



Staff Report for Item 13

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: August 23, 2016

Applicant: Artibus Design

Application Number: H16-03-0059

Address: #1212 Margaret Street

Description of Work:

New one-story side addition and site improvements.

Site Facts:

The house at 1212 Margaret Street is a contributing resource that was constructed in 1943 according to the survey. The house first appears on the 1948 Sanborn map as a one-story house with a front porch that spans the width of the building. A photograph dated c.1965 shows that the front porch has been enclosed, and small overhang was constructed over the new front door. The house today still has an enclosed front porch, but the front overhang has increased in size. A carport has been constructed on the side of the main house.

This house came to HARC in February of this year for a similar project of enclosing the carport to create a side addition and adding dormers to the main house. That project was postponed by the Commission and eventually withdrawn by the applicant. This project came to the Commission in June proposing a side addition, which was postponed by the Commission to redesign. Last month, the Commission failed to pass a motion to approve the design.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 1, 9, and 10.

Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, specifically New Additions to Historic Buildings recommended placing and location, page 39.

Guidelines for Additions and Alterations/New Construction (pages 36-38a), specifically guidelines for additions and alterations and guideline 4 of new construction (pages 38-38a).

Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 3, 7, 9, and 10.

Staff Analysis

The Certificate of Appropriateness in review proposes a very similar project to what was presented last month, with a side addition that will span more than half of the length of the structure. Only the front side windows of the contributing structure will be visible. The new addition's height will be 12 feet, 10 inches tall and will meet the contributing building below its current eave line. The proposed side addition has been pushed back 18 inches from the front. The new addition will have hardiboard siding and trim, v-crimp roofing material, and will reuse the windows that were on the side of the contributing building. The project also proposes to reopen the historic front porch to a three bay configuration.

Site work includes adding new concrete pavers to the front of the house for a driveway and walkway, as well as a new perimeter fences.

Consistency with Cited Guidelines

1. The proposed addition is attached to a highly visible location next to the contributing house. The addition will disguise character-defining features (almost the entire wall of a contributing house) and will alter the balance and symmetry of the structure, which is against the guidelines 5 and 6 of additions and alterations. While there currently is a carport attached to the house in a similar location, the carport has transparency and is not one solid void. The guidelines are clear that additions should be attached to less publicly visible secondary elevations, and there is more than enough room on the lot to locate the addition behind the contributing structure, where it would not be as publicly visible and would not obscure character defining features. The guidelines also state that additions should be compatible with the characteristics of the original structure and the neighboring buildings. A side addition like this is atypical to this block of Margaret Street.
2. The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings specifically state that additions should be attached "at the rear or on an inconspicuous side of a historic building." Of the four elevations of the house, the proposed side is the second most visible elevation of the house. Currently with the large amount of landscaping, it is the most visible elevation of the house, even with the carport.
3. The applicants have shown that it is possible to locate the addition in the rear. The proposed structure would comply with the Guidelines and the Secretary of the Interior's Standards.

It is staff's opinion that the proposed side addition's mass and scale is in keeping with the historic house. However, the location of the addition will *not* be on a less publicly visible, secondary elevation, and therefore will alter the balance and symmetry of the contributing structure. Locating the addition to the rear of the house would make the design consistent with the guidelines for additions and alterations and the Secretary of the Interior's Standards. Therefore, staff finds this application inconsistent with the guidelines and Secretary of the Interior's Standards.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040
Phone: 305.809.3956

HARC PERMIT NUMBER H03-00059		BUILDING PERMIT NUMBER	INITIAL & DATE SPH/B
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

1212 MARGARET ST., KEY WEST FL. 33040 # OF UNITS **1**

RE # OR ALTERNATE KEY:

1030341

NAME ON DEED:

SULAK PETR PHONE NUMBER **305-9234890**

OWNER'S MAILING ADDRESS:

1212 MARGARET ST., KW 33040 EMAIL **CREOCONSTRUCTION@AOL.COM**

CONTRACTOR COMPANY NAME:

OWNER BUILD PHONE NUMBER **305-9234890**

CONTRACTOR'S CONTACT PERSON:

PETER SULAK EMAIL **CREOCONSTRUCTION@AOL.COM**

ARCHITECT / ENGINEER'S NAME:

ARTIBUS DESIGN PHONE NUMBER **305-3043512**

ARCHITECT / ENGINEER'S ADDRESS:

3706 N. ROOSEVELT BLVD SUITE 1-208 EMAIL **SERGE@ARTIBUSDESIGN.COM**

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$ 25,000

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.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

DEMO EXISTING

CARPORT ON LEFT SIDE OF THE HOUSE, BUILD NEW SIDE

ADDITION TO THE HOUSE 12' x 31.5'

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.

OWNER PRINT NAME: **SULAK, PETER**

QUALIFIER PRINT NAME: **SULAK, PETER**

OWNER SIGNATURE:

QUALIFIER SIGNATURE:

Notary Signature as to owner:

Notary Signature as to qualifier:

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 1 DAY OF August, 2016

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 1 DAY OF August, 2016

Personally known or produced

as identification

Personally known or produced

as identification

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A/C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
DEMO EXISTING CARPORT ON LEFT SIDE OF THE HOUSE, BUILD NEW SIDE ADDITION TO THE HOUSE 12' x 31.5'		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Oper: VEMWELD Type: EP Drawer: 1
 Date: 8/01/16 50 Receipt no: 24561
 2016 300059
 PT * BUILDING PERMITS-NEW 1.00 \$100.00
 3088053
 Trans number: 1878 \$100.00
 OK CHECK
 Trans date: 8/01/16 Time: 14:33:24

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

The existing carport is not a contributing structure nor is the enclosed porch.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

From our research and questioning these structures do not have distinctive characteristics of a type, period, or method pertaining to the city. This is also not a distinguishable building entity.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

This carport and enclosed porch to our knowledge is not specifically associated with event that have made a significant contribution to local, state, or national history.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

This carport and enclosed porch through our research has not produced any evidence that it has any of the above characteristics with the above mentioned items at a city, state, nation, or personal level in the past.

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

To our knowledge this carport and enclosed porch has not served as a site of a historic event with a significant effect upon society.

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

This specific carport and enclosed porch does not exemplify the cultural, political, economic, social or historic heritage of the city to our knowledge

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

This carport and enclosed porch does not portray the environment in an era of history characterized by a distinctive architectural style.

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

This carport and enclosed porch does not qualify in this aspect.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

While this specific carport does not hold a singular defining feature for this neighborhood it does however present a visual continuity of the streetscape. The proposed new structure will however preserve this space in the streetscape.

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

To our knowledge this particular carport is not likely to yield information important in history nor does the enclosed porch.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans _____

No Reason _____

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

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

These particular structures are not important in defining the overall historic character of a district or neighborhood.

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

The current relationship between open space and the historic structure will only be altered slightly by the addition of a smaller more suitable structure.

AND

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

These structures are not part of a complex and does not define the historic character of the surrounding district or neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing.

To our knowledge these misc. structures are not qualified to be contributing.

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

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

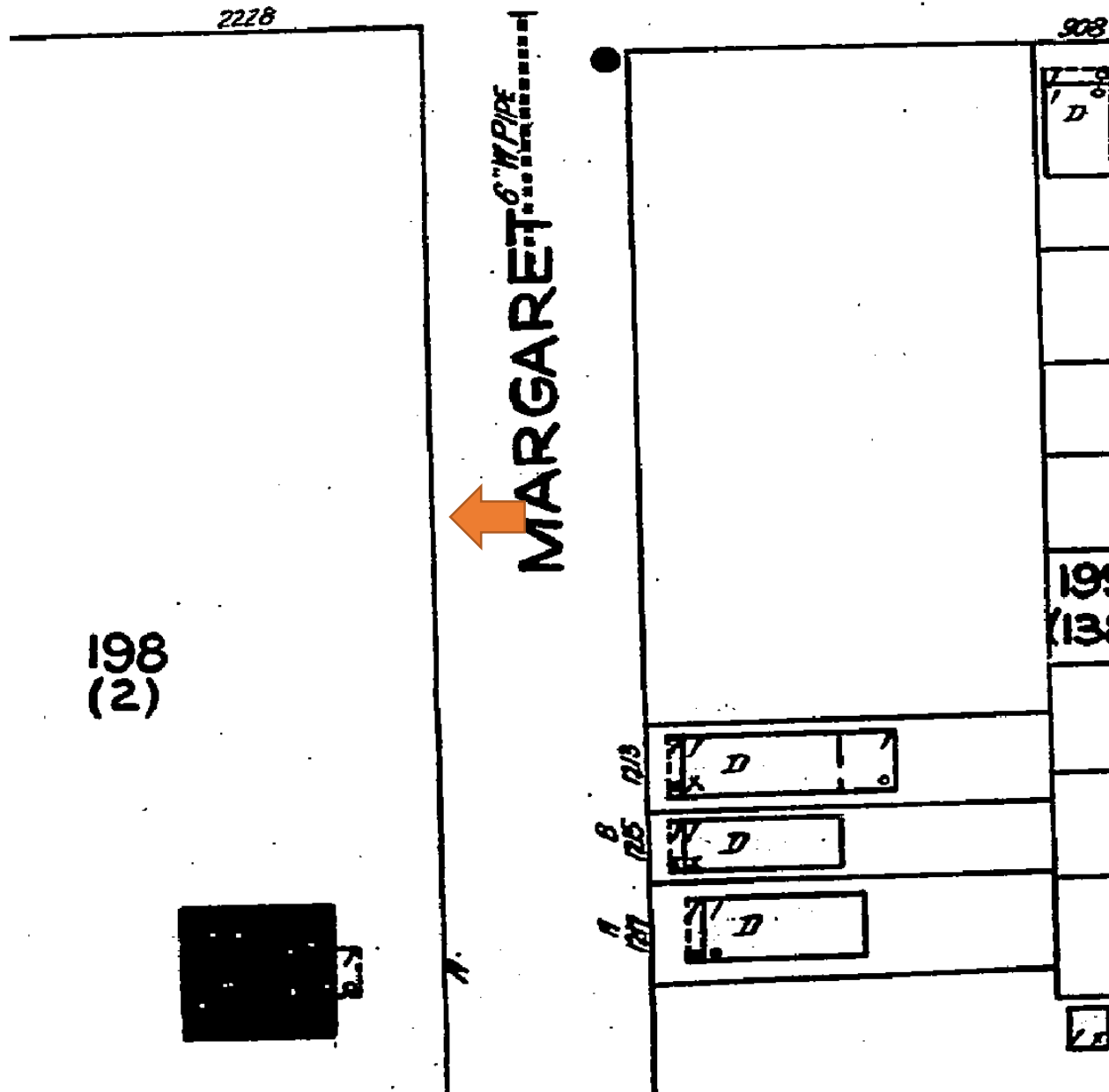
PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME: 1-12-2016
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OFFICE USE ONLY

BUILDING DESCRIPTION:			
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP <input type="checkbox"/> Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____	

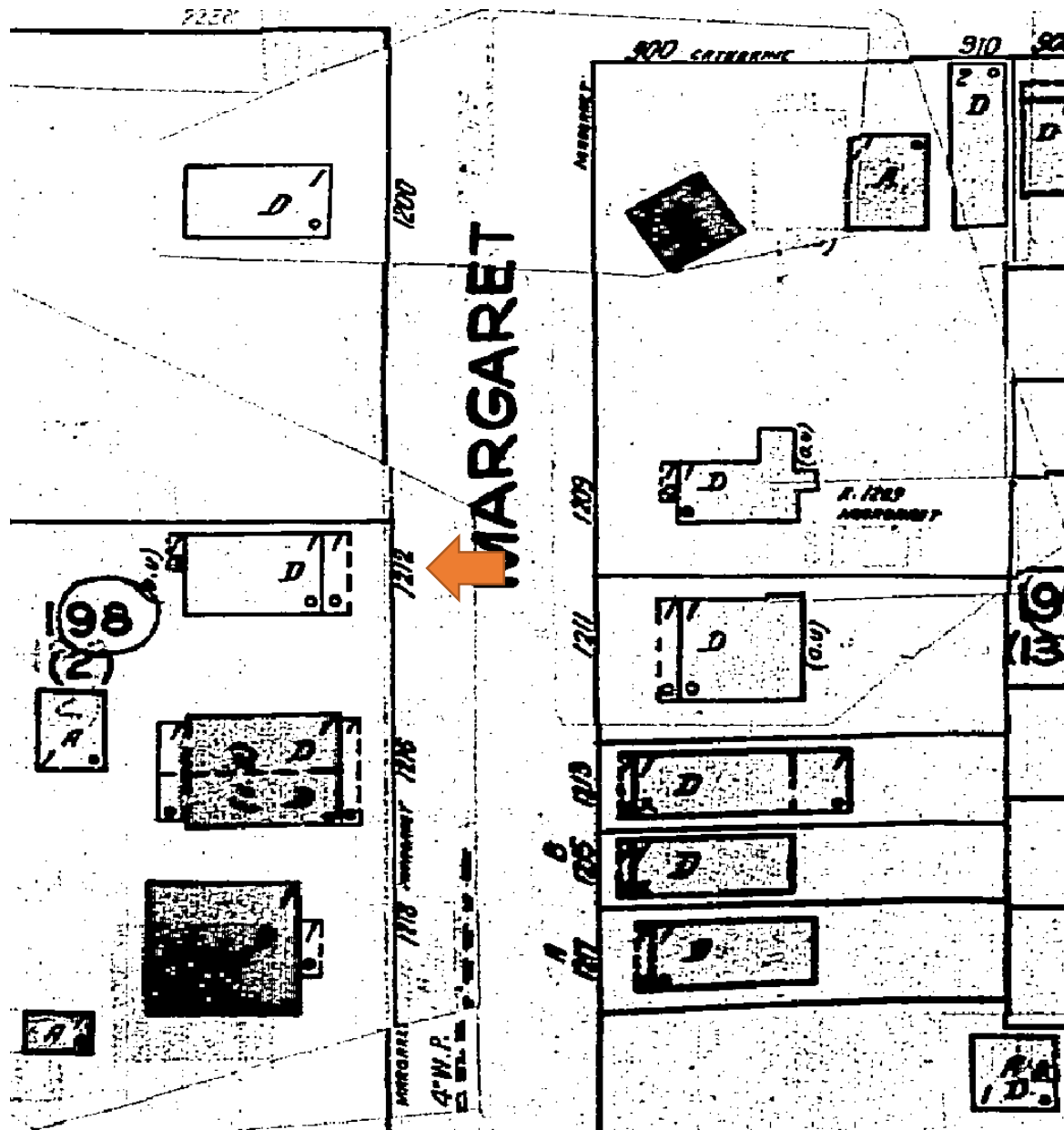
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
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SANBORN MAPS



198
(2)

1926 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.



Property Appraiser's Photograph, c.1965. Monroe County Public Library.

EXISTING CONDITIONS



FIGURE 1
FRONT LEFT VIEW OF HOUSE



FIGURE 2
WINDOW TO BE EXPOSED



FIGURE 3
WINDOW TO BE SAVED & SECOND WINDOW EXPOSED



FIGURE 4
REAR VIEW OF CAR PORT



FIGURE 5
INTERIOR VIEW OF CAR PORT



FIGURE 6
REAR RIGHT VIEW OF HOUSE





WM
WASTE MANAGEMENT













LARRY MERTZ

LIVE LOCAL

Jeep

WAGNER

THREE HANDS FISH MARKET

1991
ROBEC

464

MI WENT



THREE HANDS FISH MARKET

Don't block the Drive
we'll get you out

Johny L'ang
CATES
for MAYOR

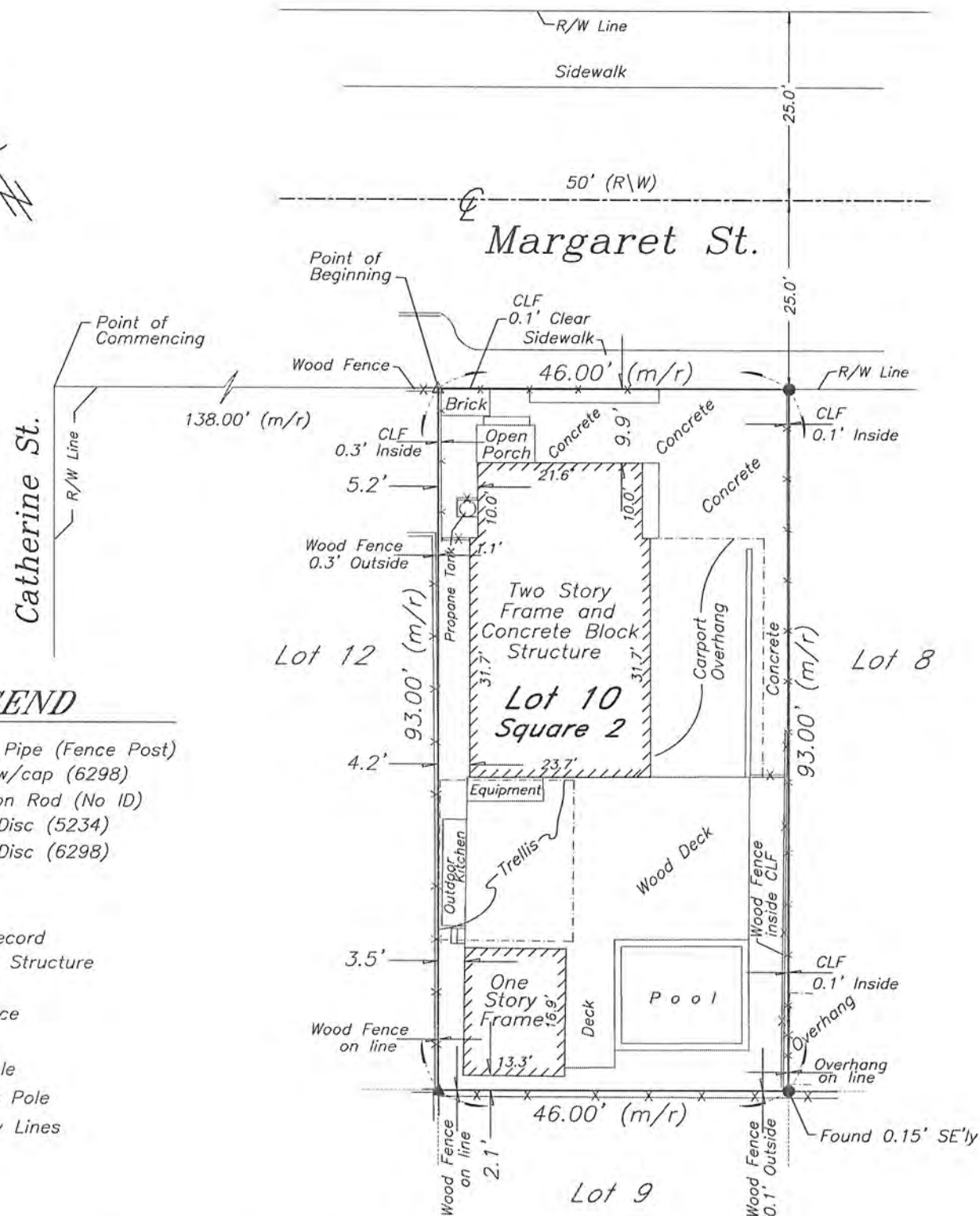
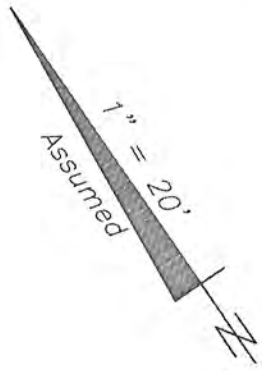




2

SURVEY

Boundary Survey Map of Lot 10, Square 2, Tract 12, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ Found Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1212 Margaret Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: April 23, 2010, October 30, 2013 and November 20, 2015
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: All that certain lot, piece or parcel, situate, lying and being in the City of Key West, County of Monroe, State of Florida, known as Lot 10, of Square 2, in Tract 12 according to the KEY WEST INVESTMENT COMPANY'S amended diagram of Part of Tract 12 duly recorded in Plat Book 1, on Page 49 of the Monroe County, Florida, records and which Lot is bounded and described as follows: viz: COMMENCING at a point on Margaret Street distant 138 feet from the corner of Catherine and Margaret Streets and running thence along said Margaret Street in a Southeasterly direction 46 feet; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Northwesterly direction 46 feet; thence at right angles in a Northeasterly direction 93 feet to the point of beginning on Margaret Street.

BOUNDARY SURVEY FOR: Petr Sulak and Magdalena Sulak-Badon;

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

J. LYNN O'FLYNN, INC.

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

April 23, 2010
 Updated 10/30/13
 Updated 11/21/15

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
 PSM #6298

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

REVISED DESIGN



Memorandum

RE: 1212 Margaret St, Key West, FL 33040.
Revised application supporting commentary.

Dear Board Members,

Please find attached revised drawings for the proposed addition with following changes incorporated:

- Addition width have been reduced (by 6") (> 4% of width).
- Addition have been moved back further (18") and is setback 33'-6" from front property line (required front setback is 10ft).
- Addition overall length have been reduced by 10".
- Addition height reduced by 6" to the smallest practical height 8ft at top plate.
- Front elevation of addition changed to gable to accommodate window header and keep all windows on one level.

Review points and compliance with the HARC guidelines:

1) **Page 19** of current edition guideline booklet: *"The historic character of property shall be retained and preserved..."*

- Proposed modifications actually restore the histoic character of the property by opening up currently enclosed porch and exposing almost 50% of the existing side faced covered by the later added carport structure. Existing double window currently behind the carport is being exposed
- Existing open porch addition in front of the enclosed porch is being demolished, restores historic porch look and improves front setback compliance.

2) **Page 19** *"additions should be designed so that they do not compete with the historic characteristics of a building, site or its environment. With tight building sites in Key West, construction of an addition in the rear of the property is not always possible, but respecting the scale, detailing and special relationships of the historic elements will result in a successful project."*

- After reviewing numerous options of rear addition the conclusion have been reached that such scenario will create unreasonable hardship for the client or result in poorly functional space. The scaled down and recessed side addition together with the improvements to the front porch is respectful to the scale of the existing historic structure and it's proportions. Please see attached 3d rendering for your review.



ARTIBUS DESIGN

ENGINEERING AND PLANNING

3) **Page 19** "these standards recognize that some exterior and interior alterations to the historic buildings are occasionally needed to assure continued use... Do not radically change, obscure, damaged or destroy character..."

- The continued use of this property requires an addition of bathroom and bedroom due to the size of the family and inadequacy of the existing bathroom to current living standards.
- Proposed improvements to the property do not radically change, obscure nor damage the character of this particular house nor street's character.

4) **Page 52** "proportion and scale refer to the relationship of height to width of front elevation. When most of the buildings along the streetscape have similar proportions it would be harmful to construct a new building of substantially different proportion."

- As demonstrated on the streetscape the spacing between the buildings and proportions retained. Proposed addition provides an improved transition from lower building roofline on the right side and doesn't violate the rhythm.

5) The Secretary of the Interior's Standards for Rehabilitation. Illustrated Guidelines for Rehabilitating Historic Buildings

<https://www.nps.gov/tps/standards/rehabilitation/rehab/new01.htm>

Historic Buildings

New Additions

recommended

Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.



Small glass connector between two historic buildings with appropriate setback.

Image example from the guidelines.

Addition on the side of the building, setback approximately 3-4ft from the face of the building and slightly shorter profile.

In our case the addition is distinctively smaller and made out with cement board lap siding - so it is distinctively different from wood siding used on the historic building.

PAGE 2 OF 3

3706 N. ROOSEVELT BLVD,
SUITE I-208
KEY WEST, FL 33040

(305) 304-3512
INFO@ARTIBUSDESIGN.COM
WWW.ARTIBUSDESIGN.COM

AUGUST 1 2016, 1212 MARGARET ST, KEY WEST, FL 33040



ARTIBUS DESIGN

ENGINEERING AND PLANNING

Additional points for commission consideration:

- Not approving the proposed improvements to the property will prolong in perpetuity the existing front porch enclosure alteration and carport, both of which are damaging to the historic neighborhood.
- Existing interior space is very limited with one small bathroom to be shared for the entire family and guests.
- Rear addition creates unreasonable hardship and requires extensive and costly remodeling and demolition of outdoor kitchen and deck.
- Existing wall finishes and framing will be retained indoors and could be reused if the addition will ever to be demolished.
- Please see attached support letter from property neighbors and note that the proposed improvements did not have negative feedback from the community despite prolonged presence on the Boards agenda and all public notices.

Please consider approving the project.

Sincerely,

Serge Mashtakov, P.E.
Artibus Design

PAGE 3 OF 3

3706 N. ROOSEVELT BLVD,
SUITE I-208
KEY WEST, FL 33040

(305) 304-3512
INFO@ARTIBUSDESIGN.COM
WWW.ARTIBUSDESIGN.COM

AUGUST 1 2016, 1212 MARGARET ST, KEY WEST, FL 33040



CONSTRUCTION PLANS FOR SULAK RESIDENCE

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1212 MARGARET ST
KEY WEST, FL 33040

OWNER:
PETER SULAK
1212 MARGARET ST
KEY WEST, FL. 33040

**NOTE: NOT FOR CONSTRUCTION
FOR HARC AND PLANNING
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE I-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
PETER SULAK
1212 MARGARET ST
KEY WEST, FL 33040
T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET ST
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/27/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	G-100	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: [Signature]
DATE: [Date]

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

SITE DATA:

TOTAL SITE AREA: ±4,278.00 SQ.FT

LAND USE: HMDR

FLOOD ZONE: X .2%

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (2,566.80 SQ.FT)
 EXISTING 85.34% (±3,651.05 SQ.FT.)
 PROPOSED 75.73% (±3,239.81 SQ.FT.)
 IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (1,711.20 SQ.FT)
 EXISTING 43.64% (±1,866.91 SQ.FT.)
 PROPOSED 42.60% (±1,822.40 SQ.FT.)
 IMPROVEMENT

OPEN SPACE MINIMUM:

REQUIRED 35% (1,497.30 SQ.FT)
 EXISTING 14.66% (±0,626.95 SQ.FT.)
 PROPOSED 24.27% (±1,038.20 SQ.FT.)
 IMPROVEMENT

SETBACKS

FRONT:
 REQUIRED 10 FT
 EXISTING ±4'-11" (TO PORCH)
 PROPOSED ±4'-11" (TO PORCH)
 NO CHANGE

SIDE:
 REQUIRED 5 FT"
 EXISTING 0'-6" (TO OUTDOOR KITCHEN)
 PROPOSED 0'-6" (TO OUTDOOR KITCHEN)
 NO CHANGE

SIDE:
 REQUIRED 5 FT
 EXISTING ±3'-3" (TO CARPORT OVERHANG)
 PROPOSED ±5'-8" (TO ADDITION OVERHANG)
 IMPROVEMENT

REAR:
 REQUIRED 15 FT
 EXISTING ±1'-10" (TO BUILDING)
 PROPOSED ±1'-10" (TO BUILDING)
 NO CHANGE

MAXIMUM HEIGHT:
 EXISTING 30 FT
 PROPOSED ±19'-8"
 ±19'-8"

**NOTE: NOT FOR CONSTRUCTION
 FOR HARC AND PLANNING
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STATUS:		FINAL	



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PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET ST
 KEY WEST, FL 33040

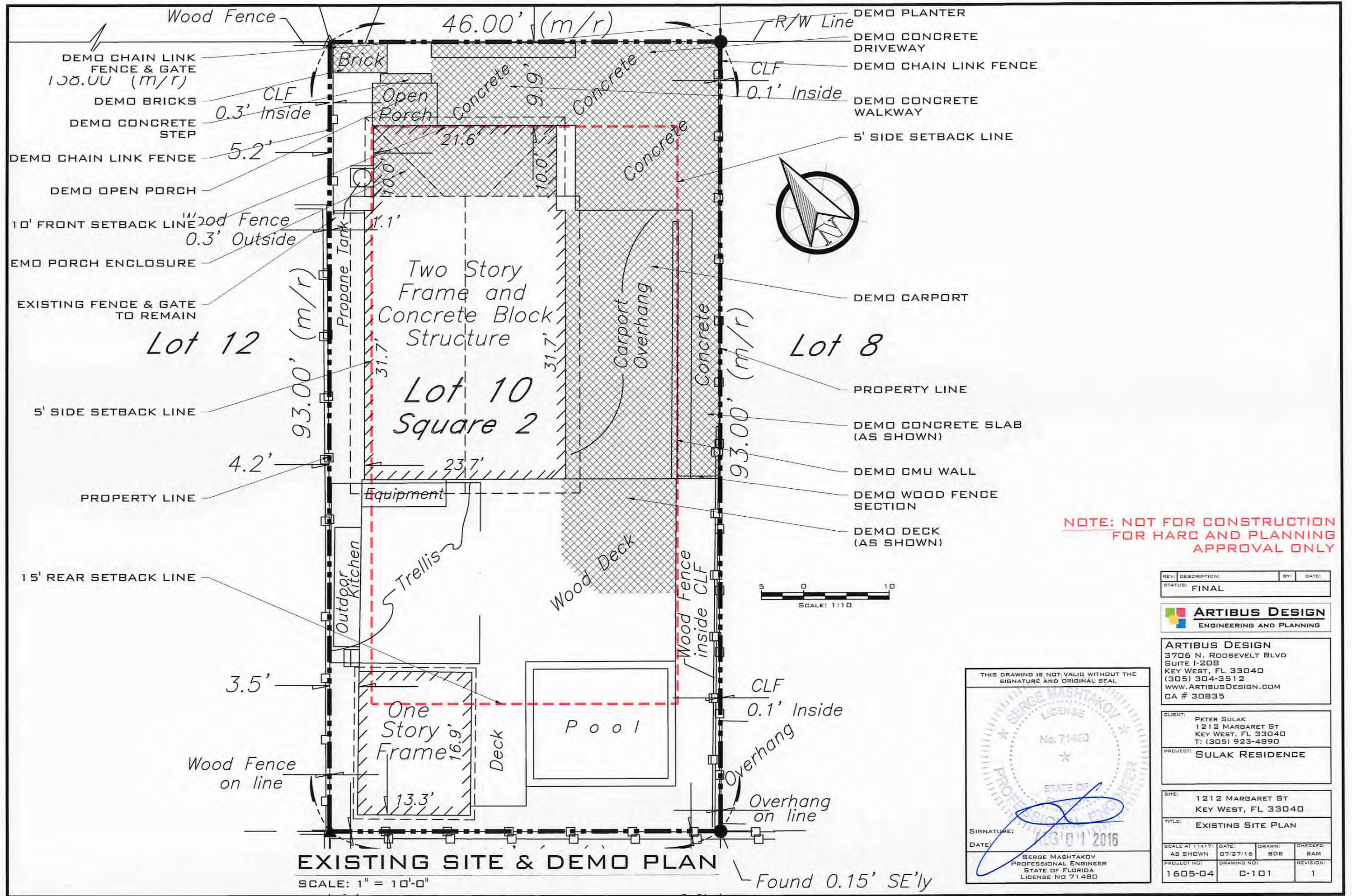
TITLE: SITE DATA

SCALE AT 1/4"=1'-0"	DATE: 07/27/16	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-100	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*
 DATE: 7/27/2016

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET ST
 KEY WEST, FL 33040

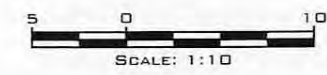
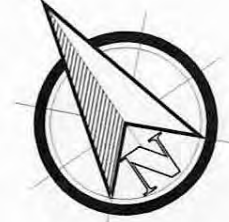
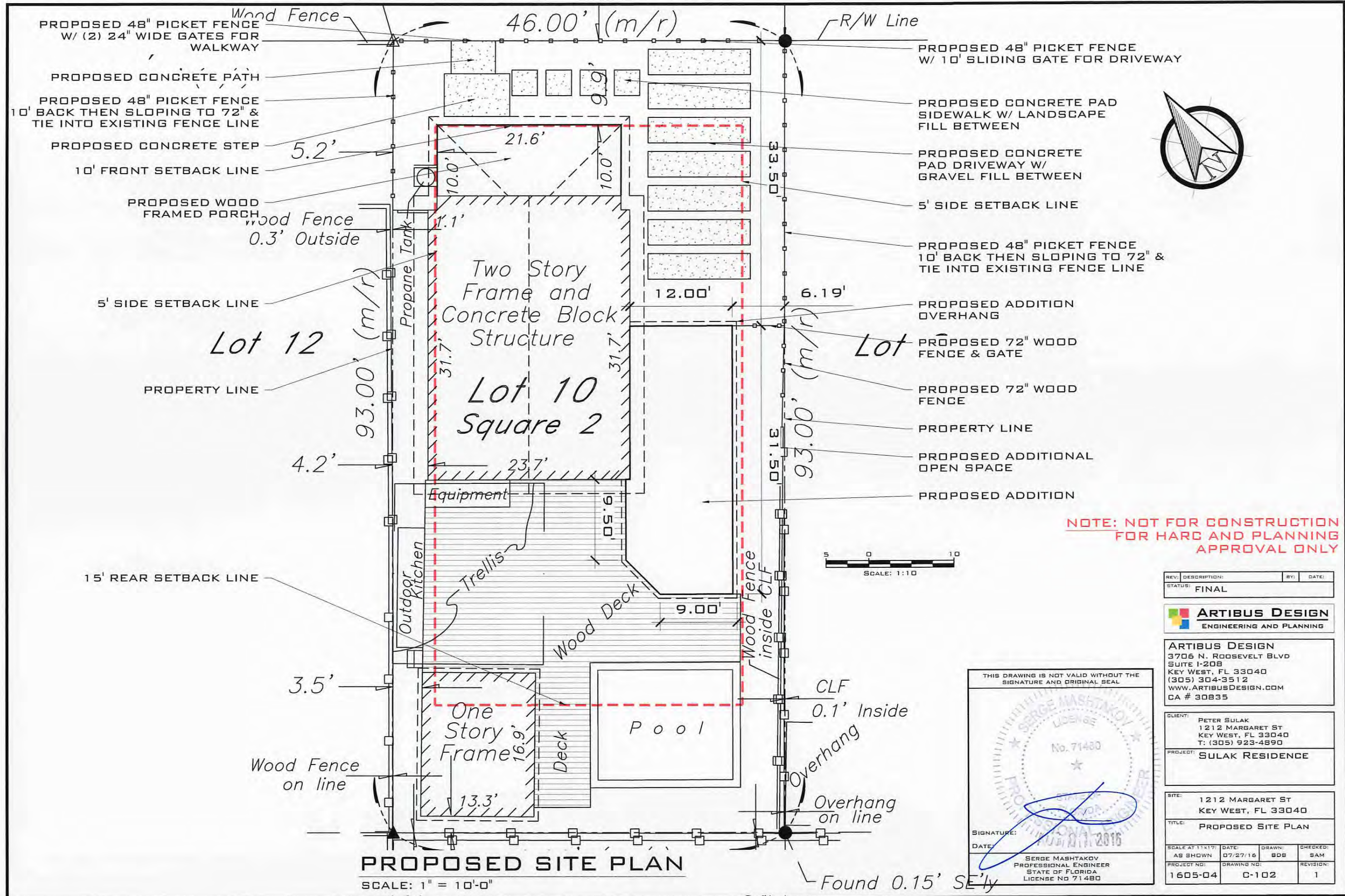
TITLE: EXISTING SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/27/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-101	1	

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SIGNATURE: *[Signature]*
 DATE: 07/27/2016

SEGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



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SIGNATURE: *[Signature]*

DATE: 07/27/16

SEGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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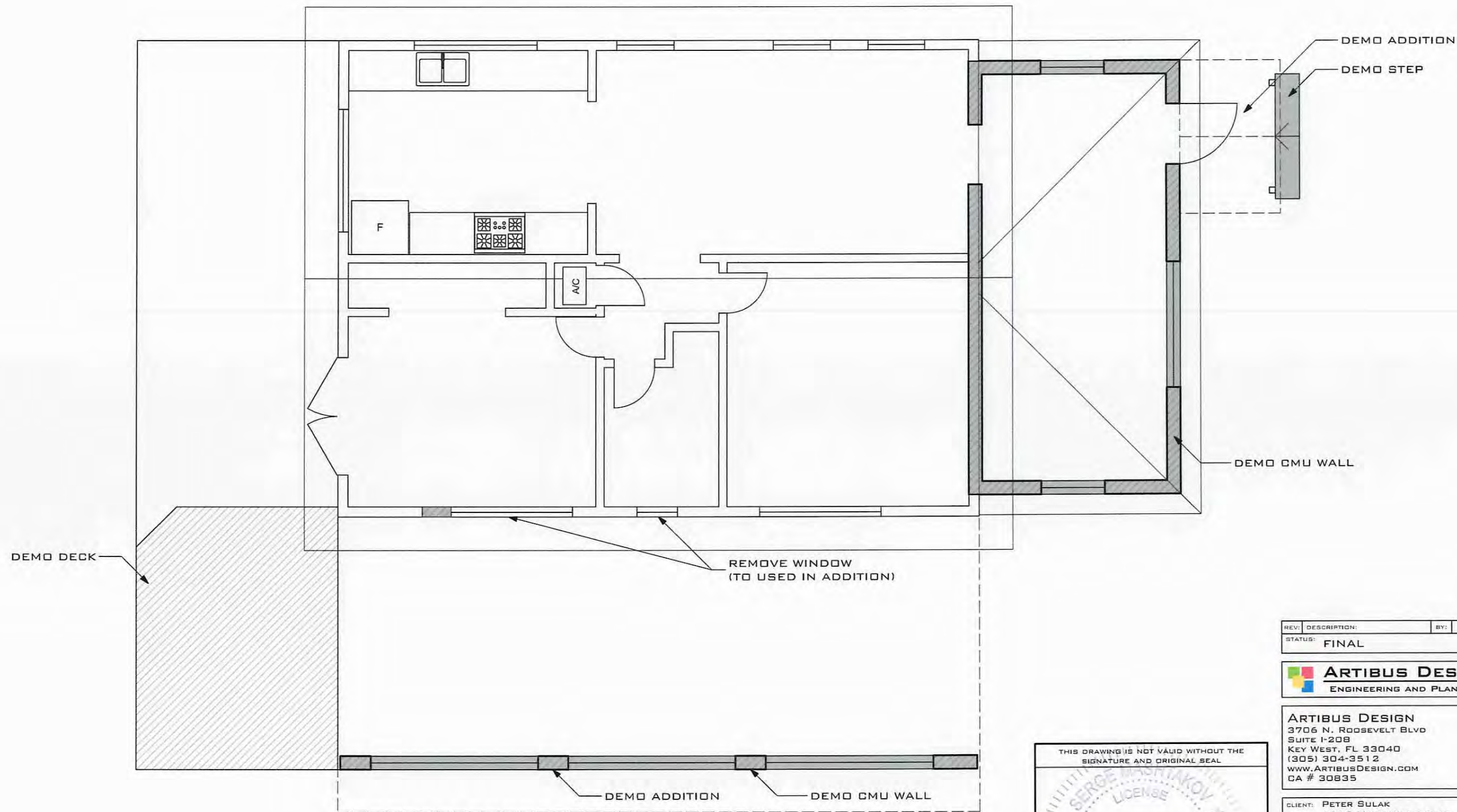
CLIENT: PETER SULAK
1212 MARGARET ST
KEY WEST, FL 33040
T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET ST
KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/27/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-102	1	



EXISTING FLOOR PLAN
SCALE: 3/16" = 1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890
PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

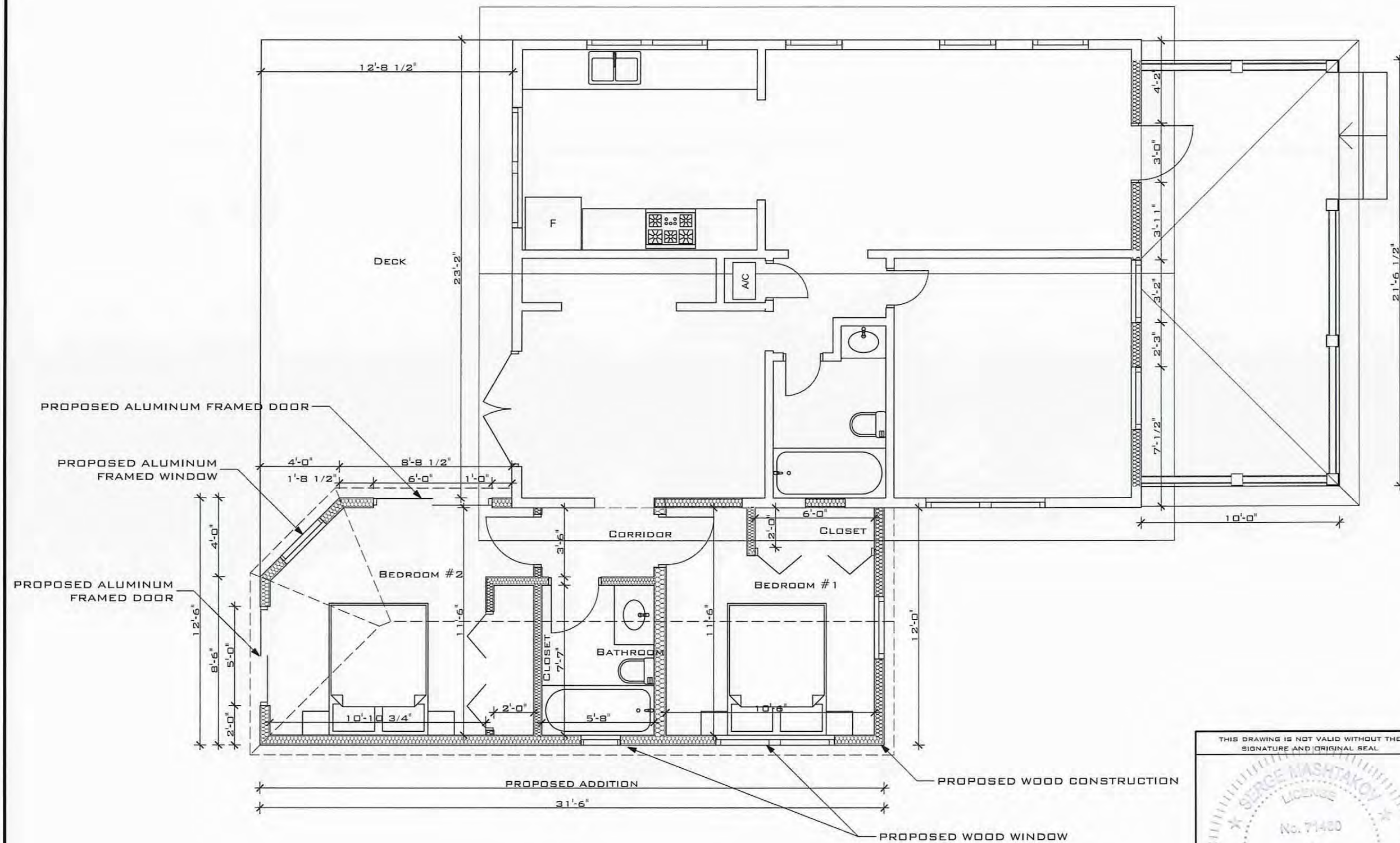
TITLE: **EXISTING FLOOR PLAN**

SCALE AT 1/16": AS SHOWN	DATE: 07/29/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-103	REVISION:	

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SIGNATURE: *[Handwritten Signature]*
DATE: 07/29/2016

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



PROPOSED FLOOR PLAN
 SCALE: 3/16" = 1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: PETER SULAK
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 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

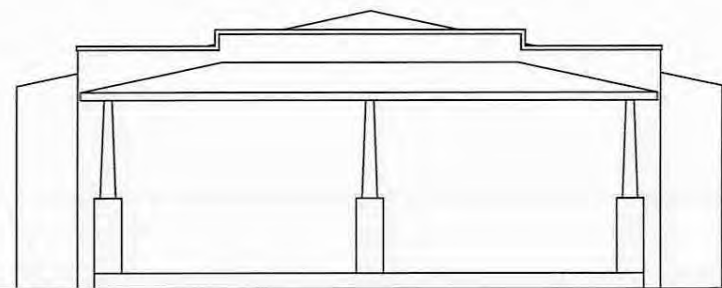
TITLE: **PROPOSED FLOOR PLAN**

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-104		

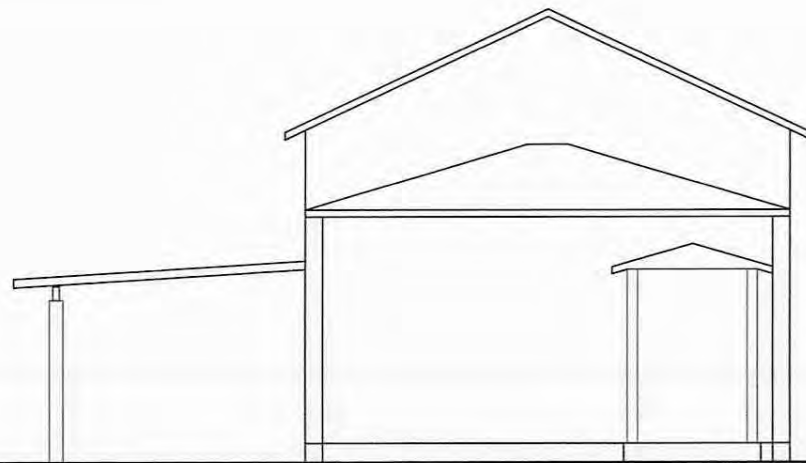
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*
 DATE: 7/29/16

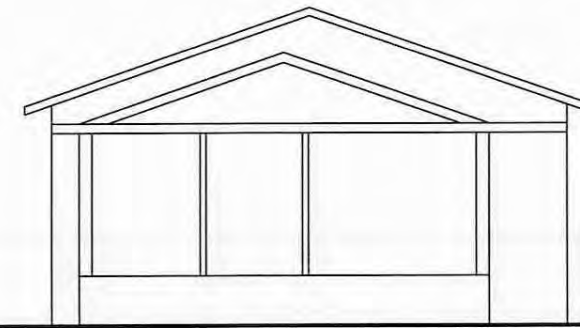
BERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



1216 MARGARET STREET



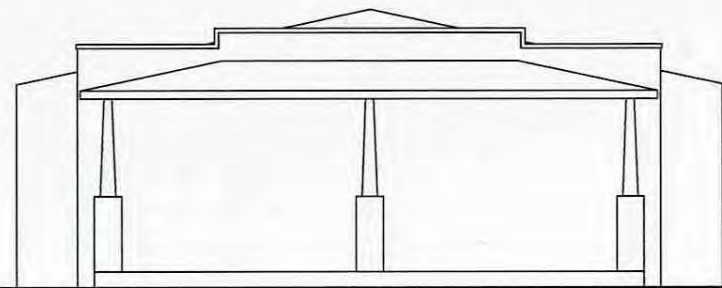
1212 MARGARET STREET



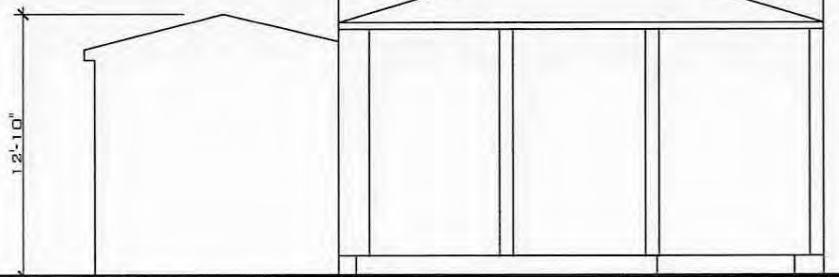
1206 MARGARET STREET

EXISTING STREETScape

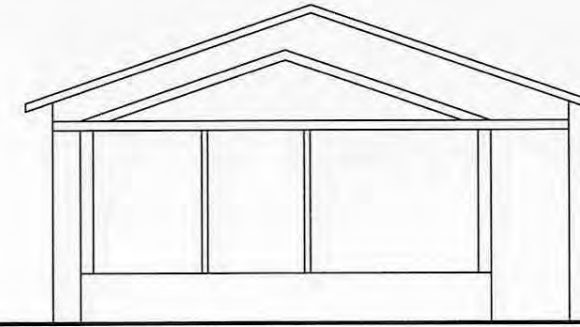
SCALE: 1/8"=1'



1216 MARGARET STREET



1212 MARGARET STREET



1206 MARGARET STREET

PROPOSED STREETScape

SCALE: 1/8"=1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CLIENT: PETER SULAK
 1212 MARGARET STREET
 KEY WEST, FL. 33040
 T: (305) 923-4890
 PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: **STREETScape**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01.08.2016	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-105		

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SIGNATURE: *[Signature]*
 DATE: 03/01/2016

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



FRONT ELEVATION

SCALE: 3/16"=1'



PROPOSED FRONT ELEVATION 001

SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CLIENT: PETER SULAK
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 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: FRONT ELEVATION

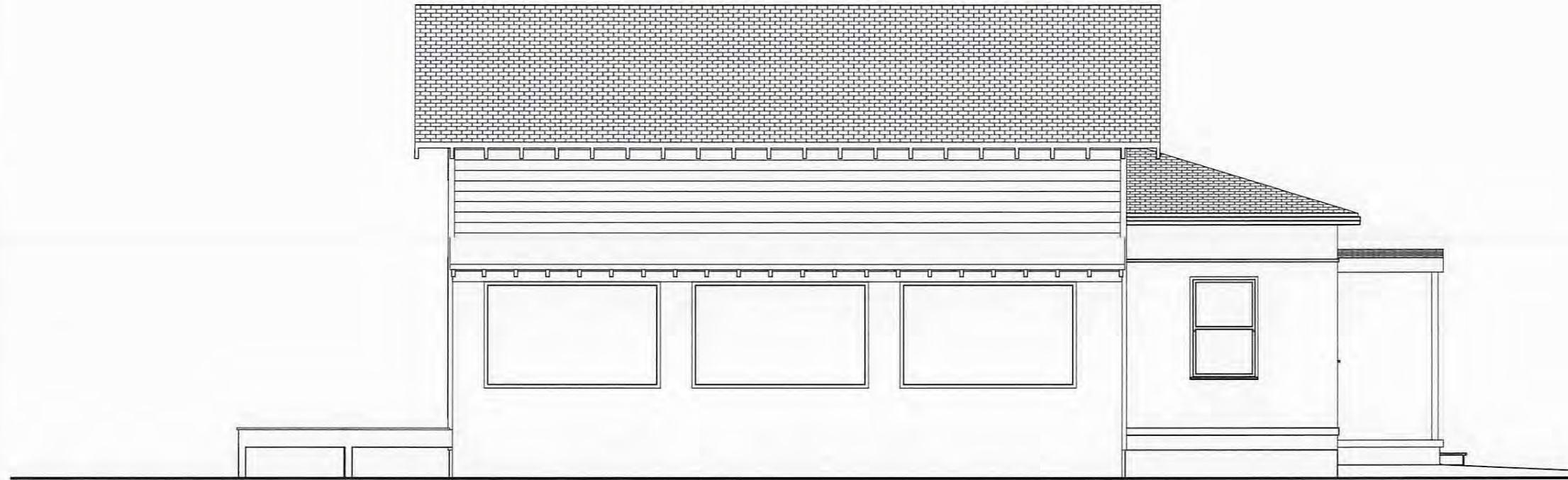
SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/15	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-106		

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

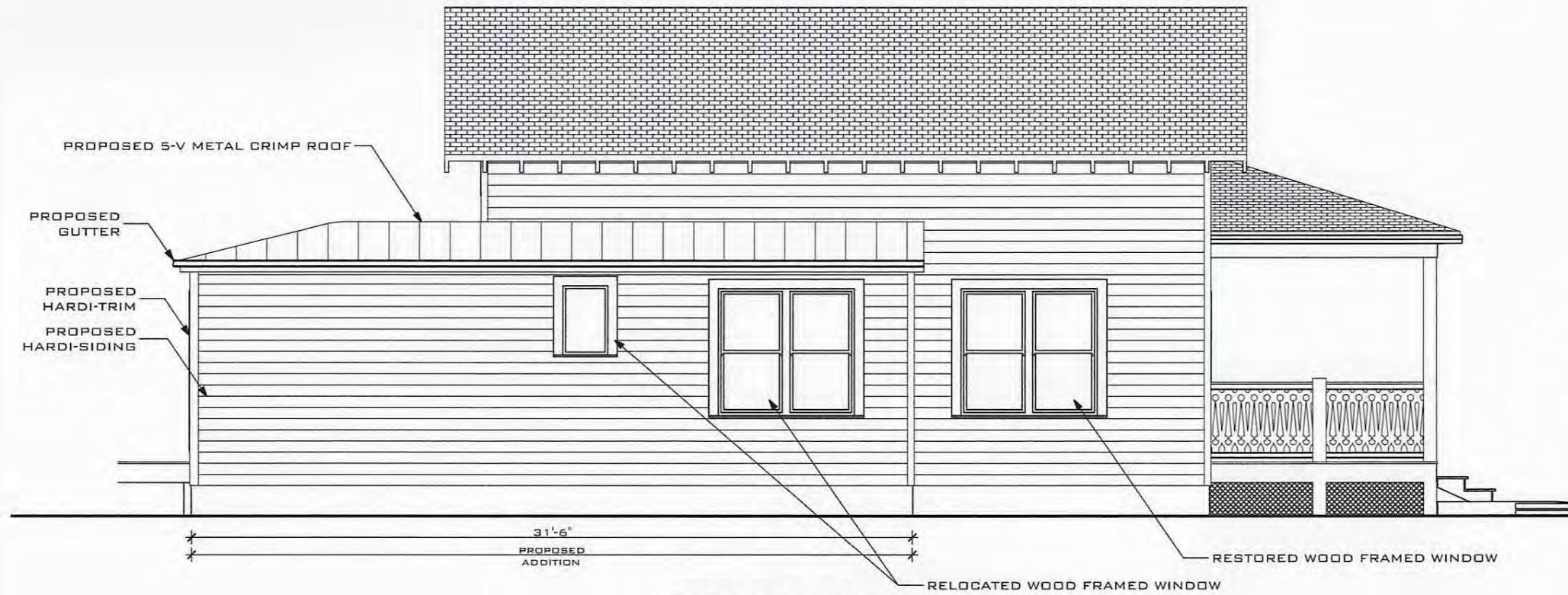
SIGNATURE: *[Handwritten Signature]*

DATE: AUG 01 2016

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



EXISTING SIDE ELEVATION
SCALE: 1/8" = 1'



PROPOSED SIDE ELEVATION
SCALE: 3/16" = 1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CA # 30835

CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890
PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: SIDE ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-107		

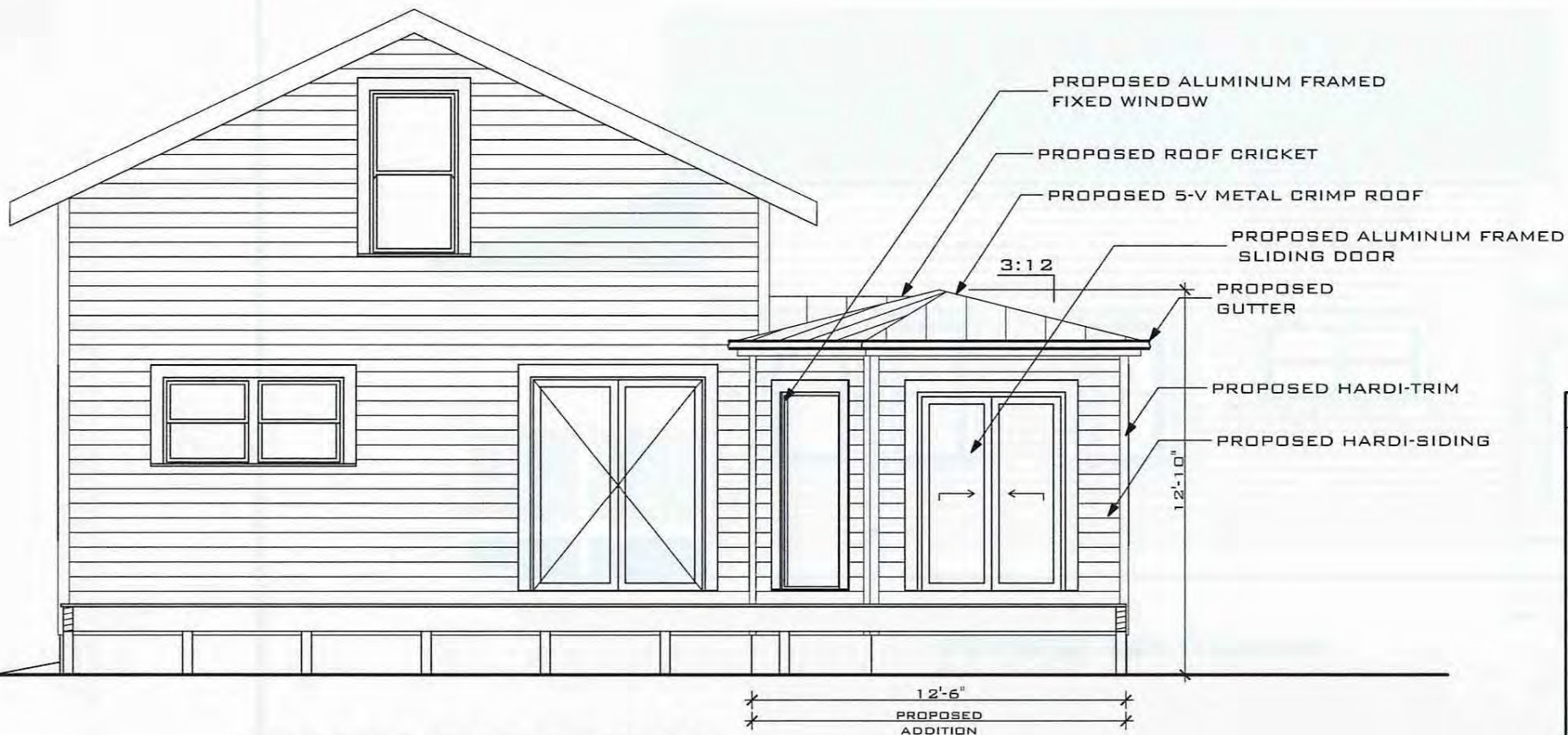
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*
DATE: 07/29/16
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE No 71480



EXISTING REAR ELEVATION

SCALE: 3/16"=1'



PROPOSED REAR ELEVATION

SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: **REAR ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-108		

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*

DATE: 7/29/16

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

BUILD NEW SIDE ADDITION TO MAIN HOUSE. DEMOLITION OF CARPORT.

FOR- #1212 MARGARET STREET

Applicant – Artibus Design

Application #H16-03-0059

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 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Blaise Boyle, 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:
1212 Margaret St on the 15th day of August, 2016.

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 August 23rd, 2016.

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 H16-03-0059.

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

Signed Name of Affiant:

Blaise Boyle
Date: 8/15/16
Address: 410 3rd St
City: Key West
State, Zip: 33040

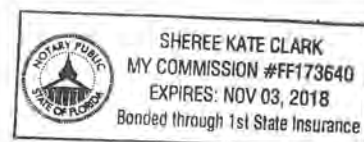
The forgoing instrument was acknowledged before me on this 16th day of August, 2016.

By (Print name of Affiant) Blaise Boyle who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Sherree Clark

Notary Public - State of Florida (seal)
My Commission Expires: 11/3/18



PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1030341 Parcel ID: 00029580-000000

Ownership Details

Mailing Address:

SULAK PETR
1212 MARGARET ST
KEY WEST, FL 33040-3214

All Owners:

SULAK PETR, SULAK-BADON MAGDALENA H/W

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
Housing:** No

Section-

Township- 05-68-25

Range:

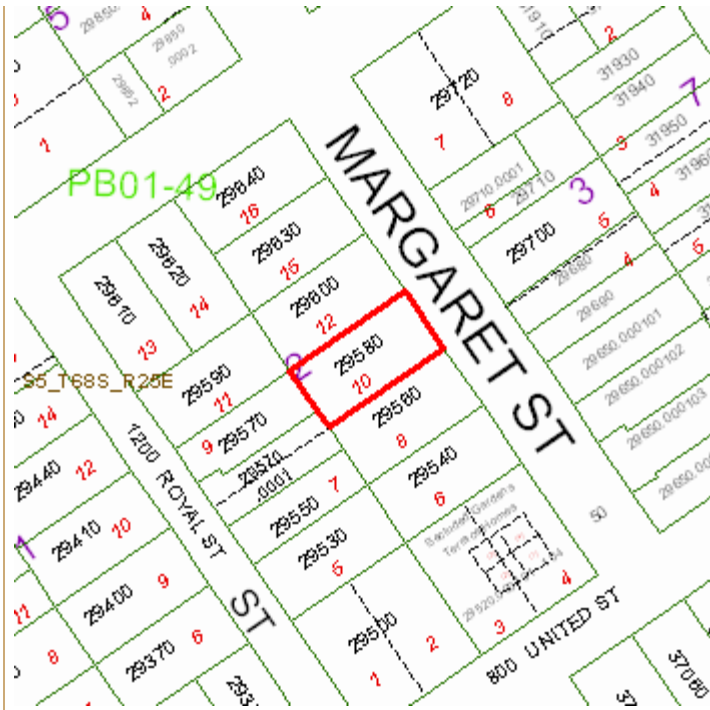
Property

Location: 1212 MARGARET ST KEY WEST

Legal TR 12 SQR 2 LOT 10 KW INVESTMENT CO SUB PB1-49 OR134-179/80 OR994-443D/C OR994-448ORD

Description: OR1591-2417/18ORD OR2136-836D/C OR2335-2161D/C OR2391-1390D/C OR2405-1756/57 OR2409-1154/56ORD
OR2428-384/85 OR2436-197/98 OR2436-199/200 OR2472-466/79

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	46	93	4,278.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 946
 Year Built: 1943

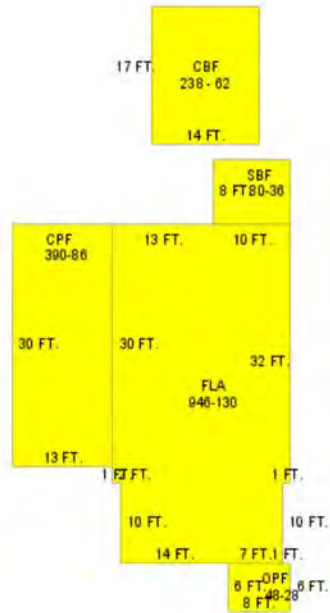
Building 1 Details

Building Type R1 Condition A Quality Grade 450
 Effective Age 24 Perimeter 130 Depreciation % 31
 Year Built 1943 Special Arch 0 Grnd Floor Area 946
 Functional Obs 0 Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS
 Heat 1 NONE Heat 2 NONE Bedrooms 3
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath 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 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	CBF	13:CUSTOM	1	2011	N			238

1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	946
2	<u>CPF</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	390
3	<u>SBF</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	80
4	<u>OPF</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	48

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	238 SF	17	14	2015	2016	4	50
0	WD2:WOOD DECK	714 SF	0	0	2015	2016	4	40
2	PT3:PATIO	404 SF	0	0	1973	1974	2	50
3	AC2:WALL AIR COND	2 UT	0	0	1989	1990	1	20
4	CL2:CH LINK FENCE	928 SF	0	0	1964	1965	1	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-2963	09/15/2010	02/25/2011	1,000	46lf OF 4'H PICKET FENCE AT FRONT WITH 4'H GATE,93lf PICKET ON LEFT SIDE	
10-2096	06/30/2010	02/25/2011	1,500	DEMO AND REMOVE DRYWALL, INSTALL NEW DRYWALL, 960sf	
10-2097	07/01/2011	02/25/2011	2,000	UPGRADE WIRING	
10-2165	07/08/2010	02/25/2011	2,000	REPLACE CAST IRON PIPES FOR 1 TOILET,1 LAV,1 TUB,1 SINK,1WASHER BOX, 1W/H	
14-1691	05/08/2014	02/26/2015	20,000	BUILD 17X14 POOL SURROUNDED BY DECK	

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
2015	92,349	3,124	458,952	554,425	320,979	25,000	295,979
2014	48,938	2,839	318,434	370,211	318,432	25,000	293,432
2013	49,740	2,839	371,670	424,249	313,726	25,000	288,726
2012	50,542	2,839	255,101	308,482	308,482	25,000	283,482
2011	49,740	2,839	275,048	327,627	327,627	25,000	302,627
2010	84,861	2,839	234,852	322,552	322,552	0	322,552
2009	94,626	2,839	300,545	398,010	398,010	0	398,010
2008	88,143	2,839	447,501	538,483	538,483	0	538,483
2007	158,177	2,768	444,912	605,857	132,068	25,500	106,568
2006	243,846	2,768	342,240	588,854	128,847	25,500	103,347

2005	175,047	2,768	363,630	541,445	125,094	25,500	99,594
2004	132,734	2,768	265,236	400,738	121,450	25,500	95,950
2003	124,926	2,861	98,394	226,181	119,186	25,500	93,686
2002	98,548	2,955	98,394	199,897	116,393	25,500	90,893
2001	83,515	3,088	98,394	184,997	114,561	25,500	89,061
2000	84,517	4,066	72,726	161,309	111,225	25,500	85,725
1999	67,649	4,087	72,726	144,462	108,301	25,500	82,801
1998	55,678	3,514	72,726	131,918	106,596	25,000	81,596
1997	50,110	3,299	64,170	117,580	104,815	25,000	79,815
1996	36,191	2,482	64,170	102,842	101,763	25,000	76,763
1995	34,242	2,006	64,170	100,418	99,281	25,000	74,281
1994	30,623	1,878	64,170	96,671	96,671	25,000	71,671
1993	32,567	1,212	64,170	97,949	97,949	25,000	72,949
1992	32,567	1,252	64,170	97,988	97,988	25,500	72,488
1991	41,498	83	64,170	105,750	105,750	25,500	80,250
1990	32,764	83	43,850	76,696	76,696	25,500	51,196
1989	24,252	75	42,780	67,107	67,107	25,000	42,107
1988	21,196	75	34,224	55,495	55,495	25,000	30,495
1987	20,996	75	23,101	44,172	44,172	25,000	19,172
1986	21,103	75	23,101	44,279	44,279	25,500	18,779
1985	20,622	75	15,401	36,098	36,098	25,000	11,098
1984	19,289	75	15,401	34,765	34,765	25,000	9,765
1983	19,289	75	15,401	34,765	34,765	25,000	9,765
1982	19,656	75	13,347	33,078	33,078	25,000	8,078

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
6/22/2010	2472 / 466	285,000	<u>WD</u>	<u>02</u>
9/30/2009	2436 / 199	100	<u>QC</u>	<u>11</u>
8/12/2009	2436 / 197	100	<u>QC</u>	<u>11</u>

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