



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: December 20, 2022

Applicant: Seth Neal, Architect

Application Number: H2022-0052

Address: 1328 Duncan Street

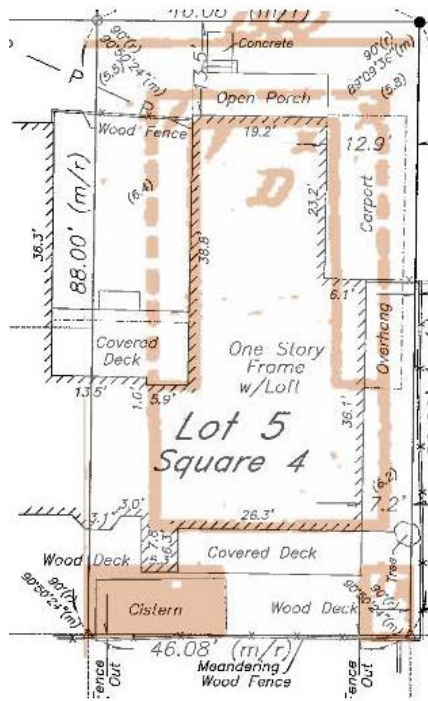
Description of Work:

Demolition of non-historic additions.

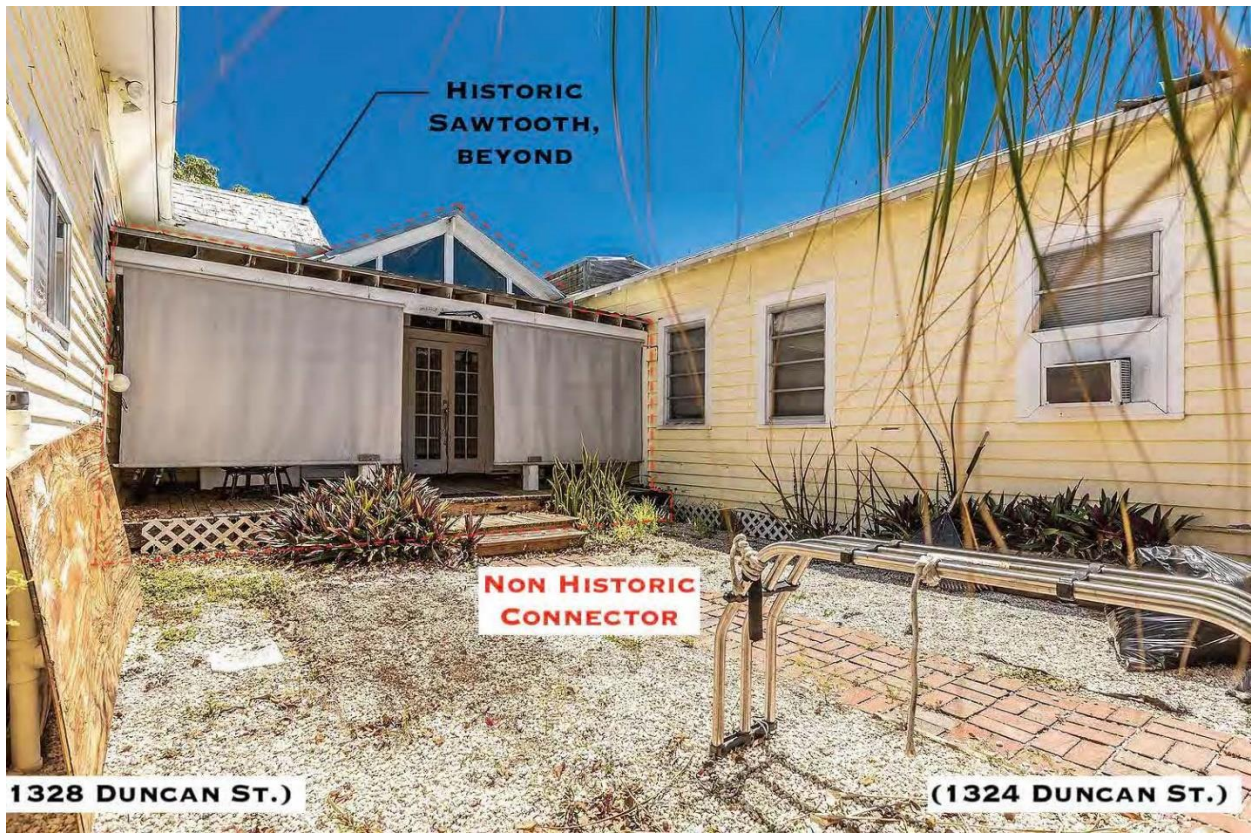
Site Facts:

The house under review is listed as a contributing resource to the historic district. The one-story frame vernacular house was built circa 1920 and its historic form has changed through time. Currently the house is attached to the principal building at 1324 Duncan Street. At the front and between the two houses a large unpermitted lattice wall with a gate serves as a *screen* to the addition.

The house was historically built with a “U” shape porch that ended in the bump outs the house still have on the west and east side. Several alterations were made to the exterior of the house like the existing carport, addition at the front of the east side rear bump out, overhangs on the side and rear covered deck.



1926 Sanborn Map and current survey overlay



Current view of non-historic connector.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of several non-historic structures in the site. The plans include the demolition of the following structures:

- front lattice and entry gate
- covered deck between the two houses
- addition that connects 1328 and 1324 Duncan Street
- carport
- rear covered porch
- rear shed



Structures proposed to be demolished.

It is staff's opinion that the proposed demolitions are for non-historic and non-contributing structures and there will be no replacement for anyone as part of the design. Since the structures under review are non-historic, the evaluation shall be based on section 102-217 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the structures under review are not important character defining features to the neighborhood. Their demolition will not diminish the historic character of the urban context, by the contrary the proposed design will improve the character of the historic house and the streetscape.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The structures to be demolished are not historic.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

The non-historic structures under review are not later additions that are important in defining the historic character of the site and neighborhood.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structures under review will not qualify to be contributing to the district in a near future.

In conclusion, it is staff's opinion that the request for demolition of all six structures can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. No build back of any of these non-historic structures is proposed. If approved, this will be the only reading for the demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # H2022-0052	REVISION #	INITIAL & DATE
FLOOD ZONE AE6 + X	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT: **1328 DUNCAN ST.**

NAME ON DEED: **KWEH, LLC** PHONE NUMBER: **(843) 290-8895**

OWNER'S MAILING ADDRESS: **817 DUVAL ST** EMAIL: **skyfly11@gmail.com**
KEY WEST, FL 33040

APPLICANT NAME: **SETH NEAL, T.S. NEAL ARCHITECT** PHONE NUMBER: **305-340-8857 / 251-422-9547**

APPLICANT'S ADDRESS: **22974 OVERSEAS HWY CUDJAE KEY 33042** EMAIL: **SETHNEAL@TSNARCHITECTS.COM**

APPLICANT'S SIGNATURE: *[Signature]* DATE: **11-17-2022**

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: **COMPLETE RENOVATION OF EXISTING HOUSE. DEMO EXISTING CONNECTION BETWEEN 1328 TO 1324 DUNCAN. REMOVE NON-HISTORIC ADDITIONS ON REAR PORCH, SIDE ADDITION, ETC. SEE DEMO PLAN/FLOOR PLANS.**

MAIN BUILDING: **REPLACE ALL WINDOWS & DOOR (WOOD), NEW METAL SHINGLE ROOF, NEW WOOD LAP SIDING TO MATCH EXISTING, REMOVE EX. REAR DECK & EX. CISTERN TO REMAIN. COMPLETE NEW INTERIOR RENOVATIONS**

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): **YES**

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
<i>NO / EXISTING WOOD DECK & CISTERN</i>	
PAVERS: <i>BRICKS AT SIDE PARKING</i>	FENCES: <i>YES, WOOD</i>
DECKS: <i>YES, REAL WOOD</i>	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): <i>NO</i>
<i>NO</i>	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
<i>A.C.</i>	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA # H 2022-0052	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 1328 Duncan St. Key West, FL 33040

PROPERTY OWNER'S NAME: KWRH, LLC

APPLICANT NAME: Seth Neal, T.S. Neal Architect, Inc.

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

 PROPERTY OWNER'S SIGNATURE	11/17/2022 KWRH, LLC EDWARD FLYNN DATE AND PRINT NAME
--------------------------------	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of existing, non-historic side carport. Demolition of non-historic connector addition between 1328-1324 Duncan for the purp. of existing historic sawtooth preservation. Remove existing windows & doors for replacement.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Request to demolish non-historic additions to the historic property, to preserve and repair historic characteristics.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Parts being demolished do not contribute to historic characteristics.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

Parts do not contribute to character or value.

(d) Is not the site of a historic event with significant effect upon society.

No

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

No

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

No

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

N/A
(i) Has not yielded, and is not likely to yield, information important in history.
No

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

No

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

No

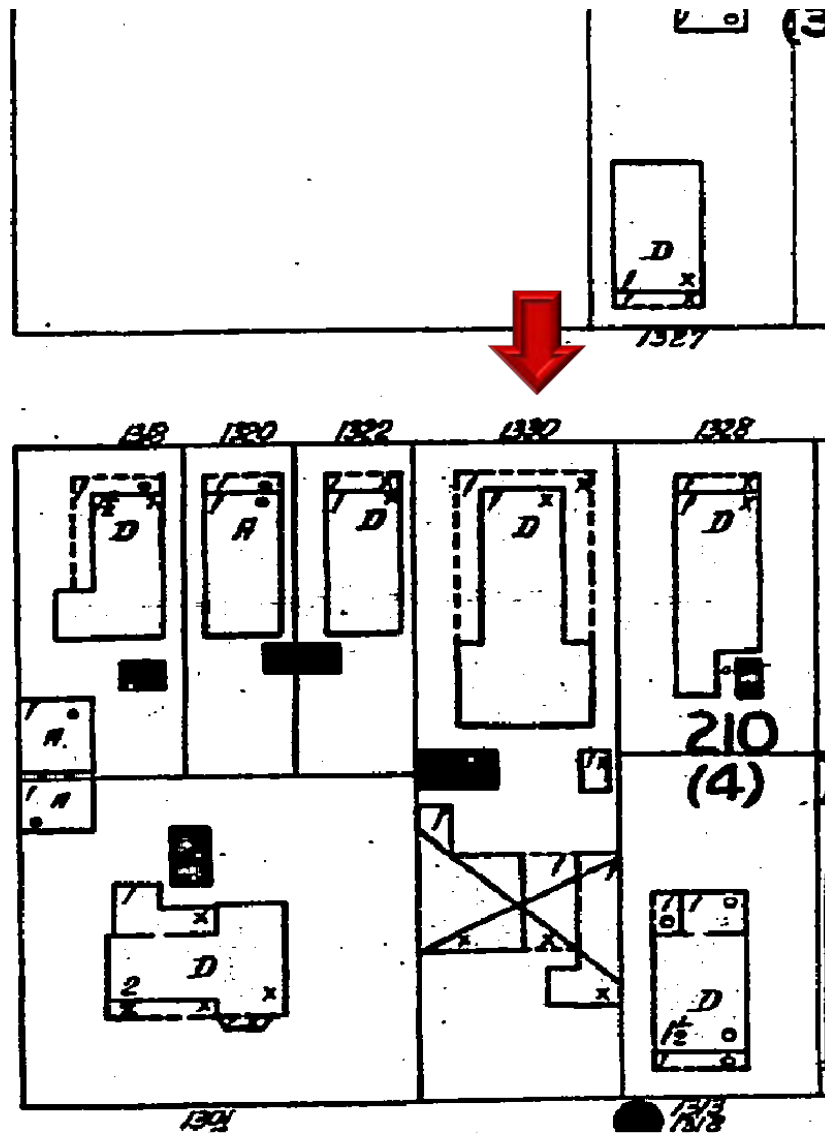
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

No

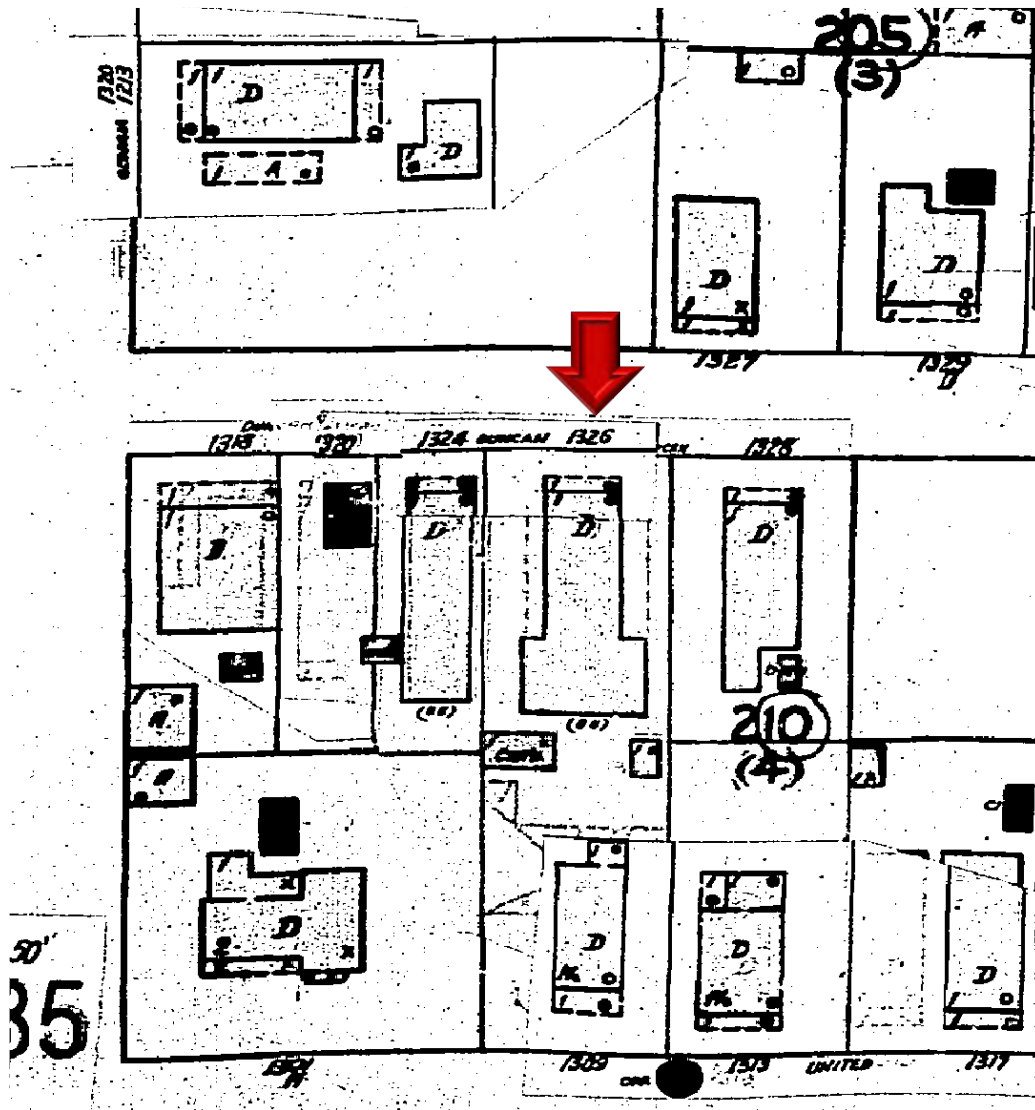
(4) Removing buildings or structures that would otherwise qualify as contributing.

No - all parts to be removed are non-historic additions.

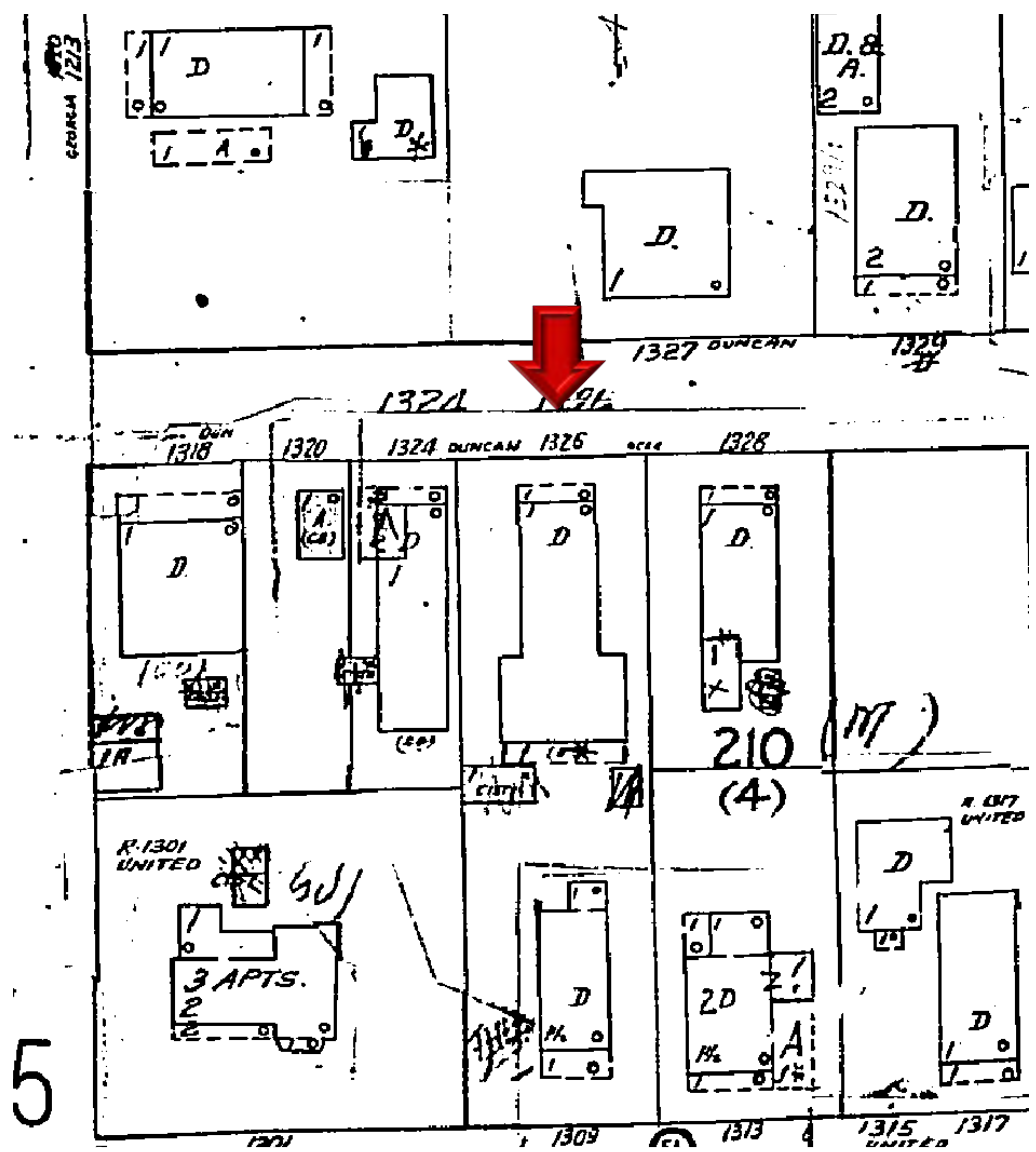
SANBORN MAPS



Sanborn Map 1926



Sanborn Map 1948

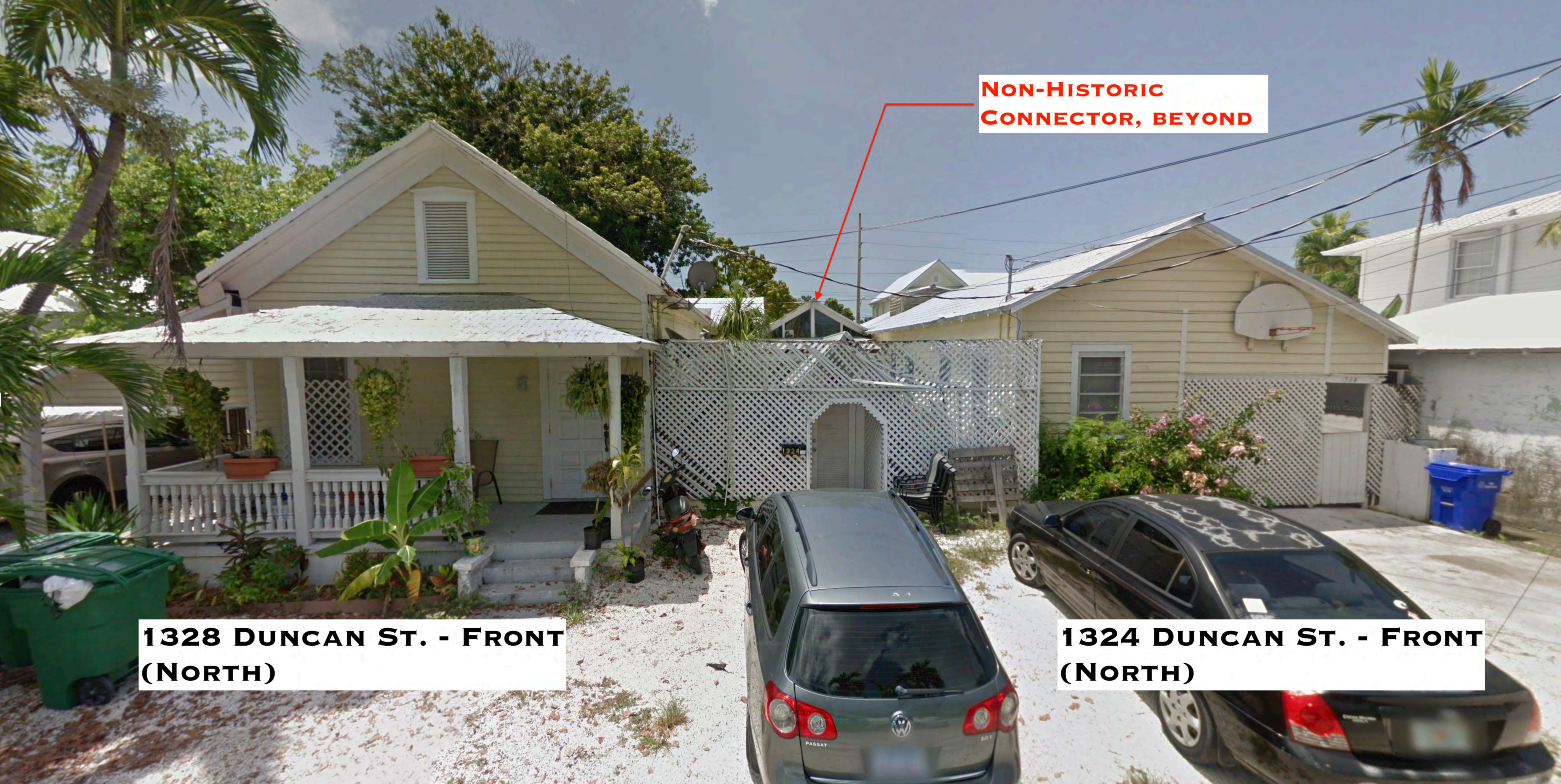


Sanborn Map 1962

PROJECT PHOTOS



1328 Duncan Street circa 1965. Monroe County Library.



**NON-HISTORIC
CONNECTOR, BEYOND**

**1328 DUNCAN ST. - FRONT
(NORTH)**

**1324 DUNCAN ST. - FRONT
(NORTH)**

**HISTORIC
SAWTOOTH,
BEYOND**

**NON HISTORIC
CONNECTOR**

(1328 DUNCAN ST.)

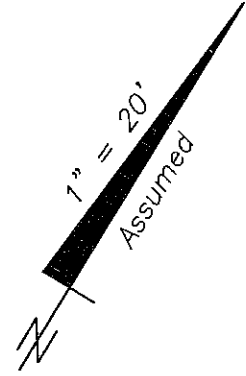
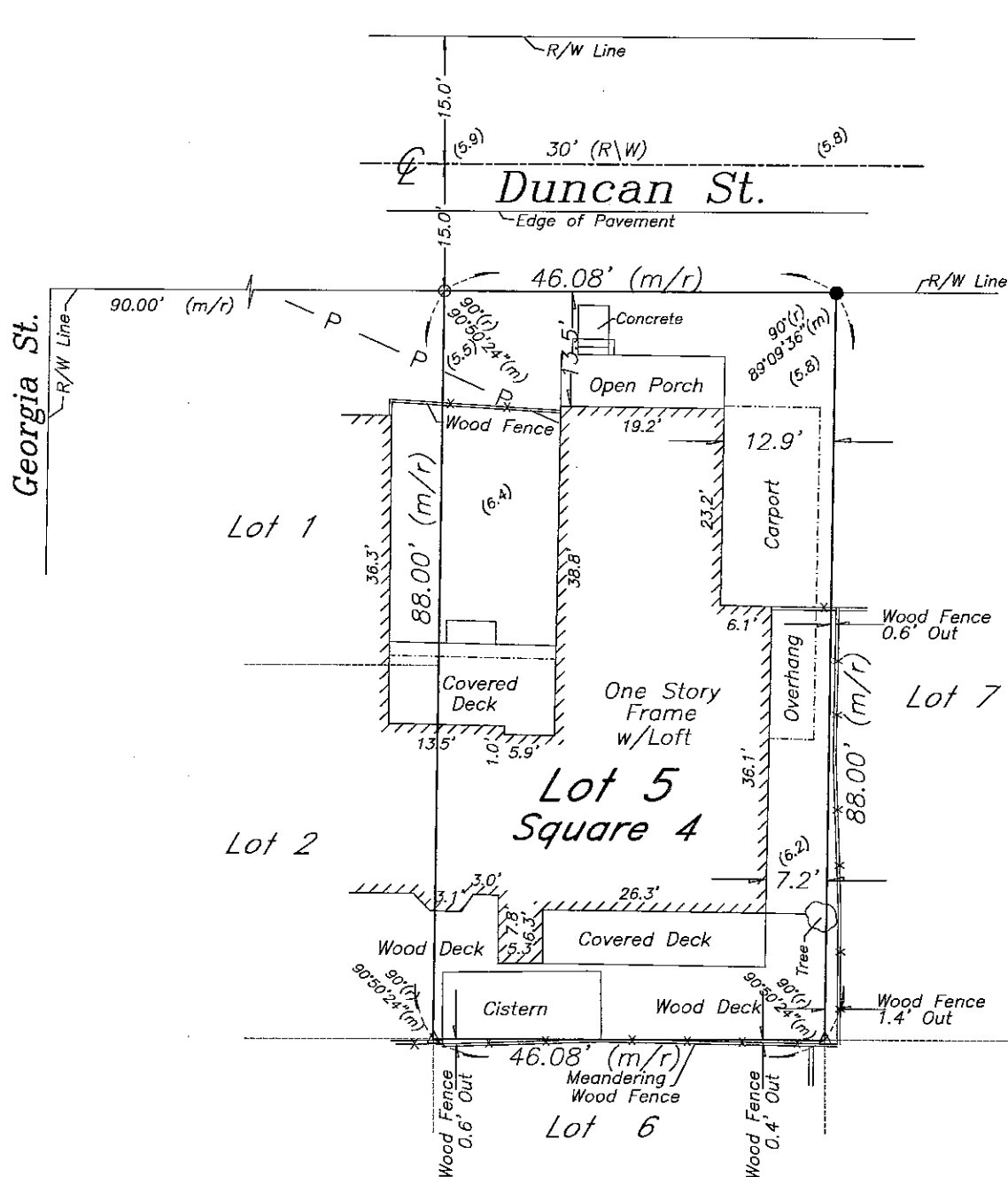
(1324 DUNCAN ST.)



1328 DUNCAN - REAR (SOUTH)

SURVEY

Boundary Survey Map of Lot 5, Square 4, MOFFAT'S SUBDIVISION of Tract 14, Island of Key West, Florida



LEGEND

- ⊙ Found 3/4" Iron Pipe (6298)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- (5.9) Spot Elevation (Typical)

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1328 Duncan Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjainers are not furnished.
9. Date of field work: May 18, 2022.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
12. Benchmark utilized: 872 4557 TIDAL 4

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's Map delineated in February 1829 as part of Tract 14, but now better known as Lot 5 of Square 4, according to Moffat's Subdivision of Tract 14, as recorded in Plat Book 1, Page 12, Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: KWRH LLC;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

May 24, 2022

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

SITE DATA

1328 DUNCAN ST.
PARCEL ID: 00035410-000000

ITEM	EXISTING (CURRENT LDR)	REQ. PER LDR (CURRENT LDR)	PROPOSED (CURRENT LDR)	REMARK
DISTRICT	HMDR	HMDR	EXISTING	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	4,055 Sq. Ft.	4,000 Sq. Ft.	NO CHANGE	EXISTING
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	NO CHANGE	EXISTING
IMPERVIOUS	1,439 Sq Ft (35.5%)	2,433 Sq Ft (60% MAX)	1,522 Sq Ft (37.5%)	CONFORMING
OPEN SPACE	1,100 Sq Ft (27.1%)	1,419 Sq Ft (35% MIN)	1,331 Sq Ft (32.8%)	IMPROVED NON CONFORMING
BUILDING COV.	2,435.3 Sq Ft (60%)	1,622 Sq Ft (40% MAX)	1,636 Sq Ft (40.3%)	IMPROVED NON CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	93 Sq. Ft. (20%)	207 Sq. Ft. (30% MAX COV.) REAR YARD AREA	NO CHANGE	EXISTING
FRONT YARD COV.	146 Sq. Ft. (21%)	230 Sq. Ft. (50% OPEN SPACE)	NO CHANGE	EXISTING
STRUCTURE SETBACKS				
FRONT SETBACK (DUNCAN)	6'-3 1/2" +/-	10'-0"	NO CHANGE	EXISTING
REAR SETBACK	8'-8" +/-	15'-0"	13'-6"	IMPROVEMENT
WEST SIDE SETBACK	0'-0"	5'-0"	6'-1"	CONFORMING
EAST SIDE SETBACK	2'-5" +/-	5'-0"	6'-7 1/2"	CONFORMING
BUILDING HEIGHT	19'-10" +/-	30'	NO CHANGE	EXISTING

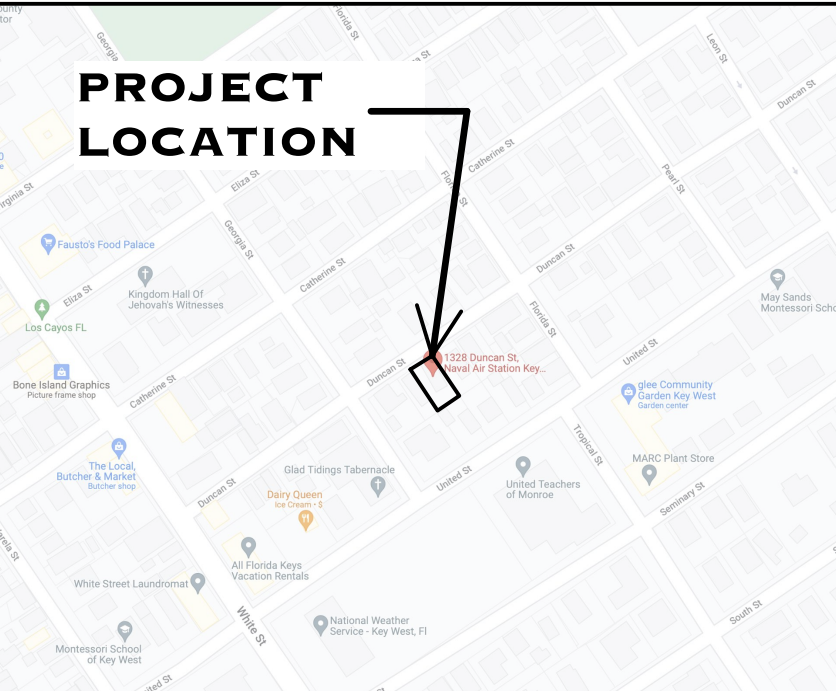
Revised to New LDR Standards on: 11-30-2022



PHOTO FROM 1965

FEMA MAP FLOOD ZONE:
AE 6'+1'=7' (NGVD 1929)

SITE LOCATION MAP:



DESIGN NOTES:

1. DO NOT SCALE ANY DRAWING.
2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
4. ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS. ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
6. ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
12. ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
14. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

GENERAL NOTES:

COMMENTS:

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO
C1.0	SURVEY & FEC
C1.1	ARCHITECTURAL SITE PLAN
EX1.1	EXISTING 1ST FLOOR PLAN
EX1.2	EXISTING ELEVATIONS & SECTIONS
D1.1	DEMOLITION PLAN
A1.1	FLOOR PLANS
A1.2	PROPOSED ELEVATIONS

ABBREVIATION LEGEND:

ADJ.	= ADJUSTABLE
A.F.F.	= ABOVE FINISH FLOOR
ALUM.	= ALUMINUM
ARCH.	= ARCHITECTURAL
BALC.	= BALCONY
BD.	= BOARD
B.O.	= BOTTOM OF ...
C.I.P.	= CAST IN PLACE
C.J.	= CONTROL JOINT
CL.	= CLOSET
C.	= CENTERLINE
CONC.	= CONCRETE
COORD.	= COORDINATE
C.O.R.	= CROWN OF ROAD
D	= DRYER
DIM.	= DIMENSION
DN.	= DOWN
DW	= DISHWASHER
DWG.	= DRAWING
ELECT.	= ELECTRICAL
ELEV.	= ELEVATOR
E.P.	= ELECTRICAL PANEL
EQ.	= EQUAL
EX.	= EXISTING
E.J.	= EXPANSION JOINT
F.F.E.	= FINISH FLOOR ELEVATION
FIN.	= FINISH
FREZ.	= FREEZER
GYP. BD.	= GYPSUM WALL BOARD
HORIZ.	= HORIZONTAL
HR.	= HOUR
MAX.	= MAXIMUM
MECH.	= MECHANICAL
MIC.	= MICROWAVE OVEN
MIN.	= MINIMUM
M.R.	= MOISTURE RESISTANT
N.A.	= NOT APPLICABLE
N.I.C.	= NOT IN CONTRACT
O.H.	= OPPOSITE HAND
PT.	= PAINTED
P.T.	= PRESSURE TREATED
R.A.	= RETURN AIR
REF.	= REFERENCE
REFR.	= REFRIGERATOR
REQ.	= REQUIRED
SCHED.	= SCHEDULE
S.F.	= SQUARE FOOT
SIM.	= SIMILAR
STOR.	= STORAGE
STRUCT.	= STRUCTURAL
SQ.	= SQUARE
TL	= TILE
T.O.	= TOP OF ...
TYP.	= TYPICAL
U.C.	= UNDER COUNTER
U.N.O.	= UNLESS NOTED OTHERWISE
VERT.	= VERTICAL
V.I.F.	= VERIFY IN FIELD
W	= WASHER
W/	= WITH
WD.	= WOOD
W.H.	= WATER HEATER

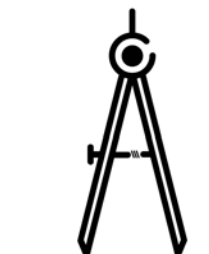
SCOPE OF WORK:

THE RENOVATION OF THE EXISTING STRUCTURE WILL BE COMPREHENSIVE. WORK TO INCLUDE: NEW FOUNDATION SYSTEM & FLOOR FRAMING AS REQUIRED, SEE STRUCT. ALL WINDOWS TO BE REPLACED WITH NEW WOOD IMPACT HARC APPROVED. EXISTING WALL ASSEMBLIES & SIDING TO BE REPAIRED & REPLACED AS REQUIRED IN KIND. EX. METAL ROOF TO BE REPLACED IN KIND.

THE INTERIOR WILL BE COMPLETELY RENOVATED.

NOTE: EXISTING CARPORT IS TO BE DEMOLISHED & EXISTING CONCRETE CISTERN IS TO REMAIN.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

FOR REVIEW
PURPOSES ONLY,
NOT FOR
CONSTRUCTION

A RENOVATION FOR
1328 DUNCAN STREET
KEY WEST, FL 33040

DRAWING TITLE:
TITLE & SITE DATA & PROJECT
INFORMATION

DRAWN: EDSA
CHECKED: TSN
DATE: 11-17-2022

REVISION # DATE

T1.1
SHEET #



ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

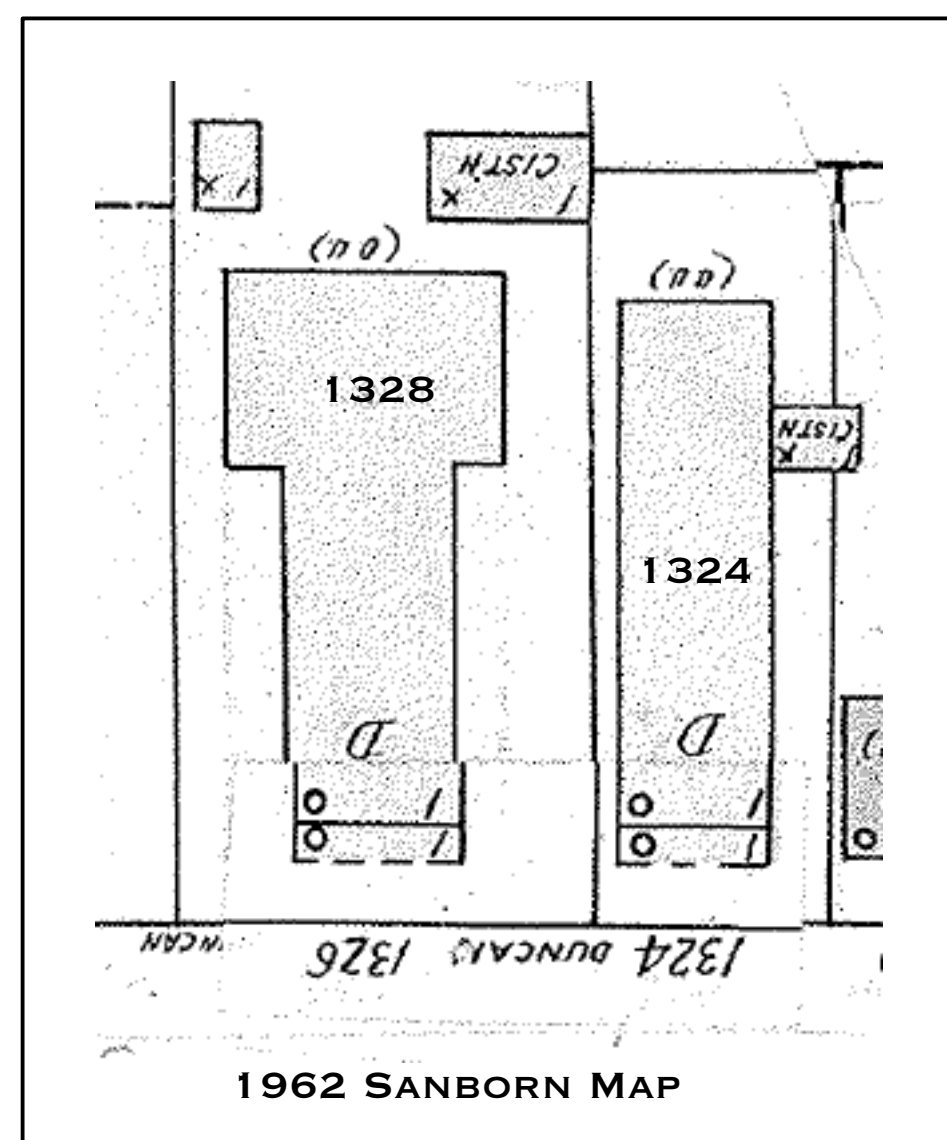
SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE	
A1. Building Owner's Name KWRH LLC		Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1328 DUNCAN STREET		Company NAIC Number:	
City KEY WEST	State Florida	ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (Tax Parcel # 00035410-000000) (KW MOFFATS SUB PB1-12 PT LOT 5, SQR 4 TR 14)			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL			
A5. Latitude/Longitude: Lat. 24.5545 N Long. -81.7881 W Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983			
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number 5			
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) N/A sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A c) Total net area of flood openings in A8.b N/A sq ft d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
A9. For a building with an attached garage: a) Square footage of attached garage N/A sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A c) Total net area of flood openings in A9.b N/A sq ft d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION			
B1. NFIP Community Name & Community Number CITY OF KEY WEST 120168		B2. County Name MONROE	B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/Revised Date 02-18-2005
B8. Flood Zone(s) AE		B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 6	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source:			
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source:			
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <input type="checkbox"/> CBRS <input type="checkbox"/> OPA			

FEMA Form 086-0-33 (12/19)

Replaces all previous editions.

Form Page 1 of 6

FEC PROVIDED BY OWNER



1962 SANBORN MAP

ELEVATION CERTIFICATE

FOR INSURANCE COMPANY USE	
IMPORTANT: In these spaces, copy the corresponding information from Section A.	Policy Number:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1328 DUNCAN STREET	Company NAIC Number:
City KEY WEST	State Florida
ZIP Code 33040	
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: D121 Vertical Datum: 1929	
Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source:	
Datum used for building elevations must be the same as that used for the BFE.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	8.3 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	6.4 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	5.8 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	6.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	6.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Check here if attachments.	
Certifier's Name J. LYNN O'FLYNN	License Number 6298
Title P.S.M.	
Company Name J. LYNN O'FLYNN, INC.	
Address 3430 DUCK AVENUE	
City KEY WEST	State Florida
ZIP Code 33040	
Signature	Date 06-07-2022
	Telephone (305) 296-7422
	Ext.
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.	
Comments (including type of equipment and location, per C2(e), if applicable)	
C2. e) - WATER HEATER	
LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH	

FEMA Form 086-0-33 (12/19)

Replaces all previous editions.

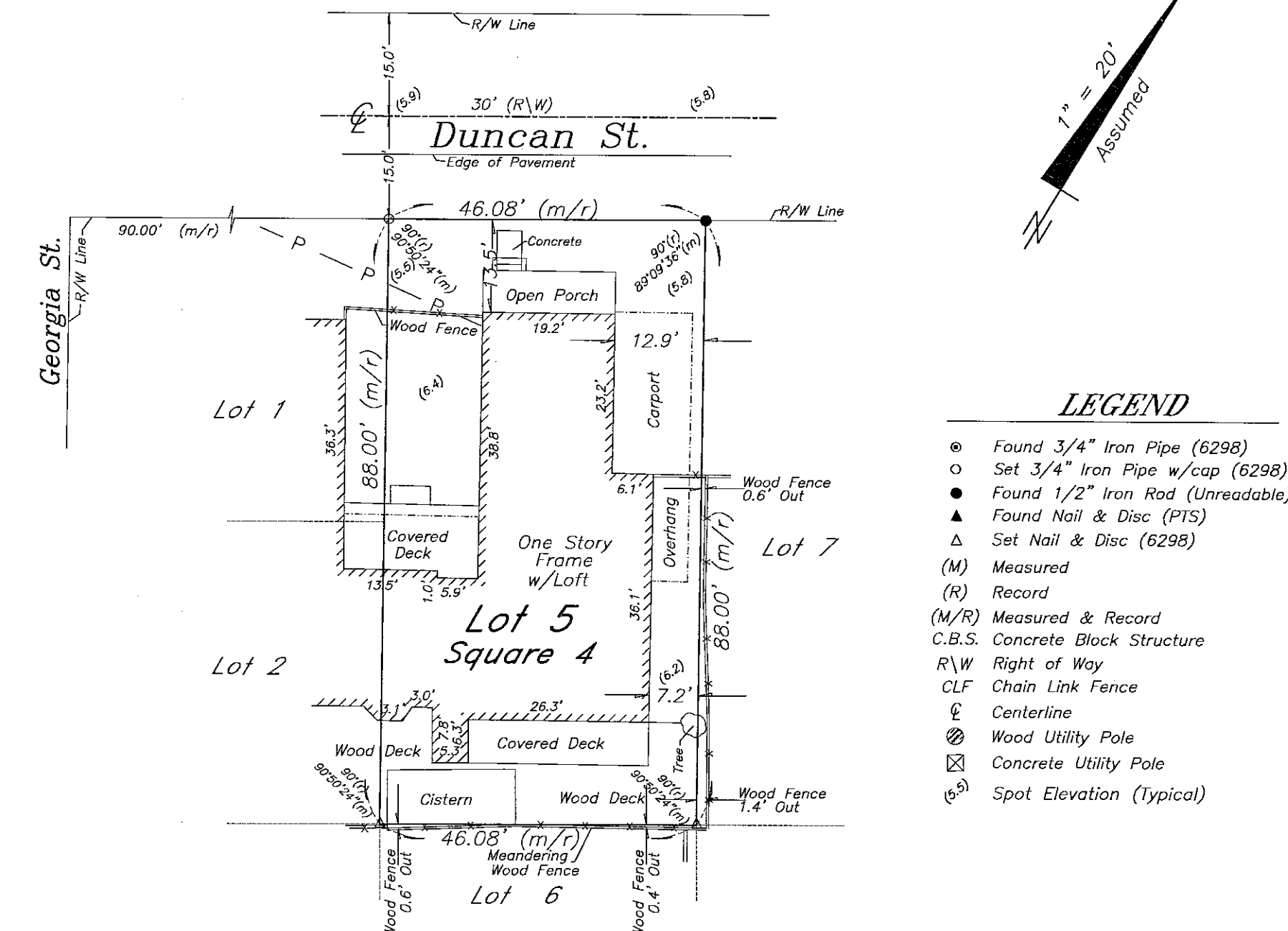
Form Page 2 of 6

NOTE:
ORIGINAL SIGNED & SEALED SURVEY & FLOOD ELEVATION CERTIFICATE TO BE SUBMITTED SEPARATELY WITH SUBMITTED PLANS. COPY SURVEY & FLOOD ELEVATION CERTIFICATE ON SHEET C1.0 ARE FOR REFERENCE PURPOSES ONLY.

TREE PROTECTION AND PRESERVATION NOTES:

- PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
-UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
-SKINNING AND BRUISING OF BARK
-SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
- PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCRoACHMENT WITHIN THE BARRICADE.
- FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
- THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIFPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
- ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
- NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
- NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
- A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
- ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
- AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

Boundary Survey Map of Lot 5, Square 4, MOFFAT'S SUBDIVISION of Tract 14, Island of Key West, Florida



- LEGEND**
- Found 3/4" Iron Pipe (6298)
 - Set 3/4" Iron Pipe w/cap (6298)
 - ▲ Found 1/2" Iron Rod (Unreadable)
 - ▲ Found Nail & Disc (PIS)
 - △ Set Nail & Disc (6298)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - C.B.S. Concrete Block Structure
 - R/W Right of Way
 - CLF Chain Link Fence
 - ⊕ Centerline
 - ⊗ Wood Utility Pole
 - ⊠ Concrete Utility Pole
 - ⊙ Spot Elevation (Typical)

- NOTES:**
- The legal description shown hereon was furnished by the client or their agent.
 - Underground foundations and utilities were not located.
 - All angles are 90° (Measured & Record) unless otherwise noted.
 - Street address: 1328 Duncan Street, Key West, FL
 - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 - Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 - North Arrow is assumed and based on the legal description.
 - Adjoiners are not furnished.
 - Date of field work: May 18, 2022.
 - Ownership of fences is undeterminable, unless otherwise noted.
 - Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
 - Benchmark utilized: 872 4557 TIDAL 4

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's Map delineated in February 1829 as part of Tract 14, but now better known as Lot 5 of Square 4, according to Moffat's Subdivision of Tract 14, as recorded in Plat Book 1, Page 12, Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: KWRH LLC.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

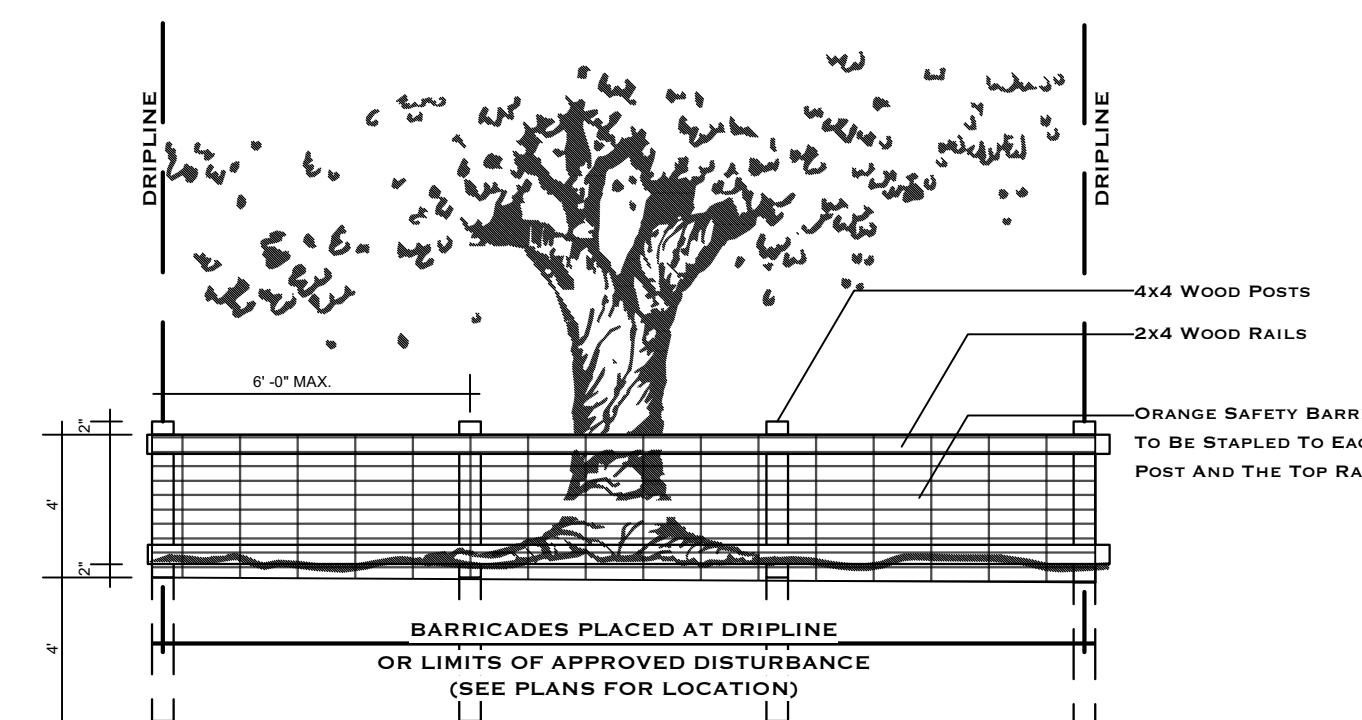
May 24, 2022

THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

SURVEY PROVIDED BY OWNER



FOR REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION

A RENOVATION FOR
1328 DUNCAN STREET
KEY WEST, FL 33040

DRAWING TITLE:
SURVEY & FEC

DRAWN: EDSA
CHECKED: TSN
DATE: 11-17-2022

REVISION # DATE

C1.0 SHEET #

FOR REVIEW
 PURPOSES ONLY,
 NOT FOR
 CONSTRUCTION

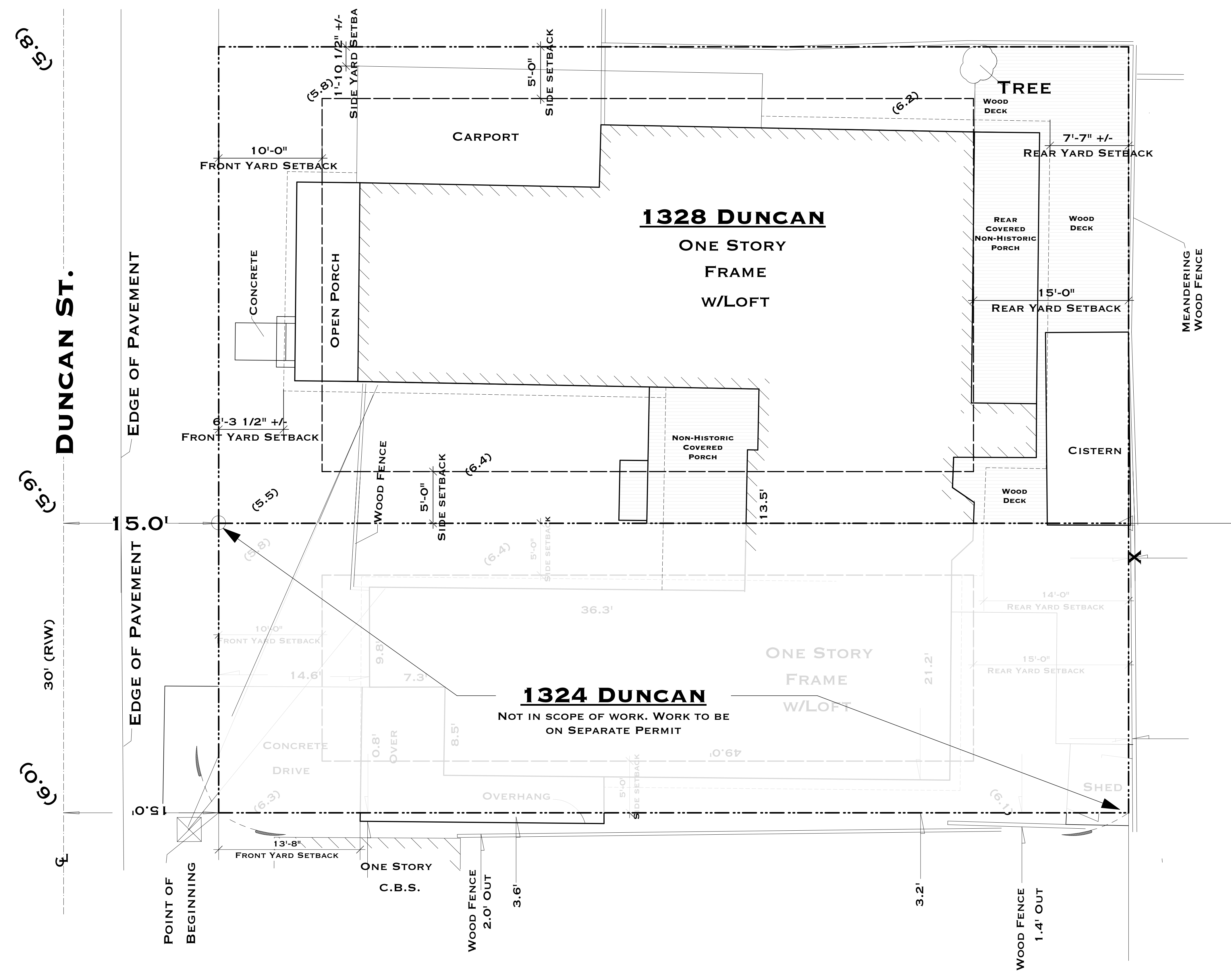
A RENOVATION FOR
1328 DUNCAN STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 ARCHITECTURAL SITE PLAN

DRAWN: EDSA
 CHECKED: TSN
 DATE: 11-17-2022

REVISION #	DATE

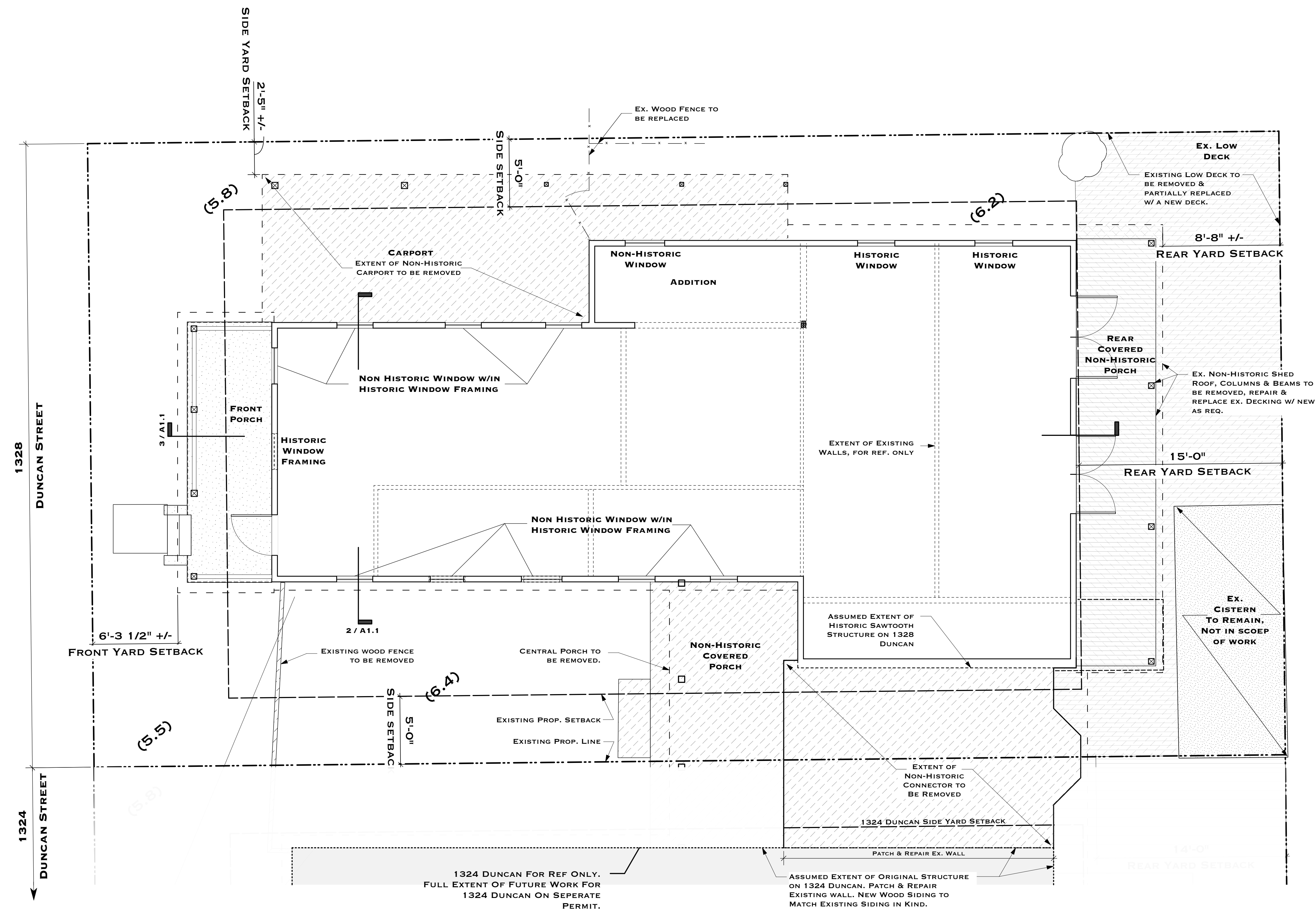
C1.1
 SHEET #



1 EXISTING SITE PLAN
 C1.1 SCALE: 3/16" = 1'-0"

**FOR REVIEW
 PURPOSES ONLY,
 NOT FOR
 CONSTRUCTION**

**A RENOVATION FOR
 1328 DUNCAN STREET
 KEY WEST, FL 33040**



1 EXISTING FLOOR / SITE PLAN + DEMOLITION
 SCALE: 1/4" = 1'-0"

GRAPHIC LEGEND:

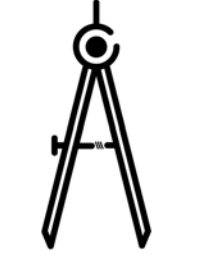
- EXTENT OF DEMOLITION
- EXISTING PROPERTY LINE
- PROPERTY LINE SETBACK
- EXISTING EXTERIOR WALLS
- EXISTING INTERIOR WALLS
- ASSUMED HISTORIC
- CONCRETE

DRAWING TITLE:
 EXISTING 1ST FLOOR PLAN & EXTENT OF
 DEMOLITION

DRAWN: EDSA
CHECKED: TSN
DATE: 11-17-2022

REVISION #	DATE

EX1.1
 SHEET #



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

FOR REVIEW
PURPOSES ONLY,
NOT FOR
CONSTRUCTION

A RENOVATION FOR
1328 DUNCAN STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING ELEVATIONS

DRAWN: EDSA
CHECKED: TSN
DATE: 11-17-2022

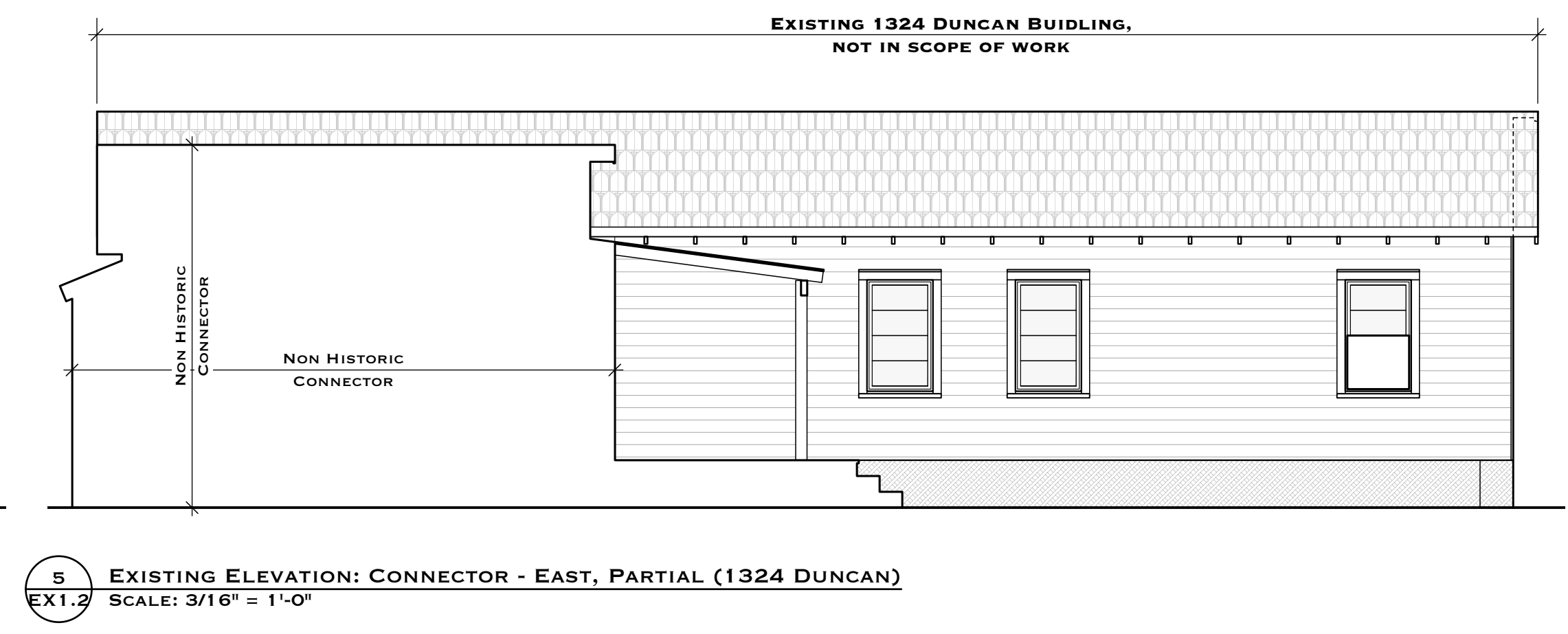
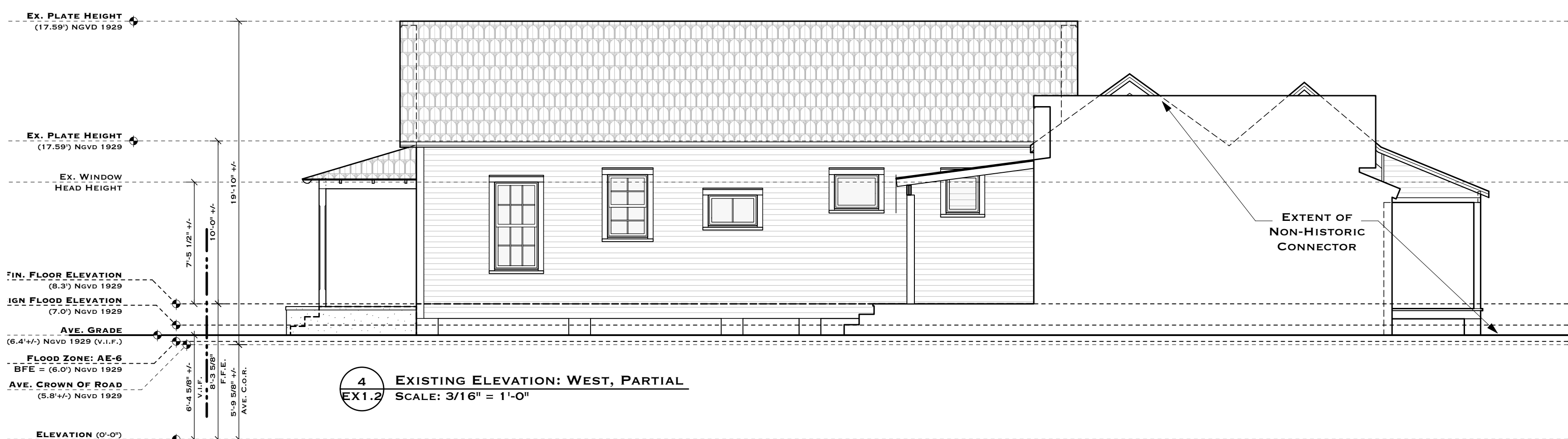
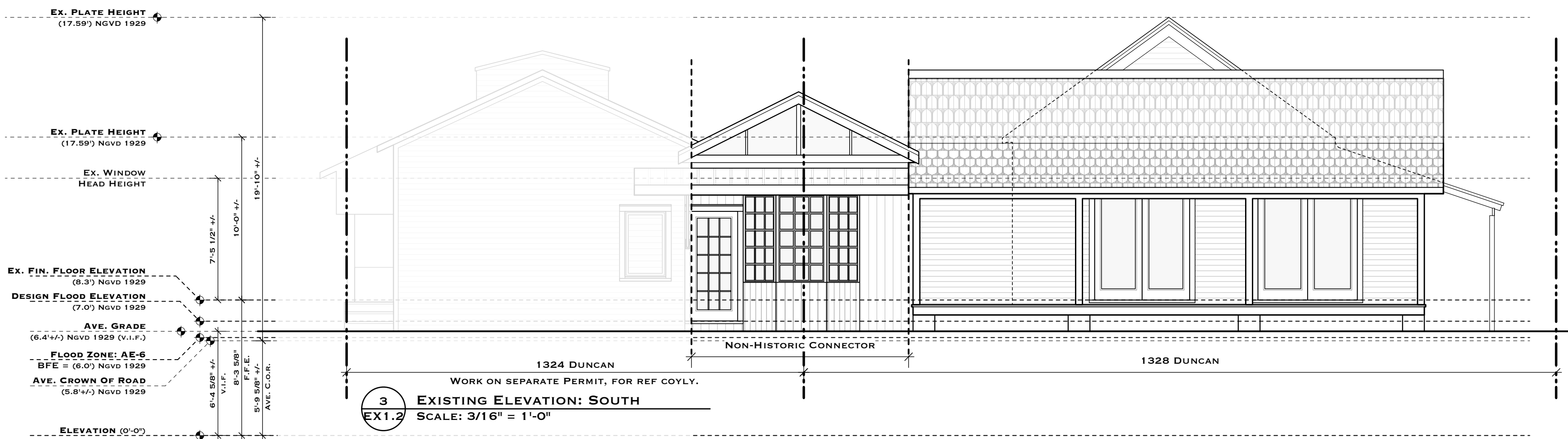
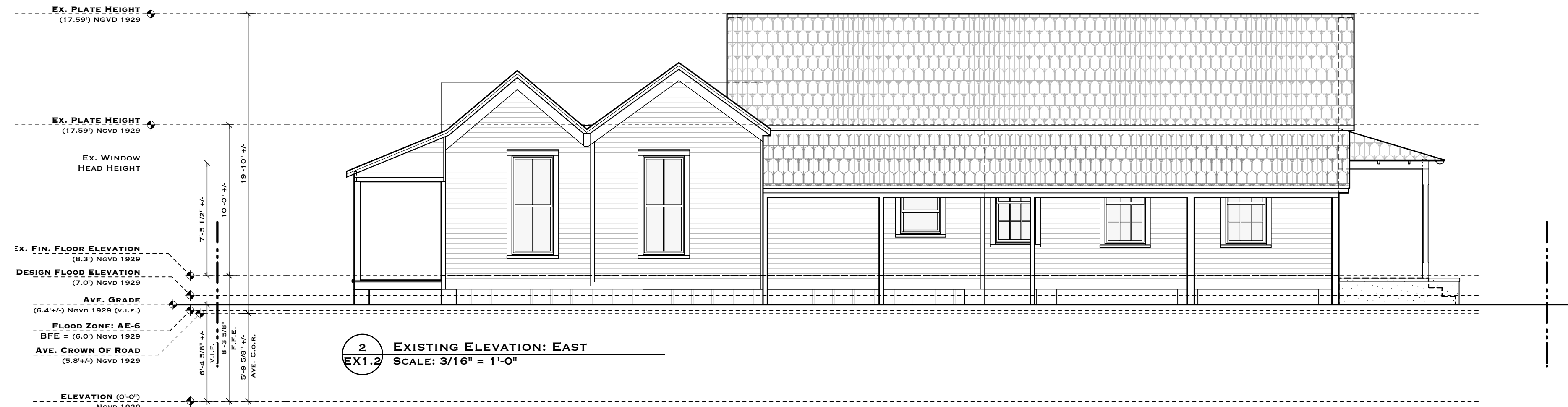
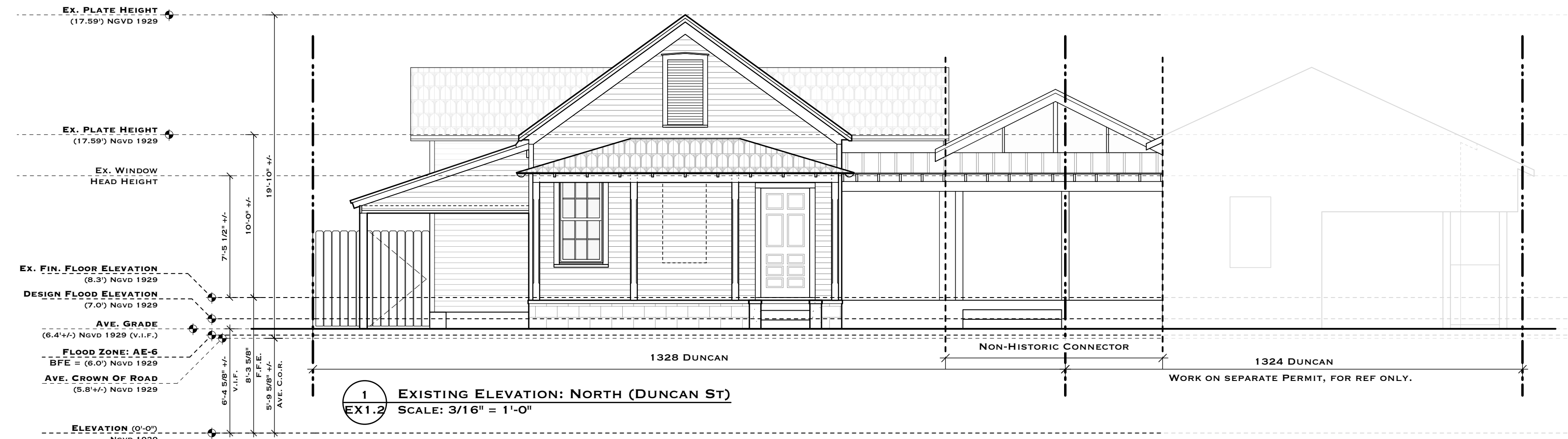
REVISION # DATE

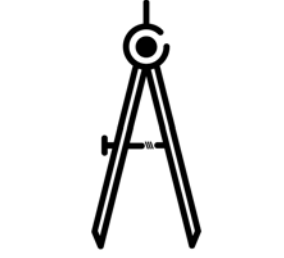
EX1.2

SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505





T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

FOR REVIEW
PURPOSES ONLY,
NOT FOR
CONSTRUCTION

A RENOVATION FOR
1328 DUNCAN STREET
KEY WEST, FL 33040

DRAWING TITLE:
DEMOLITION ELEVATIONS

DRAWN: EDSA
CHECKED: TSN
DATE: 11-17-2022

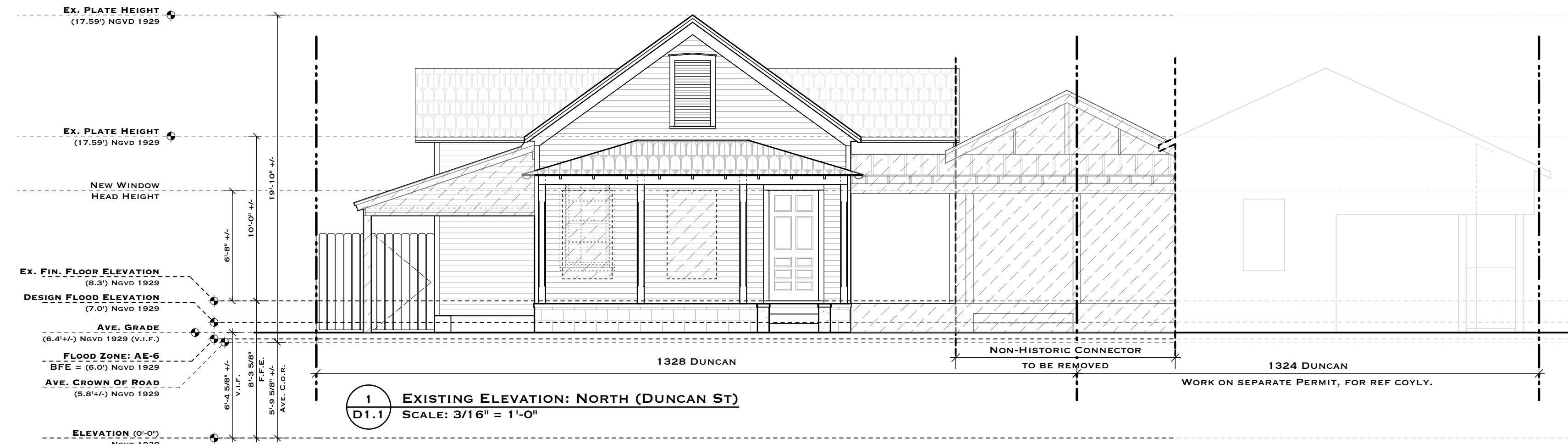
REVISION # DATE

D1.1

SHEET #

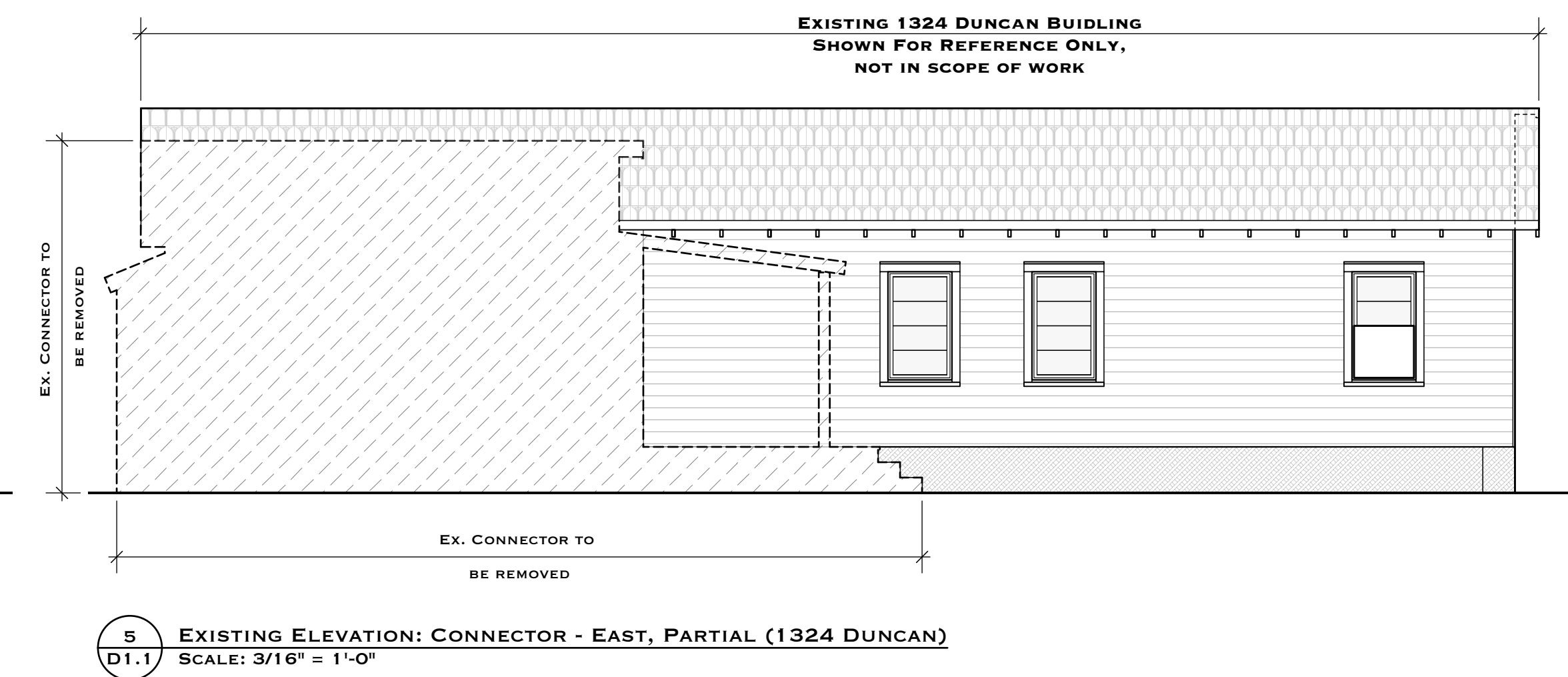
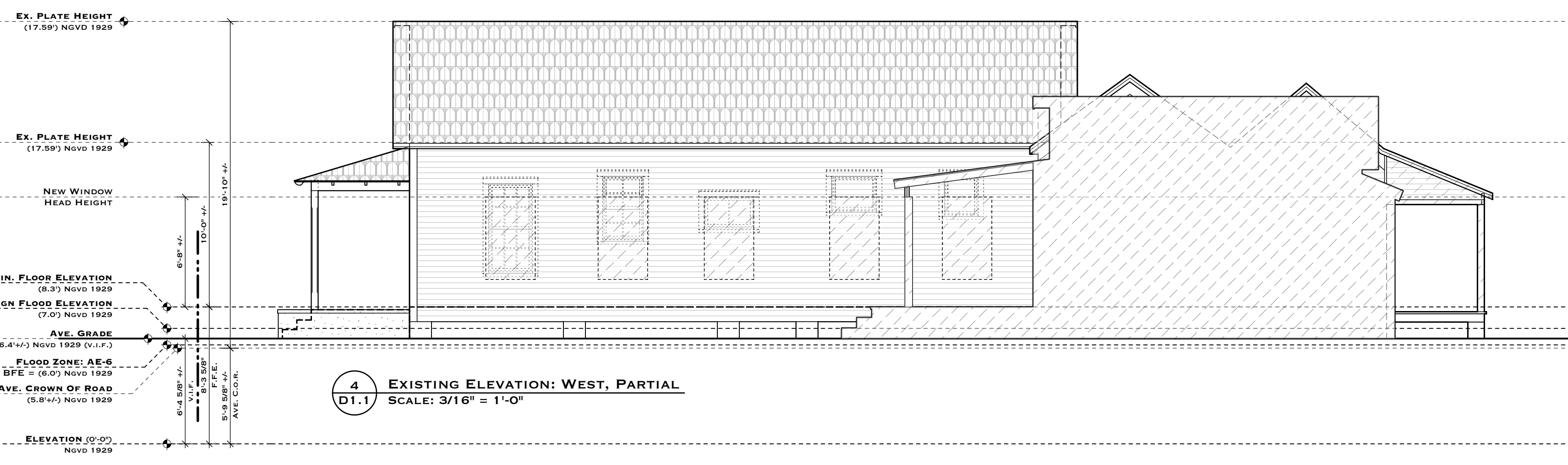
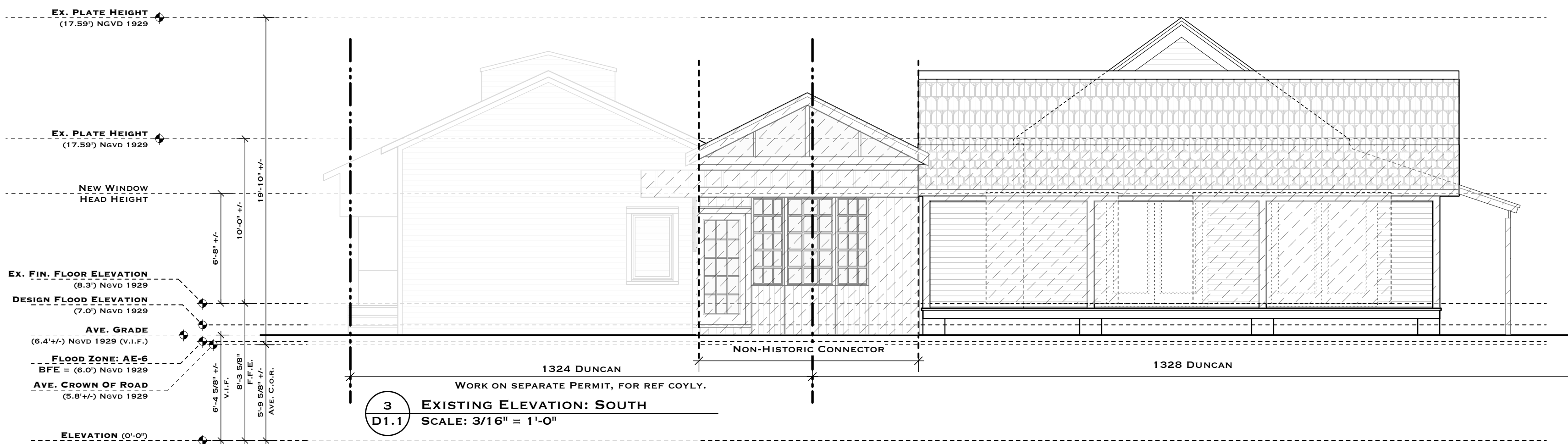
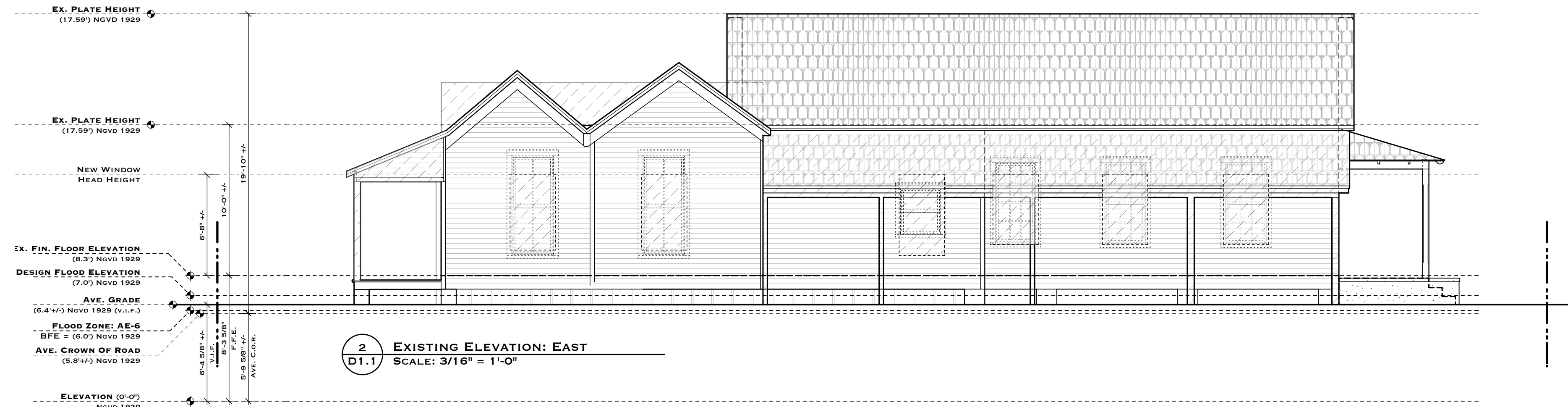


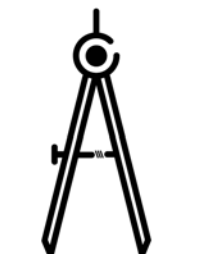
T. S. NEAL ARCHITECTS, INC.



GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO PROVIDE BARRICADES, RAILINGS, NETS, & ETC. FOR THE PROTECTION OF ALL PARTIES. THE HOURS OF OPERATION FOR DEMOLITION CONTRACTOR TO COORDINATE WITH OWNER AND CITY OF KEY WEST
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND EXECUTING ALL SAFETY PRECAUTIONS FOR THE DURATION OF THE WORK.
3. ALL UTILITIES UNDERGOING DEMOLITION ARE TO BE ADEQUATELY SECURED, CAPPED AND/OR COVERED SO THAT FULL SAFETY PROTECTION PER CODE IS PROVIDED.
4. ALL VISIBLE AREAS SHALL BE KEPT NEAT, CLEAN, AND ORGANIZED, AND SWEEPED CLEAN ON A DAILY BASIS.
5. PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION. CONTACT ARCHITECT FOR CLARIFICATION IF DIFFERING FROM DRAWINGS.
7. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IF ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL IS FOUND ON SITE AS SOON AS IT IS OBSERVED.
8. ANY DAMAGE OR DEFACTION TO EXISTING PROPERTY, NOT INDICATED FOR DEMOLITION IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.





T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

FOR REVIEW
PURPOSES ONLY,
NOT FOR
CONSTRUCTION

A RENOVATION FOR
1328 DUNCAN STREET
KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS

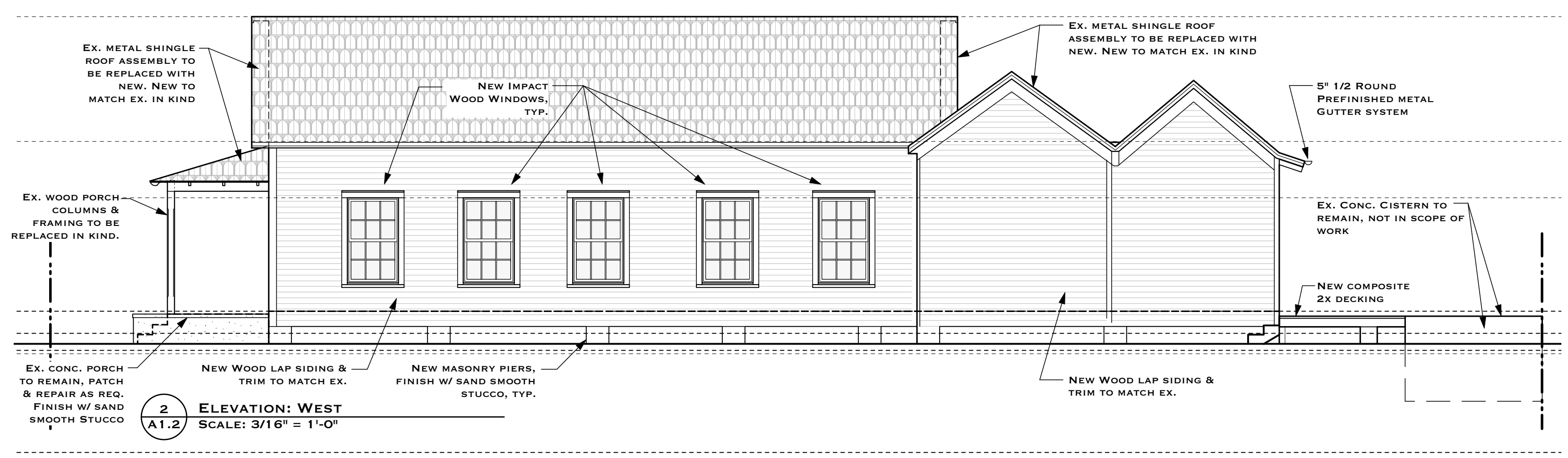
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DATE: 11-17-2022

REVISION # DATE

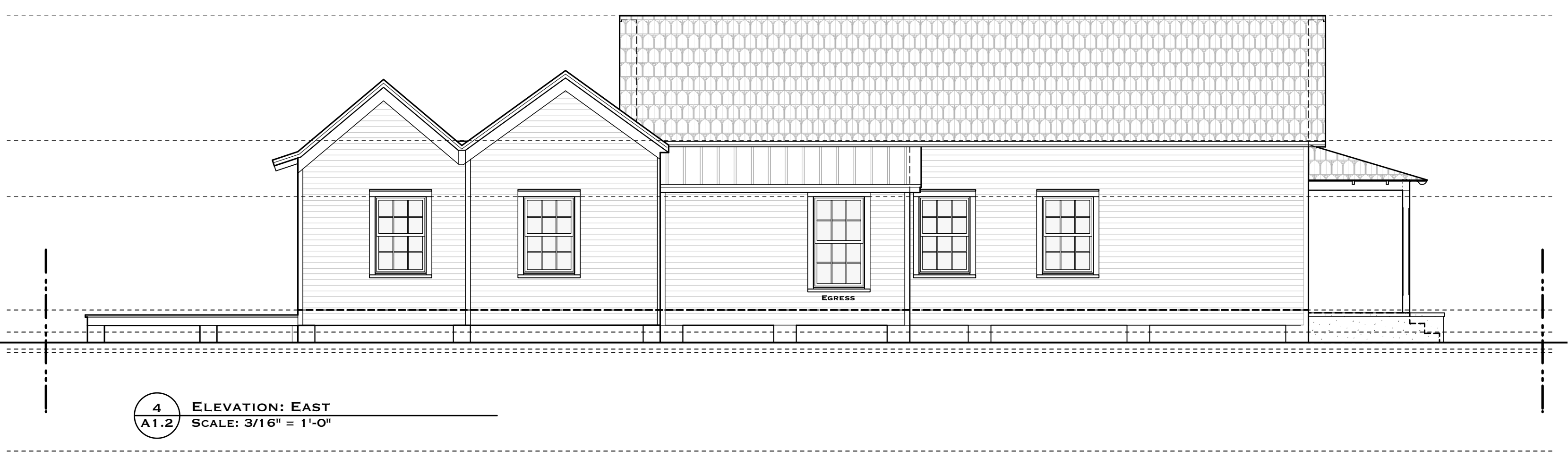
A1.2
SHEET #



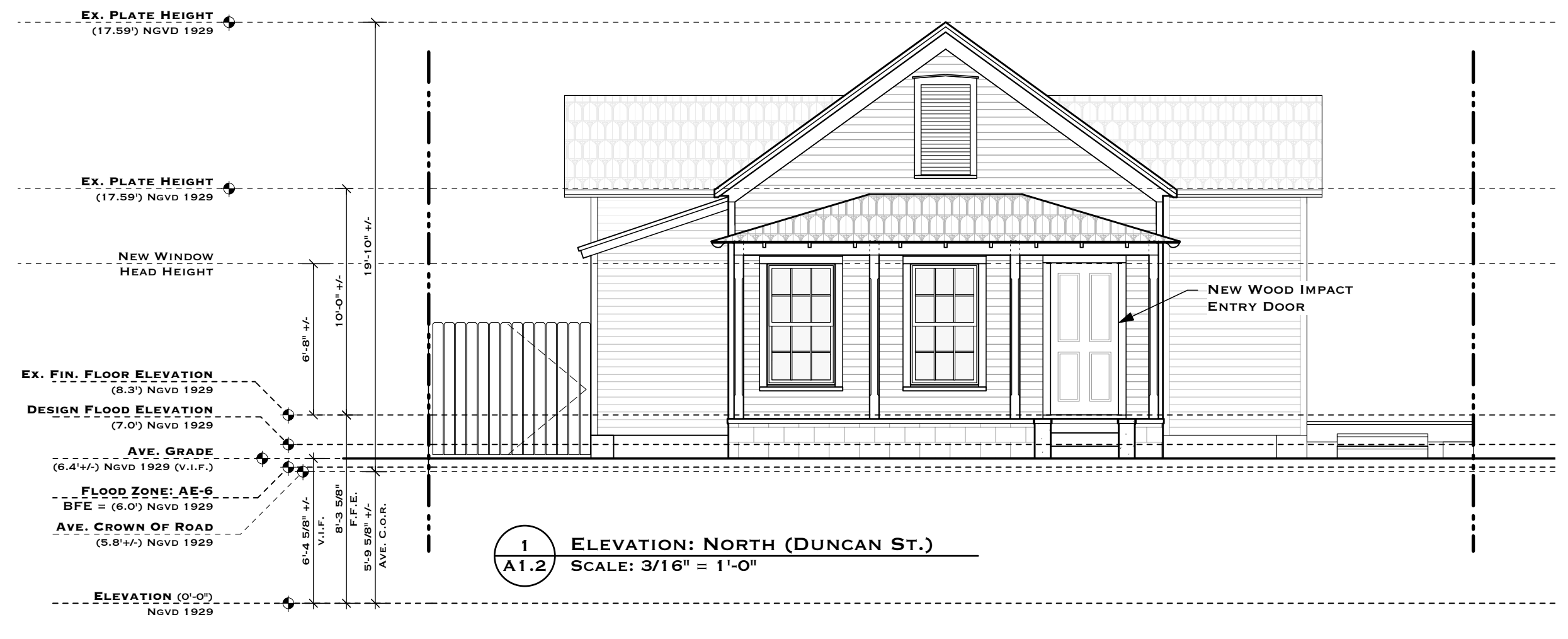
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



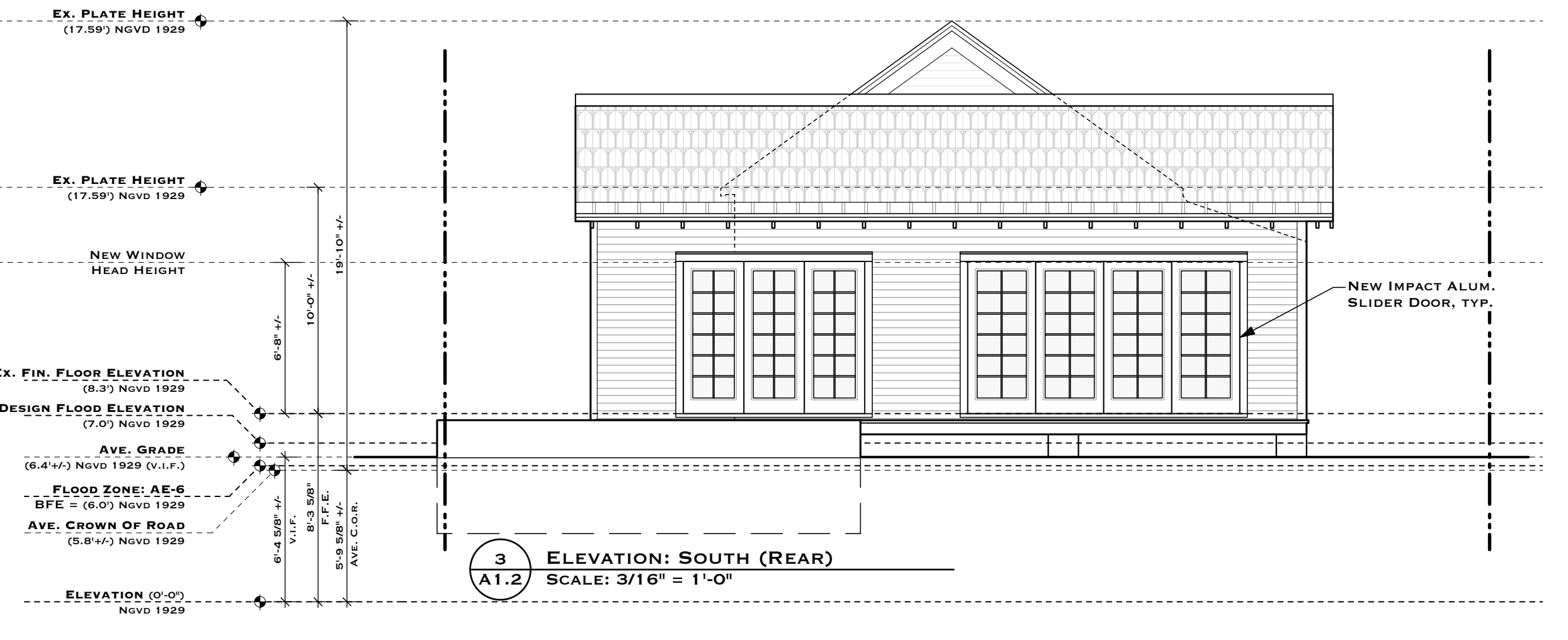
2 ELEVATION: WEST
SCALE: 3/16" = 1'-0"



4 ELEVATION: EAST
SCALE: 3/16" = 1'-0"



1 ELEVATION: NORTH (DUNCAN ST.)
SCALE: 3/16" = 1'-0"



3 ELEVATION: SOUTH (REAR)
SCALE: 3/16" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 20, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATION TO EXISTING HOUSE AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC ADDITIONS.

#1328 DUNCAN STREET

Applicant –T.S. Neal Architect Application #H2022-0052

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.

PROPERTY APPRAISER INFORMATION

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00035410-000000
 Account# 1036277
 Property ID 1036277
 Millage Group 10KW
 Location 1328 DUNCAN St, KEY WEST
 Address
 Legal KW MOFFATS SUB PB 1-12 LOT 5 SQR 4 TR 14 H1-128 OR384-551 OR446-312
 Description OR1467-1158 OR1471-1030 OR1932-590 OR3172-1160 OR3175-0004
 (Note: Not to be used on legal documents.)
 Neighborhood 6149
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Moffat's Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[KWRH LLC](#)
 817 Duval St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$171,451	\$173,832	\$159,544	\$161,926
+ Market Misc Value	\$297	\$297	\$297	\$297
+ Market Land Value	\$385,225	\$385,225	\$454,566	\$558,576
= Just Market Value	\$556,973	\$559,354	\$614,407	\$720,799
= Total Assessed Value	\$556,973	\$559,354	\$597,972	\$543,611
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$556,973	\$559,354	\$614,407	\$720,799

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,055.00	Square Foot	46	88

Buildings

Building ID	2817	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1939
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Gross Sq Ft	2773	Foundation	CONC BLOCK
Finished Sq Ft	1617	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	196	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	12	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450

Code	Description	Sketch Area	Finished Area	Number of Fire PI Perimeter
CPU	COVERED PARKING UNFIN	253	0	68
FLA	FLOOR LIV AREA	1,617	1,617	196
OPU	OP PR UNFIN LL	435	0	138
OPF	OP PRCH FIN LL	420	0	160
SBU	UTIL UNFIN BLK	48	0	28
TOTAL		2,773	1,617	590

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1989	1990	1	168 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/13/2022	\$100	Quit Claim Deed	2376527	3175	0004	11 - Unqualified	Improved
5/4/2022	\$1,100,000	Warranty Deed	2374550	3172	1160	05 - Qualified	Improved
9/12/2003	\$750,000	Warranty Deed		1932	0590	M - Unqualified	Improved
8/1/1997	\$1	Quit Claim Deed		1471	1030	M - Unqualified	Improved

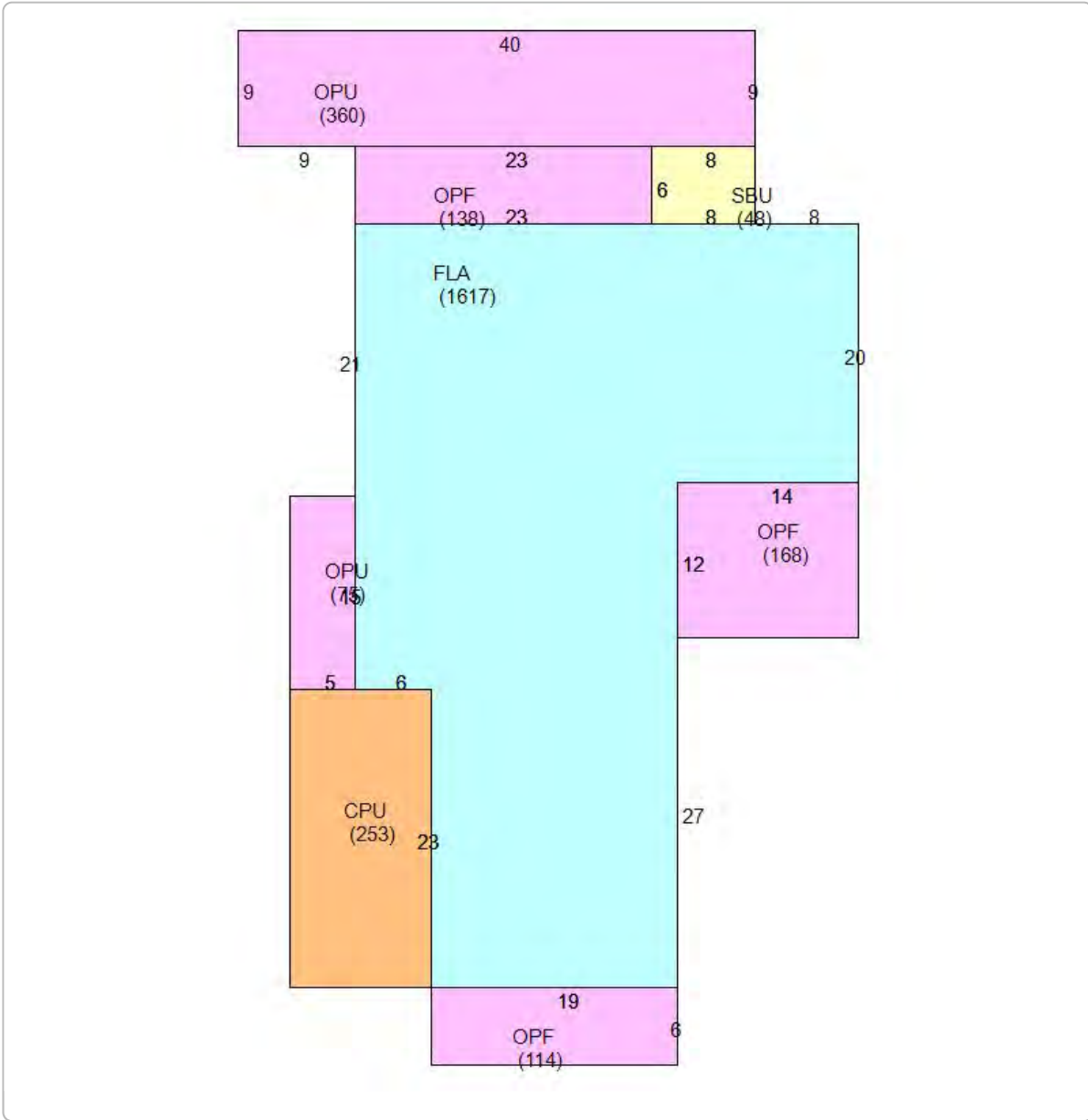
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-3555	9/5/2013	1/6/2014	\$2,400	Residential	REPLACE TWO SQS & REPAIR TWO VALLEYS
05-0104	1/12/2005	10/18/2005	\$1,000		REPLACE PANEL WITH BREAKER
9601954	5/1/1996	8/1/1996	\$2,000		RENOVATIONS

View Tax Info

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Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 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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