

# **Staff Report**

8

Remove asbestos roof tiles and replace with new synthetic slate roofing. Remove windows and replace with impact resistant mahogany units matching the original ones. Repair spalling stucco and repaint exterior-  
**#924 Flagler Avenue – Bender and Associates (H11-01-1140)**

This staff report is for the review of a Certificate of Appropriateness that requests replacement of architectural elements that are in disrepair due to water damage and or termite infestation. The proposed replacements are for a contributing house located outside of the historic district. The historic house is a unique example of Mediterranean Revival architectural style and was built circa 1920. A garage that stands detached from the house is also included in the scope of work.

The house and its garage exhibit a gray diamond pattern asbestos roofing cover. This material has surpassed its life expectancy. The plans propose a new synthetic slate tiles that will be gray in color and will be installed in diamond pattern. The existing metal gutters and downspouts will be removed and replaced with copper ones. These new copper system will match the existing historic profile and will be connected into the historic cistern.

The plans also proposes the replacement of existing windows; existing wood casement and double hung windows will be replaced with similar style mahogany windows with impact glass. There are existing glass jalousie aluminum frame windows located on the east elevation that will be replaced with mahogany casement windows with impact glass. A paint analysis will be conducted to determine the original or older paint color found in the existing windows. Louvered shutters will be replaced with new wooden ones. All aluminum channels for hurricane shutters will be removed as well as all existing non historic burglar bars. Existing doors and sidelights and transoms on the house will also be replaced with new mahogany units. The existing doors of the garage will be repaired.

The exterior walls of the main house exhibit spalling problems which will be repaired. The house and the garage will be repainted. No changes to the footprint of the house or any additions are proposed in the plans.

Staff has the following comments regarding the proposed plans:

1. Asbestos construction materials are banned by Federal and State laws. The new proposed material is an appropriate solution for replacement. The material will resemble the existing one in texture, color and pattern design. (Guideline 4-Roofing page 6)
2. It is staff's belief that the replacement of the existing metal gutter and downspouts system to a new cooper one will not have an effect in the historic house. Moreover the new system will be made of a superior material and will have the same profile as the existing ones. (First paragraph- Gutters guidelines, page 27)



3. The proposed replacement of windows is necessary due to existing decay conditions. The new proposed windows will be wood with impact resistant glass, which is an appropriate replacement for windows in a contributing building, (Guidelines 3 and 8, Windows pages 29-30).
4. The plans propose the replacement of existing louver shutters with similar wood ones, which is consistent with the guidelines. (First paragraph and Guidelines 2 and 3, Shutters pages 30-31)

It is staff's belief that the proposed plans include appropriate specifications and building details which are consistent with the guidelines as well as the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings, particularly Standard #6 (Guidelines page 16);

*Deteriorated historic features shall be repaired rather than be replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, when possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

The removal of non historic elements such as burglar iron bars, metal channels for hurricane panels and piping's that detract from the historic character will bring this house back to its original integrity. The house was built in concrete and deterioration of the exterior walls is showing through cracks and spalling of the stucco finish. The plans include the correction of the stucco and concrete decay. The applicant is proposing to do paint analysis on inconspicuous areas in order to find accurate original colors for windows, shutters and exterior walls.

# **Application**





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

APPLICATION # 11-01-1140

OWNER'S NAME: TIM REIMER DATE: 8/23/11.

OWNER'S ADDRESS: 924 FLAGLER PHONE #: 515.988.3437

APPLICANT'S NAME: BENDER & ASSOCIATES · BERT BENDER / DAVID SALAY PHONE #: 296.1347.

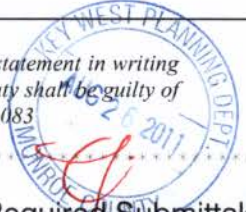
APPLICANT'S ADDRESS: 410 ANGELAST.

ADDRESS OF CONSTRUCTION: 924 FLAGLER # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REMOVE ASBESTOS ROOF TILES. REPLACE WITH NEW SYNTHETIC SLATE ROOFING. REMOVE EXISTING CASEMENT & DOUBLE HUNG WINDOWS. REPLACE WITH NEW IMPACT RESISTANT MAHOGANY UNITS MATCHING THE ORIGINALS. REPAIR SPALLING STUCCO & REPAINT EXTERIOR.

*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: 8/23/11.

Applicant's Signature: [Signature]

**Required Submittals**

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
N/A	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

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

Staff Approval: \_\_\_\_\_

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

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved

Denied

Deferred

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Reason for Deferral or Denial:

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

HARC Comments:

*Contributing resource outside of the historic district.*  
*Built circa 1920 Mediterranean Revival style.*  
*Guidelines for roofing.*  
*Guidelines for windows.*  
*Guidelines for colors.*

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

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

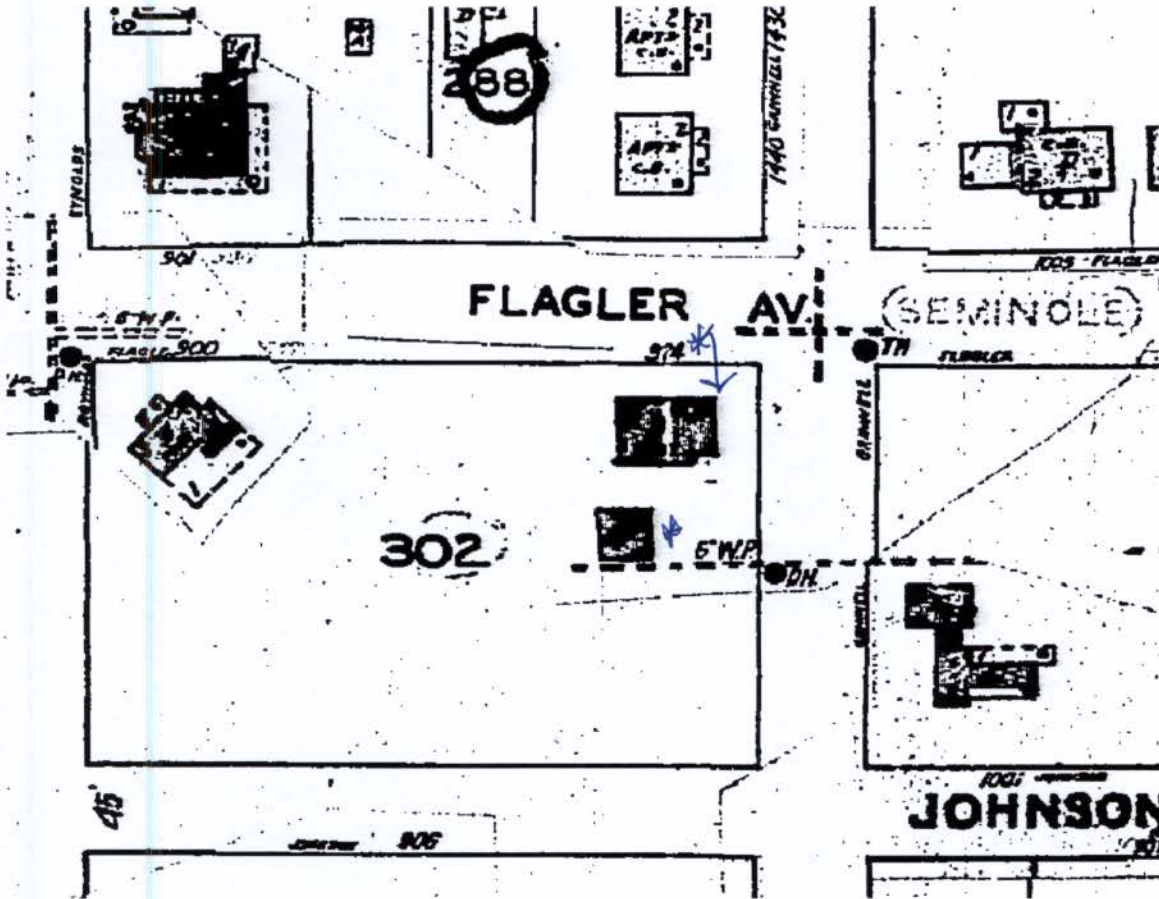
Date: \_\_\_\_\_

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

Historic Architectural  
Review Commission

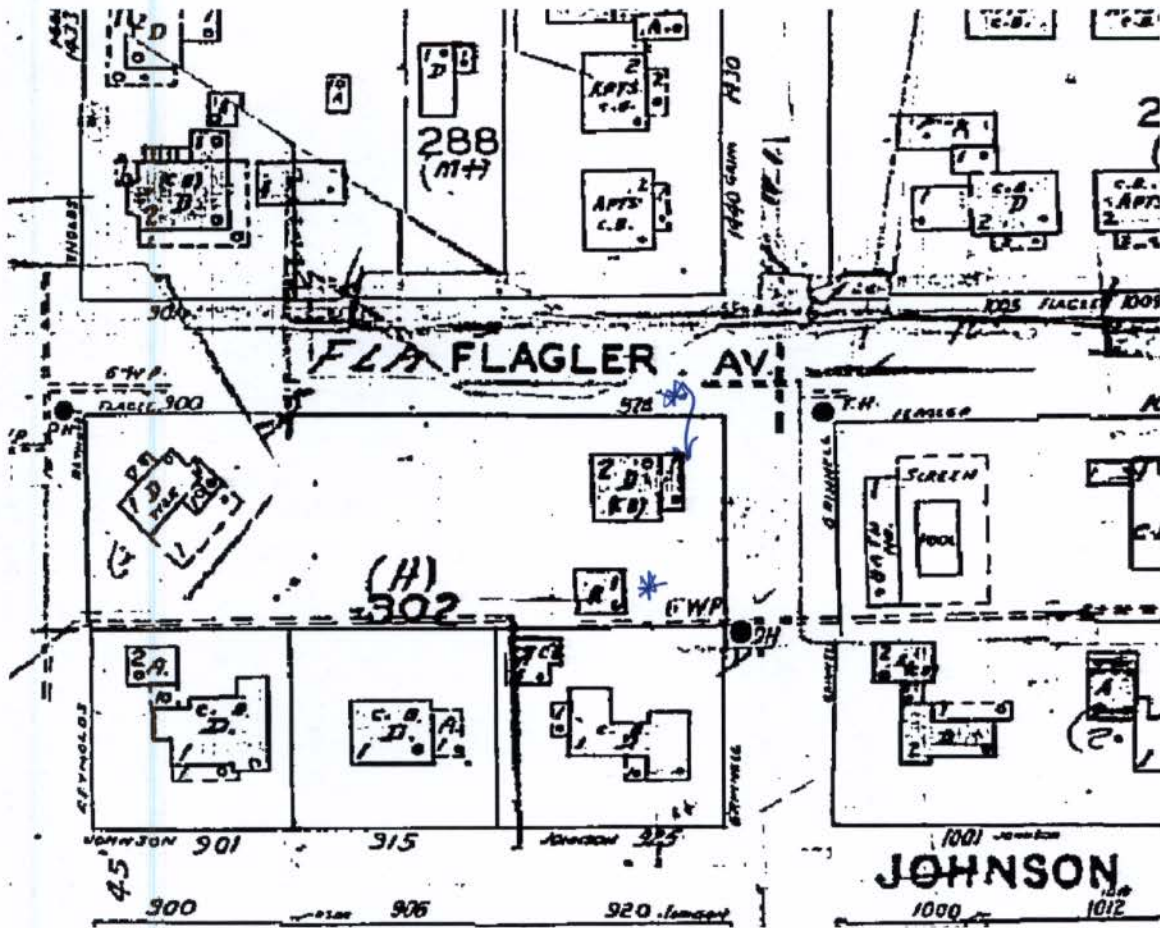
# **Sanborn Maps**





#924 Flagler Avenue Sanborn map 1948 copy





#924 Flagler Avenue Sanborn map 1962 copy

# Photos



Photo taken by the Property Appraiser's office c1965; 924 Flagler Ave.; built 1920's;  
Monroe County Library



924 FLAGLER AVENUE    EXISTING CONDITIONS



Circa 1965 Photo of 924 Flagler.



General photo of house and garage from Grinnell Street.



View of house from corner of Flagler and Grinnell Streets. Both the main house and the garage are roofed with asbestos shingles laid in a diamond pattern. Proposed shingles for both house and garage will be synthetic slate in a diamond pattern. All hurricane shutters and burglar bars will be removed from the facades.



Garage building from Grinnell Street. The garage roof will be replaced with synthetic slate shingles in a diamond pattern. Historic garage doors will remain.





Typical first floor casement window. The windows are termite damaged, and will be replaced with new mahogany impact-resistant casement windows. Profiles will match exactly.



Typical second floor window (shuttered). Both windows and shutters have structural damage from termites.





Typical second floor double hung window. The windows will be removed and replaced with mahogany impact-resistant double hung windows matching the profile. The shutters will be replaced with exact matching shutters.



Damage at typical second floor shutter.



Entry door #1. The door and sidelites are damaged by termites and rot from water infiltration. They will be replaced with new mahogany doors, sidelites and transoms. Hurricane shutter tracks and burglar bars will be removed.



Detail photo of garage. Existing asbestos roofing will be removed and replaced with synthetic slate shingles in a diamond pattern. Gutters will be removed and replaced with copper gutters in a matching profile. The ventilator at top of roof will be repaired and repainted. Sliding garage doors will be repainted. The garage walls are sheathed in historic painted coral stone. The walls will be repainted.



Detail of damaged gutters and downspouts at main house. Gutters and downspouts will be replaced with new copper units matching the historic profile. All of the gutters are piped into the historic cistern located under the Florida Room of the house.



The cover to the historic cistern is located on the porch. The cistern is functional, and will remain so.



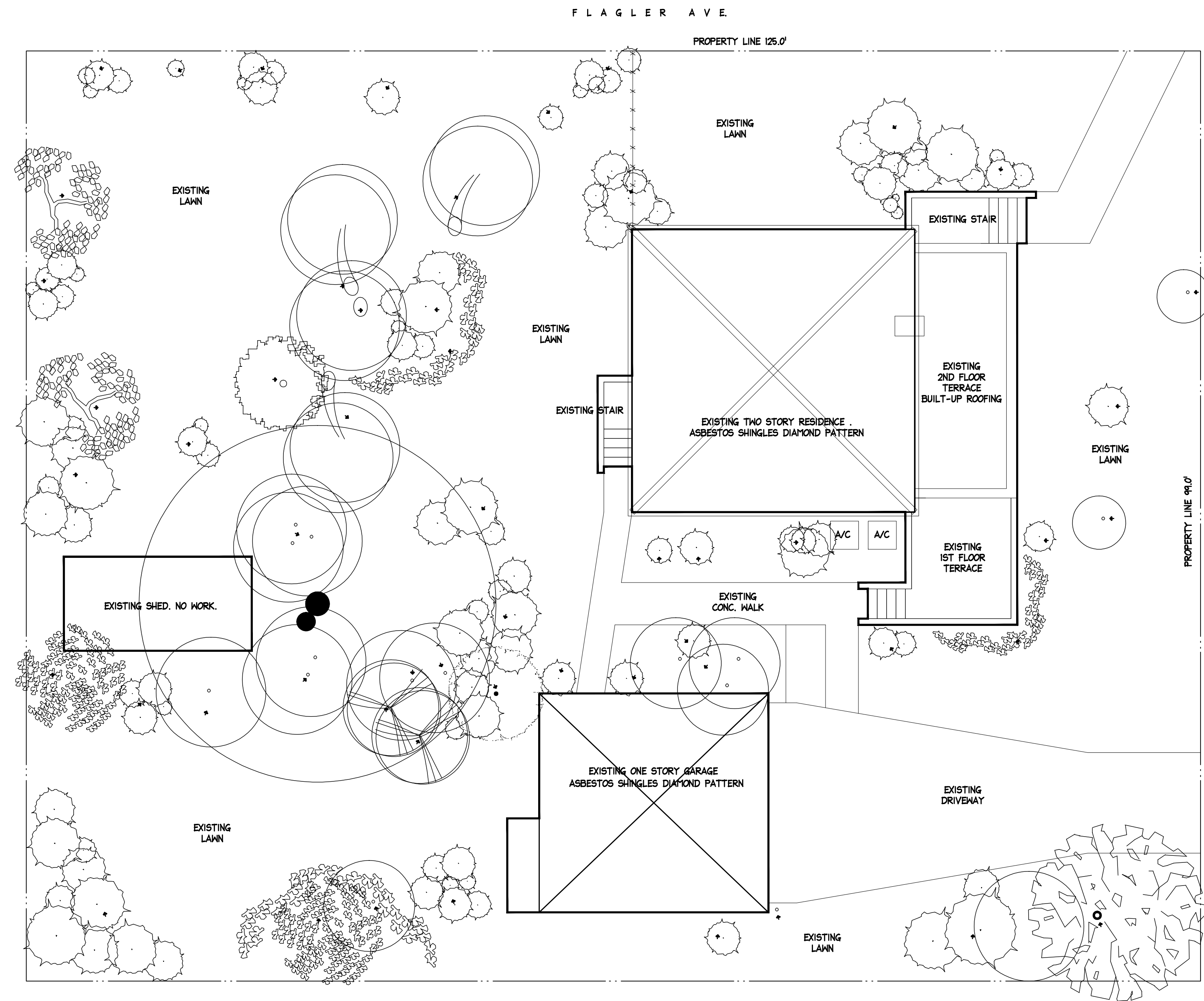


Adjacent building at 908 Flagler Street. (1 story 1950's modern not visible through trees)



Adjacent building at 1506 Grinnell Street.

## **Site Plans**



1 EX1 EXISTING SITE PLAN  
SCALE: 1/4"=1'-0"

GRINNEL STREET

**REIMER RESIDENCE**  
924 FLAGLER AVENUE  
KEY WEST FLORIDA

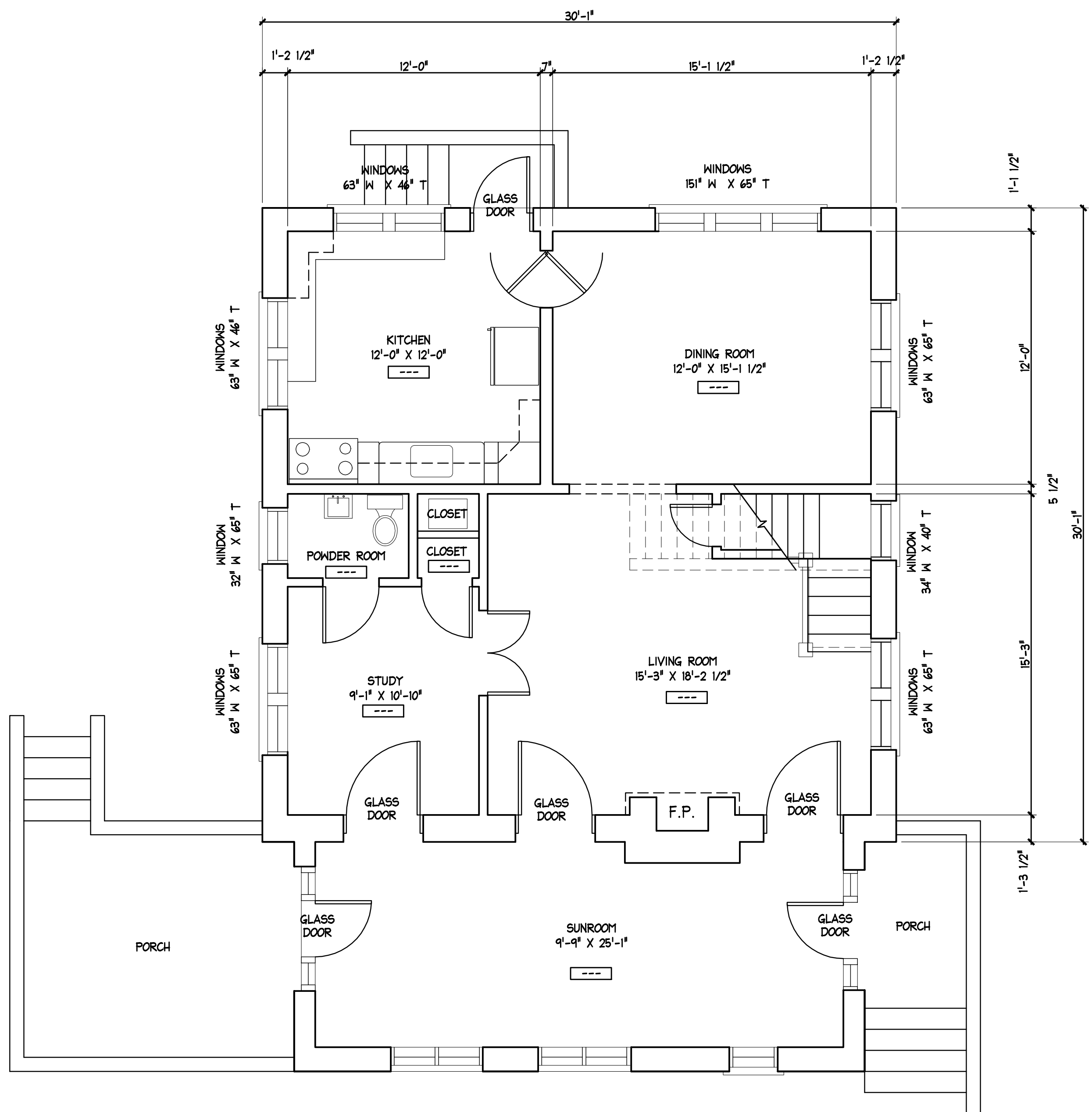
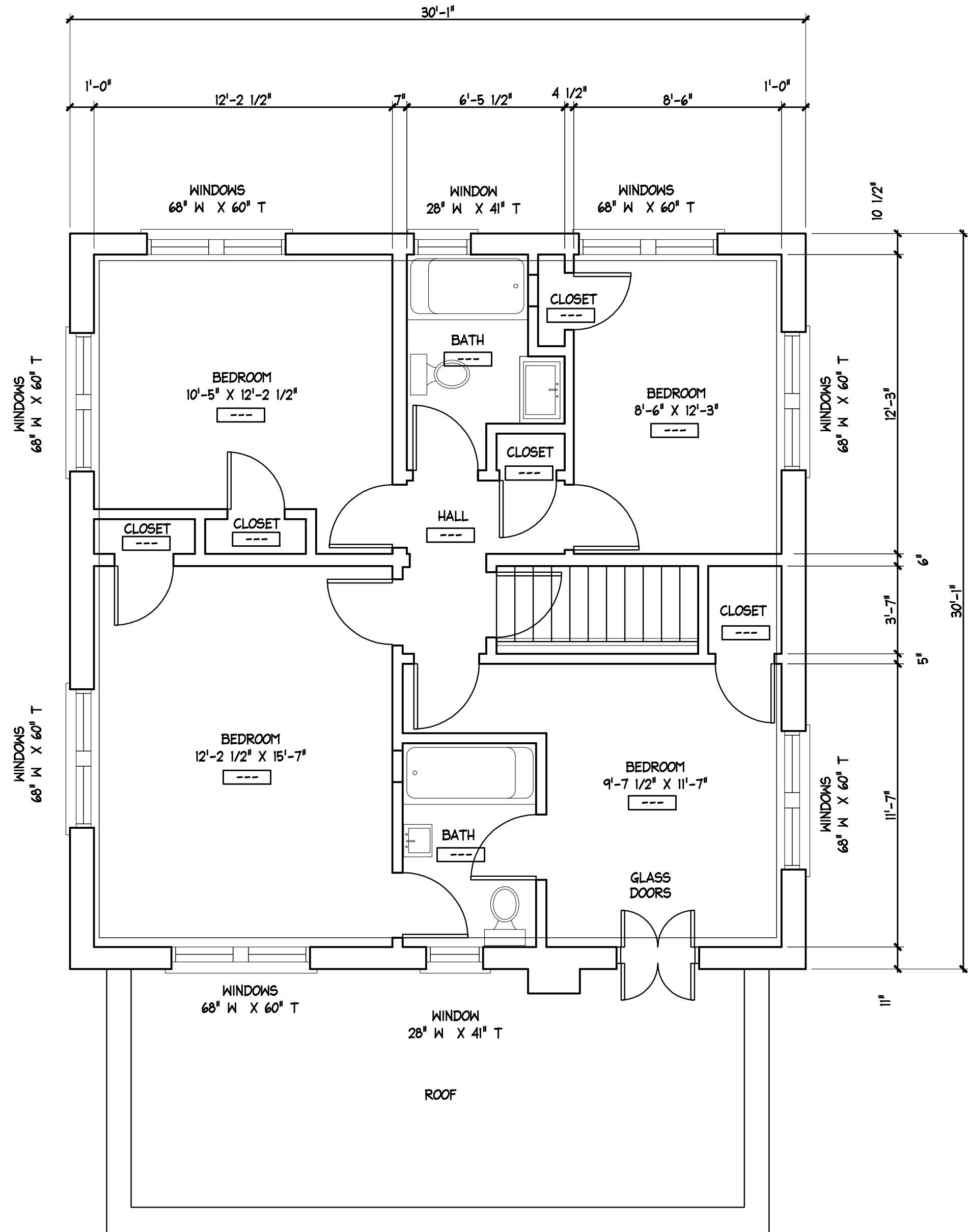
410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

*Bender & Associates*  
**ARCHITECTS** p.a.

Project No: 0920  
EXISTING SITEPLAN  
Date: 5/15/11

**EX1**  
5 OF 8





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

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

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Bender & Associates  
ARCHITECTS  
p.a.

Project No: 0920  
FIRST FLOOR PLAN  
SECOND FLOOR PLAN  
Date: 5/15/11

EX2  
5 OF 8





NORTH (FLAGLER AVE.) ELEVATION



SOUTHEAST CORNER VIEW



REAR (WEST) ELEVATION



TYPICAL 2ND FLOOR WINDOW



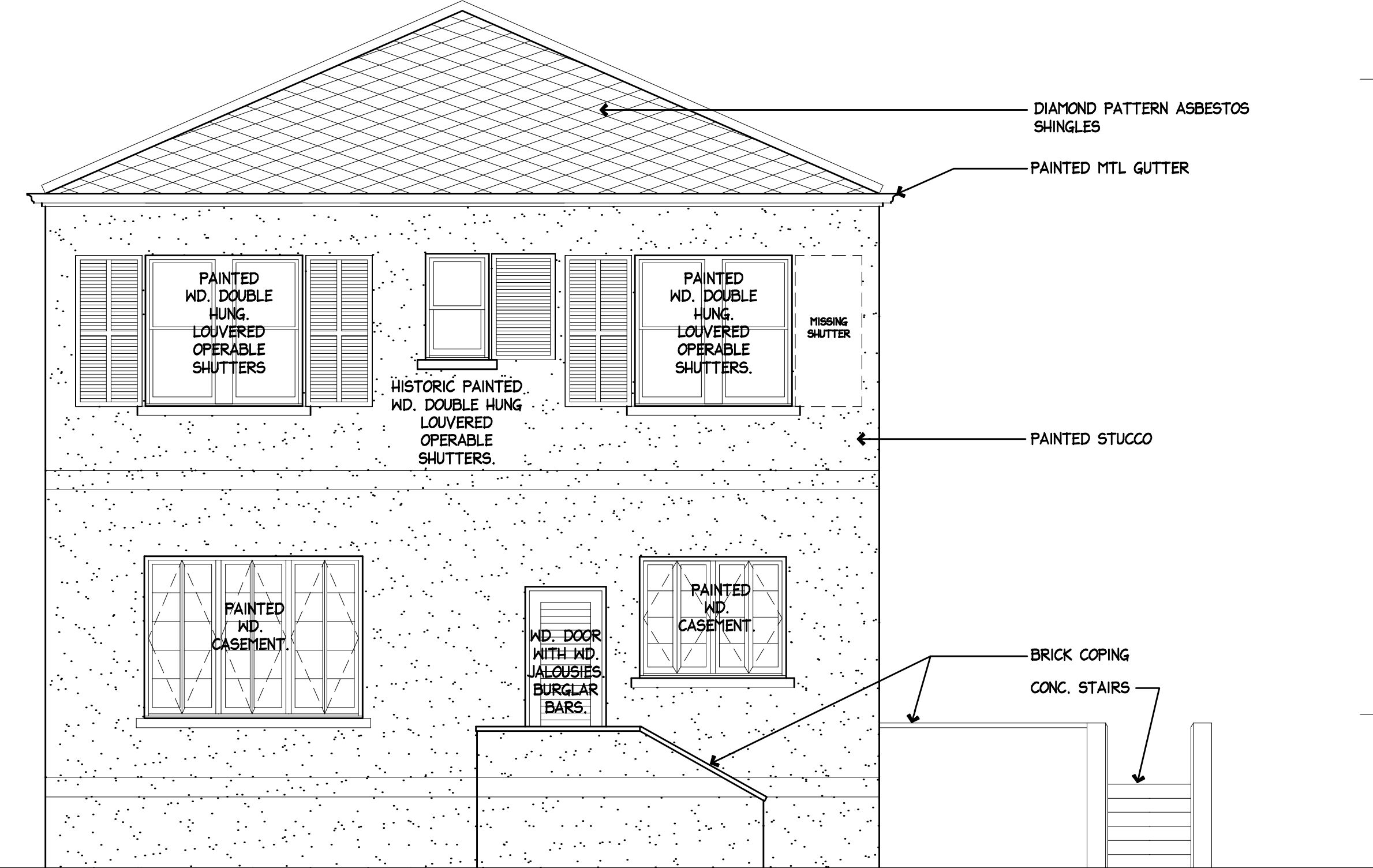
TYPICAL 1ST FLOOR WINDOW



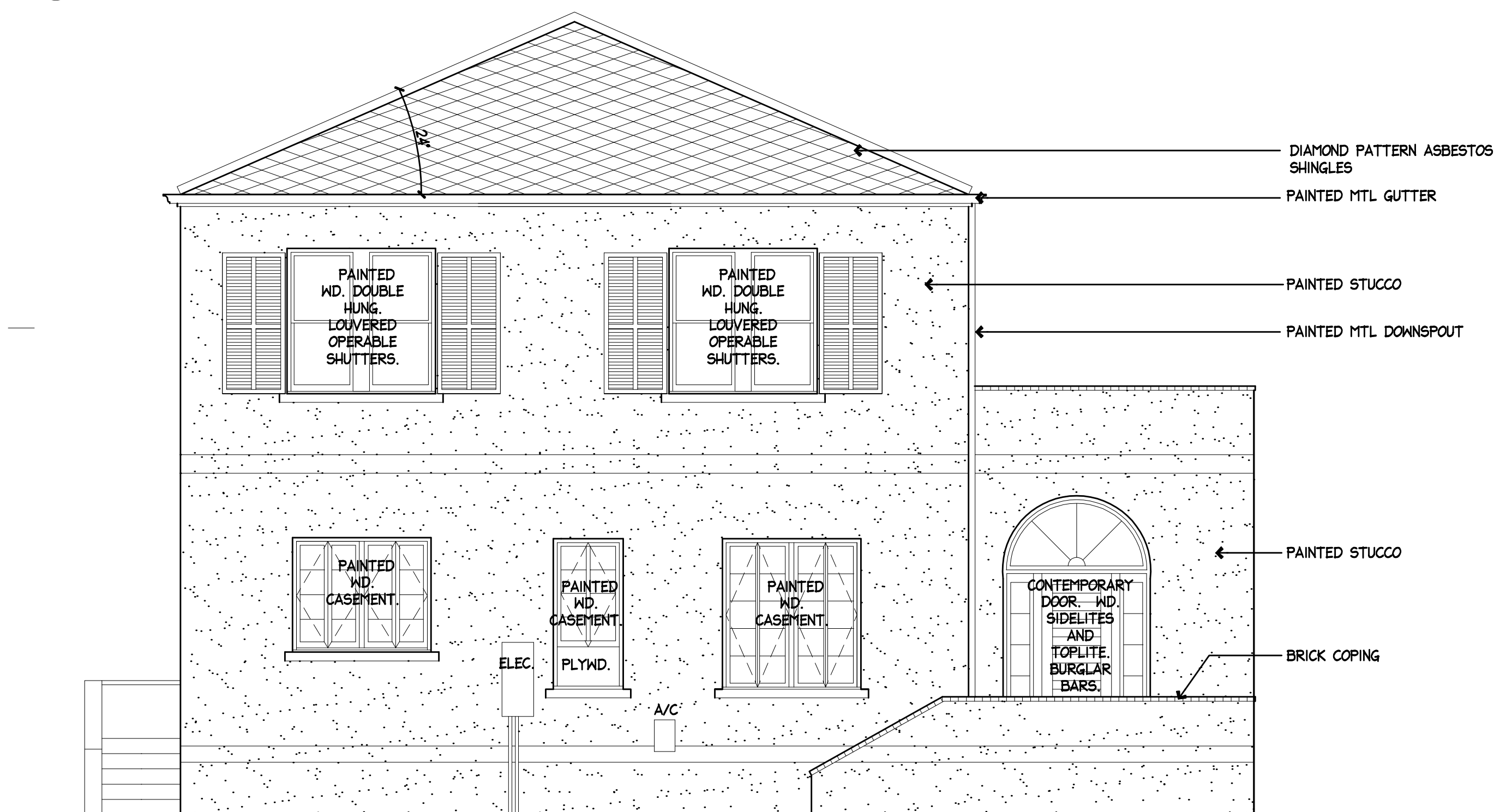
TYPICAL 1ST FLOOR ARCHED WINDOW



4 EX3 EXISTING NORTH (FLAGLER AVE.) EXTERIOR ELEVATION  
SCALE: 1/4"=1'-0"



3 EX3 EXISTING REAR (WEST) EXTERIOR ELEVATION  
SCALE: 1/4"=1'-0"

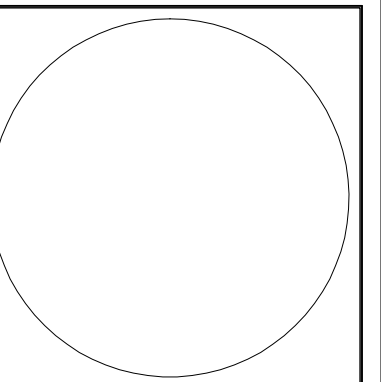


2 EX3 EXISTING SIDE (SOUTH) EXTERIOR ELEVATION  
SCALE: 1/4"=1'-0"



1 EX3 EXISTING EAST (GRINNELL STREET) EXTERIOR ELEVATION  
SCALE: 1/4"=1'-0"

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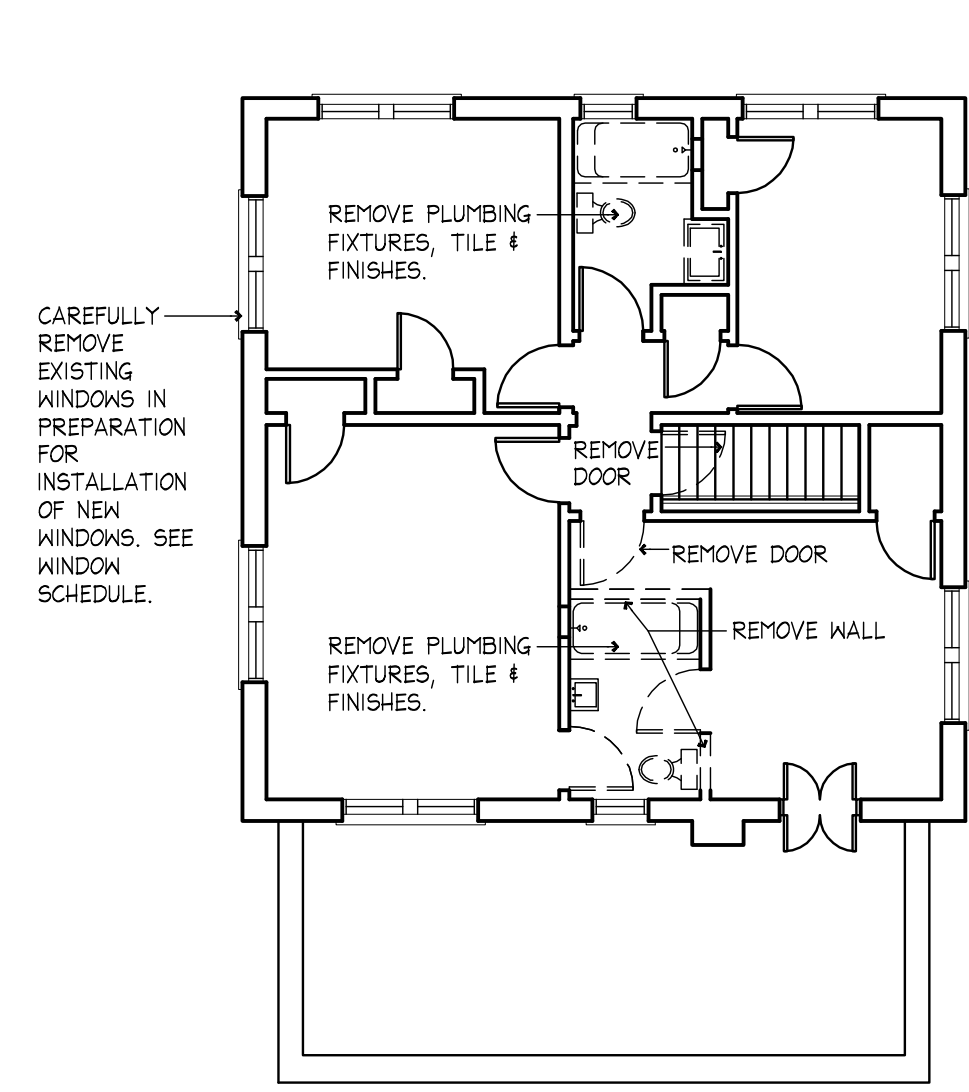
Project No: 0920

EXISTING EXTERIOR ELEVATIONS

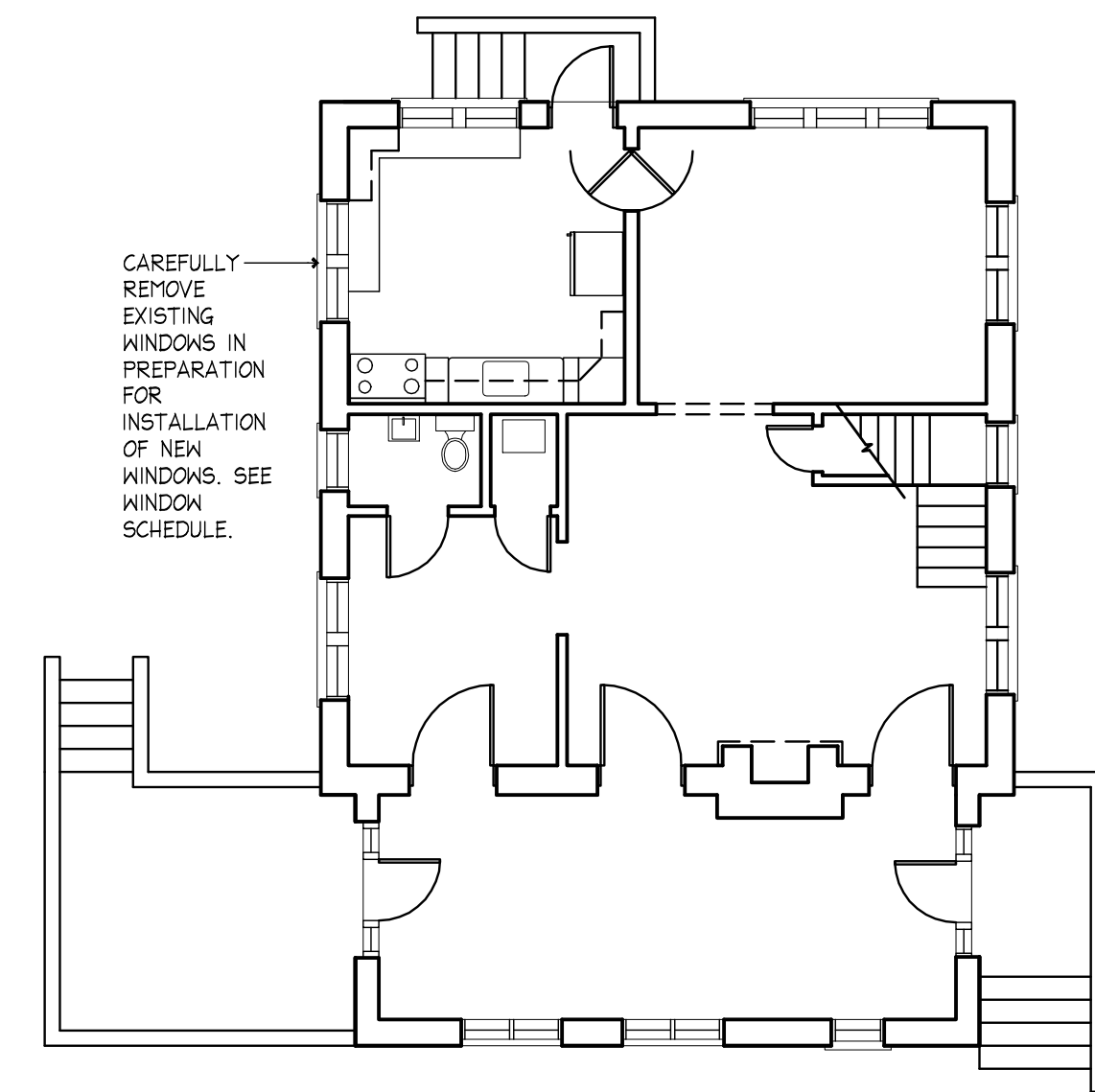
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EX3

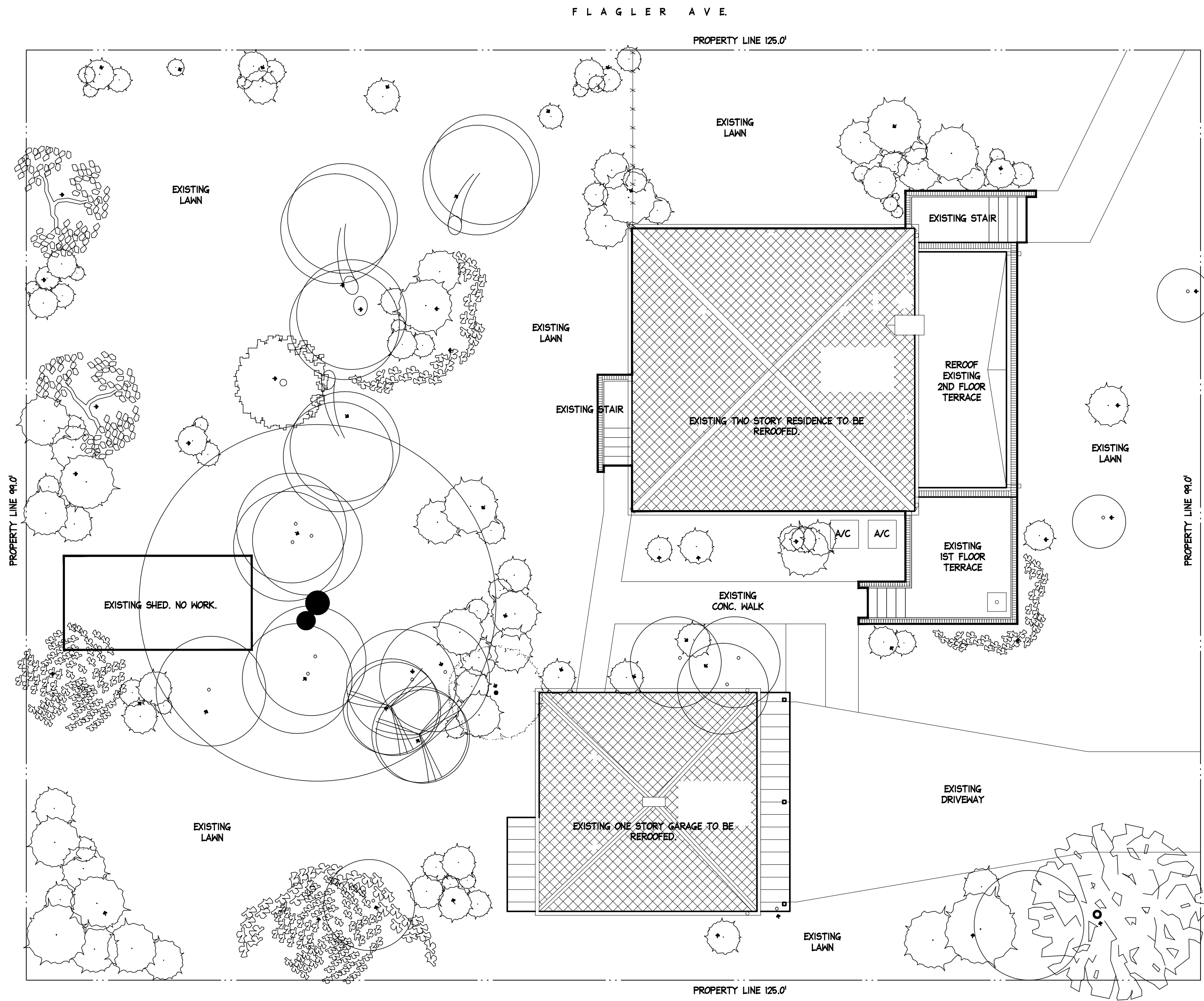




3 SECOND FLOOR DEMOLITION PLAN  
SCALE: 1/8"=1'-0"



2 FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/8"=1'-0"



1 PROPOSED SITE PLAN  
SCALE: 1/4"=1'-0"

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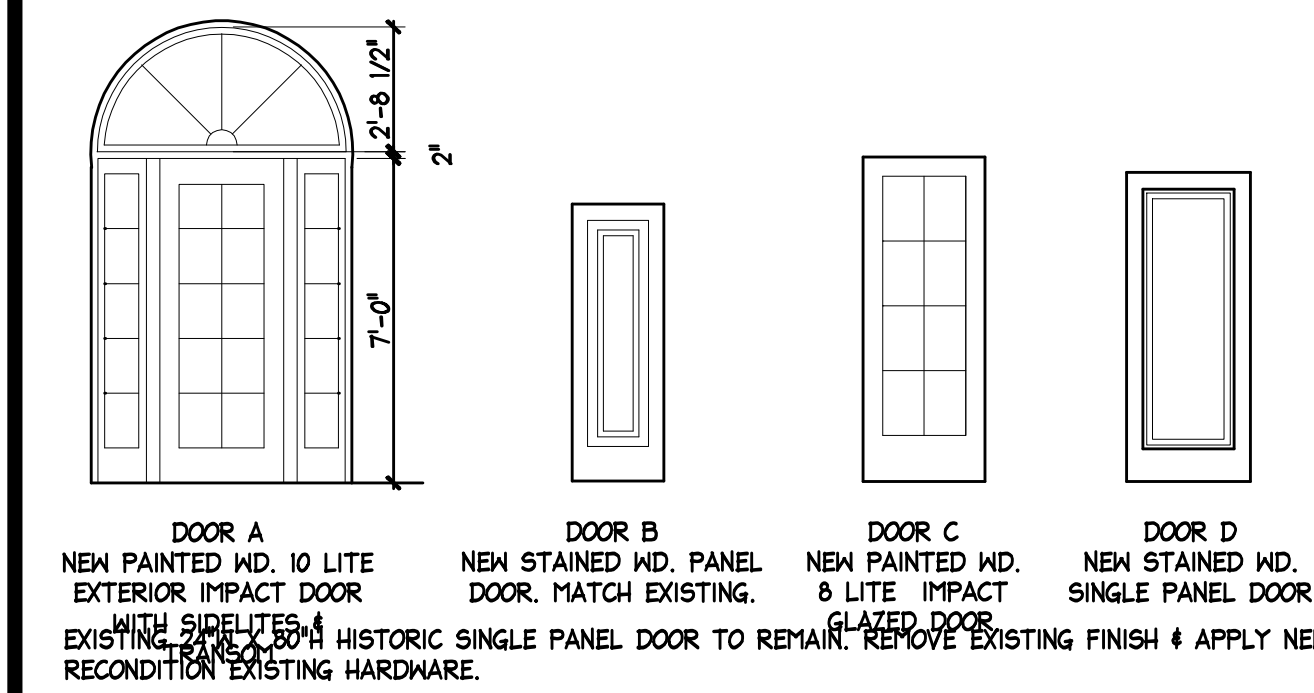
**A1**



### DOOR SCHEDULE

NO.	TYPE	SIZE		MATERIAL	FINISH	GLAZING	FRAMES		DTLS	REMARKS	HARDWARE SETS
		W.	H.				MATERIAL	FINISH			
1	A	2'-8"	7'-0"	WOOD	PTD.	IMPACT	WOOD	PTD.	---	NEW IMPACT DOOR, SIDELITES, TRANSOM	1
2	A	2'-8"	7'-0"	WOOD	PTD.	IMPACT	WOOD	PTD.	---	NEW IMPACT DOOR, SIDELITES, TRANSOM	1
3	EXISTING 41" X 84" HISTORIC 10 LITE GLAZED DOOR TO REMAIN. REMOVE EXISTING FINISH & APPLY NEW STAINED HD. FINISH. CLEAN & RECONDITION EXISTING HARDWARE.										
4	EXISTING 41" X 84" HISTORIC 10 LITE GLAZED DOOR TO REMAIN. REMOVE EXISTING FINISH & APPLY NEW STAINED HD. FINISH. CLEAN & RECONDITION EXISTING HARDWARE.										
5	NO WORK.										
6	B	23 3/4"	71 3/4"	WOOD	STAINED	NONE	WOOD	REFINISH EXISTING	---	NEW DOOR IN EXISTING OPENING. MATCH EXISTING DOOR. REUSE HARDWARE.	
7	D	24"	80"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL DOOR. MATCH EXISTING.	
8	D	32"	80"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL DOOR. MATCH EXISTING.	
9	EXISTING 41" X 84" HISTORIC 10 LITE GLAZED DOOR TO REMAIN. REMOVE EXISTING FINISH & APPLY NEW STAINED HD. FINISH. CLEAN & RECONDITION EXISTING HARDWARE. PATCH EXISTING TERMITE DAMAGE AT DOOR CASING ON FLORIDA ROOM SIDE.										
10	EXISTING 31.5" X 79.5" HISTORIC FLAT PANEL SHING DOOR TO REMAIN. CLEAN & RECONDITION EXISTING HARDWARE.										
11	C	32"	84"	WOOD	PTD.	IMPACT	WOOD	PTD.		NEW GLAZED IMPACT DOOR IN EXISTING OPENING.	
12	EXISTING PAIR OF 17 7/8" X 84" HISTORIC 10 LITE GLAZED DOORS TO REMAIN. REMOVE EXISTING FINISH & APPLY NEW STAINED HD. FINISH. CLEAN & RECONDITION EXISTING HARDWARE. REPAIR DAMAGE AT GLAZING STOPS. REPLACE EXTERIOR HARDWARE, MATCHING EXISTING.										
13	D	32"	80"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL POCKET DOOR. MATCH EXISTING.	
14	D	28"	79.5"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL DOOR. MATCH EXISTING. REUSE HARDWARE.	
15	D	32"	80"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL DOOR. MATCH EXISTING.	
16	NOT USED.										
17	D	32"	79.5"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL DOOR. MATCH EXISTING.	
18	D	28"	79"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL DOOR. MATCH DOOR 17. MATCH HARDWARE AT DOOR 17.	
19	D	31.5"	79.75"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL DOOR. MATCH EXISTING.	
20	D	27.25"	79.75"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL DOOR. MATCH EXISTING.	
21	D	28"	79.5"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL DOOR. MATCH EXISTING.	
22	D	32"	79.75"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL DOOR. MATCH EXISTING.	
23	D	31 3/8"	80"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL DOOR. MATCH EXISTING.	
24	D	28"	79.75"	WOOD	STAINED	NONE	WOOD	STAINED.		NEW STAINED HD. SINGLE PANEL DOOR. MATCH EXISTING.	

### DOOR TYPES



### DOOR HARDWARE

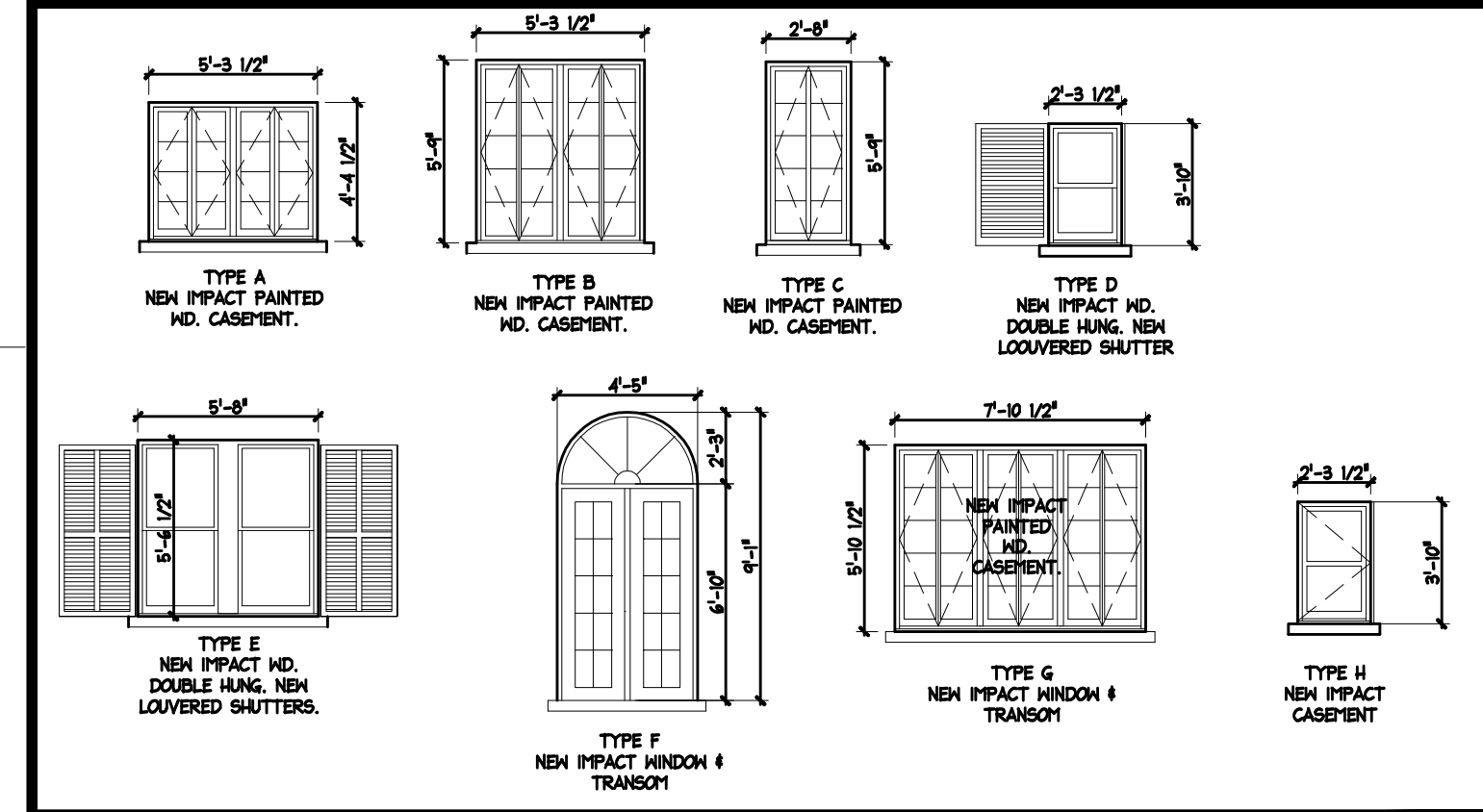


### WINDOW SCHEDULE

MARK	SIZE	MANUFACTURER/DETAILS	CATALOG NO.	MATERIAL	FINISH	REMARKS
A	5'-3 1/2"	4'-4 1/2"	SABANA	WOOD / IMPACT GLASS	PAINTED	NEW PAIR OF IMPACT CASERMENT WINDOWS IN EXISTING OPENING.
B	5'-3 1/2"	5'-4"	SABANA	WOOD / IMPACT GLASS	PAINTED	NEW PAIR OF IMPACT CASERMENT WINDOWS IN EXISTING OPENING.
C	2'-8"	5'-4"	SABANA	WOOD / IMPACT GLASS	PAINTED	NEW IMPACT WINDOW IN EXISTING OPENING.
D	2'-3 1/2"	5'-10"	TRADEWOOD	WOOD / IMPACT GLASS	PAINTED	NEW DOUBLE HUNG IMPACT WINDOW IN EXISTING OPENING. NEW PAINTED HD. LOUVERED SHUTTER.
E	8'-8"	8'-6 1/2"	TRADEWOOD	WOOD / IMPACT GLASS	PAINTED	NEW PAIR OF DOUBLE HUNG IMPACT WINDOWS IN EXISTING OPENING. NEW PAINTED HD. LOUVERED SHUTTERS.
F	4'-5"	9'-1"	SABANA	WOOD / IMPACT GLASS	PAINTED	NEW PAIR OF IMPACT CASERMENT WINDOWS IN EXISTING OPENING. NEW ARCHED TRANSOM ABOVE.
G	7'-10 1/2"	15'-10 1/2"	SABANA	WOOD / IMPACT GLASS	PAINTED	NEW TRIPLE GANGED IMPACT CASERMENT WINDOWS IN EXISTING OPENING.
H	2'-3 1/2"	5'-10"	SABANA	WOOD / IMPACT GLASS	PAINTED	NEW IMPACT CASERMENT WINDOW IN EXISTING OPENING.

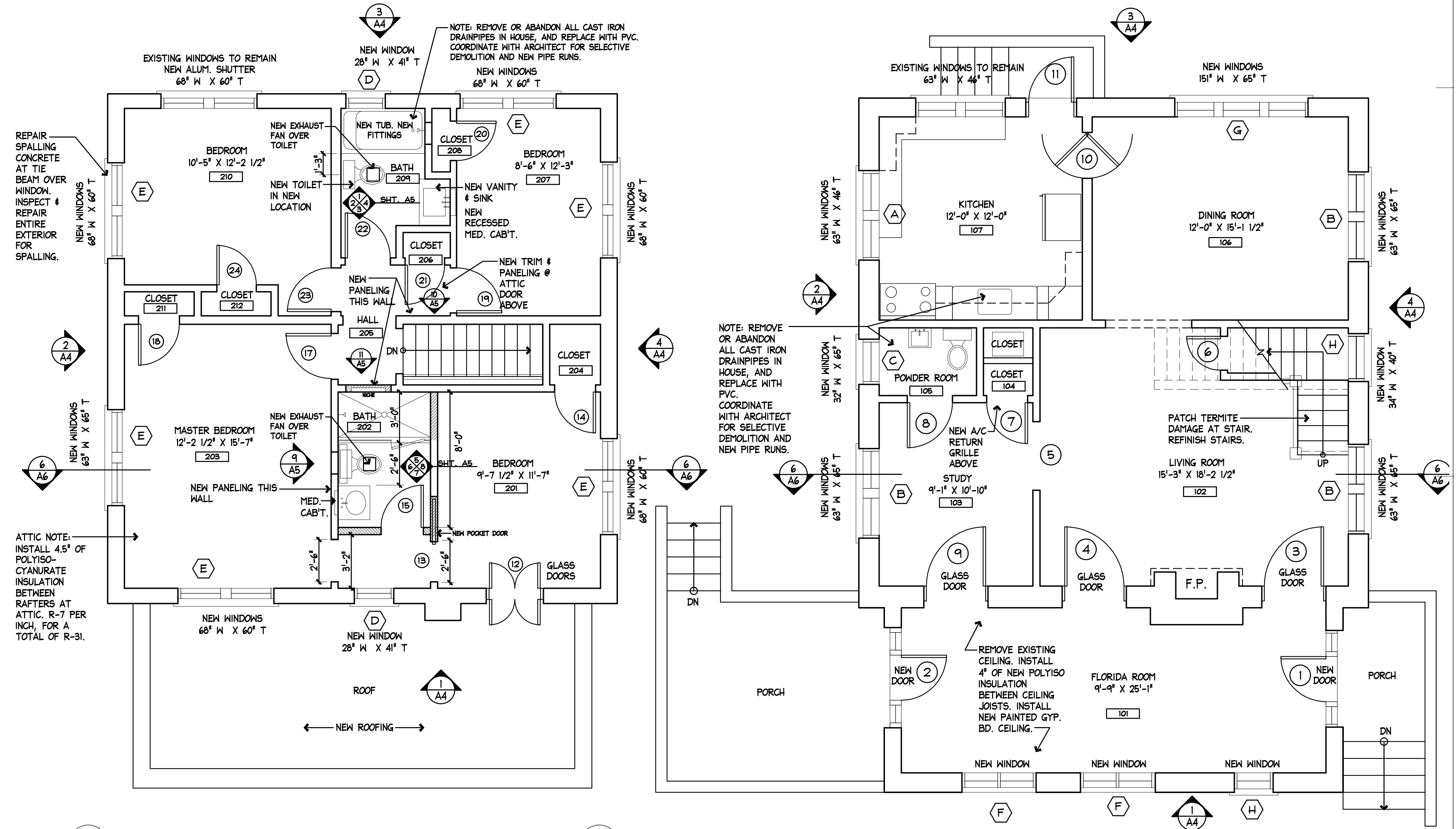
NOTE: ALL OPENINGS ARE EXISTING. VERIFY ALL OPENING SIZES.

### WINDOW TYPES



### WINDOW NOTES

- CONTRACTOR TO RECONDITION AND REUSE EXISTING WINDOW SHUTTER HARDWARE.
- PROVIDE SHOP DRAWINGS FOR ALL NEW WINDOWS.



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

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

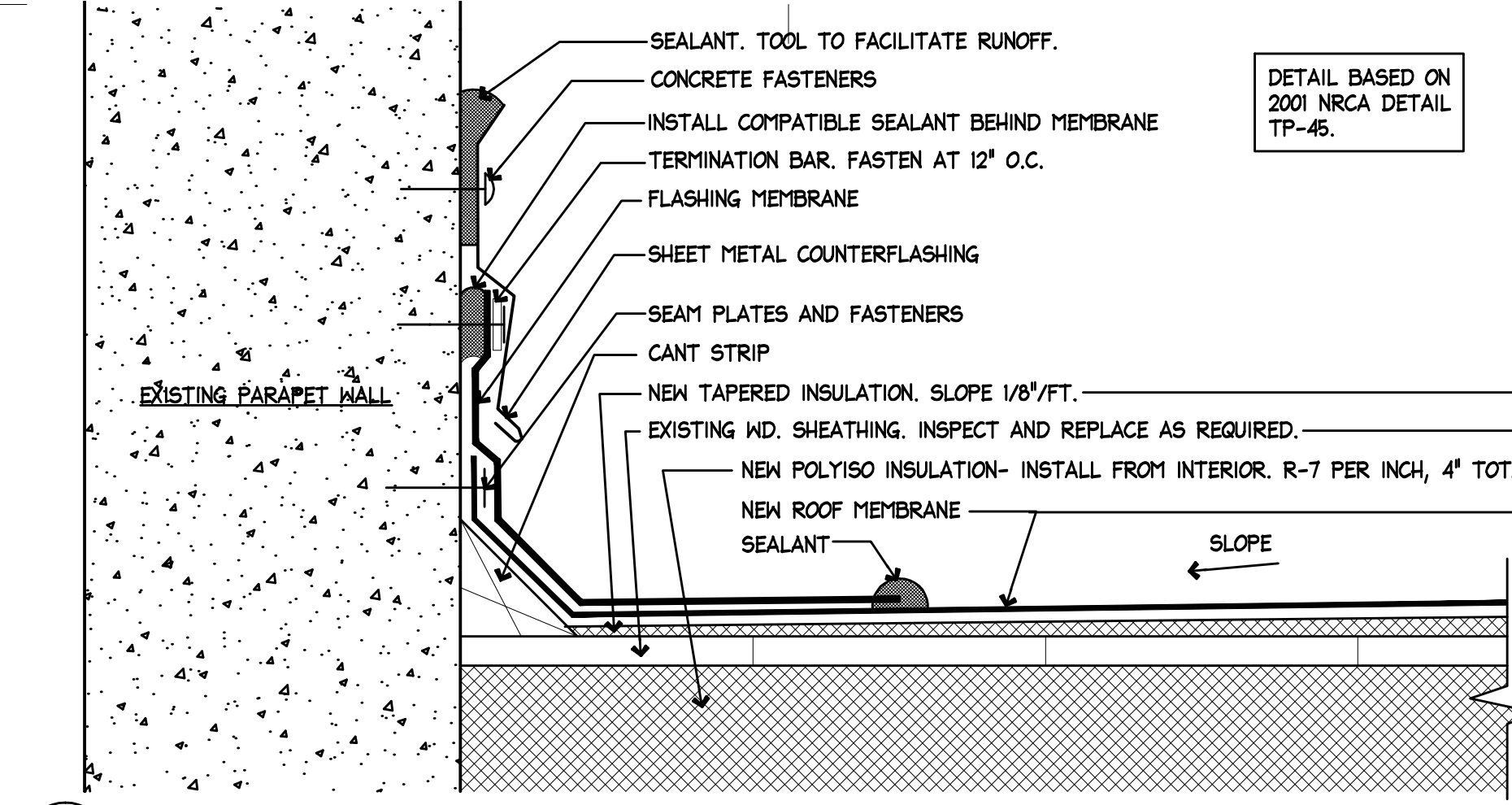
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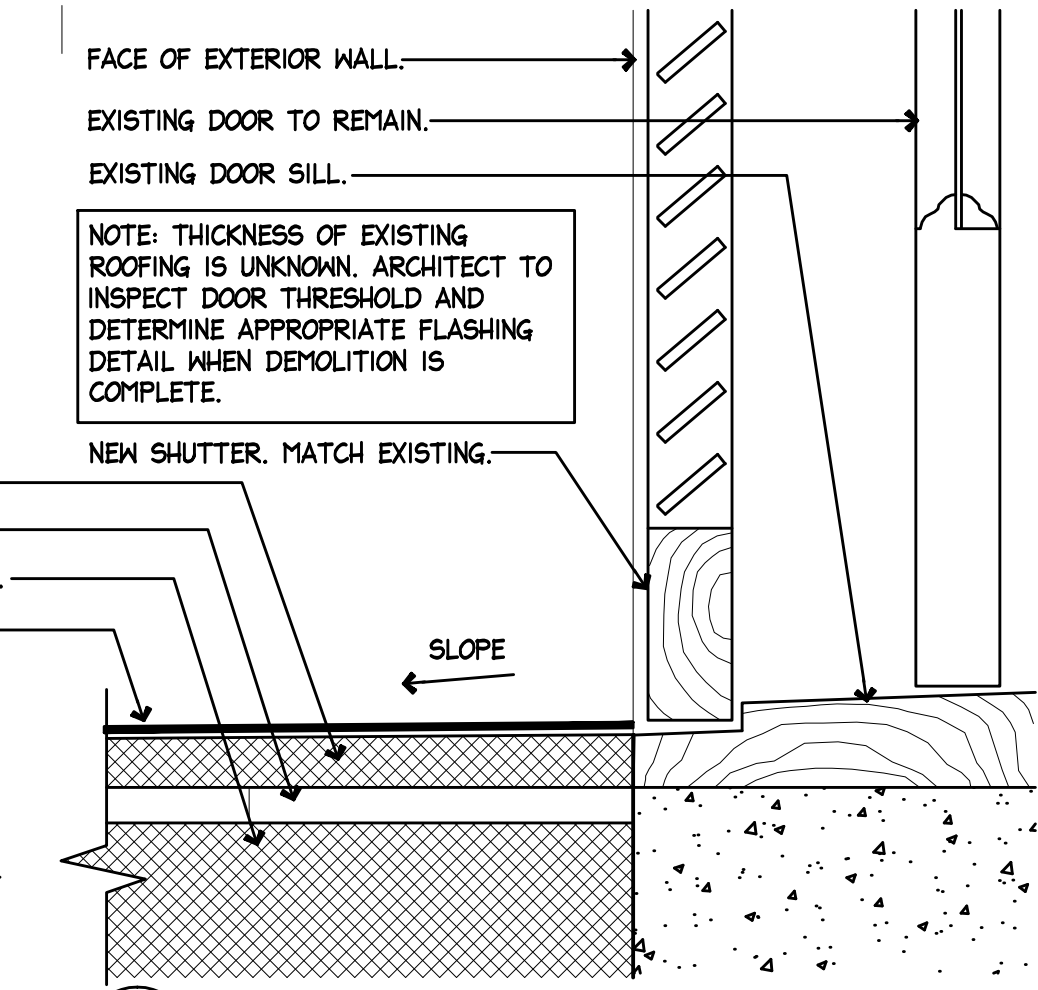
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p.a.

Project No: 0920  
FIRST FLOOR PLAN  
SECOND FLOOR PLAN  
SCHEDULES  
Date: 5/5/11

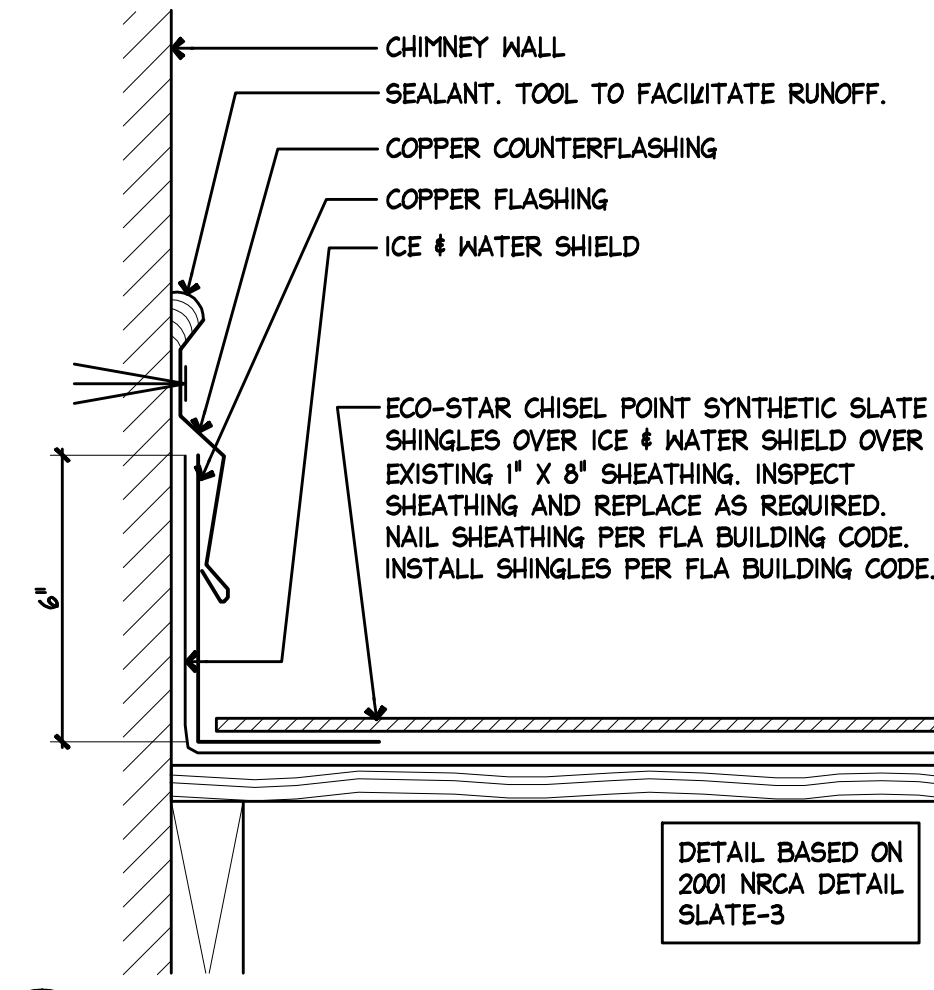
A2  
3 OF 8



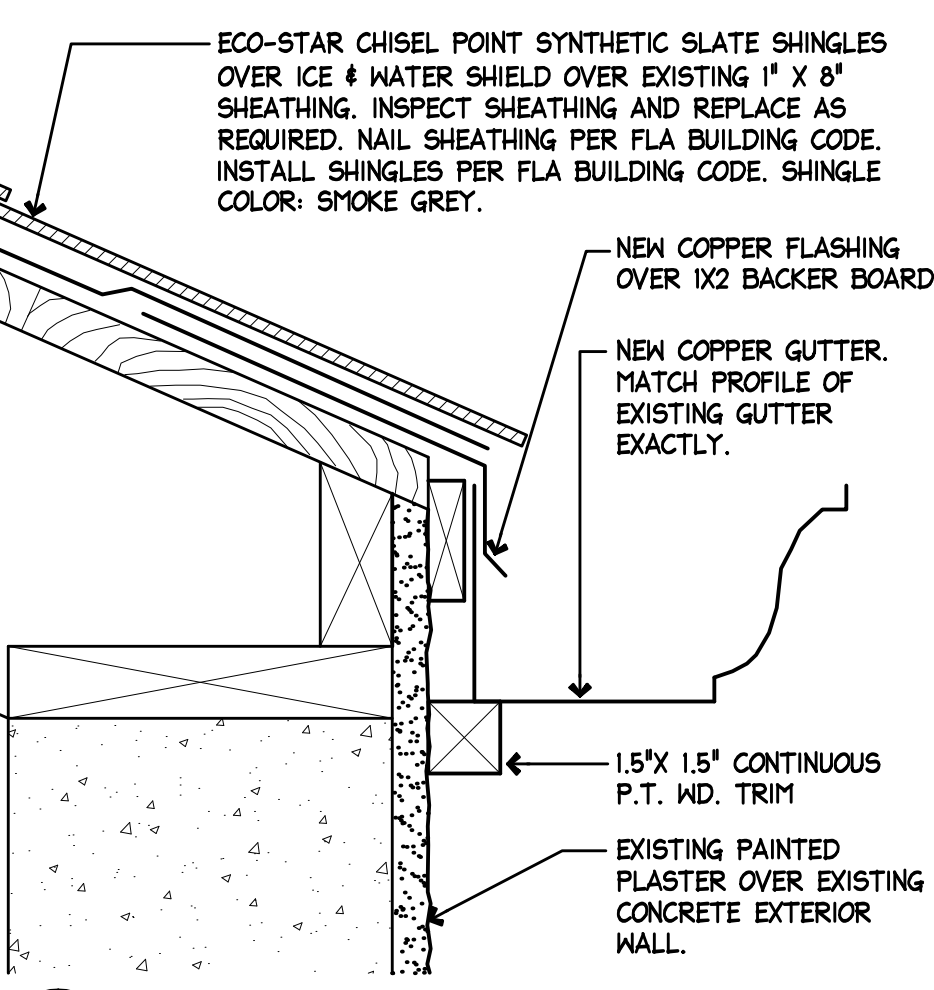
24 BASE OF PARAPET FLASHING  
A3 SCALE: 3"=1'-0"



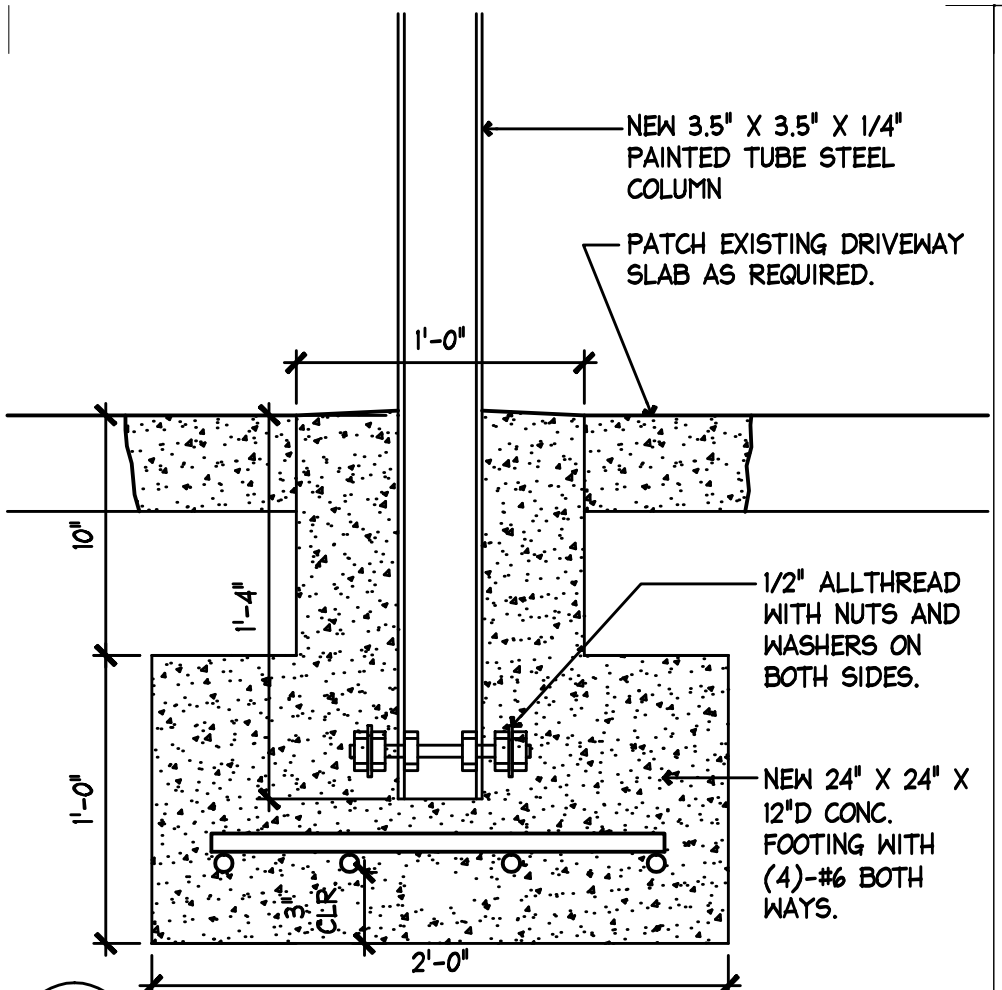
22 ROOF DECK FLASHING AT DOOR  
A3 SCALE: 3"=1'-0"



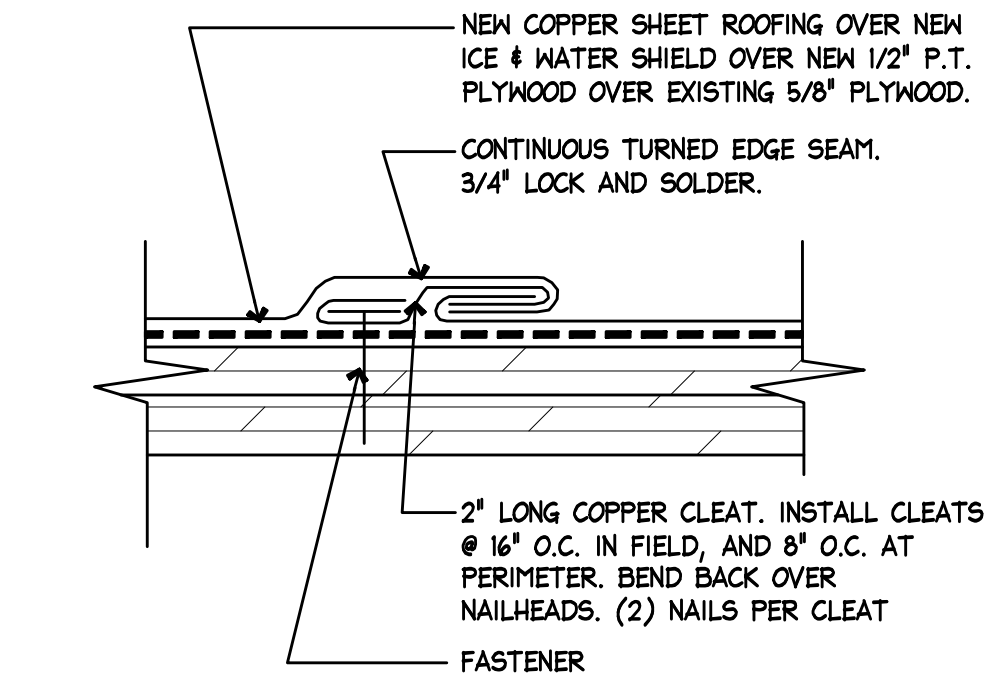
21 CHIMNEY FLASHING  
A3 SCALE: 3"=1'-0"



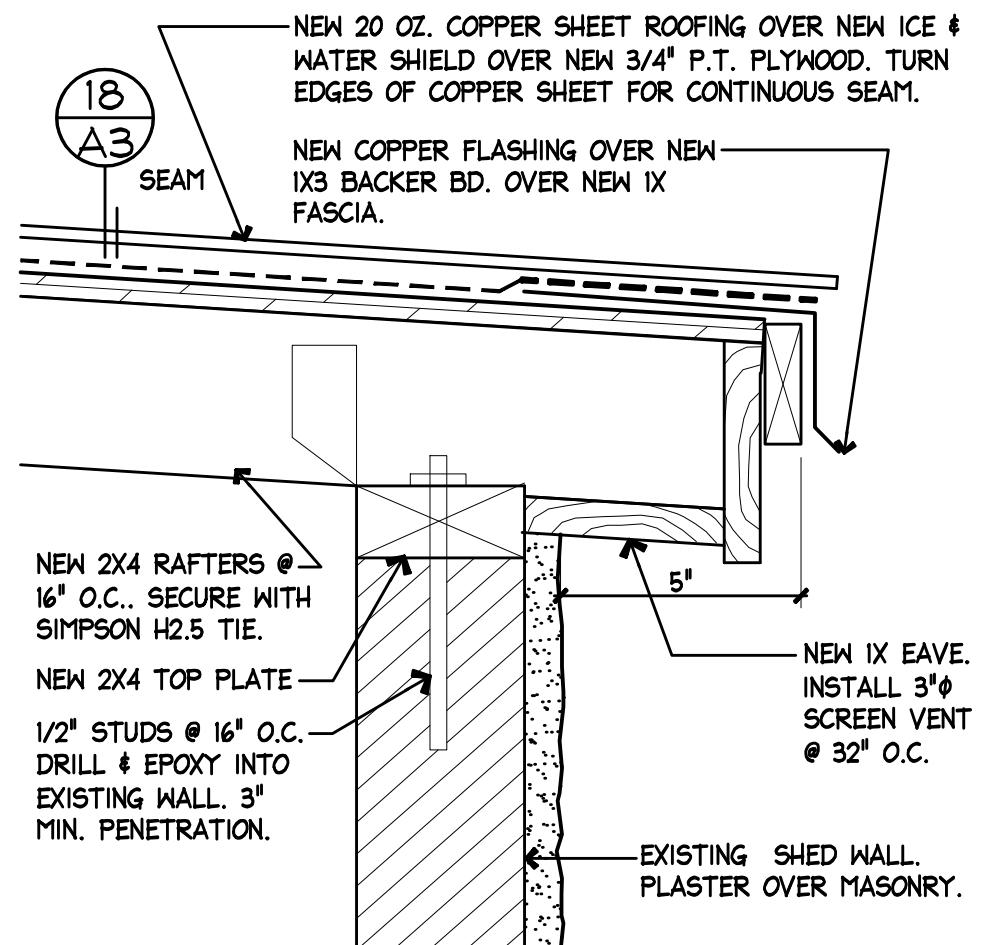
20 ROOF EAVE DETAIL  
A3 SCALE: 3"=1'-0"



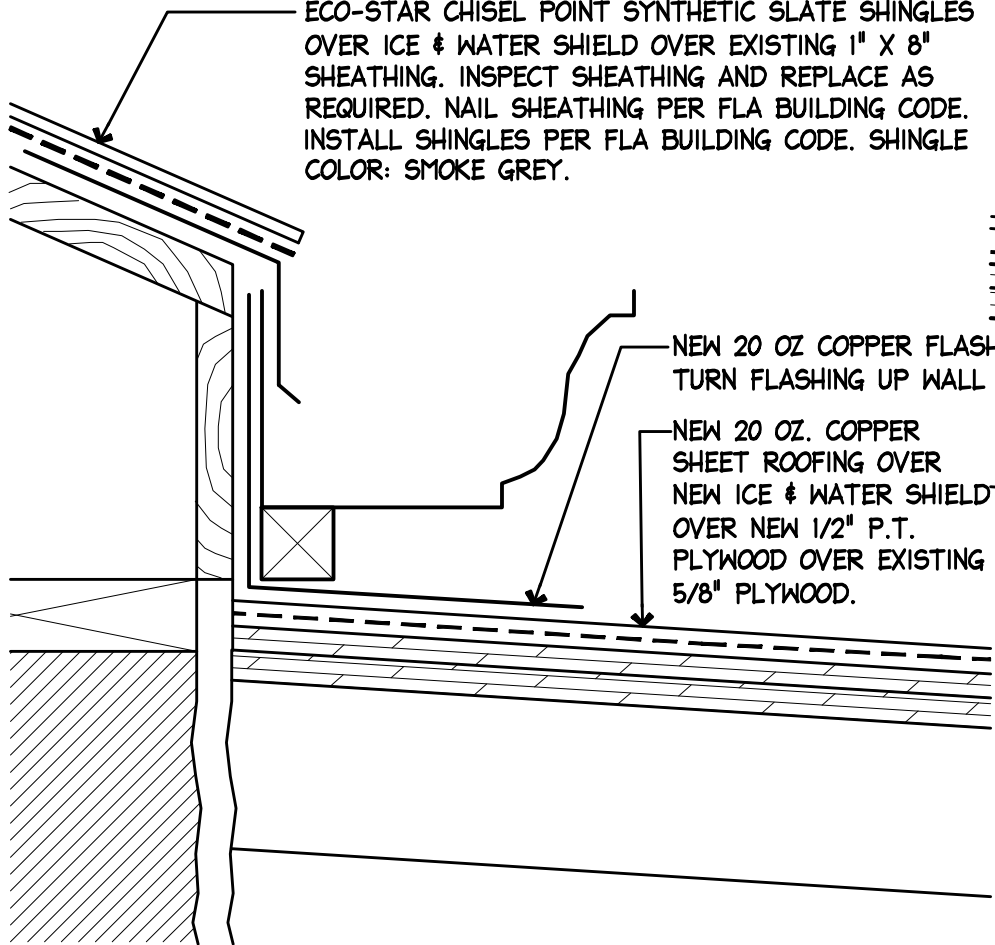
19 BASE OF NEW GARAGE COLUMN  
A3 SCALE: 1 1/2"=1'-0"



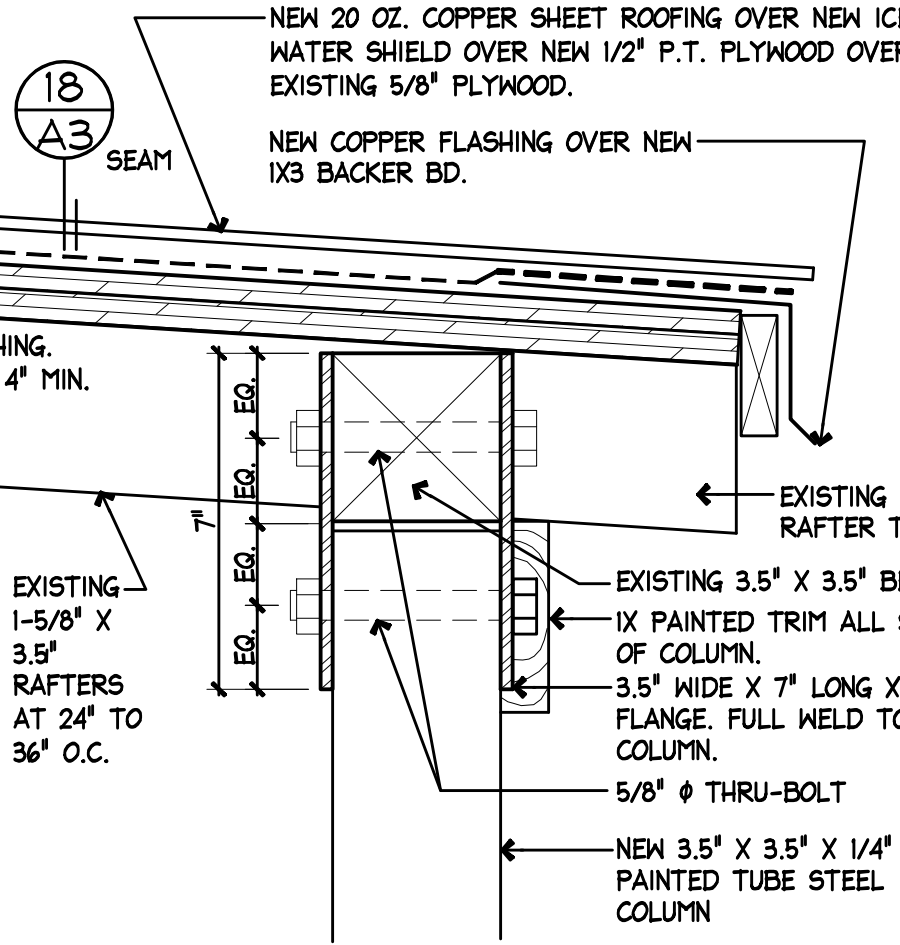
18 SEAM @ COPPER ROOFING  
A3 SCALE: 6"=1'-0"



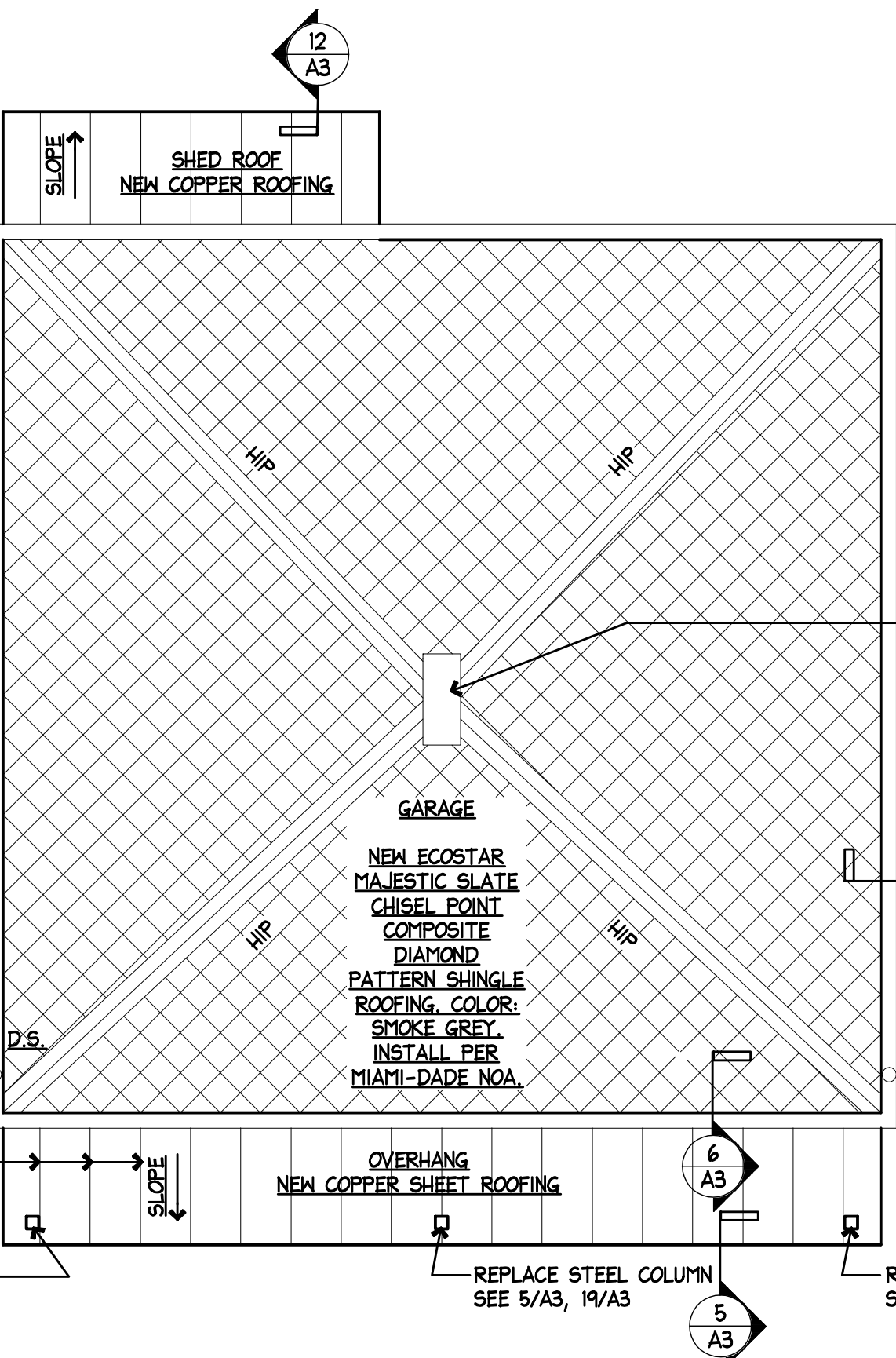
12 OVERHANG @ GARAGE REAR SHED ROOF  
A3 SCALE: 3"=1'-0"



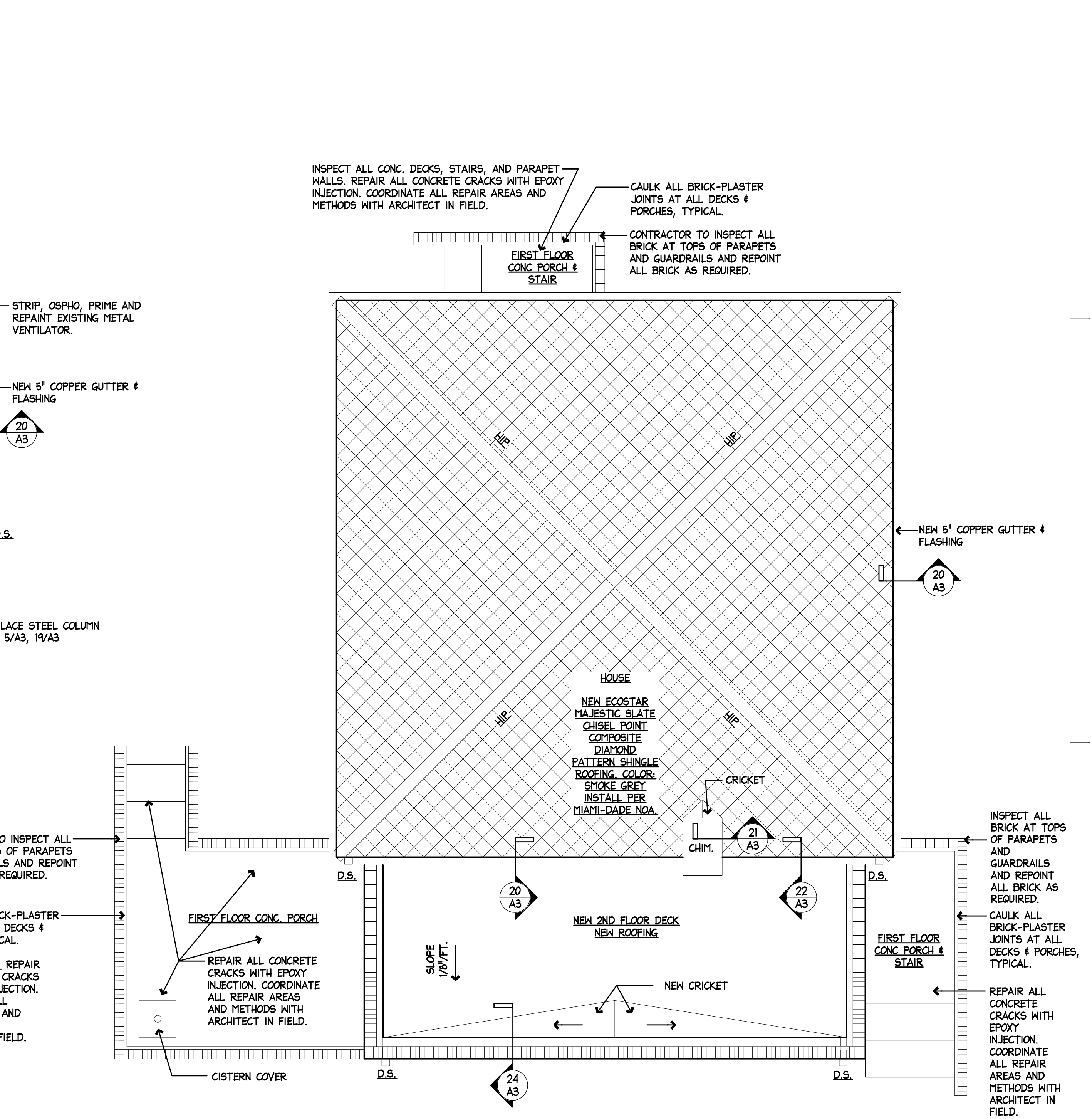
6 GARAGE GUTTER / OVERHANG DTL.  
A3 SCALE: 3"=1'-0"



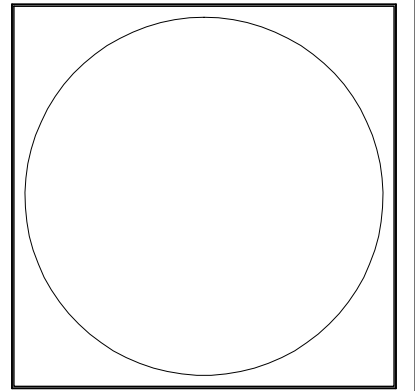
5 GARAGE OVERHANG DETAIL  
A3 SCALE: 3"=1'-0"



1 PROPOSED ROOF PLAN - HOUSE AND GARAGE  
A3 SCALE: 1/4"=1'-0"



REIMER RESIDENCE  
924 FLAGLER AVENUE  
KEY WEST FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

Project No: 0920  
EXISTING EXTERIOR ELEVATIONS

Date: 5/5/11

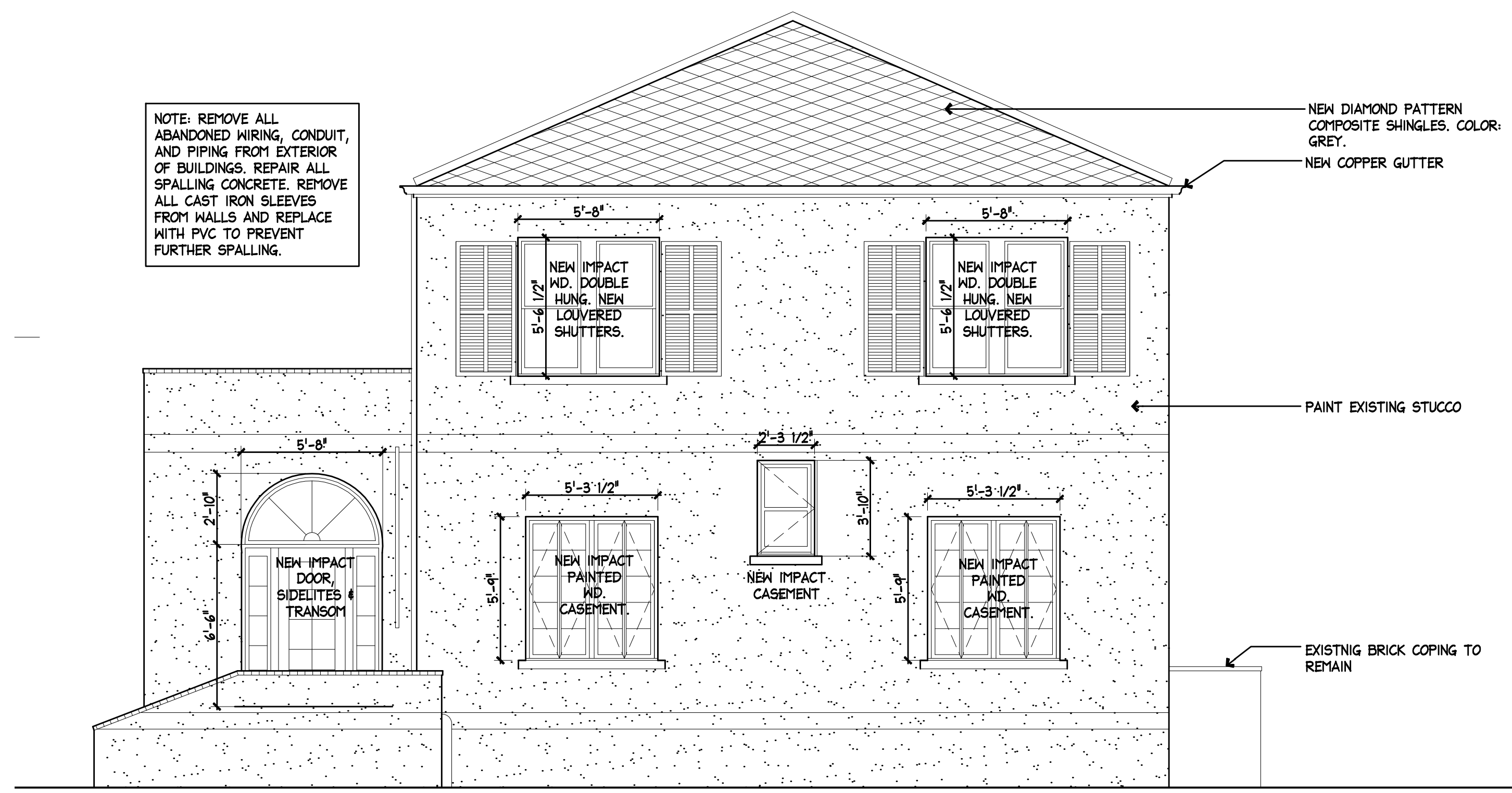
A3  
4 OF 8



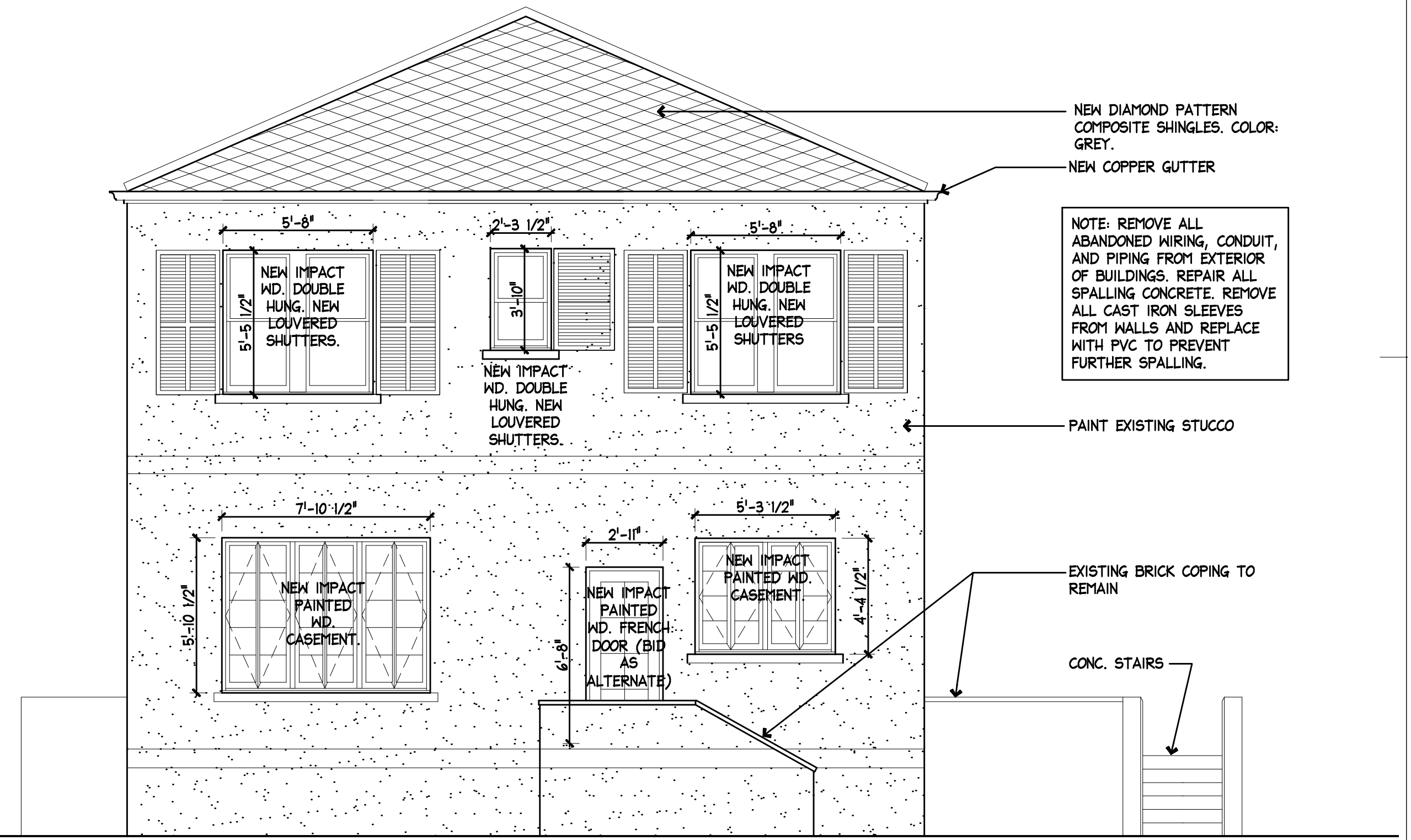
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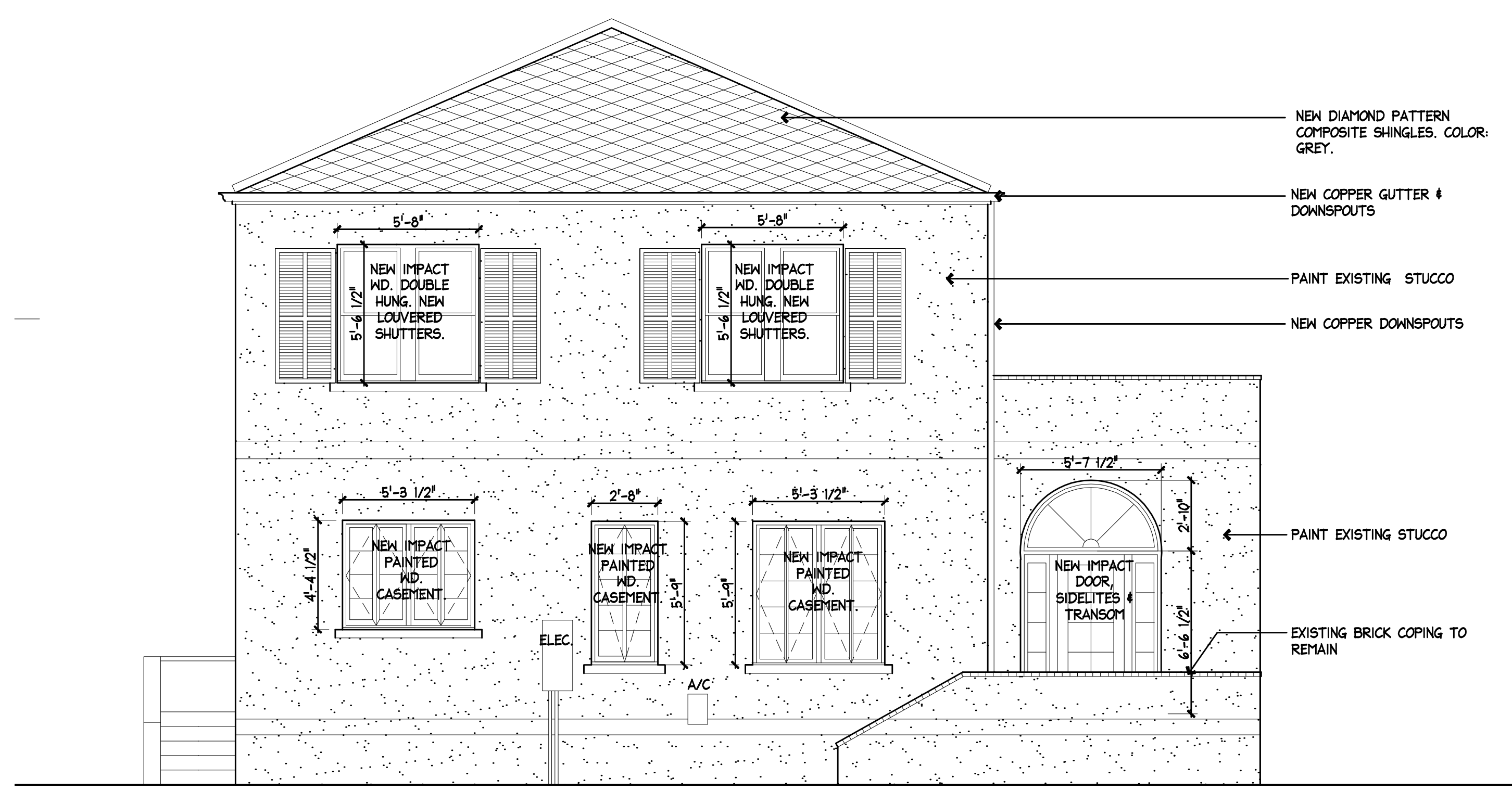
Project No: 0920  
 EXISTING EXTERIOR ELEVATIONS  
 Date: 5/15/11



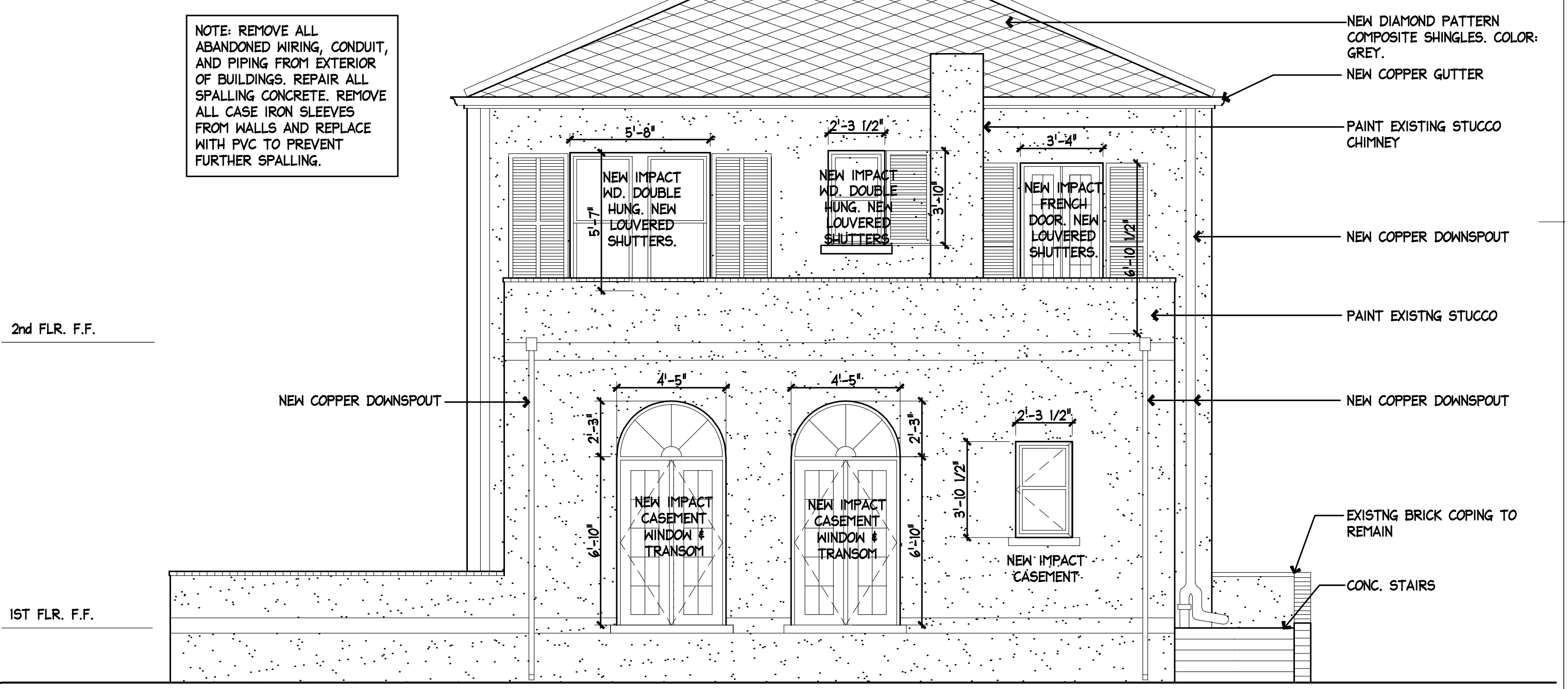
4  
 A4 PROPOSED NORTH (FLAGLER AVE.) EXTERIOR ELEVATION  
 SCALE: 1/4"=1'-0"



3  
 A4 PROPOSED REAR (WEST) EXTERIOR ELEVATION  
 SCALE: 1/4"=1'-0"

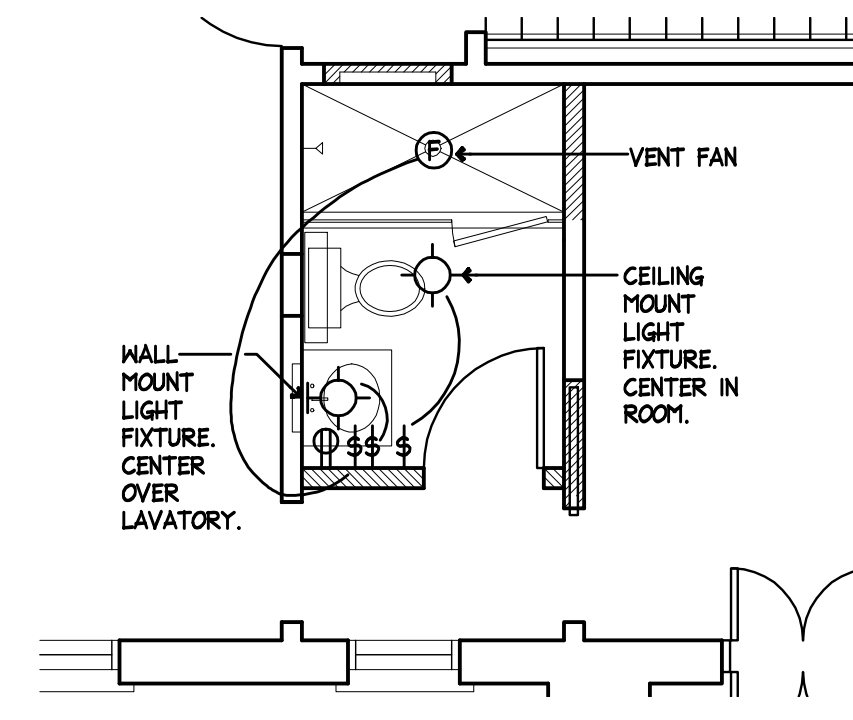


2  
 A4 PROPOSED SIDE (SOUTH) EXTERIOR ELEVATION  
 SCALE: 1/4"=1'-0"

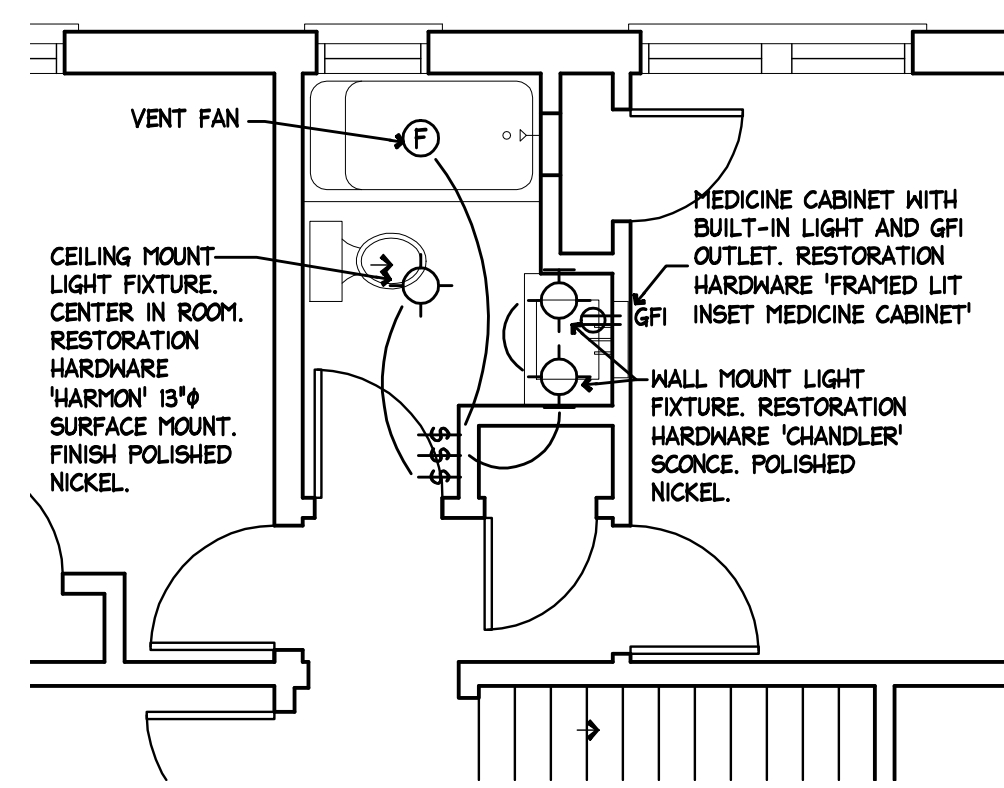


1  
 A4 PROPOSED EAST (GRINNELL STREET) EXTERIOR ELEVATION  
 SCALE: 1/4"=1'-0"

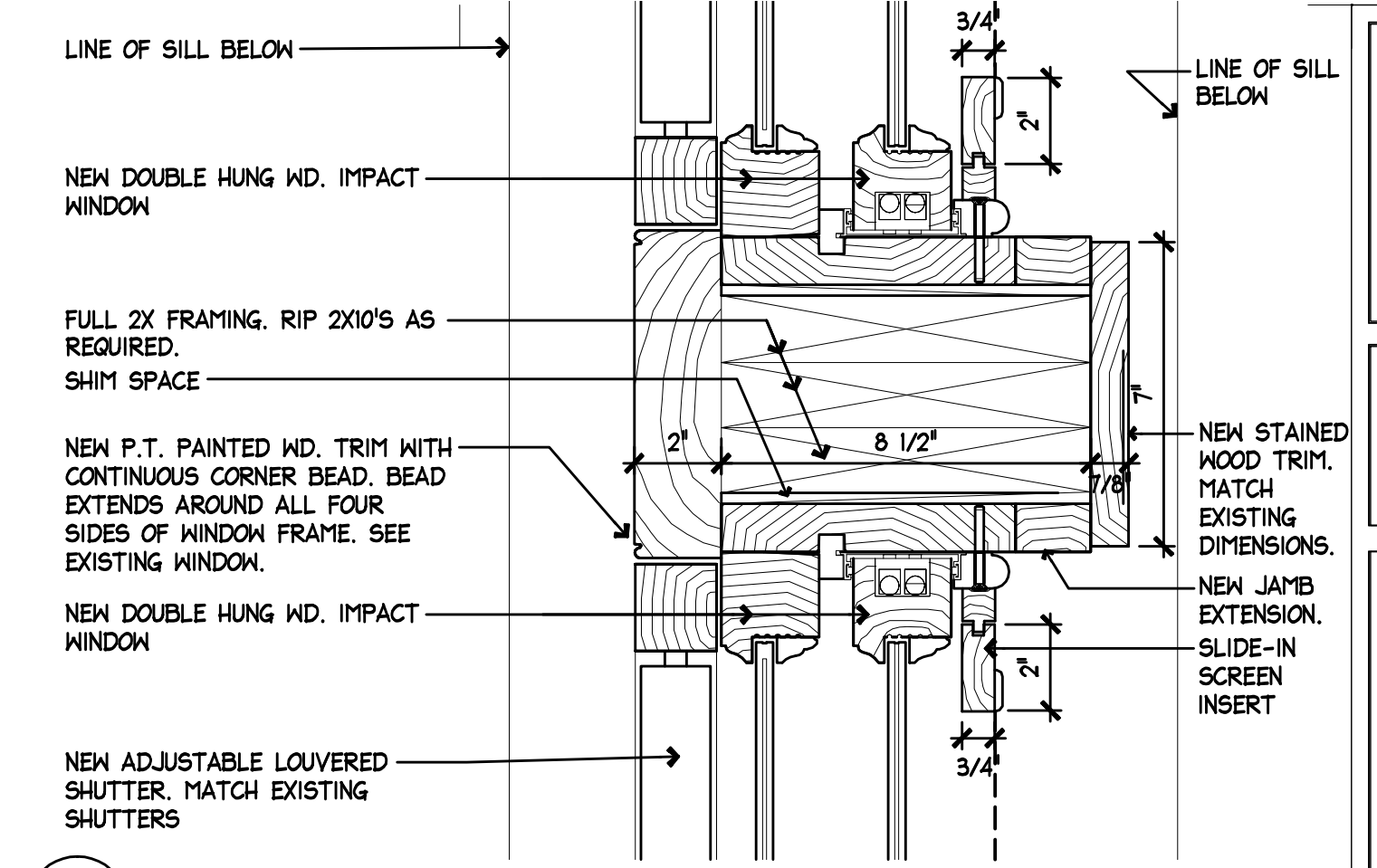




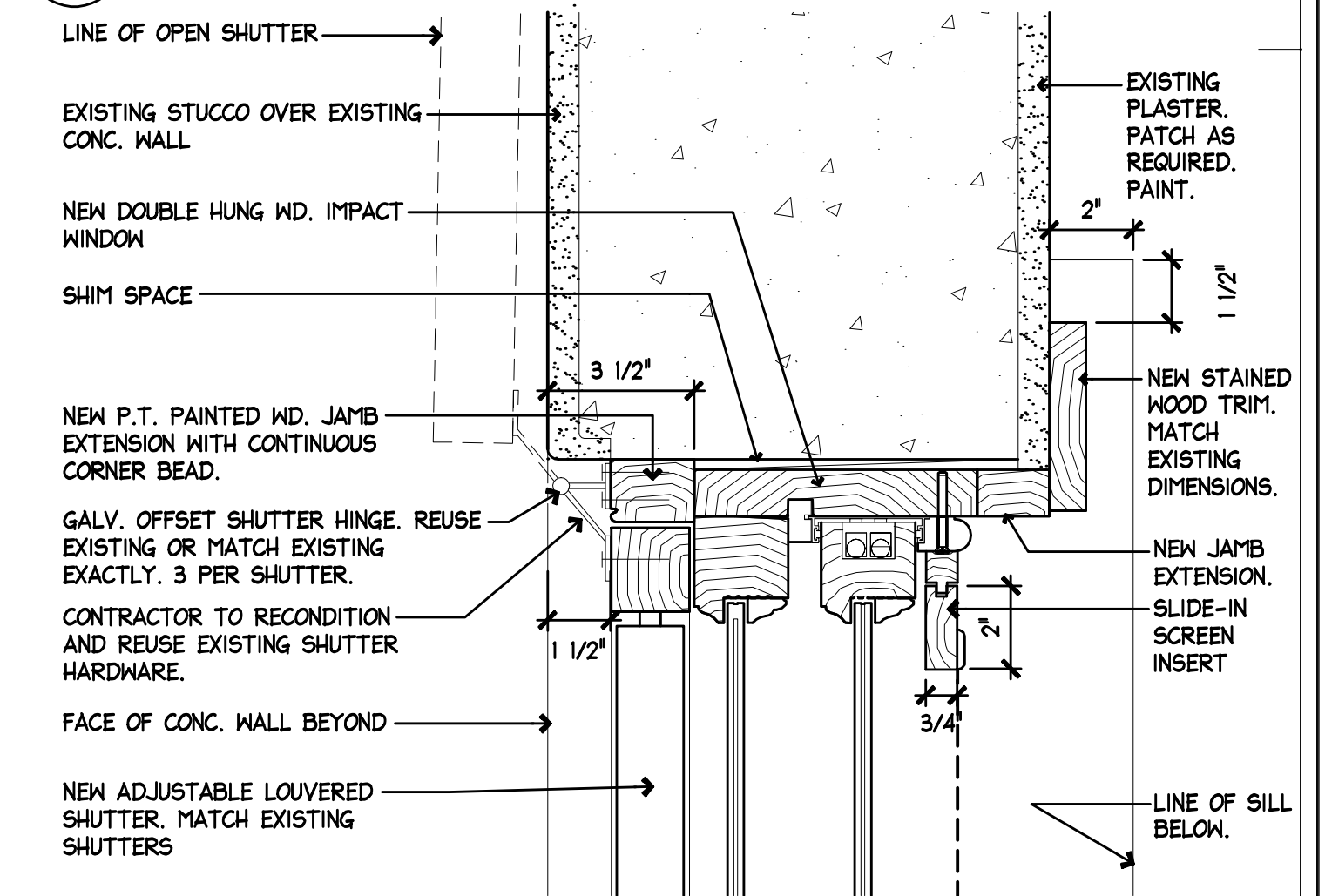
20  
A6 ELECTRICAL / LIGHTING PLAN  
BATHROOM 202  
SCALE: 1/4"=1'-0"



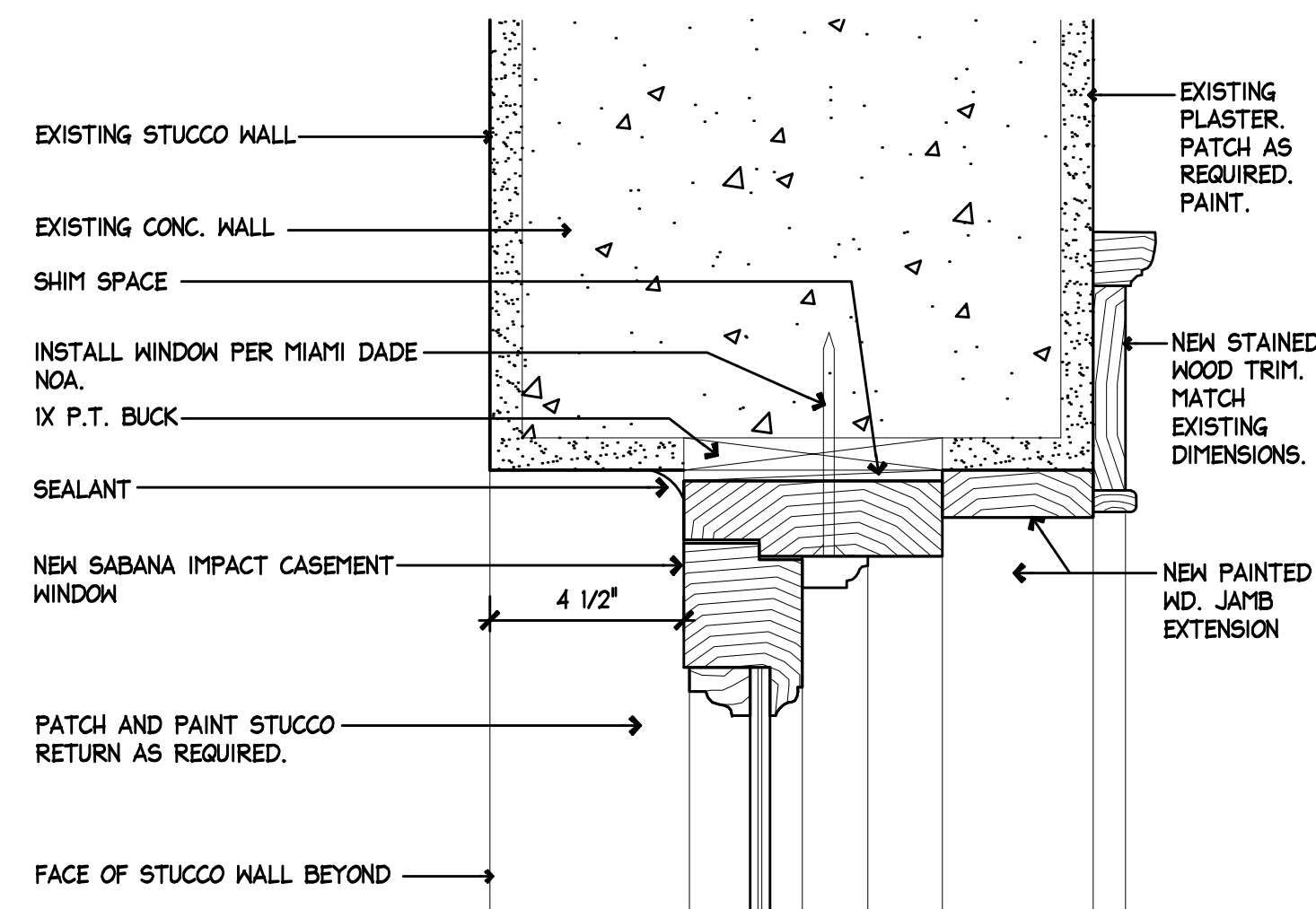
19  
A6 ELECTRICAL / LIGHTING PLAN  
BATHROOM 209  
SCALE: 1/4"=1'-0"



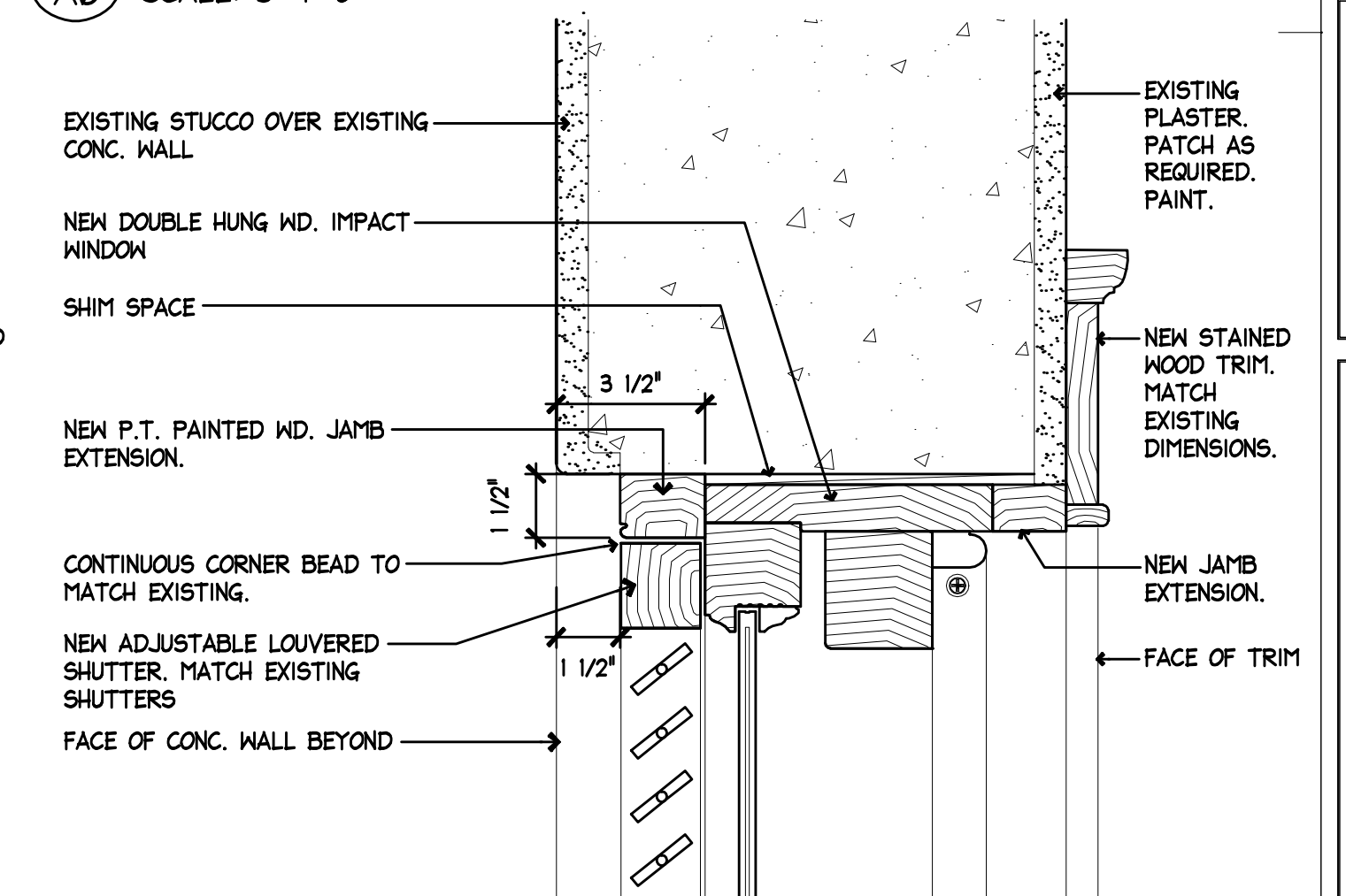
19  
A6 JAMB AT 2ND FLOOR DOUBLE WINDOW  
SCALE: 3/8"=1'-0"



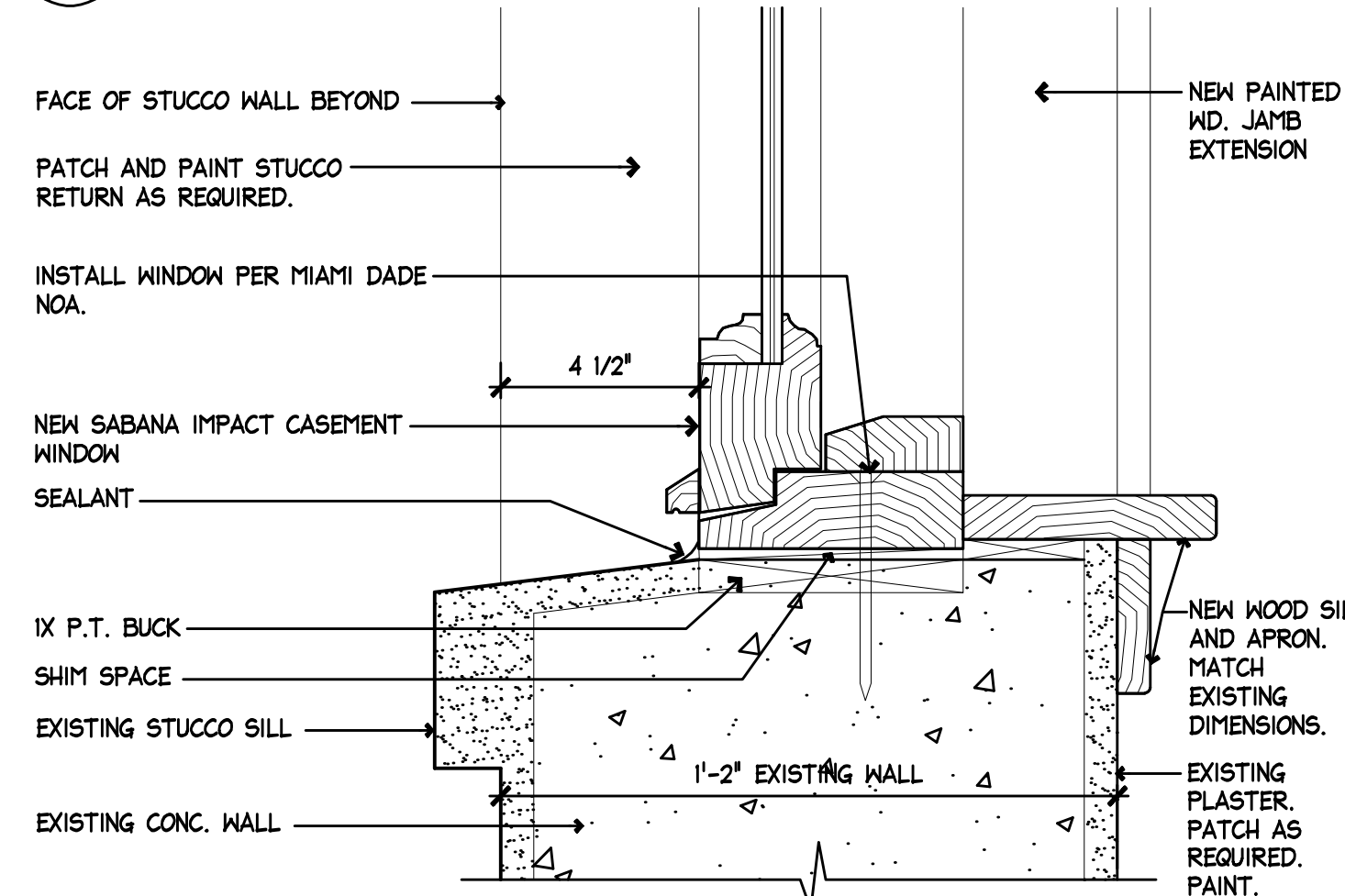
13  
A6 JAMB AT 2ND FLOOR WINDOW  
SCALE: 3/8"=1'-0"



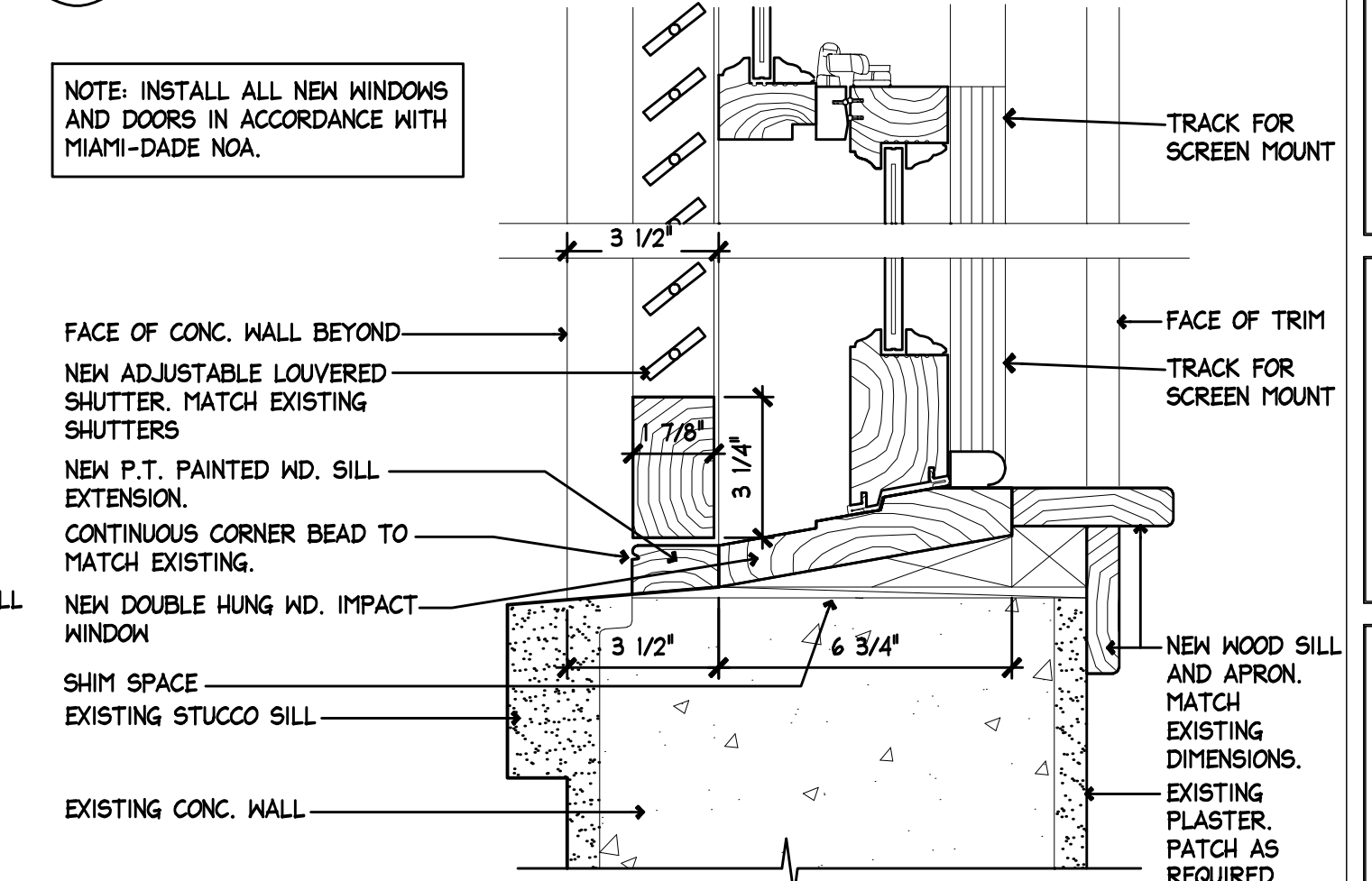
9  
A6 HEAD AT 1ST FLOOR WINDOW (JAMB SIMILAR)  
SCALE: 3/8"=1'-0"



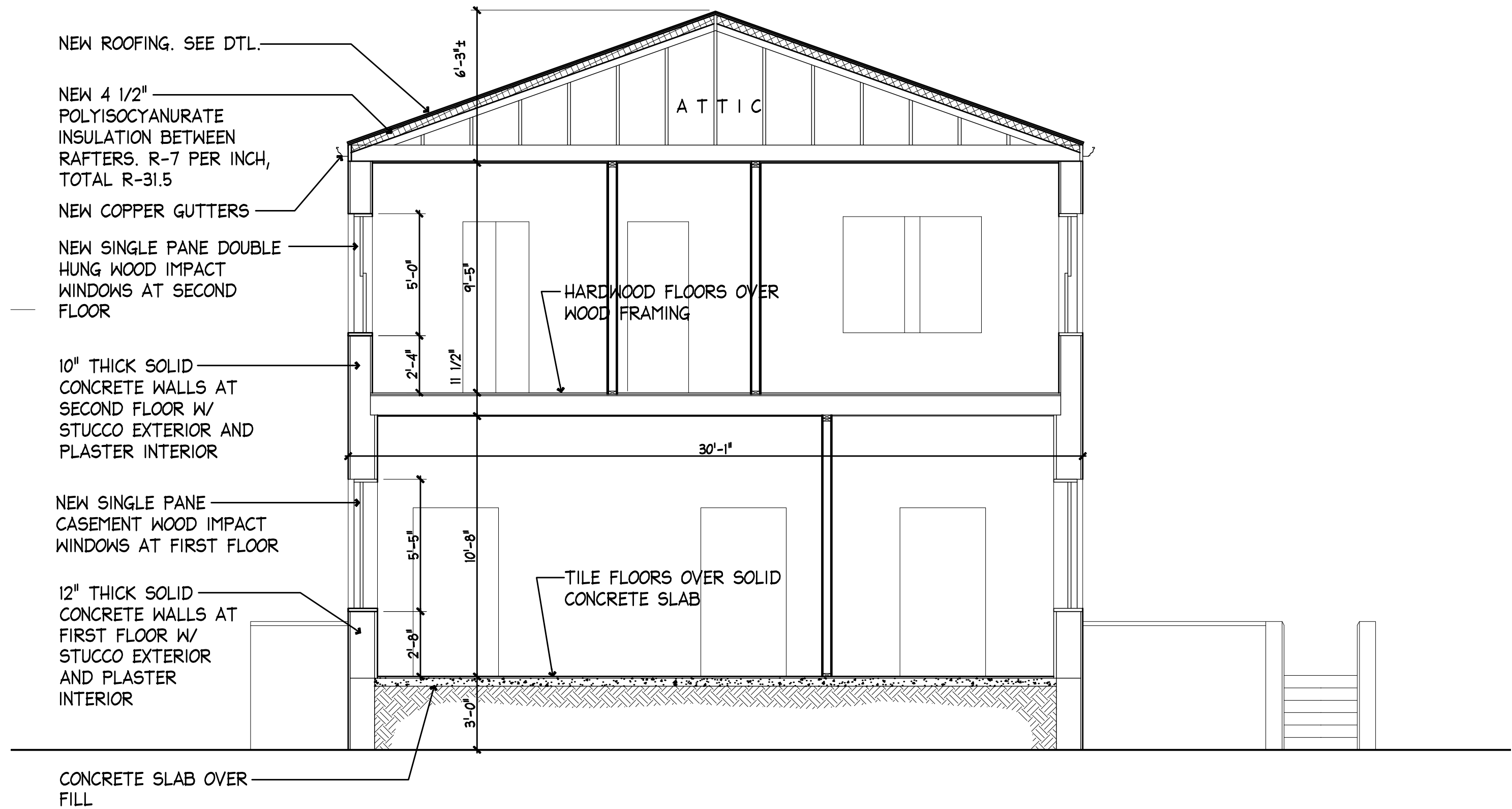
7  
A6 HEAD AT 2ND FLOOR WINDOW  
SCALE: 3/8"=1'-0"



3  
A6 SILL AT 1ST FLOOR WINDOW  
SCALE: 3/8"=1'-0"

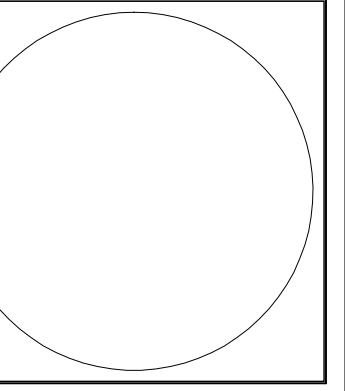


1  
A6 SILL AT 2ND FLOOR WINDOW  
SCALE: 3/8"=1'-0"



6  
A6 BUILDING SECTION LOOKING EAST  
SCALE: 1/4"=1'-0"

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Project No: 0920

ROOF DETAILS

Date: 5/15/11

A6

7 OF 8

## **Property Appraiser Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501  
Website tested on  
Internet Explorer

**Our Website is currently experiencing HIGH Traffic Volume due to TRIM notices being mailed out.**  
**(Please be patient with GIS Mapping functionality. It is being upgraded and requires Adobe Flash 10.3 or higher.**  
**A new Export Map widget in the lower left corner has been added.)**

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## Property Record View

Alternate Key: 1058696 Parcel ID: 00058210-000000

### Ownership Details

**Mailing Address:**  
REIMER TIMOTHY S  
500 SOUTH 33RD ST  
WEST DES MOINES, IA 50265

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 924 FLAGLER AVE KEY WEST  
**Subdivision:** Martello Towers  
**Legal Description:** KW MARTELLO TOWERS LOTS 8 THRU 12 SQR 1 TR 27 PB1-140 E1-51 G5-290 OR481-614/15(PROB78-5-CP-23) OR2309-215/16 (PROB 44-08-CP-170-K) OR2415-2163D/C OR2415-2174/75



**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	125	99	12,366.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 2064  
Year Built: 1935

### Building 1 Details

Building Type R1  
Effective Age 17  
Year Built 1935  
Functional Obs 0

Condition A  
Perimeter 260  
Special Arch 0  
Economic Obs 0

Quality Grade 650  
Depreciation % 23  
Grnd Floor Area 2,064

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

Roof Type GABLE/HIP  
Heat 1 FCD/AIR DUCTED  
Heat Src 1 ELECTRIC

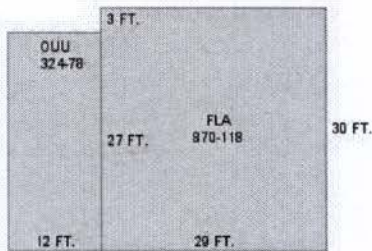
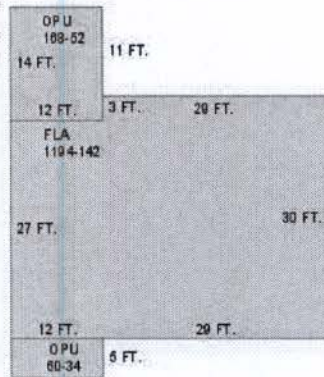
Roof Cover TAR & GRAVEL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation CONCR FTR  
Bedrooms 4

Extra Features:

2 Fix Bath 1  
3 Fix Bath 1  
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 1  
Dishwasher 0



Sections:



Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	DGF	1:WD FRAME	1	1940					552
1	FLA	5:C.B.S.	1	1952	N	Y	0.00	0.00	1,194
2	OPU		1	1952	N	Y	0.00	0.00	168
3	OPU		1	1952	N	Y	0.00	0.00	60
4	FLA	5:C.B.S.	1	1952	N	Y	0.00	0.00	870
5	OUU		1	1952	N	N	0.00	0.00	324

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	180 SF	20	9	1939	1940	3	50
3	PT3:PATIO	660 SF	0	0	1939	1940	2	50

### Appraiser Notes

2009-04-09 MLS \$1,500,000 4/2-1 WELCOME TO 1935. THIS HOME IS THE FIRST HOME BUILT IN THE CASA MARINA DEVELOPMENT. IT WAS BUILT BY MR. EDWARD STRUNK, AND HAS BEEN IN HIS FAMILY SINCE THAT TIME. THIS LOVELY ARCHITECTURAL TIME PIECE IS IN VERY GOOD CONDITION AND HAS A FABULOUS LOT ( APPROX. 100' X 125'). THE FLOORS THROUGHOUT ARE OF DECORATIVE CUBAN TILE,AND THE BATHROOMS AND KITCHEN ARE ORIGINAL. A SUN PORCH BRINGS WONDERFUL LIGHT AND BREEZES THROUGHOUT THE HOUSE. THIS IS A ONE OF A KIND OPPORTUNITY!!!

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-3112	09/14/2009	03/10/2010	11,000		REPLACE WINDOW AC WITH 2 CENTRAL AC SYSTEMS
09-3034	09/09/2009	03/10/2010	20,500		UPGRADE SVC TO 300MAPS. INSTALL 200AMP PANEL, RECONNECT 100AMP PANEL EXISTING AT GARAGE. INSTALL 5 SMOKE DETECTORS, REPLACE ALL SWITCHES AND RECEPTICLES AND OLD WIRING WHERE NEEDED
09-3272	09/29/2009	03/10/2010	7,250		REPLACE WATERLINES WITH NEW IN 2 BATHS AND KITCHEN
0001021	04/19/2000	07/18/2000	8,000		INSTALL CENTRAL AC

### 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
2011	271,669	3,552	777,327	1,052,548	1,052,548	0	1,052,548
2010	285,781	3,552	717,735	1,007,068	1,007,068	0	1,007,068
2009	345,062	10,618	972,930	1,328,610	1,328,610	0	1,328,610
2008	294,736	10,618	1,174,770	1,480,124	440,676	25,500	415,176



2007	361,456	10,330	1,174,770	1,546,556	427,841	25,500	402,341
2006	610,968	10,330	1,051,110	1,672,408	405,242	25,500	379,742
2005	785,530	10,330	504,533	1,300,393	405,249	25,500	379,749
2004	335,491	10,330	504,533	850,355	393,446	25,500	367,946
2003	380,224	10,330	333,882	724,436	386,110	25,500	360,610
2002	282,597	10,330	333,882	626,809	377,061	25,500	351,561
2001	253,094	10,330	259,686	523,110	371,124	25,500	345,624
2000	240,653	13,195	241,137	494,985	360,315	25,500	334,815
1999	173,392	10,446	241,137	424,975	350,843	25,500	325,343
1998	155,140	9,347	241,137	405,624	345,318	25,500	319,818
1997	146,014	8,797	216,405	371,216	339,546	25,500	314,046
1996	123,200	7,422	216,405	347,027	329,657	25,500	304,157
1995	112,249	6,763	216,405	335,416	321,617	25,500	296,117
1994	91,259	5,498	216,405	313,162	313,162	25,500	287,662
1993	104,768	5,075	216,405	326,248	326,248	25,500	300,748
1992	104,768	5,075	216,405	326,248	326,248	25,500	300,748
1991	104,768	5,075	216,405	326,248	326,248	25,500	300,748
1990	119,279	5,583	166,941	291,802	291,802	25,500	266,302
1989	108,435	5,075	163,850	277,360	277,360	25,500	251,860
1988	68,790	5,075	25,328	99,193	99,193	25,500	73,693
1987	68,089	5,075	18,450	91,614	91,614	25,500	66,114
1986	68,467	5,075	17,776	91,318	91,318	25,500	65,818
1985	65,935	5,075	11,756	82,766	82,766	25,500	57,266
1984	60,326	5,075	11,756	77,157	77,157	25,500	51,657
1983	60,326	5,075	11,756	77,157	77,157	25,500	51,657
1982	61,523	5,075	10,692	77,290	77,290	25,500	51,790

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/29/2009	2415 / 2174	1,250,000	WD	02

This page has been visited 130,846 times.

Monroe County Property Appraiser  
 Karl D. Borglum  
 P.O. Box 1176  
 Key West, FL 33041-1176