



Historic Architectural Review Commission Staff Report for Item 16

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: March 24, 2026

Applicant: Aundrea Wagner

Application Number: C2026-0016

Address: 319 Duval Street

Description of Work:

After the fact – New prefabricated accessory storage shed on rear of property and site improvements.

Site Facts:

The building under review is contributing and is listed as being constructed in 1948 according to the Property appraisers website; however, this date is not supported by other sources. The house first appears on the 1899 Sanborn Map. The site contains the main wood-framed structure, the rear historic theater, a small restroom building, and the new after the fact shed. Currently the house sits on piers and is located within an AE-6 flood zone.



Photo of property under review circa 1965. Monroe County Library



.Reference photo of current shed location (December 2023).



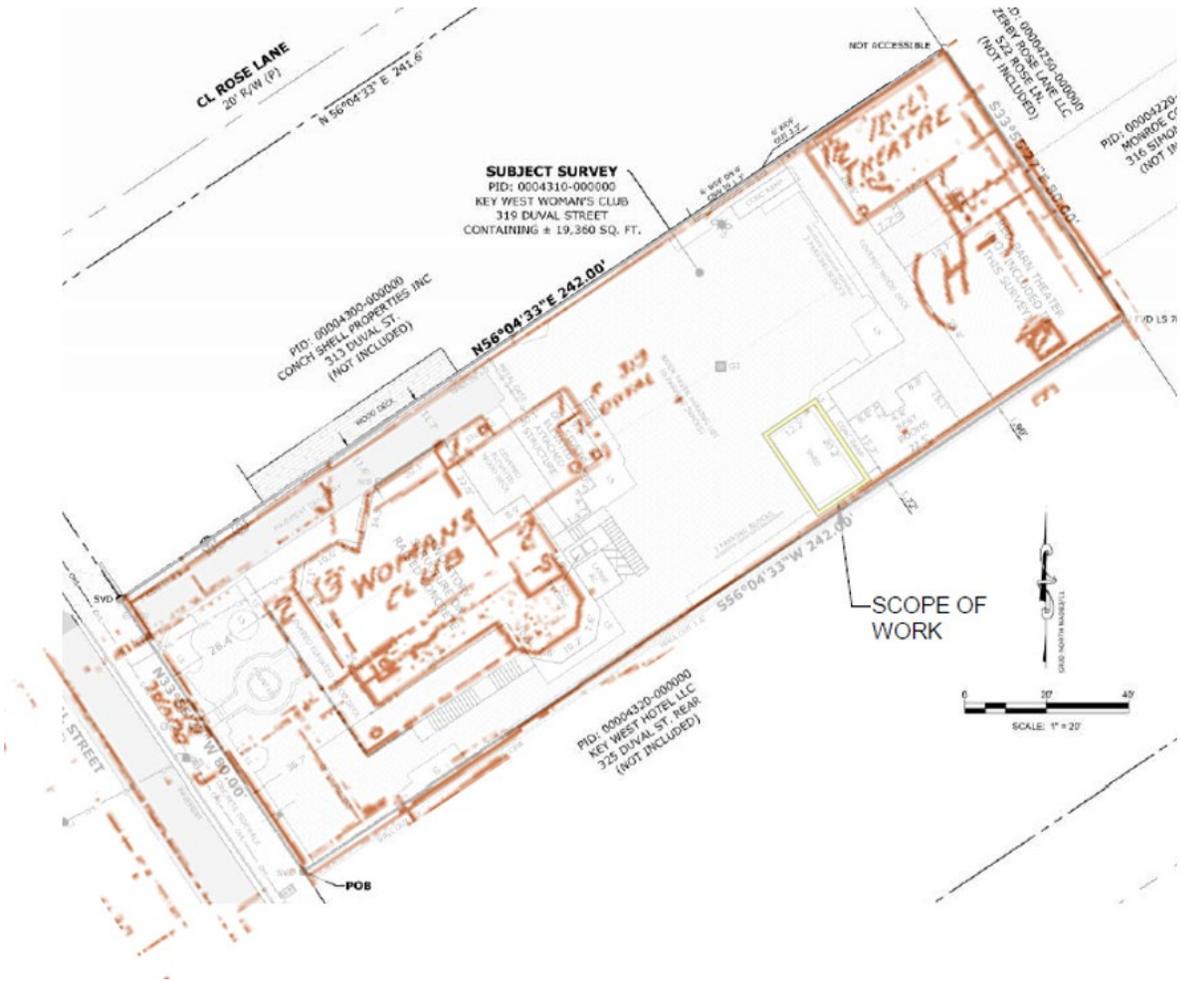
Photo of shed under review (side elevation).



Photo of shed under review (entry elevation).



Photo of shed under review from rear parking lot.



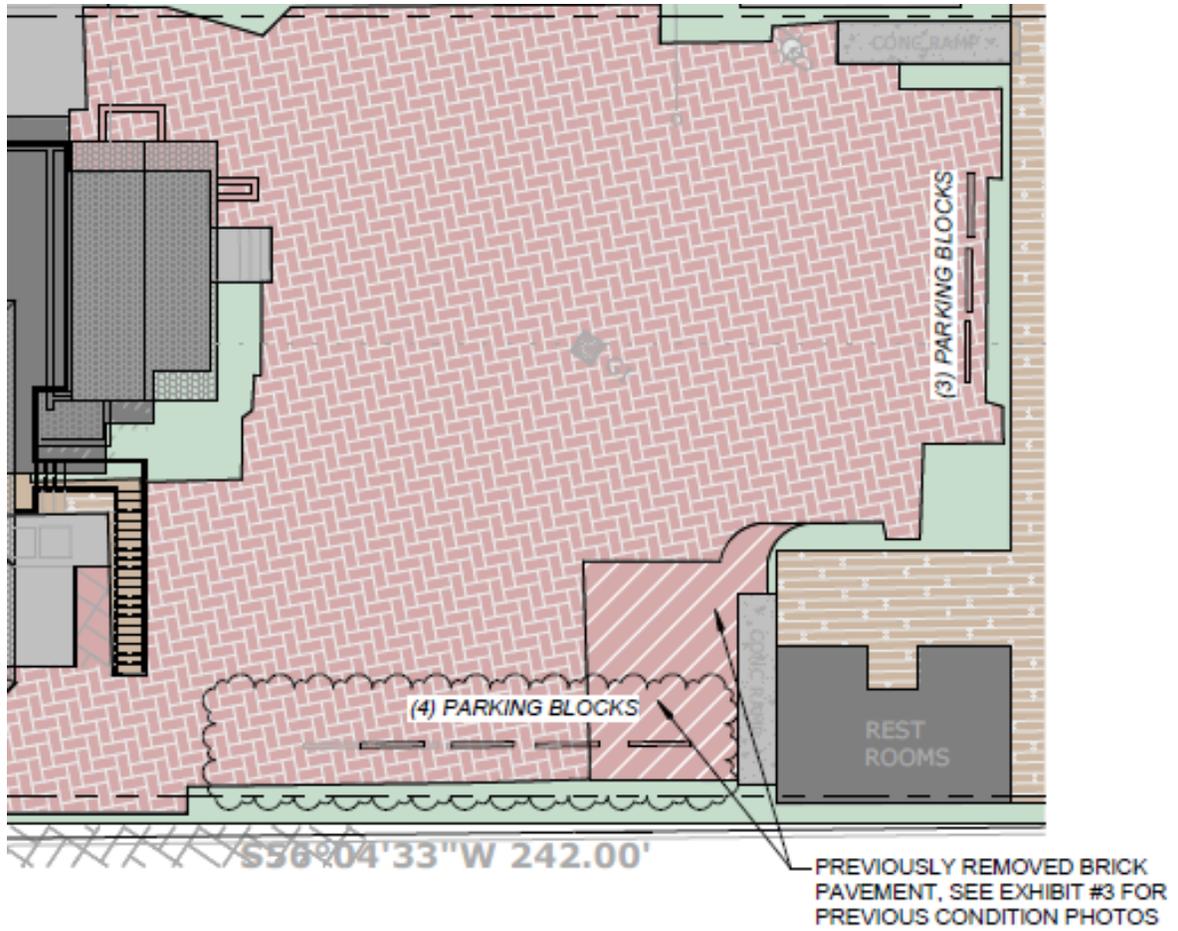
1962 Sanborn Map and current survey.

Guidelines Cited on Review:

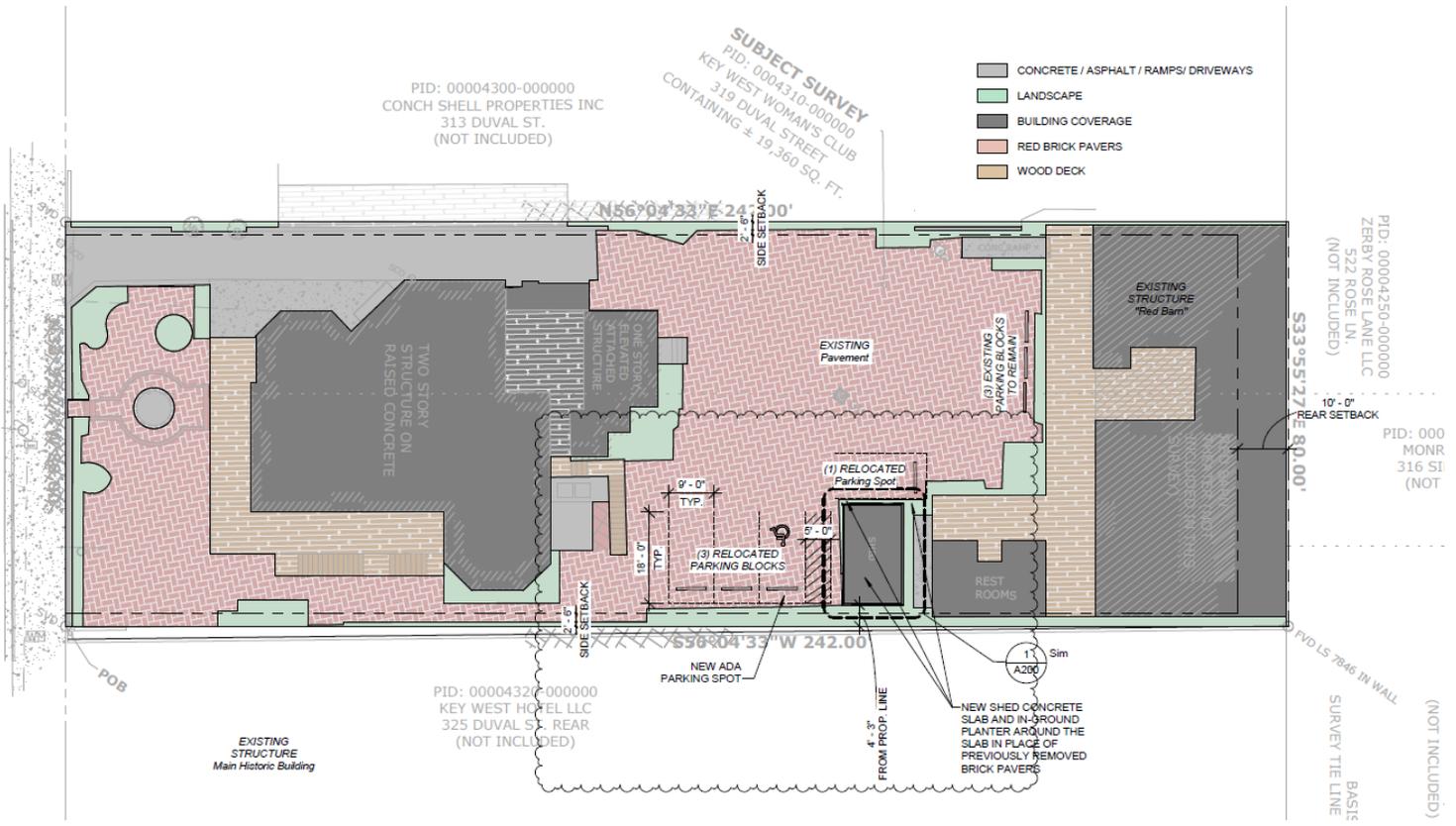
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Windows (pages 29a-29l), specifically guidelines A (6, 7, 8, and 9).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 8, 9, and 12.
- Guidelines for Exterior Colors (page 35).
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 15, 17, 18, 22, 23, 24, and 25.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, 9, 10, and 11.

Staff Analysis:

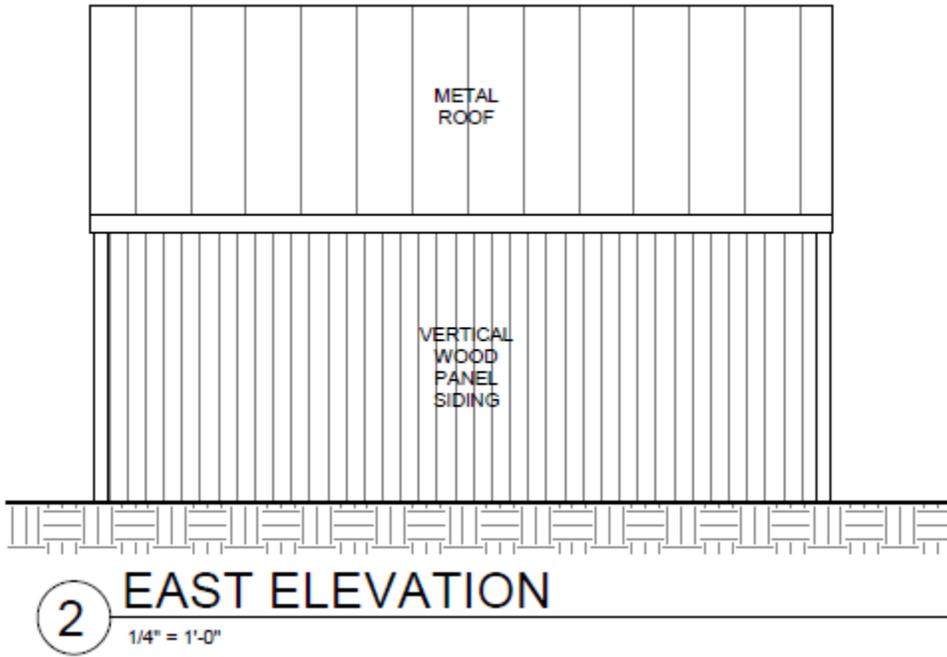
The Certificate of Appropriateness is an after-the-fact application involving the construction of a prefabricated storage shed. The shed is located in the rear of the property, behind the main house and in front of the theater. The structure measures 13'-7" in height and was built on a slab on grade. Materials of the shed include vertical wood panel siding, 5 V-crimp metal roofing, 1 fiberglass door, and 1 aluminum window.



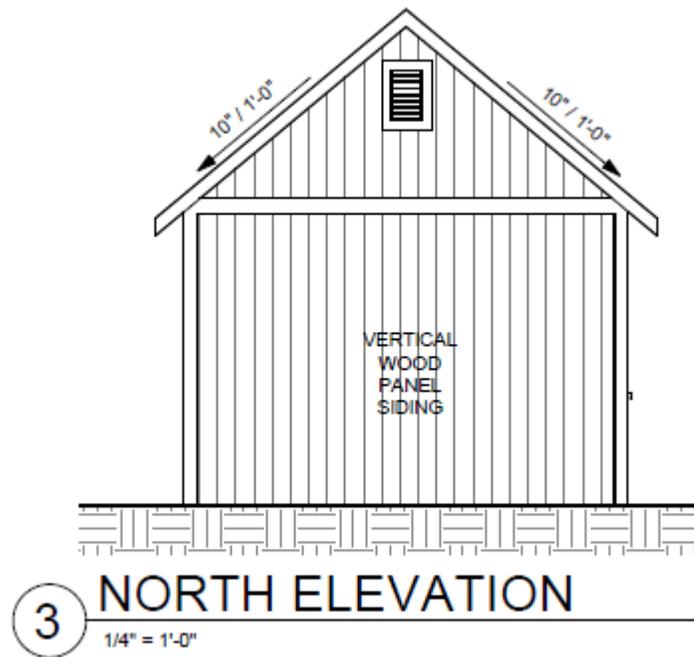
Previous Site Plan.



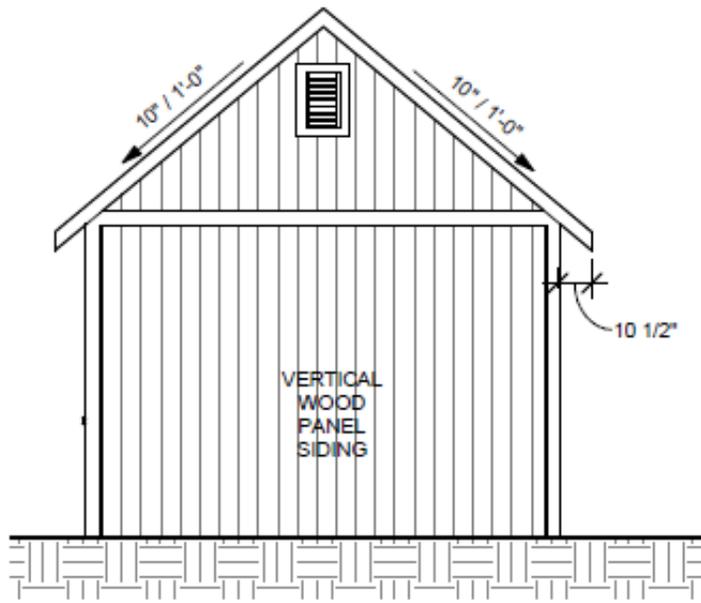
Current Site Plan.



East Elevation of Shed.

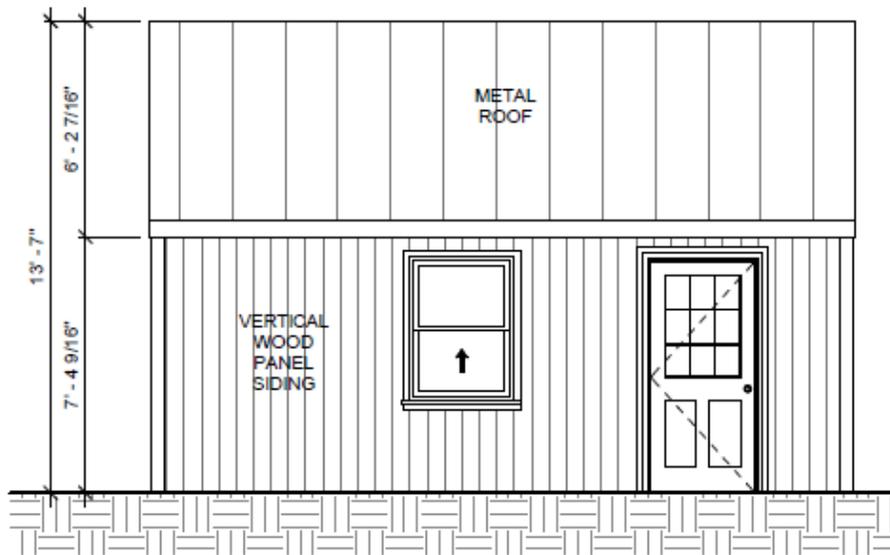


North Elevation of Shed.



4 SOUTH ELEVATION
 1/4" = 1'-0"

South Elevation of Shed.



5 WEST ELEVATION
 1/4" = 1'-0"

West Elevation of Shed.

Consistency with Cited Guidelines:

The proposed one-story shed accessory structure is located at the rear of the property, consistent with Guideline 5 of Accessory Structures, which recommends placing accessory buildings away from public view. Guideline 3 states that accessory structures should be subordinate in scale and massing to the principal building. At 13'7" in height, the structure is subordinate to both the main house and theater on the property.

The use of vertical wood panel siding and 5 V-crimp metal roofing are both appropriate materials. Staff's concerns are with the materials of the door and window. The door was built with fiberglass, and the window was built with vinyl. Guideline 23 of New Construction states that "Materials used for roofs, walling and windows etc. shall echo those used on the predominant or adjacent historic structures of same typology." Staff recommend using a wood or aluminum door to better match other accessory structures in the historic district. Staff also recommend using a wood or aluminum window to better match windows on other accessory structures in the historic district.

The shed is painted red with white trim. Per the Exterior Color Guidelines, exterior siding or body color can be white, pastels, light gray, beige, or buff. Staff would recommend changing to one of these colors to follow the color guidelines. However, staff would like to note that the red color does match the color of the theater on the property.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$536.03 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE AE-6 / X	ZONING DISTRICT HRCC-1	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

319 Duval Street, Key West, FL 33040

NAME ON DEED:

Key West Woman's Club

PHONE NUMBER 303-394-7823

OWNER'S MAILING ADDRESS:

319 Duval Street, Key West, FL 33040

EMAIL keywestwomansclub@gmail.com

APPLICANT NAME:

Aundrea Wagner

PHONE NUMBER 423-304-8982

APPLICANT'S ADDRESS:

319 Duval Street, Key West, FL 33040

EMAIL keywestwomansclub@gmail.com

APPLICANT'S SIGNATURE:

DATE 03.03.2026

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 X NO___ INVOLVES A HISTORIC STRUCTURE: YES X NO___

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL:

This application seeks after-the-fact HARC AND PLANNING DEPARTMENT review and approval for a prefabricated accessory storage shed installed behind the historic Hellings Curry Museum.

MAIN BUILDING:

No additional work on any of the existing buildings, including the Main Building, or any site elements.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

No Building demolition per this application.

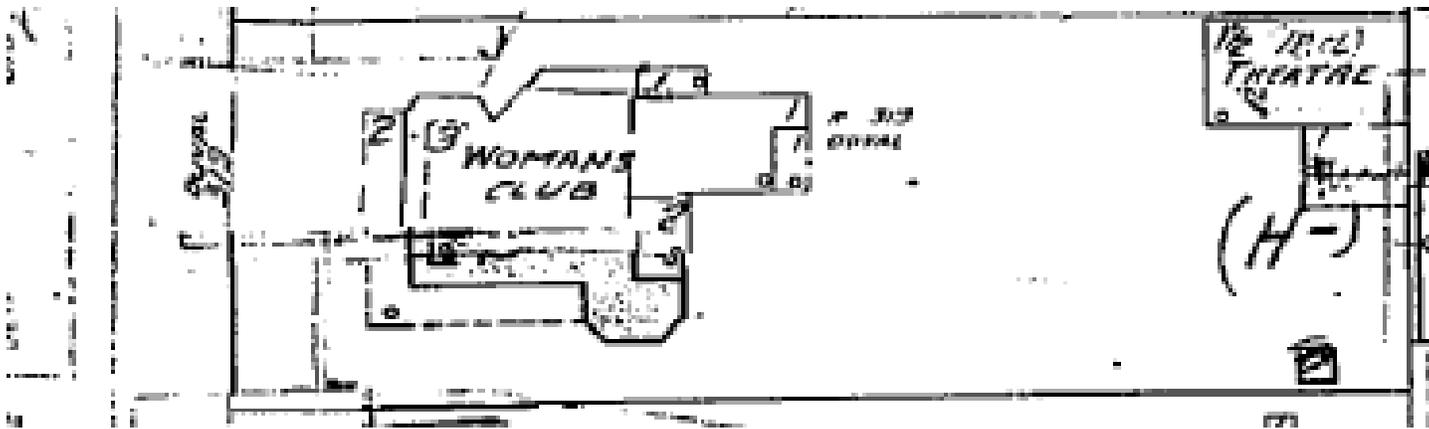
**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV**

ACCESSORY STRUCTURE(S):	
The structure is a 12x20 Best Barns "Titan-Tall" wood garage kit, purchased from Home Depot and assembled onsite per manufacturer specifications.	
PAVERS:	FENCES:
Existing brick pavers were removed to allow for the concrete slab for the Shed, in-place.	No changes to the existing fences on site.
DECKS:	PAINTING:
No changes to the existing decks on site.	No changes to the exterior appearance of the existing structures.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Small in-ground planter was added around the Shed structure.	n/a
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
The shed is used solely for storage. No utilities, mech. equipment, etc. have been added.	

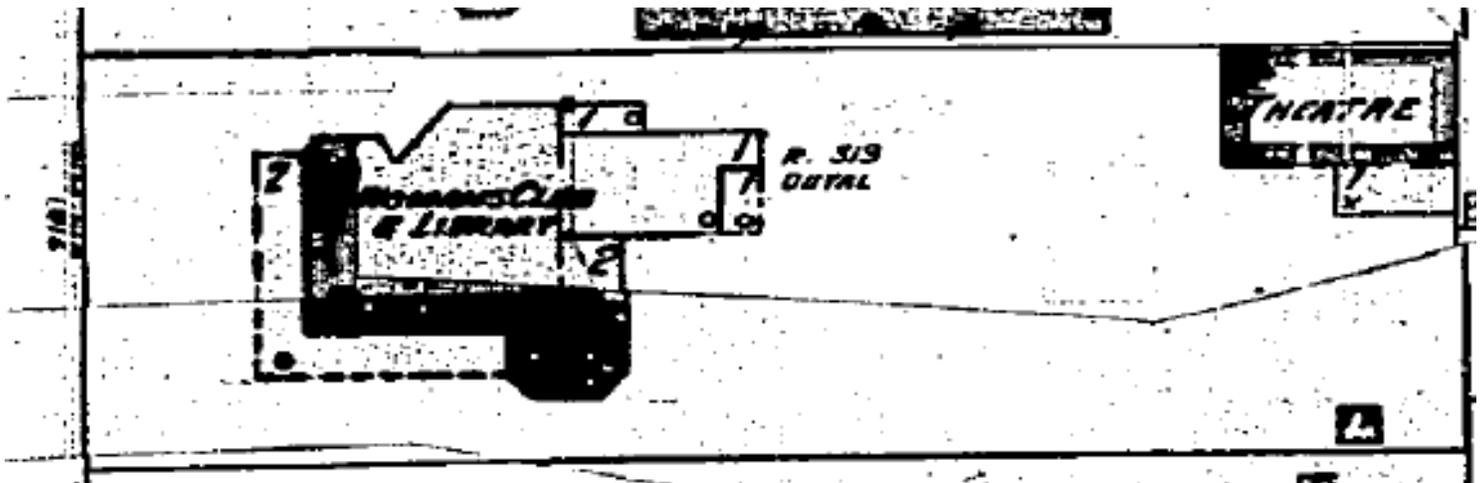
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
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.

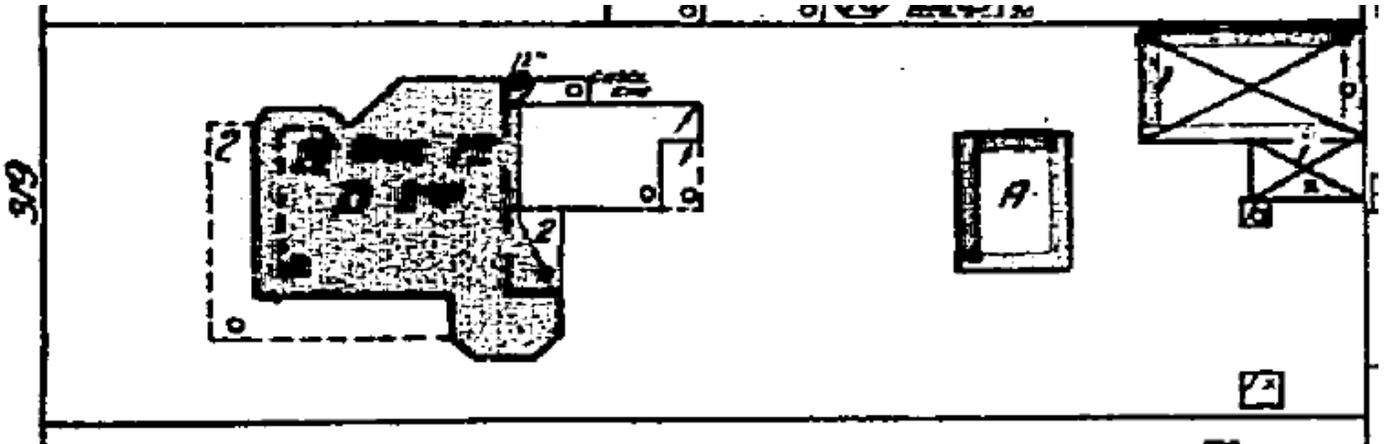
SANBORN MAPS



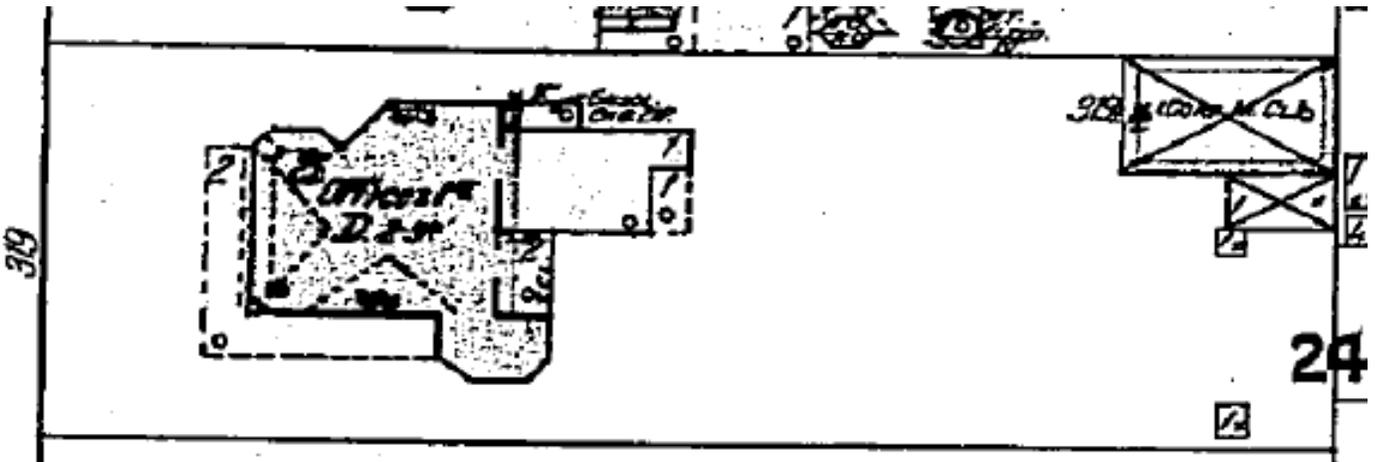
1962 Sanborn Map



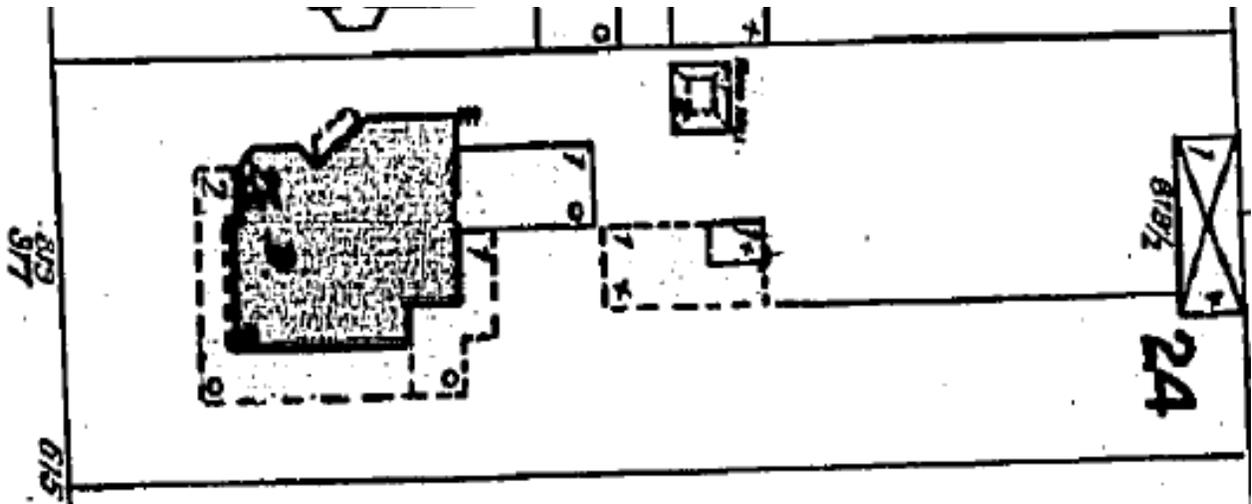
1948 Sanborn Map



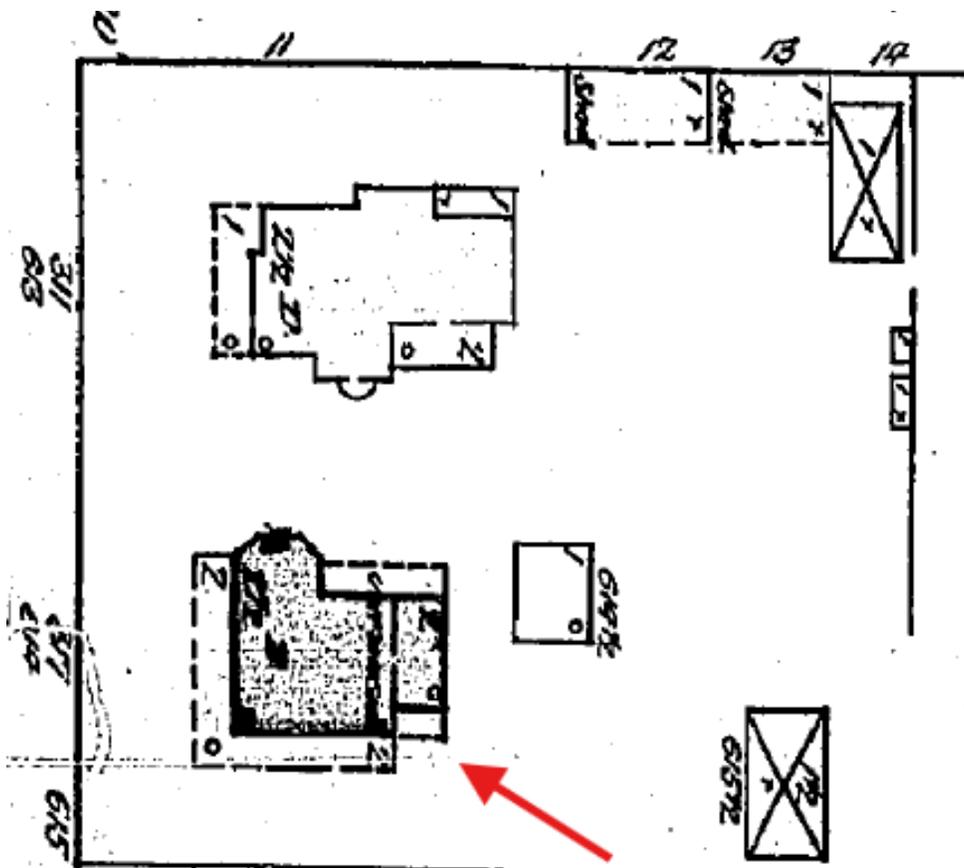
1926 Sanborn Map



1912 Sanborn Map



1899 Sanborn Map



1890 Sanborn Map

PROJECT PHOTOS



Photo of property under review circa 1965. Monroe County Library



.Reference photo of current shed location (December 2023).



Photo of shed under review (side elevation).



Photo of shed under review (entry elevation).



Photo of shed under review from rear parking lot.

SURVEY

PROPOSED DESIGN

Seal:



Scott C. Makony, License # XXXXXX
Expiration Date: XXXXXX
COA #: XXXXXX



Steven S. Grasley, License # XXXXXX
Expiration Date: XXXXXX
COA #: XXXXXX

NOTE: This item has been digitally signed and sealed. Digital signatures must be verified on electronic files. Reproduced copies of digitally signed, dated, and sealed documents are not considered signed and sealed.

Submissions:

No.	Description	Date
1	Revision 1	MM/DD/YYYY



SHED SIDE ELEVATION



SHED ENTRY ELEVATION



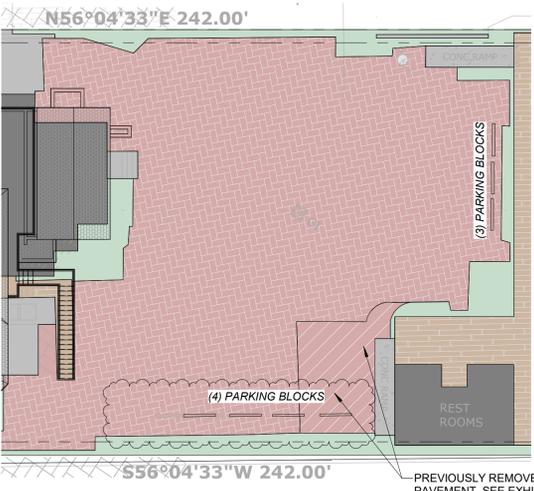
SHED FROM THE CENTER OF THE PARKING AREA



SHED CORNER



SHED SIDE ELEVATION TOWARDS THE PROP. LINE



4 PREVIOUS SITE PLAN
1/16" = 1'-0"



PHOTO FROM DECEMBER 2023 FOR REFERENCE

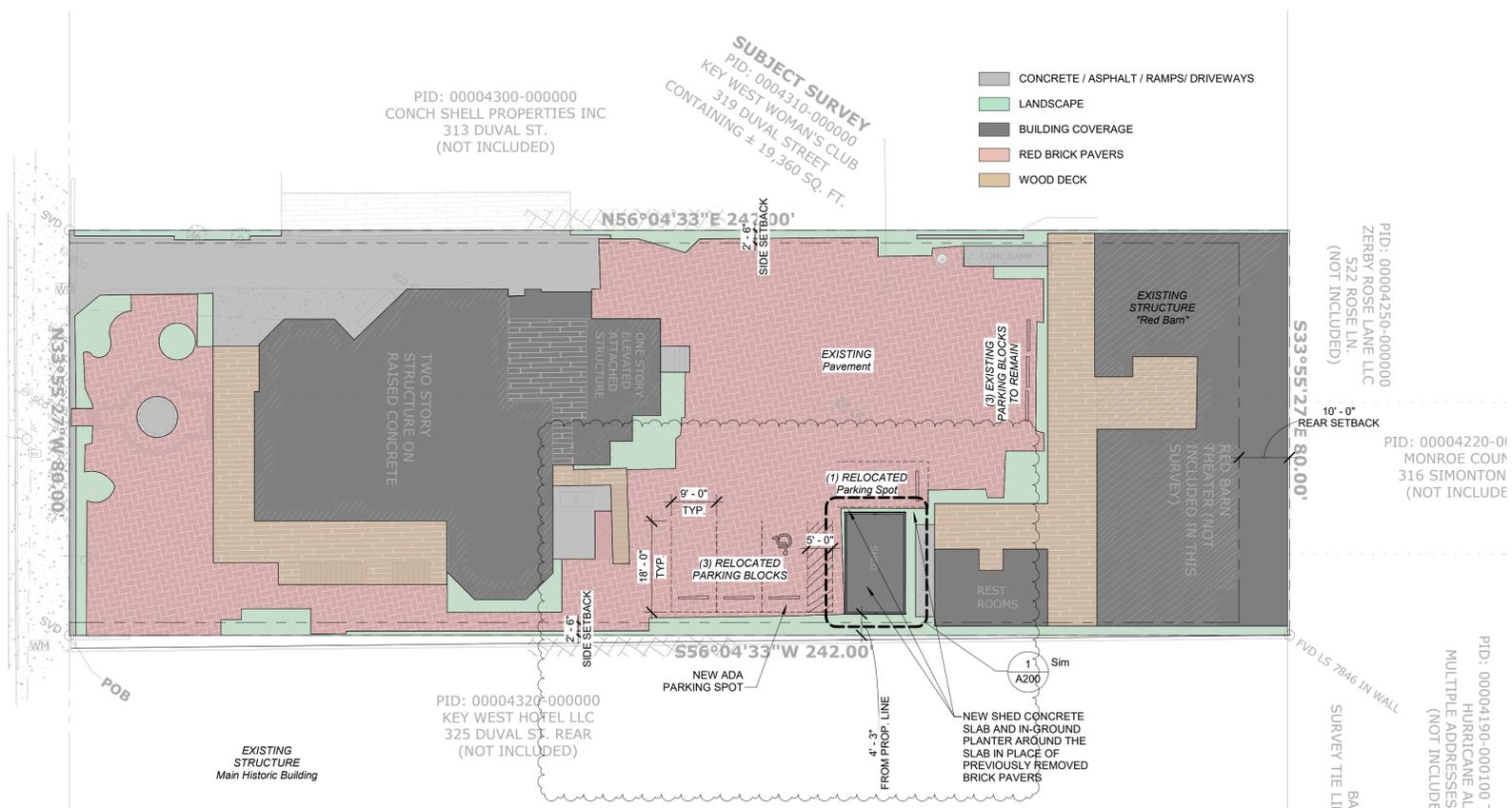
3 EXHIBIT - PREVIOUS SITE PHOTOS

SITE DATA TABLE - 319 Duval Street, Key West, FL 33040				
	CODE REQUIREMENT	EXISTING SITE Grandfathered	PROPOSED	VARIANCE REQUEST
Zoning	HRCC-1 - Historic Residential Commercial Core 1			
Flood Zone	VE10 - AE9 - AE8 - AE6			
Size of Site	19,440.00			
Height	35'-0" Max	ETR	13'-3" (Shed Height)	NO
Front Setback	0'-0"	ETR	ETR	NO
Side Setback	2'-6" Min	ETR	4'-3" (5'-0" From Wall)	NO
Street Side Setback	0'-0"	N/A	N/A	NO
Rear Setback	10'-0" Min	ETR	ETR	NO
Historic Structures	Yes	ETR	New Addition	NO
Building Coverage	HARC Contributing	44%	45%	NO
Impervious Surface	70% Max	92%	91%	NO
Parking Counts	Standard	7	6	NO
	ADA	0	1	NO
TOTAL		7	7	
Open Space (Commercial)	20% Min	56%	55%	NO

Breakdowns (SF)			
LOT AREA	PROPERTY		Proposed
	Existing	Proposed	
EXISTING COVERAGES			
PERVIOUS	Landscaping	0	0
		1,652	1,758
	TOTAL	1,652	1,758
IMPERVIOUS	Concrete/Ramps	1,952	1,952
	Brick Pavement	7,304	6,957
	Building Slab	6,398	6,531
	W/D Deck	2,142	2,142
TOTAL	17,788	17,682	
TOTAL LOT AREA	19,440	19,440	
Impervious Surface	17,788	17,682	
Impervious Surface %	92%	91%	
Building Coverage	8,532	8,773	
Building Coverage %	44%	45%	
Open Space	10,908.00	10,667.00	
Open Space %	56%	55%	

GENERAL SITE NOTES:

- NEW STORAGE SHED LOCATED IN PLACE OF THE EXISTING PAVED PARKING SPOT (See Exhibit #3 on this sheet)
- PREVIOUS / IMPERVIOUS SITE CALCS HAVE REMAINED UNCHANGED.
- NO ADDITIONAL WORK ON ANY OF THE EXISTING BUILDINGS OR ANY SITE ELEMENTS.
- PARKING COUNT REMAINED THE SAME - 7 PARKING SPACES TOTAL.



1 SITE PLAN - W/ Survey
1/16" = 1'-0"

Seal:



Scott C. Makoney, License # XXXXXX
Expiration Date: XXXXXX
COA #: XXXXXX



Steven S. Grasley, License # XXXXXX
Expiration Date: XXXXXX
COA #: XXXXXX

NOTE: This item has been digitally signed and sealed. Digital signatures
must be verified on electronic files. Reproduced copies of digitally signed,
dated, and sealed documents are not considered signed and sealed.

Submissions:

No.	Description	Date

ACCESSORY STRUCTURE DETAILS:

Manufacturer Information

- Model: Titan-Tall 12 ft. x 20 ft. Wood Garage Kit
- Store SKU: 1000527051
- Internet #: 204692338
- Manufacturer: Best Barns (Millcreek Structures)
- Type: Prefabricated wood-framed panelized structure

Dimensions

- Footprint: 12' x 20'
- Side Wall Height: High-wall model
- Roof: Pitched roof (corrugated metal panels)
- Foundation: Concrete slab

Exterior Materials

- Vertical wood panel siding
- Wood trim (factory primed)
- Metal roof panels
- Windows and doors

Use

- Non-habitable, non-conditioned accessory structure
- Used exclusively for museum storage
- No plumbing, mechanical, or electrical systems installed

NOTE: MANUFACTURERS PLANS (ON THE LEFT) FOR REFERENCE ONLY.

DOOR DETAILS:

DIMENSION: 36" X 80"
MANUF.: MASONITE
MODEL: #09239
DOOR MATERIAL: FIBERGLASS
DOOR FINISH: PRIMED WHITE SMOOTH
FRAME MATERIAL: WOOD
FRAME FINISH: PRIMED
GLASS STYLE: 9 LITE INTERNAL GRILLE
CONFIGURATION: RIGHT HAND OUTSWING
SILL: ALUM
WEATHER STRIPPING: INCLUDED
IMPACT RATED: NO
DP: +60 / -55 PSF

WINDOW DETAILS:

DIMENSION: 35 875" X 49 5"
MANUF.: AMERICAN CRAFTSMAN 70 SERIES
MODEL: #3650727LS
WINDOW MATERIAL: VINYL
WINDOW FINISH: WHITE (BY MANUF.)
FRAME MATERIAL: VINYL
FRAME FINISH: WHITE (BY MANUF.)
CONFIGURATION: SINGLE HUNG
SCREEN: INCLUDED
LOCKS: YES - 2
IMPACT RATED: NO
DP: +55 / -60 PSF

ROOF DETAILS:

ROOF SYSTEM: 5V CRIMP METAL ROOF
W/ EXPOSED FASTENERS
ON 7/16" OSB ROOF SHEATHING

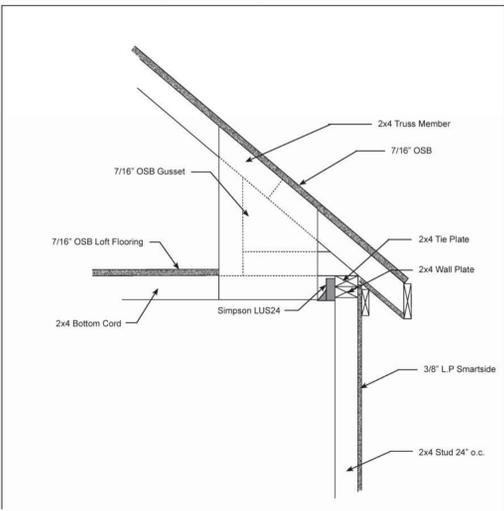
12ft. wide x 20 ft. long

Manufactured by:
RBS Holdings, LLC.
205 Arlington Drive
Greenville, PA 16125
phone: 800-245-1577
fax: 724-646-0772

Truss & Wall Cross Section
Top of wall inclusive of wall framing, loft floor and truss cross sections.
Drawing not to scale.

Instructions:
Homeowner may provide additional information as appropriate.

Notes:
Refer to installation manual for further detail.

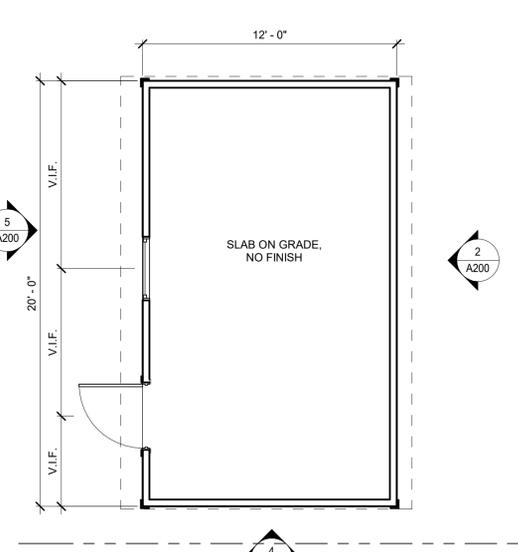
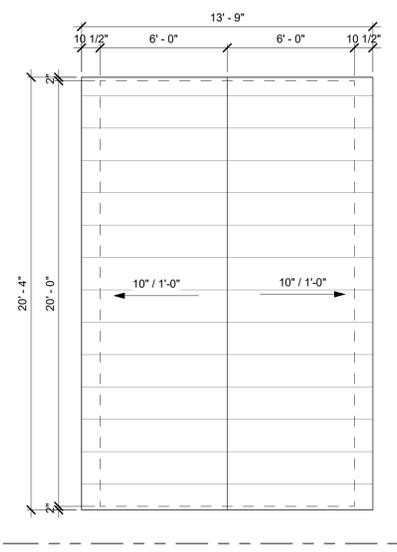
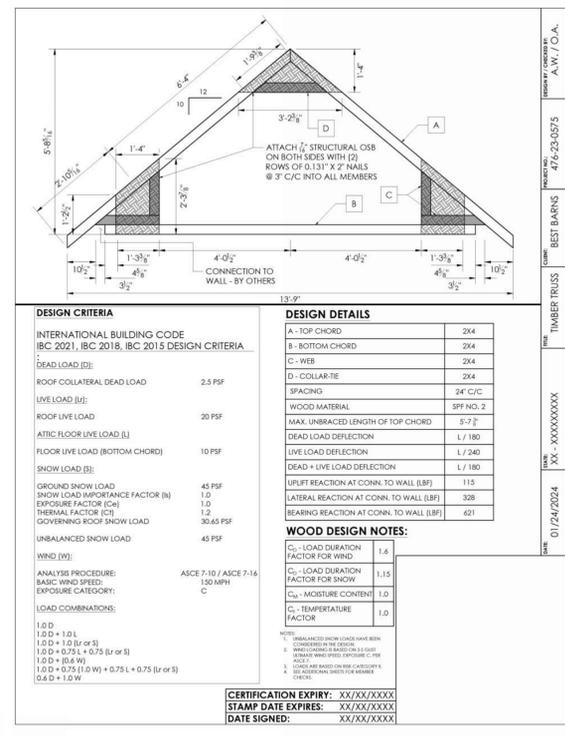
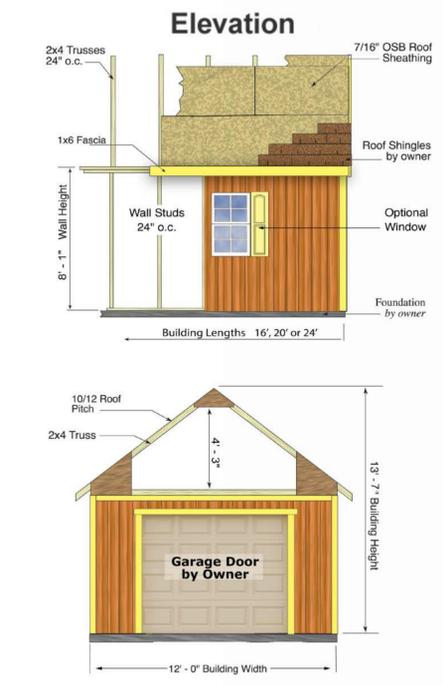
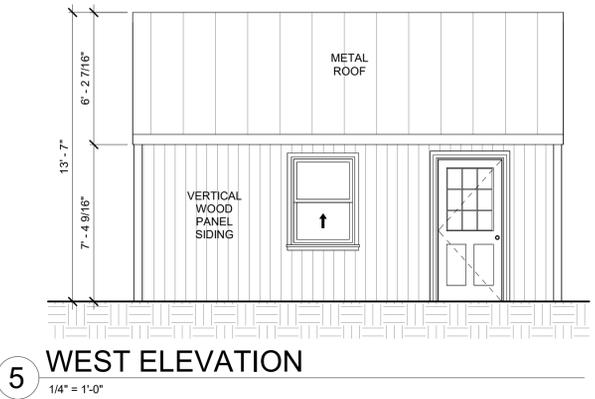
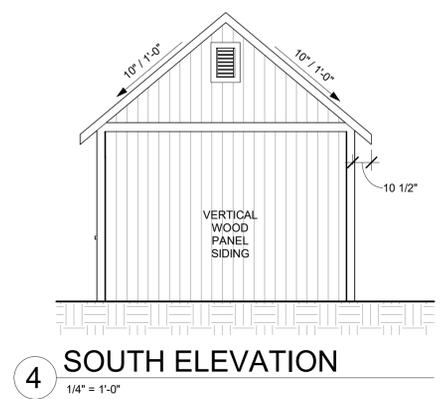
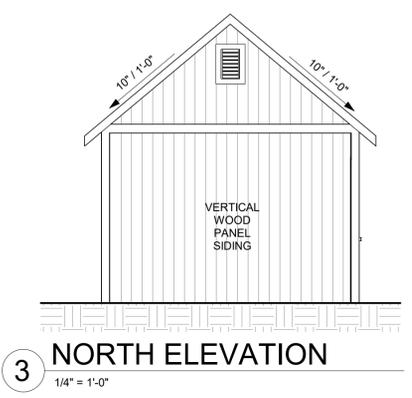
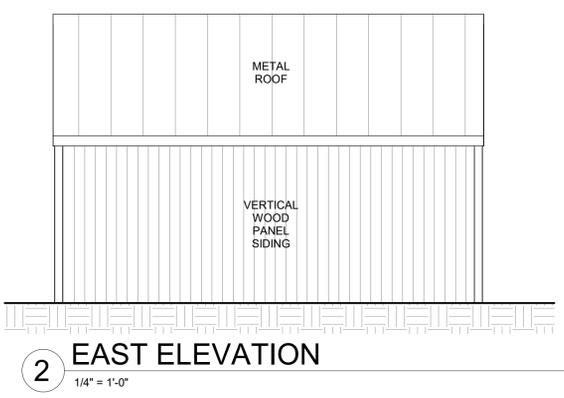
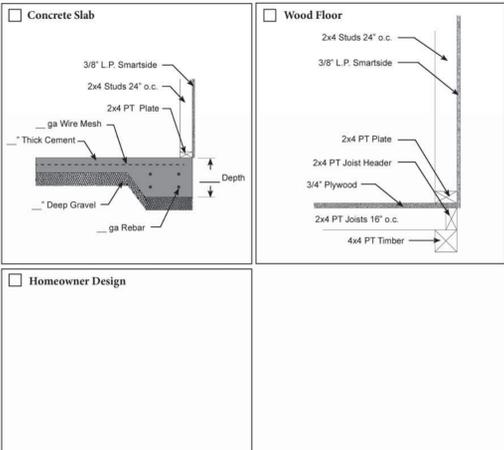


12ft. wide x ___ft. long

Manufactured by:
RBS Holdings, LLC.
205 Arlington Drive
Greenville, PA 16125
phone: 800-245-1577
fax: 724-646-0772

Common Foundation Cross Sections
This document illustrates common foundation types which can be used for construction of Best Barns 12 ft. wide structures. Alteration may be necessary to conform to homeowners intended use and permitting requirements.
Drawings not to scale.

Instructions:
Check appropriate foundation cross section and provide specifications as necessary.
Homeowner may also design and draw in space provided for custom foundation type.





WALL PLATE AND WALL STUD CONNECTION



WALL PLATE AND SLAB CONNECTION



ROOF TRUSSES TO WALL CONNECTION



ROOF / ATTIC TRUSSES



SLAB ON GRADE



WINDOW HEADER DETAIL



DOOR HEADER DETAIL



DOOR JAMB



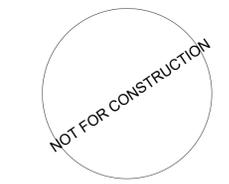
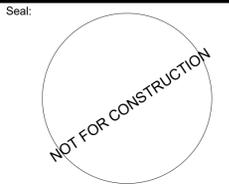
ATTIC LOUVER DETAIL



ROOF TRUSSES TO WALL CONNECTION

1 ASSEMBLY PHOTOS

1" = 1'-0"



Scott C. Makoney, License # XXXXXX
Expiration Date: XX/XX/XX
COA #: XXXXXX

Steven S. Grasley, License # XXXXXX
Expiration Date: XX/XX/XX
COA #: XXXXXX

NOTE: This item has been digitally signed and sealed. Digital signatures
must be verified on electronic files. Reproduced copies of digitally signed,
dated, and sealed documents are not considered signed and sealed.

Submissions:

No.	Description	Date

KWWC MAJOR PROJECT APPLICATION

319 DUVAL STREET, KEY WEST, FL 33040

KEY WEST WOMEN'S CLUB

319 Duval Street, Key West, FL 33040

**STRUCTURAL PHOTOS, NARRATIVES AND DETAILS
OF EXISTING FOUNDATIONS AND WOOD
CONNECTIONS IN PROGRESS**

Drawing Size 24X36	Project #: 25075
Drawn By: NM	Checked By: CA / DA

Title:
**STRUCTURAL
DRAWINGS, DETAILS
AND PHOTOS**

Sheet Number:
A300

Date: 03.04.2025

©2025 by K2M Design, Inc.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. March 24, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER THE FACT - NEW PREFABRICATED ACCESSORY STORAGE SHED ON REAR OF PROPERTY AND SITE IMPROVEMENTS.

#319 DUVAL STREET

Applicant –Aundrea Wagner Application #C2026-0016

If you wish to see the application or have any questions, you may visit the Growth Management Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at 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.

KEY WEST
Kai Bar
E

FREE
MENUS
BEST
MENU

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 P.M. March 24, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER THE FACT - NEW PREFABRICATED ACCESSORY STORAGE SHED ON REAR OF PROPERTY AND SITE IMPROVEMENTS.

Applicant - Andrea Wagner Application #C2026-0016
8312 DUVAL STREET

If you wish to see the application or have any questions, you may visit the Growth Management Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL 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 305-809-3973 in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



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 00004310-000000
 Account# 1004481
 Property ID 1004481
 Millage Group 10KW
 Location Address 319 DUVAL St 101, KEY WEST
 Legal Description KW PT LOTS 3 & 4 SQR 24 G10-440/41
 (Note: Not to be used on legal documents.)
 Neighborhood 32030
 Property Class CLUB (7700)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

KEY WEST WOMANS CLUB
 319 Duval St
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,349,588	\$1,250,600	\$1,295,263	\$1,295,263
+ Market Misc Value	\$25,769	\$19,585	\$20,159	\$20,733
+ Market Land Value	\$3,047,220	\$2,770,200	\$2,770,200	\$2,770,200
= Just Market Value	\$4,422,577	\$4,040,385	\$4,085,622	\$4,086,196
= Total Assessed Value	\$4,422,577	\$4,040,385	\$4,085,622	\$4,086,196
- School Exempt Value	(\$4,201,448)	(\$3,838,366)	(\$3,881,341)	(\$3,881,886)
= School Taxable Value	\$221,129	\$202,019	\$204,281	\$204,310

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,770,200	\$1,250,600	\$19,585	\$4,040,385	\$4,040,385	\$3,838,366	\$202,019	\$0
2023	\$2,770,200	\$1,295,263	\$20,159	\$4,085,622	\$4,085,622	\$3,881,341	\$204,281	\$0
2022	\$2,770,200	\$1,295,263	\$20,733	\$4,086,196	\$4,086,196	\$3,881,886	\$204,310	\$0
2021	\$2,770,200	\$1,307,801	\$21,307	\$4,099,308	\$4,099,308	\$3,894,343	\$204,965	\$0
2020	\$2,770,200	\$1,386,809	\$21,882	\$4,178,891	\$4,178,891	\$3,969,946	\$208,945	\$0
2019	\$2,770,200	\$1,408,037	\$22,456	\$4,200,693	\$4,200,693	\$3,990,658	\$210,035	\$0
2018	\$2,721,600	\$1,274,760	\$23,029	\$4,019,389	\$3,957,102	\$3,818,420	\$200,969	\$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
(7700)	19,440.00	Square Foot	80	243.3

Buildings

Building ID	39305	Exterior Walls	AB AVE WOOD SIDING
Style	3 STORY ELEV FOUNDATION	Year Built	1948
Building Type	CLUBS/LDG/HALLS B / 77B	EffectiveYearBuilt	1991
Building Name		Foundation	
Gross Sq Ft	13874	Roof Type	IRR/CUSTOM
Finished Sq Ft	8334	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	742	Bedrooms	0
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	45	Grade	450
Interior Walls		Number of Fire Pl	1

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,676	0	0
FLA	FLOOR LIV AREA	8,334	8,334	0
OOU	OP PR UNFIN UL	176	0	0
OPF	OP PRCH FIN LL	15	0	0
OUF	OP PRCH FIN UL	136	0	0
PTO	PATIO	3,336	0	0
SBF	UTIL FIN BLK	201	0	0
TOTAL		13,874	8,334	0

Building ID	39306	Exterior Walls	METAL SIDING
Style		Year Built	1928
Building Type	STAGE TYPE THEATR-A- / 32A	EffectiveYearBuilt	1991
Building Name		Foundation	
Gross Sq Ft	9256	Roof Type	
Finished Sq Ft	3750	Roof Coverage	
Stories	5 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	506	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	45	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,750	3,750	0
OPU	OP PR UNFIN LL	206	0	0
OPF	OP PRCH FIN LL	1,032	0	0
PTO	PATIO	4,236	0	0
SBF	UTIL FIN BLK	32	0	0
TOTAL		9,256	3,750	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WATER FEATURE	1947	1948	0 x 0	1	1 UT	1
RW2	1947	1948	2 x 80	1	160 SF	3
WROUGHT IRON	1947	1948	2 x 80	1	160 SF	3
WALL AIR COND	1994	1995	0 x 0	1	2 UT	1
BRICK PATIO	2002	2003	0 x 0	1	2820 SF	2
FENCES	2013	2014	6 x 44	1	264 SF	2

Permits

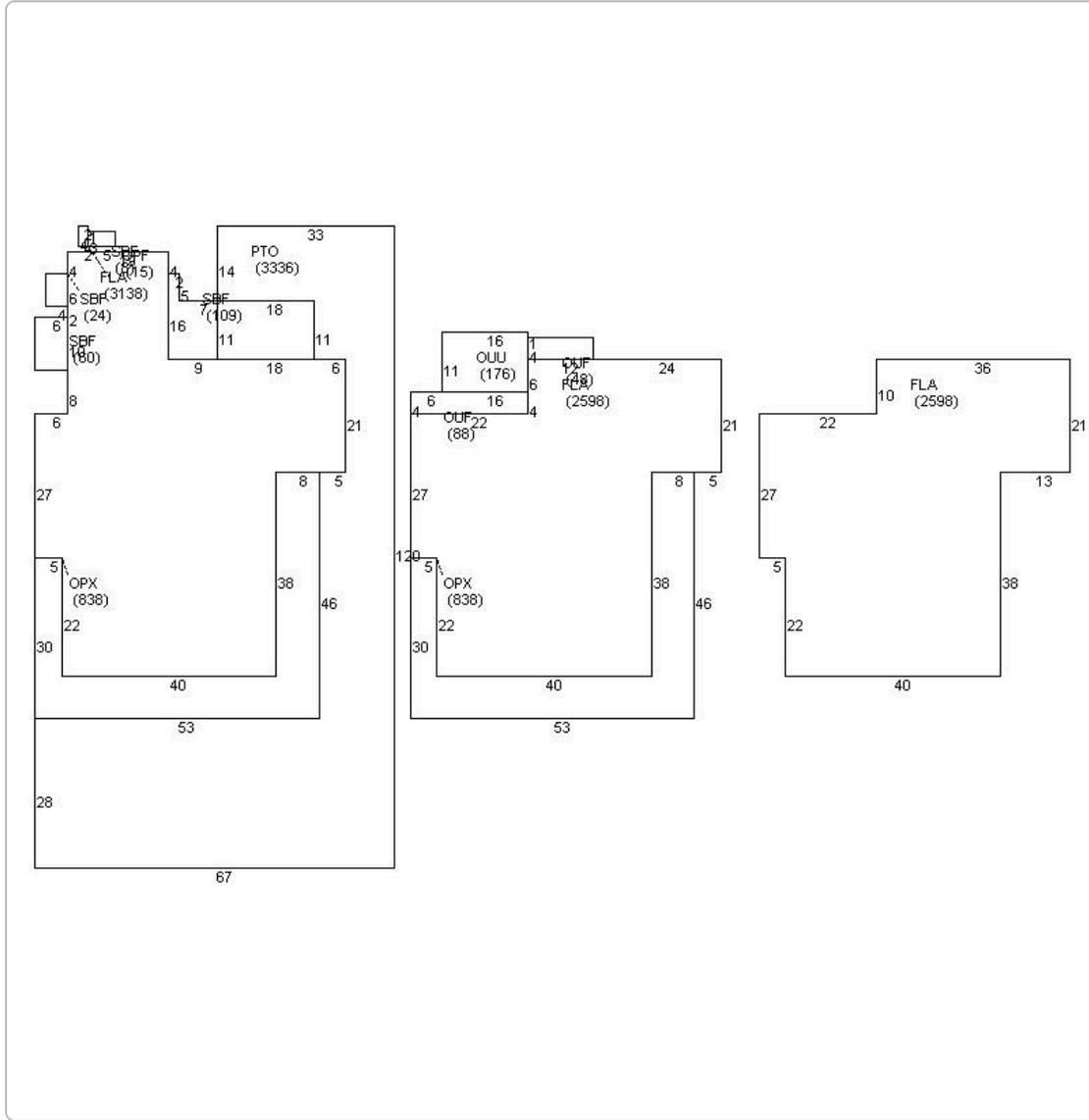
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2025-0643	05/08/2025	Completed	\$4,900	Commercial	REMOVE AND REPLACE DAMAGED FASCIA AND SOFFIT AS NEEDED. PAINT TO MATCH EXISTING. REPAIR 1/2 ROUND GUTTERS
BLD2024-3119	12/16/2024	Completed	\$35,000	Commercial	REMOVE/REPLACE (30) PAIRS OF EXISTING WOOD LOUVER SHUTTERS WITH NEW WOOD, LOUVER SHUTTERS TO MATCH EXISTING FRONT. PAINTED WHITE
BLD2024-1993	08/22/2024	Completed	\$12,500	Commercial	Fabricate and Install new metal electric rolling gate at side driveway-rear. Style to match existing wrought iron fence.
BLD2024-1457	05/29/2024	Completed	\$24,000	Commercial	Replace 18 pairs of existing wood shutters. (Front of Building)
BLD2023-0577	02/28/2023	Completed	\$1,713	Commercial	WOMEN'S CLUB MUSEUM SIGN
BLD2022-2775	09/22/2022	Completed	\$56,500	Commercial	Remove existing concrete and metal stairs and replace with new wood construction as per drawings. Repairs to existing exterior moldings, trim, railing and porch flooring as needed. Complete repairs, as necessary, to repair decorative wood post near front entrance 1st floor. ***Wood posts at porches to match existing in dimensions and profile. All paint white. Any brick restoration requires mortar analysis, approval of samples by HARC staff and any brick replacement will also require sample and staff approval.

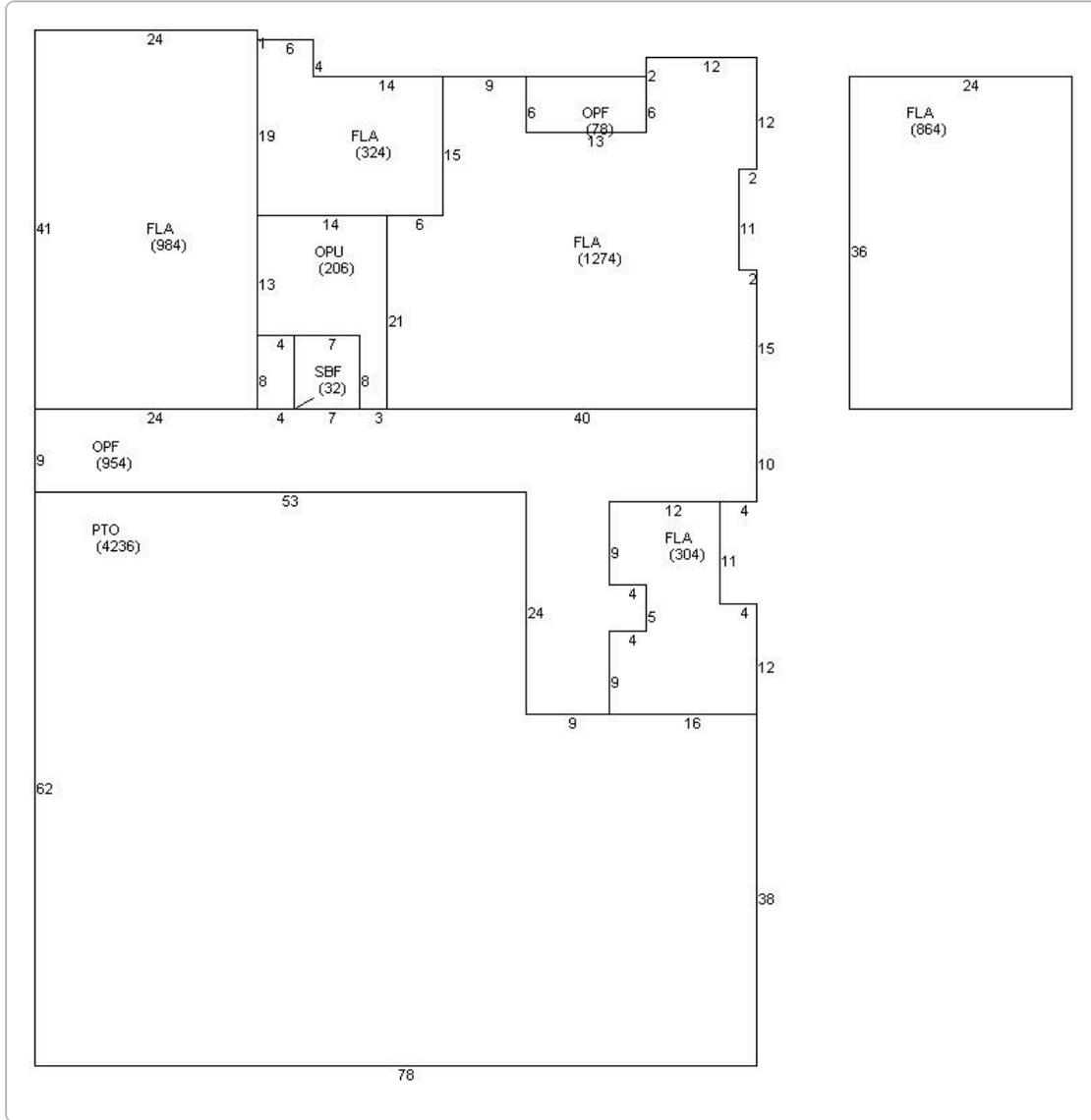
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2022-2254	08/04/2022	Completed	\$11,500	Commercial	Remove the existing Rome & Juliet balcony for repairs and new powder coating paint job. Reinstall in same location ****Restore the existing porch. Paint to match.
15-5044	02/23/2016	Completed	\$11,000	Commercial	R/R EXISTING DUCT WORK. ADD 3 70CFMS FANS 1 100 CFM FAN
15-5050	01/11/2016	Expired	\$7,000	Commercial	CONSTRUCT 28LF OF 6' HIGH WHITE PICKET FENCE AROUND A/C UNITS. AND CONCRETE PADS. REBUILD WINDOW JAMBS. REPLACE EXTERIOR DOOR.
15-4940	12/12/2015	Completed	\$49,000	Commercial	INSTALL 13 SHEETS OF 3/4 SUB FLOOR OVER AREA OF NEW PLUMBING. CONSTRUCT INTERIOR WALLS AND WIDEN STAIRWAY. INSTALL 6500SF OF DRYWALL IN AREA OF NEW ELECTRICAL. INSTALL 2 NEW KITCHEN AND BATH VANITIES IN EXISTING AREAS OF DEMOED KITCHENS. TRIM, PAINT, FLOORING & TILE SHOWERS.
15-3471	08/21/2015	Completed	\$30,000	Commercial	INSTALL 3-TOILETS 4-LAVS 3-SHOWER 2-KIT. SINKS 1-WASHER ALL RELATED DWV AND WATER SUPPLY LINES 2-POINT OF USE WATER WATER HEATERS. NOC UNDER CGC
15-00002155	06/01/2015	Expired	\$2,300	Commercial	TEAR OUT FLOORS, WALLS, CELINGS AND CABINETS ON 2ND FLOOR TO EXPOSE LEAKY PLUMBING PIPE FOR NEW PLUMBING. (INTERIOR ONLY) NOC EXEMPT MAC NOTE: 2-RENTAL UNITS @ TOP OF K.W. WOMENS CLUB.
2014-01000998	06/20/2014	Completed	\$500	Commercial	INSTALL HISTORIC SIGN FOR THE KEY WEST WOMAN'S CLUB.
14-0608	04/15/2014	Completed	\$40,000		R/R DECKING W/ 5/4 PT. DECKING. REPAIR EXISTING POST, RAILING, & FRAMING. REPLACE AS NEEDED 1 FTG REPAIR. REPAIR PORCH CELING DAMGE. RE-PAIR PORCH CELING DAMAGE. RE-PAINT ALL. N.O.C. W/APPLICATION.
2014-01000320	04/15/2014	Completed	\$40,000	Commercial	REMOVE AND REPLACE DECKING W/ PT DECKING. RE-PAINT
13-3644	09/12/2013	Expired	\$6,000		REPAIR BRICK WALL @ FRONT & SIDE DRIVE OF PROPERTY, APPROX 80' X 2 HIGH OF TUCK PAINTING BRICK - REPLACE DAMAGED BRICK USING LINE METER W/PIGMENT (AS ORIGINAL) APPROX 100' OF 2" CONCRETE CAP ON BRICK TO MATCH REST OF WALK. N.O.C. REQUIRED.
2013-01001244	09/12/2013	Expired	\$6,000	Commercial	REPAIR RETAINING WALL CONCRETE, BRICK, STUCCO AND IRON FENCING. REPAINT RETAINING WALL, RESTORE GROUT AS NEEDED. REPLACE THE 2" CAPT TO MATCH.
13-3672	09/06/2013	Completed	\$1,200	Commercial	POUR A 8 X 5 SLAB 6" THICK W/MESH 10 X 10
12-3766	10/17/2012	Completed	\$2,400		CONSTRUCT A 44' L X 6' H DOG EARED PICKET FENCE W/4 GATES. FENCE TO BE CONSTRUCTED 5' INSIDE OF EXISTING CONCRETE FENCE (USED IS TO BLOCK SIGHT OF LANDSCAPE DEBRIS AND GARBAGE CANS. PAINT WHITE.
12-3306	10/09/2012	Completed	\$25,500		DEMO EXISTING DECK STAIRWAY. REBUILD DECK STAIRWAY. RE-COAT LOW PITCHED ROOF WITH HYDROSTOP. REPAIR EXISTING WALLS AND ROOF REPAIR INTERIOR.
03-3961	11/17/2003	Completed	\$3,500		BLDG #1 CHAIR LIFT
03-2143	06/19/2003	Completed	\$6,000	Commercial	BLDG #1REPLACE DUCT SYS.
02/2739	10/03/2002	Completed	\$18,650		ROOFING
02-1664	09/26/2002	Completed	\$387,000		BLDG #2 ADDITION
02-1932	07/16/2002	Completed	\$20,000		RENOVATION
9903879	11/23/1999	Completed	\$1,000		ELECTRICAL RED BARN
9903286	10/20/1999	Completed	\$20,000		REPLACE ROOF AC UNITS
9900431	02/03/1999	Completed	\$2,200		REPL ASP SHINGLES
9803778	12/22/1998	Completed	\$6,300		REMV/REPL DECK OV KITCHE
9701002	04/01/1997	Completed	\$720		SECURITY ALARM
A954143	11/01/1995	Completed	\$7,000		METAL ROOFING
B943613	11/01/1994	Completed	\$500		INSTALL 2 NEW EXIT DOORS
B942827	08/01/1994	Completed	\$8,000		REMODEL KITCHEN

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

No data available for the following modules: Sales.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/17/2026, 2:07:47 AM

[Contact Us](#)

