

# **Staff Report**

- 13 Request to allow reconstruction of nonfunctioning chimney to replace original chimney - #730 Southard Street – Adele V. Stones (H12-01-1084)

This staff report is for the review for a Certificate of Appropriateness for reconstructing a chimney that was demolished. The reconstruction will be based on the original one. On May 9, 2012 the Commission motioned to approve alternative one proposal for a new functional brick chimney, HARC application number H12-01-655. This latest approval was the result of a conditional approval for a new brick chimney that the applicant obtained on January 11, 2012 under a Certificate of Appropriateness H11-01-1757. The Certificate of Appropriateness H11-01-1757 also included the after the fact application for the demolition of the historic chimney, which was denied by the Commission.

Certificate #	Description	HARC Motion/ Date
H11-01-1757	Reconstruction of chimney with additional height of 6' to 10' and installation of flue liner in order to restore fireplace and chimney to operational condition, in compliance with fire and building code. Demolition of historic chimney- After-the fact	January 11, 2012. For the proposed chimney the Commission approved a motion with the condition of historic brick are used and it be set apart [set back] and new plans will be presented. For the after -the-fact demolition the Commission denied the request based on page 39-1.
H12-01-655	Revised plans as per Commission request. Two proposals, proposal 1 step back new chimney, proposal 2 no built back of chimney and installation of wood siding	May 9, 2012. The Commission approved alternate 1- step back new chimney. The Commission was clear that the after- the-fact demolition of the chimney denial of January 11, 2012 is still in effect.

Staff understands that the following guidelines as well as the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings should be reviewed;

Building Exteriors- Masonry (page 25);

- (6) *Physical evidence guiding the repair or replacement work may include the actual portions of surviving masonry fabric, historical photo documentation, verifiable historic descriptions or new designs **based on the original which are compatible with the***

**size, scale, material and color of the historic building.**

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings clearly states under roofs:

Recommended:

*Replacing in kind an entire feature of the roof that is too deteriorated to repair- if the overall form and detailing are still evidence-using the physical evidence to guide the new work. Examples can include large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.*

Not Recommended

*Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.*

Standard 6

*Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed chimney has the same form, height and configuration as the original chimney that was demolished. It is staff's opinion that the proposed reconstruction complies with the guidelines as well as the Secretary of the Interior's Standards for Rehabilitation. Staff understands that by approving this certificate by no means will change the denial of the after the fact demolition of the chimney.

# Application



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

REVISED

APPLICATION # H-12-01-1004

OWNER'S NAME:  DATE:

OWNER'S ADDRESS:  PHONE #:

APPLICANT'S NAME:  PHONE #:

APPLICANT'S ADDRESS:

ADDRESS OF CONSTRUCTION:  # OF UNITS:

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK: Request to allow reconstruction of nonfunctioning chimney to replicate original chimney.

*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: 6/28/12  
Applicant's Signature: Adele V. Stones

**Required Submittals**

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

**Staff Use Only**

Date: \_\_\_\_\_  
Staff Approval: \_\_\_\_\_  
Fee Due:\$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Historic home listed as contributing. built ca. 1919  
Guidelines for Building exteriors / Masonry (pages 24)*

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

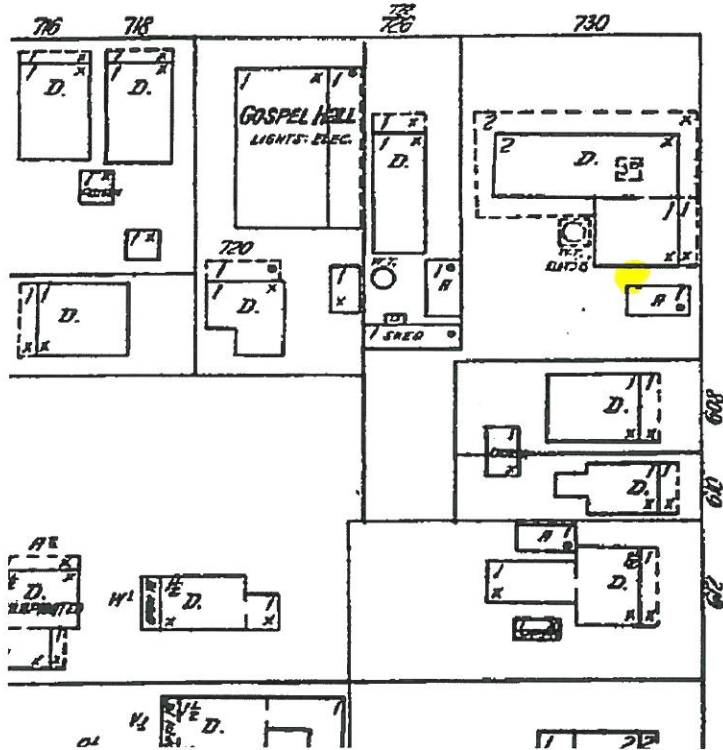
Historic Architectural  
Review Commission

# **Sanborn Maps**

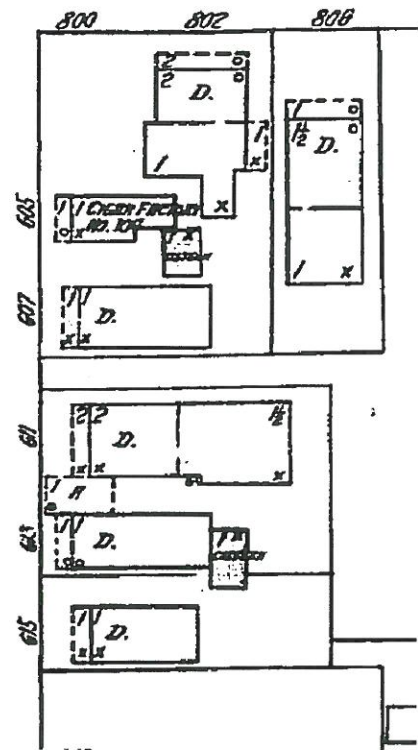


D.H.

# SOUTHARD



50'



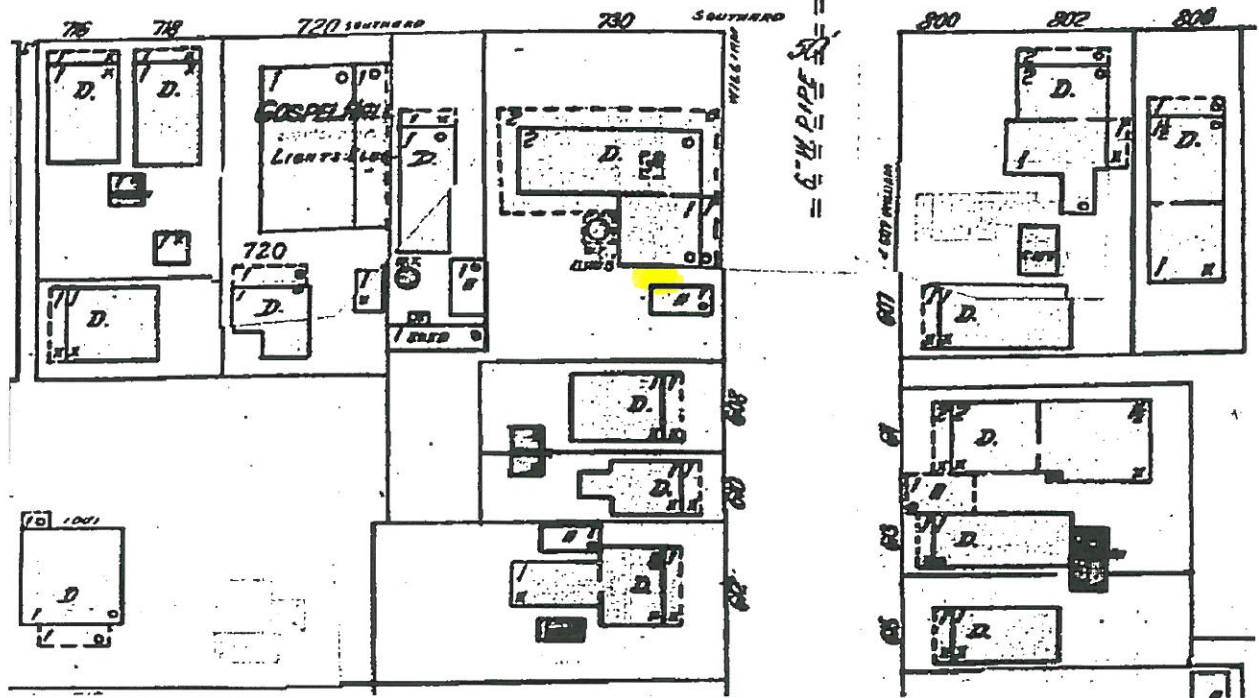
#730 Southard Street Sanborn map 1926



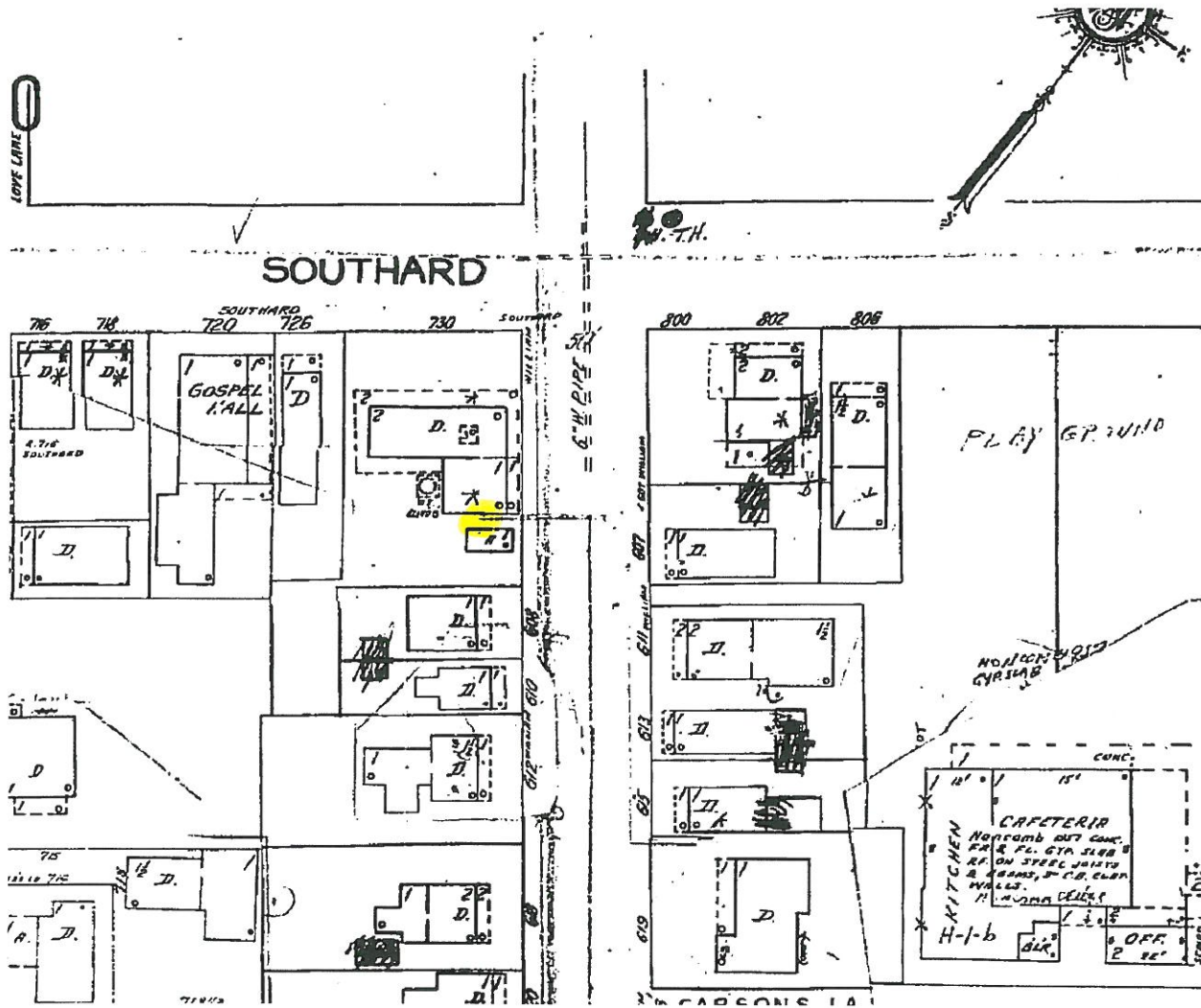
10  
LOVE LINE

SOUTHARD

D.H.



#730 Southard Street Sanborn map 1948



#730 Southard Street Sanborn map 1962

**Project Photos**



The Heritage House Collection, donated by the Campbell, Poirier and Pound families. The house at 730 Southard Street in the 1930s. From a collection of photographs taken or collected during the 1930s by the WPA workers in Key West. Monroe County Library



Photo taken by the Property Appraiser's office c1965; 730 Southard St.; Monroe County Library



The house at 730 Southard Street circa 1970. From the Dale McDonald Collection. Monroe County Library



The front of the Albury house at 730 Southard taken 1971. U.S. Navy photo. Monroe County Library



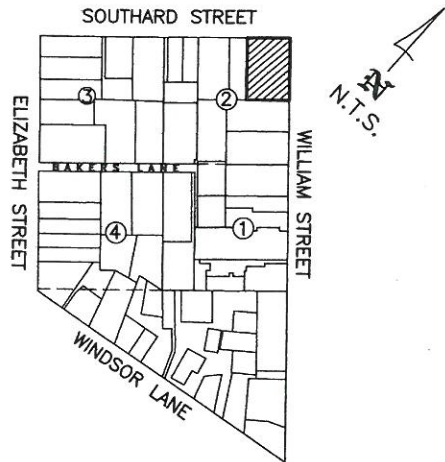
730 SOUTHWARD STREET  
DETAIL OF  
BRICK CHIMNEY





730 SOUTHARD STREET  
William Street Facades

# Survey



**LOCATION MAP**

Port of Tract 5, City of Key West

**LEGAL DESCRIPTION:**

On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1829, as Part of Lot Two (2) of Square Fifty-nine (59). Commencing at the corner of the intersection of William Street and Southard Street and running thence along the Southwesterly side of William Street in a Southeasterly direction One Hundred (100) feet; thence at right angles in a Southwesterly direction Sixty-eight and fifty-three one-hundredths (68.53) feet; thence at right angles in a Northwesterly direction One hundred (100) feet to the Southeasterly side of Southard Street; thence at right angles along the Southeasterly side of Southard Street, in a Northeasterly direction Sixty-eight and fifty-three one-hundredths (68.53) feet to the Point of Beginning.

**SURVEYOR'S NOTES:**

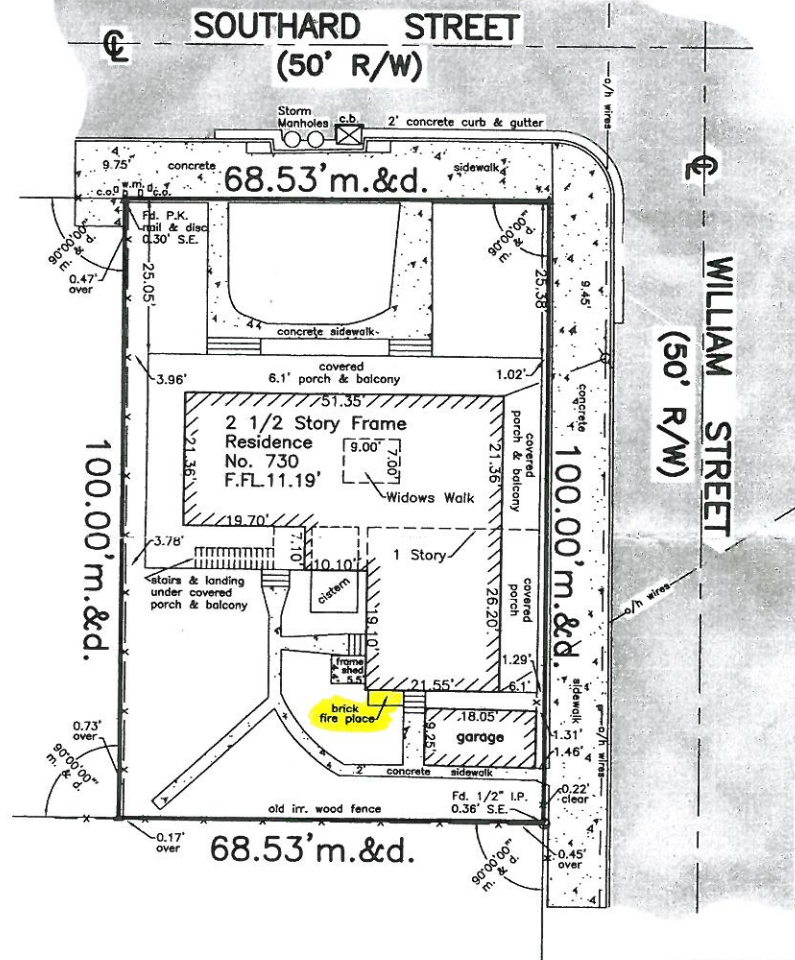
North arrow & bearings based on assumed median  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: Basic Elevation: 14.324

**Monumentation:**

- ⊕ = found 1/2" Iron Pipe
- ▲ = found P.K. Nail
- △ = set P.K. nail P.L.S. No. 2449

**Abbreviations:**

- |                       |                             |
|-----------------------|-----------------------------|
| Sty. = Story          | Irr. = Irregular            |
| R/W = Right-of-Way    | conc. = concrete            |
| fd. = Found           | I.P. = Iron Pipe            |
| p. = Plat             | P.O.C. = Point of Commence  |
| m. = Measured         | P.O.B. = Point of Beginning |
| N.T.S. = Not to Scale | P.B. = Plat Book            |
| ⊕ = Centerline        | pg. = page                  |
| Elev. = Elevation     | C.L.F. = Chain Link Fence   |
| B.M. = Bench Mark     | C.B. = Catch Basin          |



RECORDED  
 FEB 08 2012

# **Proposed design**





NEW MTL SHINGLES

REPAIR & FAINT EXISTING MTL SHINGLES

NEW CORRUGATED MTL ROOFING

NEW WD DOOR

NEW WD GARAGE DOOR

NEW WD FENCE



proposal  
(longview)

## **Miscellaneous Information**



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January 11, 2012

Approved – February 21, 2012

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	<p><b>Actions/Motions:</b> A motion was made by Mr. Daniel Metzler, seconded by Mr. Michael Miller, that the item be <b>Approved</b>. The motion <b>Passed</b> by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<b>14</b>	<p>Installation of wood louvers over existing 4' high front fence and on sides and back yard fences. Total height of fences is 70"- <b>After the Fact- Code Compliance case- #1316 Eliza Street- Victor Olson (H11-01-1747)</b></p> <p>Victor Olson presented the project. Mr. Olson stated he did not know that he was in the Historic District. Mr. Olson added that he was simply trying to install a fence to protect his property. Mr. Olson stated that he did try to finish the section he was working on after the Code Officer Red Tagged his work but this was simply his effort to try to insure everything was secure for safety reasons.</p> <p><b>Public Comments:</b> There were no public comments.</p> <p><b>Staff Report:</b> Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is a Code Case. Ms. Torregrosa stated that six (6) foot fences are not allowed in the front of properties in the Historic District.</p> <p><b>Commission Discussion:</b> The Commissioners discussed the height of the fence and the fact that Mr. Olson should have checked the codes prior to starting work and should have stopped work when the Code Officer Red Tagged him.</p> <p><b>Actions/Motions:</b> A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be <b>Denied</b>. The motion <b>Passed</b> by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<b>15a</b>	<p>Reconstruction of chimney with additional height of 6' to 10' and installation of flue liner in order to restore fireplace and chimney to operational condition, in compliance with fire and building code- Code Compliance case-#730 Southard Street- <b>Adele V. Stones (H11-01-1757)</b></p> <p>Ginny Stones presented the project. Ms. Stones detailed what happened that resulted in the historic chimney being demolished. Ms. Stone stated they are embarrassed and apologized for this mistake.</p> <p><b>Public Comments:</b> There were no public comments.</p> <p><b>Staff Report:</b> Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is a Code Compliance Case. Ms. Torregrosa stated that this request for an after the fact demolition of a historic brick chimney. Ms. Torregrosa added that the existing house is listed as a contributing resource. Ms. Torregrosa stated that this house is a magnificent example of a two and a half story frame structure and, according to the survey it was built in 1919. Ms.</p>

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Torregrosa stated that nevertheless staff found a similar footprint on the same location on the 1892 Sanborn map. Ms. Torregrosa stated that the house is on a corner lot and has a widows' walk that was depicted for the first time in the 1912 Sanborn map. Ms. Torregrosa stated that the house used to have an exposed brick chimney on the south. Ms. Torregrosa stated that according to the applicant the brick chimney was in poor condition. Ms. Torregrosa added that on a submitted letter the applicant also states that the architect of the project was always contemplating the reconstruction of the chimney but that he was not aware of the requirement of a demolition approval for the external chimney. Ms. Torregrosa stated that this historic chimney was a character defining element of the house. Ms. Torregrosa stated that the structure had some vegetation but was structurally stable when the project received approval from the Commission. Ms. Torregrosa stated that there are not many historic exterior brick chimneys still standing at present time. Ms. Torregrosa stated that the demolition of this character defining element is an irreparable lost; once a historic structure is demolished there is no replacement for it. Ms. Torregrosa stated that it is staff understanding that the existing structure presents characteristics and gives information which is contrary to criteria 1, 3, 5, 6, 8 and 9. It is staff opinion that the after the fact request for demolition is in conflict with the Code of Ordinance Section 102-218- Demolitions in the historic district. Ms. Torregrosa stated that it is staff recommendation to this Commission to deny the request. Ms. Torregrosa stated that it is the responsibility of this Commission to make a determination if the historic chimney qualified for demolition in accordance with Chapter 102 of the LDR's. Ms. Torregrosa concluded by stating that the removal of the historic chimney is an irreparable lost.

### Commission Discussion:

The Commissioners had a lengthy discussion of what went wrong with this project and expressed their dissatisfaction and sadness of what happened to the historic chimney. An extensive discussion took place concerning the functionality and structure of the historic chimney. The Commissioners discussed a true re-construction verse what is being planned which is a new chimney build. The bottom line is the historic chimney is gone and cannot be brought back.

### Actions/Motions:

A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be **Approved** with the condition of historic brick are used and it be set apart and new plans will be presented. The motion **Passed** by the following vote:

Yes: 4 – Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green

No: 3 – Ms. Bosold, Ms. Gutierrez, Chairman Molinet

### 15b Demolition of historic chimney- After the fact- Code Compliance case-#730 Southard Street- Adele V. Stones (H11-01-1757)

Ginny Stones presented the project. Ms. Stones stated that did not have anything to add.

### Public Comments:

There were no public comments.

### Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is a Code Compliance Case. Ms. Torregrosa stated that this request for an after the fact demolition of a historic brick chimney. Ms. Torregrosa added that the existing house is listed as a contributing resource. Ms. Torregrosa stated that this house is a magnificent example of a

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two and a half story frame structure and, according to the survey it was built in 1919. Ms. Torregrosa stated that nevertheless staff found a similar footprint on the same location on the 1892 Sanborn map. Ms. Torregrosa stated that the house is on a corner lot and has a widows' walk that was depicted for the first time in the 1912 Sanborn map. Ms. Torregrosa stated that the house used to have an exposed brick chimney on the south. Ms. Torregrosa stated that according to the applicant the brick chimney was in poor condition. Ms. Torregrosa added that on a submitted letter the applicant also states that the architect of the project was always contemplating the reconstruction of the chimney but that he was not aware of the requirement of a demolition approval for the external chimney. Ms. Torregrosa stated that this historic chimney was a character defining element of the house. Ms. Torregrosa stated that the structure had some vegetation but was structurally stable when the project received approval from the Commission. Ms. Torregrosa stated that there are not many historic exterior brick chimneys still standing at present time. Ms. Torregrosa stated that the demolition of this character defining element is an irreparable lost; once a historic structure is demolished there is no replacement for it. Ms. Torregrosa stated that it is staff understanding that the existing structure presents characteristics and gives information which is contrary to criteria 1, 3, 5, 6, 8 and 9. It is staff opinion that the after the fact request for demolition is in conflict with the Code of Ordinance Section 102-218- Demolitions in the historic district. Ms. Torregrosa stated that it is staff recommendation to this Commission to deny the request. Ms. Torregrosa stated that it is the responsibility of this Commission to make a determination if the historic chimney qualified for demolition in accordance with Chapter 102 of the LDR's. Ms. Torregrosa concluded by stating that the removal of the historic chimney is an irreparable lost.

#### Commission Discussion:

The Commissioners had no additional comments or discussion.

#### Actions/Motions:

A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be **Denied** based on page 39-1. The motion **Passed** by the following vote:

Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Miller, Mr. Green, Chairman Molinet

No: 1 – Mr. Metzler

**16** Remove existing Victorian shingle roof and replace with same. Construct new shed dormer at rear side of existing gable roof- **#608 Griffin Lane- Robert Delaune (H11-01-1765)**

Robert Delaune along with owners Elliot and Audrey Baron presented the project. Mr. Delaune stated that this proposed project involves a re-roofing and also adding a new dormer to the back of the house. The dormer will give the owners better use of the upstairs area.

#### Public Comments:

There were no public comments.

#### Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this for a new back *dormer* with a shed roof and the replacement of metal shingles of the main house with same material. Ms. Torregrosa stated that the house located on #608 Griffin Lane is listed as a contributing resource in the surveys. Ms. Torregrosa stated that the one and a half story frame vernacular structure was built circa 1889. Ms. Torregrosa stated that the



**CITY OF KEY WEST  
BUILDING DEPARTMENT**

**CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H12-01000655

OWNER'S NAME: Vincent Barletta, Trustee DATE: 4/12/12

OWNER'S ADDRESS: 730 Southard Street PHONE #:

APPLICANT'S NAME: Adele V. Stones, Stones & Cardenas PHONE #: 294-0252

APPLICANT'S ADDRESS: 221 Simonton Street, Key West, FL 33040

ADDRESS OF CONSTRUCTION: 730 Southard Street # OF UNITS:

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

The HARC Board specifically required that the conditionally approved chimney considered at the January 11, 2012 meeting come back to the Board for approval of the chimney design meeting the two conditions imposed by the Board.

**Proposal 1** attached pursuant to H11-01-1757 approving construction of new chimney with two conditions: (i) use of approved historic brick, and (ii) chimney "stepped back" from building. If the Board denies approval for **Proposal 1** depicting the chimney incorporating the Board's conditions, Applicant presents **Proposal 2** and requests that the Board rescind approval H11-01-1757 and approve placement of wood siding in the location of the former chimney opening, no replacement chimney to be constructed. The wood siding would be installed at the 5' x7' opening of the former chimney, to match original siding on the house.

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: 4/13/12  
Applicant's Signature: Adele V. Stones

**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 COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_  
Staff Approval: \_\_\_\_\_  
Fee Due: \$ \_\_\_\_\_



HISTORIC ARCHITECTURAL REVIEW APPLICATION

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 10, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REQUEST TO ALLOW RECONSTRUCTION OF  
NONFUNCTIONING CHINEY TO REPLACE ORIGINAL  
CHIMNEY**

**#730 SOUTHARD STREET**

**Applicant- Adele V. Stones -      Application Number H12-01-1084**

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 C. Todd Kemp, 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: 730 Southard on the 5 day of July, 2012.

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 July 10, 2012, 2012.

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 H12-01-10.84

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

Signed Name of Affiant: C. Todd Kemp

Date: 7/5/2012

Address: 730 Southard St

City: K.W., FL

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 5 day of July, 2012.

By (Print name of Affiant) Todd Kemp who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: Dec 2013



M. HOLLY BOOTON  
MY COMMISSION # DD 939156  
EXPIRES: December 26, 2013  
Bonded Thru Budget Notary Services

**CONSTRUCTION**

800-376-4687 STATE CERT W03001156

**NO TRESPASSING**

This area is under construction and access is restricted. No trespassing. Violators will be prosecuted.

NO TRESPASSING

**730**

**LOT**

**Public Meeting Notice**

*[Faint text, likely meeting details]*



**BEKID**  
**CONSTRUCTION**

19120 141ST 19120 141ST ADDRESS

NO TRASHING

NO TRASHING  
NO TRASHING  
NO TRASHING

730

Public  
Meeting  
Notice

Support  
Parks  
& Pr  
Licensed  
305-8  
305-2

# **Property Appraiser Information**

# Karl D. Borglum Property Appraiser Monroe County, Florida

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

## Property Record Card

**Alternate Key: 1012009 Parcel ID: 00011690-000000**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

### Ownership Details

**Mailing Address:**  
730 SOUTHARD TRUST 11/29/2010  
C/O BARLETTA VINCENT F TRUSTEE  
40 SHAWMUT RD  
CANTON, MA 02021-1409

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 730 SOUTHARD ST KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 59 G61-29/32 G61-33/34 OR177-157 (PROB 44-07-CP-216-K) OR1128-1375/79 OR1241-2122/23 L/E OR1889-442/44 OR2213-353/54 OR2386-1203/04 OR2389-1412/13 OR2408-1682/85 OR2497-1926D/C OR2497-636/37 OR2538-411/13

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	0	0	11,413.27 SF

**Building Summary**

Number of Buildings: 2

Number of Commercial Buildings: 0  
 Total Living Area: 3527  
 Year Built: 1919

### Building 1 Details

Building Type R1  
 Effective Age 71  
 Year Built 1919  
 Functional Obs 0

Condition A  
 Perimeter 352  
 Special Arch 0  
 Economic Obs 0

Quality Grade 550  
 Depreciation % 63  
 Grnd Floor Area 2,774

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

Roof Type IRR/CUSTOM  
 Heat 1 NONE  
 Heat Src 1 NONE

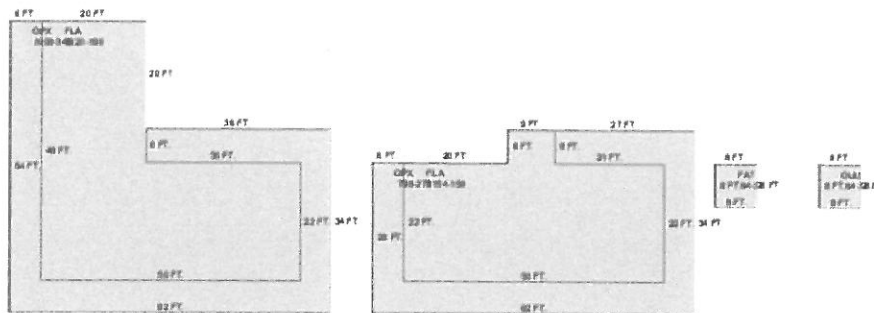
Roof Cover METAL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation WD CONC PADS  
 Bedrooms 4

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 1  
 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 1  
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,620
2	OPX	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,008
3	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,154

4	OPX	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	798
5	FAT	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	64
6	OUU	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	64

### Building 2 Details

Building Type R1  
 Effective Age 20  
 Year Built 1938  
 Functional Obs 0

Condition G  
 Perimeter 118  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 27  
 Grnd Floor Area 753

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

Roof Type IRR/CUSTOM  
 Heat 1 NONE  
 Heat Src 1 NONE

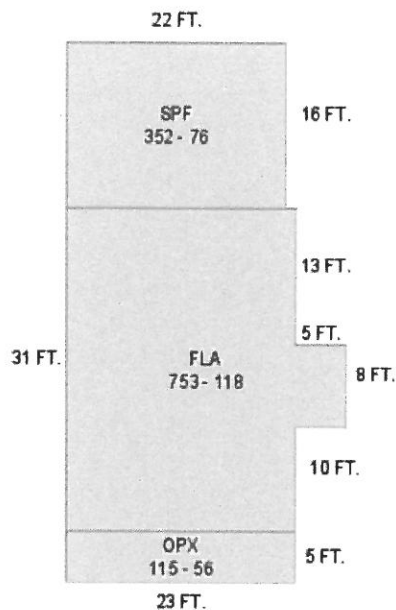
Roof Cover METAL  
 Heat 2  
 Heat Src 2

Foundation WD CONC PADS  
 Bedrooms 2

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA		1	1938	N			753

12:ABOVE AVERAGE  
WOOD

0 OPX	1	1938	115
0 SPF	1	1938	352

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	189 SF	21	9	1984	1985	2	50
2	FN2:FENCES	165 SF	0	0	1984	1985	2	30
3	AC2:WALL AIR COND	1 UT	0	0	1988	1989	2	20
4	AC2:WALL AIR COND	1 UT	0	0	1988	1989	1	20
5	PT2:BRICK PATIO	124 SF	31	4	1984	1985	2	50
6	GR2:GARAGE	200 SF	0	0	1939	1940	2	60

### Appraiser Notes

AK 1012025 (RE 00011710-000000) IS NOW COMBINED WITH THIS PARCEL PER THE OWNER'S REQUEST, DONE FOR THE 2012 TAX ROLL (2/15/2012 SCJ).

UNITY OF TITLE RECORDED (OR2540-2262) RESULTING IN COMBINATION OF AK 1012025 WITH AK 1012009.

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9701696	05/01/1997	08/01/1997	1,100		UPGRADE TO 150 AMP

### 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
2011	188,200	3,634	348,383	540,217	540,217	0	540,217
2010	287,055	3,998	437,427	728,480	728,480	0	728,480
2009	315,445	3,998	664,889	984,332	984,332	0	984,332
2008	310,020	3,998	952,567	1,266,585	1,266,585	0	1,266,585
2007	504,032	3,958	1,199,275	1,707,265	324,537	25,000	299,537
2006	638,258	3,958	651,035	1,293,251	316,621	25,000	291,621
2005	565,314	3,958	582,505	1,151,777	307,399	25,000	282,399
2004	410,307	3,958	479,710	893,975	298,446	25,000	273,446
2003	395,110	3,958	239,855	638,923	292,882	25,000	267,882
2002	379,640	3,958	239,855	623,453	286,018	25,000	261,018
2001	300,771	3,958	239,855	544,584	281,514	25,000	256,514

2000	261,337	4,395	130,207	395,940	273,315	25,000	248,315
1999	248,839	4,185	123,697	376,721	266,130	25,000	241,130
1998	210,206	3,535	123,697	337,439	261,939	25,000	236,939
1997	193,163	3,249	110,676	307,087	257,561	25,000	232,561
1996	153,394	2,580	110,676	266,650	250,060	25,000	225,060
1995	147,713	2,227	110,676	260,615	243,961	25,000	218,961
1994	124,987	1,884	110,676	237,548	237,548	25,000	212,548
1993	110,879	161	110,676	221,716	221,716	25,000	196,716
1992	110,879	161	110,676	221,716	221,716	25,000	196,716
1991	110,879	161	110,676	221,716	221,716	25,000	196,716
1990	73,829	161	86,262	160,251	160,251	25,000	135,251
1989	67,117	146	84,635	151,898	151,898	25,000	126,898
1988	56,881	146	71,614	128,641	128,641	25,000	103,641
1987	56,259	146	51,055	107,460	107,460	25,000	82,460
1986	56,559	146	49,342	106,047	106,047	25,000	81,047
1985	54,995	146	28,920	84,061	84,061	25,000	59,061
1984	51,368	146	28,920	80,434	80,434	25,000	55,434
1983	51,368	146	28,920	80,434	80,434	25,000	55,434
1982	52,340	146	28,920	81,406	81,406	25,000	56,406

### 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
12/15/2010	2497 / 636	800,000	WD	02

This page has been visited 120,238 times.

Monroe County Property Appraiser  
Karl D. Borlum  
P.O. Box 1176  
Key West, FL 33041-1176