

Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review

Commission Members

From: Matthew Crawford

Historic Preservation Assistant

Meeting Date: November 18, 2025

Applicant: Nautilus Drafting & Design Services

Application Number: C2025-0092

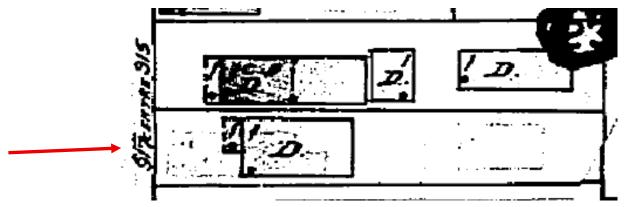
Address: 917 Center Street

Description of Work:

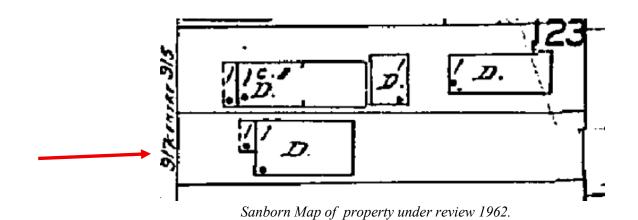
Renovations to contributing structure. Rear addition to main house, new pool, new pool deck, and new one-story accessory structure in rear of property. Demolition of rear wall of main structure to connect addition.

Site Facts:

The building under review is listed as being constructed in 1918 according to the Property Appraisers website. However, the current structure on the site is first visible in the 1948 Sanborn map. The site contains a one-story wood-framed structure. Currently the house sits on piers and is located within an X flood zone.



Sanborn Map of property under review 1948.



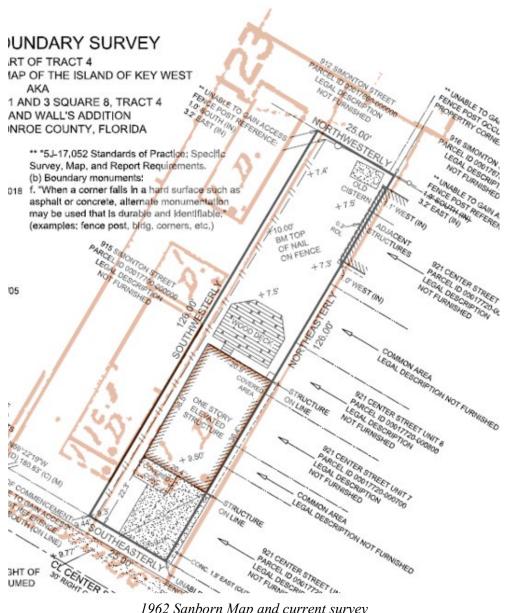
2 | Page-917 Center Street - item 7



Photo of Front of Property Under Review.



Photo of Rear of Property under review.



1962 Sanborn Map and current survey

Guidelines Cited on Review:

- Guidelines for Building Exteriors-wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (page 26-26a), specifically guidelines 1, 2, 3, 4 (first sentence), and 6.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 5, 6, 7, 8, 9) and B (1 and 3).
- Guidelines for Entrances, Porches, Doors, and exterior staircases (page 32), specifically guidelines 1, 2, 3, 4, 5, 7, 9, 12, 15 and 16.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5 (first sentence), 6 (first sentence), 11, 12, 13, 14, 17, 19, 21, 22, 23, 24, 26, 27, 28, 29, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 11, 12, 13 (first sentence), 14, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph and guidelines 1, 2, 3, and 4.
- Guidelines for Accessory Structures (pages 40-41), specifically guidelines 1, 3, 4, 9, 10 (first sentence), and 11.
- Guidelines for HVAC (pages 42-43), specifically guidelines 1 (first sentence), 4, 5, 6, and 7.

Ordinance Cited on Review:

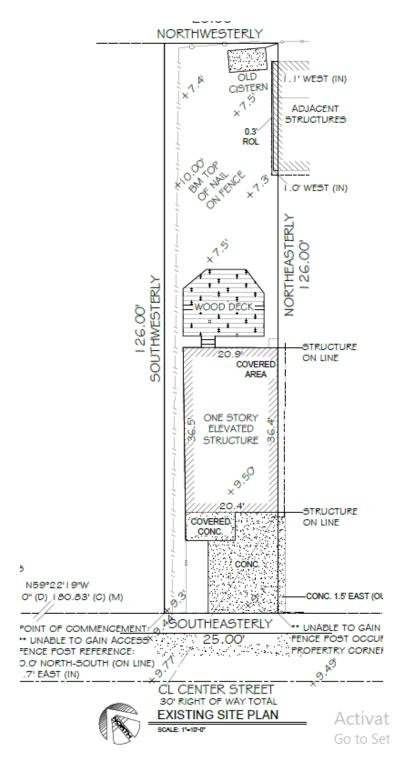
- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations for historic addition.
- Section 102-218 Criteria for Demolition.

Staff Analysis:

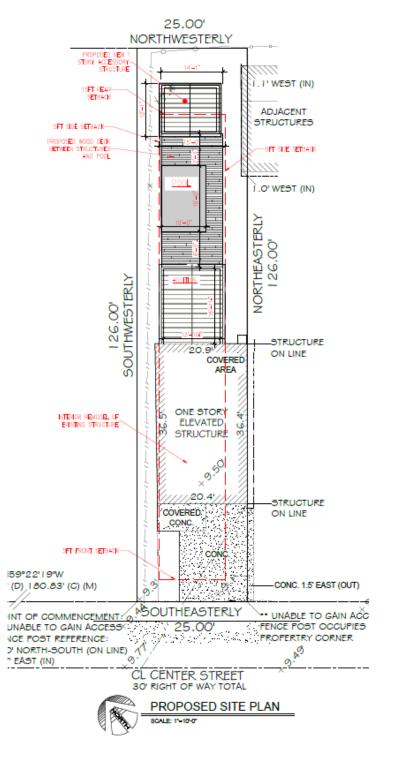
A Certificate of Appropriateness is currently under review for renovations to a contributing structure. The proposed plans include a new rear addition, new pool and pool deck, and a new 1-story accessory structure.

The proposed front elevation of the existing structure will have new wood windows and doors matching the existing configuration and location. All side windows will be replaced with aluminum windows. The rear of the proposed addition will have a sliding glass door. The proposed accessory structure will be 1-story and include a 5v crimp roof, hardi siding, and paired glass doors. The proposed pool and pool deck will be between the accessory structure and the main structure on the site.

Demolition will include the rear wall of the existing structure and the existing non-historic rear deck.



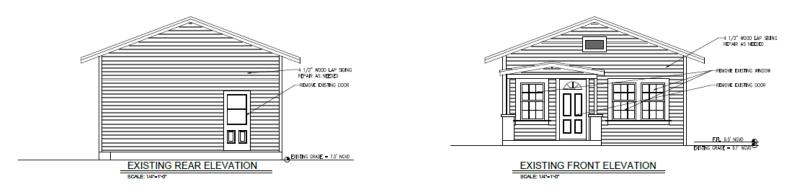
Existing Site Plan.



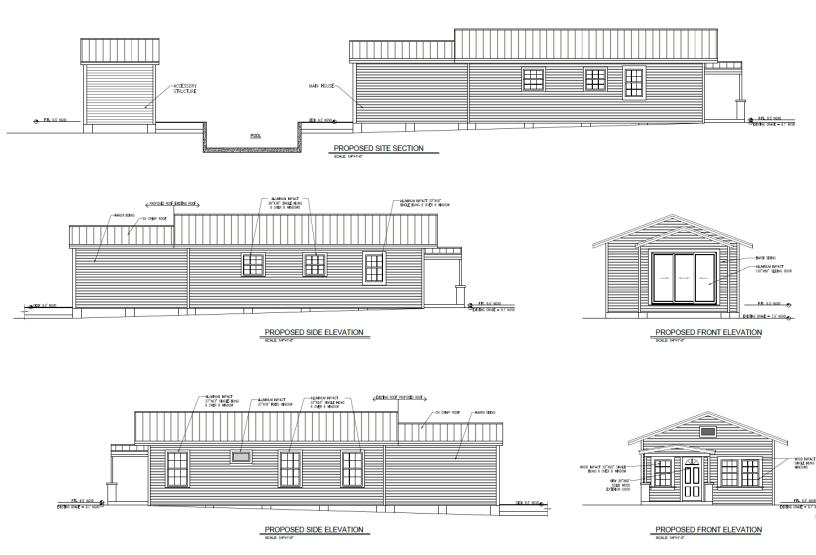
Proposed Site Plan.







Existing Elevations.



Proposed Elevations with Additions.



Proposed Accessory Structure in Rear.

Consistency with Cited Guidelines:

Staff finds the design to follow many of the HARC guidelines. The proposed work is generally consistent with the HARC Guidelines for the renovation of contributing structures. The project keeps the main house's traditional front porch design. The rear addition and pool house use compatible roof styles, materials, and proportions that fit the property and surrounding context. The pool and pool deck are both compatible with all of the pool guidelines.

The addition follows multiple of the Guidelines for additions including Guideline 1 which states "Additions shall require no or minimal changes to the character defining features of a building and its site." While the addition is in the place of the current historic rear wall, this wall does not have significant architectural features. The addition follows Guideline 6 which states "any proposed addition shall be attached to less public elevations." This addition is on the rear, which is not visible from the right-of-way. The addition also follows Guideline 11 which states "the addition shall be lower than the original building height." The height of the proposed addition is lower than the main building's height. Guideline 11 states "New additions shall incorporate architectural forms found in the main building and surrounding structures. For additions to contributing or historic buildings, the use of building forms that are foreign to the existing building and adjacent historic structures are prohibited." The addition keeps with the same gable roof form and siding material of the main structure. Guideline 19 states "The new addition must keep an appropriate massing and form and must preserve and maintain the building-to-lot proportion found on adjacent lots." The addition is lower than existing structure and maintains an appropriate mass and form.

Staff notes that the addition does not contain any side windows, which would create blank walls. This has been an area of concern by the Commission previously. However, staff would like to note that these sides are not visible from the street.

The new accessory structure meets many of the Guidelines for New Construction. The accessory structure follows Guideline 6 as it is situated with consideration to building setbacks, orientation and front and side yards open space. The accessory structure also meets Guidelines 22-24 as the proposed siding and roof materials will be the same as the existing main structure on the property. Also, the pattern and proportions of the window and door openings on the accessory structure fall within a range associated with similar buildings in the historic district. Similar to the proposed addition, there are no proposed windows on the accessory structure.

Criteria for Demoliton:

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

- (a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:
 - (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 criteria of section 102-125(1) through (9).

The structure proposed for demolition is considered historic and contributing; however, the elements proposed to be demolished are not architecturally significant.

The following is the criteria of section 102-125:

1 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.

Staff opines that the addition where the wall proposed to be demolished is located does not embody architectural significance.

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

It is staff understanding that no significant events have ever happened on the site relevant to local, state, or national history.

3 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.

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

4 Is not the site of a historic event with a significant effect upon society.

It is staff's understanding that the site is not associated with any significant event.

5 Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city, though the structure does contribute to the overall historic fabric of the district.

6 Does not portray the environment in an era of history characterized by a distinctive architectural style.

Staff believes that the existing building does not portray an era of history characterized by a distinctive architectural style.

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

This is not the case.

8 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; and

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city. However, the building dates back to 1943.

9 Has not yielded, and is not likely to yield, information important in history.

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

It is the staff's opinion that the request for demolition may be considered, as the features of the structure under review meet the criteria for demolition. Although the main house is historic and contributes to the historic district, the elements proposed to be demolished have limited architectural significance and are in the rear If approved, the demolition will require two readings, as required for contributing structures within the historic district. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

Key West, Florida 33040

HARC COA #	REVISION#	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT#
X	HNC-1	

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

ADDRESS OF PROPOSED PROJECT:	917 Center St. Key West, Florida	
NAME ON DEED:	Dave Valliant	PHONE NUMBER 410-310-4737
OWNER'S MAILING ADDRESS:	1024 James St. Key West	EMAIL dpvalliant@msn.com
APPLICANT NAME:	Nautilus Drafting & Design Services	PHONE NUMBER (305)-906-1530
APPLICANT'S ADDRESS:	21460 Overseas hwy Suite 3	EMAIL Nautilusdrafting@gmail.com
	Cudjoe Key, FL 33042	
APPLICANT'S SIGNATURE:	Jolathan Juarco	DATE 10/13/2025
ANY PERSON THAT MAKES CHANGES	TO AN APPROVED CERTIFICATE OF APPROPRIATENE	SS MUST SUBMIT A NEW APPLICATION.
PUNISHABLE PER SECTION 775.082 OR DESCRIBED IN THE APPLICATION SHALL APPLICANT FURTHER STIPULATES THAT DESCRIPTION OF WORK, AS DESCRIBED AND THE SUBMITTED PLANS, THE AFORE PROJECT INCLUDES: REPLACEMENT OF PROJECT INVOLVES A CONTRIBUTING SEPROJECT INVOLVES A STRUCTURE THAT DETAILED PROJECT DESCRIPTION OF THE PROJECT INVOLVES A STRUCTURE THAT DETAILED PROJECT DESCRIPTION OF THE PROJECT DESCRIPTION	IS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A M 775.083. THE APPLICANT FURTHER HEREBY ACKNOW. BE THE SCOPE OF WORK THAT IS CONTEMPLATED T SHOULD FURTHER ACTION BE TAKEN BY THE CIT HEREIN, AND IF THERE IS CONFLICTING INFORMATIC MENTIONED DESCRIPTION OF WORK SHALL BE CONTEMPLATED TO THE WINDOWS TO THE WORK SHALL BE CONTEMPLATED TO THE STRUCTURE. INVOLVES A HALT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISON INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQ on to main house, proposed pool, new rear deck, proposed to main house, proposed pool, new rear deck, proposed to the state of the state o	VLEDGES THAT THE SCOPE OF WORK AS BY THE APPLICANT AND THE CITY. THE TY FOR EXCEEDING THE SCOPE OF THE IN BETWEEN THE DESCRIPTION OF WORK ROLLING. ELEVATION OF A STRUCTURE ISTORIC STRUCTURE: YES.X NO
MAIN BUILDING:		
DEMOLITION (PLEASE FILL OUT AND A	TTACH DEMOLITION APPENDIYS	
Demolition of interior of main I		
	IOITIG	

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): New rear accessory structure						
PAVERS:		FENCES:				
DECKS: new deck between	n structures and around pool	PAINTING:				
	9					
SITE (INCLUDING GRADING	G. FILL. TREES. ETC):	POOLS (INCLUDING EQUIPMENT):				
(proposed 10'x15' pool				
ACCESSORY EQUIPMENT	(GAS, A/C, VENTS, ETC):	OTHER:				
OFFICIAL USE ONLY:	HARC COM	IMISSION REVIEW	EXPIRES ON:			
MEETING DATE:	APPROVED NOT APPROVED _	DEFERRED FOR FUTURE CONSIDERATION	INITIAL:			
MEETING DATE:	APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:			
	APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:			
REASONS OR CONDITIONS:						
STAFF REVIEW COMMENTS:			,			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:				
HARC STAFF SIGNATURE AND DA	ITE:	HARC CHAIRPERSON SIGNATURE AND DATE:				

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



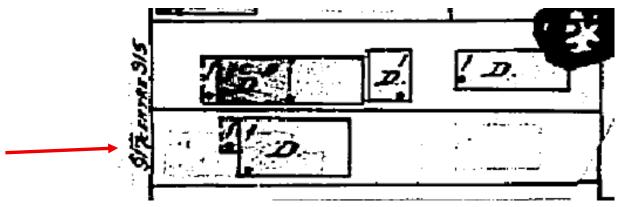
HARC COA#	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT#
HNC-1	

ADDRESS OF PROPOSED PROJECT:	917 Center St. Key W	/est,Florida	
PROPERTY OWNER'S NAME:	Dave Valliant		
APPLICANT NAME:	Jonathan Tavarez (N	lautilus Drafting and Design S	Services)
I hereby certify I am the owner of record a Appropriateness, I realize that this project we final inspection is required under this applied submitted for review.	vill require a Building Permit a	pproval PRIOR to proceeding with the	work outlined above and that a
	-DocuSigned by:	10/14/2025	David Valliant
PROPERTY OWNER'S SIGNATURE	Pavid Valliant		DATE AND PRINT NAME
	=A63C2B96D712458		
	DETAILED PROJECT DESC	CRIPTION OF DEMOLITION	
Remove existing doors and win	dows, remove portion	of rear wall for addition.	
CRITERIA F	OR DEMOLITION OF CONT	RIBUTING OR HISTORIC STRUCTURE	S:
Before any Certificate of Appropriater must find that the following requirements	ents are met (please review	and comment on each criterion that	t applies):
(1) If the subject of the application is a co irrevocably compromised by extreme	ntributing or historic building deterioration or it does not m	or structure, then it should not be dem neet any of the following criteria:	olished unless its condition is
(a) The existing condition of th	e building or structure is irre	vocably compromised by extreme dete	rioration.
}			
(2) Or explain how the building or structu	re meets the criteria below:		
(a) Embodies no distinctive ch city and is not a significant	aracteristics of a type, period and distinguishable building	d, or method of construction of aesthet entity whose components may lack in	c or historic significance in the dividual distinction.
The exterior wall demolitions ha	ve no distinctive char	acteristics as they are not orig	ginal.
	4-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		

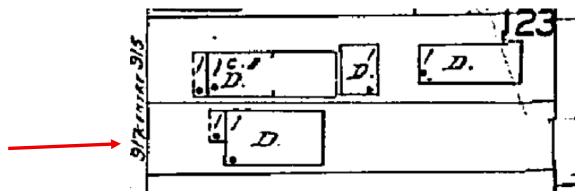
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

	(b)	Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Is not.		
	(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.
No		
	(d)	Is not the site of a historic event with significant effect upon society.
No		
	(e)	Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
No		
	(f)	Does not portray the environment in an era of history characterized by a distinctive architectural style.
No		
	(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.
No		
	(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.
No		

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) Has not yielded, and is not likely to yield, information important in history,
No
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
No
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
No
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
No
(4) Removing buildings or structures that would otherwise qualify as contributing.
No



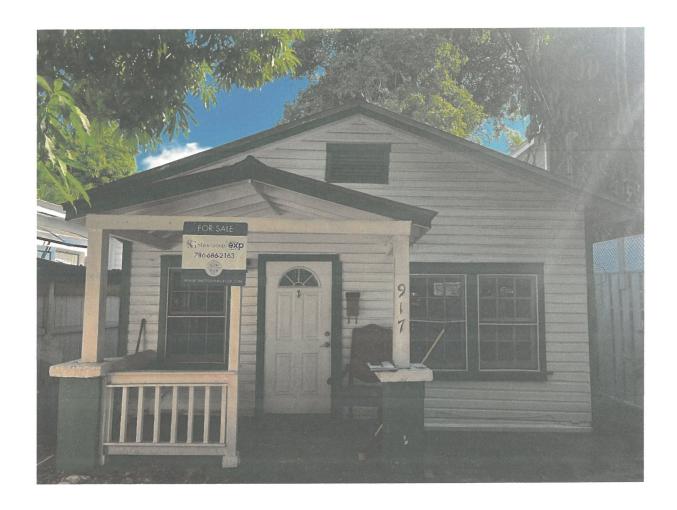
Sanborn Map of property under review 1948.



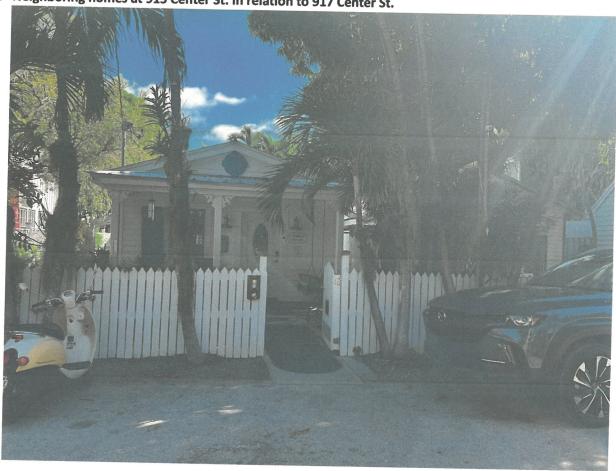
Sanborn Map of property under review 1962.

PROJECT PHOTOS

1. Front of 917 Center St.



2. Neighboring homes at 915 Center St. in relation to 917 Center St.



3. Neighboring homes at 921 Center St. in relation to 917 Center St.



Prepared by Nautilus Drafting and Design Services

4. Rear View of home

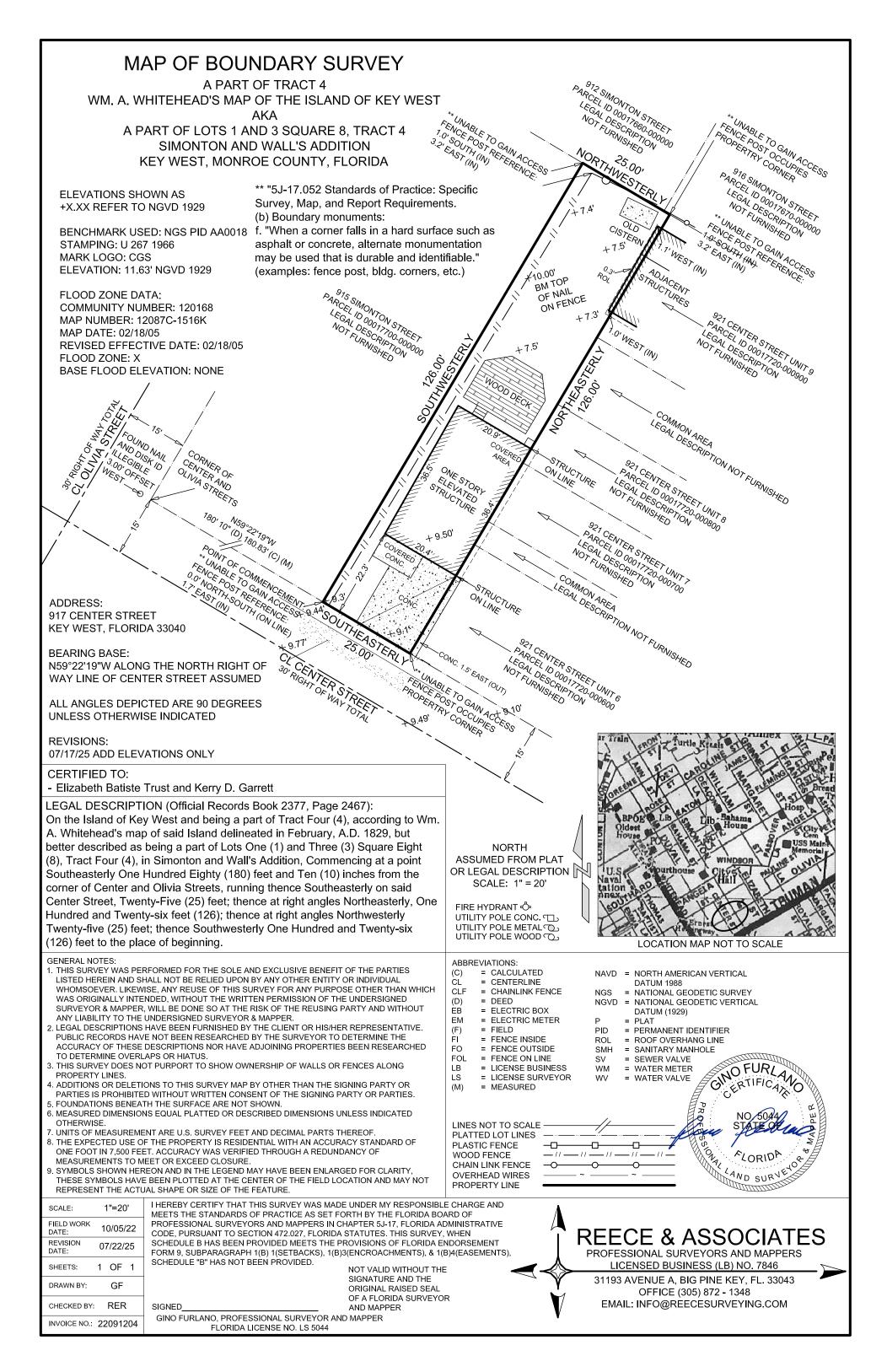


Prepared by Nautilus Drafting and Design Services

5. Home across the Street



Prepared by Nautilus Drafting and Design Services



PROPOSED DESIGN

SITE DATA

RE: 00017710-000000
ZONING: HNC-1
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW PT LOTS 1-3 SQR 8 TR 4 G28-10
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB
F.I.R.M.: DATE: 02-18-05
FIRM PANEL: 12087C1516K
FLOOD ZONE: AE
BASE FLOOD ELEVATION (BFE) X NGVD29

INDEX OF DRAWINGS

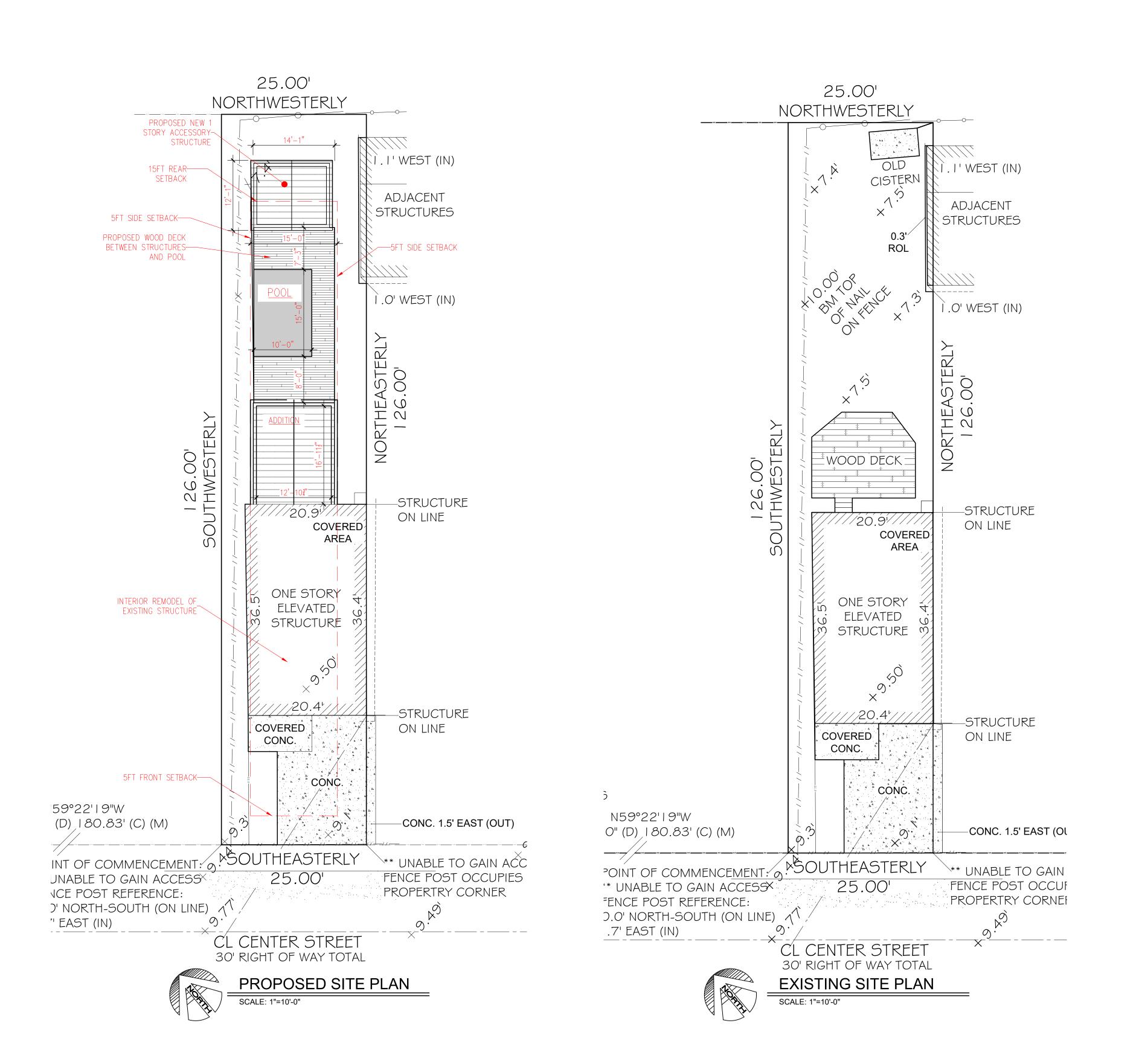
SHEET CS-1 - EXISTING AND PROPOSED SITE PLAN SHEET D-1 - DEMOLITION PLAN AND ELEVATIONS SHEET A-1 - PROPOSED FLOOR PLANS SHEET A-2 - PROPOSED ELEVATIONS SHEET A-3 - ACCESSORY PLANS AND ELEVATIONS

FLOOD ZONE CONSTRUCTION STANDARD: ASCE 24-14

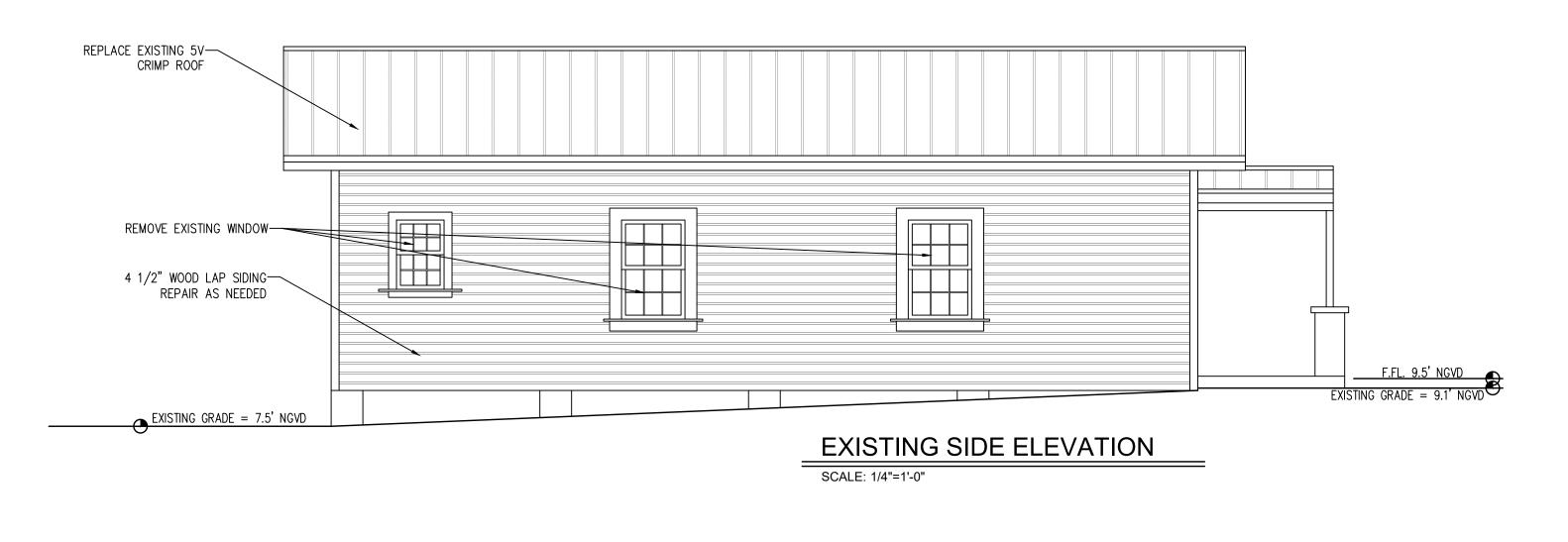
SCOPE OF WORK

REMODEL EXISTING HISTORIC HOUSE PROPOSED ADDITION TO HISTORIC HOUSE PROPOSED NEW POOL PROPOSED ACCESSORY STRUCTURE

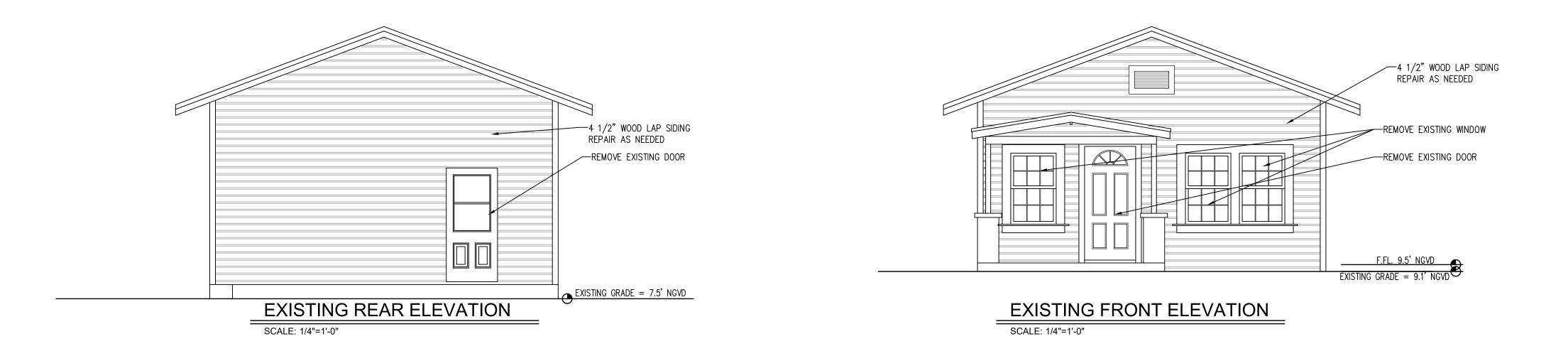
PROJECT DATA						
TROCESTER	PROPO	OSED	EXISTIN	NG	REQUIRED	VARIANCE REQUESTED
RE NO.	00017710-0000	00				·
SETBACKS:						
FRONT	NO CHANGE		16'-1"		5'	NONE
LEFT SIDE	NO CHANGE		4'-1"		5'	NONE
RIGHT SIDE	5'-0" TO MAIN H ADDITION	5'-0" TO MAIN HOUSE			5'	NONE
REAR	49'-3" TO MAIN ADDITION	49'-3" TO MAIN HOUSE			15'	NONE
LOT SIZE	NO CHANGE		3,150 SQ.FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	1,238 SQ.FT.	39.3%	848 SQ.FT.	26.9%	50% MAX	NONE
ACCESSORY REAR YARD COVERAGE	100 SQ.FT.	26.6%	N/A		30% MAX	NONE
FLOOR AREA	1,170 SQ.FT.	.371	777 SQ.FT.	.246	1.0	NONE
BUILDING HEIGHT	14'-5" MAIN HOL	14'-5" MAIN HOUSE		ISE	30' MAX	NONE
IMPERVIOUS AREA	709 SQ.FT.	22.5%	440 SQ.FT.	13.96%	60% MAX	NONE
OPEN SPACE	1,098 SQ.FT.	36.1%	1,738 SQ.FT.	55.17%	35% MIN	NONE

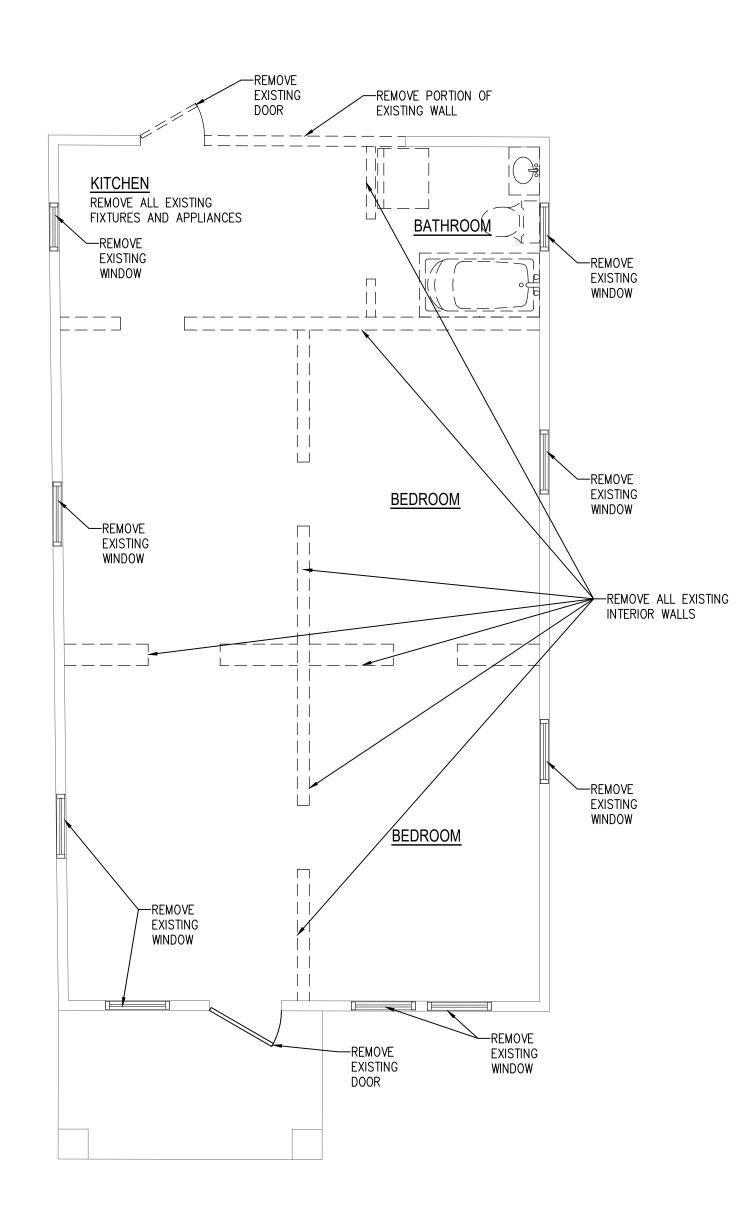






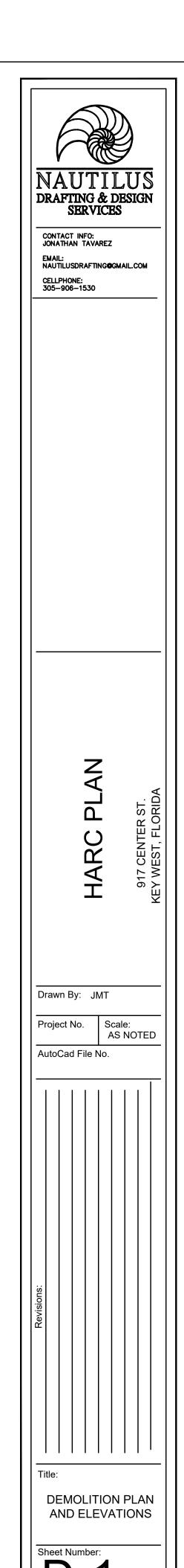


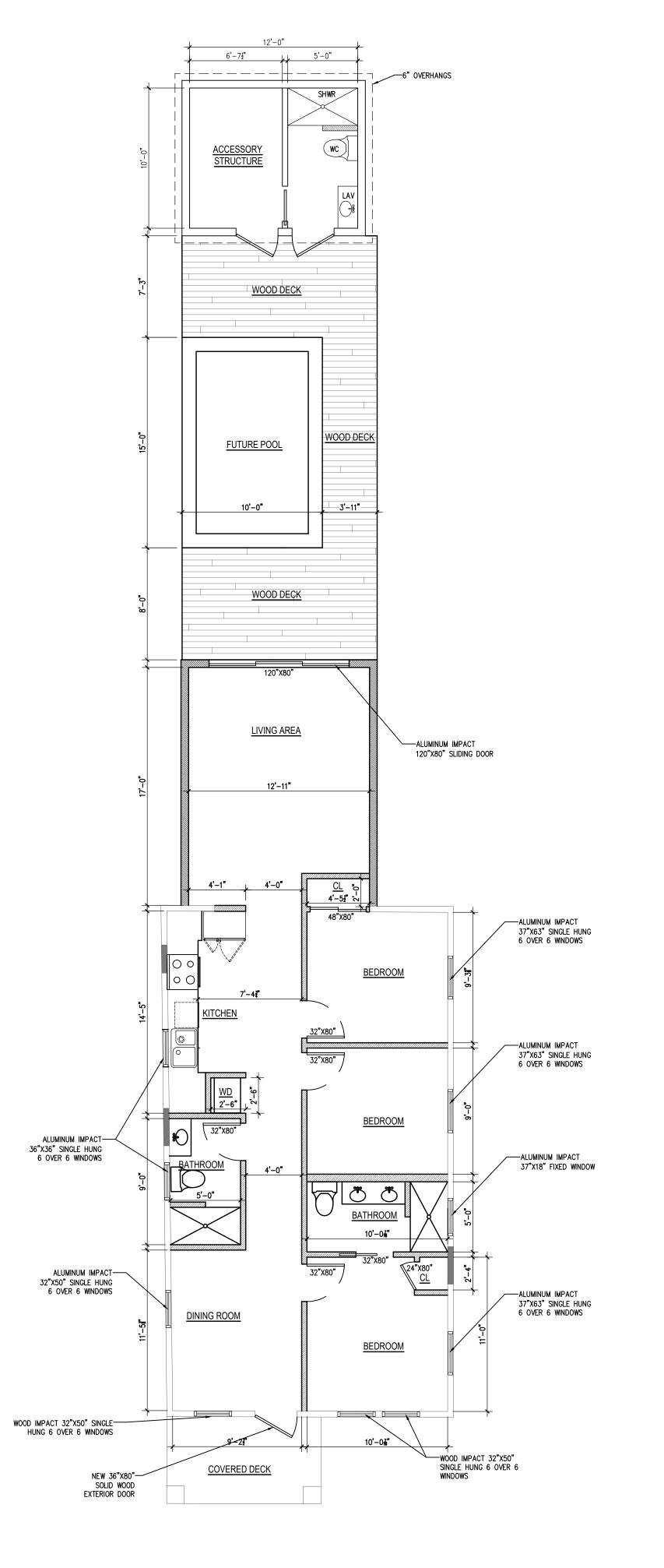




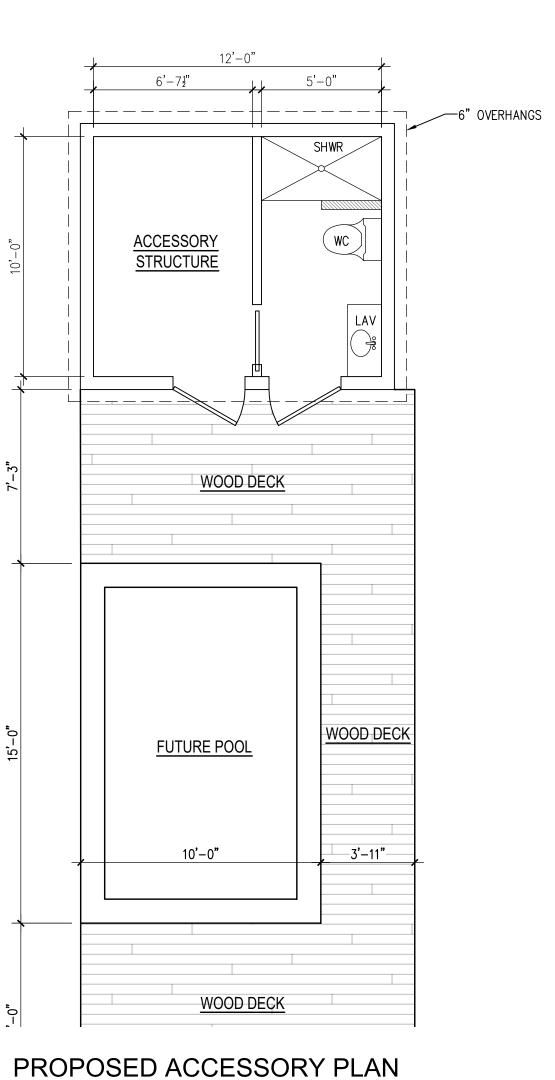
EXISTING FLOOR PLAN

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

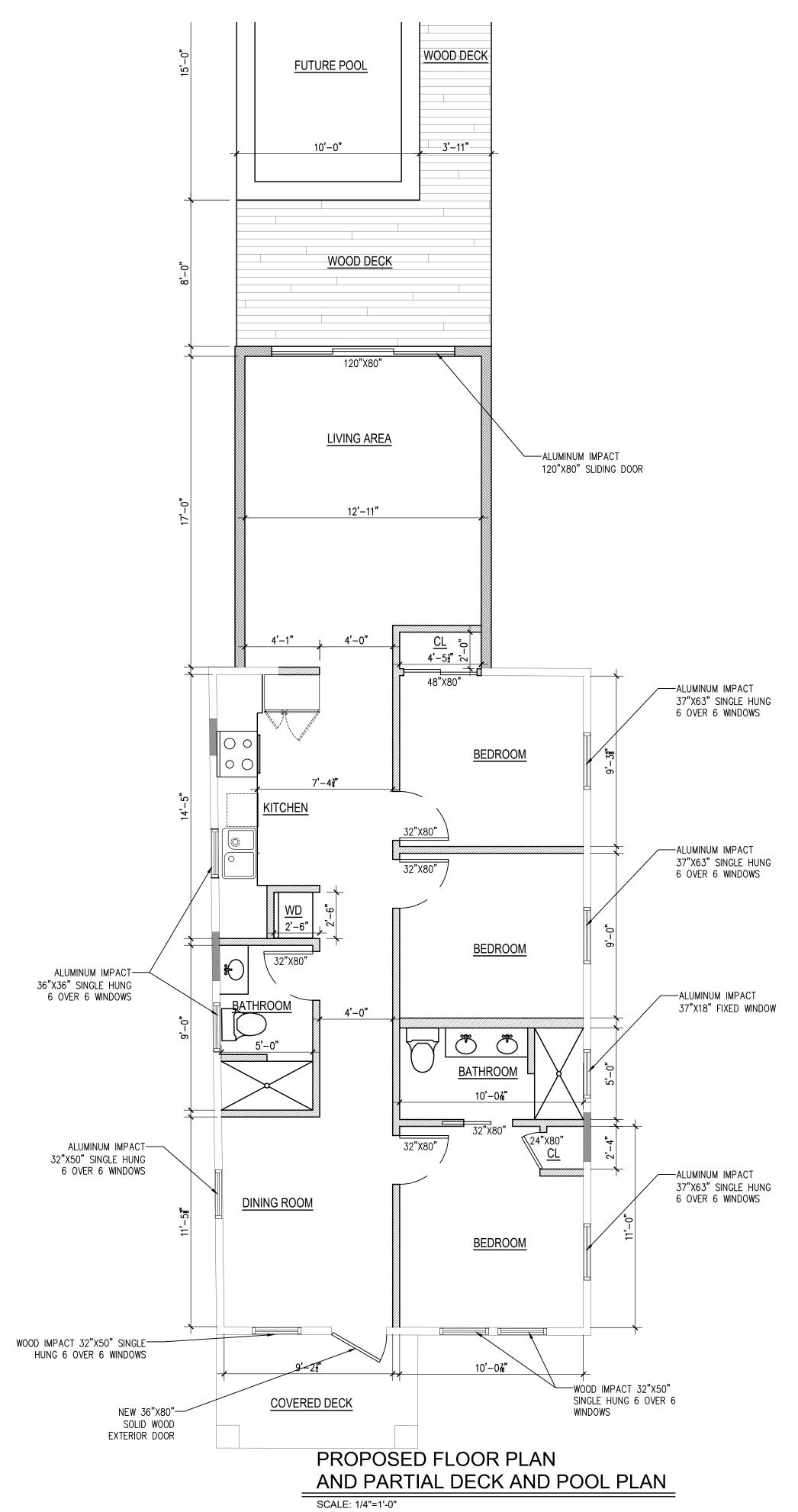


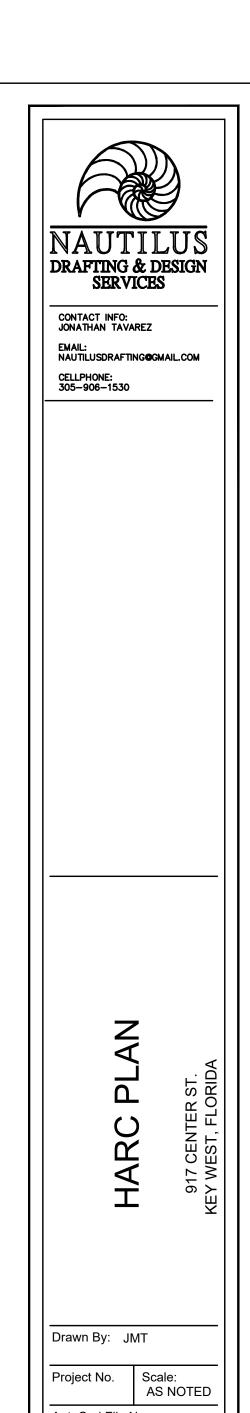






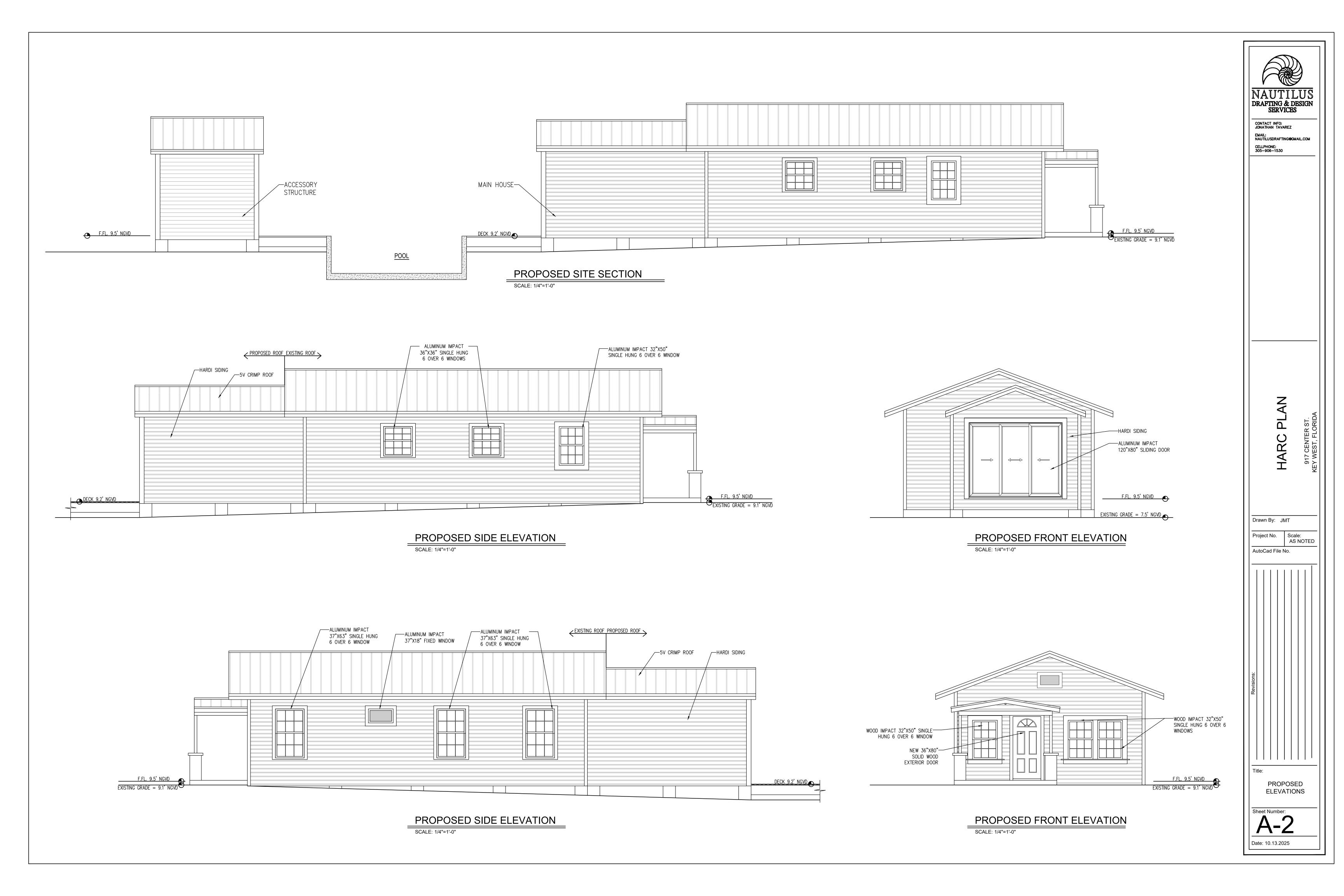
AND PARTIAL DECK AND POOL PLAN SCALE: 1/4"=1'-0"

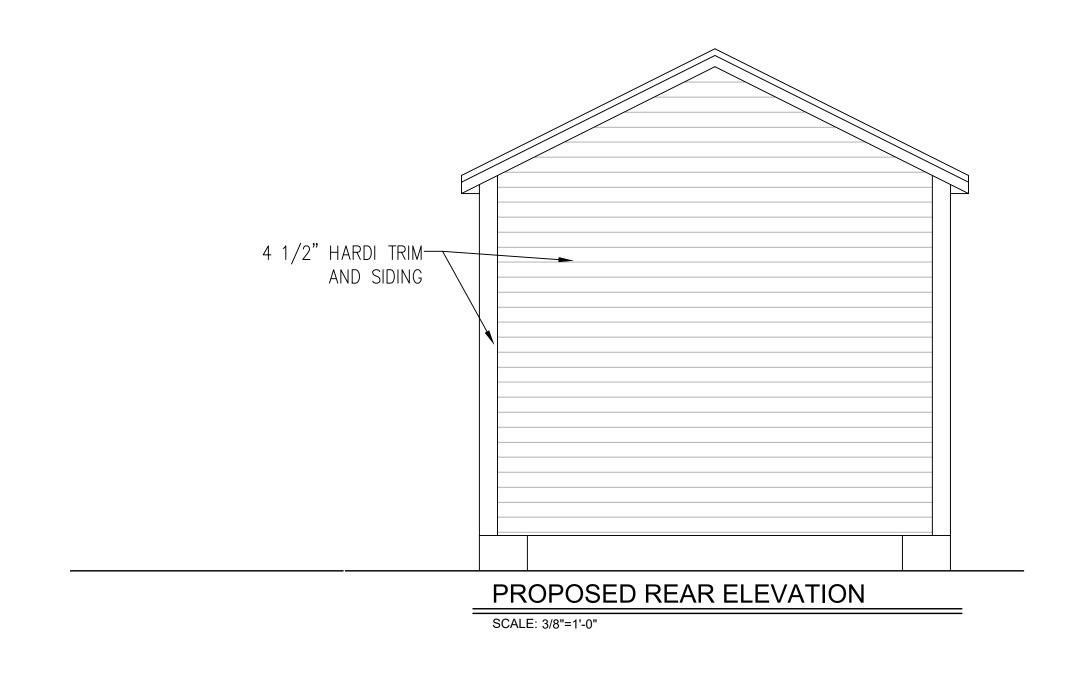


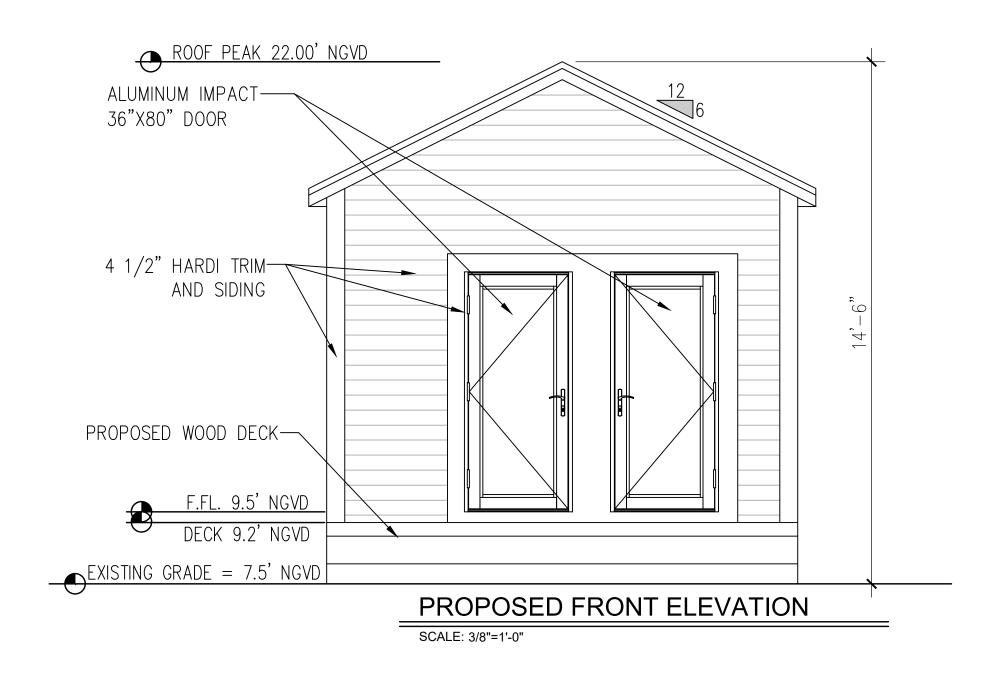


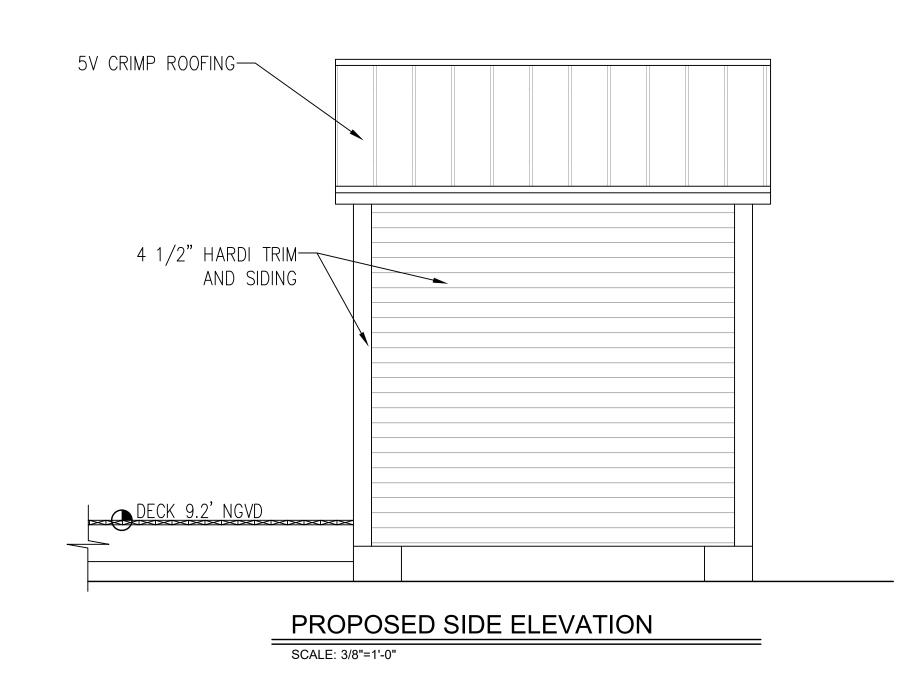
AutoCad File No.

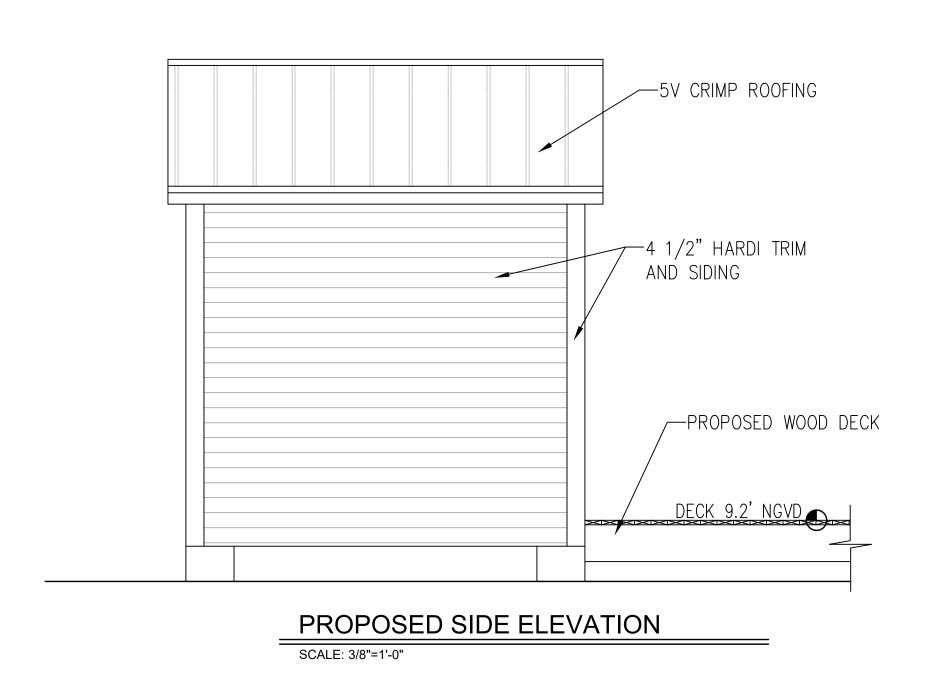
PROPOSED FLOOR **PLANS**

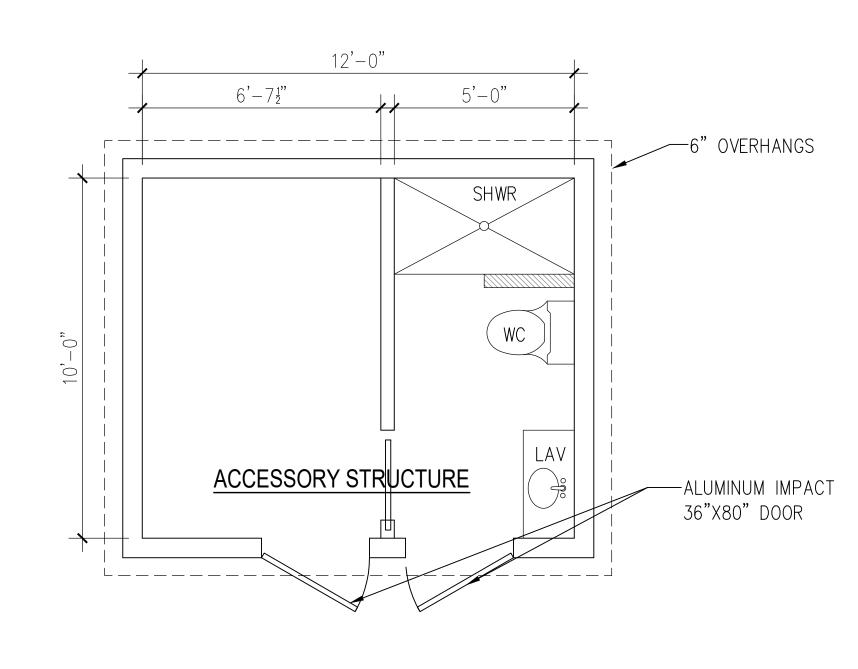












ACCESSORY FLOOR PLAN

SCALE: 3/8"=1'-0"

NAUTILUS
DRAFTING & DESIGN
SERVICES

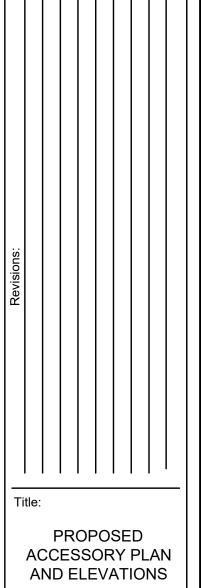
CONTACT INFO:
JONATHAN TAVAREZ
EMAIL:
NAUTILUSDRAFTING@GMAIL.COM
CELLPHONE:
305-906-1530

HARC PLAN

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.



Sheet Number:

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., November 18, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE. REAR ADDITION TO MAIN HOUSE, NEW POOL, NEW POOL DECK AND NEW ONE-STORY ACCESSORY STRUCTURE IN REAR OF PROPERTY. DEMOLITION OF REAR WALL OF MAIN STRUCTURE TO CONNECT ADDITION.

#917 CENTER STREET

Applicant – Nautilus Drafting & Design Services Application #C2025-0092

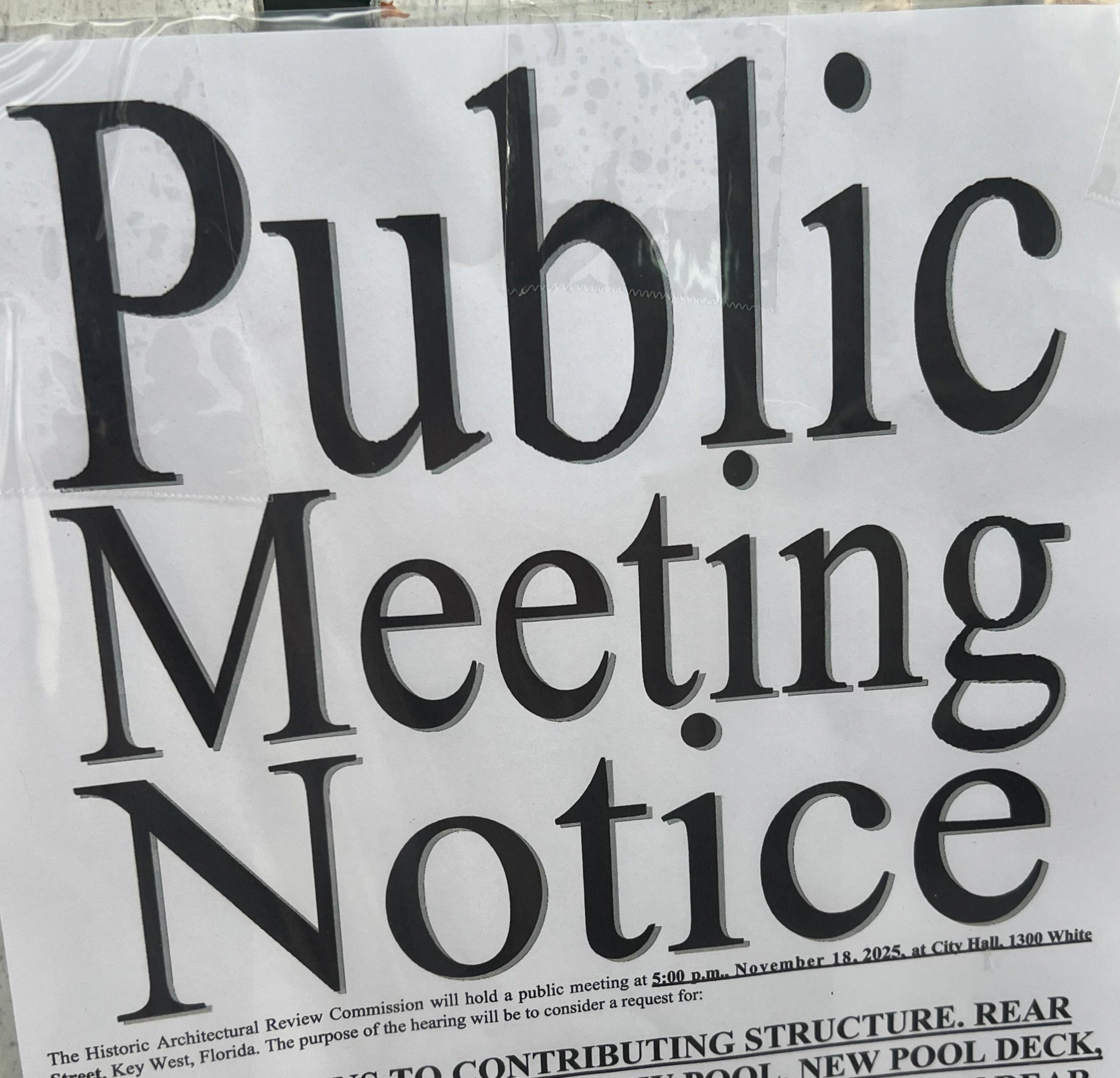
If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.citvofkevwest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

HARC POSTING AFFIDAVIT

COUNTY OF MONROE:	
BEFORE ME, the undersigned authority, personally appeared	<u> </u>
depose and says that the following statements are true and correct to the best his/her knowledge and belief:	ith : of
1. That a legal notice for Public Notice of Hearing of the Historic Architecture Review Commission (HARC) was placed on the following address:	
13 day of, 2025	
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 Histor Architectural Review Commission to be held on $\frac{November 18}{2025}$.)ric
The legal notice(s) is/are clearly visible from the public street adjacent to the property.	th∈
The Certificate of Appropriateness number for this legal notice is <u>C2025-0092</u>	<u>2</u> ,
2. A photograph of that legal notice posted in the property is attached hereto) .
Signed Name of Affiant: State Sta	
The forgoing instrument was acknowledged before me on this 13th day of Novemble , 2025.	
By (Print name of Affiant) <u>Jonathan Tavarez</u> who personally known to me or has produced who identification and who did take an oath.	is as
NOTARY PUBLIC Sign Name: MERLIN T CASTELLANOS Notary Public - State of Florida Commission # HH 690878 My Comm. Expires Oct 16, 2029 Bonded through National Notary Assn.	

Notary Public - State of Florida (seal)
My Commission Expires: 101620



RENOVATIONS TO CONTRIBUTING STRUCTURE. REAR Street, Key West, Florida. The purpose of the hearing will be to consider a request for: ADDITION TO MAIN HOUSE, NEW POOL, NEW POOL DECK, AND NEW ONE-STORY ACCESSORY STRUCTURE IN REAR OF PROPERTY. DEMOLITION OF REAR WALL OF MAIN

STRUCTURE TO CONNECT ADDITION. #917 CENTER STREET

Applicant – Nautilus Drafting & Design Services Application #C2025-0092

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.citvofkevwest-fl.gov. THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION If you wish to see the application of have any questions, you may visit the Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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.





PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

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

00017710-000000 Parcel ID Account#

1018180 Property ID 1018180 10KW Millage Group

Location Address

917 CENTER St. KEY WEST

Legal Description KW PT LOTS 1-3 SQR 8 TR 4 G28-10 OR9-123 OR1576-1976/1979 OR2377-2467

OR2987-2313 OR3002-1186 OR3004-2111 OR3291-0230

(Note: Not to be used on legal documents.)

Neighborhood

6108

Property Class

SINGLE FAMILY RESID (0100)

Subdivision Sec/Twp/Rng

06/68/25 No

Affordable Housing



Owner

1024 JAMES STREET LLC

1026 James St

Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$113,281	\$108,031	\$101,635	\$103,047
+ Market Misc Value	\$3,011	\$2,225	\$2,281	\$2,337
+ Market Land Value	\$1,085,273	\$1,079,979	\$905,277	\$701,457
= Just Market Value	\$1,201,565	\$1,190,235	\$1,009,193	\$806,841
= Total Assessed Value	\$1,201,565	\$790,491	\$718,628	\$653,298
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,201,565	\$1,190,235	\$1,009,193	\$806,841

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,079,979	\$108,031	\$2,225	\$1,190,235	\$790,491	\$0	\$1,190,235	\$0
2023	\$905,277	\$101,635	\$2,281	\$1,009,193	\$718,628	\$0	\$1,009,193	\$0
2022	\$701,457	\$103,047	\$2,337	\$806,841	\$653,298	\$0	\$806,841	\$0
2021	\$518,814	\$72,699	\$2,394	\$593,907	\$593,907	\$0	\$593,907	\$0
2020	\$514,843	\$72,699	\$2,450	\$589,992	\$589,992	\$0	\$589,992	\$ 0
2019	\$542,637	\$72,699	\$2,506	\$617,842	\$609,662	\$0	\$617,842	\$0
2018	\$477,785	\$73,891	\$2,562	\$554,238	\$554,238	\$0	\$554,238	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,545.20	Square Foot	0	0

Buildings

Building ID 1 STORY ELEV FOUNDATION Style **Building Type** S.F.R. - R1/R1

Building Name Gross Sq Ft Finished Sq Ft 828 756 Stories Condition 1 Floor **POOR** Perimeter 114 **Functional Obs** Economic Obs

Depreciation % 31 Interior Walls WALL BD/WD WAL Code Description

FLOOR LIV AREA

OP PRCH FIN LL

Sketch Area

756

72

828

Finished Area

756

0

756

Exterior Walls ABOVE AVERAGE WOOD Year Built 1918

EffectiveYearBuilt 2002 Foundation WD CONC PADS Roof Type

GABLE/HIP Roof Coverage METAL Flooring Type SFT/HD WD Heating Type NONE with 0% NONE

Bedrooms Full Bathrooms Half Bathrooms Grade Number of Fire PI Perimeter

450

TOTAL Yard Items

FLA

OPF

Description	Year Built	Roll Year	61			
FENCES			Size	Quantity	Units	Grade
	1969	1970	0 x 0	1	24 SF	2
CONC PATIO	1969	1970	0x0	1		3
FENCES	1996	1997		1	48 SF	2
CONC PATIO			4 x 28	1	112 SF	2
	1996	1997	0 x 0	1	278 SF	2
WALL AIR COND	1999	2000	0×0	1		_
					2 UT	2

0

0

0

Sales

Sale Date 8/30/2024	Sale Price \$825,000	Instrument Warranty Deed	Instrument Number 2473361	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/4/2013	\$0			3291	0230	19 - Unqualified	Improved		
7/4/2013 \$0	\$ 0	Order (to be used for Order Det. Heirs, Probate in	2239299	2987	2313	11 - Unqualified	Improved		-
6/10/2013	\$0	Order (to be used for Order Det. Heirs, Probate in	2250879	3002	1186	11 - Unqualified	Improved		

Permits

Number	Date Issued	Status	Amount	Daniel T		
9703795 9703980	11/01/1997 11/01/1997			Permit Type	Notes	
		Completed	\$2,500		V-CRIMP ROOF	
		Completed	\$1,000			
9701951	07/01/1997		\$1,000		PICKET FENCE	
		Completed	\$10,000		RENOVATIONS	The second secon

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)