

# **Staff Report**

6b Demolition of portion of structure within easement. Partial demolition of roof - **#617 Grinnell Street- William Rowan Architect (H12-01-1227)**

This staff report is for a first reading for a Certificate of Appropriateness for the demolition of a staircase and portion of the front facade. The Sanborn maps do not depict the existing exterior staircases located on the north side of the house. The application also includes the removal of the back portion roof of the main house for its extension to the back.

Staff understands that the request for this demolition should be reviewed using the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

*(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 criteria of section 102-125(1) through (9).*

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

*any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.*

It is staff's opinion that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolitions will be on architectural elements that are not historic nor can be deemed contributing in a near future. If the demolition is approved a second reading will be requested.

# Application



CITY OF KEY WEST *Fax 809-3978*  
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # *HC-12-01-1227*

OWNER NAME: *MARTY HIGGINS / KADEN SCHULTE*

DATE: *7/23/12*

OWNERS ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_

APPLICANT'S NAME: *WILLIAM ROWAN*

PHONE #: \_\_\_\_\_

APPLICANT'S ADDRESS: *321 PEACOCK LANE*

ADDRESS OF CONSTRUCTION: *617 BRINKELL ST.*

# OF UNITS: *2*

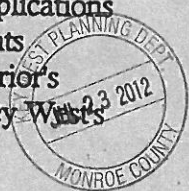
THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:  
*REMOVE PORTION OF STRUCTURE WITHIN EASEMENT (LANE) AND RESTRUCTURE INTO 2 1/2 STORY GARAGE WITH 3 BAYS. DEMOLISH AND REMOVAL ENTIRE BUILDING.*

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 s. 775.083

\*\*\*\*\*

This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.



Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

REQUIRED SUBMITTALS	
<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	<i>BY EMAIL</i> PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
	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: \$ \_\_\_\_\_

Date: *7/23/12*  
Applicant Signature: *[Signature]*

HISTORIC ARCHITECTURAL REVIEW APPLICATION



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred 8/15/12

Reason for Deferral or Denial:

8/15/12 postponed for applicant to consult with owner  
regarding removal of deck. Shaded

HARC Comments:

Not listed in the 2004 survey. Non historic  
Ordinance for demolition  
Guidelines for roofing (page 26)  
Guidelines for additions / alterations (pages 30-38a)

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

Date: 8/15/12

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

Rudy Miller  
Historic Architectural  
Review Commission





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

August 20, 2012

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

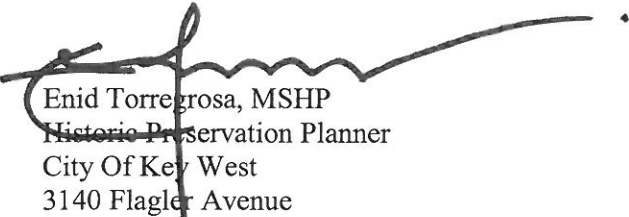
**RE: RENOVATE AND REMODEL ENTIRE BUILDING.  
RESTRUCTURE BUILDING INTO 2 ½ STORY WITH THREE  
BAYS. DEMOLITION OF PORTION OF STRUTURE WITHIN  
EASEMENT. PARTIAL DEMOLITION OF ROOF.  
FOR: #617 GRINNELL STREET - APPLICATION #H12-01-1227  
KEY WEST HISTORIC DISTRICT**

Dear Architect Rowan:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on Wednesday, August 15, 2012. The Commissioners voted to postpone the item and requested revisions to the plans regarding the proposed third floor porch.

Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:

  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City Of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

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



JO Bennett <jbennett@keywestcity.com>

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**Fwd: 617 Grinnell St**

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Enid Torregrosa <etorregr@keywestcity.com>  
To: JO Bennett <jbennett@keywestcity.com>

Tue, Sep 4, 2012 at 10:11 AM

----- Forwarded message -----

From: **william rowan** <wlrowan@gmail.com>  
Date: Fri, Aug 31, 2012 at 5:23 PM  
Subject: Re: 617 Grinnell St  
To: Enid Torregrosa <etorregr@keywestcity.com>

Hi Enid,  
Would you please allow Jennifer Reed to present the Higgins project.  
She can be reached at 305-433-0654  
Thanks  
Bill

On Fri, Aug 31, 2012 at 3:35 PM, Enid Torregrosa <etorregr@keywestcity.com> wrote:

Dear Bill:

I am sorry to write to you during vacation but Jennifer left the revised plans for the project and no 11" by 17" copies for the pdf. We have not received an authorization letter from you to allow here to present the project on your behalf. She did not left any contact number for us to call her.

You can send an email authorizing here to represent you during the meeting of September 11..

Hope you are doing well

*Enid*

--  
William Rowan  
Architect  
305-296-3784

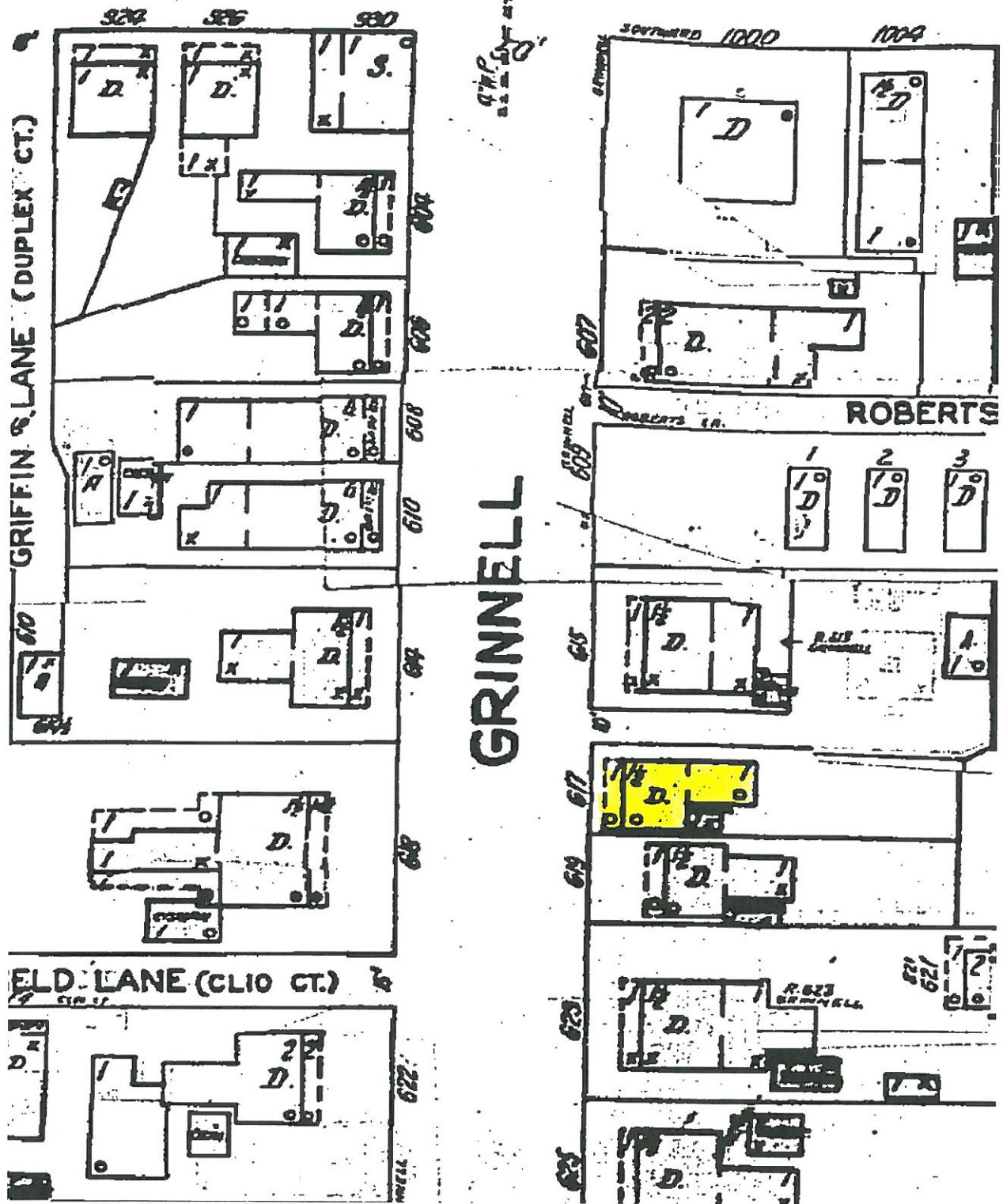
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*Enid Torregrosa-Silva, MSHP*  
Historic Preservation Planner  
City of Key West

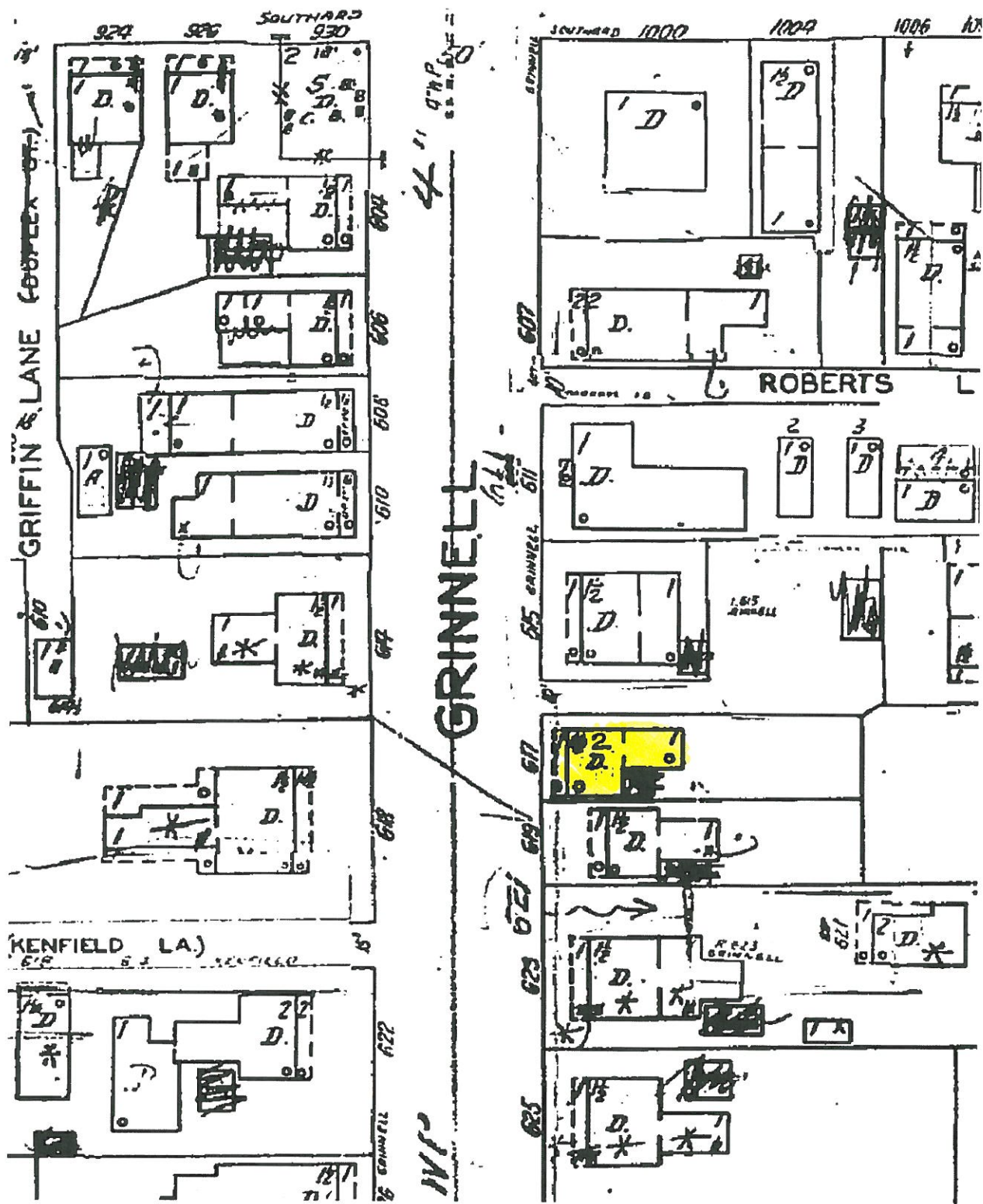
3140 Flagler Avenue  
Key West, Florida 33040  
305.809.3973 Direct  
305.809.3978 Fax

# **Sanborn Maps**

# SOUTHARD



#617 Grinnell Street Sanborn map 1948



#617 Grinnell Street Sanborn map 1962



# Photos



Photo taken by the Property Appraiser's office c1965; 617 Grinnell St.; built c1892; Monroe County Library



nell St, Key West, FL 33040, USA

© 2012 Google  
© 2012 Google  
US Dept of State Geographer

Google earth

Google earth

feet  
meters







DRIVE W

8919



















# Survey

# NORBY



**& Associates, Inc.**  
Professional Land Surveyors

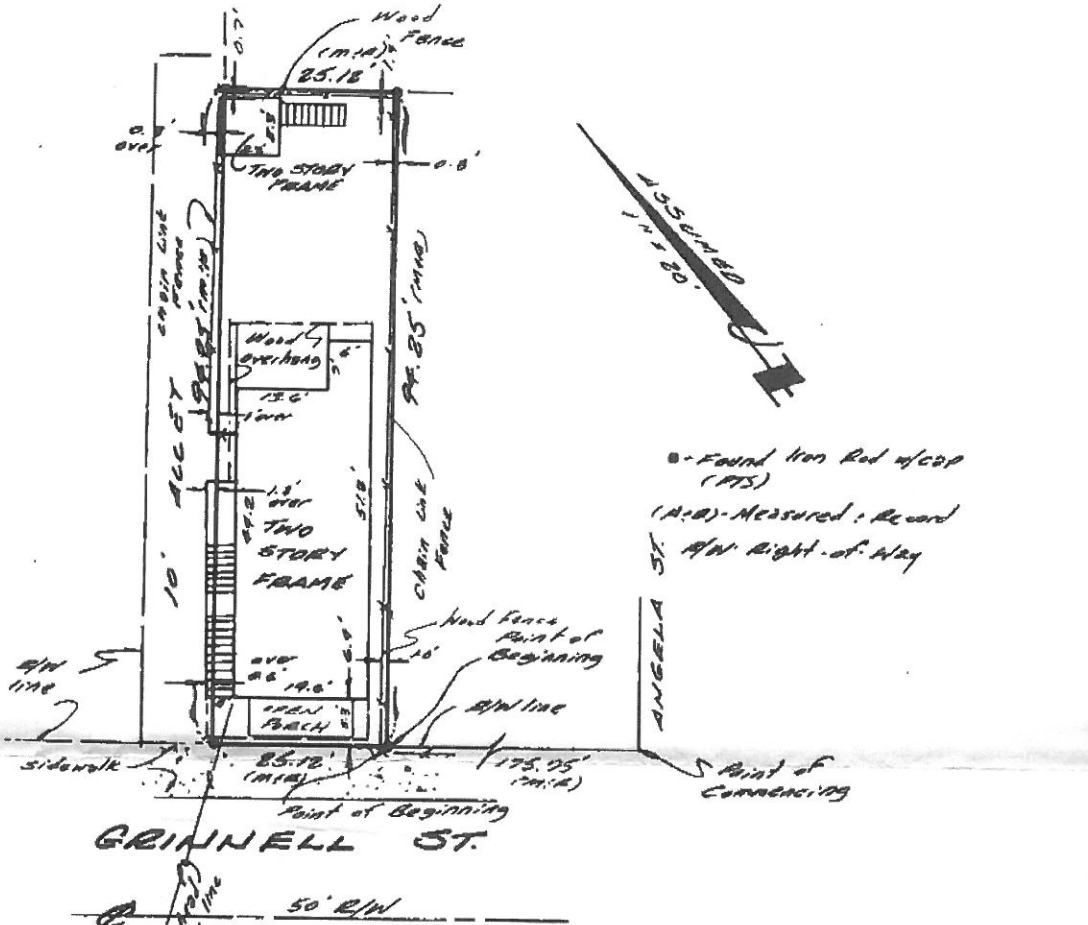
3104 Flagger Avenue

Key West, FL 33040

**Thomas A. Norby, PLS**

Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924



• Found Iron Rod w/cap (P.S.)  
 (N.O.) Measured & Record  
 4th Right-of-Way

**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. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
6. Street address: 617 Grinnell Street, Key West, FL 33040.
7. Date of field work: February 8, 2000.

**BOUNDARY SURVEY OF:** Known and designated on the map or plan of Key West as delineated by William A. Whitehead in February, 1829, as part of Lot numbered Four (4) in Square numbered Fifty-six (56), but better known as Lots One (1) according to a subdivision of Lots One and Four of said Square Fifty-six (56) recorded in Book "X", page 22, on March 8 A.D. 1880 and commencing at a point on Grinnell Street One Hundred and Seventy five feet nine inches (175' 9") from the corner of Angela Street and running thence along Grinnell Street in a N.W. direction Twenty five feet one and one-half inches (25' 1 1/2"); thence at right angles in a N.E. direction Ninety-four feet three inches (94' 3"); thence at right angles in a S.E. direction Twenty-five feet one and one-half inches (25' 1 1/2"); thence at right angles in a S.W. direction Ninety-four feet three inches (94' 3") back to the Place of Beginning.

**BOUNDARY SURVEY FOR:** Martin E. Higgins & Karen L. Schultz;  
 Sterling Bank, F.S.B., ISAOA, ATIMA;  
 Keys Title & Abstract Company;  
 Commonwealth Land Title Insurance Company;

NORBY & ASSOCIATES, INC.

Thomas A. Norby, PLS  
Florida Reg. #5234

February 8, 2000

File No. 64054-99

Exhibit "A"

On the Island of Key West, Lot three (3), Square Fifty-Six (56), according to William A. Whitehead's Map of the Island of Key West, delineated in February 1829, and more particularly described as follow:

COMMENCING at a point One hundred and One (101) feet from the Northeasterly side of Grinnell Street on the dividing line of Lots Three (3) and Four (4) and running thereon Sixty (60) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southeasterly direction Sixty (60) feet; thence at right angles in a Southeasterly direction and parallel with Grinnell Street Fifty (50) feet to the point of Beginning. TOGETHER with a non-exclusive easement for the right-of-way through a ten (10) foot alley leading to Grinnell Street, on the easterly side of the lot of land formerly belonging to John A. Roberts. ✕

ALSO;

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56, according to William Whitehead's map of the Island of Key West, delineated in February, 1829, being more particularly described as follows: COMMENCE at the intersection of the NE'yly right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56; thence run NE'yly along said dividing line, 161.0 feet; thence run at right angles in a NW'yly direction 50.0 feet to the Point of Beginning; thence continue NW'yly along the previously described line 1.6 feet to a point on an existing wood fence; thence run at right angles in a SW'yly direction along the SE'yly face of said wood fence, 61.8 feet to a point on an existing chain link fence; thence run at a right angle in a SE'yly direction 1.6 feet; thence run at right angles in a NE'yly direction 61.8 feet back to the said Point of Beginning.

LESS & EXCEPT;

A parcel of land on the Island of Key West, and known as a part of Lot 3, Square 56, according to W.A. Whitehead's Map delineated in February, A.D. 1829; said parcel being more particularly described as follows: COMMENCE at the intersection of the NE'yly right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56 and run thence NE'yly along the said dividing line for a distance of 161.0 feet; thence NW'yly and at right angles for a distance of 29 feet to the SE'yly face of an existing one story frame structure, said point being the Point of Beginning; thence continue NW'yly along the previously mentioned course for a distance of 21.8 feet to the NW'yly face of an overhang on said structure; thence SW'yly with a deflection angle of 90°15'46" to the left and along said overhang for a distance of 0.7 of a foot to the SW'yly face of said overhang; thence SE'yly and at right angles along the said overhang and face of said structure for a distance of 21.8 feet; thence NE'yly and at right for a distance of 0.6 of a foot back to the Point of Beginning.

# **Proposed Plans**

**NORBY & Associates, Inc.**  
 Professional Land Surveyors  
 3104 Pinyon Avenue Key West, FL 33042 (305) 296-2421 FAX (305) 292-9714

Thomas A. Norby, PLS  
 Reg. No. 5124

GRINNELL ST

**NOTES:**

1. Flood Insurance Rate Map Zone X; Community Panel #129162, 1714 S, dated 11-1-92.
2. Street address: 617 Grinnell Street, Key West, Florida.
3. Date of field work: February 2, 1994.

**BORDER SURVEY OF:** Known and designated on the map or plan of Key West as delineated by William A. Whitehead in February, 1929, as part of lot numbered Four (4) in Square number Fifty-six (56), but better known as Lots One (1) according to a subdivision of Lots One and Two of said Square Fifty-six (56) recorded in Book "A", page 22, on March 9 A.D. 1930 and commencing at a point on Grinnell Street one hundred and seventy five feet nine inches (175' 9") from the corner of Anglia Street and running thence along Grinnell Street in a N.W. direction twenty five feet one and one-half inches (25' 1 1/2"), thence at right angles in a N.E. direction twenty-four feet three inches (24' 3") thence at right angles in a S.E. direction twenty-five feet one and one-half inches (25' 1 1/2") thence at right angles in a S.W. direction twenty-four feet three inches back to the Place of Beginning.

**I HEREBY CERTIFY TO:** Alexander & Dolores Hildwell; FirstBankery Trustee Corporation; Feldman & Sonis, P.A.; and Attorneys' Title Insurance Fund Inc.....

...that the survey delineated herein meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 473.277 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

NORBY & ASSOCIATES, INC.  
 Thomas A. Norby, PLS  
 February 2, 1994  
 Florida Reg. #5224

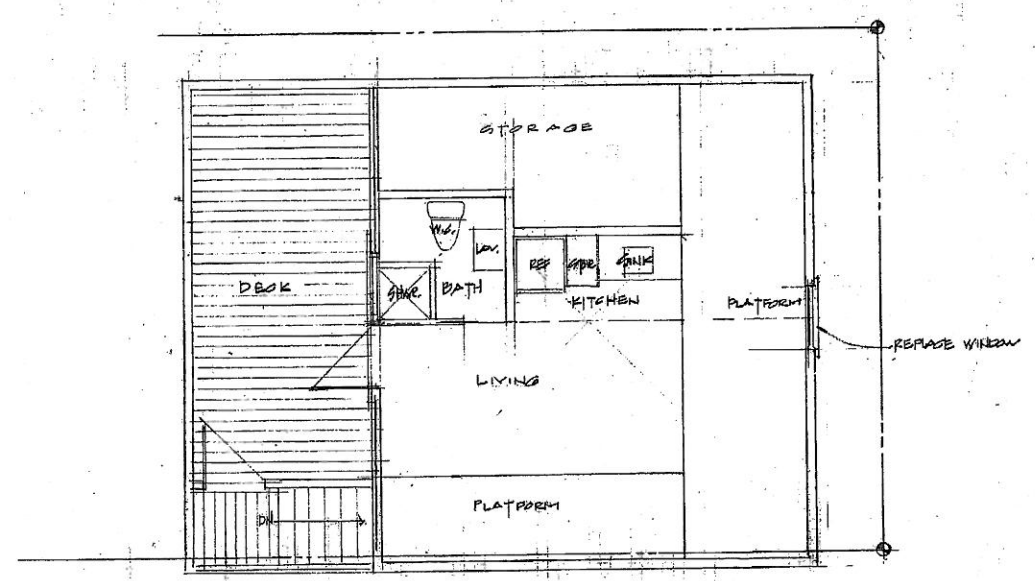
**HIGGINS RESIDENCE  
 RENOVATIONS**  
 617 GRINNELL STREET KEYWEST, FLORIDA

W. J. J. A. W. R. O. W. A. N.  
 ARCHITECTURE  
 301 PACONLINE  
 305 296 2684  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE #K-08724

1009

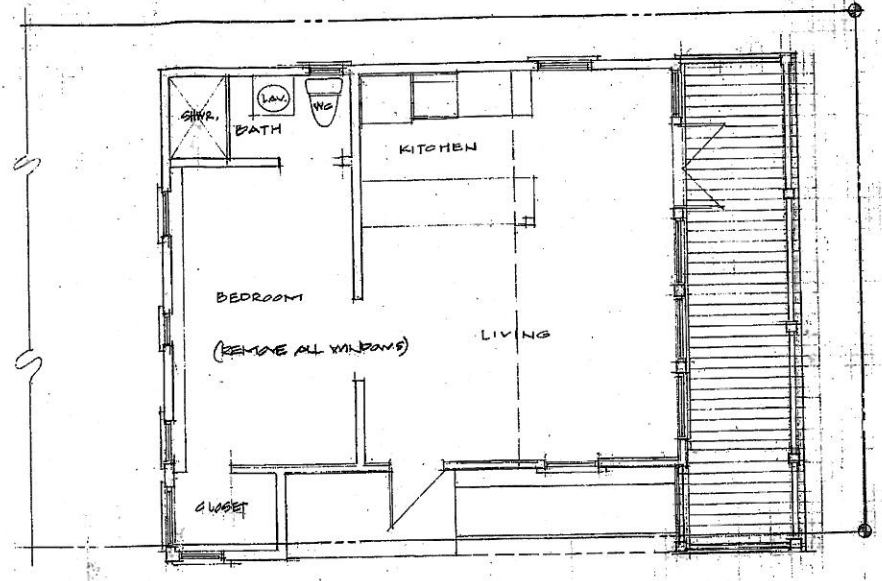
DATE 7-21-12

C



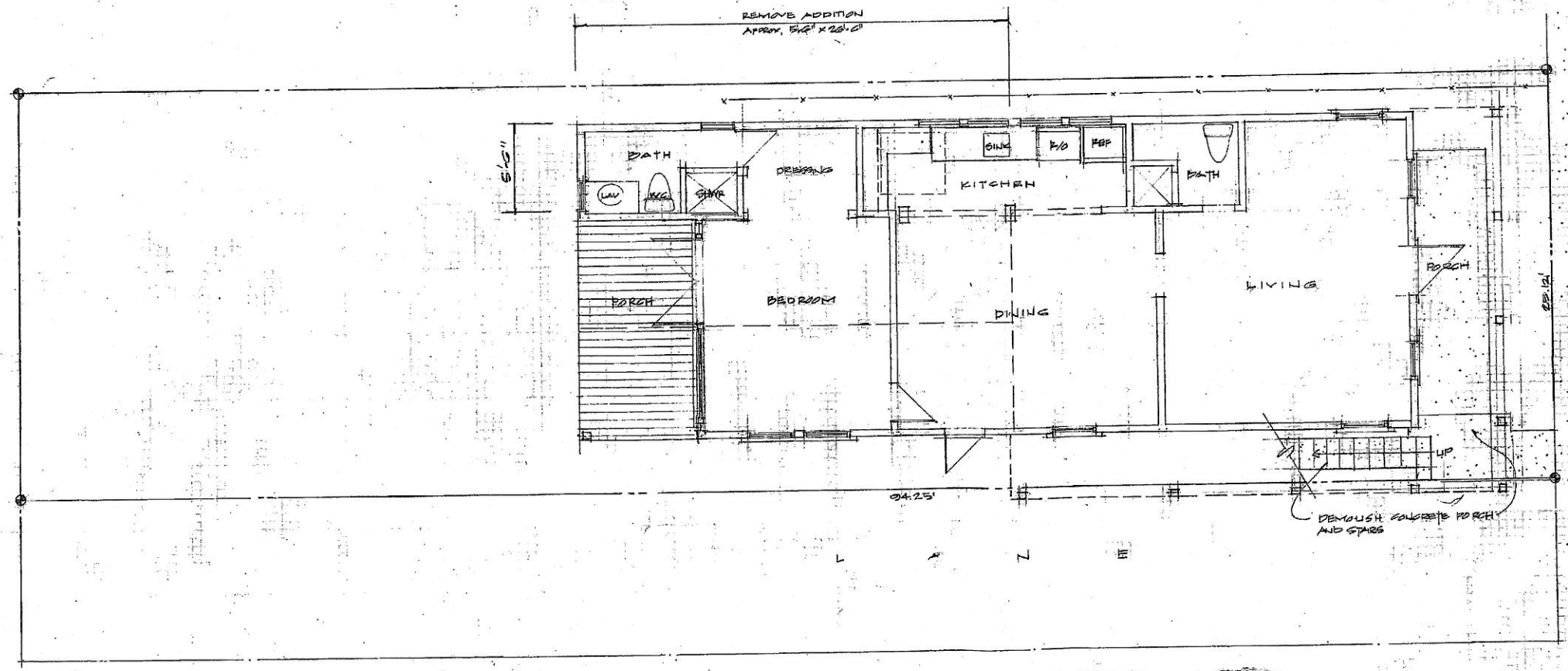
**THIRD FLOOR PLAN**

SCALE 1/4" = 1'-0"  
NOTE DEMO ENTIRE INTERIOR WALLS/FINISHES



**SECOND FLOOR PLAN**

SCALE 1/4" = 1'-0"  
NOTE: DEMO ENTIRE INTERIOR WALLS AND FINISHES



**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"  
TRUE NORTH

T  
S  
L  
L  
W  
Z  
Z  
L  
S

**HIGGINS RESIDENCE RENOVATIONS**  
617 GRINNELL STREET KEY WEST, FLORIDA

**WILLIAM ROWAN ARCHITECTURE**  
KEY WEST, FLORIDA  
501 PEACOCK LANE  
305 295 5794  
FLORIDA LICENSE # 00753

JOB NUMBER  
1003

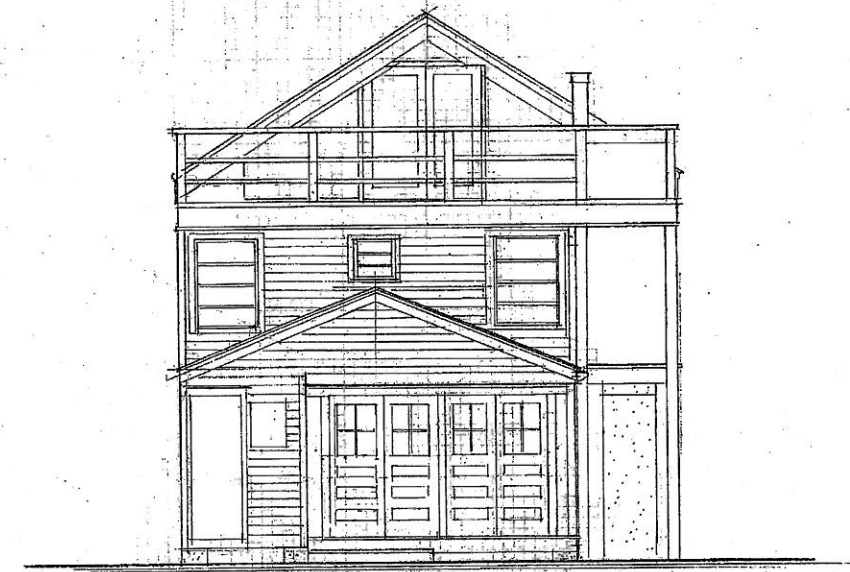
DATE 7.21.12

**AI**

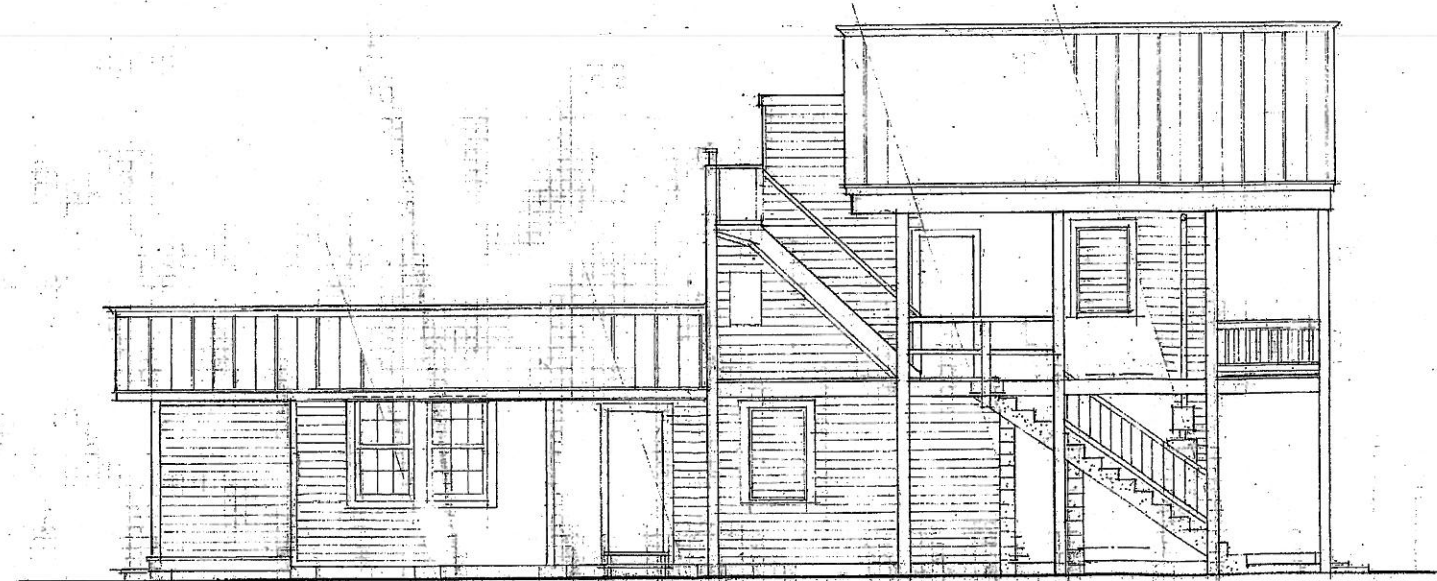
2 OF

**EXISTING**





**EXISTING NORTH ELEVATION**



**EXISTING WEST ELEVATION**



**EXISTING SOUTH ELEVATION**

**EXISTING**

**WILLIAM R. OWAN**  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE # AR-008721

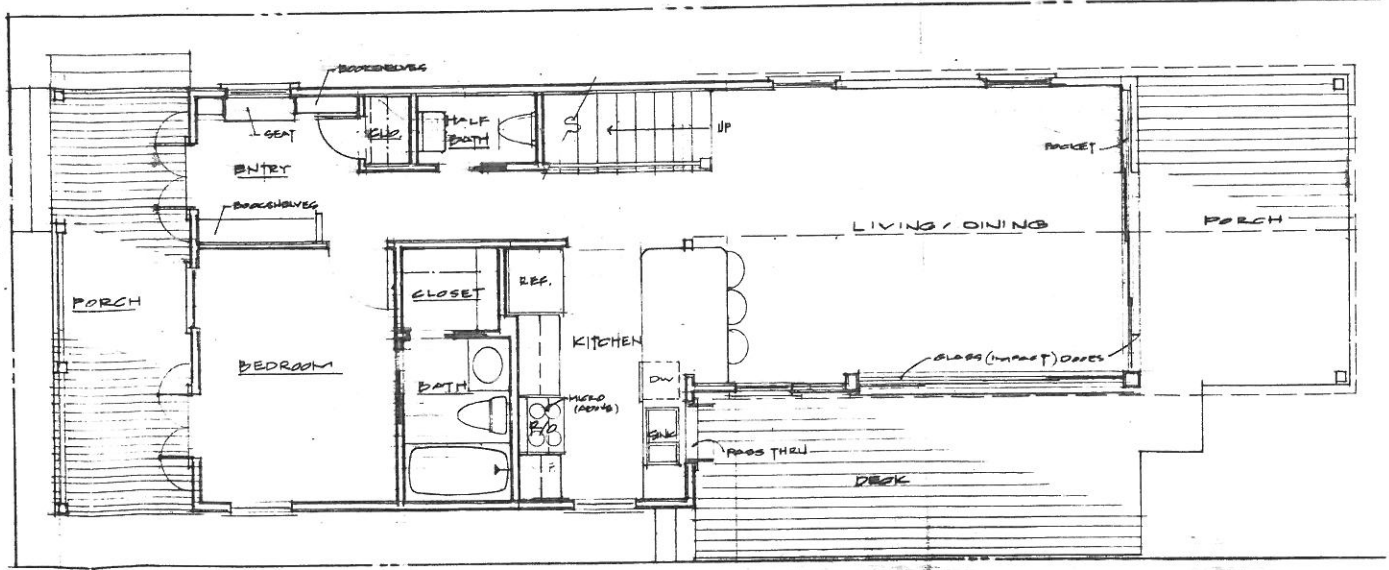
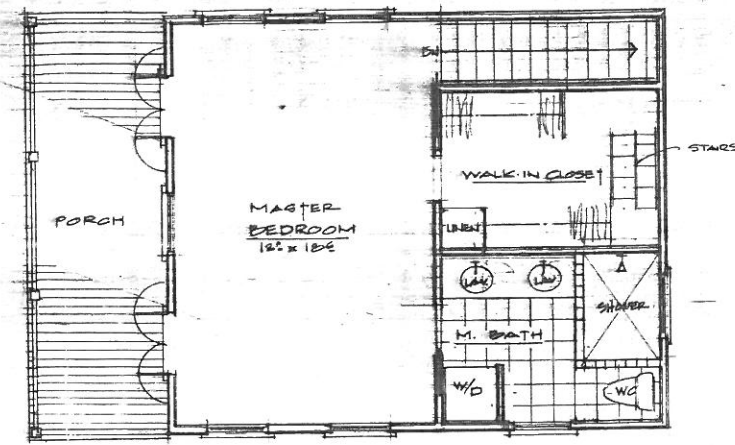
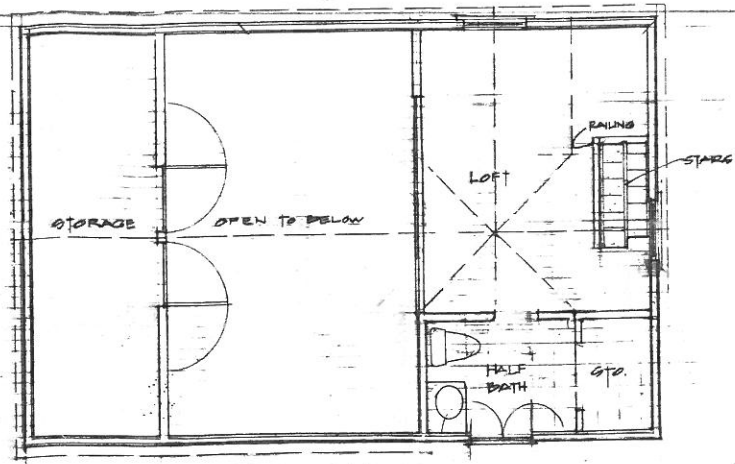
521 PRACONTANE  
302 276 2764

1009

DATE 7.2.12

**A2**

3 OF



L L U Z Z - R O

PROPOSED



**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**

**PROPOSED**

HIGGINS/SCHULTZ RESIDENCE  
ADDITION/RENOVATION  
617 GRINELL, KEY WEST, FLORIDA

WILLIAM ROWAN  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751  
321 PEACOCK LANE  
305 296 3784

JOB NUMBER:  
1003

REVISE 8-23-12  
DATE 7-21-12

**A4**

5 of 5

# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 11, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATE AND REMODEL ENTIRE BUILDING. RESTRUCTURE BUILDING INTO 2 ½ STOREY GABLE WITH THREE BAYS. DEMOLITION OF PORTION OF STRUCTURE WITHIN EASEMENT. PARTIAL DEMOLITION OF ROOF. FIRST READING.**

**#617 GRINNELL STREET**

**Applicant- William Rowan - Application Number H12-01-1227**

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 Brendon Cunningham, 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: 617 Dickinson on the 4 day of Sept, 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 9-11-12, 20    .

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 412-01-122.7

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

Signed Name of Affiant: [Signature]

Date: 9-5-12  
 Address: 508 South  
 City: KW  
 State, Zip: 33040

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

By (Print name of Affiant) Brendon Cunningham who is personally known to me or has produced [Signature] as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]  
Print Name: Jo Bennett

Notary Public - State of Florida (seal)  
My Commission Expires: May 26, 2015





# Public Meeting Notice

THE BOARD OF SUPERVISORS OF THE COUNTY OF HAWAII, BEING THE LEGISLATIVE BODY OF THE COUNTY OF HAWAII, HAS DETERMINED THAT THE PROPOSED PROJECT IS A MATTER OF PUBLIC CONCERN AND THAT A PUBLIC MEETING SHOULD BE HELD TO HEAR THE VIEWS AND OPINIONS OF THE PUBLIC ON THE PROPOSED PROJECT. THE PUBLIC MEETING WILL BE HELD AT THE OFFICE OF THE COUNTY ENGINEER, 100 SOUTH KALANIANAʻOHE AVENUE, HONOLULU, HAWAII, ON WEDNESDAY, APRIL 15, 2014, AT 7:00 P.M. THE PUBLIC MEETING WILL BE OPEN TO THE PUBLIC AND WILL BE HELD IN ACCORDANCE WITH THE HAWAIIAN GOVERNMENT PRACTICES ACT, CHAPTER 103A, HRS. THE PUBLIC IS INVITED TO ATTEND AND PARTICIPATE IN THE MEETING. THE PUBLIC MEETING WILL BE HELD IN ACCORDANCE WITH THE HAWAIIAN GOVERNMENT PRACTICES ACT, CHAPTER 103A, HRS. THE PUBLIC IS INVITED TO ATTEND AND PARTICIPATE IN THE MEETING. THE PUBLIC MEETING WILL BE HELD IN ACCORDANCE WITH THE HAWAIIAN GOVERNMENT PRACTICES ACT, CHAPTER 103A, HRS. THE PUBLIC IS INVITED TO ATTEND AND PARTICIPATE IN THE MEETING.





**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 -  
Map portion under construction.**

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

**Alternate Key: 1011231 Parcel ID: 00010940-000000**

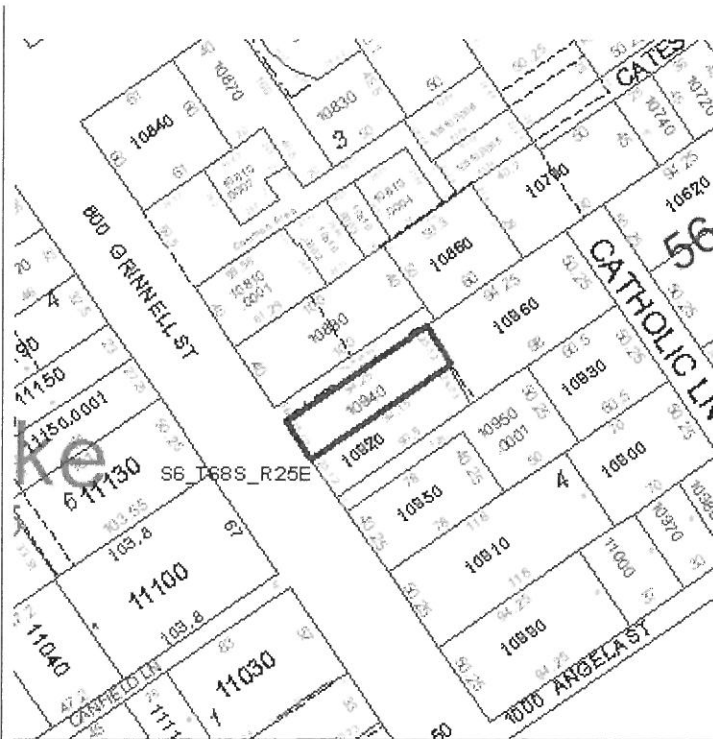
**Ownership Details**

**Mailing Address:**  
HIGGINS MARTIN E  
1007 VALLEY VIEW RD  
BELLEFONTE, PA 16823-8911

**All Owners:**  
SCHULTZ KAREN L H/W, HIGGINS MARTIN E

**Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 617 GRINNELL ST KEY WEST  
**Legal Description:** KW PT LOT 4 SQR 56 OR187-609/10 OR194-565/66 OR429-270/71 OR597-42 OR636-270 OR658-832  
OR759-1270Q OR894-1334 OR909-2381 OR1065-1530/31Q/C OR1065-1532/1533 OR1292-2151/52 OR1619  
-1554/56 OR2366-2338/2344(RES NO 08-133)



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	25	94	2,364.00 SF

### Building Summary

Number of Buildings: 1



Number of Commercial Buildings: 0  
 Total Living Area: 1426  
 Year Built: 1928

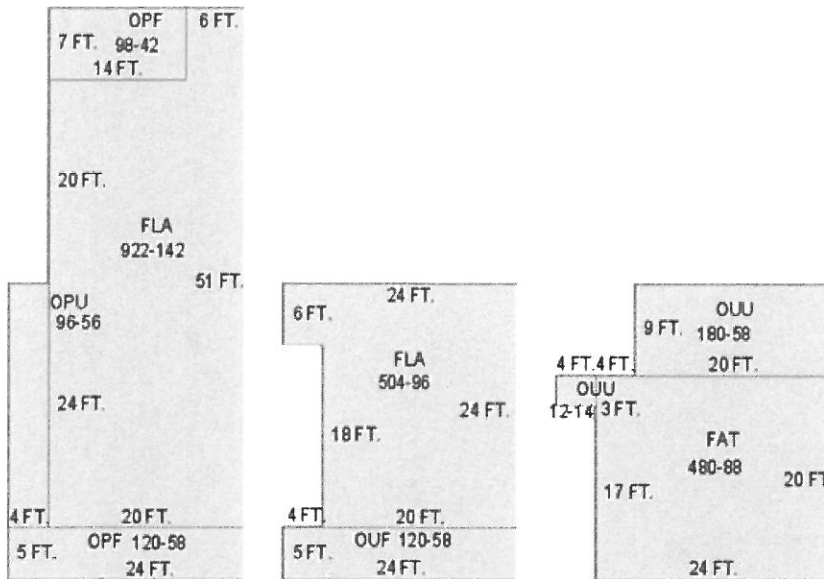
### Building 1 Details

Building Type <u>R3</u>	Condition <u>G</u>	Quality Grade 550
Effective Age 23	Perimeter 238	Depreciation % 30
Year Built 1928	Special Arch 0	Grnd Floor Area 1,426
Functional Obs 0	Economic Obs 0	

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.  
 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 0	Vacuum 0
3 Fix Bath 0	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 3	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	922
2	OPF		1	1990	N N	0.00	0.00	120
3	OPU		1	1990	N N	0.00	0.00	96
4	OPF		1	1990	N N	0.00	0.00	98

5	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	504
6	OUF		1	1990	N	N	0.00	0.00	120
7	FAT	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	480
8	O UU		1	1990	N	N	0.00	0.00	12
9	O UU		1	1990	N	N	0.00	0.00	180

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	UB2:UTILITY BLDG	128 SF	0	0	1979	1980	3	50
3	CL2:CH LINK FENCE	196 SF	0	0	1964	1965	1	30

### Appraiser Notes

OR2366-2338/2344(RES NO 08-133) EASEMENT FOR ENCROACHMENT ON CITY OF KEY WEST'S RIGHT OF WAY  
 1995 DOR SALE PARCEL TPP AK-8809948.

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
00-0725	03/21/2000	07/26/2000	3,500	Residential	12 SQS V-CRIMP
02-1434	06/03/2002	09/04/2002	3,200	Residential	NEW 200AMP SERVICE
03-2044	06/16/2003	09/15/2003	2,450	Residential	REPAINTED EOTERIOR HOUSE
06-4815	08/15/2006	10/04/2006	2,400	Residential	REPAIR 600SF OF ROTTED SIDING AND PAINT

### 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	177,224	1,161	117,433	295,818	290,867	0	295,818
2010	179,756	1,161	83,508	264,425	264,425	0	264,425
2009	200,316	1,212	235,723	437,251	437,251	0	437,251
2008	217,673	1,263	236,400	455,336	455,336	0	455,336
2007	252,119	1,064	390,060	643,243	643,243	0	643,243
2006	441,937	1,105	224,580	667,622	667,622	0	667,622
2005	461,799	1,146	177,300	640,245	640,245	0	640,245
2004	271,056	1,187	165,480	437,723	437,723	0	437,723
2003	237,986	1,228	82,740	321,954	321,954	0	321,954
2002	261,707	1,269	70,920	333,896	333,896	0	333,896

2001	225,267	1,310	70,920	297,497	297,497	0	297,497
2000	234,209	3,486	44,916	282,612	282,612	0	282,612
1999	237,525	10,745	44,916	293,186	293,186	0	293,186
1998	179,359	8,052	44,916	232,327	232,327	0	232,327
1997	162,675	7,527	40,188	210,390	210,390	0	210,390
1996	107,259	5,365	40,188	152,812	152,812	0	152,812
1995	97,725	4,938	40,188	142,851	142,851	0	142,851
1994	78,938	4,543	40,188	123,669	123,669	0	123,669
1993	83,465	4,670	40,188	128,322	128,322	0	128,322
1992	103,973	4,795	40,188	148,956	148,956	0	148,956
1991	103,973	4,921	40,188	149,083	149,083	0	149,083
1990	103,206	5,048	31,323	139,577	139,577	0	139,577
1989	93,824	4,704	30,732	129,260	129,260	0	129,260
1988	24,700	2,470	27,186	54,356	54,356	25,000	29,356
1987	24,391	2,470	16,193	43,054	43,054	25,000	18,054
1986	24,528	2,470	15,602	42,600	42,600	25,000	17,600
1985	23,784	2,470	9,565	35,819	35,819	25,000	10,819
1984	22,218	2,470	9,565	34,253	34,253	0	34,253
1983	22,218	2,470	9,565	34,253	34,253	25,000	9,253
1982	22,652	2,470	9,565	34,687	34,687	25,000	9,687

## 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
2/21/2000	1619 / 1554	335,000	WD	Q
2/1/1994	1292 / 2151	195,000	WD	Q
5/1/1988	1065 / 1532	150,000	WD	Q
2/1/1975	759 / 1270	13,500	00	Q

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Monroe County Property Appraiser  
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