



**Historic Architectural Review Commission
Staff Report for Item 6**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: August 22, 2017

Applicant: William Shepler

Application Number: H17-03-0028

Address: #922 Thomas Street

Description of Work:

New one story frame addition. ~~New shed roof over existing front porch and~~ Renovations.

Site Facts:

The one-story house at 922 Thomas Street is listed as a contributing resource in the survey, and was constructed in 1938 according to the survey. The building does not appear on the 1962 Sanborn map, but in the c.1965 photograph, it is clear that the building is not a new structure, as there are dirt stains on the metal shingled roof and the eaves show some wear and tear. It is most likely that the building was relocated to that site. The building has a front porch that has been enclosed. The 1960s screen wall that was on the front of the building was removed sometime after 2010 without a Certificate of Appropriateness. The rear of the house has an old casement window. A window of that same type shows on the front of the building in the c.1965 photograph.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 3, 4, 5, 6, 9, and 10.

HARC Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 5, 6, 11, 12, 13, 14, 19, 22, 23, 29, 30, and 31.

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns
<https://www.nps.gov/tps/how-to-preserve/briefs/14-external-additions.htm>

Staff Analysis

This Certificate of Appropriateness proposes some renovations to the contributing house, including repair/replacement of existing wood siding as required, new 2/2 wood windows on the sides of the structure.

A new addition will be connected onto the rear. The addition will have a height of 17 feet, 7 inches, only five inches shorter than the main house (18 feet, 1 inch). The new addition will be 1478 square feet in size. It will extend to the side of the main structure, with a new front entryway covering part of the contributing house. The addition will have fiber cement board and batten siding with aluminum impact windows and doors and v-crimp roofing.

Consistency with Guidelines

1. The proposed addition will be shorter than the main house by 5 inches, and will be double in size of the footprint. The guidelines are clear that additions to contributing and historic buildings shall limit their size and scale in relationship to the historic building. The addition will be very visible and will alter the balance of the contributing structure.
2. As stated above, the proposed addition will be highly visible, as it juts out to the side of the contributing structure. The proposed addition will partial obscure the side wall of the contributing structure, which is a highly visible elevation. There is ample enough space on the property for the addition to extend towards the rear. The proposed addition will alter the balance and symmetry of the contributing house. The addition will almost double the street frontage of the existing structure and will compete with the main historic structure. The addition is also almost 150% larger than the main house, as the contributing structure is 956 square feet, and the new addition is 1478 square feet.
3. The guidelines state that additions should be connected to the main structure by a “recessed, small scale hyphen.” While the architect recesses in the new structure by a few inches on each side, the plans do not create a “hyphen” in a way that is recommended by National Park Service. Preservation Brief 14 from the National Park Service states:

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.

The HARC Guidelines for Additions and Alterations were based on this Preservation Brief. While the plans only show one small opening added to the rear wall, the entire rear wall is encompassed as part of the new addition and therefore, that wall becomes an interior wall, where HARC will have no jurisdiction in the future.

4. The plans propose to remove the old casement window in the rear, as that is where the new hallway is proposed to connect the contributing structure to the new addition. That casement window should be relocated to the front of the house.

It is staff's opinion that the proposed design is not consistent with the guidelines for additions and alterations. The proposed addition will be highly visible and will compete with the main structure. There is more than enough space on the large site to create an addition that is more towards the rear. Also, the "hyphen" connection between the house and the addition is too large and will lead to turning the exterior rear wall into an interior wall – leading to a possible loss of historic materials.

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 17-00300028		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____%

ADDRESS OF PROPOSED PROJECT:	922 Thomas Street		# OF UNITS	1
RE # OR ALTERNATE KEY:				
NAME ON DEED:	James Hamilton	PHONE NUMBER	305-923-0054	
OWNER'S MAILING ADDRESS:	321 Catherine Street	EMAIL	hamiltonbuilders1@hotmail.com	
	Key West, FL 33040			
CONTRACTOR COMPANY NAME:		PHONE NUMBER		
CONTRACTOR'S CONTACT PERSON:		EMAIL		
ARCHITECT / ENGINEER'S NAME:	William Shepler Architect	PHONE NUMBER	305- 890-6191	
ARCHITECT / ENGINEER'S ADDRESS:	201 Front Street , Suite 203, Key West	EMAIL	will@wshepler.com	
	FL 33040			

JUN 26 2017

710-5188-2877

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:

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 type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input 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., New 1 story wood frame addition

impact rated windows, f.c siding, new railings & shed roof over existing front porch,
galvalume roofing and all other work / design elements as per attached drawings.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT: OWNER PRINT NAME:	QUALIFIER PRINT NAME:
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 _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Oper: KEYWAYC Type: BP Drawer: 1
Date: 5/26/17 50 Receipt no: 20158
2017 300028
PT * BUILDING PERMITS-NEW
1.00 as identification
Trans number: 3107127
CK CHECK 1220 \$100.00
Trans date: 5/26/17 Time: 14:45:32

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:

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 _____

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.	<input type="checkbox"/>	<input type="checkbox"/>
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

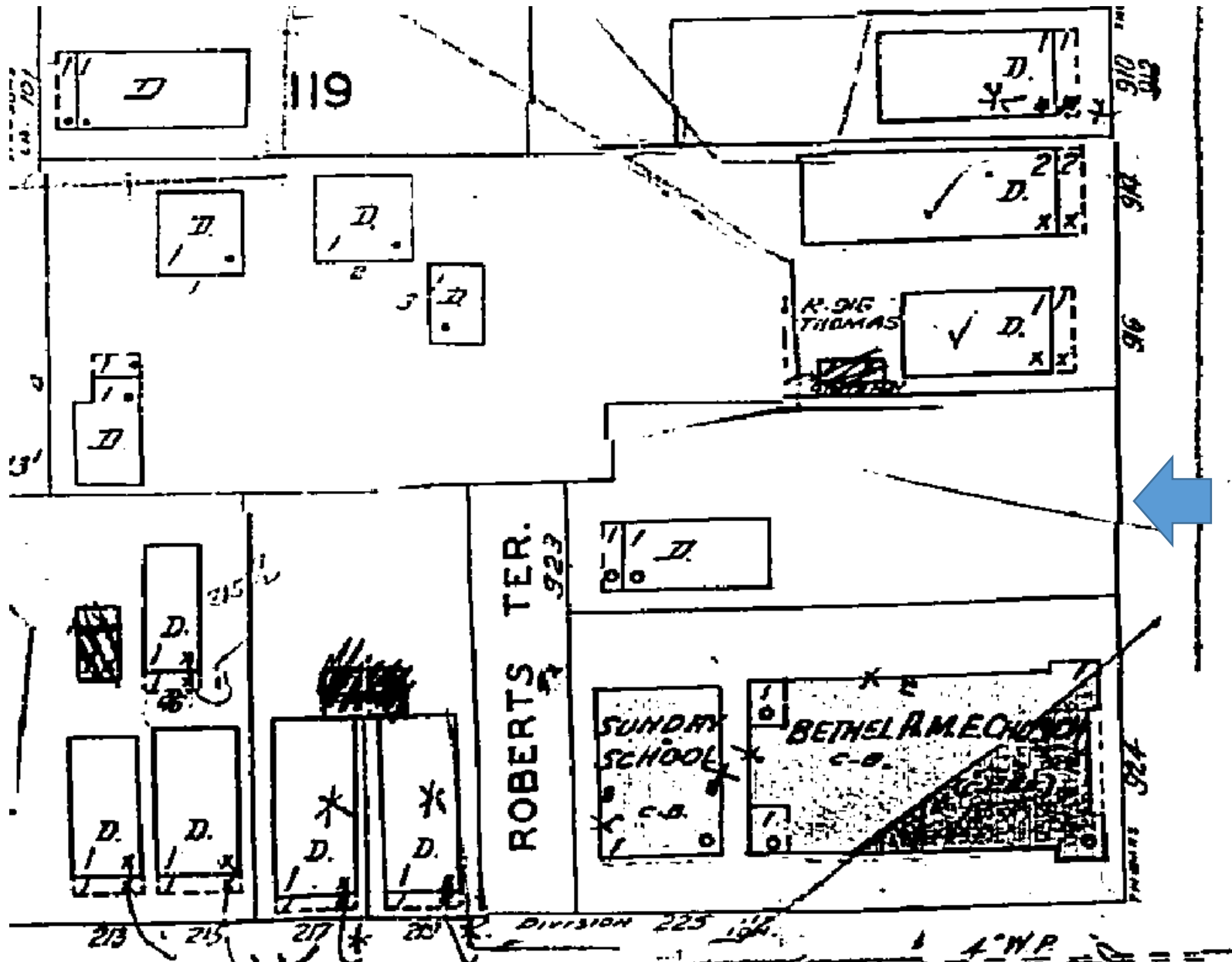
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

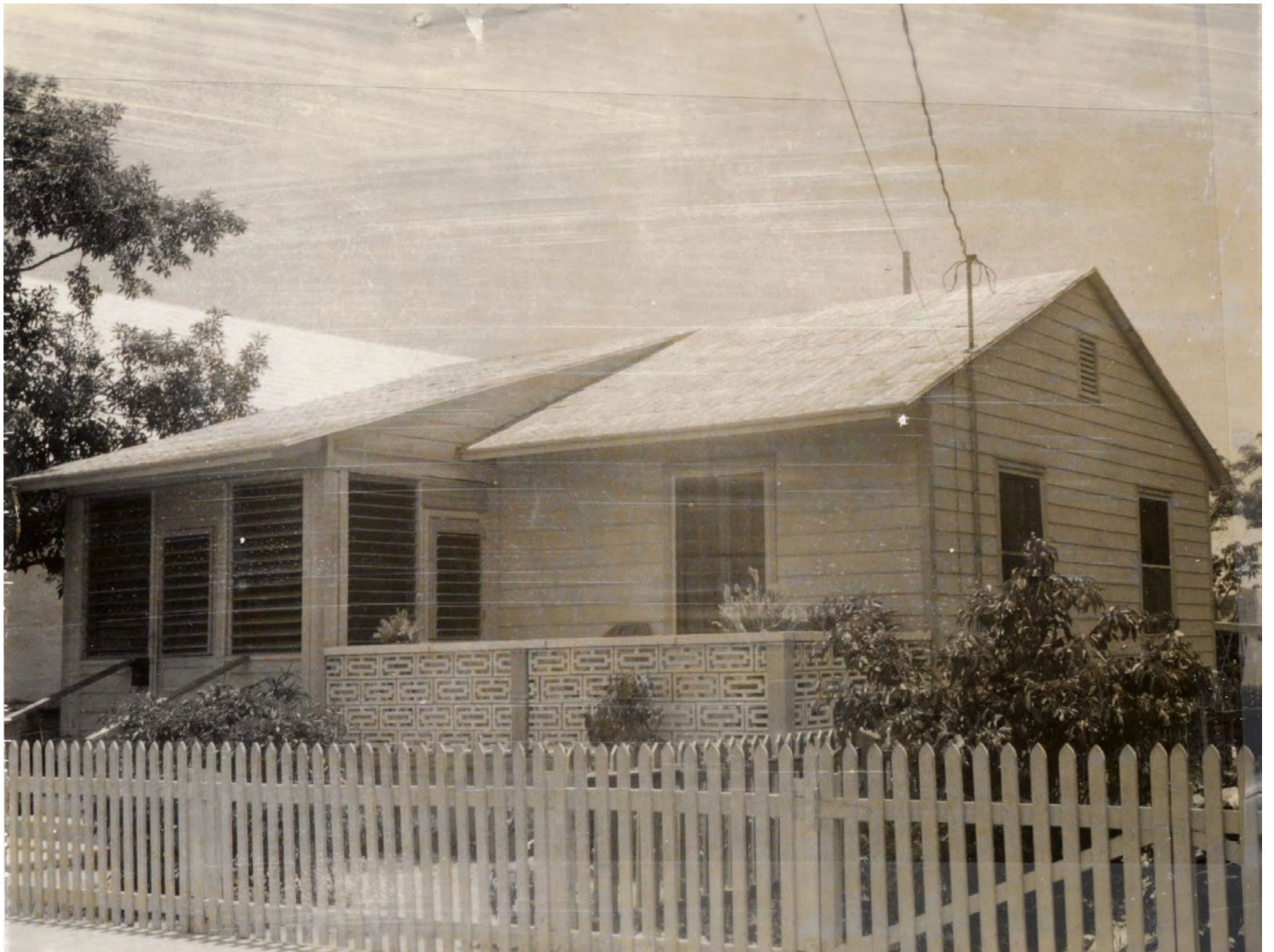
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:	

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



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



9
2
2

1157
1157
1157







EXISTING HOUSE FROM THOMAS ST.



RECEIVED
NOV 29 2010
By _____



FRONT PORCH

NOV 29 2010



FRONT FACADE OF HOUSE



SIDE OF HOUSE BY CHUNCH



RECEIVED
NOV 29 2010



BACK OF HOUSE



RECEIVED
NOV 29 2010
By _____

WINDOW IN BACK OF HOUSE THAT
IS OLD CASEMENT



BACKYARD OF SITE

RECEIVED
29 2010
By _____









NO TRESPASSING







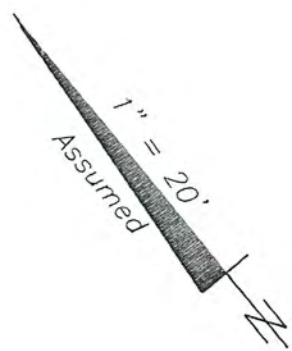
NO PARKING
ANYTIME

Church



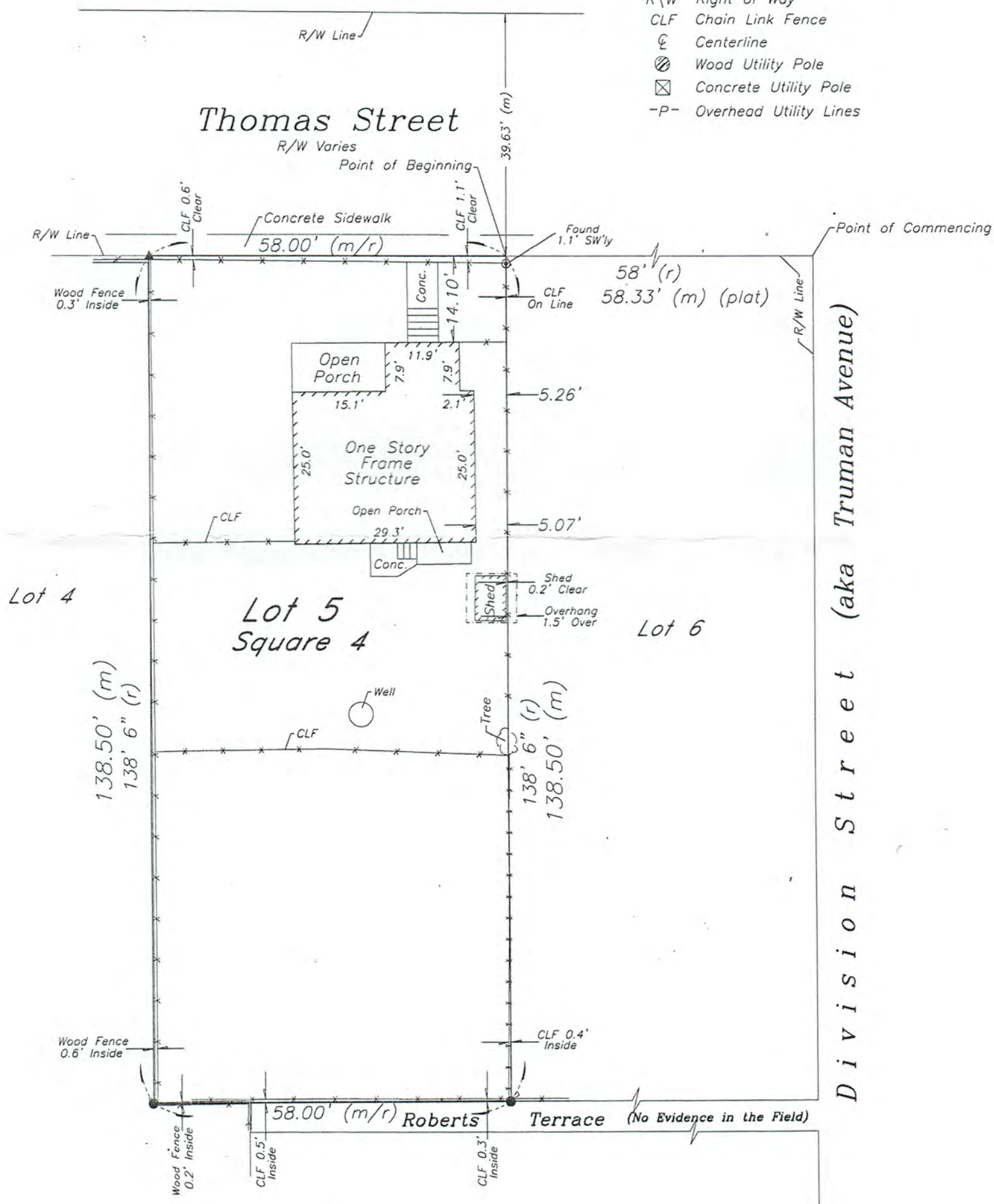
SURVEY

Boundary Survey Map of Lot 5, Square 4 of C.W. Tift's Diagram on the Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (LB 2863)
- △ Set 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



Sheet One of Two Sheets

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

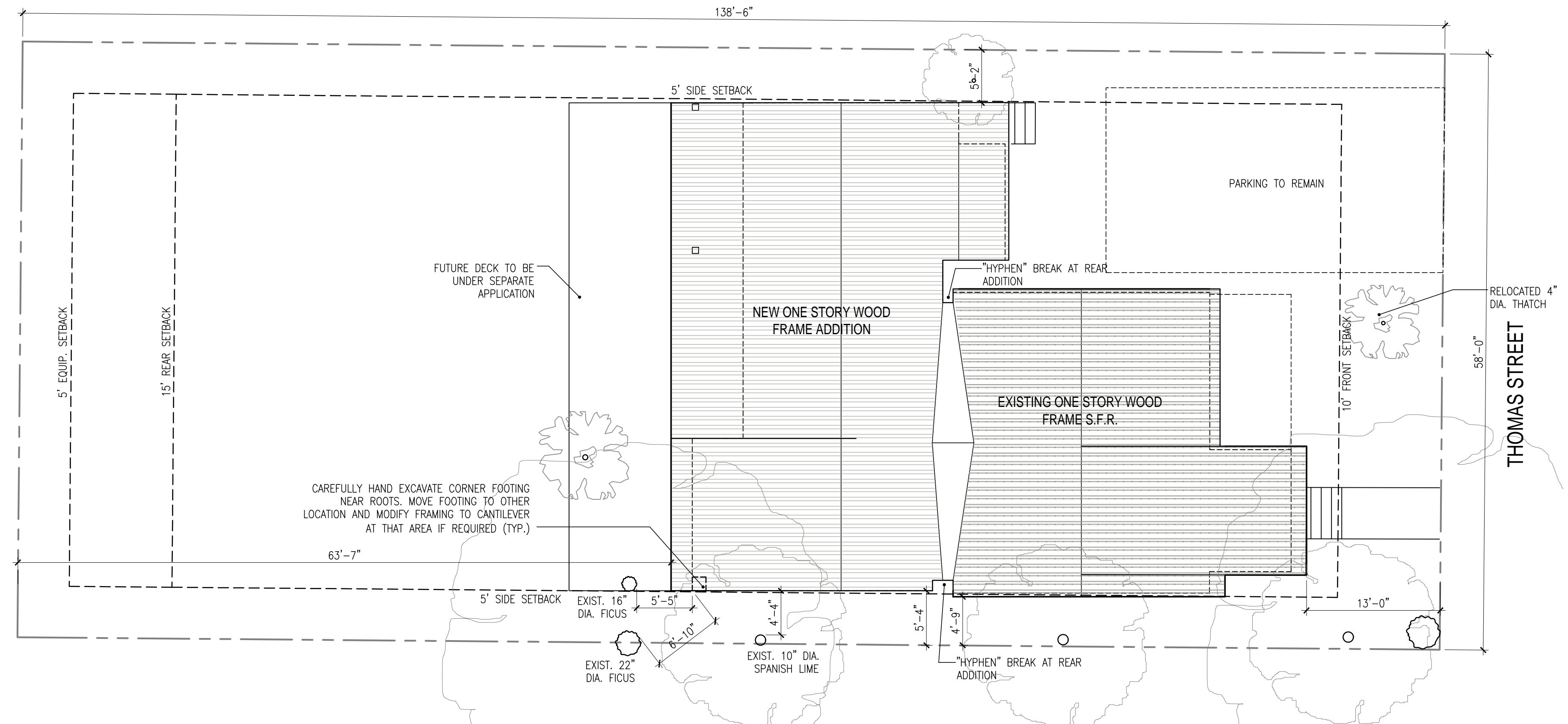
Seal:

Consultants:

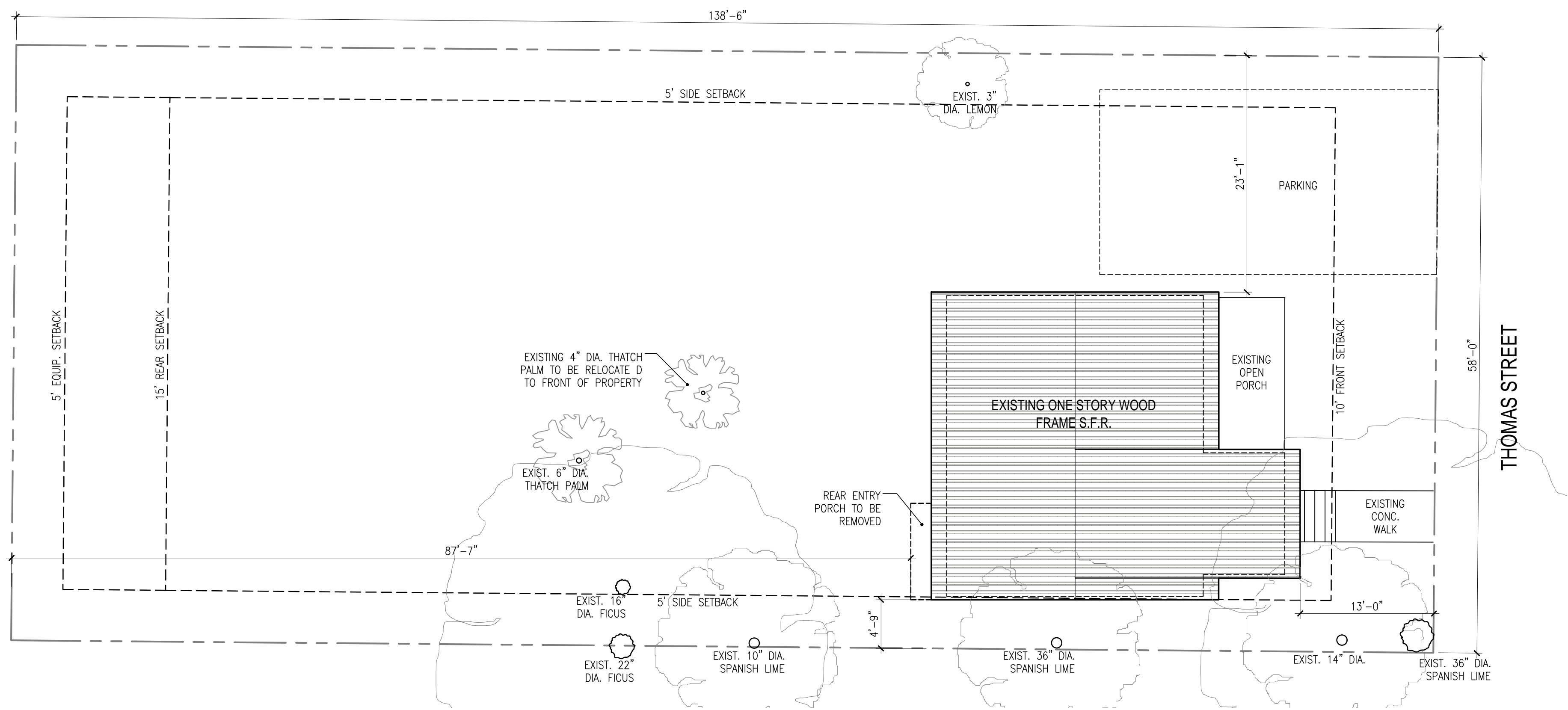
Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17

SITE CALCS - ZONING DISTRICT: HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	18'-1"	No Change	Yes
BUILDING COVERAGE	40%	956s.f. (11.9%)	2,434 s.f. (30.3%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,118 s.f. (13.9%)	2,499s.f. (31.1%)	Yes
LOT SIZE	Min. 4,000 s.f.	8,033 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	58'	N/A	N/A
LOT DEPTH	Min. 90'	138.5'	N/A	N/A
FRONT SETBACK	Min. 10'	13'	No Change	Yes
SIDE SETBACK (SOUTH)	Min. 5'	4'-9"	No Change	N/A
SIDE SETBACK (NORTH)	Min. 5'	23'-1"	5'-2"	Yes
REAR SETBACK	Min. 15'	87'-7"	63'-7"	Yes
OPEN SPACE	Min. 35%	86.10%	68.90%	Yes



2 PROPOSED SITE PLAN
A1.1 SCALE: 1/8"=1'-0"



1 EXISTING SITE PLAN
A1.1 SCALE: 1/8"=1'-0"

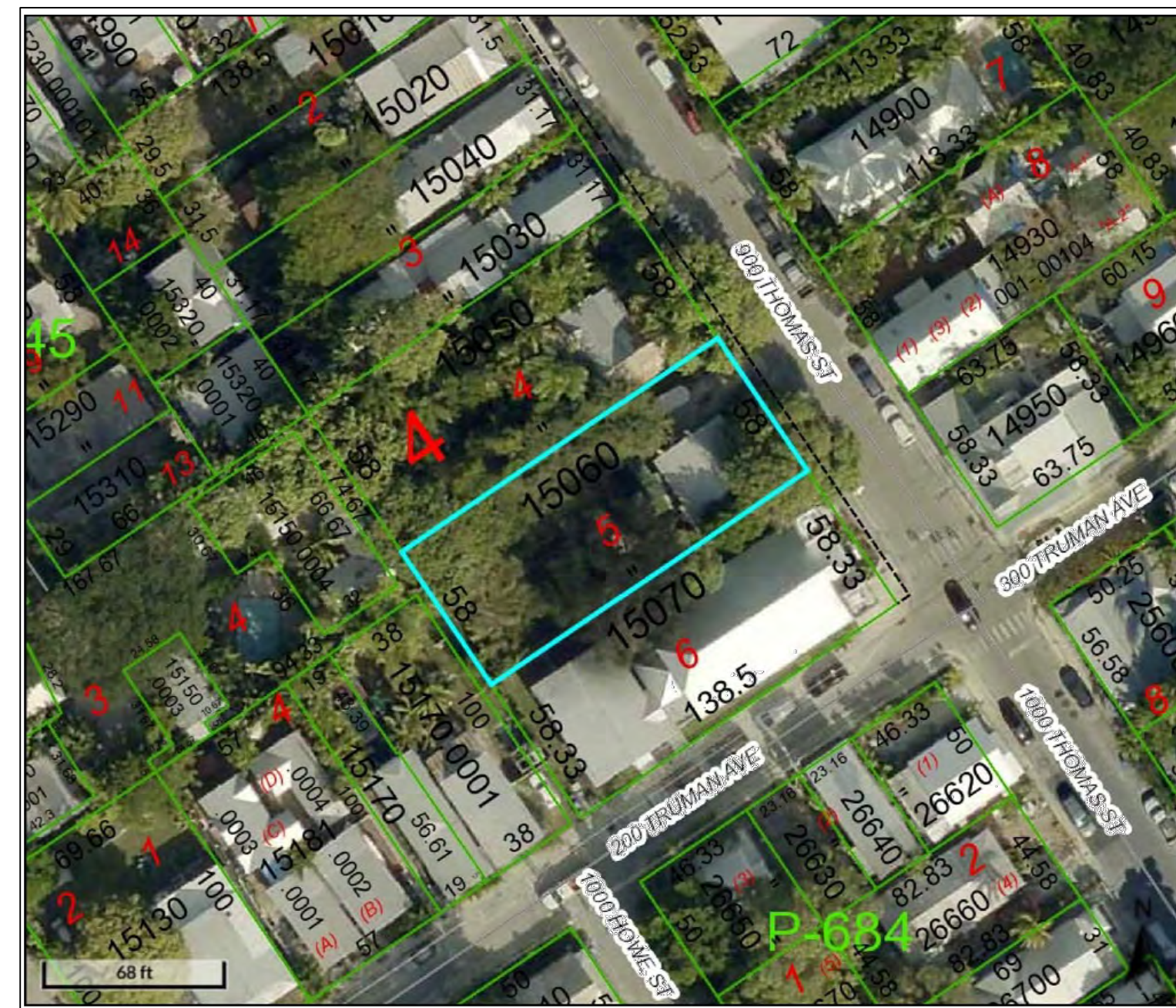
922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 17026

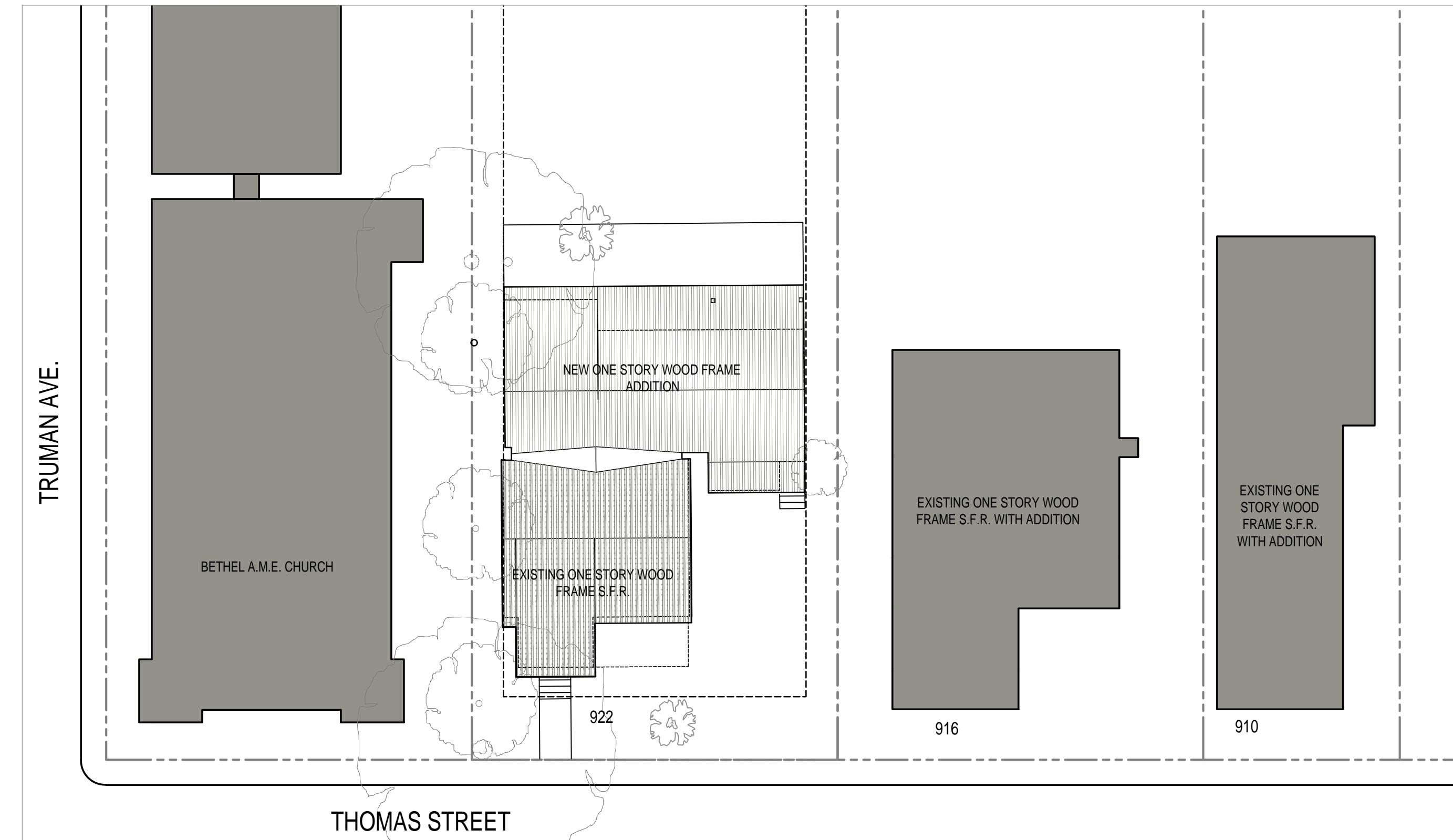
Title:

**SITE PLANS/
ZONING
CALCS**

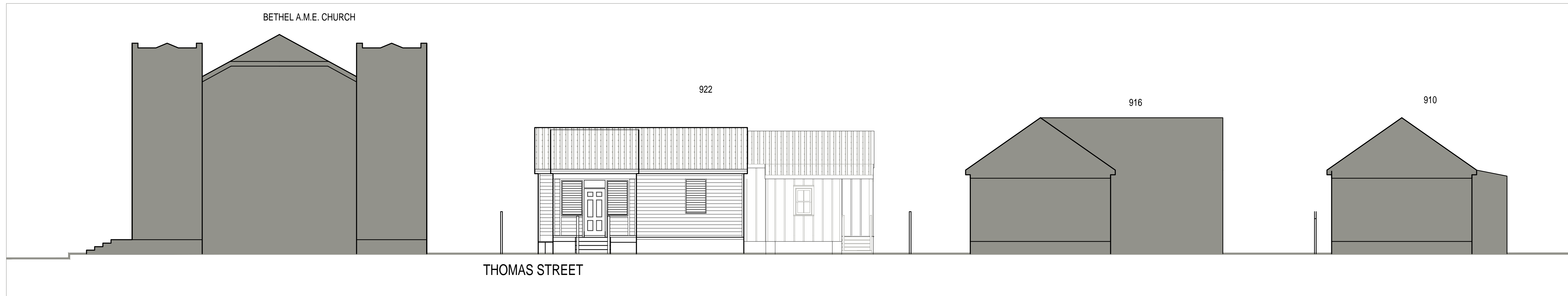
Sheet Number:
A-1.1



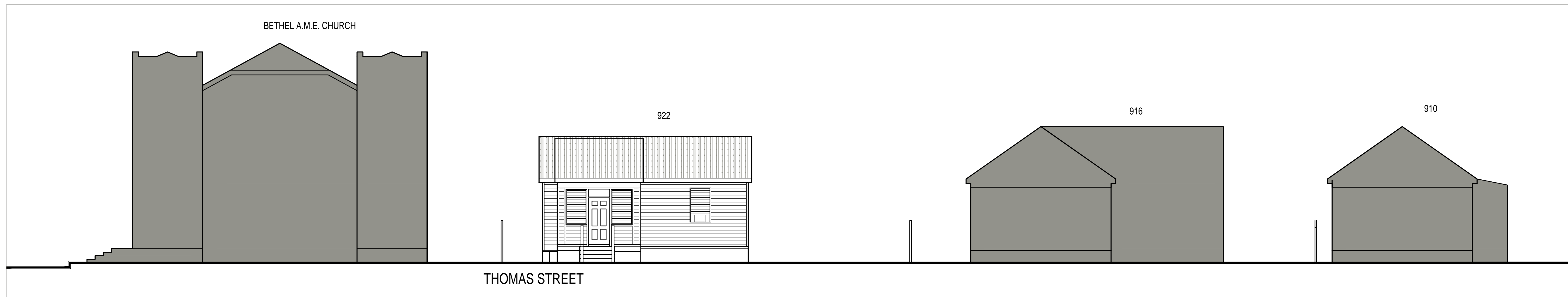
4 AERIAL SITE PLAN
SCALE: N.T.S.



3 CONTEXTUAL SITE PLAN
SCALE: 1/16"=1'-0"



2 PROPOSED STREETSCAPE
SCALE: 1/8"=1'-0"



1 EXISTING STREETSCAPE
SCALE: 1/8"=1'-0"

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17

922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 17026

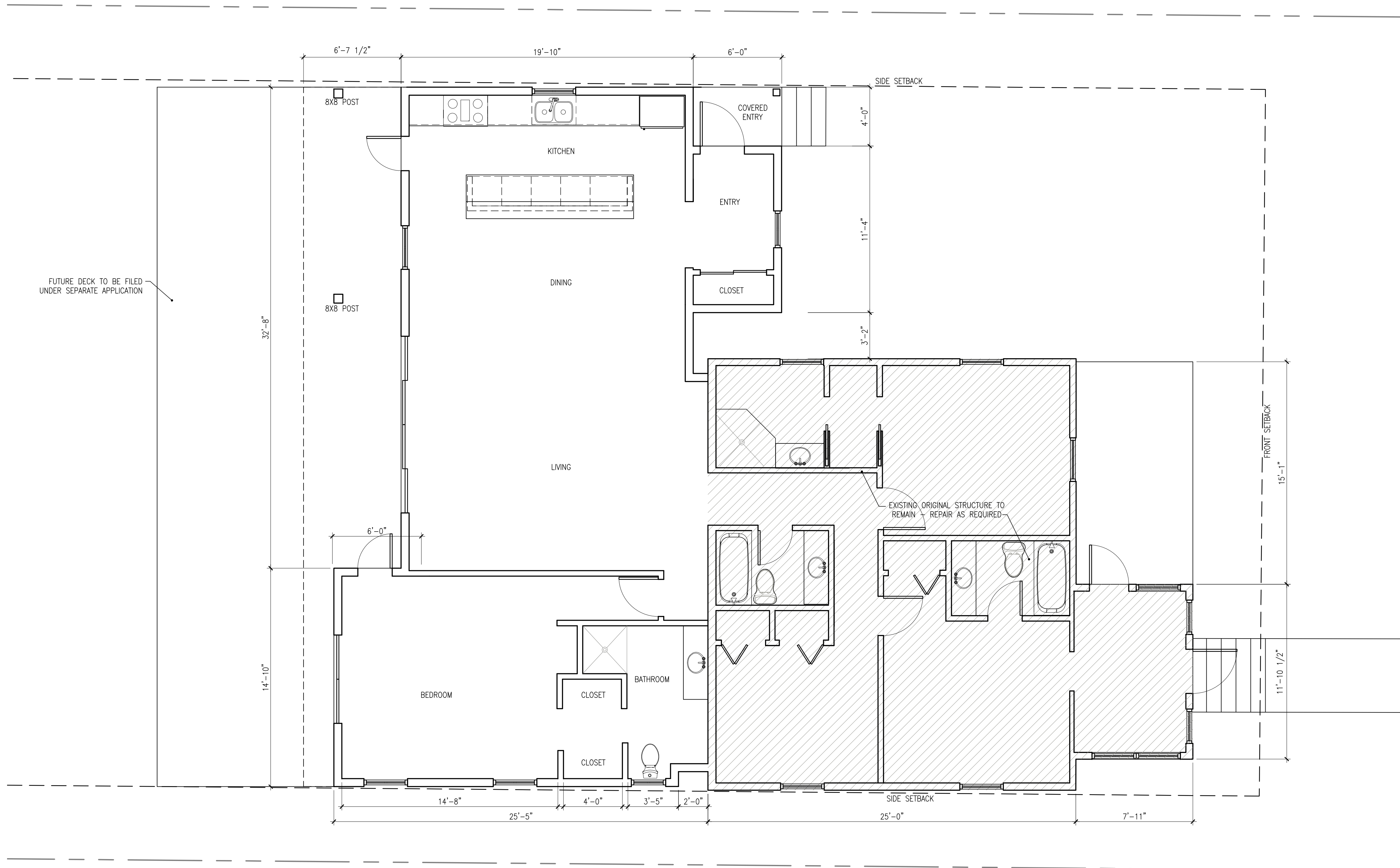
Title:
CONTEXTUAL SITE PLAN AND ELEVATIONS

Sheet Number:
A-1.2

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17



1 FLOOR PLAN
A2.1 SCALE: 1/4"=1'-0"

Drawing Size: 24x36 | Project #: 17026

Title:

PROPOSED FLOOR PLAN

Sheet Number:

A-2.1

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV.1: 7.15.17
H.A.R.C. REV. 2: 8.12.17

922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 17028

Title:

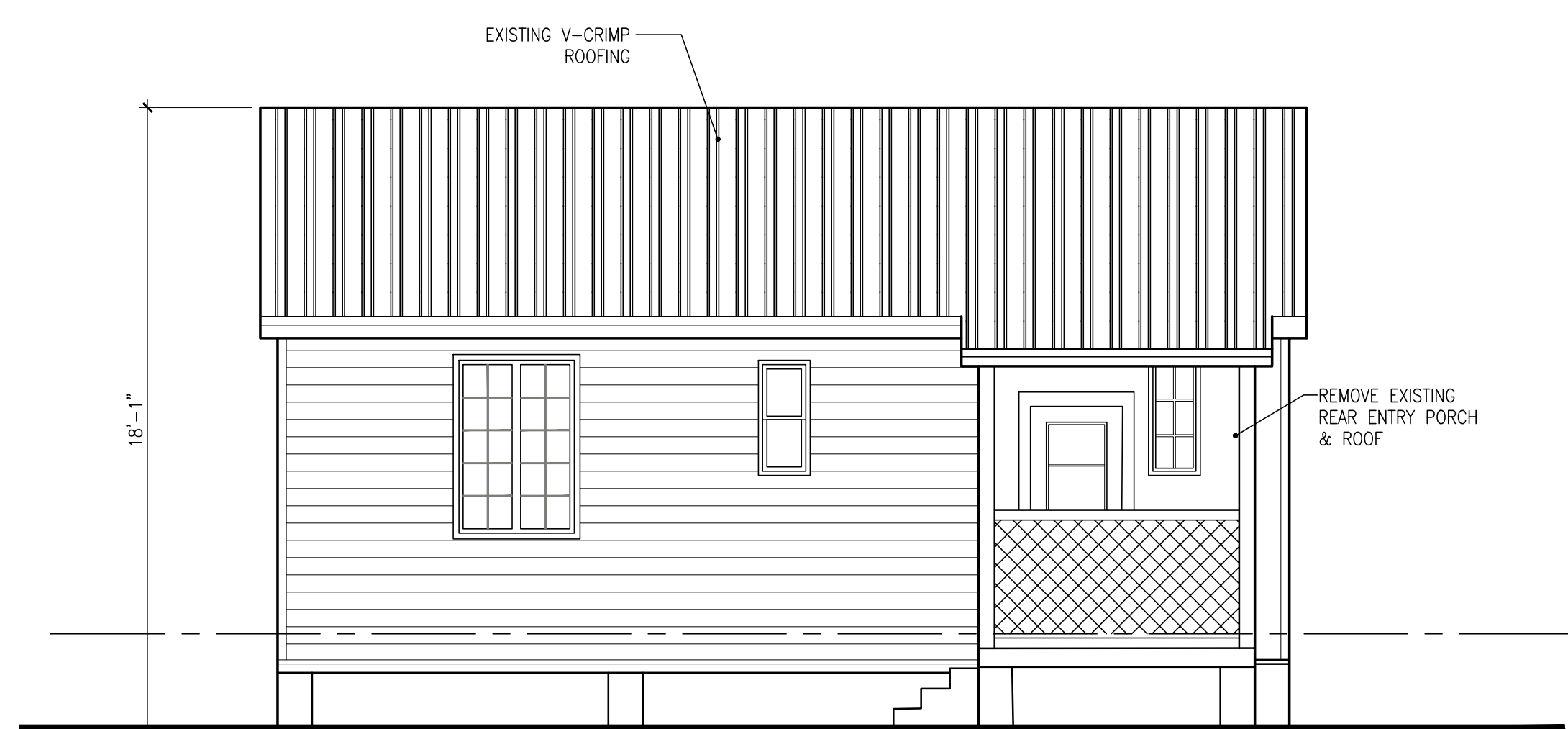
EXISTING ELEVATIONS

Sheet Number:

AE-3.1

Date: - JULY 15, 2017

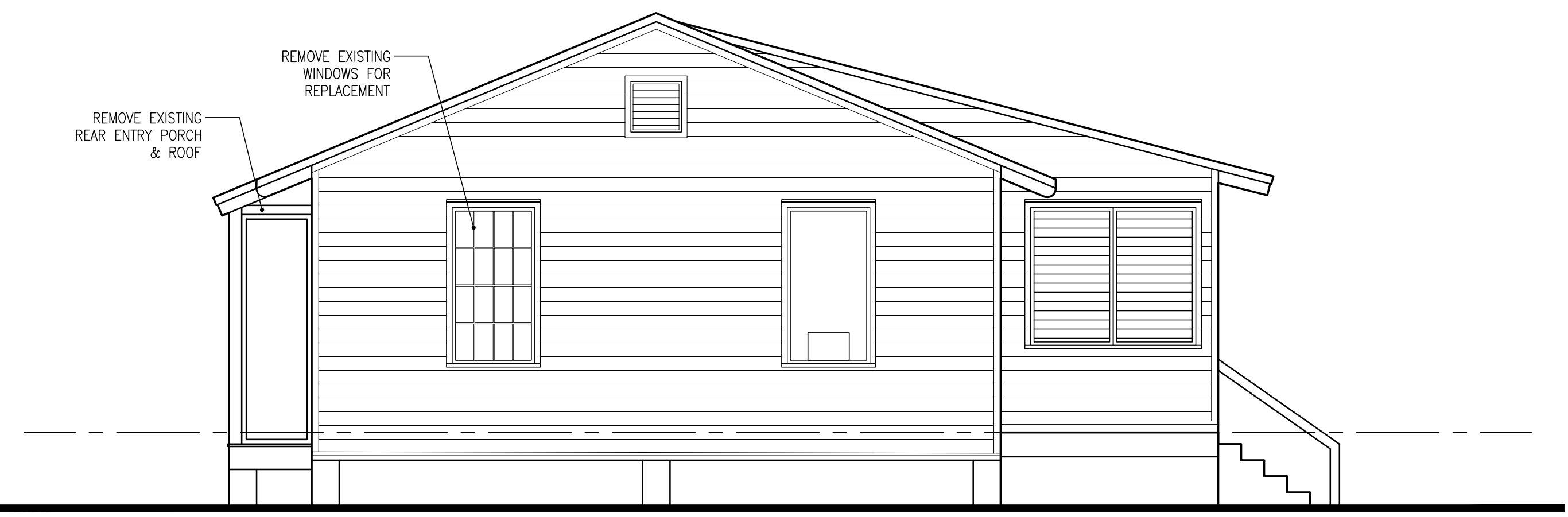
©2017 by William Shepler Architect



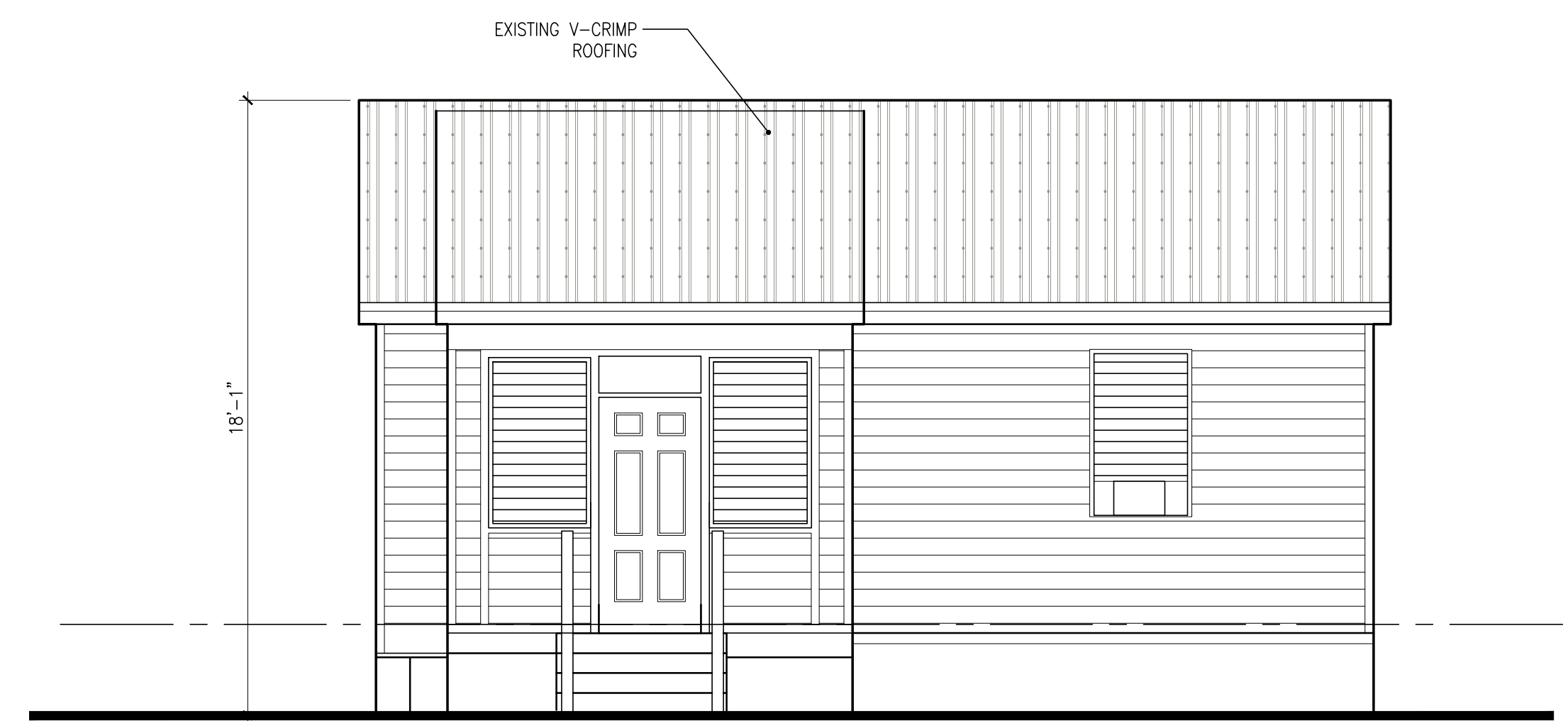
3 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



1 EAST ELEVATION
SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.26.17
H.A.R.C. REV. 1: 7.15.17
H.A.R.C. REV. 2: 8.12.17

922 THOMAS STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 17028

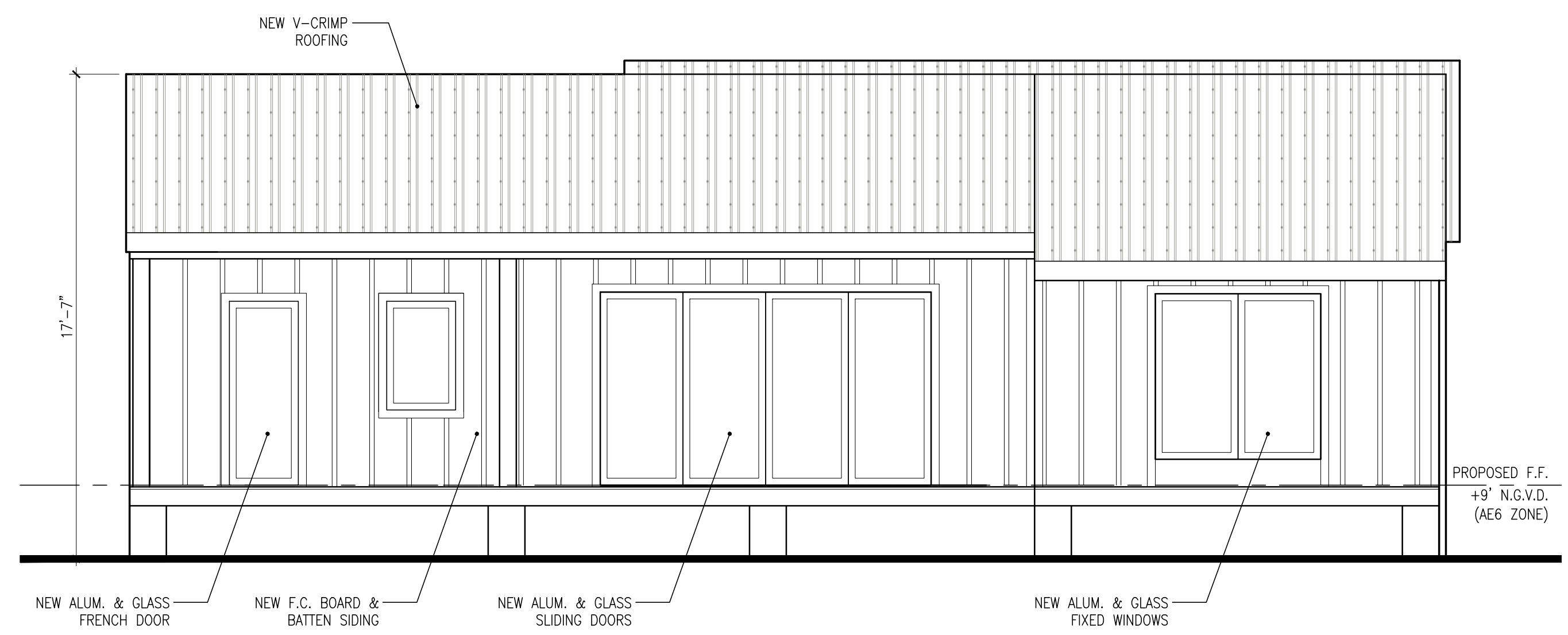
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PROPOSED ELEVATIONS

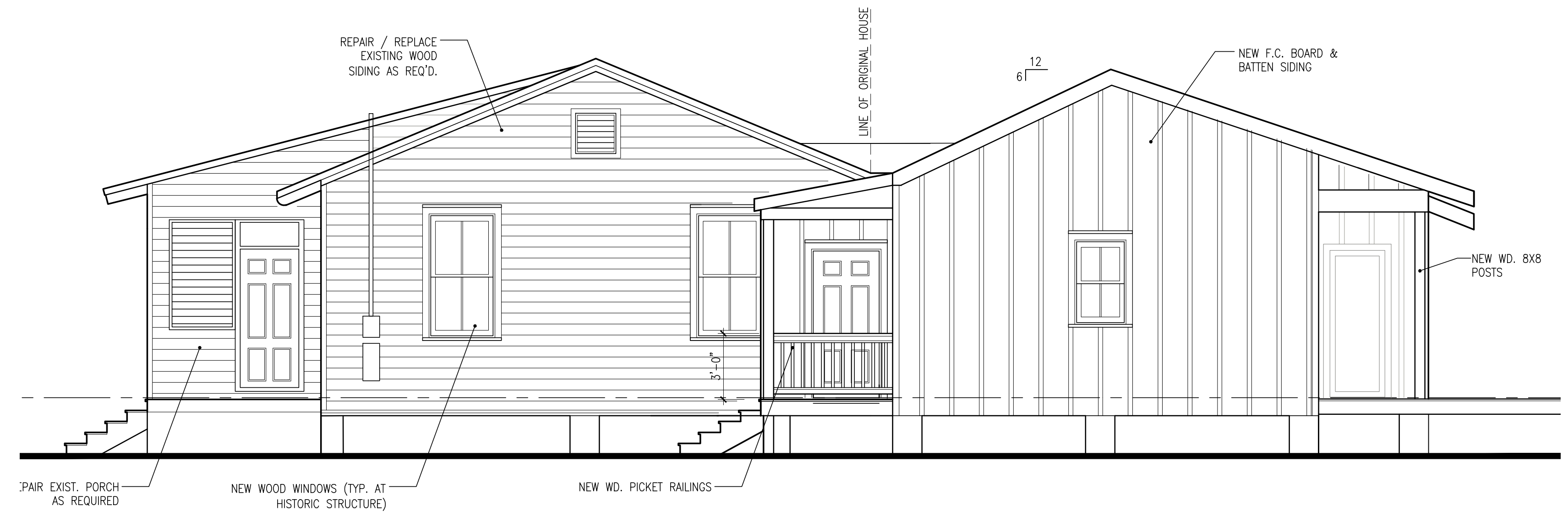
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A-3.1

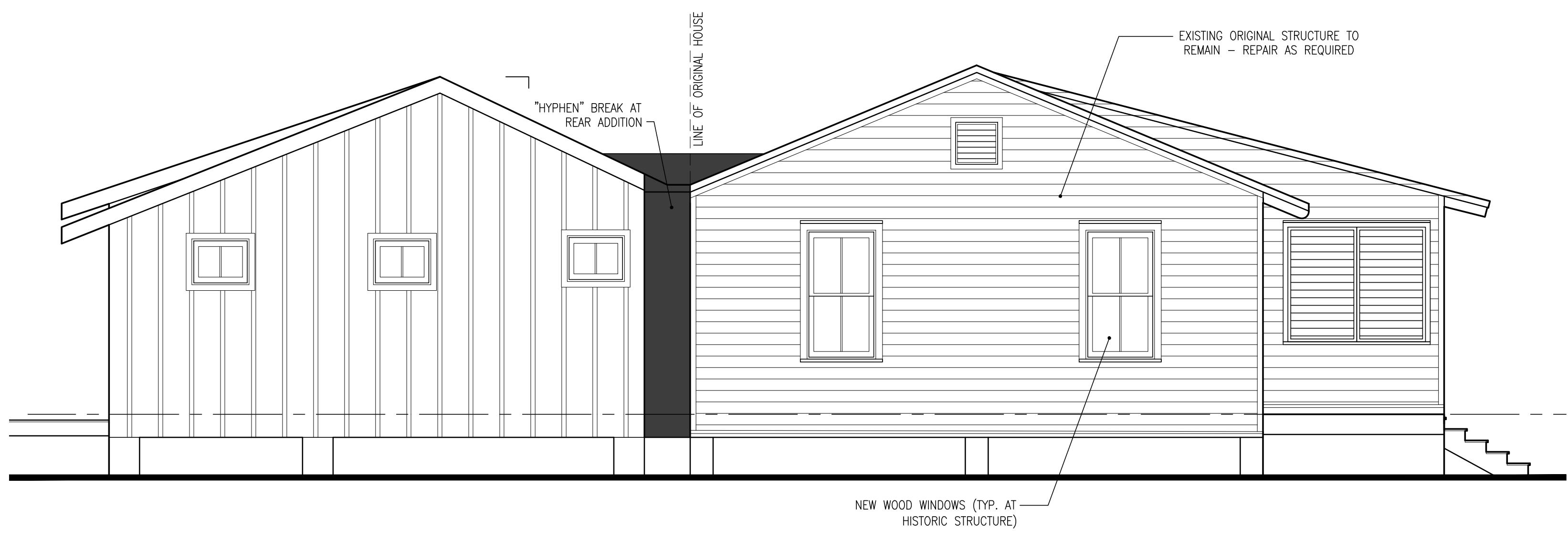
Date: - JULY 15, 2017
©2017 by William Shepler Architect



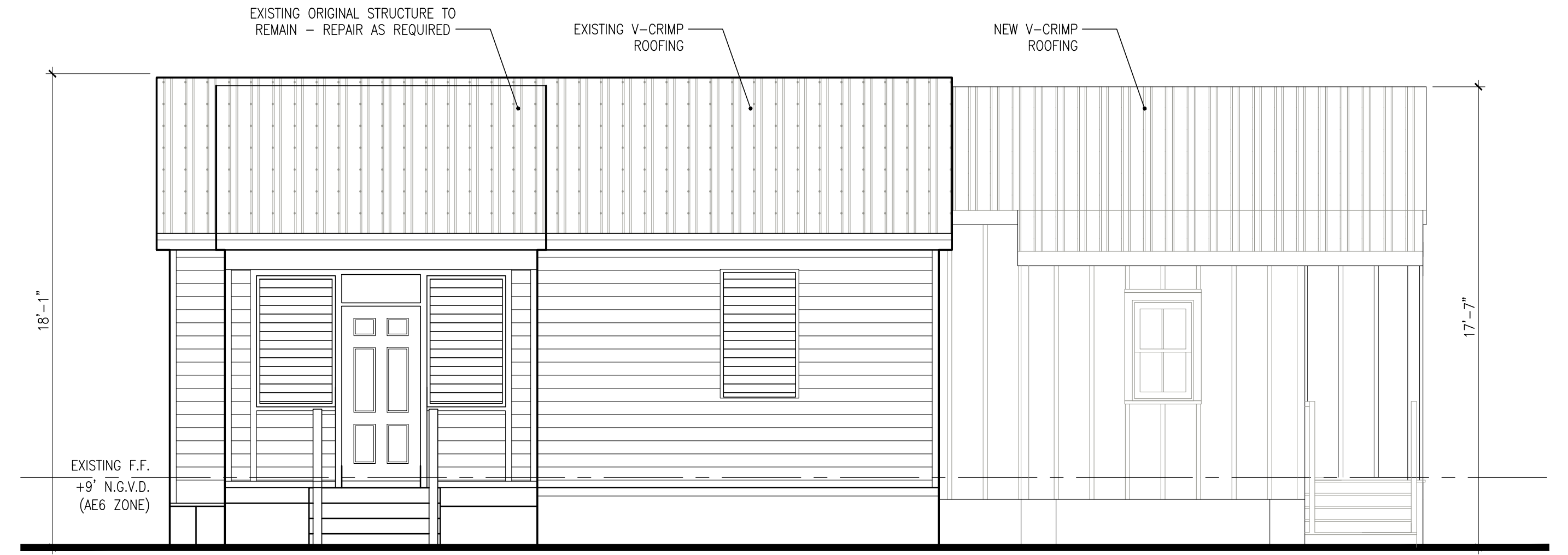
3 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



1 EAST ELEVATION
SCALE: 1/4"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 22, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE STORY FRAME ADDITION. NEW SHED ROOF OVER EXISTING FRONT PORCH AND RENOVATIONS. DEMOLITION OF REAR WALL OF EXISTING BUILDING.

FOR- #922 THOMAS STREET

Applicant – William Shepler

Application #H17-03-0028

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 305-809-3975 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.

9
2
2

Public Meeting Notice

NEW ONE-STORY FRAME ADDITION, NEW SHED ROOF OVER EXISTING FRONT PORCH AND RENOVATIONS, DEMOLITION OF REAR WALL OF EXISTING BUILDING.
2001 10111 BROADWAY

NO PARKING
ANYTIME



PROPERTY APPRAISER INFORMATION



Summary

Parcel ID 00015060-000000
 Account # 1015407
 Property ID 1015407
 Millage Group 11KW
 Location Address 922 THOMAS ST, KEY WEST
 Legal Description KW LT 5 SQR 4 TR 3 G8-380 OR459-685/686 OR635-428/31 OR2453-301 OR2465-1752/53C
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

HAMILTON JAMES D AND EVA M
 321 CATHERINE ST
 KEY WEST FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$84,483	\$78,299	\$75,155	\$76,245
+ Market Misc Value	\$831	\$723	\$655	\$655
+ Market Land Value	\$551,205	\$347,967	\$284,852	\$339,109
= Just Market Value	\$636,519	\$426,989	\$360,662	\$416,009
= Total Assessed Value	\$422,065	\$383,696	\$348,815	\$317,105
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$636,519	\$426,989	\$360,662	\$416,009

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	8,004.00	Square Foot	58	138.5

Buildings

Building ID	1094	Exterior Walls	WD FRAME
Style		Year Built	1938
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS
Gross Sq Ft	977	Roof Type	GABLE/HIP
Finished Sq Ft	821	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	124	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	821	821	0
OPU	OP PR UNFIN LL	120	0	0
OPF	OP PRCH FIN LL	36	0	0
TOTAL		977	821	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	936 SF	1

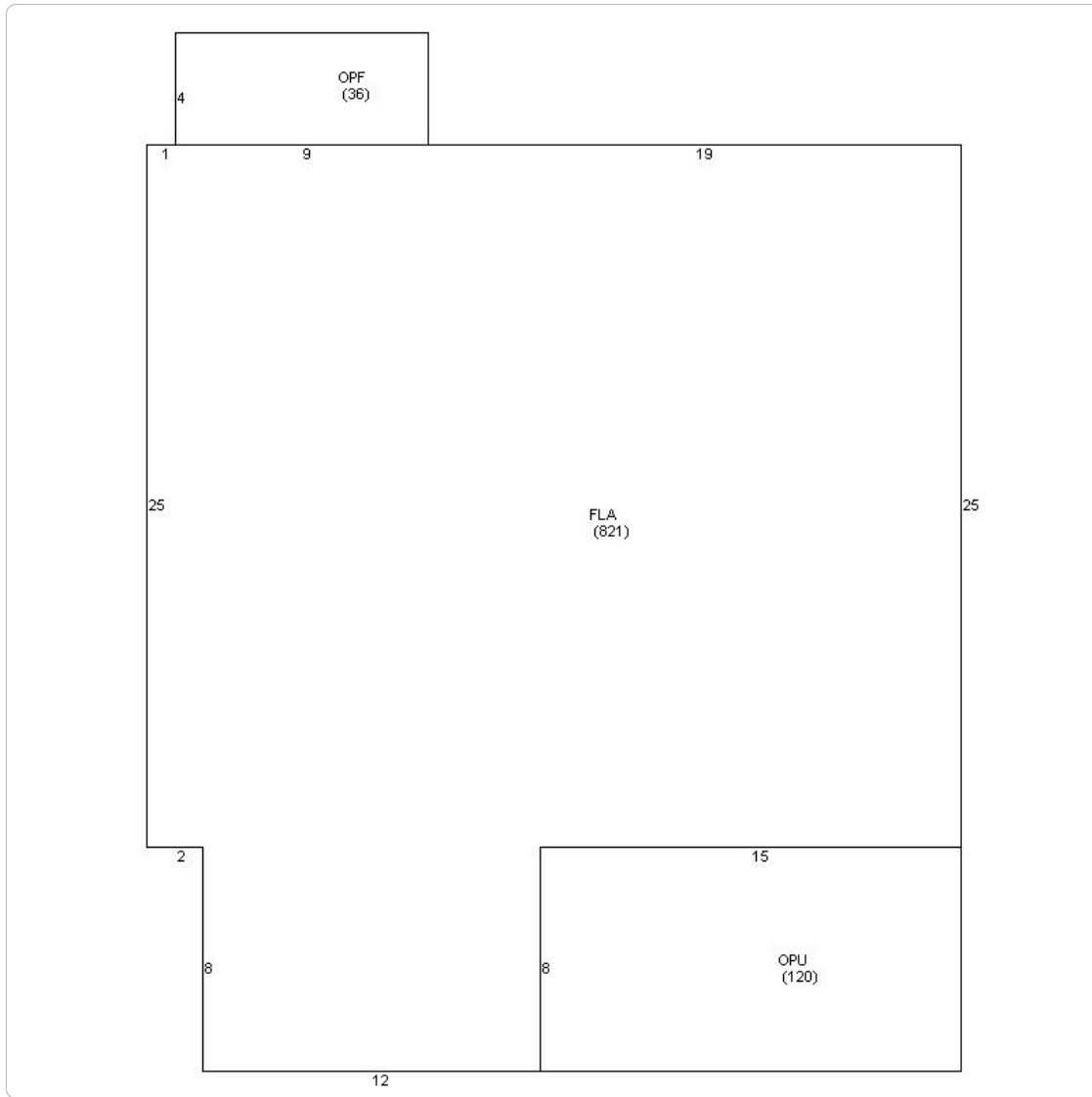
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/4/2010	\$300,000	Warranty Deed		2453	301	02 - Qualified	Improved
1/4/2010	\$0	Warranty Deed		2465	1752	11 - Unqualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
09-0385	2/12/2009	4/22/2009	\$6,700	Residential	DEMO OF SFR 630 SF AS PER CODE COMPLIANCE AND HARC
06-4564	8/1/2006	9/29/2006	\$1,500	Residential	INSTALL 750 SF OF MASONITE, COVER W/ VINYL TILE.
9802680	9/2/1998	1/1/1999	\$5,000	Residential	INSTALL V-CRIMP ROOF
9801264	4/22/1998	1/1/1999	\$600	Residential	REPAIR SEWER LINE ONLY
9702281	7/1/1997	12/1/1997	\$1,500	Residential	UPDATE ELECTRICAL

Sketches (click to enlarge)



Photos



Map



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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