

Historic Architectural Review Commission

Staff Report Item 12

Meeting Date:	March 24, 2014
Applicant:	William Shepler, Architect
Application Number:	H14-01-0604
Address:	#805 Olivia Street
Description of Work:	New two and a half wood frame structure.
Building Facts:	<p>The site where the structure is planned to be built has been vacant since 2005. On July 12, 2005 the Commission approved the demolition of a non-contributing structure that was located in the site and the construction of a two story wood frame single family residence. The surrounding houses are two story frame structures.</p> <p>The Planning Department recognizes the lot for beneficial use allocation for one single family unit.</p>
Guidelines Cited in Review:	Additions/ alterations and new construction (pages 36-38 a), specifically guidelines for new construction 1 through 7 of pages 38-38a).

Staff Analysis

The Certificate of Appropriateness proposes the construction of a two and a half story wood frame structure on a vacant lot. The structure will house a garage for a boat and cars on the first floor and a single family unit on the upper stories. An exterior frame staircase, located on the east side of the structure, will serve as the main and only access to the dwelling unit. The proposed design is based on traditional forms but has a contemporary flavor.

The plan proposes the use of fiber cement siding, aluminum impact windows with 2 over 2 configuration, and v-crimp roofing system. The design proposes two dormers on facing east and the other facing west. Both dormers will have shed roofs and will have different height, creating an asymmetrical gable roof configuration on its main façade. The proposed side wood staircase will be setback from the street.

Consistency with Guidelines

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

1. The proposed structure will be lower in height than the main structure in the site and to its neighboring house to the east side.
2. The proposed structure will be setback from the sidewalk approximately 24' 0". An off street parking for three cars is proposed in the plans.
3. The proposed structure has been designed with an appropriate mass, scale and proportions that will be sensible to the existing historic urban context.
4. The proposed materials, textures and forms depicted in the plans are in keeping with the urban context.

The proposed new structure will not obscure or outsize any surrounding neighboring structure.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

April 9, 2009

George Esbensen
709 Eaton Street
Key West 33040

Dear Mr. Esbensen,

This letter is in response to your request that the City of Key West verify that there was a residential building on property located at 803 and 805 Olivia Street (RE#00019930-000100). According to our files, variances and a lot split were requested in 2005 (Attachment A). Although this request was withdrawn, the survey in the file (Attachment B) does reflect that at that time there were three existing structures on the property: two dwelling units and what appears to be a garage. A previous variance request (BOA Res 05-069) was granted for the 803 portion of the property for a room addition (Attachment C).

A review of the Building Department files revealed that there were permits issued for demolishing a one story house and constructing a new two-story house. HARC approved the demolition and the proposed construction (Attachment D) and the Building Department issued a demolition permit (Attachment E), which was executed. An aerial photo from the Monroe County Property Appraiser's Office and HARC site visit photos (Attachment F) show that the demolition has been completed. However, no further activity seems to have occurred.

Judging by the information available to me, I understand that there were two dwelling units on this property as of 2005. There was a plan to rebuild one of the existing dwelling units. However, this action did not take place. That the proposed reconstruction of the dwelling unit did not take place does not negate the fact that this was a residential property with two dwelling units on site. Therefore, this property has a legal non-conforming density of two dwelling units, allowed as of right. If this property is to be further redeveloped, all current zoning and dimensional requirements shall be met.

If there are any questions or concerns, please contact me at 809.3724.

Respectfully,

Brendon Cunningham

A handwritten signature in black ink, consisting of a stylized 'B' followed by a horizontal line.

Xc: Amy Kimball-Murley, AICP Planning Director
John Woodson, Building Official
File

CL4. H05-06-28-0996 805 Olivia Street, M. Skoglund

Demolish existing non contributing bldg. build new 2 story wood frame single family residence.

Michael Skoglund explained they plan to demolish the existing noncontributing structure and build a new two story structure.

The Commission had no objections to the demolition request but was concerned about the scale of the proposed new structure in terms of the surrounding structures. There was also concern with the location of the carport as it will be highly visible from the public right of way. They noted the guidelines regarding carport location are intended for historic structures.

Mr. Skoglund said there are two story buildings on either side of this property.

Mr. Born said the neighborhood is characterized by one and two story structures.

Tim Root motioned to approve with the condition that two over two wood windows, a four panel front door, and wood French doors are used. Marilyn Wild seconded the motion.

APPROVE X DISAPPROVE TABLE

CL5. H05-06-28-0997 3729 Eagle Avenue, Laird Ueberroth, RA
De-certify structure. Install fence & carport.

Laird Ueberroth, Architect, presented the application for a certificate of no contributing value. This is one of the structures listed on the historic structure survey that lies outside the district. They are making this request as they intend to construct a carport in the front yard. He feels the structure has been severely altered and no longer has any integrity. At one time this was part of a compound of mission style structures built out in a swamp. It is now completely suburbanized.

Public input: Vincent Mancini explained he has lived at a neighboring structure for many years and feels these little houses should be preserved.

Hugh Prior, property owner, said he agrees with Mr. Mancini, however, the previous owner made so many changes it has lost all integrity.

Tim Root asked since this property is outside the historic district, does this give us any latitude on the guidelines for carports? He noted the carport is not attached and does not detract from the historic structure.

The Commission agreed the structure should remain classified as a contributing structure and felt that the location of the detached carport would not detract from the historic structure. They reviewed the guidelines for carports (page 40), No. 5 "the construction of

Application

AK 1020021



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # _____

04-01-2014 010604

OWNER'S NAME: **Bruce Mineroff** DATE: **3/31/14**

OWNER'S ADDRESS: **803 Olivia Street, Key West, Fl 33040** PHONE #: **908-917-1711**

APPLICANT'S NAME: **William Shepler Architect** PHONE #: **305-890-6191**

APPLICANT'S ADDRESS: **513 Fleming Street, Suite 14, Key West , FL 33040**

ADDRESS OF CONSTRUCTION: **805 Olivia Street, Key West , Fl 33040** # OF UNITS **2**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
New 2 1/2 story wood frame structure, fiber cement siding, metal v-crimp galvalume roofing, aluminum impact windows. Exterior wood stairs , small covered landing at top.

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.

Date: 4/1/14

Applicant's Signature: William Shepler

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 checked="" 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

Permit No: 2014 100604
Date: 4/08/14
Stamp: 2014 100604

Trans number: **Staff Use Only** 2999801
CK CHECK 139 \$100.00

Date: _____
Trans date: 4/08/14 Time: 14:30:59

Staff Approval: _____
Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

*The main house in the lot is listed as a contributing resource. The new house will be built on a vacant area of the existing lot.
Guidelines for new construction.*

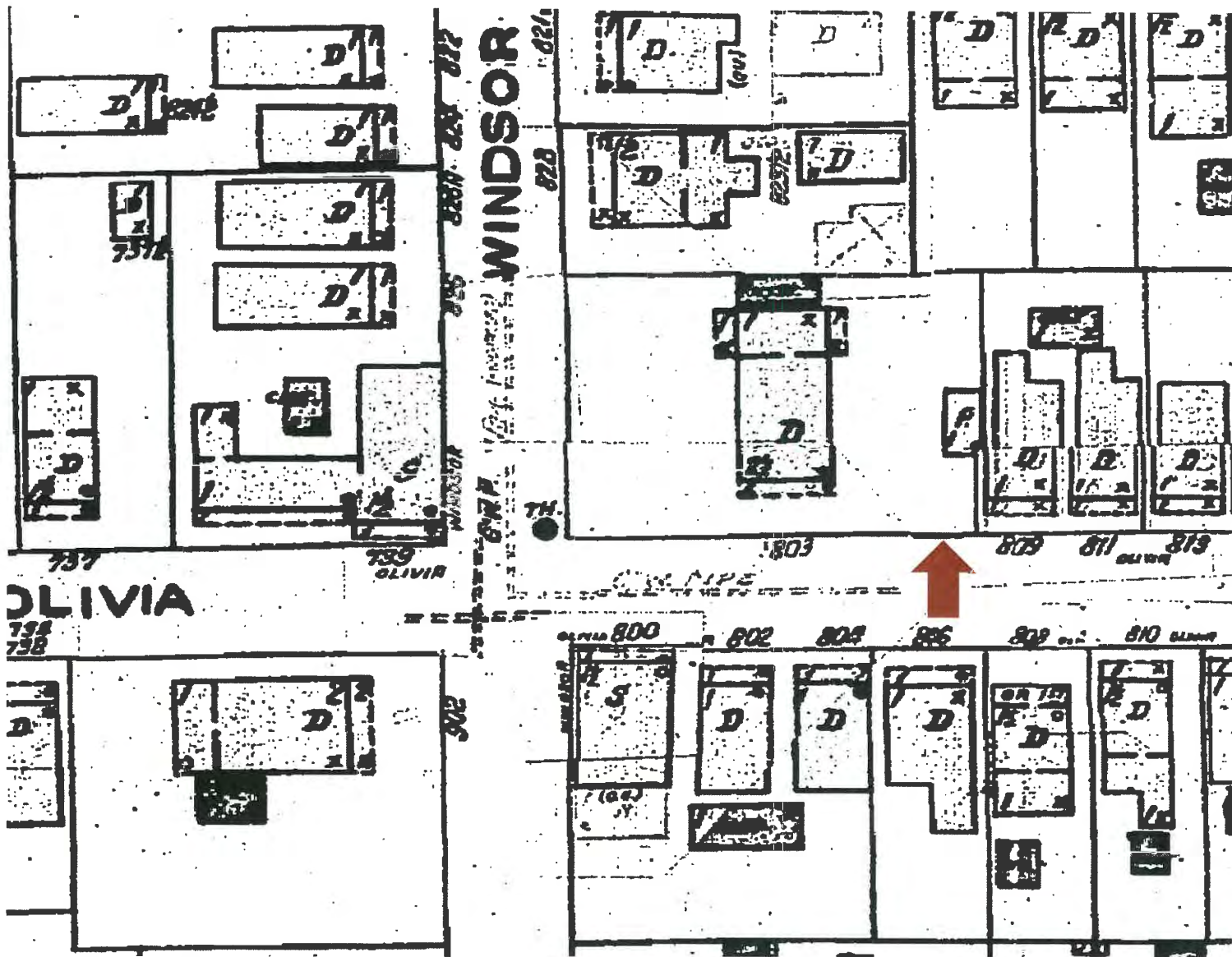
Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

Date: _____

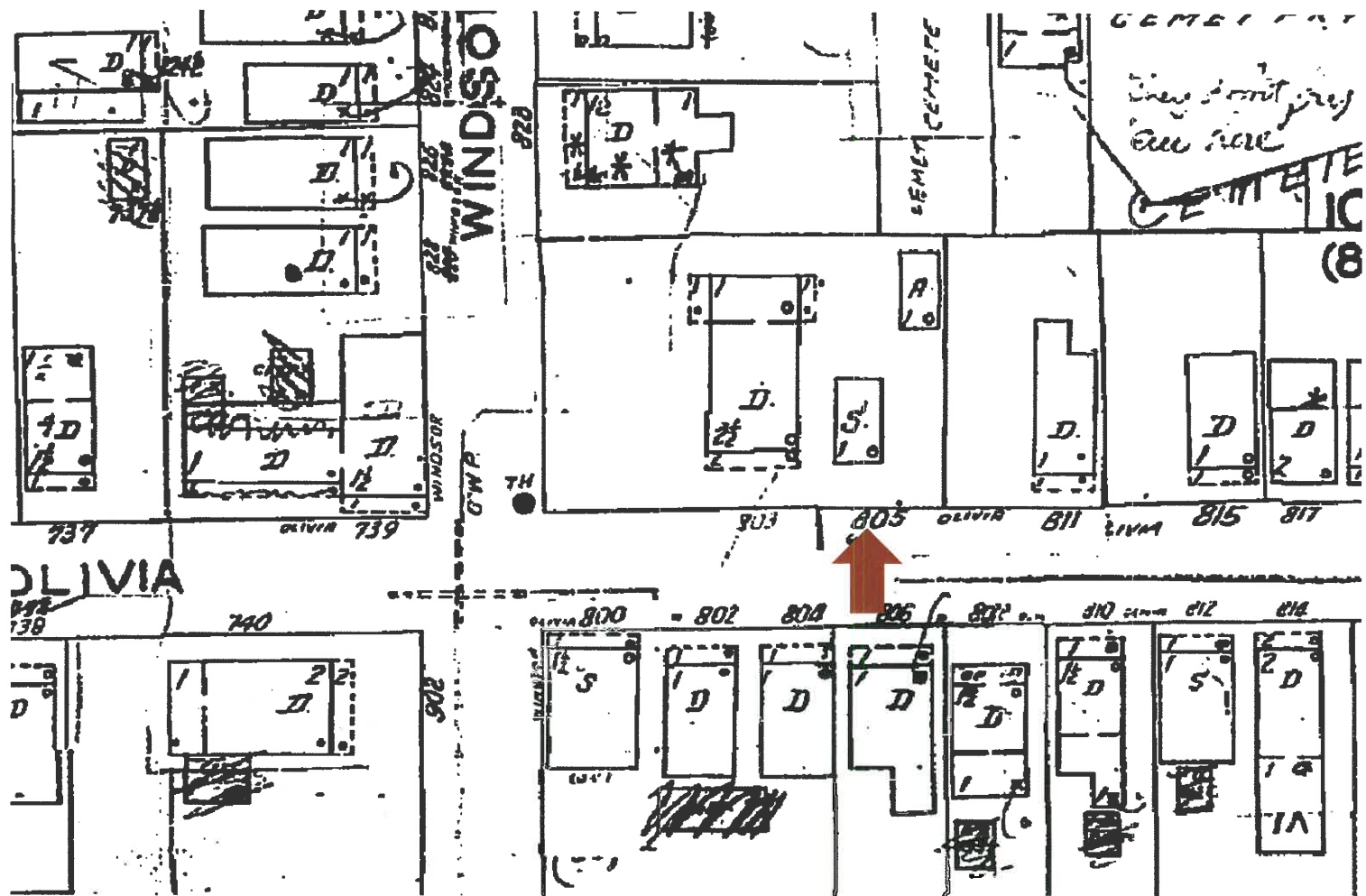
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#805 Olivia Street Sanborn map 1948



#805 Olivia Street Sanborn map 1962

Project Photos



#803-805 Olivia Street Property Appraisers office. Building to the right side is the structure in question for this application. Monroe County Library



805 Olivia Street



803 Olivia Street



811 Olivia Street - Adjacent Property



Adjacent to 811 Olivia Street



804 Olivia Street



Corner of Olivia Street and Windsor Lane - Across from 803 Olivia



Corner of Olivia Street and Windsor Lane - Across from Olivia Market



View of 803 Olivia from Windsor Lane



View of Olivia Street Looking East



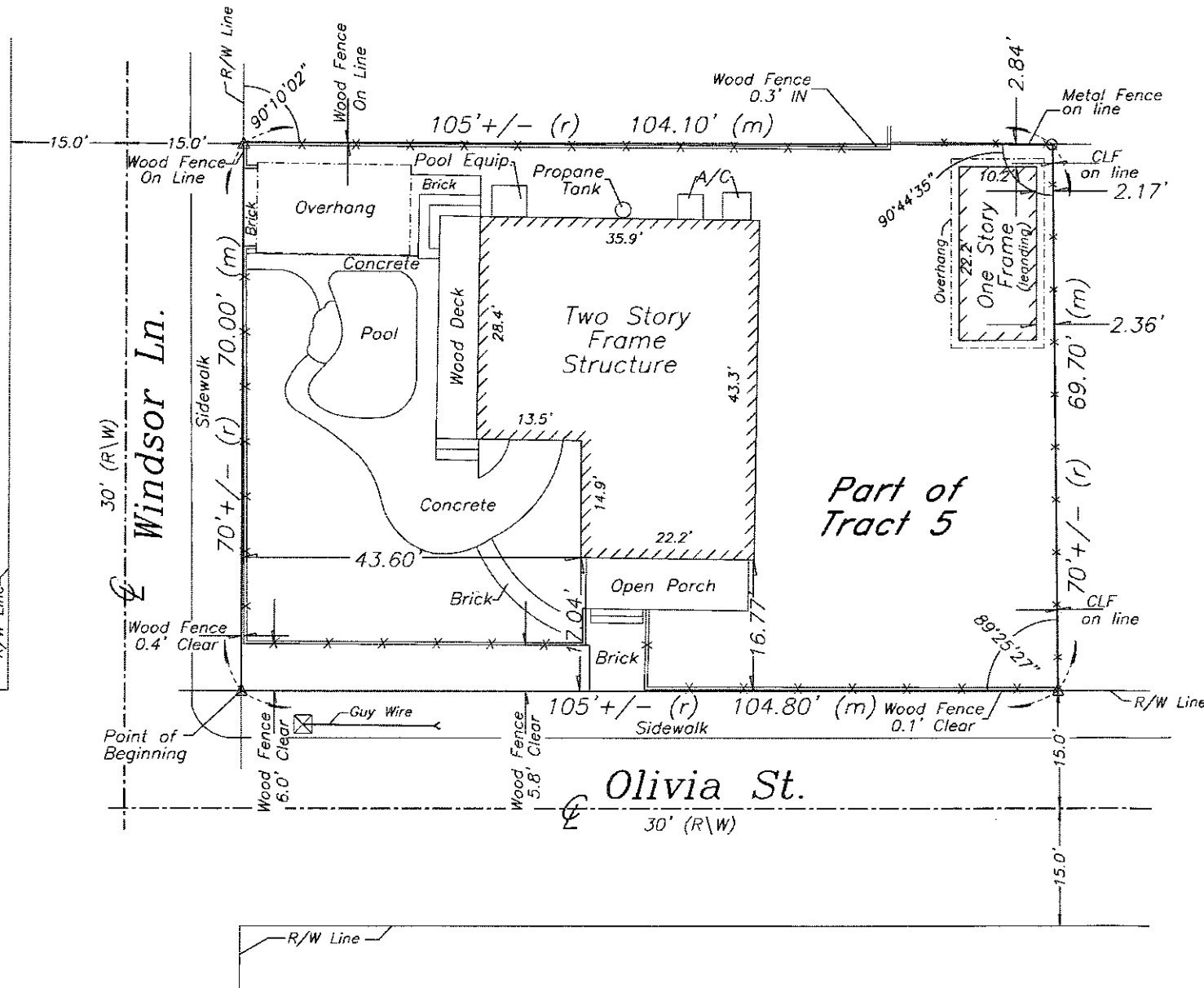
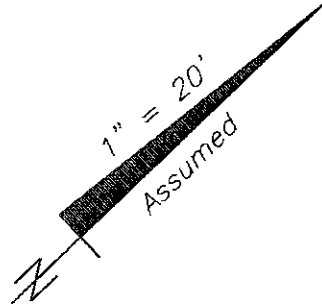
View of Olivia Street Looking West

Survey

Boundary Survey Map Part of Tract 5 Island of Key West, Florida

LEGEND

- | | |
|-----------------------------------|---------------------------------|
| ⊙ Found 2" Iron Pipe (Fence Post) | (M/R) Measured & Record |
| ○ Set 3/4" Iron Pipe w/cap (6298) | C.B.S. Concrete Block Structure |
| ● Found 1/2" Iron Rod (2863) | R\W Right of Way |
| ▲ Found Nail & Disc (Norby) | CLF Chain Link Fence |
| △ Set Nail & Disc (6298) | ⊕ Centerline |
| (M) Measured | ⊗ Wood Utility Pole |
| (R) Record | ⊠ Concrete Utility Pole |



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 803-805 Olivia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 21, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and is known as part of Tract 5 according to William A. Whitehead's map delineated in February A. D. 1829, described by metes and bounds as follows:
COMMENCING at the Northerly corner of the intersection of Olivia Street and Windsor Lane and running thence along Olivia Street in a Northeasterly direction 105 feet, more or less, to the existing fence line; thence at right angles in a Northwesterly direction 70 feet, more or less, to the existing fence line; thence at right angles in a Southwesterly direction 105 feet, more or less, to Windsor Lane; thence at right angles in a Southeasterly direction 70 feet, more or less, to the Place of Beginning.

BOUNDARY SURVEY FOR: Bruce Mineroff & Sharon Mineroff;
 Centennial Bank;
 The Closing Department;
 Westcor Land Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
 Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

December 22, 2010

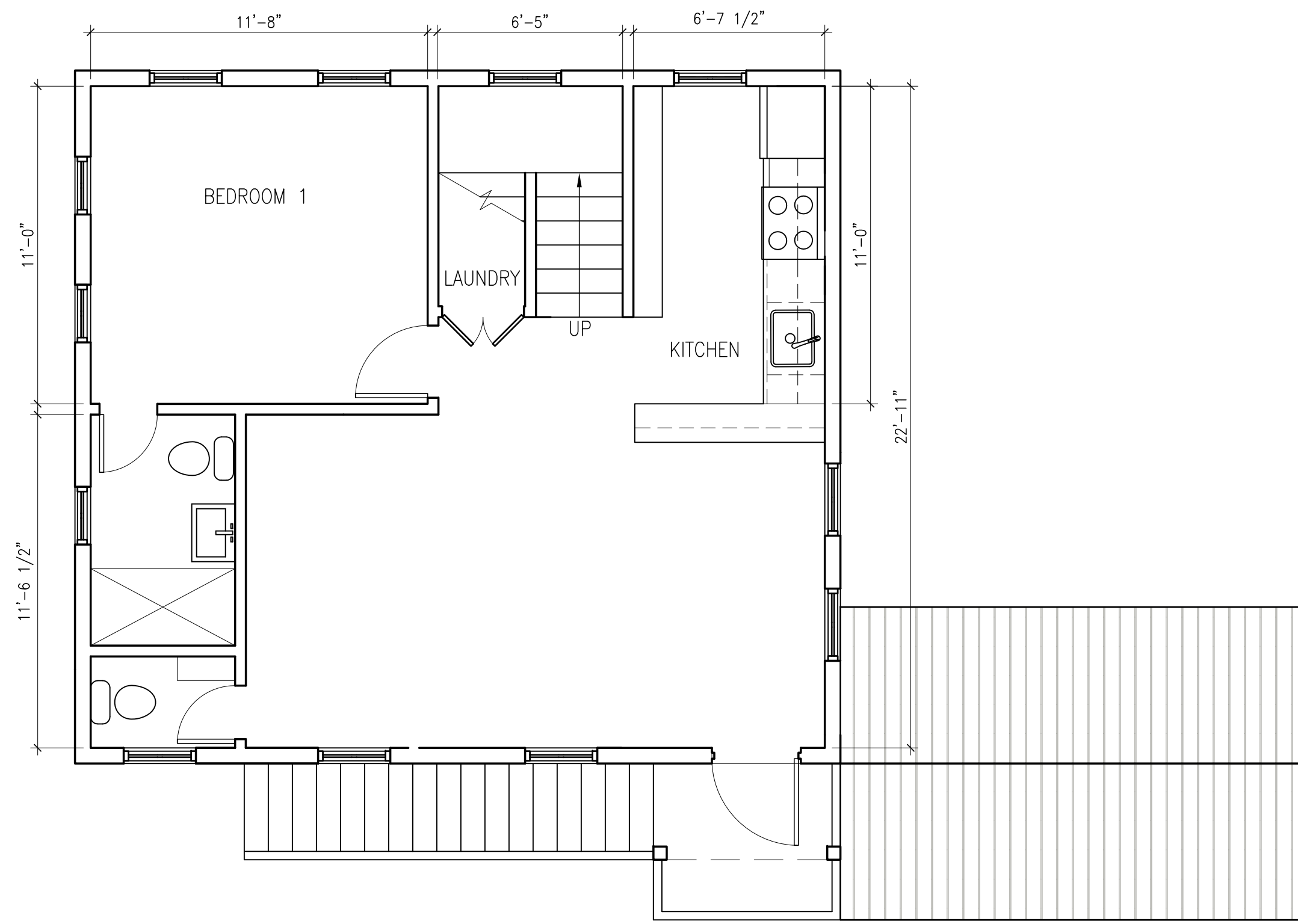
J. LYNN O'FLYNN, Inc.



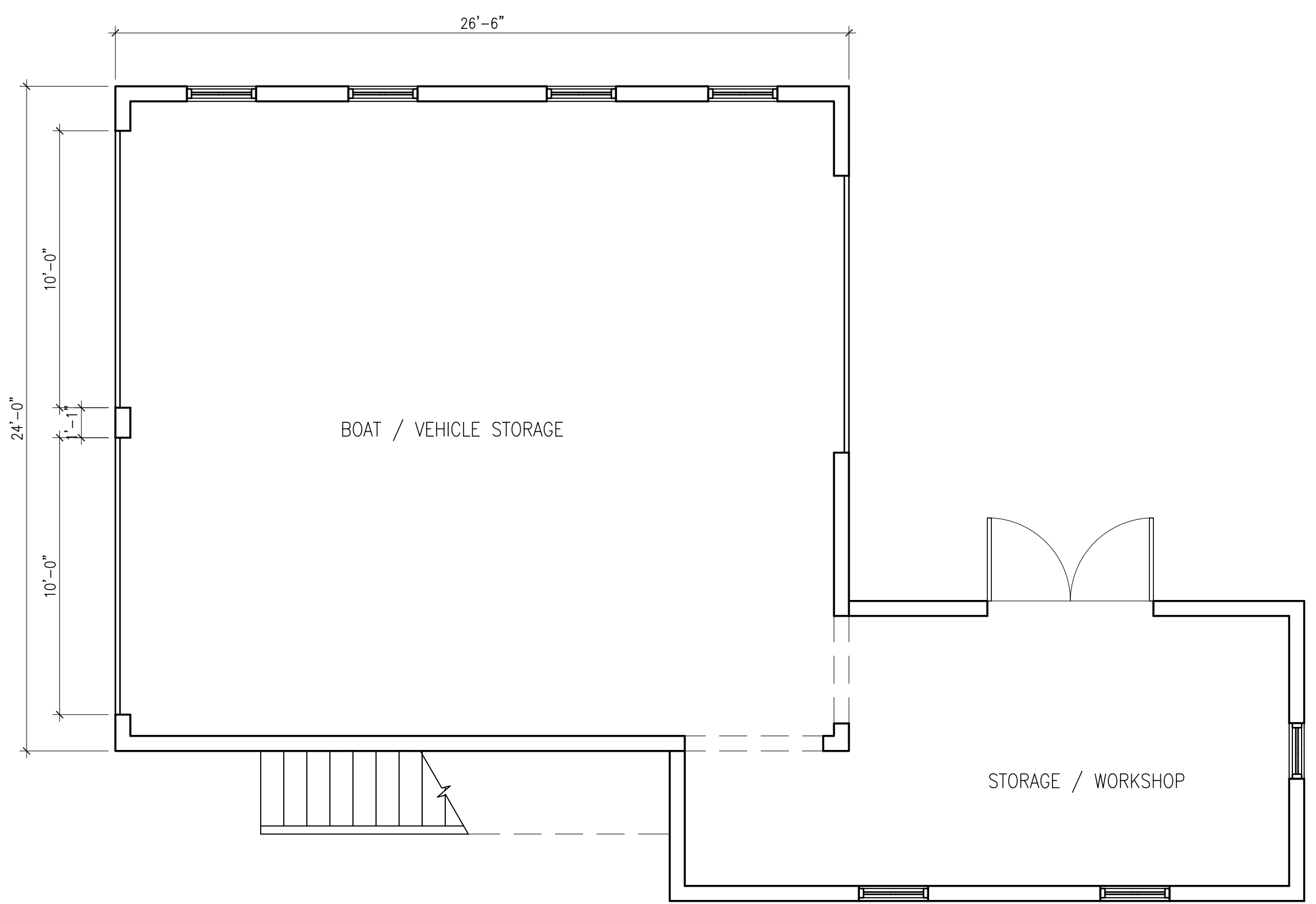
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

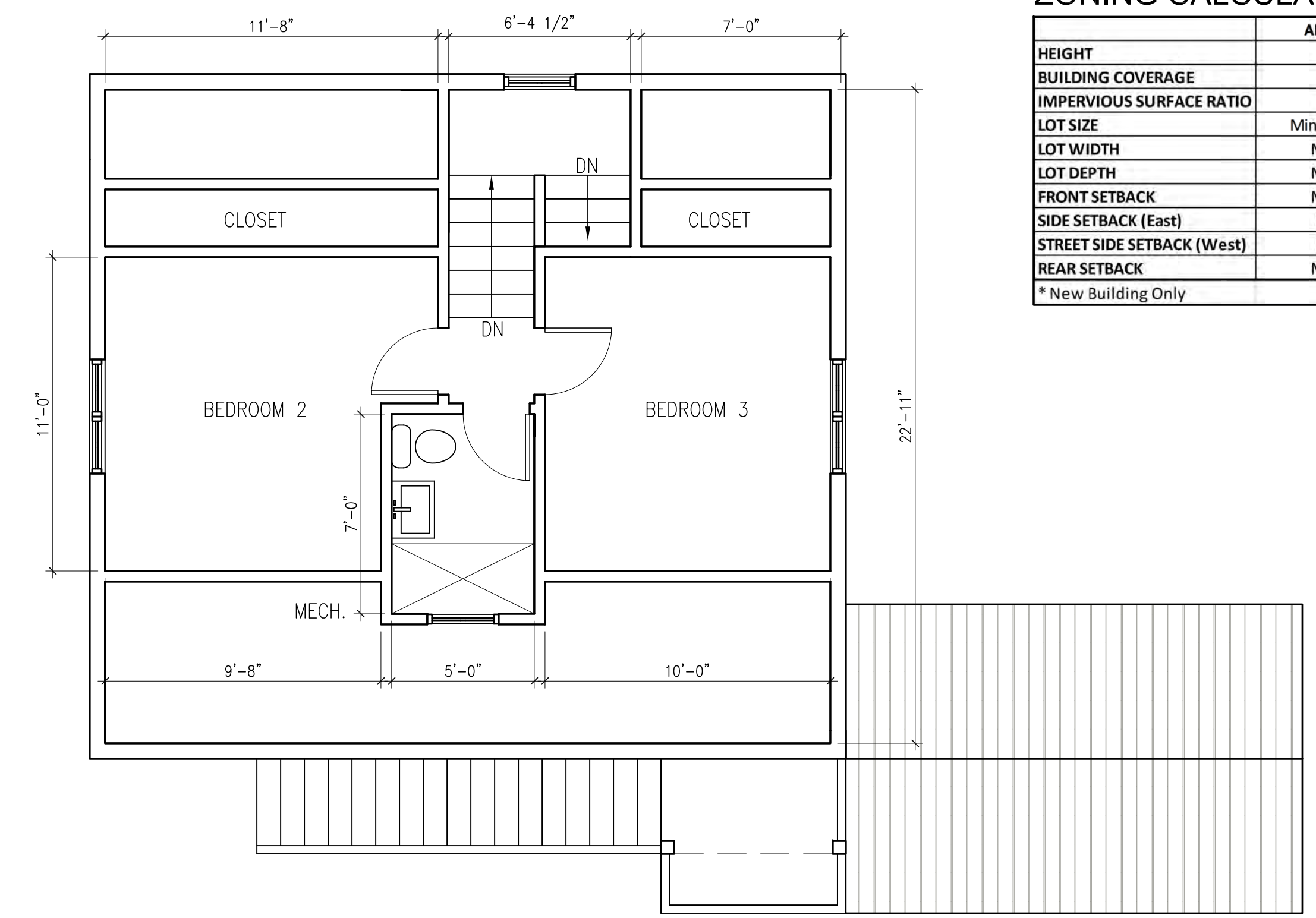
Proposed design



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



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

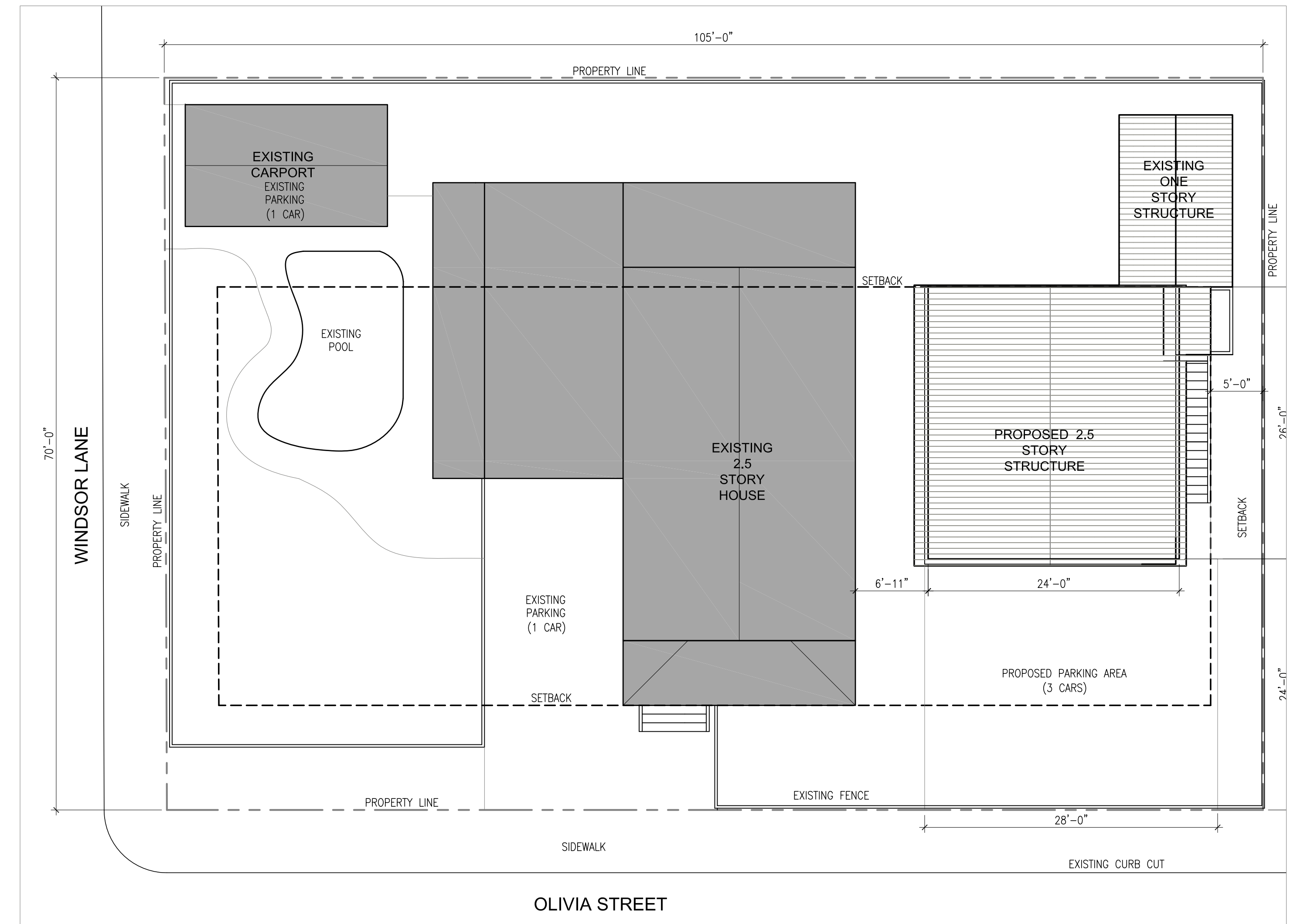


4 LOFT PLAN
SCALE: 1/4"=1'-0"

ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	33' +/-	30'	Yes*
BUILDING COVERAGE	40%	2,095 s.f. (28.5%)	2,747s.f. (37.3%)	Yes
IMPERVIOUS SURFACE RATIO	60%	3,119 s.f. (43%)	4,440 s.f. (60%)	Yes
LOT SIZE	Min. 4,000 s.f.	7,350 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	105'	N/A	N/A
LOT DEPTH	Min. 90'	70'	N/A	N/A
FRONT SETBACK	Min. 10'	10'	23'-4" (New)	Yes
SIDE SETBACK (East)	Min. 5'	2.17'	5'	Yes*
STREET SIDE SETBACK (West)	Min. 5'	N/A	No Change	N/A
REAR SETBACK	Min. 20'	2.84'	20'	Yes*

* New Building Only



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

Tel: 305-890-6191
Email: info@wshepler.com
513 Fleming St. Suite 14
Key West, FL 33040

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION - 2014.4.1

805 OLIVIA STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 13022
Title:

SITE / FLOOR PLANS

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

A-2.1

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION - 2014.1

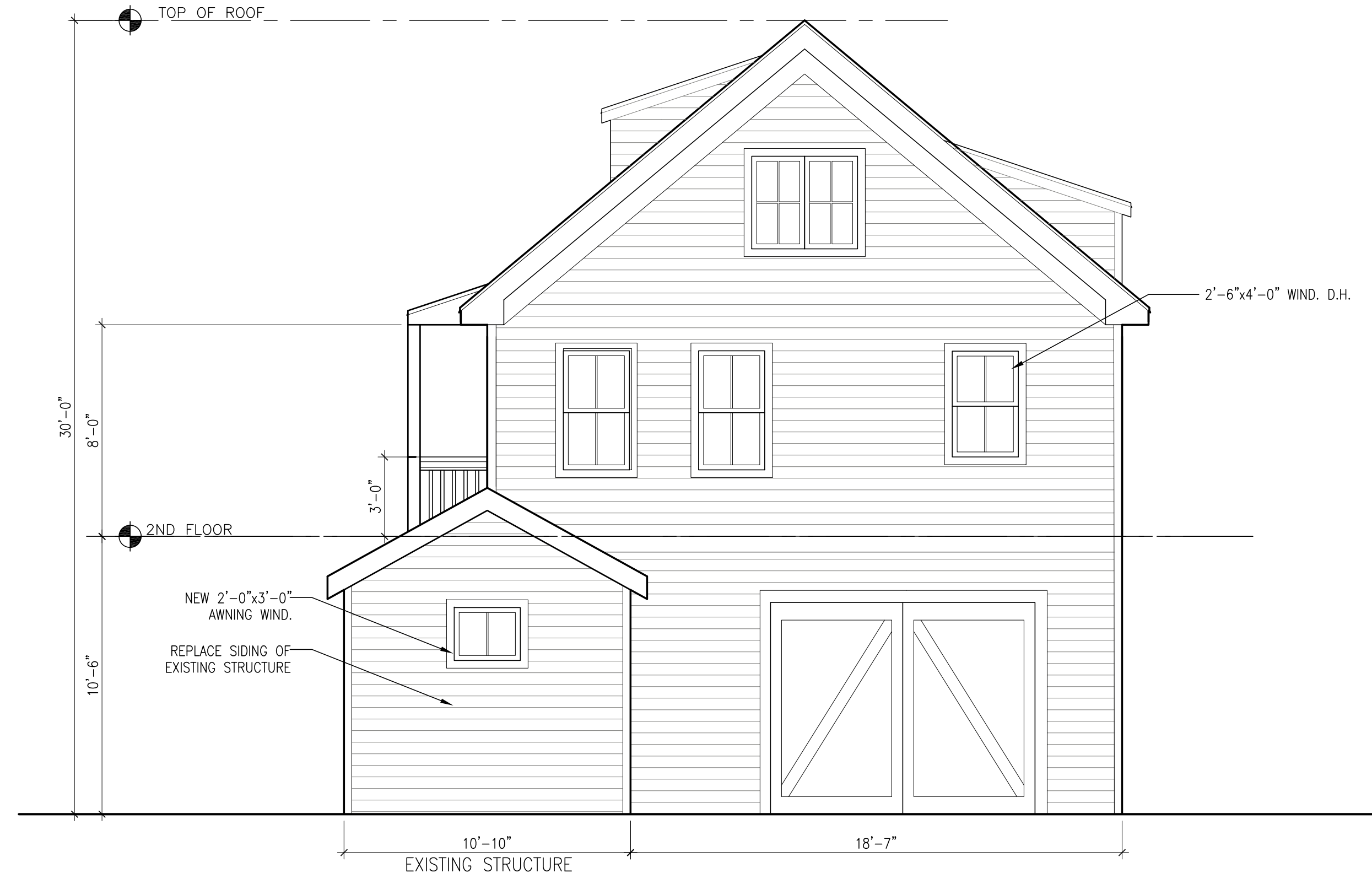
805 OLIVIA STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 13022
Title:

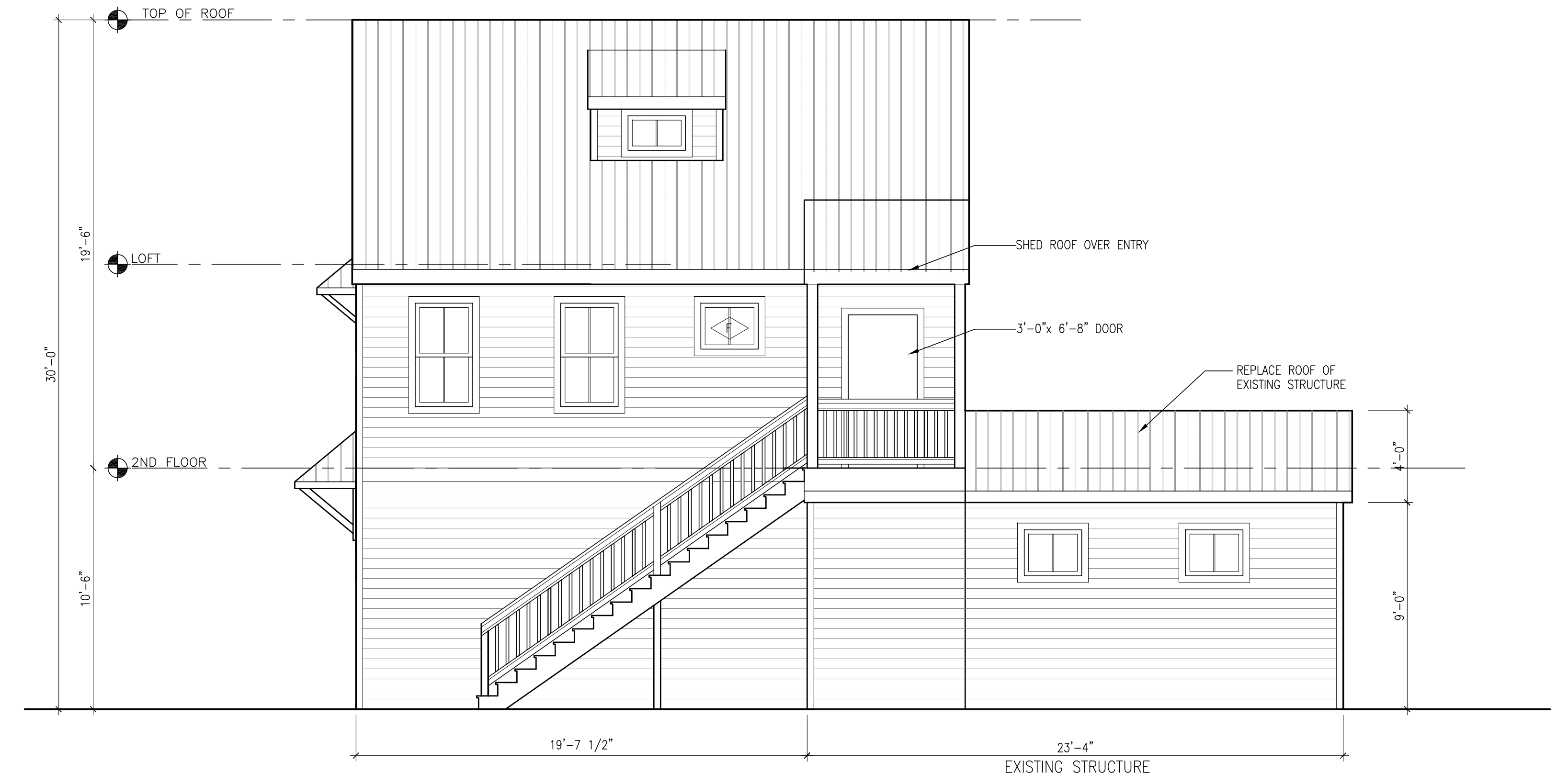
ELEVATIONS

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

A-3.1



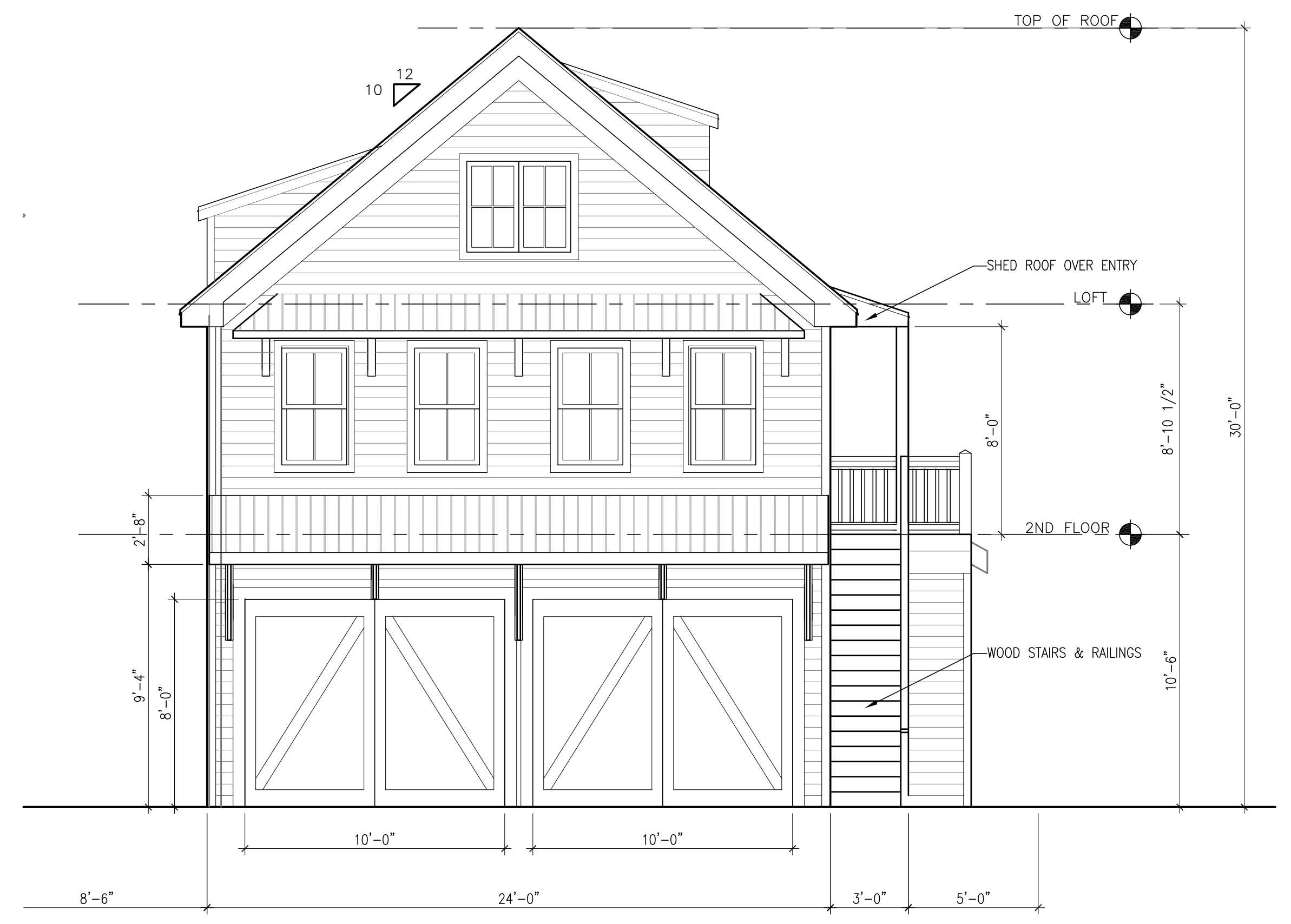
4 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



3 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1
A1

CONTEXTUAL ELEVATION

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

805 OLIVIA STREET
 KEY WEST, FL
 NEW RESIDENTIAL
 PROJECT

Drawing Size: 11X17 | Project #: 13-022

Title:

**CONTEXTUAL
 ELEVATION**

Scale:

Sheet Number:

A-1

Date: MARCH 31, 2014

©2014 by William Shepler Architect



ESTATE COLLECTION

Impact Resistant Windows & Doors

A large, modern, two-story house is shown at dusk. The house has a light-colored exterior and a dark roof. The ground floor is almost entirely glass, revealing a well-lit interior with a dining table and chairs, and a living area with a sofa. A second-story balcony with a metal railing is visible. In the foreground, there is a swimming pool with a concrete deck and some outdoor furniture. The sky is a deep blue, and the overall atmosphere is serene and luxurious.

IF IT'S WORTH *protecting* IT'S WORTH
THE ESTATE COLLECTION.

SEEKING *makes* IS CRYSTAL CLEAR



DISTINCTIVE MUNTIN/GRID DETAILS



Ogee



Triangular

ESTATE

Our highly contoured muntin provides a fashionable look.

Theirs

Some competitors offer basic, less contoured muntins that lack real style.

ATTRACTIVE GLAZING BEAD TRIM



Ogee



Square

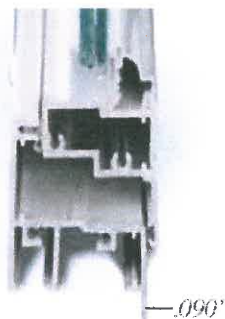
ESTATE

Designed to look like wood. Square is also available.

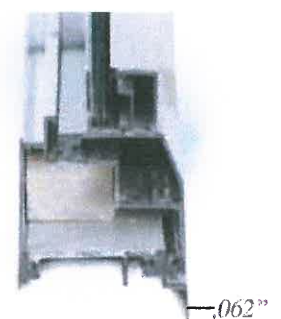
Theirs

Only available in square.

THICKER ALUMINUM FRAME



.090"



.062"

ESTATE

Strength starts with an aluminum extrusion. At .090 ours is 45% thicker.

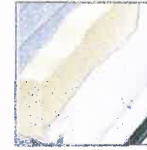
Theirs

Standard aluminum thickness is just .062".

Model 309 7' high, Gray/White finish, 8 Window Square



Carriage House Collection



Polyurethane insulation
Provides thermal efficiency with an R-value* of 10.



Bulb seal
Protects against the elements.



Embossed wood grain texture
Adds beauty, sophistication and durability.

Durable finish
Hot-dipped galvanized steel with two coats of baked-on polyester paint.

*Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Building code/agency requirements

Exposure B	Door width up to	Wind speeds/Design pressures MPH ¹ /MPH ² /PSF design pressure	Impact resistant	Glass available	
				Standard	Impact
300 Series Doors available up to 8' tall	9'	90 -165 mph ¹ / 115 - 215 mph² (+12.80/-14.80) - (+45.30/-51.20)	No	LP ³	No
	10'	90 -160 mph ¹ / 115 - 205 mph² (+12.80/-14.80) - (+41.00/-46.30)	No	LP ³	No
	16'	90 - 160 mph ¹ / 115 - 205 mph² (+12.40/-13.80) - (+39.20/-43.70)	No	LP ³	No
	18'	110 - 140 mph ¹ / 140 - 180 mph² (+18.50/-20.70) - (+30.00/-33.50)	No	LP ³	No

¹ Above wind speeds based on ASCE 7-05 are applicable for enclosed structures with an importance factor of 1.0, mean roof height of 30', and assume a maximum of 2' of the door is located within the end zone of a structure. The above wind speeds listed as a guide only. Wind speed is only one of many factors that determine the design pressure on a structure. The design and location of the structure can have a great effect on the loads placed on the garage door. Consult a registered architect or structural engineer to determine what design pressure is appropriate for your application.

² Above wind speeds based on ASCE 7-10 Category II structure with a mean roof height of 30' and a maximum of 2' of the door is located within the end zone of a structure. The above wind speeds listed as a guide only. Wind speed is only one of many factors that determine the design pressure on a structure. The design and location of the structure can have a great effect on the loads placed on the garage door. Consult a registered architect or structural engineer to determine what design pressure is appropriate for your application.

³ Options available on select models.

• Wind load drawings available upon request.

LP - Long panel windows



Model 301 8' high, Gray/White finish

Carriage House Collection

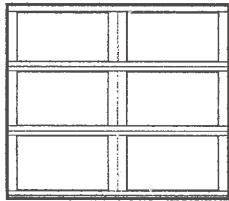
Design, thermal performance and durability

The look of wood carriage style swing doors with varied design options, thermal performance and the durability of steel to protect against the elements of extreme weather conditions.

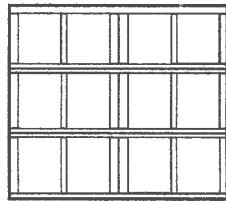
Panel style

Three-section styling on 7' high doors (shown below) gives a custom design look. Our 8' high doors have four-section styling. Models are available with or without windows and with square or arched tops. Square tops are shown.

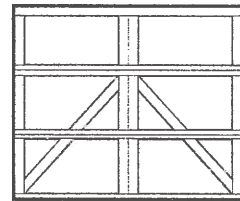
Model 301



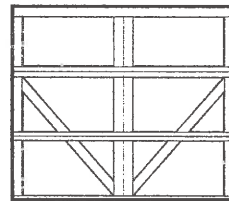
Model 302



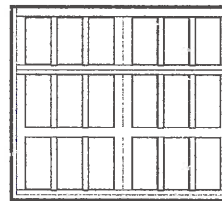
Model 303



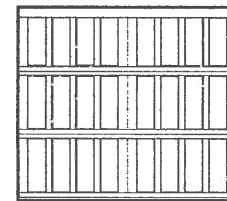
Model 304



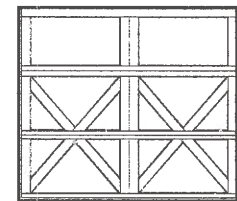
Model 307



Model 308



Model 309



Finishes

Actual door colors may vary slightly from brochure photos due to fluctuations in staining or the printing process.

Painted finishes White color is standard. All other colors are an optional upgrade.



White



Gray



Clay



Green

Two-toned painted finishes The trim boards are white (standard).



Gray/White



Clay/White



Green/White

Stained finishes



Mahogany



Walnut



Oak



Green



Gray



Clay



Honduran Mahogany



Red Oak

Window style

Arched windows are also available. See brochure for full line of window options.

Contact your Overhead Door Distributor to determine window availability and your local building official for code requirements. Insulated windows available.



1 Plain Window Square



6 Window Square



8 Window Square



12 Window Square

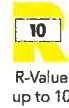


16 Window Square

- 2 Plain Window Square
12 Window Square
16 Window Square
24 Window Square
32 Window Square
- 1 Windows for single car doors.
2 Windows for double car doors.

Decorative hardware

For specific hardware details please see page 26.



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 24, 2014, at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO AND A HALF WOOD FRAME STRUCTURE.

FOR: 805 OLIVIA STREET

Applicant-William Shepler

Application # H14-01-0604

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

**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: 1020621 Parcel ID: 00019930-000000

Ownership Details

Mailing Address:

MINEROFF BRUCE S AND SHARON
20 MOLLY PITCHER DR
MANALAPAN, NJ 07726-8937

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 803 OLIVIA ST KEY WEST
805 OLIVIA ST KEY WEST
Legal Description: KW PT OF TR 5 G28-454/455 OR775-787 OR1531-2082/84 OR1581-1964/65 OR2023-645/46T/C
OR2498-2029/31

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	105	70	7,350.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 2272
Year Built: 1938

Building 1 Details

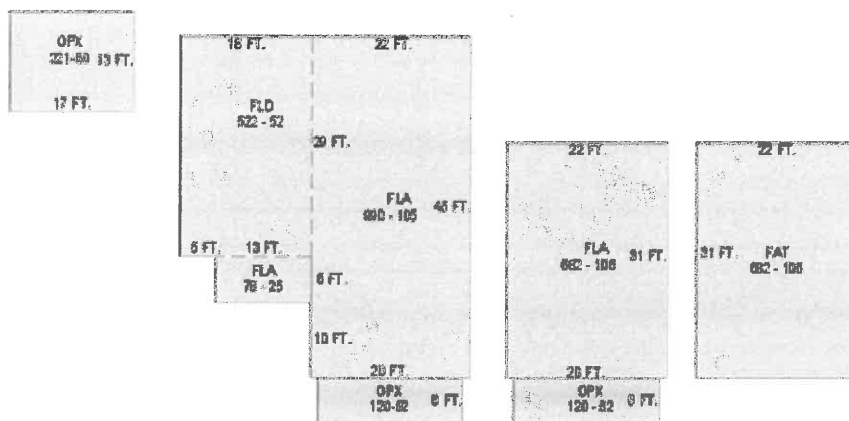
Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade 600
Effective Age 9	Perimeter 288	Depreciation % 7
Year Built 1938	Special Arch 0	Grnd Floor Area 2,272
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 3
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPX		1	2012				221
0	FAT		1	1938				682
0	FLA	12: ABOVE AVERAGE WOOD	1	2012	Y			78
1	FLA	12: ABOVE AVERAGE WOOD	1	1938	N Y	0.00	0.00	990

2	OPX		1	1938		0.00	0.00	120
3	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y	0.00	0.00	682
4	OPX		1	1938		0.00	0.00	120
7	FLD	12:ABOVE AVERAGE WOOD	1	2005	N Y			522

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT3:PATIO	264 SF	24	11	2012	2013	2	50
2	FN2:FENCES	480 SF	6	80	2001	2002	2	30
3	FN2:FENCES	408 SF	4	102	2012	2013	2	30
4	PT2:BRICK PATIO	54 SF	9	6	2005	2006	4	50
5	PT2:BRICK PATIO	48 SF	16	3	2005	2006	4	50
6	WF2:WATER FEATURE	1 UT	0	0	2005	2006	1	20
9	PO3:RES POOL GNIT	201 SF	0	0	2005	2007	5	40
10	UB2:UTILITY BLDG	297 SF	27	11	1940	1941	3	50
11	PT3:PATIO	738 SF	0	0	2005	2006	2	50

Appraiser Notes

2007-02-26 - LISTED FOR \$2,275,000. VAULTED CEILINGS & DADE COUNTY PINE. - JEN
2006-12-19 - LISTED FOR \$2.5 MIL. 3/3 W/ POOL. 2 ROGO UNITS. - JEN
2004-08-10 ASKING \$1,850,000 THREE 1 BR/1BA UNITS IN MAIN HOUSE W/GUEST COTTAGE OR CONVERT O A SFR.7,300 SF CORNER PROPERTY, FROM THE KW CITIZEN-SKI
2007-11-01 SALES FLYER \$1,995,000 2 ROGO'S 3/3.DKRAUSE
TPP AK-8582404.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-2752	08/16/2011	03/15/2012	29,000		ENCLOSED EXISTING DECK AREA 175sf ROOF WINDOWS BATH
11-2910	08/16/2011	03/15/2012	10,300		TO CONSTRUCT A BATH INDOORS IN EXISTING BLDG NEW TILE,DOORS,PARTITIONS
11-1415	08/30/2011	03/15/2012	25,000		ADD STARI TO ATTIC, ADD 1.5 BATH IN ATTIC, REPLACE CENTRAL AC ON 2ND FLR WITH SPLIT SYSTEM, ADD SPLIT SYSTEM IN ATTIC, FINISH 288sf PINE FLOORING, 400sf FINISH WALLS, 720sf INSULATION
1 12-0338	08/28/2012	03/15/2012	12,980	Residential	REPLACE EXISTING SWINGING DRIVEWAY GATES WITH SINGLE SLIDING GATE
11-3658	10/25/2011	03/15/2012	4,600		NEW CURB CUT CONCRETE DRIVEWAY 11X24
11-4526	12/14/2011	03/15/2012	9,500		SCRAPE AND PAINT 2 STORY HOUSE. INSTALL NEW FRONT DOOR,REPLACE 20 PCS OF SIDING,
11-3961	10/27/2011	03/15/2012	6,500		INSTALL 2 BATHROOMS,2 LAVS,2 TOILETS

	11-4110	01/09/2011	03/15/2012	1,950		R&R EXISTING DUCT WORK
1	00-214	02/07/2000	10/22/2001	1,200	Residential	FENCE
1	00-966	04/25/2000	10/22/2001	3,000	Residential	FENCE AND PORCH REPAIRS
1	01/3605	05/03/2002	11/26/2002	5,000	Residential	PAINT EXTERIOR
1	04-2545	07/30/2004	11/16/2005	28,000	Residential	GNT POOL, ELEC, DECK
1	05-0061	01/31/2005	11/16/2005	135,500	Residential	REMODEL INTERIOR EXISTING BUILDING
1	05-0624	03/05/2005	11/16/2005	144,500	Residential	CONVERT R-2 TO R-1 BUILD NEW ADDITION & CARPORT
1	05-0922	03/23/2005	11/16/2005	10,000	Residential	REPLACE 12 SQS OF V-CRIMP ROOFING
1	05-1053	04/05/2005	11/16/2005	26,000	Residential	DEMO EXISTING POOL FOR NEW LOCATION
1	05-2270	06/08/2005	11/16/2005	1,000	Residential	HOOK UP SWIMMING POOL PUMP
1	05-3647	08/25/2005	11/16/2005	9,000	Residential	INSTALL TWO A/C SYSTEMS
1	05-3643	09/16/2005	11/16/2005	1,800	Residential	INSTALL 4 SQUARES V-CRIMP ROOFING
1	05-3886	09/23/2005	11/16/2005	2,000	Residential	DEMO EXISTING SINGLE STORY STRUCTURE
1	05-5354	12/06/2005	12/31/2006	2,000	Residential	BUIILD PICKET FENCE ALONG FRONT
1	05-4464	01/04/2006	12/31/2006	2,200	Residential	RED TAG - INSTALL BRICK PAVERS

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	295,078	27,021	489,933	812,032	778,259	0	812,032
2012	298,217	27,809	381,483	707,509	707,509	0	707,509
2011	298,217	28,737	362,093	689,047	689,047	0	689,047
2010	327,946	30,654	443,957	802,557	802,557	0	802,557
2009	364,135	31,636	674,815	1,070,586	1,070,586	0	1,070,586
2008	334,444	32,410	978,282	1,345,136	1,345,136	0	1,345,136
2007	540,571	28,474	886,788	1,455,833	1,455,833	0	1,455,833
2006	479,401	8,536	668,610	1,156,547	1,156,547	0	1,156,547
2005	548,618	6,234	537,540	1,092,392	1,092,392	0	1,092,392
2004	327,059	7,935	442,680	777,674	777,674	0	777,674
2003	314,946	8,131	221,340	544,417	544,417	0	544,417
2002	307,248	8,285	148,614	464,147	464,147	0	464,147
2001	283,041	3,721	148,614	435,376	435,376	0	435,376
2000	241,635	6,753	107,508	355,895	355,895	0	355,895

1999	205,130	5,594	107,508	318,231	318,231	0	318,231
1998	197,160	2,378	107,508	307,046	307,046	0	307,046
1997	187,302	2,316	94,860	284,478	284,478	0	284,478
1996	116,684	1,538	94,860	213,081	213,081	0	213,081
1995	116,684	962	94,860	212,506	212,506	0	212,506
1994	104,352	893	94,860	200,105	200,105	0	200,105
1993	112,848	839	94,860	208,547	208,547	0	208,547
1992	133,734	849	94,860	229,443	229,443	0	229,443
1991	133,734	859	94,860	229,453	229,453	0	229,453
1990	104,904	789	74,307	180,000	180,000	0	180,000
1989	106,476	798	72,726	180,000	180,000	0	180,000
1988	70,381	807	63,240	134,428	134,428	0	134,428
1987	63,447	816	34,150	98,413	98,413	0	98,413
1986	63,750	824	34,150	98,724	98,724	0	98,724
1985	62,089	833	22,766	85,688	85,688	0	85,688
1984	58,652	842	22,766	82,260	82,260	0	82,260
1983	58,652	851	22,766	82,269	82,269	0	82,269
1982	59,607	859	20,363	80,829	80,829	0	80,829

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
12/29/2010	2498 / 2029	760,000	WD	02
6/30/2004	2023 / 0645	1,150,000	WD	Q
6/14/1999	1581 / 1964	390,000	WD	Q
8/10/1998	1531 / 2082	325,000	WD	Q
11/1/1978	775 / 787	85,000	00	Q

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