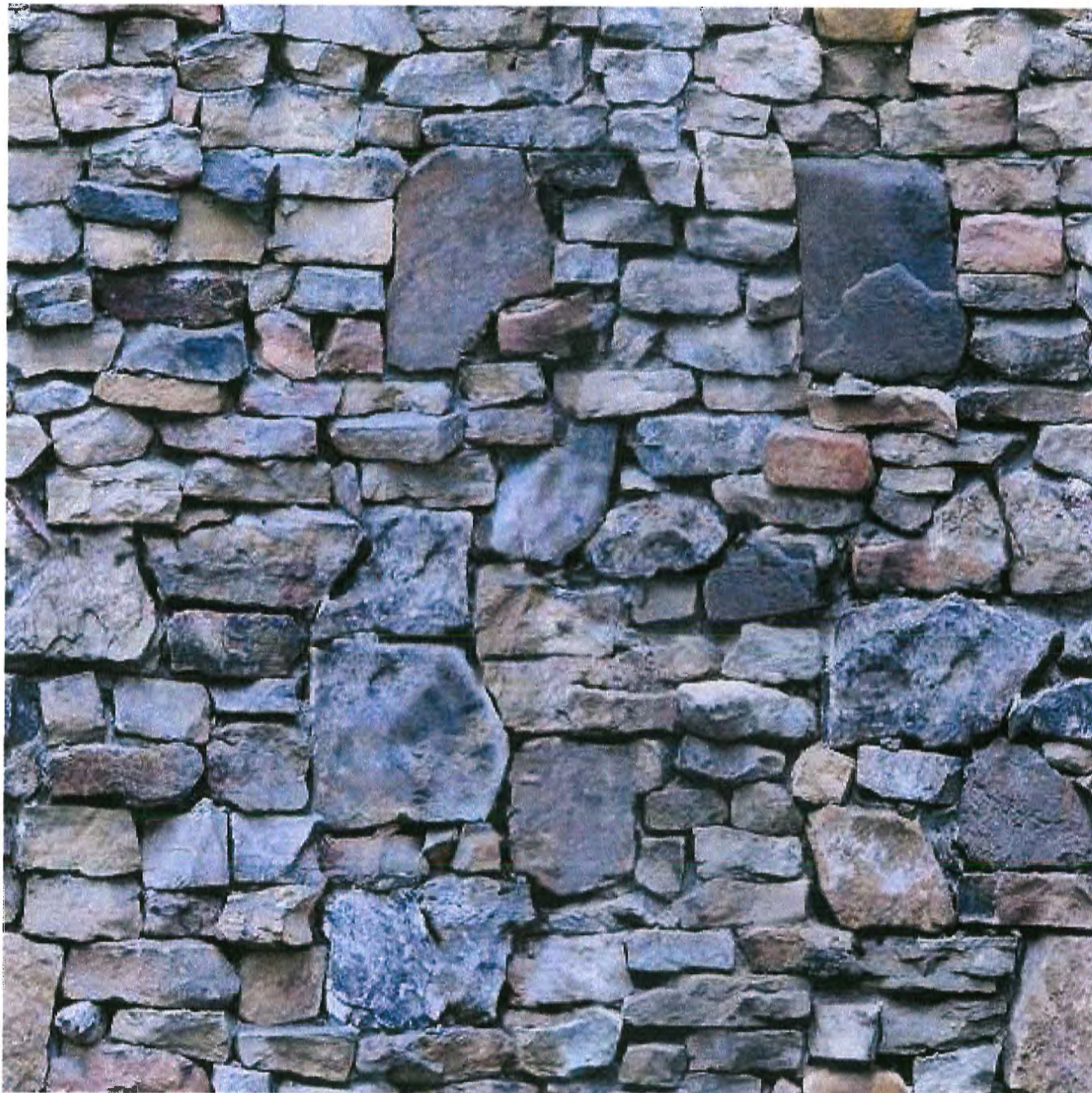


5-V Crimp



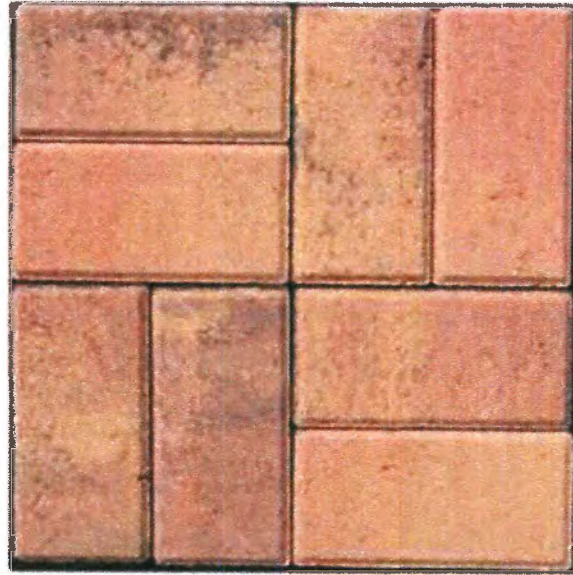
example of picket fence  
PT wood, painted white





Example of rock privacy wall to be added at pool area

See item #18 on page A-5 of drawings



Example - Brick for front entry





12"x12" concrete paver

# 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:

**RAISING A CONTRIBUTING HOUSE BY 12". REPLACEMENT OF SKYLIGHTS BY ADDITION OF DORMERS. SIDE AND BACK ADDITIONS AND NEW DECK. RELOCATION OF SPIRAL STAIRCASE AND SITE IMPROVEMENTS. DEMOLITION OF ROOF AND RAILINGS ON THE BACK PORTION OF MAIN HOUSE.**

**FOR- #415 UNITED STREET**

**Applicant- William Rowan**

**Application # H14-01-1612**

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](http://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 October 23, 2014  
JAMES HOTTMANN, who, first being duly sworn, on oath,  
depone 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:  
415 UNITED ST. Key West on the  
23 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 10/23, 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:

[Signature]  
Date: 10/23/14  
Address: 415 UNITED ST.  
City: Key West FL  
State, Zip: 33040

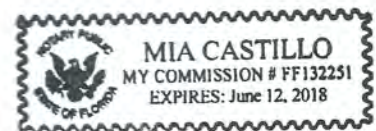
The forgoing instrument was acknowledged before me on this 23rd day of  
October, 2014.

By (Print name of Affiant) James A Hottmann who is  
personally known to me or has produced FL Drivers license as  
identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: Mia Castillo  
Print Name: Mia Castillo

Notary Public - State of Florida (seal)  
My Commission Expires: June 12, 2018





DOORBOX<sup>®</sup>

LOT

JOB

**WARNING**

UNAUTHORIZED  
INTERFERENCE WITH  
PROPERTY  
MAY BE PROSECUTED  
TO THE FULL  
EXTENT OF THE LAW

Public  
Meeting  
Notice

# **Property Appraiser Information**

## Property Record Card -

**Maps are now launching the new map application version.**

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Previous Record **Alternate Key: 1029980 Parcel ID: 00029210-000000** [Next Record](#)

### Ownership Details

Mailing Address:

HOTTMANN JAMES A  
516 CATHERINE ST

All Owners:

HOTTMANN JAMES A, WINTER KEVIN M R/S



KEY WEST, FL 33040-3104

**Property Details**

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

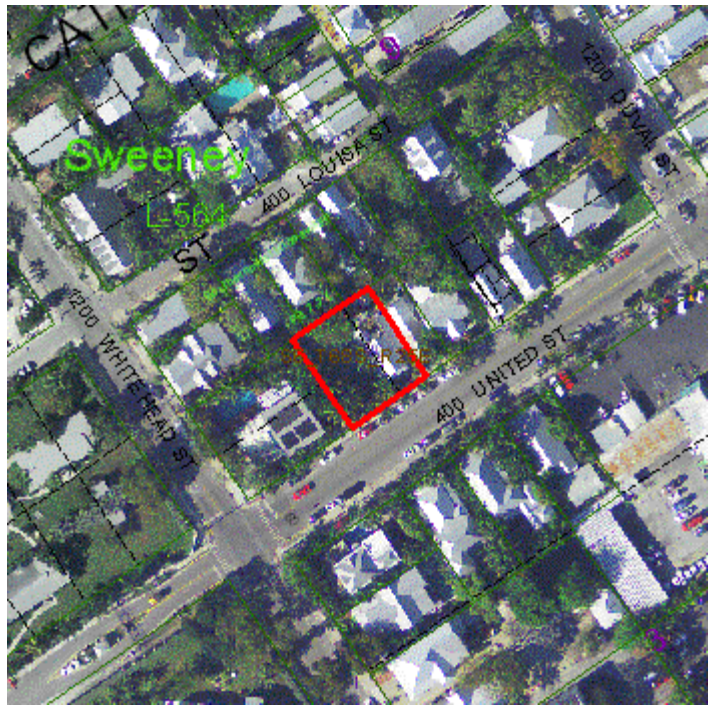
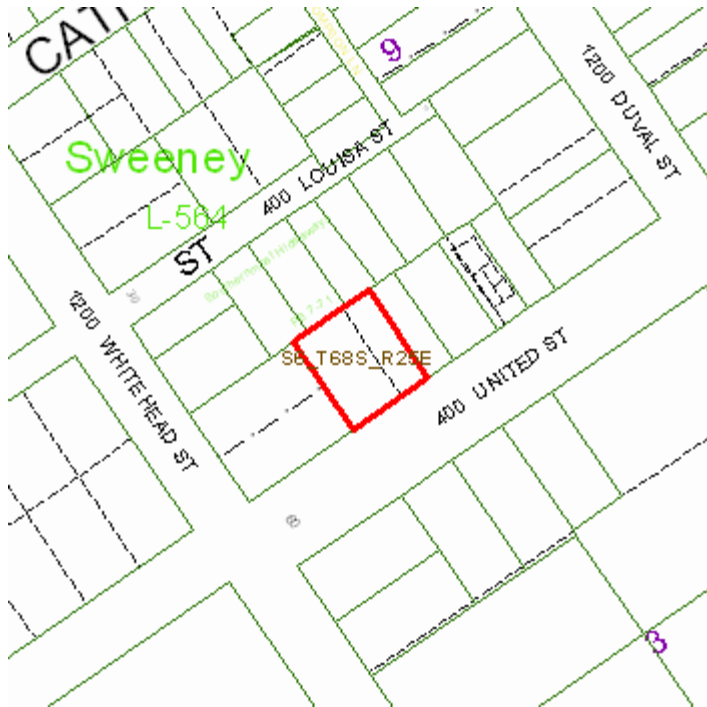
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 415 UNITED ST KEY WEST

Legal Description: KW PT SUB 9 AND ALL SUB 11 PT LOT 4 SQR 9 TR 11 OR306-481/82 OR673-710 OR772-285/86 OR807-1223/24 OR833-2351/52 OR839-1305/06 OR998-1306/07 OR1246-379AFF OR1334-736/37FJ OR1351-1860/2 OR1351-1863/5 OR2673-1304/05

**Click Map Image to open interactive viewer**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	73	84	6,167.00 SF

**Building Summary**

Number of Buildings: 2

Number of Commercial Buildings: 0

Total Living Area: 1074

Year Built: 1933

**Building 1 Details**

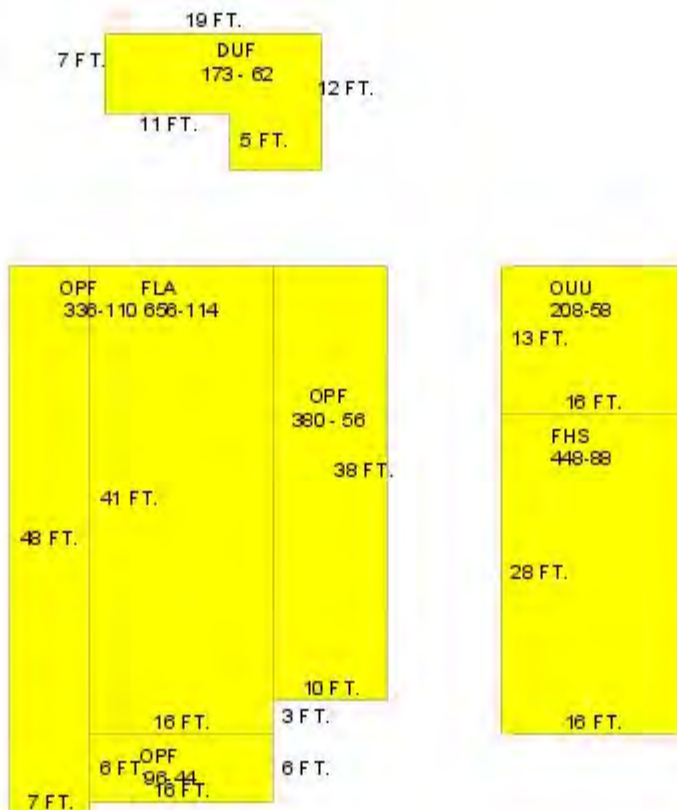
Building Type	R1	Condition	G	Quality Grade	550
Effective Age	17	Perimeter	114	Depreciation %	22
Year Built	1933	Special Arch	0	Grnd Floor Area	656
Functional Obs	0	Economic Obs	0		

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

Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	CONC BLOCK
Heat 1	NONE	Heat 2	NONE	Bedrooms	2
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	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	DUF	12:ABOVE AVERAGE WOOD	1	1998				173
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	656
2	OPF		1	1990		0.00	0.00	96
3	OPF		1	1990		0.00	0.00	336
5	FHS	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	448
6	OUU		1	1990		0.00	0.00	208
7	OPF		1	2003		0.00	0.00	380

**Building 2 Details**

Building Type	R1	Condition	G	Quality Grade	450
Effective Age	17	Perimeter	82	Depreciation %	22
Year Built	1990	Special Arch	0	Grnd Floor Area	418
Functional Obs	0	Economic Obs	0		

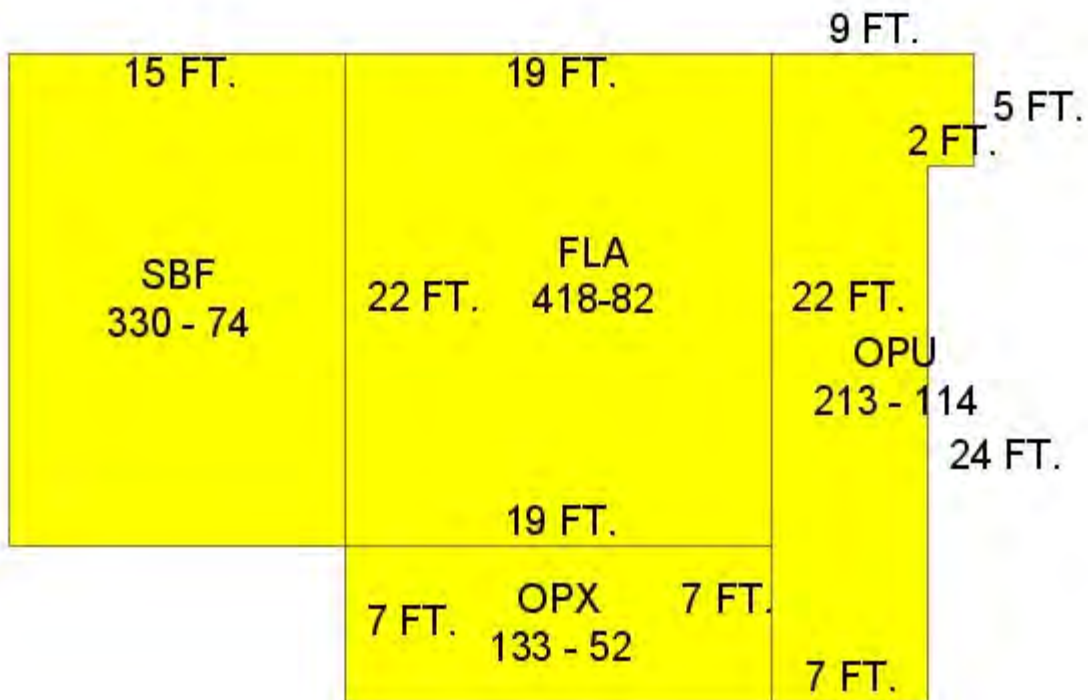


Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	FLAT OR SHED	Roof Cover	METAL	Foundation	CONCR FTR
Heat 1	NONE	Heat 2	NONE	Bedrooms	1
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	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	OPX		1	2003				133
0	SBF		1	2003				330
1	OPU		1	1990		0.00	0.00	213

2	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	418
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**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	221 SF	0	0	1987	1988	2	40
2	AC2:WALL AIR COND	1 UT	0	0	1987	1988	1	20
3	UB2:UTILITY BLDG	84 SF	12	7	1979	1980	3	50
4	PO4:RES POOL	300 SF	0	0	1998	1999	4	50
5	FN2:FENCES	955 SF	0	0	1983	1984	2	30

**Appraiser Notes**

HURRICANE WILMA DAMAGE
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**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 E952026	06/01/1995	11/01/1995	500	Residential	ELECTRICAL REPAIRS
2 9903229	09/17/1999	11/24/1999	2,000	Residential	RESURFACE POO;L
3 0000577	03/06/2000	08/11/2000	500	Residential	ELECTRICAL
4 03-0242	01/24/2003	10/08/2003	150	Residential	ATF PAINT EXTERIOR
5 05-6509	12/30/2005	02/28/2008	10,000	Residential	RED TAGGED STORM DAMAGE INTERIOR WORK

**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	181,761	21,746	306,920	510,427	438,117	0	510,427
2013	182,321	22,272	285,693	490,286	398,289	0	490,286
2012	184,492	22,799	154,790	362,081	362,081	0	362,081
2011	186,662	23,411	214,297	424,370	401,738	0	424,370
2010	188,832	23,996	152,389	365,217	365,217	0	365,217
2009	209,893	24,642	432,497	667,032	667,032	0	667,032
2008	185,794	25,260	617,500	828,554	828,554	0	828,554
2007	249,917	20,018	1,018,875	1,288,810	1,288,810	0	1,288,810
2006	394,412	20,492	555,750	891,772	891,772	0	891,772
2005	345,047	20,995	463,125	829,167	829,167	0	829,167
2004	201,668	21,470	463,125	686,264	686,264	0	686,264
2003	195,369	21,973	142,025	359,367	359,367	0	359,367

<b>2002</b>	223,872	22,447	98,800	345,119	345,119	0	345,119
<b>2001</b>	204,327	23,051	98,800	326,178	326,178	0	326,178
<b>2000</b>	220,809	25,492	114,238	360,539	360,539	0	360,539
<b>1999</b>	187,664	16,864	114,238	318,766	318,766	0	318,766
<b>1998</b>	165,865	15,367	114,238	295,470	295,470	0	295,470
<b>1997</b>	151,648	14,509	101,888	268,045	268,045	0	268,045
<b>1996</b>	116,579	11,477	101,888	229,945	229,945	0	229,945
<b>1995</b>	87,254	11,815	101,888	200,957	200,957	0	200,957
<b>1994</b>	78,032	10,871	101,888	190,791	190,791	25,000	165,791
<b>1993</b>	82,480	11,172	101,888	195,540	195,540	25,000	170,540
<b>1992</b>	82,480	11,464	101,888	195,832	195,832	0	195,832
<b>1991</b>	82,480	11,778	101,888	196,146	196,146	25,000	171,146
<b>1990</b>	55,277	12,333	27,891	95,501	95,501	25,000	70,501
<b>1989</b>	50,252	11,480	28,418	90,150	90,150	0	90,150
<b>1988</b>	47,869	9,083	26,313	83,265	83,265	0	83,265
<b>1987</b>	50,462	2,034	15,788	68,284	68,284	0	68,284
<b>1986</b>	17,803	0	15,156	32,959	32,959	0	32,959
<b>1985</b>	17,397	0	11,367	28,764	28,764	0	28,764
<b>1984</b>	16,551	0	11,367	27,918	27,918	0	27,918
<b>1983</b>	16,551	0	8,568	25,119	25,119	0	25,119
<b>1982</b>	16,785	0	6,068	22,853	22,853	0	22,853

### 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.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>2/24/2014</b>	2673 / 1304	755,000	WD	02
<b>4/1/1995</b>	1351 / 1860	275,000	WD	Q
<b>12/1/1986</b>	998 / 1306	1	WD	M
<b>7/1/1981</b>	839 / 1305	45	WD	U
<b>6/1/1980</b>	833 / 2351	40	WD	U

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Monroe County Monroe County Property Appraiser

Scott P. Russell, CFA

P.O. Box 1176 Key West, FL 33041-1176