



**Historic Architectural Review Commission
Staff Report for Item 19**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: April 26, 2016

Applicant: William Rowan

Application Number: H16-03-0016

Address: #615 Angela Street

Description of Work

Demolition of rear walls. Demolition of two existing staircases and partial demolition of rear roof.

Site Facts

The building in review is a contributing resource to the historic district. The historic house is a two-story frame vernacular structure that was built circa 1920. The house has been altered on its front and rear facades. The current front façade exhibits a non-historic enclosed addition on its second floor. The 1962 Sanborn map depicts no additions to the rear of the house, which evidences current alterations. A side staircase is shown in the circa 1965 photograph. Recently staff approved an application for maintenance work including painting of the house.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis

The plan under review proposes the demolition of several elements that are non-historic. The design includes the demolition of a side staircase, that staff opines is not historic. Although a similar staircase can be seen in the circa 1965 photograph; the staircase has

similar railings and two concrete steps on its base, the current staircase is not the staircase depicted in the photo. The design also includes the demolition of a rear-attached addition that has a roof deck, a rear staircase and partial demolition of a hip roof on the back of the house, all non-historic elements. The plan also includes the removal of a non-historic rear wall.

Consistency with Cited Ordinance

Since all elements that are proposed for demolition are non-historic, this review shall be based on section 102-218 (b), which requires the following criteria for demolitions: The historic architectural review commission shall not issue permits that would result in:

- (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;

It is staff's opinion that the removal of all non-historic rear elements or side staircase will not jeopardize the historic character of the neighborhood. Nevertheless, the construction of a larger landing for the side staircase, as a proposal for replacement, will have an adverse effect on the neighboring house.

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

The proposed elements to be demolished are not historic.

- (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.

All proposed elements to be demolished are not significant or important in defining the historic character of the site.

- (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

It is staff's opinion that all elements proposed to be demolish will not qualify to be a contributing resource to the historic district in a near future.

It is staff's opinion that the Commission can consider the proposed demolitions as it is for non-historic elements. If the request is approved this review will be the only public meeting required for this action.

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		BUILDING PERMIT NUMBER		INITIAL & DATE	
		16-003-00016			
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT		
			___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT:

615 ANGELA ST

OF UNITS

1

RE # OR ALTERNATE KEY:

NAME ON DEED:

PHONE NUMBER

OWNER'S MAILING ADDRESS:

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

WILLIAM ROWAN

PHONE NUMBER

(305) 394-4773

ARCHITECT / ENGINEER'S ADDRESS:

321 PARSON LN, 33040

EMAIL

WLRWAN@GMAIL.COM

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

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

\$

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

ENCLOSED SHED/STORAGE AREA ② EXTEND ~~NEW~~ REAR TOWARDS REAR OF PROPERTY ^{OR COVERED DECK}
 ③ ADD NEW IMPACT WINDOWS & DOORS AT REAR OF HOUSE ④ NEW DECK @ REAR APPROX 560 SQ.
 ⑤ APPROX 300 SQ DECK @ SECOND FLOOR IN REAR ⑥ NEW SIDE DECK AND STAIRS ON EAST SIDE APPROX 80 SQ FT REVERSED FROM ORIC.

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:
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: KEYWBLD Type: DP Drawer:
 Date: 3/02/16 50 Receipt no: 1128
 2016 300016
 PT * BUILDING PERMITS-NEW 1.00 \$100.00
 Trans number: 3077890
 CA CASH \$100.00
 Date: 3/02/16

ENCLOSE REAR FIRST FLOOR BACKROOM WITH APPROX 300 SQ FT.

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:
Doors @ Rear of House	Wood / Glass	IMPACT SLIDERS
Windows @ Rear of House	Wood / Glass	Impact Slides
Siding / Roofing	Wood / 5v	5v Roofing / PT Painted
Rear Deck	Wood n/pt	PT Wood

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				
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ TABLED FOR ADD'L. INFO.	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:			
REASONS OR CONDITIONS:							
STAFF REVIEW COMMENTS:							
<i>House is listed as contributing</i>							
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.

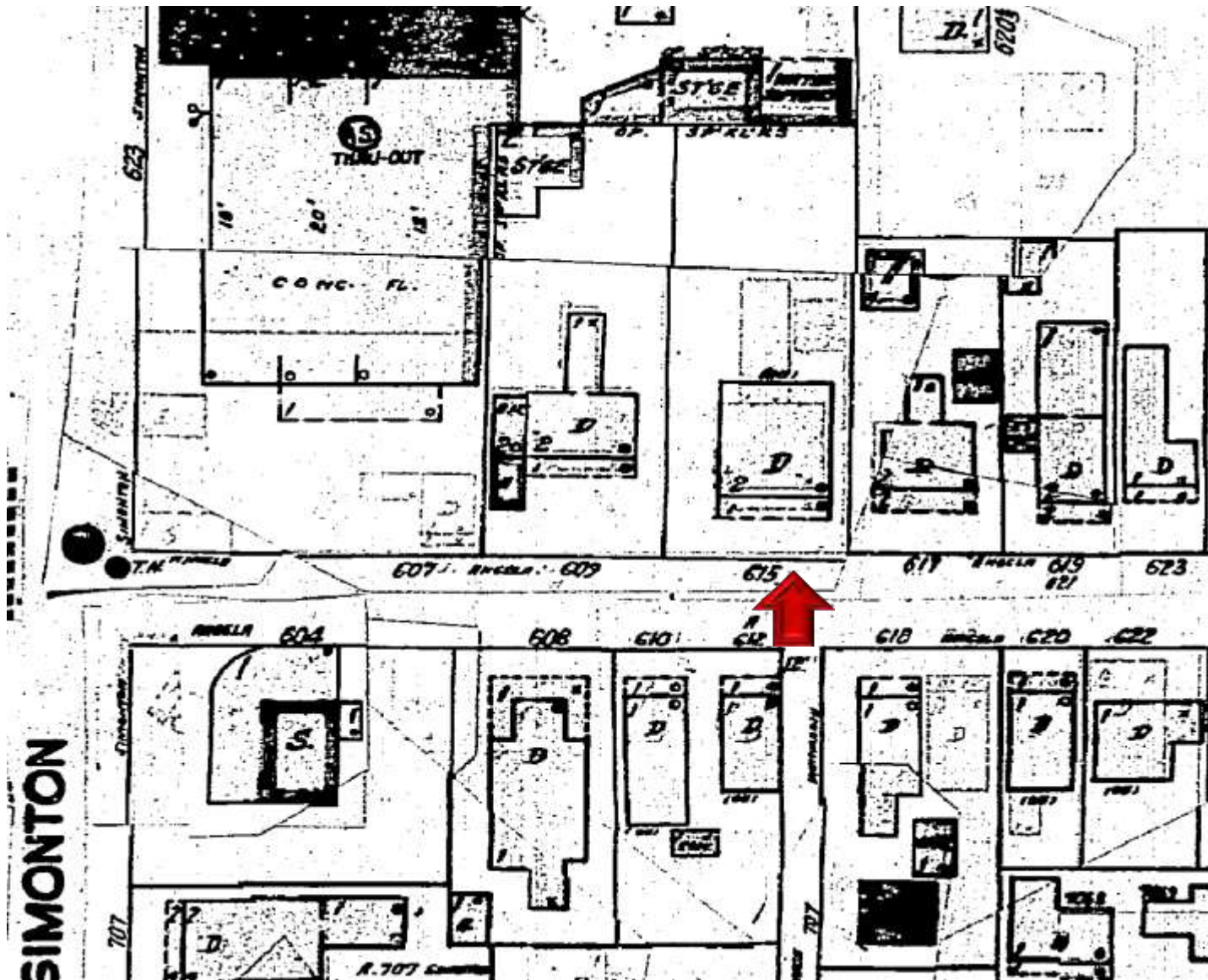
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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.

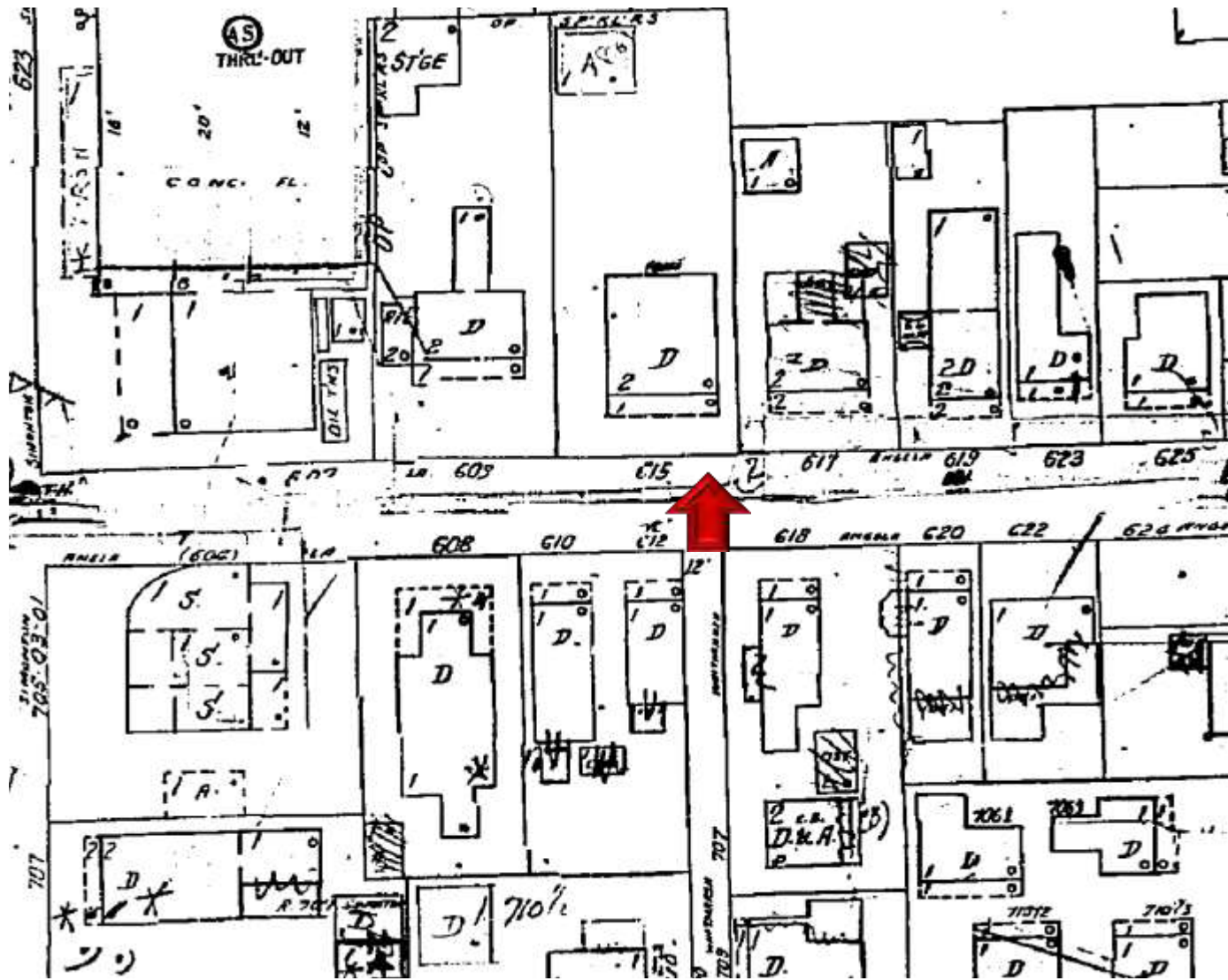
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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



#615 Angela Street Sanborn map 1948



#615 Angela Street Sanborn map 1962

PROJECT PHOTOS



#615 Angela Street circa 1965. Monroe County Library









PROPOSED DESIGN

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040



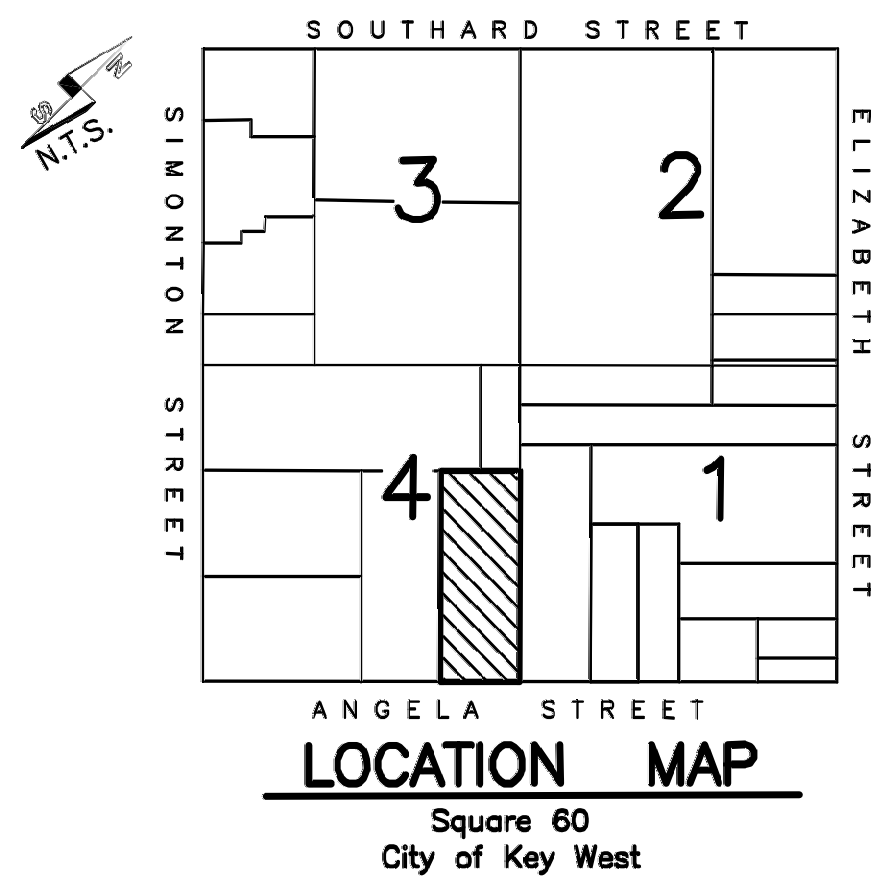
LOOKING NORTHWEST (FRONT)



LOOKING SOUTHEAST (BACK)



LOOKING NORTHEAST (SIDE)



SURVEYOR'S NOTES:
 North arrow based on assumed median
 Reference Bearing: R/W Angela Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum,
 Bench Mark No.: Basic Elevation: 14.324'
 Title search has not been performed on
 said or surrounding properties.

MONUMENTATION:
 ▲ = Found P.K. Nail
 △ = Set P.K. Nail, P.L.S. No. 2749
 ● = Fd. 1/2" I.B., P.L.S. No. 2749
 ● = Found 1/2" iron pipe/bar
 Field Work performed on: 11/30/15

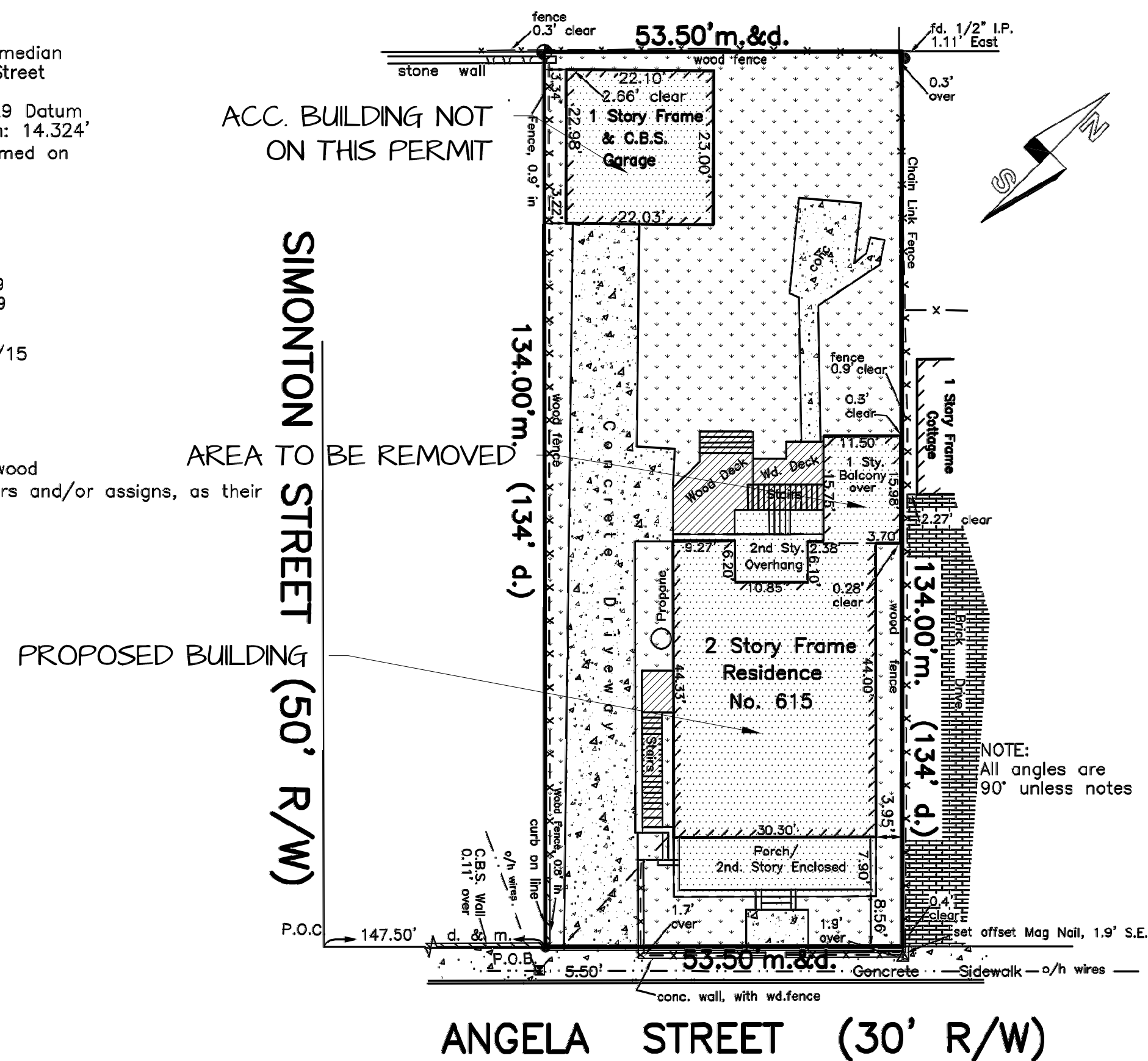
CERTIFICATION made to:
 Scott A. Brainerd
 Chicago Title Insurance Company
 Spottswood, Spottswood & Spottswood
 Group One Mortgage, its successors and/or assigns, as their
 interest may appear

DESCRIPTION:
 In the City of Key West known on the map of William A. Whitehead of February
 1829 as part of Lot 4, Square 60, being the lot next to Uriah Griffin,
 COMMENCING at a point of Angela Street, 147'6" from the corner of Simonton
 and Angela Street; thence running the N.W. line of Angela Street in a N.E.'ly
 direction 53'6"; thence at right angles in a N.W.'ly direction 134' to the corner of
 William Watson's lot; thence at right angles S.W.'ly 53'6", thence at right angles in
 a S.E.'ly direction 134' to the starting point.

LEGEND			
A/C	Air Conditioner		
BAL	Balcony		
BM	Bench Mark		
CB	Catch Basin		
CL	Center Line		
CO	Clean Out		
CONC	Concrete		
C.B.S.	Concrete Block Stucco		
CUP	Concrete Utility Pole		
COV/D	Covered		
D	Dead		
ELEV	Elevation		
F.F.L.	Finished Floor Elevation		
FD	Found		
FIB	Found Iron Bar		
FPK	Found Nail & Disc		
INV	Invert		
IRR	Irregular		
LB	Licensed Business Number		
M	Measured		
N.T.S.	Not To Scale		
O.R.	Official Records		
OH	Over Head		
P	Pit		
P.B.	Plot Book		
P.O.B	Point Of Beginning		
P.O.C	Point Of Commence		
R/W	Right Of Way		
SIB	Set Iron Bar		
SIP	Set Iron Pipe		
SPK	Set Nail And Disc		
STY	Story		
UP	Utility Pole		
WM	Water Meter		
WV	Water Valve		
SYMBOLS			
☒	Concrete Utility Pole	☼	Street Light
☒	Fire Hydrant	☼	Wood Utility Pole
☒	Sanitary Sewer Clean Out	☼	Water Meter

CERTIFICATION:
 I HEREBY CERTIFY that the attached Boundary Survey
 is true and correct to the best of my knowledge and belief; that it meets the minimum
 technical standards adopted by the Florida Board of Land Surveyors, Chapter 51-17
 Florida Statute Section 472.027, and the American Land Title Association, and that
 there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida



Scott A. Brainerd 615 Angela Street, Key West, Fl. 33040	
BOUNDARY SURVEY	Dwg. No. 15-503
Scale 1" = 20'	Ref. Flood Panel No. 1516 K
Date: 12/3/15	Flood Zone X
REVISIONS AND/OR ADDITIONS	
ISLAND SURVEYING INC. ENGINEERS PLANNERS SURVEYORS 3152 Northside Drive Suite 201 Key West, Fl. 33040 (305) 293-0466 Fax: (305) 293-0237 hildeb@islandsouth.net LB. No. 7700	

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this:

- BUILDING: Florida Building Code, 2014
- ELECTRICAL: National Electrical Code, 2014
- PLUMBING: Florida Building Code (Plumbing), 2014
- MECHANICAL: Florida Building Code (Mech), 2014
- GAS: LP Gas Code, 2014 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads 180 mph (gusts) (Exposure C)

Site Data	Allowed	Existing	Proposed
Zoning	HHDR		
Flood	X		
Lot Size		7,169 SF	
Building Coverage	50% (3,584 SF)	33% (2,366 SF)	35% (2,523 SF)
Impervious	60% (4,301 SF)	53% (3,821 SF)	
Open Space	35% min. (2,509 SF)	42% (3,025 SF)	56% (4,043 SF)
Setbacks			
Front	10'	7.9'	7.9' NC
Side	5'	0.3'	3.9' EXISTING
Side	5'	14.6'	10.6'
Rear	20'	57.2'	55.9'

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE
 521 PEACOCK LANE
 KEY WEST, FLORIDA
 FLORIDA LICENSE AK601751
 305 296 5184

PROJECT NO :

2/24/2016
 DATE : 2/4/2016

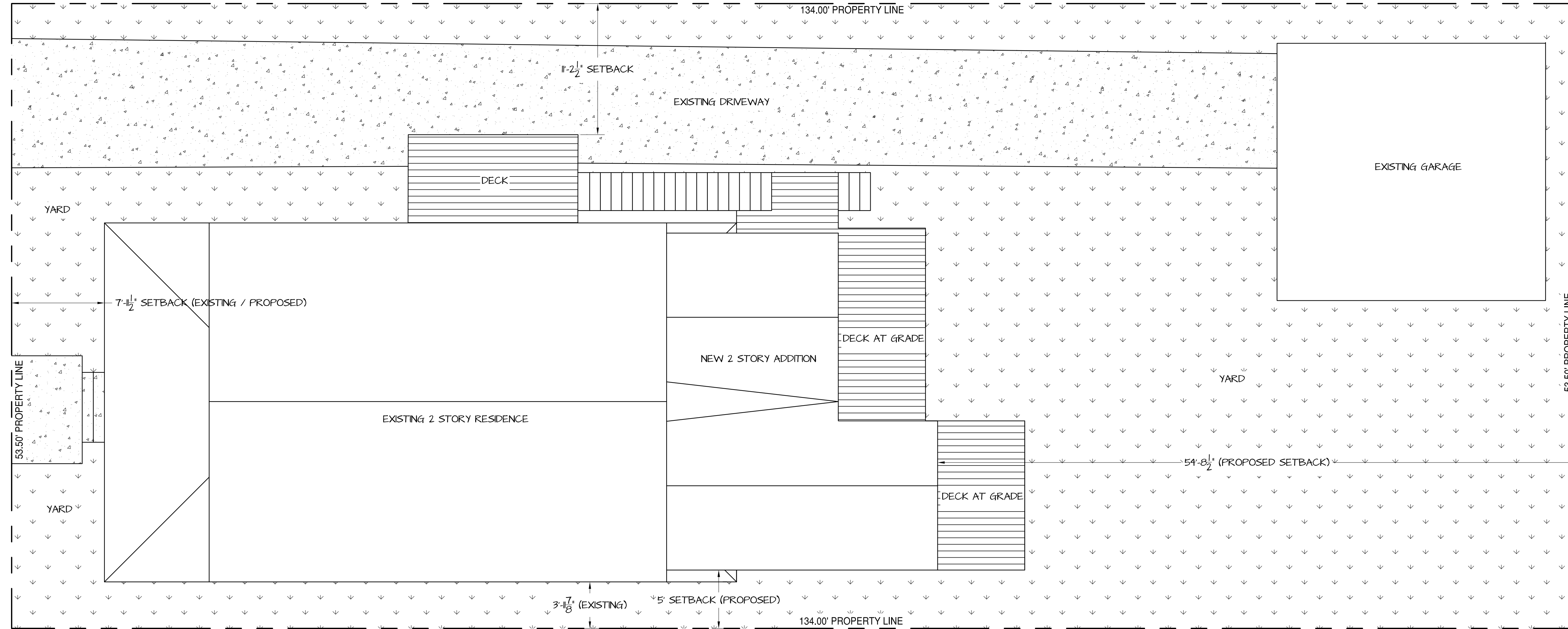
1

1 OF 5

SURVEY

NTS

ANGELA STREET



SITE PLAN

1/4" = 1'-0"

SITE PLAN (PROPOSED)

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

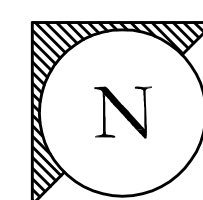
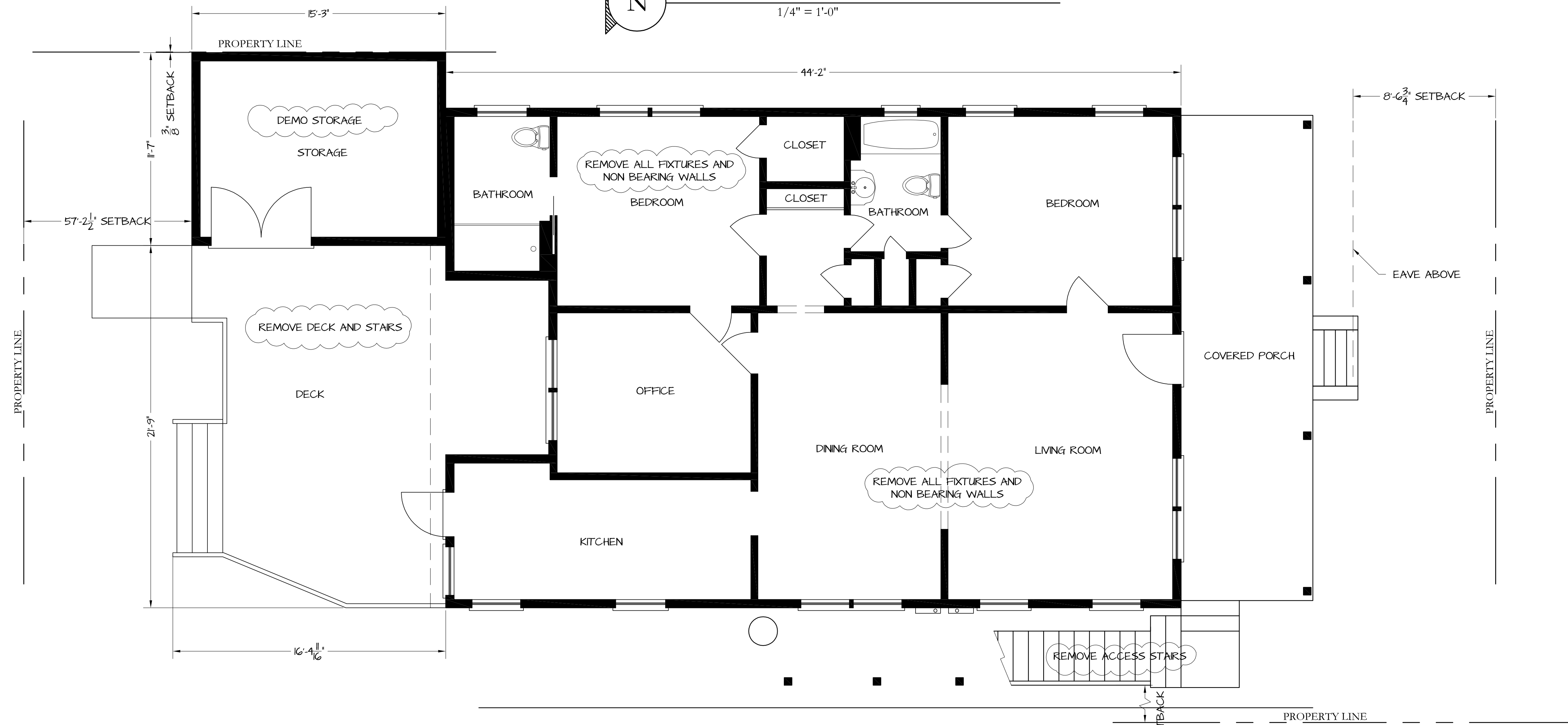
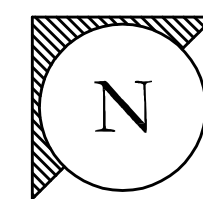
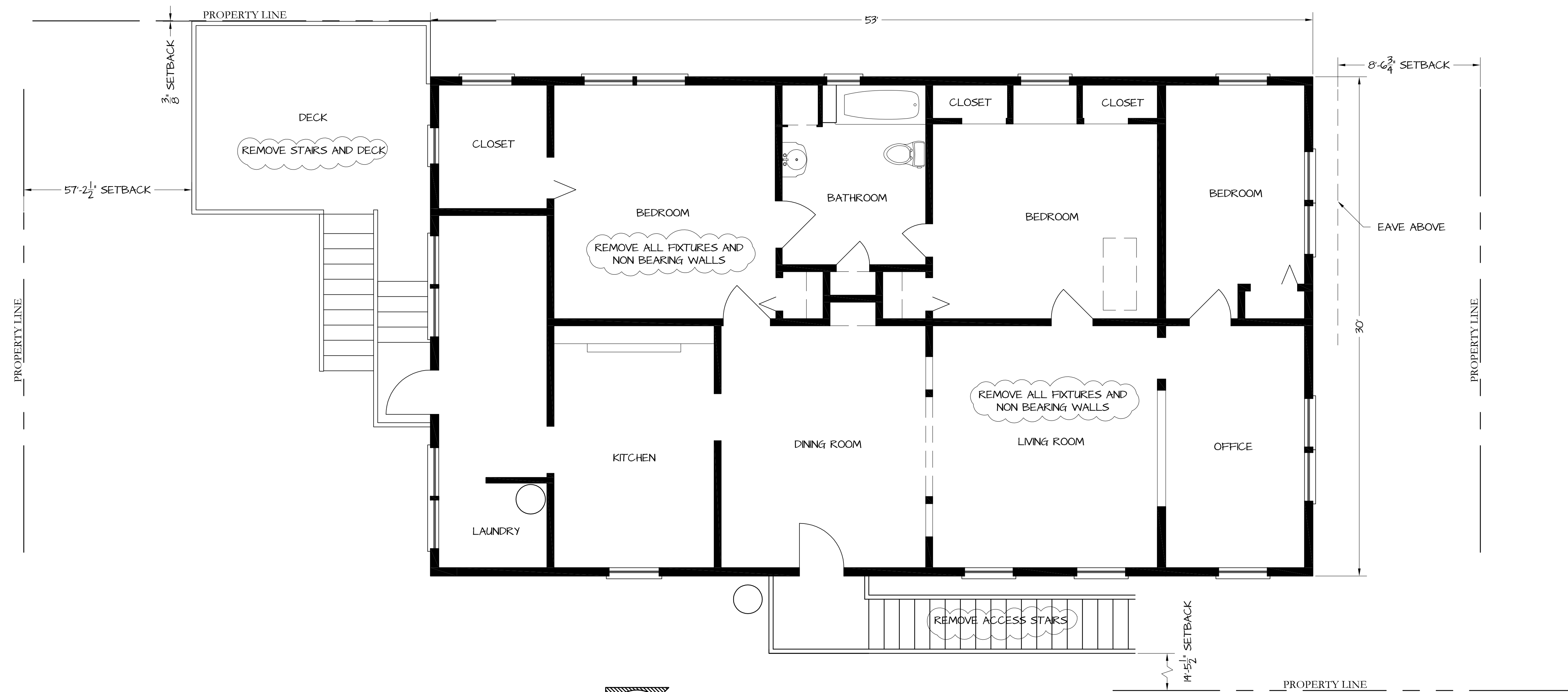
WILLIAM ROWAN N
ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE: AR001751

521 PEACOCK LANE
302.296.3784

PROJECT NO :

DATE : 4/4/2016

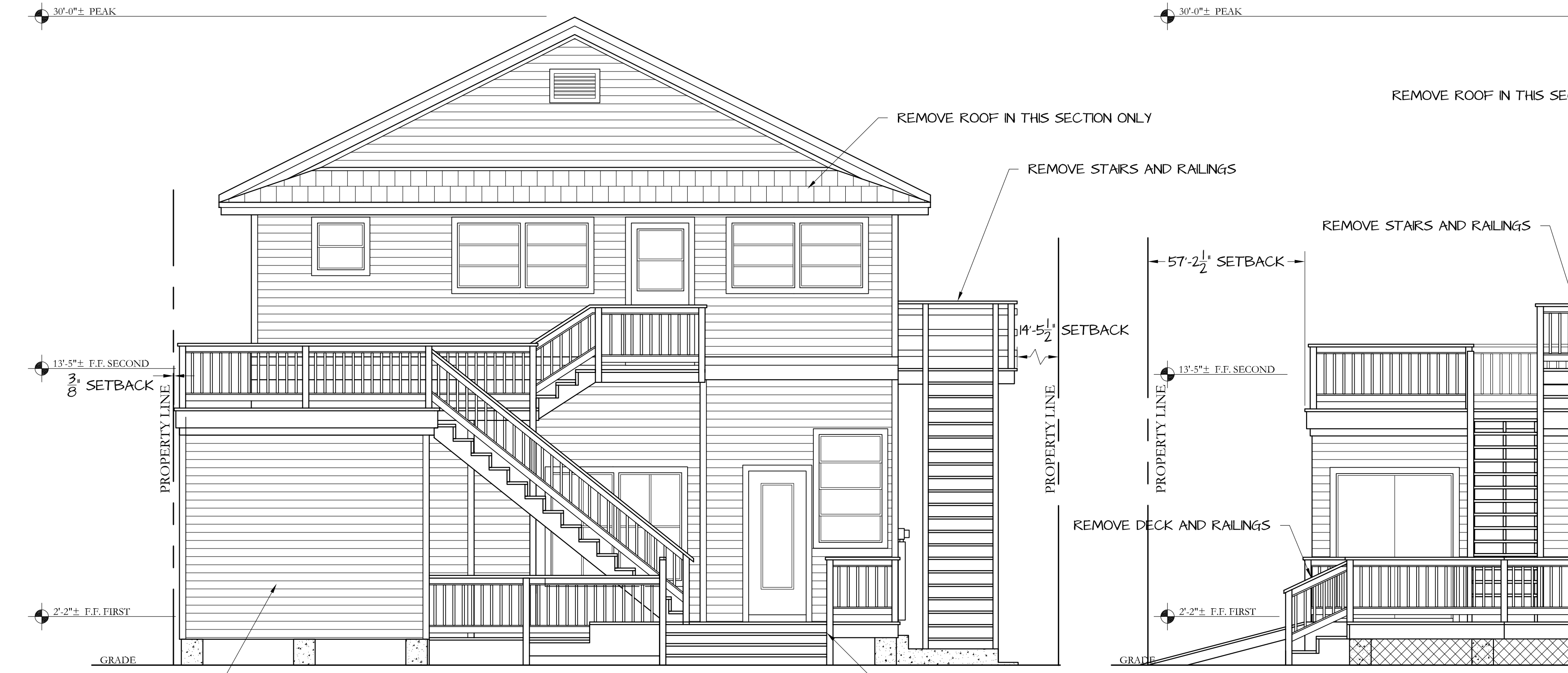




EAST ELEVATION (EXISTING)
1/4" = 1'-0"



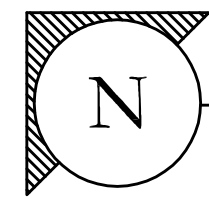
SOUTH ELEVATION (EXISTING)
1/4" = 1'-0"



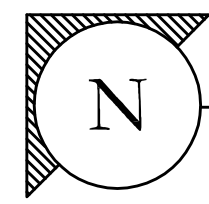
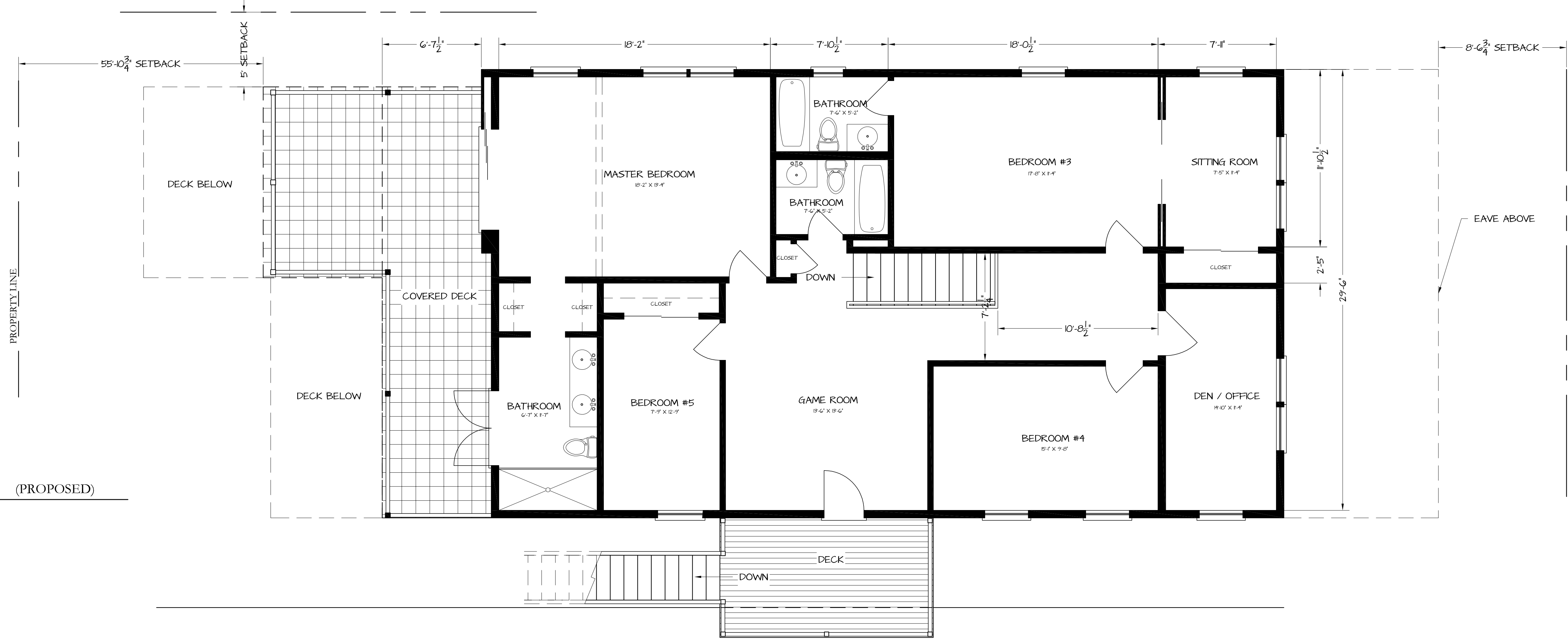
NORTH ELEVATION (EXISTING)
1/4" = 1'-0"



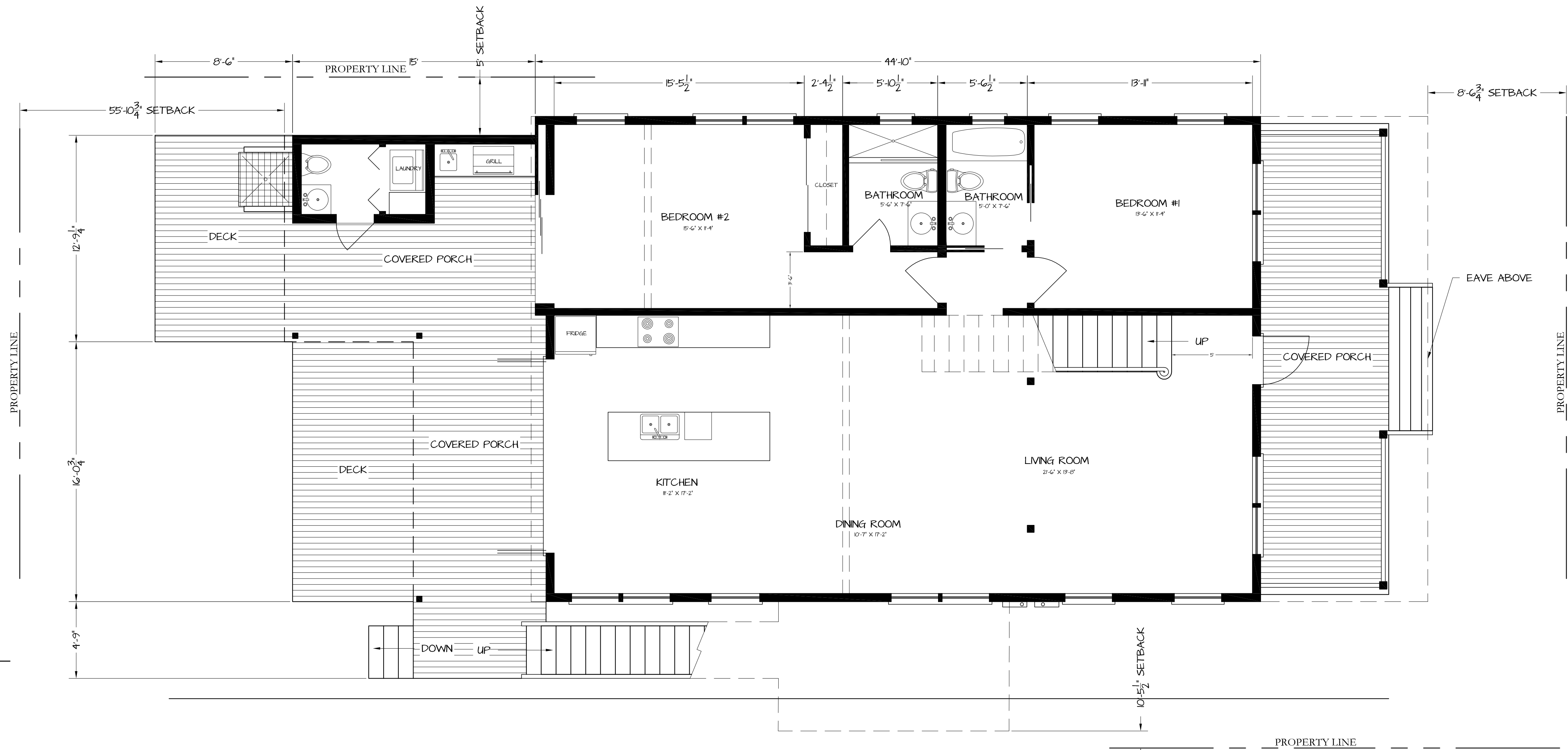
WEST ELEVATION (EXISTING)
1/4" = 1'-0"



2ND FLOOR (PROPOSED)
1/4" = 1'-0"



1ST FLOOR (PROPOSED)
1/4" = 1'-0"



RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
ARCHITECTURE

331 BEACON LANE
KEY WEST, FLORIDA
FLORIDA LICENSE #AR-001751
305 296 5704

PROJECT NO :

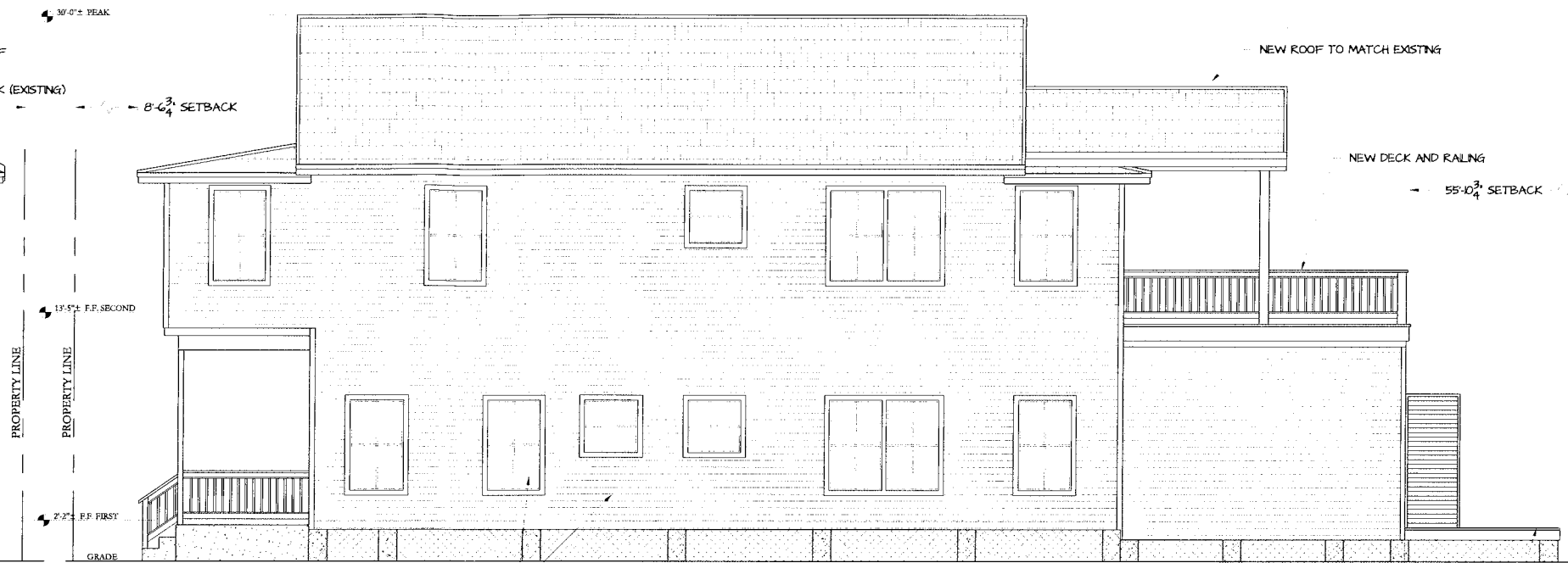
2/24/2016
DATE : 2/4/2016

4

4 OF 5



SOUTH ELEVATION (PROPOSED)
1/4" = 1'-0"



EAST ELEVATION (PROPOSED)
1/4" = 1'-0"



NORTH ELEVATION (PROPOSED)
1/4" = 1'-0"



WEST ELEVATION (PROPOSED)
1/4" = 1'-0"

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE #AR001751

PROJECT NO:

3/22/2016
2/24/2016
DATE: 2/4/2016

5

5 OF 5

PROPOSED ELEVATIONS

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 ON REAR OF HOUSE INCLUDING ADDITION TO SECOND FLOOR PORCH. NEW SIDE STAIRCASE WITH DECK. CHANGES OF WIDTH OF FRONT PORCH STOOP. NEW ROOF ON REAR PORTION OF HOUSE. DEMOLITION OF REAR WALLS. DEMOLITION OF TWO EXISTING STAIRCASE AND PARTIAL DEMOLITION OF REAR ROOF.

FOR- #615 ANGELA STREET

Applicant – William Rowan

Application #H16-03-0016

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 305-809-3973 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WILLIAM ROWAN, 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:
615 ANGELA ST. on the 21 day of APRIL, 2016.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on APRIL 24, 2016.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is _____.

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

Signed Name of Affiant:

[Signature]
 Date: 4/21/16
 Address: 321 PROCON W.
 City: KEY WEST
 State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 21st day of April, 2016.

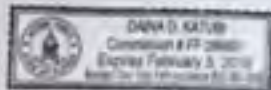
By (Print name of Affiant) William Rowan who is personally known to me or has produced identification and who did take an oath. _____ as

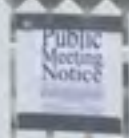
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: _____

Notary Public - State of Florida (seal)
My Commission Expires: _____





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.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1012521 Parcel ID: 00012190-000000

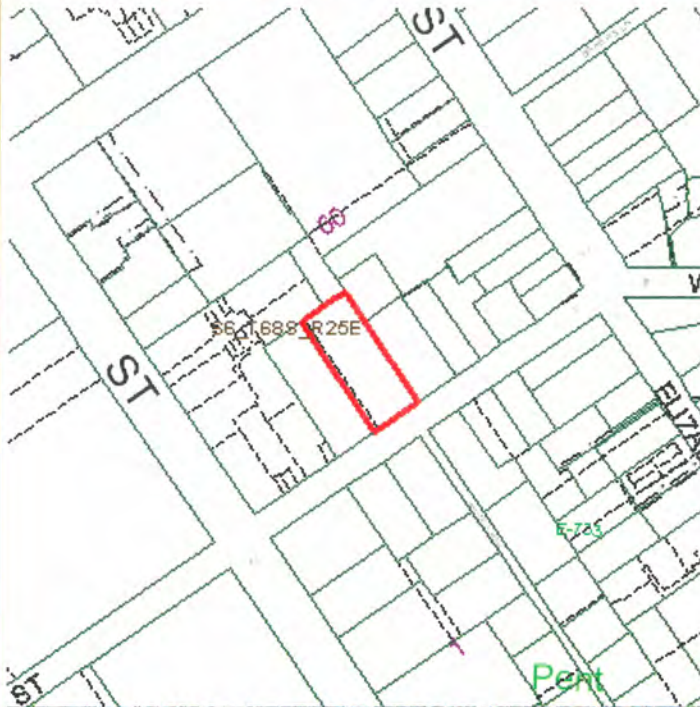
Ownership Details

Mailing Address:
BRAINERD SCOTT A
1941 N MOHAWK ST
CHICAGO, IL 60614-8971

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 615 ANGELA ST KEY WEST
Legal Description: KW PT LT 4 SQR 60 E1-339 OR1024-1553D/C OR1218-1005/12TR OR1218-1017/18 OR1227-1464 OR1460-898/900 OR1535-1746 OR2478-1141/42 OR2478-1143/44 OR2709-1040LET/ADM OR2713-898/900 OR2719-1279/81

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
080D - MULTI RES DRY	54	134	7,169.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 3004
Year Built: 1933

Building 1 Details

Building Type R2
Effective Age 23
Year Built 1933
Functional Obs 0

Condition A
Perimeter 368
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 30
Grnd Floor Area 3,004

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

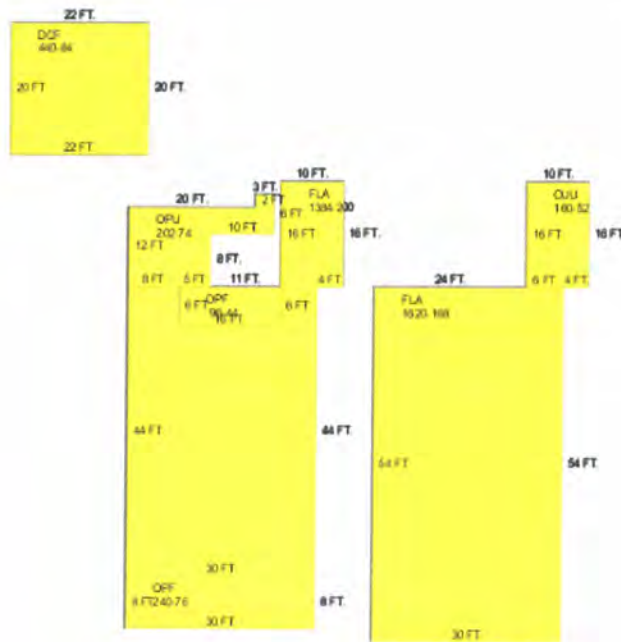
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 5

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
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 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,384
2	OPF	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	240
3	OPU	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	202

4	OPF	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	96
5	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	1,620
6	O UU	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	160
7	DCF		1	1993	N	N	0.00	0.00	440

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	201 SF	0	0	1984	1985	2	30
3	UB2:UTILITY BLDG	176 SF	16	11	1992	1993	3	50
4	FN2:FENCES	100 SF	0	0	1944	1945	4	30

Appraiser Notes

2015-09-22 MLS \$1,195,000 5/3 UNBELIEVABLE FAMILY HOME (NOW A LEGAL DUPLEX) ATOP OF SOLARIS HILL IN OLD TOWN. LIVING ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, WIDE COVERED FRONT PORCH AND REAR WOODEN DECK LEADING TO HUGE BACKYARD ON GROUND FLOOR. LIVING ROOM, DINING ROOM, KITCHEN, TWO BEDROOMS WITH JACK N JILL BATHROOM, PLUS OFFICE AND ADDITIONAL ROOM (HAS BEEN USED AS A BEDROOM IN THE PAST), REAR ENCLOSED PORCH AND OUTSIDE REAR WOODEN SUNDECK LEADING DOWN TO THE SAME HUGE BACKYARD. THERE IS AN OUTSIDE UTILITY ROOM AND A DETACHED GARAGE/WORKSHOP. OVER 3,000 SF IN MAIN HOUSE. PULL DOWN STAIRS IN UPSTAIRS BEDROOM LEADS TO A FULL ATTIC. SURPRISINGLY GOOD CONDITION INSIDE. OWNER LIVES UPSTAIRS. TENANT OCCUPIED DOWN. BIG DOGS. DO NOT GO ON PROPERTY.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-5094	12/29/2015	03/17/2016	7,000		REMOVE CARPET, PANELING FROM WALLS, FIX SOME TILE, 250LF SIDING
A95-1699	05/01/1995	10/01/1995	600	Residential	3 SQS ROOFING
1 97-02676	08/16/1997	08/18/1998	1,500	Residential	ADD HANDICAP BATHROOM
1 97-03118	09/15/1997	08/18/1998	2,500	Residential	INSTALL 3 NEW FIXTURES
1 97-3168	09/22/1997	08/18/1998	350	Residential	ELECTRICAL
02-3289	12/16/2002	07/18/2003	3,770	Commercial	ROOFING
07-0313	01/19/2007	06/01/2007	3,000	Residential	UPGRAGE SERVICE TO 400 AMPS-2 200AMP METERS

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	274,382	2,896	516,116	793,394	793,394	0	793,394

2014	276,810	2,703	329,553	609,066	544,359	0	609,066
2013	280,941	2,773	306,561	590,275	494,872	0	590,275
2012	280,941	2,843	166,100	449,884	449,884	0	449,884
2011	285,073	2,914	229,953	517,940	517,940	0	517,940
2010	347,045	2,984	163,522	513,551	513,551	0	513,551
2009	390,448	3,055	474,695	868,198	868,198	0	868,198
2008	359,080	3,125	716,900	1,079,105	1,079,105	0	1,079,105
2007	472,170	2,689	1,182,885	1,657,744	1,657,744	0	1,657,744
2006	690,757	2,745	681,055	1,374,557	1,374,557	0	1,374,557
2005	619,910	2,801	609,365	1,232,076	1,232,076	0	1,232,076
2004	421,631	2,858	501,830	926,319	926,319	0	926,319
2003	468,479	2,915	215,070	686,464	686,464	0	686,464
2002	463,717	2,992	197,148	663,857	663,857	0	663,857
2001	390,403	8,708	98,574	497,685	497,685	0	497,685
2000	285,646	16,105	114,478	416,229	416,229	0	416,229
1999	222,067	12,640	114,478	349,185	349,185	0	349,185
1998	172,910	10,596	114,478	297,984	297,984	0	297,984
1997	151,296	9,359	101,010	261,665	241,765	25,500	216,265
1996	104,569	6,854	101,010	212,433	210,589	25,500	185,089
1995	101,276	6,705	101,010	208,990	206,461	25,500	180,961
1994	90,572	6,051	101,010	197,633	197,633	25,500	172,133
1993	87,196	2,297	101,010	190,503	190,503	0	190,503
1992	106,379	2,323	101,010	209,712	209,712	25,500	184,212
1991	106,379	2,350	101,010	209,738	209,738	25,500	184,238
1990	90,376	2,376	87,542	180,294	180,294	25,500	154,794
1989	74,691	2,184	84,175	161,050	161,050	25,500	135,550
1988	64,957	2,208	74,074	141,239	141,239	25,500	115,739
1987	64,213	2,232	41,640	108,085	108,085	25,000	83,085
1986	64,558	2,256	40,242	107,056	107,056	25,000	82,056
1985	62,718	2,280	25,594	90,592	90,592	25,000	65,592
1984	58,187	2,304	25,594	86,085	86,085	25,000	61,085
1983	58,187	2,328	25,594	86,109	86,109	25,000	61,109
1982	59,511	2,352	25,594	87,457	87,457	25,000	62,457

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
12/11/2015	2774 / 1561	1,065,000	WD	01
12/31/2014	2719 / 1279	100	WD	11
11/5/2014	2713 / 898	0	WD	19
9/25/2014	2706 / 1150	0	QC	11

7/14/2011	2526 / 1086	0	WD	11
8/5/2010	2478 / 1143	100	WD	11
8/5/2010	2478 / 1141	100	WD	11

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