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**Historic Architectural Review Commission  
Staff Report for Item 3**

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

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** April 24, 2019

**Applicant:** Hurricane Shutters of Key West

**Application Number:** 2019-0370

**Address:** #824 Thomas Street

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**Description of Work:**

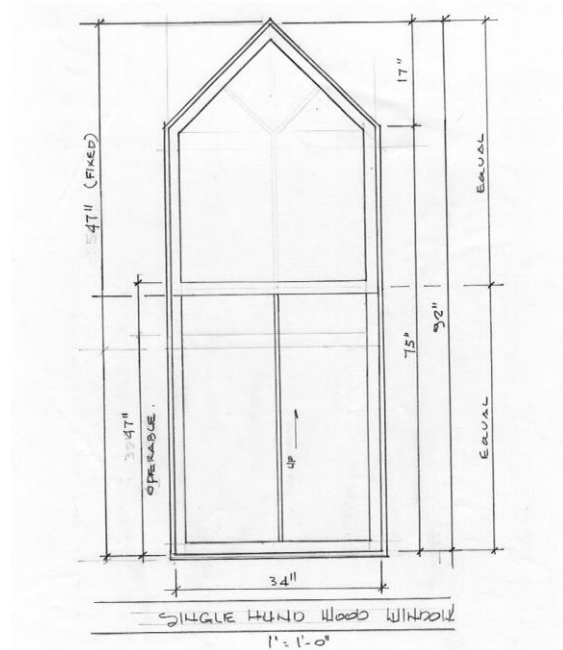
New aluminum hurricane shutters for 16 openings.

**Site Facts:**

The building in question is a contributing resource to the historic district. The church, Zion Primitive Baptist Church, built circa 1920, was adapted to a single family home. Recently the structure underwent maintenance and renovations work, including the replacement of glass jealousies windows with new wood windows. During conversations with the designer and owner pertaining window replacements, staff approved the current design as the final configuration as they wanted to have impact glass and replicating the original window design would have not allowed them to get their desired rated glass. The installation of wind protection system is elective on this particular case, as expressed by the Chief Building Officer, as the building is a contributing resource.



Historic window configuration



Current configuration

### Guidelines Cited on Review:

- Guidelines for windows (pages 29-30), specifically guidelines 3 and 8.
- Guidelines for shutters (pages 30-31), specifically guideline 5.

### Staff Analysis

The Certificate of Appropriateness in review is for the installation of removable storm panels over existing new wood windows on the front and first floor side elevations. The proposed installation will include aluminum channels permanently installed at the top and bottom of window trims, following the pointed arch configuration on the top. Staff has proposed to the designer and applicant to install non-channels alternative to the top pointed arch on the two most visible elevations, front and north side, with no success.

### Consistency with Guidelines

The guidelines allow the installation of removable hurricane panels as a means for hurricane protection and staff understands the need of an owner to protect his or hers properties. Nevertheless, staff finds that the proposed permanent channel installation at the top of the windows for the removable panels will have an adverse effect on character defining features of the historic building. Staff finds that an appropriate solution for the

request will be a non-permanent channel element at the top of the windows. Such methods are available and have same rates grade.

## Enid Torregrosa

---

**From:** goran.hagbarth@telia.com  
**Sent:** Monday, March 11, 2019 5:07 PM  
**To:** Enid Torregrosa; gaorozco@msn.com  
**Cc:** hskw1@aol.com  
**Subject:** Re: RE: RE: 824 Thomas street

Enid,

Thank you for your e-mail.

We would like to complete the application, but will not be able to do so until Wednesday. If it can be scheduled for the HARC Commission meeting in April instead, we would have time to do a sample, and maybe a picture with the track angel following the window top shape. (I am leaving at the end of March and will probably not return until end of October. So no work will be done in the near future anyway.)

I hope this is possible.

Thanks

Goran

>----Ursprungligt meddelande----

>Från : etorregrosa@cityofkeywest-fl.gov Datum : 2019-03-11 - 15:10

>(UTC) Till : goran.hagbarth@telia.com, gaorozco@msn.com Kopia :

>hskw1@aol.com, rwampler@cityofkeywest-fl.gov Ämne : RE: RE: 824 Thomas

>street

>

>Dear all:

>

>On the original email send by Goran he included this last two sentences:

>

>I will send this also to the building department to inform them about

>> > the status of the issue. They are the ones that insisted that I

>> > would install

>> shutters.

>

>I was able to speak this morning with our Chief Building Officer, Ron Wampler- copied on this email, pertaining the requirement of shutters. On this particular case the building is historic and it will not be required shutters, rather this will be elective.

>

>Still, I understand there is an appropriate means to protect the new windows like the use of wind abatement systems, or the means Steve spoke to me on the phone.

>

>I received the additional payment for the application to be presented to the HARC Commission. The meeting will be held on March 26, starting at 5:30pm at City Hall, 1300 White Street. I will appreciate if I can get the sample of the painted track and a drawing of

the track over a window (will the panels be cut forming the triangular shape of the upper portion of the windows?). I need this no later than Wednesday March 13.

>  
>  
>Please do not hesitate to contact me shall you have any questions.

>  
>  
>  
>Enid Torregrosa-Silva, MSHP  
>Historic Preservation Planner

>  
>City of Key West at  
>Josephine Parker City Hall  
>1300 White Street  
>Key West, Florida 33040  
>305.809.3973

>  
>  
>  

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>Under Florida law, e-mail addresses are public records. If you do not  
>>want your email address released in response to a public-records  
>request, do not send electronic mail to this entity. Instead, contact  
>this office by phone." Fl. Stat. 668.6076

>  
>> -----Original Message-----  
>> From: Enid Torregrosa  
>> Sent: Wednesday, March 06, 2019 5:14 PM  
>> To: goran.hagbarth@telia.com; gaorozco@msn.com  
>> Cc: hskw1@aol.com  
>> Subject: RE: RE: 824 Thomas street

>>  
>> Hi Goran:  
>>  
>> This is frustrating to us as from the beginning, when Kelly and I met  
>> with you, we discuss the alternative of impact resistant glass  
>> windows. Putting that conversation aside, I do not understand why you  
>> are not proceeding with your application. I have been clear to you,  
>> Steve, and Guillermo that if you want to pursue the scope of the  
>> project, as the current application has, then it will need to be  
>> included in a HARC Agenda, with an additional application fee. I  
>> cannot staff approve the application as I understand that the specific proposal is not  
appropriate to the building and it will be up to the HARC Commission to make a decision.

>>  
>> I want the record to be clear of my opinion.  
>>  
>> Hope all is well.

>>  
>>  
>>  
>>  
>>

>> Enid Torregrosa-Silva, MSHP  
>> Historic Preservation Planner  
>>  
>> City of Key West at  
>> Josephine Parker City Hall  
>> 1300 White Street  
>> Key West, Florida 33040  
>> 305.809.3973

>>  
>>  
>> \_\_\_\_\_  
>> Under Florida law, e-mail addresses are public records. If you do not  
>> want your email address released in response to a public-records  
>> request, do not send electronic mail to this entity. Instead, contact this office by phone."  
Fl. Stat.  
>> 668.6076

>>  
>> > -----Original Message-----  
>> > From: goran.hagbarth@telia.com [mailto:goran.hagbarth@telia.com]  
>> > Sent: Wednesday, March 06, 2019 3:01 PM  
>> > To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>;  
>> > gaorozco@msn.com  
>> > Cc: hskw1@aol.com  
>> > Subject: Re: RE: 824 Thomas street

>> >  
>> >  
>> >  
>> > Enid,  
>> > Thank you for your comments. I assume that the system of  
>> > installation you are referring to is where you make holes also at  
>> > the top of the aluminum panels and have individual bolts that you  
>> > fasten in a pre installed  
>> > fastener anchor nut.  
>> > Compared to having a track or channel on top, this system makes  
>> > putting up the panels substantially more demanding. One must go up  
>> > to the top of the windows with the panel and the try to locate the  
>> > hole with the bolt and secure by screwing the bolt in. At least  
>> > two bolts per panel. Whereas if you have tracks on top, you only  
>> > have to climb to the bottom of the window and from there push the  
>> > panel up in the track. Also  
>> somewhat demanding but easier and faster, and less risk of falling down.  
>> > In my opinion your suggested system makes the installation of the  
>> > panels to demanding and to dangerous on my house. Most of the  
>> > windows are very tall, so many panels have to be around 9 feet  
>> > long. Some of the windows are positioned very high, and it will  
>> > take very long ladder to reach the top of these windows. Steve  
>> > Hinchcliffe of Hurricane shutters of Key West agrees that putting  
>> > up the panels with this system with bolts is more demanding and  
>> > more dangerous then the system  
>> with tracks.

>> > Even if I am allowed to use tracks on the windows that are not  
>> > directly visible from the street, there are still too many large  
>> > windows and too many windows high up that would be dangerous to work with.  
>> > As you know, I would like to give my house a good protection for  
>> > hurricanes. I have installed impact rated windows, doors and  
>> > skylights where that was possible. But it was not possible to get  
>> > rated windows where the  
>> > top of the window is triangular.  
>> > Since I am not allowed to install the tracks for the shutters on  
>> > all windows, I will not continue the process of installing shutters.  
>> > Tracks seems otherwise to be the normal procedure here in Key West  
>> > for aluminum and transparent panels and appears not to violate the  
>> > general guidelines  
>> > of HARC.  
>> > Your suggested method is, according to me, too dangerous on my house.  
>> > I will have to accept that the house does not get an optimal  
>> > protection for  
>> > hurricanes.  
>> > I will send this also to the building department to inform them  
>> > about the status of the issue. They are the ones that insisted that  
>> > I would install  
>> > shutters.  
>> > Best regards  
>> > Goran Hagbarth  
>> >  
>> >  
>> >  
>> >  
>> > >----Ursprungligt meddelande----  
>> > >Från : etorregrosa@cityofkeywest-fl.gov Datum : 2019-03-05 - 15:01  
>> > >(UTC) Till : gaorozco@msn.com Kopia : goran.hagbarth@telia.com,  
>> > >hskw1@aol.com Ämne : RE: 824 Thomas street  
>> > >  
>> > >Hi Guillermo:  
>> > >  
>> > >I spoke with Steve and there is a solution of no channels to be  
>> > >installed over the  
>> > >window trims. If the owners want to pursue the installation of  
>> > >channels, even if they are painted to "camouflage" the metal I  
>> > >cannot staff approve it. These windows are completely exposed  
>> > >(there is no porches nor other layer of elements that disguise  
>> > >them), therefore the projecting shadows and form will detract from  
>> > >the historic character of the building. There is other means to  
>> > >install the shutters, which is much  
>> > >appropriate, as it will not require metal channels installation.  
>> > >  
>> > >I hope this answers your question. If you want to pursue the  
>> > >application as it is, it  
>> > >will need to be included in a HARC Agenda, with an additional application fee.  
>> > >

>> > >Please let me know what will be the decision.

>> > >

>> > >

>> > >

>> > >

>> > >Enid Torregrosa-Silva, MSHP

>> > >Historic Preservation Planner

>> > >

>> > >City of Key West at

>> > >Josephine Parker City Hall

>> > >1300 White Street

>> > >Key West, Florida 33040

>> > >305.809.3973

>> > >

>> > >

>> > >

>> > >\_\_\_\_\_

>> > >Under Florida law, e-mail addresses are public records. If you do

>> > >not want your email address released in response to a

>> > >public-records request, do not send electronic mail to this

>> > >entity. Instead, contact this office by phone." Fl. Stat. 668.6076

>> > >

>> > >-----Original Message-----

>> > >>From: Guillermo Orozco [mailto:gaorozco@msn.com]

>> > >>Sent: Monday, March 04, 2019 10:47 AM

>> > >>To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>

>> > >>Cc: goran.hagbarth@telia.com

>> > >>Subject: 824 Thomas street

>> > >

>> > >>Good morning Enid,

>> > >>I'm reaching out to you to discuss the situation with you in

>> > >>regard to the hurricane

>> > >>protection of 824 Thomas street.

>> > >>I would like to set a time and day with you to meet with Göran and

>> > >>Steve

>> > >>Hinchclift, please let me know what works best. I'm away starting

>> > >>tomorrow and be back on Saturday, so anytime next week would work

>> > >>best but if it works in your schedule we can meet this afternoon.

>> > >>>Thanks Enid and looking forward to hear from you Best, Guillermo

>> > >

>> > >

>> > >>Guillermo A. Orozco, Inc

>> > >>1517 Washington Street

>> > >>Key West, FL 33040-4911

>> > >>305-292-1694

>> > >>gaorozco.com

>> > >

>> > >>Sent from my iPad

>> > >

>



# APPLICATION

**COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC**  
**\$50.00 APPLICATION FEE NON-REFUNDABLE**



**City of Key West**  
 1300 WHITE STREET  
 KEY WEST, FLORIDA 33040  
 Phone: 305.809.3956  
**BLDG@CITYOFKEYWEST-FL.GOV**

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
		BLD 19-0370		
FLOODPLAIN PERMIT		ZONING		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT	
			<input type="checkbox"/> YES	<input type="checkbox"/> NO _____ %

ADDRESS OF PROPOSED PROJECT:	824 Thomas		# OF UNITS
RE # OR ALTERNATE KEY:			1
NAME ON DEED:	Spire	PHONE NUMBER	305-890 9471
OWNER'S MAILING ADDRESS:	2432 Flagler	EMAIL	goran.hagbarth@teia.com
CONTRACTOR COMPANY NAME:	Hurricane Shutters of Key West	PHONE NUMBER	3045753
CONTRACTOR'S CONTACT PERSON:	Steve Hinchcliffe	EMAIL	hskw1@aol.com
ARCHITECT / ENGINEER'S NAME:	on plans	PHONE NUMBER	
ARCHITECT / ENGINEER'S ADDRESS:		EMAIL	

JAN 31 2019

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: **\$6,000.00**

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.

**DETAILED Project Description...**(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

**Class A aluminum hurricane panels on all 16 openings**

Printed name of property owner or licensed contractor. <b>Stephen Hinchcliffe</b>	Signature 
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.	
 Personally known or produced _____ as identification.	1/31/19 

**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@cityofpalmwest-fl.gov](mailto:harc@cityofpalmwest-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:
none	n/a	aluminum panels

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 checked="" 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:			
<i>Building is listed as contributing.</i>			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

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

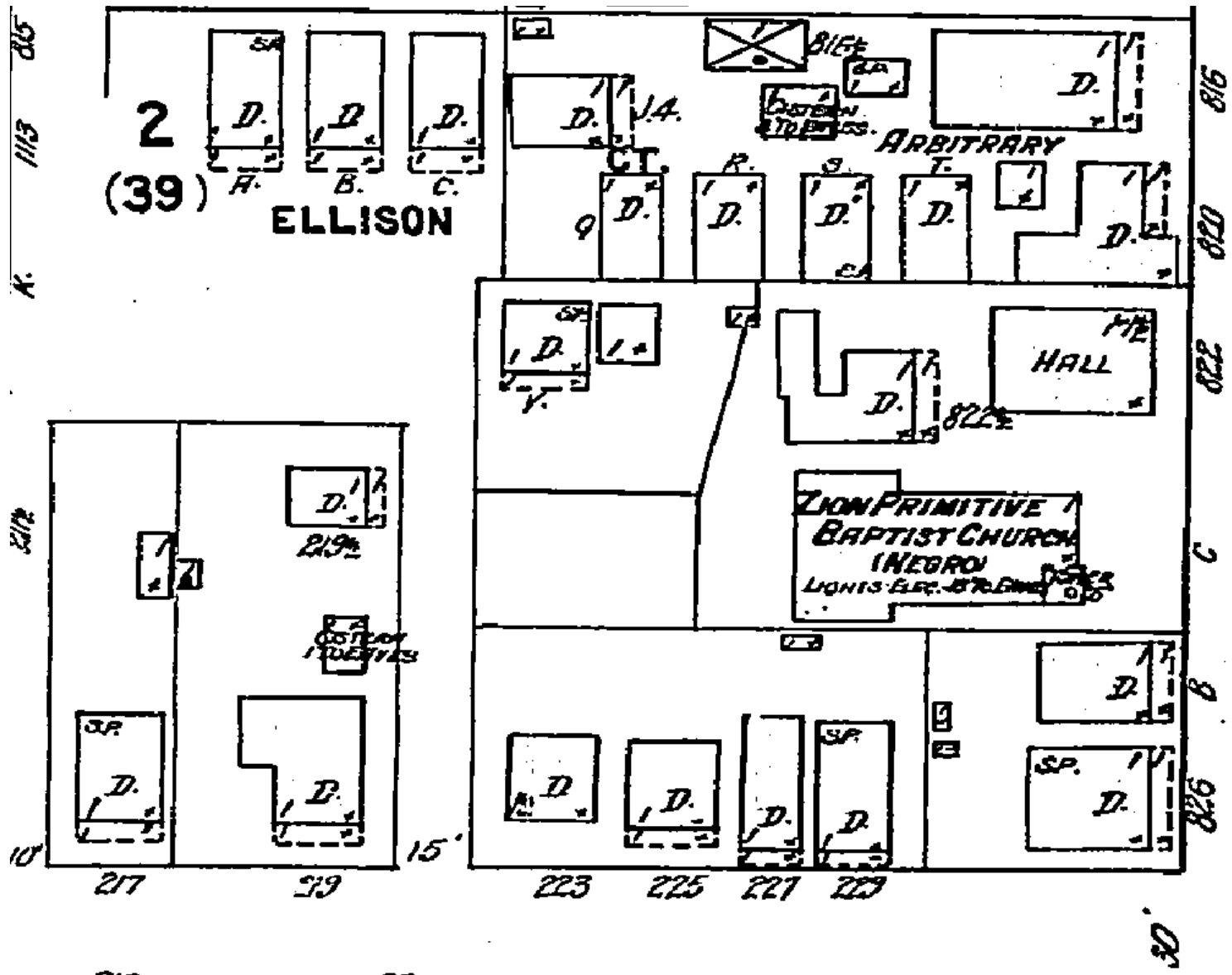
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

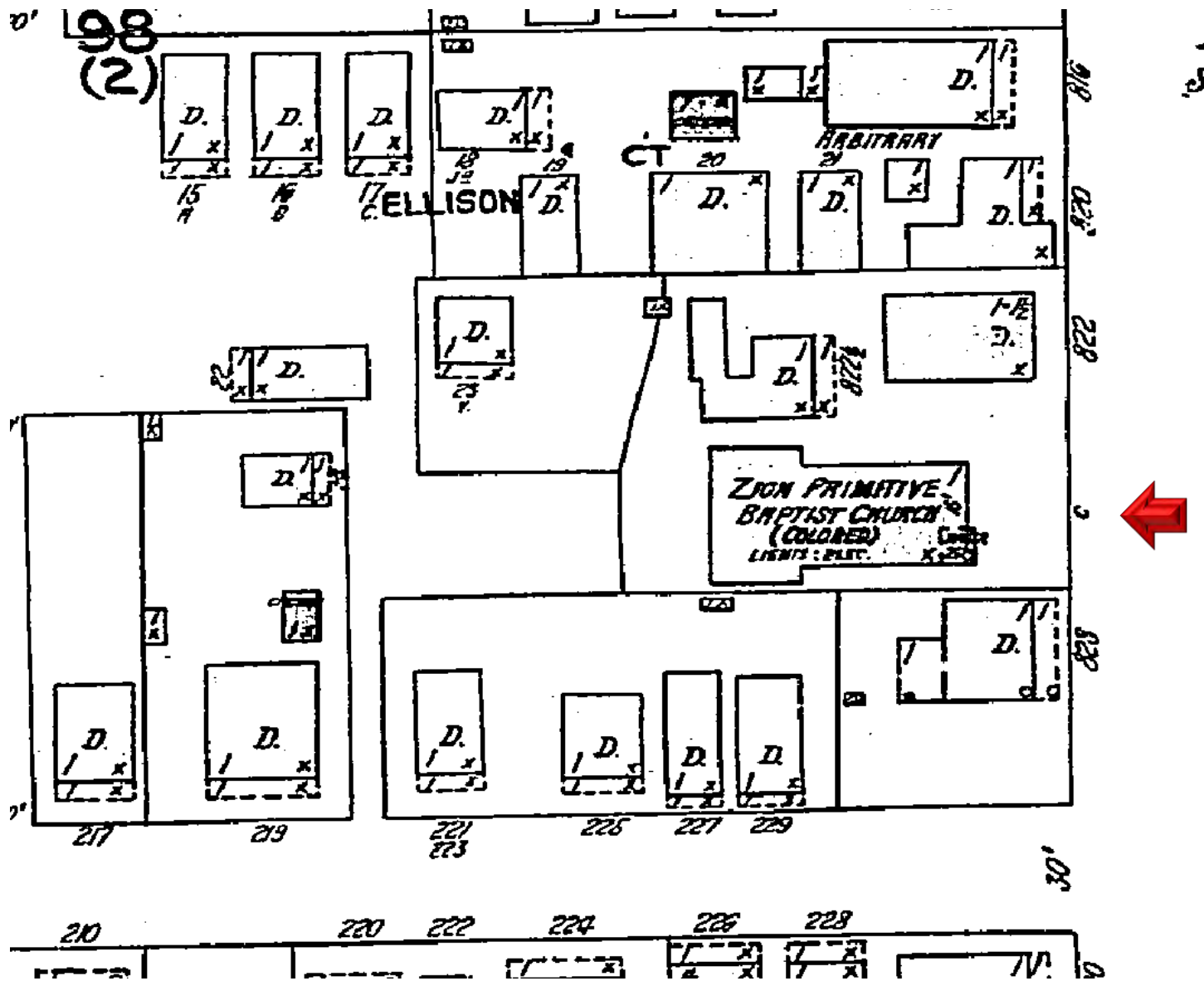
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

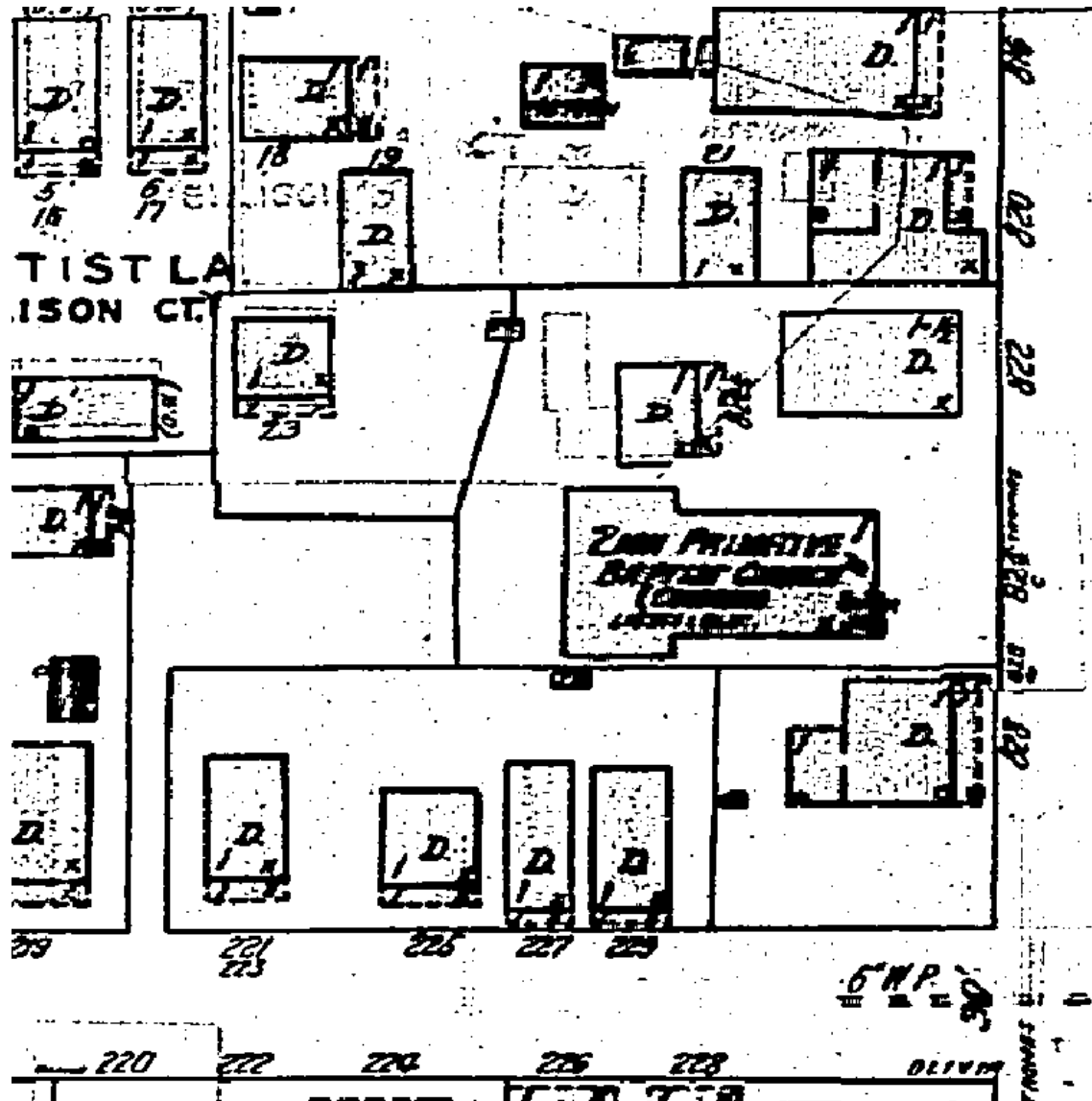
# SANBORN MAPS



1912 Sanborn map

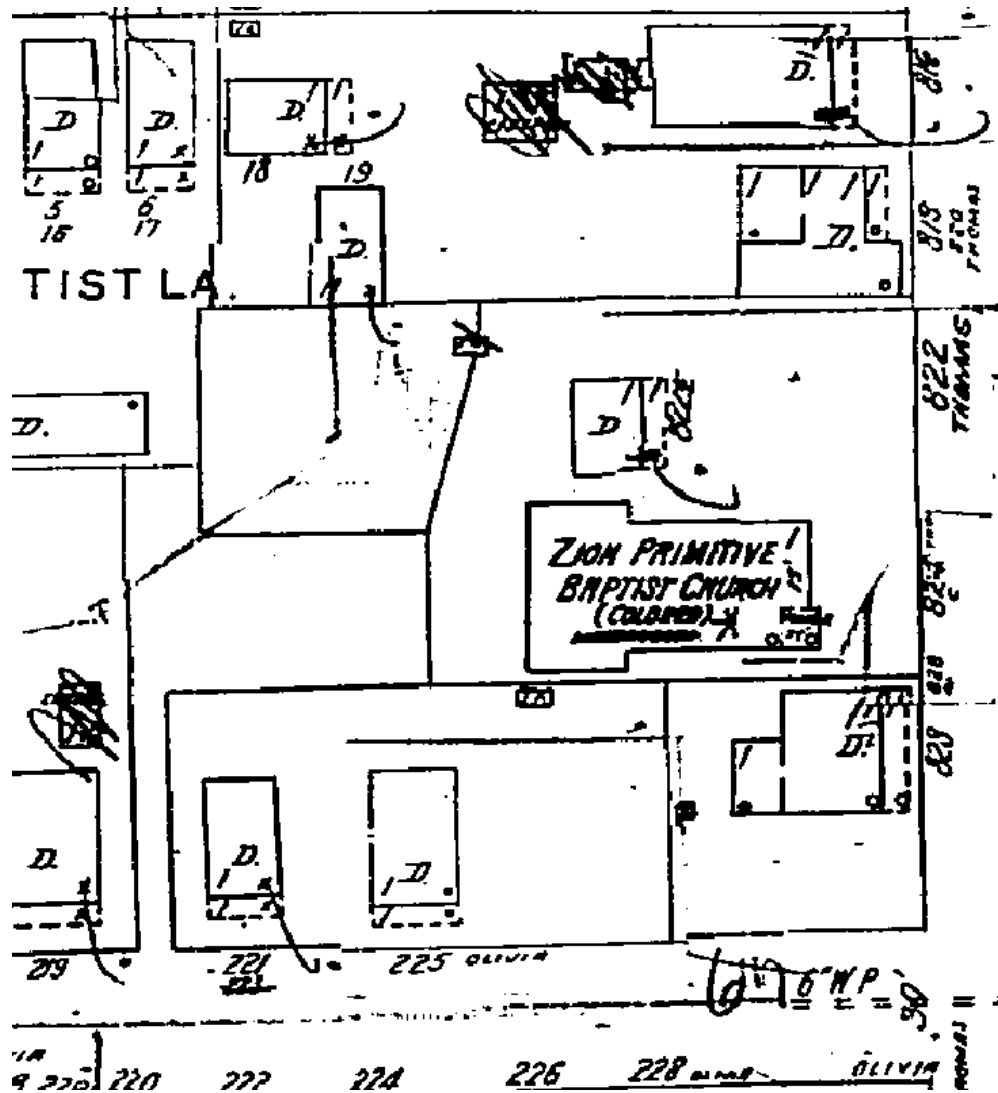


1926 Sanborn map



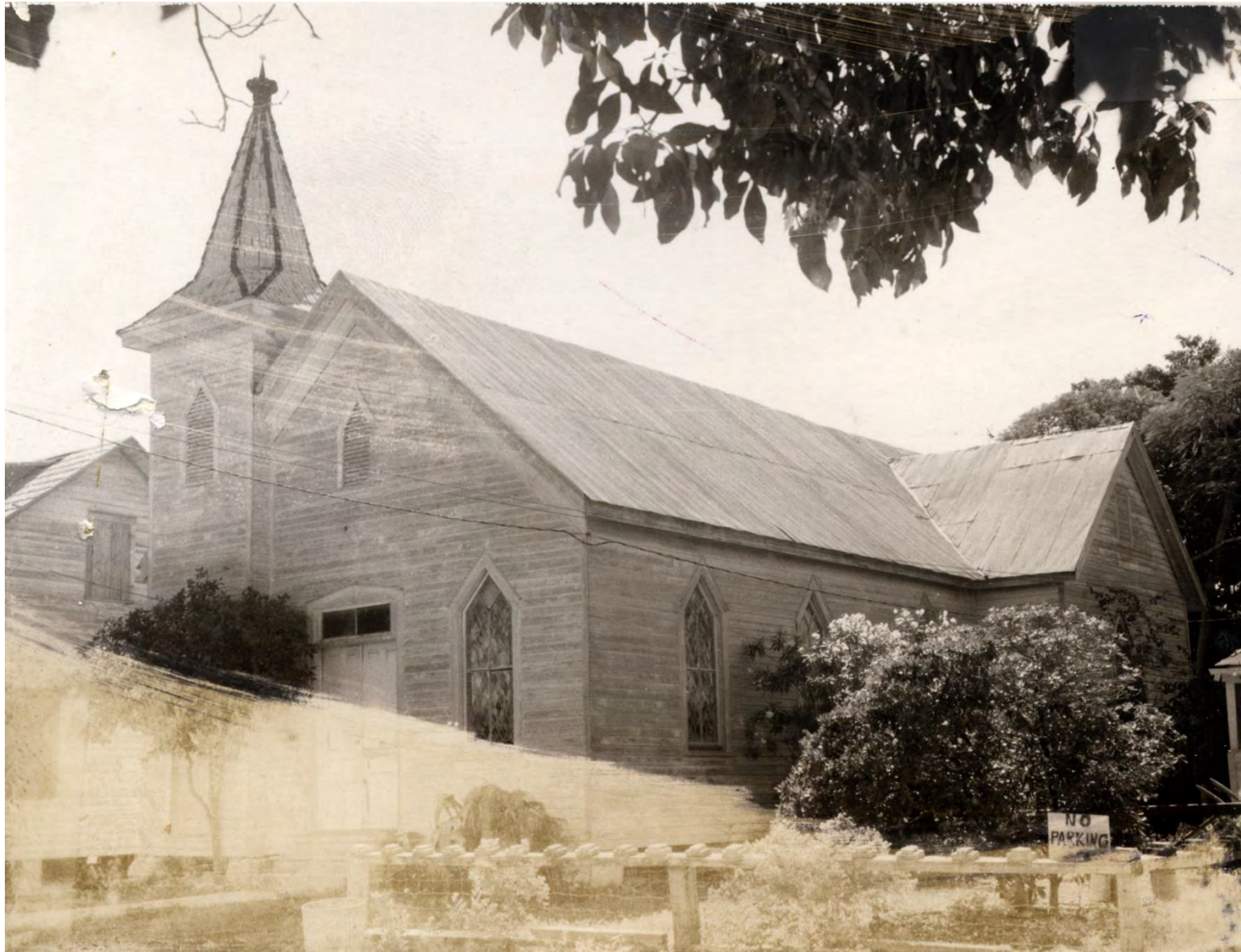
1948 Sanborn map





1962 Sanborn map

# PROJECT PHOTOS



**824 Thomas Street circa 1965- Monroe County Library.**















# PROPOSED DESIGN









# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., April 23, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ALUMINUM HURRICANE SHUTTERS FOR 16 OPENINGS.**

**#824 THOMAS STREET**

**Applicant – Hurricane Shutters of Key West    Application #2019-0370**

**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](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 305-809-3811 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 00014470-000000  
 Account# 1014869  
 Property ID 1014869  
 Millage Group 11KW  
 Location 824 THOMAS St, KEY WEST  
 Address  
 Legal KW PT SUB 5 SQR 2 TR 3 J-456 G-723 OR688-225/26 OR697-266/67OR739-387-389 OR877-960/961 OR881-528/529 OR885-1097 OR885-1096 OR2831-423/24  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

THOMAS SPIRE LLC  
 2432 Flagler Ave  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$331,316	\$335,136	\$187,204	\$185,519
+ Market Misc Value	\$12,798	\$13,217	\$13,764	\$12,252
+ Market Land Value	\$555,347	\$555,347	\$417,729	\$263,347
= Just Market Value	\$899,461	\$903,700	\$618,697	\$461,118
= Total Assessed Value	\$899,461	\$903,700	\$248,156	\$246,431
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$899,461	\$903,700	\$223,156	\$221,431

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,286.00	Square Foot	32	138.5

**Buildings**

Building ID 1036  
 Style 2 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1/ R1  
 Gross Sq Ft 3070  
 Finished Sq Ft 1973  
 Stories 2 Floor  
 Condition AVERAGE  
 Perimeter 250  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 3  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1971  
 EffectiveYearBuilt 2014  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 4  
 Full Bathrooms 3  
 Half Bathrooms 0  
 Grade 600  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	777	0	116
FAT	FINISHED ATTIC	228	0	64
FLA	FLOOR LIV AREA	1,973	1,973	250
OPF	OP PRCH FIN LL	92	0	54
<b>TOTAL</b>		<b>3,070</b>	<b>1,973</b>	<b>484</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1970	1971	1	56 SF	1
WOOD DECK	2006	2007	1	692 SF	2
BRICK PATIO	2011	2012	1	540 SF	2
FIN DET UTILIT	2006	FIN DET UTILIT (DUF)	0	72	2
WALL AIR COND	2006	WALL AIR COND (AC2)	0	1 UT	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/19/2016	\$924,500	Warranty Deed	2103721	2831	423	02 - Qualified	Improved
5/1/1983	\$52,000	Warranty Deed		885	1097	Q - Qualified	Improved
10/1/1977	\$25,000	Conversion Code		739	387	Q - Qualified	Improved

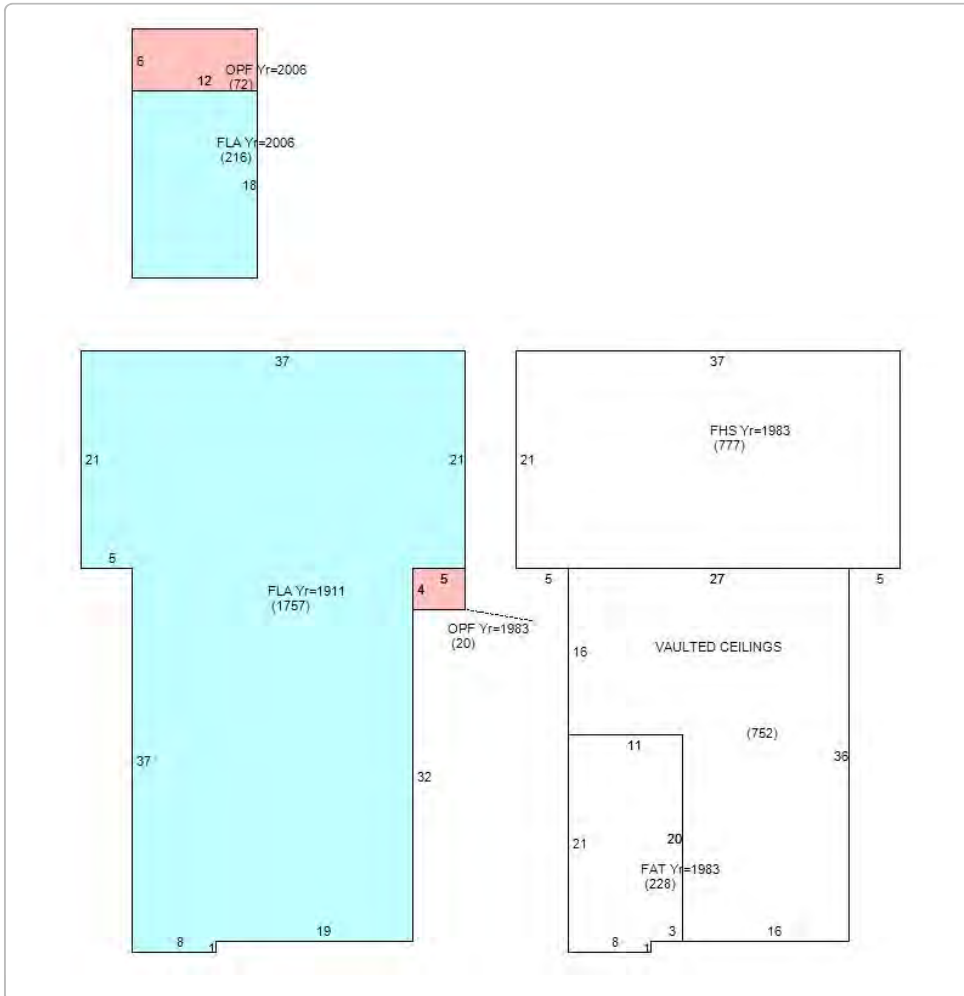
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-2173	11/15/2017	2/28/2019	\$0		REPLACEMENT OF EXISTING DOORS AND WINDOWS SIDING REPAIR AND REPLACEMENT
17-952	3/13/2017	5/30/2017	\$36,200		INSTALL 2300SF VCRIMP AND 250SF VIC METAL SHINGLES
10-1713	5/25/2010	7/12/2011	\$4,000		SAND SET BRICK PAVER DRIVEWAY AND WALKWAY 540SF
03-3459	10/1/2003	12/31/2003	\$1		REPLACE SIDING

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**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

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