

# Historic Architectural Review Commission

## Staff Report Item 7

---

<b>Meeting Date:</b>	June 25, 2013
<b>Applicant:</b>	William Rowan
<b>Application Number:</b>	H13-01-817
<b>Address:</b>	#420 Margaret Street
<b>Description of Work:</b>	Façade, windows and doors refurbishment. New exterior staircase with landing as requested by Fire Code. New wood deck. <del>New shed dormer on the back.</del> Additions to existing sawtooth on both sides. Removal of a/c window units. New ramp.
<b>Building Facts:</b>	<p>The one and a half frame vernacular structure was built circa 1886. The structure was built as a single family and was converted into transient units. In 2012 the City made a determination that four lawfully units were in existence in the structure.</p> <p>Although the front façade resembles the one depicted in the photo ca. 1965 the footprint of the structure has been altered through time, but still all the back additions have been kept as one story structures. Two sawtooth structures are attached to the back of the main structure. There is evidence that the house historically have had two small dormers on the main façade.</p>
<b>Guidelines Cited in Review:</b>	<p>Secretary of the Interior's Standards (pages 16-17), specifically Standard 9 and 10.</p> <p>Additions, alterations and New Construction (pages 36-38a), specifically guidelines 2, 3, 4, 5 and 6.</p>

### Staff Analysis

On June 25, 2013 the Commission postponed the review of the project and requested the applicant to review the proposed plans. The revised plans kept the proposed minor changes, including new or replacement of doors and windows which are in compliance with the guidelines. Proposed replacement or

new windows units will be wood ones. On the back façade of the structure the plans proposes new Nana door systems with lexan transoms. The back façade has been completely altered through time, therefore the new proposed doors will be appropriate I this particular case.

The plans also kept the expansion to the north and south elevations of the existing second sawtooth. The north expansion will add 10' of gable roof, which will be covering a new wood deck. The other expansion of the second sawtooth will be 8' towards the south and will be an enclosed structure with a gable roof. Both expansions will have the same height of the existing second sawtooth and will meet all zoning regulations.

The revised plans removed a proposed “dormer” that was going to be built on the back of the building. A new feature that has been included in the plans is a new wood ramp towards the north façade to access the first floor. The ramp will be between the proposed exterior staircase and the north façade.

The Fire Department is requiring a fire egress for the attic level unit. The unit is recognized by the city. The plans include an exterior wood staircase on the north elevation that will be setback from Margaret Street but visible from the street. Since the applicant has included a ramp between the façade and the proposed wood stair the stair landing has increased in size.

### **Consistency with Guidelines**

1. The existing attic is accessed from an interior stair that will be removed in the proposed plans. Even if the interior stair stays actual fire code requires a second means of egress for floors above the first one.

In general the project is consistent with the guidelines. Regarding the exterior staircase, although it looks inappropriate since will be visible from the street the unit upstairs has been recognized by the city and it is a matter of safety. Staff did not found any other alternate location for the stair that can adversely alter the structure and that can serve the Fire Marshall requirements. At least it can be removed in a future without damaging essential forms and integrity of the historic house, as stated in the Secretary of the Interior’s Standards and Guidelines for Rehabilitation. The project may require Building Code accessibility requirements that may not be reflecting on the plans.

# Application

Alternate Key 1005932

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION # 13-100817

OWNER'S NAME: **NYAH Key West LLC** DATE: **5/31/2013**

OWNER'S ADDRESS: **304 NE 1st St. Miami, FL 33132** PHONE #:

APPLICANT'S NAME: **William Rowan Architecture** PHONE #: **541-971-9876**

APPLICANT'S ADDRESS: **321 Peacon Ln, Key West, FL 33040**

ADDRESS OF CONSTRUCTION: **420 Margaret Street** # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:  
Facade, window, and door refurbishment; add staircase with landing for fire egress; add wood deck, NanaWall system, and shed dormer, per drawings and detailed description (attached)

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 for 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

Required Submittals

<input checked="" 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 checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

Trans number: 29200032  
 CK CHECK Date: 1156  
 Trans date: 4:10:54 10  
 Fee Due: \$

Date: 5/31/13

Applicant's Signature: [Signature]  
for William Rowan

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

Reason for Deferral or Denial:

6/25/13 - postponed to address concerns of stucco +  
shed dormer. Applicant agreed. *[Signature]*

HARC Comments:

Building is listed as a contributing resource. Built  
ca. 1886. SECRETARY OF INTERIORS STANDARDS. (PAGES 16-17)  
DORMERS (PAGE 27)

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

Date: 6/25/13

Signature: *[Signature]*

Historic Architectural  
Review Commission



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

July 5, 2013

Arch. William Rowan  
#321 Peacon Lane  
Key West, Florida 33040

**RE: FAÇADE, WINDOWS AND DOORS REFURBISHMENT. NEW EXTERIOR STAIRCASE WITH LANDING AS REQUESTED BY FIRE CODE. NEW WOOD DECK. NEW SHED DORMER ON THE BACK. ADDITIONS TO EXISTING SAWTOOTH ON BOTH SIDES. REMOVAL OF A/C WINDOW UNITS**  
**FOR: #420 MARGARET STREET HARC APPLICATION # H13-01-817**  
**KEY WEST HISTORIC DISTRICT**

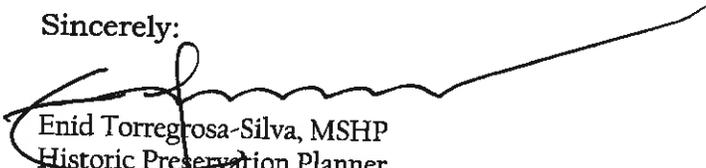
Dear Architect Rowan:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public hearing held on Tuesday June 25, 2013. The Commission motioned to postpone the review of the proposed project and requested revisions to the plans based on their discussion. Your representative Ms. Jennifer Reed agreed to postpone the project.

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

  
Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

## **420 Margaret (Revised)**

### East Elevation (front, Margaret St)

-Remove solid front door slab and replace with wood/glass 4-panel, 2-light (top) entry door. Existing trim to remain, only door slab is being replaced; size: 3'-0"x7'-0". To be stained to natural wood finish.

### North Elevation (changes listed from left to right—see proposed elevation drawing)

-Install new stairs and landing on north side (stairs to be similar to those in same location on neighboring house, see photo) Note: these are being added because Fire Marshall indicated that current means of egress are "unacceptable" Materials: pressure treated wood, trim to be painted white, steps natural wood finish.

-Remove & salvage (2) upstairs windows (2) and replace with 15 light wood/glass single door at top of landing.

-Install new wood deck (approx. 21') at bottom of stairs. Materials: pressure treated wood, natural wood finish.

-Extend sawtooth roof out 10' (roof only), extend neighboring, attached flat roof out 6', to cover new wood deck

-Remove 2'-4" x 4'-5" 6/6 wood window and install new 15 light wood 2'-10" x 6'-8" door with transom (beyond), window to be relocated to neighboring room

-Remove existing 2'-3" x 4'-0" window in bath and replace with 6/6 double hung, openable, wood window of same size/placement.

-Relocate 2'-4" x 4'-5" 6/6 wood window removed/salvaged to northwest-most room

-Remove all in-wall A/C units and frame in with lap siding, paint to match existing

### West Elevation

-Remove (2) sets of French Doors on left side and replace with 6-panel white aluminum impact-rated NanaWall (model no. SL73) (dimensions: 18' x 7') with 6-panel transom (18'x1')

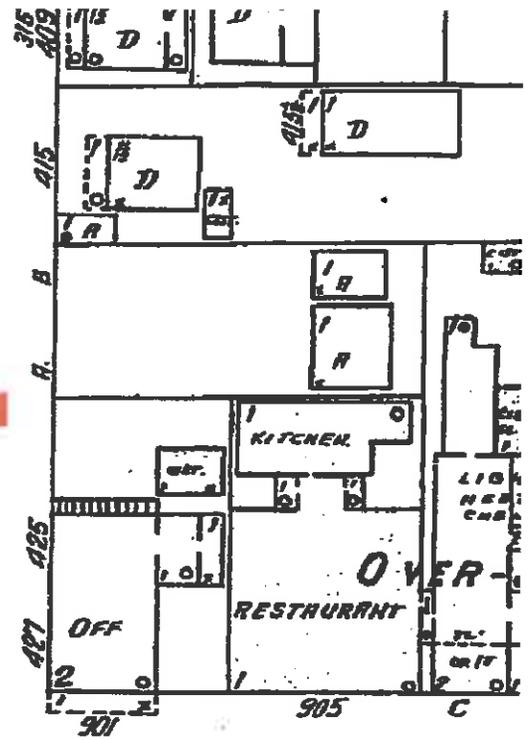
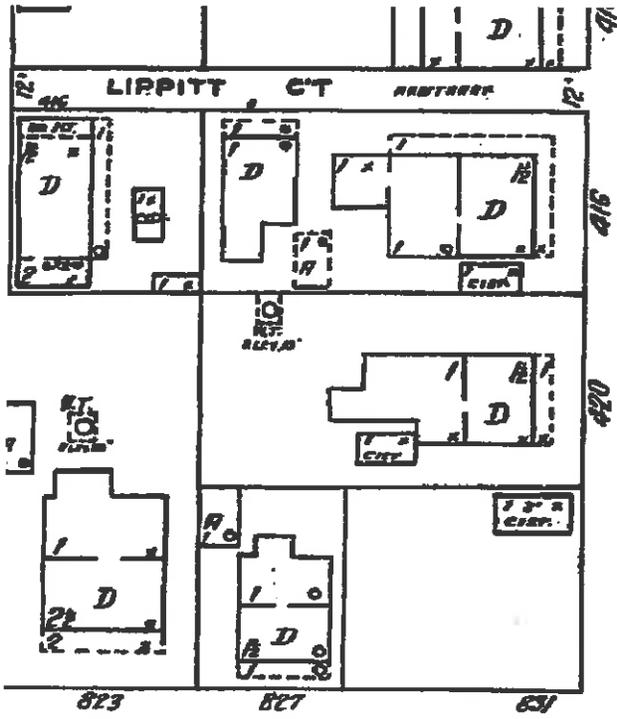
-Remove (1) set of French Doors on right side and replace with 3'-0" x 6'-8" 15 light wood/glass single door

### South Elevation

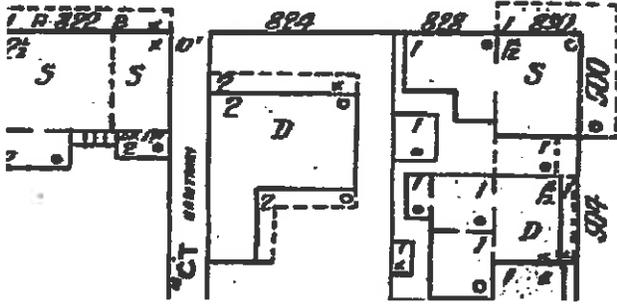
-Extend sawtooth roof 8'

-Install salvaged window 5'0" x 3'0" window (from upstairs, north elevation) under sawtooth roof

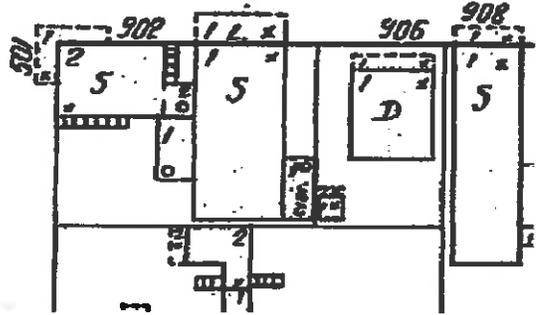
# Sanborn Maps



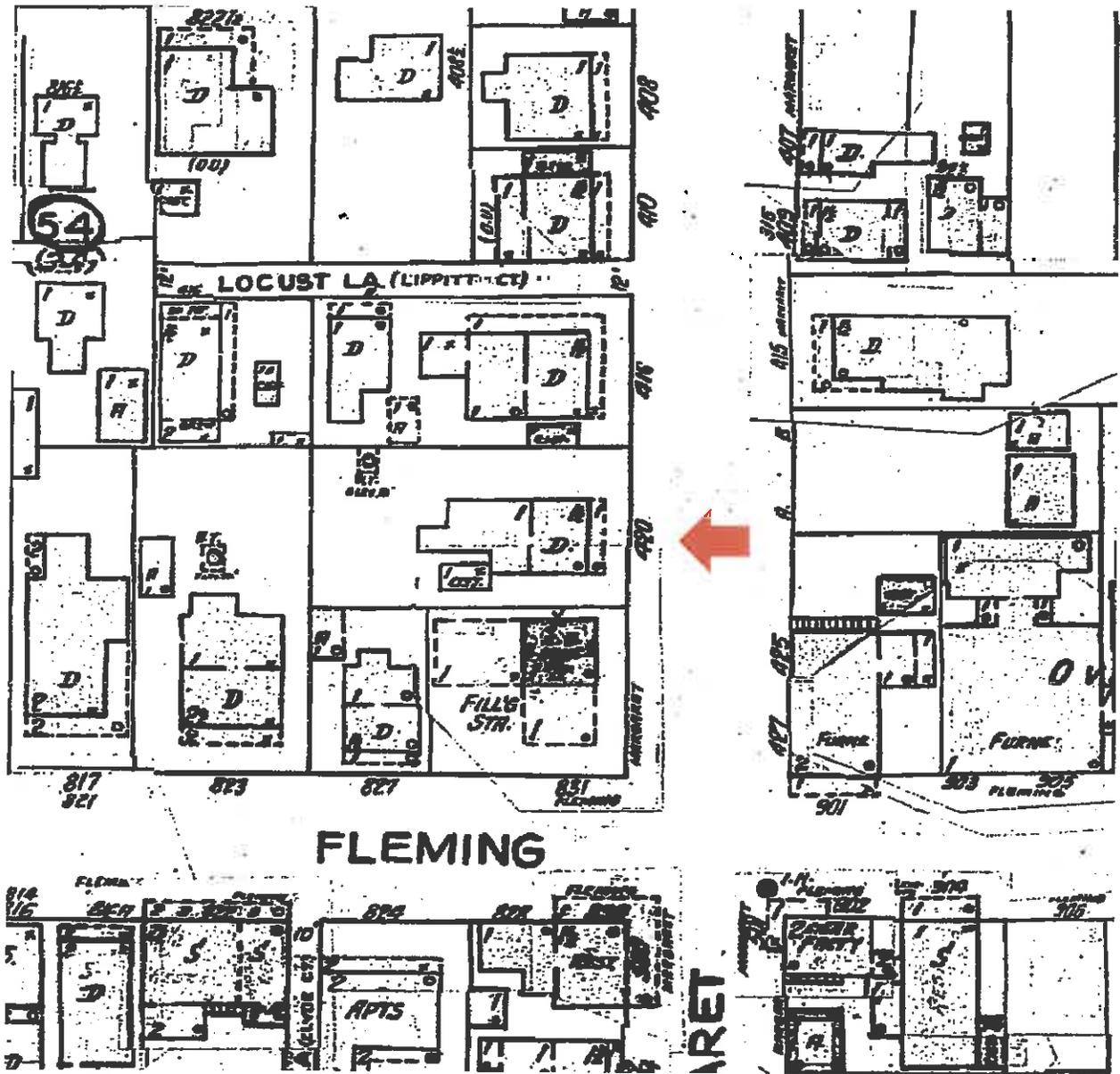
**FLEMING**



**MARGARET**



#420 Margaret Street Sanborn map 1926



#420 Margaret Street Sanborn map 1948



# Photos



Photo taken by Property Appraiser's office c1965; 420 Margaret Street; built ca.1886. Monroe County Library



420 Margaret



420 MARGARET ST.



420 MARGARET (FRONT & NORTH)



SAMPLE STAIRWAY  
FROM NEIGHBORING  
HOUSE



NORTH ELEVATION  
420 MARGARET ST.



SOUTH ELEVATION  
420 MARGARET ST



NORTH ELEVATION  
420 MARGARET ST.



420 Margaret (Front & North Side)



NORTH ELEVATION  
420 MARGARET ST.



NORTH ELEVATION  
420 MARGARET



Example of Stair way from neighbor's property

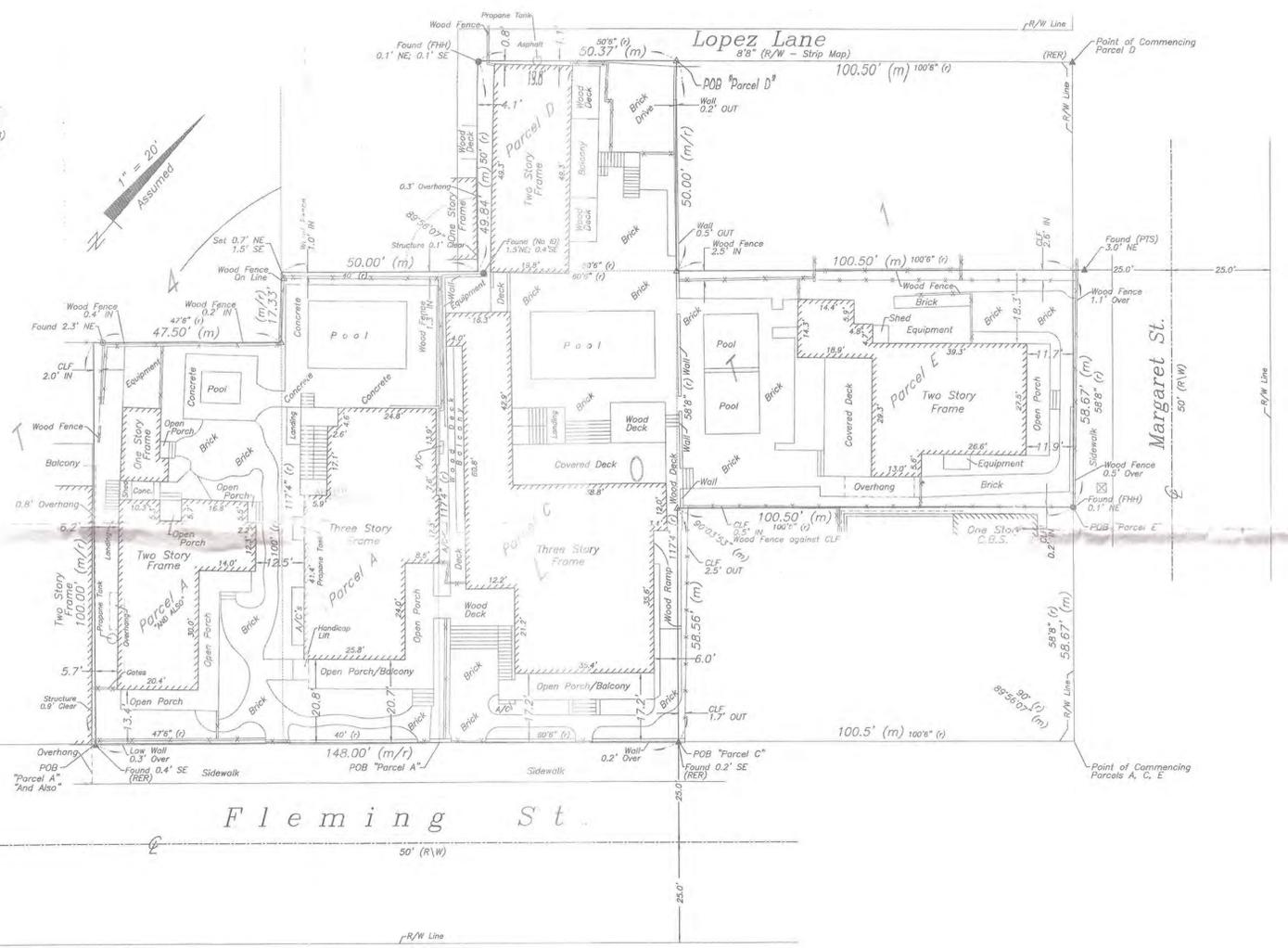
# Survey

Boundary Survey Map of:  
Part of Lots One and Four, Square 34  
Island of Key West, Florida

J. LYNN O'FLYNN, Inc.  
Professional Surveyor & Mapper  
PSM #6296  
3430 Duck Ave., Key West, FL 33040  
(305) 296-2244

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

- LEGEND**
- ⊗ Found 2" Iron Pipe (Fence Post)
  - Set 3/4" Iron Pipe w/cap (6298)
  - Found 1/2" Iron Rod (As Noted)
  - ▲ Found Nail & Disc (RER) (PTS)
  - △ Set Nail & Disc (6298)
  - (M) Measured
  - (R) Record
  - (M/R) Measured & Record
  - C.B.S. Concrete Block Structure
  - R/W Right of Way
  - POB Point of Beginning
  - Conc. Concrete
  - CLF Chain Link Fence
  - ⊕ Centerline
  - ⊗ Wood Utility Pole
  - ⊗ Concrete Utility Pole
  - P- Overhead Utility Lines



- NOTES:**
- The legal descriptions shown hereon were furnished by the client or their agent.
  - Underground foundations and utilities were not located.
  - All angles are 90° (Measured & Record) unless otherwise noted.
  - Street address: 615-823 Fleming Street, 2 Lopez Lane, 420 Margaret Street, Key West, FL.
  - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  - Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
  - North Arrow is assumed and based on the legal description.
  - Date of field work: November 8, 2012.
  - Ownership of fences is undeterminable, unless otherwise noted.
  - Adjoiners are not furnished.

**BOUNDARY SURVEY OF:**  
Parcel A:  
In the City of Key West and known on the map or plan of the City and Island of Key West drawn by W.A. Whitehead in February, 1829, as a part of Lot No. 1 in Square No. 34, commencing at a point on Fleming Street 161 feet from the corner of Fleming and Margaret Streets and running thence at the line of Fleming Street Southwesterly 40 feet, thence Northwesterly 117 feet 4 inches; thence North Easterly to the point of beginning. Said piece of land having a front on Fleming Street of 40 feet and a depth at right angles of 117 feet 4 inches.  
And Also:  
In the City of Key West and being part of Lot Four (4), Square Thirty-four (34), according to Wm. A. Whitehead's map and survey of said City, delineated in February, A.D. 1829 and more particularly described as follows: COMMENCING at the corner of Fleming and William Streets and running along the line of Fleming Street a distance of One Hundred Fifty-three feet six inches (153'6"), for a point of beginning, thence continuing in a Northeasterly direction along Fleming Street a distance of Forty-seven (47) feet six inches (47'6"); thence at right angles along the line dividing Lots One and Four of said Square Thirty-Four (34) in a Northwesterly direction a distance of One Hundred (100) feet; thence at right angles in a Southwesterly direction Forty-seven (47) feet six inches (47'6"), thence at right angles in a Southeasterly direction One Hundred (100) feet out to Fleming Street at the Point of Beginning, this being the same property described in Deed Book "3", Page 649, and Deed Book A-5, Page 187, Monroe County, Records. (815-817 Fleming Street)

Parcel C:  
In the City of Key West and is known on William A. Whitehead's map of the Island of Key West delineated in February 1829, as Part of Lot 1, in Square 34. COMMENCING at a point on Fleming Street, distant 100 feet and six inches from the corner of Fleming Street and Margaret Streets and running thence along said Fleming Street in a Southwesterly direction 60 feet and 6 inches; thence at right angles in a Northeasterly direction 60 feet and 6 inches; thence at right angles in a Southeasterly direction 117 feet and 4 inches back to the Point of Beginning. (823 Fleming Street)

Parcel D:  
On the Island of Key West, and known as Part of Lot (One) 1 in Square Thirty-four (34). Commencing at a Point on an alley running in from Margaret Street Southwest, which point is One Hundred (100) feet Six (6) inches from Margaret Street and running thence along the Southeast side of the said alley Fifty (50) feet Six (6) inches; thence at right angles Southeast 50 (Fifty) feet; thence at right angles Northeast Fifty (50) feet Six (6) inches; thence at right angles Northwest Fifty (50) feet to the place of beginning on said alley. (3 Lopez Lane)

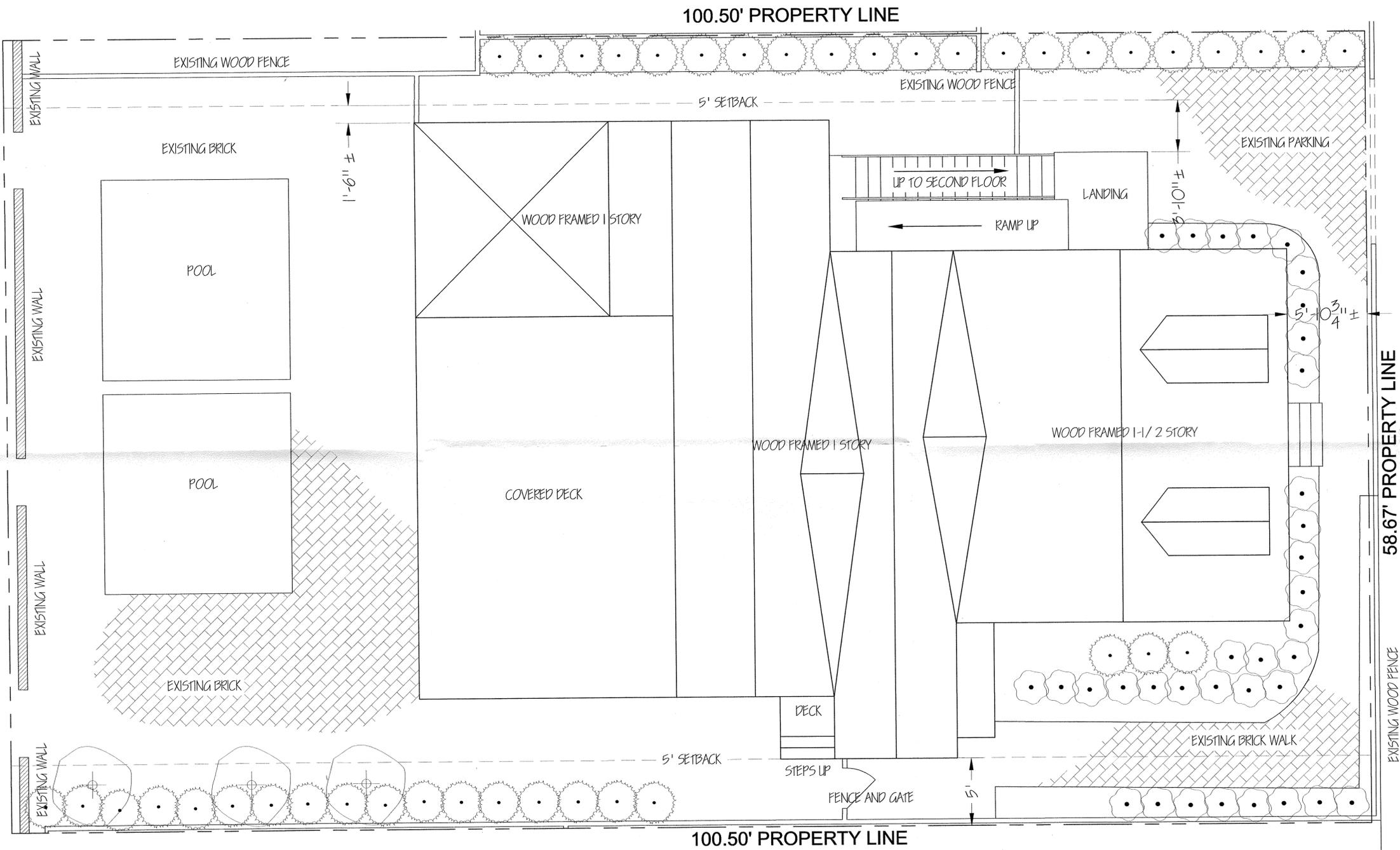
Parcel E:  
On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as Part of Lot 1, in Square 34, but more particularly described as follows: Commencing at a point on Margaret Street 58 feet 8 inches from the corner of Margaret and Fleming Streets, and extending thence Northwesterly along said Margaret Street 58 feet 8 inches; thence at right angles in a Southwesterly direction and parallel with Fleming Street 100 feet 6 inches; thence at right angles in a Southeasterly direction 58 feet 8 inches; thence at right angles in a Northeasterly direction 100 feet 6 inches to the point of Beginning. (420 Margaret Street)

BOUNDARY SURVEY FOR: NYAH Key West, LLC, a Florida limited liability company;  
First State Bank of the Florida Keys;  
Spottswood, Spottswood & Spottswood;  
Attorneys' Title Insurance Company;

J. LYNN O'FLYNN, Inc.  
J. Lynn O'Flynn, PSM  
Florida Reg. #6296  
November 14, 2012

THIS SURVEY IS NOT ASSIGNABLE

# Revised Plans



**PROPOSED SITE PLAN**

3/8" = 1'-0"



*Margaret St.*

NYAH  
PROPOSED SITE PLAN  
GROUND LEVEL ACCESSIBILITY  
FLEMING ST. & MARGARET ST. ~ KEY WEST, FLORIDA 33040

SEAL

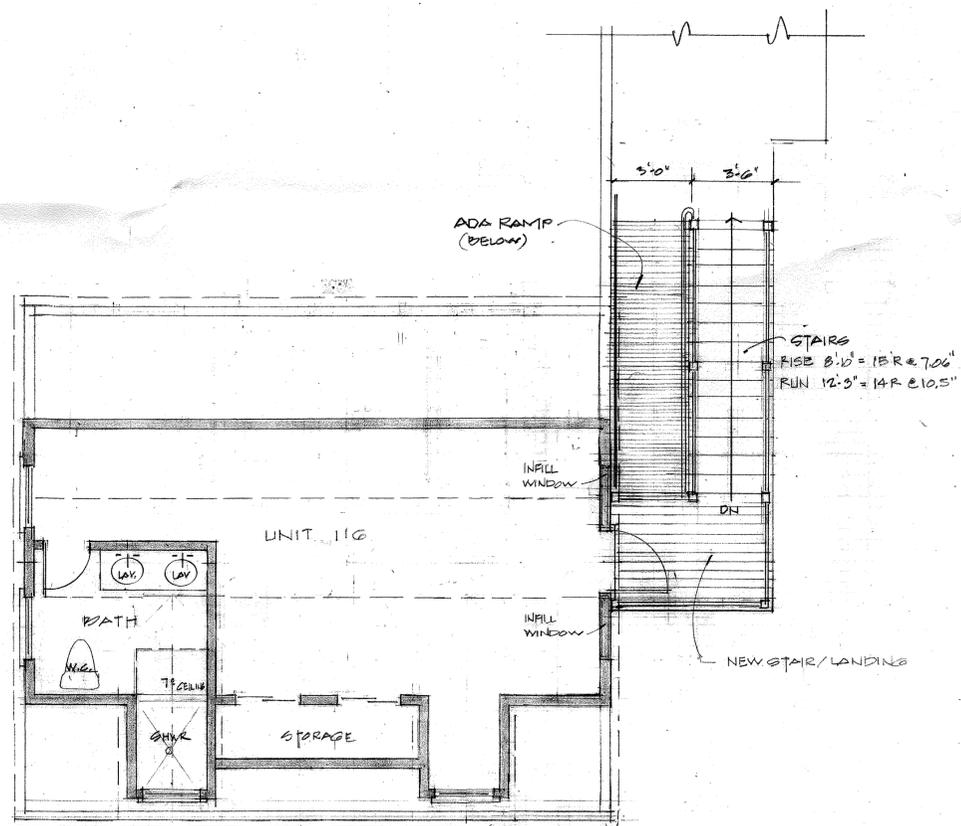
SEAL

SEAL

**WILLIAM ROWAN N**  
ARCHITECTURE  
321 PEACOCK LANE  
305 296 3784  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-6017751

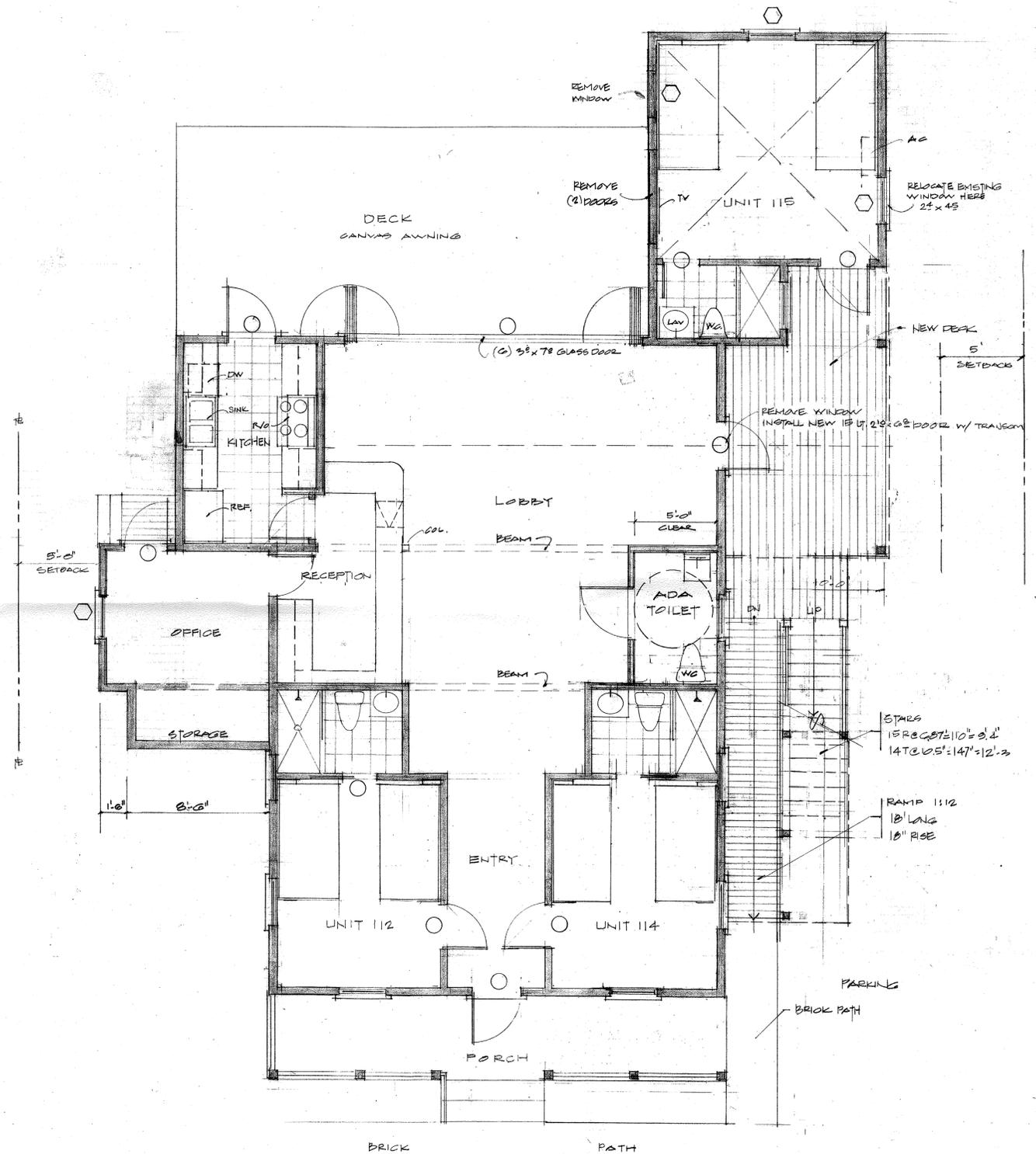
PROJECT NO:  
DATE: 7/9/2013

SP  
1 OF 1



**SECOND FLOOR**

SCALE 1/4" = 1'-0"



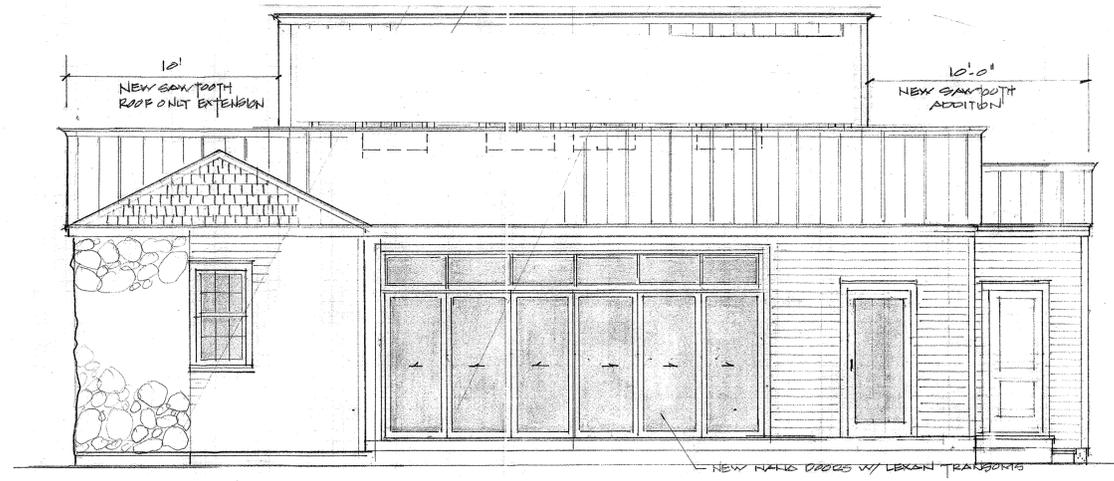
**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"





**PROPOSED NORTH ELEVATION**



**PROPOSED WEST ELEVATION**

NOTE EXISTING REAR AWNING NOT SHOWN FOR CLARITY



**PROPOSED SOUTH ELEVATION**



**PROPOSED EAST ELEVATION**

**Previously Proposed Plans  
Postponed June 25, 2013**



NORTH ELEVATION (EXISTING)

1/4" = 1'-0"



EAST ELEVATION (EXISTING)

1/4" = 1'-0"



SOUTH ELEVATION (EXISTING)

1/4" = 1'-0"



WEST ELEVATION (EXISTING)

1/4" = 1'-0"

MARGARET STREET GUEST HOUSE  
 INTERIOR & EXTERIOR UPGRADES  
 420 MARGARET STREET KEY WEST, FLORIDA 33040

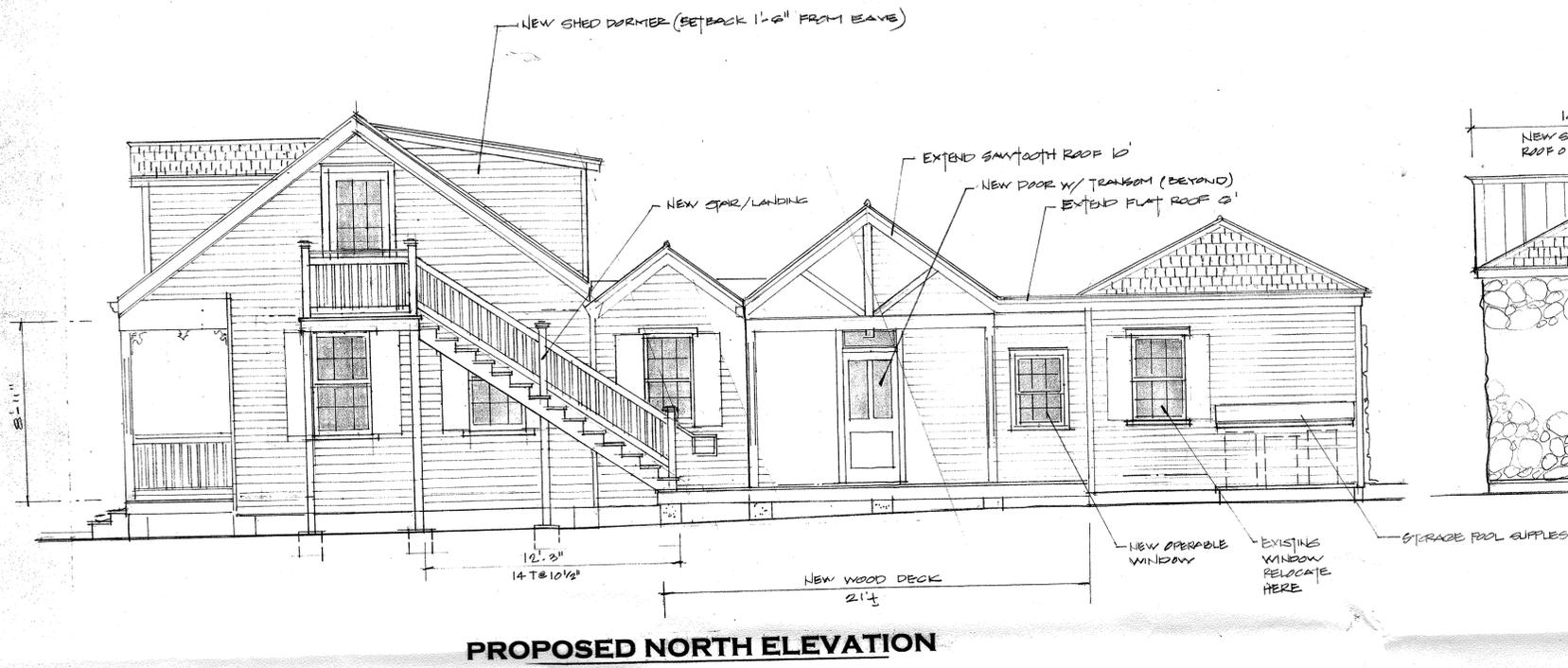
**WILLIAM ROWAN N**  
 ARCHITECTURE  
 321 PEACOCK LANE  
 305 296 3784  
 KEY WEST, FLORIDA  
 LICENSE AR-0017751

PROJECT NO:

5/27/2013

DATE:

- 08 -



**PROPOSED NORTH ELEVATION**



**PROPOSED WEST ELEVATION**



**PROPOSED SOUTH ELEVATION**

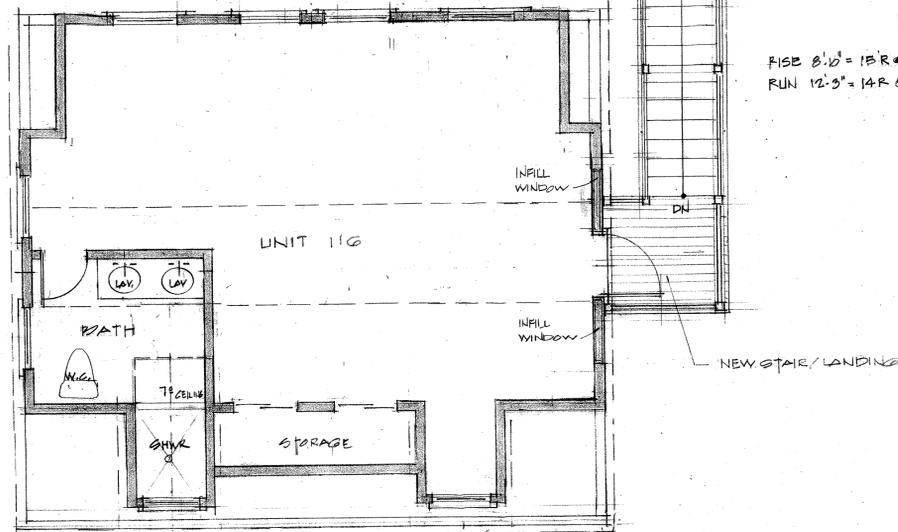


**PROPOSED EAST ELEVATION**

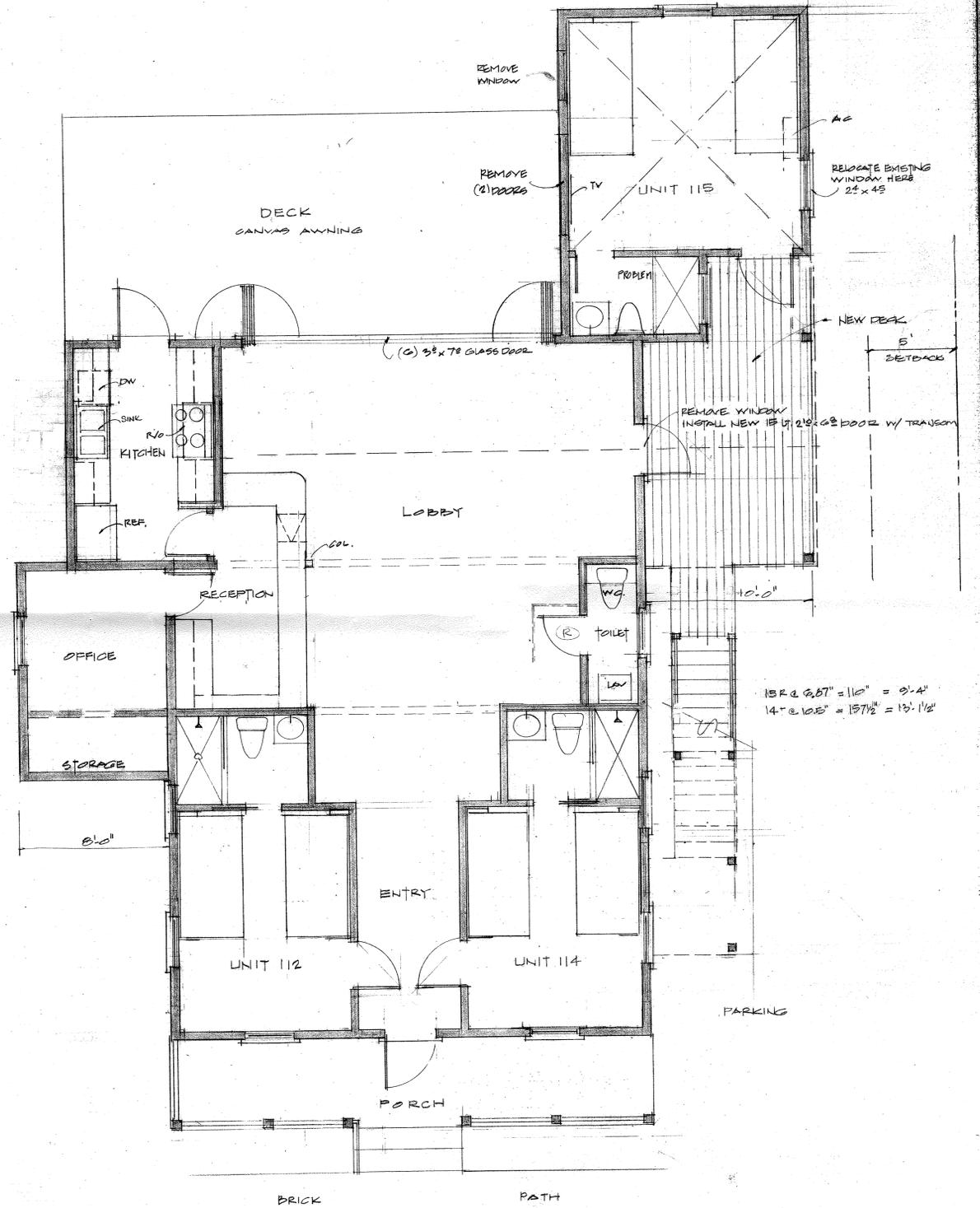
**NYAH**  
**MARGARET HOUSE**  
 UNITS 112, 114, 115, 116  
 425 MARGARET ST. KEYWEST, FLORIDA

**WILLIAM ROWAN ARCHITECTURE**  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE # AR-007251  
 321 PEACOCK LANE  
 305 296 3784

JOB NUMBER  
 DATE 5.27.13  
**A4**  
 4 of 4

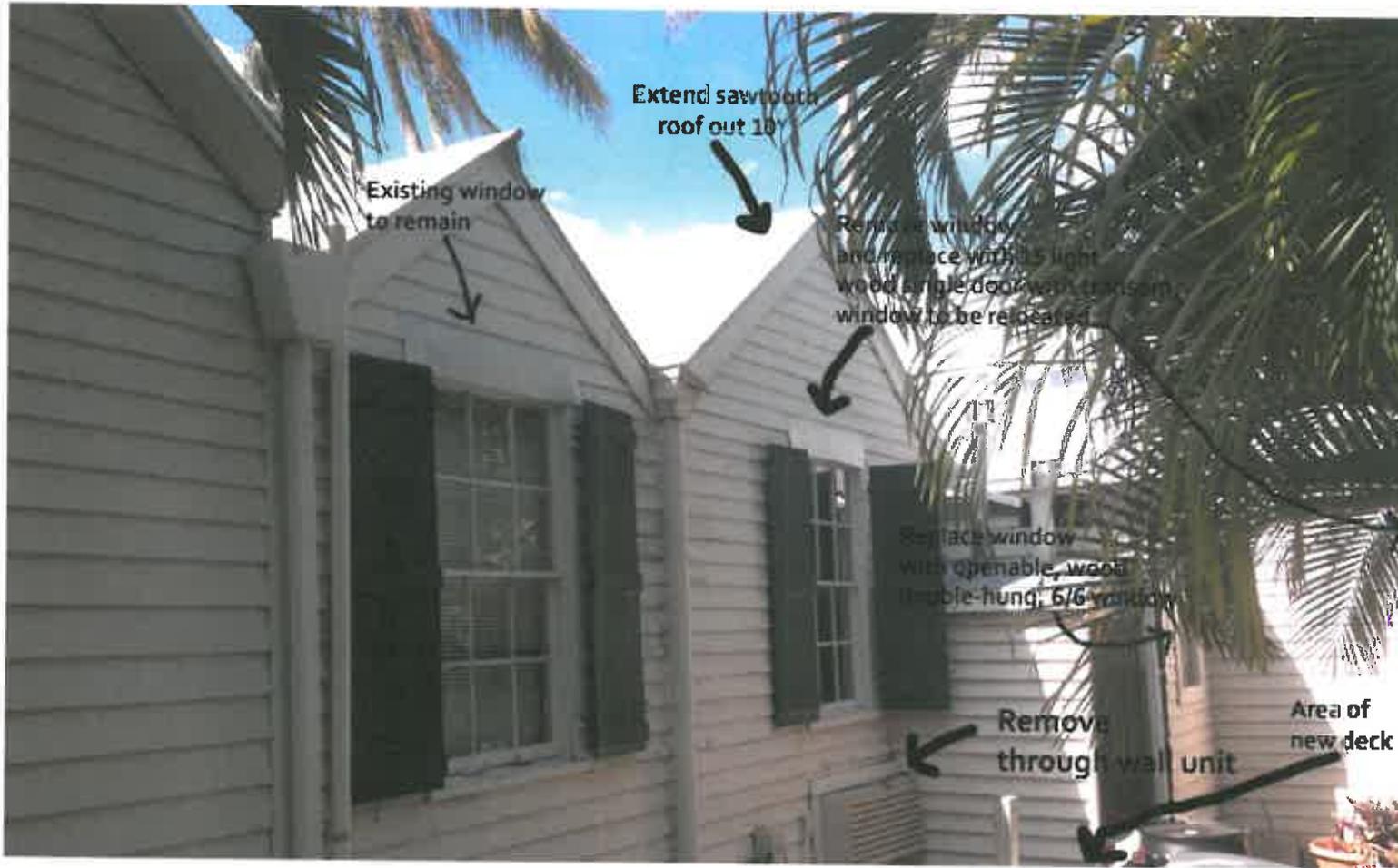


**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"





NORTH ELEVATION  
420 MARGARET



NORTH ELEVATION:  
420 MARGARET ST.

Remove wall AC  
unit, frame in with  
lap siding, paint  
to match.

420 Margaret St. Rear  
(West Elevation)

Shed Dormer here

Area of  
NanaWall

Remove aluminum slider,  
replace with 15 ft. wood/glass  
single door here



**420 Margaret St.**

**Product illustrations for  
East Elevation**

**Wood 4-panel, 2-light (top) entry door**

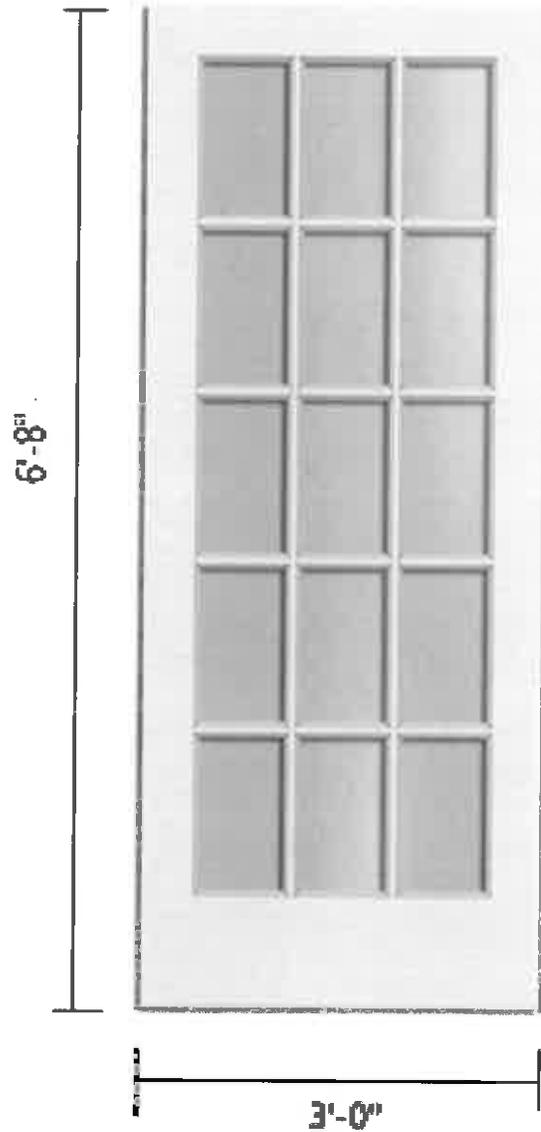


**Product illustration / cut sheet for East elevation  
(front entry) at 420 Margaret**

**420 Margaret St.**

**Product illustrations for  
North Elevation**

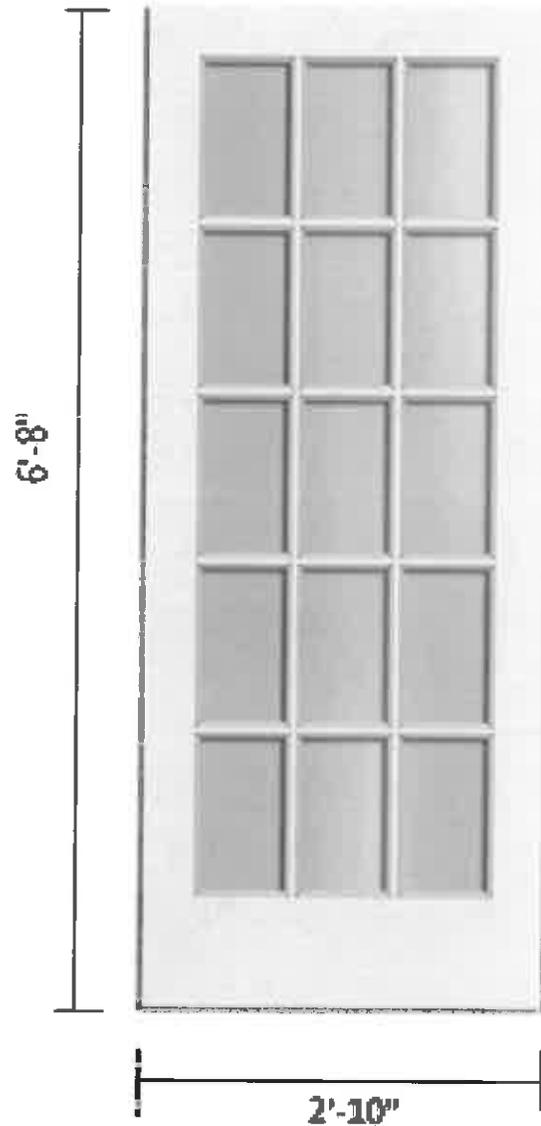
**Wood/Glass Single Door**



Product illustration/cut sheet for new door  
on north elevation ~~under sawtooth roof extension~~ at top of landing  
at 420 Margaret

Note: Glass on actual door to be *clear* HARC glass.

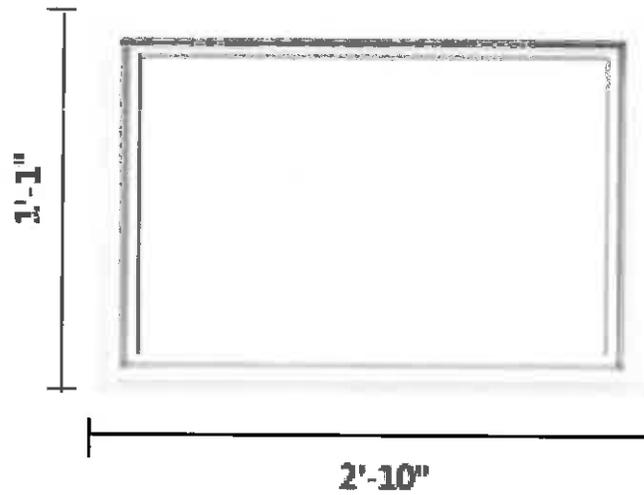
**Wood/Glass Single Door**



**Product illustration/cut sheet for new door  
on north elevation under sawtooth roof extension  
at 420 Margaret**

**Note: Glass on actual door to be *clear* HARC glass.**

**Fixed Wood Transom**



**Wood transom above (beyond) new 15 light, wood door on north elevation, under sawtooth roof  
420 Margaret Street**

### Double-Hung wood window

\*Note: window to be painted white to match existing trim



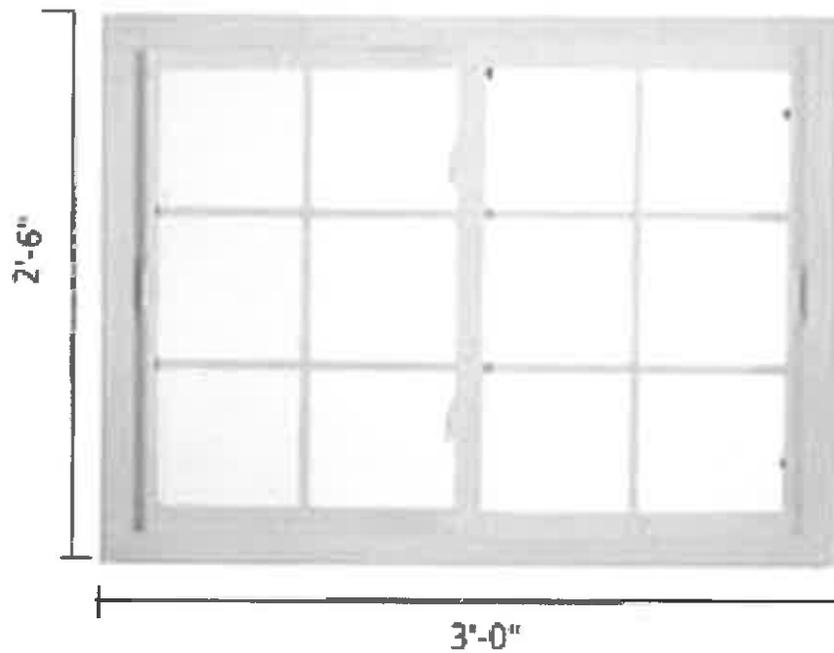
Product illustration for 6/6 double-hung  
openable window for north elevation  
420 Margaret

**420 Margaret St.**

**Product illustrations for  
West Elevation**

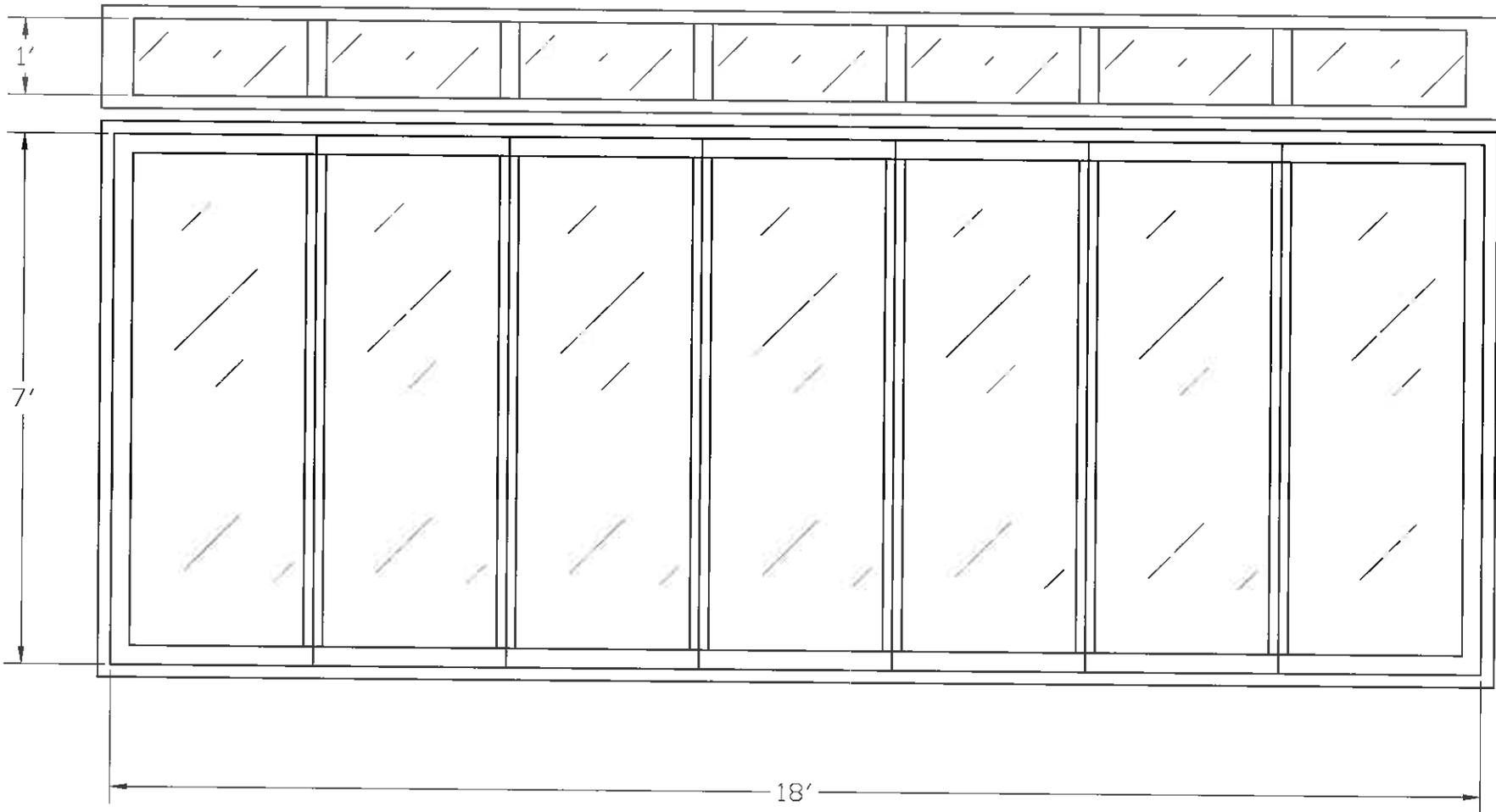
## Wood Slider Window

Example product illustration for the (4) windows to be  
used in shed dormer on west elevation  
420 Margaret Street



**NOTE:** Window in this illustration shows a 6 by 6 light;  
windows in west elevation shed roof to be 4 by 4 light

# NANA WALL SERIES SL73



NanaWall Systems SL73 passed and has obtained Miami-Dade County NOA approval No. 11-1024.04 for the inswing and 11-1024.05 for the outswing.

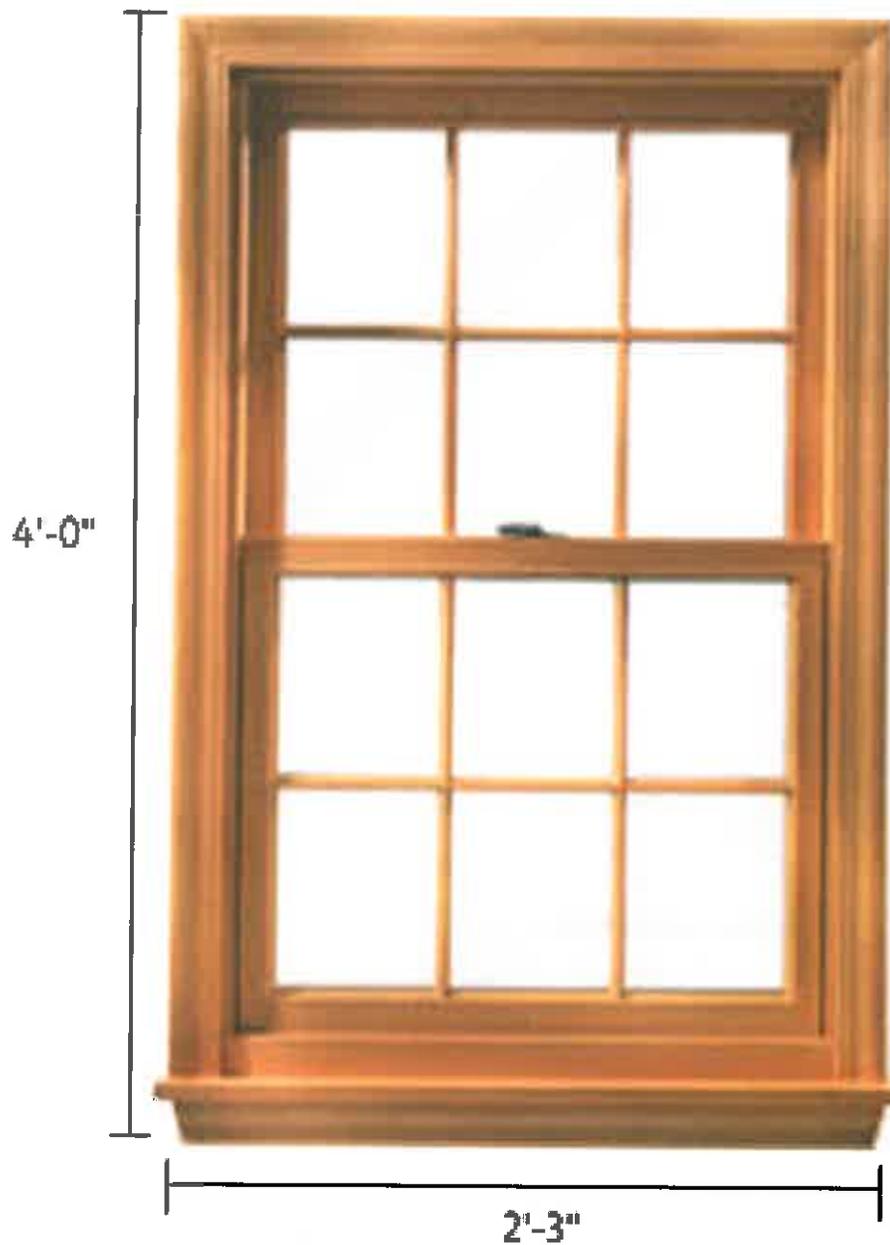


© Nana Wall



## Double-Hung wood window

\*Note: window to be painted white to match existing trim



Product illustration for 6/6 double-hung  
openable window for north elevation  
420 Margaret

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 25, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

FAÇADE, WINDOWS AND DOORS REFURBISHMENT. NEW EXTERIOR STAIRCASE WITH LANDING AS REUESTED BY FIRE CODE. NEW WOOD DECK. NEW SHED DORMER ON THE BACK. ADDITIONS TO EXISTING SAWTOOTH ON BOTH SIDES. REMOVAL OF A/C WINDOW UNITS.

FOR- #420 MARGARET STREET

Applicant- William Rowan

Application # H13-01-817

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](http://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 Jennifer Reed, 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:  
420 Margaret St, Key West, FL 33040 on the 19<sup>th</sup> day of June, 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 June 25<sup>th</sup>, 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 H13-01-817.

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

Signed Name of Affiant:

Jennifer Reed WRA.

Date: 6/18/13

Address: 321 Peacon Ln.

City: Key West

State, Zip: Florida, 33040

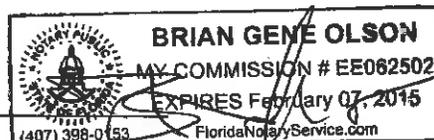
The forgoing instrument was acknowledged before me on this 19 day of June, 2013.

By (Print name of Affiant) JENNIFER REED who is personally known to me or has produced n/a as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: \_\_\_\_\_

Print Name: BRIAN OLSON



Notary Public - State of Florida (seal)

My Commission Expires: FEB, 7, 2015

420 Margaret St. on 6/19/13 



**Property Appraiser  
Information**



Effective Age 14  
 Year Built 1925  
 Functional Obs 0

Perimeter 292  
 Special Arch 0  
 Economic Obs 0

Depreciation % 18  
 Grnd Floor Area 2,367

**Inclusions:**

Roof Type IRR/CUSTOM  
 Heat 1 FCD/AIR DUCTED  
 Heat Src 1 ELECTRIC

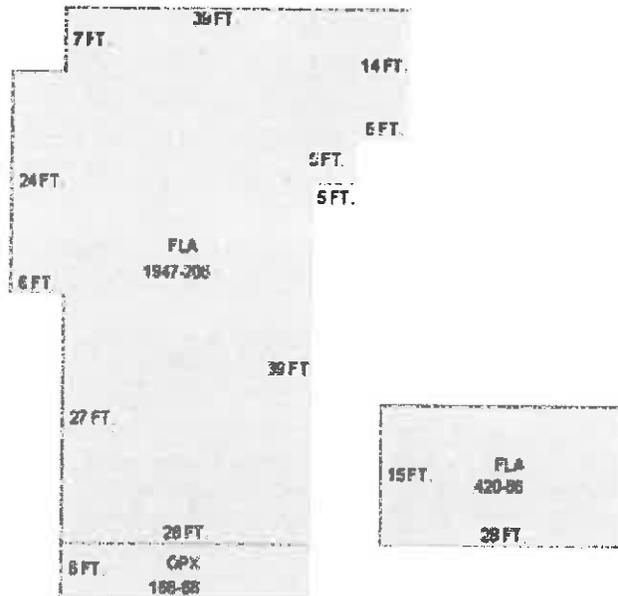
Roof Cover METAL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation CONC BLOCK  
 Bedrooms 3

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 3  
 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	FLA	12:ABOVE AVERAGE WOOD	1	1986	N Y	0.00	0.00	1,947
2	OPX		1	1986	N N	0.00	0.00	168
3	FLA		1	1986	N Y	0.00	0.00	420

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		HOTELS/MOTEL A	100	N	Y
		HOTELS/MOTEL A	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
	AB AVE WOOD SIDING	100

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO6:COMM POOL	420 SF	30	14	1985	1986	3	50
2	AC2:WALL AIR COND	1 UT	0	0	1984	1985	2	20
3	PT2:BRICK PATIO	552 SF	0	0	1985	1986	2	50
4	FN2:FENCES	224 SF	56	4	1985	1986	2	30
5	FN2:FENCES	114 SF	19	6	1985	1986	2	30
6	WD2:WOOD DECK	96 SF	24	4	1985	1986	1	40
7	HT2:HOT TUB	1 UT	0	0	1994	1995	3	50

### Appraiser Notes

PETITION KW 159-1997 PART OF OASIS GUEST HOUSE. 2002 SALE - DOES NOT FIT MARKET AND THE PROPERTY HAS BEEN USED AS PART OF THE OASIS GUEST HOUSE, WHO IS THE PURCHASER. 2002 CUT OUT DONE

14-1 VALUE REDUCED FROM \$667,808

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
6 B944198	12/01/1994	12/01/1995	4,000	Commercial	JACUZZI
5 0001997	06/01/1997	08/01/1997	300	Commercial	ELECTRICAL
4 0002407	07/01/1997	08/01/1997	1,100	Commercial	ROOFING
3 9704247	12/19/1997	11/13/1998	6,000	Commercial	INTERIOR WORK
2 9801388	05/04/1998	11/13/1998	2,500	Commercial	PAINTING
1 9801467	05/12/1998	11/13/1998	2,000	Commercial	REPAIR & REPAINT ROOF
7 05-4593	03/27/2006	08/18/2006	1,050	Commercial	REPLACE DAMAGED WOOD SIDING.APPROX 150SF

### 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
2012	357,874	26,427	355,042	558,616	558,616	0	558,616
2011	357,874	27,426	611,856	610,958	586,070	0	610,958
2010	366,295	28,425	605,150	532,791	532,791	0	532,791
2009	366,295	29,445	609,646	659,037	659,037	0	659,037
2008	378,926	30,456	884,400	676,165	676,165	0	676,165
2007	324,718	25,848	884,400	671,549	671,549	0	671,549

2006	331,934	26,666	560,120	634,615	634,615	0	634,615
2005	331,934	27,490	471,680	887,625	887,625	0	887,625
2004	278,583	25,621	442,200	887,625	887,625	0	887,625
2003	278,583	26,396	205,310	755,187	755,187	0	755,187
2002	136,804	27,178	205,310	447,660	447,660	0	447,660
2001	136,804	27,954	205,310	541,073	541,073	0	541,073
2000	138,229	12,761	111,454	458,731	458,731	0	458,731
1999	167,765	13,103	111,454	382,400	382,400	0	382,400
1998	189,760	13,439	111,454	382,400	382,400	0	382,400
1997	177,765	13,776	99,722	425,342	425,342	0	425,342
1996	177,765	14,141	99,722	358,795	358,795	0	358,795
1995	177,765	10,303	99,722	344,210	344,210	0	344,210
1994	177,765	10,579	99,722	306,900	306,900	0	306,900
1993	139,973	10,862	99,722	265,641	265,641	0	265,641
1992	158,853	11,139	99,722	286,713	286,713	0	286,713
1991	158,853	11,417	99,722	287,019	287,019	0	287,019
1990	148,450	11,697	77,725	253,887	253,887	0	253,887
1989	148,450	11,976	76,258	236,684	236,684	0	236,684
1988	141,289	8,775	64,526	214,590	214,590	0	214,590
1987	114,295	8,979	47,198	170,472	170,472	0	170,472
1986	35,469	0	45,614	81,083	81,083	0	81,083
1985	34,704	0	24,013	58,717	58,717	0	58,717
1984	25,627	0	24,013	49,640	49,640	25,000	24,640
1983	25,627	0	24,013	49,640	49,640	25,000	24,640
1982	26,239	0	24,013	50,252	50,252	25,000	25,252

## 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
11/15/2012	2599 / 251	7,200,000	WD	05
5/2/2001	1705 / 2055	450,000	WD	O
3/1/1990	1125 / 2436	388,500	WD	Q
5/1/1986	976 / 674	258,500	WD	U
11/1/1984	926 / 2324	75,000	WD	Q
2/1/1969	440 / 437	7,000	00	Q

This page has been visited 53,617 times.

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