

Historic Architectural Review Commission

Staff Report Item 9

Meeting Date:	August 27, 2013
Applicant:	Arnaud Girard, Owner
Application Number:	H13-01-1126
Address:	#630 Eaton Street
Description of Work:	Addition of second floor deck on back of the building all made of wood. New brick walkway and patio from driveway to house. Two new dormers on the back and three new dormers on the front.
Building Facts:	<p>The two and a half frame vernacular structure was built circa 1885. The structure is listed as a contributing resource. The building sits on a prominent corner between Eaton and Elizabeth Streets and has a side gable roof. The structure houses seven units. The building is undergoing renovations at this point.</p> <p>A photo circa 1965 shows a scuttle centered with the front porch central bay. Several years ago the Commission approved the construction of a hexagonal addition and upper porch for the back portion of the building. An old tree is located on the center of the lot and close to the back of the house.</p>
Guidelines Cited in Review:	<p>Secretary of the Interior's Standards (pages 16-17), specifically Standards 1, 9 and 10.</p> <p>Roofing (page 26), specifically guidelines 4 and 5.</p> <p>Dormers (page 27), specifically guideline 1.</p> <p>Additions/ Alterations (pages 36-38a), specifically guidelines 3, 4 and 5.</p>

Staff Analysis

The Certificate of Appropriateness proposes several changes, including an expansion of an existing second floor deck on the back of the building and a new two story balcony on the back of the southeast side of the building. The plans also include the construction of two dormers with gable roofs 6' tall on their highest point by 3'-4" wide. The plans also include the request to build three dormers on the front roof. The proposed dormers will have gable roofs, will extend 6' from their highest point and will be 2'-8" wide. Those proposed dormers will not align with any fenestrations in the façade.

The plan also includes the installation of brick pavers for walkways on the back of the property. On May 23, 2013 the project was reviewed and approved by the Planning Board for building coverage and impervious surface ratio variances. The Planning Board imposed the following conditions for the approval:

1. Precautions during construction in order to not harm any trees on the site.
2. Sprinkler system required by the Fire Department shall be installed prior to the commencement of the proposed construction.

The applicant is requesting the five dormers since there is an apartment on the upper half story.

Consistency with Guidelines

1. The proposed three dormers on the front will alter the roofline and will be visible from the street. There is no evidence that the building used to have dormers on the front part of the roof.
2. The proposed two dormers on the back, although not visible from Eaton Street will be visible from Elizabeth Street; the proposed location will be higher than the existing side gable roof facing Elizabeth Street. This will change the roofline configuration.
3. The proposed back two story balcony on the southeast part of the building will be visible from Elizabeth Street. Nevertheless the proposed scale, mass, proportions and materials will make this a sensible addition to the existing historic fabric.
4. The proposed extension of the second floor porch on the back of the building will not have an effect on the historic building. The proposed scale, rhythm and proportions of the porch will be harmonious to the existing house.

It is staff's opinion that the proposed project, with the exception of the dormers, is consistent with the guidelines and the Secretary of the Interior's Standards. The proposed dormers will be visible and will change the form and configuration of the roof. Those dormers will be inconsistent with the guidelines for roofs and dormers.



Enid Torregrosa < etorregr@keywestcity.com >

HARC Posting and affidavit for 630 Eaton Street

naja girard < najagirard@yahoo.com >
Reply-To: naja girard < najagirard@yahoo.com >
To: Enid Torregrosa < etorregr@keywestcity.com >

Thu, Aug 22, 2013 at 2:58 PM

Hi Enid,
After speaking with you about the guidelines, we are withdrawing our request for dormers on the front of the building, but would like to try to get permission for dormers at the backside since a good 80% of the back are additions that have been added over the years.

Thanks!!

Naja and Arnaud

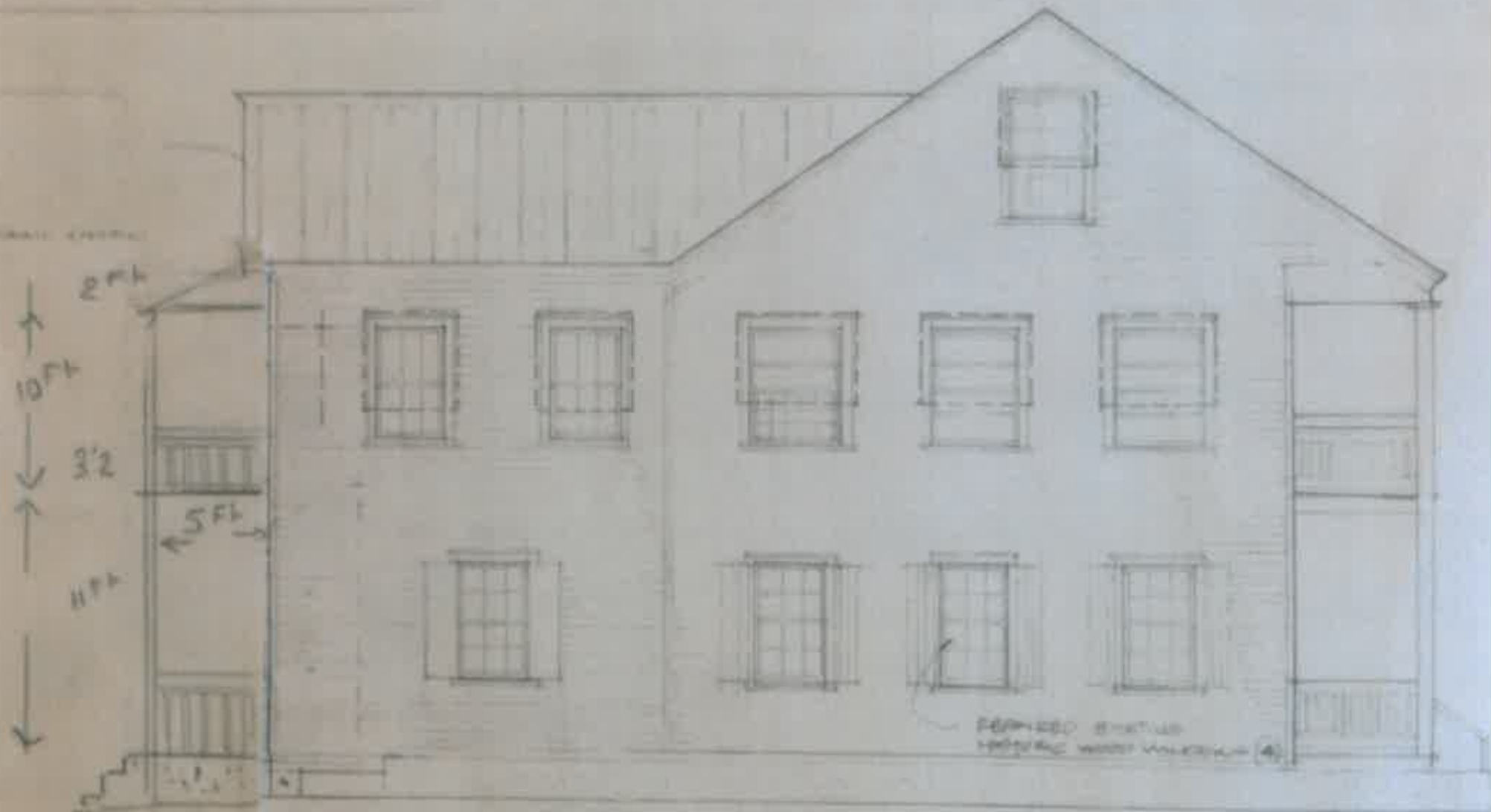
From: Enid Torregrosa < etorregr@keywestcity.com >

To: naja girard < najagirard@yahoo.com >

Sent: Thursday, August 22, 2013 2:52 PM

[Quoted text hidden]

[Quoted text hidden]



PARKING SPACE

PROPOSED

NORTH ELEVATION

ELIZABETH STREET ELEVATION

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 113-01-1126

OWNER'S NAME: **Arnaud GIRARD D'ALBISSIN** DATE: **01/31/2013**

OWNER'S ADDRESS: **1214 Newton Street** PHONE #: **305-731-7299**

APPLICANT'S NAME: **same** PHONE #: _____

APPLICANT'S ADDRESS: _____

ADDRESS OF CONSTRUCTION: **630 Eaton Street** # OF UNITS: **7**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Back of house: Addition of 2nd Flr Deck Extension with wooden support columns, Balcony/Porch with wooden support columns Eliz back side, brick paver walkway/patio from drive to house, two dormers for attic at back.
 Front of house: Three dormers - attic apartment *(application for variance - bldg cov., imperv.)*

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: January 31, 2013

Applicant's Signature:

Required Submittals

<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval:

Fee Due: \$ _____

RECEIVED

JAN 31 2013

CITY OF KEY WEST
PLANNING DEPARTMENT

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

*Building is listed as contributing. Building was built ca. 1885.
Guidelines for roof, dormers, additions/alterations.*

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

**Planning Board Resolution 2013-27
For Building Coverage and
Impervious Surface Ratio
May 23, 2013**

**PLANNING BOARD
RESOLUTION No. 2013-27**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR VARIANCE
APPROVAL FOR PROPERTY LOCATED AT
630 EATON STREET (RE#00006290-000000,
AK#1006513) IN THE HISTORIC
NEIGHBORHOOD COMMERCIAL (HNC-2)
ZONING DISTRICT, PER SECTION 122-810 (4)
a. & b. BUILDING COVERAGE AND
IMPERVIOUS SURFACE RATIO
REQUIREMENTS OF THE LAND
DEVELOPMENT REGULATIONS OF THE
CODE OF ORDINANCES OF THE CITY OF
KEY WEST.**

WHEREAS, Section 122-810 (4) a. & b. of the Code of Ordinances provides that the maximum building coverage is 40% and maximum impervious surface ratio is 60%; and

WHEREAS, the applicant requested variances to the existing building coverage and impervious surface ratio; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 23, 2013; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other



Vice Chairman



Planning Director

land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

 Vice Chairman
 Planning Director

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variances application, and by addressing the objections expressed by those neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by resolution of the Key West Planning Board for variances to allow building coverage and impervious surface ratio per plans received January 31, 2013, on property located at 630 Eaton Street (RE# 00006290-000000, AK#1006513) in the HNC-2 zoning district per Sections 122-810 (4) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

1. Precautions shall be taken to ensure that the proposed construction will not harm any trees on the site; and



Vice Chairman



Planning Director

2. The sprinkler system required by the Fire Department shall be installed prior to the commencement of the proposed construction.

Section 3. It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

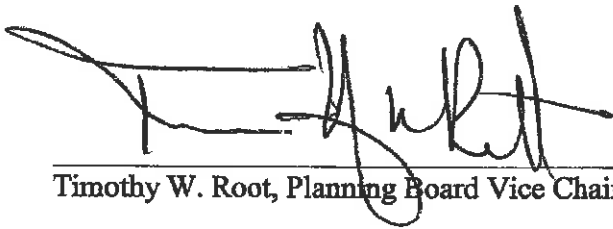
Section 7. This resolution is subject to appeal periods as provided by the City of Key West

TUR Vice Chairman
OC Planning Director

Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a duly noticed meeting held this 23rd day of May, 2013.

Authenticated by the Vice Chairman of the Planning Board and the Planning Director.



Timothy W. Root, Planning Board Vice Chairman

5/28/13

Date

Attest:

 Vice Chairman
 Planning Director

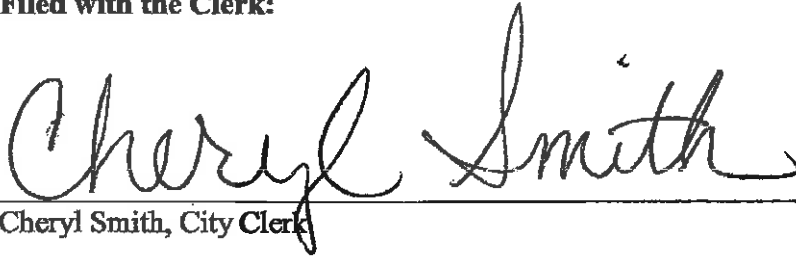


Donald Leland Craig, AICP, Planning Director

5/29/13

Date

Filed with the Clerk:



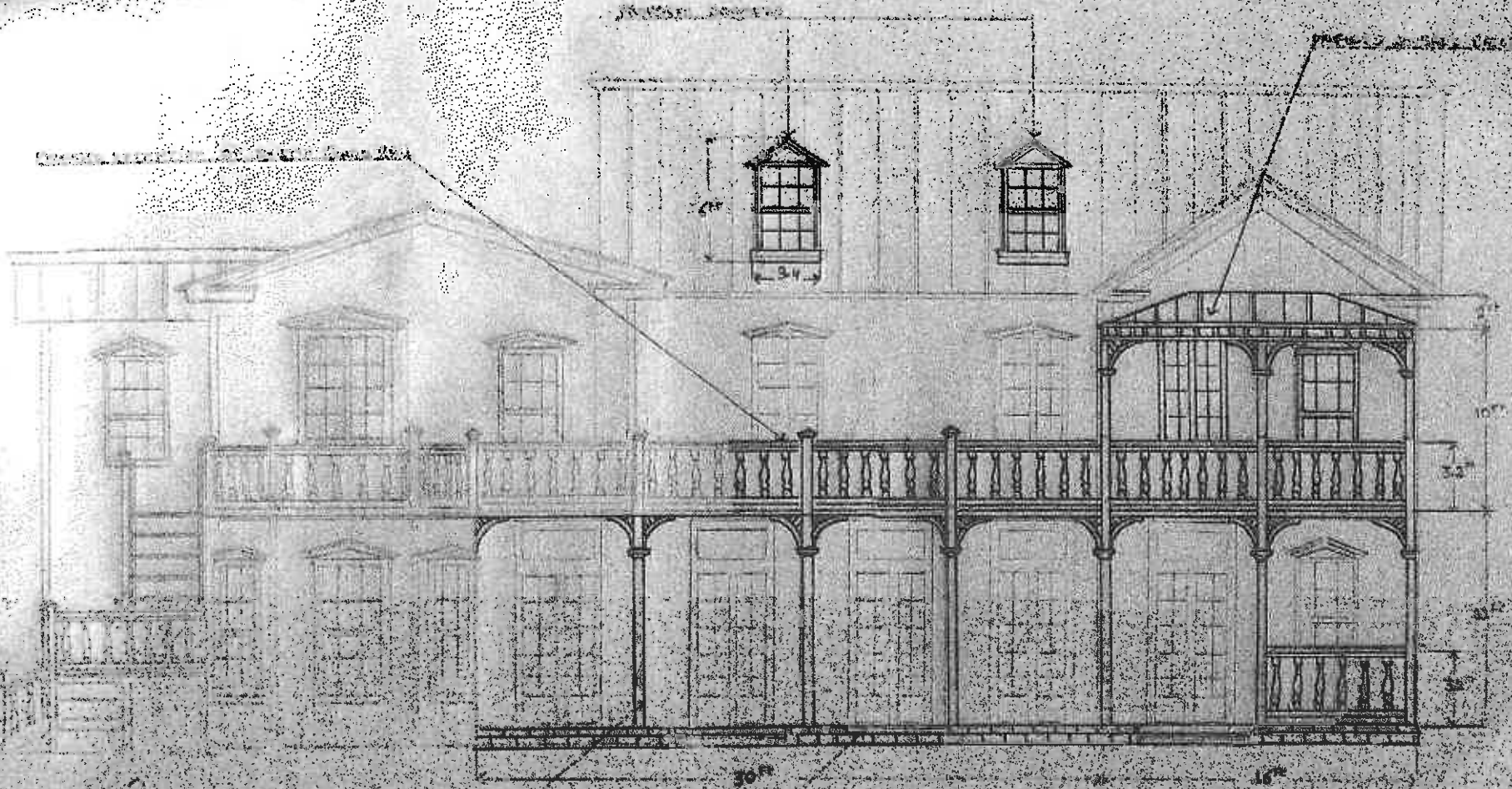
Cheryl Smith, City Clerk

5/28/2013

Date

 Vice Chairman

 Planning Director



2-20-13
11/4
2-20-13

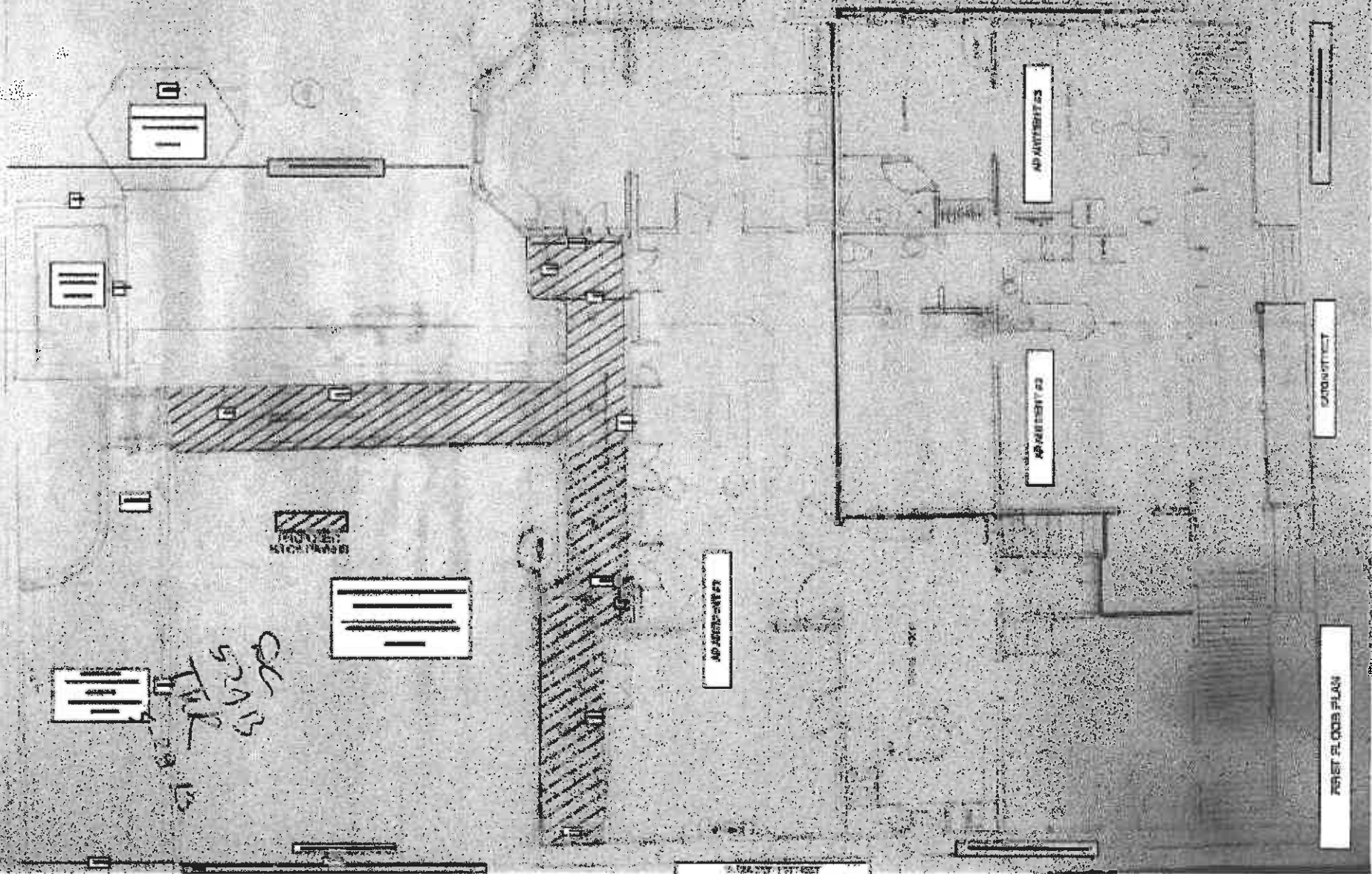
16' 30' 16'

LGT 7200 SF

FIRST FLOOR PLAN

830 EATON STREET

PROPOSED BRICK PAVERS



Handwritten notes:
 2/13/13
 12:00 PM
 12:00 PM

FIRST FLOOR PLAN

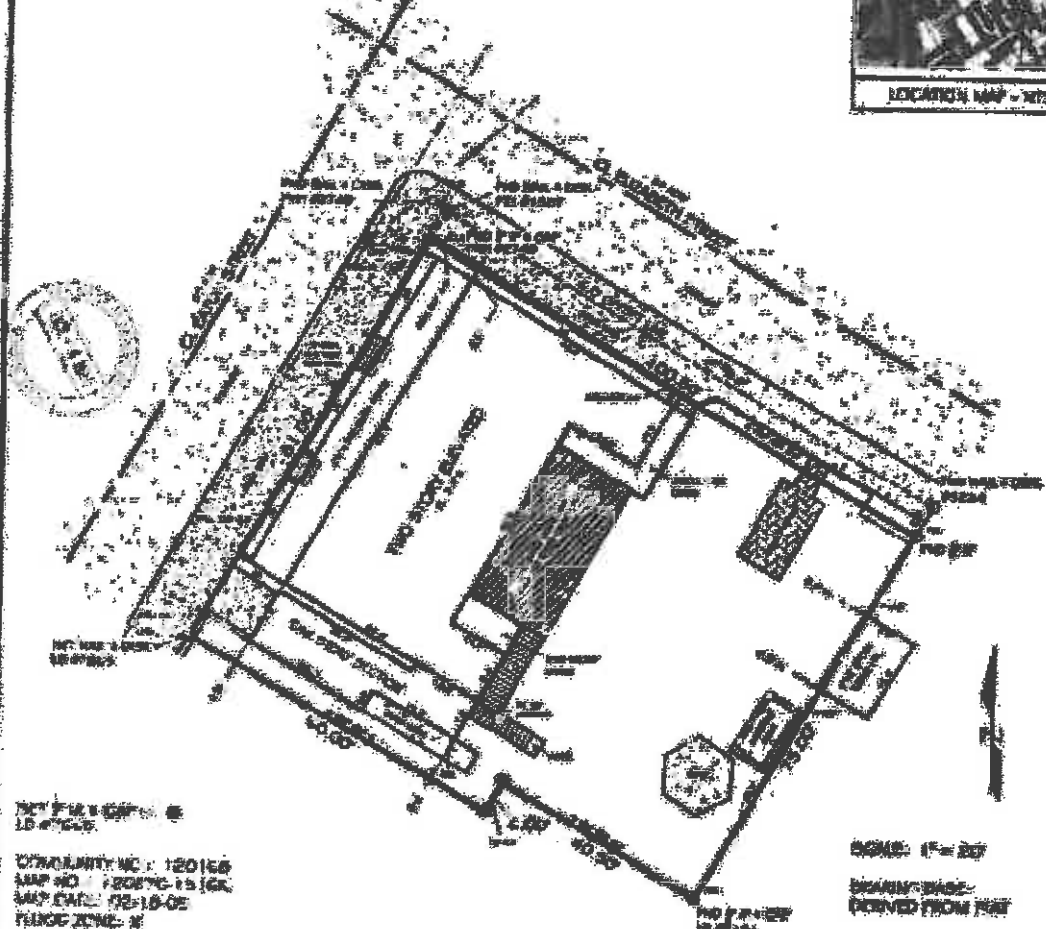


OK
52910

**MAP OF BOUNDARY SURVEY
PART OF LOT 2, SQUARE 36
WILLIAM A. WHITEHEAD'S MAP
OF KEY WEST**



LOCATION MAP - NTS



NET AREA OF LOT 2
16,475.00

COUNTY NO.: 120168
MAP NO.: 120270-15 (GR)
MAP DATE: 02-15-05
PLANNING ZONE: N

SCALE: 1" = 20'

BOUNDARY DATA:
DERIVED FROM FILE

ALL ANGLES REPORTED:
ARE IN DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
150 EAST STREET
KEY WEST, FL
33401

LEGAL DESCRIPTION:-

On the Island of Key West, and being a part of Lot 2, Square 36, according to William A. Whitehead's map of said Island, approved February, A.D. 1825, described by metes and bounds as follows: Beginning at the corner of East and South Streets and running thence along East Street to a Southeastly direction 87 feet; thence at right angles to a Southeastly direction 65 feet; thence at right angles to a Northwestly direction 6 feet; thence at right angles to a Southeastly direction 40 feet; thence at right angles to a Northwestly direction 75 feet to East Street; thence at right angles to a Northwestly direction along East Street 100 feet; to the West or Edge of Bay-way.

CERTIFIED TO:-

DAVID S. REECE, P.A.

NO.	DESCRIPTION	AMOUNT	DATE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

DAVID S. REECE, P.A. PROFESSIONAL SURVEYOR AND METER

150 EAST STREET, KEY WEST, FL 33401

OFFICE: 305-241-1846
FAX: 305-241-5422

[Signature]

DATE: 02-15-05

SCALE: 1" = 20'

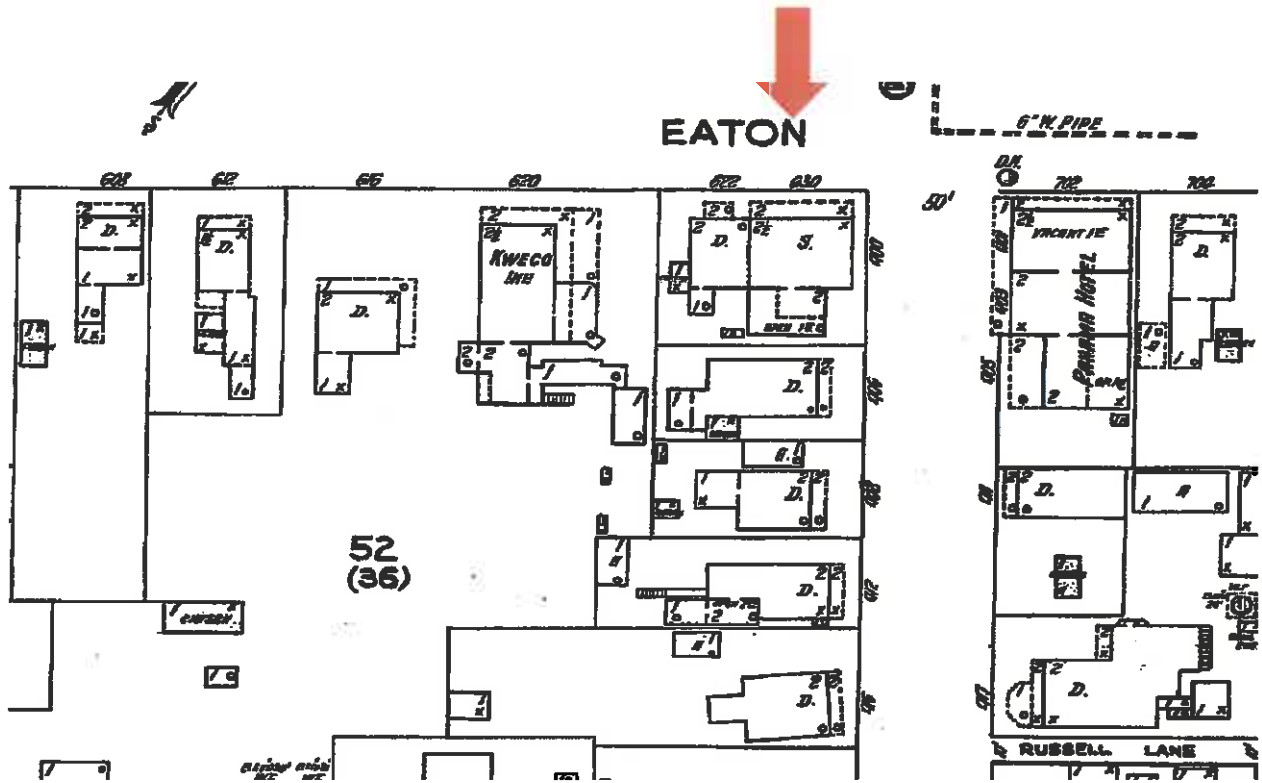
NET AREA: 16,475.00

PLANNING ZONE: N

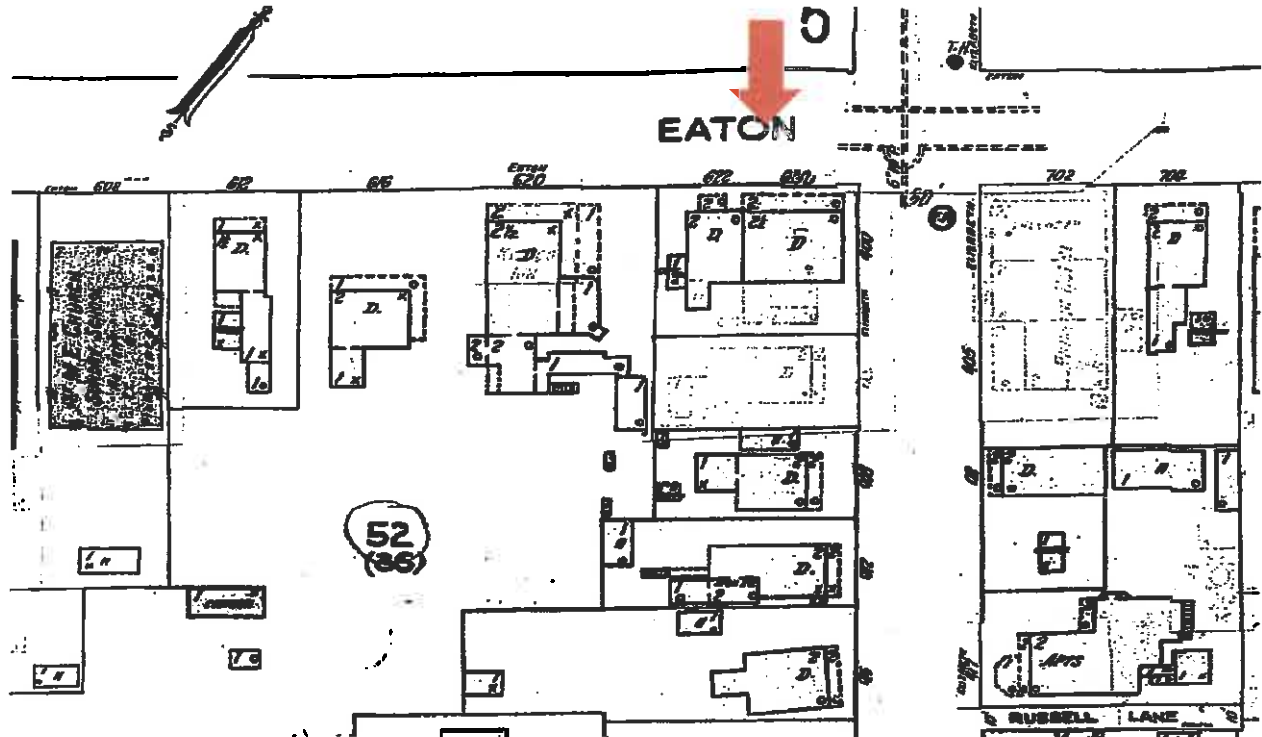
ADDRESS: 150 EAST STREET, KEY WEST, FL 33401

QC
52413

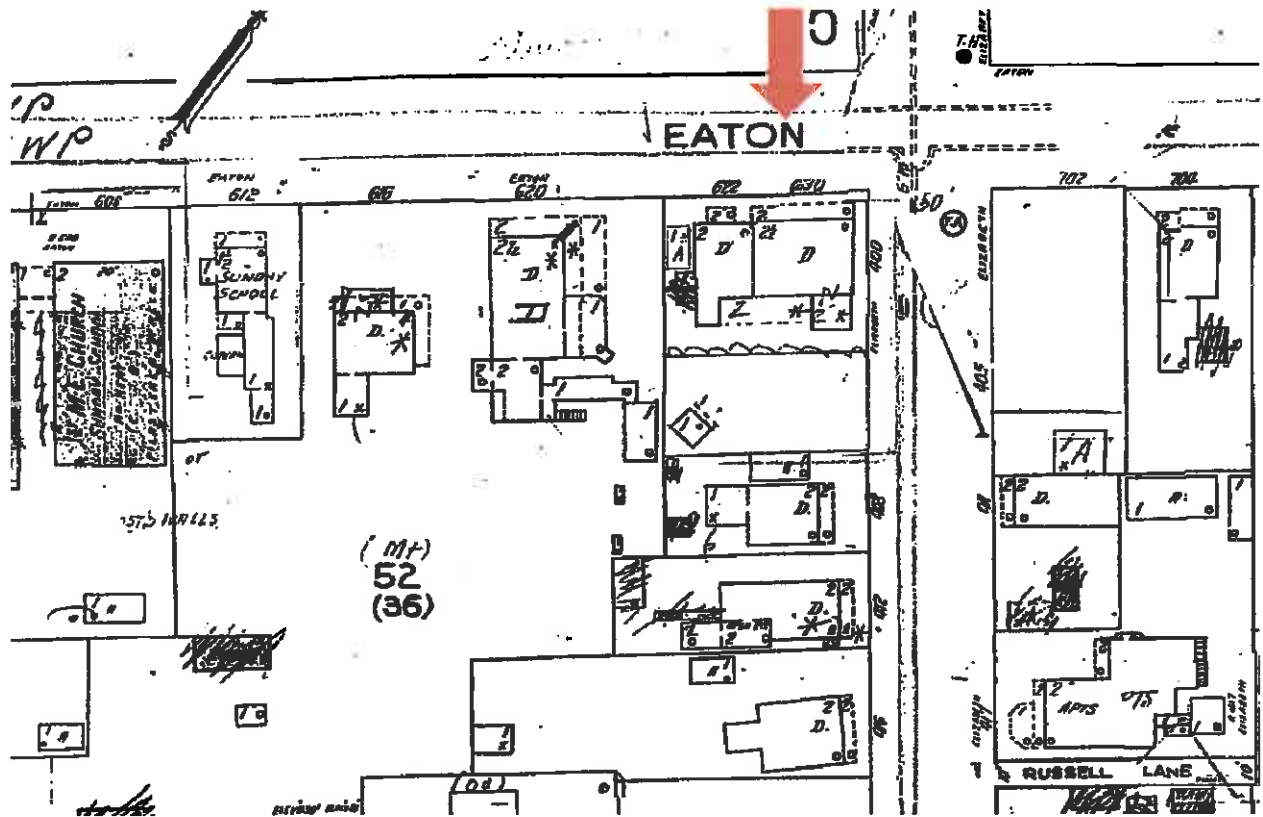
Sanborn Maps



#630 Eaton Street Sanbor map 1926



#630 Eaton Street Sanbor map 1948



#630 Eaton Street Sanbor map 1962

Project Photos

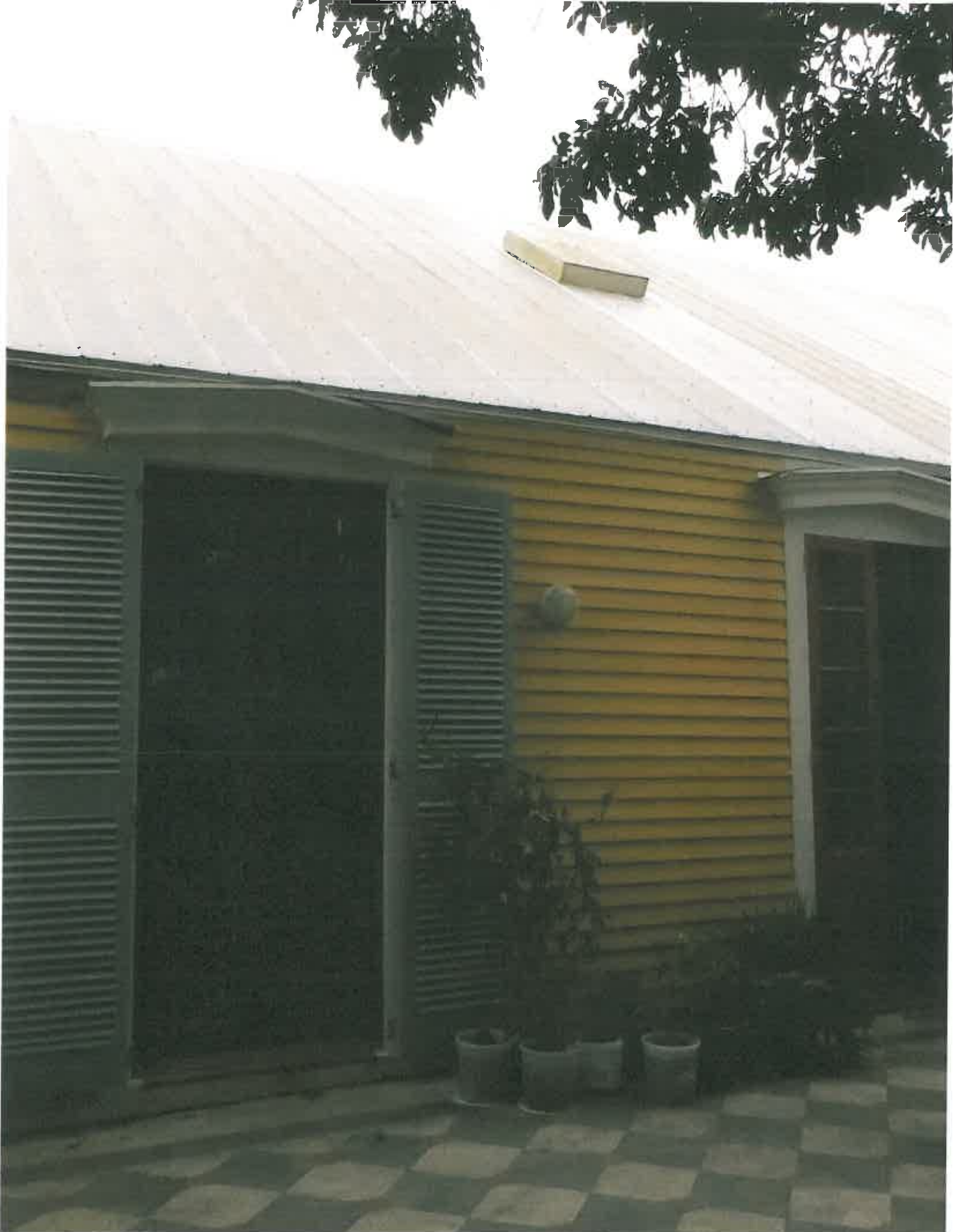


Photo taken by Property Appraiser's office c1965; 630 Eaton Street; built c1885.
Monroe County Library.















Survey

Proposed Plans

PROPOSED DORMERS



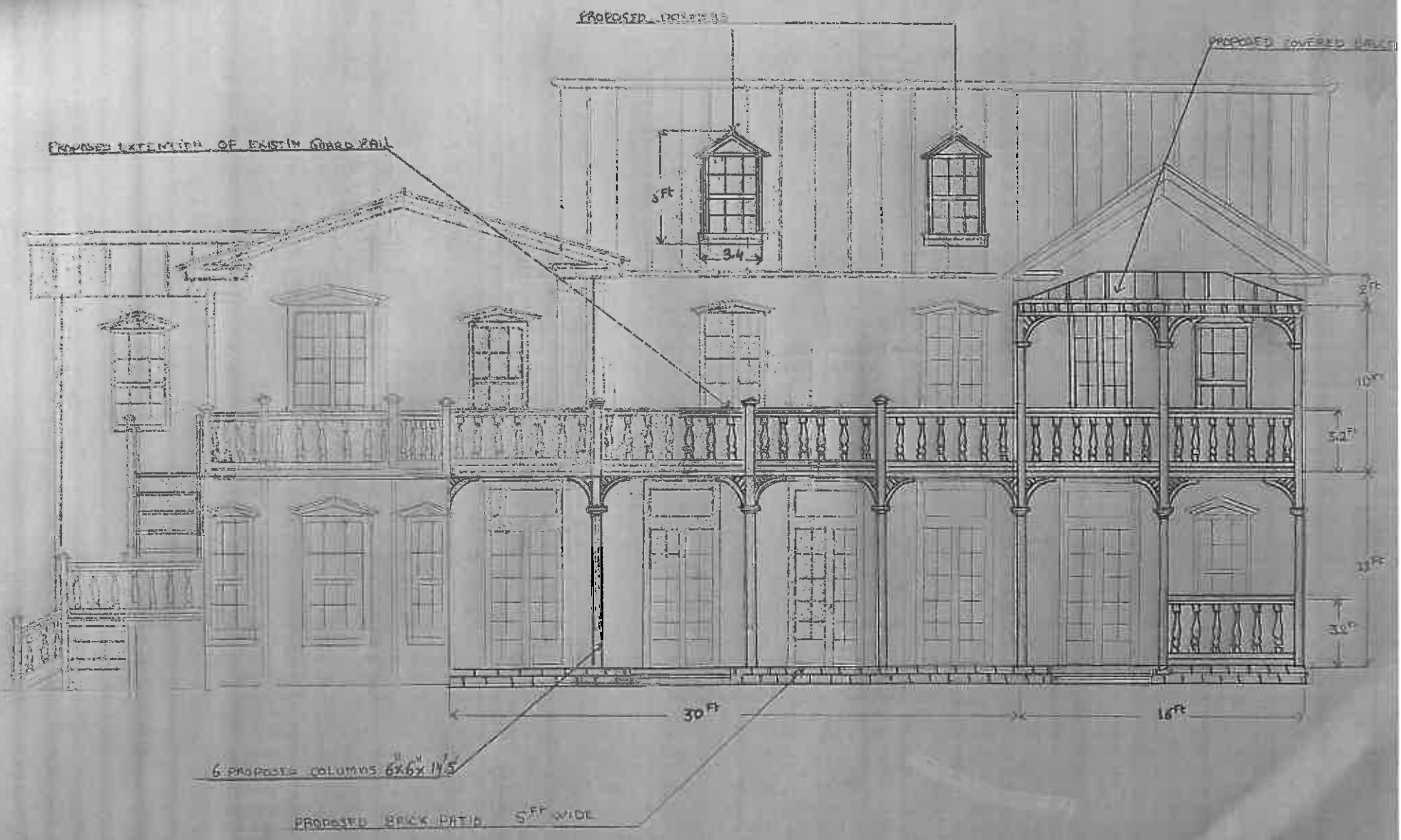
EXISTING WINDOW (RELOCATED)
HERE WILL DIVIDE LIFE
SECTION WAS CHANGED WITH HANGING



WEST ELEVATION

530 EATON ST

PROPOSED



LOT = 7898 SF

630 EATON

REAR-SETBACK
33' NC

SECOND FLOOR PLAN

16'

BACK YARD

PROPOSED
BALCONY/PORCH
80 SF

ELIZABETH STREET- SIDE

PROPOSED DECK EXTENSION
90 SF

EXISTING
DECK EXTENSION/FIRE EXIT

EXISTING OPEN DECK

FIRE
EXIT

20'

EXISTING OPEN DECK

APARTMENT #4

APARTMENT #8

APARTMENT #6

STREET SIDE SETBACK
2'-9" NC

HALLWAY/FIRE EXIT

APARTMENT #5

APARTMENT #9

EATON STREET- FRONT OF HOUSE

LOT # 7898 SF

FIRST FLOOR PLAN

630 EATON STREET

PROPOSED BRICK PAVERS

PROPOSED BRICK PAVERS

44'-0" WIDE

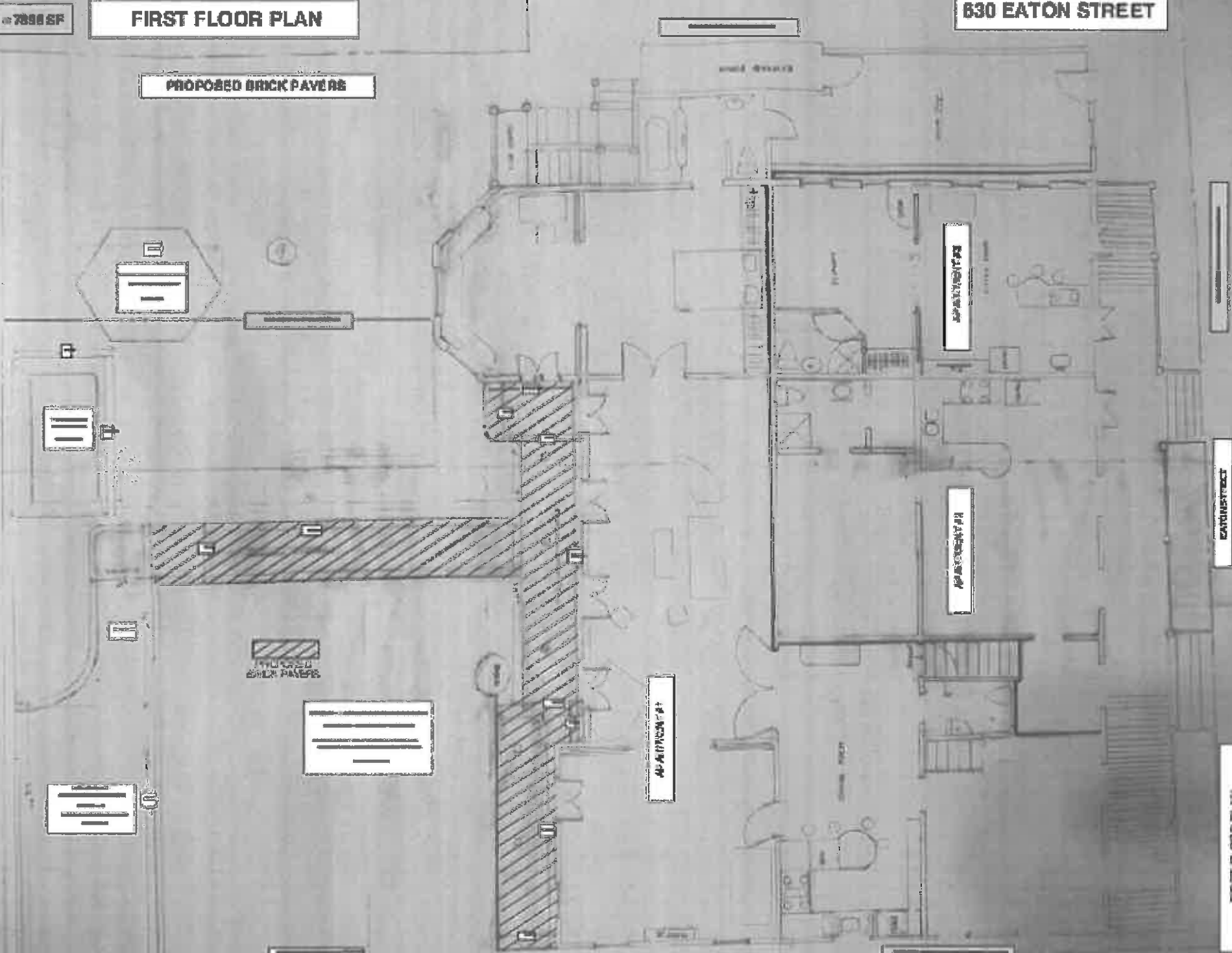
44'-0" WIDE

12'-0" WIDE

12'-0" WIDE

EATON STREET

FIRST FLOOR PLAN



**EATON STREET APARTMENTS
630 EATON ST.
KEY WEST, FL.**

SITE DATA

ZONING HNC-2
FLOOD X-ZONE
LOT AREA 7898 S.F.

	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	3160 sf / 40%	3982 sf / 50.4%	4122 sf / 52.1%
Building (Existing)	3982 sf		
Proposed Additions			
Porch 1	60 sf		
Porch 2	80 sf		
Total Proposed	4122 sf		
IMPERVIOUS RATIO	4739 sf / 60%	4475 sf / 56.6%	4859 sf / 61.5%

EXISTING

Building 3982 sf
 Parking 242 sf
 Walkways 70 sf
 Cistern 104 sf
 Gazebo 64 sf
 Retaining Wall 13 sf

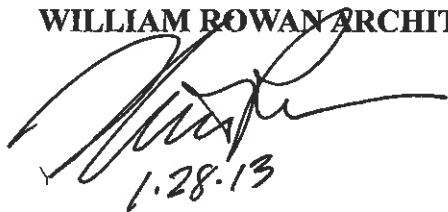
Total Existing 4475 sf

PROPOSED

Building 3982 sf
 Impervious (Existing) 493 sf
 Building (New) 140 sf
 Impervious (New) 244 sf
 Brick walkways

Total Proposed 4859 sf

WILLIAM ROWAN ARCHITECTURE



1.28.13

SEAL

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 27, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

ADDITION OF SECOND FLOOR DECK ON BACK OF THE BUILDING ALL MADE OF WOOD. NEW BRICK WALKWAY AND PATIO FROM DRIVEWAY TO HOUSE. TWO NEW DORMERS ON THE BACK AND THREE NEW DORMERS ON THE FRONT.

FOR- #630 EATON STREET

Applicant- Arnau Girard

Application # H13-01-1126

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Naja Girard D'Albissin, 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: 630 Eaton Street on the 22nd day of August, 2013.

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 August 27th, 2013.

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 H13-01-1126

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

Signed Name of Affiant:

Naja Girard D'Albissin
Date: Aug 22, 2013
Address: 1214 Newton St.
City: Key West, FL
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 22nd day of August, 2013.

By (Print name of Affiant) Naja Girard D'Albissin who is personally known to me or has produced IDA D'Albissin Lucia #0663-620-62-666-0 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Portia Y. Navarro
Print Name: Portia Y. Navarro
Notary Public - State of Florida (seal)
My Commission Expires: 5/13/2014



630

Public Meeting Notice



**Property Appraiser
Information**

**Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida**

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

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

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

Alternate Key: 1006513 Parcel ID: 00006290-000000

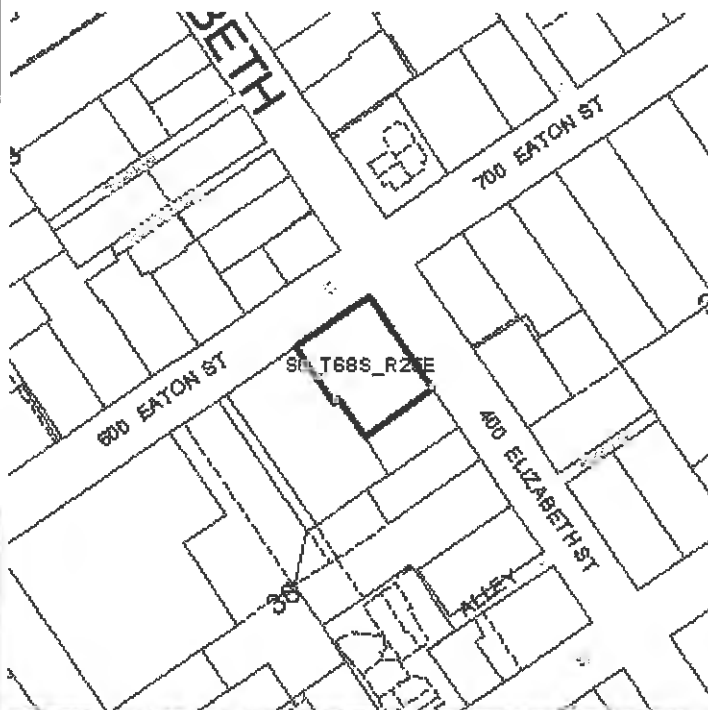
Ownership Details

Mailing Address:
DALBISSIN ARNAUD GIRARD
1214 NEWTON ST
KEY WEST, FL 33040

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 630 EATON ST KEY WEST
Legal Description: KW PT LOT 2 SQR 36 OR283-567/68 OR527-7 OR837-721/722 OR907-1001 OR1074-844Q/C (PROB44-07-CP-018-K) OR2272-2265ORDER OR2358-1627(ORDER) OR2397-106P/R

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	7,898.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 4566
Year Built: 1939

Building 1 Details

Building Type R8
Effective Age 32
Year Built 1939
Functional Obs 0

Condition G
Perimeter 506
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 35
Grnd Floor Area 4,566

Inclusions: R8 includes 8 3-fixture baths and 8 kitchens.

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

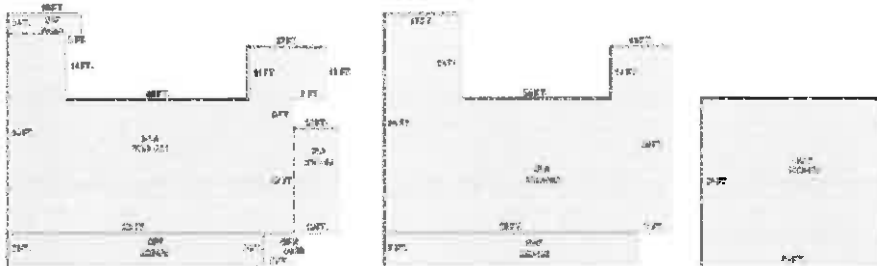
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 7

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	392
2	OPU	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	49
3	FLA	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	2,133

5	OPF	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	64
6	FLA	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	2,213
8	OUF	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	392
9	FAT	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	1,400
10	FLA	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	220

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	PT3:PATIO	190 SF	0	0	1969	1970	1	50
3	PT2:BRICK PATIO	146 SF	0	0	1972	1973	2	50
4	FN2:FENCES	172 SF	43	4	1969	1970	2	30
5	RW2:RETAINING WALL	234 SF	117	2	1969	1970	3	50
6	PT2:BRICK PATIO	90 SF	15	6	1984	1985	4	50

Appraiser Notes

622-630 EATON ST 8 METERS TPP8529686- RENTALS

2011-01-10 SPOKE TO OWNER ONSITE. FULL REHAB IN PROGRESS. ONE UNIT IS BEING OCCUPIED AS OF THIS DATE. ONCE REHAB IS COMPLETE THERE WILL BE 7 UNITS. WILL ADJUST QG/EFF AGE TO REFLECT STATE OF REHAB 1/1/10.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	0001933	08/29/2000	10/11/2001	2,500 Residential	REPLACE STAIRS AT REAR
1	0002968	09/20/2000	10/11/2001	6,500 Residential	REPAIR PORCHES
1	0003676	11/20/2000	10/11/2001	3,000 Residential	CONSTRUCT 40SF UPSTAIRS
1	0003239	10/06/2000	10/11/2001	850 Residential	ROOF REPAIRS
1	0102833	08/14/2001	10/11/2001	6,000 Residential	PAINTING EXTERIOR
1	02-2432	09/08/2002	10/28/2002	7,220	ROOFING
	09-1330	05/19/2009		2,800	REPLACE 5 FIXTURES, WH, KITCHEN SINK, DW,LAV AND TOILET
	09-0986	05/19/2009		10,000	REVISION-NEW FRENCH DOOR TO MATCH EXISTING ON FRONT OF HSE.REMOVE MIDDLE STEPS AND RELO TO PLAN, REMOVE 151SF OF WALL BETWEEN LR AND KITCHEN-INSTALL NEW TRIPLE 2X12 BEAM TO CARRY LOAD OF DEMOED WALL, REFRAME KITCHEN FLR.
	08-2421	07/23/2008		1,000	REPLACE 2 PORCH COLUMNS 8X8 WITH SAME
	09-0986	04/13/2009		10,000	RED TAGGED-REHAB WINDOWSADD EXT WOOD SCREEN DOO -REPLACE 553.5SF OF DRYWALL-REMOVE LINOLEUM REPLACE W/WOOD FLOOR,REPLACE MOULDING ,BUILD SHELVES PAINT INTERIOR-REMOVE DROP CEILING IN KITCHEN

09-1317	05/14/2009	2,000	INSTALL NEW SVC 400AMP
09-3596	10/22/2009	5,000	APT #6 REPAIR BROKEN SEWER LINE-REMOVE OLD SINK,TOILET,SHOWER-R&R PIPES-REINSTALL NEW.-REMOVE EXISTING KITCHEN SINK REPLACE W NEW-
09-4264	12/16/2009	5,000	APT#5 INTERIOR REHAB SEE 09-3596
09-3562	11/30/2009	20,000	APT#5 DEMO KITCHEN ,BATHROOM,NEW FLOOR 242sf,CEILING DRYWALL, WALL DRYWALL-INSTALL NEW BATHROOM-RENOVATE KITCHEN W/CABINETS,CLOSETS--- APT#6 DEMO KITCHEN WALL, BATHROOM, NEW WOOD FLOOR,RENOVATE KITCHEN, BUILD CLOSETS
09-3593	12/01/2009	4,000	WIRE LIVING ROOM, KITCHEN AND PROVIDE STUB OUTS FOR 2 FUTURE BATHROOMS #6 ONLY
09-4327	12/21/2009	5,500	INSTALL 1 NEW INTERIOR 100 A PANEL & CONNECT NEW SVC SWITCHES & FIXTURES AND 2 WINDOW UNIT AC'S, SMOKE DETECTORS, LIGHTS AS PER FIRE DEPT.
10-0388	02/05/2010	3,000	FRONT DOOR-RPLC WINDOW, REPLC WINDOW WITH FRENCH DOOR. SHUTTERS FOR ALL WINDOWS AND DOORS WOOD PANEL
10-0387	02/05/2010	3,000	REPLACE 3 SIDE WINDOWS WITH ORIGINAL WOODEN TRUE DIVIDED LIGHT DOUBLE SASH, ON FRONT WINDOW WOOD SLAT SIDE LOUVER
10-0975	04/26/2010	75,000	DEMOLISH WALLS OF BACK BEDROOM REMOVE COLUMNS & SIDING ON BACK PORCH, RELO EXISTING FIRE STAIRS, INSTALL 6 SETS OFDOORS, BUILD MASTER BEDROOM AT FORMER LOCATION OF GARAGE KITCHEN, TILE ,FLOOR, 4110SF DRYWALL 5/8 FIREWALL GREADE WALL & CEILINGS WOOD FLOORS AS PER HARC
10-0972	04/26/2010	1,000	INTERIOR DEMO PERMIT APT 3 ONLY. REMOVE OLD DRYWALL AND FLOORING, REMOVE NON STRUCTURAL PARTITION WALL AND TG BOARDS
10-0977	04/20/2010	3,000	COVER WALL WITH WOOD AND DRYWALL 270SF, INSULATE CONSTRUCT 2X4 WALL BETWEEN APT5 AND 6 210SF REPLACE SUBFLOOR, ADD FLOORING 9300SF, REMOVE TG AND RE INSTALL OVER PLYWOOD
10-0973	04/26/2010	15,000	DEMO KITCHEN & RELO, NEW COUNTER MOVE DIVIDER WALL BACK, SLIDING DOORS, ENLARGE BATHROOM, BUILD STORAGE REPLACE FLOORS, INSTALL NEW HURRICANE SHUTTERS, REPLACE WINDOWS, REPAIR 2 FRONT DOUBLE DOORS & SHUTTERS & BUILD BATHROOM CLOSET.
10-0974	04/27/2010	4,000	REWIRE APT 3
10-1062	05/17/2010	5,000	RELO EXISTING KITCH, INSTALL NEW KITCH SINK, ADD D/W, LINE FOR REFRIGERATOR ICEMAKER, RELO BATHROOM, INSTALL OF NEW SINK, SHOWER, TOILET,CHANGE GARAGE KITCHEN TO BATHROOM FOR UNIT #1,INSTALL NEW SHOWER,TUB,SINK,TOILET,RELO W/H
10-1061	05/17/2010	5,000	RELO EXISTING KITCHEN FROM BACK TO FRONT OF APARTMENT, INSTALL KITCH SINK, LINE FOR FRIDGE ICEMAKER AT NEW LOCALE, ENLARGE EXISTING BATHROOM , INSTALL NEW SHOWER,SINK,TOILET,
10-1651	05/21/2010	100	REMOVE BROKEN METAL CONDUIT BEING SURFACE MOUNTED ON BLDG AND FEEDING EXISTING UPSTAIRS #7, PROVIDE NEW 1 1/4 CONDUIT AND ELECTRICAL FEED FOR UNIT #7 RUNNING IT INSIDE OF WALLS
10-0373	03/15/2010	15,000	ADDITION OF NEW 13R FIRE SPRINKLER SYSTEM
10-1363	05/06/2010	2,000	REFURBISH EXISTING BRICK DRIVEWAY
10-0977	04/27/2010	3,000	DEMO BACK BEDROOM (WALL&ROOF) AND ENLARGING 162FT, ERECTING 2ND BEDROOM ON BACK DECK 121SF, RELO BATHROOM, CRYWALL, ERECT DECK OFF BEDROOM#1 INSTALL ONE WINDOW EACH BR
10-2921	09/17/2010	7,500	INSTALL FIRE SPRINKLERS 34 HEADS

10-1082	02/18/2011	3,000		ADD WIRING FOR 2 BR'S WITH EXTERIOR LIGHTING ON 2 OUTDOOR DECKS INCLUDING 2 AC WALL UNITS
11-0320	02/01/2011	9,976		INSTALL 1300sf, 13 sqrs OF VCRIMP METAL ROOFING
10-0975	08/24/2012	98,500	Residential	REVISION #3 - ELIZABETH ST. SIDE BOTTOM FLOOR, DEMO 500 SF SIDING, INSTALL 550 SF PLYWOOD SHEATHING, 550 S.F. SIDING. REPLACE FOUR (4) WOODEN DOUBLE-HUNG WINDOWS W/5 NEW SAME, PLYWOOD SHUTTERS (4 SETS) WITH 5 SETS BOARD AND BATTEN SHUTTERS, PAINT SIDING WHITE & SHUTTERS BLACK.
13-0300	02/20/2013	8,000	Residential	EXTENSION OF 10-975; WORK NOT YET COMPLETED. BASEMENT WORK IS REMOVED TO COMPLETE: REPLACE WALLS ; CEILINGS; SIDING; FLOORS; WINDOWS; SHUTTERS; FOUNDATION PIERS; SLAB; BAR & CABINETS.
13-2068	05/20/2013	15,000	Residential	DEMOLISH: KITCHEN, BATHROOM WALLS, GUT. REMOVE ALL DRYWALL, T/G, REPLACE W/1770 SF INSULATION, 1600 SF, 1170 SF DRYWALL. INSTALL 2X4 STUD DIVIDER WALLS: 5X13 KITCHEN, 16X10 BETWEEN L/R + D/R, 7X10 AND 3X10 FOR EACH BATHROOM....

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	411,436	2,393	321,859	735,688	514,771	0	735,688
2012	291,170	2,412	174,392	467,974	467,974	0	467,974
2011	297,500	2,431	241,430	541,361	541,361	0	541,361
2010	524,997	2,450	171,684	699,131	699,131	0	699,131
2009	592,304	2,468	505,713	986,487	986,487	0	986,487
2008	677,289	2,487	789,800	1,469,576	1,469,576	0	1,469,576
2007	844,076	2,506	1,303,170	2,149,752	2,149,752	0	2,149,752
2006	1,194,140	2,525	750,310	1,946,975	1,946,975	0	1,946,975
2005	1,119,829	2,544	631,840	1,754,213	1,754,213	0	1,754,213
2004	863,870	2,563	473,880	1,340,313	1,340,313	0	1,340,313
2003	831,875	2,582	276,430	1,110,887	1,110,887	0	1,110,887
2002	781,929	2,623	276,430	1,060,982	1,060,982	0	1,060,982
2001	458,546	2,341	276,430	737,317	737,317	0	737,317
2000	438,990	2,368	167,833	609,191	609,191	0	609,191
1999	414,602	2,326	167,833	584,761	584,761	0	584,761
1998	338,056	1,896	167,833	507,785	507,785	0	507,785
1997	304,250	1,768	152,037	458,055	458,055	0	458,055
1996	217,322	1,374	152,037	370,733	370,733	0	370,733
1995	198,004	1,296	152,037	351,338	351,338	0	351,338
1994	177,077	1,198	152,037	330,312	330,312	0	330,312
1993	177,077	1,239	152,037	330,353	330,353	0	330,353
1992	216,034	1,275	152,037	369,346	369,346	0	369,346
1991	229,614	458	152,037	382,109	382,109	0	382,109
1990	193,277	458	152,037	345,771	345,771	0	345,771

1989	175,706	416	150,062	326,184	326,184	0	326,184
1988	153,923	416	150,062	304,401	304,401	0	304,401
1987	151,944	416	67,725	220,085	220,085	0	220,085
1986	152,685	416	66,343	219,444	219,444	0	219,444
1985	148,188	416	35,549	184,153	184,153	0	184,153
1984	139,537	416	35,549	175,502	175,502	0	175,502
1983	139,537	416	35,549	175,502	175,502	0	175,502
1982	141,981	416	35,549	177,946	177,946	0	177,946

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
1/15/2009	2397 / 106	1,000,000	WD	Q
3/1/1984	907 / 1001	235,000	WD	Q
8/1/1981	837 / 721	250,000	WD	Q
2/1/1973	527 / 7	65,000	00	Q

This page has been visited 253,461 times.

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