



Historic Architectural Review Commission
Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: August 28, 2018

Applicant: Glenn Anderson, Owner, and Designer

Application Number: H18-03-0020

Address: #522 Simonton Street

Description of Work:

New carport.

Site Facts:

The main house located in the site is a contributing resource to the historic district. The two-story frame vernacular structure was build circa 1860. The unique and historic main house is comprised of two two-story attached houses and two one-story bump outs at the rear of each house. The main house has been abandoned and neglected for decades. A non-historic rear pergola is located at the rear yard. The rear of the house is visible as it faces Bahama Street; for decades, the lot abutting the rear yard is a parking lot.

The Commission approved the construction of a new one-story accessory structure at the rear yard during the April 24, 2018. In August 28, the Commission approved the review of proposed plans for a rear addition, demolitions, and rear deck, and postponed the review of the carport. In October 23, the Commission approved the second reading for demolition of historic components of the house.

Guidelines Cited on Review:

- SOIS for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (SOIS&G) (pages 31-33) specifically Building Site – Alterations/ Additions for new use *Not Recommended* :Placing parking facilities directly adjacent to historic

buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site. In addition, introducing new construction onto the building site, which is visually incompatible in terms of size, scale, design, materials, color, and texture or which destroys historic relationships on the site.

- Guidelines for new construction for the new proposed carport (pages 38a- 38q) specifically first sentence of guideline 6, and guidelines 8 and 10.
- Guidelines for outbuildings (pages 40-41), specifically first two paragraphs of page 40, guidelines 1, 4, 5, 8, 9 and 11.

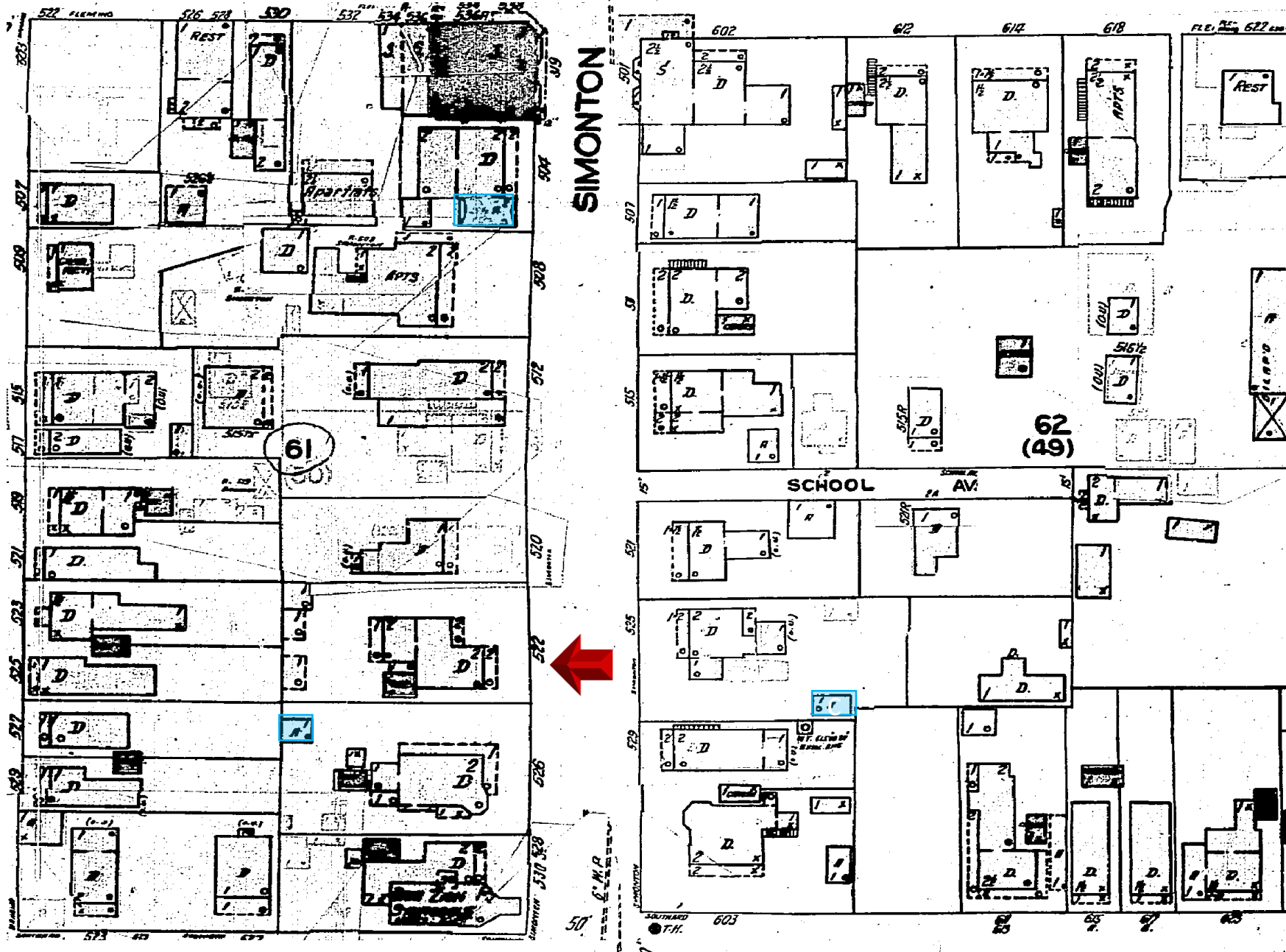
Staff Analysis

This report is for a first revision to a previous carport design reviewed and postponed by the Commission during the August meeting. The new carport will be located approximately 50' setback from the front property line. The carport will be made of wood; will have a gable roof that will extend up to 10'-9" in height from grade. The new proposed structure will have the same dimensions as the previous design 21'-10" depth and 9' wide, all from column to column. The main difference from the previous design is that the end gables will be covered with siding. The location of the carport will still be the same as first proposed.

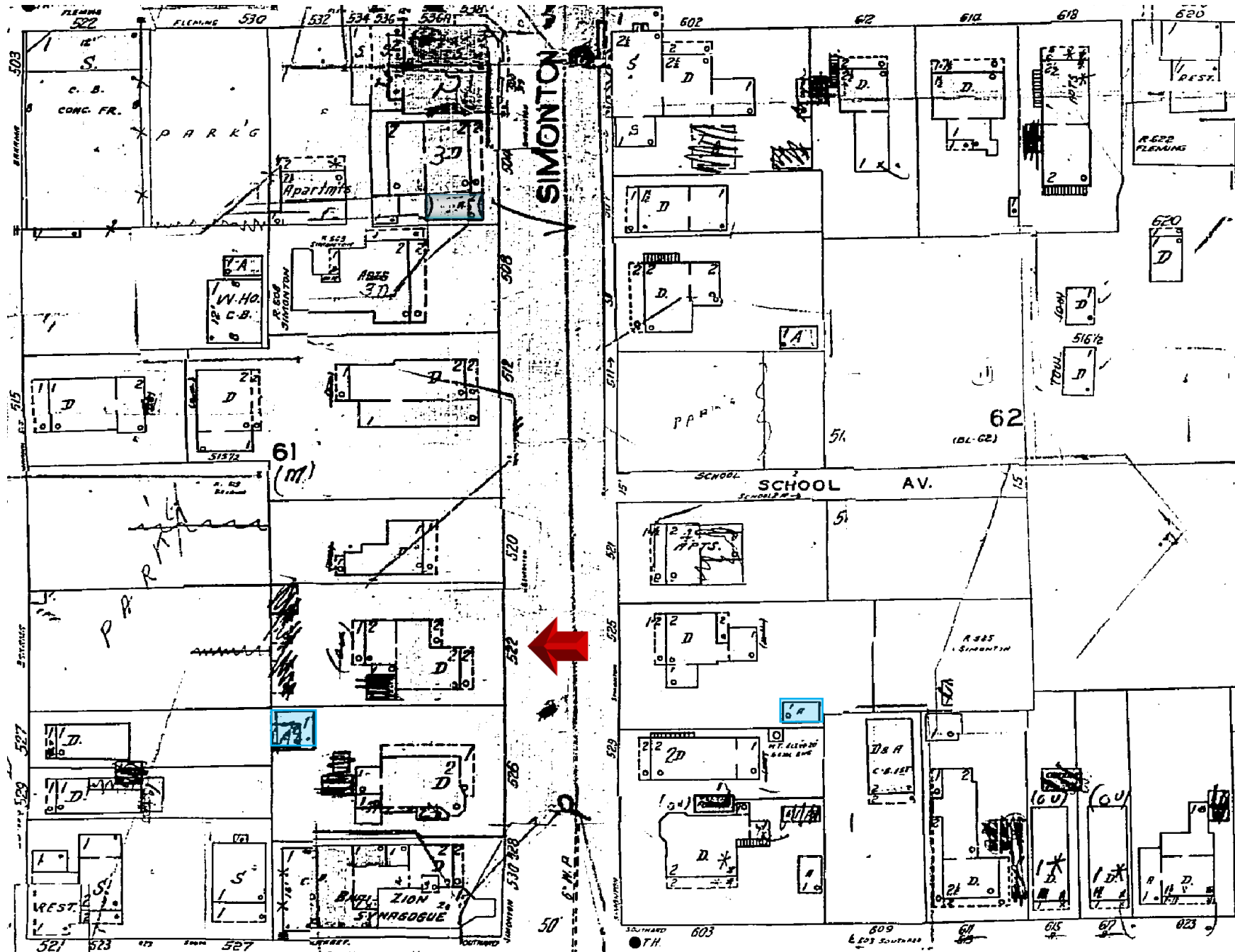
Consistency with Guidelines

As for the previous carport design, staff finds the new proposed carport to be inconsistent with cited guidelines for outbuildings, new construction, and the SOIS&G. Although the proposed carport will be setback, almost 50 feet from the front property line, it will still be highly visible from Simonton Street. Existing **adjacent appropriate historic carports or garages in the 500 block of Simonton Street** are located on the side yard but behind the rear wall of a historic house. Those accessory structures do not sit next to the principal house, therefore their presence in the site is secondary. Staff finds the proposed design will be dissimilar to traditional appropriate same land use structures. By reviewing the Sanborn Maps, it is evident that the property never had any structure dedicated for a car. Moreover, Sanborn Maps depict a cistern, a shed and accessory structures, all at different periods, and all located at the rear yard of the property. Historically this property has never had a structure built on its side and any new structure will change the relationship of the house to its surrounding context.

We can conclude that the appropriate and sensible design solution for any accessory structure in this historic urban block is to locate them towards the rear yard and away from the historic principal building, just as the location of the approved accessory structure. Staff cannot find another example in the block where two accessory structures are visible from the street and are located one behind the other. This proposed design is contrary to outbuildings guidelines; the plan calls for two accessory structures, both of which will be visible from the main street. The historic urban context does not support the location of a second accessory structure directly next to a historic building. This is why staff cannot support the request to build a new carport.



• 1948 Sanborn map with carports or garages. Still Standing



• 1962 Sanborn map with carports or garages. Still Standing



① Heron House 516 Simonton (Adjacent Property) 1 car garage



② 508 & 504 Simonton (Carports)



④ Marquesa Hotel Simonton (12 car garage)



522 Simonton (proposed carport)



500 Block Simonton

- ① Two buildings to north - non historic & not appropriate.
- ② 508 - three buildings to north - non-historic & not appropriate
- ③ 504 - Four buildings to north - historic & not appropriate
- ④ Different typology & non historic
- ⑤ Historic - next house south - historic & appropriate - at rear of lot.

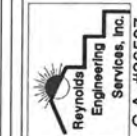


⑤ 526 Simonton (Adjacent Property) 2 car garage



⑥ 524 Simonton (accessory structure/ former garage?)

⑥ Historic - across the street - appropriate & rear of lot.



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E. #4008
8880 LAYETTE DRIVE COCOA BEACH, FL 32909
(800) 394-0887

SHEET TITLE:
Simonton 500 block
garages & carports

PROJECT DESCRIPTION:
Rehabilitation of Attached
Rear Structures
522 Simonton St.

Owner: Glenn R. Anderson
Tel: 571-213-1760
522 Simonton St Key West Fl 33040
Contractor: Kevin McChesney
Tel: 305-304-6786

DATE:
8/1/2018

SHEET:

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of 10

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # H18-0300020	REVISION #	INITIAL & DATE 7/30/18 GAC
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

522 Simonton St.

NAME ON DEED:

Glenn R Anderson

PHONE NUMBER 571-213-1760

OWNER'S MAILING ADDRESS:

522 Simonton St.

EMAIL glenn.anderson82@yahoo.com

APPLICANT NAME:

Glenn R Anderson

PHONE NUMBER

APPLICANT'S ADDRESS:

522 Simonton St.

EMAIL

APPLICANT'S SIGNATURE:

DATE 7/30/18

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 NO ___ INVOLVES A HISTORIC STRUCTURE: YES ___ NO ___

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO ___

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

GENERAL: REHABILITATION AS REQUIRED BY PROFESSIONAL ENGINEER OF MAIN HOUSE AND ATTACHED REAR STRUCTURES INCLUDING: GENERAL REHABILITATION OF STRUCTURES, Extending 1-STORY ADDITION across rear of house, EXPANSION OF 2-STORY ADDITION approximately 5 feet ACROSS REAR OF HOUSE AND ADDITION OF DECK, POOL, Carport AND EQUIPMENT PADS. DEMOLITION OF one OUTER WALL ON REAR-MOST 1 STORY ADDITION, DEMOLITION OF ONE UPSTAIRS WALL and partial demo of roof ON 2 STORY ADDITION, DEMOLITION OF 1-STORY ADDITION and partial demo of rear wall of main house.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

ACCESSORY STRUCTURE(S):

PAVERS:

FENCES:

DECKS: 290 sq ft wood deck

PAINTING: White trim and siding. Shutters will be gray (matching existing)

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

POOLS (INCLUDING EQUIPMENT):

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

OTHER:

AC units, water heater. Surface mount gas tank (to be permitted and installed by Suburban Propane.

OFFICIAL USE ONLY:

HARC COMMISSION REVIEW

EXPIRES ON:

MEETING DATE:

05/23/2018

APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION

INITIAL: *BCA*

MEETING DATE:

06/12/2018

APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION

INITIAL: *EG*

MEETING DATE:

APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

Main houses are listed as a contributing resource. Guidelines per new additions, decks, SOLS for Rehabilitation. Ordinance for demolition of historic /contributing structures

FIRST READING FOR DEMO:

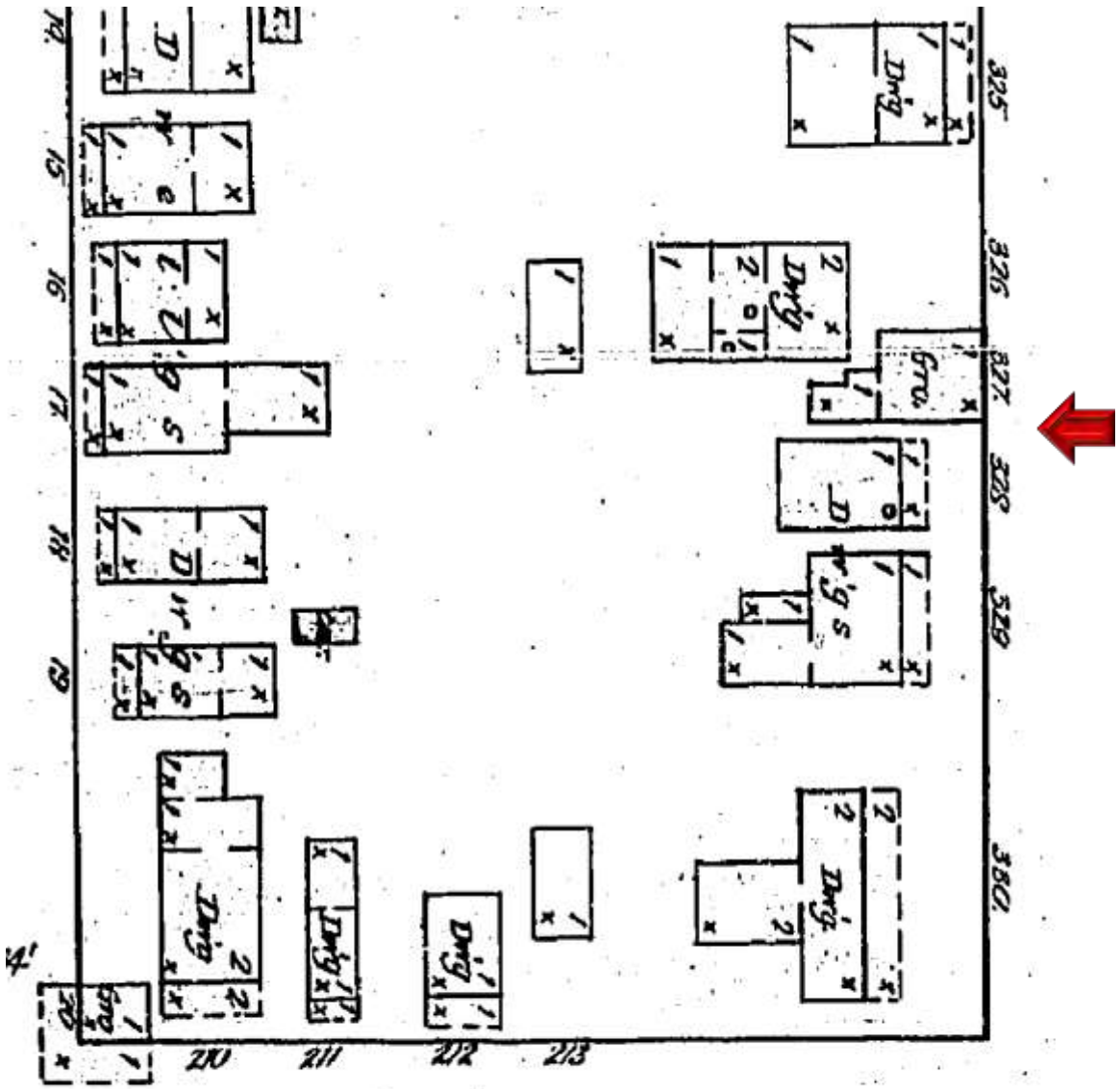
SECOND READING FOR DEMO:

HARC STAFF SIGNATURE AND DATE:

HARC CHAIRPERSON SIGNATURE AND DATE:

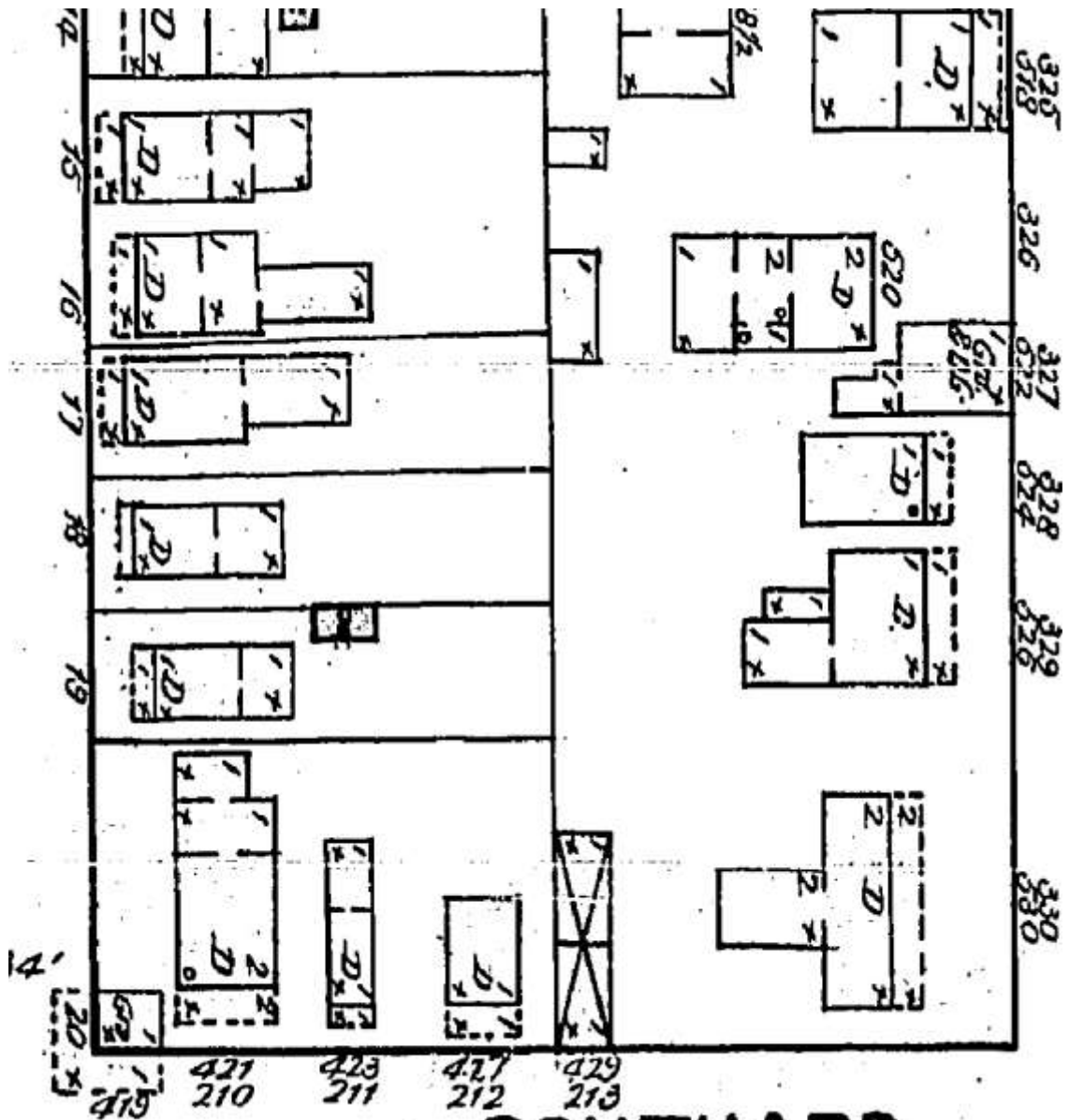
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



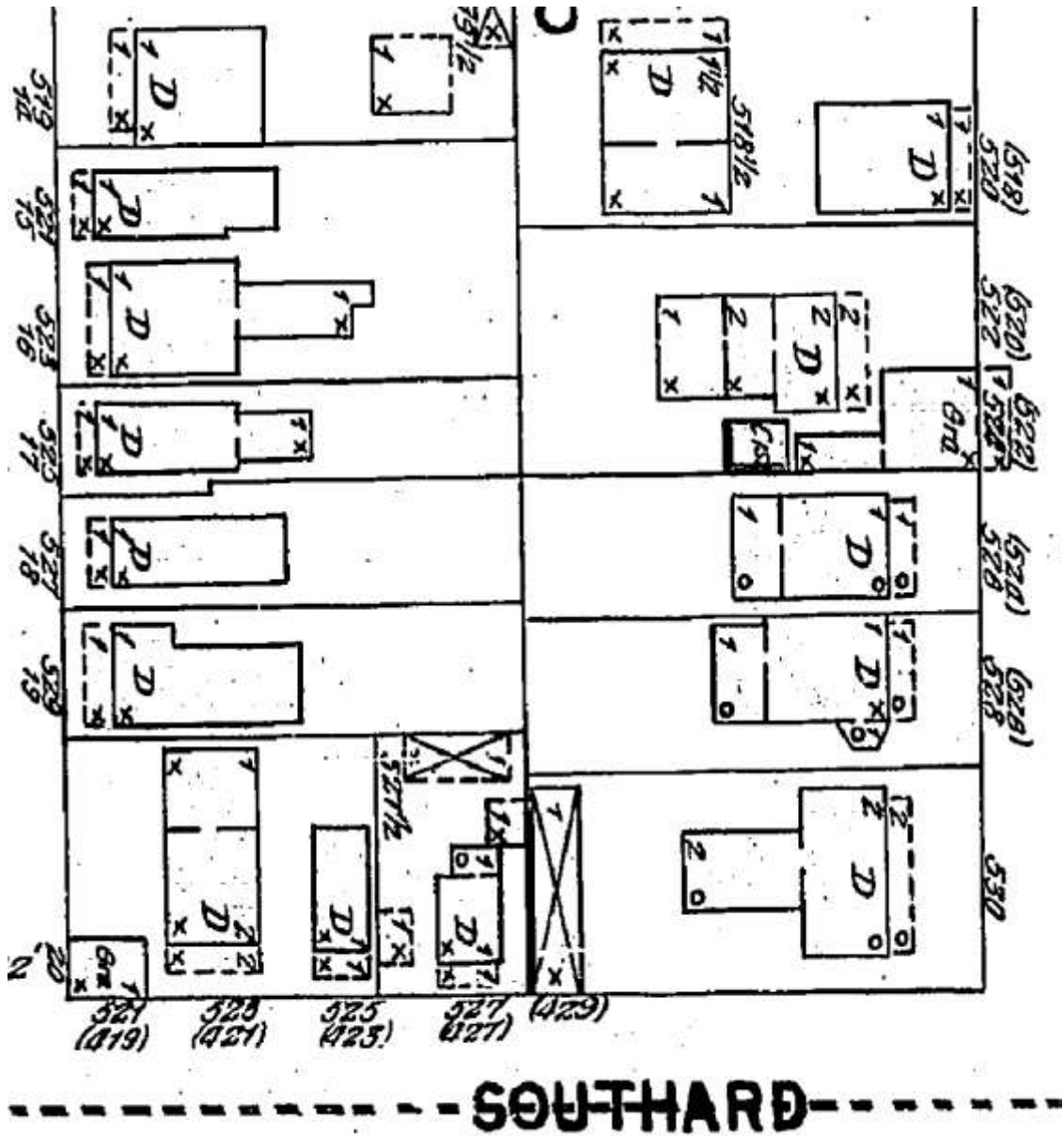
SOUTHARD

Sanborn Map 1889

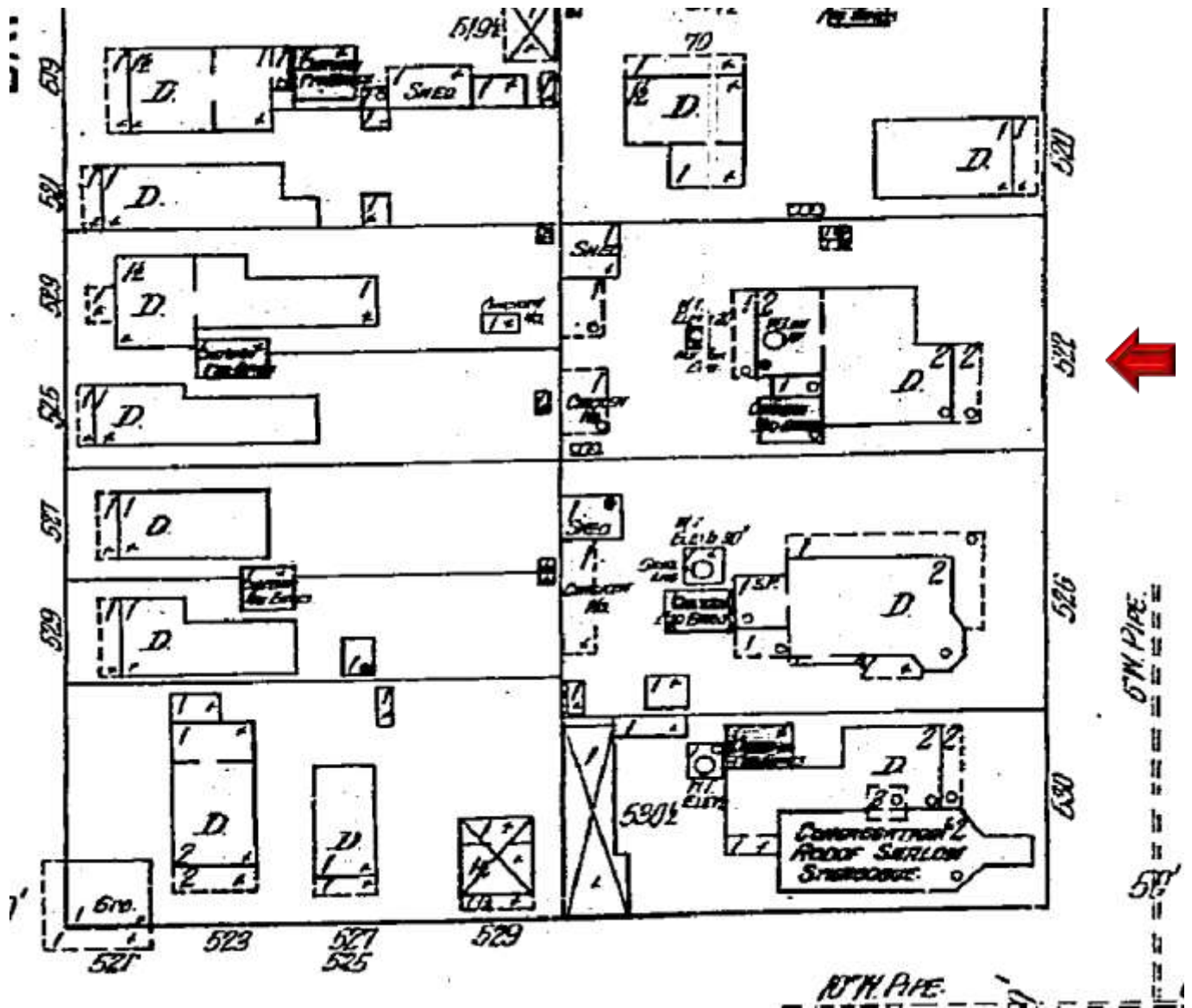


SOUTHARD

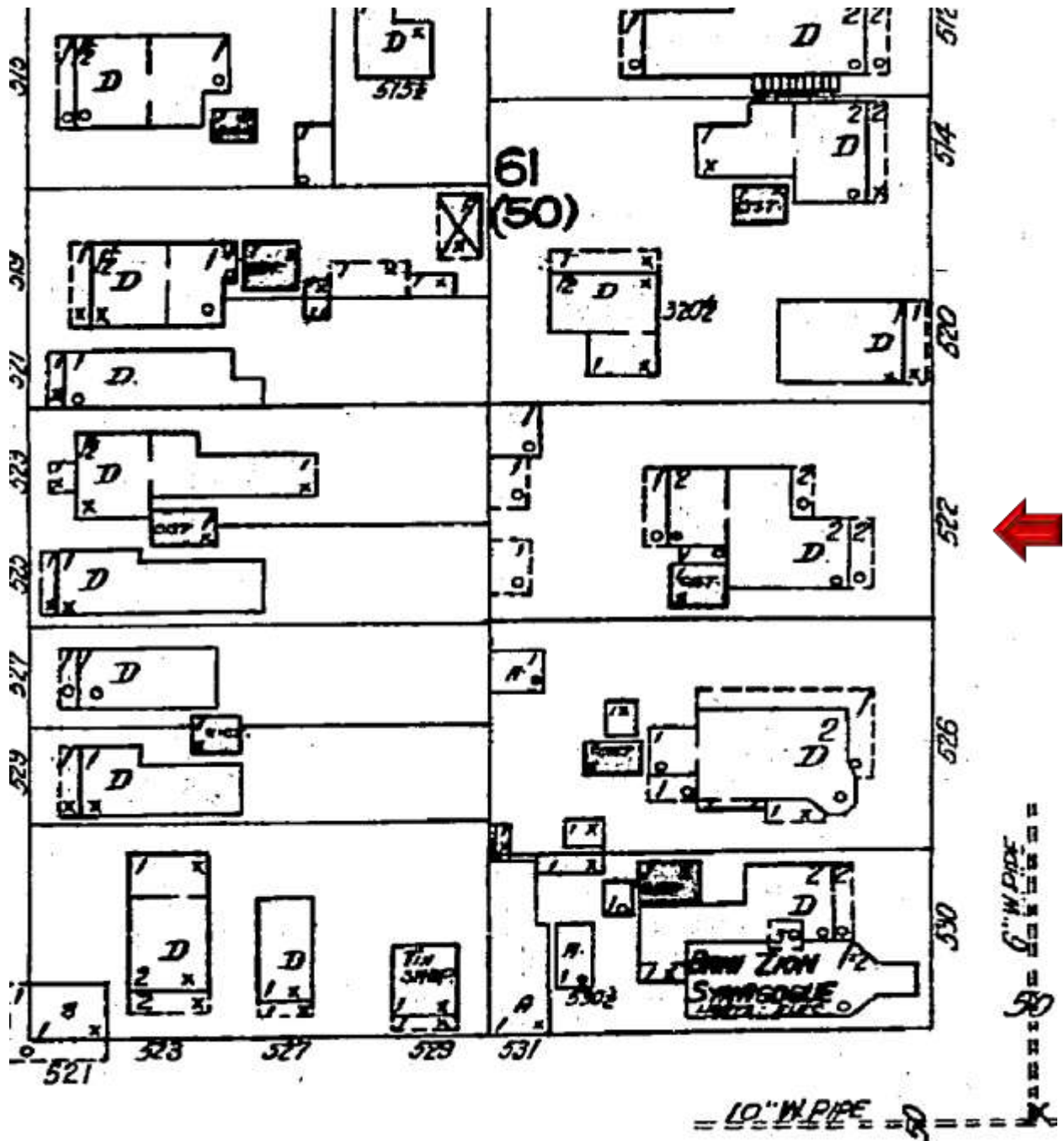
Sanborn Map 1892



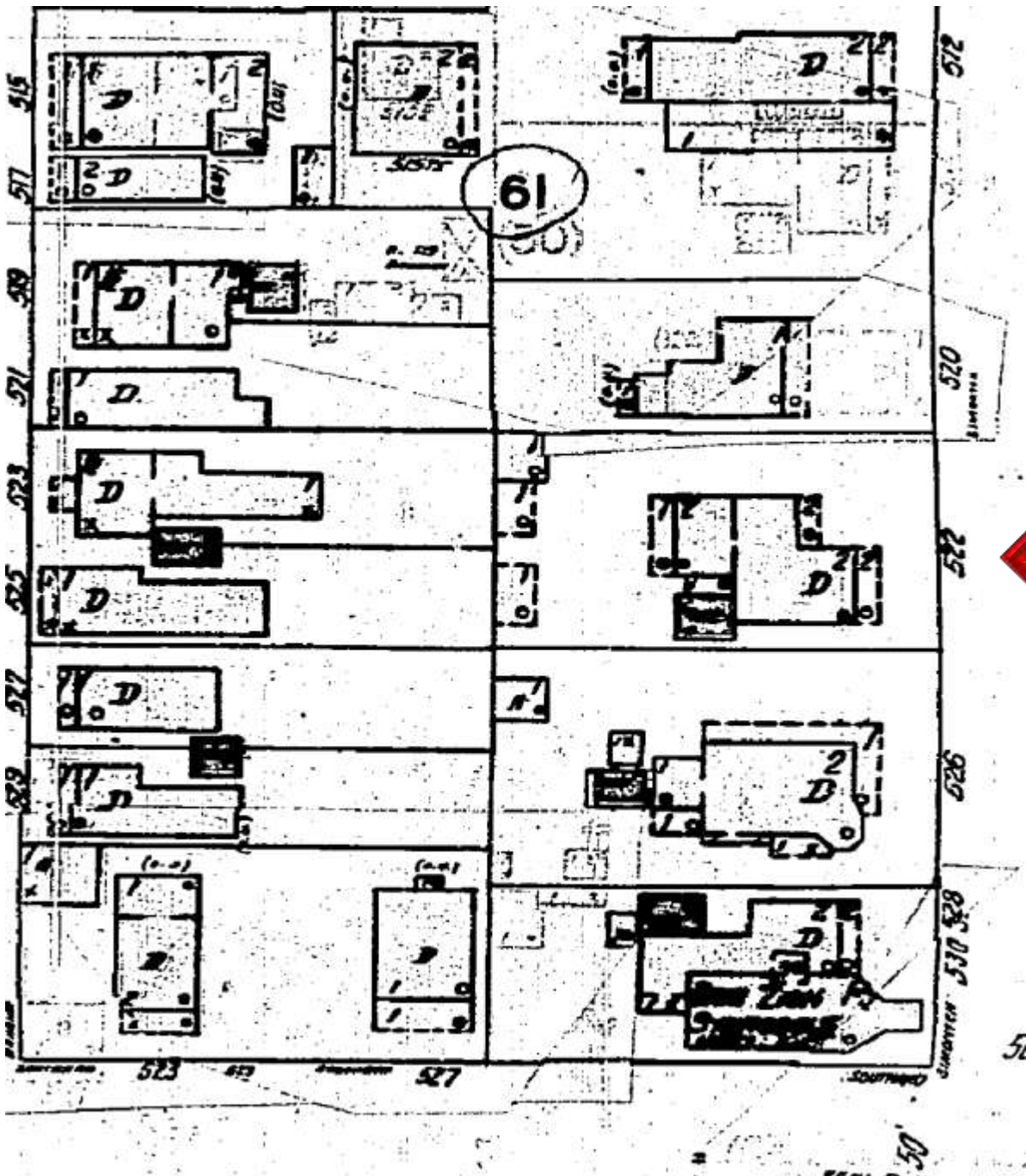
Sanborn Map 1899



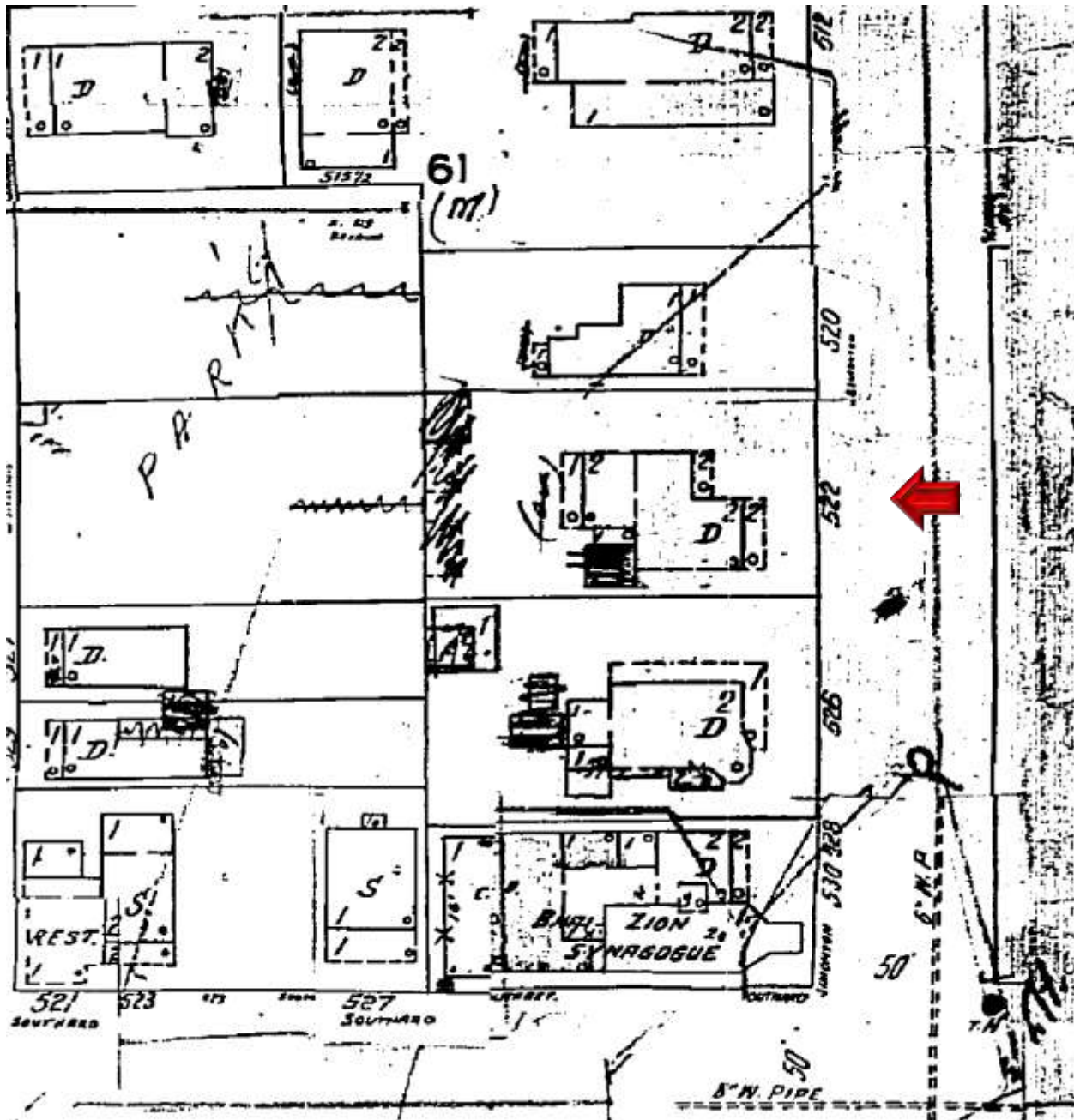
Sanborn Map 1912



Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



522 Simonton Street ca. 1965. Monroe County Library.





NO
TRESPASSING



REVISED DESIGN

Project Information:

Address: 522 Simonton St. Key West Fl 33040
 Owner: Glenn R Anderson 305-922-2480
 General Contractor/Builder: Kevin McChesney 305-304-6786
 Parcel ID: 00009320-000000
 Legal address:

KW PT LOT 1 SQR 50 G26-267 COUNTY JUDGES SERIES 3-M9 COUNTY JUDGES DOCKET
 1-73-242 OR2097-797/798L/E OR2756-501LET/ADM

Flood Zone: X, Lowest adjacent grade elevation 12.4', Top of bottom floor 14.8'
 All Elevations Based on NGVD1929 Datum

Zoning: Historic Neighborhood Commercial (HNC-1)
 HARC: Yes

Project Description: Rehabilitation of main and attached rear structures including: general rehabilitation of structures, Extension of 1 story addition across rear of house, expansion of 2 story addition across rear of house. Addition of deck, carport, pool and equipment pads.

Coverage calculations:

Lot: 6610 s/f, Coverage limits Structure: 50% (3310 s/f) & Impervious: 60% (3966 s/f)
 Existing & Approved Structure (house & accessory structure): 31.8% (2104 s/f) & Impervious: (+front walk) - 33.3% (2204 s/f)

Planned addition coverage change Structure (addition & carport): +372 sq ft. Impervious (+Pool, pads, carport pad -less carport): +750 s/f

New coverage calculations: Structure: 37.4% (2476 s/f) & Impervious: 48.8% (3226 s/f)

Rear yard (lot width x setback): 58.5' x 15' = 877.5 sq ft
 Maximum permitted coverage of rear yard =30% (263.3 sq ft) (includes structures, equipment pad but not pool or permeable decks)

Proposed rear yard coverage = Current: 120 sq ft. (13.7%), new: 144 sq ft (16.4%)

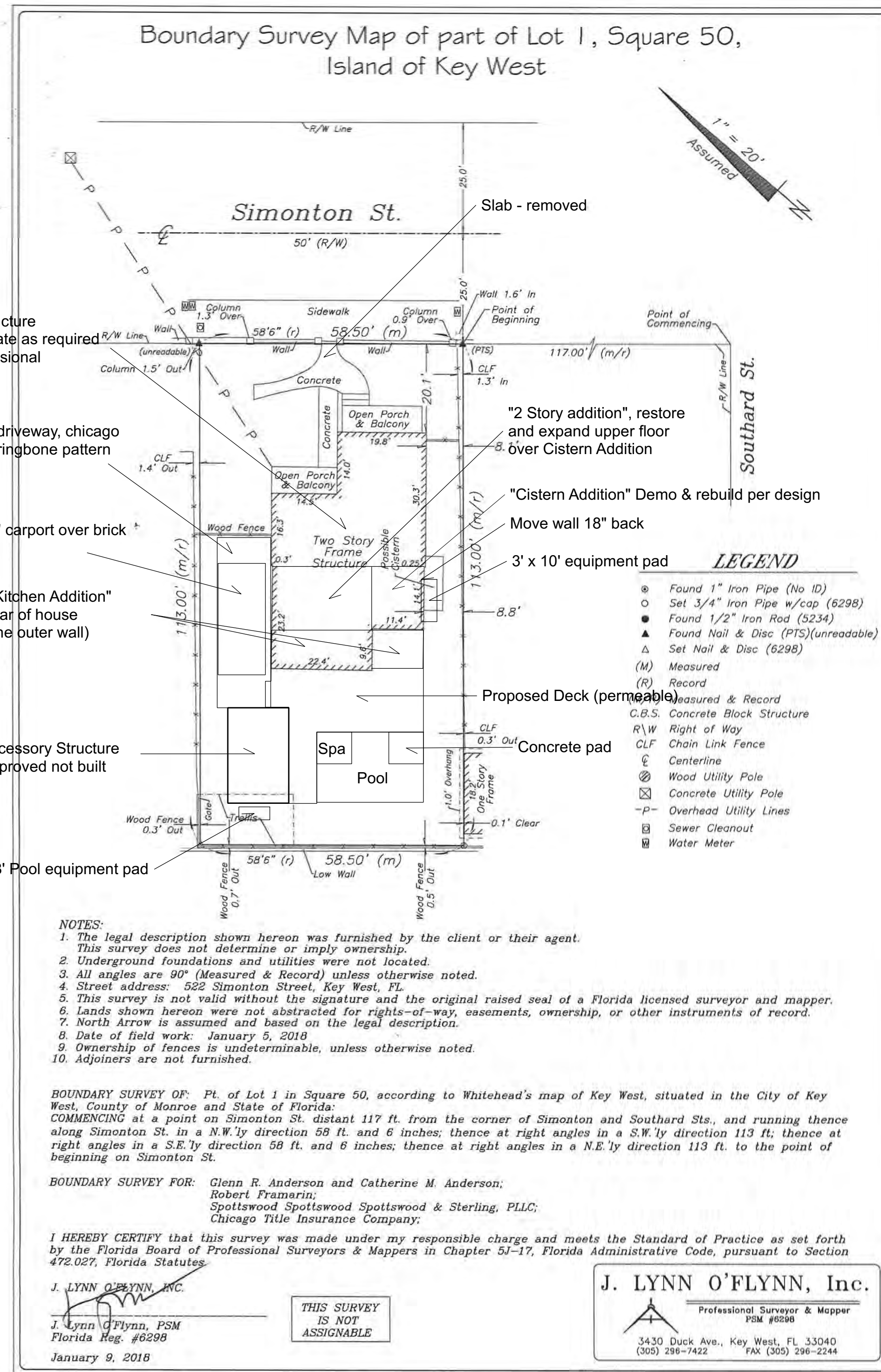
Minimum Required Open Space = 35% (2313.5 sq ft)

Proposed open space (Lot - impervious - deck) = 44% (2914 sq ft)

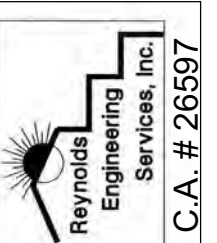
Setbacks: Front yard - 5', Side 5', Rear - 5', Rear (attached structures) - 15'

General Engineering Notes:

- All work shall comply with applicable codes.
- This design is based on the 6th Edition (2017) Florida Building Code.
- The Builder shall follow the manufacture specifications and recommendations when selecting the correct connector for the environment and wood type.
- The Builder using these plans shall be responsible for the means, methods, techniques, sequences, procedures and all safety aspects of construction.
- The Builder shall check and verify all dimensions and elevations.
- Existing underground utilities are not shown and Builder shall contact all utility companies prior to any excavation. Builder shall protect all utilities and shall be responsible for any damages at his expense.
- All lumber for structural members shall be pressure treated Southern Pine.
- Exterior wall windows and doors must be certified and/or listed by an independent laboratory to be structurally capable of resisting a 180 mph wind load as determined by ASCE Standard 7-10 Minimum Design Loads for Building and Other Structures.
- Connections: all connections and connectors for this project have been specified in this design and cannot be changed or substituted without written permission from the engineer of record. Connectors shall be installed as recommended and specified by the manufacturer.
- Concrete shall be a mix designed by a recognized testing lab to achieve a strength of 4000 psi at 28 days with a plastic and workable mix. Concrete to be mixed, placed and cured according to ACI standards and specifications.
- Reinforcing steel shall be ASTM A 615 Grade 60 deformed bars of new billet steel free from oil, scale and loose rust and placed in accordance with ACI standards and specifications.
- Soil supporting concrete slabs on grade shall be compacted to a density of not less than 95 percent of the maximum density as determined by the Standard Proctor Method.



Cover & Survey



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
 FLORIDA P.E.#46885
 2838 LARITE DRIVE
 (305) 394-9977
 CUBA KEY, FL 33042

SHEET TITLE:
Cover & Survey

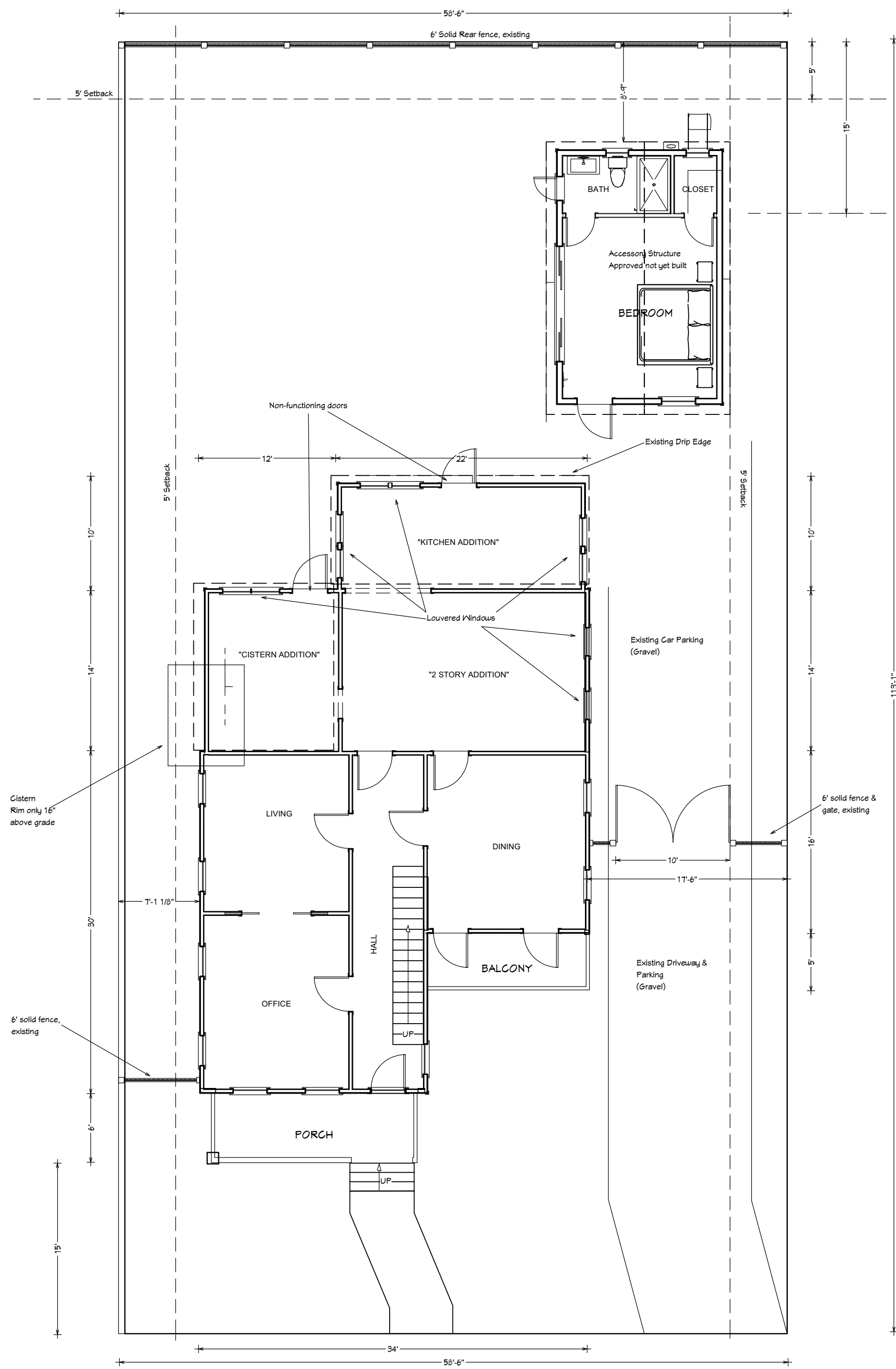
PROJECT DESCRIPTION:
**Rehabilitation of rear structures
 522 Simonton St.**

Owner: Glenn R Anderson
 522 Simonton St Key West Fl 33040
 Tel: 305-922-2480
 Contractor: Kevin McChesney
 Tel: 305-304-6786

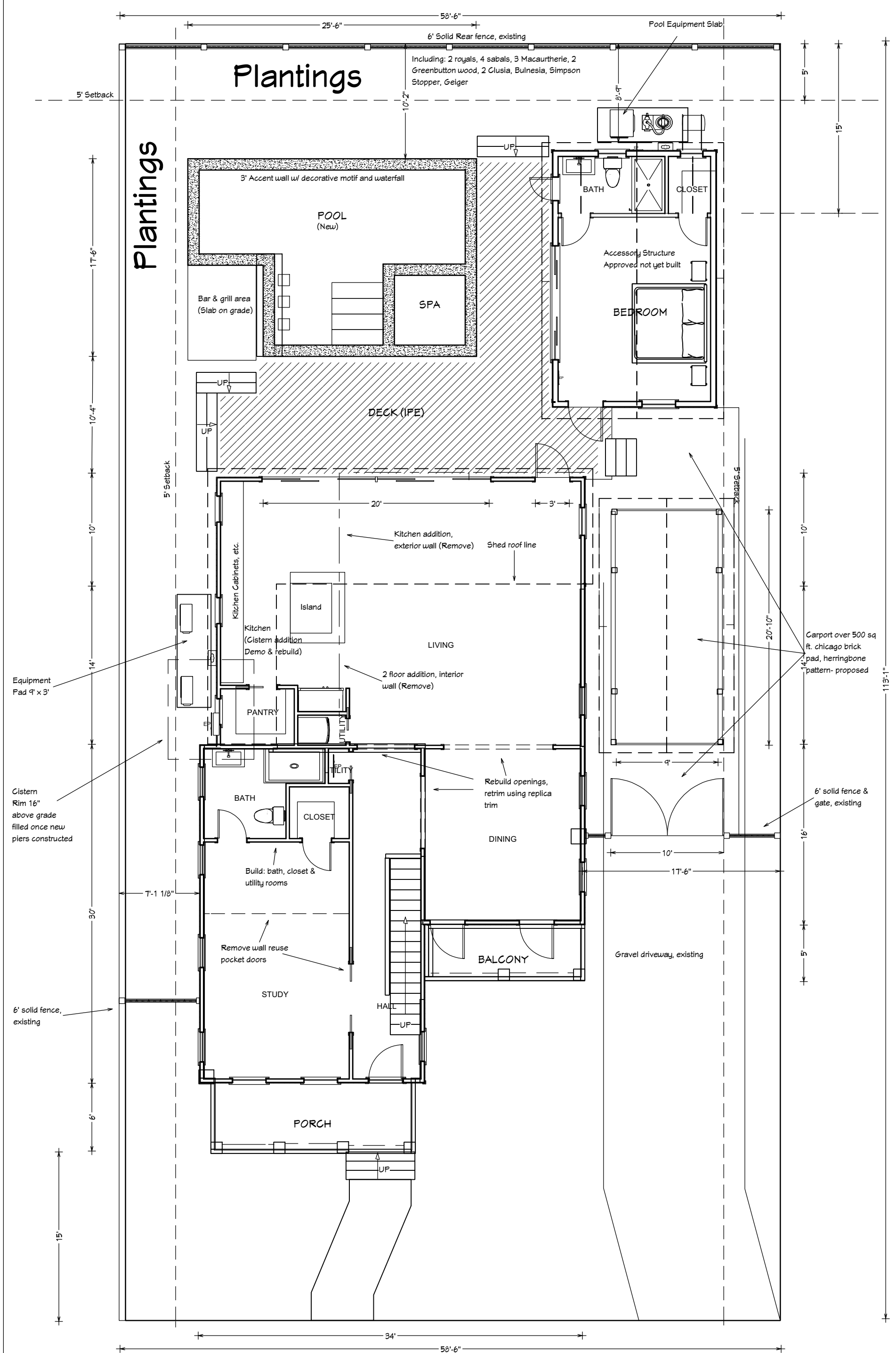
DATE:
 7/31/2018

SHEET:

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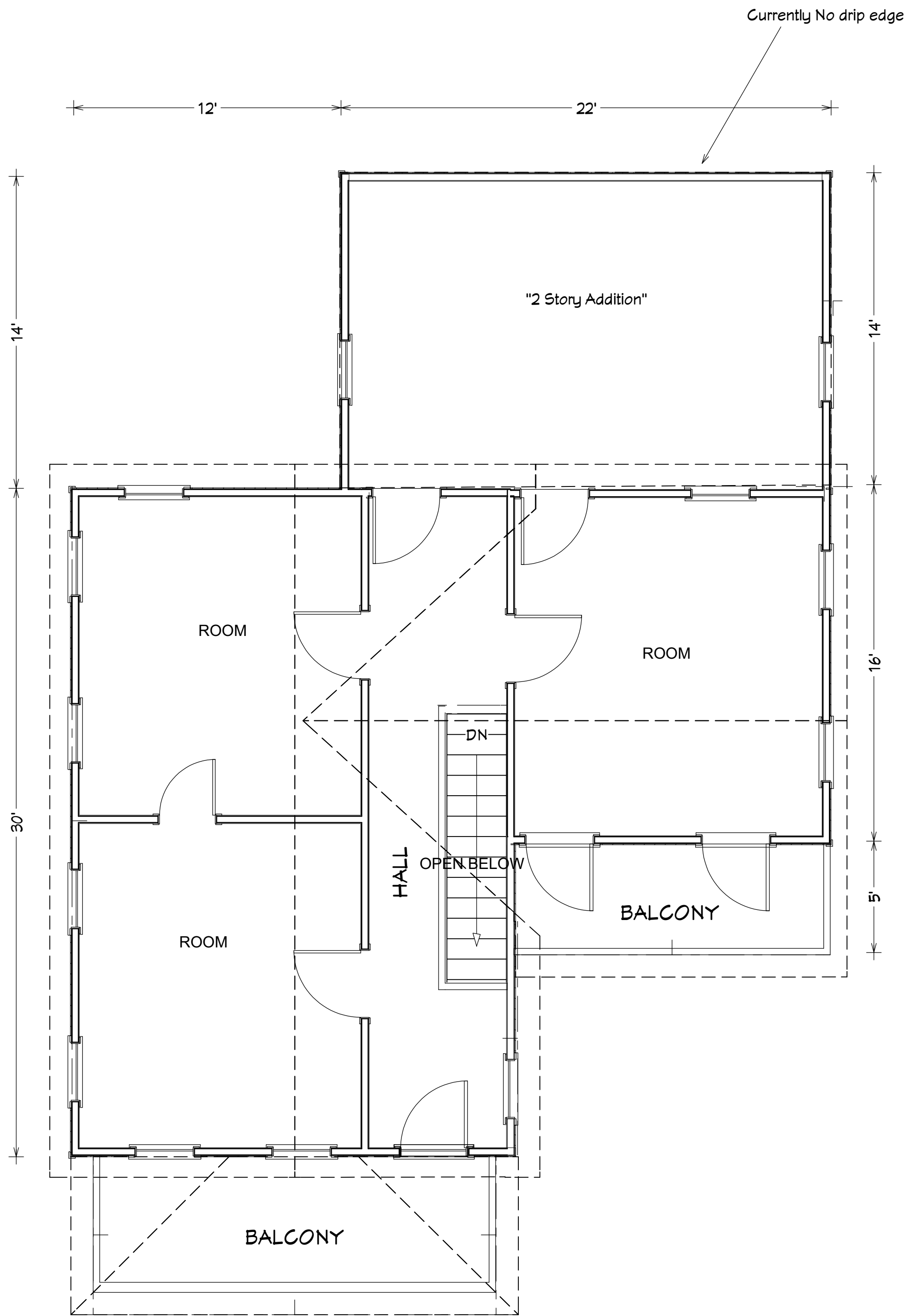


Existing: 1st Floor & Site Plan

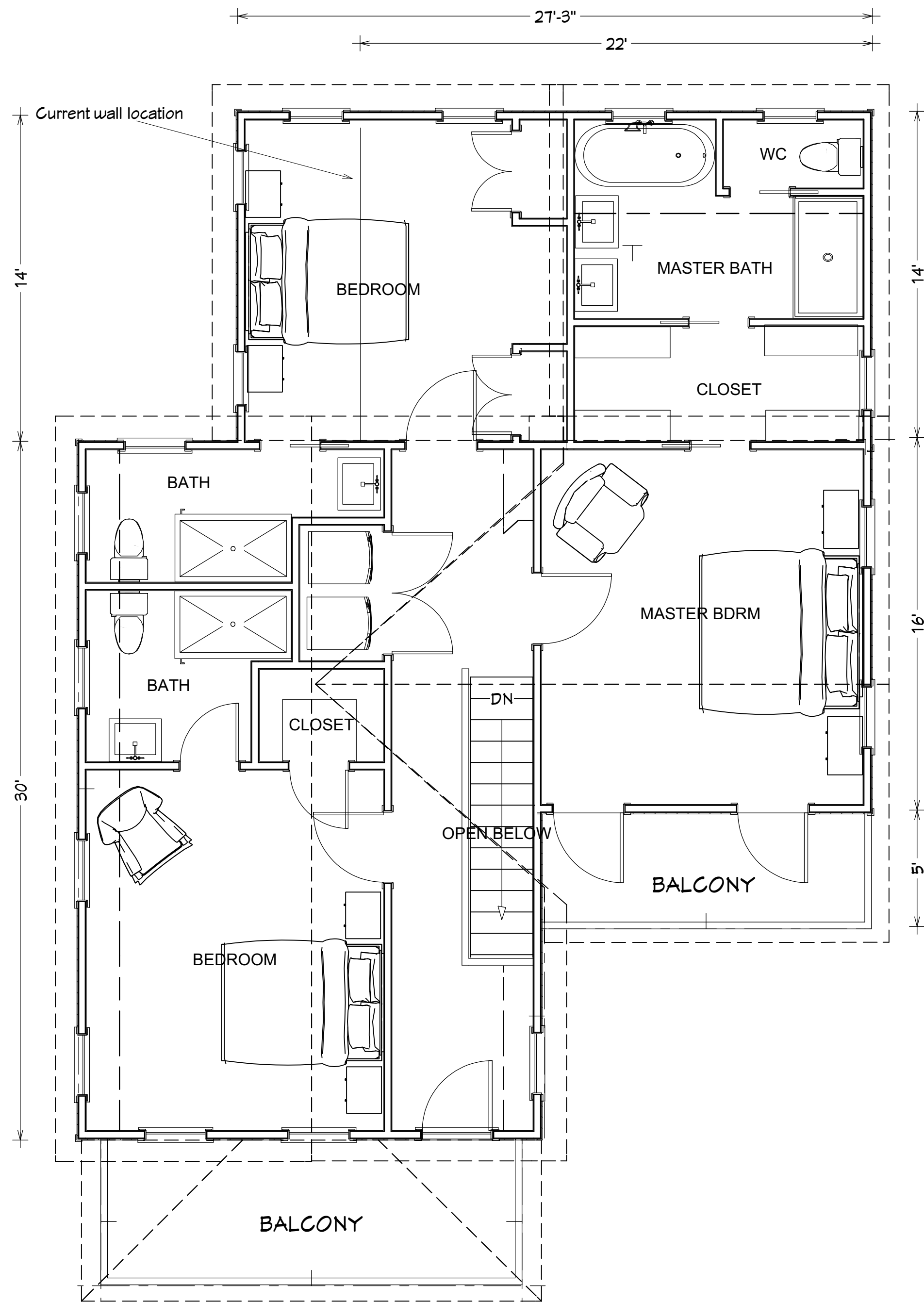


1st Floor & Site Plan - Proposed

1/8" = 1'



2nd Floor - Current



2nd Floor - Proposed

1/4" = 1'



Front: Current & Approved

Materials:
 Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
 Trim: 5/4 x 4 Cedar (match existing) White (match existing)
 New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
 New Windows: wood double hung, White
 Shutters (side windows only: Wood, Cedar, louvered (match existing), Gray (matching approved color)
 Roofing: Metal shingle - Victorian Style, natural color where roofing is greater than 3/12, v-crimp on shed roofs
 Carport: Pressure treated pine, white with Metal shingle (Victorian style)
 Hand Railings: pressure treated pine, Natural (match existing)
 Deck: IPE wood natural color

FEMA:
 Base Flood Elevation: X Zone
 Existing structure elevation: 14.8'
 Proposed Addition Elevation: 14.8'
 Lowest Adjacent grade: 12.4'



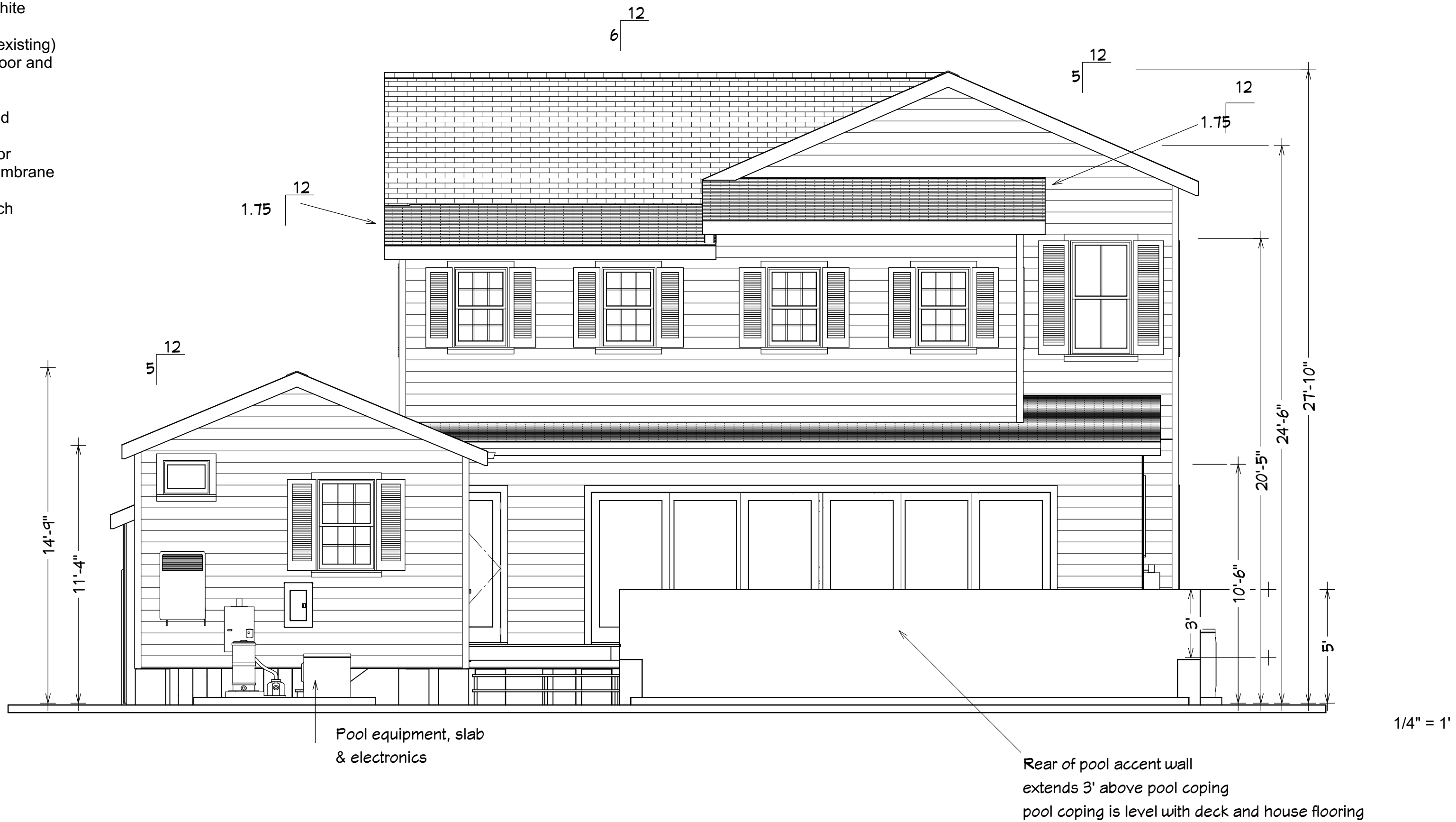
Front: Proposed

Lattis panels between all piers, wood, 2" grid, white



Materials:
Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
Trim: 5/4 x 4 Cedar (match existing) White (match existing)
New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
New Windows: wood double hung, White
Shutters (side windows only: Wood, Cedar, louvered (match existing), Gray (matching approved color)
Roofing: Metal shingle - Victorian Style, natural color where slope is greater than 3/12, grey Asphalt membrane on shed rooflines
Hand Railings: pressure treated pine, Natural (match existing)
Deck: IPE wood natural color

FEMA:
Base Flood Elevation: X Zone
Existing structure elvation: 14.8'
Proposed Addition Elevation: 14.8'
Lowest Adjacent grade: 12.4'

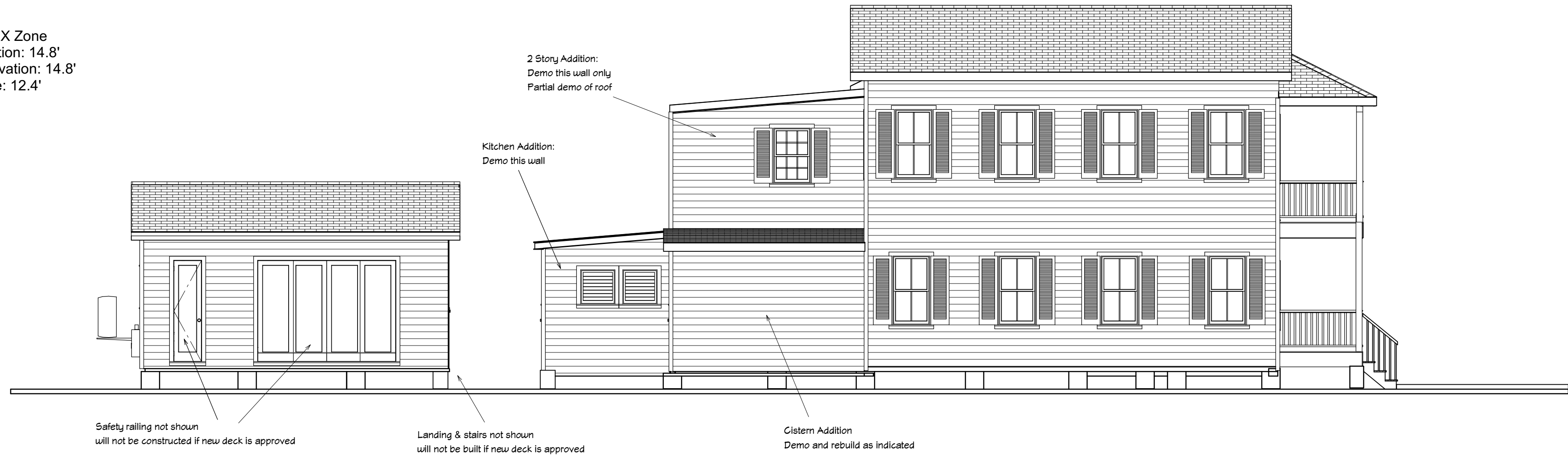


Materials:

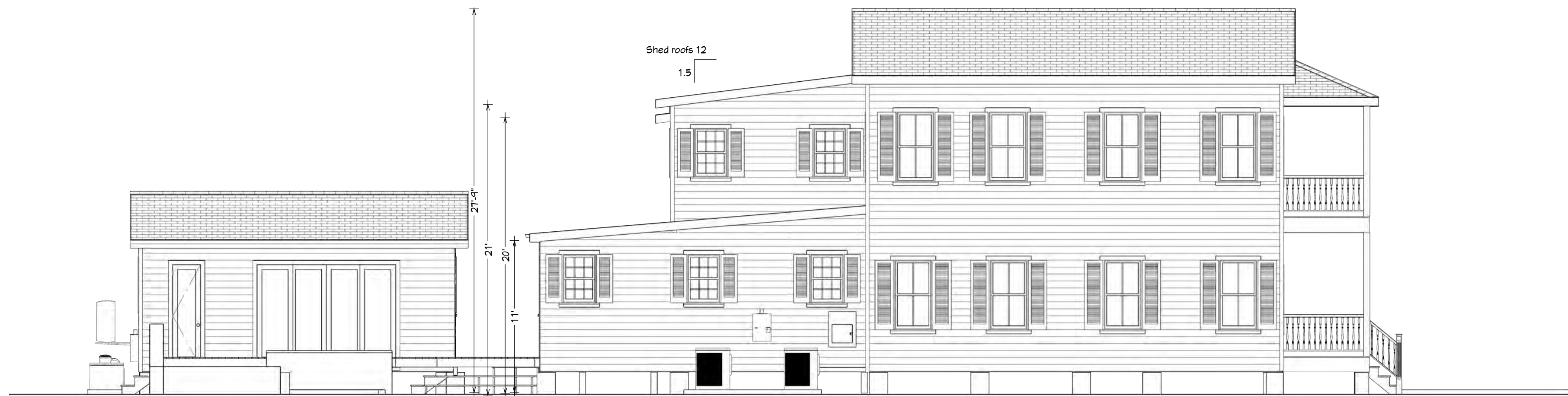
Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
 Trim: 5/4 x 4 Cedar (match existing) White (match existing)
 New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
 New Windows: wood, double hung, white
 Shutters (side windows only): Wood, Cedar, louvered (match existing), Gray (matching approved color)
 Roofing: Metal shingle - Victorian Style, natural color on 3/12 or great roofs, v-crimp on shed rooflines
 Hand Railings: pressure treated pine, Natural (match existing)
 Deck: IPE wood natural color

FEMA:

Base Flood Elevation: X Zone
 Existing structure elevation: 14.8'
 Proposed Addition Elevation: 14.8'
 Lowest Adjacent grade: 12.4'

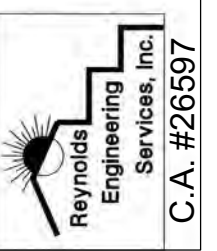


Left Side, current & approved



Left - proposed

1/6" = 1'



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
 FLORIDA P.E.#46885
 22330 LAUREL DRIVE SUITE 101, FL 33042
 (305) 394-5997

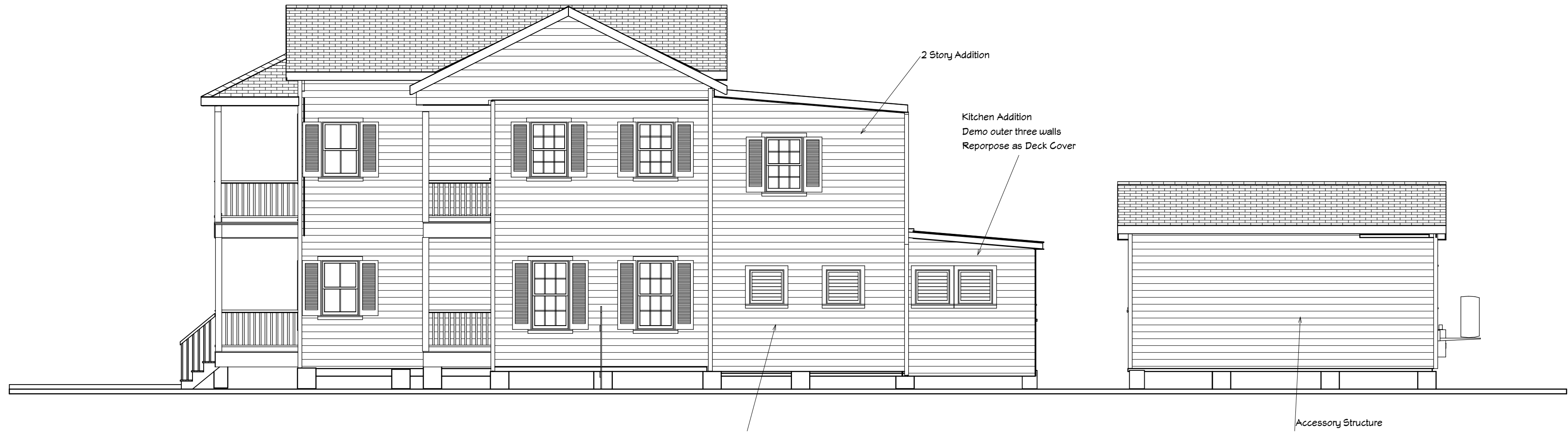
SHEET TITLE:
**Left Side Elevations
 Existing & Planned**

PROJECT DESCRIPTION:
**Rehabilitation of Attached
 Rear Structures
 522 Simonton St.**

Owner: Glenn R. Anderson
 Tel: 571-213-1760
 522 Simonton St Key West Fl 33040
 Contractor: Kevin McChesney
 Tel: 305-304-6786

DATE:
 8/1/2018

SHEET:
A-6
 of 10



Right side, Current & Approved

Materials:

- Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
- Trim: 5/4 x 4 Cedar (match existing) White (match existing)
- New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
- New Windows: wood, double hung, White
- Shutters (side windows only): Wood, Cedar, louvered (match existing), Gray (matching approved color)
- Roofing: Metal shingle - Victorian Style, natural color on 3/12 or greater roof, v-crimp on shed rooflines
- Hand Railings: pressure treated pine, Natural (match existing)
- Deck: IPE wood natural color

FEMA:

- Base Flood Elevation: X Zone
- Existing structure elevation: 14.8'
- Proposed Addition Elevation: 14.8'
- Lowest Adjacent grade: 12.4'



1/6" = 1'



Heron House 516 Simonton (Adjacent Property)
1 car garage



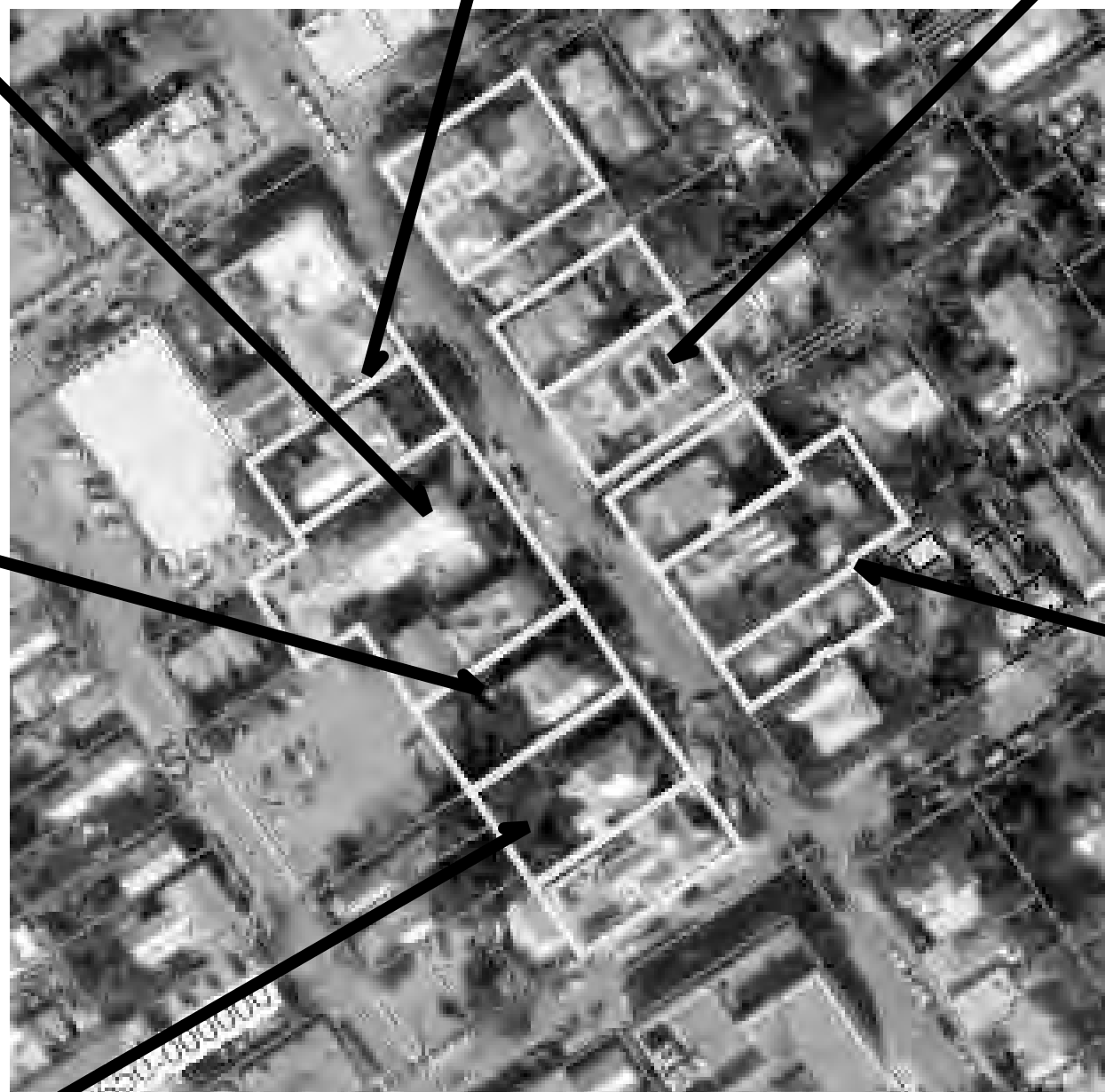
508 & 504 Simonton (Carports)



Marquesa Hotel Simonton (12 car garage)



522 Simonton (proposed carport)



500 Block Simonton



524 Simonton (accessory structure/
former garage?)



526 Simonton (Adjacent Property) 2 car garage

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., December 19, 2018 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW CARPORT

#522 SIMONTON STREET

Applicant – Glenn Anderson Application #H18-03-0020

If you wish to see the application or have any questions, you may visit the Planning 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
_____ Glenn Anderson _____, 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:
_____ 522 Simonton St _____ on the ___ 7th day of
_ December_, 2018__.

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 ___ December 19th, 2018__.

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 _H18-03-
0020.

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

Signed Name of Affiant:

[Signature]
Date: ___ December 7, 2018 ___

Address: ___ 522 Simonton ___

City: ___ Key West ___

State, Zip: ___ FL 33030 ___

The forgoing instrument was acknowledged before me on this ___ 7th ___ day of
December, 2018.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Gerzale R. Curry Hill
Notary Public - State of Florida (seal)
My Commission Expires: _____



Public Meeting Notice

The Architecture Review Commission will hold a public meeting at 5:30 p.m. December 19, 2018 at 1100 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW CARPORT

#522 SIMONTON STREET

Applicant - Glenn Anderson Application # 18-03-0020

If you wish to see the application or have any questions, you may contact the Planning Department during regular business hours at 1100 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

FROM THE SITE UNTIL THE FINAL DETERMINATION

The City of Key West complies with all requirements of the Americans with Disabilities Act (ADA). If you are unable to access this information, please call 305-809-8772 or 305-809-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance. Alternative listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



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 00009320-000000
 Account # 1009571
 Property ID 1009571
 District Group PT of Key West
 Millage Group 1 - SCHOOL STATE - SCHOOL STATE - (1)
 Location 522 SIMONTON St, KEY WEST
 Address
 Legal KW PT LOT 1 SQR 50 G26-267 COUNTY JUDGES SERIES 3-M9 COUNTY JUDGES
 Description DOCKET 1-73-242 OR2097-797/798L/E OR2756-501LET/ADM OR2890-1632/33
 (Note: Not to be used on legal documents)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

ANDERSON CATHERINE M
 522 Simonton St
 Key West FL 33040
 ANDERSON GLENN R
 522 Simonton St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$8,140	\$85,687	\$78,960	\$189,112
+ Market Misc Value	\$1,231	\$1,231	\$1,231	\$1,072
+ Market Land Value	\$639,504	\$639,504	\$567,849	\$573,960
= Just Market Value	\$648,875	\$726,422	\$648,040	\$764,144
= Total Assessed Value	\$648,875	\$712,844	\$648,040	\$738,212
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$648,875	\$726,422	\$648,040	\$764,144

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,610.00	Square Foot	0	0

Buildings

Building ID 658
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3036
 Finished Sq Ft 2652
 Stories 2 Floor
 Condition POOR
 Perimeter 332
 Functional Obs 90
 Economic Obs 0
 Depreciation % 82
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1928
 EffectiveYearBuilt 1928
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 5
 Full Bathrooms 1
 Half Bathrooms 1
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	216	0	0
FLA	FLOOR LIV AREA	2,652	2,652	0
OPF	OP PRCH FIN LL	84	0	0
OUF	OP PRCH FIN UL	84	0	0
TOTAL		3,036	2,652	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1944	1945	1	165 SF	3
FENCES	1994	1995	1	342 SF	2

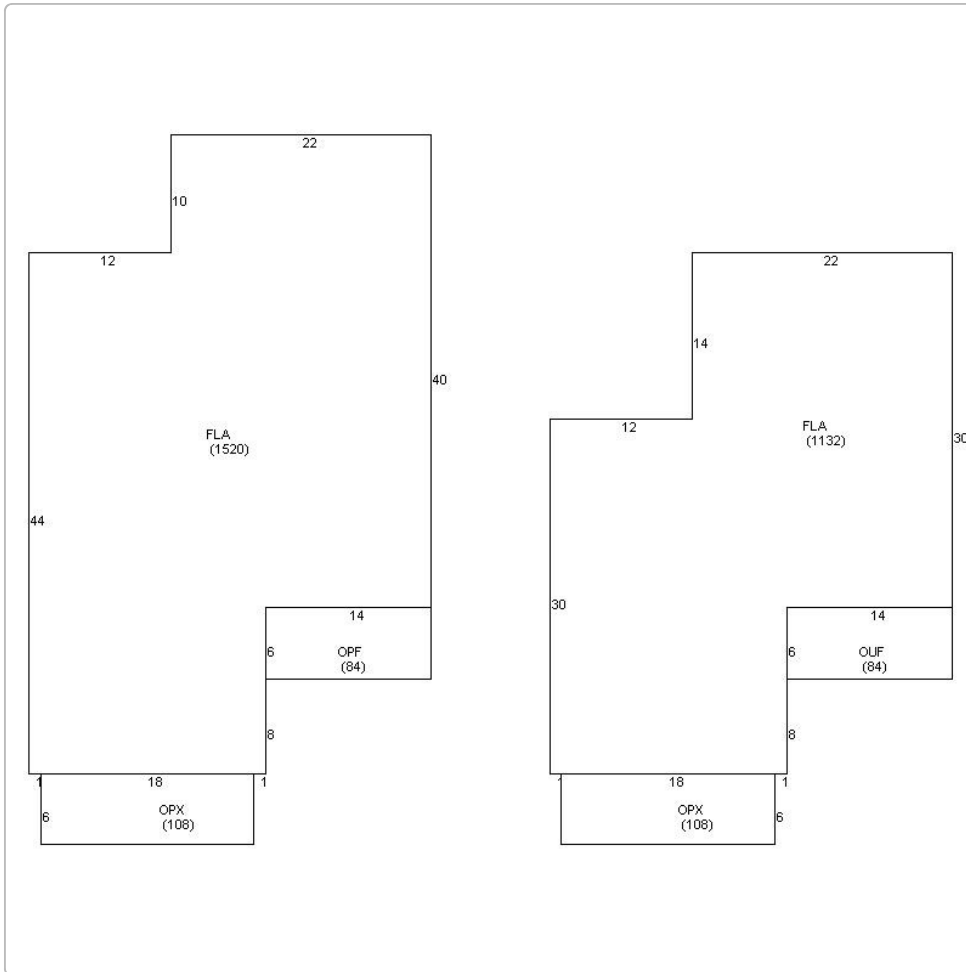
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/6/2018	\$1,300,000	Warranty Deed	2154210	2890	1632	03 - Qualified	Improved
5/19/2015	\$0	Other		2756	501	11 - Unqualified	Improved
3/24/2005	\$850,000	Warranty Deed		2097	797	O - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-1508	5/4/2018		\$25,000		DEMO FRONT CONCRETE FENCE INSTALL NEW FRONT FENCE AND SIDE FENCES REPAIR REAR FENCE
18-680	3/22/2018		\$14,200		REPAIR SHUTTERS & WINDWOS & ORIGINAL STATE GRAY SHUTTERS WHITE WINDOWS REPLACE 120SF OF CONCRETE AND REPLACE WITH CHICAGO BRICKS REMOVE UNSAFE LUMBER FROM RIGHT SIDE OF PORCH REPLACE SIDIGN WHERE NEEDED
0200479	2/25/2002	10/3/2002	\$13,000		NEW V-CRIMP ROOF
A951413	4/1/1995	8/1/1995	\$1,200		57 LF WOOD FENCE

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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