



Staff Report for Item 3

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: March 24, 2015

Applicant: JDS of North America and Kipany Productions

Application Number: H15-01-0011

Address: #401 Duval Street

Description of Work:

Construction of a raised Trex deck in front yard to cover tree roots.

Site Facts:

St. Paul's Episcopal Church is a contributing resource, built in the Gothic Revival architectural style in 1912 according to the survey, but photographs from 1918 show it under construction. It first appears on the 1926 Sanborn map. The site is composed of not just the church, but also the rectory next door, which was built c. 1868, according to the survey, but it again first appears on the 1926 Sanborn map. It is possible that the rectory was relocated to the site. In the front of the property are two large Royal Poinciana trees. The deck in question will be constructed around the Royal Poinciana tree between the church and the rectory.

Guidelines Cited in Review:

Decks, Patios, Hot Tubs, & Pools (pages 39-40), specifically guidelines 1, 2, 3, and 4.

Staff Analysis

The Certificate of Appropriateness in review proposes the construction of a composite deck in the front yard of St. Paul's Episcopal Church to create a flat walking surface around a Royal Poinciana tree. The proposed deck will be 32 feet by 17 feet, 4 inches and 14 inches

tall. Instead of using traditional materials, such as wood, the applicant has proposed to use Trex, a composite of recycled wood, sawdust, and plastic. The deck will be situated five feet from the property line/city sidewalk.

Staff has suggested the applicant use flexi-pave instead of building a raised deck, as flexi-pave will be less visually intrusive and is what the City uses to cover tree roots that interfere with sidewalks.

Consistency with the Guidelines

1. Wooden decks shall not be built *on the front* of any house.
2. The guidelines state that amenities such as decks should not be located on any publicly visible elevation. Wood decking with excessive square footage in proportion to the area of the lot damages historical integrity and appearance.
3. Efforts should be made to ensure that decks are not *visible* from the right-of-way by use of landscape or screening.

It is staff's opinion that this project is inconsistent with the guidelines in regards to the deck's location and size. The deck is proposed to be built in the front yard of a structure and only setback five feet from the property line. The deck will be quite large with a width of 17 feet, 4 inches and a length of 32 feet. The new deck will also be highly visible from the public right-of-way.

APPLICATION

HARC

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

www.keywestcity.com

HARC PERMIT NUMBER 15-01-11		BUILDING PERMIT NUMBER 15-29		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

401 Duval St Key West

OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

St Paul church

PHONE NUMBER

291-5142

OWNER'S MAILING ADDRESS:

401 Duval St

EMAIL

Key West

CONTRACTOR COMPANY NAME:

BIDS of North America

PHONE NUMBER

305 923-1794

CONTRACTOR'S CONTACT PERSON:

Joe Das Santos

EMAIL

ARCHITECT / ENGINEER'S NAME:

Kip Colligan, Kipany Products

PHONE NUMBER

212 883 8300

ARCHITECT / ENGINEER'S ADDRESS:

32 E 39th N/K/NY

EMAIL

KIPCO@KIPANY.COM

Tiffany Hendry

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: YES NO (SEE PART C FOR HARC APPLICATION.)

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

2800 w

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: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.

New Raised Deck

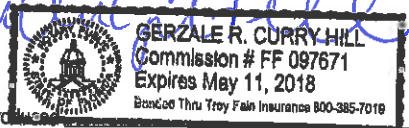
32 x 17 1/2"

SEE DRAWING

to front of property wood + TREX 1 1/2" x 6" obo

TREX ground

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: Joe Das Santos
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 6 DAY OF Jan , 20 15
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



282 / 7557 DL

PART B:

SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE

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

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING OR CITY COMMISSIONERS; ALSO INCLUDE 2 SETS OF SCALED PLANS; PHOTOS OF EXISTING AND ADJACENT BLDGS.; ILLUSTRATIONS OF PROPOSED PRODUCTS, ETC...

INDICATE TYPE OF CERT. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN OTHER:

GENERAL: DESCRIPTION FROM PART B: _____

PROJECT SPECIFICATIONS		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
deck boards	n-a	PT + Deck TREX

DEMOLITION: ATTACHED IS HARC APPENDIX FOR PROPOSED DEMOLITION

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

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

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

Handwritten: Paid \$100.00 total for HARC app fee.

Trans date: 2/23/15
 Time: 11:29:45

Oper: NEWYARD
 Date: 2/23/15 9:00
 Type: BLDG PERMITS-NEW
 Receipt no: 1565
 PT 1.00
 CA CASH 3035600
 \$50.00
 \$60.00

ARCHITECTURAL REVIEW COMMISSION
 Date: 1/06/15 50 Receipt no: 9898
 2015 1000011
 * BUILDING PERMITS-NEW
 1.00 \$50.00
 3035200
 CK CHECK 1033 \$50.00
 Trans date: 1/06/15 Time: 14:31:12

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		
___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: <i>See Guidelines for Decks, Patios, Hot Tubs, and Pools (pages 39-40)</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 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:



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

March 3, 2015

Kip Colligan
Kipany Productions
32 E 39th Street
New York, NY 10016

**RE: CONSTRUCTION OF A RAISED TREX DECK IN FRONT YARD TO
COVER TREE ROOTS.
FOR: #401 DUVAL STREET - HARC APPLICATION # H15-01-0011
KEY WEST HISTORIC DISTRICT**

Dear Mr. Colligan:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public meeting held on Tuesday, February 24, 2015. The Commission motioned to postpone the review of the proposed project based on their discussion. You agreed to postpone the project.

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

Kelly Perkins, MHP
HARC Assistant Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3975

kperkins@cityofkeywest-fl.gov

SANBORN MAPS



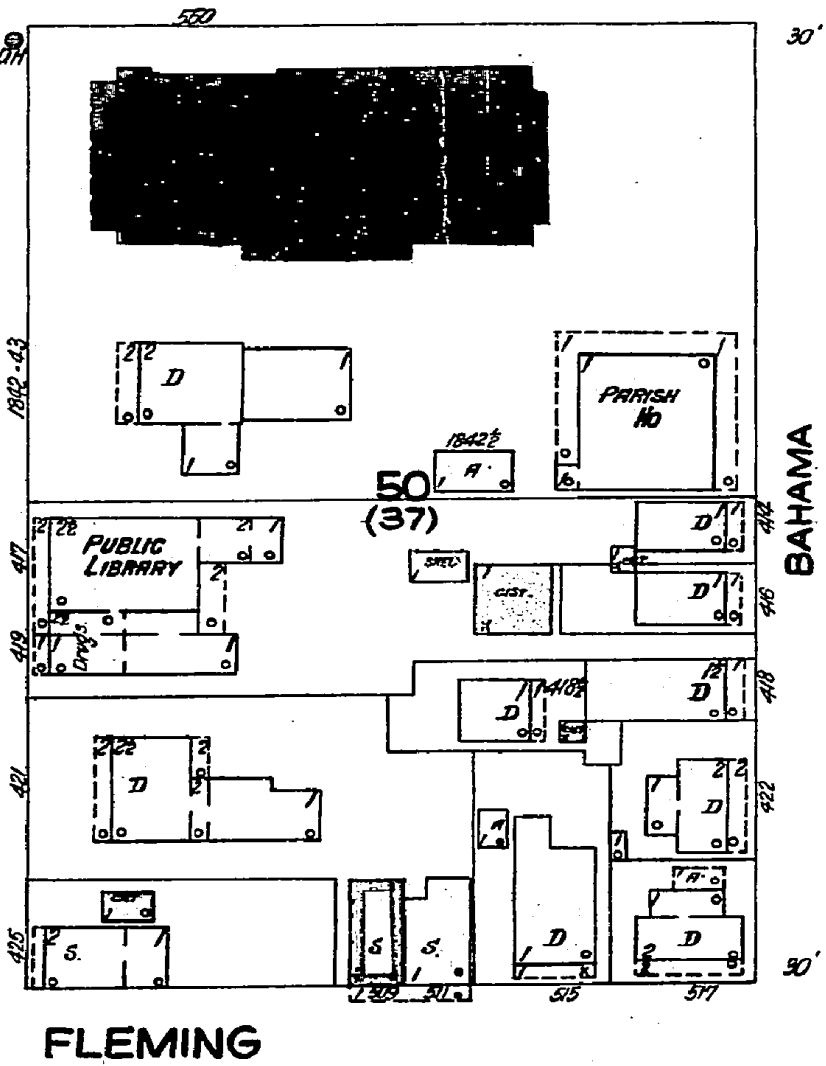
LA CONCHA HOTEL
HOTEL
CONCHA

8" W.P.
50'

8" W.P.
50'

EATON

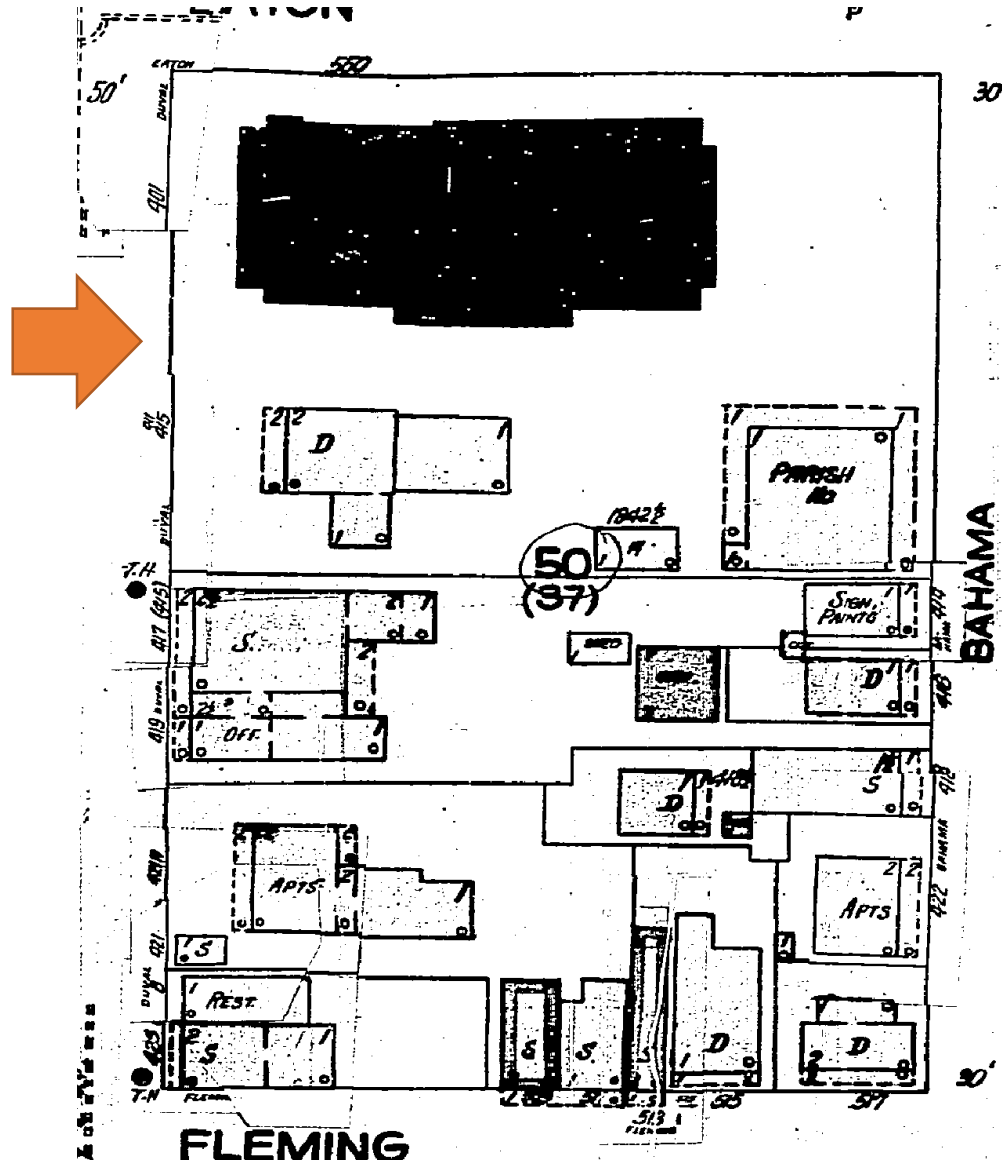
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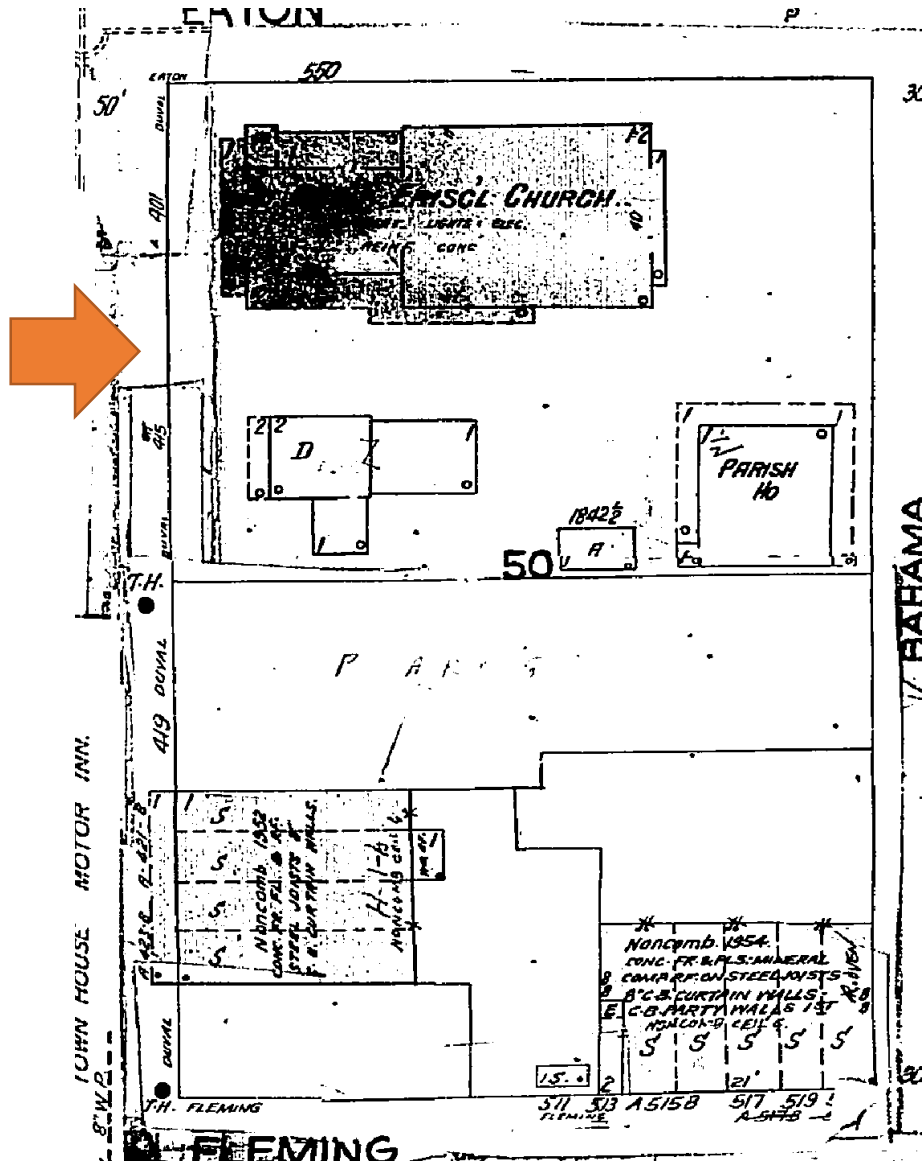
FLEMING

BAHAMA

1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Photo taken on November 11, 1918. Monroe County Public Library.



St. Paul's Episcopal Church - Key West, Fla.

Photo taken c. 1950s. The DeWolfe and Wood Collection.
Monroe County Public Library.

2-N-16



Photograph of tree, 1973. From the archives of Edwin O. Swift III.
Monroe County Public Library.

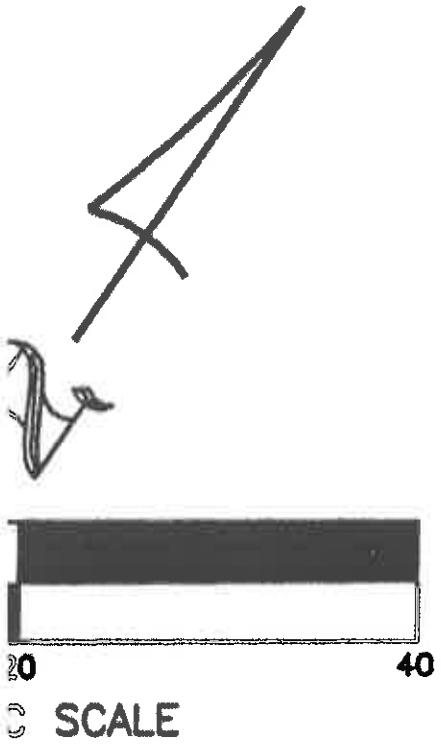


Area where the deck is to be installed.



Area where the deck is to be installed.

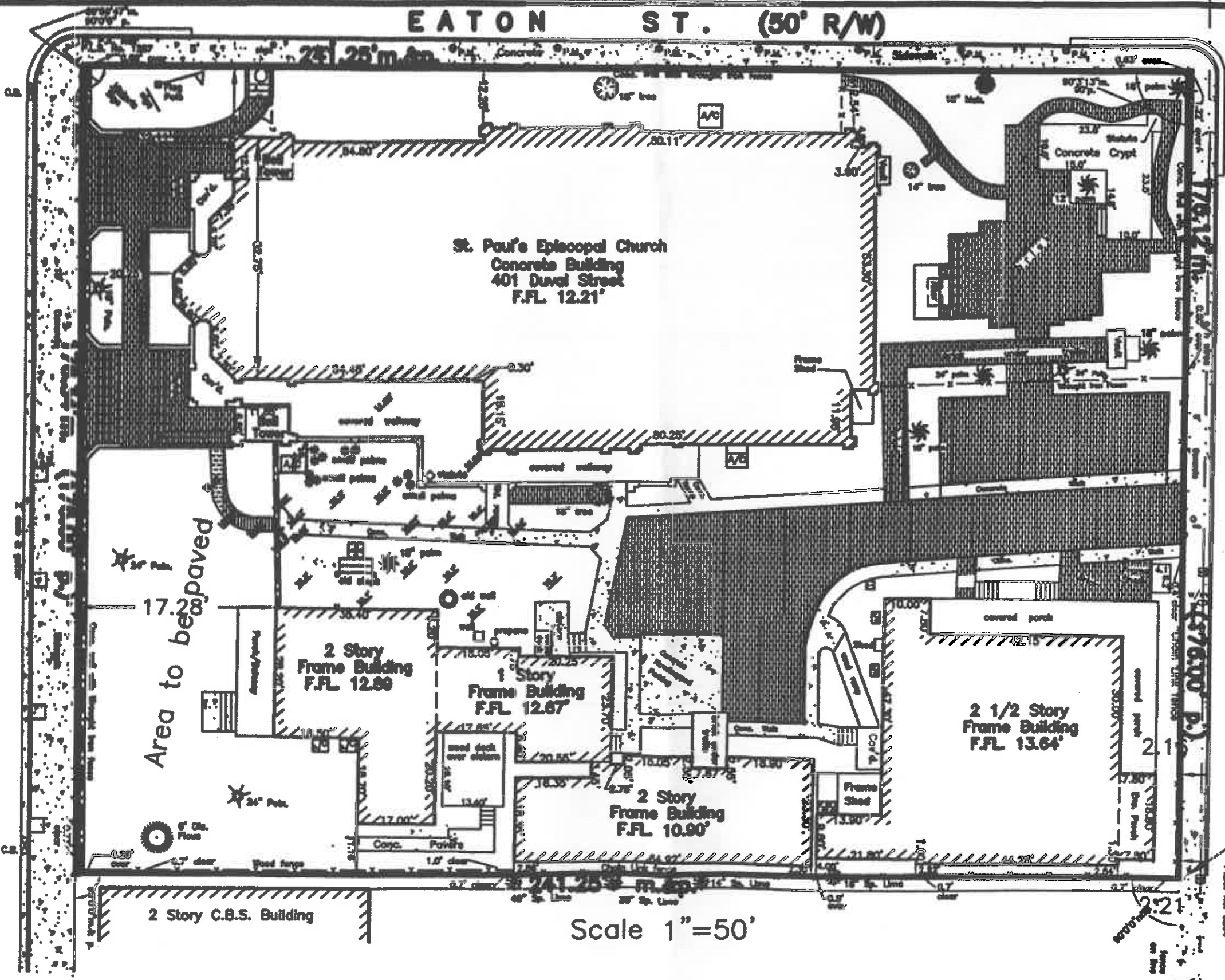
SURVEY



DUVAL ST. (50' R/W)

EATON ST. (50' R/W)

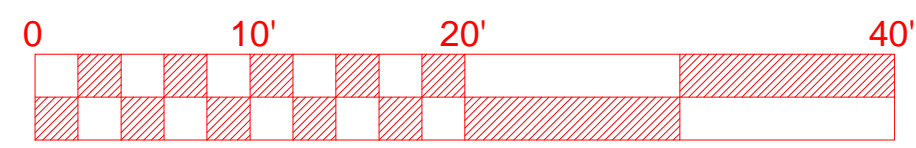
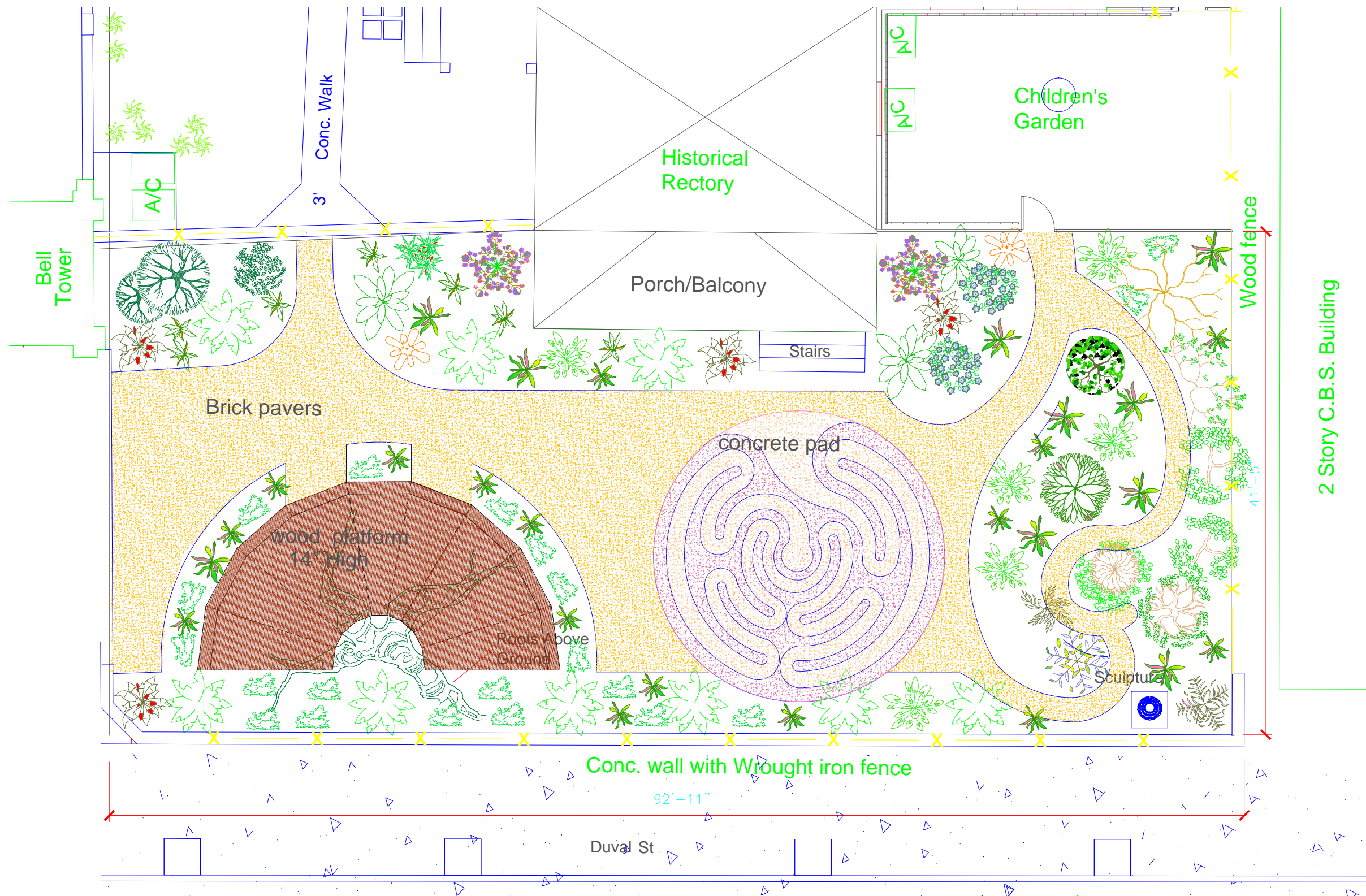
BAHAMAMA ST. (30.25' R/W)



100 S.F. (0.03%)
 3,420 S.F. (0.97%)

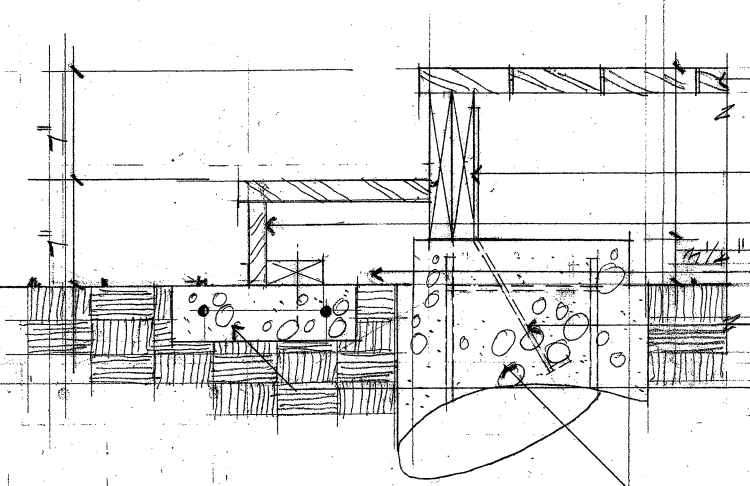
 3,520 S.F. (0.081 acres)

PROPOSED DESIGN



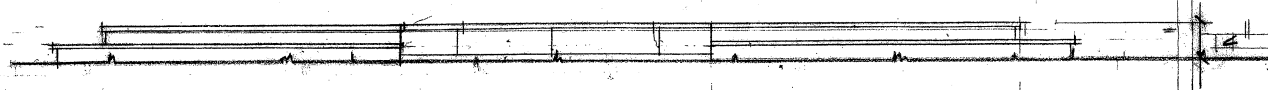
Site Plan
 NON-RESIDENTIAL FRONT YARD FACING DUVAL ST.
 IN FRONT OF HISTORIC RECTORY

General Notes		
No.	Revision/Issue	Date
Firm Name and Address		
Elena Khranovskaya		
Project Name and Address		
ST. PAUL'S EPISCOPAL CHURCH KEY WEST 401 DUVAL STREET		
Project	Sheet	
Date	3-07-15	
Scale		

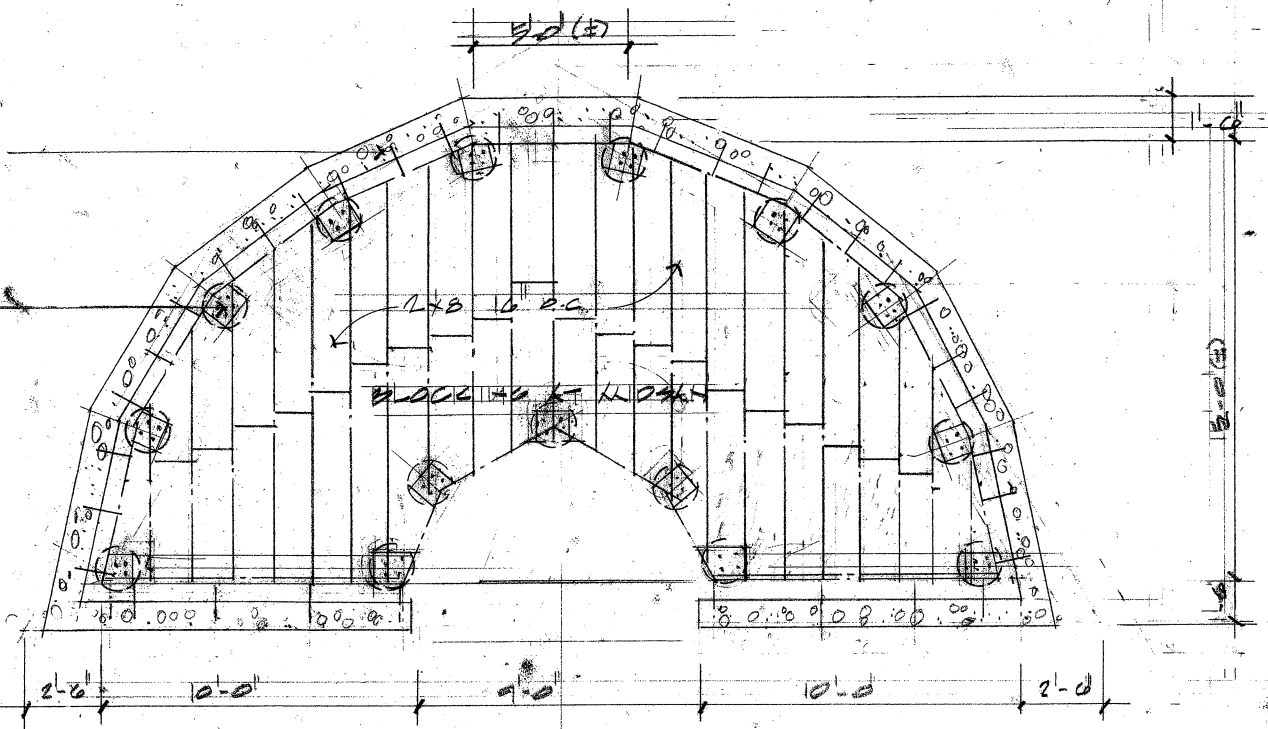


- 2x6 DECKING
- 2-2x10 JOIST (CONT.)
- 1x (AS REQ'D) RISER
- 2x6 STRINGERS
- HEX-20 OR EQUAL
- 2x12 PIER W/ 2" BARS
- 2x12 (AS REQ'D) CONC. PIER W/ 2" BARS W/ #4 STIRRUPS ON 4" OC
- FTG. HOLDERS W/ 3/8" DIA. CONC.

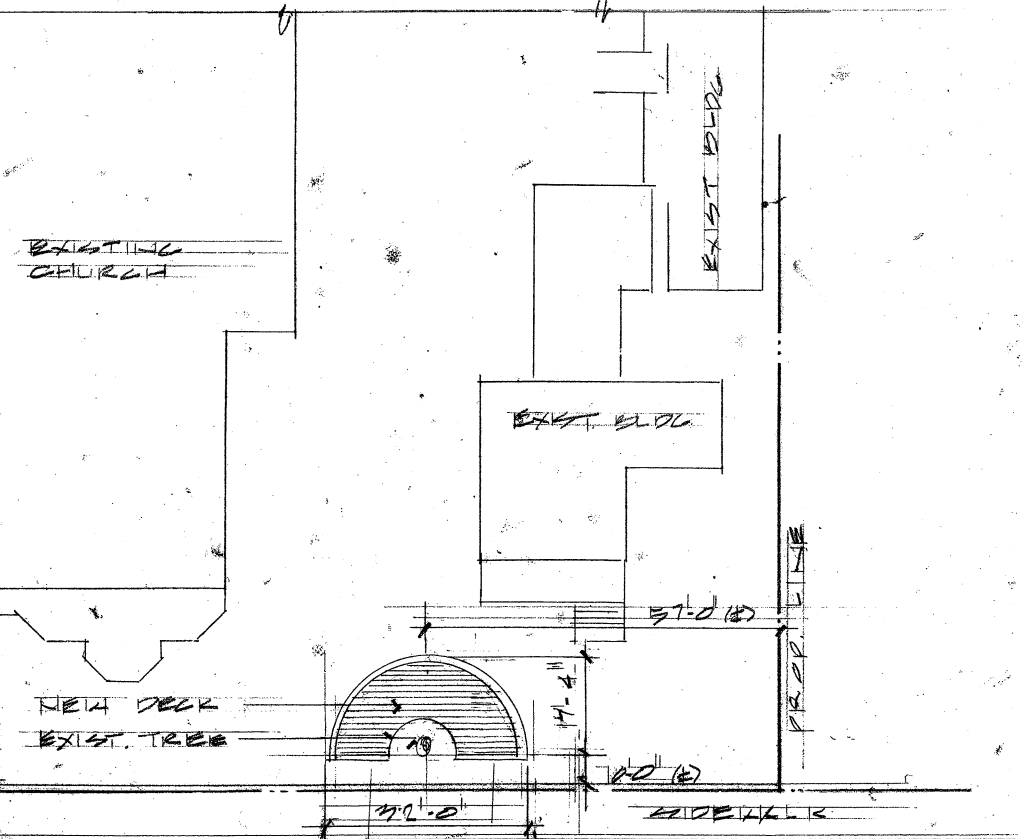
CROSS SECTION DETAIL
1/2" = 1'-0"



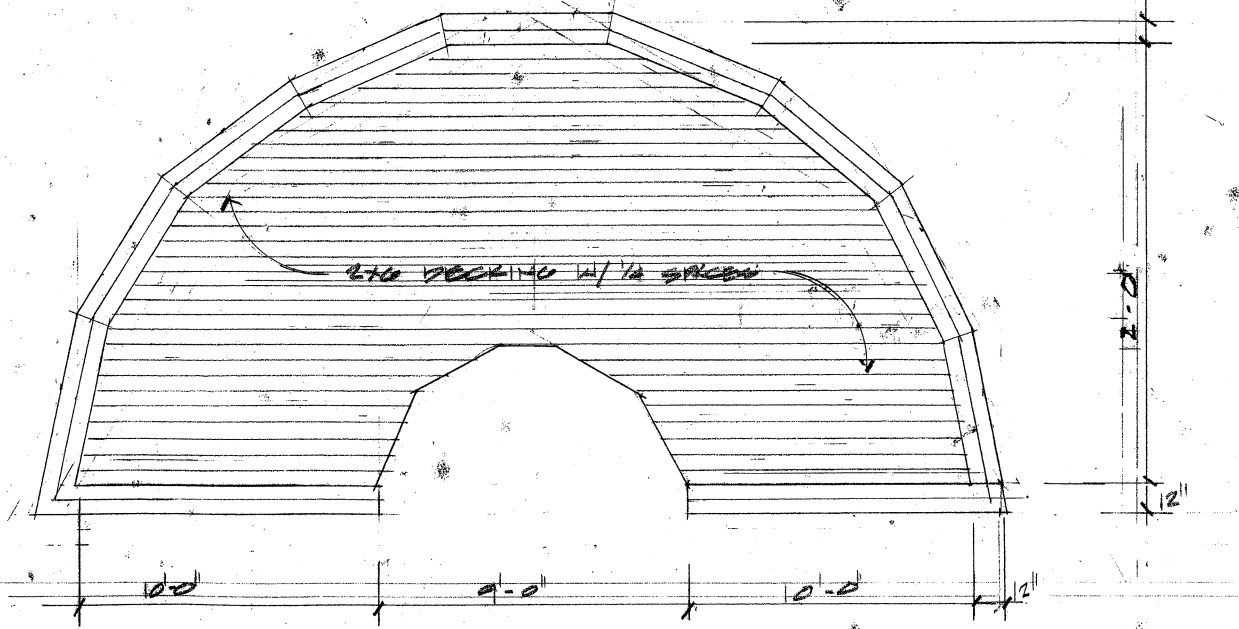
ELEVATION
1/2" = 1'-0"



DECK FRAMING PLAN
1/4" = 1'-0"



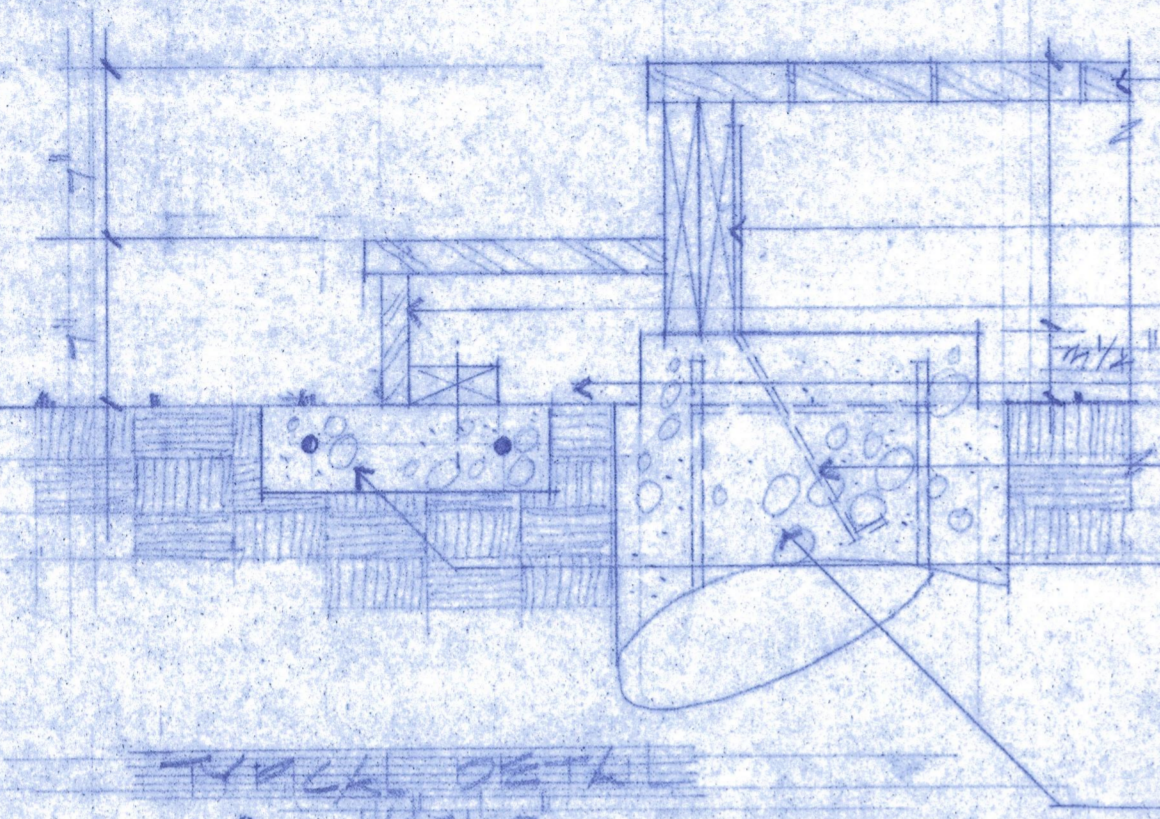
SITE PLAN
1" = 20'-0"



DECK PLAN
1/2" = 1'-0"

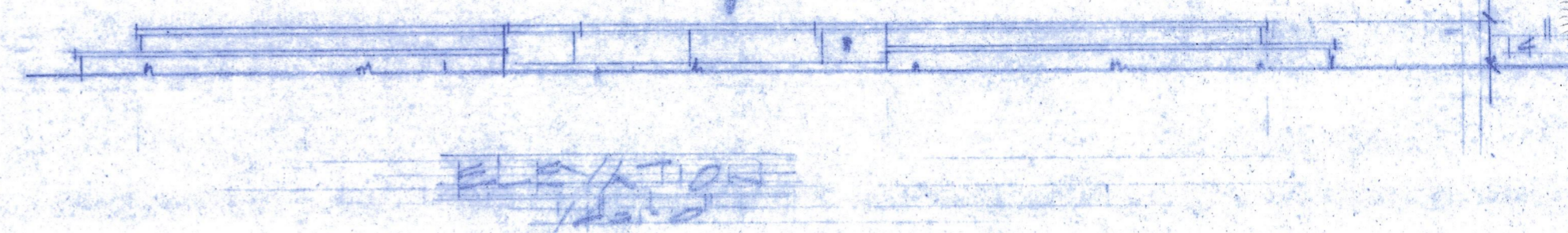
N. SKOGLUND
 ARCHITECT
 KEY WEST

401 DUNN ST. L
 KEY WEST

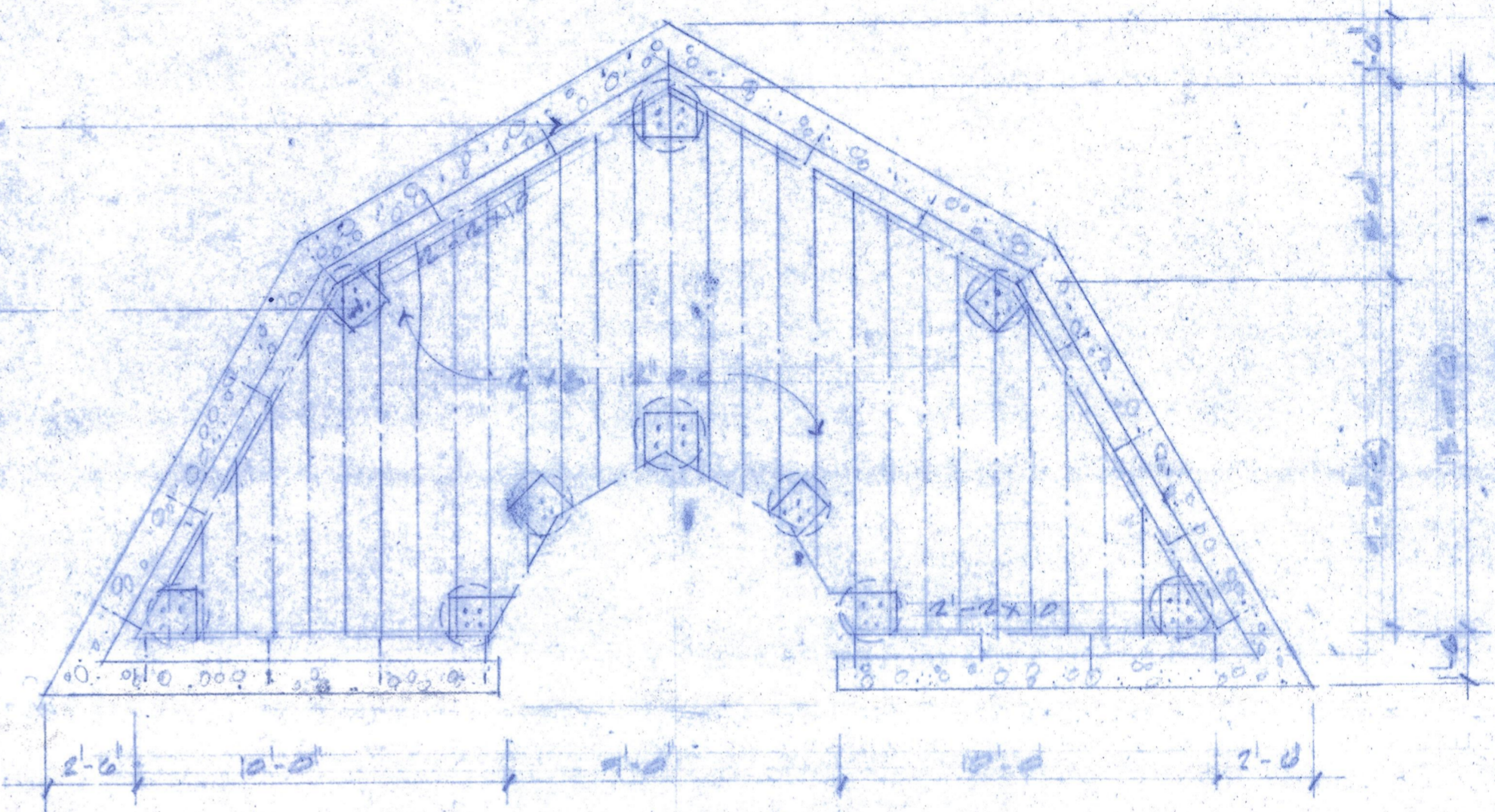


2x6 DECKING
 2-2x10 JOIST (CONT.)
 1x(2x8x8) RISER
 2x6 STRINGERS
 1/2x12 OR EQUAL
 2x12 STUD W/ 10'S BRK
 12x12 (APPROX) CONC
 2x4 AT 4'S BRK W/
 2x6 STRIPS ON TOP
 1/2" TO 1" DEEP W/ 10'S
 1/2" CONC

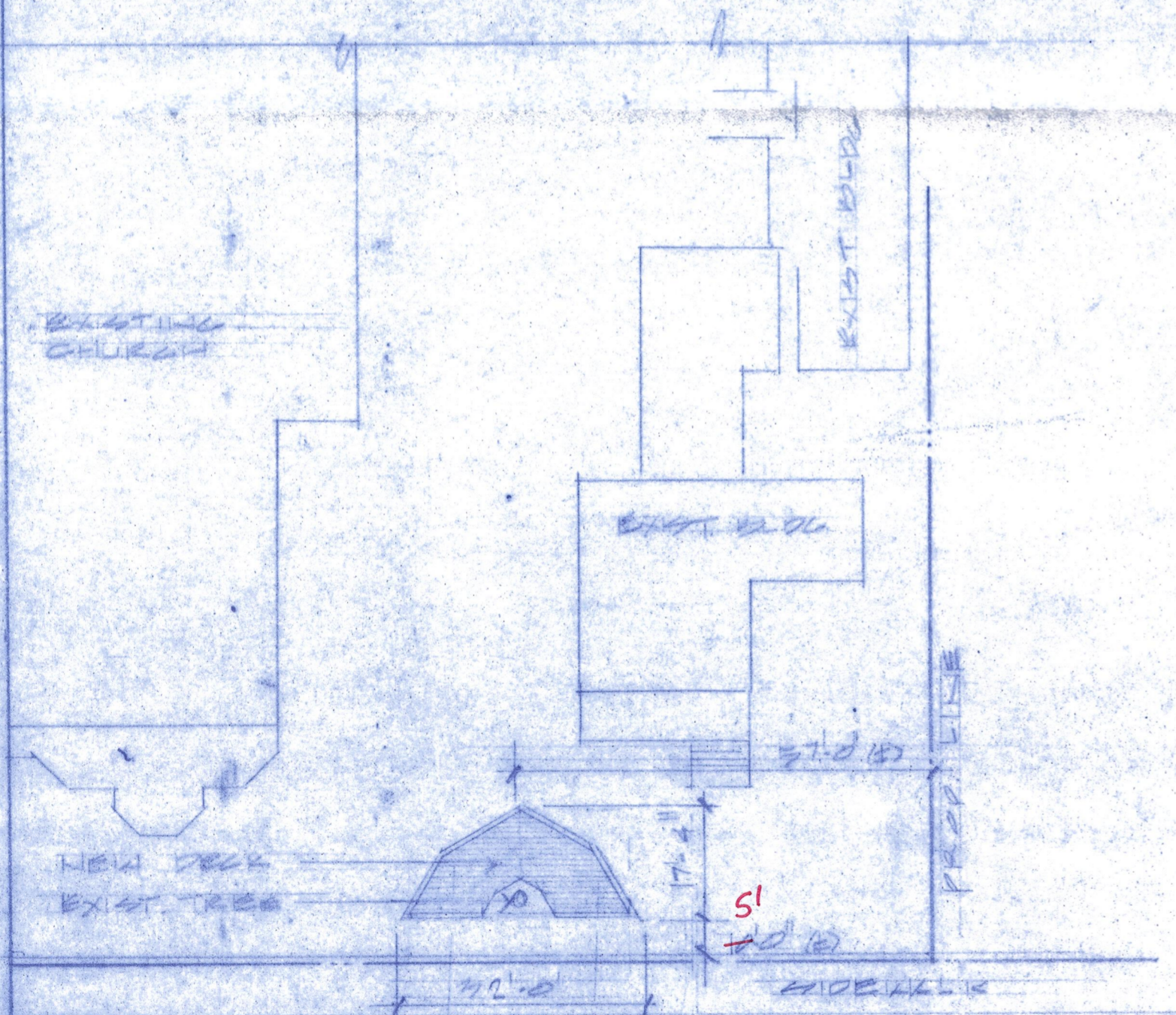
CROSS SECTION
 1/2" TO 1"



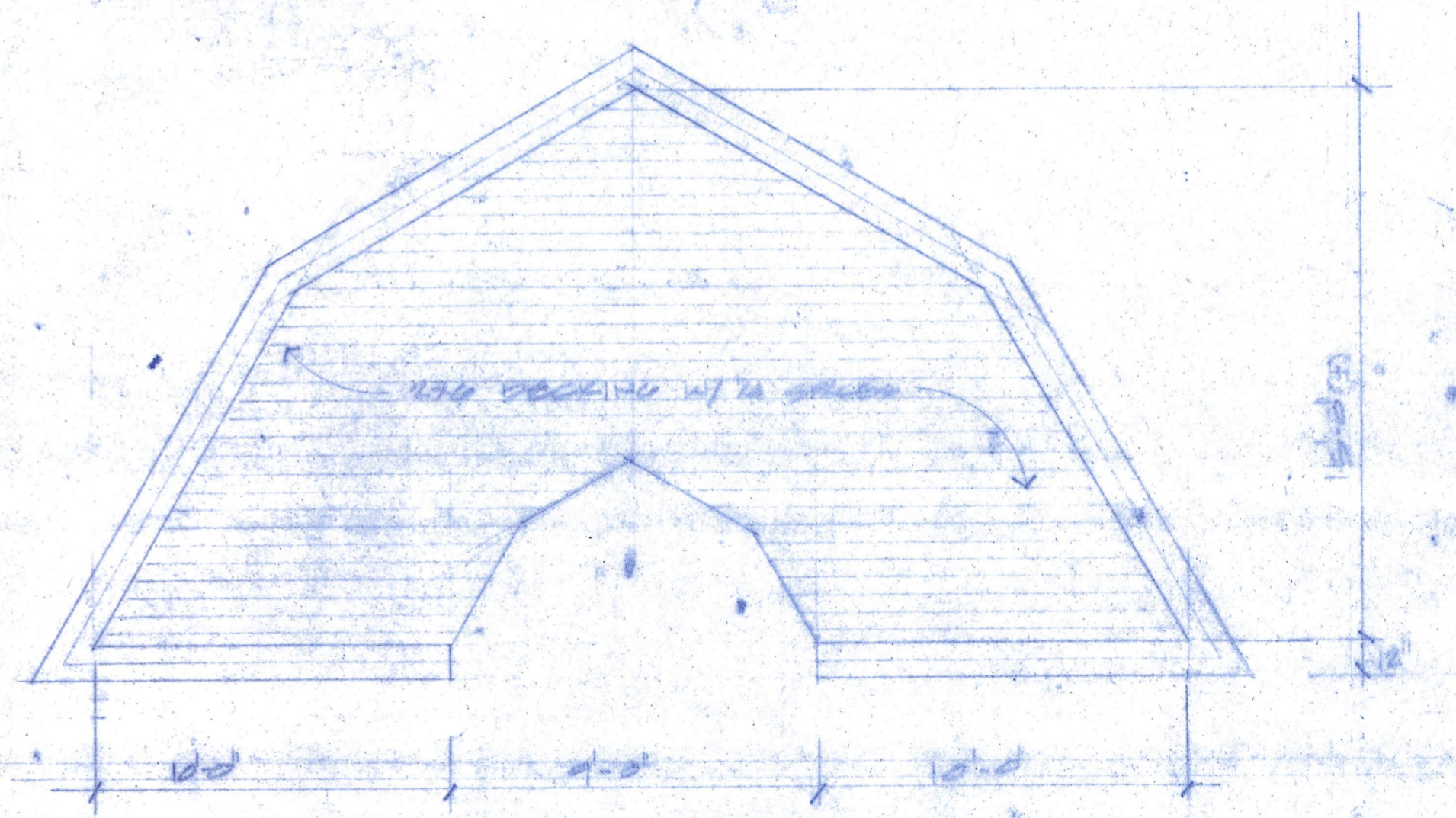
ELEVATION
 1/2" TO 1"



DECK FRAMING PLAN
 1/2" TO 1"



SITE PLAN
 1/2" TO 1"



DECK PLAN
 1/2" TO 1"

M. SLOO LIND
 ARCHITECT
 KEY WEST

10'-0" 12'-0" 4'-0" 6'-0" 2'-0"

St. Paul's
 Church
 Key West
 2/15/15

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**CONSTRUCTION OF A RAISED TREX DECK IN FRONT YARD
TO COVER TREE ROOTS.**

FOR- #401 DUVAL STREET

Applicant – JDS of North America/Kipany Productions

Application # H15-01-0002

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 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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



Public Meeting Notice



Public Meeting Notice

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared TIFFANY HENDRY, 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:
401 DURAL ST. Key West, FL 33040 on the 15 day of FEBRUARY, 2015.

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 2/24, 2015.

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 H-15-01-0002

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

Signed Name of Affiant:

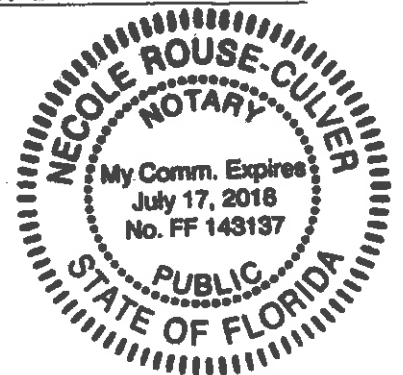
Tiffany Hendry
Date: 2/17/15
Address: 1101 CASA MARINA CT
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17th day of February, 2015.

By (Print name of Affiant) Tiffany Hendry who is personally known to me or has produced FL Driver License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Necole Rouse-Culver
Print Name: Necole Rouse-Culver
Notary Public - State of Florida (seal)
My Commission Expires: July 17, 2018



PROPERTY APPRAISER INFORMATION



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1006742 Parcel ID: 00006510-000000

Ownership Details

Mailing Address:

ST PAULS CHURCH
 401 DUVAL ST
 KEY WEST, FL 33040-6550

Property Details

PC Code: 71 - CHURCHES

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 401 DUVAL ST KEY WEST

Legal Description: KW LOT 3 SQR 37 D-581 P-719 A3-420

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
10 - RELIGIOUS	8,149,558.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	176	241	0.98 AC

Building Summary

Number of Buildings: 3

Number of Commercial Buildings: 2

Total Living Area: 16984

Year Built: 1929

Building 1 Details

Building Type R1
Effective Age 17
Year Built 1929
Functional Obs 0

Condition G
Perimeter 744
Special Arch 0
Economic Obs 0

Quality Grade 600
Depreciation % 22
Grnd Floor Area 5,965

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

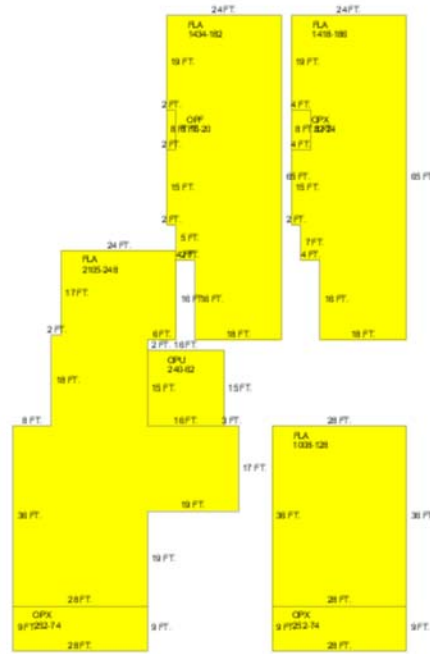
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 1
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPX		1	1981	N Y	0.00	0.00	252
2	FLA	2:B & B	1	1981	N Y	0.00	0.00	2,105
3	OPU		1	1981	N Y	0.00	0.00	240
4	FLA	12:ABOVE AVERAGE WOOD	1	2000	N Y	0.00	0.00	1,434
5	OPF		1	2000	N Y	0.00	0.00	16
6	FLA	2:B & B	1	1981	N Y	0.00	0.00	1,008

7	<u>OPX</u>		1	1981	N	Y	0.00	0.00	252
8	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	2002	N	Y	0.00	0.00	1,418
9	<u>OPX</u>		1	2002	N	Y	0.00	0.00	32

Building 2 Details

Building Type
Effective Age 21
Year Built 1939
Functional Obs 0

Condition E
Perimeter 210
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 27
Grnd Floor Area 1,768

Inclusions:

Roof Type
Heat 1
Heat Src 1

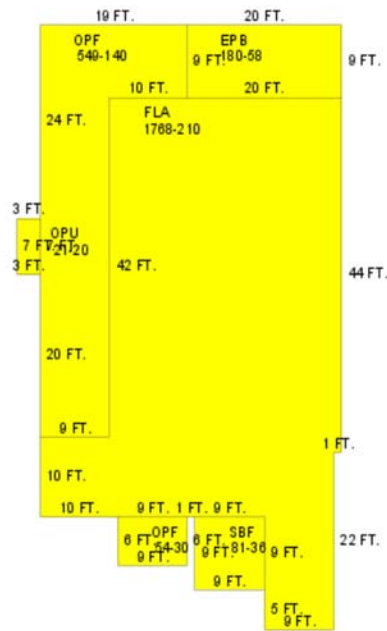
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>		1	1991					1,768
2	<u>OPF</u>		1	1991					549

3	<u>OPU</u>	1	1991	21
4	<u>EPB</u>	1	2002	180
5	<u>SBF</u>	1	2002	81
6	<u>OPF</u>	1	2002	54

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1620	CHURCHES	100	N	Y
	1621	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
445	AB AVE WOOD SIDING	100

Building 3 Details

Building Type
Effective Age 19
Year Built 1939
Functional Obs 0

Condition E
Perimeter 472
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 23
Grnd Floor Area 9,251

Inclusions:

Roof Type
Heat 1
Heat Src 1

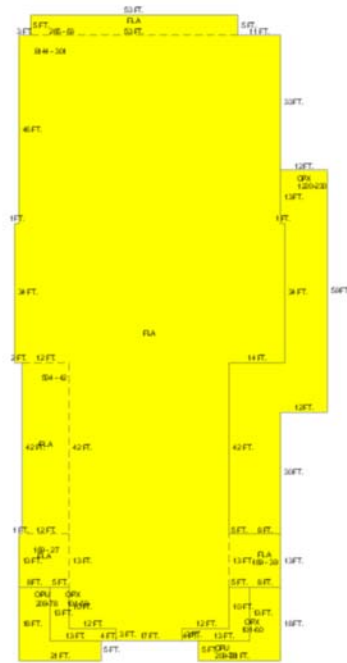
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1938					8,144
2	OPX		1	1938					1,220
3	FLA		1	1938					169
4	OPU		1	1938					209
5	OPX		1	1938					101
6	OPX		1	1938					101
7	OPU		1	1938					209
8	FLA		1	1938					169
9	FLA		1	1938					504
10	FLA		1	1938					265

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1622	CHURCHES	100	N	N
	1623	CHURCHES	100	N	N
	1624	CHURCHES	100	N	N
	1625	CHURCHES	100	N	N
	1626	CHURCHES	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	CUSTOM	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	FN3:WROUGHT IRON	228 SF	38	6	1979	1980	1	60
4	PT2:BRICK PATIO	3,500 SF	0	0	2013	2014	2	50
5	CL2:CH LINK FENCE	2,064 SF	344	6	1988	1989	3	30
6	PT2:BRICK PATIO	1,275 SF	0	0	1993	1994	3	50
7	FN3:WROUGHT IRON	2,100 SF	350	6	1993	1994	2	60
9	AC2:WALL AIR COND	1 UT	0	0	1985	1986	2	20
10	FN2:FENCES	116 SF	4	29	2000	2001	2	30
11	AC2:WALL AIR COND	1 UT	0	0	1981	1982	1	20
12	PT5:TILE PATIO	88 SF	0	0	1959	1960	3	50
13	PT5:TILE PATIO	540 SF	15	36	1959	1960	1	50
14	PT3:PATIO	1,302 SF	0	0	2000	2001	2	50
15	PT2:BRICK PATIO	1,750 SF	0	0	2003	2004	2	50

Appraiser Notes

BLDG #1 = MINISTER'S HOUSE BLDG #2 = PARRISH HALL BLDG #3 = CHURCH

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	11-2969	09/02/2011	50,000	Commercial	REPAIR 200 L.F. OF COLUMN, 80 L.F. OF DAMAGED TIE BEAM, 180 SQ. FT. OF DAMAGED CONCRETE WALL. INSTALL 5 HAND RAILS & PAINT EXTERIOR OF BLDG.	
1	10-3257	10/04/2010	3,500	Commercial	REPAIR APPROX. 16 LN FT OF CRACK ON 2ND FLOOR CONCRETE WALL	
1	11-4404	12/09/2011	2,280	Commercial	FURBISH & INSTALL ONE (1) DEDUCT METER	
1	13-1744	04/26/2013	14,100	Commercial	INSTALL TWO PRE CAST CATCH BASINS 42X42 W/10" TOP SLAB + 2 18" WIDE ALUMINUM BAFFLE W/HARDWARE FOR 12" 15" PIPE. CONSTRUCT 40 L.F. TRENCH DRAIN AS PER DRAWINGS.	
1	13-1616	05/02/2013	12/31/2013	28,000	Commercial	SAND SET BRICK PAVER PARKING LOT 3500 S.F.
1	13-1999	05/09/2013	2,000	Commercial	TO REPAIR APPROX. 20 SQ/FT OF INT ROTTEN WOOD FLOOR & 10 L.F. OF 2X8 POURETT FLOOR FACE BOARD.	
	05-2330	06/12/2005	2,850	Commercial	REMOVE APPROXIMATELY 600SF VCRIMP, REINSTALL SAME.	
	07-3538	07/16/2007	2,850	Commercial	REMOVE APPROXIMATELY 600 VCRIMP ROOF AND INSTALL METAL V-CRIMP ROOFING 600SF	
	07-3595	07/19/2007	148,554		INSTALL 8600SF VICTORIAN SHINGLES AND 2500SF SINGLE PLY.	
		07/19/2007	0			
	11-1482	05/05/2011	775	Commercial	POUR TWO CONCRETE STEPS 2X5X8 AND 2X3X8. FACE NEW CONCRETE STEPS AND RISERS WITH BRICK HEARTLAND FLASHED INSTALL NEW BRICK WALKWAY 142SF	
	14-0467	02/18/2014	11,000	Commercial	TO REPLACE APPROXIMATELY 700SF OF WOOD SIDING TO MATCH EXISTING AND PAINT TO MATCH.	
1	A95-0694	03/01/1995	11/01/1995	4,000	Commercial	PARTIAL METAL FENCING
1	97-4866	01/01/1997	07/01/1997	3,500	Commercial	PAINTING

1	97-0864	03/01/1997	07/01/1997	2,500	Commercial		"
1	97-1586	05/01/1997	07/01/1997	4,150	Commercial		SECURITY ALARM
1	97-1489	05/01/1997	07/01/1997	3,011	Commercial		STORM PANELS
1	97-2900	08/01/1997	08/01/1997	2,937	Commercial		FENCE GATES
1	98-1251	04/20/1998	12/07/1998	20,500	Commercial		CLEAN/PAINT BLDG
1	98-1638	05/26/1998	12/07/1998	5,500	Commercial		UPGRADE ELECT/INT W/D
1	99-0862	03/10/1999	11/03/1999	4,000	Commercial		UPGRADE SERVICE
1	99-0847	03/09/1999	11/03/1999	9,500	Commercial		2 CONDENSORS/AIR HANDLER
1	99-1739	05/24/1999	11/03/1999	3,040	Commercial		REPAIRS TO WINDOWS
1	99-2525	07/20/1999	11/03/1999	21,000	Commercial		UPGRADE SERVICE
1	00-0666	04/27/2000	11/22/2000	380,000	Commercial		NEW 2 STORY OFFICE/CLASSR
1	01-1956	05/15/2001	11/16/2001	1,000	Commercial		ELECTRICAL FOR C/AC
1	01-2912	08/20/2001	11/16/2001	3,600	Commercial		ROOF
1	01-3239	10/05/2001	11/05/2001	2,000	Commercial		HURRICANE SHUTTERS
1	01-4010	01/04/2002	02/20/2003	1,800	Commercial		REPAIR & REPAINT
1	02-1655	07/08/2002	02/20/2003	5,155	Commercial		REPAIR SPALLING
1	02-1880	07/11/2002	02/20/2003	800	Commercial		ELECTRIC
1	02-2098	08/01/2002	02/20/2003	1,000	Commercial		PLUMBING
1	02-2170	08/08/2002	02/20/2003	600	Commercial		WATER HEATER BOOSTER
1	02-2316	08/26/2002	02/20/2003	4,000	Residential		BUILD WALL
1	03-0165	01/21/2003	12/08/2003	5,600	Commercial		ROOFING
1	03-3347	09/17/2003	12/08/2003	29,000	Commercial		ARBOR & BRK PAVERS
1	04-3468	11/09/2004	12/16/2004	19,000	Commercial		REPAIR & PAINT EXT
1	04-3075	09/21/2004	12/16/2004	2,300	Commercial		REPLACE A/C
1	05-1537	05/10/2005	05/10/2005	4,000	Commercial		REPLACE SOUTH SIDE SIDING WITH HARDI BOARD
1	07-1142	03/07/2007		2,100	Commercial		INSTALL LIMESTONE EDGING ON GRAVE MARKERS

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	2,760,869	71,733	5,362,500	8,195,102	8,195,102	8,195,102	0
2013	2,776,615	48,717	5,362,500	8,187,832	8,187,832	8,187,832	0
2012	3,338,264	54,827	5,362,500	8,755,591	8,755,591	8,755,591	0
2011	3,346,137	56,026	5,362,500	8,764,663	8,764,663	8,764,663	0
2010	3,483,342	57,017	5,362,500	8,902,859	8,902,859	8,902,859	0
2009	3,491,215	58,233	6,625,476	10,174,924	10,174,924	10,174,924	0
2008	3,505,253	59,431	6,625,476	10,190,160	10,190,160	10,190,160	0
2007	2,615,027	60,126	6,625,476	9,300,629	9,300,629	9,300,629	0
2006	2,585,362	61,452	3,821,400	6,468,214	6,468,214	6,468,214	0
2005	2,626,401	62,798	3,184,500	5,873,699	5,873,699	5,873,699	0

2004	1,822,550	63,902	2,674,980	4,561,432	4,561,432	4,561,432	0
2003	1,822,550	51,840	2,632,520	4,506,910	4,506,910	4,506,910	0
2002	1,384,315	52,924	2,632,520	4,069,759	4,069,759	4,069,759	0
2001	1,384,315	53,764	2,632,520	4,070,599	4,070,599	4,070,599	0
2000	1,887,447	25,427	2,207,920	4,120,794	4,120,794	4,120,794	0
1999	1,851,532	26,040	2,207,920	4,085,492	4,085,492	4,085,492	0
1998	1,278,053	26,567	2,207,920	3,512,540	3,512,540	3,512,540	0
1997	1,272,281	26,335	2,123,000	3,421,616	3,421,616	3,421,616	0
1996	1,168,537	26,934	2,123,000	3,318,471	3,318,471	3,318,471	0
1995	1,168,537	22,556	2,123,000	3,314,093	3,314,093	3,314,093	0
1994	1,011,794	1,799	2,123,000	3,136,593	3,136,593	3,136,593	0
1993	1,011,794	1,885	2,123,000	3,136,679	3,136,679	3,136,679	0
1992	1,011,794	1,950	2,123,000	3,136,744	3,136,744	3,136,744	0
1991	1,011,794	2,015	2,123,000	3,136,809	3,136,809	3,136,809	0
1990	1,011,794	2,102	1,709,015	2,722,911	2,722,911	2,722,911	0
1989	1,011,794	0	1,698,400	2,710,194	2,710,194	2,710,194	0
1988	932,854	0	1,358,720	2,291,574	2,291,574	2,291,574	0
1987	916,975	0	643,163	1,560,138	1,560,138	1,560,138	0
1986	920,712	0	634,352	1,555,064	1,555,064	1,555,064	0
1985	903,354	0	458,568	1,361,922	1,361,922	1,361,922	0
1984	880,762	0	458,568	1,339,330	1,339,330	1,339,330	0
1983	880,762	0	296,912	1,177,674	1,177,674	1,177,674	0
1982	842,447	0	255,344	1,097,791	1,097,791	1,097,791	0

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.

There are no sales to display for this parcel.

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