

Historic Architectural Review Commission

Staff Report Item 10a

Meeting Date:	October 28, 2014
Applicant:	Meridian Engineering
Application Number:	H14-01-1607
Address:	#1212 Duval Street
Description of Work:	Renovations of contributing house and rear addition.
Building Facts:	The house located at 1212 Duval Street is listed as a contributing resource. The two-story frame vernacular house first appears on the 1889 Sanborn map. The house undergoes multiple transformations from a single-family home into multiple-family units. The house has a one-story and a two-story rear addition, and neither are historic.
Guidelines Cited in Review:	Secretary of the Interior's Standards (pages 16-17), specifically Standards 1, 9, and 10. Additions, alterations, and new construction (pages 36-38a).

Staff Analysis

The Certificate of Appropriateness in review proposes to return a multi-tenant building back to a single family house. To accomplish this feat, a non-historic addition in the rear will be demolished, in addition to the demolition of exterior stairs, landing, and a shed. The application also includes the construction of a partially enclosed rear porch with a V-crimp roof.

The renovations to the historic house include exterior repairs that will match new materials with what is existing. The non-historic portions of the house will utilize more modern materials, such as hardie board siding and aluminum windows, to distinguish them from the contributing house. The application in review also includes the installation of new Bahama shutters, fence, rear deck, pool, and mechanical equipment.

Consistency with Guidelines

It is staff's opinion that the proposed plans are consistent with the guidelines. The design will not destroy or alter any historic fabric, but instead will convert the building back to its original use as a single-family home. The exterior repairs consist of general maintenance. The rear covered porch and landscape additions will have no adverse effect on the house and its surroundings.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # 14-01-1607

OWNER'S NAME: **Todd Kemp** DATE: **10-01-14**

OWNER'S ADDRESS: _____ PHONE #: **904 910-1072**

APPLICANT'S NAME: **Meridian Engineering, LLC** PHONE #: **305 293-3263**

APPLICANT'S ADDRESS: **201 Front St., Suite 203, Key West, FL 33040**

ADDRESS OF CONSTRUCTION: **1212 Duval Street** # OF UNITS **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
 Renovate existing house including adding Lexan hurricane shutters and new A/C compressors as needed for the entire property. Demolish the existing concrete stairs and access to the second floor from the north side of the house. Remove a rear non-historical portion of the building and shed. Create a new rear deck/pool area and adding the necessary pool equipment.

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 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: 10-01-14

Applicant's Signature: _____

Required Submittals

<input 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 SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ PAID

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building is contributing. Frame vernacular built before 1889
- U.S. Secretary of the Interior's Standards
Additions, alterations, and new construction guidelines
Ordinance for demolition

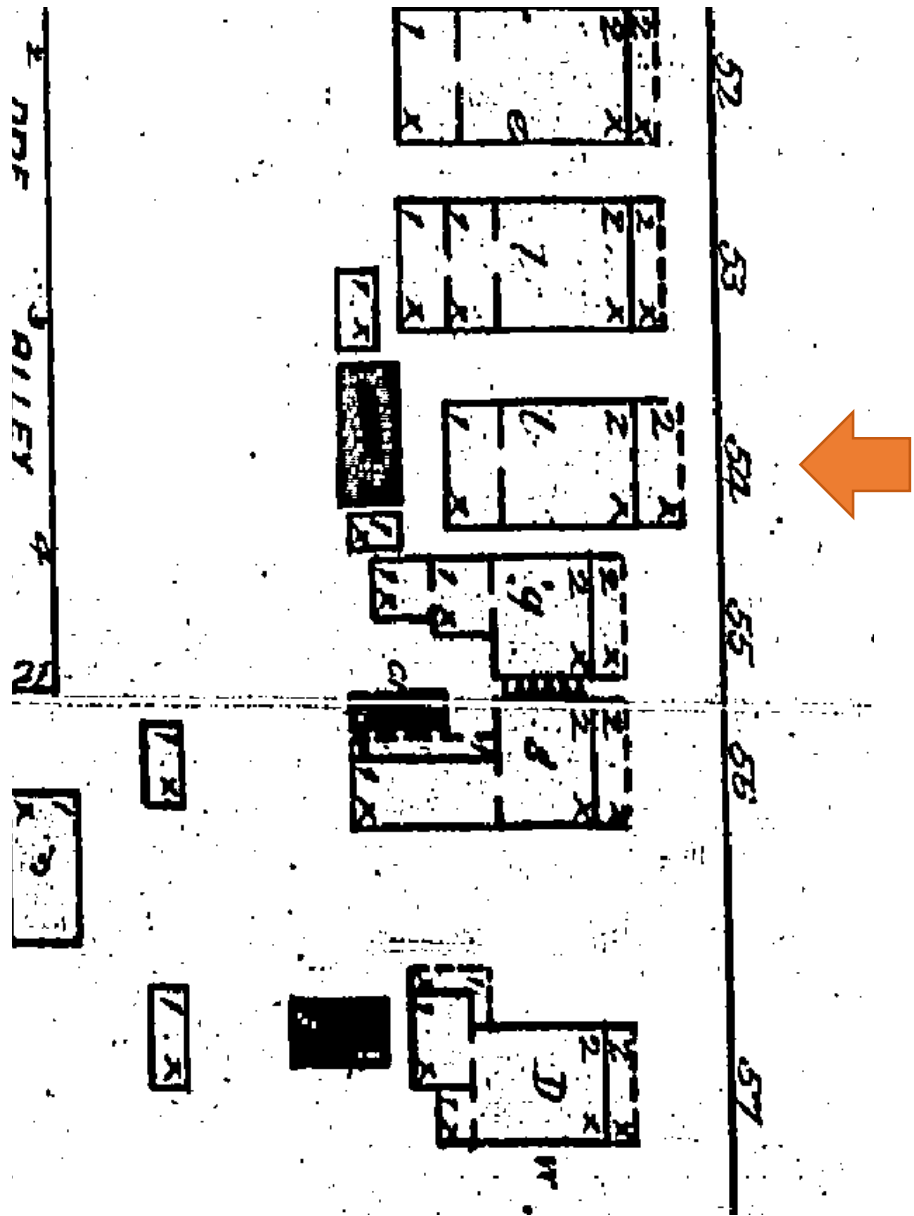
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

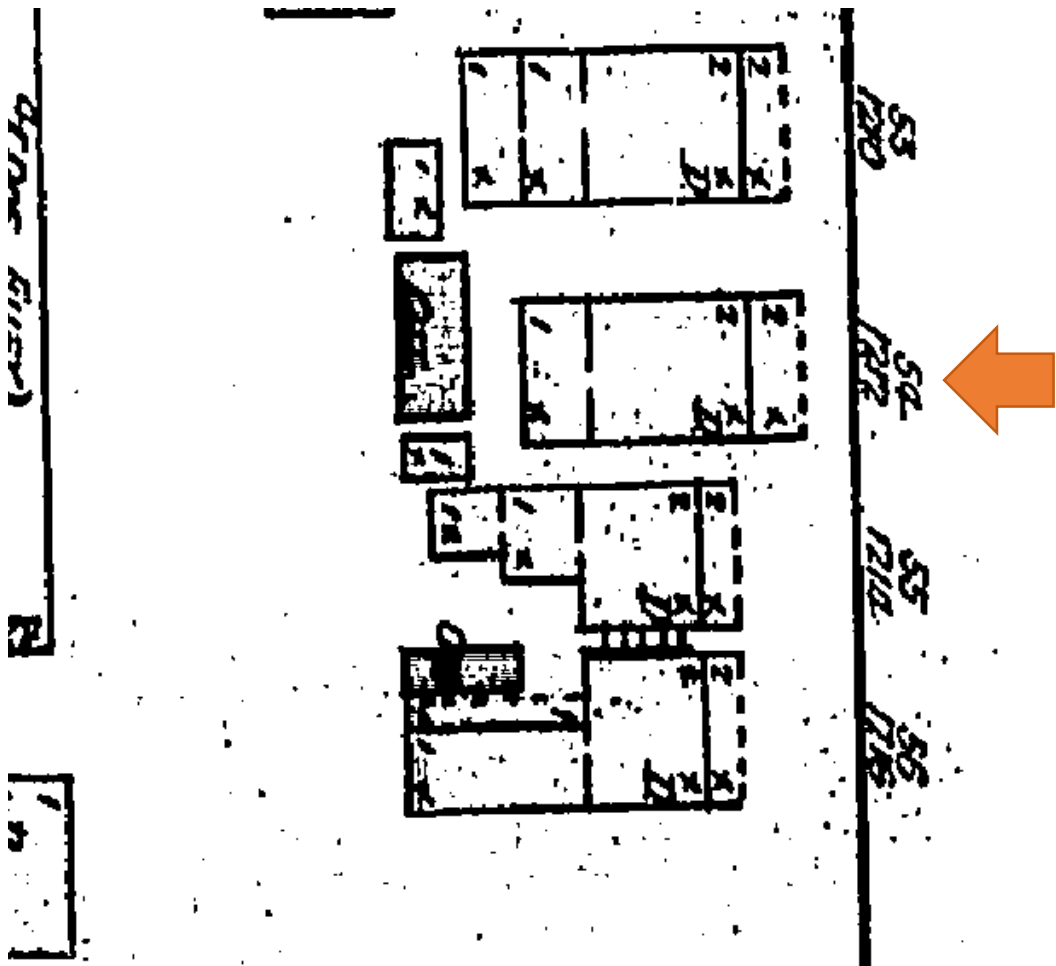
Signature: _____

Historic Architectural
Review Commission

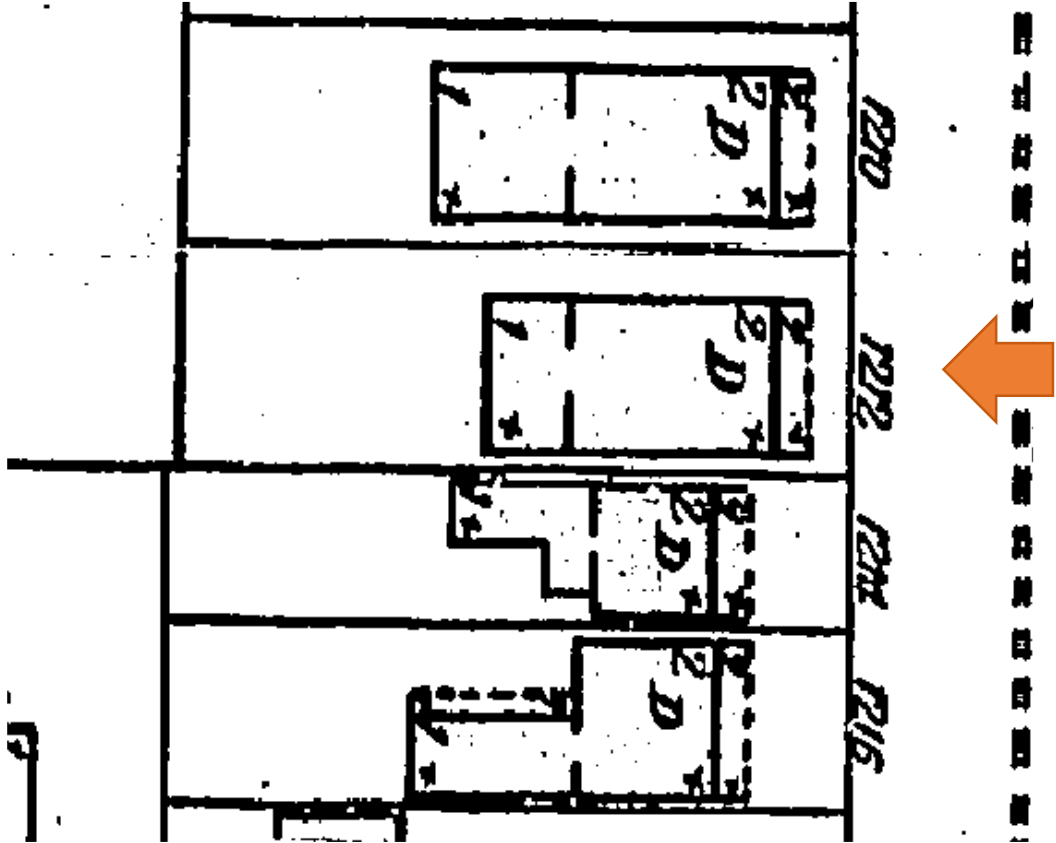
Sanborn Maps



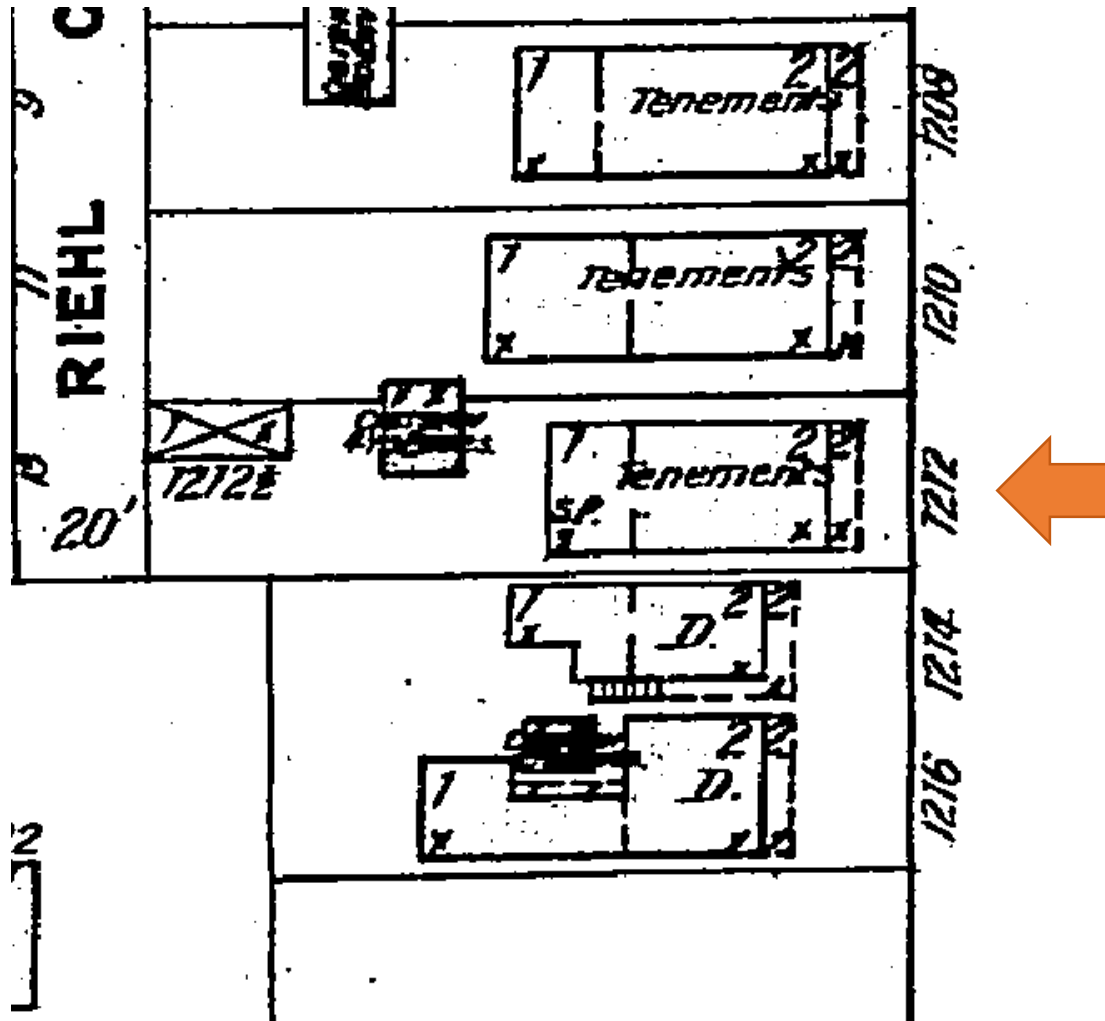
1889 Sanborn Map



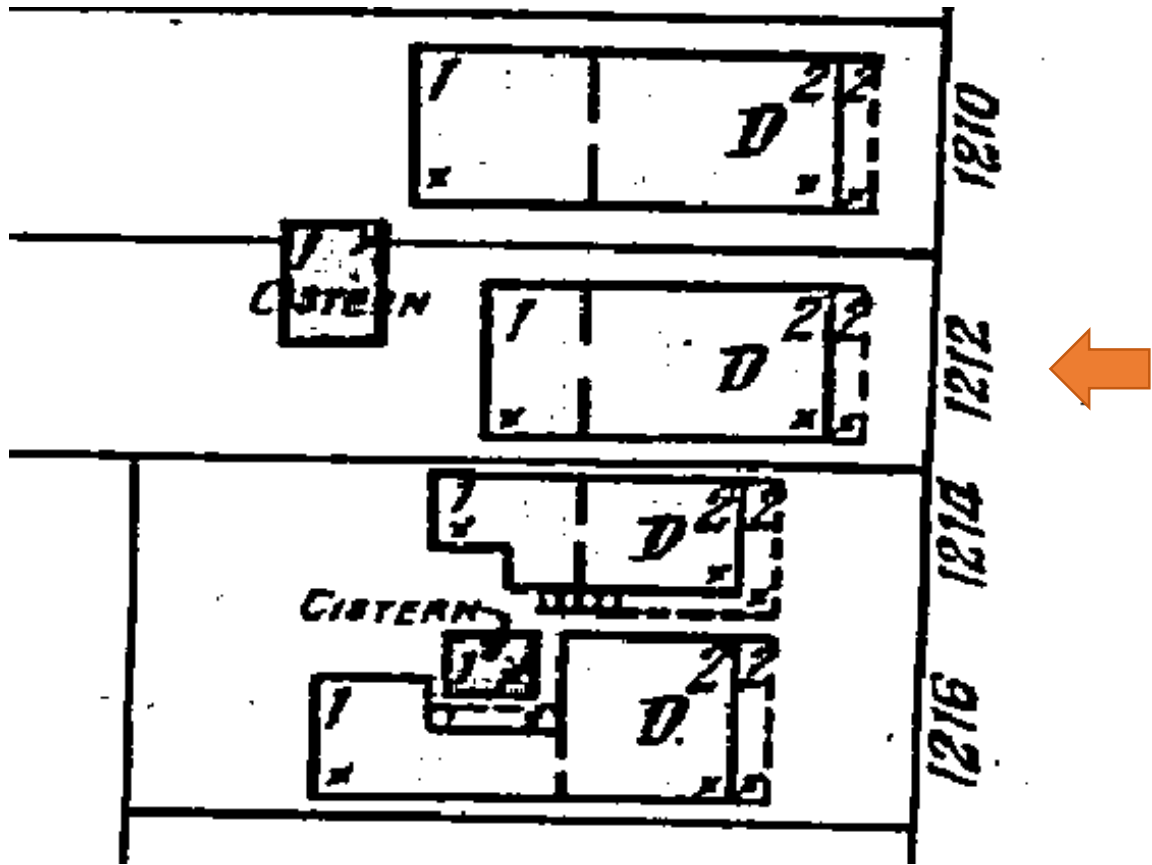
1892 Sanborn Map



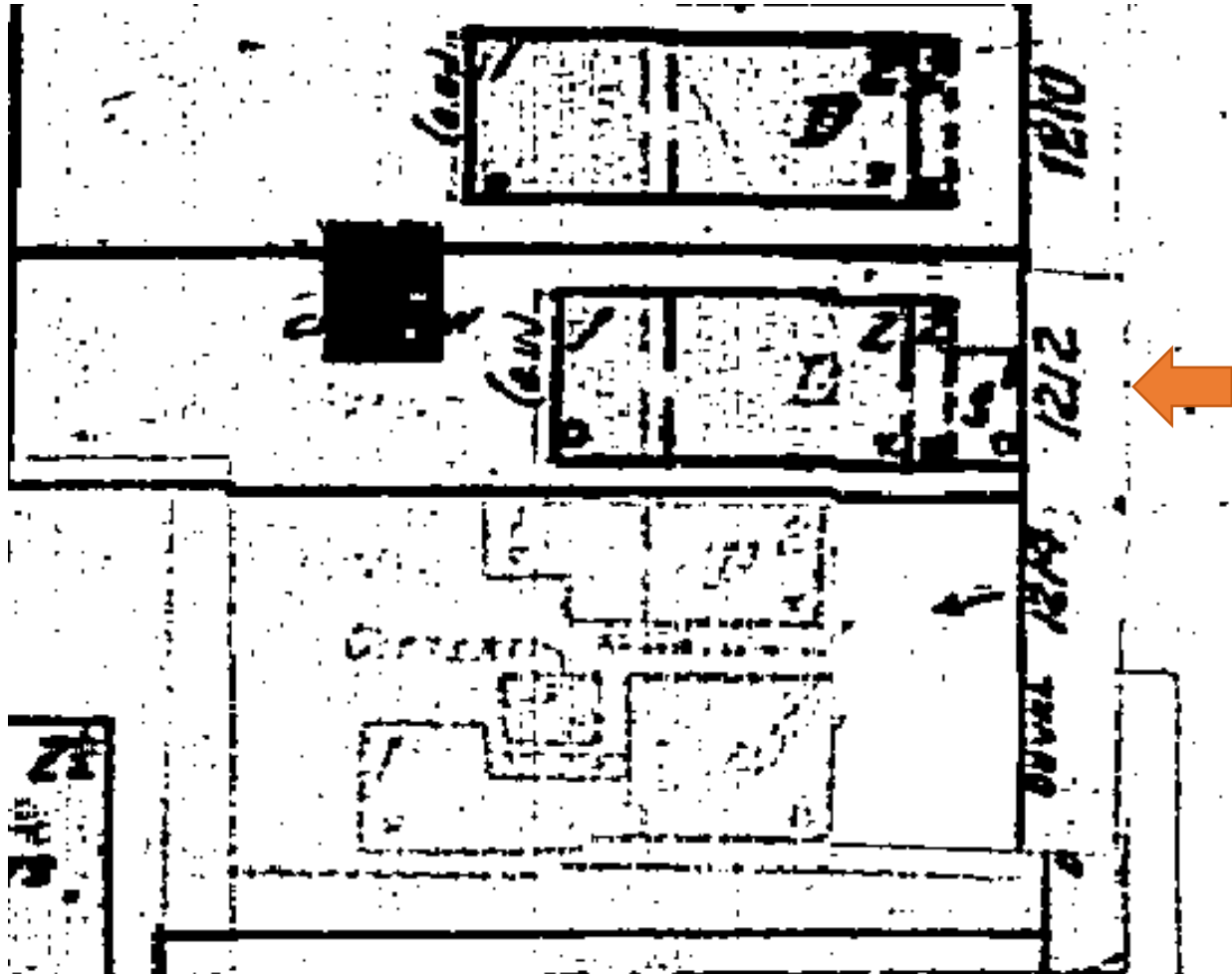
1899 Sanborn Map



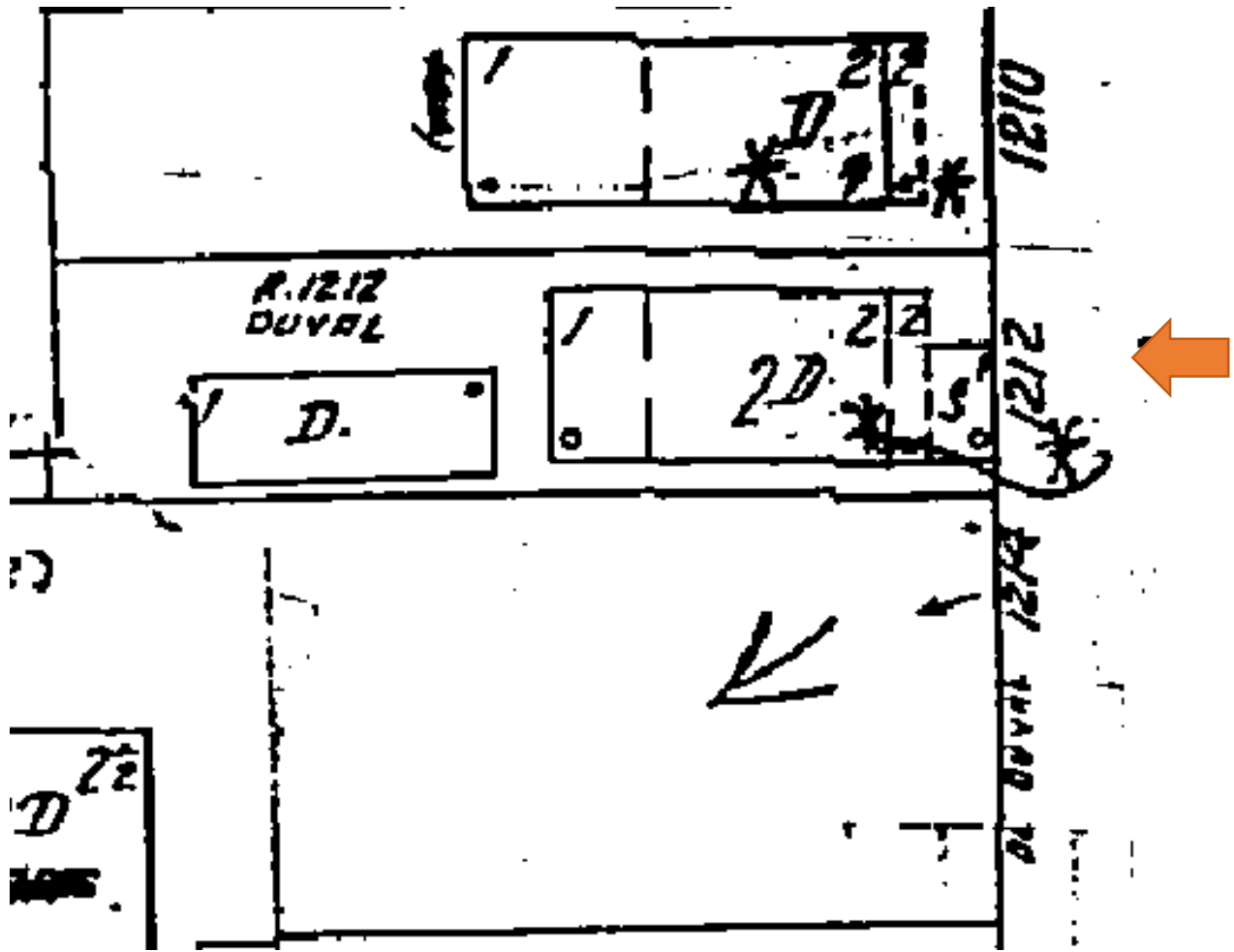
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

Project Photos



1965 Property Appraiser's Photo of 1212 Duval Street.
Monroe County Public Library.



2011 Photo of 1212 Duval Street.
Monroe County Public Library.

HARC Application 1212 Duval Street

Front Elevation photographs:



1. Photograph of the front of 1212 Duval Street



2. Photographs of the front sides- Left side and right side respectively.

Removal of rear portion of home:

3. Photographs of rear portions to be removed



One story addition & shed to be removed



South side portion of one story



North side portion of one story



Shed and concrete to be removed

Photographs of the adjacent rear properties:



Looking left



Looking right



Second lot to north of property



Green area of property to south

4. Photographs of adjacent front properties:



Property to the south



Property to the north



Property across street to the north



Property across the street to the south

HARC Application 1212 Duval Street



Directly across the street looking east down Louisa Street



Duval Street looking north



Duval Street looking south

Survey



**MAP OF BOUNDARY SURVEY
PART LOT 2, SQUARE 9, TRACT 11
CITY OF KEY WEST
MONROE COUNTY, FLORIDA**

BEARING BASE:
THE SOUTHWESTERLY BOUND OF
DUVAL STREET, 90° 10' 00"
PER DEED

ALL ANGLES DEPICTED
ARE IN DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1112 DUVAL STREET
KEY WEST, FL 33040

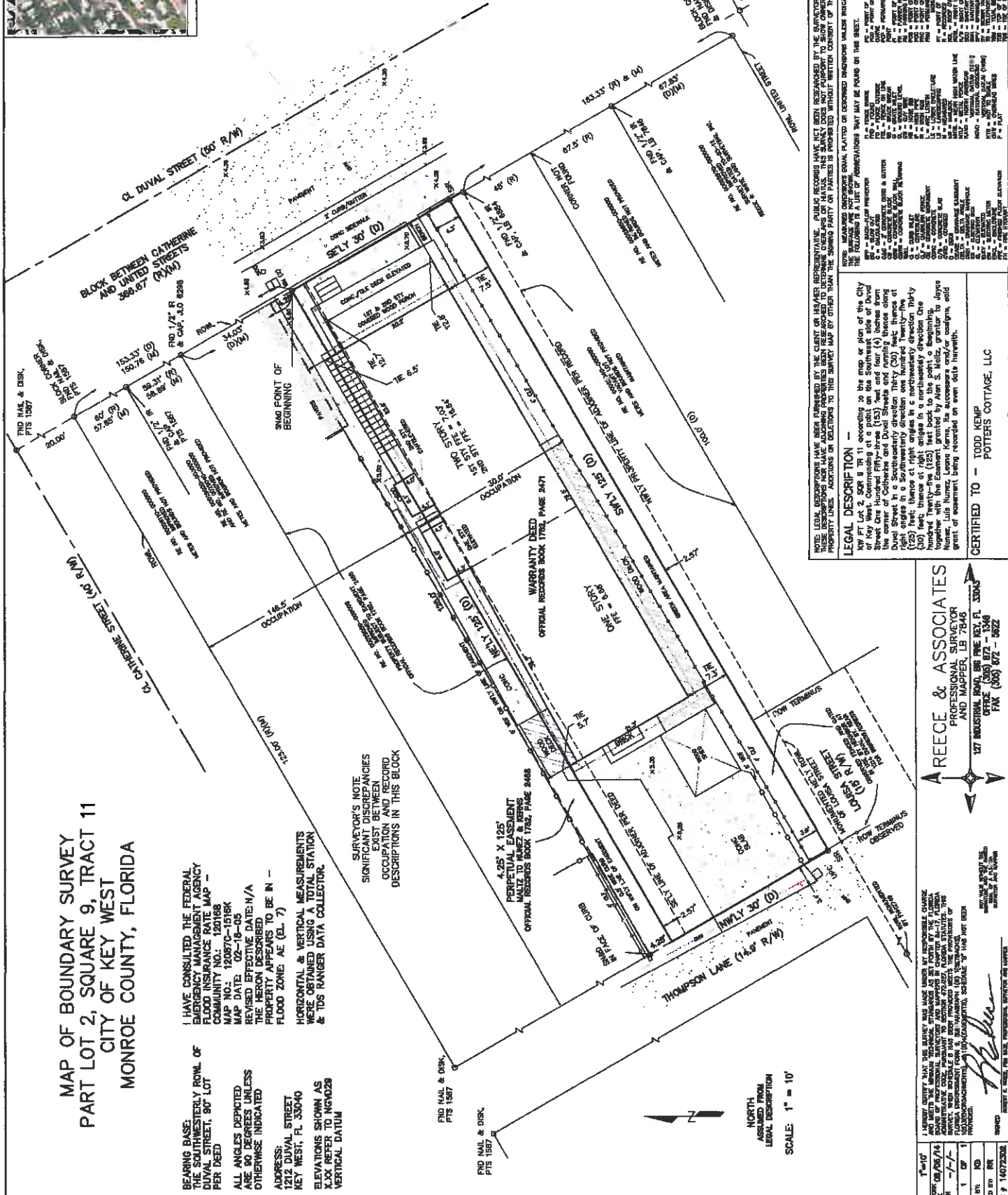
ELEVATIONS SHOWN AS
XXX REFER TO NGVD29
VERTICAL DATUM

I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP --
COMMUNITY NO.: 1201868
MAP NO.: 120870-1518K
MAP DATE: 02-18-05
REVISED EFFECTIVE DATE: N/A
THE HERRON DESCRIBED
PROPERTY APPEARS TO BE IN --
FLOOD ZONE: AE (EL. 7)

HORIZONTAL & VERTICAL MEASUREMENTS
WERE OBTAINED USING A TOTAL STATION
& TDS RANGER DATA COLLECTOR.

SURVEYOR'S NOTE:
SIGNIFICANT DISCREPANCIES
EXIST BETWEEN
OCCUPATION AND RECORD
DESCRIPTIONS IN THIS BLOCK

4.25' X 125'
PERPETUAL EASEMENT
MALTZ TO HANEZ & HERNS
OFFICIAL RECORDS BOOK 1782, PAGE 8488



NORTH
ASSUMED FROM
LEGAL DESCRIPTION
SCALE: 1" = 10'

LEGAL DESCRIPTION --
BY PT Lot 2, SQR 9, TR 11 according to the map, or plan of the City
of Key West, Florida, as shown on the map of the City of Key West,
Florida, as shown on the map of the City of Key West, Florida,
Street One Hundred Fifty-three (153) feet and four (4) inches from
Duval Street in a southerly direction thirty (30) feet thence of
(125) feet thence at right angles in a northerly direction thirty
hundred thirty-five (125) feet back to the part of a beginning,
thence in the Easement granted by Alan S. Maltz, grantor to heirs
of Alan S. Maltz, as shown on the map of the City of Key West,
grant of easement being recorded on even date herewith.

LEGAL DESCRIPTION --
THE PART OF LOT 2, SQUARE 9, TRACT 11, CITY OF KEY WEST, FLORIDA,
AS SHOWN ON THE MAP OF THE CITY OF KEY WEST, FLORIDA,
STREET ONE HUNDRED FIFTY-THREE (153) FEET AND FOUR (4) INCHES FROM
DUVAL STREET IN A SOUTHERLY DIRECTION THIRTY (30) FEET THENCE OF
(125) FEET THENCE AT RIGHT ANGLES IN A NORTHERLY DIRECTION THIRTY
HUNDRED THIRTY-FIVE (125) FEET BACK TO THE PART OF A BEGINNING,
THENCE IN THE EASEMENT GRANTED BY ALAN S. MALTZ, GRANTOR TO HEIRS
OF ALAN S. MALTZ, AS SHOWN ON THE MAP OF THE CITY OF KEY WEST,
GRANT OF EASEMENT BEING RECORDED ON EVEN DATE HERewith.

NOTES: MEASUREMENTS OBTAINED FROM PLATTS OR DEPICTED ENCROACHMENTS INDICATED OTHERWISE. FOUNDATIONS SUBJECT TO
THE SURVEYOR'S FIELD MEASUREMENTS. ALL DIMENSIONS SHOWN ON THIS MAP ARE TO BE TAKEN TO THE CENTER OF THE CURVE UNLESS OTHERWISE
PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SURVEYOR SHALL BE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY OR PARTIES.

THE PART OF LOT 2, SQUARE 9, TRACT 11, CITY OF KEY WEST, FLORIDA,
AS SHOWN ON THE MAP OF THE CITY OF KEY WEST, FLORIDA,
STREET ONE HUNDRED FIFTY-THREE (153) FEET AND FOUR (4) INCHES FROM
DUVAL STREET IN A SOUTHERLY DIRECTION THIRTY (30) FEET THENCE OF
(125) FEET THENCE AT RIGHT ANGLES IN A NORTHERLY DIRECTION THIRTY
HUNDRED THIRTY-FIVE (125) FEET BACK TO THE PART OF A BEGINNING,
THENCE IN THE EASEMENT GRANTED BY ALAN S. MALTZ, GRANTOR TO HEIRS
OF ALAN S. MALTZ, AS SHOWN ON THE MAP OF THE CITY OF KEY WEST,
GRANT OF EASEMENT BEING RECORDED ON EVEN DATE HERewith.

**CERTIFIED TO -- TODD KEMP
POTTERS COTTAGE, LLC**

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR
AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, ONE FINE MEY, FL 33040
OFFICE (305) 872 - 1346
FAX (305) 872 - 9822

DATE: 08/26/14
SCALE: 1" = 10'
SHEET 1 OF 1
DRAWN BY: KB
CHECKED BY: RJK
PROJECT # 140723028

RECEIVED BY: [Signature]
DATE: 08/26/14

Proposed design

Todd Kemp - RESIDENTIAL RENOVATION

1212 DUVAL STREET, KEY WEST, FLORIDA 33040



EXISTING ADJACENT BUILDING

EXISTING ADJACENT BUILDING

EXISTING ADJACENT BUILDING

3 PROPOSED REAR ELEVATION W/ADJACENT PROPERTIES (from Thompson St.)
C-1 SCALE: 1/4" = 1'-0"

SITE DATA

SITE ADDRESS: 1212 DUVAL ST., KEY WEST, FL. 33040
RE: 00029100-000000
ZONING: HRCC-3 (HISTORIC RESIDENTIAL COMMERCIAL CORE - 3)
FLOOD ZONE: AE 7
F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW PT LOT 2 SQR 9 TR 11 H2-258

SETBACKS: FRONT 5 FT; SIDE 5 FT; REAR 15 FT; STREET SIDE 7.5 FT
BUILDING COVERAGE 50%: EXISTING- 56% PROPOSED- 36%
IMPERVIOUS COVERAGE 60%: EXISTING- 74% PROPOSED- 60% : NO SWALES ARE REQUIRED DUE TO REDUCTION IN IMPERVIOUS AREA
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

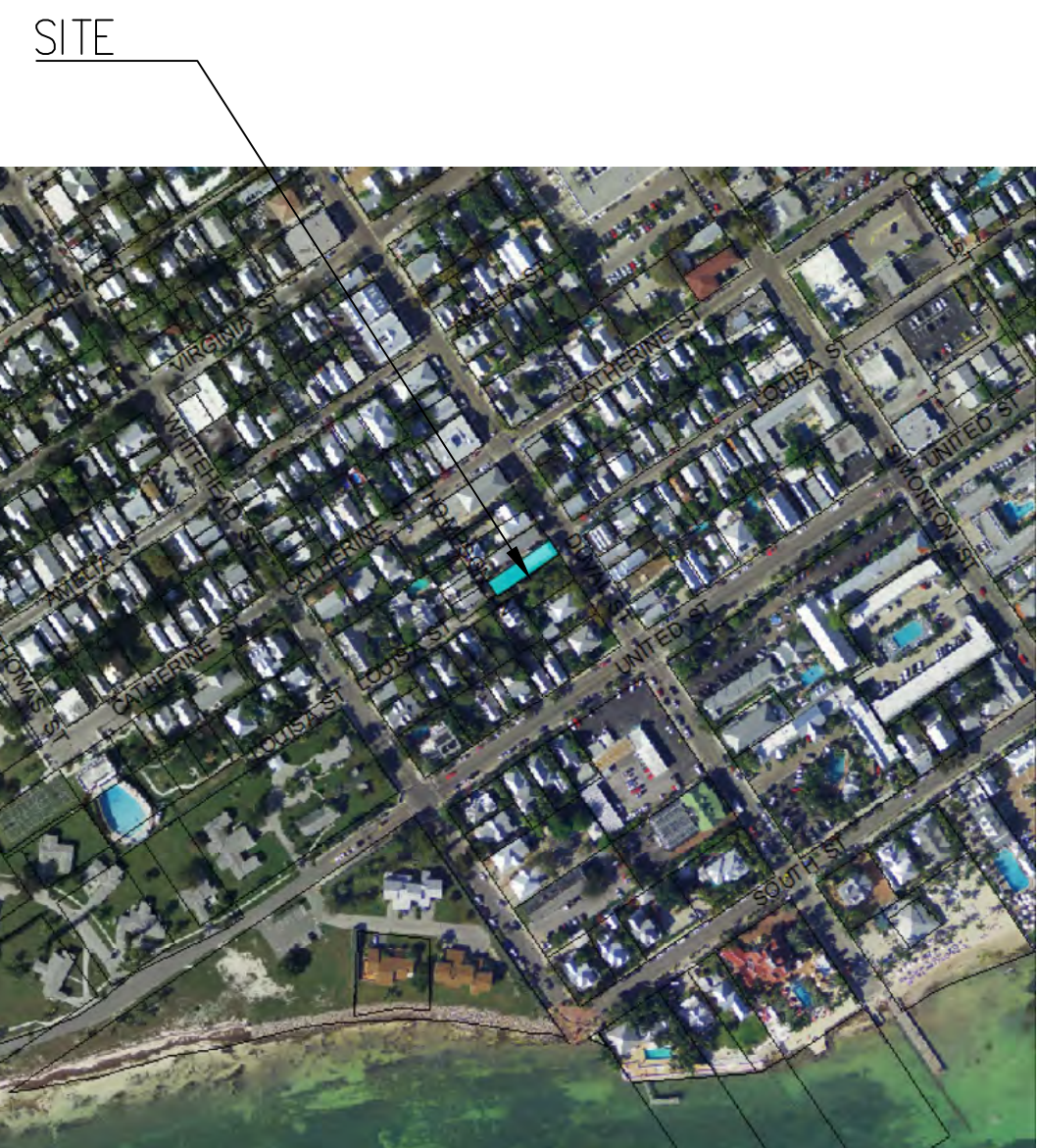
INDEX OF DRAWINGS

SHEET CS-1 - SITE DATA, DEMO SITE & PROPOSED SITE PLANS, ADJACENT PROP. ELEV.
SHEET A-1 - PROPOSED ELEVATIONS
SHEET A-2 - DEMOLITION AND PROPOSED FLOOR PLANS
SHEET A-3 - EXISTING ELEVATIONS

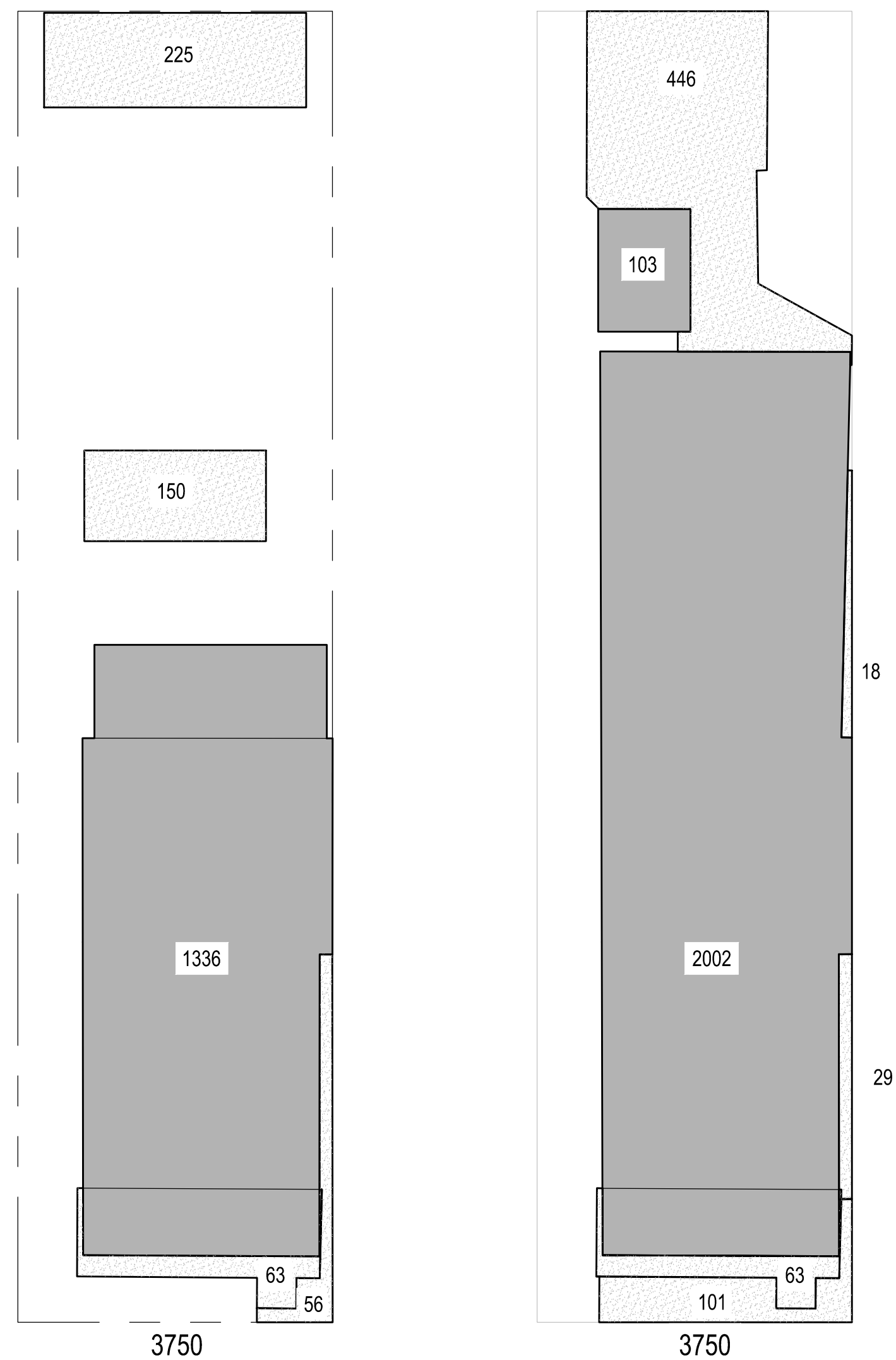
HARC APPLICATION

H14 - 01 - 1607

PROJECT DATA				
RE NO.	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
00028690-000000				
SETBACKS:				
FRONT	NO CHANGE	4.33'	5'	NONE
STREET SIDE	NO CHANGE	3.8'	7.5'	NONE
SIDE	NO CHANGE	-1.9' (exist. agreem't deed)	5'	NONE
REAR	NO CHANGE	18.9'	15'	NONE
LOT SIZE	NO CHANGE	3,750 SQ. FT.	4000 SQ. FT.	NONE
BUILDING COVERAGE	1,336 SQ. FT. / 36%	2,105 SQ. FT. / 56%	50% MAX	NONE
FLOOR AREA	1,990 SQ. FT. / 0.53	2,852 SQ. FT. / 0.76	1.0	NONE
BUILDING HEIGHT	NO CHANGE	30.25'	35' MAX	NONE
IMPERVIOUS AREA	2,250 SQ. FT. / 60%	2,762 SQ. FT. / 74%	60% MAX	NONE



2 LOCATION MAP
CS-1 SCALE: NOT TO SCALE

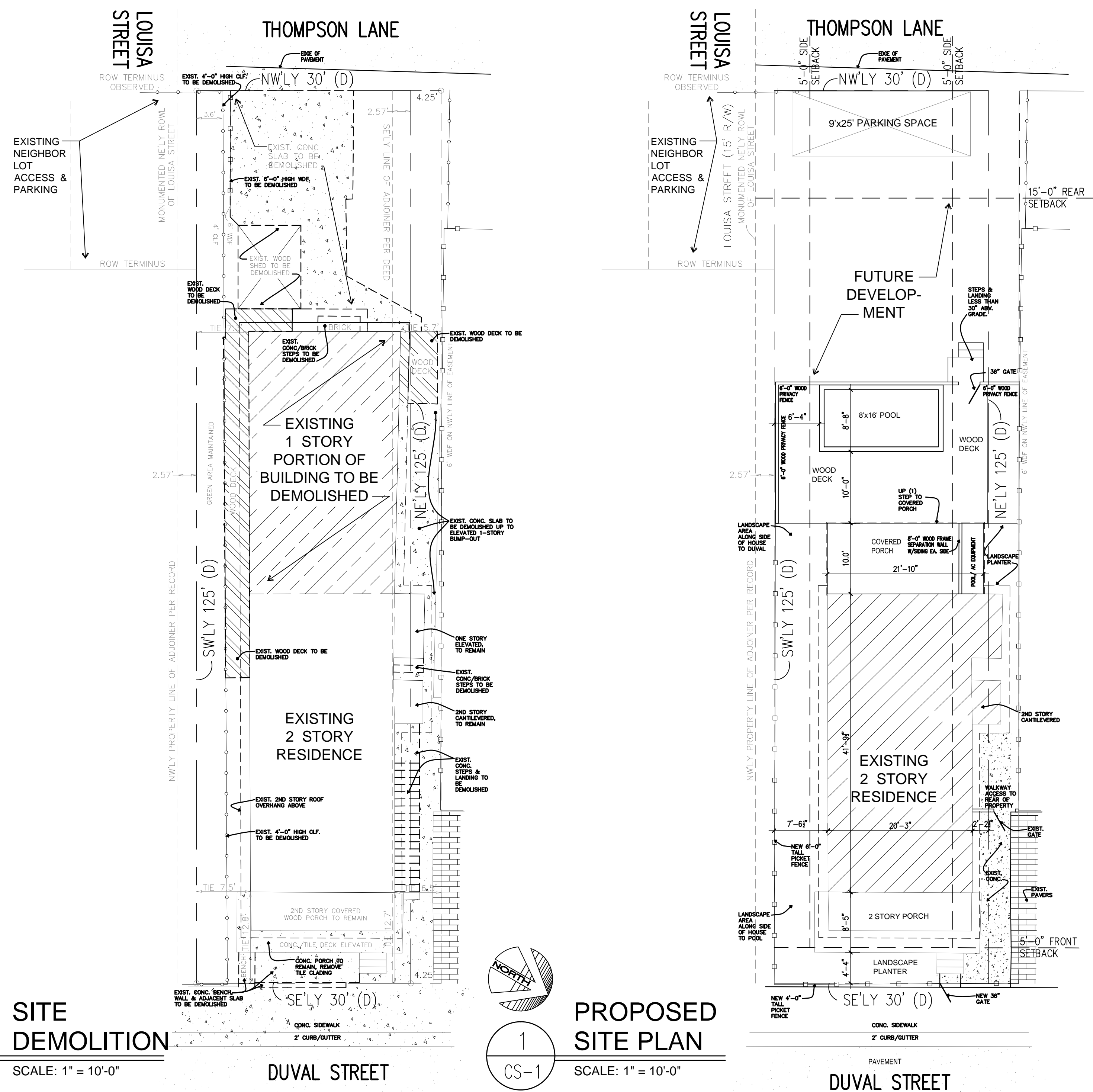


3 SITE BLDG & IMPERIOUS COVERAGE
C-1 SCALE: NOT TO SCALE

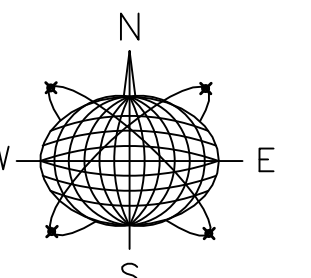
BUILDING COVERAGE: 1,336 SQFT / 36%
 IMPERVIOUS: 2,250 SQFT / 60%

BUILDING COVERAGE: 2,105 SQFT / 56%
 IMPERVIOUS: 2,762 SQFT / 74%

2 SITE DEMOLITION
CS-1 SCALE: 1" = 10'-0"



1 PROPOSED SITE PLAN
CS-1 SCALE: 1" = 10'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

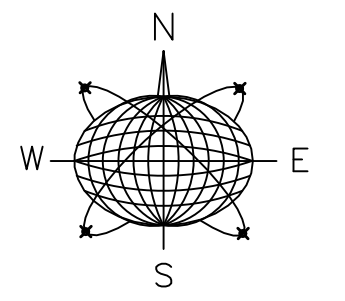
Todd Kemp
RESIDENTIAL RENOVATION
HARC Submission
1212 DUVAL STREET
KEY WEST, FLORIDA

Drawn By: PCS
Checked By: RJM
Project No. 14-034
Scale: AS NOTED
AutoCad File No.

Revisions:

Title:
COVER SHEET, SITE DATA, DEMO & PROPOSED SITE PLANS, ADJACENT PROPERTY ELEVATION

Sheet Number:
CS-1
Date: OCTOBER 1, 2014



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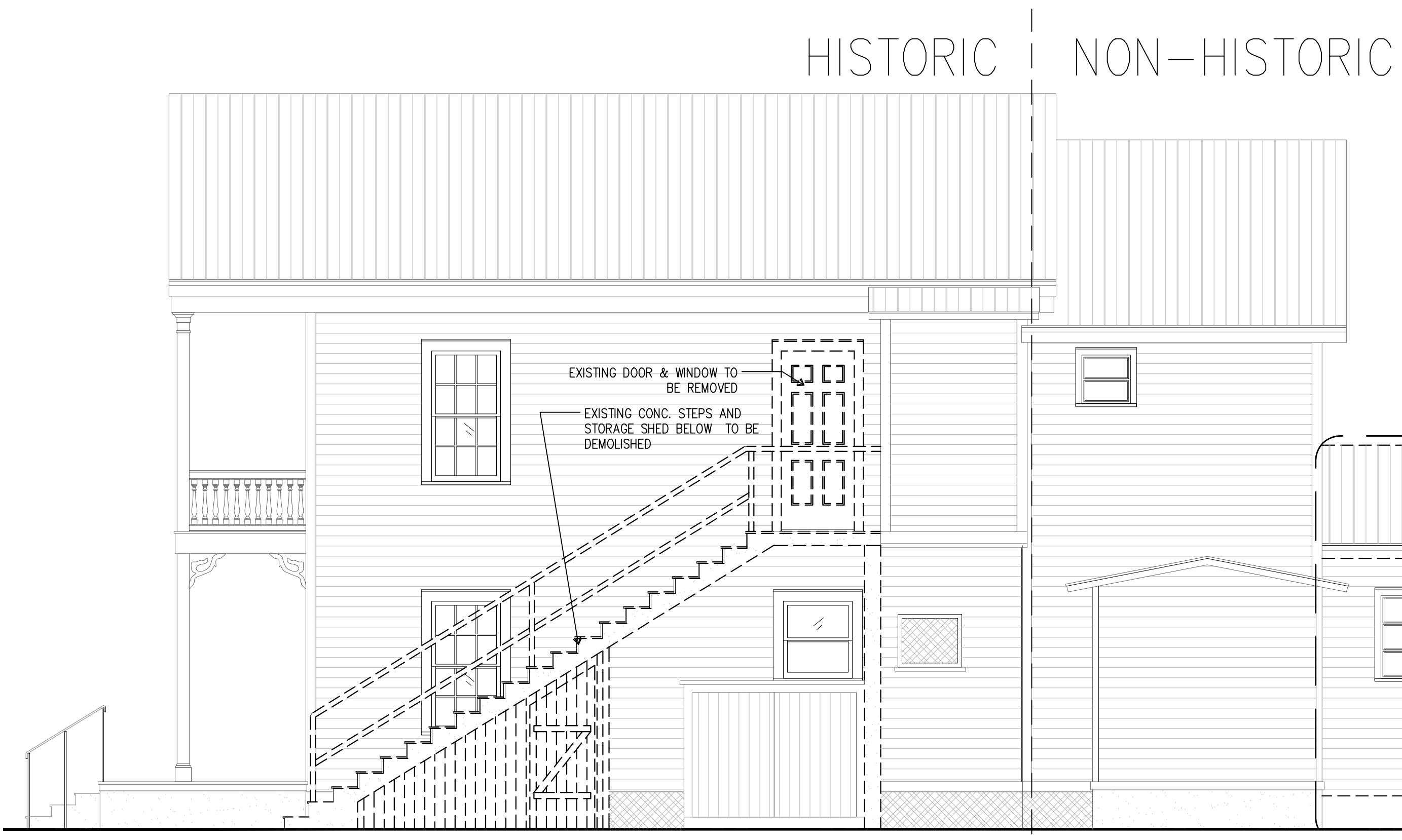
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Drawn By: PCS	Checked By: RJM
Project No. 14-034	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
EXISTING ELEVATIONS

Sheet Number:
A-3
Date: OCTOBER 1, 2014



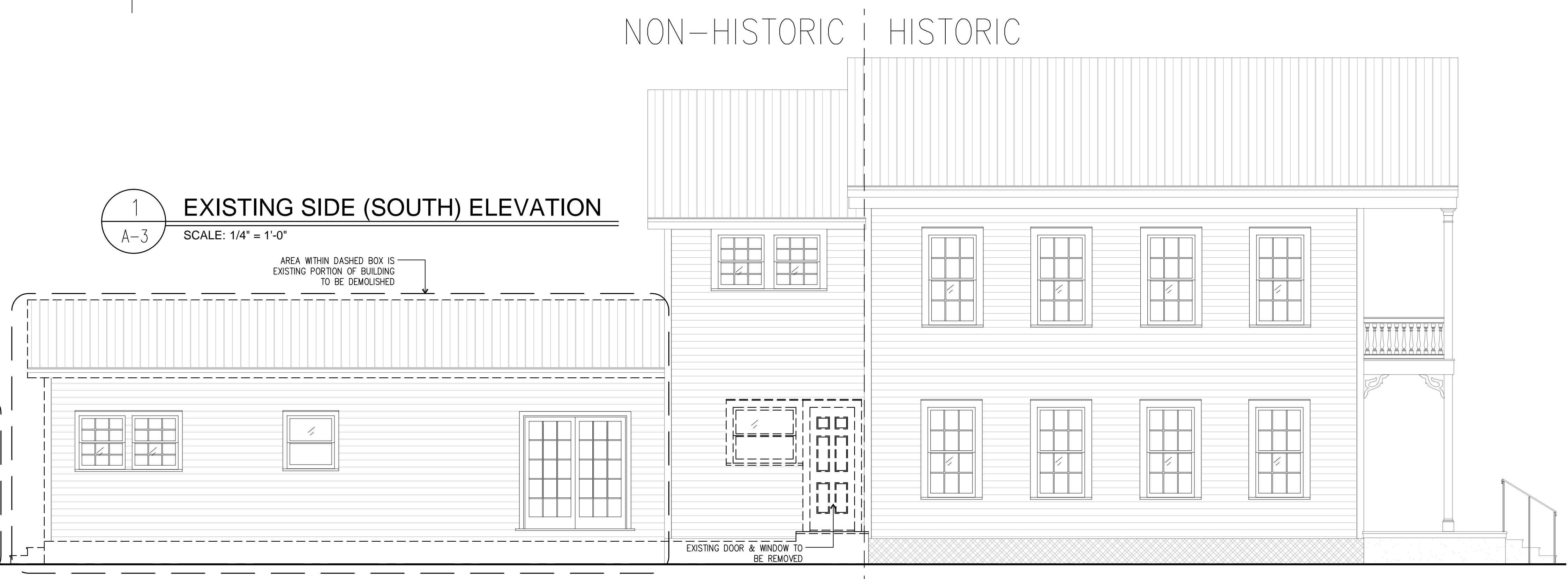
2 EXISTING SIDE (NORTH) ELEVATION
 A-3 SCALE: 1/4" = 1'-0"



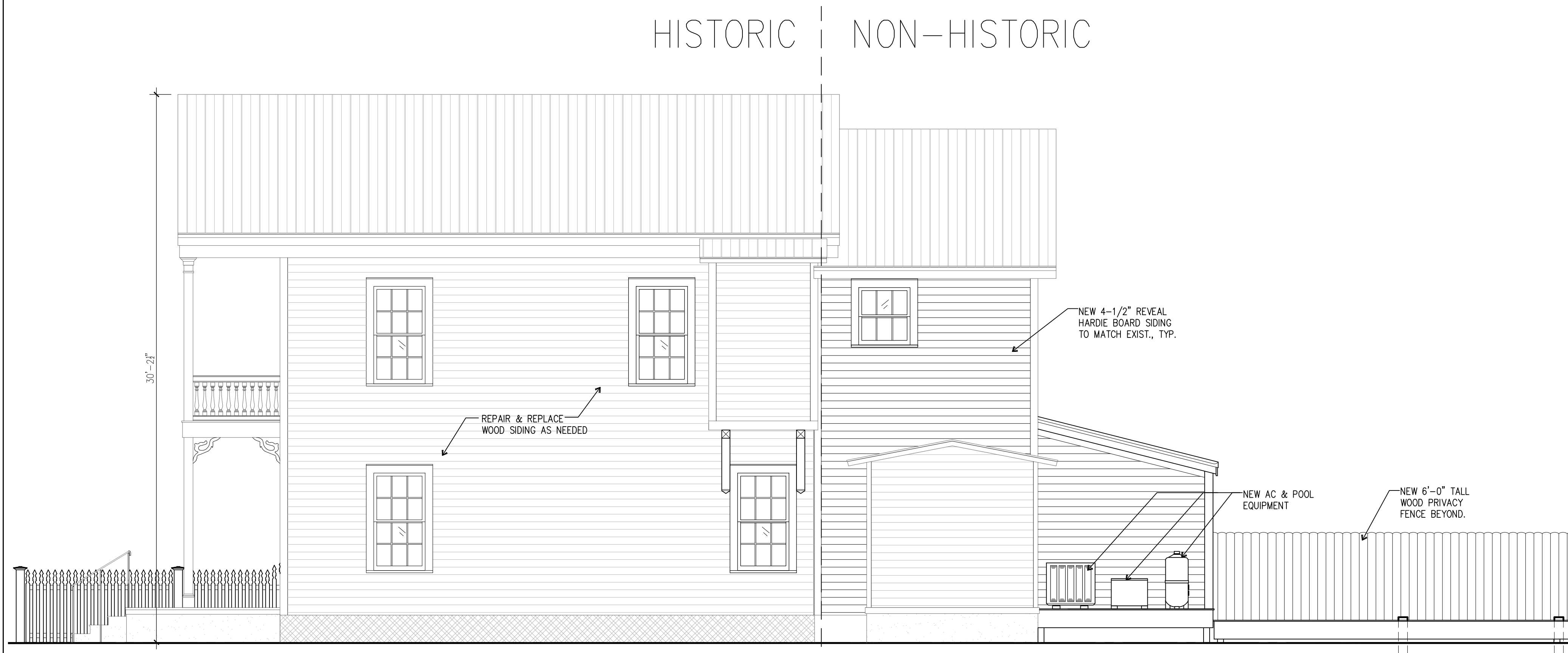
4 EXISTING REAR ELEVATION
 A-3 SCALE: 1/4" = 1'-0"



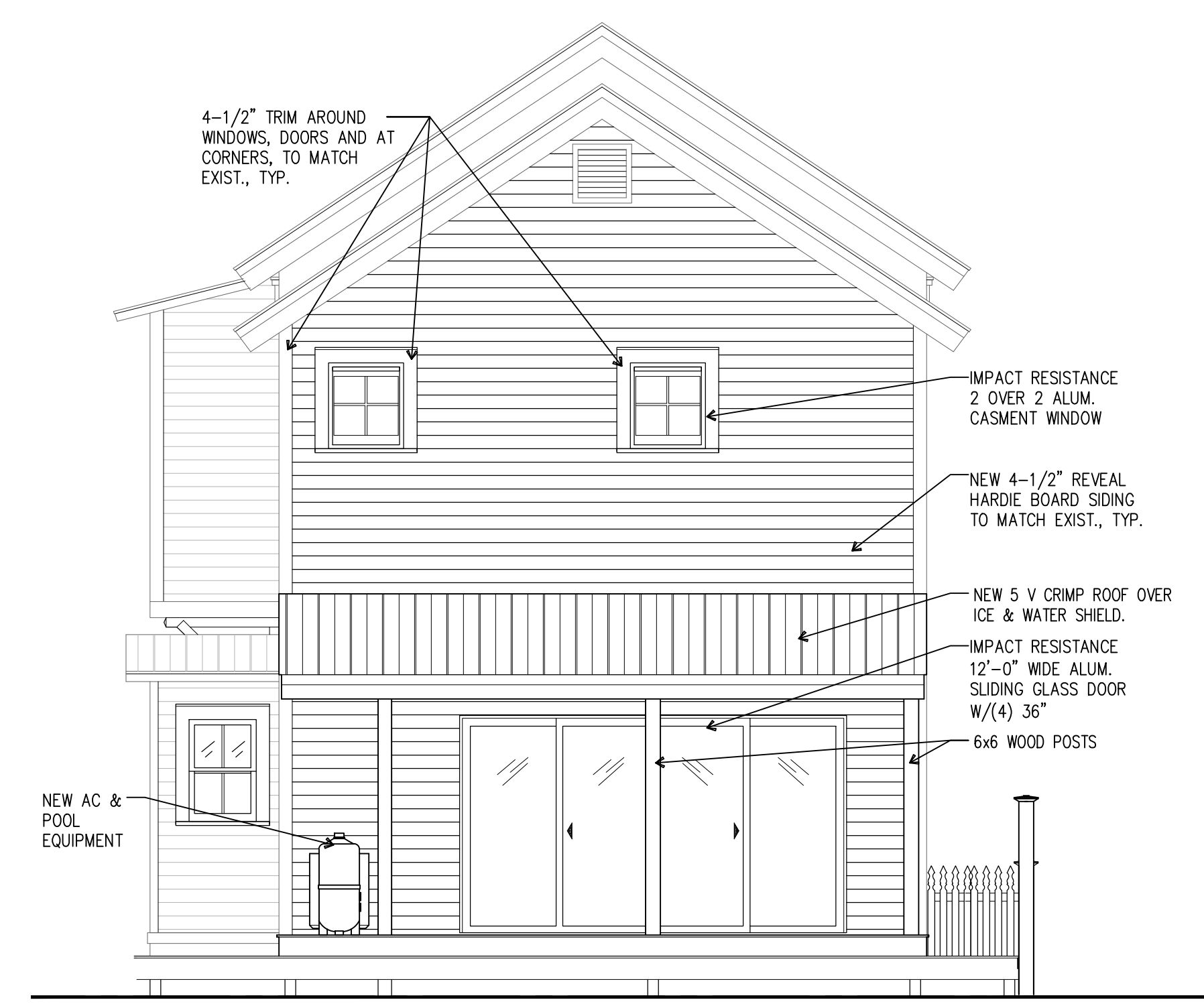
3 EXISTING FRONT ELEVATION
 A-3 SCALE: 1/4" = 1'-0"



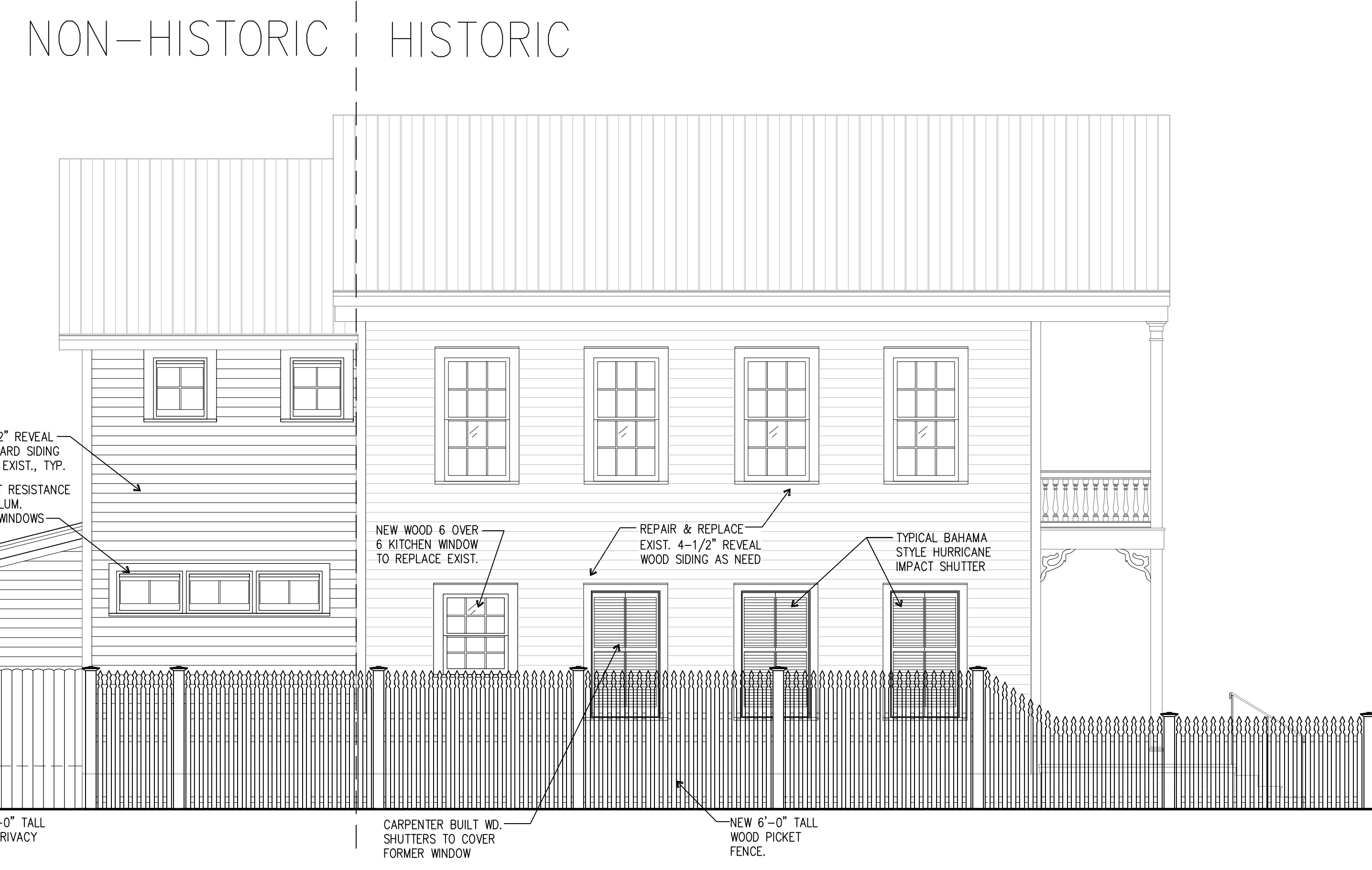
1 EXISTING SIDE (SOUTH) ELEVATION
 A-3 SCALE: 1/4" = 1'-0"



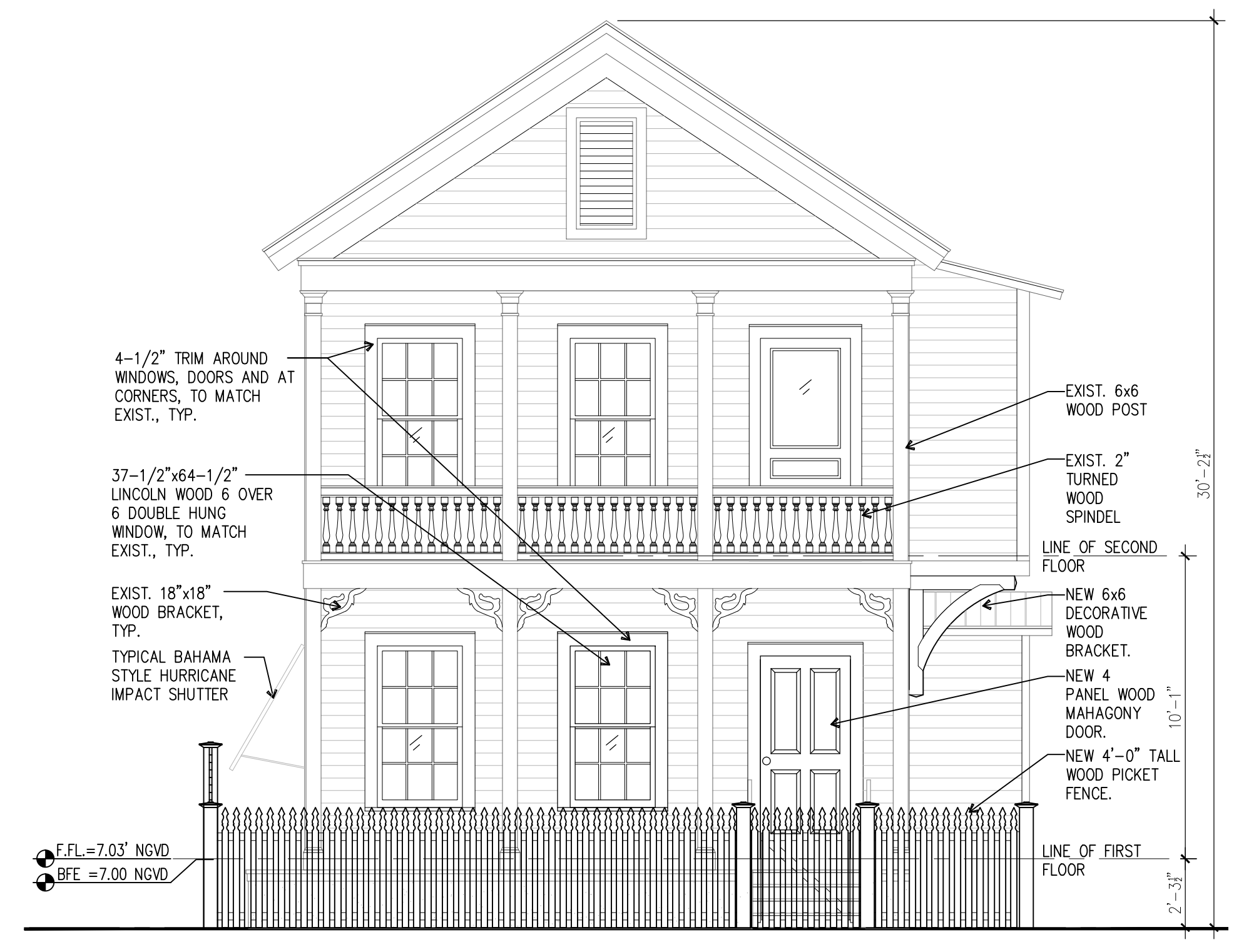
2 PROPOSED SIDE (NORTH) ELEVATION
A-3 SCALE: 1/4" = 1'-0"



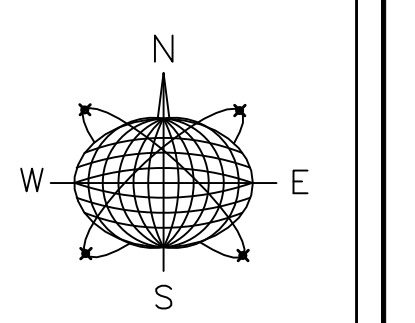
4 PROPOSED REAR ELEVATION
A-1 SCALE: 1/4" = 1'-0"



1 PROPOSED SIDE (SOUTH) ELEVATION
A-3 SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
A-1 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
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AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

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RICHARD J. MILELLI
PE #58315

General Notes:
Vertical lines representing notes.

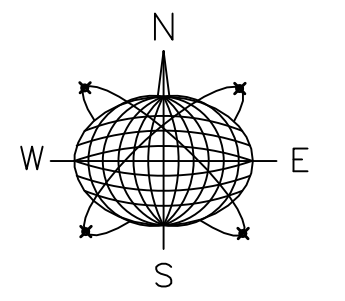
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HARC Submission
1212 DUVAL STREET
KEY WEST, FLORIDA

Drawn By: PCS	Checked By: RJM
Project No. 14-034	Scale: AS NOTED
AutoCad File No.	

Revisions:
Vertical lines representing revisions.

Title:
PROPOSED ELEVATIONS

Sheet Number:
A-1
Date: OCTOBER 1, 2014



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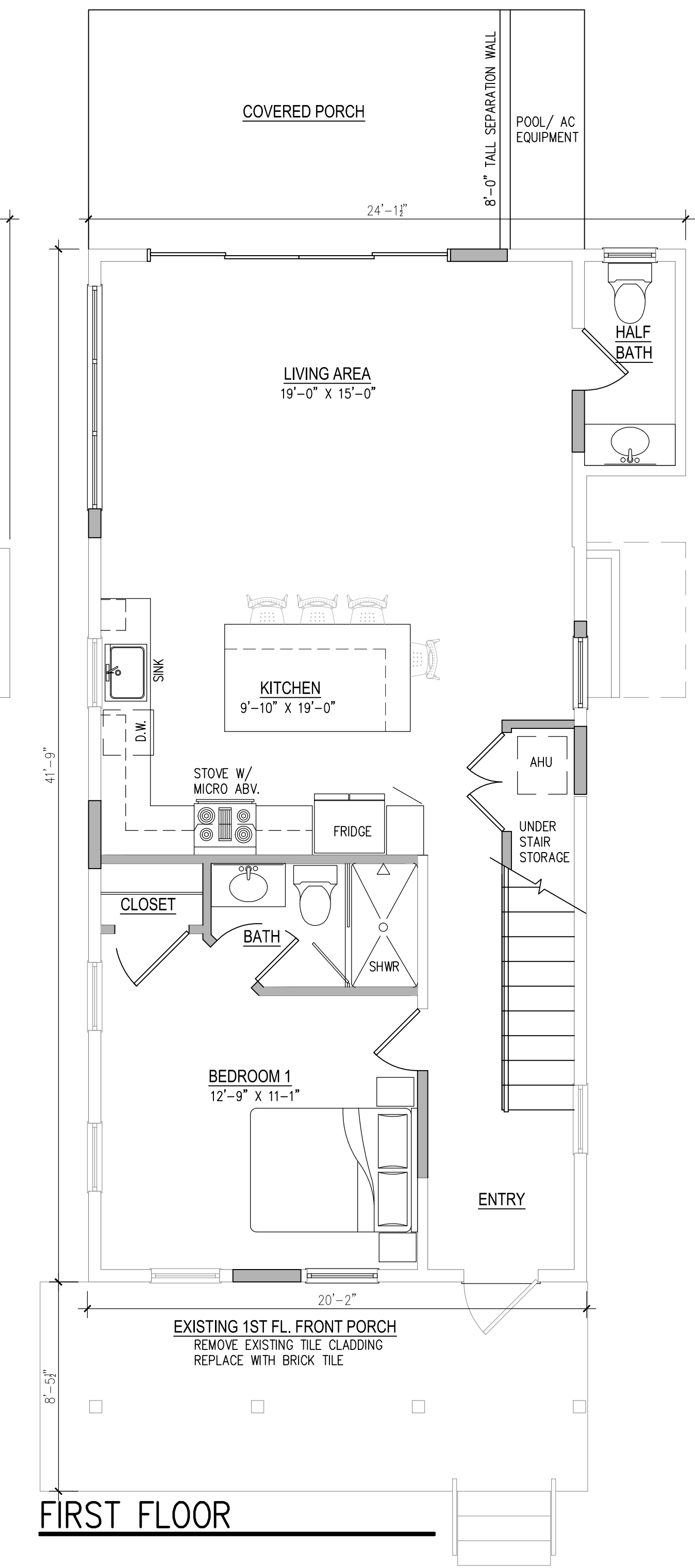
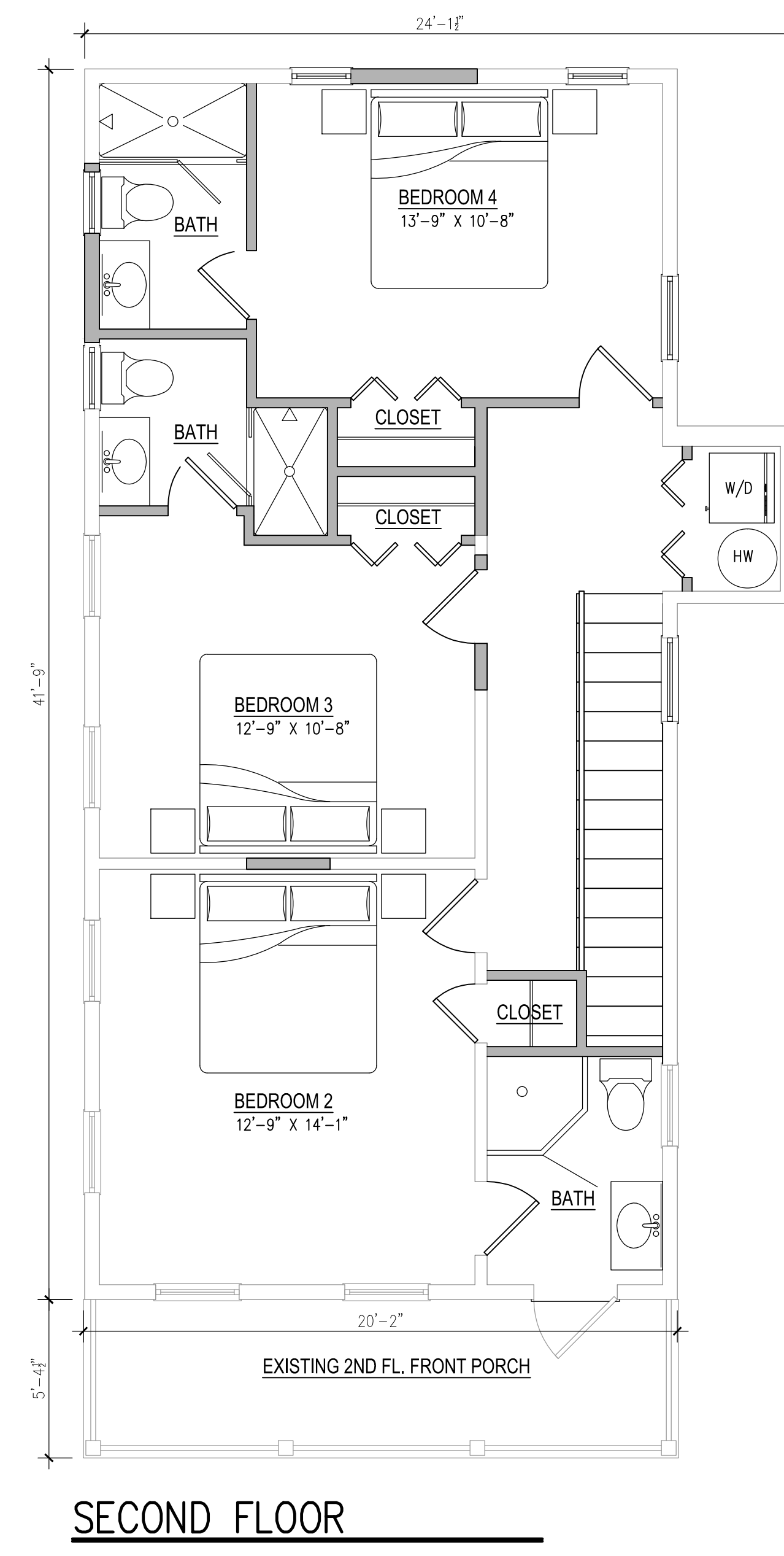
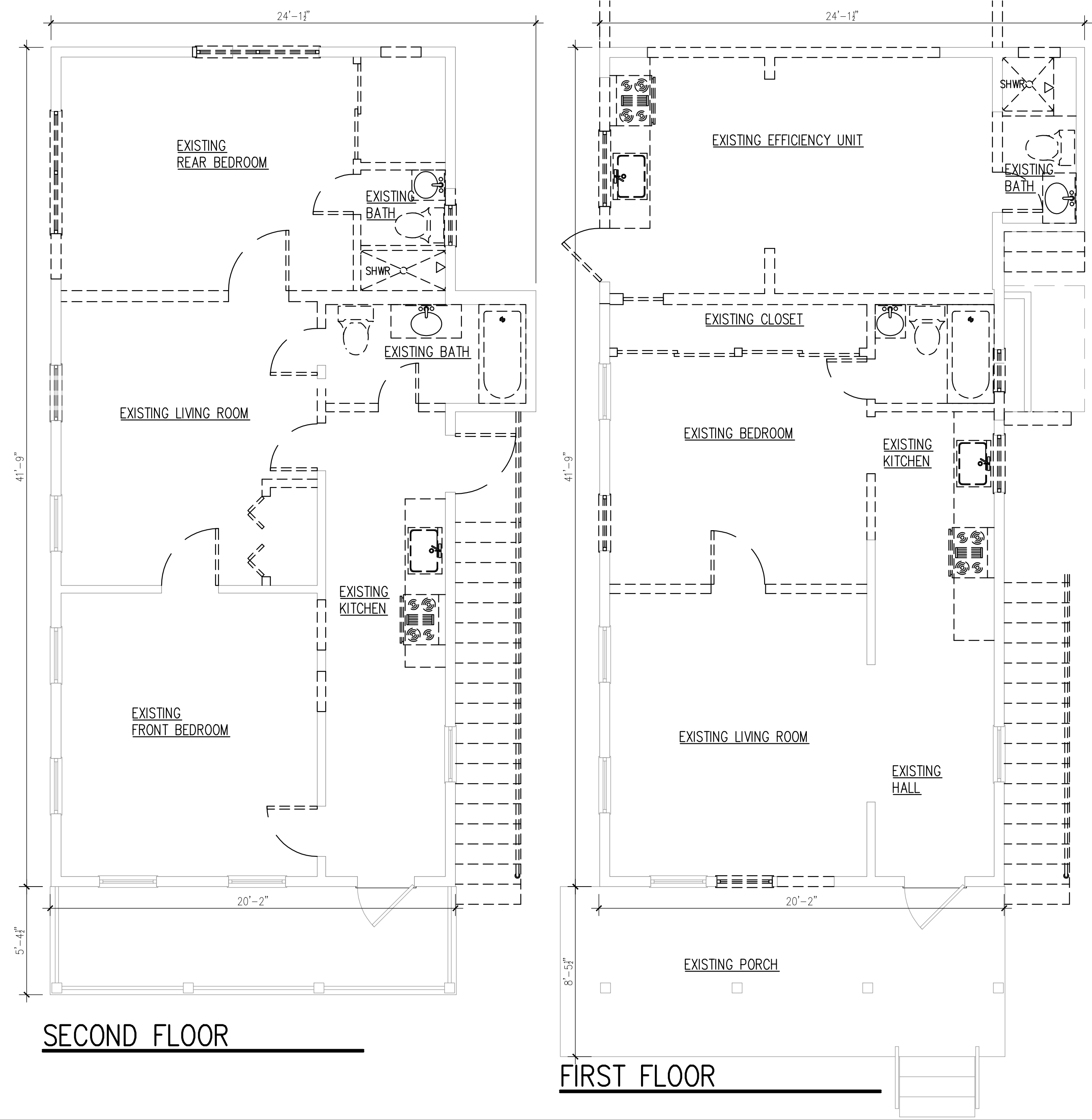
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 KEY WEST, FLORIDA

Drawn By: PCS	Checked By: RJM
Project No. 14-034	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
 EXISTING/
 DEMOLITION
 AND PROPOSED
 FLOOR PLANS

Sheet Number:
A-2
 Date: OCTOBER 1, 2014



2 EXISTING/DEMOLITION FLOOR PLANS
 A-2 SCALE: 1/4" = 1'-0"

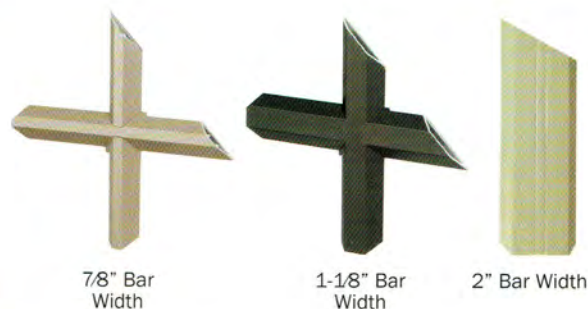
1 PROPOSED FLOOR PLANS
 A-2 SCALE: 1/4" = 1'-0"



There are not only choices in the glass itself, there's also variation in glazing. Here is another opportunity to have your windows and doors made to fit the interior design, décor and style of the room. Additionally, the exterior interacts with the overall architecture and creates fantastic curb appeal. Enhancing windows and doors with lite divisions definitely puts the icing on the cake. Although there are standard lite configurations designated for all products, custom designs are also welcome.

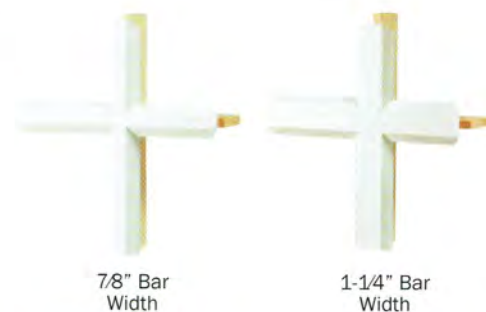
Simulated Divided Lites

Windows and doors may be enhanced with simulated divided lites. Both the interior wood bars and the exterior bars (aluminum or vinyl) are sealed to the glass with 3M adhesives. Simulated divided lite products may be ordered with or without an internal aluminum gridwork; internal grille choices include mill finish and bronze. Simulated divided lites are available in 7/8", 1-1/8" and 2" bar widths.



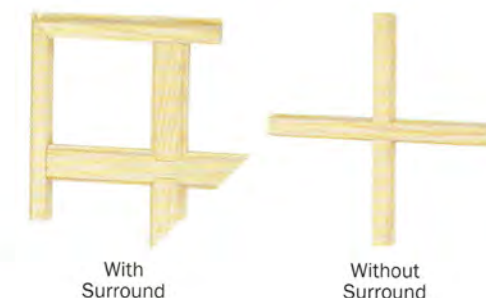
Lincoln Divided Lites

Authentic lite division produced with 7/8" and 1-1/4" bar widths, Lincoln Divided Lites are produced as primed units only. Utilizing the 1-1/4" bar enables the product to encompass insulated glass. The 7/8" bar, however, is only available in single glazed units.



Removable Interior Wood Grilles

Interior wood grilles are available in single profile widths of 5/8", 1", and 1-1/4" and in a double profile width of 7/8". With or without a surround is an additional choice. Interior grilles offer the convenience of removal for the cleaning of interior glass. There is no obstruction to the exterior glass.



Internal Aluminum Grilles

Another unobstructive manner of lite division is the addition of an internal aluminum grille. Inserted at time of insulated glass fabrication, internal aluminum grilles are 11/16" double profile and are available in all eight of our standard clad colors and six two-toned options.



DOUBLEHUNG AND GLIDER WINDOWS

Tilt Latch and Window Locks

Double hung locks and tilt latches are color matched in seven hardware finishes. Two low-profile pick resistant locks are used on units with 32" glass and wider. Units smaller than 32" have one lock. Tilt latches are set into the check rail of the bottom sash and concealed in the top rail on the upper sash. Spring loaded, they release to tilt in with ease. Made to last and stay out of sight, these lock options are sure to please.



White



Coppertone



Polished
Brass



Oil-Rubbed
Brass



Satin
Nickel



Bronze



Faux
Bronze

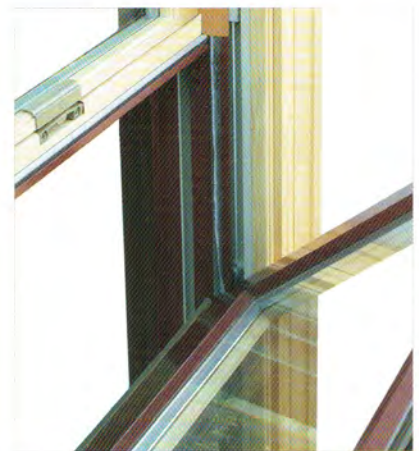


Concealed Jambliner

Take the traditional design and elegance of the Lincoln Double Hung window a step further with the addition of our Concealed Jambliner Upgrade. The upgrade gives you a softer look without sacrificing the optimum functionality of the window.

From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear pine laminate to give more wood warmth when the window is closed. The perfect option when choosing one of our five alternative wood species.

Another great feature of this jambliner upgrade is the equal sash design. Both sash will share equal dimensions and will allow the site lines to match up vertically.



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:

RENOVATIONS OF CONTRIBUTING HOUSE AND ONE STORY ADDITION. DEMOLITION OF NON-HISTORIC ADDITION AND STAIR ON CONTRIBUTING HOUSE.

FOR- #1212 DUVAL STREET

Applicant- Meridian Engineering

Application # H14-01-1607

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.

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 Richard J. Milelli, 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: 1212 Duval St 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 October 28, 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 H14-01-1607.

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

Signed Name of Affiant:

[Signature]
Date: 10/23/14
Address: 201 Front St Ste 203
City: Key West
State, Zip: FL 33040

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

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

NOTARY PUBLIC

Sign Name: Marion Hope Casas
Print Name: MARION HOPE CASAS
Notary Public - State of Florida (seal)
My Commission Expires: _____



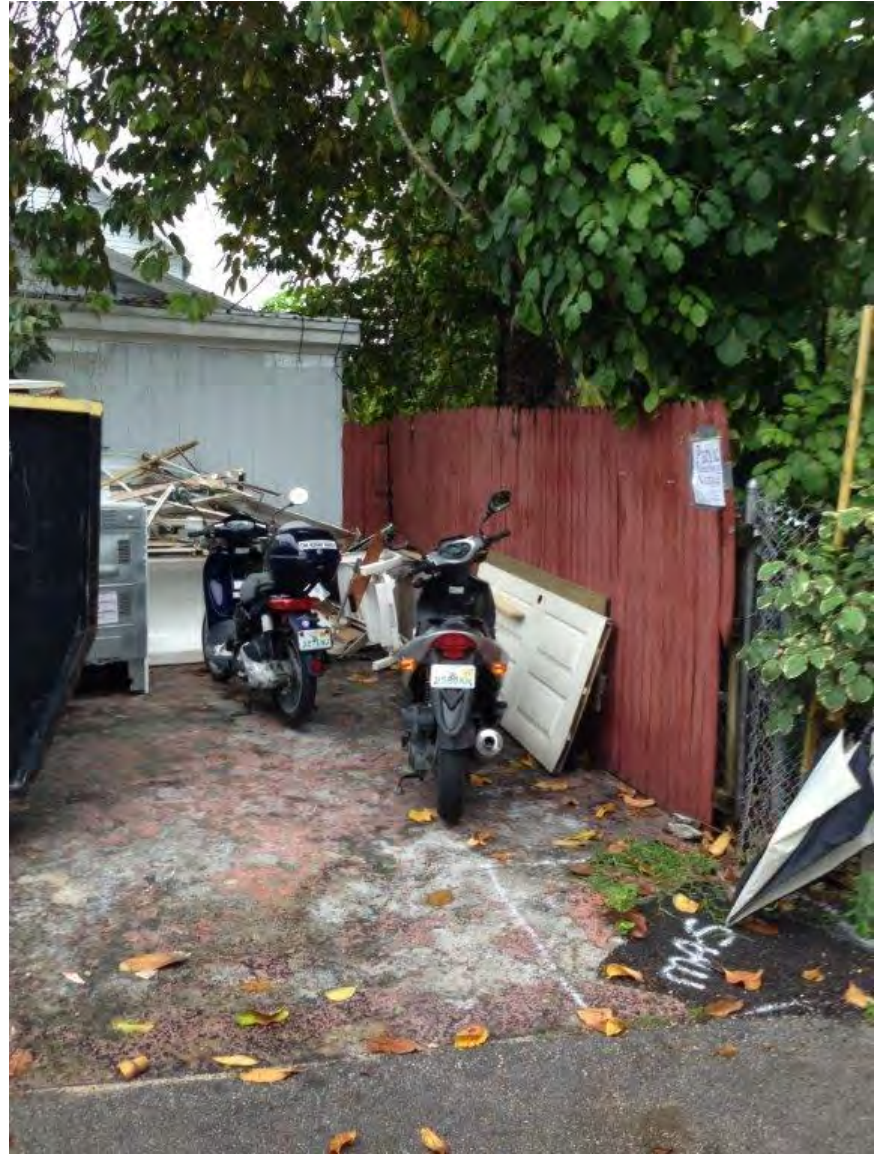
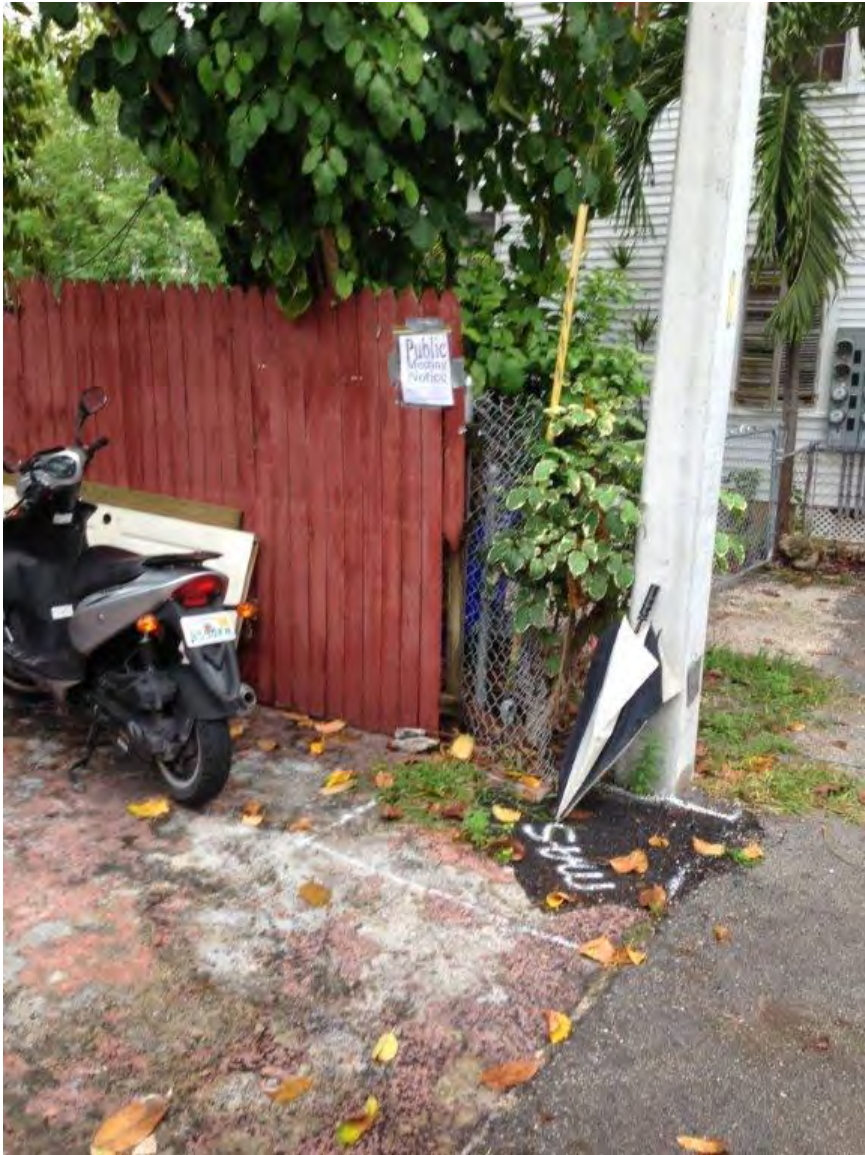


Public Meeting Notice

1212

MAILBOXES





**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

The Key West office of the Property Appraiser will be closing
Friday, October 24th at noon.

Website tested on IE8, IE9, &
Firefox.
Requires Adobe Flash 10.3 or
higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1029882 Parcel ID: 00029100-000000

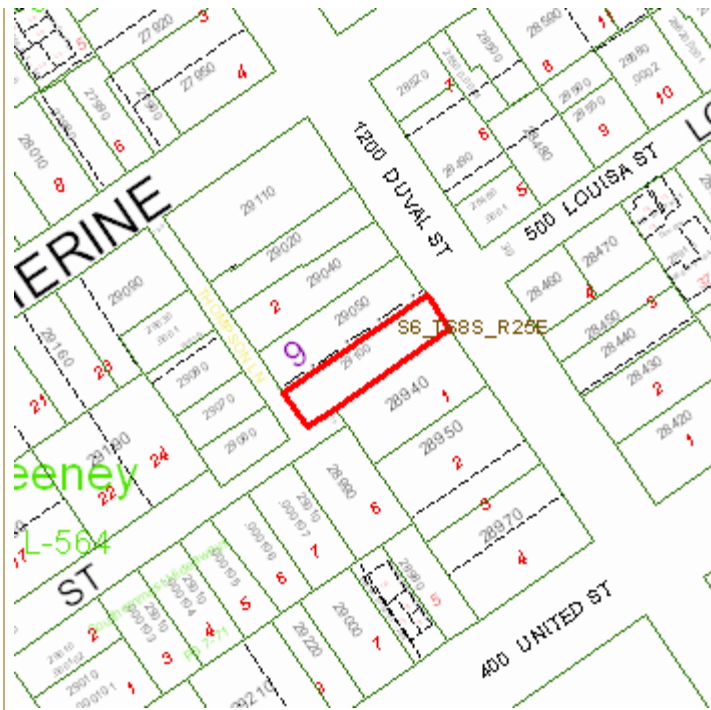
Ownership Details

Mailing Address:
NEW POTTER'S COTTAGE LLC
PO BOX 527
KEY WEST, FL 33041-0527

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1212 DUVAL ST KEY WEST
Legal Description: KW PT LOT 2 SQR 9 TR 11 H2-258 OR226-443/444 OR912-243L/E OR1055-1825 OR1055-1826R/S
OR1055-1827L/E OR1168-966 OR1782-2468/70E OR1782-2471 OR2321-521/25AFF OR2697-1728/29

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	125	3,750.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 2488
Year Built: 1892

Building 1 Details

Building Type R4
Effective Age 25
Year Built 1892
Functional Obs 0

Condition A
Perimeter 338
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 32
Grnd Floor Area 2,488

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

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

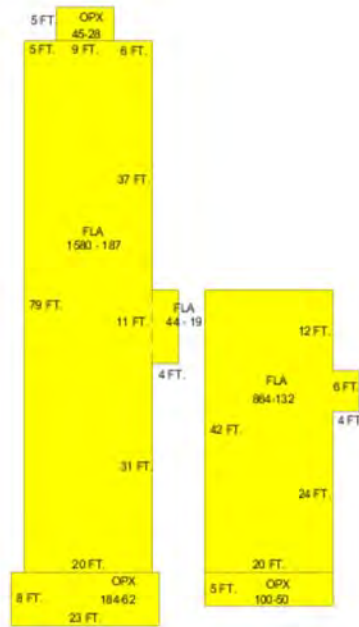
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 5

Extra Features:

2 Fix Bath 0
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 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	1990				44
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	1,580
2	OPX		1	1990	N N	0.00	0.00	45
4	OPX		1	1990	N N	0.00	0.00	184
5	FLA	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	864

6	OPX	1	1990	N	N	0.00	0.00	100
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Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	474 SF	0	0	1987	1988	2	40
2	UB2:UTILITY BLDG	108 SF	12	9	1977	1978	3	50
3	TK2:TIKI	110 SF	10	11	1987	1988	3	40
4	PT5:TILE PATIO	84 SF	0	0	1987	1988	4	50
5	FN2:FENCES	30 SF	15	2	1977	1978	5	30
6	FN2:FENCES	456 SF	76	6	1977	1978	2	30
7	FN2:FENCES	70 SF	14	5	1977	1978	4	30
9	AC2:WALL AIR COND	1 UT	0	0	1983	1984	3	20
10	AC2:WALL AIR COND	2 UT	0	0	1983	1984	2	20

Appraiser Notes

2002-5-1 - \$10,000 SALE OR1782-2468/70 IS AN EASEMENT (4'3" X 125') WHICH IS FOR AN ENCROACHMENT. LG

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	261,123	7,207	244,294	512,624	455,761	0	512,624
2013	246,314	7,225	227,250	480,789	414,329	0	480,789
2012	246,314	7,243	123,106	376,663	376,663	0	376,663
2011	250,046	7,483	170,454	427,983	420,889	0	427,983
2010	253,778	7,649	121,200	382,627	382,627	0	382,627
2009	278,877	7,890	324,073	610,840	610,840	0	610,840
2008	257,253	8,056	375,000	640,309	640,309	0	640,309
2007	240,344	7,848	618,750	866,942	866,942	0	866,942
2006	373,557	8,094	356,250	681,867	681,867	0	681,867
2005	317,171	8,416	262,500	588,087	588,087	25,000	563,087
2004	227,600	8,663	187,500	423,763	423,763	0	423,763
2003	273,120	8,985	78,750	360,855	360,855	0	360,855
2002	234,307	9,232	78,750	322,290	322,290	0	322,290
2001	220,249	9,553	78,750	308,552	247,077	25,000	222,077
2000	220,249	10,930	79,688	310,867	247,453	25,000	222,453
1999	201,504	10,305	79,688	291,497	233,445	25,000	208,445
1998	165,639	8,347	79,688	253,675	218,137	25,000	193,137

1997	155,896	8,083	72,188	236,167	209,847	25,000	184,847
1996	114,138	6,357	72,188	192,682	190,924	25,000	165,924
1995	114,138	6,660	72,188	192,986	188,019	25,000	163,019
1994	102,075	6,210	72,188	180,472	180,472	25,000	155,472
1993	102,075	6,479	72,188	180,742	180,742	25,000	155,742
1992	124,531	6,721	72,188	203,440	203,440	25,000	178,440
1991	124,531	7,001	72,188	203,721	203,721	50,500	153,221
1990	129,664	7,245	60,938	197,846	197,846	50,500	147,346
1989	81,448	6,832	60,000	148,280	148,280	50,500	97,780
1988	31,080	0	56,250	87,330	87,330	25,500	61,830
1987	30,689	0	39,844	70,533	70,533	25,500	45,033
1986	30,860	0	38,250	69,110	69,110	25,500	43,610
1985	29,889	0	38,250	68,139	68,139	25,500	42,639
1984	34,744	0	21,600	56,344	56,344	25,500	30,844
1983	34,744	0	18,225	52,969	52,969	25,500	27,469
1982	35,484	0	15,424	50,908	50,908	25,500	25,408

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
7/25/2014	2697 / 1728	1,050,000	WD	01
5/1/2002	1782 / 2471	700,000	WD	Q
5/1/2002	1782 / 2468	10,000	00	U

This page has been visited 271,700 times.

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