



**Historic Architectural Review Commission
Staff Report for Item 10**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: June 27, 2017

Applicant: Artibus Design

Application Number: H17-03-0016

Address: #412 Julia Street

Description of Work:

Reconstruction of main house and rear house. Both buildings were condemned by the Chief Building Officer.

Site Facts:

412 Julia Street is a contributing resource according to the survey and first appears on the 1899 Sanborn map. 412 Julia Rear does not appear on the 1962 Sanborn map, but there is a historic photo of the rear building in c.1965 that shows a structure that staff can confidently say is older than three years. The rear building does not appear on any survey.

In April 2015, the buildings at 412 Julia Street were condemned by the Chief Building Officer. Their condition has only continued to deteriorate over the past two years.

Guidelines Cited in Review:

Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, 21, 22, 23, 24, and 25.

Staff Analysis

This Certificate of Appropriateness proposes two new houses on the lot, using the existing 3-dimensional footprint. The front house will have a similar architecture to the building that is

condemned. The building will be constructed on grade, and the ceiling heights on the interior have been lowered to accommodate a second floor. The new structure will have an open front porch that will span the width of the building. The structure will be frame with hardiboard siding, aluminum 1/1 windows, and v-crimp roofing. The applicant has used permanently closed shutters on each side of the building to give the appearance that there are more windows on each side of the building.

The building in the rear will also use the same existing 3-dimensional footprint. The small structure will use hardiboard siding, aluminum 1/1 windows, and standing seam roofing.

Site work will include removing a cistern, that does not appear on any recent Sanborn maps, and installing a new deck behind the main house. New concrete pads will be placed to create a walkway along the side of the building.

Consistency with Guidelines

1. The proposed buildings are in keeping with the guidelines. The building in the rear is a small one-story structure that has minimal massing. The front structure will be one of the tallest on that block. Most of the structures on Julia Street are one-story, with only two-story structures, which are non-contributing. The new main house will not overwhelm the surrounding structures on the block.

It is staff's opinion that the proposed design is consistent with the guidelines for new construction.

APPLICATION

Harc Board

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040
Phone: 305.809.3956
BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER 17-003-00016		BUILDING PERMIT NUMBER X	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

412 JULIA ST

OF UNITS 2

RE # OR ALTERNATE KEY:

NAME ON DEED:

LENORA BANKS

PHONE NUMBER

OWNER'S MAILING ADDRESS:

414 JULIA ST

EMAIL

KEY WEST FL

CONTRACTOR COMPANY NAME:

Joseph Caffrey Coast

PHONE NUMBER

305 304 2847

CONTRACTOR'S CONTACT PERSON:

Joseph Caffrey

EMAIL

JOSEPHCAFFREY@ATTNET

ARCHITECT / ENGINEER'S NAME:

Artibus Design

PHONE NUMBER

305 304 3512

ARCHITECT / ENGINEER'S ADDRESS:

3706 N. ROOSEULT

EMAIL

WWW.ARTIBUSDESIGN.COM

Key West F

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ___ YES ___ NO (SEE PART C FOR HARC APPLICATION.)

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

\$

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

1) Applying for HARC AND PLANNING APPROVAL OF PROJECT
2) Applying for DEMOLITION PERMIT FOR CONDEMNED STRUCTURE ~~Demol~~ rebuild both structures.

Printed name of property owner or licensed contractor. Joseph CAFFREY	Signature.
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.	
Personally known or produced as identification.	

Official Use Only:

Oper: KEYWMC Type: EP Drawer: 1
Date: 5/09/17 56 Receipt no: 16382
2017 300016
PT * BUILDING PERMITS-NEW 1.00 \$100.00
Trans number: 3105030
M VISA/MASTERC \$100.00
Trans date: 5/09/17 Time: 11:44:28

13612-15089-06

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

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

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

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

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW					
<input type="checkbox"/> APPROVED		<input type="checkbox"/> NOT APPROVED		<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		<input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:			HARC MEETING DATE:			HARC MEETING DATE:		
REASONS OR CONDITIONS:								
STAFF REVIEW COMMENTS:								
HARC PLANNER SIGNATURE AND DATE:					HARC CHAIRPERSON SIGNATURE AND DATE:			

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

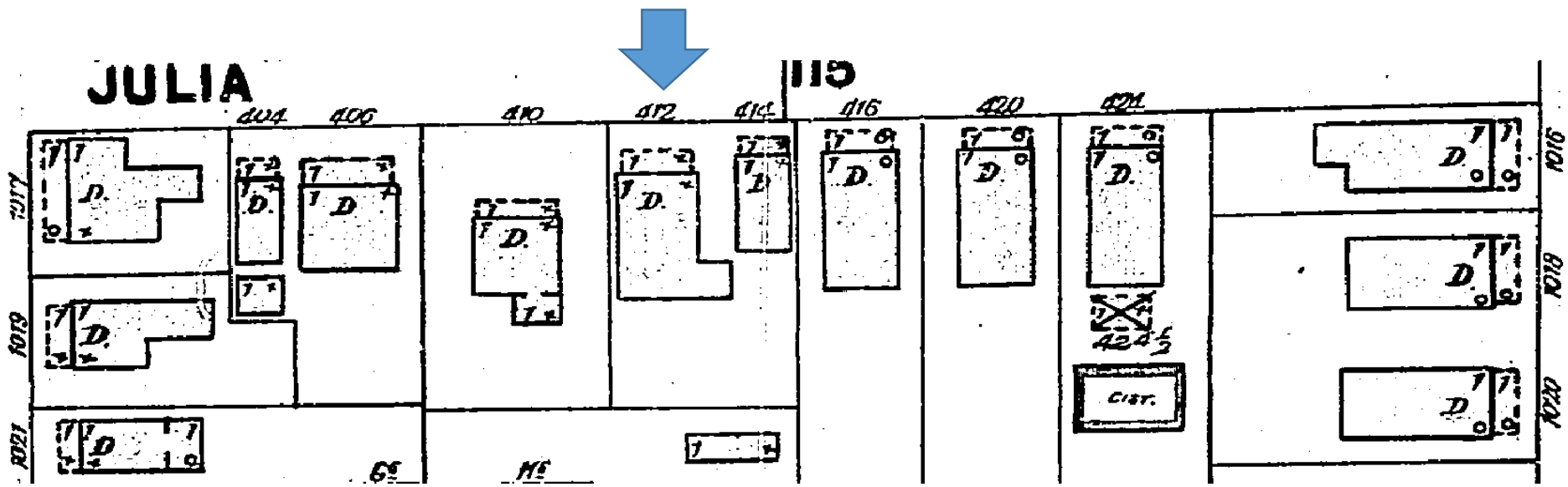
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

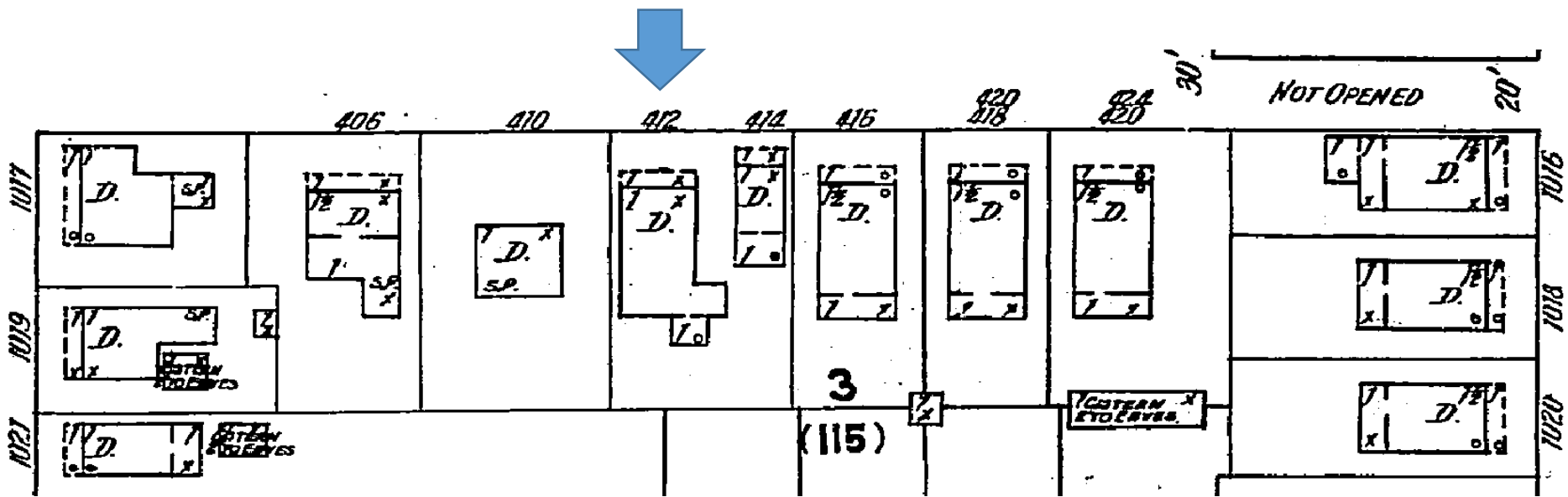
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

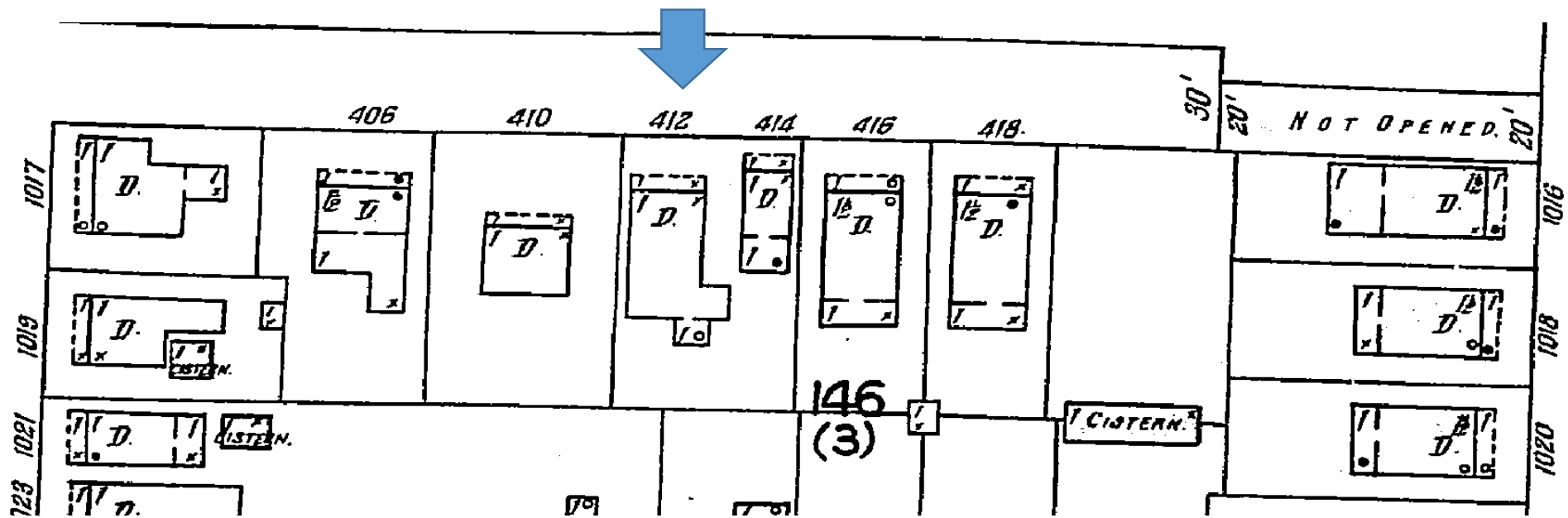
SANBORN MAPS



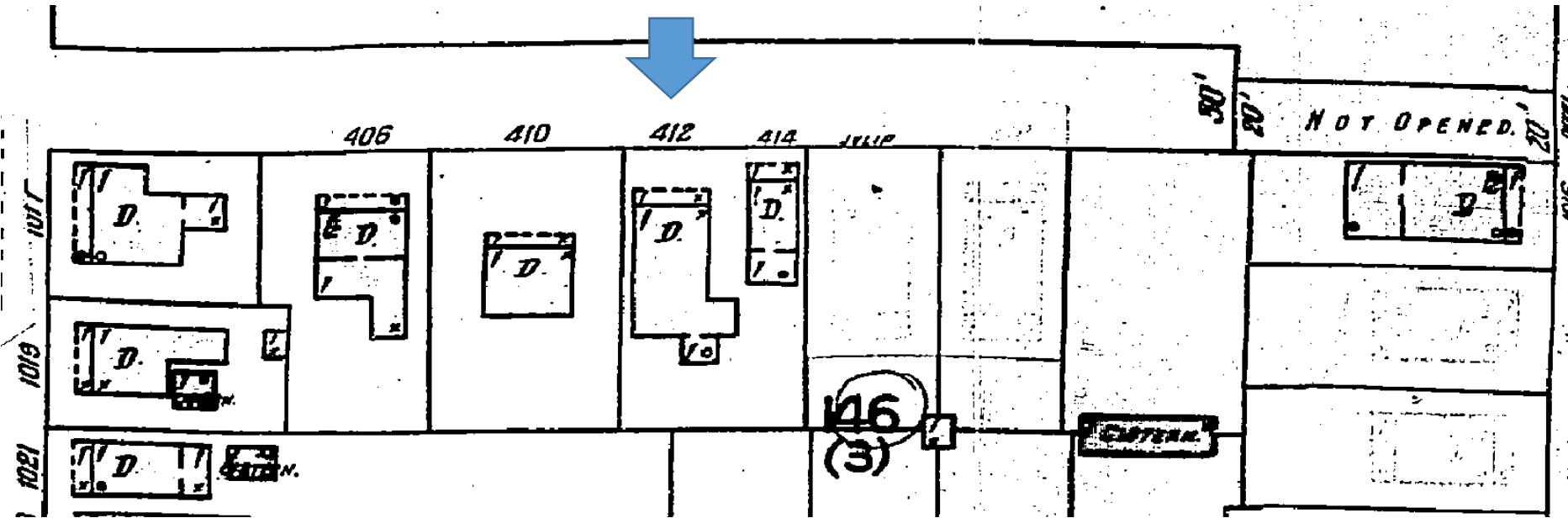
1899 Sanborn Map



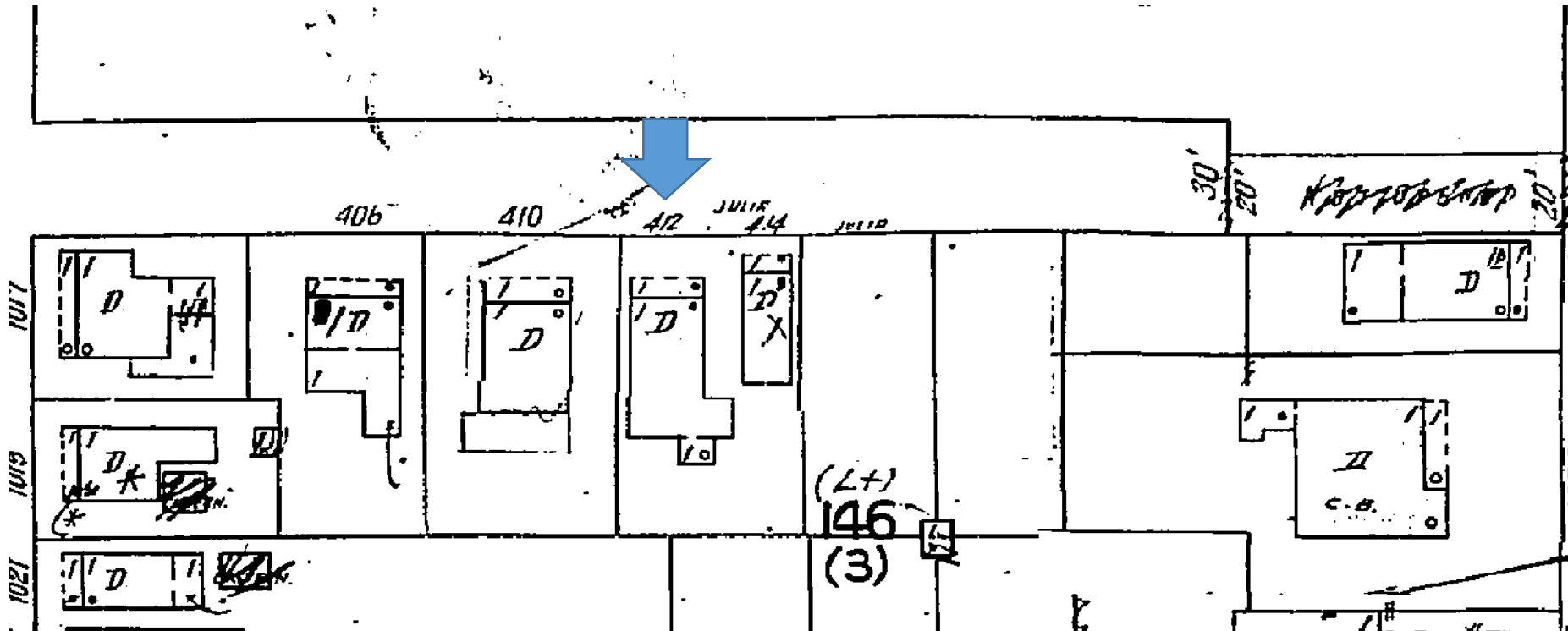
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



412 Julia. Property Appraiser's Photograph, c.1965. Monroe County Public Library.



412 Julia Rear. Property Appraiser's Photograph, c.1965. Monroe County Public Library.





413





412

16208220



412

N0206220





NO PARKING NO TRESPASSING



House No.
410





WALKING
DOG

FLORIDA
2013
01S 318





83-3

414











POSTED
NO TRESPASSING
KEEP OUT

EXISTING CONDITIONS



FIGURE 1
FRONT VIEW OF BUILDING "A"



FIGURE 2
LEFT ELEVATION OF BUILDING "A"



FIGURE 3
RIGHT ELEVATION OF BUILDING "A"

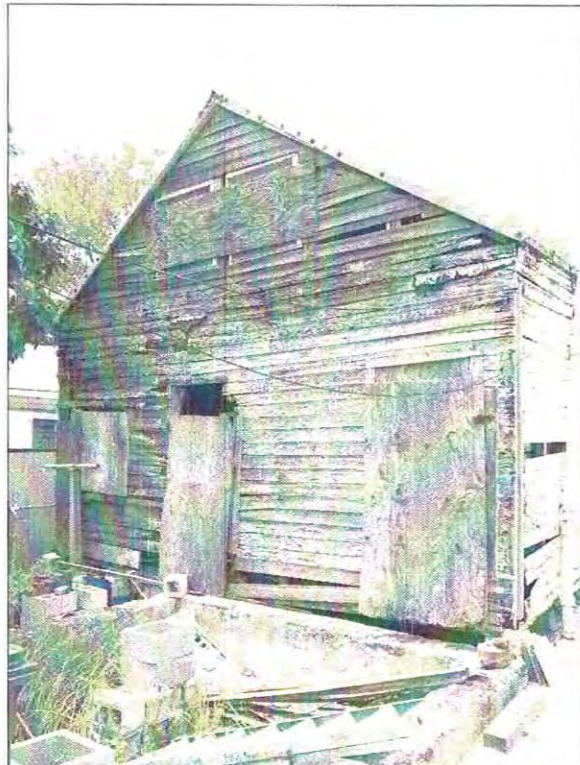


FIGURE 4
REAR VIEW OF BUILDING "A"



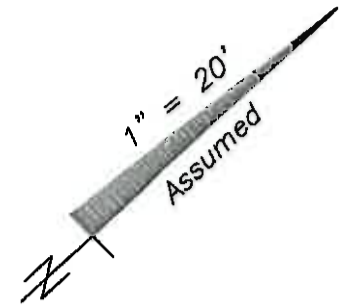
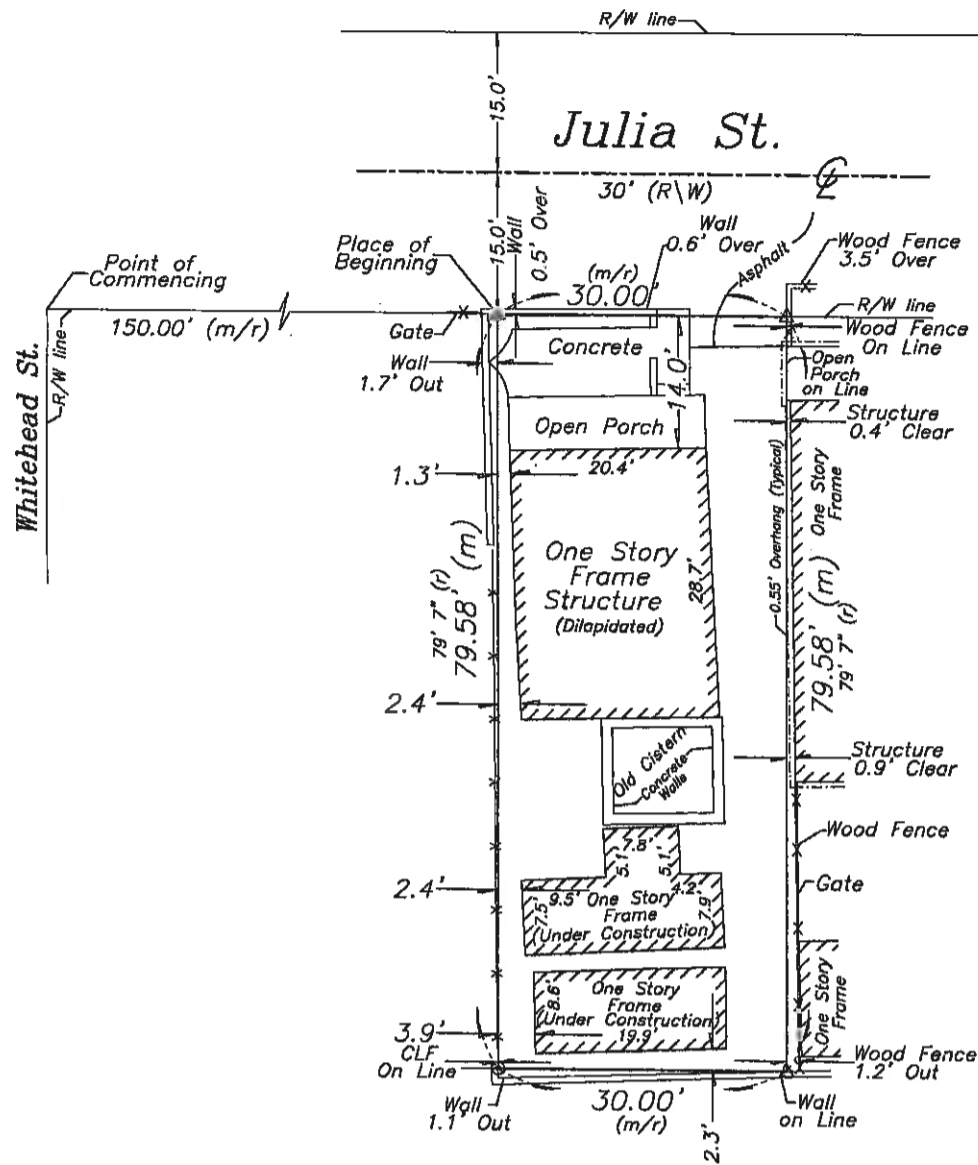
FIGURE 5
FRONT LEFT VIEW OF BUILDING "B"



FIGURE 6
LEFT INTERIOR LOOKING VIEW OF BUILDING "B"

SURVEY

Boundary Survey Map of part of Lot 1 in Subdivision 4 of Square 3,
of Tract 11, In the City of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Drill Hole
- △ 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
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 412 Julia 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. Date of field work: June 4, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: In the City of Key West, and known as Lot 1 in Subdivision 4 of Square 3, of Tract 11, as platted by B.B. Browne and recorded in Book "I", Page 671, Monroe County Records. Commencing at a point on Julia Street 150 feet from the corner of Whitehead Street and runs thence along Julia Street in a Northeasterly direction 30 feet; thence at right angles in a Southeasterly direction 79 feet and 7 inches; thence at right angles in a Southwesterly direction 30 feet; thence at right angles in a Northwesterly direction 79 feet and 7 inches to Place of Beginning.

BOUNDARY SURVEY FOR: Lenora Banks;

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

June 8, 2015

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

CONSTRUCTION PLANS FOR 412 JULIA ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
412 JULIA ST,
KEY WEST, FL 33040

**NOTE: NOT FOR CONSTRUCTION
FOR HARC AND PLANNING
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

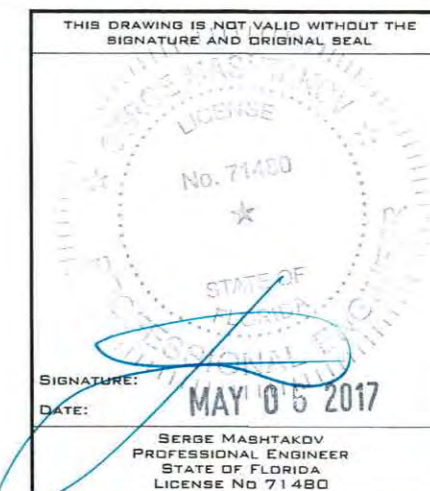
CLIENT: LENORA BANKS
414 JULIA ST
KEY WEST, FL 33040

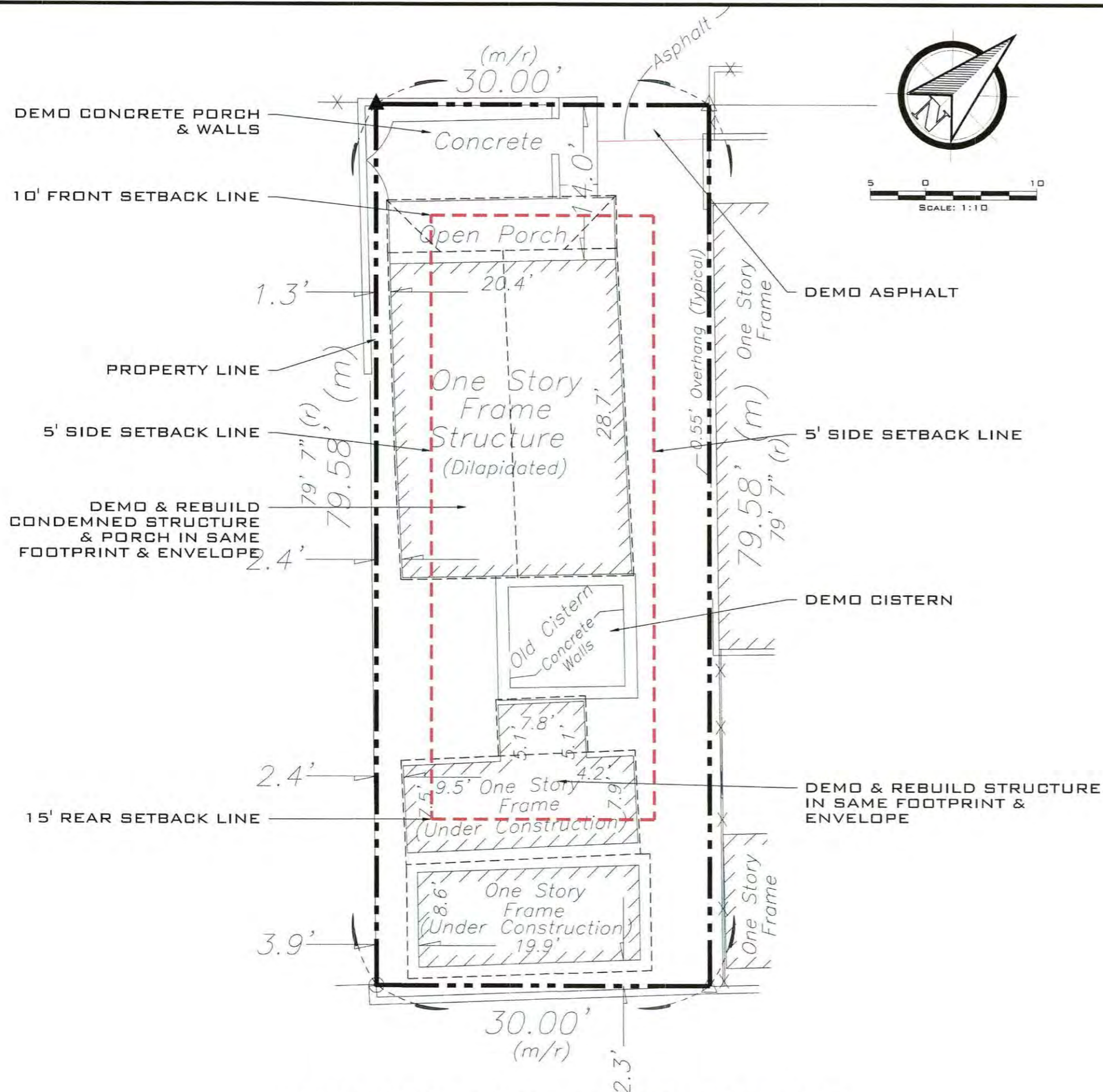
PROJECT: 412 JULIA ST

SITE: 412 JULIA ST
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 1/4"=1'-0"	DATE: 04/28/17	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: G-100	REVISION: 1	





EXISTING SITE & DEMO PLAN
SCALE: 1:10

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 CA # 30835

CLIENT: LENORA BANKS
 414 JULIA ST
 KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST
 KEY WEST, FL 33040

TITLE:	EXISTING SITE		
SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	C-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
 DATE: MAY 08 2017
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

SITE DATA:

TOTAL SITE AREA:	±2,387.40 SQ.FT
LAND USE:	HMDR
FLOOD ZONE:	X .2%
MAXIMUM IMPERVIOUS SURFACE RATIO:	
REQUIRED:	60% (1,432.44 SQ.FT)
EXISTING	62.91% (±1,502.00 SQ.FT.)
PROPOSED	55.57% (±1,326.75 SQ.FT.)
	IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED	40% (954.96 SQ.FT)
EXISTING	49.62% (±1,184.72 SQ.FT.)
PROPOSED	NO CHANGE

OPEN SPACE MINIMUM:

REQUIRED	35% (835.59 SQ.FT)
EXISTING	37.09% (±885.40 SQ.FT.)
PROPOSED	37.41% (±893.22 SQ.FT.)
	IMPROVEMENT

SETBACKS

FRONT:	
REQUIRED	10 FT
EXISTING	±8'-2" (TO ROOF OVERHANG)
PROPOSED	NO CHANGE

SIDE:	
REQUIRED	5 FT
EXISTING	±0'-11" (TO ROOF OVERHANG)
PROPOSED	NO CHANGE

SIDE:	
REQUIRED	5 FT
EXISTING	±5'-3" (TO ROOF OVERHANG)
PROPOSED	NO CHANGE

REAR:	
REQUIRED	15 FT
EXISTING	±7" (TO ROOF OVERHANG)
PROPOSED	NO CHANGE

MAXIMUM HEIGHT:	
REQUIRED	30 FT
EXISTING	±18'-9"
PROPOSED	NO CHANGE

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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PROJECT: 412 JULIA ST

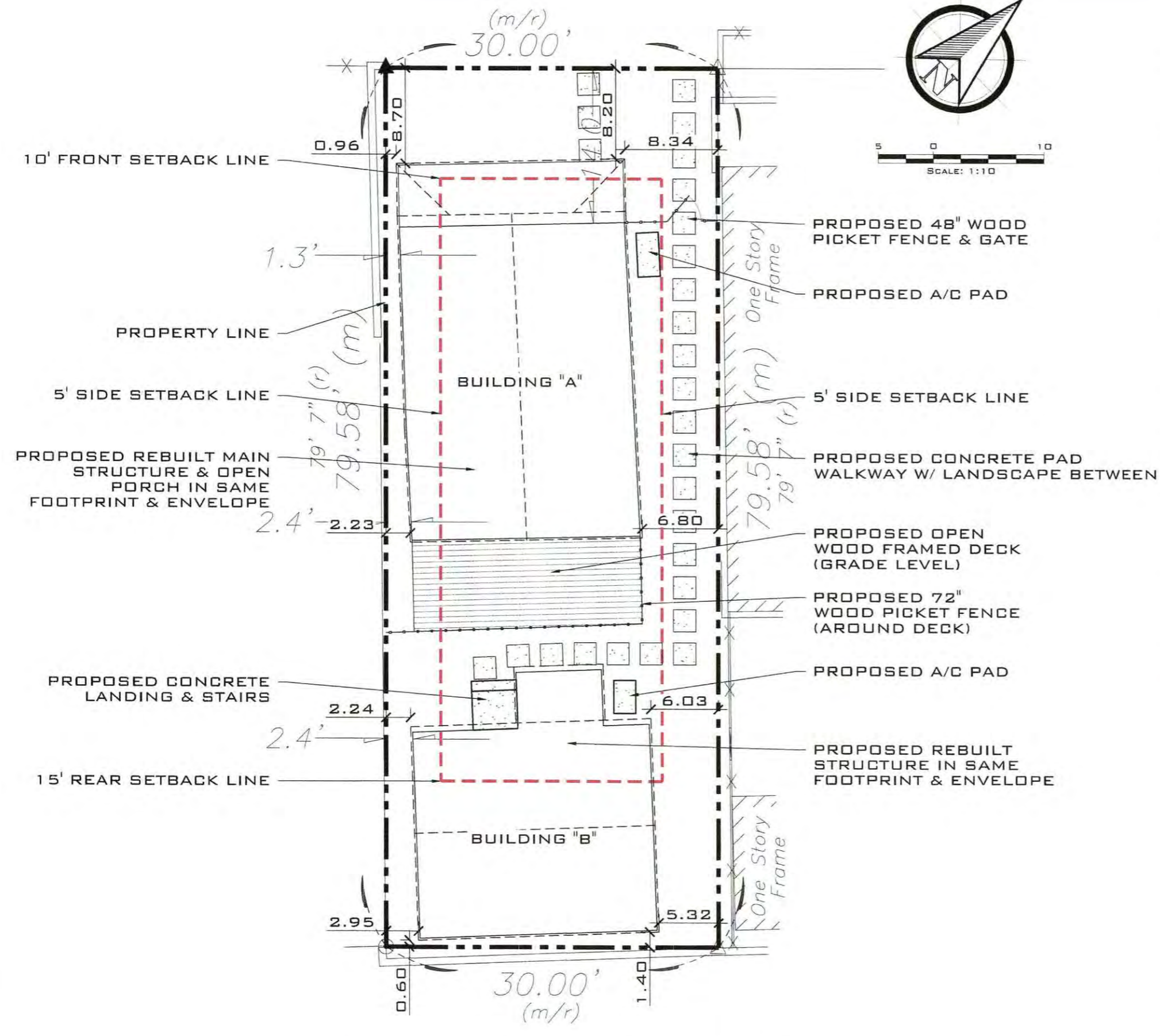
SITE: 412 JULIA ST
 KEY WEST, FL 33040

TITLE: PROPOSED SITE

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	C-102	1	

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SIGNATURE: *[Signature]*
 DATE: MAY 06 2017
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



PROPOSED SITE PLAN
 SCALE: 1:10

BUILDING IS CONDEMNED &
NOT SAFE ENOUGH TO TAKE
INTERIOR MEASUREMENTS

BUILDING IS CONDEMNED &
NOT SAFE ENOUGH TO TAKE
INTERIOR MEASUREMENTS

**NOTE: NOT FOR CONSTRUCTION
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STATUS:		FINAL	



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CLIENT: LENDRA BANKS
414 JULIA ST
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST
KEY WEST, FL 33040

TITLE: EXISTING PLAN

SCALE AT 1:1x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-101	1	

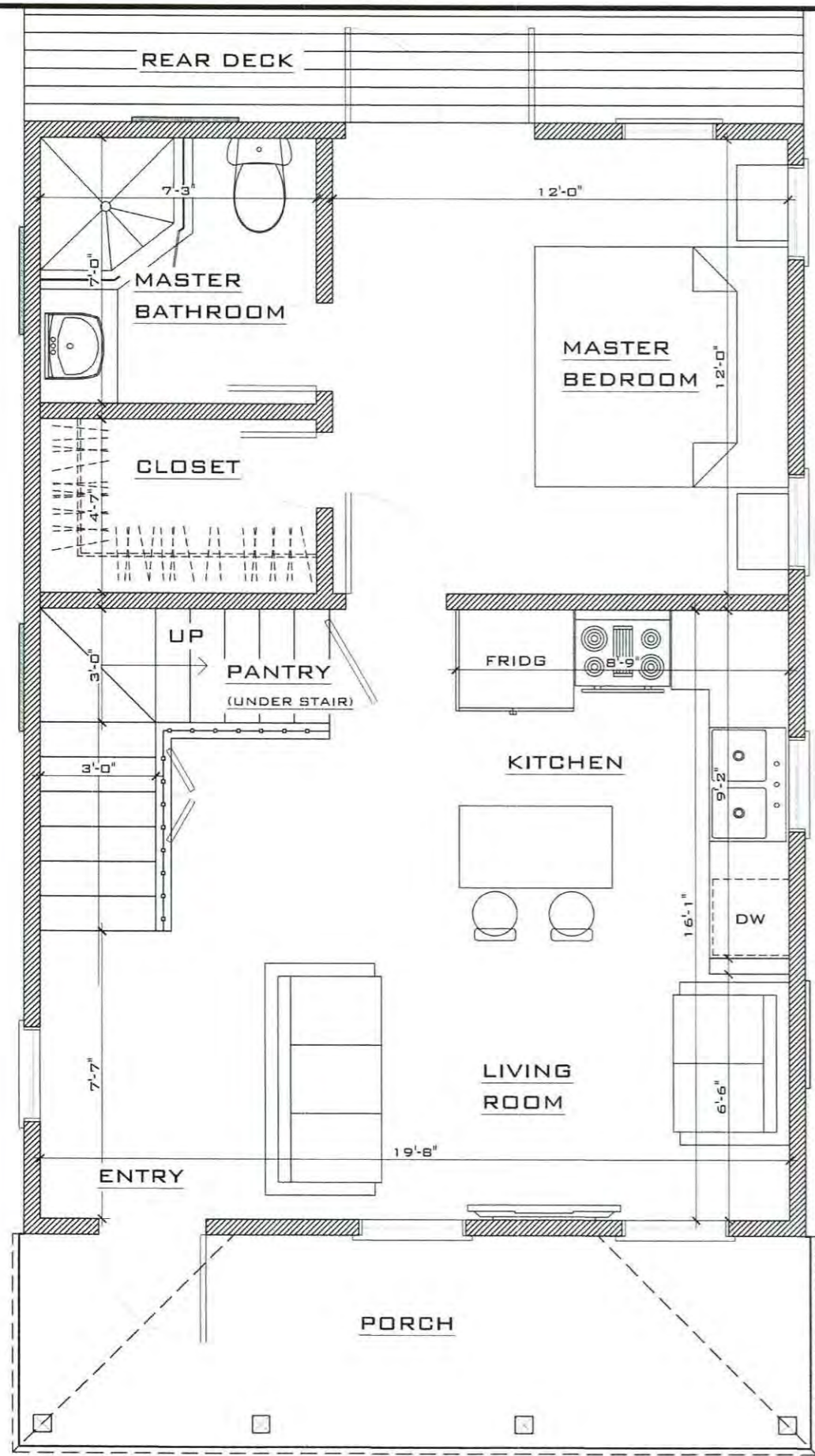
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*
DATE: MAY 06 2017

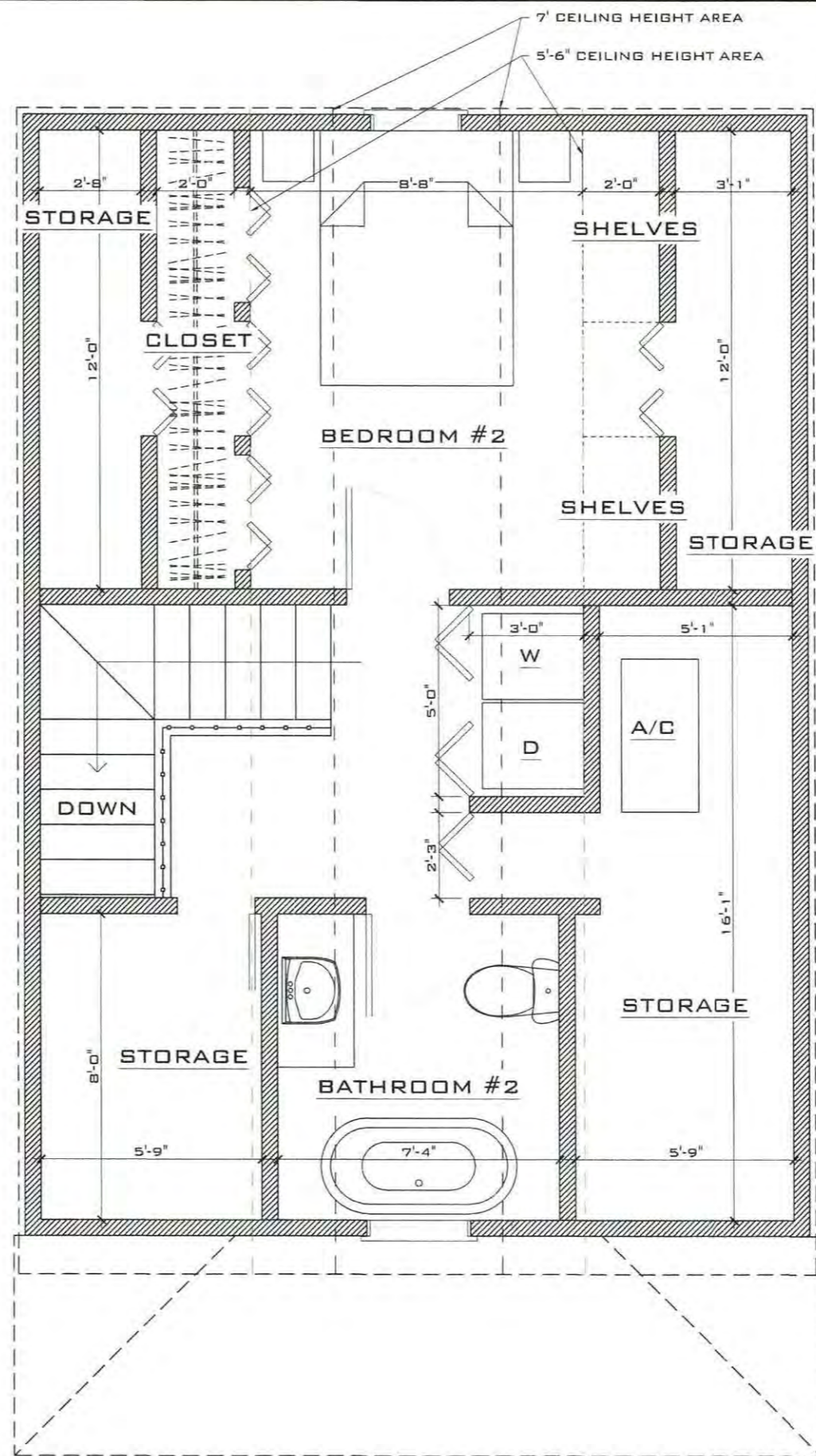
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

BUILDING "A"
EXISTING FIRST FLOOR
SCALE: 1/4" = 1'-0"

BUILDING "A"
EXISTING HALF FLOOR
SCALE: 1/4" = 1'-0"



BUILDING "A"
PROPOSED FIRST FLOOR
 SCALE: 1/4" = 1'-0"



BUILDING "A"
PROPOSED HALF FLOOR
 SCALE: 1/4" = 1'-0"

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CLIENT: LENDRA BANKS
 414 JULIA ST
 KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST
 KEY WEST, FL 33040

TITLE: PROPOSED PLAN

SCALE AT 1/4"=1'-0"	DATE: 04/28/17	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: A-102	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
 DATE: MAY 05 2017

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED HARDI-TRIM
PROPOSED 5V METAL CRIMP ROOF

PROPOSED HARDI-SIDING

PROPOSED ALUMINUM FRAMED WINDOW

PROPOSED WOOD RAILING

PROPOSED CONCRETE PORCH

**NOTE: NOT FOR CONSTRUCTION
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PROJECT: 412 JULIA ST

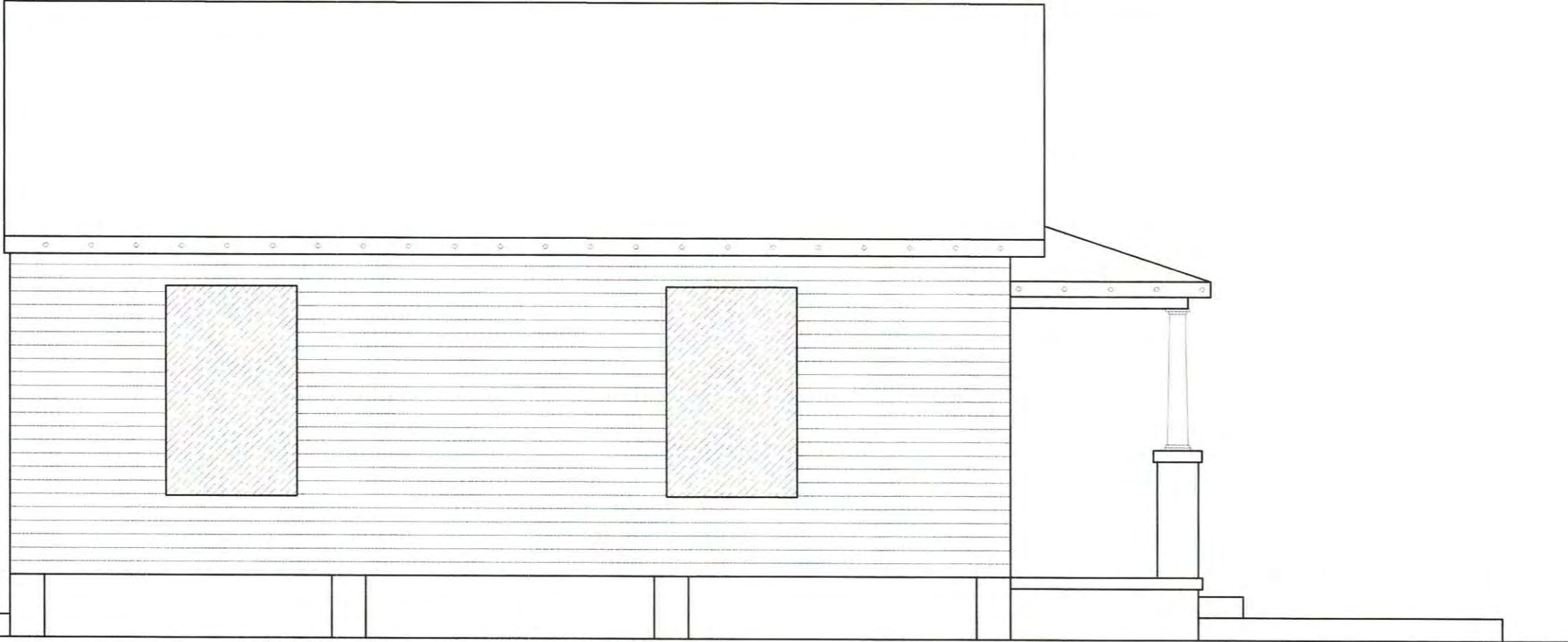
SITE: 412 JULIA ST
KEY WEST, FL 33040

TITLE: FRONT ELEVATION

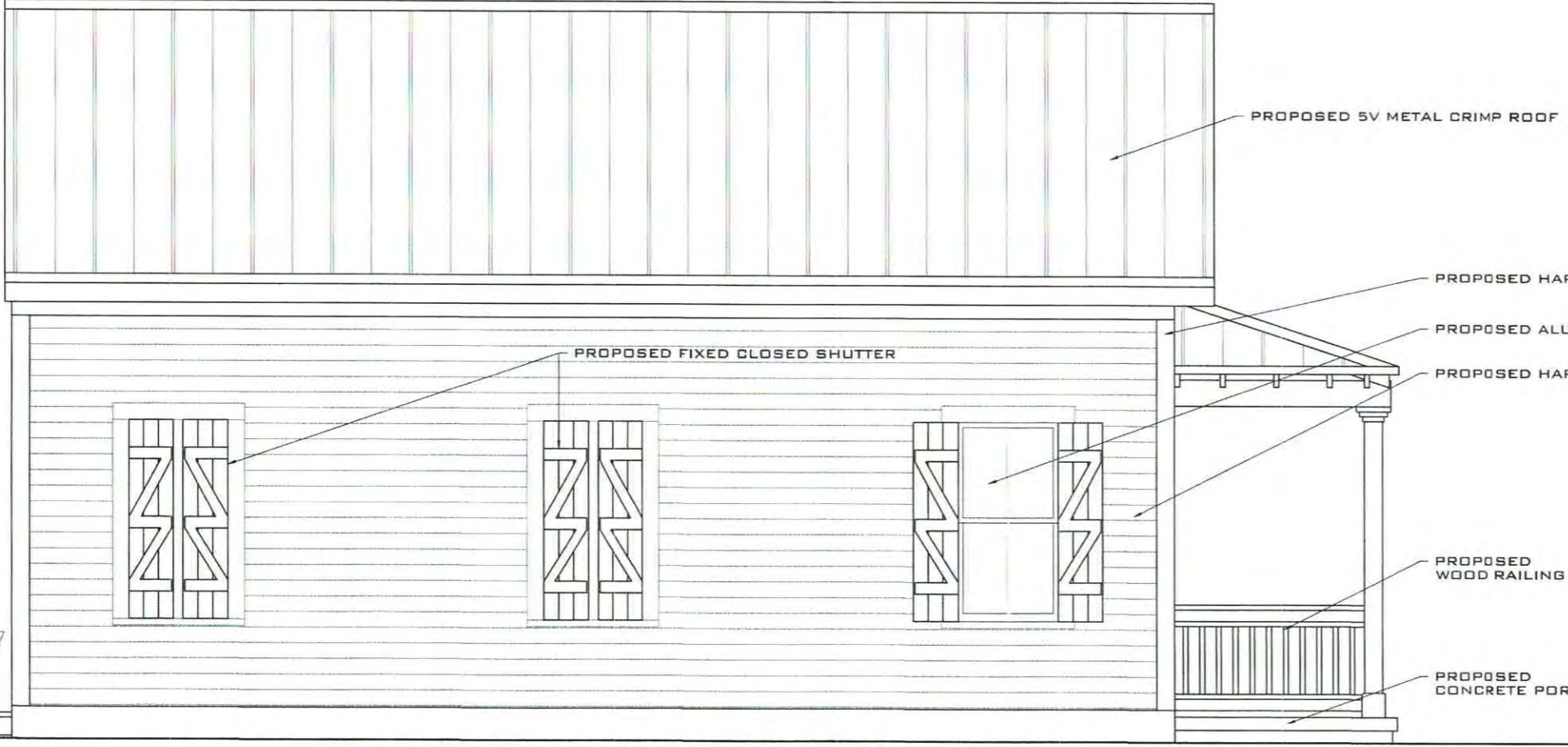
SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-103	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serbe Mashtakov*
DATE: MAY 05 2017
SERBE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION
FOR HARC AND PLANNING
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: **LENORA BANKS**
414 JULIA ST
KEY WEST, FL 33040

PROJECT: **412 JULIA ST**

SITE: **412 JULIA ST**
KEY WEST, FL 33040

TITLE: **LEFT SIDE ELEVATION**

SCALE AT 1/4" = 1'-0"	DATE: 04/28/17	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: A-104	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*
DATE: **MAY 06 2017**

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

PROPOSED REAR WOOD DECK

PROPOSED 5V METAL CRIMP ROOF

PROPOSED HARDI-TRIM

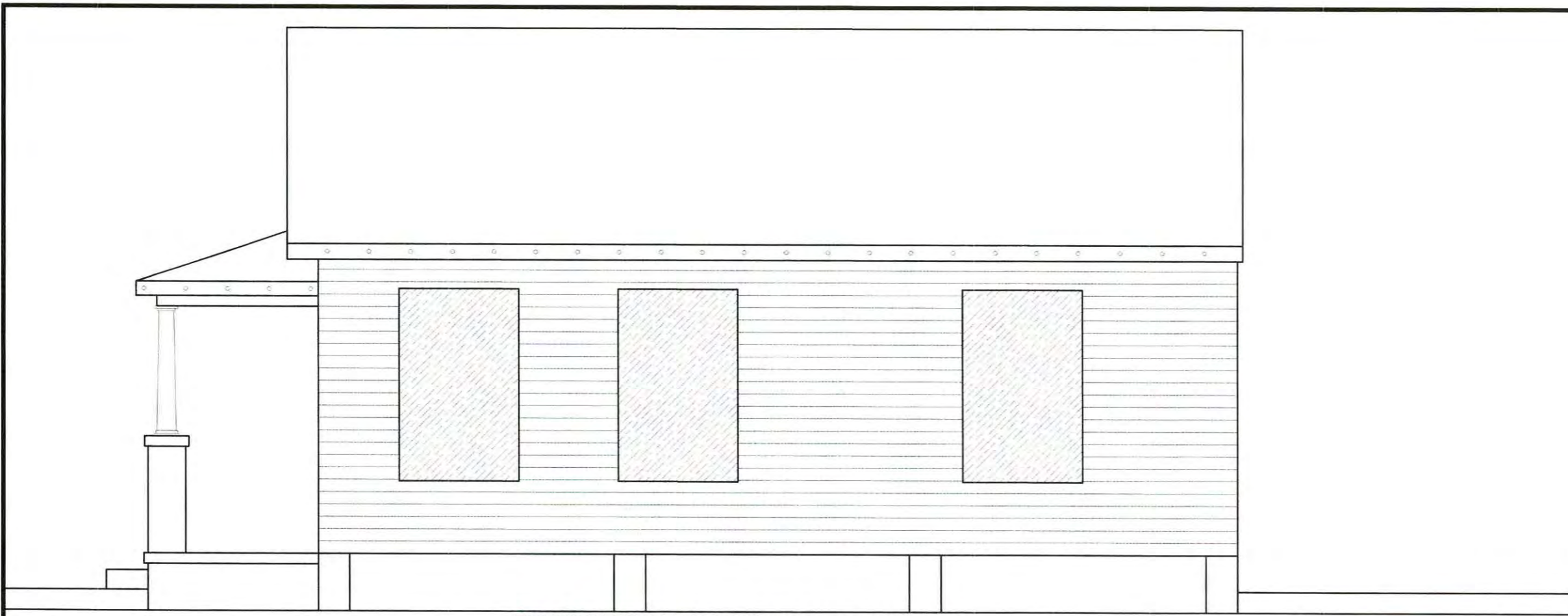
PROPOSED ALUMINUM FRAMED WINDOW

PROPOSED HARDI-SIDING

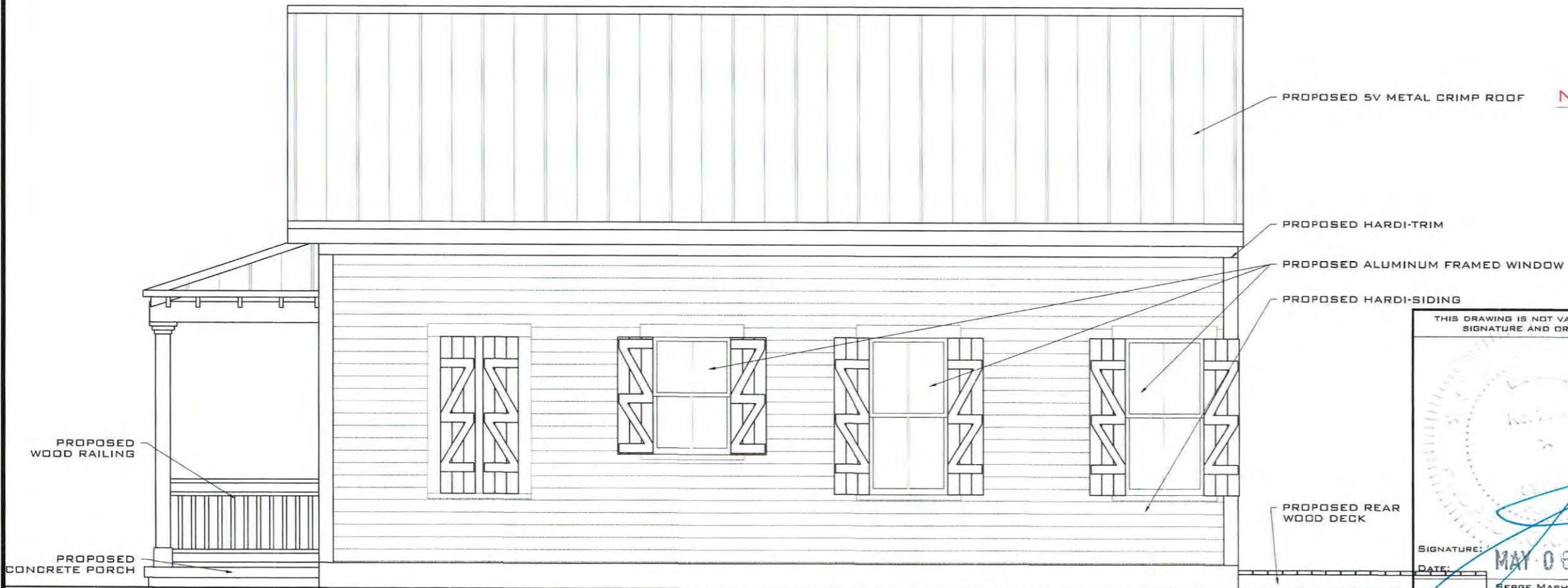
PROPOSED WOOD RAILING

PROPOSED CONCRETE PORCH

PROPOSED FIXED CLOSED SHUTTER



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED 5V METAL CRIMP ROOF

PROPOSED HARDI-TRIM

PROPOSED ALUMINUM FRAMED WINDOW

PROPOSED HARDI-SIDING

PROPOSED REAR WOOD DECK

PROPOSED WOOD RAILING

PROPOSED CONCRETE PORCH

NOTE: NOT FOR CONSTRUCTION FOR HARC AND PLANNING APPROVAL ONLY

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CLIENT: LENORA BANKS
414 JULIA ST
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST
KEY WEST, FL 33040

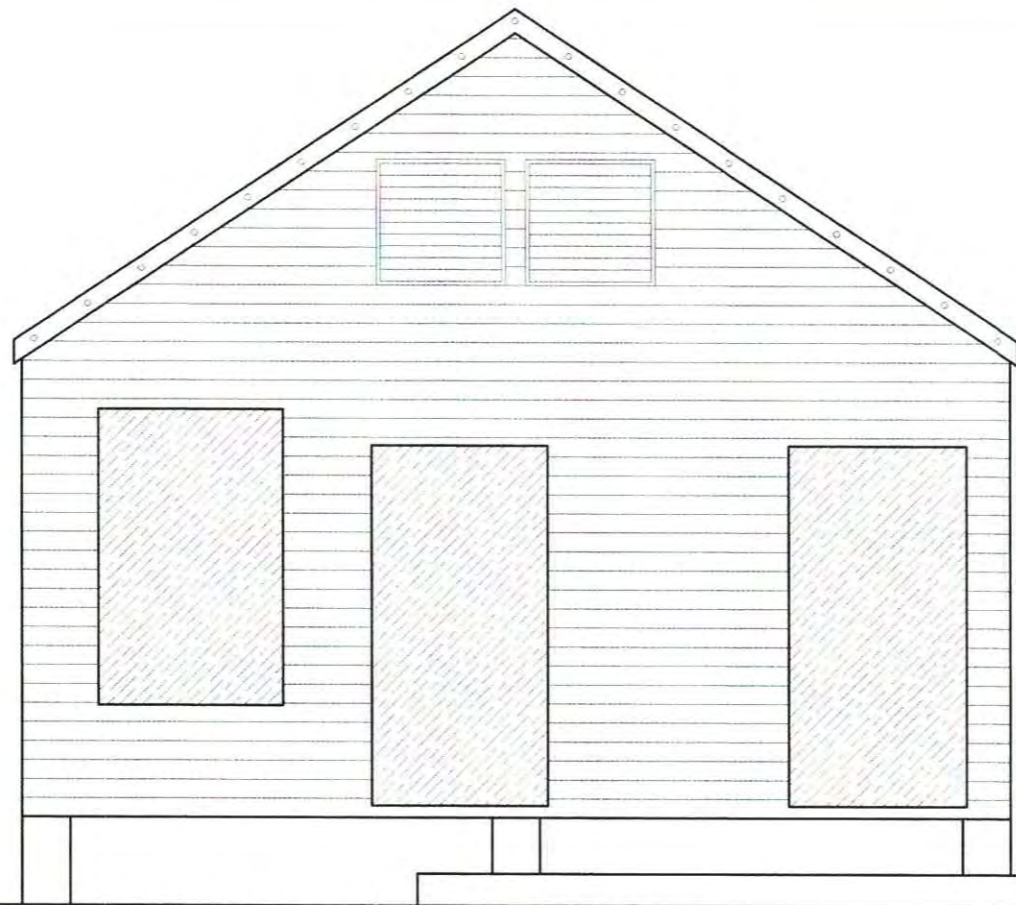
TITLE: RIGHT SIDE ELEVATION

SCALE AT 1/4" = 1'-0"	DATE: 04/28/17	DRAWN: BOB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: A-105	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
DATE: MAY 06 2017

BERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



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



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

PROPOSED HARDI-TRIM

PROPOSED HARDI-SIDING

PROPOSED ALUMINUM FRAMED WINDOW

PROPOSED ALUMINUM FRAMED FRENCH DOOR

PROPOSED REAR WOOD DECK

PROPOSED FIXED CLOSED SHUTTER

**NOTE: NOT FOR CONSTRUCTION
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APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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CA # 30835

CLIENT: LENDRA BANKS
414 JULIA ST
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST
KEY WEST, FL 33040

TITLE: REAR ELEVATION

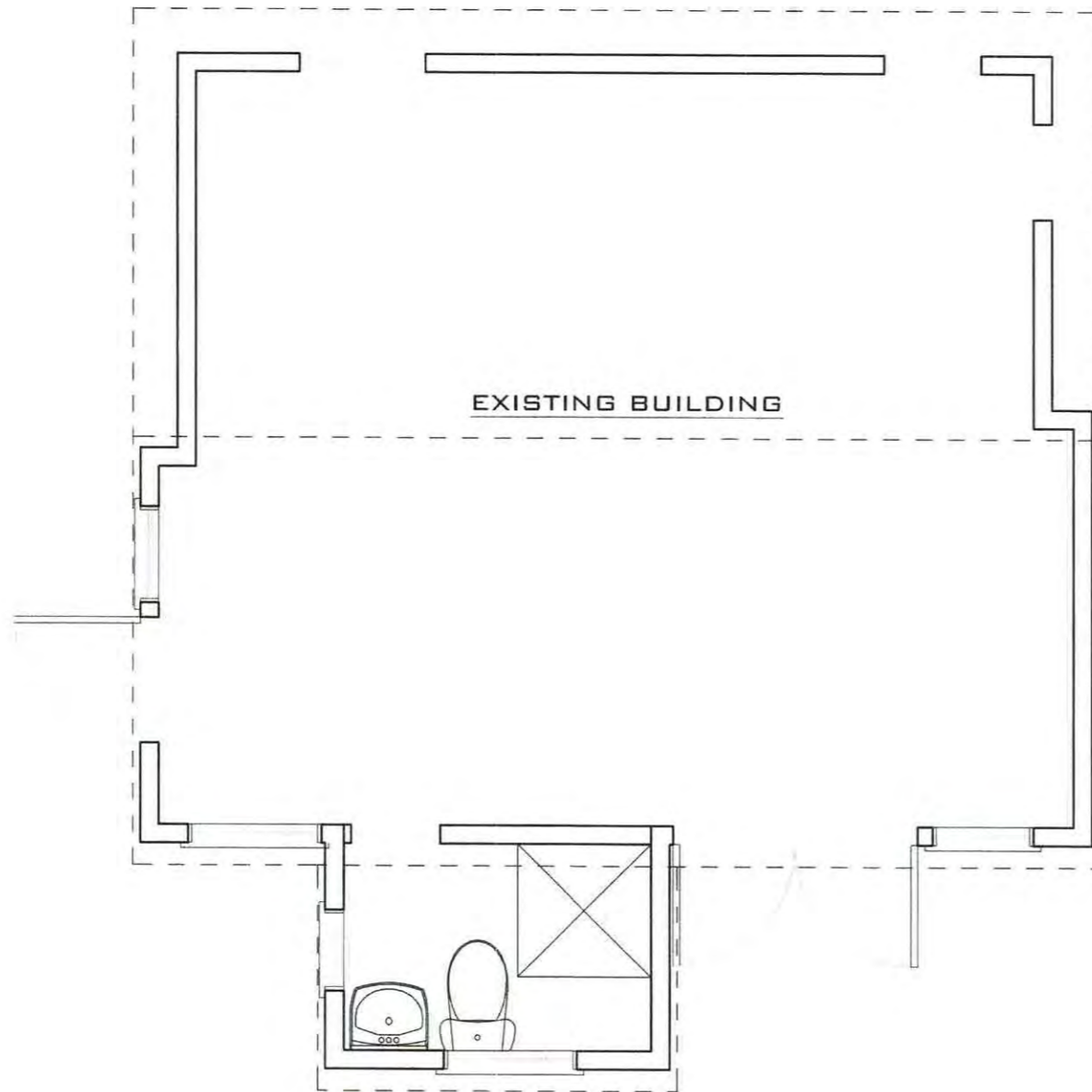
SCALE AT 1/4" = 1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-106	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*

DATE: MAY 05 2017

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



BUILDING "B"
EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION
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REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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CLIENT: LENDRA BANKS
 414 JULIA ST
 KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST
 KEY WEST, FL 33040

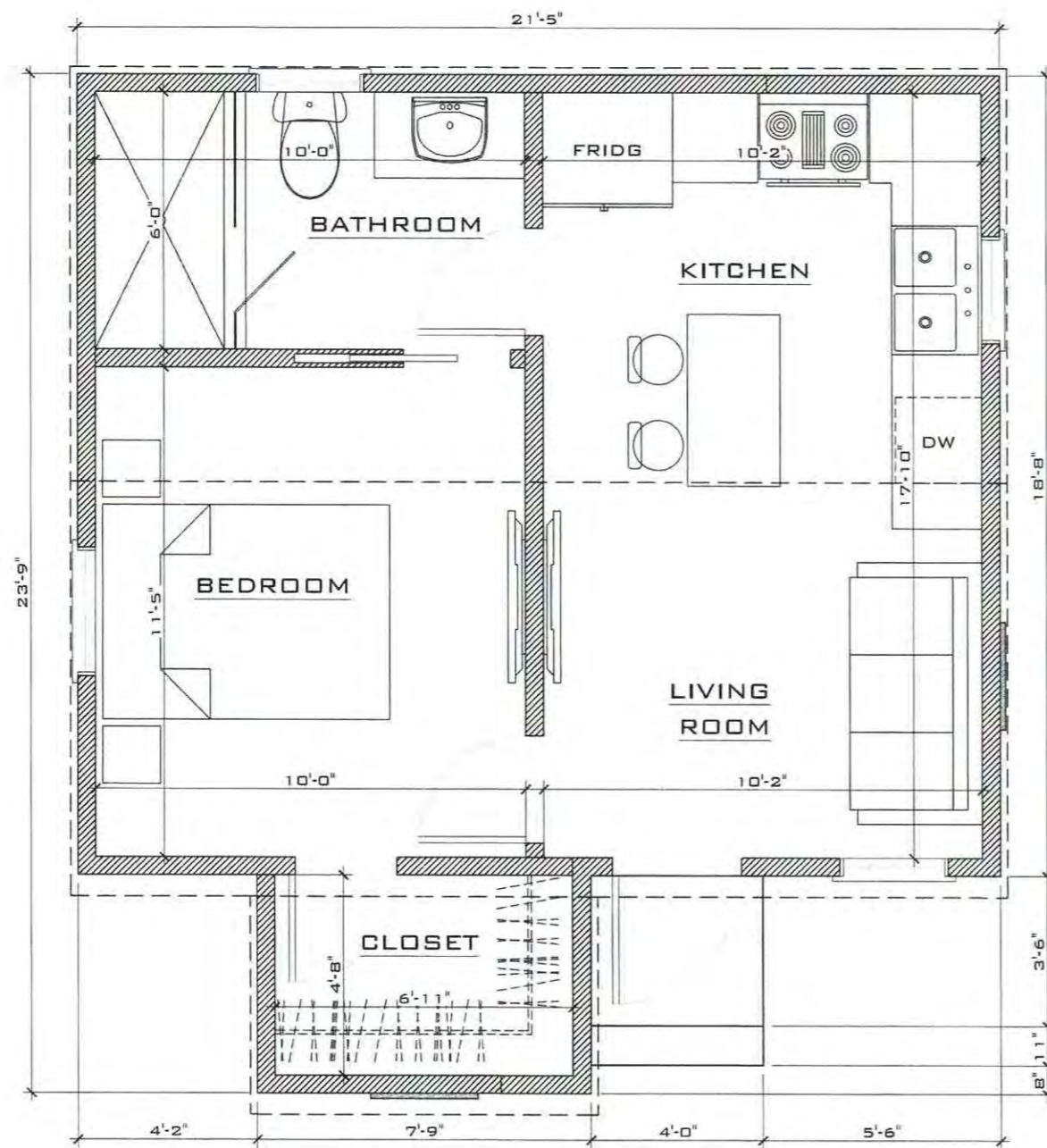
TITLE: BUILDING "B"
 EXISTING FLOOR PLAN

SCALE AT 1/4" = 1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-107	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*
 DATE: MAY 06 2017

BERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



BUILDING "B"
PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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PROJECT: 412 JULIA ST

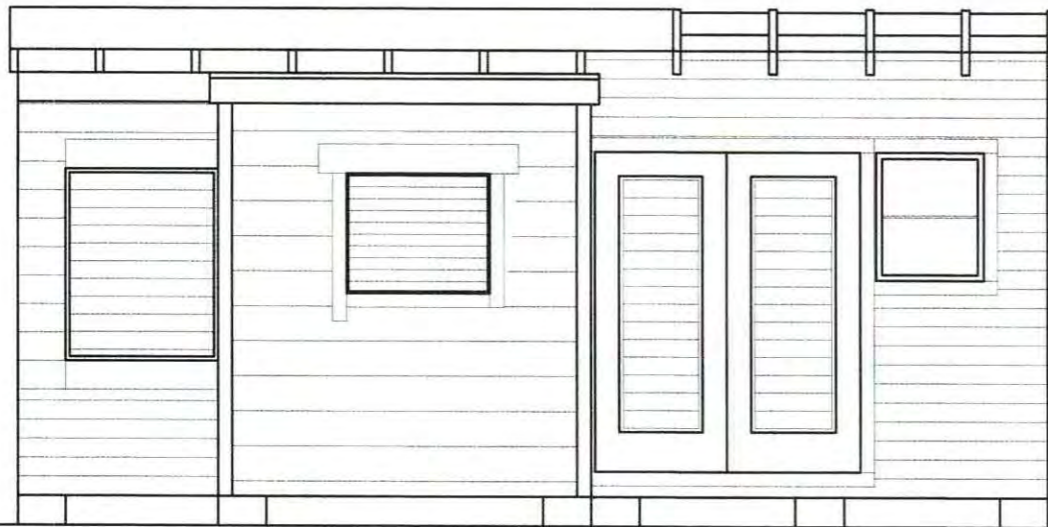
SITE: 412 JULIA ST
 KEY WEST, FL 33040

TITLE: BUILDING "B"
 PROPOSED FLOOR PLAN

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-108	1	

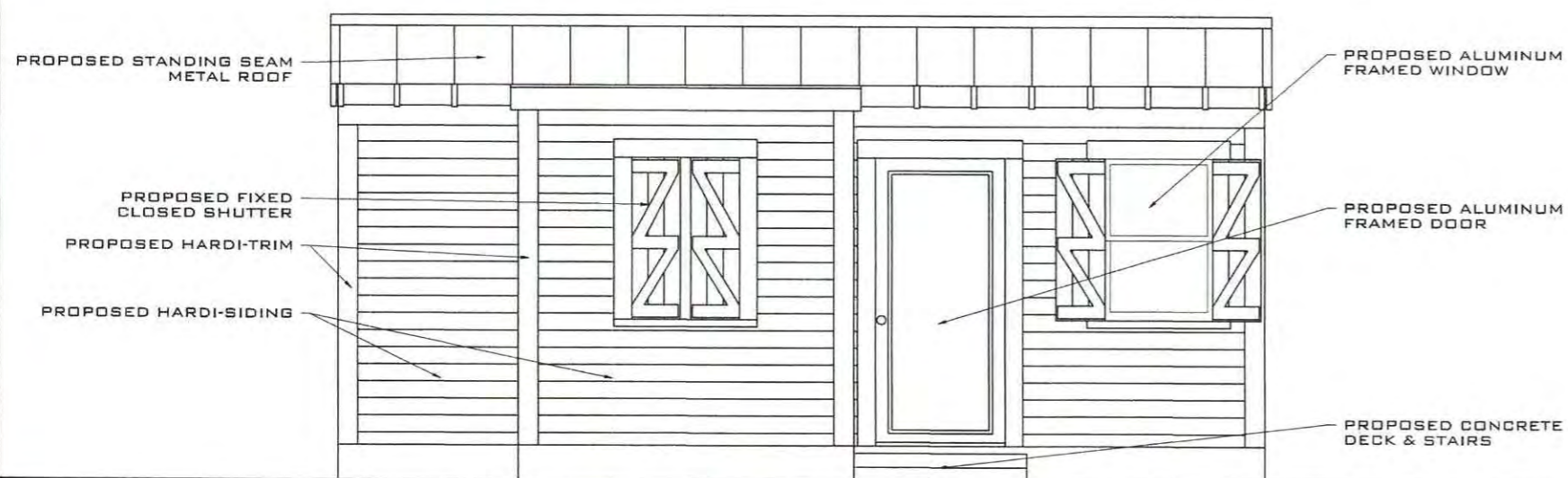
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
 DATE: MAY 06 2017
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480



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

**NOTE: NOT FOR CONSTRUCTION
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PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST
KEY WEST, FL 33040

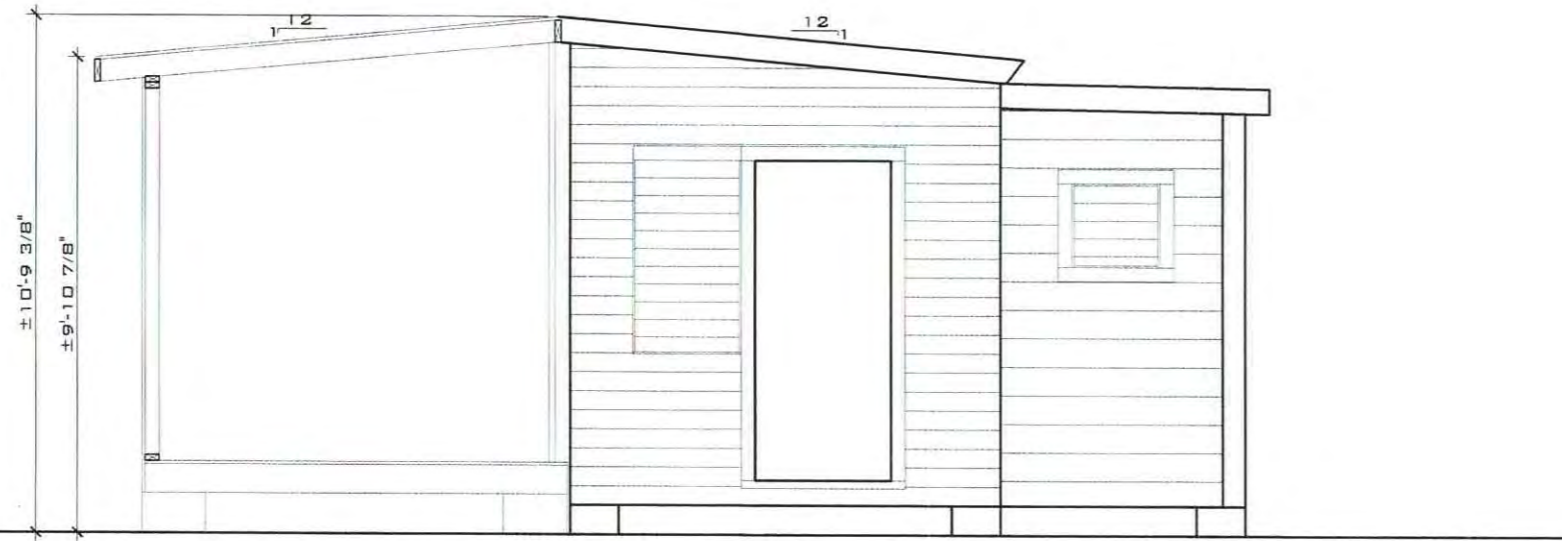
TITLE: BUILDING "B"
FRONT ELEVATION

SCALE AT 1/4" = 1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-109	1	

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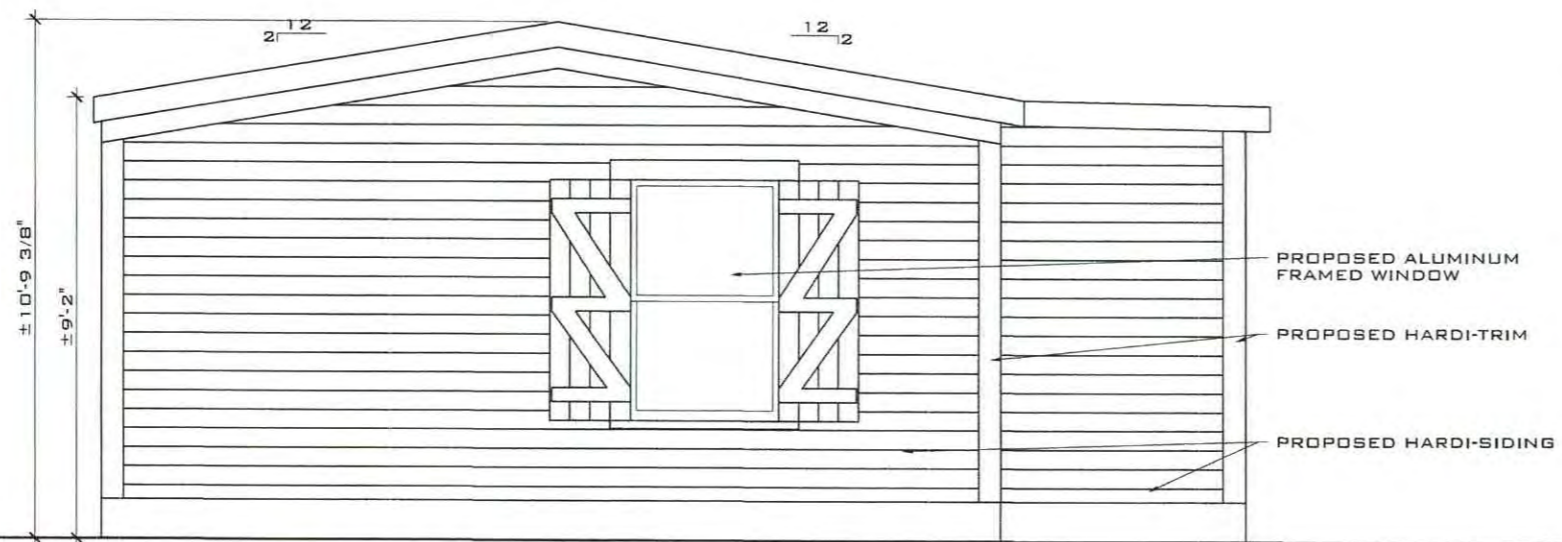
SIGNATURE: *[Handwritten Signature]*
DATE: MAY 06 2017

SERSE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION
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REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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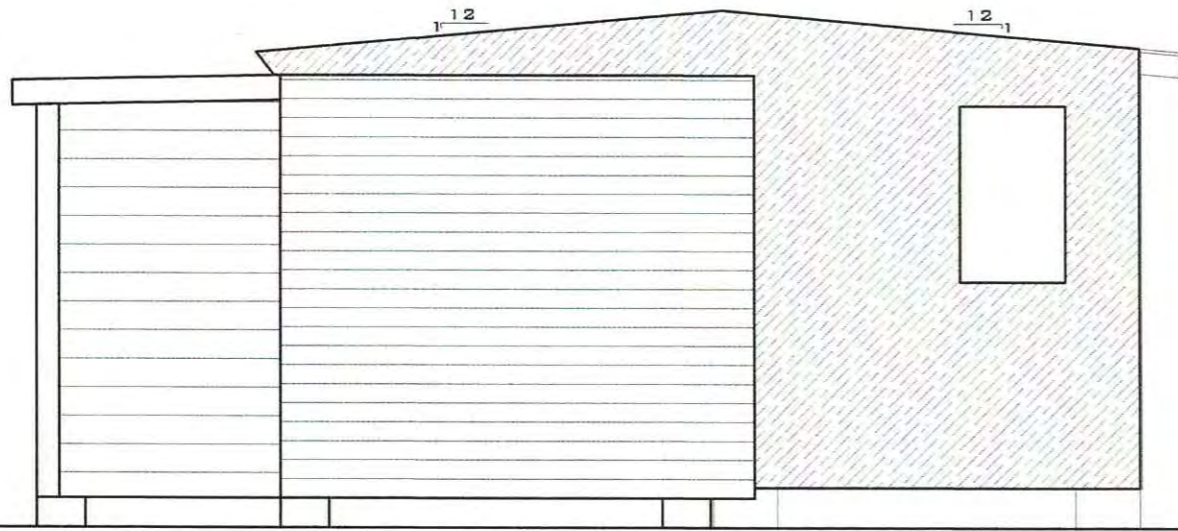
TITLE: BUILDING "B"
LEFT SIDE ELEVATION

SCALE AT 1/4" = 1'-0"	DATE: 04/28/17	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: A-110	REVISION: 1	

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SIGNATURE: *[Handwritten Signature]*
DATE: MAY 06 2017

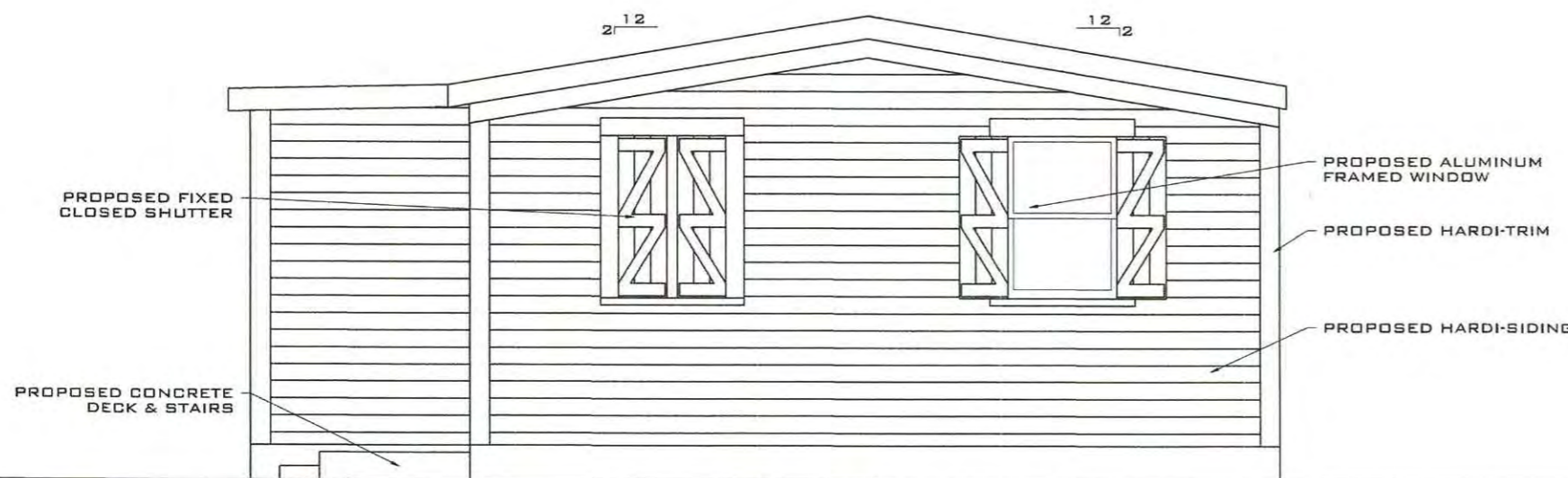
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION
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PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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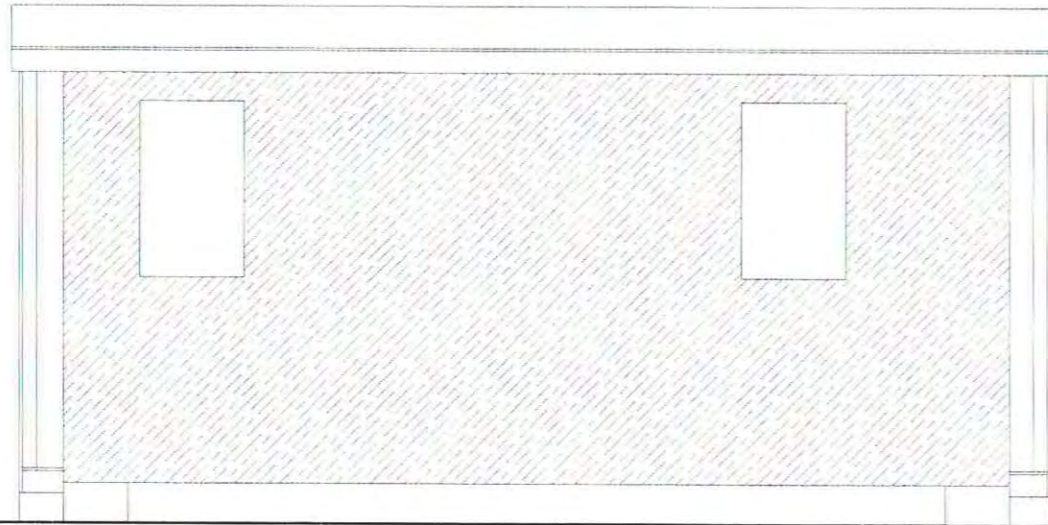
SITE: 412 JULIA ST
KEY WEST, FL 33040

TITLE: BUILDING "B"
RIGHT SIDE ELEVATION

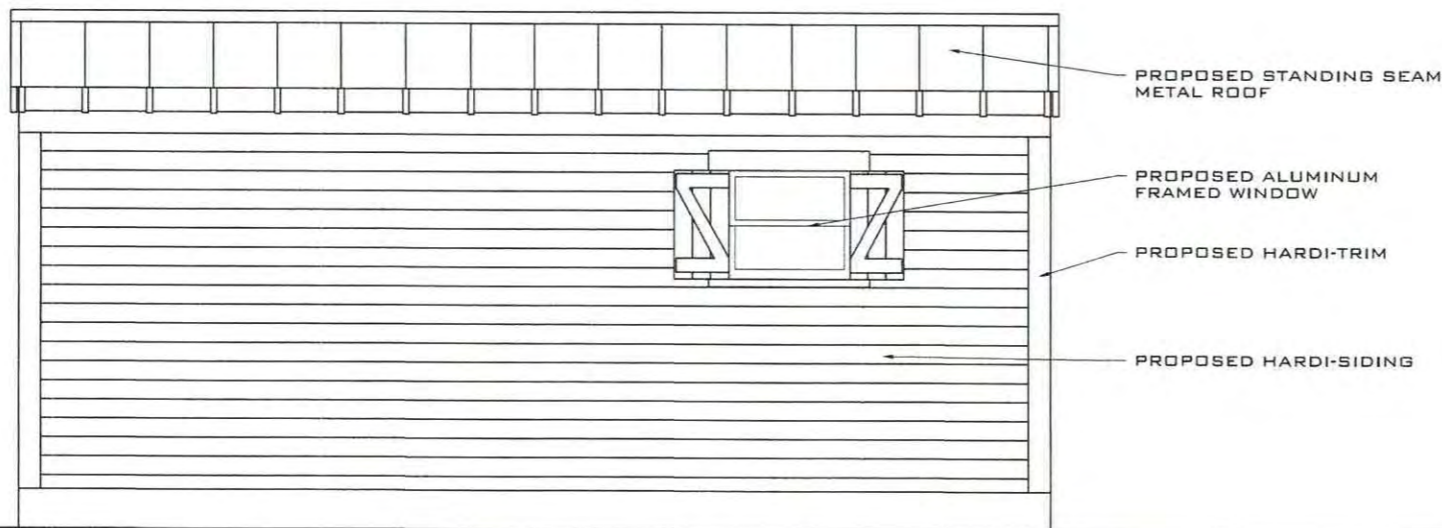
SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BOB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-111	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
DATE: MAY 06 2017
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



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



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

**NOTE: NOT FOR CONSTRUCTION
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APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CLIENT: LENDRA BANKS
414 JULIA ST
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PROJECT: 412 JULIA ST

SITE: 412 JULIA ST
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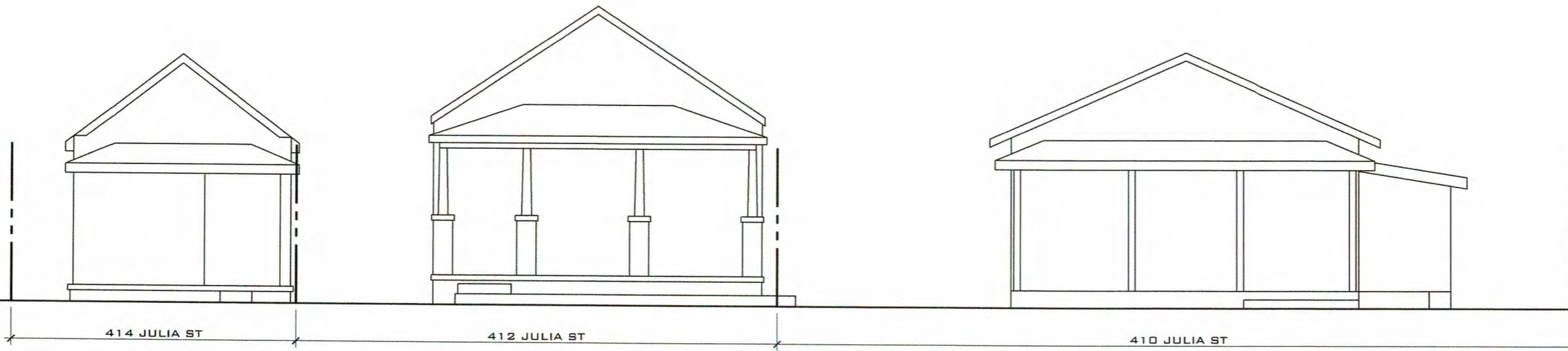
TITLE: BUILDING "B"
REAR ELEVATION

SCALE AT 1/4" = 1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-112	1	

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SIGNATURE AND ORIGINAL SEAL

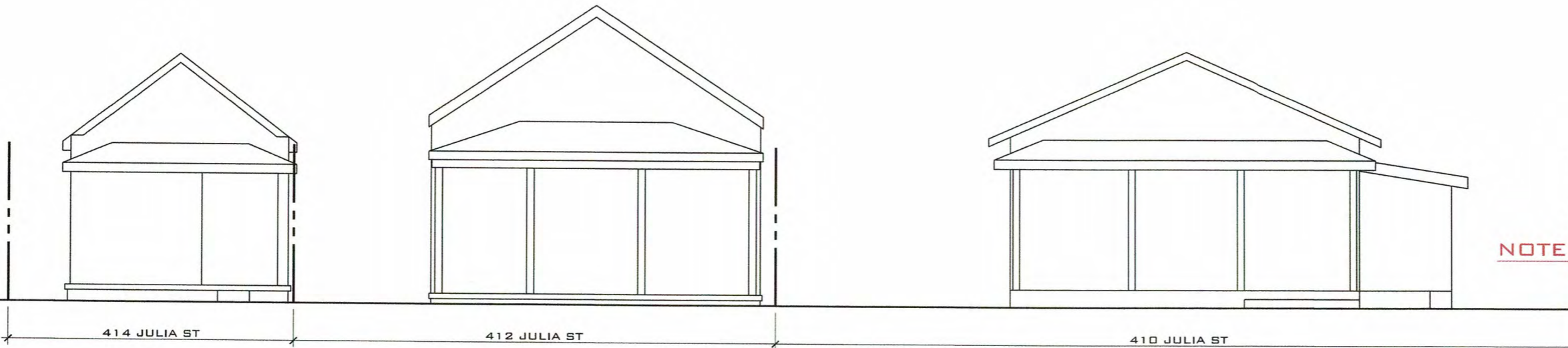
SIGNATURE: 
DATE: MAY 06 2017

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING STREET SCAPE

SCALE: 1/8" = 1'-0"



PROPOSED STREET SCAPE

SCALE: 1/8" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION
FOR HARC AND PLANNING
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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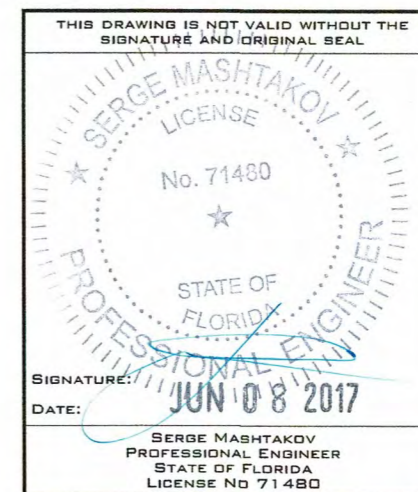
CLIENT: LENDRA BANKS
 414 JULIA ST
 KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST
 KEY WEST, FL 33040

TITLE: STREET SCAPE

SCALE AT 1/8"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/07/17	BOB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-100	1	



SIGNATURE: SERGE MASHTAKOV
 DATE: JUN 08 2017
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE No 71480

MISCELLANEOUS INFORMATION

Kelly Perkins

From: Ron Wampler
Sent: Thursday, December 01, 2016 3:24 PM
To: Thaddeus L. Cohen
Cc: Enid Torregrosa; Kelly Perkins; Greg Veliz
Subject: 412 Julia Street
Attachments: 412 Julia Street 1.JPG; 412 Julia Street 2.JPG; 412 Julia Street 3.JPG

Good Afternoon Thaddeus.

Per our discussion I have visited 412 Julia Street and posted all structures as 'Unsafe and Unfit ' for habitation. We should discuss the City's course of action at this address. My current prediction is that the course of events may result in the City performing the demolition and putting a lien on the title to the vacant lot...Which local rumor is that it will never be sold...

R.W.Wampler CBO, CFM





Kelly Perkins

From: Enid Torregrosa
Sent: Monday, August 03, 2015 9:35 AM
To: Kelly Perkins
Subject: FW: 412 Julia Street

FYI

From: Ron Wampler
Sent: Monday, August 03, 2015 8:15 AM
To: Enid Torregrosa
Cc: David Herron; Carolyn Walker
Subject: 412 Julia Street

Good Morning.

On April 10th, 2015 this structure was posted unsafe and not habitable. The load bearing side wall is rotted and bowing outward. The general structure is failing; therefore the structure is condemned and the owner and licensed contractor may apply for a demolition permit.

Thanks.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 27, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RECONSTRUCTION OF MAIN HOUSE AND REAR HOUSE. BOTH BUILDINGS WERE CONDEMNED BY THE CHIEF BUILDING OFFICER.

FOR- #412 JULIA STREET

Applicant – Artibus Design

Application #H17-03-0016

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 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



412

M128201

Public
Hearing
Notice

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 22, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RECONSTRUCTION OF MAIN HOUSE AND REAR HOUSE, BOTH BUILDINGS WERE CONDEMNED BY THE CHIEF BUILDING OFFICER.

FOR- #412 JULIA STREET

Applicant – Artibus Design

Application #HI7-03-0016

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 305-409-3978 or visit our website at www.cityofkeywest.fl.gov.

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

ADA - The City of Key West is committed to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the ADA Coordinator at 305-955-0721 or 600-955-8792 (Voice) or the ADA Coordinator at 305-809-3721 at least five business days in advance for any requests for large print materials, assistive listening devices, or materials in an accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Blaise Boyle, 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:

412 Julia St on the 21st day of June, 2017.

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 June 27th, 2017.

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 H17-03-0016

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

Signed Name of Affiant:

Blaise Boyle Jr
Date: 06/21/17
Address: 410 3rd St
City: Key West
State, Zip: FL 33040

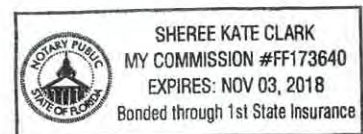
The forgoing instrument was acknowledged before me on this 21st day of June, 2017.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Sheree Clark

Notary Public - State of Florida (seal)
My Commission Expires: 11/3/2018



PROPERTY APPRAISER INFORMATION

Summary

Parcel ID 00027350-000000
 Account # 1028126
 Property ID 1028126
 Millage Group 11KW
 Location 412 JULIA ST, KEY WEST
 Address
 Legal KW PT SUB 1 PT LOT 4 SQR 3 TR 11 G75-464/65 OR449-6/7 OR434-675 OR589-85
 Description OR933-1143 OR947-457 OR953-2103 OR1057-1099/1100 OR2461-1579
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BANKS LENORA
 414 JULIA ST
 KEY WEST FL 33040-3151

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$15,163	\$15,163	\$13,768	\$32,355
+ Market Misc Value	\$1,281	\$1,116	\$1,014	\$1,014
+ Market Land Value	\$294,993	\$186,620	\$152,734	\$181,826
= Just Market Value	\$311,437	\$202,899	\$167,516	\$215,195
= Total Assessed Value	\$202,693	\$184,267	\$167,516	\$162,122
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$311,437	\$202,899	\$167,516	\$215,195

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,385.00	Square Foot	0	0

Buildings

Building ID	3746	Exterior Walls	WD FRAME
Style		Year Built	1922
Building Type	S.F.R. - R1 / R1	Foundation	CONC BLOCK
Gross Sq Ft	956	Roof Type	GABLE/HIP
Finished Sq Ft	848	Roof Coverage	MIN/PAINT CONC
Stories	2 Floor	Flooring Type	PLYWD/PR BD
Condition	POOR	Heating Type	
Perimeter	172	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	86	Grade	350
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	848	848	0
OPF	OP PRCH FIN LL	108	0	0
TOTAL		956	848	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1964	1965	1	210 SF	3
PATIO	1922	1923	1	120 SF	1
PATIO	1964	1965	1	30 SF	2

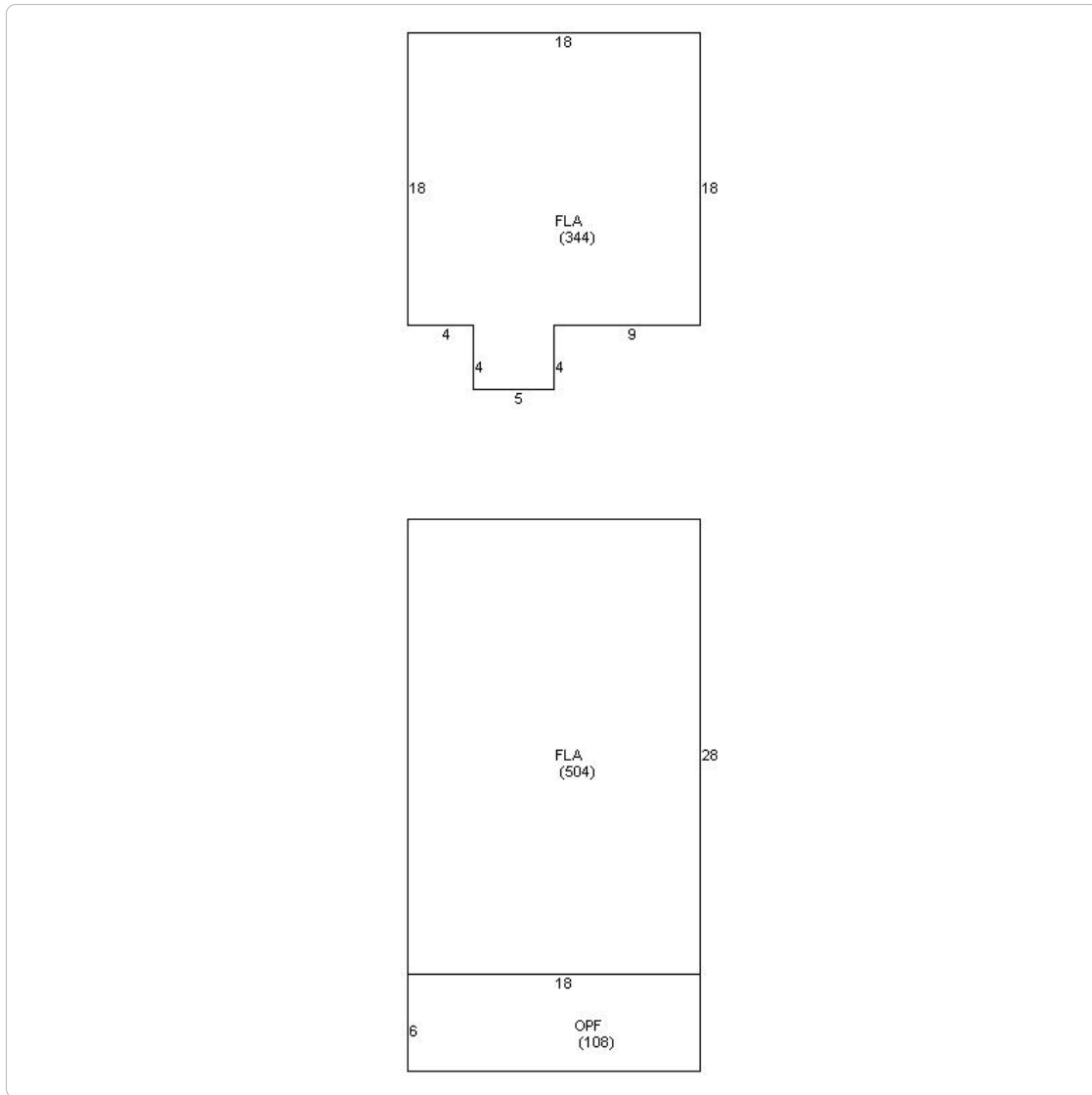
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/16/2010	\$100	Quit Claim Deed		2461	1579	11 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-0349	2/25/2015		\$27,000		repair subfloor joists and 3/4" sub floor, 450sf repair wall studs add 1/2" sheathing, 325sf repair rafters
9801547	5/18/1998	2/19/2008	\$800	Residential	OUTLET/SWITCHES ETC

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

Last Data Upload: 6/21/2017 1:33:07 AM

