



## **Historic Architectural Review Commission Staff Report for Item 4**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Architectural Preservationist

Meeting Date: December 17, 2024

Applicant: Jonathan Ring

Application Number: H2024-0043

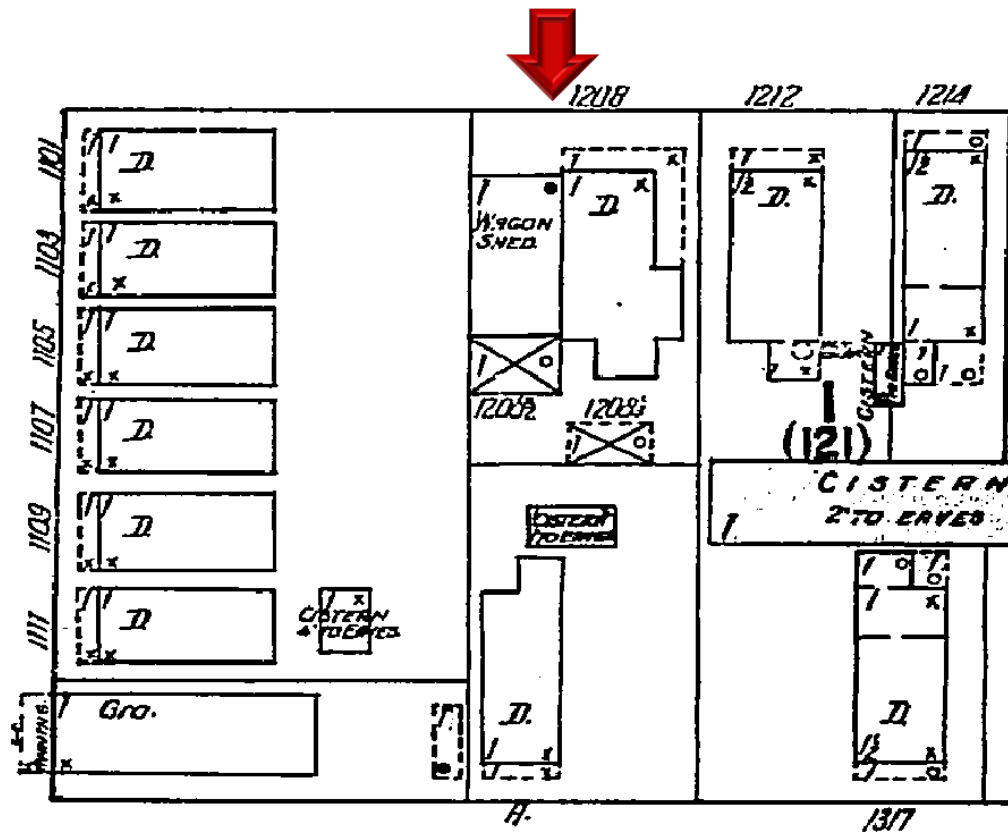
Address: 1208 Virginia Street

### **Description of Work:**

Partial demolition of roof to accommodate dormers.

### **Site Facts:**

The building under review was demolished in August 2023 without a Certificate of Appropriateness. The original structure was a historic and contributing structure to the historic district which appears on the 1912 Sanborn Map. In November 2022, the Commission approved the demolition of a non-historic rear addition and renovations to the historic house. Engineer Bob Hulec indicated that the rear addition was unsound and unsalvageable but did not comment on the historic section. Currently, the house consists of a one and a half story frame structure featuring a gabled roof and metal shingles. It is currently elevated on concrete piers and located within an X flood zone.



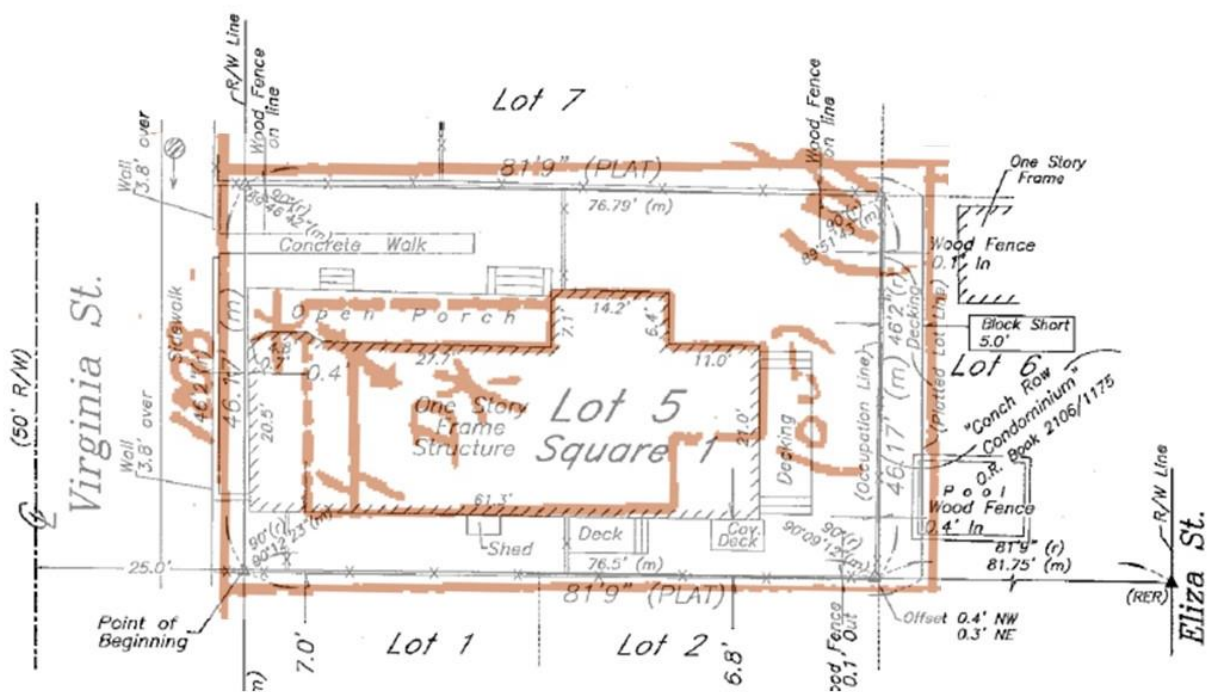
1912 Sanborn Map.



Photo of house circa 1965. Monroe County Library.



*Front of the house before demolition.*



*1962 Sanborn Map and survey.*

## **Ordinance Cited on Review:**

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

## **Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of existing roofing material on the west elevation of the structure in order to accommodate the proposed two dormers. Both dormers will have a shed roof and will be visible from the street. The demolition portion was added as part of the application because the building was still under construction at the time of the application but, it has now progressed enough that the roof is in place, which means that demolition is now necessary in order to make room for the dormers.



*Proposed West Elevation.*

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (b) of the LDR's. The criteria for demolition state the following:

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*



The original structure was demolished in 2023, and as a result, it no longer holds historic significance or contributes to the historic district.

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

The existing structure is not historic therefore it doesn't destroy the relationship with its surroundings.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

This will not be the case.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

Staff opines that the existing structure will not qualify as contributing in the near future.

In conclusion, it is staff's opinion that the request for demolition meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <u>H 2024-0043</u>	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:

1208 VIRGINIA STREET

NAME ON DEED:

JONATHAN RING

PHONE NUMBER 512-845-4417

OWNER'S MAILING ADDRESS:

1075 DUVAL STREET, STE C21

EMAIL INFO@SANDBARDESIGNSTUDIO.COM

KEY WEST, FL 33040

APPLICANT NAME:

JONATHAN RING

PHONE NUMBER 512-845-4417

APPLICANT'S ADDRESS:

3108 Riviera Drive

EMAIL Ring.jonathan@proton.net

KEY WEST, FL 33040

APPLICANT'S SIGNATURE:

Jonathan Ring

DATE 9/5/24

**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 X INVOLVES A HISTORIC STRUCTURE: YES\_\_\_\_ NO X

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_\_ NO X

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> ADD SHED DORMER ON A PORTION OF THE SOUTH ROOF LINE TO EXISTING SINGLE FAMILY RESIDENCE.
<b>MAIN BUILDING:</b>
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>

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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b>	
N/A	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
	N/A
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>
	N/A

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE: 11.19.24	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: HS
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
No APPLICANT		
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:	1208 Virginia Street
PROPERTY OWNER'S NAME:	Jonathon Ring
APPLICANT NAME:	Smith Hawks, PL

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.**

PROPERTY OWNER'S SIGNATURE	<i>Jonathan Ring</i>	DATE AND PRINT NAME	11/25/24 JONATHAN RING
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### DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolish portion of roof to construct two dormers as shown in architectural plans

### 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.

(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.

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.

(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.

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

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

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

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(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.

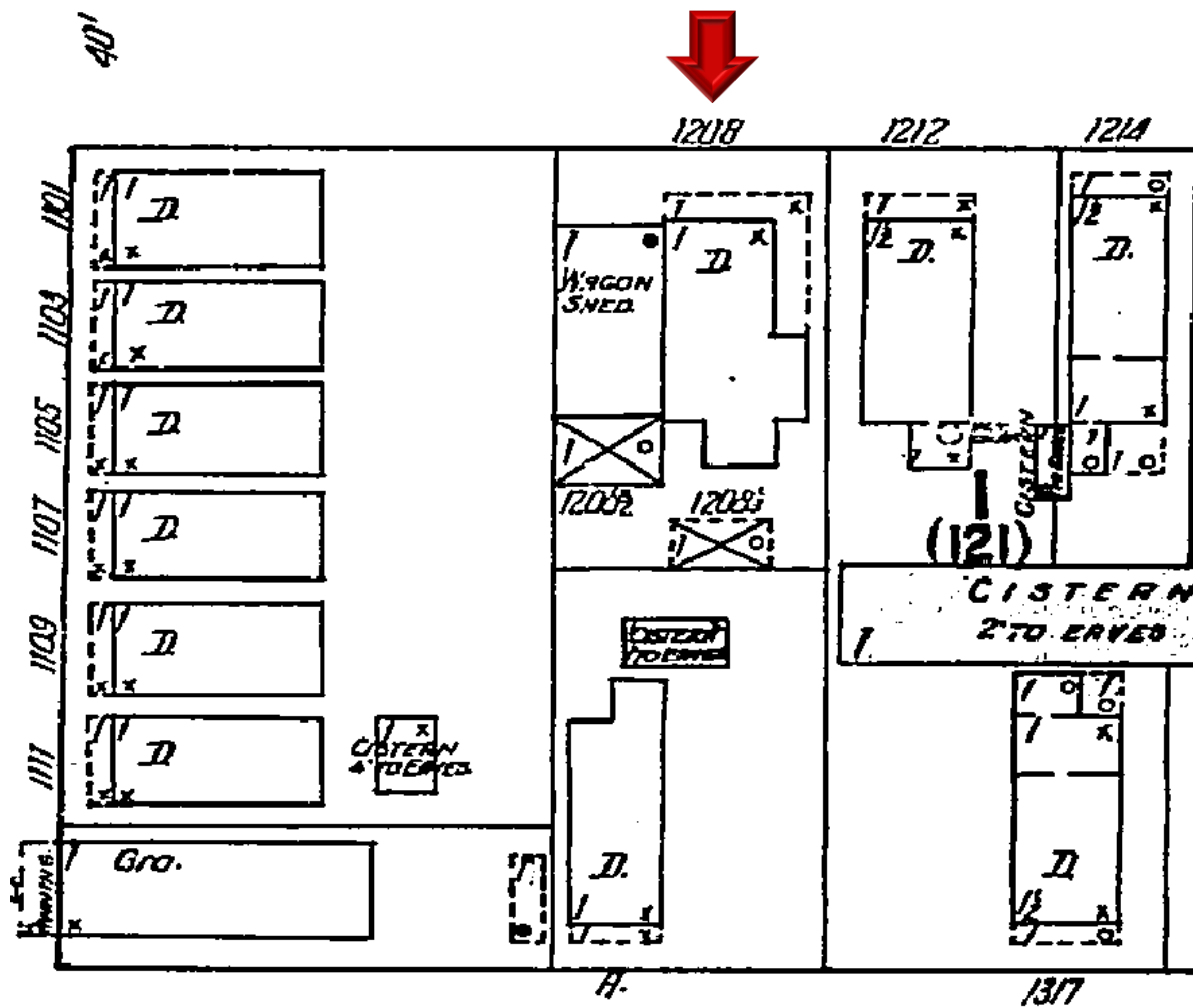
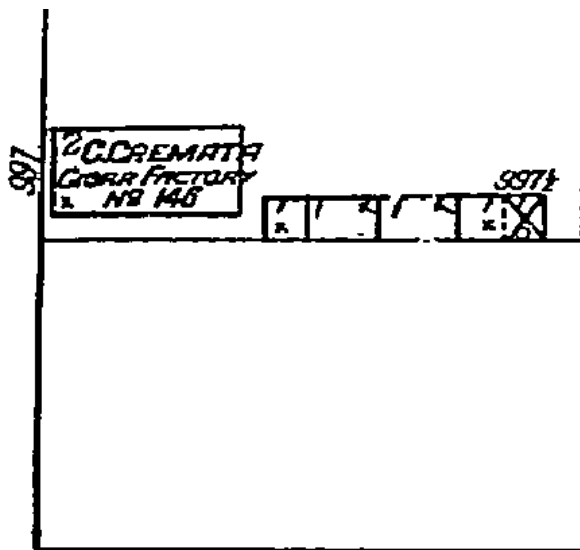
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

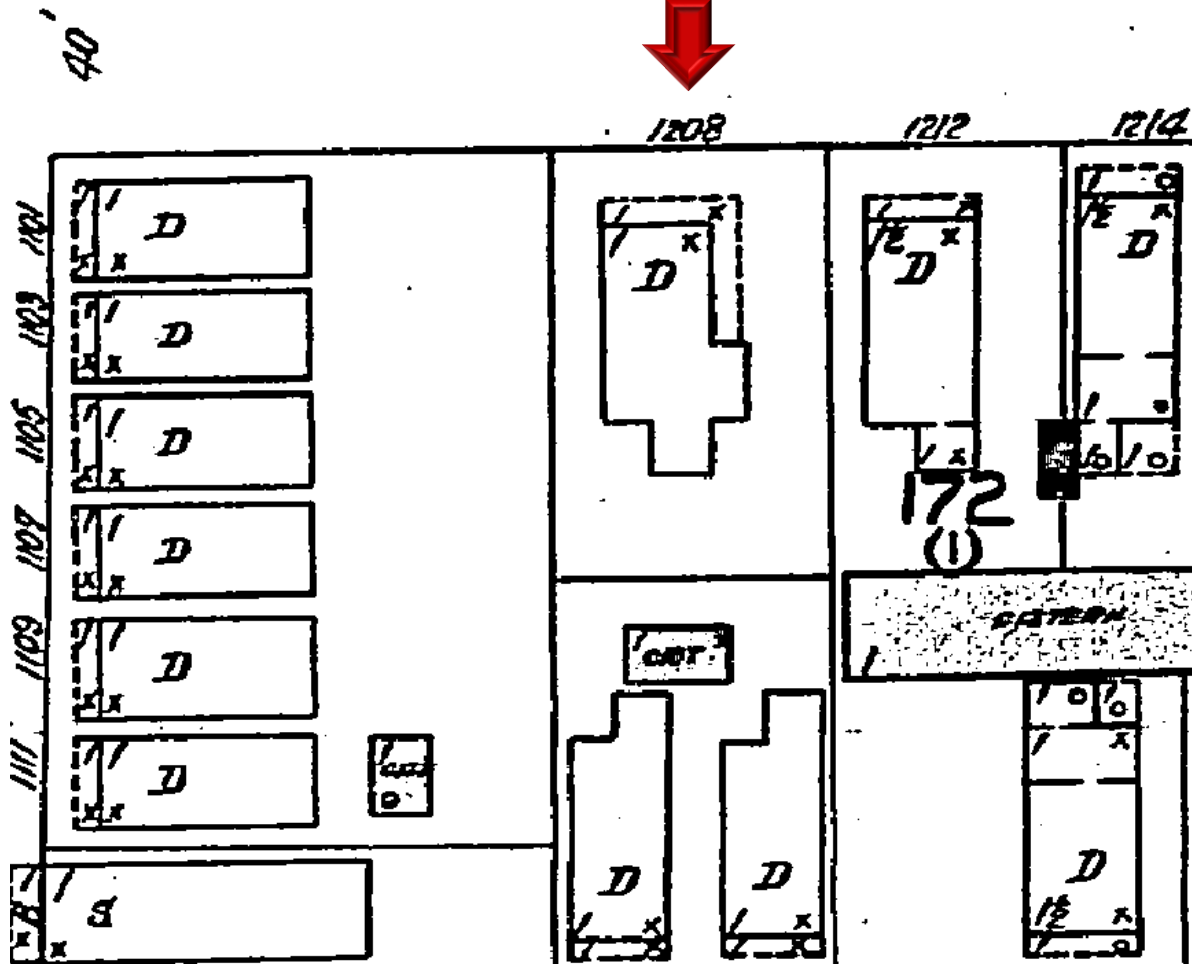
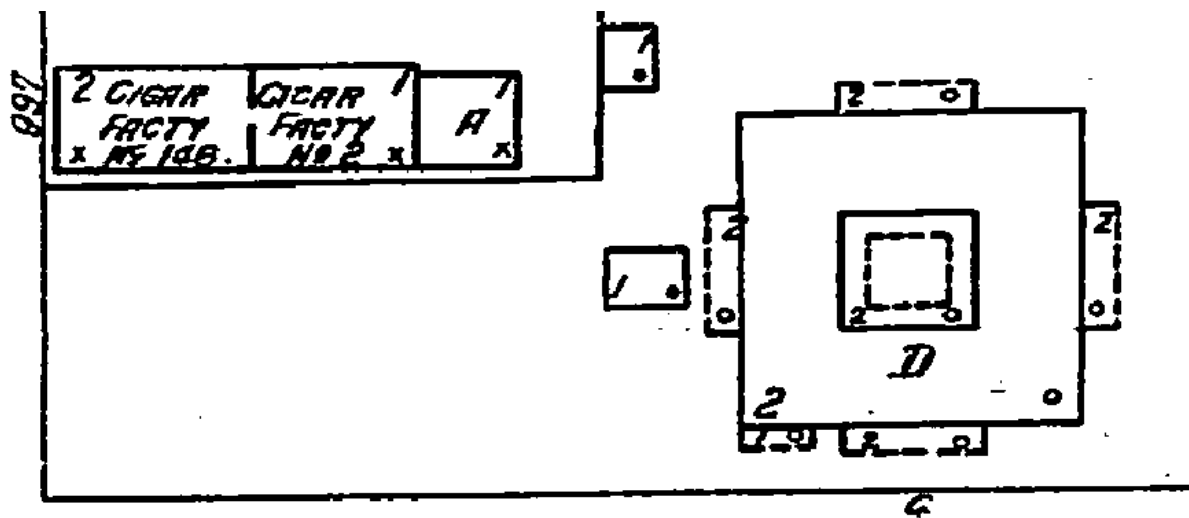
<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
<b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):</b>
(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.
It will not remove a building or structure that is important to defining the overall 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.
N/A
(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.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

# SANBORN MAPS



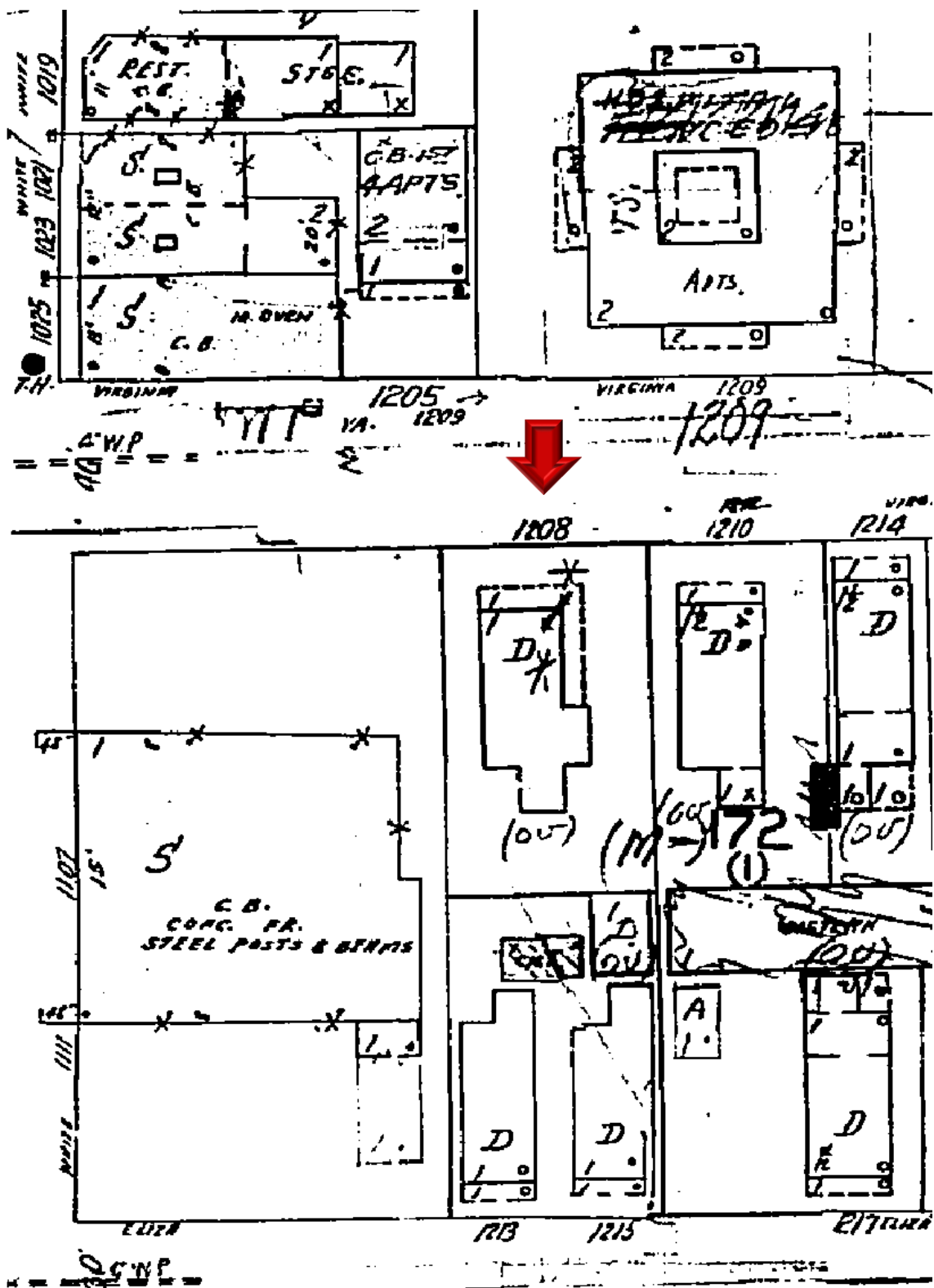


1912 Sanborn Map



1926 Sanborn Map





1962 Sanborn Map



# PROJECT PHOTOS



Front of House taken from Virginia St.





Left side of house from Virginia St.  
This is the only porch and the front door is on this side.





North side of house, Front door and Porch are on this side, looking at the house from the back corner of the yard.





South side of house that faces Fausto's looking from the back of the lot.  
The Shed Dormer will be on this side.  
There will be landscaping so that you cannot see the house or shed dormer from Fausto's.





South side of house that faces Fausto's looking from Virginia St.  
The Shed Dormer will be on this side. There will be landscaping so that you cannot see the house or shed dormer from Fausto's.





South side of house that faces Fausto's looking from Virginia St.  
The Shed Dormer will be on this side. It will be setback 10' from the front and end before the back section.  
There will be landscaping so that you cannot see the house or shed dormer from Fausto's.



### 1210 Virginia

This house has a full-length dormer and a set of stairs going up to the dormer. It is setback from the front less than two feet and runs the full length of the house.



1210 Virginia Front View from Virginia St. showing Shed Dormer

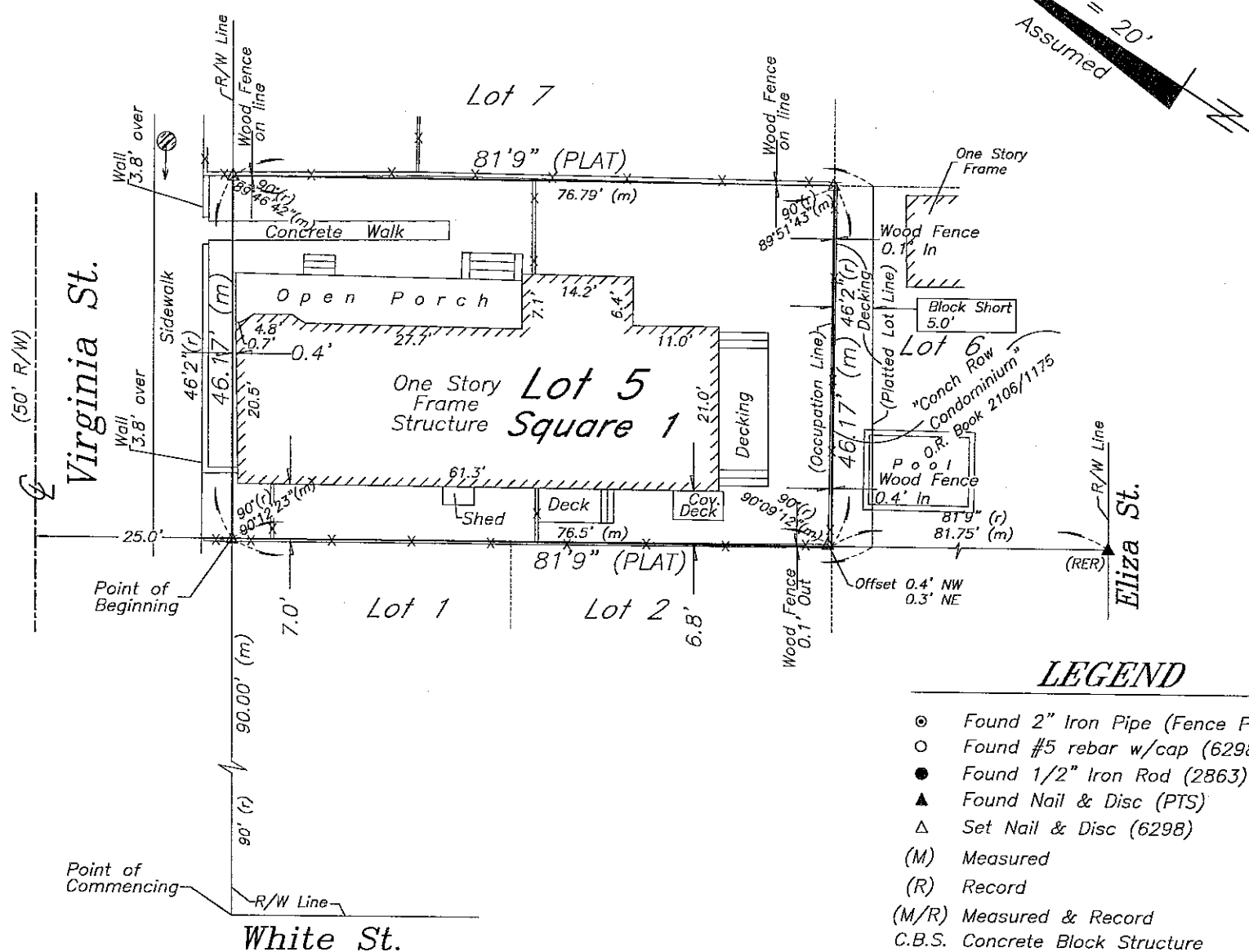




1210 Virginia Close up view of Shed Dormer taken from Virginia St.

# SURVEY

# Boundary Survey Map of Lot 5, Square 1, Tract 14, Island of Key West



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ 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
- ⊙ Utility Pole
- P- Overhead Utility Lines

## 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: 1208 Virginia 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. All concrete and bricking is not shown.
9. Date of field work: April 6, 2022
10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Tract Fourteen (14), and now better known as Lot Five (5) in Square One (1) of said Tract Fourteen (14).

**COMMENCE** at a point on the Southeast side of Virginia Street, distant Ninety (90) feet from the corner of White and Virginia Streets and running thence along Virginia Street in a Northeasterly direction Forty-six (46) feet, Two (2) inches; thence at right angles in a Southeasterly direction Eighty-one (81) feet, Nine (9) inches; thence at right angles in a Southwesterly direction Forty-six (46) feet, Two (2) inches; thence at right angles in a Northwesterly direction Eighty-one (81) feet, Nine (9) inches to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Johnathan Ring;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

April 22, 2022

Revised 8/2/22 to show block shortage

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



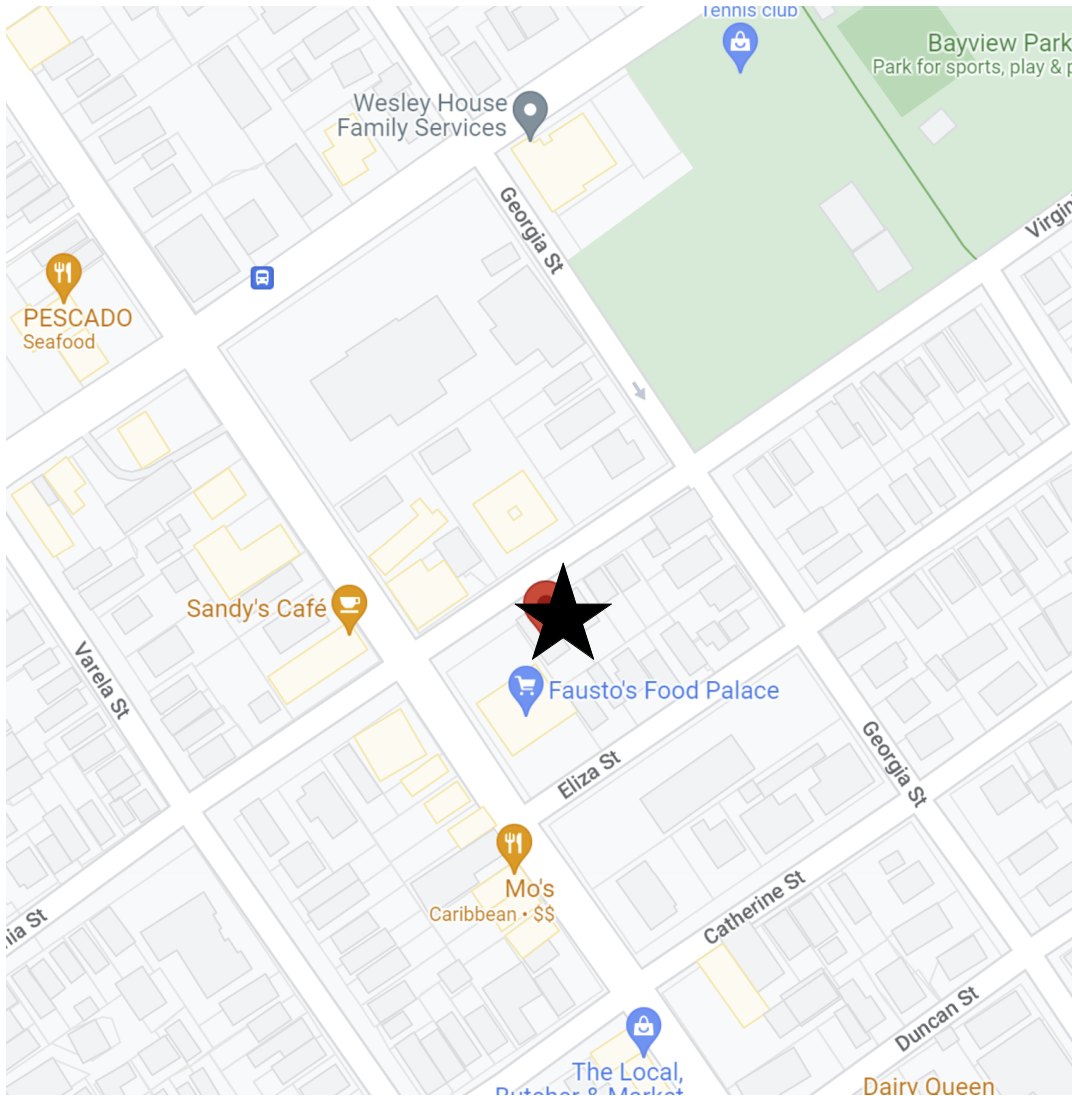
Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN



LOCATION MAP



BUILDING DATA

**SITE DATA:**  
FLOOD ZONE X-ZONE  
ZONING HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL

**LEGAL DESCRIPTION:**  
KW ISLAND CITY SUB PB 1-26 LOT 5 SQR 1 TR 14

**RE #:** 00033940-000000

**ADDRESS:** 1208 VIRGINIA STREET; KEY WEST, FL 33040

**OCCUPANCY:** R3  
**TYPE OF CONSTRUCTION:** VB

**SQUARE FOOTAGES PER FLOOR:**  
FIRST FLOOR 1,426 SF  
FIRST FLOOR 1,026 SF  
TOTAL SF 2,452 SF

**CONTRACTOR GENERAL NOTES:**  
- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.  
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.  
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.  
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.  
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6  
WALL R-VALUE (CAVITY) = 13  
ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SCOPE OF WORK:

ADD SHED DORMER ON A PORTION OF THE SOUTH ROOF LINE TO APPROVED PLANS FOR "REBUILD RESIDENCE"

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
- NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2024 FLORIDA BUILDING CODE (8TH EDITION), LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
- CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
- CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
- PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
- PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
- COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
- PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
- ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
- NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
- ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

CODE INFORMATION

BUILDING CODE 2023 FLORIDA BUILDING CODE, 6TH EDITION  
MECHANICAL CODE: 2023 FLORIDA MECHANICAL CODE  
PLUMBING CODE 2023 FLORIDA PLUMBING CODE  
ELECTRICAL CODE: 2020 NATIONAL ELECTRIC CODE (NEC) NFPA  
FUEL GAS CODE 2023 FLORIDA FUEL GAS CODE  
ENERGY CODE: 2023 FLORIDA ENERGY CONSERVATION CODE  
STANDARD LOAD DESIGN CRITERIA ASCE 7-22

LOCAL BUILDING REQUIREMENTS:  
FEMA REQUIREMENTS:  
DESIGN FLOOD ELEVATION:  
CURRENT ZONING: CITY OF KEY WEST CODES AND ORDINANCES  
FLOOD ZONE: X-ZONE NGVD 1929  
FLOOD ZONE: X-ZONE NGVD 1929  
HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL  
MAX BUILDING HEIGHT: 35' FROM COR/LAG

ALL ELEVATIONS PROVIDED IN NGVD 1929.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AV	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GAUGE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER

SYMBOLS

ROOM IDENTIFICATION TAG

ROOM NAME  
ROOM NUMBER

ELEVATION TAG

ELEVATION NUMBER  
SHEET NUMBER

DETAIL TAG

DETAIL NUMBER  
SHEET NUMBER

INTERIOR ELEVATION TAG

ELEVATION NUMBER  
SHEET NUMBER

SECTION TAG

SECTIONNUMBER  
SHEET NUMBER

DOOR TAG. REFER TO DOOR SCHEDULE

WINDOW TAG. REFER TO WINDOW SCHEDULE

WALL TAG. REFER TO WALL TYPES.

BREAK LINE

GRAPHIC SCALE

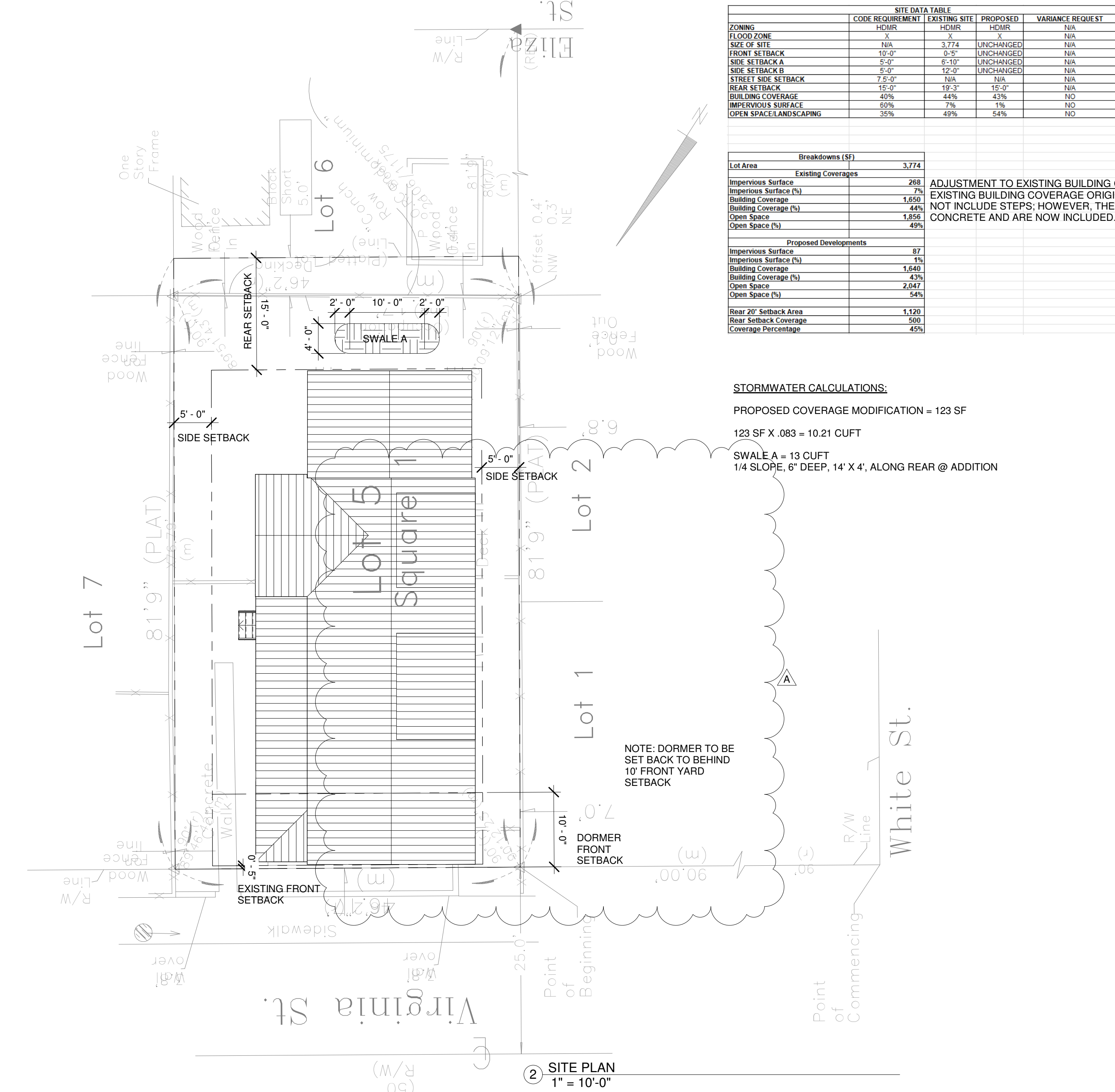
NORTH ARROW

DRAWING TITLE

DETAIL NUMBER TITLE  
SHEET NUMBER SCALE

DRAWING INDEX

A 0	COVER SHEET
A 1	FLOOR PLANS
A 2	ROOF PLAN & SCHEDULES
A 3	ELEVATIONS
E 1	ELECTRICAL NOTES & RISER DIAGRAM
E 2	ELECTRICAL PLAN & PANEL SCHEDULE
M 1	NOTES & SCHEDULE
M 2	MECHANICAL FLOOR PLAN
M 3	SECTIONS
P 1	NOTES & SCOPE
P 2	PLUMBING PLANS
P 3	WASTE & SUPPLY DIAGRAMS
S 1	STRUCTURAL NOTES
S 2	STRUCTURAL NOTES
S 3	FOUNDATION & FIRST FLOOR FRAMING PLAN
S 4	SECOND FLOOR FRAMING & ROOF PLAN
S 5	WALL SECTIONS
S 6	SECTIONS



DATE: REV. SET DESCRIPTION  
2024.03.04 ISSUED PERMIT SET  
2024.03.16 REVISION A

SEAL:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERICA HELEN POOLE USING A DIGITAL SIGNATURE.

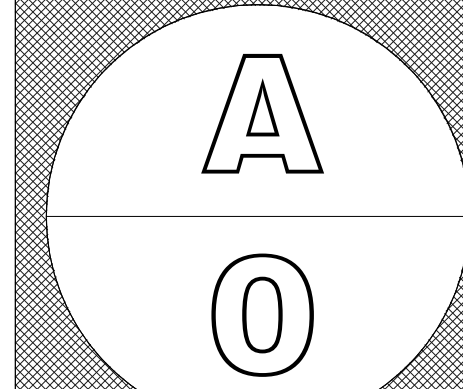
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ERICA HELEN POOLE - ARCHITECT  
#AR98525



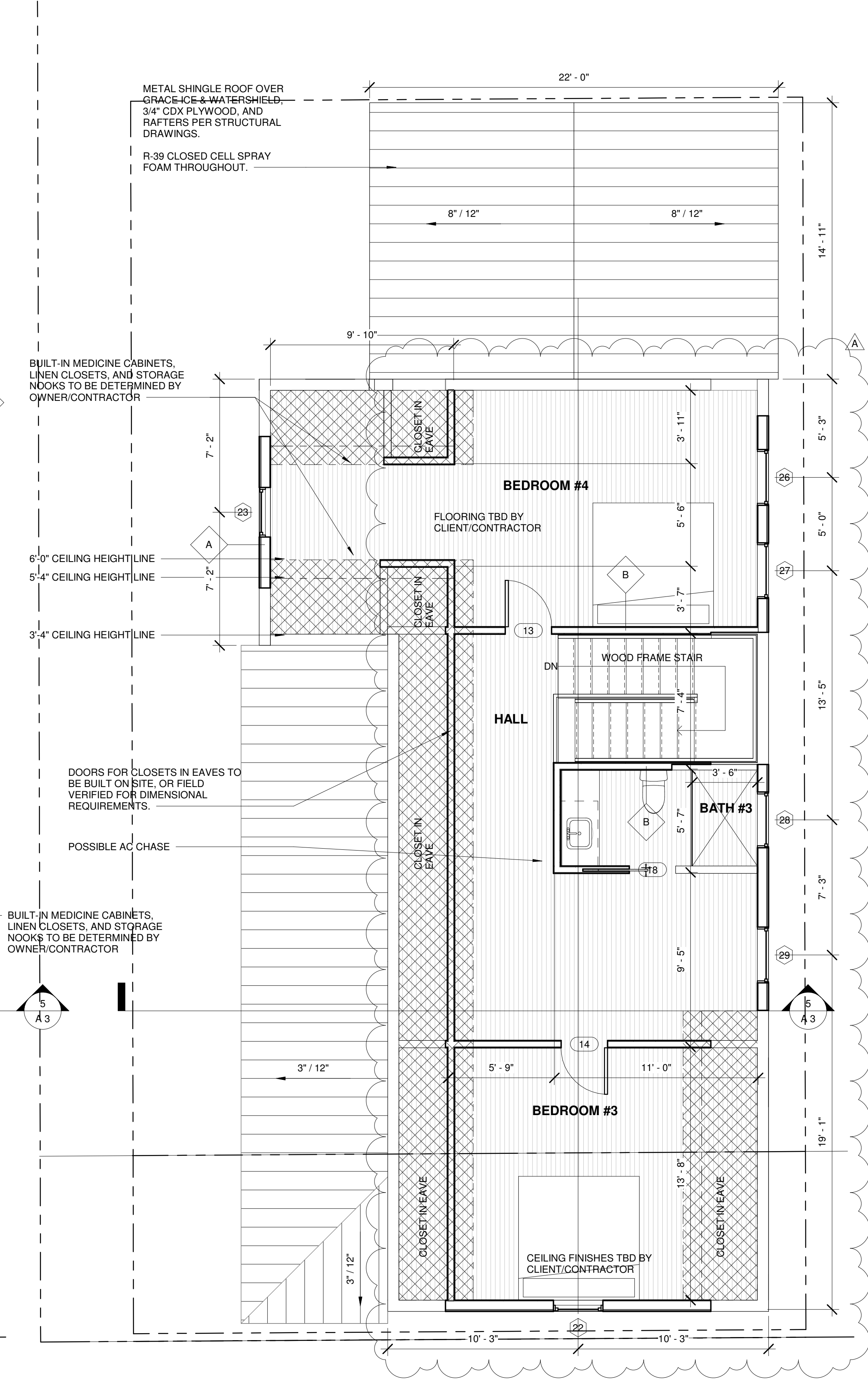
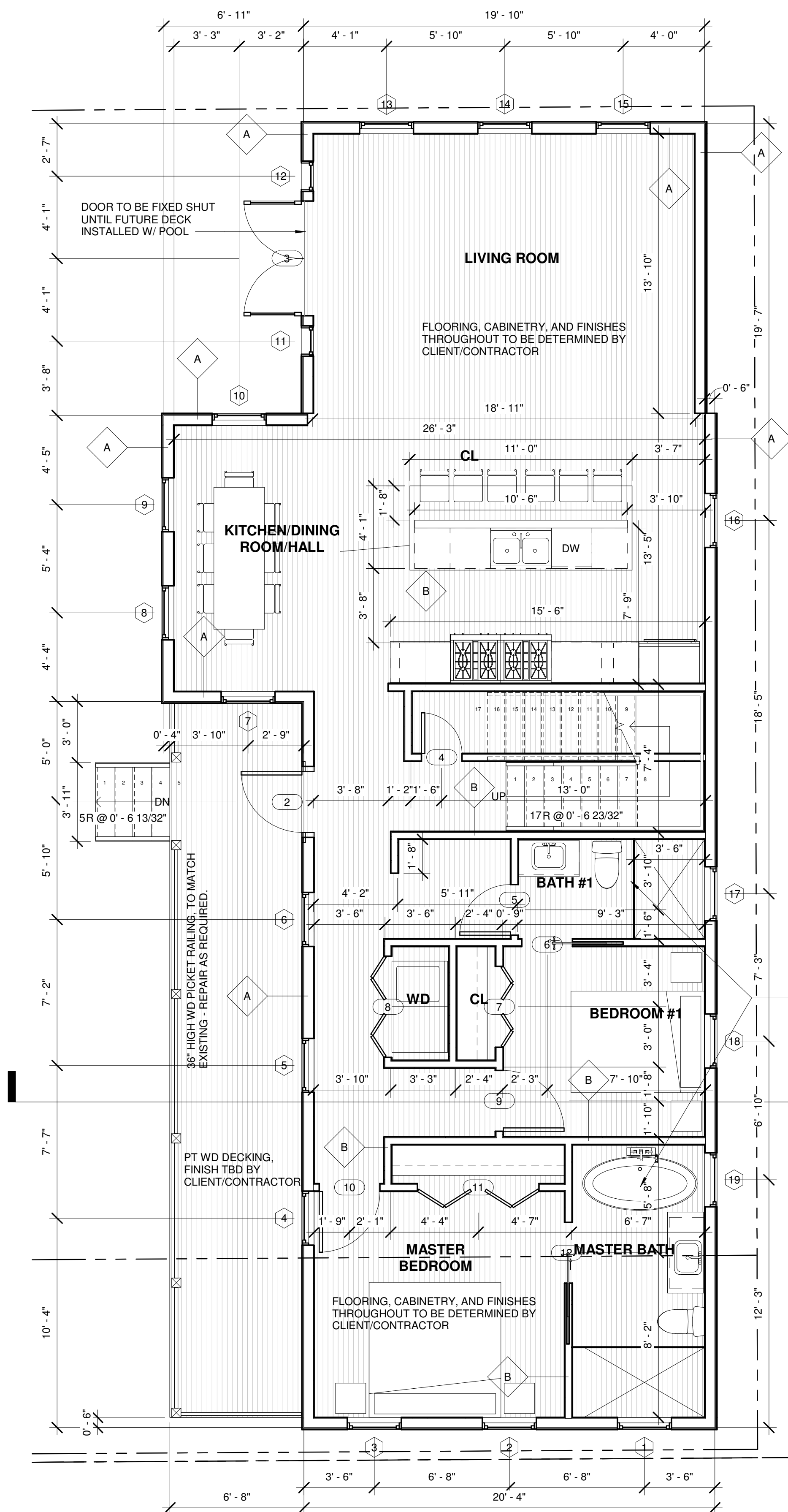
**Residential Remodel**  
1208 Virginia Street  
Key West, FL 33040

SHEET  
COVER SHEET



PROJECT NO. LAK2022B  
DRAWN BY: Author  
APPROVED BY: Checker





WALL SCHEDULE			
Mark	Type	Description	Thickness
A	2X6 EXTERIOR STUD WALL W/ WOOD SIDING	2X6 PT WD STUD WALL W/ 3/4" CDX PLYWOOD SHEATHING, GRACE ICE & WATERSHIELD, AND WOOD SIDING EXTERIOR, R-13 CLOSED CELL SPRAY FOAM & 5/8" GWB INTERIOR, PTD.	0' - 7 1/4"
B	3 1/2" WOOD STUD W/ GWB BOTH SIDES	2X4 WD STUD WALL, STUDS 16" O.C., R-13 SOUND ATTENUATION BATT INSULATION IN WALL CAVITY	0' - 4 3/4"
C	3/8" GLASS	SHOWER GLASS WALL - VIF	0' - 0 3/8"

DATE:	REV.	SET DESCRIPTION
2024.03.04		ISSUED PERMIT SET
2024.03.16	A	REVISION A

SEAL:

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERICA HELEN POOLE USING A DIGITAL SIGNATURE.

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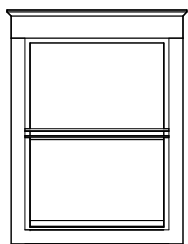
ERICA HELEN POOLE - ARCHITECT  
#AR98525



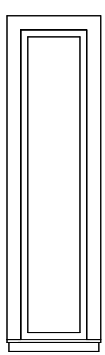
**Residential Remodel**  
1208 Virginia Street  
Key West, FL 33040



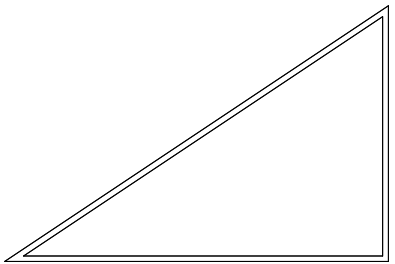
WINDOW SCHEDULE						
Mark	Manufacturer	Model	Assembly Description	Type	Individual Unit Width	Individual Unit Height
1	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
2	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
3	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
4	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
5	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
6	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
7	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
8	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
9	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
10	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
11	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED SIDELITE	B	1' - 6"	6' - 7"
12	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED SIDELITE	B	1' - 6"	6' - 7"
13	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
14	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
15	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
16	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
17	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
18	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
19	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
22	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	4' - 5"
23	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	4' - 5"
24	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED TRIANGULAR FIXED WINDOW	C	8' - 0"	5' - 4"
25	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED TRIANGULAR FIXED WINDOW	C	8' - 0"	5' - 4"
26	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED CASEMENT WINDOW	D	3' - 0"	3' - 4"
27	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED CASEMENT WINDOW	D	3' - 0"	3' - 4"
28	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED CASEMENT WINDOW	D	3' - 0"	3' - 4"
29	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED CASEMENT WINDOW	D	3' - 0"	3' - 4"



TYPE "A"  
IMPACT RATED  
DOUBLE HUNG  
WINDOW



TYPE "B"  
SINGLE IMPACT  
RATED SIDELITE



TYPE "C"  
IMPACT RATED  
TRIANGULAR FIXED  
WINDOW

NOTE: ALL BEDROOM WINDOWS ARE TO MEET FL. BLDG. CODE 2020 FOR EGRESS. A MIN. 5 SQ. FT. NET CLEAR OPENING IS REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20".

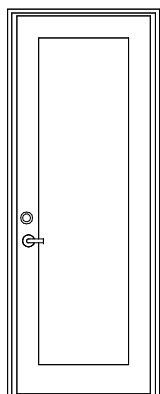
WINDOW/DOOR ADDITIONAL NOTES:

1. CONTRACTOR TO PROVIDE THE NOA'S.
2. CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.
3. CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

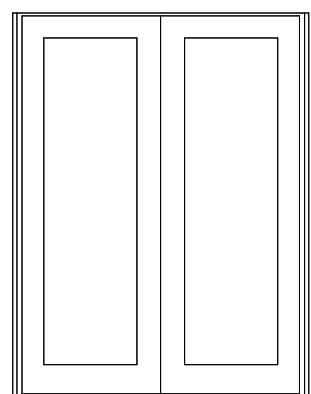
HARC NOTES:

ALL DOORS AND WINDOWS TO MATCH HARC APPROVED MUNTIN STYLE OF 6 OVER 6.  
ALL EXTERIOR WINDOW & DOOR TRIM TO MATCH EXISTING, AND BE CONSTRUCTED OF PT LUMBER, PTD. TO MATCH EXISTING.

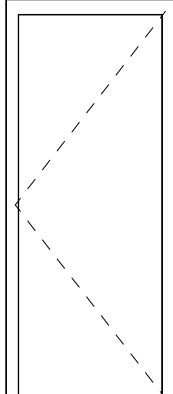
DOOR SCHEDULE							
Mark	Manufacturer	Model	Type	Description	Width	Height	Comments
2	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	A	IMPACT RATED SINGLE OUTSWING DOOR	3' - 0"	6' - 8"	
3	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	B	IMPACT RATED DOUBLE OUTSWING DOOR	5' - 8"	6' - 8"	
4	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2' - 0"	6' - 8"	
5	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2' - 6"	6' - 8"	
6	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	2' - 6"	6' - 8"	
7	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	E	INTERIOR WOOD DOUBLE BIFOLD DOOR	4' - 0"	6' - 8"	
8	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	E	INTERIOR WOOD DOUBLE BIFOLD DOOR	5' - 0"	6' - 8"	
9	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	3' - 0"	6' - 8"	
10	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	3' - 0"	6' - 8"	
11	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	E	INTERIOR WOOD DOUBLE BIFOLD DOOR	6' - 0"	6' - 8"	
12	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	3' - 0"	6' - 8"	
13	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2' - 6"	6' - 8"	
14	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2' - 6"	6' - 8"	
18	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	2' - 6"	6' - 8"	
19			F		3' - 0"	4' - 2"	
20			F		3' - 0"	4' - 2"	



TYPE "A"  
IMPACT RATED SINGLE  
OUTSWING DOOR W/  
GLAZING



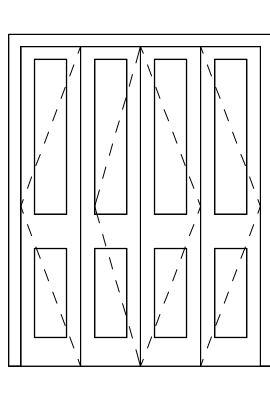
TYPE "B"  
IMPACT RATED DOUBLE  
OUTSWING DOOR W/ GLAZING



TYPE "C"  
SINGLE SWING  
INTERIOR DOOR



TYPE "D"  
SINGLE INTERIOR  
PANEL POCKETDOOR

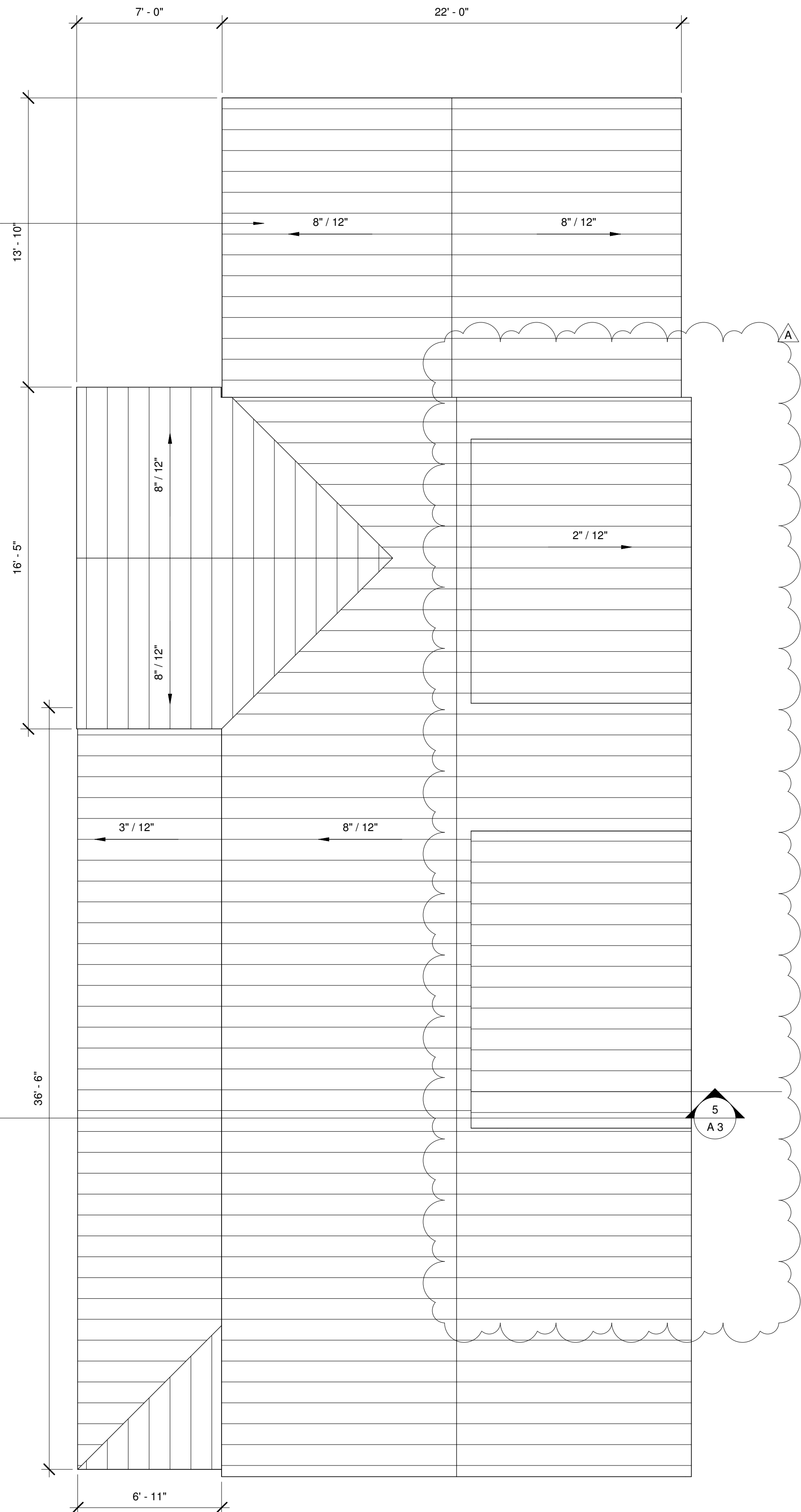


TYPE "E"  
INTERIOR DOUBLE  
BIFOLD DOOR

METAL SHINGLE ROOF OVER  
GRACE ICE & WATERSHIELD,  
3/4" CDX PLYWOOD, AND  
RAFTERS PER STRUCTURAL  
DRAWINGS.

R-39 CLOSED CELL SPRAY  
FOAM THROUGHOUT.

METAL SHINGLE TO BE  
GALVALUME OR ALUMINUM PER  
HARC APPROVAL.



1 ROOF PLAN  
1/4" = 1'-0"

DATE: REV. SET DESCRIPTION

ISSUED PERMIT SET

REVISION A

SEAL:

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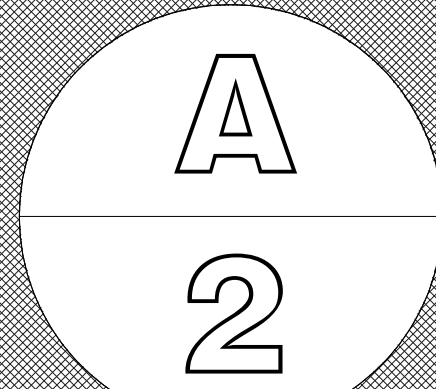


SANDBAR DESIGN STUDIO  
29185 CAMELLIA LANE  
BIG PINE KEY, FL 33043  
WWW.SANDBARDESIGNSTUDIO.COM  
9417903054

Residential Remodel

1208 Virginia Street  
Key West, FL 33040

SHEET  
ROOF PLAN & SCHEDULES



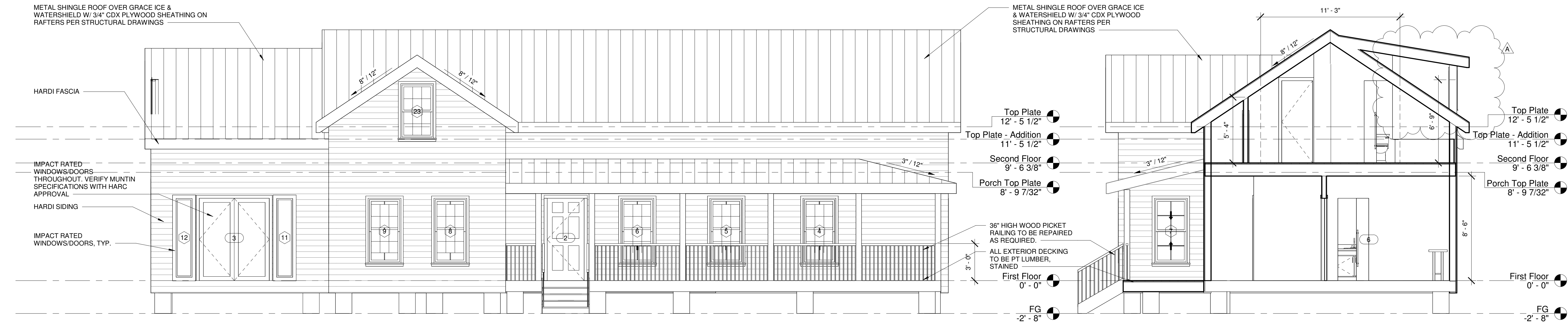
PROJECT NO.  
LAK2022B

DRAWN BY: Author  
APPROVED BY: Checker





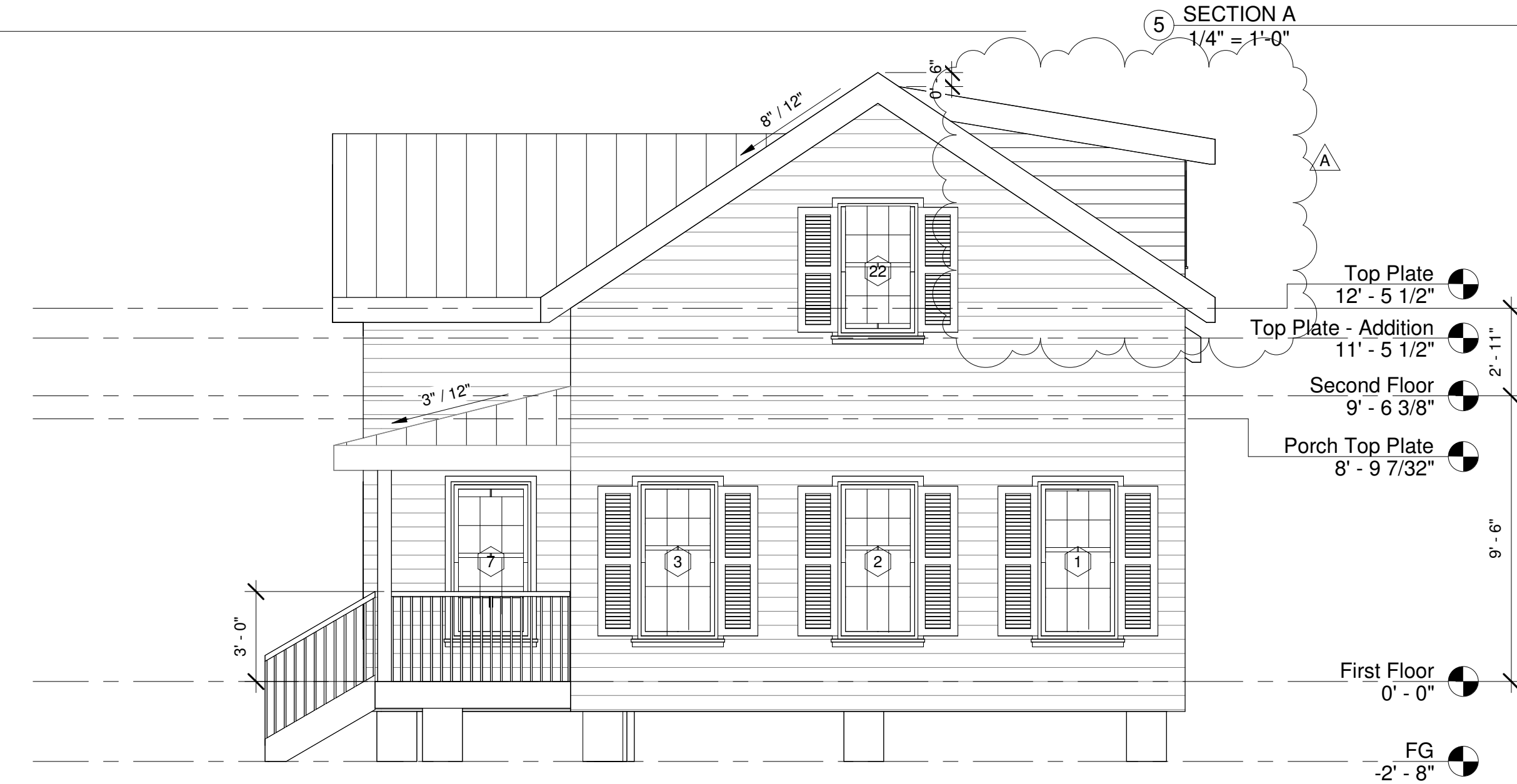
① West  
1/4" = 1'-0"



② East  
1/4" = 1'-0"



③ North  
1/4" = 1'-0"



④ South  
1/4" = 1'-0"

HARC NOTES:

- EXTERIOR SIDING TO BE HARDI BOARD.
- ROOFING TO BE METAL SHINGLE, MILL FINISH.
- EXTERIOR SOFFITS TO BE HARDI BOARD.
- EXTERIOR WINDOW/DOOR TRIM TO BE 1X4 HARDI.
- EXTERIOR FASCIA TO BE HARDI.
- ROOFING DRIP EDGE TO MATCH FINISH OF METAL SHINGLE ROOF.
- GUTTERS, IF PROVIDED, TO MATCH FINISH OF DRIP EDGE & ROOFING.
- EXTERIOR WINDOWS TO HAVE MUNTIN PATTERN APPROVED BY CITY OF KEY WEST HARC STAFF.
- CONTRACTOR TO RECEIVE APPROVAL FOR FINAL PAINT COLOR SELECTIONS.
- EXTERIOR SHUTTERS TO BE WOOD, PTD, AS APPROVED BY CITY OF KEY WEST HARC STAFF.

DATE: REV. SET DESCRIPTION  
2024.03.04 ISSUED PERMIT SET  
2024.08.16 REVISION A

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ERICA HELEN POOLE - ARCHITECT  
#AR98525

SANDBAR  
DESIGN STUDIO  
SANDBAR DESIGN STUDIO  
29185 CAMELLIA LANE  
BIG PINE KEY, FL 33043  
WWW.SANDBARDESIGNSTUDIO.COM  
9472935054

Residential Remodel  
1208 Virginia Street  
Key West, FL 33040

SHEET  
ELEVATIONS

A  
3

PROJECT NO.  
LAK2022B  
DRAWN BY: Author  
APPROVED BY: Checker

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 17, 2024 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **ADDITION OF TWO DORMERS TO A SECTION OF THE ROOFLINE. PARTIAL DEMOLITION OF ROOF TO ACCOMMODATE DORMERS.**

**#1208 VIRGINIA STREET**

**Applicant – Jonathan Ring    Application #H2024-0043**

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

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

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 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 JONATHAN RING, 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: 1208 VIRGINIA STREET, KEY WEST, FLORIDA 33040 on the 11 day of DECEMBER, 20 24.

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 DECEMBER 17, 20 24.

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 \_\_\_\_\_.

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

**Signed Name of Affiant:**

Jonathan Ring  
**Date:** 12/11/2024  
**Address:** 1208 VIRGINIA STREET  
**City:** KEY WEST  
**State, Zip:** FLORIDA 33040

The forgoing instrument was acknowledged before me on this 11TH day of DECEMBER, 20 24.

By (Print name of Affiant) JONATHAN RING who is personally known to me or has produced N/A as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Brandi Green  
Print Name: BRANDI GREEN

Notary Public - State of Florida (seal)  
My Commission Expires: 06/29/2028







# Public Meeting Notice

The Historic Richmond Foundation Commission will hold a public meeting on **Thursday, December 17, 2020** at **12:00 PM** in the **Board Room** of the **Foundation**. The purpose of the meeting is to discuss the proposed project.

**ADDITION OF TWO BOWMERS TO A SECTION OF THE ROOFLINE, PARTIAL DEMOLITION OF ROOF TO ACCOMMODATE BOWMERS.**

**#1208 VIRGINIA STREET**  
Applicant: **Jessica Rice** Application #170204-0001

If you wish to see the application and have any questions, you may visit the Planning Department during regular office hours or call the Planning Department at 804-647-2711 or email [planning@hrcf.org](mailto:planning@hrcf.org).

THE HISTORIC RICHMOND FOUNDATION COMMISSION WILL HOLD A PUBLIC MEETING ON THURSDAY, DECEMBER 17, 2020 AT 12:00 PM IN THE BOARD ROOM OF THE FOUNDATION. THE PURPOSE OF THE MEETING IS TO DISCUSS THE PROPOSED PROJECT.





Public  
Meeting  
Notice





Public  
Meeting  
Notice

MARVIN

MARVIN

MARVIN

MARVIN



# 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 00033940-000000  
Account# 1034843  
Property ID 1034843  
Millage Group 10KW  
Location 1208 VIRGINIA St, KEY WEST  
Address  
Legal KW ISLAND CITY SUB PB 1-26 LOT 5 SQR 1 TR 14 G11-544 OR539-489 OR890-439/440 OR970-1936 OR988-2149 OR1427-2406/08 OR3036-1085 OR3159-0831  
Description (Note: Not to be used on legal documents.)  
Neighborhood 6096  
Property Class MULTI-FAMILY DUPLEX (0802)  
Subdivision  
Sec/Twp/Rng 05/68/25  
Affordable No  
Housing



### Owner

[RING JONATHAN](#)  
1075 Duval St  
Ste C21  
Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$241,470	\$239,532	\$251,815	\$225,679
+ Market Misc Value	\$904	\$904	\$904	\$904
+ Market Land Value	\$670,932	\$494,592	\$426,575	\$340,085
= Just Market Value	\$913,306	\$735,028	\$679,294	\$566,668
= Total Assessed Value	\$808,531	\$735,028	\$623,335	\$566,668
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$913,306	\$735,028	\$679,294	\$566,668

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$670,932	\$241,470	\$904	\$913,306	\$808,531	\$0	\$913,306	\$0
2023	\$494,592	\$239,532	\$904	\$735,028	\$735,028	\$0	\$735,028	\$0
2022	\$426,575	\$251,815	\$904	\$679,294	\$623,335	\$0	\$679,294	\$0
2021	\$340,085	\$225,679	\$904	\$566,668	\$566,668	\$0	\$566,668	\$0
2020	\$354,360	\$176,313	\$904	\$531,577	\$531,577	\$0	\$531,577	\$0
2019	\$351,001	\$181,351	\$904	\$533,256	\$533,256	\$0	\$533,256	\$0
2018	\$312,374	\$183,869	\$876	\$497,119	\$497,119	\$0	\$497,119	\$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
MULTI RES DRY (080D)	3,774.00	Square Foot	0	0

Buildings

Building ID	2695	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2006
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	2451	Roof Type	GABLE/HIP
Finished Sq Ft	1329	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	
Perimeter	176	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	760	0	116
FLA	FLOOR LIV AREA	1,329	1,329	176
OPU	OP PR UNFIN LL	146	0	74
OPF	OP PRCH FIN LL	216	0	84
TOTAL		2,451	1,329	450

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1927	1928	0 x 0	1	31 SF	4
CONC PATIO	1964	1965	0 x 0	1	90 SF	2
LC UTIL BLDG	1981	1982	7 x 10	1	70 SF	1
WALL AIR COND	1984	1985	0 x 0	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/7/2022	\$835,000	Warranty Deed	2364657	3159	0831	01 - Qualified	Improved		
7/29/2020	\$100	Quit Claim Deed	2276408	3036	1085	30 - Unqualified	Improved		
9/1/1986	\$105,000	Warranty Deed		988	2149	Q - Qualified	Improved		
8/1/1983	\$67,500	Warranty Deed		890	439	Q - Qualified	Improved		
2/1/1973	\$14,200	Conversion Code		539	489	Q - Qualified	Improved		

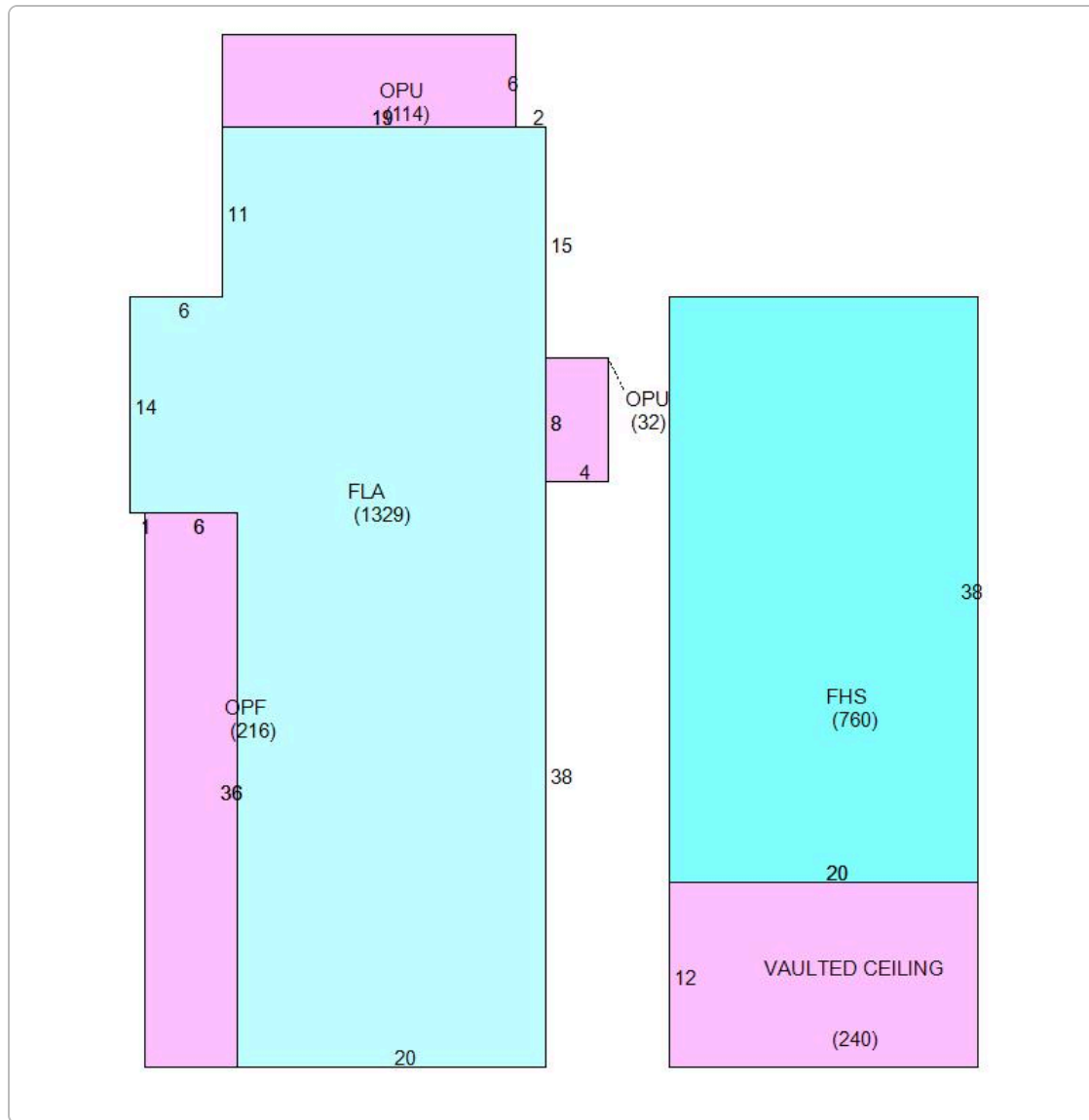
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
23-0448	03/15/2023	Active	\$390,000	Residential	Exterior Renovation - per plans. New foundation system. Replacement/restoration of roof system. Replacement of all interior framing members.
22-1182	06/03/2022	Expired	\$18,000	Residential	Labor and disposal to selective remove Interior wall. Labor and disposal to selective remove Interior wall, Ceiling surfaces to expose the structure for observation, exploration of structural framing, support members. **NOC required**
12-2948	08/14/2012	Completed	\$600	Residential	REPLACE 100 AMP / 240 VOLT FUSE PANEL WITH OUTDOOR R.T. 100 AMP / 240 VOLT BREAKER PANEL.
10-0139	01/22/2010	Completed	\$5,881	Residential	INSTALL 300SF VICTORIAN METAL SHINGLES & 300SF OF VCRIMP ROOFING

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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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