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**Historic Architectural Review Commission**  
**Staff Report for Item 12a**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** February 23, 2016

**Applicant:** Michael B. Ingram, Architect

**Application Number:** H15-01-1864

**Address:** #311 Elizabeth Street

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**Description of Work:**

New exterior staircase and deck over rear addition.

**Building Facts:**

The building in question is a contributing resource to the historic district. The structure, built circa 1884 as a two story single family home. Today it houses two apartments. The first Sanborn maps depict the house as rectangular in footprint, with an attached rear addition towards the south. A cistern located on the north. The 1948 Sanborn map shows no rear addition and the 1962 Sanborn map depicts a rear addition built over the cistern, with a similar footprint of what exists today. An aerial photo from 1968 shows a one-story structure attached to the back of the building with a gable roof, very similar to how the structure looks today.

Although the rear addition may have non-historic exterior materials, for the purposes of this review staff considers the rear volume as historic; the footprint as well as the roof configuration still looks similar as what is depicted in the 1962 Sanborn map and 1968 aerial photograph.

**Guidelines and Ordinance Cited on Review:**

- Secretary of The Interior's Standards and Guidelines for Rehabilitation (pages 16-23), specifically Standards 1, 2, 4, 9 and 10.

- Roofing (page 26), specifically guideline 4.
- Widow's walks and roof decks (page 28a), specifically first paragraph and guideline 1.
- Additions, alterations and new construction (pages 36-38a), specifically all guidelines on page 37, and guidelines 1, 2, 3, 4, and 8 of page 38a.

### **Staff Analysis**

The Certificate of Appropriateness in review is for a new wood exterior staircase to give second egress access to an attic currently used as an apartment. By Florida Building Code a commercial structure with a third floor requires a second means of egress. Although the proposed stair will be on the rear of the building, the design includes the partial removal of an existing gable roof in order to create a roof deck to give access to the third floor.

The design proposes the complete change of the back portion of a contributing building by the partial removal of a gable roof, converting that roof it into a deck, creating a landing deck and porch on the attic level, and connecting both decks with a new stair.

### **Consistency with Guidelines**

It is staff's opinion that the proposed design does not comply with many of the cited guidelines. The proposed plan will change the configuration of a gable roof to a flat roof deck, which is contrary to the guidelines. The addition of a deck/ porch on the rear of an attic of a contributing house will alter the form and mass of that portion of the contributing building. A deck roof over one-story building is not a traditional form of roof nor is the replacement of an existing gable to a flat roof an appropriate design solution to a historic structure. The proposed design will create permanent changes to the historic fabric that cannot be reversible; their construction will destroy essential forms and integrity of the historic property.

# APPLICATION

Sent To Fire 12/09/15

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER <b>15-01-1864</b>		BUILDING PERMIT NUMBER <b>15-4977</b>		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

**311 ELIZABETH STREET**

# OF UNITS **3**

RE # OR ALTERNATE KEY:

**ALT KEY: 1003841**

NAME ON DEED:

**GARNEY LLC**

OWNER'S MAILING ADDRESS:

**34 W. ORANGE STREET**

PHONE NUMBER

EMAIL

**TAR PON SPRINGS, FL 34421-5444**

CONTRACTOR COMPANY NAME:

**LESLIE BUILDERS**

PHONE NUMBER

EMAIL

**MICHAEL GALLAGHER**

PHONE NUMBER

ARCHITECT / ENGINEER'S NAME:

**MICHAEL B. INGRAM**

EMAIL

ARCHITECT / ENGINEER'S ADDRESS:

**1001 WHITEHEAD STREET**

EMAIL

**KEY WEST, FL 33040**

**MBIN@MBIARCHITECT.COM**

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:

**\$45,000**

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.

PROJECT TYPE:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

ADD EXTERIOR STAIR TO

REAR OF STRUCTURE TO COMPLY W/ 3RD FLOOR EGRESS FOR EXISTING TRAVEL UNIT. MODIFY EXISTING ROOF DECK TO ALLOW SINGLE RUN & UTILIZATION OF EXISTING STAIR TO GRADE, ADD 3RD LEVEL BALC. FOR EGRESS & TO HIDE EXISTING AC UNIT (+132 SF)

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: <b>MICHAEL B. INGRAM</b>
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner:	Notary Signature as to qualifier: <i>[Signature]</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>9th</u> DAY OF <u>December</u> , 20 <u>15</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>9th</u> DAY OF <u>December</u> , 20 <u>15</u> .
Personally known or produced as identification	Personally known or produced as identification

17068-10063-04

Permit # 15-01-1864  
 Date 12/09/15  
 Type: OC  
 Receipt no: 3073  
 Building Permits Fee \$50  
 Stamp \$100



**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: 1, 2 # 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: REVISIONS OF EXISTING A/C UNITS

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](mailto: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:
<u>LOW PITCH ROOF ON EXISTING</u>	<u>132 SF. GALVNEUM V'CRIMP</u>	<u>MEMBRANE UNDER DECKING</u>

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.

<b>OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW</b>		
<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:		
MAIN House is listed as contributing, built in 1884. Guidelines for additions, roofing, roofdecks, SOIS. Ordinance for demolition.		
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 AUTHORITY, 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.

<b>OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:</b>				<b>CBO OR PL. EXAM. APPROVAL:</b>
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

Oper: KEYWBLD    Type: OC    Drawn: 1  
 Date: 12/09/15 53    Receipt no: 5604  
           2015    1001864  
 PT            \* BUILDING PERMITS-NEW  
   1.00            \$50.00  
 Trans number:                                    3073723  
 VM VISA/MASTERC                                \$100.00

Trans date: 12/09/15    Time: 15:19:20

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
**APPLICATION NUMBER H-15 - 01-1864**



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

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.

CURRENT ROOF STRUCTURE IS NEWLY MODIFIED (2015)  
AND IS IN GOOD REPAIR.

**OR THAT THE BUILDING OR STRUCTURE;**

- (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.

BUILDING & ROOF IS CONTEMPORARY & IS OF  
NO HISTORIC SIGNIFICANCE, & IS NOT DISTINCTIVE  
ARCHITECTURALLY OR HISTORICALLY.

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

THERE IS NO ASSOCIATION WITH EVENT THAT ARE  
SIGNIFICANT.

- (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.

THERE IS NO CHARACTER, INTEREST OR VALUE TO THE CITY, STATE OR NATION WHICH MAY BE ASSOCIATED WITH THE STRUCTURE BEING CONSIDERED.

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

THE SITE HAS NO SIGNIFICANCE HISTORICALLY.

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

THE SECTION BEING CONSIDERED HAS NO HISTORIC, ECONOMIC, POLITICAL OR CULTURAL VALUE.

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

PROPERTY IS NEWLY CONSTRUCTED & DOES NOT REFLECT ANY ARCHITECTURAL STYLE.

- (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.

NOT PART OF PARK, AREA OR OPEN SPACE.

- (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.

AREA OF BUILDING IS HIDDEN FROM PUBLIC VIEW & DOES NOT HAVE VISUAL VALUE OR CONTRIBUTE TO ITS NEIGHBORHOOD.

- (i) Has not yielded, and is not likely to yield, information important in history.

BUILDING IS CONTEMPORARY & IS NOT HISTORIC.

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans \_\_\_\_\_

No Reason \_\_\_\_\_

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.

REMOVAL OF ROOF AREA WILL NOT DIMINISH CHARACTER OF AREA  
BUT WILL ALLOW LIFE/SAFETY REQUIREMENTS TO BE MET.

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

NO STRUCTURE IS TO BE REMOVED; ROOF MODIFICATION IS MINIMUM  
REQUIRED.

AND

(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 HISTORIC BUILDING IS TO BE REMOVED OR MODIFIED.

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

BUILDING QUESTION IS NOT CONTRIBUTING.

**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.**

*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 there will be a final inspection 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:	DATE AND PRINT NAME:
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**OFFICE USE ONLY**

BUILDING DESCRIPTION:			
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____ Year _____
___ Not listed	Year built _____	Comments _____	

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
--	----------------

I, Michael B. Ingram in my capacity as Representative  
(print name) (print position; president, managing member)  
of Salley, LLC  
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

311 Elizabeth Street Key West, FL  
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action of approval based on said representation shall be subject to revocation.

Michael B. Ingram  
Signature of Authorized Representative

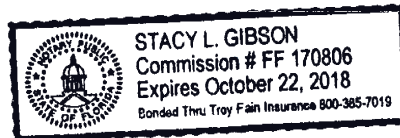
Subscribed and sworn to (or affirmed) before me on this 12/9/2015 by  
date  
MICHAEL B. INGRAM  
Name of Authorized Representative

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

Stacy L Gibson  
Notary's Signature and Seal

STACY L GIBSON  
Name of Acknowledger typed, printed or stamped

FF # 170806  
Commission Number, if any



matter.

I, Carol E. Martin as  
Please Print Name of person with authority to execute documents on behalf of entity

President of Salley, LLC  
Name of office (President, Managing Member) Name of owner from deed

authorize Michael B. Ingram  
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

*Carol E. Martin*  
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this October 8, 2015  
Date

by Carol E. Martin  
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

*Stella Himonetos*  
Notary's Signature and Seal

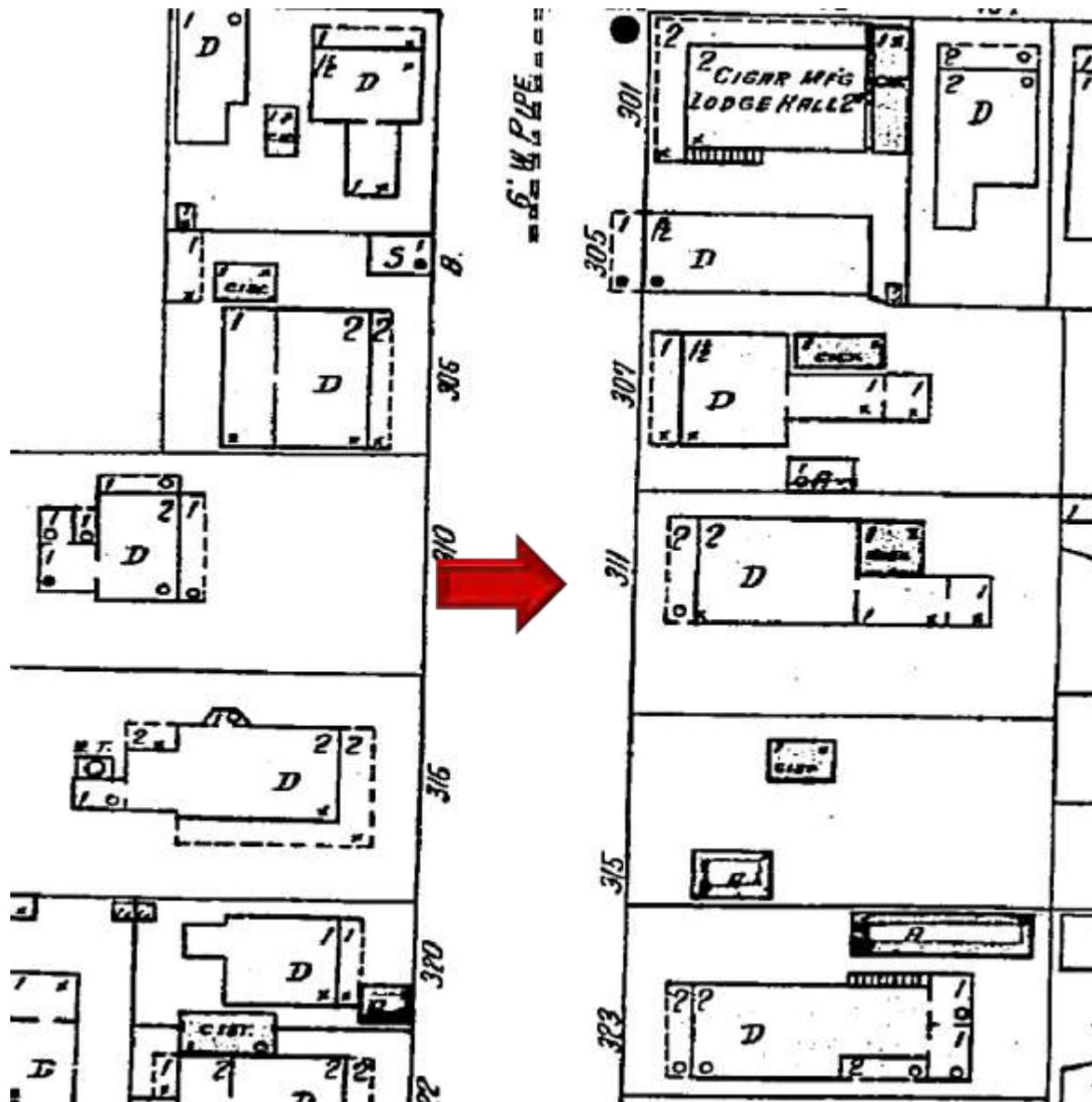
Stella I. Himonetos  
Name of Acknowledger typed, printed or stamped



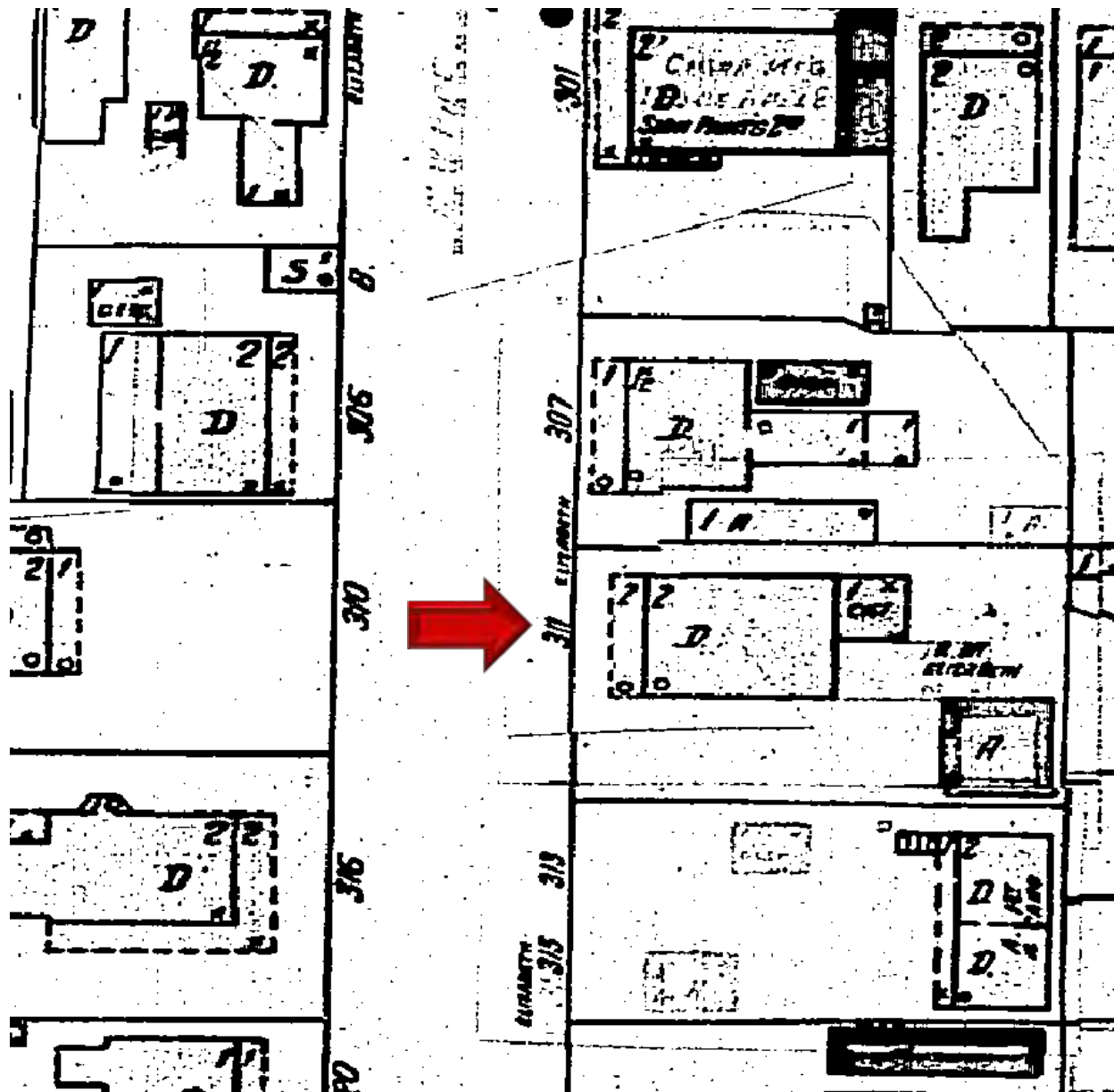
January 14, 2018  
Commission Number, if any



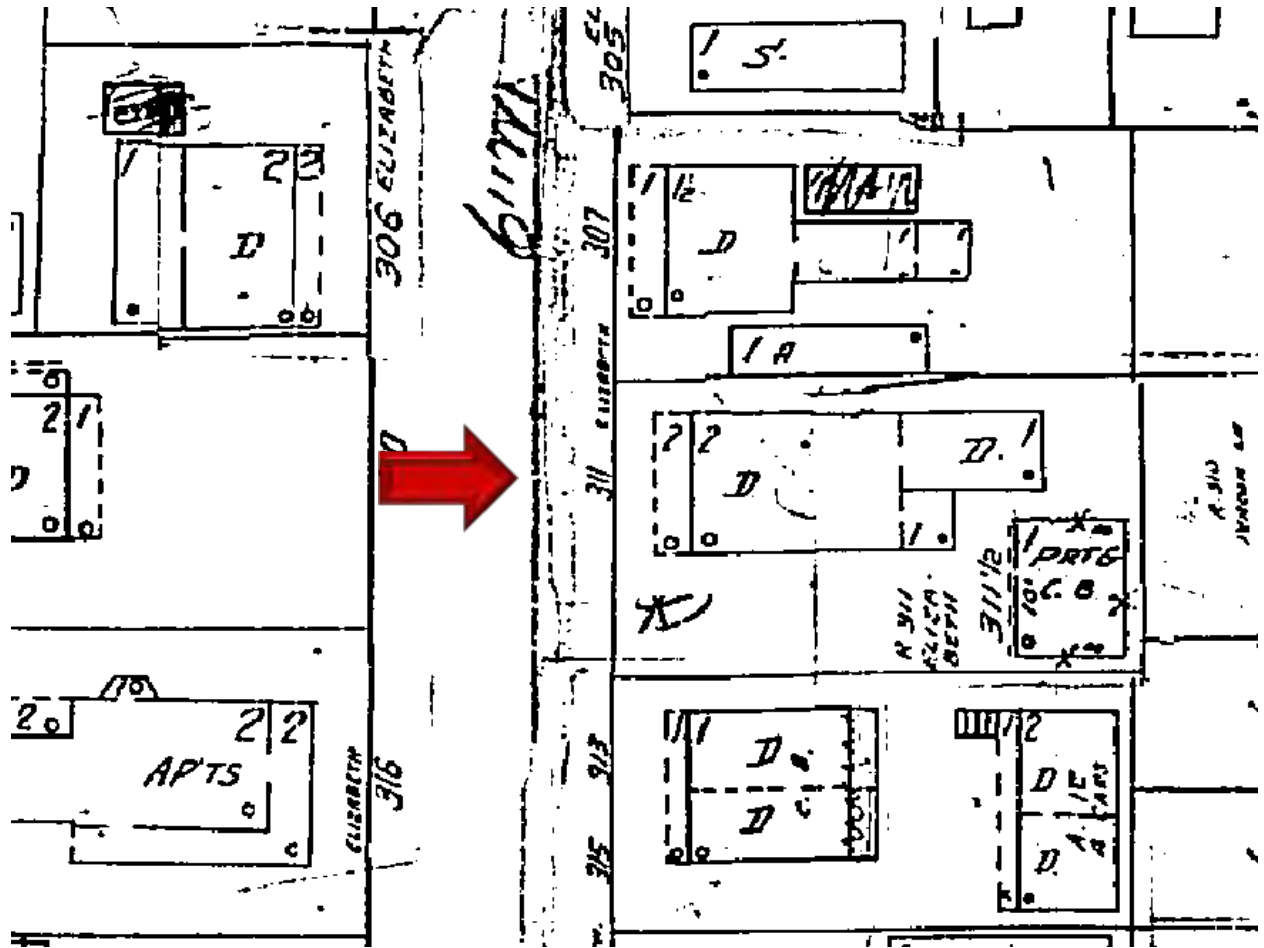
# SANBORN MAPS



#311 Elizabeth Street Sanborn Map 1926



#311 Elizabeth Street Sanborn Map 1948



#311 Elizabeth Street Sanborn Map 1962

# PROJECT PHOTOS



311 Elizabeth Street circa 1965. Monroe County Library



**Aerial Photograph 1968. Notice back one story attached structure with gable roof.**





Google earth

feet  
meters















































# PROPOSED DESIGN



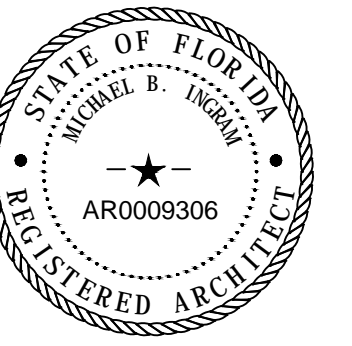
# 311 ELIZABETH STREET

## THIRD FLOOR EGRESS RENOVATION

311 ELIZABETH STREET, KEY WEST, FLORIDA 33040

# PERMIT SUBMISSION

## JANUARY 7, 2016



Michael B. Ingram: License # AR0009306  
Expiration Date: February 28, 2017

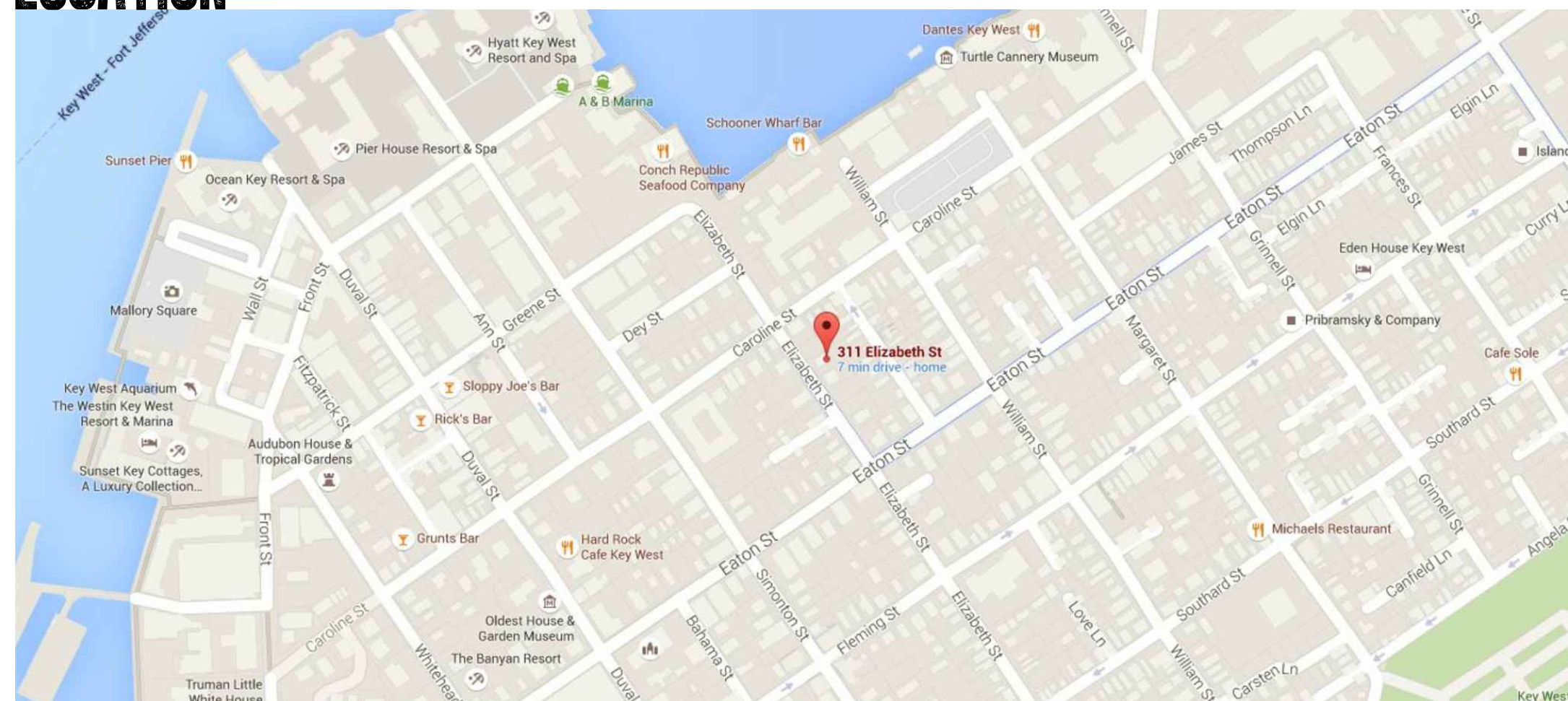
### SCOPE OF WORK

THIS PROJECT INCLUDES THE ADDITION OF A THIRD FLOOR EXTERIOR STAIR FOR LIFE SAFETY EGRESS WITH ADJACENT DECK AND RELOCATED HVAC EQUIPMENT AND EXPANSION OF SECOND FLOOR DECK TO CREATE PATH OF EGRESS TO GRADE.

### GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFIRM TO THE 2014 FLORIDA BUILDING CODE AND ALL APPLICABLE CODES IN THE CITY OF KEY WEST.
- DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCY.
- NOTIFY THE ARCHITECT OF CONDITIONS ENCOUNTERED IN THE FILED CONTRARY TO THOSE SHOWN ON THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC.
- COORDINATE THE CONTRACT DOCUMENTS WITH MECHANICAL, PLUMBING, ELECTRIC, AND CIVIL DRAWINGS.
- COORDINATE AND VERIFY FLOOR AND ROOF OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.

### LOCATION



### BUILDING CODE REVIEW

2014 Florida Building Code, Residential

Ultimate Wind Speed

180 mph

Nominal Wind Speed

139 mph

Wind Exposure - D

Ultimate Wind Speed

and Factored Wind

Speed per ASCE 7-10

Project: 311 Elizabeth Street	
Floor and Roof Live Loads	
Attics:	20 psf w/ storage, 10 psf w/o storage
Habitable Attics, Bedrooms:	30 psf
Public Rooms & Corridors:	100 psf
Roofs:	
20 psf	
Wind Design Data	
Ultimate Wind Speed:	180 mph
Nominal Wind Speed:	139 mph
Risk Category:	II
Wind Exposure:	D
Enclosure Classification:	Enclosed
Internal Pressure Coefficient:	0.18 +/-
Components and Cladding Design Pressures:	
Roofing Zone 1:	+88.5 psf max., -96.8 psf min.
Roofing Zone 2:	+88.5 psf max., -113.2 psf min.
Roofing Zone 3:	-113.2 psf min.
Roofing at Zone 2 Overhangs:	-164.0 psf min.
Roofing at Zone 3 Overhangs:	-164.0 psf min.
Stucco, Cladding, Doors & Windows:	
Zone 4:	+96.8 psf max., -104.9 psf min.
Zone 5:	+96.8 psf max., -129.5 psf min.
End Zone Width:	3.00 ft.
The Ultimate Wind Speed was used to determine the above Component and Cladding Design Pressures.	
All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the 2014 FBC.	
The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the 2014 FBC.	
Geotechnical Information	
Design Soil Load-Bearing Capacity:	2,000 psf
Flood Design Data	
Flood Zone:	X
This table was created using Windload Calculator Plus software (2014 Florida Building Code Edition) available from WindCalcs.com	

### INDEX OF DRAWINGS

A0.1 - Cover Sheet

A0.2 - Door Schedule & General

Notes

A1.1 - Site Plan

A2.1 - Partial Floor Plans and Detail

Section

A3.1 - Partial Exterior Elevations

311 Elizabeth

COVER SHEET

M.B. Ingram  
January 7, 2016

# A0.1



## WINDOW AND DOOR PRESSURE TABLE

OPENING NUMBER	ULTIMATE PRESSURE	0.6 FACTORED LOAD COMBINATION PRESSURE
A	+92.5 psf, -100.6 psf	+55.5 psf, -60.4 psf

Ultimate Wind Speed – 180 mph | Nominal Wind Speed – 139 mph | Wind Exposure – D  
Ultimate Wind Speed and Factored Wind Speed per ASCE 7-10

## STRUCTURAL NOTES

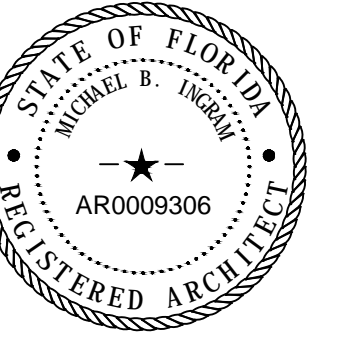
1. THE WORK DEPICTED ON THESE DRAWINGS IS DESIGNED TO COMPLY WITH THE 2014 FLORIDA BUILDING CODE AND ASCE 7-10. THE BUILDING IS DESIGNED TO WITHSTAND THE PRESSURES ASSOCIATED WITH 180 MPH WIND LOADS IN ACCORDANCE WITH ASCE 7-10; EXPOSURE D  
LOADS: FLOOR LL = 40 PSF; ROOF LL = 20 PSF; FRAMING DL = 15 PSF; DECK LL = 60 PSF; SEE TABLE FOR WIND LOADS.
2. ARCHITECT'S WRITTEN APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS AND/OR MODIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL OPENINGS THROUGH FLOORS, ROOFS AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. RESPECTIVE CONTRACTORS SHALL PROVIDE ALL HANGERS, CONNECTORS, ETC AND APPROVAL THEREOF.
4. PROVIDE TEMPORARY BRACING AND SUPPORT NECESSARY TO WITHSTAND ALL CONSTRUCTION AND WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE.
5. PROVIDE SHOP AND ERECTION DRAWINGS FOR ALL REINFORCING, PRECAST CONCRETE, STRUCTURAL STEEL, LAMINATED FRAMING MEMBERS AND METAL DECKING AND VERIFY/COORDINATE EXISTING AND PROPOSED DIMENSIONS PRIOR TO FABRICATION.
6. ALL PRECAST CONCRETE, STRUCTURAL STEEL AND OTHER MAJOR STRUCTURAL SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATIONS AND BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER.
7. WATERPROOFING, VAPOR BARRIERS, WATERSTOPS, ETC SHALL BE PROVIDED AS INDICATED.

## WOOD AND FRAMING NOTES

1. EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 19%, NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
2. ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AITC.
3. ALL WOOD WITHIN 24" OF GROUND SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
4. ALL WOOD CONNECTIONS SHALL HAVE SIMPSON STRONG-TIE CO. OR EQUAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS BEFORE LOADING.
5. CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
  - A. NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS).
  - B. NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
  - C. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
  - D. HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
6. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
7. PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
8. PROVIDE SOLID BLOCKING AT MID HEIGHT ON CENTER BETWEEN STUDS. (MINIMUM) .
9. ALL WALL STUDS SHALL BE SPF NO. 2 DENSE GRADE OR BETTER.
10. SEE PLANS FOR WALL STUD SIZE AND SPACING.
11. ALL STUD BEARING WALLS SHALL BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATES WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID-HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
12. ALL LINTEL'S OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
  - (2) - 2 X 6 FOR INTERIOR OPENINGS UP TO 4'-0", (3) 2 X 6 FOR EXTERIOR OPENINGS UP TO 4'-0"
  - (2) - 2 X 8 FOR INTERIOR OPENINGS UP TO 6'-0", (3) 2 X 8 FOR EXTERIOR OPENINGS UP TO 6'-0"
  - (2) - 2 X 10 FOR INTERIOR OPENINGS UP TO 8'-0", (3) 2 X 10 FOR EXTERIOR OPENINGS UP TO 8'-0"
  - (2) - 2 X 12 FOR INTERIOR OPENINGS UP TO 10'-0", (3) 2 X 12 FOR EXTERIOR OPENINGS UP TO 10'-0"
13. EXTERIOR WALL STUDS SHALL BE STRAPPED TO ROOF TRUSSES OR RAFTERS WITH SIMPSON CONNECTORS OR EQUAL. PROVIDE 3 STUDS (MIN.) FOR GIRDER TRUSS AND BEAM BEARING POINTS.
14. WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "LUS" SERIES GALVANIZED JOIST HANGERS.
15. PLYWOOD DECKING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA). PLYWOOD SHEATHING SHALL BE APA STRUCTURAL I, IDENTIFIED WITH APA GRADE-TRADEMARK AND SHALL MEET THE REQUIREMENTS OF US PRODUCT STANDARD PSI OR APA PRP-108. ALL PLYWOOD WITH AN EDGE EXPOSED TO THE EXTERIOR SHALL BE EXTERIOR GRADE. FLOOR DECKING SHALL BE 3/4" MINIMUM AND GLUED AND FASTENED TO FLOOR FRAMING. ROOF DECKING SHALL BE 3/4" MINIMUM AND NAILED WITH 8D RING SHANK NAILS @ 6" IN THE FIELD AND 4" ALONG THE EDGES.
16. FINISH CARPENTRY SHALL INCLUDE TRIM, FRAMES, PANELING AND CABINETS. PROFILES AND PLASTIC LAMINATE ARE TO BE AS SELECTED BY THE OWNER OR NOTED ON THE DRAWINGS. CABINETS SHALL BE CUSTOM OR PREMIUM GRADES AS NOTED OR DETERMINED BY THE OWNER. PARTICLE OR PRESS BOARD SHALL NOT BE USED. SELECT GRADE SOUTHERN YELLOW PINE SHALL BE USED AS A QUALITY STANDARD FOR TRIM, FRAMES AND BASE UNLESS OTHERWISE NOTED. ALL WORK SHALL BE PERFORMED BY SKILLED FINISH CARPENTERS.

## GENERAL NOTES

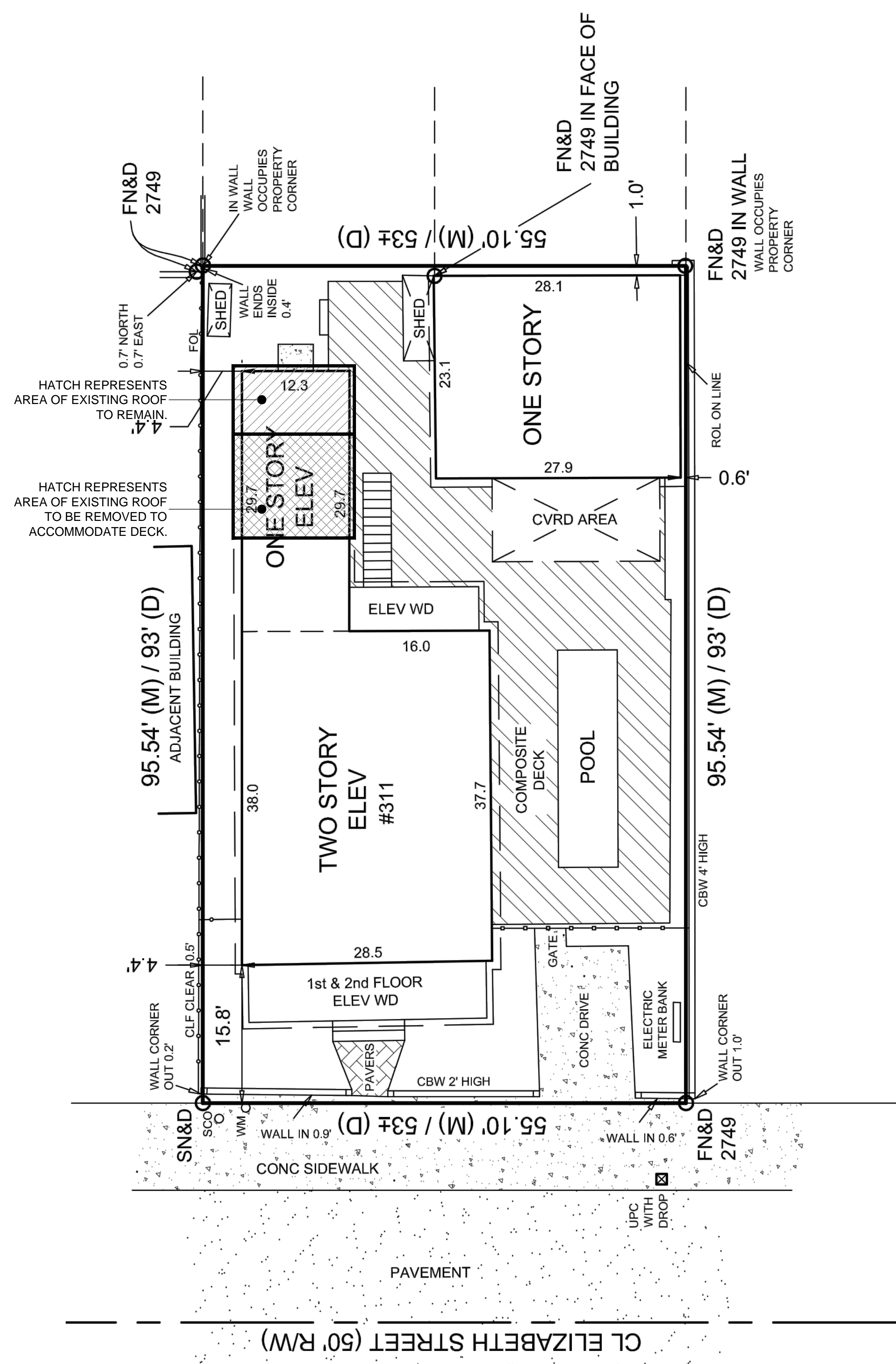
1. ALL CONSTRUCTION SHALL CONFIRM TO THE 2014 FLORIDA BUILDING CODE AND ALL APPLICABLE CODES IN THE CITY OF KEY WEST.
2. DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCY.
4. NOTIFY THE ARCHITECT OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRARY TO THOSE SHOWN ON THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC.
6. COORDINATE THE CONTRACT DOCUMENTS WITH MECHANICAL, PLUMBING, ELECTRIC, AND CIVIL DRAWINGS.
7. COORDINATE AND VERIFY FLOOR AND ROOF OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.



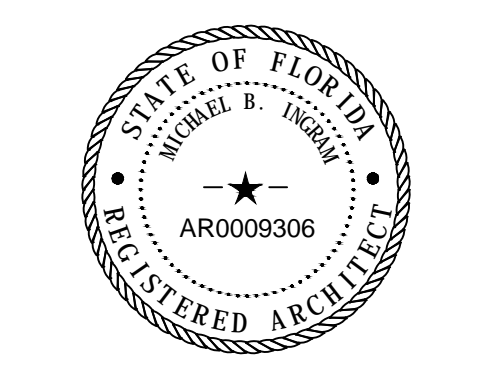
Michael B. Ingram: License # AR0009306  
Expiration Date: February 28, 2017

311 Elizabeth  
DOOR  
SCHEDULE &  
GENERAL  
NOTES  
M.B. Ingram  
January 7, 2016

# A02



01 Site Plan / Copy of Survey  
 1/8" = 1'-0"



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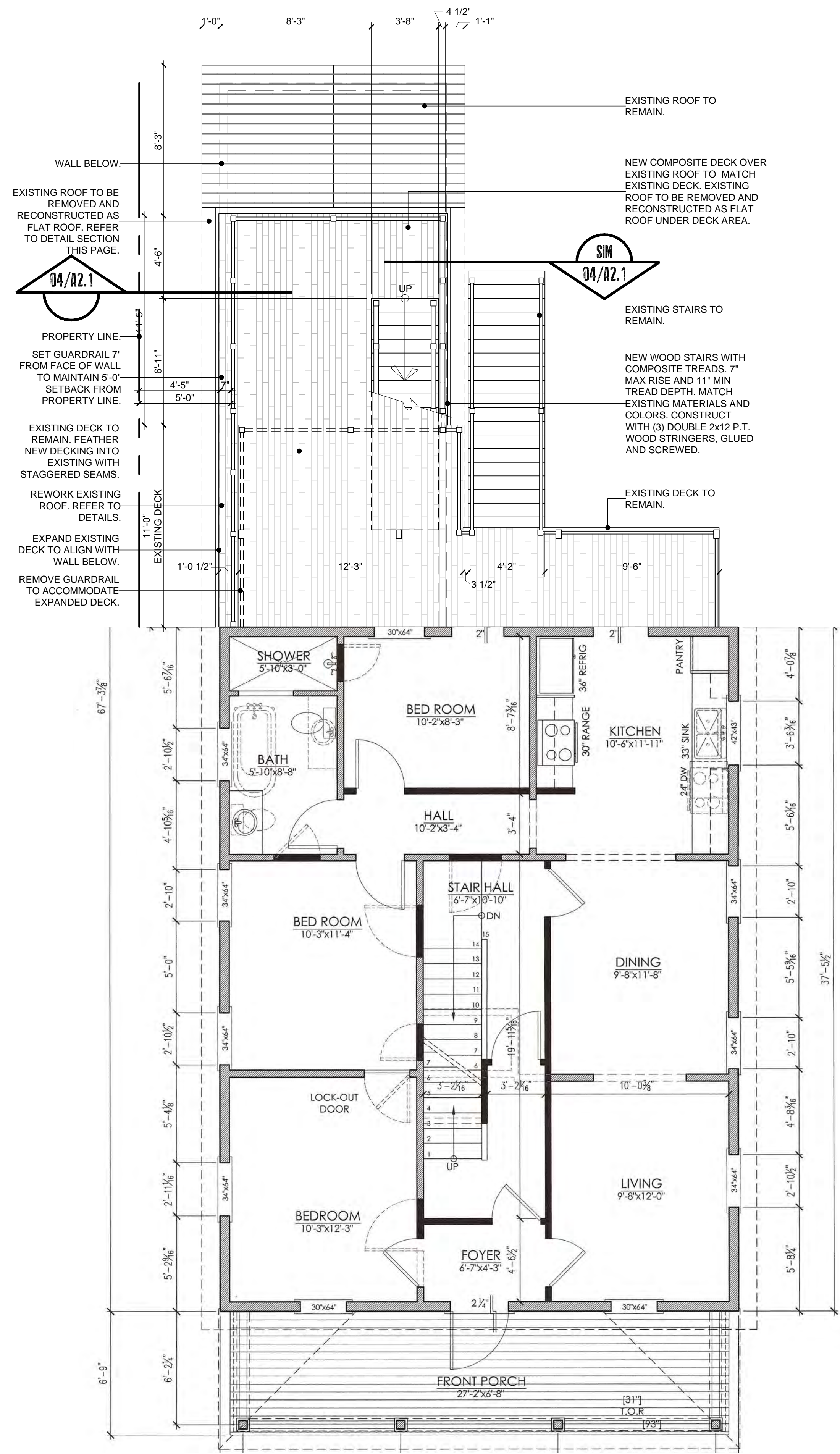
311 Elizabeth

SITE PLAN

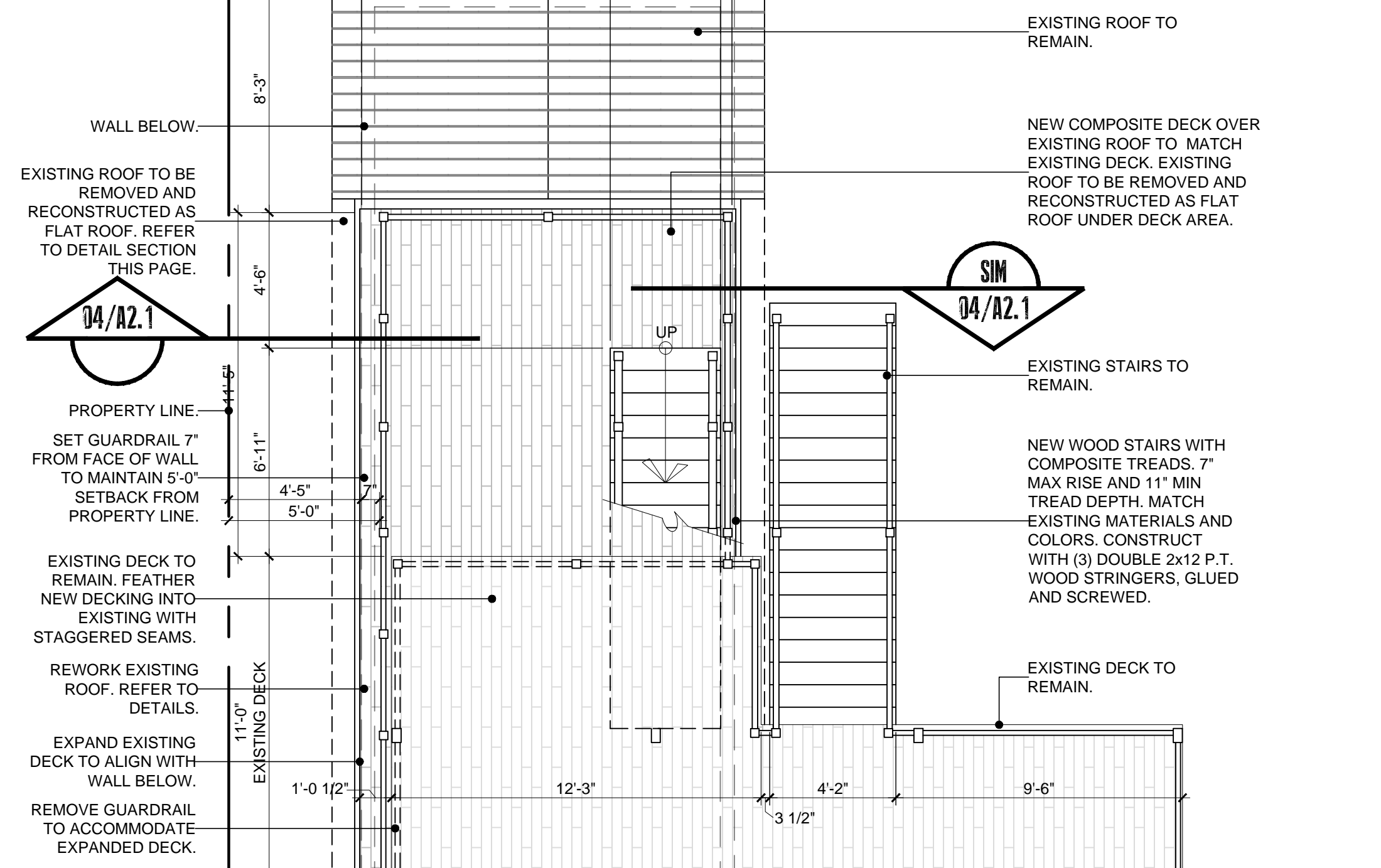
M.B. Ingram  
 January 7, 2016

**A1.1**

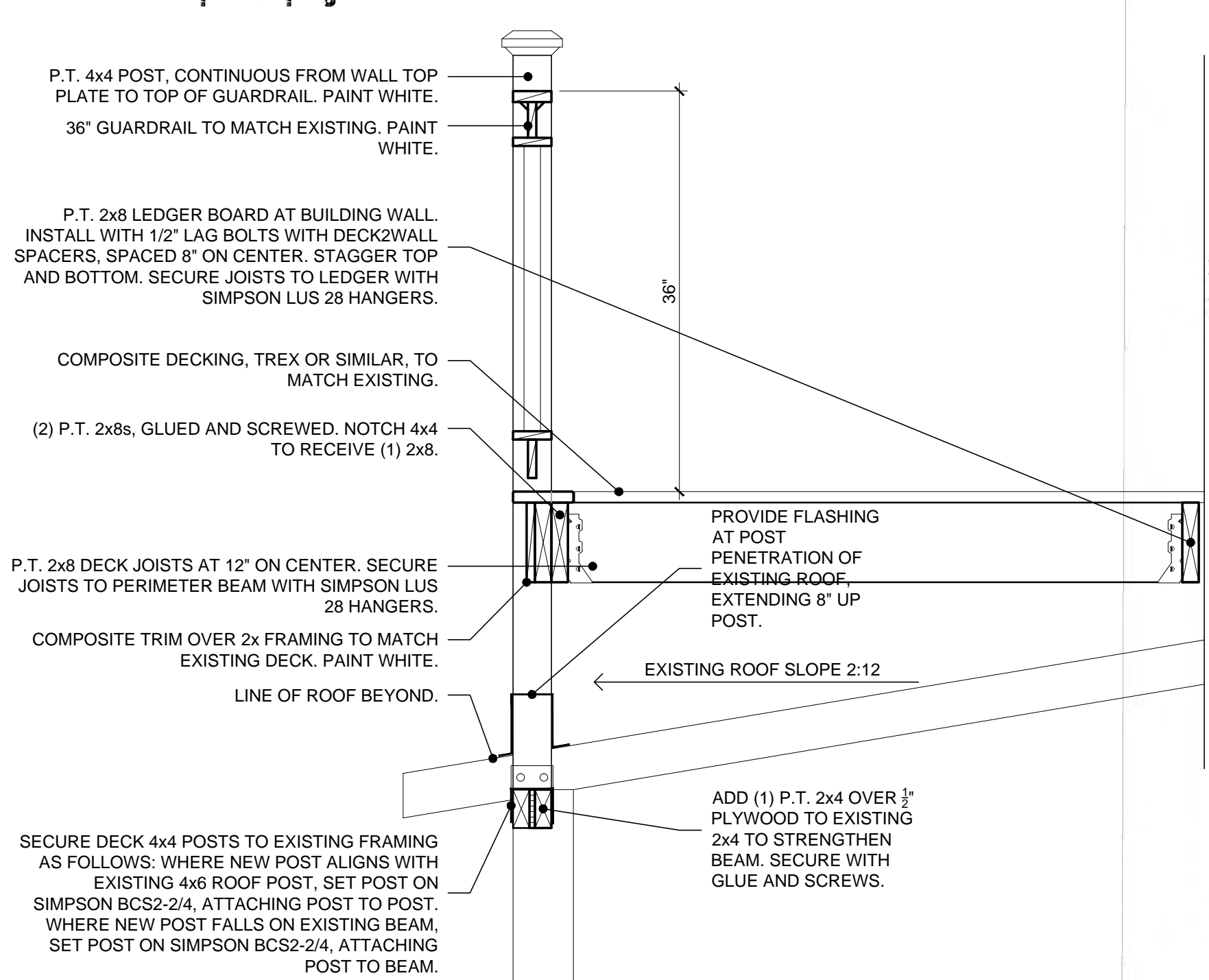




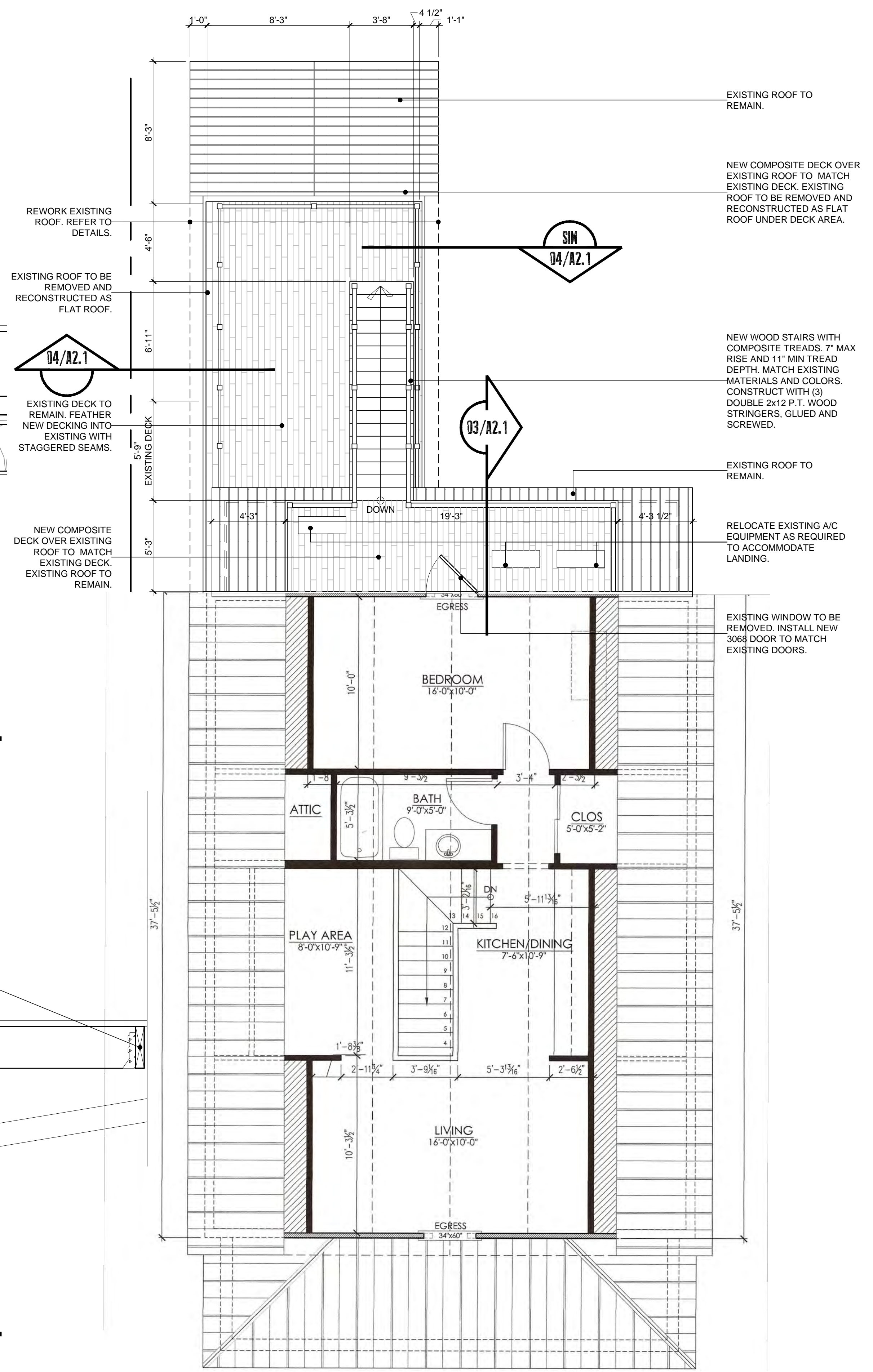
**02 Second Floor Plan**  
1/4" = 1'-0"



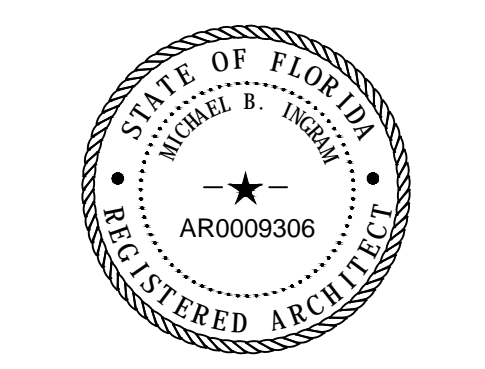
**04 Roof / Deck Section Detail 2nd Level**  
1" = 1'-0"



**03 Roof / Deck Section Detail 3rd Level**  
1" = 1'-0"



**01 Third Floor Plan**  
1/4" = 1'-0"



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Expiration Date: February 28, 2017

311 Elizabeth  
PARTIAL FLOOR  
PLANS AND  
DETAIL  
SECTION  
M.B. Ingram  
January 7, 2016

**A2.1**



EXISTING ELECTRICAL CONNECTION FOR A/C UNITS TO REMAIN. REWIRE A/C UNIT AS REQUIRED TO ACCOMMODATE NEW LOCATIONS. TYPICAL 3 LOCATIONS.

RELOCATE EXISTING A/C UNITS TO NEW DECK, BEHIND GUARDRAIL TO PROVIDE VISUAL SCREENING. TYPICAL 3 UNITS.

EXISTING TERMINATION OF CHILLED WATER LINE AT BUILDING FACADE TO REMAIN. REROUTE EXISTING LINES UNDER DECK TO FEED RELOCATED UNITS. TYPICAL 2 LOCATIONS.

P.T. 4x4 DECK SUPPORT. INSTALL THRU EXISTING ROOF AND LAP OVER EXISTING BEAM. GLUE AND SCREW ALL JOINTS. PROVIDE FLASHING AT POST PENETRATION THRU ROOF TO MAINTAIN WATER RESISTANCE.

EXISTING WINDOW TO BE REMOVED. INSTALL NEW 3068 DOOR TO MATCH EXISTING DOORS REFER TO DOOR TYPE 'A' SCHEDULE A0.2. EXISTING DUPLEX OUTLET FOR A/C SERVICING TO REMAIN.

EXISTING A/C UNITS TO BE REMOVED AND RELOCATED. TYPICAL 3 UNITS.

NEW COMPOSITE DECK OVER EXISTING ROOF TO MATCH EXISTING DECK. EXISTING ROOF TO REMAIN. CONSTRUCT PER DETAIL 03/A2.1. SISTER P.T. 2x AND PLYWOOD TO BACK SIDE OF EXISTING ROOF BEAM. GLUE AND SCREW. SIZE TO MATCH EXISTING.

NEW WOOD STAIRS AND HANDRAIL WITH COMPOSITE TREADS. 7" MAX RISE AND 11" MIN TREAD DEPTH. MATCH EXISTING MATERIALS AND COLORS.

EXISTING ROOF TO REMAIN.

NEW COMPOSITE DECK OVER EXISTING ROOF TO MATCH EXISTING DECK. EXISTING ROOF TO BE REMOVED AND RECONSTRUCTED AS FLAT ROOF UNDER DECK AREA.

### 03 Partial East (rear) Elevation

1/4" = 1'-0"

RELOCATE EXISTING A/C UNITS TO NEW DECK, BEHIND GUARDRAIL TO PROVIDE VISUAL SCREENING. TYPICAL 3 UNITS.

NEW COMPOSITE DECK OVER EXISTING ROOF TO MATCH EXISTING DECK. EXISTING ROOF TO REMAIN.

NEW WOOD STAIRS AND HANDRAIL WITH COMPOSITE TREADS. 7" MAX RISE AND 11" MIN TREAD DEPTH. MATCH EXISTING MATERIALS AND COLORS.

EXISTING ROOF TO REMAIN.

NEW COMPOSITE DECK OVER EXISTING ROOF TO MATCH EXISTING DECK. EXISTING ROOF TO BE REMOVED AND RECONSTRUCTED AS FLAT ROOF UNDER DECK AREA.

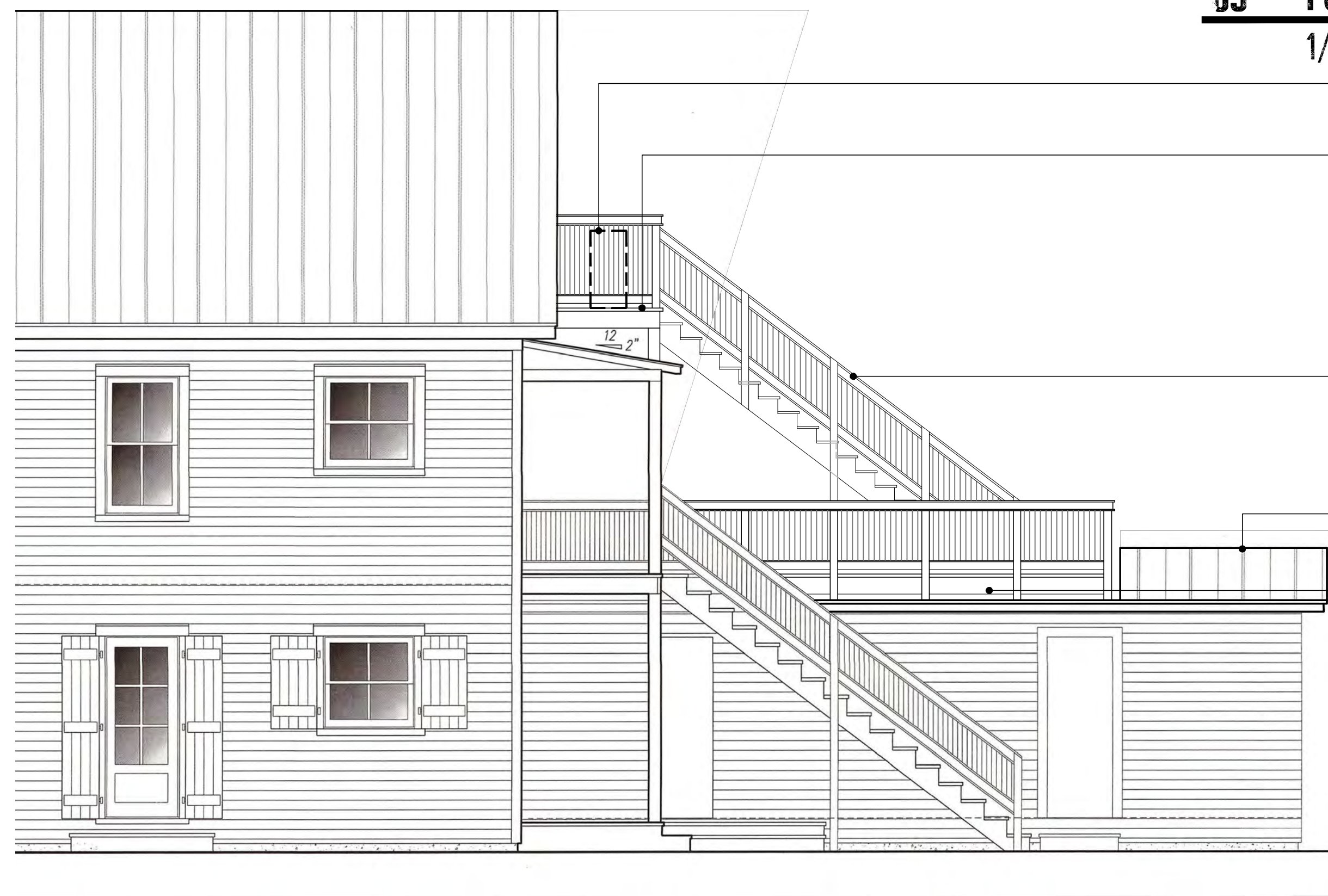
RELOCATE EXISTING A/C UNITS TO NEW DECK, BEHIND GUARDRAIL TO PROVIDE VISUAL SCREENING. TYPICAL 3 UNITS.

NEW COMPOSITE DECK OVER EXISTING ROOF TO MATCH EXISTING DECK. EXISTING ROOF TO REMAIN.

NEW WOOD STAIRS AND HANDRAIL WITH COMPOSITE TREADS. 7" MAX RISE AND 11" MIN TREAD DEPTH. MATCH EXISTING MATERIALS AND COLORS.

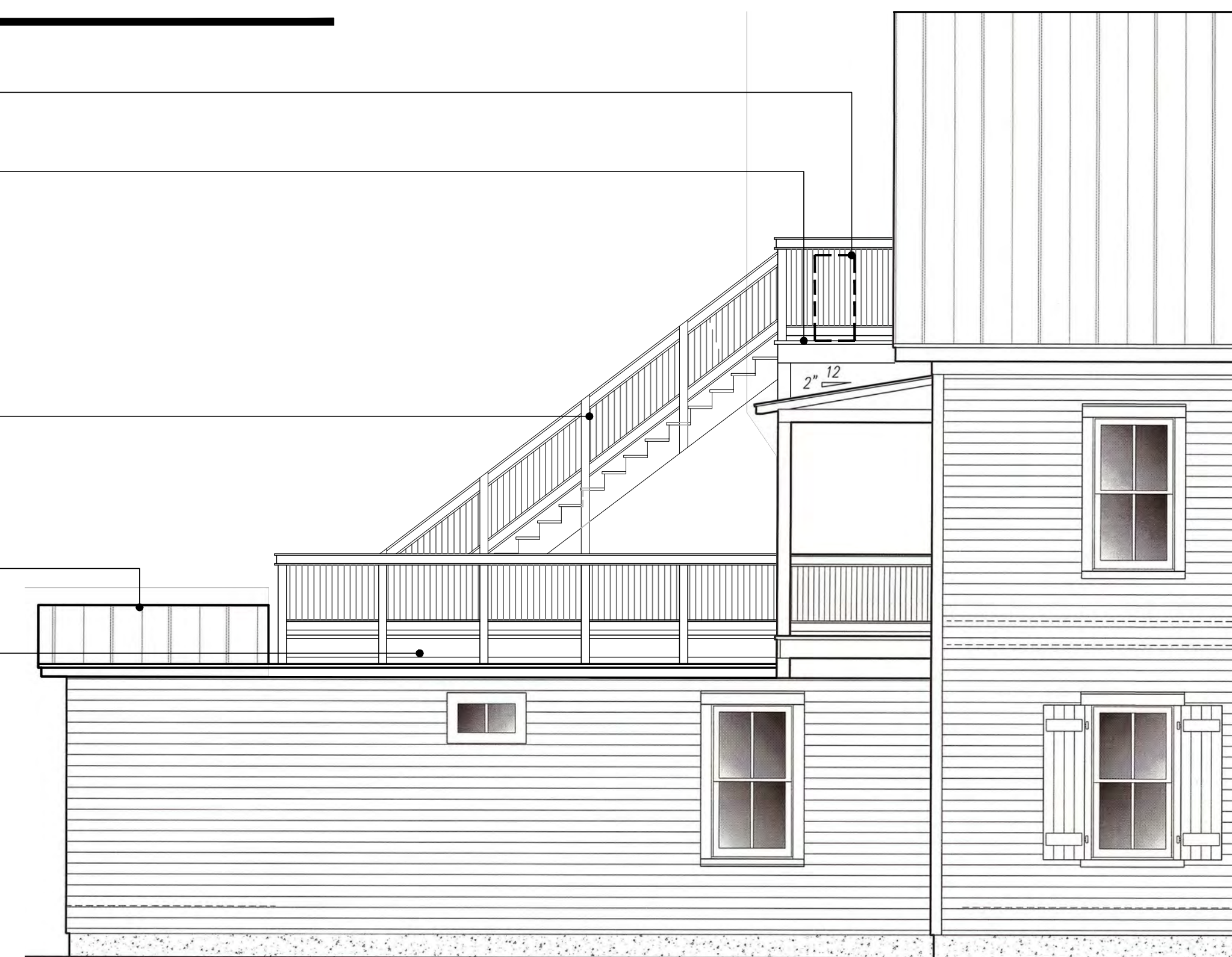
EXISTING ROOF TO REMAIN.

NEW COMPOSITE DECK OVER EXISTING ROOF TO MATCH EXISTING DECK. EXISTING ROOF TO BE REMOVED AND RECONSTRUCTED AS FLAT ROOF UNDER DECK AREA.



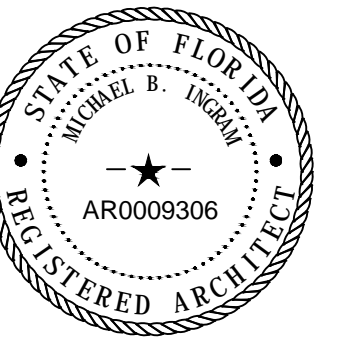
### 02 Partial South (side) Elevation

1/4" = 1'-0"



### 01 Partial North (side) Elevation

1/4" = 1'-0"



Michael B. Ingram: License # AR0009306  
Expiration Date: February 28, 2017

311 Elizabeth

PARTIAL  
EXTERIOR  
ELEVATIONS

M.B. Ingram  
January 7, 2016

A3.1



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW EXTERIOR STAIRCASE AND DECK OVER REAR ADDITION. PARTIAL DEMOLITION OF REAR ADDITION ROOF.**

**FOR- #311 ELIZABETH STREET**

Applicant – Michael Ingram, Architect

Application #H15-01-1864

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://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.





Public Meeting Notice

MAILBOX





Public Meeting Notice



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting on **July 20, 2016 at 10:00 AM** in the **City Hall, 200 South Orange Avenue, 5th Floor, Orlando, Florida**. The purpose of the meeting will be to review the application for:

**NEW EXTERIOR STAIRCASE AND DECK OVER REAR ADDITION - PARTIAL DEMOLITION OF REAR ADDITION ROOF.**

**100 SULLYBARK STREET**  
Applicant: Michael Ingram Architects Application #2016-01-0002  
If you have any questions or need more information, please contact the Planning Department during regular office hours at 311-222-7272. For more information, visit [www.orlando.gov/planning](http://www.orlando.gov/planning).





# PROPERTY APPRAISER INFORMATION



- [» Tax Collector](#)

## Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

## First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

## IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

## Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

## Property Record Card -

**Maps are now launching the new map application version.**

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1003841 Parcel ID: 00003680-000000** Next Record

## Ownership Details

Mailing Address:

SALLEY LLC  
34 W ORANGE ST  
TARPON SPRINGS, FL 34689-3444

## Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 311 ELIZABETH ST KEY WEST

Legal Description: KW PT LOT 3 SQR 22 H3-30 H3-30 OR860-1315D/C OR875-2370/73 OR877-1217 OR1052-1541 OR1052-1766 OR1412-1472/73R/S OR2634-1628/29 OR2634-1630/31 OR2675-168LET/ADM OR2695-512/14 OR2695-515/16

**Click Map Image to open interactive viewer**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
0800 - MULTI FAMILY	57	93	4,991.00 SF

**Building Summary**

Number of Buildings: 2  
 Number of Commercial Buildings: 0  
 Total Living Area: 3132  
 Year Built: 1953

**Building 1 Details**

Building Type	R2	Condition	G	Quality Grade	650
Effective Age	4	Perimeter	324	Depreciation %	2
Year Built	1953	Special Arch	0	Grnd Floor Area	2,488
Functional Obs	1	Economic Obs	0		

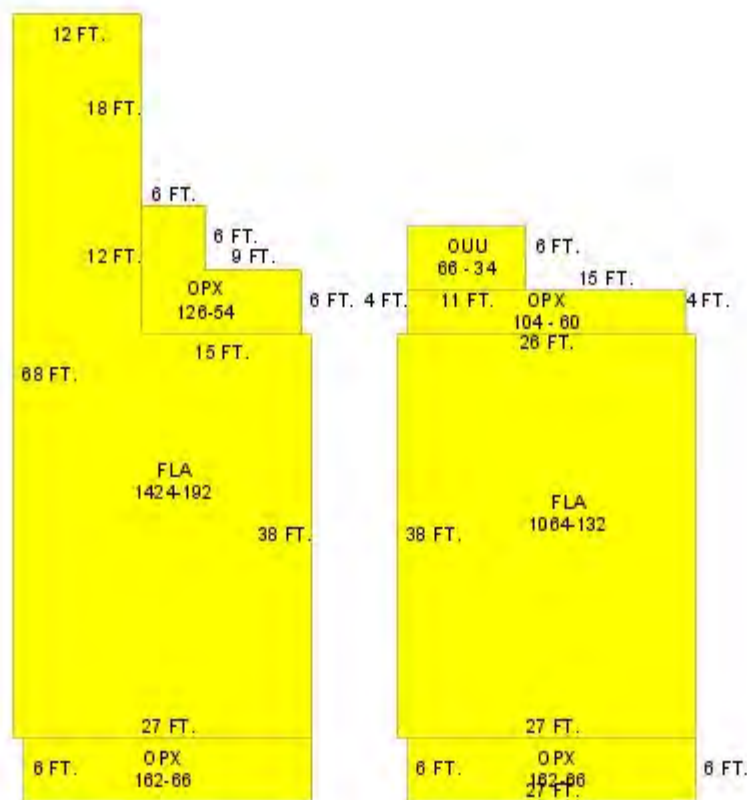
Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	WD CONC PADS
Heat 1	NONE	Heat 2	NONE	Bedrooms	6
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0

5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OUU		1	2007				66
1	FLA	12:ABOVE AVERAGE WOOD	1	1988	N Y	0.00	0.00	1,424
2	OPX		1	1988		0.00	0.00	162
3	OPX		1	1988		0.00	0.00	126
4	OPX		1	1988		0.00	0.00	104
5	FLA	12:ABOVE AVERAGE WOOD	1	1988	N Y	0.00	0.00	1,064
6	OPX		1	1988		0.00	0.00	162

**Building 2 Details**

Building Type	R1	Condition	G	Quality Grade	450
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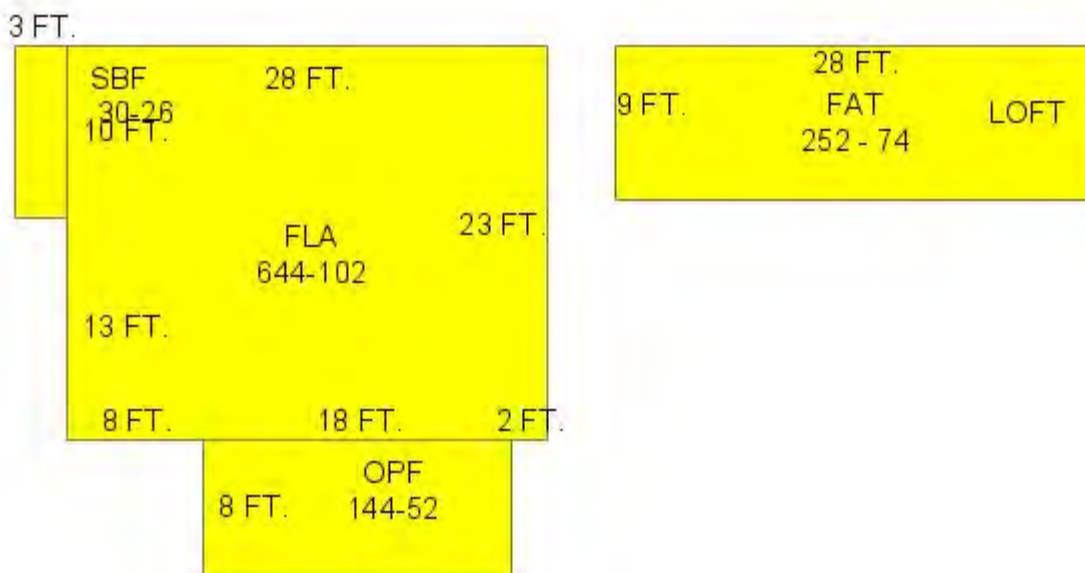
Effective Age	4	Perimeter	102	Depreciation %	2
Year Built	1953	Special Arch	0	Grnd Floor Area	644
Functional Obs	0	Economic Obs	0		

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

Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	CONCR FTR
Heat 1	NONE	Heat 2	NONE	Bedrooms	1
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



BUILDING #2

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FAT		1	1988				252

1	FLA	5:C.B.S.	1	1988	N	Y	0.00	0.00	644
2	SBF	5:C.B.S.	1	1988	N	N	0.00	0.00	30
3	OPF	5:C.B.S.	1	1988			0.00	0.00	144

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	175 SF	25	7	1985	1986	5	50
2	WD2:WOOD DECK	1,075 SF	0	0	1985	1986	2	40
3	FN2:FENCES	132 SF	22	6	1985	1986	2	30
4	FN2:FENCES	123 SF	41	3	1979	1980	4	30
6	PT3:PATIO	180 SF	18	10	1977	1978	2	50
7	PT5:TILE PATIO	60 SF	10	6	2001	2002	3	50

**Appraiser Notes**

TPP AK-8905106. 2002-12-27 (421) 2 TRANSIENT RENTAL UNITS
2005-02-04 IS BEING LISTED FOR \$1995,000. HAS A LICENSED GUES THOUSE.-SKI
2012-04-17 WWW.KEYWESTPALMCOURT.COM
2015-01-15 FIELD CHECK CONFIRMS PARCEL REMAINS UNDER INTERIOR REHAB OF MAIN HOUSE.QG/EFF AGE ADJUSTED FOR 2015.DKRAUSE
PALM COURT

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-5581	12/10/2014		280,000		REMOLDEL HOUSE INSTALL 22 WINDOWS. NEW KITCHEN CABINETS BATHROOM FINISHES, DRYWALL, DOORS AND TRIM
15-0332	02/02/2015		20,000		REWIRE BUILDING AND BUILD 3 GANG METER INSTALL 2- 200 AMP PANELS
15-0277	02/03/2015		17,500		INSTALL PLUMBING FOR 3 TOILETS, 2 SHOWERS, 2 TUBS, 3 KITCHEN SINKS, 3 DISHWASHERS AND 3 WATER HEATERS
15-0299	02/06/2015		3,400		R & R 320 SF PARKING AREA WITH PAVERS
1 97-0001	01/01/1997	07/01/1997	1,185	Residential	FIRE ALARM
2 00-1662	06/19/2000	07/17/2000	8,000	Residential	15 SQS METAL SHINGLES
3 02-2820	10/15/2002	11/23/2002	2,000	Residential	REROOF SHED
4 07-0581	02/08/2007	06/29/2007	1,200	Residential	REPLACE PORCH DECKING ON 2ND.FLOOR

**Parcel Value History**

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll	Total Bldg	Total Misc	Total Land	Total Just	Total	School	School
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Year	Value	Improvement Value	Value	(Market) Value	Assessed Value	Exempt Value	Taxable Value
2015	164,155	16,150	521,719	702,024	702,024	0	702,024
2014	430,289	16,455	560,719	1,007,463	750,441	25,000	801,324
2013	434,966	16,822	506,662	958,450	695,274	25,000	766,932
2012	439,644	17,187	433,432	890,263	644,602	25,000	719,786
2011	451,641	17,552	200,022	669,215	596,266	25,000	571,267
2010	456,445	17,919	142,238	616,602	559,685	25,000	534,685
2009	506,868	18,703	393,987	919,558	752,429	25,000	727,430
2008	465,589	19,350	526,900	1,011,839	812,257	25,000	787,257
2007	570,948	17,498	869,385	1,457,831	1,097,650	25,000	1,072,650
2006	831,194	18,080	500,555	1,349,829	1,023,789	25,000	998,789
2005	745,943	18,802	447,865	1,212,610	930,333	25,000	905,333
2004	567,128	19,384	368,830	955,342	759,357	25,000	734,357
2003	546,124	20,121	184,415	750,660	623,733	25,000	598,733
2002	552,358	20,719	179,146	752,223	621,566	25,000	596,566
2001	473,572	20,874	179,146	673,592	567,806	25,000	542,806
2000	460,661	21,549	100,111	582,320	504,693	25,000	479,693
1999	435,068	21,037	25,028	481,134	435,604	25,000	410,604
1998	281,514	13,558	96,739	391,811	375,609	25,000	350,609
1997	237,927	12,247	89,573	339,747	339,747	25,000	314,747
1996	212,268	11,679	89,573	313,520	304,921	25,000	279,921
1995	200,838	11,413	89,573	301,824	295,257	25,000	270,257
1994	179,611	10,495	89,573	279,679	279,679	25,000	254,679
1993	179,611	10,825	89,573	280,009	280,009	25,000	255,009
1992	211,868	11,103	89,573	312,544	312,544	25,000	287,544
1991	252,745	11,438	101,428	365,611	365,611	25,000	340,611
1990	248,403	11,722	101,428	361,553	361,553	25,000	336,553
1989	225,821	10,952	100,111	336,884	336,884	25,000	311,884
1988	177,354	8,751	100,111	286,216	286,216	25,000	261,216
1987	154,023	8,987	45,535	208,545	208,545	25,000	183,545
1986	111,743	0	44,007	155,750	155,750	25,000	130,750
1985	108,636	0	23,059	131,695	131,695	25,000	106,695
1984	102,600	0	23,059	125,659	125,659	25,000	100,659
1983	102,600	0	23,059	125,659	125,659	25,000	100,659
1982	102,199	0	23,059	125,258	125,258	25,000	100,258

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/18/2014	2695 / 512	1,695,000	WD	03
7/18/2014	2695 / 515	0	WD	11
6/6/2013	2634 / 1628	100	WD	11

<b>6/6/2013</b>	2634 / 1630	100	WD	11
<b>7/1/1996</b>	1412 / 1472	515,000	WD	U
<b>4/1/1988</b>	1052 / 1766	330,000	WD	Q
<b>4/1/1983</b>	877 / 1217	120,000	WD	Q

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Monroe County Property Appraiser  
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