



Staff Report for Item 24

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: April 26, 2016

Applicant: Anthony Architecture

Application Number: H16-03-0026

Address: #608 Ashe Street

Description of Work:

Changes to fenestrations.

Site Facts:

The house at 608 Ashe Street is listed as an altered contributing structure by the survey. First appearing on the 1912 Sanborn map as a one and half story structure that is marked "building material," the structure was enlarged sometime between 1948 and 1962, when it appears as a two story structure. The 1965 photograph shows a two story building, similar to many Key West one and half story structures where the half story was expanded into a full second story. Since then, the front façade of the building has been heavily altered. None of the fenestrations on the second floor are original to the building or historic. The building had an exterior staircase in the 1965 photograph, but it is not the same staircase that exists today.

Guidelines Cited in Review:

Additions and Alterations/New Construction (pages 36-38a), specifically guidelines 1 through 8 for additions and alterations.

Windows (pages 29-30), specifically guidelines 3 and 6.

Staff Analysis

This Certificate of Appropriateness proposes the changes to fenestrations for a contributing, albeit altered structure. The changes include the infill of a non-original window on the front façade of the building. The opening will have a permanently closed shutter applied on top. Another window on the south and north elevation will also be infilled with a permanently closed shutter. The exterior staircase and a small window on the north elevation will be removed and replaced with some of the other removed windows. Another window on the rear will be infilled with a permanently closed shutter. Landscaping will replace the area where the exterior staircase is located.

Consistency with the Guidelines

While the guidelines state that no original windows should be infilled, the windows proposed to be permanently closed are not original to the structure, as the structure originally did not have a second floor. Staff feels the proposed changes will have no adverse impact on the historic structure that has already been greatly altered. Therefore, the project is consistent with the guidelines regarding additions and alterations and windows.

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

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

ADDRESS OF PROPOSED PROJECT:	608 Ashe Street		# OF UNITS 1
RE # OR ALTERNATE KEY:	00010380-000000		
NAME ON DEED:	Celeste Schettig	PHONE NUMBER	305.900.0404
OWNER'S MAILING ADDRESS:	609 Francis Street	EMAIL	cmusa@earthlink.net
	Key West, Florida 33040		
CONTRACTOR COMPANY NAME:	N/A	PHONE NUMBER	N/A
CONTRACTOR'S CONTACT PERSON:	N/A	EMAIL	N/A
ARCHITECT / ENGINEER'S NAME:	Anthony Architecture, LLC	PHONE NUMBER	305.395.2846
ARCHITECT / ENGINEER'S ADDRESS:	1615 United Street	EMAIL	Anthony@AnthonyArchitecture.com
	Key West, Florida 33040		

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: N/A

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: <input checked="" type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input checked="" type="checkbox"/> REMODEL <input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input checked="" type="checkbox"/> WITHIN FLOOD ZONE 'X' <input checked="" type="checkbox"/> DEMOLITION <input checked="" type="checkbox"/> SITE WORK <input checked="" type="checkbox"/> INTERIOR <input checked="" type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Project includes demolition of existing exterior stair and door, removal of four existing windows and enclosing to mimic closed shutters, replacement of non-historic window with one removed window, and interior stair to connect the two floors. with one removed window, and interior stair to connect the two floors.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:
OWNER PRINT NAME:	QUALIFIER PRINT NAME: Anthony D. Sarno
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>Anthony D. Sarno</i>
Notary Signature as to owner:	Notary Signature as to qualifier: <i>Stacy L. Gibson</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>22nd</u> DAY OF <u>March</u> , 20 <u>14</u> .
Personally known or produced _____ as identification	<div style="border: 2px solid black; padding: 5px; display: inline-block;">  </div> 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: [Refer to enclosed documents](#)

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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 _____

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 d emolition 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 stairs proposed for demolition were constructed approximately 1989 and are not historic.

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.

The stairs proposed for demolition is not significant and distinguishable.

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

The building is not associated with events that have made a 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.

The building does not have significant character, interest, or value as part of the city, state, or nation and is not associated with the life of a person significant in the past.

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

The building is not on the site of a historic event.

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

The building does not exemplify the cultural, political, economic, social, or historic heritage of the city.

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

The building 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.

The building is not part of or related to a square, park, or other distinctive area.

- (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.

The building does not have a unique location or singular physical characteristics which represents and established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in the neighborhood.

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

The building has not and it is not anticipated to yield information important to history.

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 Plans included are conceptual, with full construction plans to be submitted upon successful approval by HARC.

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.

The proposed changes include removal of existing non-historic egress stairs.

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

The proposed changes will not impact existing relationships between buildings or structures or existing open space.

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.

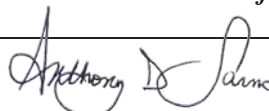
The proposed demolition is to non-historic stairs.

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

Proposed demolition is to an historic building, removing non-historic elements.

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: [On behalf of Owner](#)

DATE AND PRINT NAME: [April 15, 2016 - Anthony D. Sarno](#)

OFFICE USE ONLY

BUILDING DESCRIPTION:

Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____
 Not listed Year built _____ Comments _____

Reviewed by Staff on _____
 Notice of hearing posted _____
 First reading meeting date _____
 Second Reading meeting date _____
TWO YEAR EXPIRATION DATE _____

Staff Comments

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as President
(print name) *(print position; president, managing member)*
of Anthony Architecture, LLC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

608 Ashe Street, Key West, Florida 33040

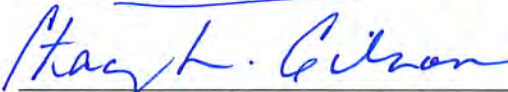
Street Address of subject property

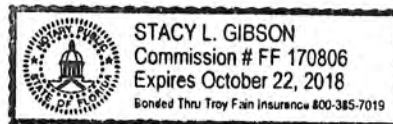
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this January 21, 2016
date
ANTHONY D. SARNO
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

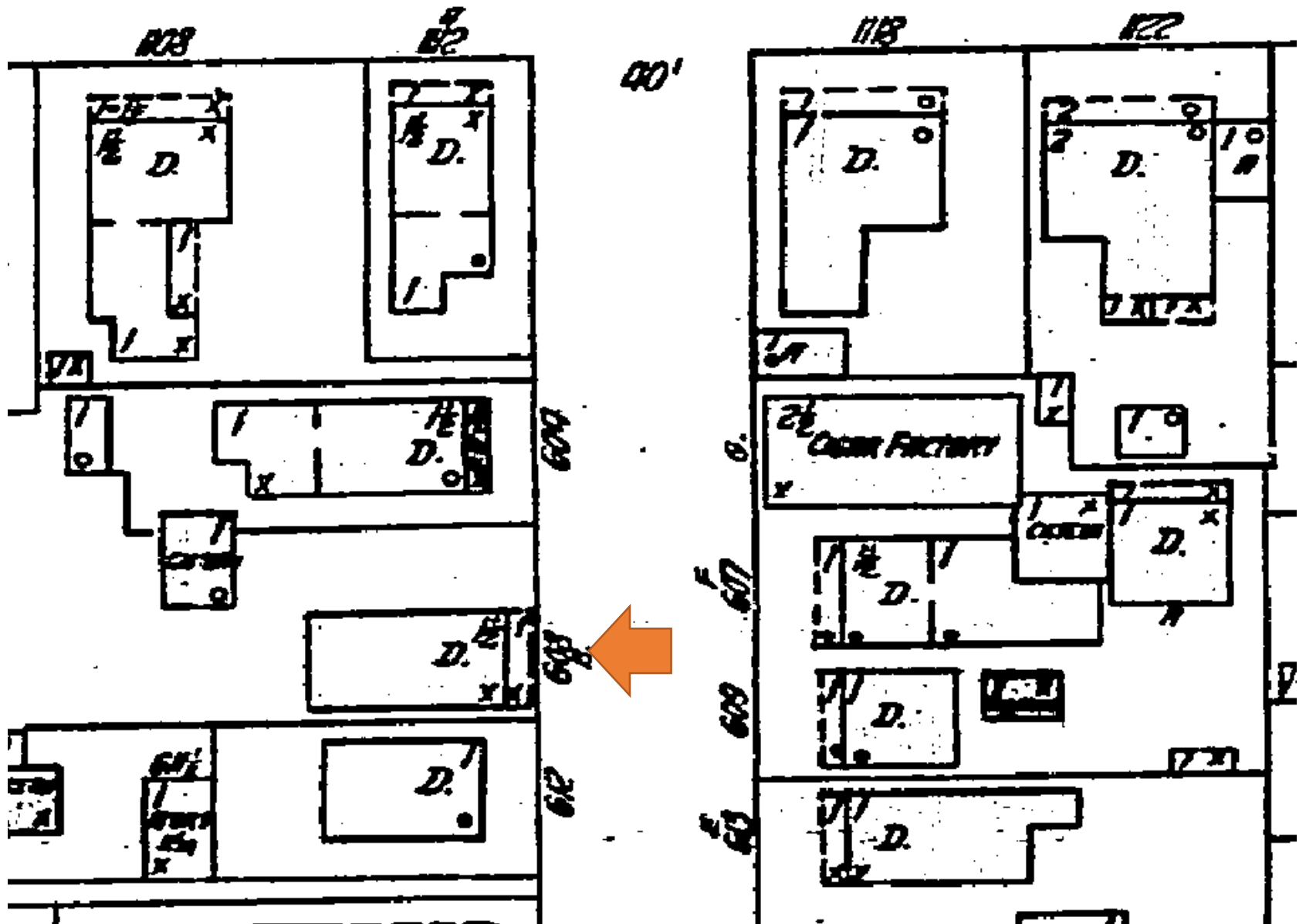

Notary's Signature and Seal



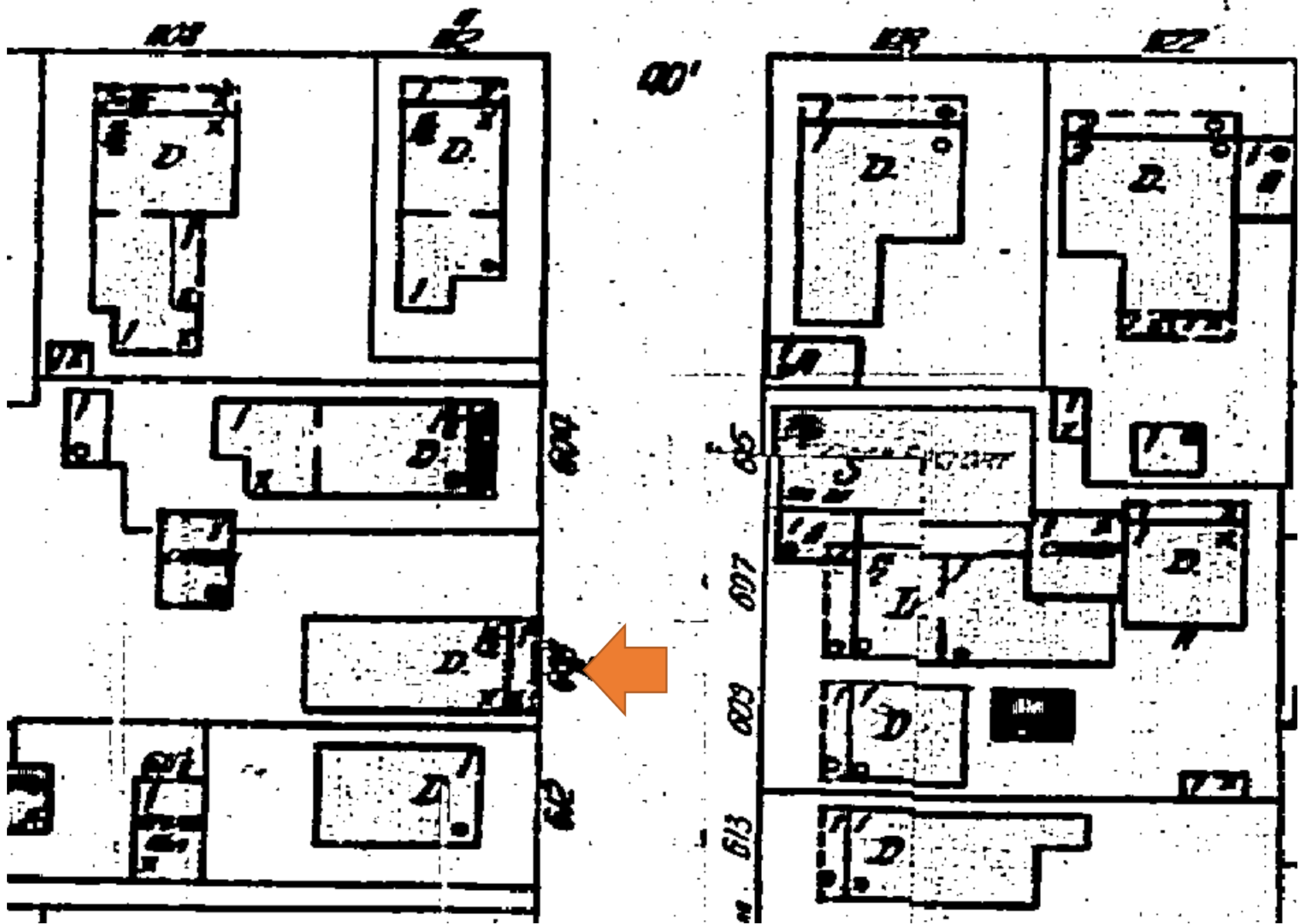
STACY L. GIBSON
Name of Acknowledger typed, printed or stamped

FF # 170806
Commission Number, if any

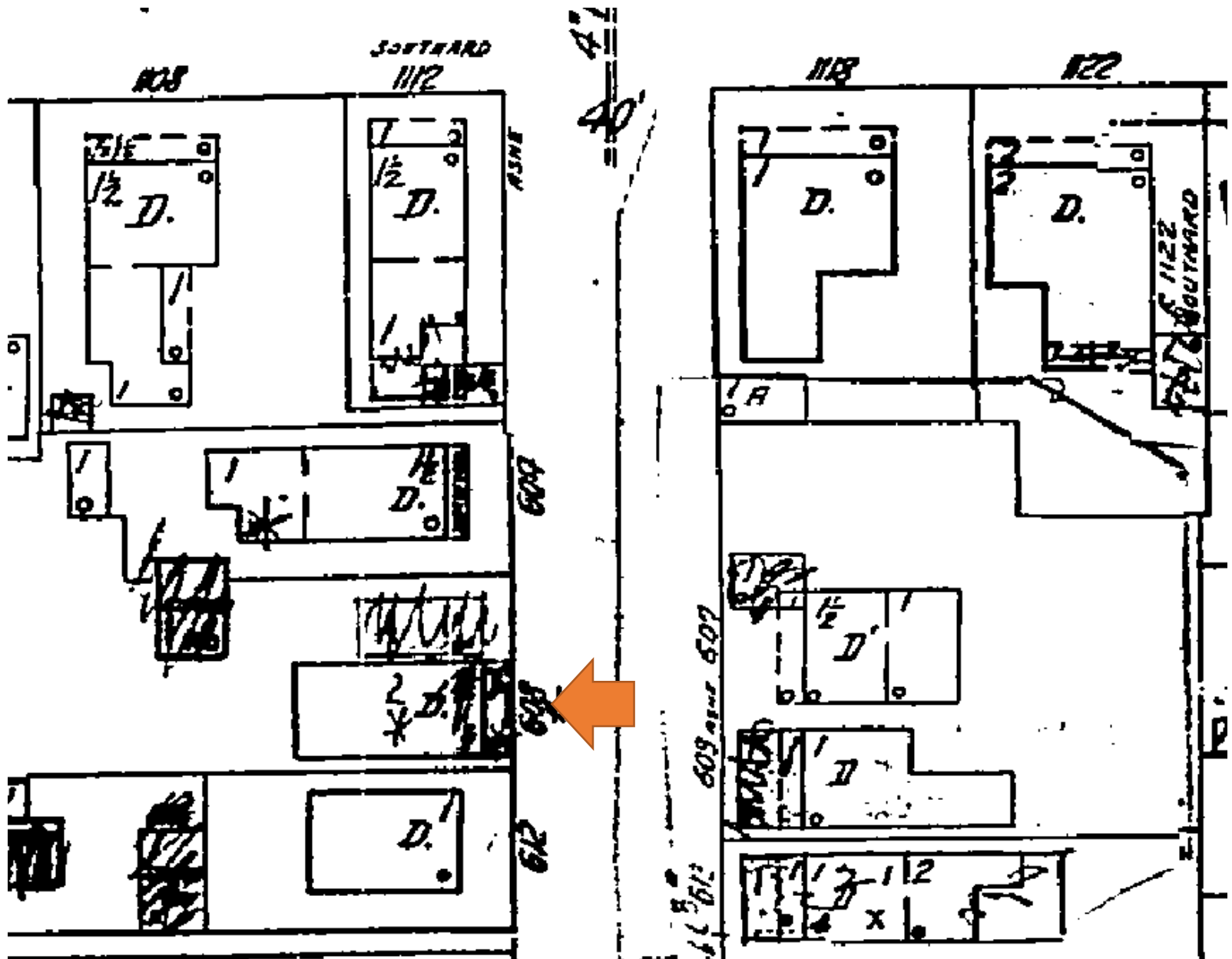
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



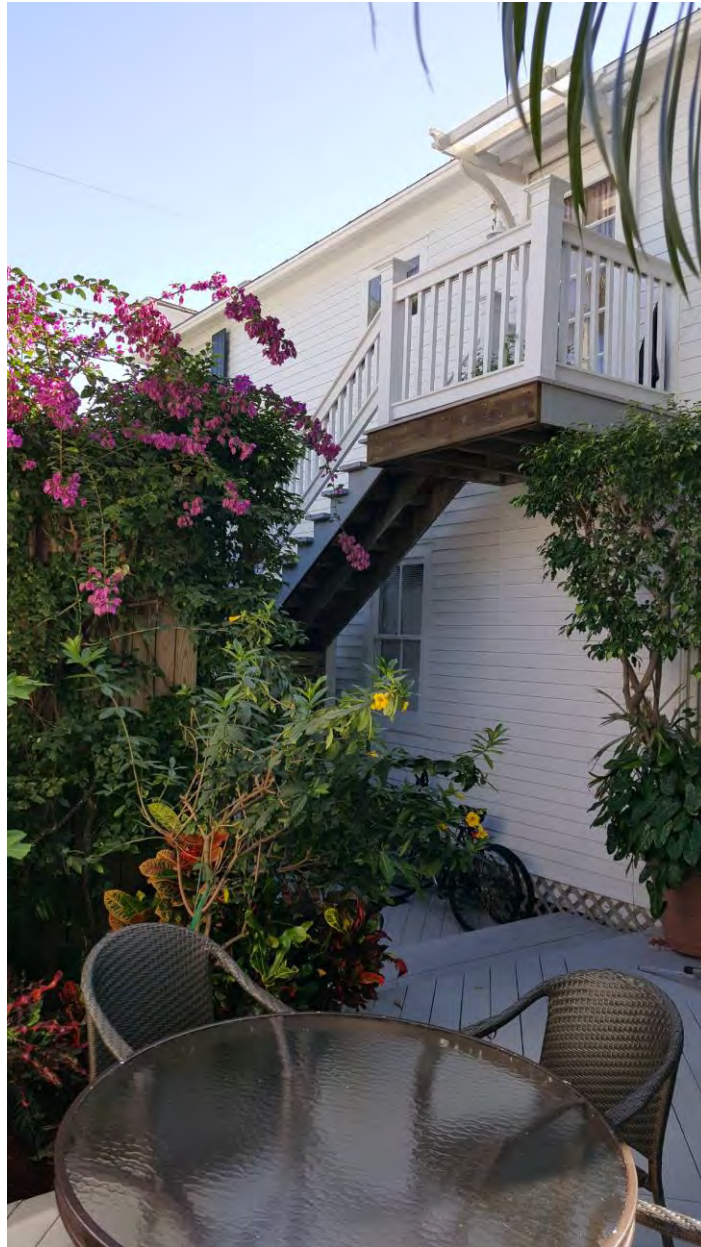
Property Appraiser's Photograph, c.1965. Monroe County Public Library.

PHOTO DOCUMENTATION PACKAGE: 608 ASHE STREET



608 Ashe Street – Street View

PHOTO DOCUMENTATION PACKAGE: 608 ASHE STREET



Existing Stairs to be Removed

PHOTO DOCUMENTATION PACKAGE: 608 ASHE STREET



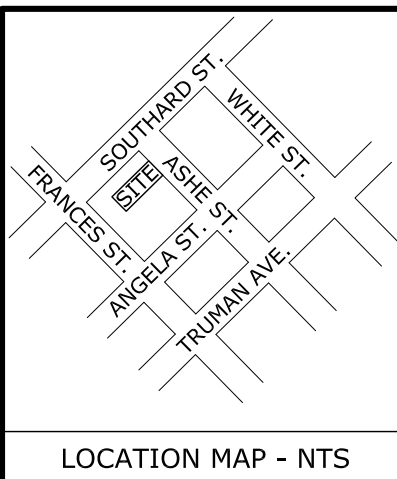
Existing Rear Addition

PHOTO DOCUMENTATION PACKAGE: 608 ASHE STREET



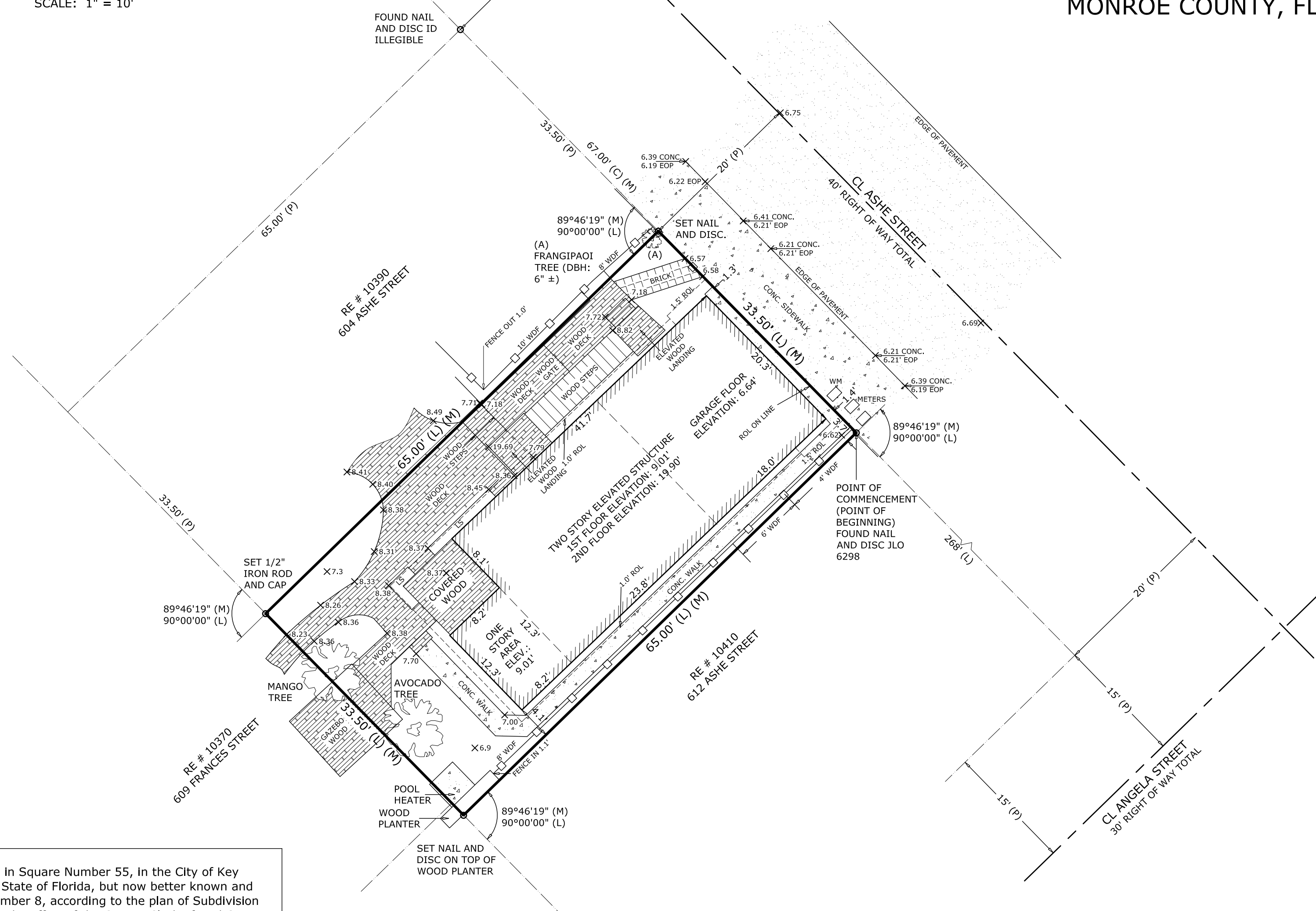
Existing Rear Façade and Single Story Addition with Side Egress Stairs

SURVEY



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 10'

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
A PART OF LOT NUMBER 3, SQUARE 55
CITY OF KEY WEST
AKA
PART OF LOT NUMBER 8, SQUARE 55
BOOK "I", PAGES 36 AND 37
MONROE COUNTY, FLORIDA



BEARING BASE:
NONE (FIELD MEASURED ANGLES)

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
608 ASHE STREET
KEY WEST, FLORIDA

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD29
VERTICAL DATUM

BENCHMARK USED: PID AA0020
STAMPING: D 121 1945
MARK LOGO: CGS
EL. 3.91', NGVD29

I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP -
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
REVISED EFFECTIVE DATE: 02-18-05
THE HERON DESCRIBED
PROPERTY APPEARS TO BE IN -
FLOOD ZONE: X
BASE ELEVATION: NONE

LEGAL DESCRIPTION:
Part of original Lot Number 3 in Square Number 55, in the City of Key West, County of Monroe and State of Florida, but now better known and described as a part of Lot Number 8, according to the plan of Subdivision of said Square 55 recorded in the office of the County Clerk of said County in Book "I", pages 36 and 37;

Said Lot commencing at a point on a New 40 Foot (or Ashe) Street, distant from the corner of said New (or Ashe) and Angela Streets, 268 feet, and running thence in a Northwesterly direction along the said New (or Ashe) Street, 33 feet and 6 inches; thence at right angles in a Southwesterly direction 65 feet; thence at right angles in a Southeasterly direction 33 feet and 6 inches; thence at right angles in a Northeasterly direction 65 feet to the point of beginning on the said New (or Ashe) Street.

CERTIFIED TO:
ROBERT C. SCHETTIG AND CELESTE M. SCHETTIG

NOTES:
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	PC = PLAT	TOB = TOP OF BANK
BO = BLOW OUT	FND = FOUND	PC = POINT OF CURVE	TOS = TOE OF SLOPE
C = CALCULATED	FND&D = FOUND NAIL & DISK (#XXXX)	PCC = POINT OF COMPOUND CURVE	TS = TRAFFIC SIGN
C&G = 2" CONCRETE CURB & GUTTER	FO = FENCE OUTSIDE	PCP = PERMANENT CONTROL POINT	TYP = TYPICAL
CB = CONCRETE BLOCK	FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	UEASE = UTILITY EASEMENT
CBW = CONCRETE BLOCK WALL	GL = GRADE BREAK	PK = PARKER KALON NAIL	UC = CONCRETE UTILITY POLE
CBRW = CONCRETE BLOCK RETAINING WALL	GI = GRATE INLET	PM = PARKING METER	UPM = METAL UTILITY POLE
CL = CENTERLINE	GL = GROUND LEVEL	POB = POINT OF BEGINNING	UPW = WOOD UTILITY POLE
CLF = CHAINLINK FENCE	GW = GUY WIRE	POC = POINT OF COMMENCEMENT	VB = VIDEO BOX
CM = CONCRETE MONUMENT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE	WD = WOOD DECK
CONC = CONCRETE	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT	WFF = WOOD FENCE
C/S = CONCRETE SLAB	IR = IRON ROD	R = RADIUS	WL = WOOD LANDING
CVRD = COVERED	LE = LOWER ENCLOSURE	ROL = ROOF OVERHANG LINE	WM = WATER METER
D = DEED	LS = LANDSCAPING	ROWL = RIGHT OF WAY LINE	WRACK LINE = LINE OF DEBRIS ON SHORE
DEASE = DRAINAGE EASEMENT	M = MEASURED	R/W = RIGHT OF WAY	WV = WATER VALVE
DELTA = DELTA ANGLE	MB = METAL BOX	SCO = SANITARY CLEAN-OUT	T = TREE
DWH = DRAINAGE MANHOLE	MHWL = MEAN HIGH WATER LINE	SN&D = SET NAIL & DISK LB 7846	TBW = BUTTWOOD
EB = ELECTRIC BOX	MTLF = METAL FENCE	SIR = SET IRON ROD 1/2" LB 7846	TGL = GUMBO LIMBO
EL = ELEVATION	NAVD = NORTH AMERICAN VERTICAL DATUM (1989)	SMH = SANITARY MANHOLE	TRIA = MAHOGANY TO = OAK
ELEV = ELEVATED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	SPV = SPRINKLER CONTROL VALVE	TPA = PALM
EM = ELECTRIC METER	NTS = NOT TO SCALE	SV = SEWER VALVE	YRAC = COCONUT PALM
ENCL = ENCLOSURE	OHV = OVERHEAD WIRES	TB = TELEPHONE BOX	TSCH = SCHEFFLERA
FEE = FINISHED FLOOR ELEVATION		TBM = TIDAL BENCHMARK	TSG = SEAGRASS
FR = FIRE HYDRANT		TMH = TELEPHONE MANHOLE	TUNK = UNKNOWN

SCALE: 1"=10'
FIELD WORK DATE: 02/04/16
REVISION DATE: -/-/
SHEET 1 OF 1
DRAWN BY: GF
CHECKED BY: RER
INVOICE #: 16020303

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED: *Robert C. Schettig*
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

PROPOSED DESIGN

Schettig Residence

RESIDENTIAL RENOVATION

608 ASHE STREET, KEY WEST, FLORIDA 33040

HARC REVISION

APRIL 15, 2016

TEAM

Contractor

ConqWest Carpentry, Inc.
1200 Fourth Street, #110, Key West
305.304.2817
ConqWest@hotmail.com

Owner

Celeste Schettig
609 Francis Street, Key West
305.900.0404

A/E

Anthony Architecture, LLC
1615 United Street, Key West
305.395.2846
Anthony@AnthonyArchitecture.com

APPROVALS

DRC

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

PLANNING

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

TREE

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

CITY COMMISSION

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

HARC

Submitted: April 1, 2016
Revision: April 15, 2016
Meeting (1st Reading): April 26, 2016
Meeting (2nd Reading): Not Required
Approval #: N/A



Anthony Architecture, LLC
info@AnthonyArchitecture.com | 305.395.2846



Anthony Architecture, LLC

1615 United Street
Key West, Florida 33040
305.395.2846

info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

DATE
April 15, 2016

PROJECT
608 Ashe Street, Key West, Florida 33040

PROJECT

Residential Renovation

- AT -

608 Ashe Street

- FOR -

CLIENT

Celeste Schettig
609 Francis Street, Key West
305.900.0404

REVISIONS

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017



SCOPE OF WORK

This project includes the interior renovation of the existing residence with limited exterior work to include removal of an existing egress stair and door, removal of four windows at the second floor, enclosing them to look like closed shutters, and replacement of one non-historic window with one of the removed windows. Interior scope of work includes adding interior stair to connect the two existing floors, full interior renovation for new layout, reconfiguration of existing power and lighting using the existing service and circuiting, reconfiguration of the existing HVAC using the existing equipment, and reconfiguration of the existing plumbing using the existing water supply and sanitary.

BUILDING CODE REVIEW

2014 Florida Building Code, Residential

2014 Florida Building Code, Energy Conservation, Section R101.4.2 Historic Buildings: Any building certified as a contributing resource with a locally designated historic district is exempt from this code.

ULTIMATE WIND SPEED - 160 MPH | NOMINAL WIND SPEED - 139 MPH | WIND EXPOSURE - D

ULTIMATE WIND SPEED AND FACTORED WIND SPEED PER ASCE 7-10

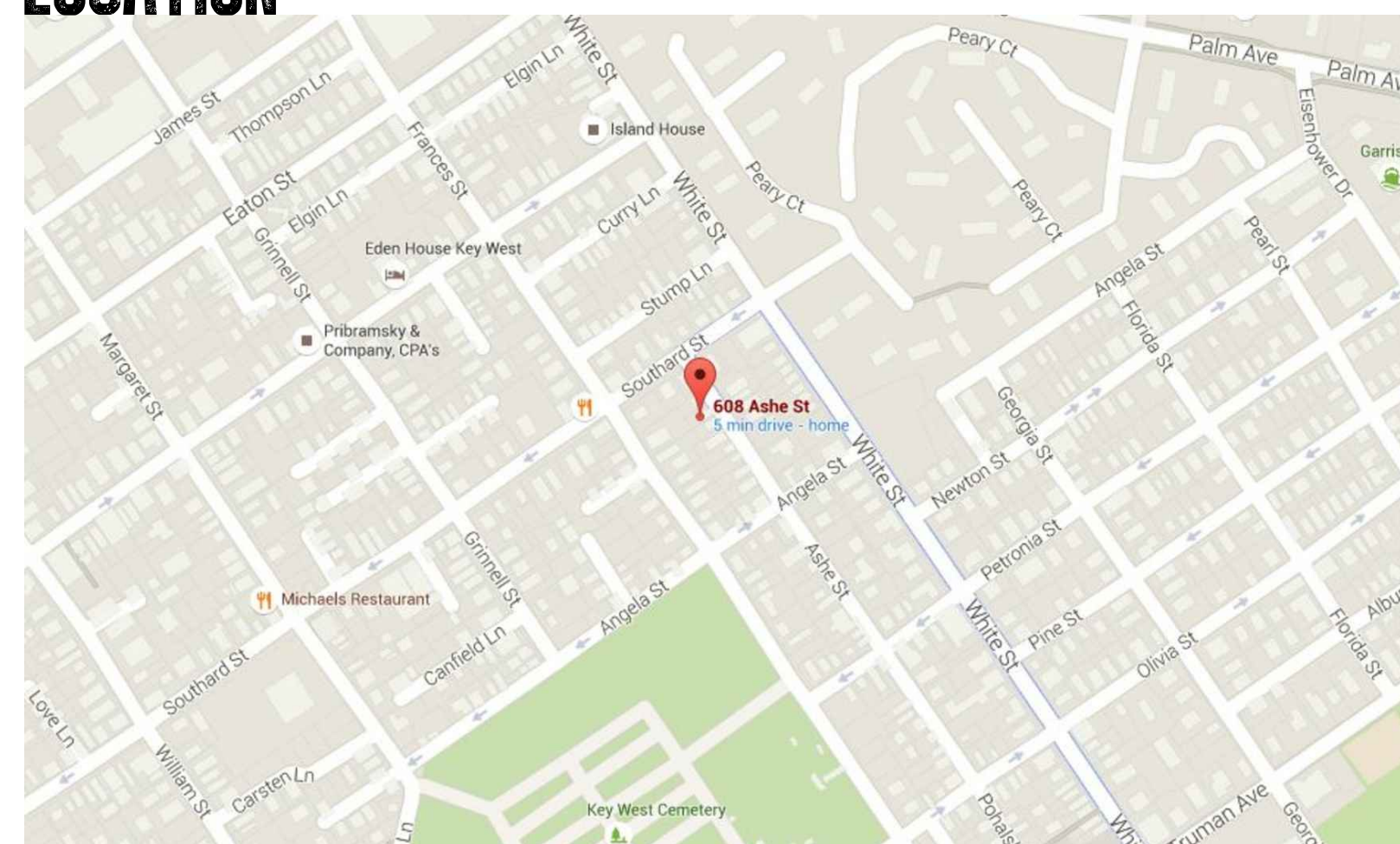
INDEX OF DRAWINGS

- A0.1 - Cover Sheet
- AE1.1 - Existing Site Plan
- AE1.2 - Existing Calc Plan & Data Table
- AE3.1 - Existing Exterior Elevations
- AD2.1 - Demolition Floor Plans
- A1.1 - Site Plan
- A1.2 - Proposed Calc Plan & Data Table
- A2.1 - First and Second Floor Plans
- A3.1 - Exterior Elevations

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFIRM TO THE 2014 FLORIDA BUILDING CODE AND ALL APPLICABLE CODES IN THE CITY OF KEY WEST.
- DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCY.
- NOTIFY THE ARCHITECT OF CONDITIONS ENCOUNTERED IN THE FILED CONTRARY TO THOSE SHOWN ON THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC.
- COORDINATE THE CONTRACT DOCUMENTS WITH MECHANICAL, PLUMBING, ELECTRIC, AND CIVIL DRAWINGS.
- COORDINATE AND VERIFY FLOOR AND ROOF OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.

LOCATION





Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

1615 United Street
Key West, Florida 33040
305.395.2846

info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

REAR SETBACK - WEST
REQUIRED: 20'-0"
EXISTING: 12'-8"

EXISTING EQUIPMENT AND
CONCRETE PAD TO REMAIN.
NO WORK.

EXISTING GAZEBO TO
REMAIN. NO WORK.

EXISTING ONE STORY REAR
ADDITION TO REMAIN. NO
WORK.

EXISTING PVIOUS DECKING
TO REMAIN. NO WORK.

EXISTING TWO STORY HOME
TO REMAIN. ALL WORK TO
OCCUR ON THE INTERIOR. NO
EXTERIOR WORK.

EXISTING EXTERIOR STAIRS TO
REMAIN. NO WORK.

SIDE SETBACK - NORTH
REQUIRED: 5'-0"
EXISTING: 3'-1"

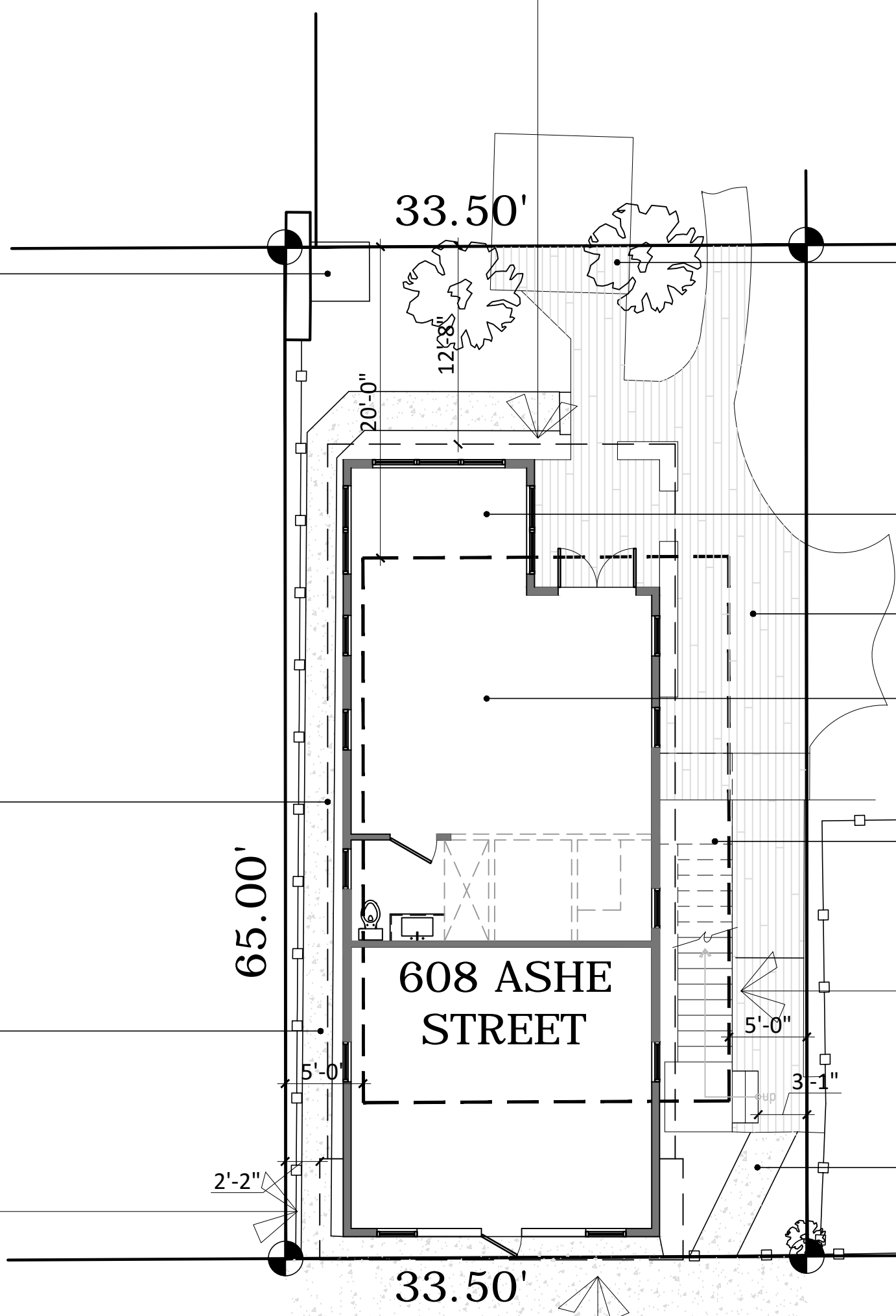
EXISTING SIDEWALK TO
REMAIN. NO WORK.

EXISTING ROOF OVERHANG
TO REMAIN. NO WORK.

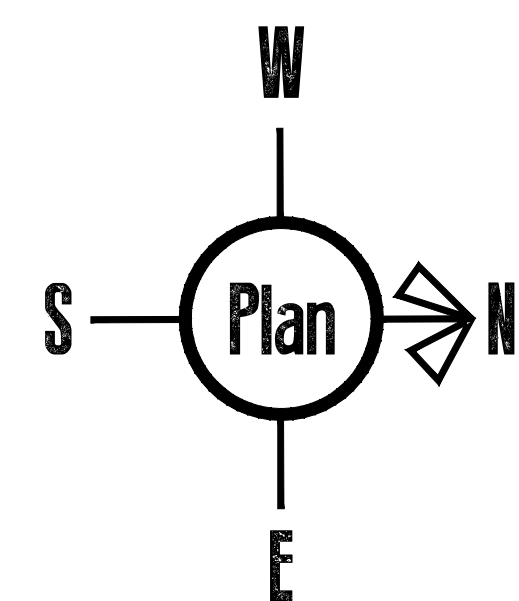
EXISTING SIDEWALK TO
REMAIN. NO WORK.

SIDE SETBACK - SOUTH
REQUIRED: 5'-0"
EXISTING: 2'-2"

FRONT SETBACK - EAST
REQUIRED: 10'-0"
EXISTING: 0'-0"



ASHE STREET
40' RIGHT OF WAY



01 Existing Site Plan
1/8" = 1'-0"



PROJECT
608 Ashe Street, Key West, Florida 33040

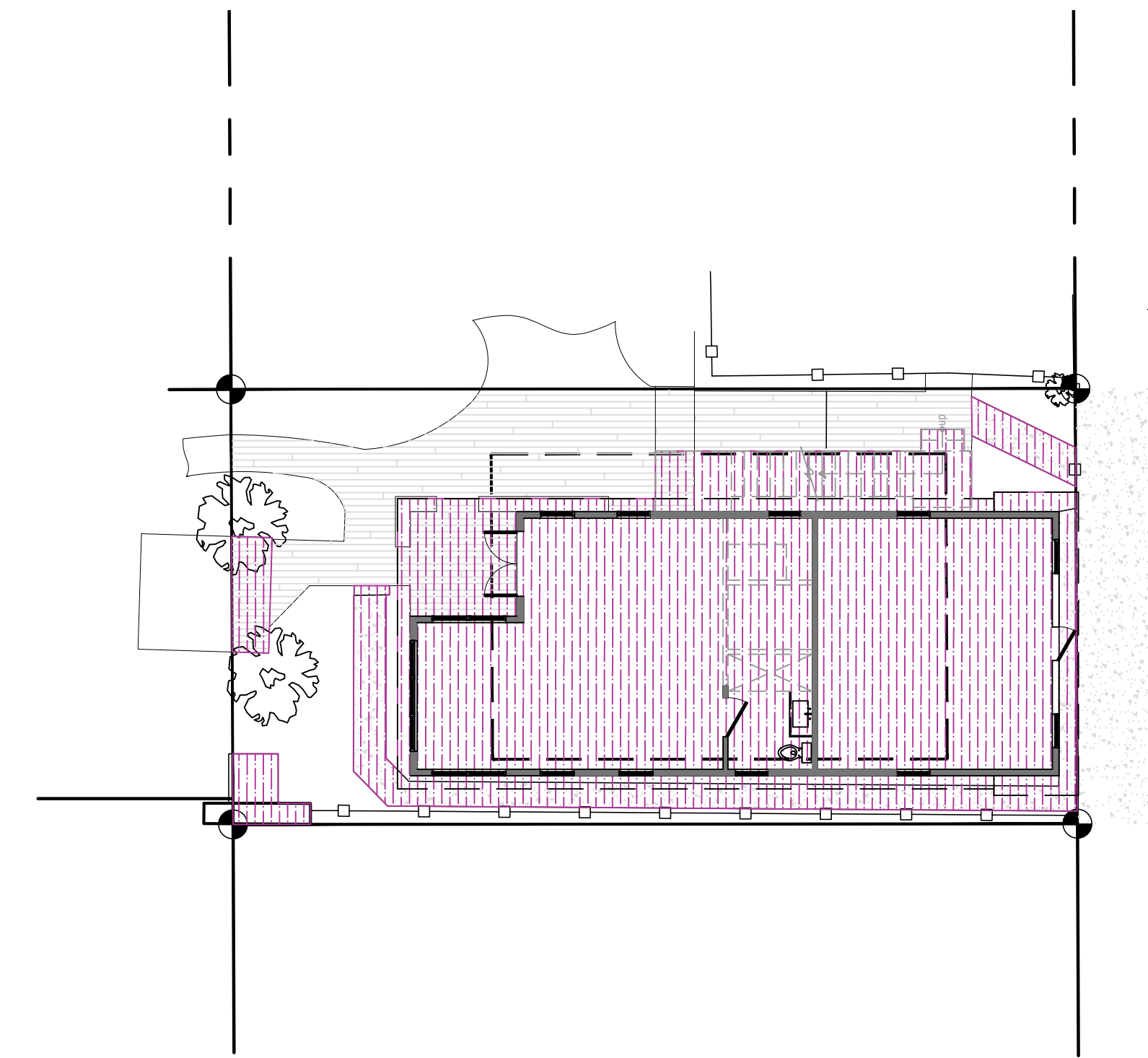
CLIENT
Celeste Scretting

DRAWING
EXISTING SITE PLAN

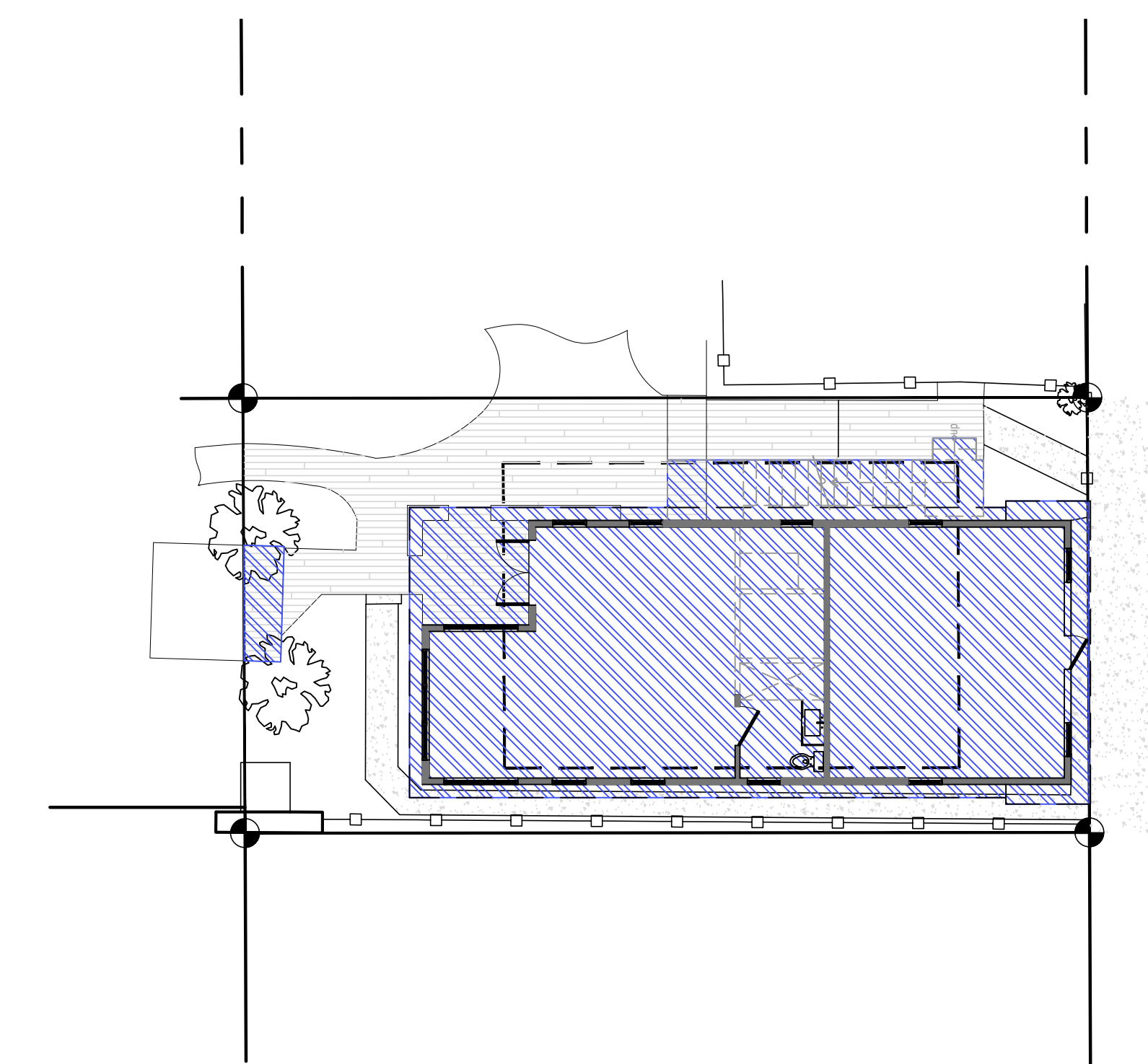
DATE
April 1, 2016



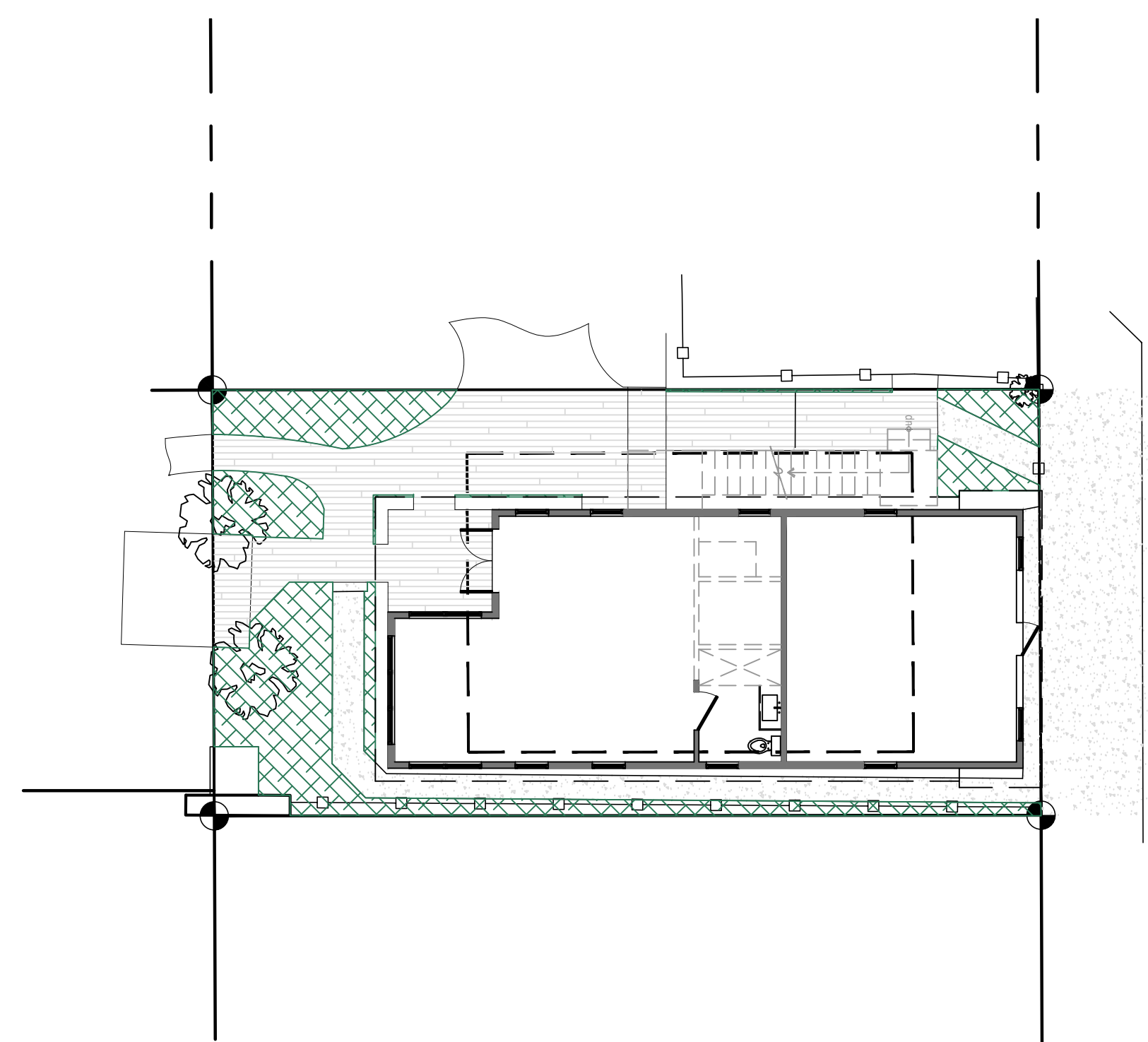
SITE DATA TABLE				
608 Ashe Street				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	Historic High Density Residential District (HHDR)			
FLOOD ZONE	ZONE X			
SIZE OF SITE	2,177.50 SQ. FT. MIN	2,177.50 SQ. FT. MIN	2,177.50 SQ. FT. MIN	NONE
MINIMUM LOT WIDTH	40'-0"	33'-6"	33'-6"	NONE
MINIMUM LOT DEPTH	90'-0"	65'-0"	65'-0"	NONE
HEIGHT	30'-0"	27'-0"	27'-0"	NONE
FRONT SETBACK - EAST	10'-0"	0'-0"	0'-0"	NONE
SIDE SETBACK - NORTH	5'-0"	3'-1"	3'-1"	NONE
REAR SETBACK - WEST	20'-0"	12'-8"	12'-8"	NONE
SIDE SETBACK - SOUTH	5'-0"	2'-2"	2'-2"	NONE
FLOOR AREA RATIO	1.0 MAX (2,177.50 SQ. FT.)	0.83 (1,798 SQ. FT.)	0.83 (1,798 SQ. FT.)	NONE
BUILDING COVERAGE	50% MAX (1,088.75 SQ. FT.)	59.47% (1,295.03 SQ. FT.)	56.24% (1,224.67 SQ. FT.)	IMPROVING
IMPERVIOUS SURFACE	60% MAX (1,306.50 SQ. FT.)	67.05% (1,459.97 SQ. FT.)	63.94% (1,392.26 SQ. FT.)	IMPROVING
OPEN SPACE LANDSCAPING	35% MIN (762.13 SQ. FT.)	16.92% (368.45 SQ. FT.)	20.39% (444.02 SQ. FT.)	IMPROVING
FLOOR AREA				
FIRST FLOOR		949 SQ. FT.	949 SQ. FT.	
SECOND FLOOR		849 SQ. FT.	849 SQ. FT.	
FLOOR AREA TOTAL		1,798 SQ. FT.	1,798 SQ. FT.	



02 Impervious Surface Plan - Existing 1,459.97 Square Feet (67.05%)
 3/32" = 1'-0"



01 Building Coverage Plan - Existing 1,295.03 Square Feet (59.47%)
 3/32" = 1'-0"



03 Open Space Plan - Existing 368.45 Square Feet (16.92%)
 3/32" = 1'-0"



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PROJECT
 608 Ashe Street, Key West, Florida 33040

CLIENT
 Celeste Scretting

DRAWING
 EXISTING CALC PLANS & DATA TABLE

DATE
 April 15, 2016





EXISTING WINDOW AND SHUTTER TO REMAIN. NO WORK. TYPICAL.
EXISTING WINDOW TO BE REMOVED AND OPENING INFILLED TO MIMIC A CLOSED SHUTTER.
EXISTING SIDING TO REMAIN. NO WORK. TYPICAL.



EXISTING WINDOW AND SHUTTER TO REMAIN. NO WORK. TYPICAL.
EXISTING WINDOW TO BE REMOVED AND OPENING HEIGHT ENLARGED TO ACCOMMODATE NEW DOOR FOR EGRESS BALCONY.
EXISTING WINDOW TO BE REMOVED AND OPENING INFILLED TO MIMIC A CLOSED SHUTTER.
EXISTING SIDING TO REMAIN. NO WORK. TYPICAL.
EXISTING ROOF TO REMAIN. NO WORK. TYPICAL.

04 South Elevation
1/4" = 1'-0"

03 West Elevation
1/4" = 1'-0"



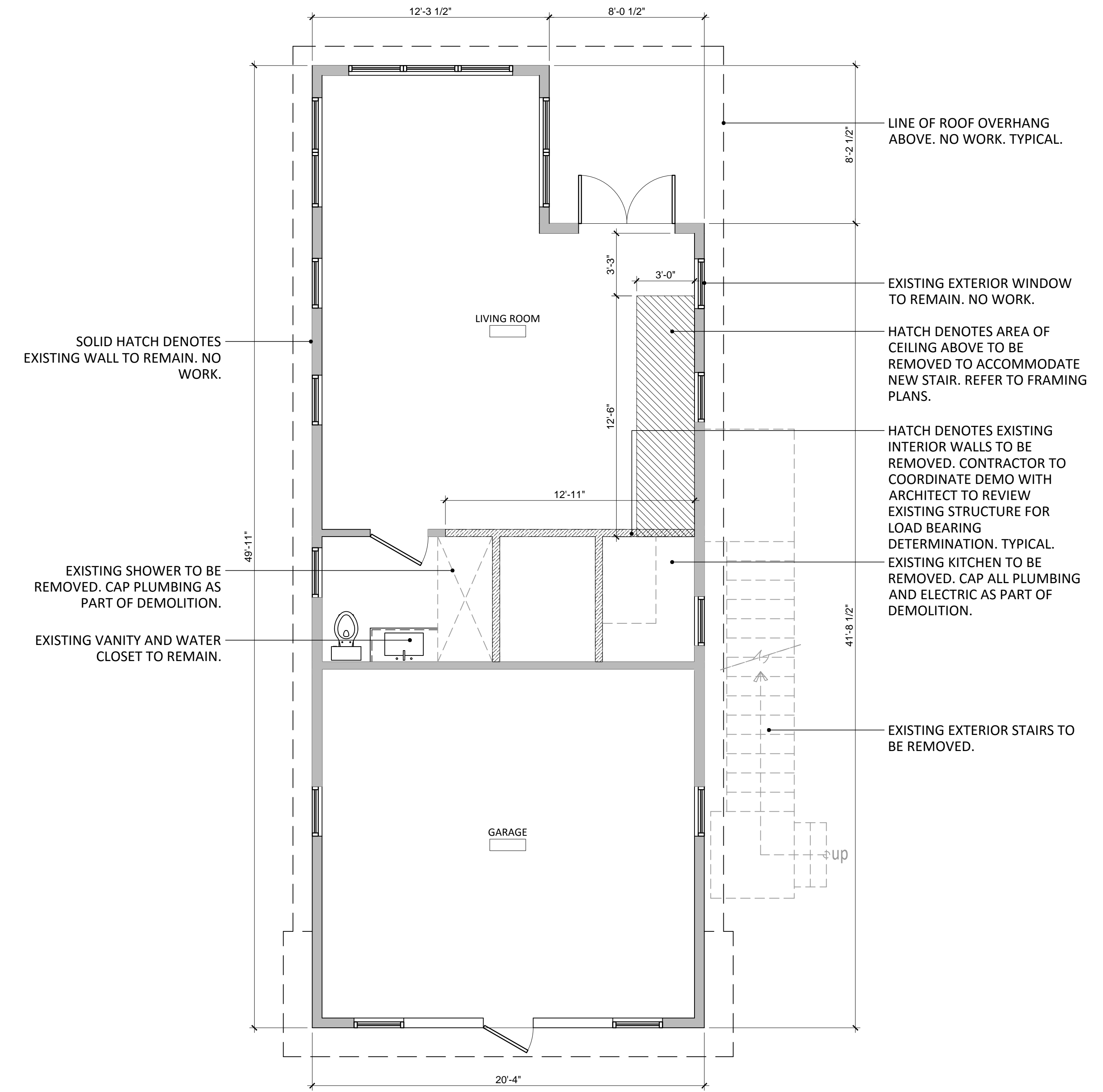
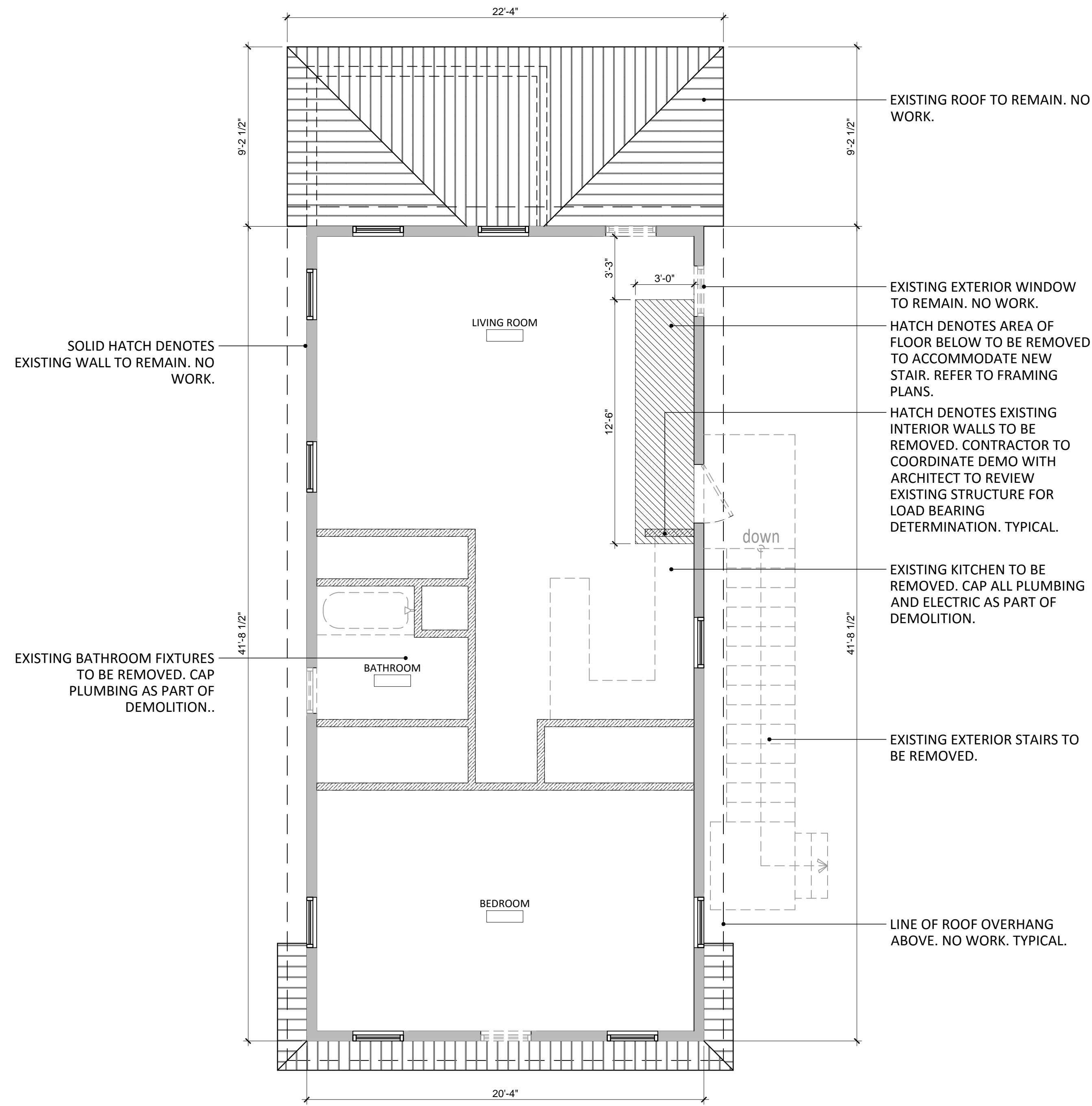
EXISTING AWNING TO BE REMOVED AND REPLACED WITH REMOVED WINDOW FROM SECOND FLOOR TO CREATE UNIFORM APPEARANCE.
EXISTING WINDOW TO BE REMOVED AND OPENING INFILLED TO MIMIC A CLOSED SHUTTER.
EXISTING AWNING TO REMAIN. DOOR AND STAIRS TO BE REMOVED. DOOR TO BE REPLACED WITH REMOVED WINDOW.



EXISTING WINDOW AND SHUTTER TO REMAIN. NO WORK. TYPICAL.
EXISTING WINDOW TO BE REMOVED AND OPENING INFILLED TO MIMIC A CLOSED SHUTTER.
EXISTING SIDING TO REMAIN. NO WORK. TYPICAL.
EXISTING DOOR TO REMAIN. NO WORK. TYPICAL.

02 North Elevation
1/4" = 1'-0"

01 East Elevation - Ashe Street
1/4" = 1'-0"



02 Second Floor Demolition Plan
1/4" = 1'-0"

01 First Floor Demolition Plan
1/4" = 1'-0"

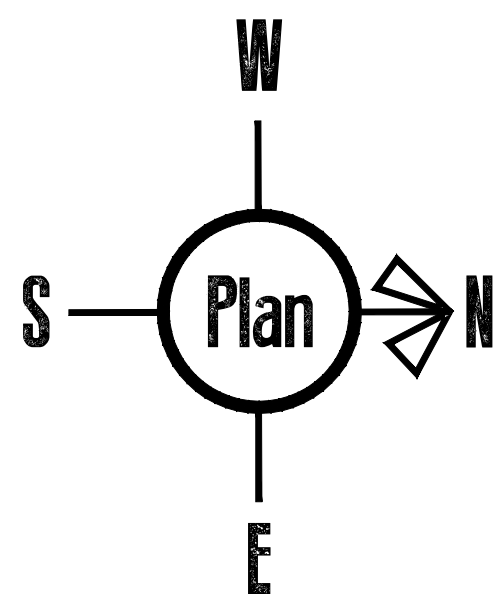
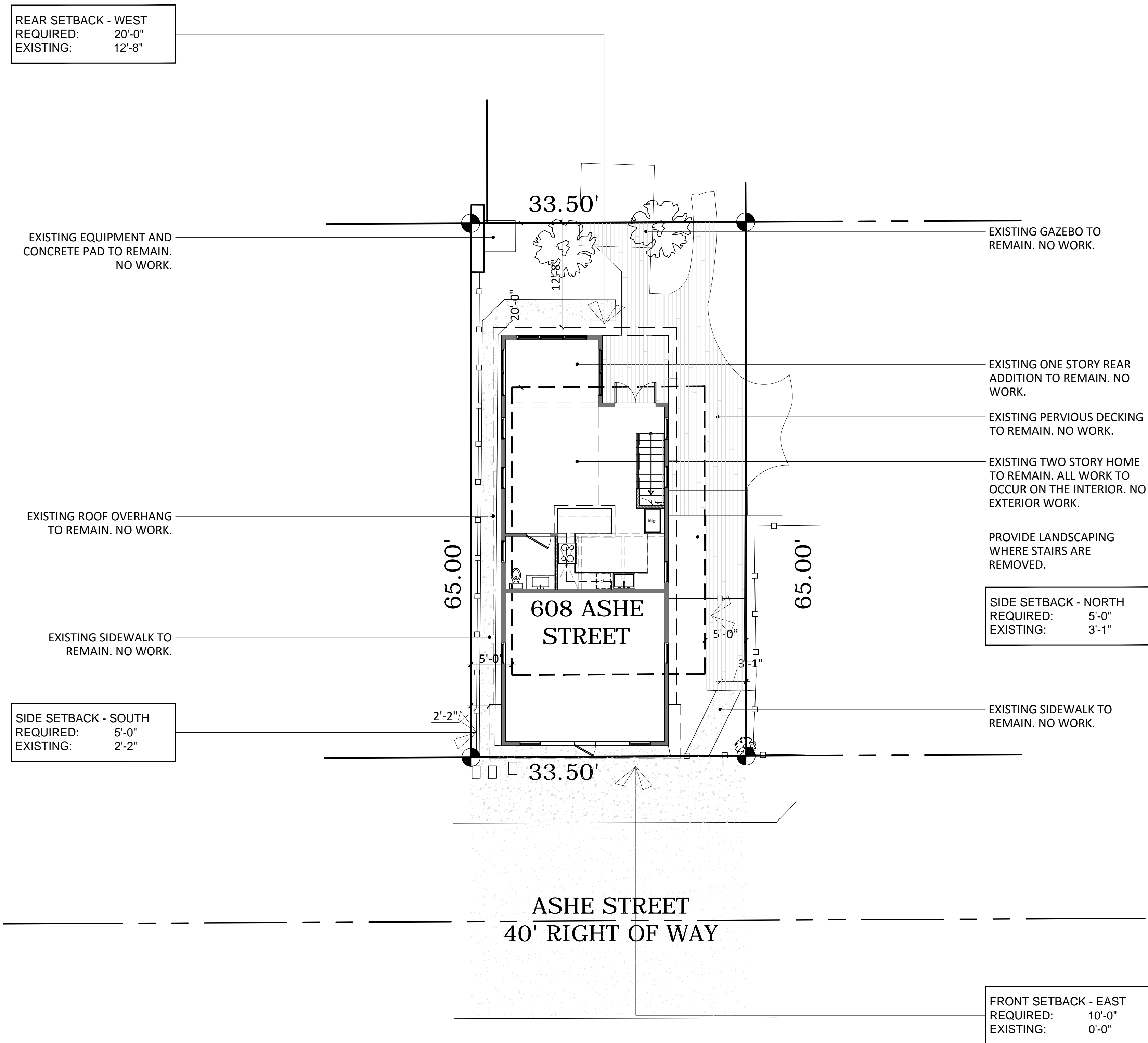


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01 Site Plan
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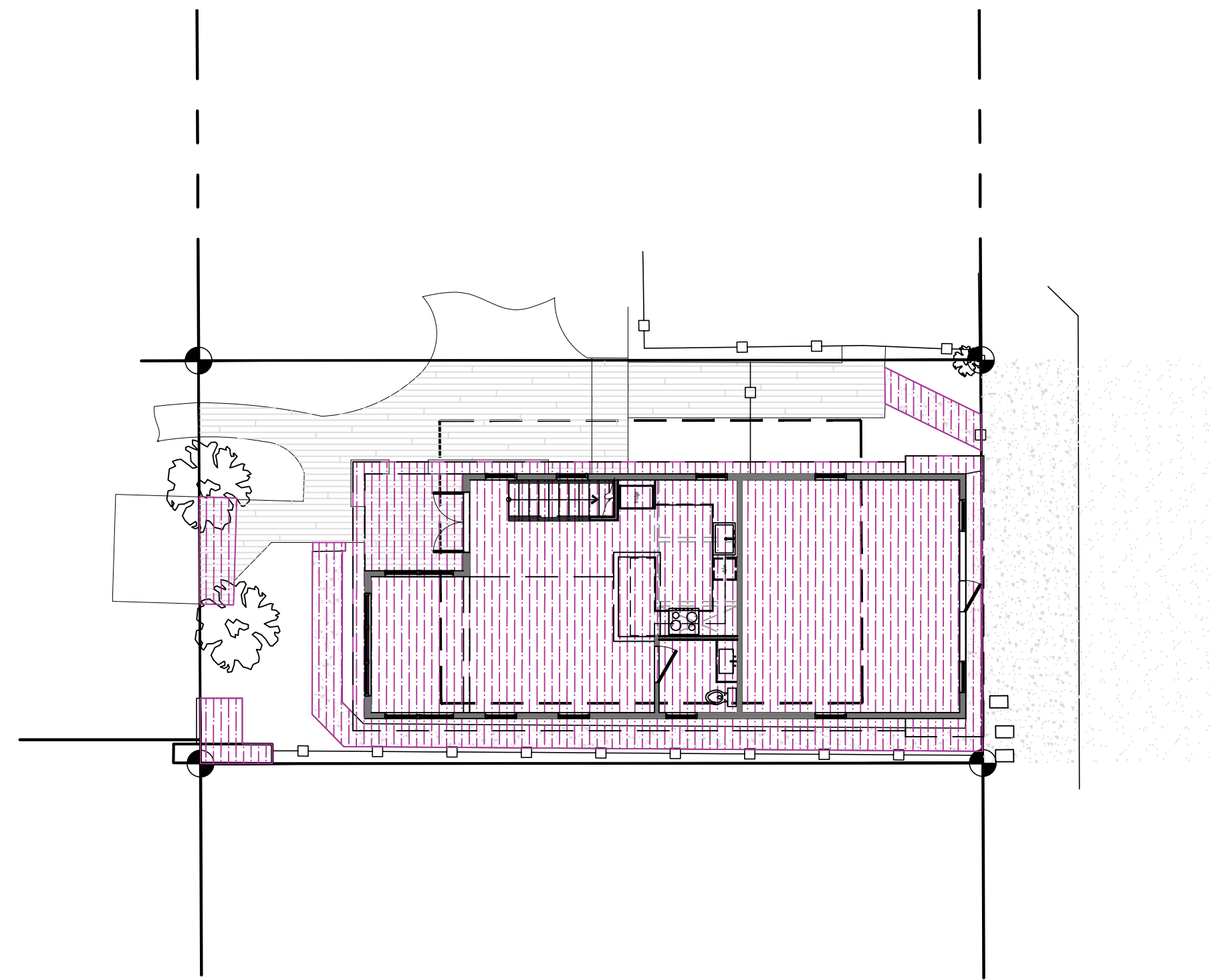
CLIENT
Celeste Scretting

DRAWING
SITE PLAN

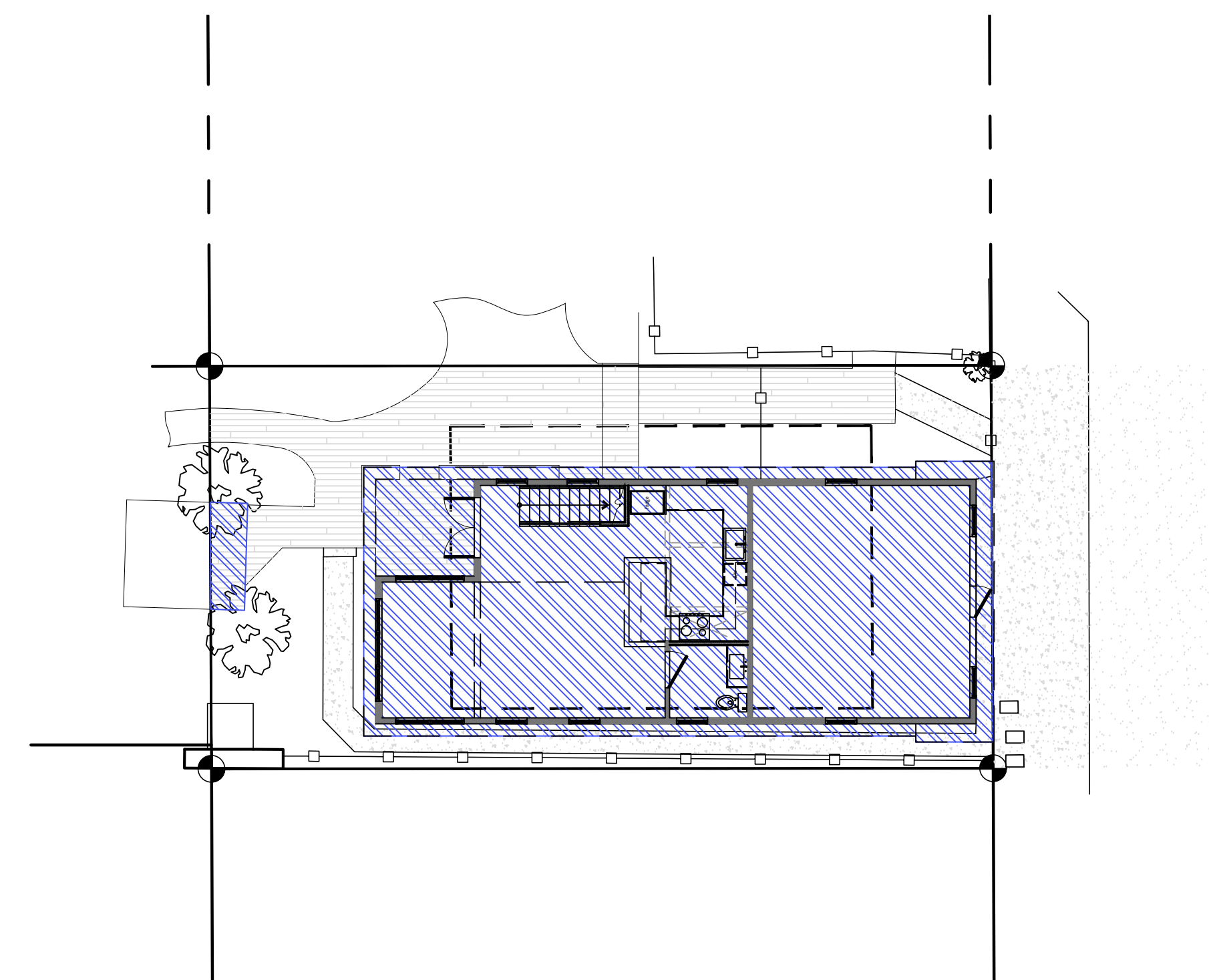
DATE
April 15, 2016



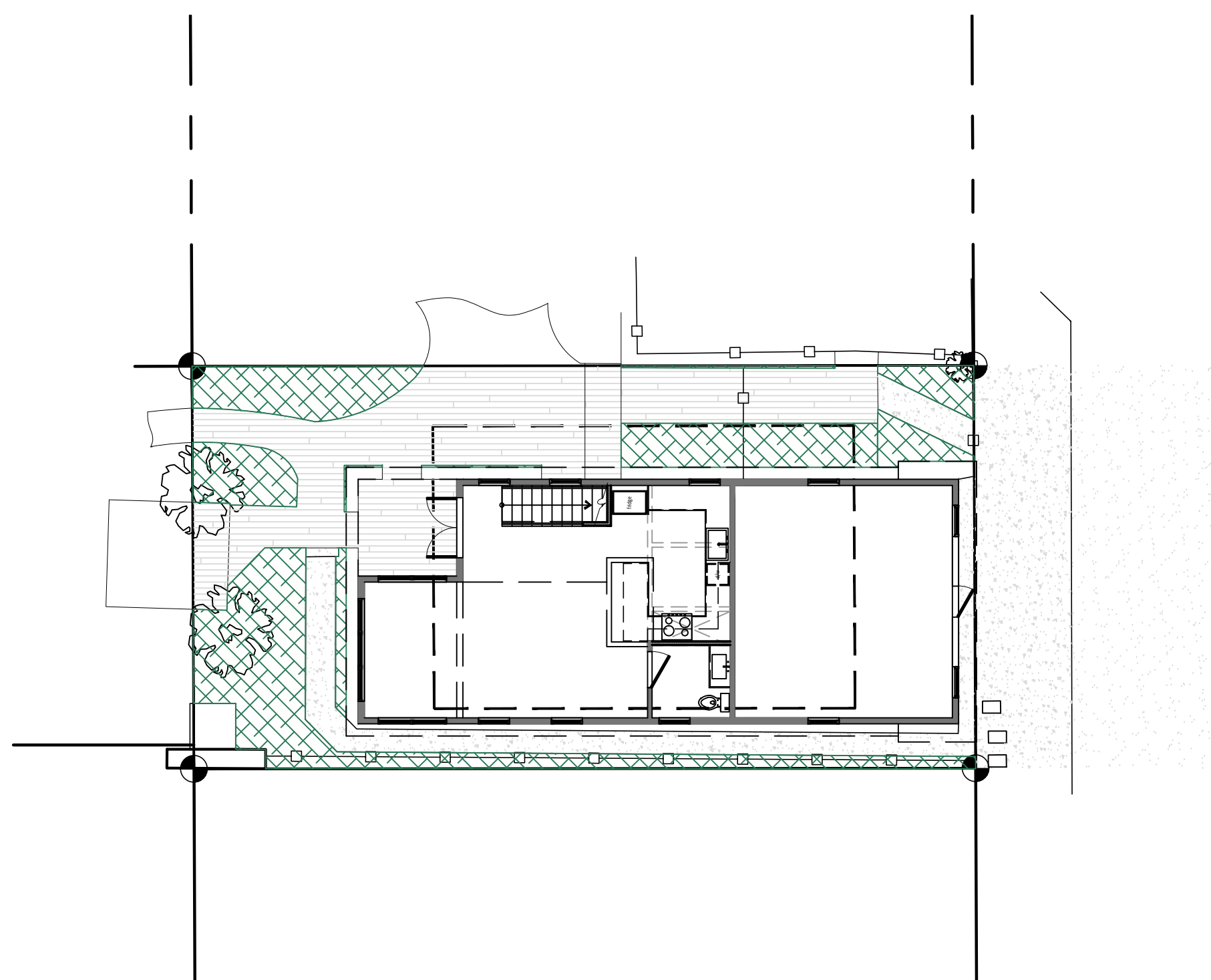
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CLIENT
 Celeste Scretting

DRAWING
 PROPOSED CALC PLANS & DATA TABLE

DATE
 April 15, 2016





INFILL EXISTING WINDOW WITH FIXED SHUTTER, TO ACCOMMODATE INTERIOR RECONFIGURATION.

INFILL EXISTING WINDOW WITH FIXED SHUTTER, TO ACCOMMODATE INTERIOR RECONFIGURATION.



04 South Elevation
1/4" = 1'-0"

03 West Elevation
1/4" = 1'-0"



INSTALL REMOVED WINDOW IN EXISTING OPENINGS, RESIZE AS REQUIRED AND REPAIR SIDING, TYPICAL TWO LOCATIONS.

INFILL EXISTING WINDOW WITH FIXED SHUTTER, TO ACCOMMODATE INTERIOR RECONFIGURATION.



INFILL EXISTING WINDOW WITH FIXED SHUTTER, TO ACCOMMODATE INTERIOR RECONFIGURATION.

02 North Elevation
1/4" = 1'-0"

01 East Elevation - Ashe Street
1/4" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 26, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

CHANGES TO FENESTRATIONS. DEMOLITION OF EXISTING SIDE STAIRCASE.

FOR- #608 ASHE STREET

Applicant – Anthony Sarno

Application #H16-03-0026

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.

Public Meeting Notice

CHANGES TO PENETRATIONS, DEMOLITION OF EXISTING SIDE STAIRCASE.

1108 W. LAKE STREET

8006



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: 1010669 Parcel ID: 00010380-000000

Ownership Details

Mailing Address:

SCHETTIG ROBERT C AND CELESTE M
609 FRANCES ST
KEY WEST, FL 33040-7122

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

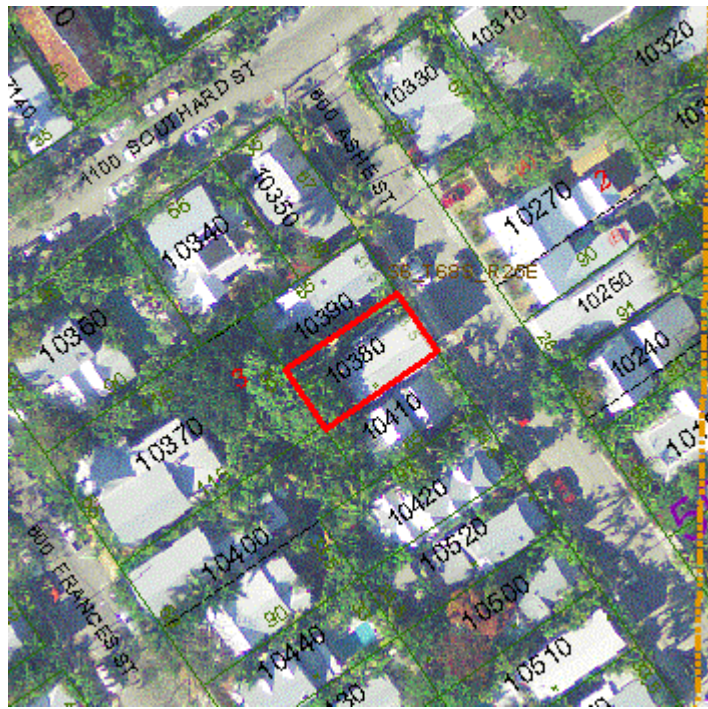
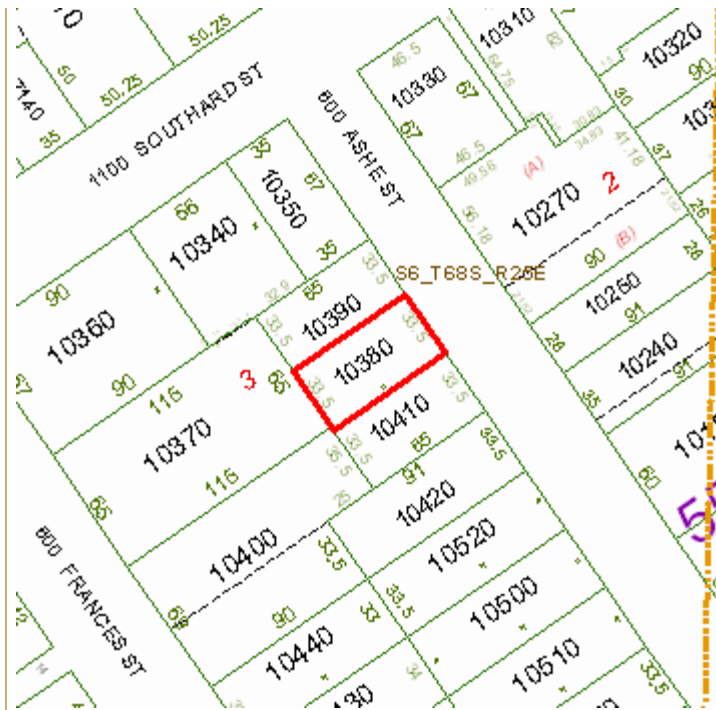
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 608 ASHE ST KEY WEST

Legal Description: KW PT LOT 3 SQR 55 G54-469/70 OR165-135/37 OR879-1690D/C CASE #83-266-CP-12 (UNR DEEDS ON FILE)
OR930-1207/09 OR931-795Q/C OR931-796Q/C OR931-797L/E OR931-798Q/C OR1006-2092D/C(VE) OR1044-518/19

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,178.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1480
Year Built: 1924

Building 1 Details

Building Type R1
Effective Age 20
Year Built 1924
Functional Obs 0

Condition A
Perimeter 228
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 27
Grnd Floor Area 1,480

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 1

Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

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

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 1
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	GBF		1	1989				360
0	FLA	12:ABOVE AVERAGE WOOD	1	1989	Y			640
4	FLA	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	840
5	OUU	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	24

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	335 SF	0	0	1988	1989	2	40
2	FN2:FENCES	140 SF	0	0	1988	1989	2	30
3	FN2:FENCES	1,372 SF	0	0	1992	1993	2	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9604505	11/01/1996	12/01/1996	700		PAINTING

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	169,405	4,245	310,319	483,969	483,969	0	483,969
2014	172,903	3,859	289,631	466,393	466,393	0	466,393
2013	177,453	3,859	248,891	430,203	428,186	0	430,203
2012	186,553	3,990	198,717	389,260	389,260	0	389,260
2011	188,828	4,077	182,936	375,841	375,841	0	375,841
2010	191,103	4,351	230,737	426,191	426,191	0	426,191
2009	215,004	4,631	350,721	570,356	570,356	0	570,356
2008	172,475	4,905	424,710	602,090	602,090	0	602,090
2007	267,732	5,136	384,962	657,830	657,830	0	657,830
2006	385,419	5,474	206,910	597,803	597,803	0	597,803
2005	385,419	5,724	163,350	554,493	554,493	0	554,493
2004	279,459	6,014	152,460	437,933	437,933	0	437,933
2003	320,147	6,308	76,230	402,685	402,685	0	402,685
2002	336,852	6,601	58,806	402,259	402,259	0	402,259
2001	320,811	6,848	58,806	386,465	386,465	0	386,465
2000	335,126	7,894	41,382	384,403	384,403	0	384,403
1999	269,148	6,564	41,382	317,094	317,094	0	317,094
1998	219,927	5,571	41,382	266,880	266,880	0	266,880
1997	204,218	5,376	37,026	246,620	246,620	0	246,620
1996	141,381	3,858	37,026	182,266	182,266	0	182,266
1995	128,814	3,621	37,026	169,461	169,461	0	169,461
1994	115,200	3,366	37,026	155,592	155,592	0	155,592
1993	92,159	1,500	37,026	130,686	130,686	0	130,686
1992	92,159	1,551	37,026	130,736	130,736	0	130,736
1991	92,159	1,586	37,026	130,771	130,771	0	130,771
1990	61,509	1,639	28,859	92,007	92,007	0	92,007

1989	26,750	0	28,314	55,064	55,064	0	55,064
1988	23,374	0	25,047	48,421	48,421	0	48,421
1987	23,081	0	14,919	38,000	38,000	25,000	13,000
1986	23,209	0	14,375	37,584	37,584	25,000	12,584
1985	22,499	0	8,995	31,494	31,494	25,000	6,494
1984	20,954	0	8,995	29,949	29,949	25,000	4,949
1983	20,954	0	8,995	29,949	29,949	25,000	4,949
1982	16,420	0	8,995	25,415	25,415	25,000	415

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
3/1/1988	1044 / 518	150,000	WD	U

This page has been visited 33,291 times.

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