



Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: November 18, 2024

Applicant: Bender & Associates Architects

Application Number: H2024-0053

Address: 913 Terry Lane

Description of Work:

Relocation, renovation, additions to historic structure, and new decks.

Site Facts:

The building under review is a contributing resource to the historic district; however, the rear addition is historic and non-contributing shown in a 1972 aerial photo. The main structure was built circa 1929, but staff has found that the structure is shown on the 1912 Sanborn Map. This historic one-story frame and concrete block structure faces Terry Lane. For reference, the Key West lighthouse is located on the adjacent property. Currently, the house is over front and side setbacks, additionally the front porch roof extends beyond the property lines at the front, and the chain link fence encroaches on the front and side property lines. The site features a shed in the rear of the property, two concrete pads, a concrete ramp, a chain link fence, a cistern, a well, and a pump area in the rear as well.

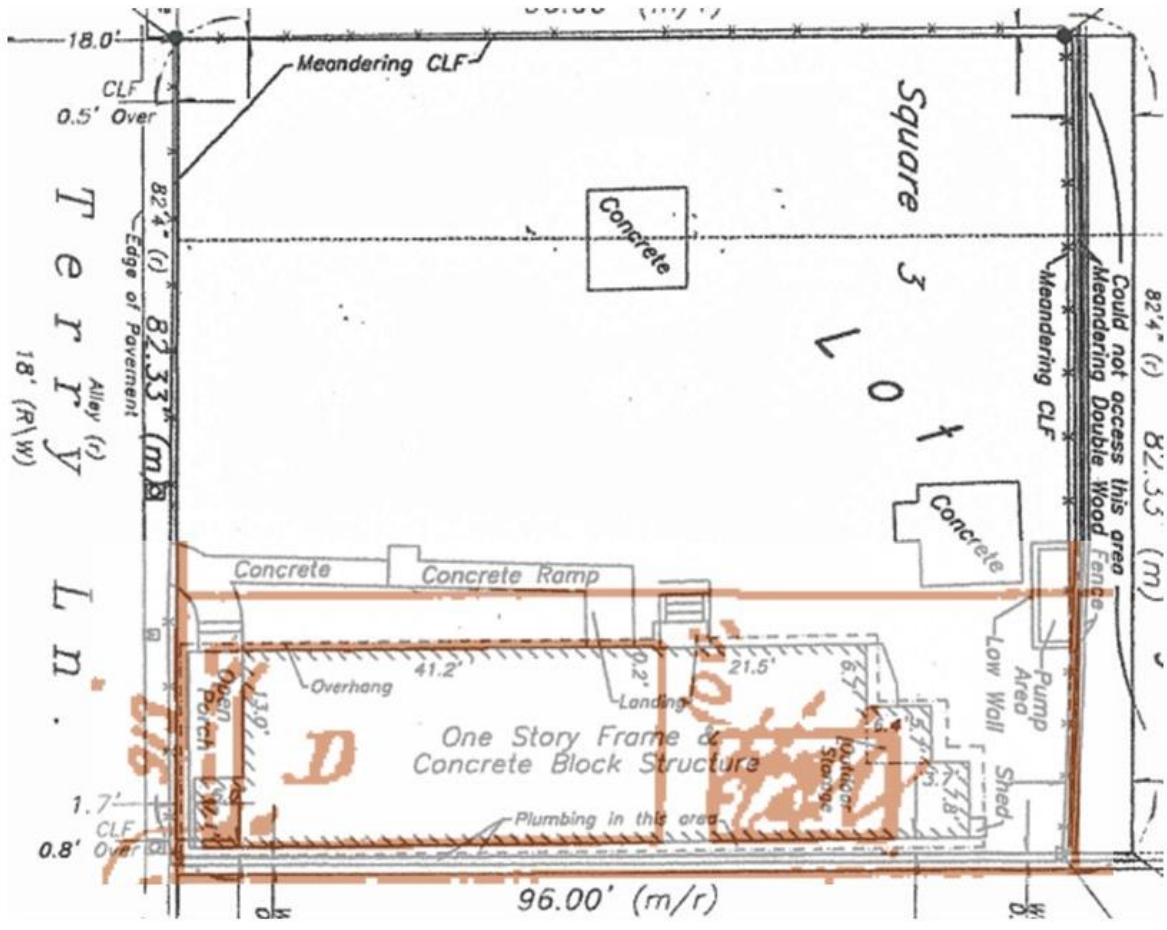
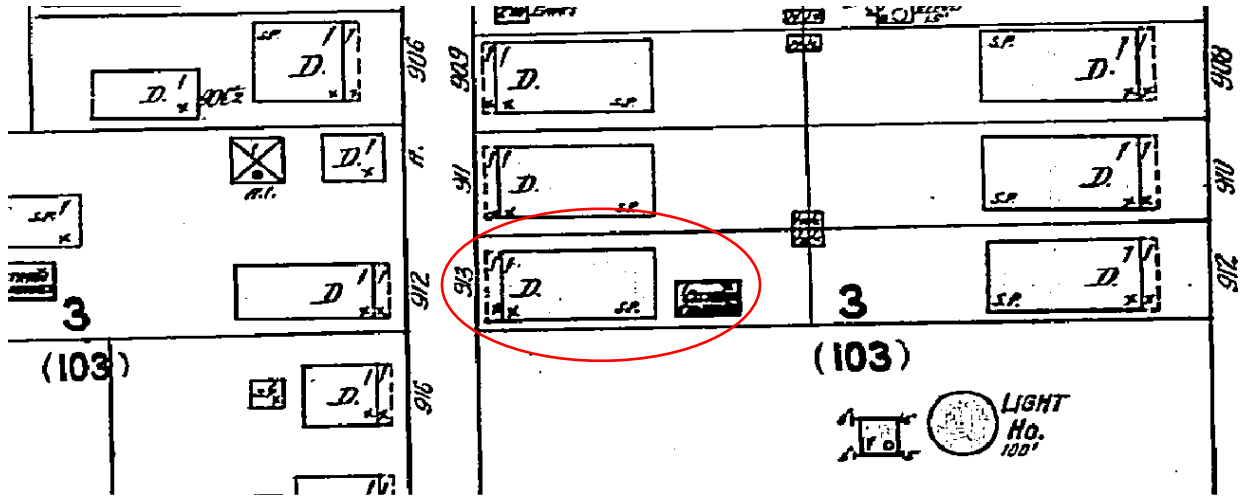
Currently the house sits on piers, and it is in an X flood zone.



Photo taken by the Property Appraiser's office circa 1965. Monroe County Library.



Current photo of house under review.





1972 Aerial Photo showing rear addition.

Guidelines Cited on Review:

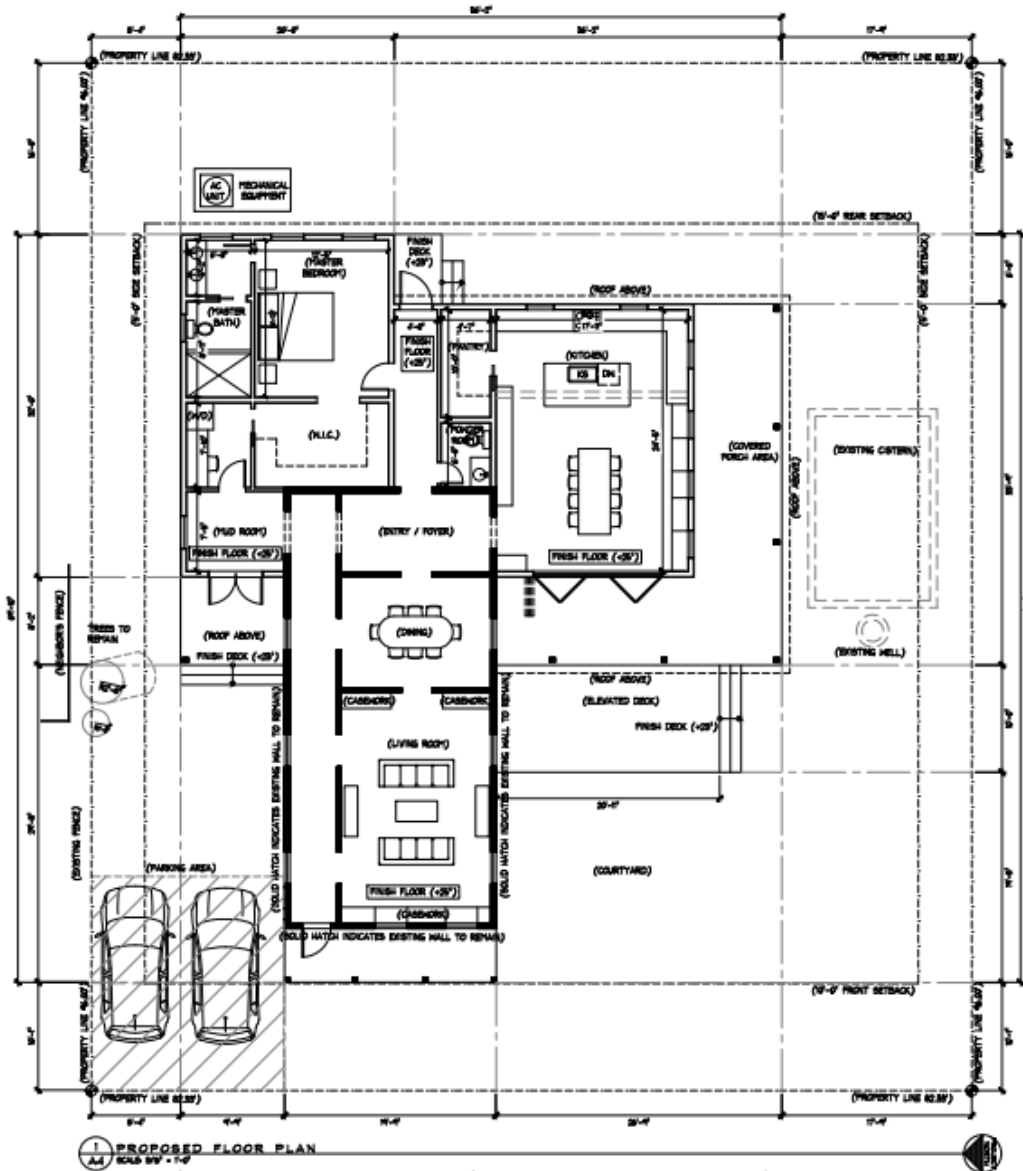
- Guidelines for Building Exteriors (page 24), specifically guidelines 1 (specifically board and batten).
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Windows (pages 29a-1), specifically guidelines A (3, and 5).
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 5, 6 (first two sentences), 11, 13, 14, 19, 22, 23, 24, 30, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6 (first two sentences), 9, 11, 12, 13 (first sentence), 14, 18, 22, 23, 24, and 25.
- Guidelines for fences and walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 6, and 9.

Ordinance Cited on Review:

- Section 102-281 - Guidelines for rehabilitation or **relocation** of designated historic structure; mitigation plan for relocation, demolition or rehabilitation of historic structure.

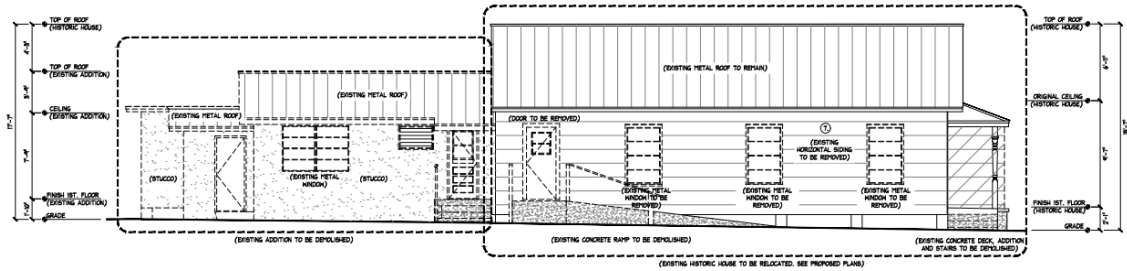
Staff Analysis:

A Certificate of Appropriateness is currently under review for renovations to a historic and contributing house. The proposed project includes the relocation of the house about 43 feet to the left in order to comply with setbacks and accommodate an addition to the side and rear of the existing historic structure, as well as the demolition of the rear one-story addition to replace it with a new proposed addition. The proposed addition will be setback about 47 feet 11 inches from the property line. The original entrance at the front porch will remain. The existing cistern and well will remain on the property.



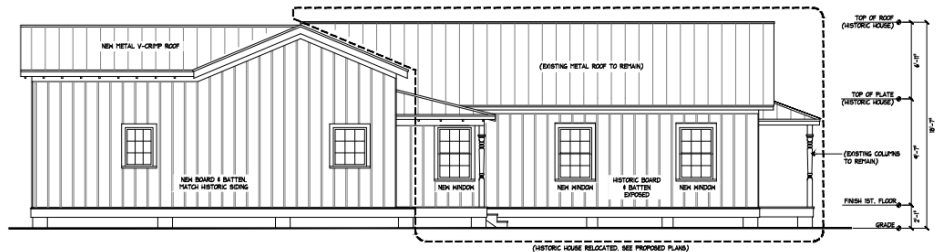
Proposed Floor Plan. Solid lines indicate outline of original historic structure.

Existing horizontal lap siding will be removed to expose the original board and batten siding underneath which will be painted white. The new addition will have cementitious board and batten siding painted white as well. Existing metal windows on the historic house will also be removed and replaced with 6 over 6 single hung wood windows. Windows on new addition will be impact single hung wood window and single doors will be impact wood. All doors and windows will be painted white. Bi-folding glass doors on the new addition will be aluminum. Roofing will remain 5 V-crimp galvalume in the historic portion and will be added to the new addition.



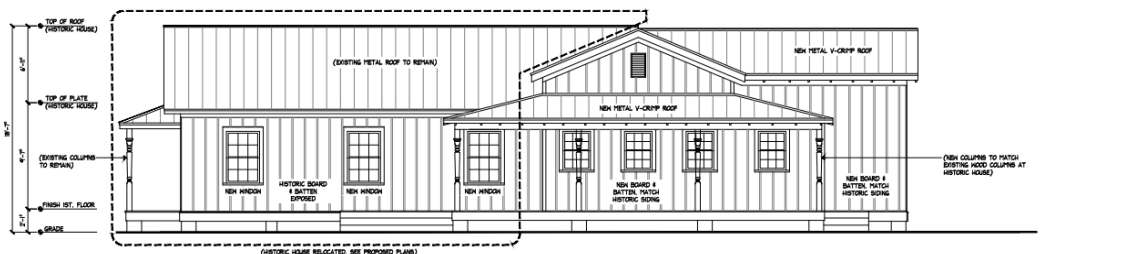
2 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"

Existing South Elevation.



1 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"

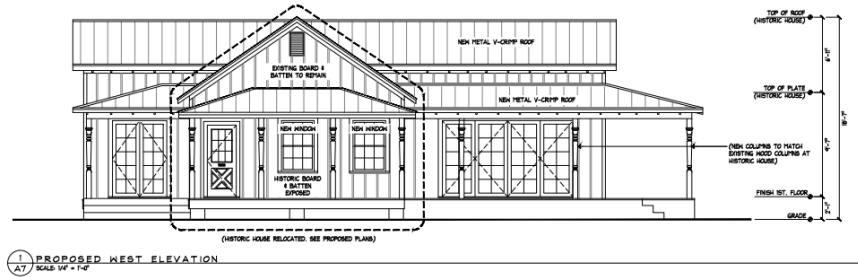
Proposed South Elevation.



1 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

Proposed North Elevation.

A section of the front porch is currently enclosed with lap siding and will be removed to open up the porch. New columns on the proposed addition shown on the north elevation will match the existing columns on the front porch of the historic portion of the structure.



Proposed West Elevation.

Consistency with Cited Guidelines:

Staff opines that the overall design is cohesive with the surrounding context and that it meets cited guidelines. The new gable roof in the rear addition will be lower in height than the existing principal roof and will be harmonious with the period of construction.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	913 Terry Ln.	
NAME ON DEED:	Deborah Ann Snelgrove	PHONE NUMBER
OWNER'S MAILING ADDRESS:		EMAIL
APPLICANT NAME:	Bender & Associates Architects.	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela St.	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 10.25.2024

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Principal Historic structure relocation, renovation and new additions.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Demolition of Non-Historic existing additions.

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

ACCESSORY STRUCTURE(S): N/A	
PAVERS: None	FENCES: N/A
DECKS: New elevated deck as shown on plans.	PAINTING: All new paint to be white
SITE (INCLUDING GRADING, FILL, TREES, ETC): See plans.	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
See plans.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	913 Terry St.
PROPERTY OWNER'S NAME:	Deborah Ann Snelgrove
APPLICANT NAME:	Bender & Associates Architects

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

	<p style="font-size: 1.2em; font-family: cursive;">10.28.24</p>
PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of Non-Historic existing additions.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
Additions to be demolished are non-historic.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
Additions to be demolished are non-historic.

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

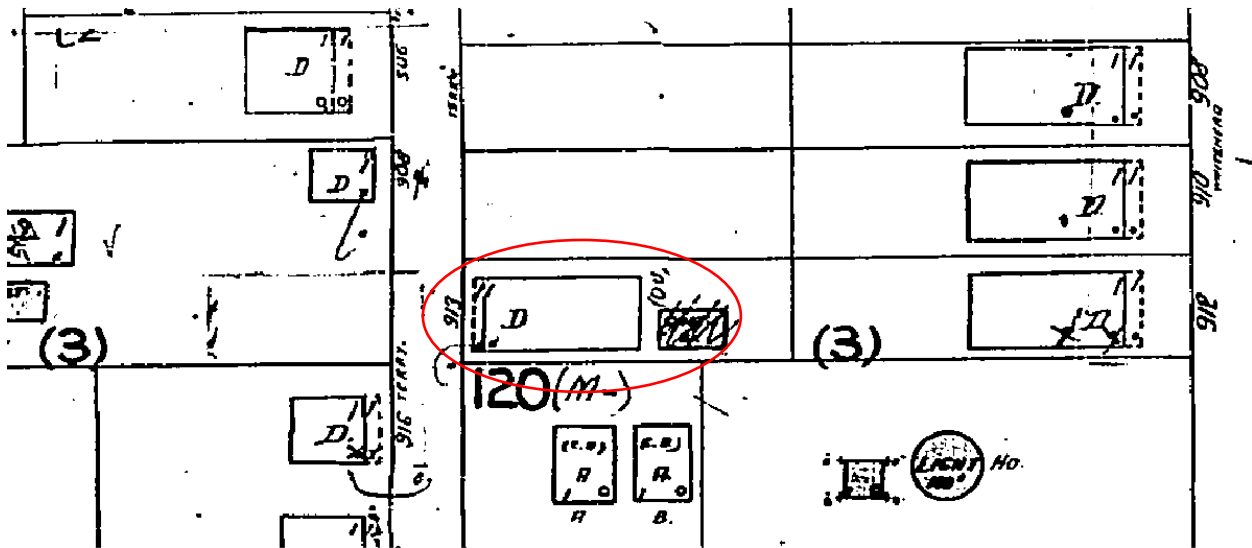
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Additions to be demolished are non-historic.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
Additions to be demolished are non-historic.
(d) Is not the site of a historic event with significant effect upon society.
Additions to be demolished are non-historic.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
Additions to be demolished are non-historic.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Additions to be demolished are non-historic.
(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.
Additions to be demolished are non-historic.
(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.
Additions to be demolished are non-historic.

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.

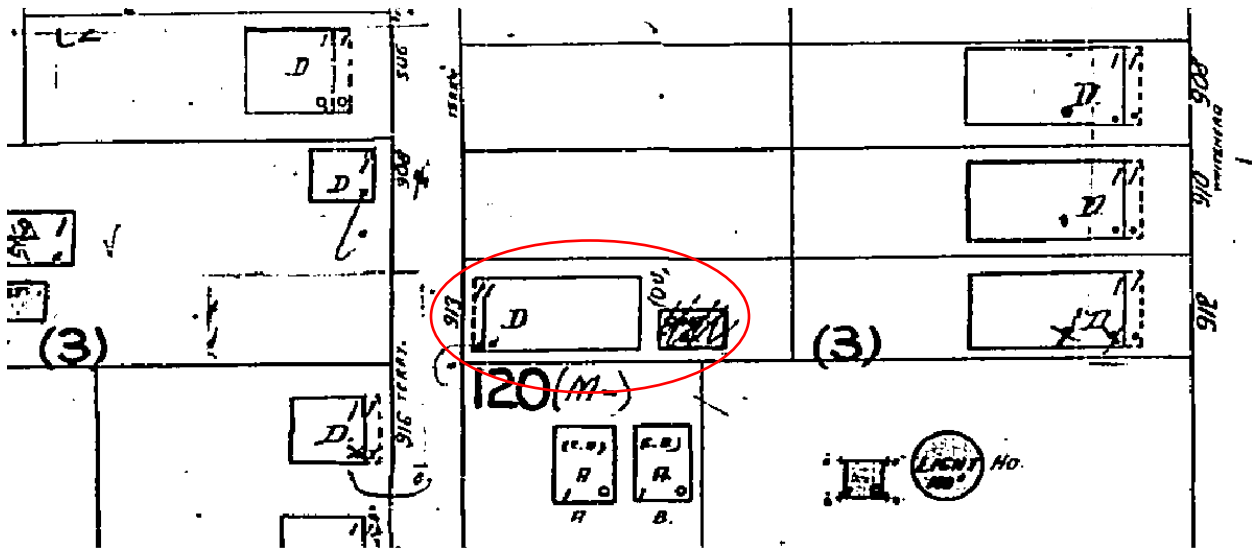
(i) Has not yielded, and is not likely to yield, information important in history,
Additions to be demolished are non-historic.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The removal of the non-historic additions does not adversely affect the overall historic character of the district or neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The removal of the non-historic additions does not destroy the historic relationship between buildings or structures and open space.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
The removal of the non-historic additions does not adversely affect the overall historic character of the district or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

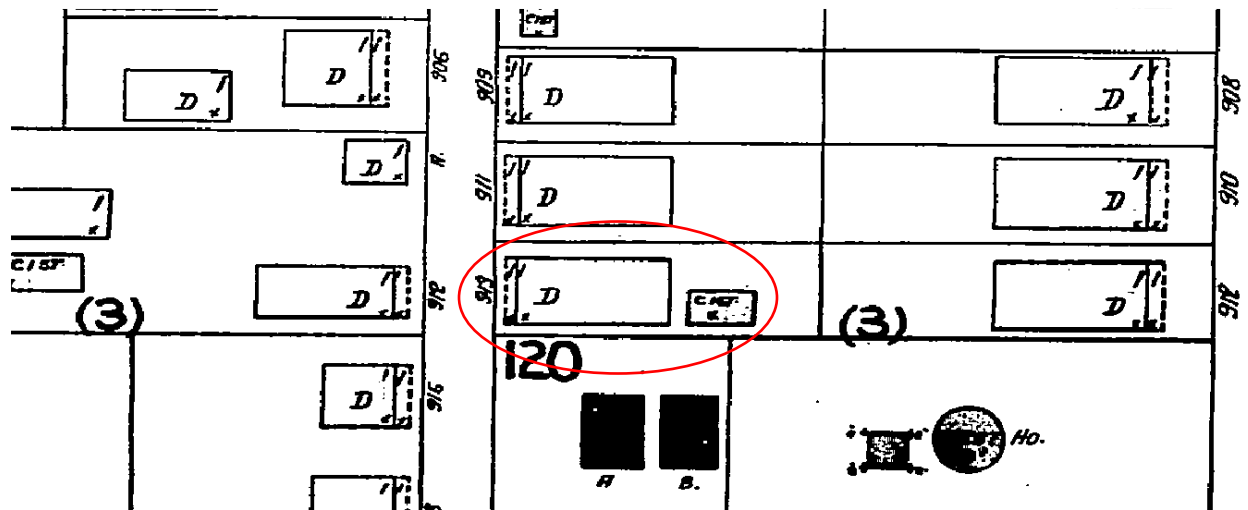
SANBORN MAPS



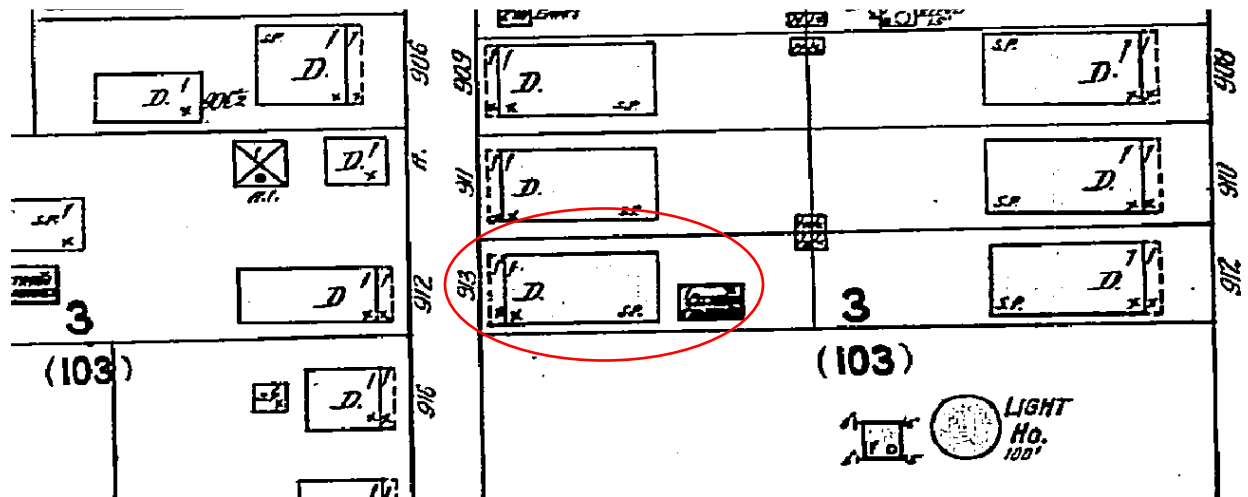
1962 Sanborn Map



1948 Sanborn Map



1926 Sanborn Map



1912 Sanborn Map

PROJECT PHOTOS



VIEW FROM SIDE OF THE EXISTING HOUSE (EXISTING NORTH ELEVATION)



VIEW FROM TERRY LANE. (EXISTING WEST ELEVATION)



VIEW FROM SIDE OF THE HOUSE (EXISTING SOUTH ELEVATION)



VIEW FROM THE BACK OF THE HOUSE (EXISTING EAST ELEVATION)



2 PHOTOGRAPH OF ORIGINAL HOUSE (1966)
A9 SCALE: N.T.S.



1 PHOTOGRAPH OF EXISTING HOUSE (TERRY LN.)
A9 SCALE: N.T.S.

913 TERRY LANE
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-3727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No: 2325

Date: 10/25/2024

A9



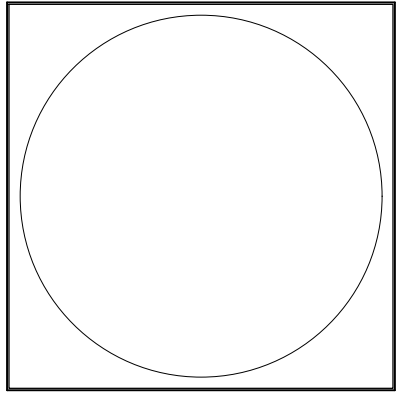
2 TERRY LANE - OPPOSITE VIEW OF PROJECT SITE
 A9 SCALE: N.T.S.



913 TERRY LANE
 KEY WEST, FLORIDA



1 TERRY LANE - VIEW SHOWN PROJECT SITE
 A9 SCALE: N.T.S.



410 Angela Street
 Key West, Florida 33040
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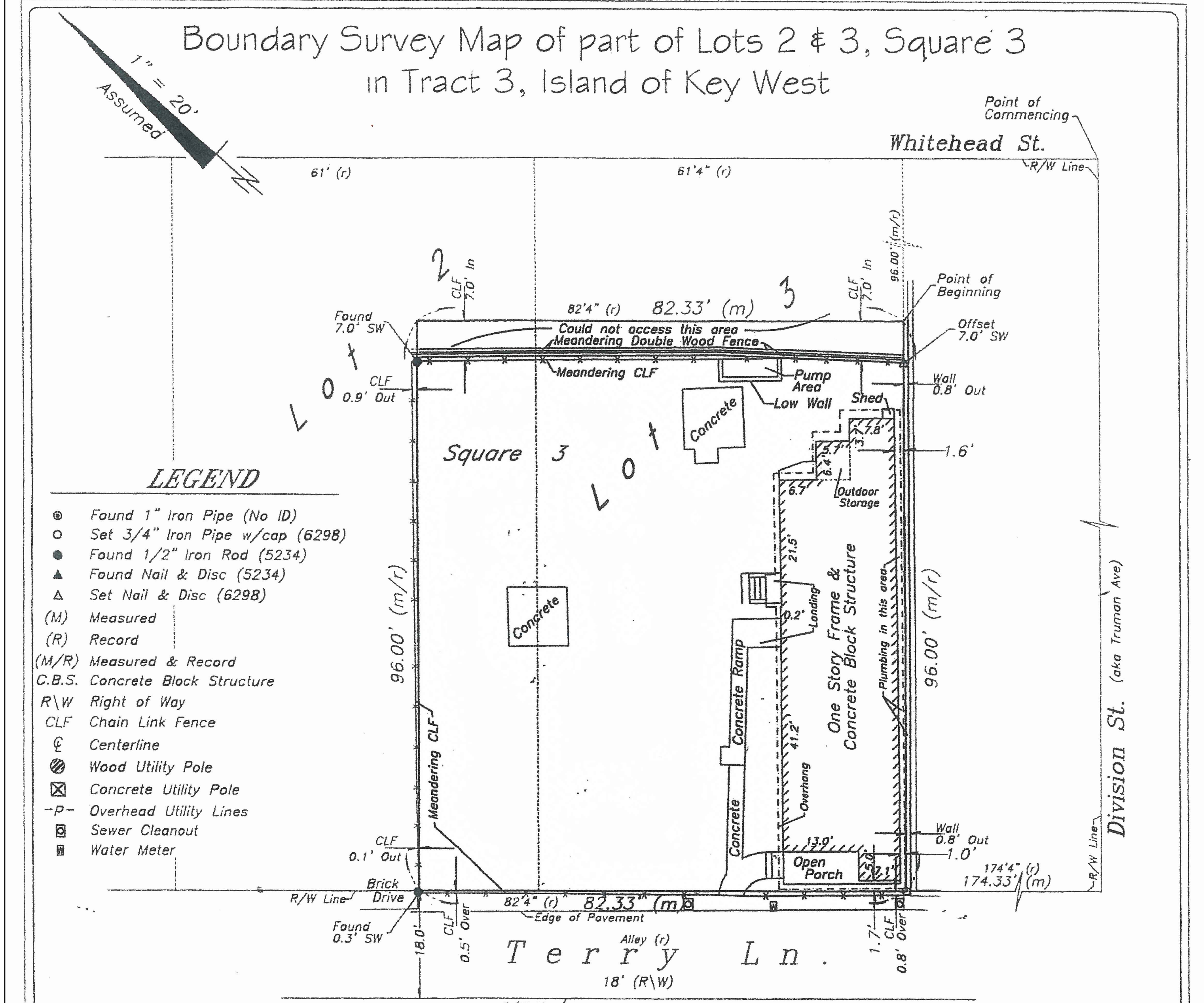
Bender & Associates
 ARCHITECTS p.a.

Project No: 2325
 Date: 10/25/2024

A10

SURVEY

Boundary Survey Map of part of Lots 2 & 3, Square 3
in Tract 3, Island of Key West

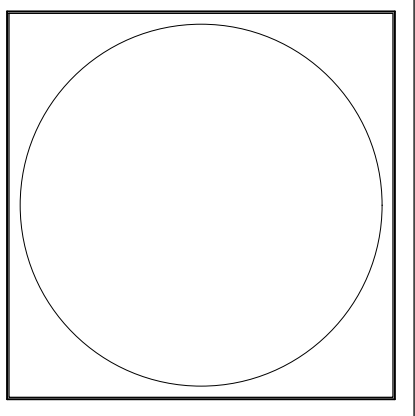


- LEGEND**
- ⊙ Found 1" Iron Pipe (No ID)
 - Set 3/4" Iron Pipe w/cap (6298)
 - Found 1/2" Iron Rod (5234)
 - ▲ Found Nail & Disc (5234)
 - △ Set Nail & Disc (6298)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - C.B.S. Concrete Block Structure
 - R\W Right of Way
 - CLF Chain Link Fence
 - ⊕ Centerline
 - ⊗ Wood Utility Pole
 - ⊗ Concrete Utility Pole
 - P- Overhead Utility Lines
 - ⊠ Sewer Cleanout
 - ⊠ Water Meter

- 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: 913 Terry Lane, 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: October 9, 2023
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.
 11. Benchmark utilized: U 267
 12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF: On the Island of Key West, Florida and known as Lot 3, Square 3, part of Lot 2, in Square 3, according to a subdivision of Tract 3, and also described as: COMMENCING at a point on Whitehead Street 174 feet 4 inches, Northwesterly from the corner of Division and Whitehead Streets and 96 feet, Southwesterly from Whitehead Street for a point of beginning. From said point of beginning continue Southwesterly 96 feet out to Terry Lane; thence at right angles in a Northwesterly direction

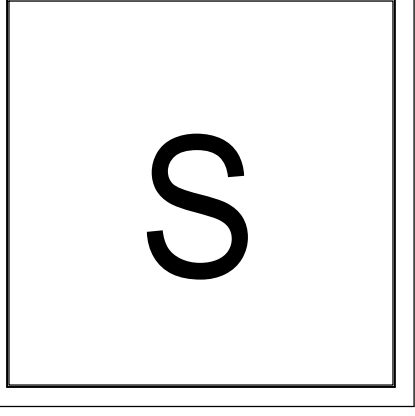
913 TERRY LANE
KEY WEST, FLORIDA



410 Angela Street
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Bender & Associates
ARCHITECTS
p.a.

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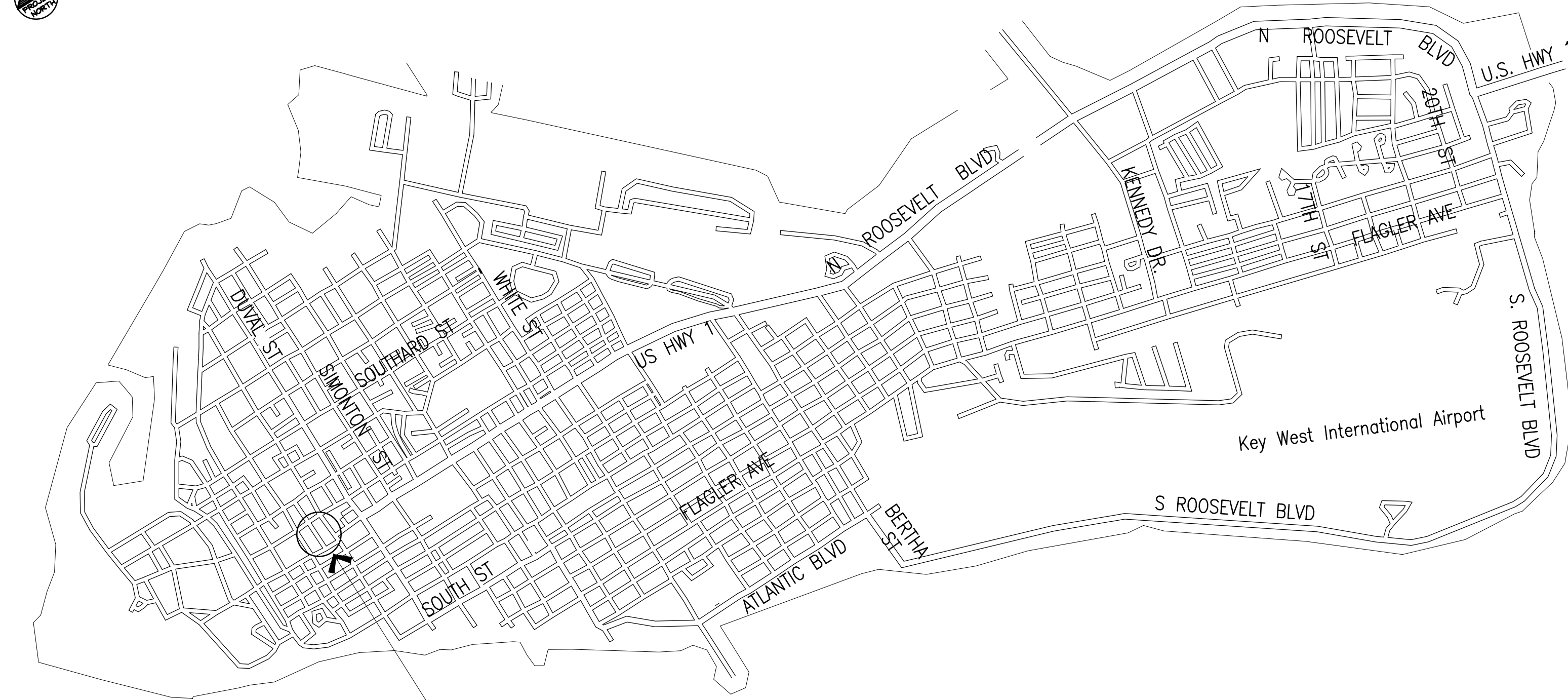
PROPOSED DESIGN

913 TERRY LANE

Key West Florida 33040

HARC APPLICATION

SITE MAP - KEY WEST



SITE LOCATION:
913 TERRY LANE,
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: 913 TERRY LANE
ARCHITECT'S PROJECT No.: 2325

CONTACT: DEBORAH ANN SNELGROVE
Address: 913 Terry Ln.
Key West Florida, 33040

Tel: --
Email: --

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: info@benderarchitects.com
Architect: Haven Burkee
Designer Associate: Ana Catalina Alvarez

GENERAL NOTES

1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:

- FLORIDA BUILDING CODE - Building 2023 EDITION
- FLORIDA BUILDING CODE - Existing 2023 EDITION
- FLORIDA BUILDING CODE - Residential 2023 EDITION
- FLORIDA BUILDING CODE - Plumbing 2023 EDITION
- FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION
- FLORIDA BUILDING CODE - Mechanical 2023 EDITION
- FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION
- NATIONAL ELECTRICAL CODE 2023 EDITION
- NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
- 8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION
- NFPA 1 2023 EDITION

This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.

2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
5. Dimensions shall take precedence over scale.
6. All new utilities shall be underground.
7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
8. After completion of construction remove all debris and construction equipment. Restore site to original condition.
9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
10. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

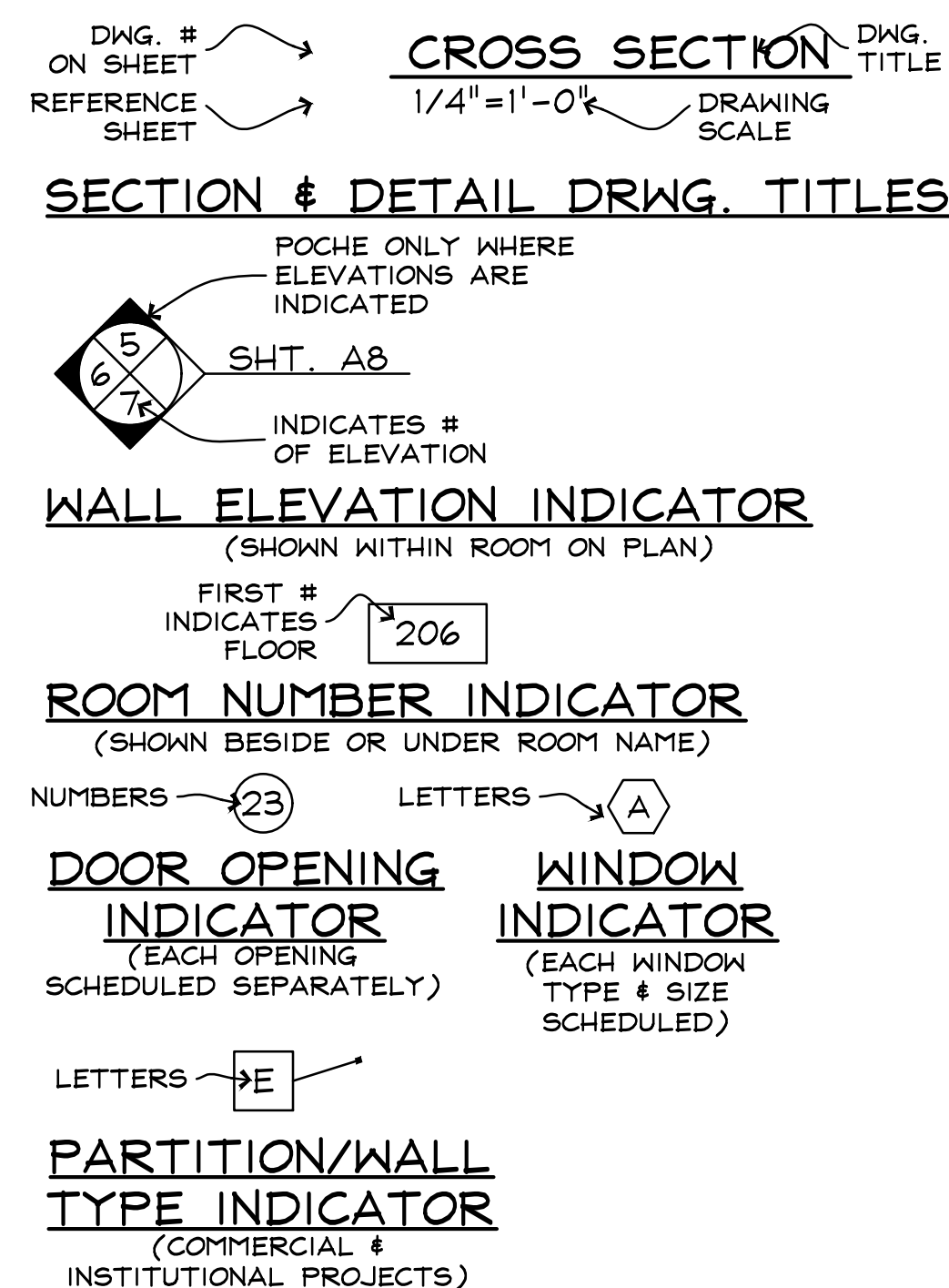
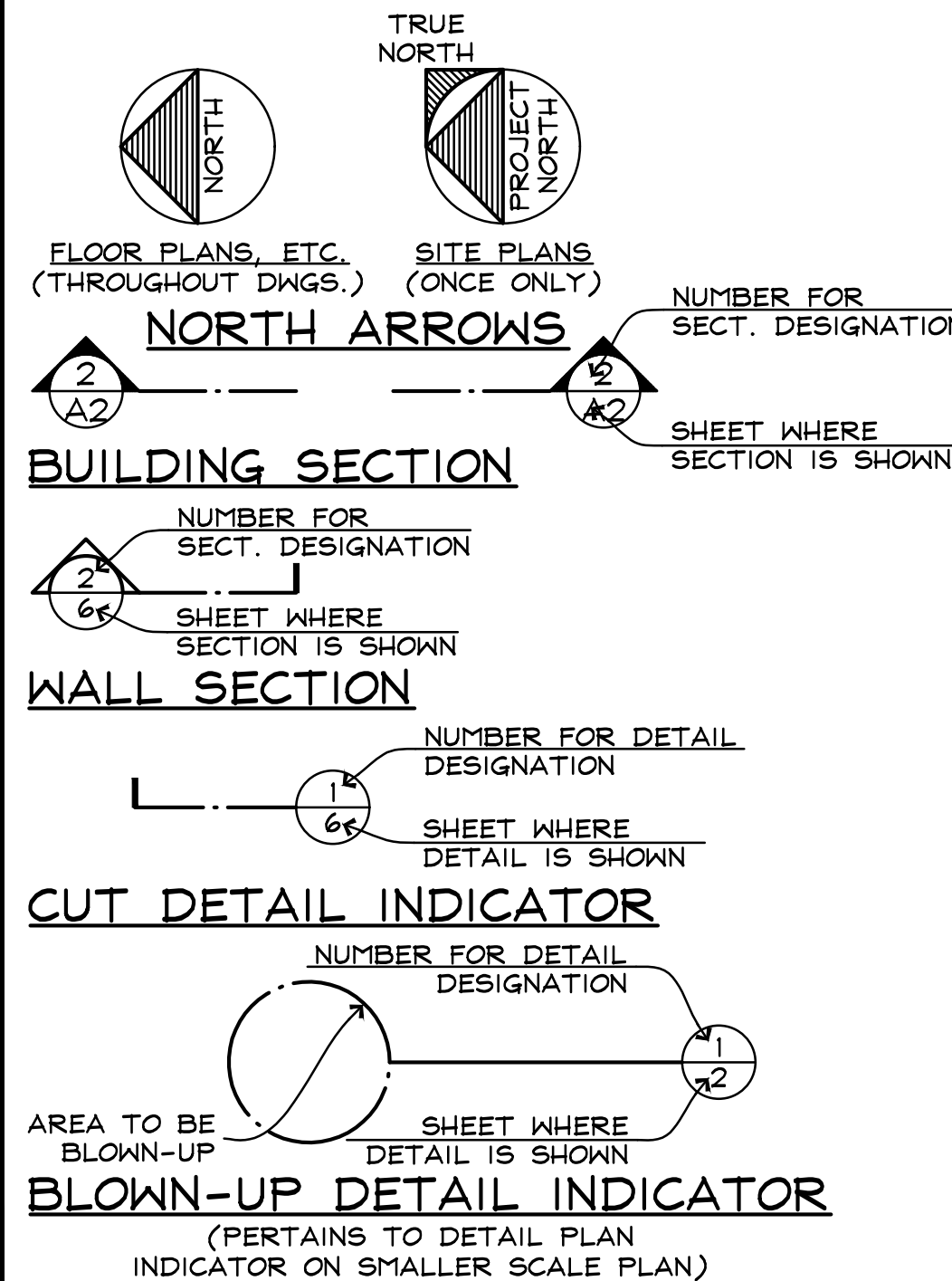
DESCRIPTION OF WORK:

RELOCATION AND RESTORATION OF HISTORIC STRUCTURE AND NEW ADDITIONS.

ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPERTY LINE
CL	CENTER LINE	PLM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CNU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED
CONC	CONCRETE	PT	POINT
DBL	DOUBLE	PVC	POLYVINYLCHLORIDE
DIAG	DIAGONAL	R	RADIUS (OR) RISER
DS	DOWNSPOUT	R/A	RETURN AIR
DTL	DETAIL	REBAR	STEEL REINF. BAR
DNR	DRAWER	REFR.	REFRIGERATOR
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SS	STAINLESS STEEL
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	TYP	TYPICAL
EXH	EXHAUST	UNO	UNLESS NOTED OTHERWISE
FV	FIELD VERIFY	VNT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GI	GALVANIZED IRON	WD	WOOD
HORZ	HORIZONTAL	WIF	WELDED WIRE FABRIC
HDW	HARDWARE	WH	WATER HEATER
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (CONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSON WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

C	COVER
S	SURVEY
A1	EXISTING SITE PLAN
A2	EXISTING SITE PLAN
A3	PROPOSED SITE PLAN
A4	PROPOSED FLOOR PLAN
A5	EXISTING & PROPOSED SOUTH ELEVATION
A6	EXISTING & PROPOSED NORTH ELEVATION
A7	EXISTING & PROPOSED WEST ELEVATION
A8	EXISTING & PROPOSED EAST ELEVATION
A9	EXISTING PHOTOS
A9	EXISTING PHOTOS OF THE SITE AND OPPOSITE VIEW

913 TERRY LANE
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

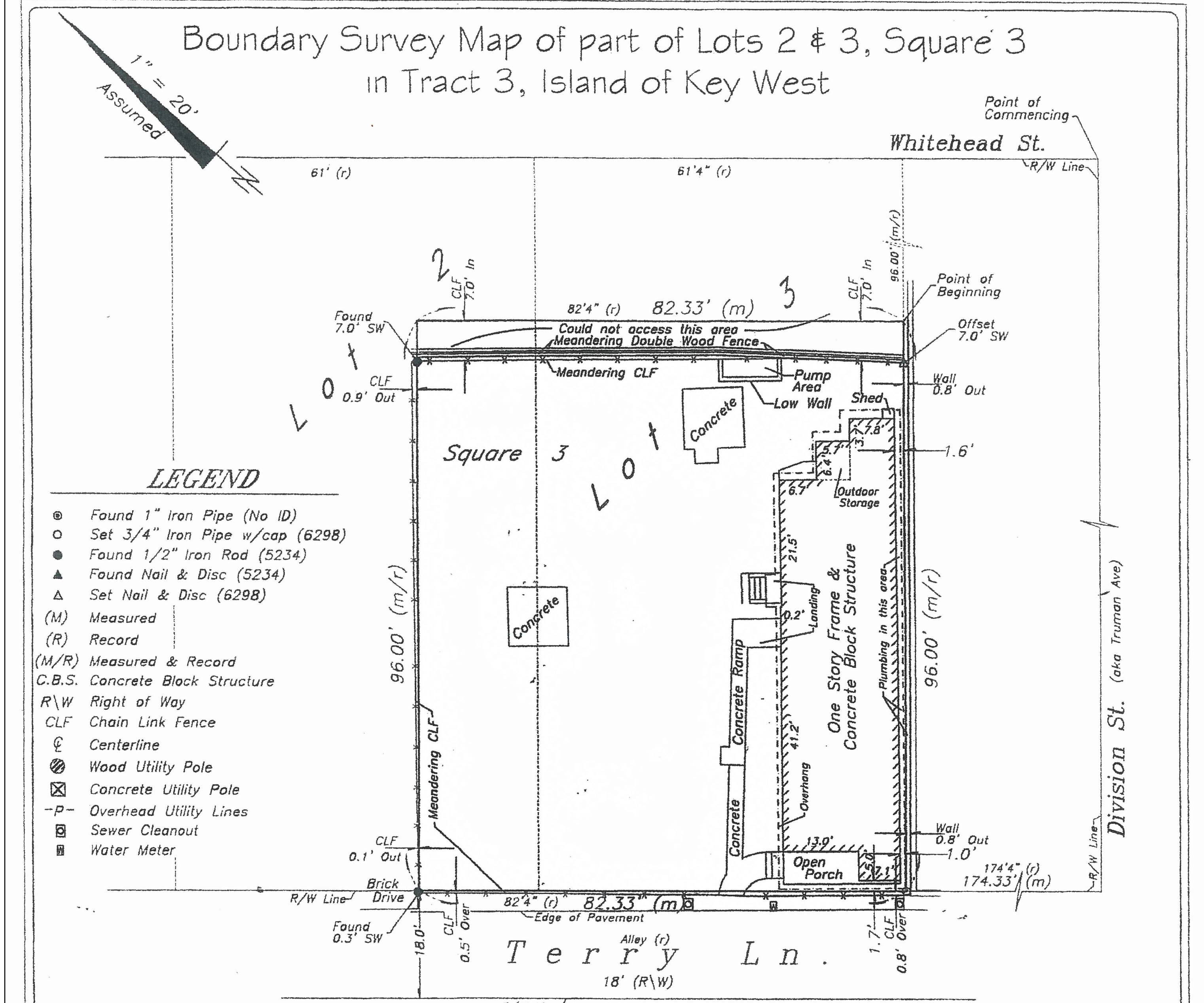
Project No.: 2325

SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 10/24/2024

C

Boundary Survey Map of part of Lots 2 & 3, Square 3
in Tract 3, Island of Key West



- LEGEND**
- ⊙ Found 1" Iron Pipe (No ID)
 - Set 3/4" Iron Pipe w/cap (6298)
 - Found 1/2" Iron Rod (5234)
 - ▲ Found Nail & Disc (5234)
 - △ 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
 - ⊠ Sewer Cleanout
 - ⊠ Water Meter

- 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: 913 Terry Lane, 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: October 9, 2023
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.
 11. Benchmark utilized: U 267
 12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF: On the Island of Key West, Florida and known as Lot 3, Square 3, part of Lot 2, in Square 3, according to a subdivision of Tract 3, and also described as: COMMENCING at a point on Whitehead Street 174 feet 4 inches, Northwesterly from the corner of Division and Whitehead Streets and 96 feet, Southwesterly from Whitehead Street for a point of beginning. From said point of beginning continue Southwesterly 96 feet out to Terry Lane; thence at right angles in a Northwesterly direction

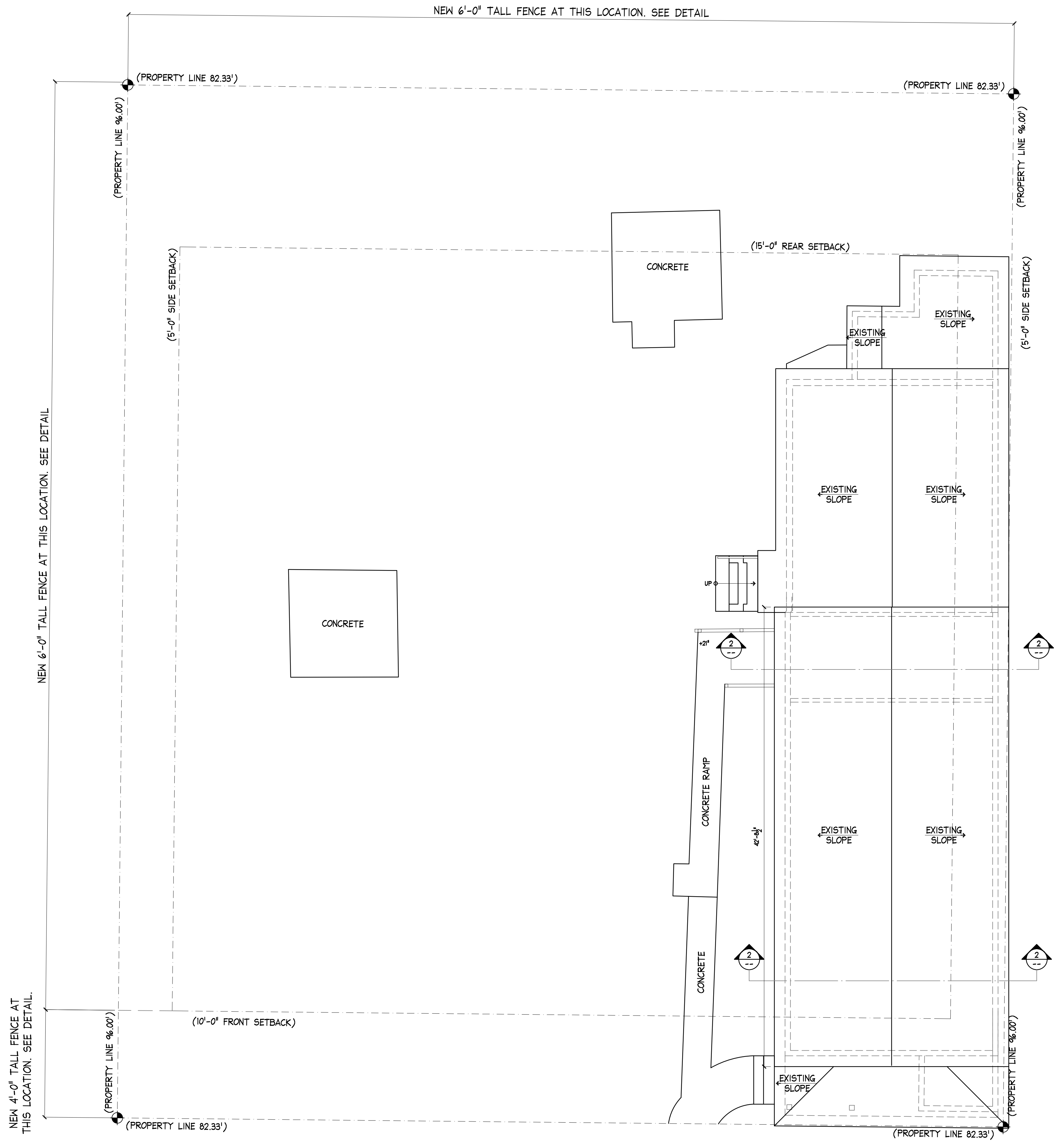
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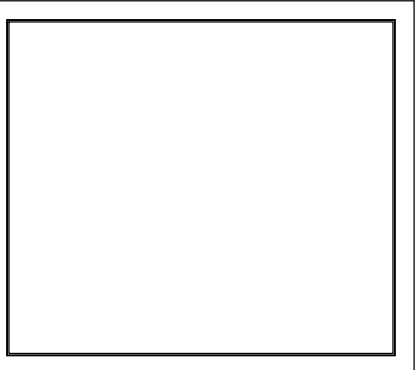
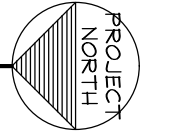
Bender & Associates
ARCHITECTS
p.c.

Project No: 2325
Date: 10/25/2024

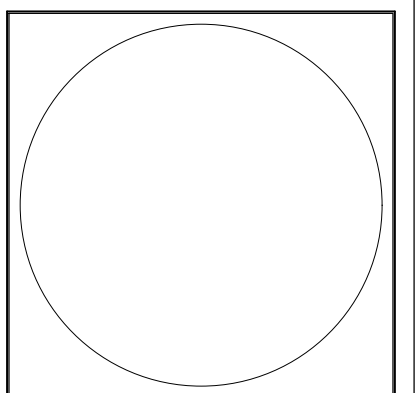
S



1
A1 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"



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ARCHITECTS
p.a.

Project No: 2325
Date: 10/25/2024

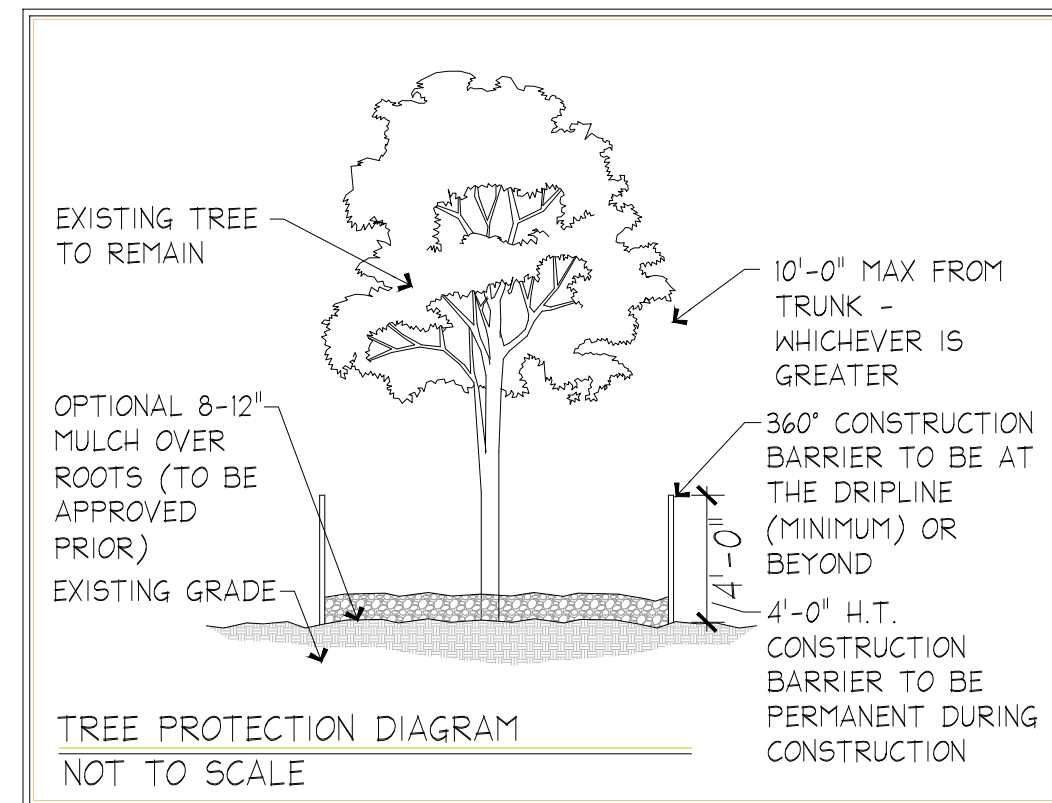
A1

PROJECT STATISTICS

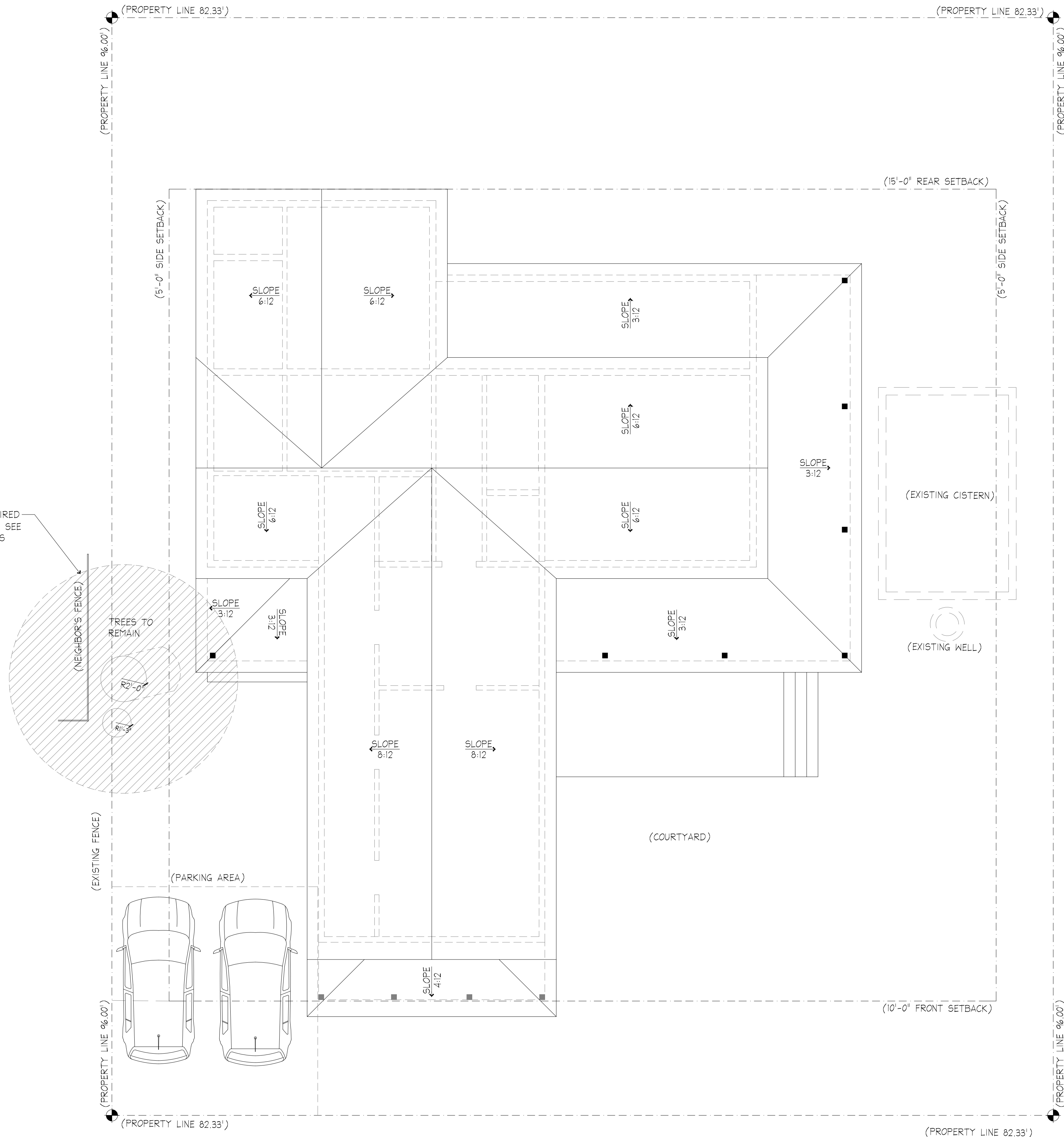
FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HMDR		
LOT SIZE	7,904 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE 7,904 S.F. X 40%	3,162 S.F. MAX.	1,468 S.F.	2,633 S.F.
IMPERVIOUS SURFACE 7,904 S.F. X 60%	4,742 S.F. MAX.	1,680 S.F.	2,993 S.F.
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	18'-7"	18'-7"
FRONT SETBACK (TERRY LN.)	10'-0" MIN.	0'-10"	15'-2"
STREET SIDE SETBACK (NORTH)	7'-6" MIN.	62'-0"	8'-4"
SIDE SETBACK (SOUTH)	5'-0" MIN.	0'-6"	26'-0"
REAR SETBACK (EAST)	15'-0" MIN.	16'-6"	15'-0"
OPEN SPACE (35%)	1,976 S.F. MIN.	6,224 S.F.	4,687 S.F.

TREE PROTECTION NOTES:

- WHERE DEMOLITION OR CONSTRUCTION ACTIVITY INVOLVING DIGGING OCCURS WITHIN THE TREE PROTECTION AREA ALL DIGGING IS TO BE DONE BY HAND AND ANY ROOT THAT WILL BE EFFECTED THAT IS LARGER THAN 2" IN DIAMETER IS TO BE INSPECTED BY THE CITY AND EVALUATED BY AN ARBORIST BEFORE CUTTING OR DISTURBING.
- SELECTIVE PRUNING TO REMOVE OVERHANGING BRANCHES IS TO BE DONE WHERE NON PRIMARY BRANCHES ARE IN CONFLICT WITH DEMOLITION ACTIVITY.



TREE PROTECTION REQUIRED AT THIS TREE (10'-0"Ø). SEE TREE PROTECTION NOTES THIS PAGE.



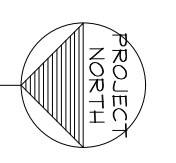
913 TERRY LANE
KEY WEST, FLORIDA

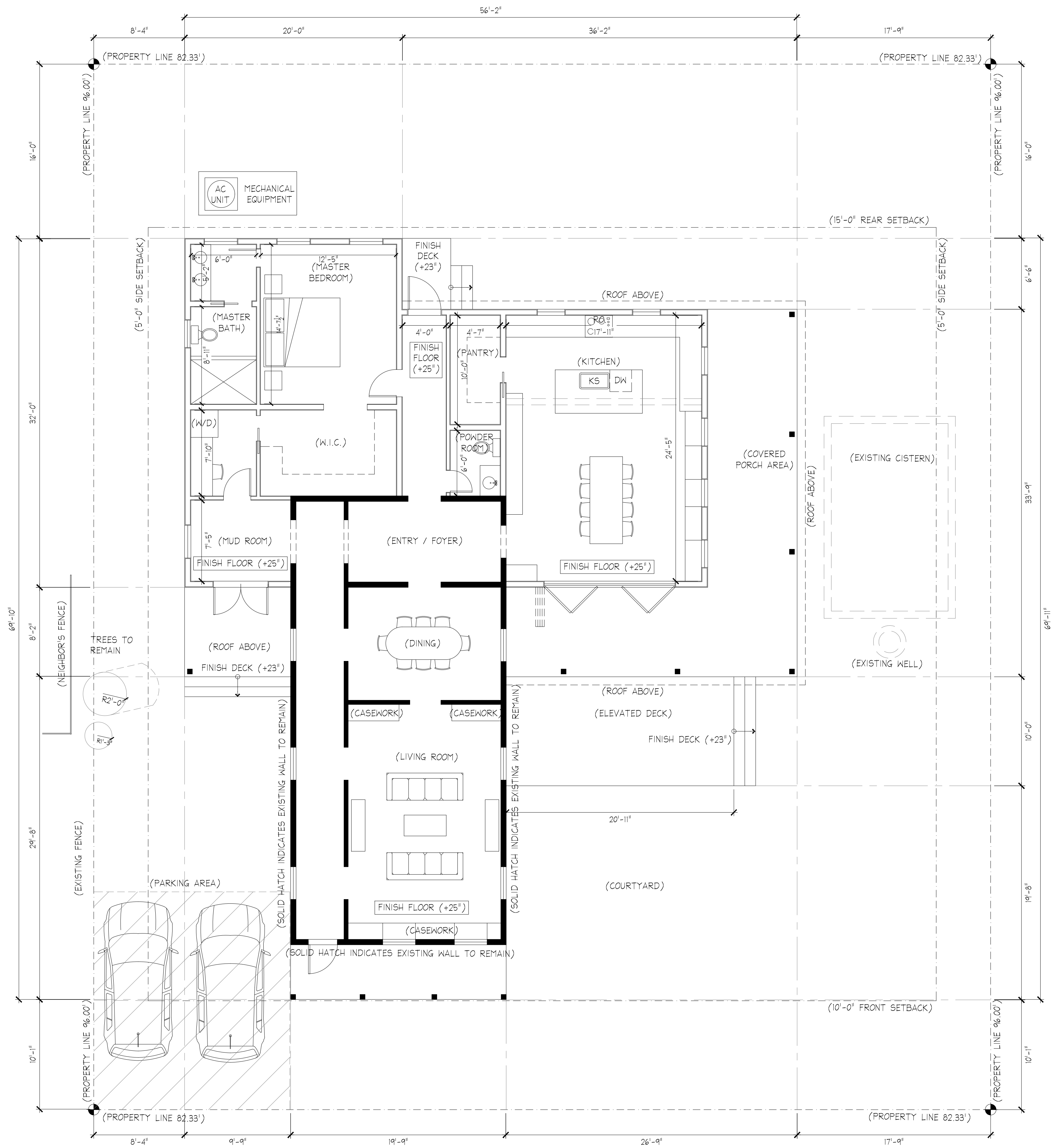
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2305
Date: 10/25/2024

A3

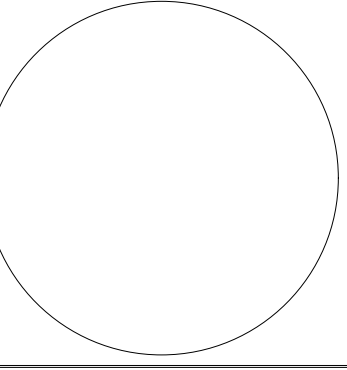




1 PROPOSED FLOOR PLAN
 A4 SCALE: 3/16" = 1'-0"



913 TERRY LANE
 KEY WEST, FLORIDA



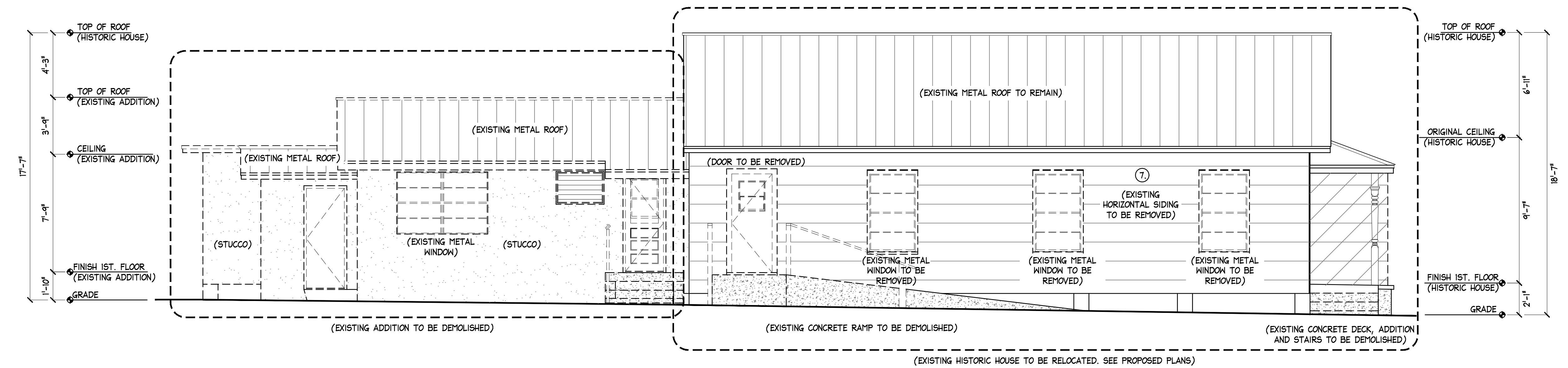
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 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.a.

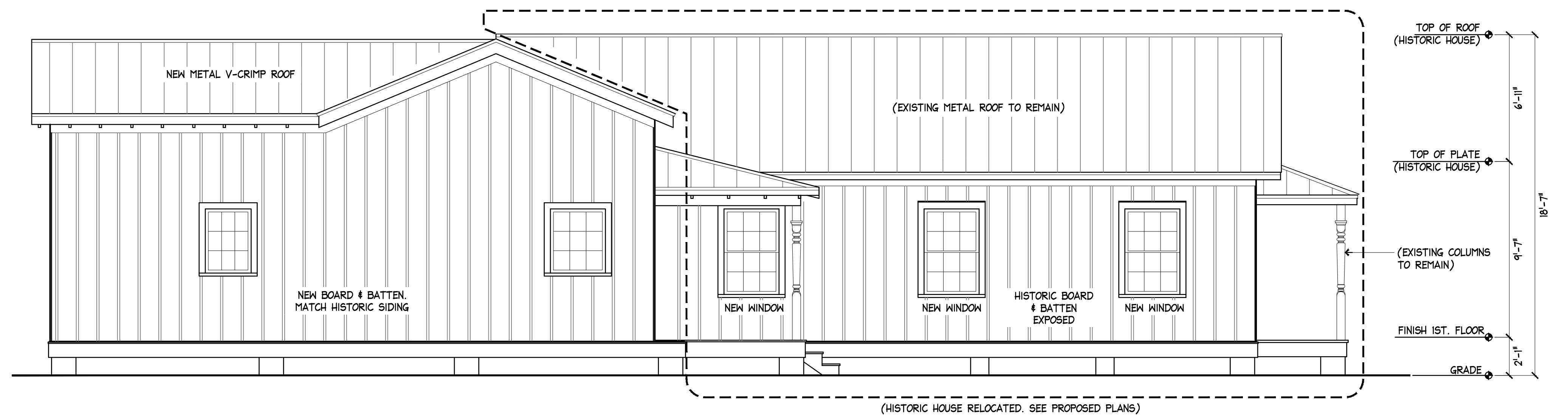
Project No: 2305
 Date: 10/25/2024

A4

- GENERAL ELEVATION NOTES**
1. EXISTING EXTERIOR LAP SIDING IS TO BE REMOVED. THE HISTORIC SIDING (BOARD & BATTEN) IS BELOW THE LAP SIDING AND IS TO BE EXPOSED AND REPAIRED AS REQUIRED. SAND, PATCH AND REPAIR AS REQUIRED IN PREPARATION FOR PAINT. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH HISTORIC SIDING. ALL NEW SIDING TO MATCH HISTORIC SIDING. ALL SIDING PAINTED WHITE.
 2. EXISTING FASCIA, CORNER TRIM, AND BASE TRIM AT HISTORIC HOUSE IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. PATCH AND REPAIR AS REQUIRED. ALL NEW TRIM TO MATCH EXISTING. ALL TRIM TO BE PAINTED WHITE.
 3. ALL WINDOWS AND DOORS AT HISTORIC HOUSE ARE TO BE NEW SINGLE HUNG WOOD WINDOWS. PAINTED WHITE.
 4. AT NEW ADDITION ALL EXTERIOR SIDING IS TO BE CEMENTITIOUS BOARD & BATTEN SIDING AND COMPOSITE/SYNTHETIC CORNER TRIM, FASCIA, BASE TRIM, DOOR TRIM AND WINDOW TRIM.(PAINTED WHITE).
 5. ALL ROOFING IS TO BE METAL 5V CRIMP GALVALUME.
 6. AT NEW ADDITION ALL WINDOWS ARE TO BE SINGLE HUNG WOOD WINDOW IMPACT RESISTANT. PAINTED WHITE.
 7. AT NEW ADDITION ALL SINGLE DOORS ARE TO BE WOOD IMPACT RESISTANT. PAINTED WHITE. BI-FOLDING DOOR SYSTEM IS TO BE ALUMINUM.

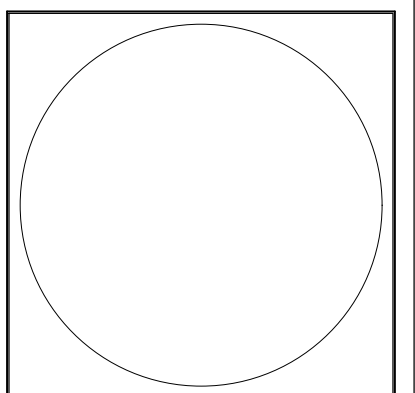


2 EXISTING NORTH ELEVATION
 A5 SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
 A5 SCALE: 1/4" = 1'-0"

913 TERRY LANE
 KEY WEST, FLORIDA



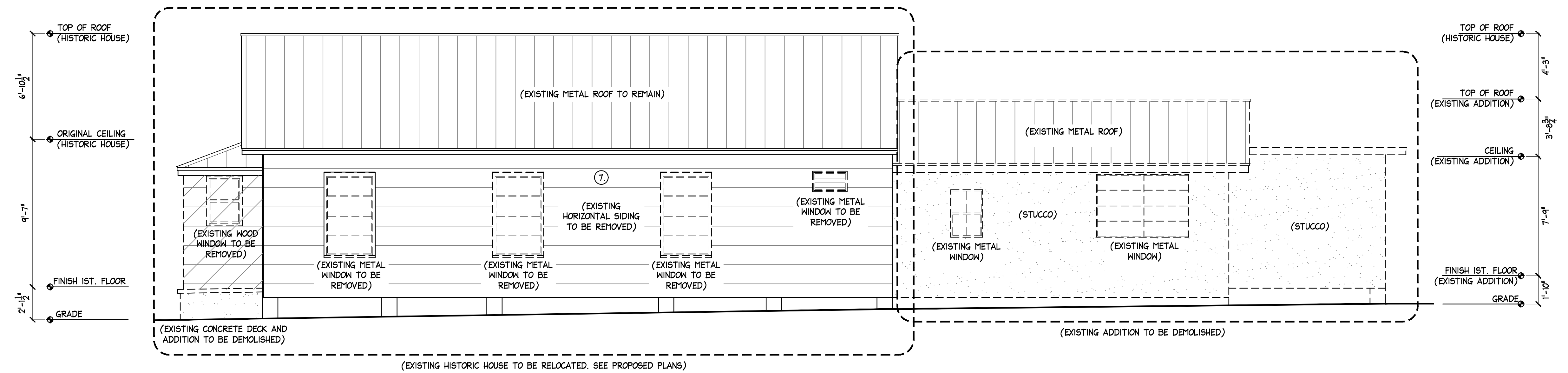
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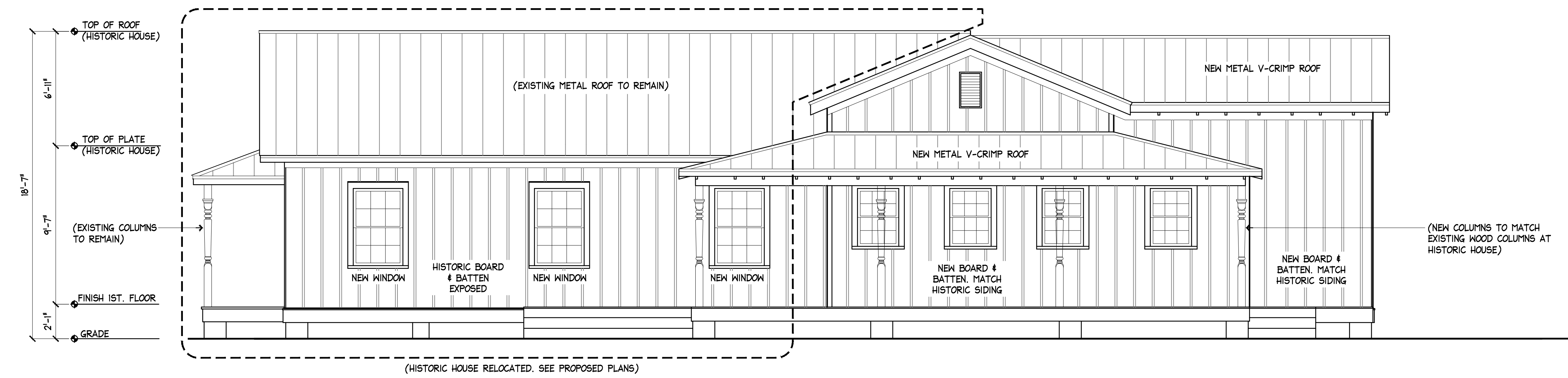
Project No: 2325
 Date: 10/25/2024

A5

- GENERAL ELEVATION NOTES**
1. EXISTING EXTERIOR LAP SIDING IS TO BE REMOVED. THE HISTORIC SIDING (BOARD & BATTEN) IS BELOW THE LAP SIDING AND IS TO BE EXPOSED AND REPAIRED AS REQUIRED. SAND, PATCH AND REPAIR AS REQUIRED IN PREPARATION FOR PAINT. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH HISTORIC SIDING. ALL NEW SIDING TO MATCH HISTORIC SIDING. ALL SIDING PAINTED WHITE.
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2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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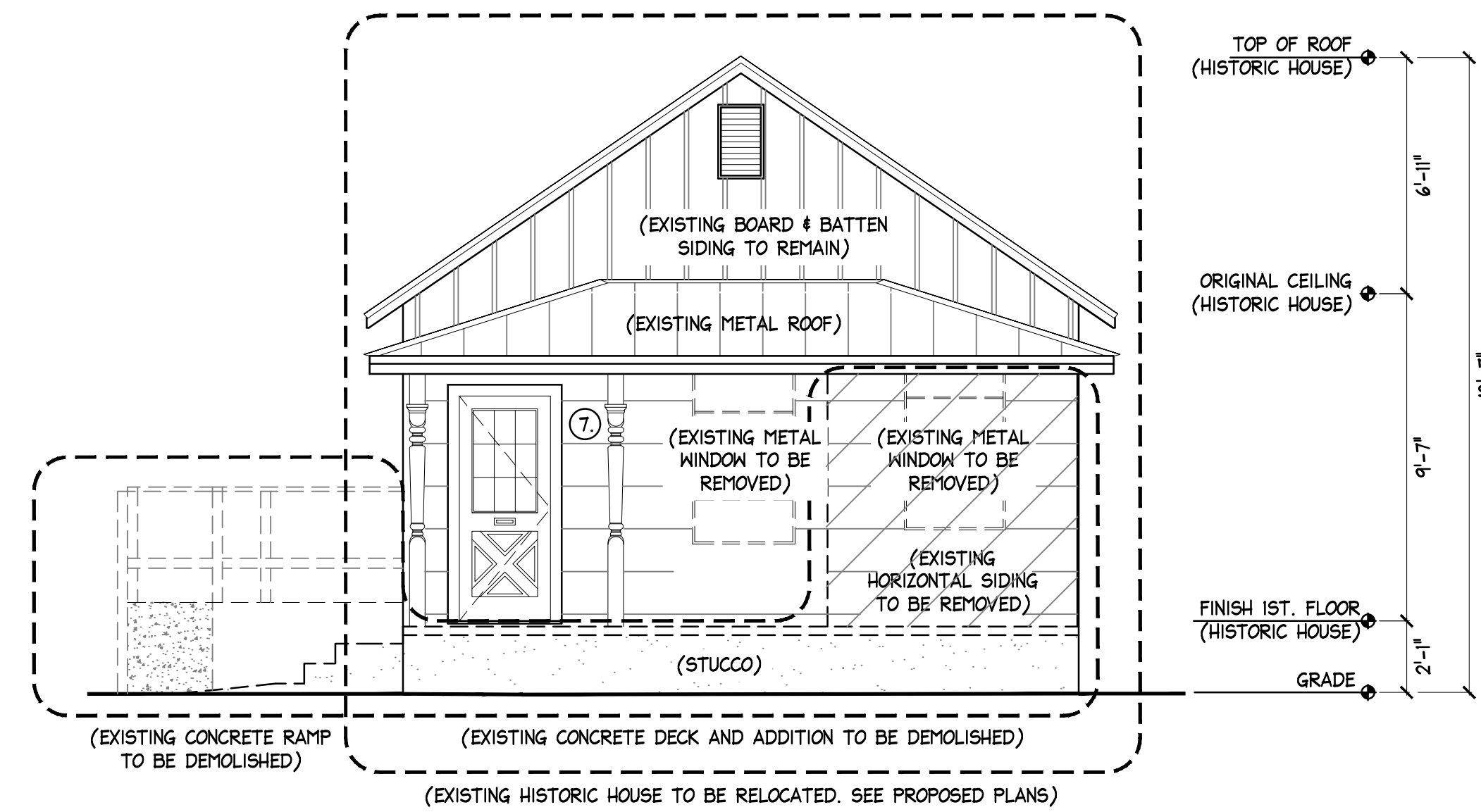
Bender & Associates
ARCHITECTS
p.c.

Project No: 2325
Date: 10/25/2024

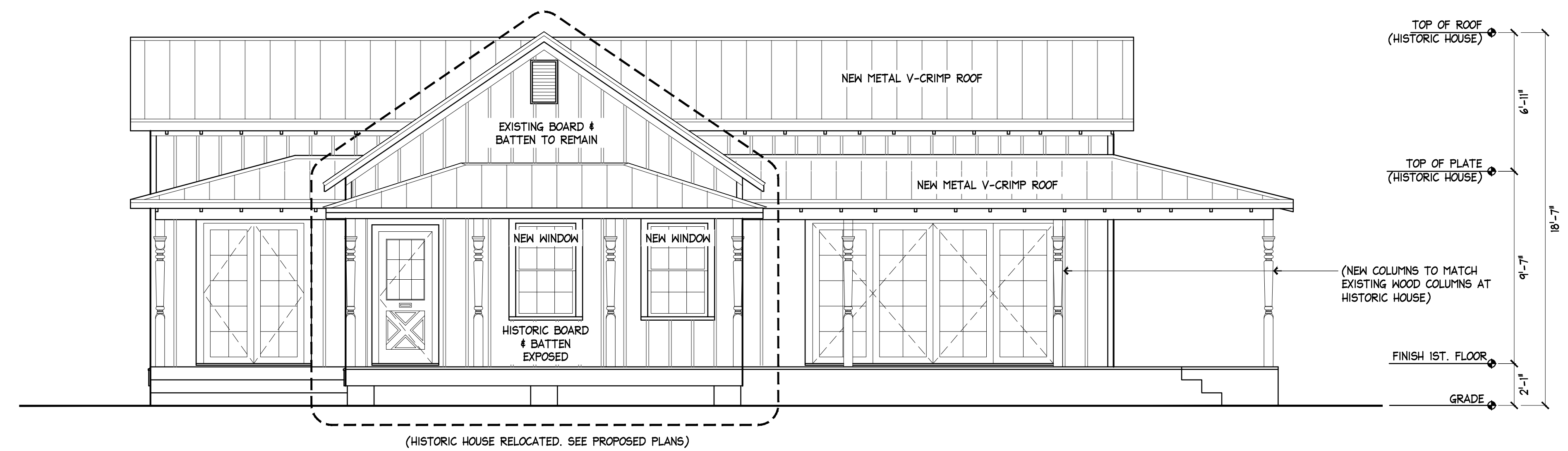
A6

GENERAL ELEVATION NOTES

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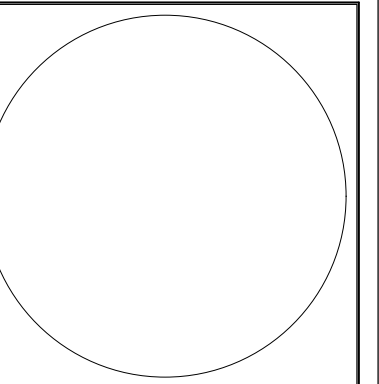


2 EXISTING WEST ELEVATION
A7 SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
A7 SCALE: 1/4" = 1'-0"

913 TERRY LANE
KEY WEST, FLORIDA



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ARCHITECTS
p.a.

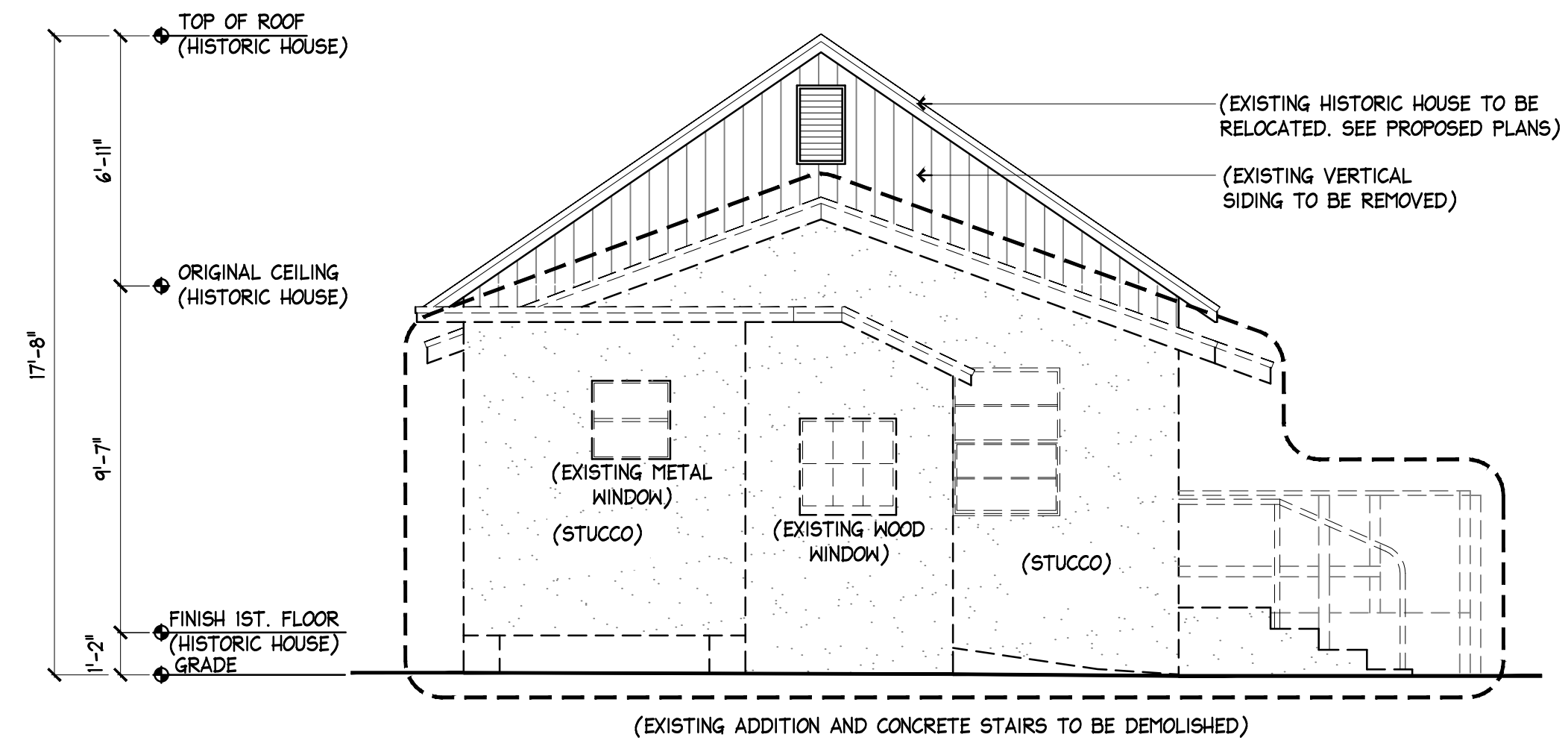
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Date: 10/25/2024

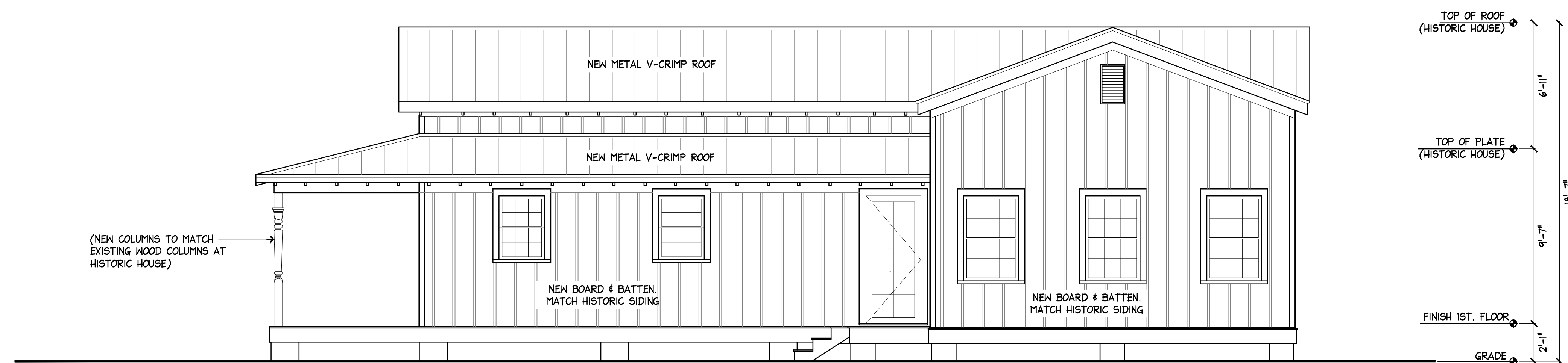
A7

GENERAL ELEVATION NOTES

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2 EXISTING WEST ELEVATION
A8 SCALE: 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
A8 SCALE: 1/4" = 1'-0"

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KEY WEST, FLORIDA

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Facsimile (305) 296-3227
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Bender & Associates
ARCHITECTS
p.c.

Project No: 2305

Date: 10/25/2024

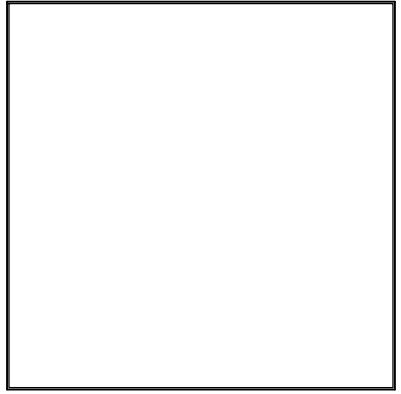
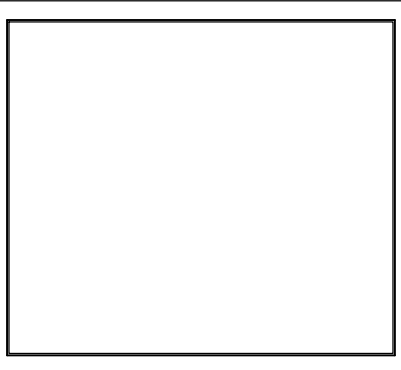
A8



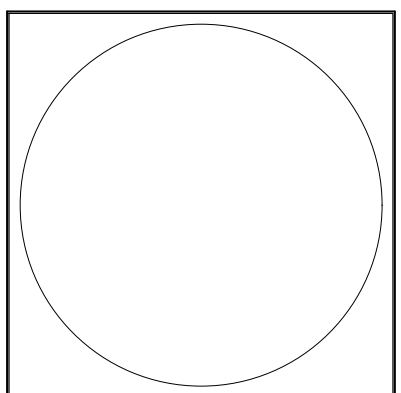
2 PHOTOGRAPH OF ORIGINAL HOUSE (1966)
A9 SCALE: N.T.S.



1 PHOTOGRAPH OF EXISTING HOUSE (TERRY LN.)
A9 SCALE: N.T.S.



913 TERRY LANE
KEY WEST, FLORIDA



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A9



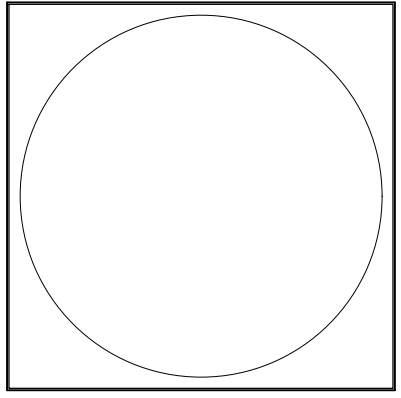
2 TERRY LANE - OPPOSITE VIEW OF PROJECT SITE
 A9 SCALE: N.T.S.



913 TERRY LANE
 KEY WEST, FLORIDA



1 TERRY LANE - VIEW SHOWN PROJECT SITE
 A9 SCALE: N.T.S.



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 ARCHITECTS p.c.

Project No: 2325
 Date: 10/25/2024

A10

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., November 18, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RELOCATION, RENOVATION, ADDITIONS TO HISTORIC STRUCTURE, AND NEW DECKS. DEMOLITION OF EXISTING ADDITIONS.

#913 TERRY LANE

Applicant – Bender & Associates Architects Application #H2024-0053

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ANA ALVAREZ
_____, who, first being duly sworn, on oath,
depone 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:
913 Terry Lane on the
5 day of November, 2024.

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 November 18,
2024.

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 H2024-0053.

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

Signed Name of Affiant:

[Signature]
Date: 11/9/2024
Address: 410 Angela St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 5TH day of
NOVEMBER, 2024.

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

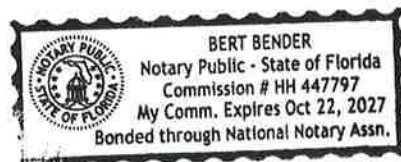
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: BERT BENDER

Notary Public - State of Florida (seal)

My Commission Expires: _____



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Call 1-800-448-9835 tyvek.com/homewrap
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TRESPASSING**
Violators Will Be Prosecuted

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MADE IN THE USA

Public Meeting Notice
REGISTRATION, RESOLUTION, ADDITIONS TO ORDINANCE, VARIATION, AND OTHER ACTIONS BY THE BOARD OF PLANNING AND ZONING
SULLY LANE



PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

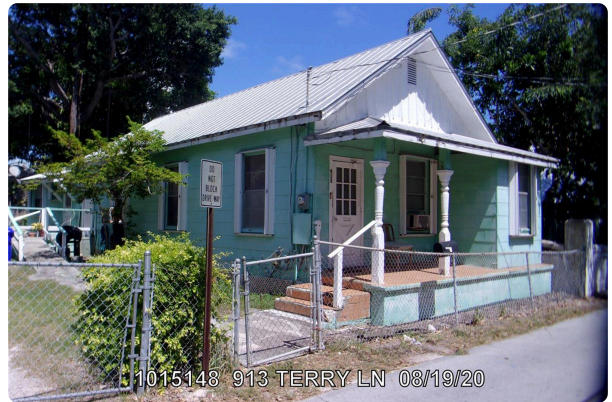
Disclaimer

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

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

Summary

Parcel ID 00014800-000000
 Account# 1015148
 Property ID 1015148
 Millage Group 11KW
 Location Address 913 TERRY Ln, KEY WEST
 Legal Description KW PT LTS 2-3 SQR 3 TR 3 G21-353 OR1557-45 OR2031-255 OR3160-1049 OR3175-542 OR3247-0463 OR3287-1895
 (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

SNELGROVE DEBORAH ANN MARSHALL REVOCABLE
 TRUST 07/14/1995
 1210 Johnson St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$166,398	\$156,347	\$158,613	\$135,319
+ Market Misc Value	\$1,926	\$1,926	\$1,926	\$1,926
+ Market Land Value	\$1,338,068	\$1,374,110	\$833,477	\$675,792
= Just Market Value	\$1,506,392	\$1,532,383	\$994,016	\$813,037
= Total Assessed Value	\$1,506,392	\$1,532,383	\$829,662	\$805,498
- School Exempt Value	\$0	\$0	(\$25,500)	(\$25,500)
= School Taxable Value	\$1,506,392	\$1,532,383	\$804,162	\$779,998

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,338,068	\$166,398	\$1,926	\$1,506,392	\$1,506,392	\$0	\$1,506,392	\$0
2023	\$1,374,110	\$156,347	\$1,926	\$1,532,383	\$1,532,383	\$0	\$1,532,383	\$0
2022	\$833,477	\$158,613	\$1,926	\$994,016	\$829,662	\$25,500	\$804,162	\$164,354
2021	\$675,792	\$135,319	\$1,926	\$813,037	\$805,498	\$25,500	\$779,998	\$7,539
2020	\$653,266	\$139,185	\$1,926	\$794,377	\$794,377	\$25,500	\$768,877	\$0
2019	\$696,066	\$141,118	\$1,926	\$839,110	\$617,889	\$0	\$839,110	\$0
2018	\$696,066	\$127,587	\$1,854	\$825,507	\$561,717	\$0	\$825,507	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,904.00	Square Foot	82.3	96

Buildings

Building ID	1064	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1929
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1576	Roof Type	GABLE/HIP
Finished Sq Ft	1415	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	178	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	32	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,415	1,415	188
OPU	OP PR UNFIN LL	60	0	32
OPF	OP PRCH FIN LL	65	0	36
SBF	UTIL FIN BLK	36	0	24
TOTAL		1,576	1,415	280

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
LC UTIL BLDG	1975	1976	0 x 0	1	100 SF	1
LC UTIL BLDG	1977	1978	0 x 0	1	80 SF	1
CONC PATIO	1977	1978	0 x 0	1	90 SF	2
WALL AIR COND	1985	1986	0 x 0	1	2 UT	2
CH LINK FENCE	1989	1990	4 x 162	1	648 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/7/2024	\$100	Quit Claim Deed	2470766	3287	1895	11 - Unqualified	Improved		
10/16/2023	\$1,650,000	Warranty Deed	2436563	3247	0463	03 - Qualified	Improved		
3/11/2022	\$100	Quit Claim Deed	2365467	3160	1049	11 - Unqualified	Improved		

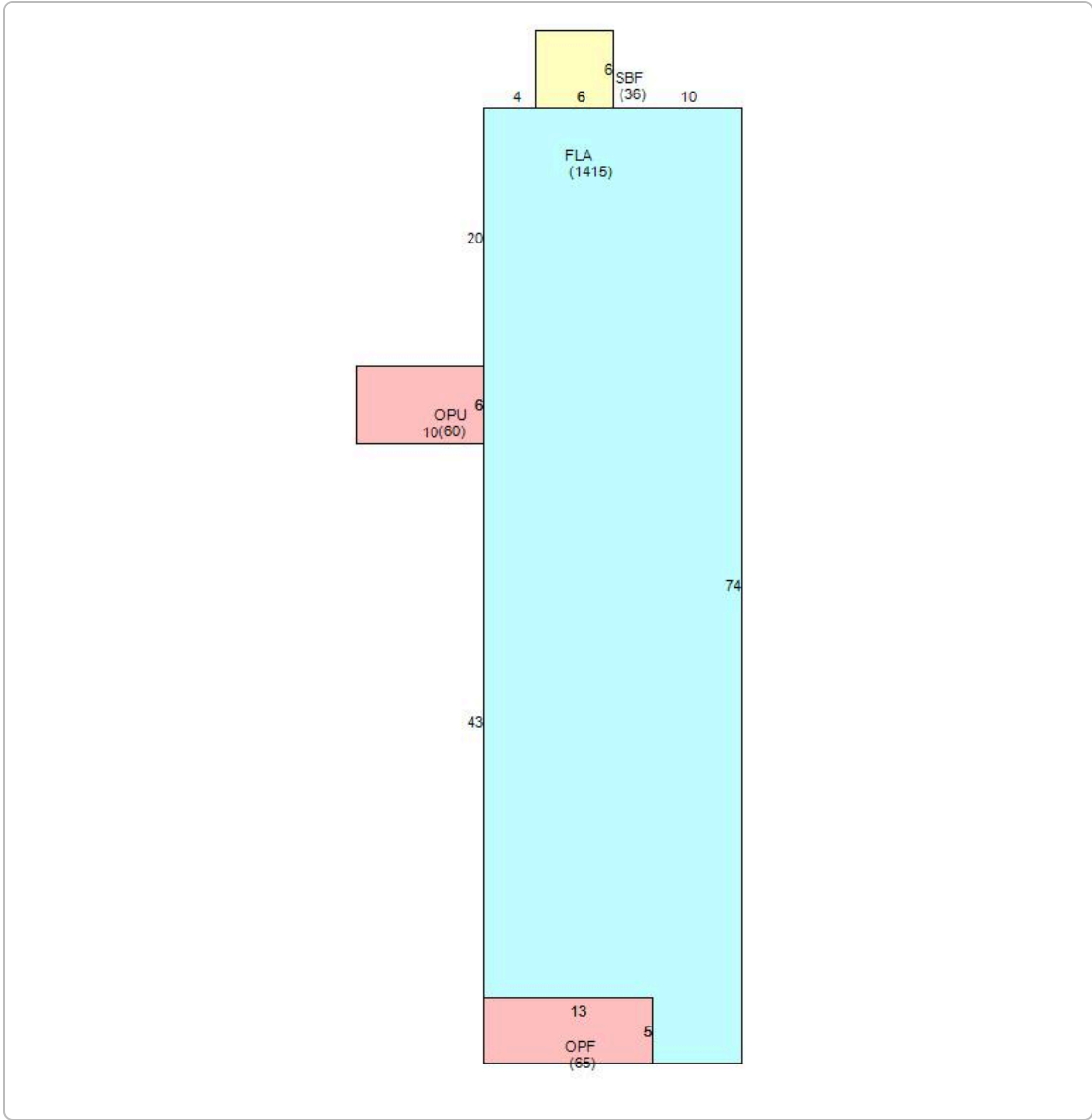
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-0268	02/12/2024	Active	\$26,700	Residential	Remove approx. 178 lf of existing chain link & wood fencing
24-0027	01/04/2024	Active	\$2,000	Residential	Temporary power pole
23-3249	11/28/2023	Active	\$5,000	Residential	
03-0491	02/19/2003	Completed	\$1,100		RUN NEW DRAIN

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

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