



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 25, 2023

Applicant: Matthew Stratton, Architect

Application Number: H2023-0020

Address: 626 Canfield Lane

Description of Work:

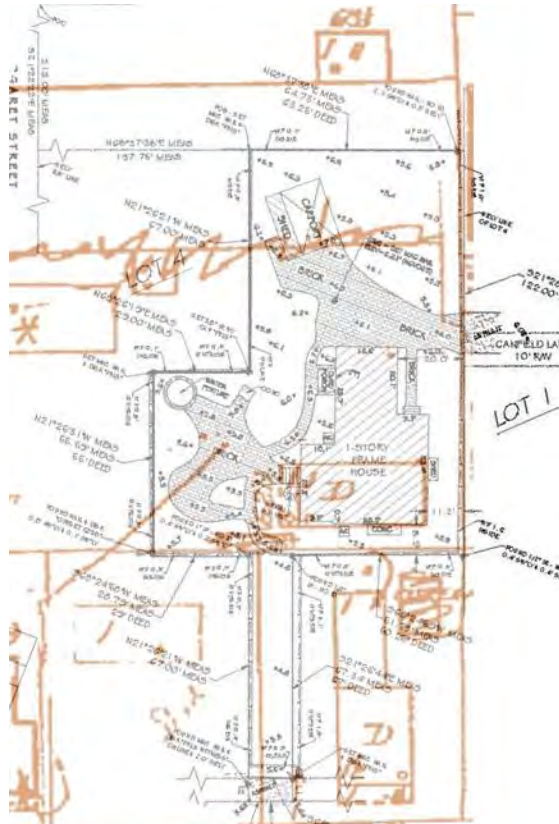
Convert existing detached carport into a guest cottage with new one-story addition.

Site Facts:

The site under review contains one principal house and a carport. The principal house is listed as a contributing resource. The house was built in 1901 but has undergone several alterations and the structure has lost its original footprint and integrity. The structure under review is a non-historic free-standing carport located on the northwest side of the lot. The site has dense vegetation and the Urban Forester visit the site prior to the review of this COA. The lot is located at the end of the lane and has a secondary entrance on Angela Street.

Guidelines Cited on Review:

- Additions and alterations (pages 37a-37k), specifically guidelines 1, 6, 12, 13, 22, and 25.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 11, 12, 13, 14, 18, 22, 23, 24, and 25.
- Outbuildings (page 40), specifically second paragraph and guidelines 1, 3, 4, and 9.



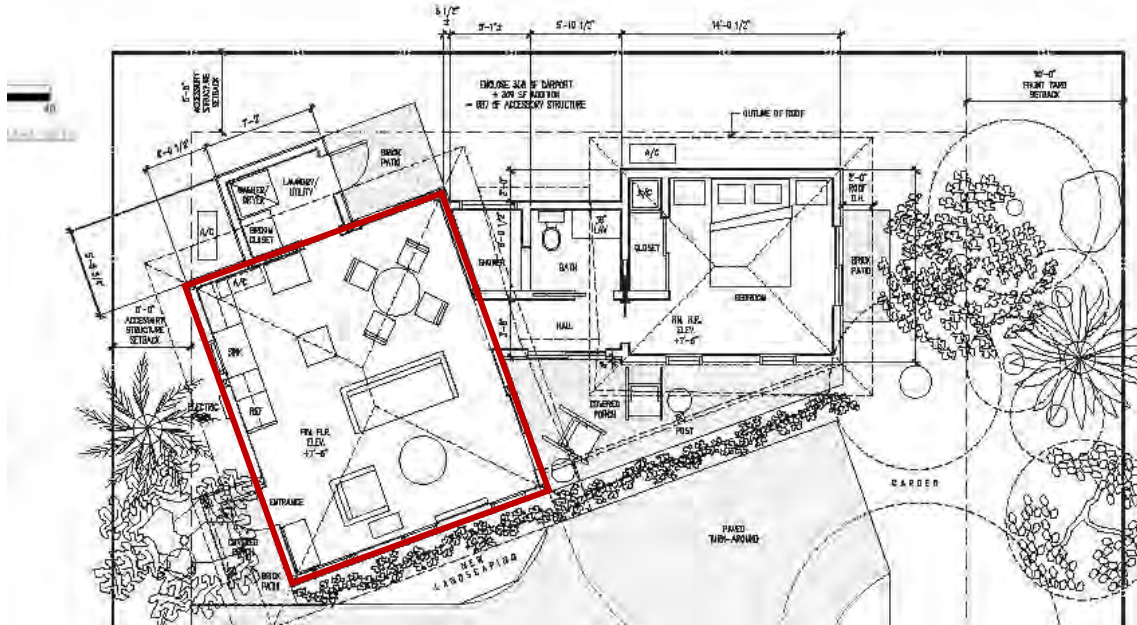
1962 Sanborn map over imposed to current survey.

Staff Analysis:

The Certificate of Appropriateness under review proposes the enclosure of an existing non-historic carport and the construction of two additions, one to the east side of the structure and a smaller one on the north side. A small entryway that will extend from the existing carport's roof is proposed on the west elevation. Existing structural components and roof of the carport will remain. Sheathing and new 5 V-crimp will be installed over the beams.

The existing carport does not sit parallel to the principal house or the lot's boundary lines. The east addition will be attached towards the northeast portion of the carport and will be parallel to the north boundary line. This new addition will have a hip roof that will be lower in height than the existing carport. Board and batten siding, aluminum windows and doors and 5 V-crimp roofing system will be the finish materials for the exterior.

The design also includes a small rectangular addition towards the northwest portion of the carport that will have a low pitch shed roof. Siding will be board and batten. Two condenser units are proposed for the accessory structure, one on the west side and one on the north side.



Proposed floor plan depicted in the site. Existing carport footprint is highlighted in red.



Proposed east elevation depicting the existing house towards the left side of the drawing.

Consistency with Cited Guidelines:

It is staff’s opinion that the proposed design is consistent with many of the cited guidelines. The location of the existing carport is on the rear yard and the east addition will be outside from the required front yard. Although the proposed additions will almost double the current footprint of the carport, the scale and massing of the entire structure is in keeping with the principal structure and surrounding buildings.

APPLICATION



HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>2023-0020</i>	REVISION #	INITIAL & DATE <i>TAK 6/26/2023</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	<i>626 CAMFIELD LANE</i>	
NAME ON DEED:	<i>FRANKLIN WHELAN</i>	PHONE NUMBER <i>(317) 682-8367</i>
OWNER'S MAILING ADDRESS:	<i>828 SUNBLEST BLVD. FISHERS, IN 46038</i>	EMAIL <i>FCWHELAN@GMAIL.COM</i>
APPLICANT NAME:	<i>MATTHEW STRATTON</i>	PHONE NUMBER <i>(305) 923-9670</i>
APPLICANT'S ADDRESS:	<i>3801 FLAGLER AVE.</i>	EMAIL <i>MSTRATTONARCHITECT@GMAIL.COM</i>
APPLICANT'S SIGNATURE:	<i>Matthew Stratton</i>	DATE <i>6/26/2023</i>

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ___ RELOCATION OF A STRUCTURE ___ ELEVATION OF A STRUCTURE ___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO INVOLVES A HISTORIC STRUCTURE: YES ___ NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	<i>CONVERT EXISTING DETACHED CARPORT ACCESSORY STRUCTURE INTO GUEST COTTAGE</i>
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE

PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <i>MODIFY EXISTING 358 SF CARPORT</i>	
<i>AND CONSTRUCT 309 SF ADDITIONS TO CREATE</i>	
<i>667 SF GUEST COTTAGE</i>	
PAVERS: <i>RECONFIGURE BRICK</i>	FENCES:
<i>DRIVEWAY - 1,350 SF</i>	
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

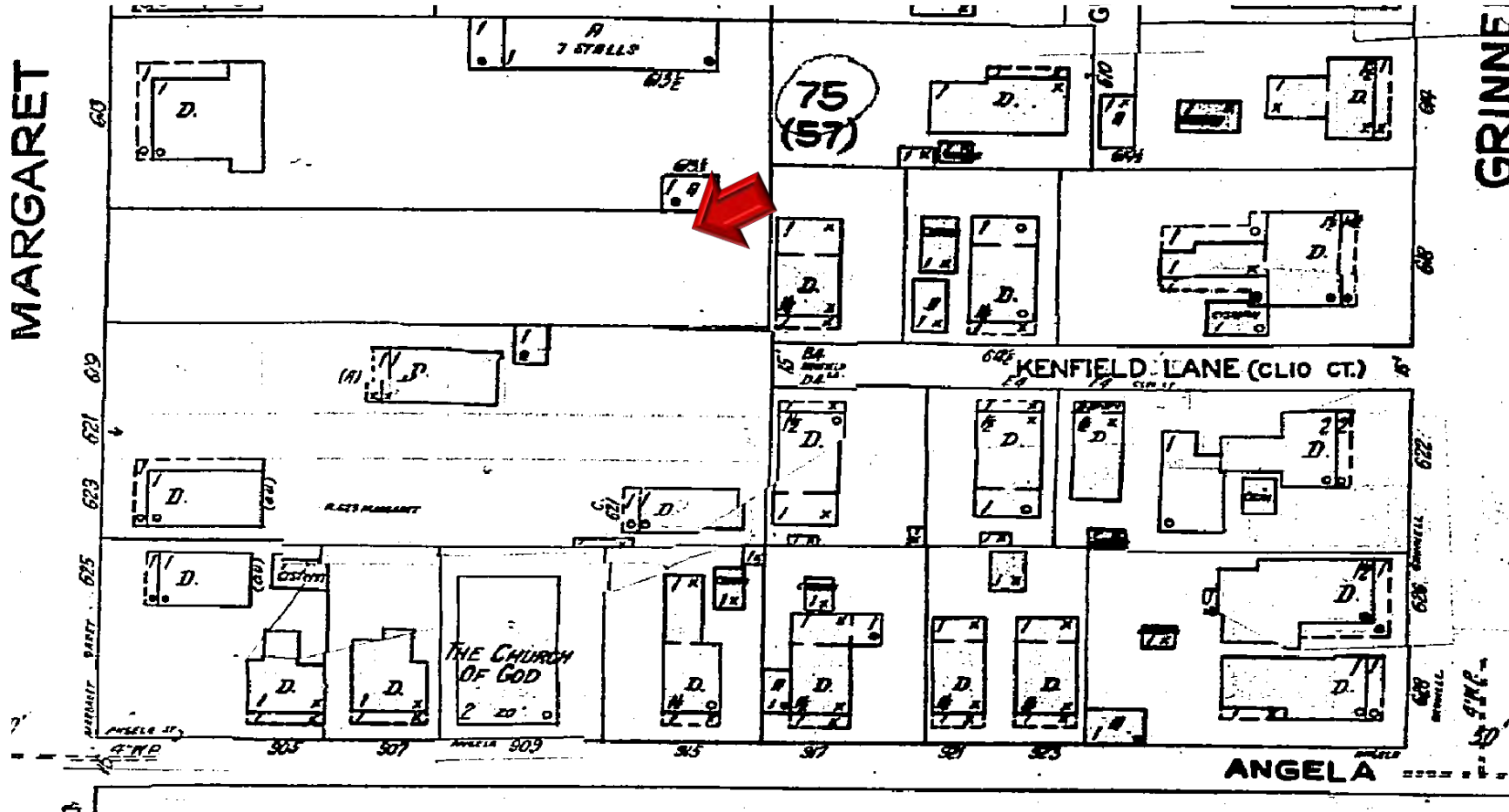
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

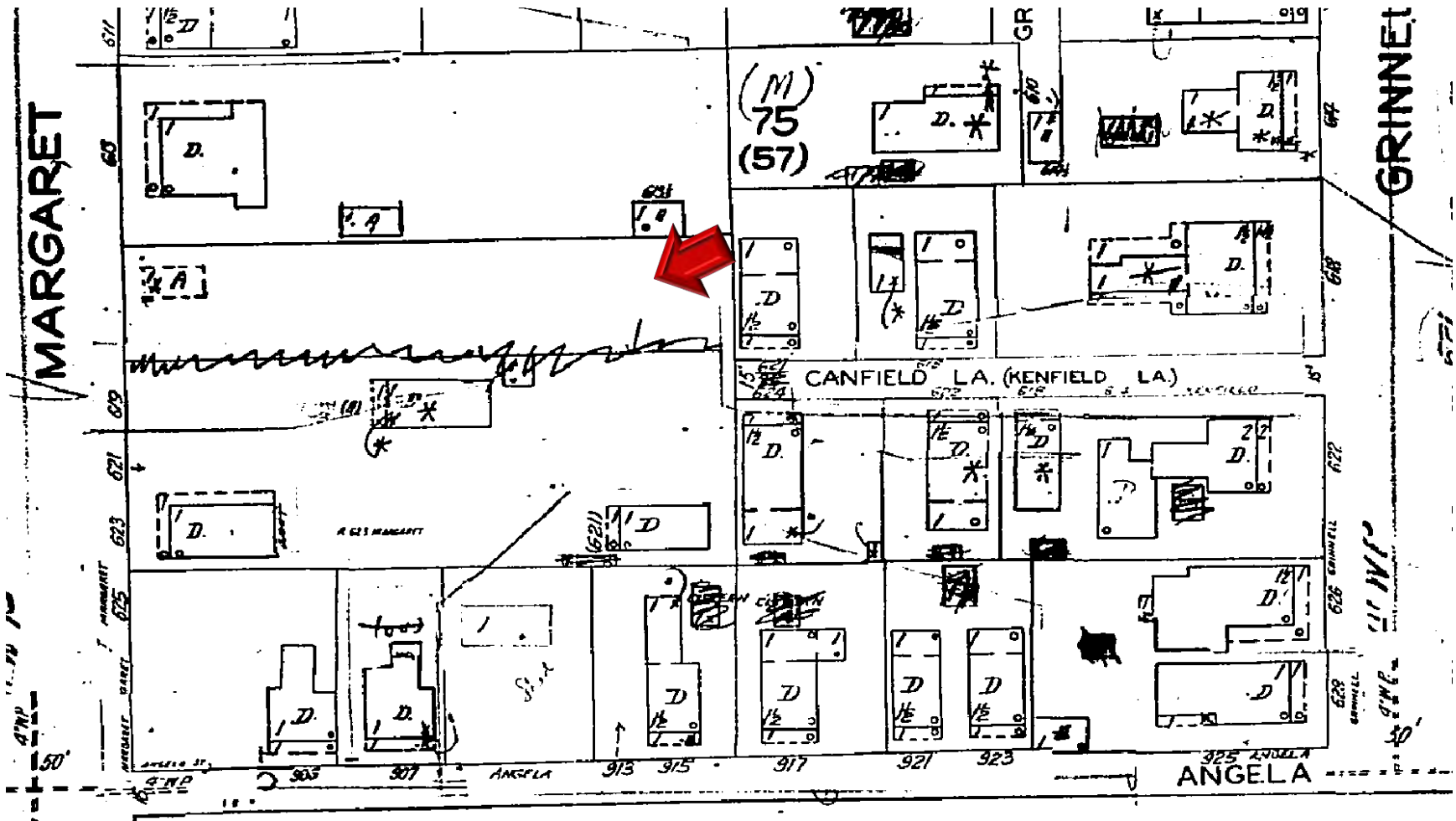
SANBORN MAPS

MARGARET

GRINNE

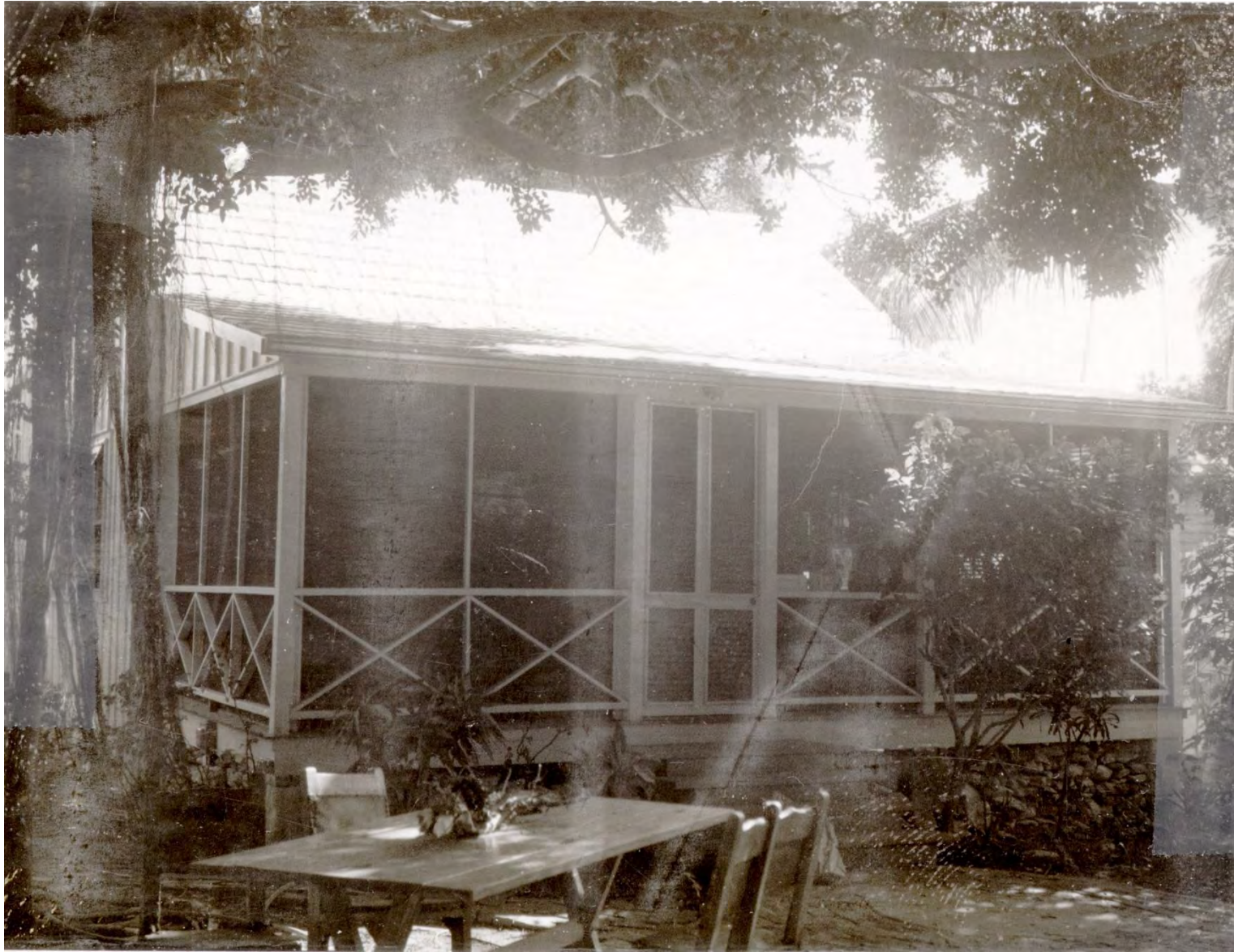


1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



626 Canfield Lane circa 1965. Monroe County Library.

626 Canfield Lane



Existing Carport – South (Facing House)



Existing Carport – Enclosed West Side



Existing Carport - West



Existing Carport - East



Existing Carport Roof Structure



Existing Carport – Enclosed Storage and Laundry on West Side



Main House - West



Main House - North



Main House – East (Facing Canfield Lane) and North (Facing Carport)

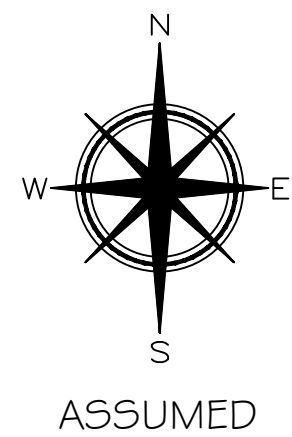


Existing 6-Lite High Window at Main House with Shutter

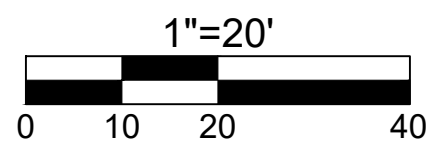
SURVEY



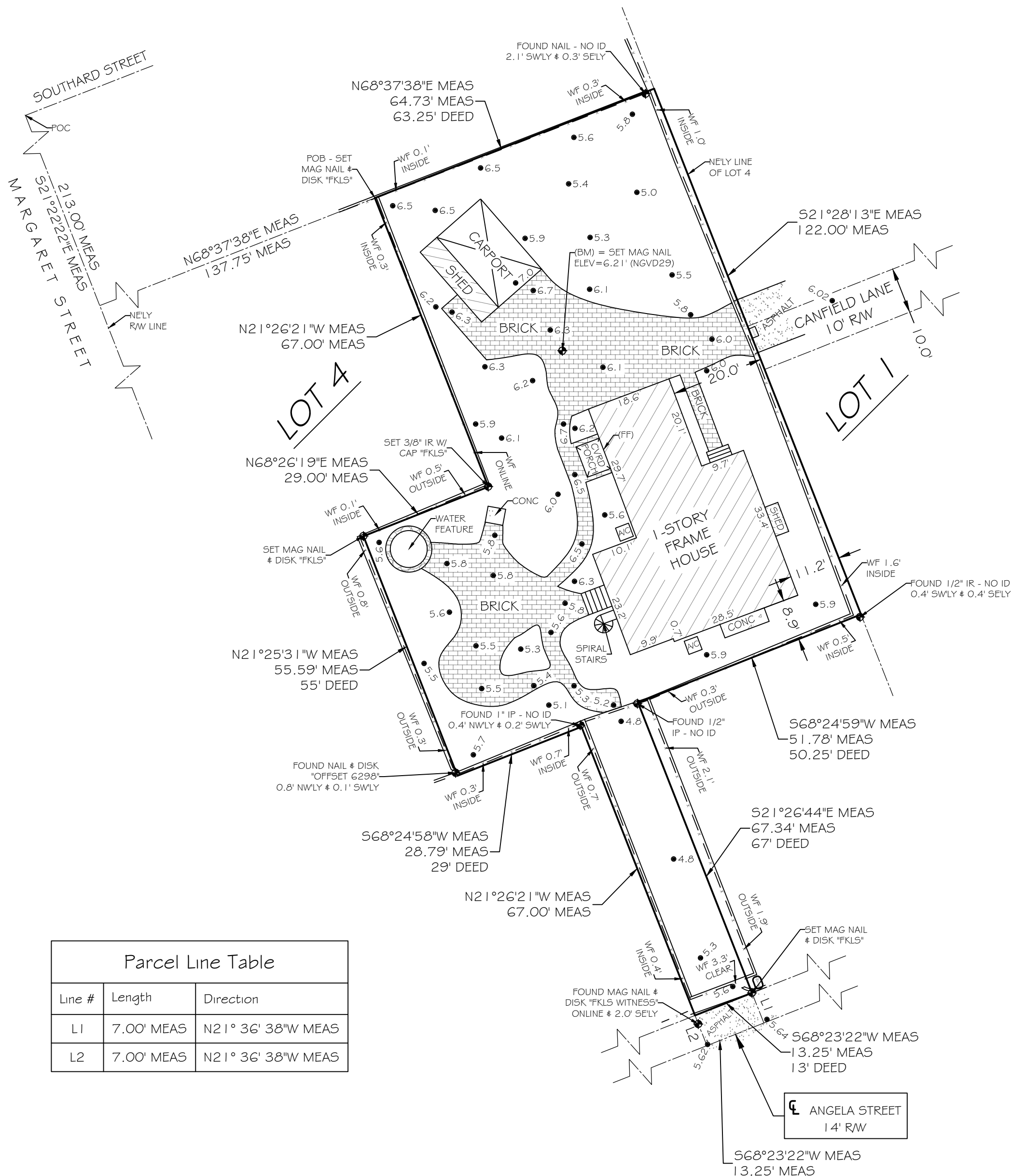
LOCATION MAP - NTS
SEC. 06-T685-R25E



ASSUMED



TOTAL AREA = 10,413.47 SQFT ±



Parcel Line Table		
Line #	Length	Direction
L1	7.00' MEAS	N21° 36' 38"W MEAS
L2	7.00' MEAS	N21° 36' 38"W MEAS

LEGAL DESCRIPTION

On the Island of Key West and is part of Lot 4, Square 57, according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows:

From the intersection of the Southeasterly line of Southard Street and the Northeasterly line of Margaret Street, go Southeasterly along the Northeasterly line of Margaret Street a distance of 213 feet to a point; thence Northeasterly and at angles a distance of 137.75 feet to a point, which point is the Point of Beginning; thence continue Northeasterly along the prolongation of the previously described course a distance of 63.25 feet to a point of intersection with the Northeasterly line of said Lot 4; thence Southeasterly and at right angles along the Northeasterly line of said lot 4 a distance of 122 feet to a point; thence Southwesterly and at right angles a distance of 50.25 feet to a point thence Southeasterly and at right angles a distance of 67 feet to a point in the Northwesterly line of Angela Street (as platted): thence Southwesterly and at right angles along the Northwesterly line of Angela Street a distance of 13 feet to a point; thence Northwesterly and at right angles a distance of 67 feet to a point; thence Southwesterly and at right angles a distance of 29 feet to a point; thence Northwesterly and at right angles a distance of 67 feet back to the point of beginning.

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON S21°22'22"E ASSUMED ALONG THE NELY RW LINE OF MARGARET STREET.
- ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
- ALL UNITS ARE SHOWN IN SURVEY FEET.
- STREET ADDRESS: 626 CANFIELD LANE, KEY WEST, FL 33040
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 04/25/2023 - 05/12/2023.
- FEMA INFORMATION = COMMUNITY NO.: 125129; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: AE; BASE ELEVATION: 6.0 (NGVD 1929)
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION "D 121" P.I.D. AAO020, ELEVATION=3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED. (FF) = 8.3' (NGVD29)
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

SYMBOL LEGEND:

- BOLLARD
- ▣ CATCH BASIN
- ⊕ DRAINAGE MANHOLE
- ⊕ CONCRETE UTILITY POLE
- ✉ MAILBOX
- ⊕ SANITARY CLEANOUT
- ⊕ SANITARY MANHOLE
- ⊕ SIGN
- ⊕ UNKNOWN UNDERGROUND UTILITY LID
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ WOOD UTILITY POLE
- ⊕ SEWER VALVE
- ⊕ FIRE HYDRANT
- X.XX SPOT ELEVATION (TYPICAL)

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- BFP = BACK-FLOW PREVENTER
 - BO = BLOW OUT
 - C & G = 2" CONCRETE CURB & GUTTER
 - CB = CONCRETE BLOCK
 - CBW = CONCRETE BLOCK WALL
 - CL = CENTERLINE
 - CLF = CHAINLINK FENCE
 - CM = CONCRETE MONUMENT
 - CONC = CONCRETE
 - CPF = CONCRETE POWER POLE
 - CRD = COVERED
 - DELT = CENTRAL ANGLE
 - DEASE = DRAINAGE EASEMENT
 - EL = ELEVATION
 - ENCL = ENCLOSURE
 - EP = EDGE OF PAVEMENT
 - FF = FINISHED FLOOR ELEVATION
 - FH = FIRE HYDRANT
 - FI = FENCE INSIDE
 - FND = FOUND
 - FO = FENCE OUTSIDE
 - FOL = FENCE ON LINE
 - GUY = GUY WIRE
 - HIB = HOSE BIB
 - IP = IRON PIPE
 - IR = IRON ROD
 - L = ARC LENGTH
 - LS = LANDSCAPING
 - MD = MAILBOX
 - MEAS = MEASURED
 - MF = METAL FENCE
 - MHWL = MEAN HIGH WATER LINE
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
 - NTS = NOT TO SCALE
 - OH = ROOF OVERHANG
 - OWH = OVERHEAD WIRES
 - PC = POINT OF CURVE
 - PM = PARKING METER
 - POC = POINT OF COMPOUND CURVE
 - PCP = PERMANENT CONTROL POINT
 - PK = PARKER KALON NAIL
 - POB = POINT OF BEGINNING
 - POI = POINT OF INTERSECTION
 - POC = POINT OF COMMENCEMENT
 - PRC = POINT OF REVERSE CURVE
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT OF TANGENT
 - R = RADIUS
 - RAW = RIGHT OF WAY LINE
 - SSGO = SANITARY SEWER CLEAN-OUT
 - SW = SIDE WALK
 - TBM = TEMPORARY BENCHMARK
 - TOS = TOE OF BANK
 - TOS = TOE OF SLOPE
 - TS = TRAFFIC SIGN
 - TYP = TYPICAL
 - UNR = UNREADABLE
 - UE = UTILITY EASEMENT
 - WD = WOOD DECK
 - WF = WOOD FENCE
 - WL = WOOD LANDING
 - WM = WATER METER
 - WPP = WOOD POWER POLE
 - WRACK LINE = LINE OF DEBRIS ON SHORE
 - WV = WATER VALVE

CERTIFIED TO -
FRANKLIN WHELAN;

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-1.7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

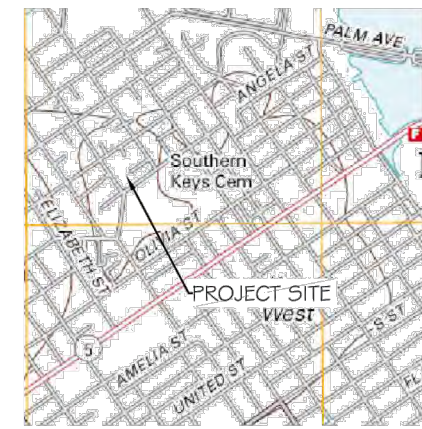
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
ERIC A. ISAACS, #SM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

FLORIDA KEYS LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@Gmail.com

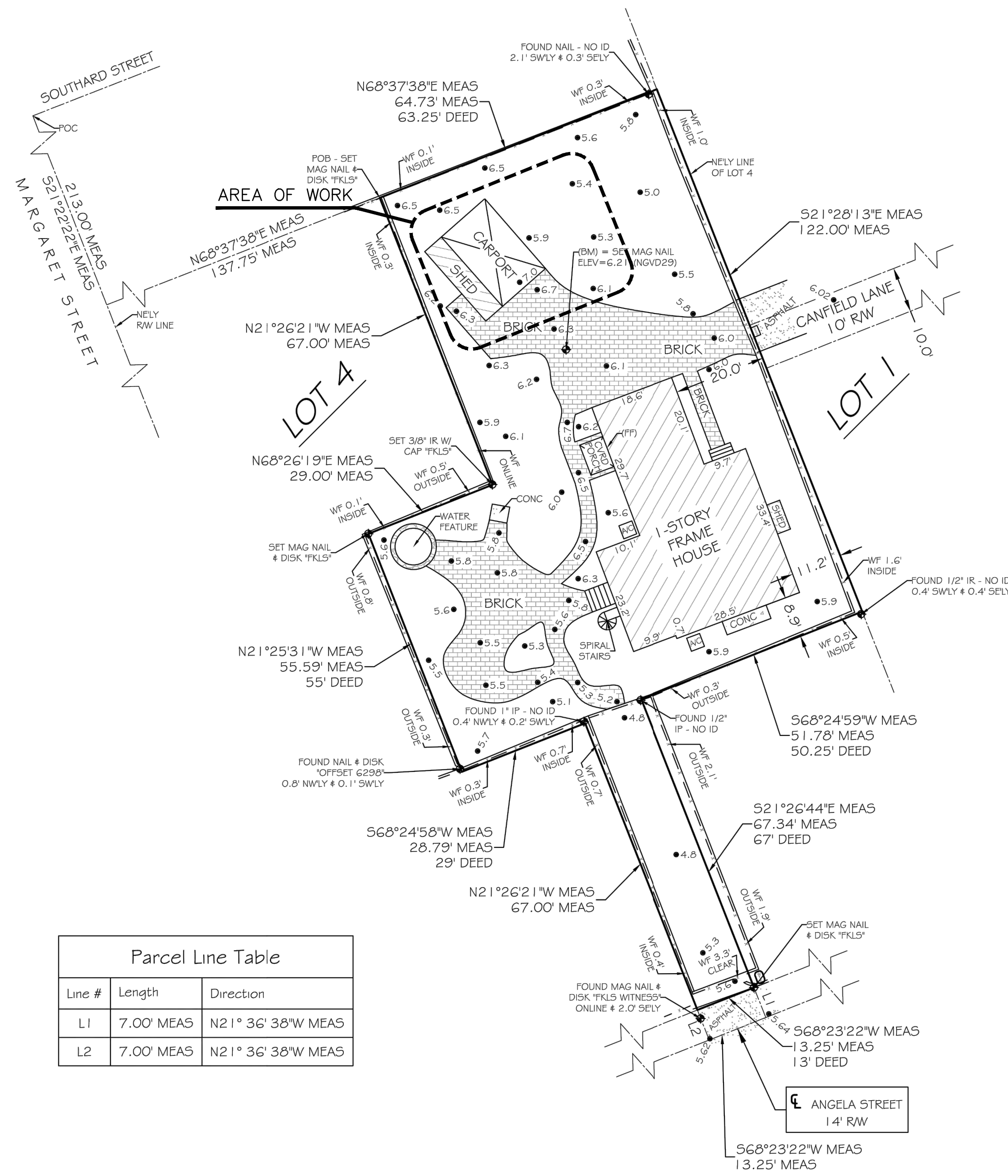
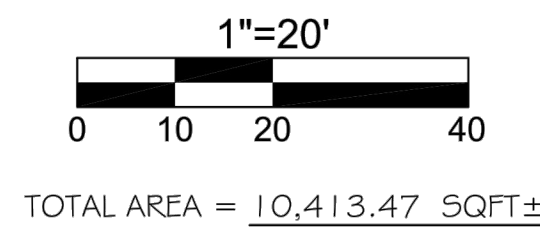
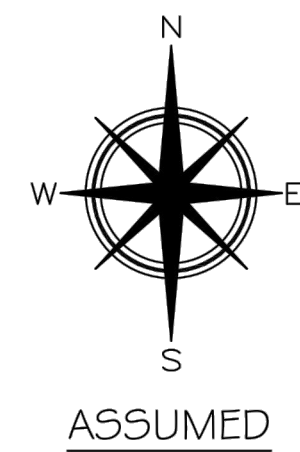
MAP OF BOUNDARY SURVEY
626 CANFIELD LANE
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 05/22/2023	SURVEY BY: EAI	PROJECT: 626 CANFIELD
REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE: 1"=20'
ORDER NO.: 23-088	CHECKED BY: MPB	SHEET 1 OF 1

PROPOSED DESIGN

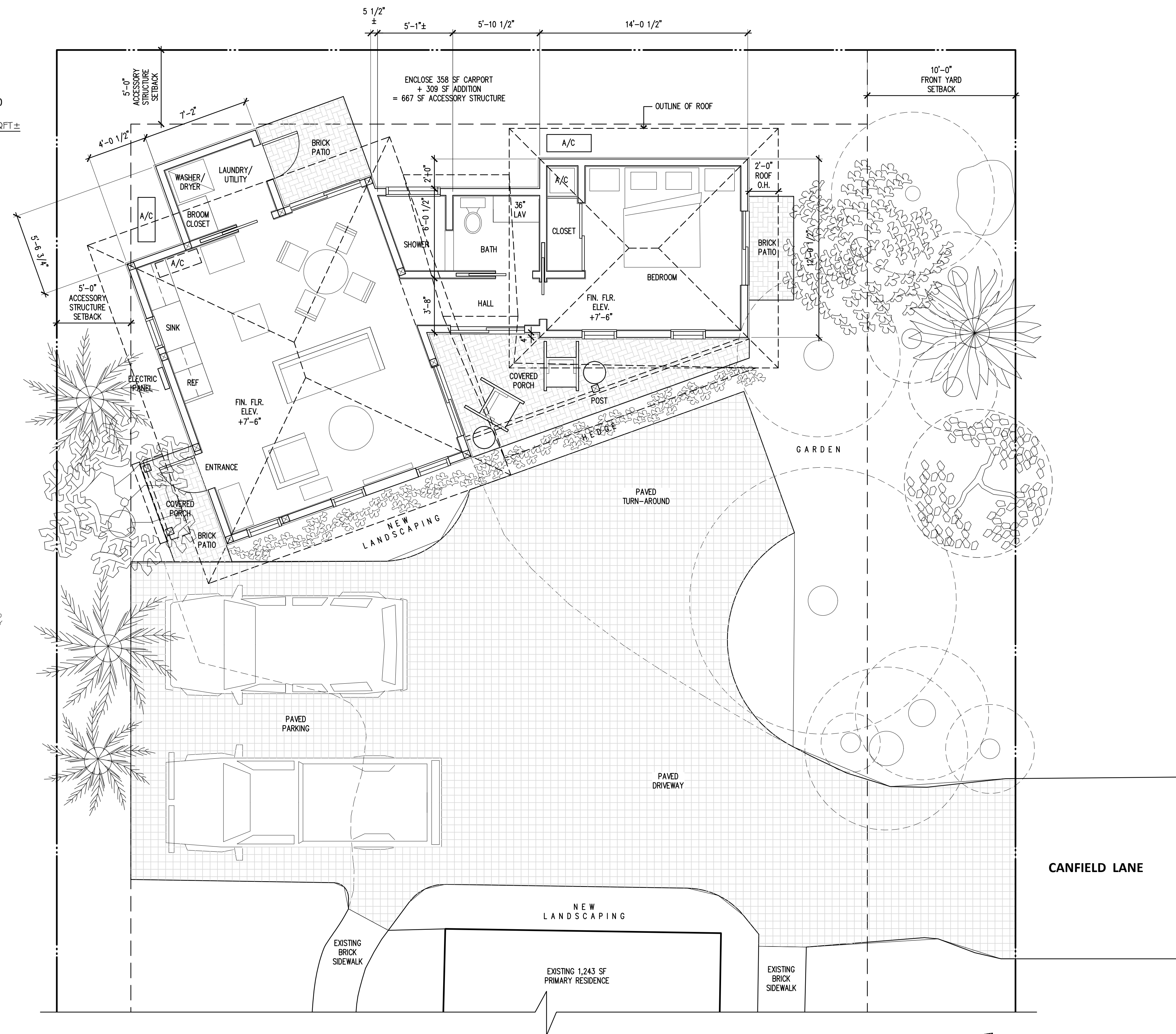


LOCATION MAP - NTS
SEC. 06-T685-R25E

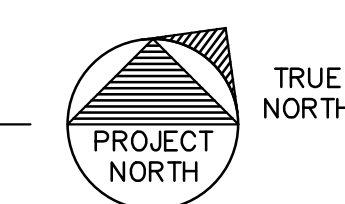


Parcel Line Table		
Line #	Length	Direction
L1	7.00' MEAS	N21° 36' 38\" W MEAS
L2	7.00' MEAS	N21° 36' 38\" W MEAS

SITE DATA	ZONE HHDR 10,399 SF LOT		FEMA FLOOD ZONE AE-6
	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	5,200 SF MAX. (50%)	1,598 + 358 = 1,956 SF (18.8%)	2,265 SF (21.8%)
IMPERVIOUS SURFACE	6,239 SF MAX. (60%)	1,956 + 2,071 PAVEMENT = 4,027 SF (38.7%)	2,256 + 2,564 PAVEMENT = 4,820 SF (46.4%)
OPEN SPACE	3,640 SF MIN. (35%)	6,372 SF (61.3%)	5,579 SF (53.6%)



PARTIAL SITE PLAN
1/4"=1'-0"



HARC

Accessory Structure
626 Canfield Lane
Key West, Florida 33040

M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date 6.26.23

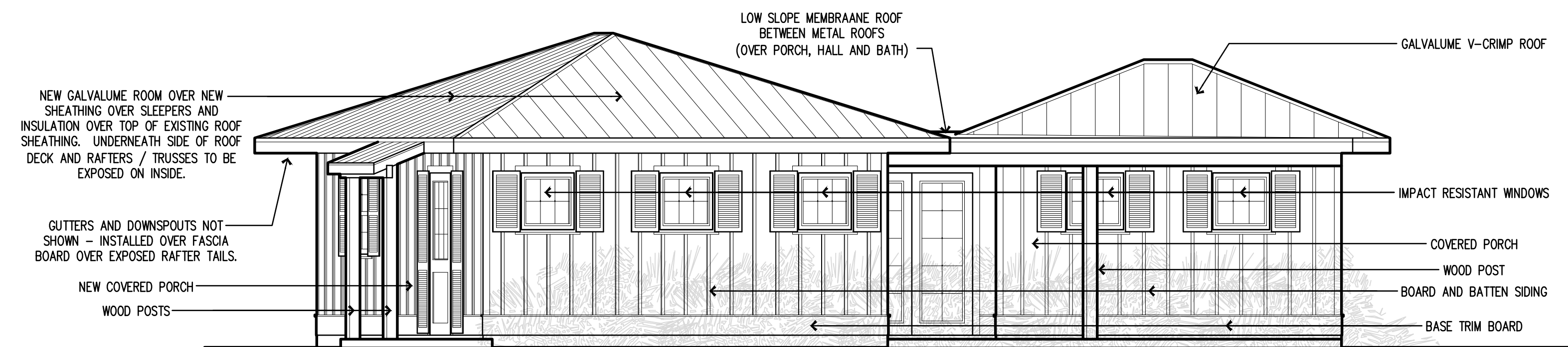
Project #

A-1

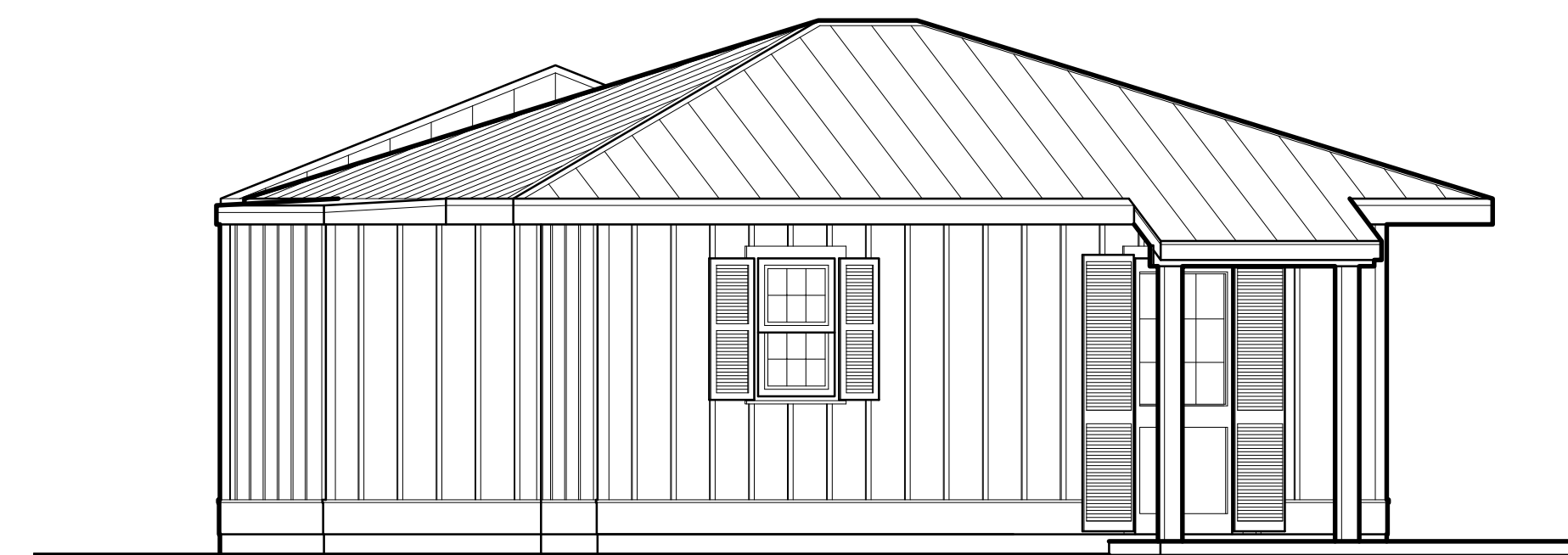


MAIN HOUSE – EAST ELEVATION (FACING CANFIELD LANE)
1/4"=1'-0"

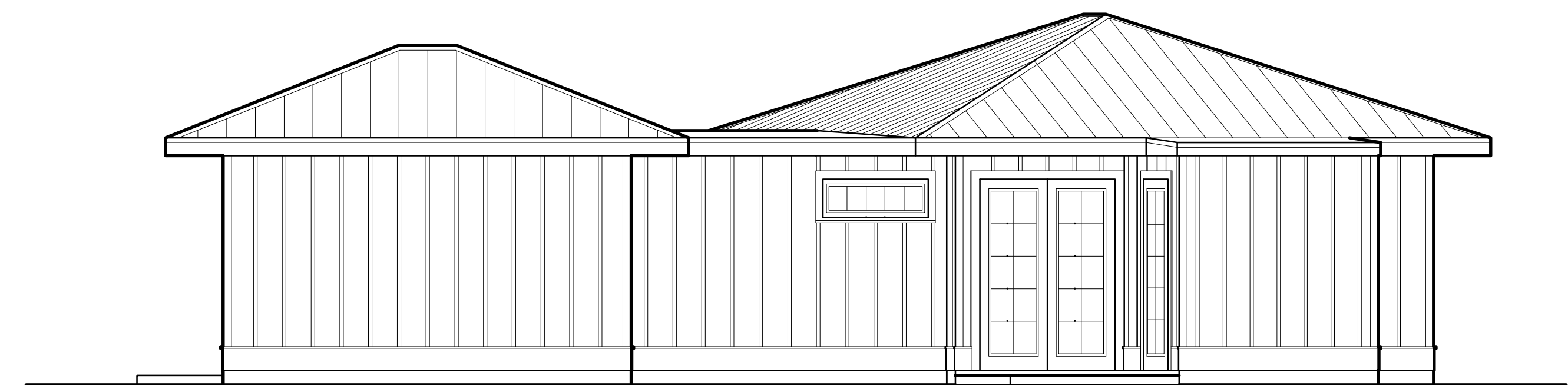
ACCESSORY STRUCTURE – EAST ELEVATION



ACCESSORY STRUCTURE – SOUTH ELEVATION (FACING MAIN HOUSE)
1/4"=1'-0"



ACCESSORY STRUCTURE – WEST ELEVATION
1/4"=1'-0"



ACCESSORY STRUCTURE – NORTH ELEVATION
1/4"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., July 25, 2023, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

CONVERT EXISTING DETACHED CARPORT INTO A GUEST COTTAGE WITH NEW ONE-STORY ADDITION.

#626 CANFIELD LANE

Applicant – Matthew Stratton, Architect Application #H2023-0020

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.

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MATTHEW STRATTON, 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: 626 CAMFIELD LANE on the 19th day of JULY, 2023.

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 JULY 25th, 2023.

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 H2023-0020

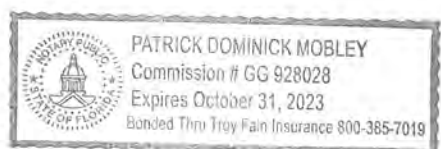
2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant: [Signature]
Date: 7/19/2023
Address: 3801 FLAGLER AVE
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 19th day of July, 2023.

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

NOTARY PUBLIC
Sign Name: [Signature]
Print Name: Patrick Dominick Mobley
Notary Public - State of Florida (seal)
My Commission Expires: 10/31/2023





Public Meeting Notice

DOC-BOX

626
CANFIELD LN.
JOB
LOT 626

LOT 626

6 2 6

626

PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00011320-000000
 Account# 1011622
 Property ID 1011622
 Millage Group 10KW
 Location 626 CANFIELD Ln, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 57 OR197-198/99 OR290-419/20 OR626-508 OR3106-0516
 Description OR3120-0813 OR3207-0289 OR3211-1891 OR3211-1893 OR3224-0916
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



1011622 626 CANFIELD LN 06/15/22

Owner

WHELAN II PETER A
 100 Gates St
 Portsmouth NH 03801

WHELAN FRANKLIN W
 828 Sunblest Blvd
 Fishers IN 46038

WHELAN VIRGINIA J
 740 Hazelhurst Ave
 Merion Station PA 19066

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$230,250	\$232,649	\$153,771	\$156,000
+ Market Misc Value	\$12,136	\$12,136	\$12,136	\$12,136
+ Market Land Value	\$2,185,360	\$1,332,029	\$915,770	\$899,119
= Just Market Value	\$2,427,746	\$1,576,814	\$1,081,677	\$1,067,255
= Total Assessed Value	\$473,793	\$459,994	\$446,597	\$440,431
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$448,793	\$434,994	\$421,597	\$415,431

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$915,770	\$153,771	\$12,136	\$1,081,677	\$446,597	\$25,000	\$421,597	\$500,000
2020	\$899,119	\$156,000	\$12,136	\$1,067,255	\$440,431	\$25,000	\$415,431	\$500,000
2019	\$899,119	\$156,000	\$12,136	\$1,067,255	\$430,529	\$25,000	\$405,529	\$500,000
2018	\$894,957	\$160,457	\$12,136	\$1,067,550	\$422,502	\$25,000	\$397,502	\$500,000

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	10,278.00	Square Foot	0	0

Buildings

Building ID	794	Exterior Walls	B & B with 62% WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1901
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2017
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2085	Roof Type	GABLE/HIP
Finished Sq Ft	1223	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	162	Bedrooms	2

Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	4	Grade	500
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
DCF	F DET CARPORT	260	0	0
FLA	FLOOR LIV AREA	1,223	1,223	0
OUU	OP PR UNFIN UL	100	0	0
SPF	SC PRCH FIN LL	392	0	0
SBF	UTIL FIN BLK	110	0	0
TOTAL		2,085	1,223	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1972	1973	0 x 0	1	680 SF	5
FENCES	1985	1986	0 x 0	1	1710 SF	2
BRICK PATIO	1987	1988	0 x 0	1	906 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/8/2023	\$100	Quit Claim Deed	2417112	3224	0916	11 - Unqualified	Improved		
2/6/2023	\$0	Quit Claim Deed	2406490	3211	1893	11 - Unqualified	Improved		
12/29/2022	\$100	Quit Claim Deed	2402437	3207	0289	14 - Unqualified	Improved		
8/17/2021	\$100	Warranty Deed	2335815	3120	0813	11 - Unqualified	Improved		
5/29/2021	\$100	Warranty Deed	2325644	3106	0516	14 - Unqualified	Improved		
2/1/1975	\$45,000	Conversion Code		626	508	Q - Qualified	Improved		

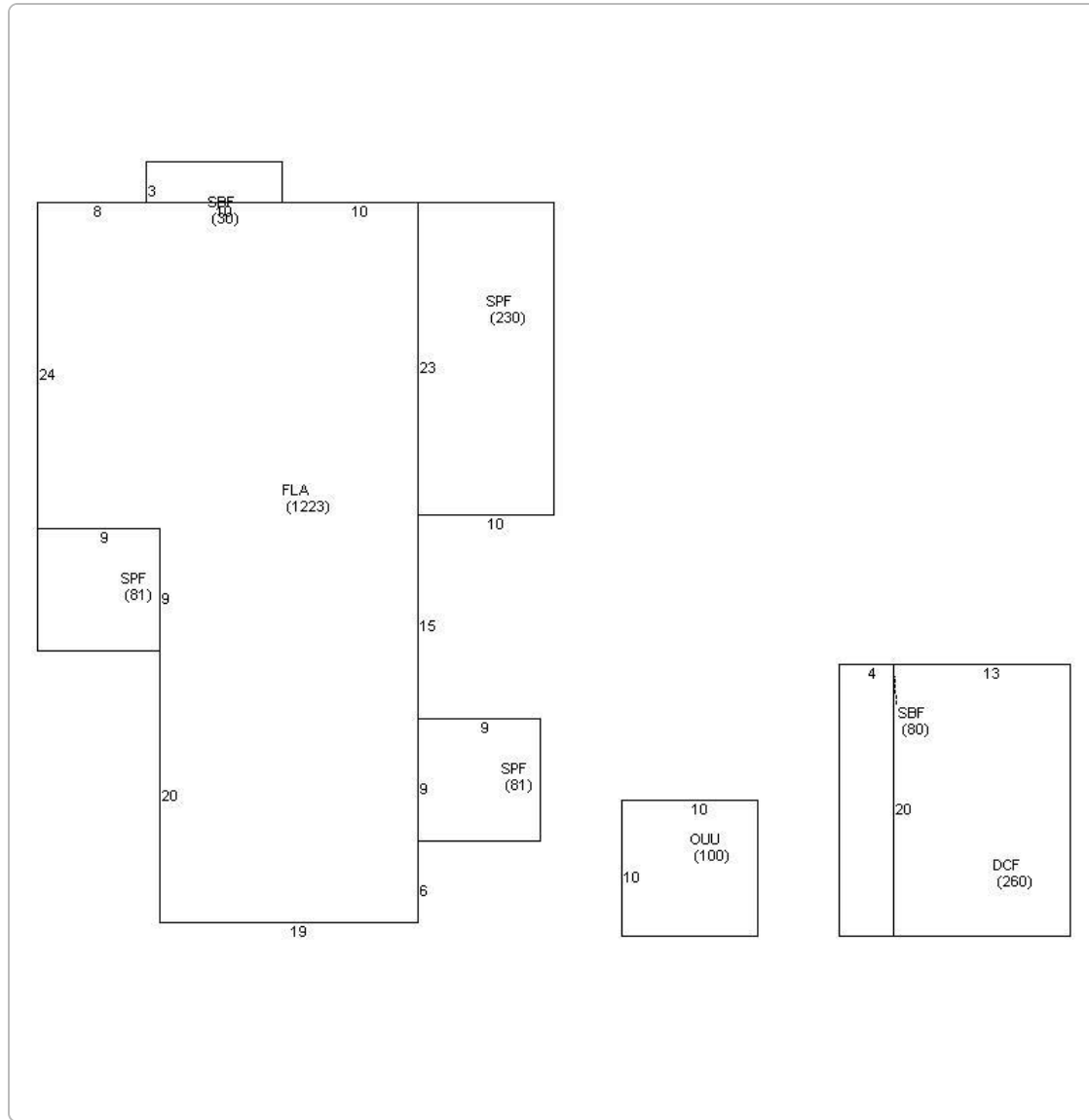
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2023-1713	6/8/2023		\$38,800	Residential	Remove 26SQ existing metal shingles and install a new Berridge Metal Shingle roofing system
BLD2023-1657	6/7/2023		\$12,000	Residential	upgrade service to 350 amps and add 150 amp panel to carport for future possible car charger and possible future pool.
BLD2023-1588	5/31/2023		\$100,000	Residential	Repairs/replace misc. exterior siding, board and battens, trims, soffits, fascia. All to match existing. Paint exterior walls and trims same as existing colors.
05-0611	2/25/2005	7/6/2006	\$3,600		INSTALL 2TON A/C WITH 4 DROPS
0200604	3/12/2002	8/13/2002	\$2,665		CERAMIC TILE
9803166	10/29/1998	1/1/1999	\$800	Residential	INSTALL PICKET FENCE

View Tax Info

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Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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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