

# **Staff Report**

7 **Demolish rear flat roof- #1108 Petronia Street- William Rowan (H11-01-1573)**

This staff report is for the review of a second reading for a Certificate of Appropriateness for a demolition request for an almost flat roof. The proposed roof to be demolished is part of a non historic addition that is attached to a historic sawtooth. The actual roof is lower than the sawtooth's gable roof. On December 28, 2011 the Commission approved the revised proposed design of a gable roof and approved with condition the first reading for the demolition of the flat roof. The condition was that with the approved gable roof will be built as its replacement.

It is staff's opinion that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, Chapter 102 Section 218 of the LDR's. Staff understands that the condition for the approval should be included in this second reading.

# **Application**





CITY OF KEY WEST Fax 809-3978  
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H11-01-1573

OWNER NAME: PEGGY GREY

DATE: 11-20-11

OWNERS ADDRESS: 1108 PETRONIA ST

PHONE #: \_\_\_\_\_

APPLICANT'S NAME: WILLIAM ROWAN, ARCH.

PHONE #: 296.3784

APPLICANT'S ADDRESS: 321 PEACOCK LN.

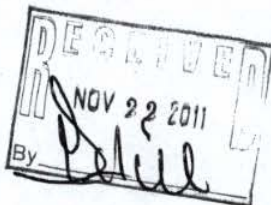
ADDRESS OF CONSTRUCTION: 1108 PETRONIA ST

# OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

DEMO REAR FLAT ROOF  
EXTEND SAWTOOTH (EXISTING) 6' ±  
CONSTRUCT NEW SLOPE ROOF 3:12



Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or s. 775.083

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This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

REQUIRED SUBMITTALS

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

Date: 11/20/11  
Applicant Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved

Denied

Deferred

*Design as shown 12/14/11 (P)*

\_\_\_\_\_

*12/14/11 (P)*

*✓ 12/15/11 approved deno 12/28/11 (P)*

Reason for Deferral or Denial:

*12/14/11 - past paper to incorporate recommendations from  
HARC board. (P)*

*12/28/11 - Withdrawn work (P)*

*12/28/11 - Revised plans approved (P)*

*12/28/11 - Condition of flat roof 1st reading - (P)*

HARC Comments:

*Building is listed as contributing. frame vernacular.  
built 1936.*

*Ordinance for demolition*

*Guidelines for roofing. (page 26)*

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: *12/28/11*  
*12/14/11*

Signature: *Rudy [Signature]*  
*Rudy [Signature]*

Historic Architectural  
Review Commission





City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

January 3, 2012

Mrs. Peggy Grey  
#1108 Petronia Street  
Key West, Florida 33040

**RE: EXTEND EXISTING SAWTOOTH ROOF 6' AND CONSTRUCT  
NEW SLOPE ROOF- REVISED DRAWINGS WITH GABLE ROOF  
FOR: #1108 PETRONIA STREET - HARC APPLICATION # H11-01-1573  
KEY WEST HISTORIC DISTRICT**

Dear Mrs. Grey:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved the revised proposed design and approved with condition** the first reading for the above mentioned project on the public hearing held on Wednesday, December 28, 2011. The Commissioners motioned to approve the new revised plans and approved the first reading for demolition of the non historic roof with the condition that the new replacement roof will be the one approved during this meeting, a gable roof.

Because this project includes a demolition request, a second reading will take place on Wednesday, January 11, 2012, 6:00 pm at Old City Hall, 510 Greene Street.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

A handwritten signature in black ink, appearing to read "Enid Torregrosa", is written over a horizontal line.

Enid Torregrosa, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

# **Correspondence**





Enid Torregrosa &lt;etorregr@keywestcity.com&gt;

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## 1108 Petronia Street

12 messages

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**MrsGray2@aol.com <MrsGray2@aol.com>****Thu, Dec 15, 2011 at 5:29 PM**

To: etorregr@keywestcity.com

Cc: MrsGray2@aol.com

Dear Review Commission,

We are writing to respectfully appeal your denial of our proposed plans to remove an un-permitted roof and replace it with an addition attached to an existing historical saw tooth roof.

We came before you on December 14th, 2010. We were represented by our architect, William Rowan. I was disappointed in Mr. Rowan's presentation and want to address my ideas and concerns.

Let me begin by saying, I (Patti) moved to Key West in the mid to late '80's. I have worked as a waitress at The Reach (when Austin Labor owned it) and started working at Louie's Backyard in 1994. I am currently employed by Louie's Backyard.

My husband (Robert) moved to Key West in the early 90's and immediately started working at the Casa Marina. He is currently employed at the Casa Marina.

We were married in Key West in 1998.

We closed on our home at 1108 Petronia Street on May 6, 2011. It was a bit tricky to secure a mortgage on the home as it was not loan worthy. We were able to secure an FHA 203K loan which incorporates money for renovations. We used a licensed contractor and completed the work to the front of the house in September, 2010. We have spent most of our spare time since we closed working to clean the place up.

Our neighbors on both sides have expressed their pleasure at having us as their new neighbors. People walking by the house stop and tell me how nice it's beginning to look and thanking us for our hard work.

We knew what we were getting into when we purchased the home. The house was a disaster. But I saw the beauty in it immediately. I know it will be many years before we realize our vision of what it can be. It will take money that we don't readily have. It will take time that we can't always find. But we love the house. We love the neighborhood. We love the history of Key West and intend to live the rest of our lives here.

We did not come up with our roofing plans on a whim. We gave it a great deal of thought. We bike or walk around Old Town looking at other homes. We spend a good deal of time looking at homes for sale online to get ideas. We spoke with several architects and builders to get as much input as possible. I have visited with the historian at the Monroe County Library. It seems the house was built somewhere between 1892 and 1897, per Sanborn Maps. This was very exciting news. Tax records show that it was built in 1938.

I have spent hours looking around my house trying to figure out how to best go about replacing the problem addition (roof).

Our goal is to preserve the historic while still maintaining the integrity of the roof and structure. Someone on the board suggested adding another saw tooth. We considered this briefly but nixed that plan because we did not feel it was the best design for the life of the roof. We don't want another "gulley" collecting water. In addition, the run off would come straight back to our back porch in one heavy stream. We considered gutters but don't believe gutters would be a solution. With heavy rains, we feel that's just too much water coming down for a gutter to catch and distribute. And so, the plan we submitted to the board last night, is what we felt was the best plan.

I'm not sure exactly why we were denied. Was it the fact that we would be covering over one side of the saw tooth? One member made it sound more like he just didn't think the design "looked good".

So, if it is a matter of covering the one side, I don't know what to say except we have no intention of harming



the historic structure. One half of one saw tooth roof would be covered over by the new roof. We need to bring that side up to achieve a proper pitch for water drainage. Coming up the saw tooth is the only way to achieve that goal. We thought the pitch would be the best place to do that, structurally. If the issue is "design", it is no different than what I see on the front of several houses in my neighborhood. It is not particularly appealing to me either but it's not SO bad, cannot be seen from the street and, in my opinion, would be the best way to proceed.

Any suggestions/ideas the board may have would be welcomed by my husband and myself. We are anxious to continue with our repairs and renovations.

I am attaching pictures of three homes on Petronia. Hopefully they will come through without a hitch. Two on our block and one on the next block up. I have included 1960's pictures from the property appraisers office and pictures I took this morning.

I am emailing this appeal to Enid Torregosa and request that she forward too all HARC board members for review. I cannot locate individual email addresses. I will also print and mail to Cheryl Smith, City Clerk, City of Key West on Angela Street per HARC fax guidelines for appeals.


I hope you will reconsider your position in this matter.

Respectfully,

Robert and Patricia Gray  
1108 Petronia Street  
Key West, FL 33040

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**3 attachments**

 **1101 Petronia.pdf**  
394K

 **1103 Petronia.pdf**  
370K

 **1119 Petronia.pdf**  
411K

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**Enid Torregrosa <etorregr@keywestcity.com>**

**Thu, Dec 15, 2011 at 5:42 PM**

To: MrsGray2@aol.com

Cc: Cheri Smith <csmith@keywestcity.com>, Debbie Millett-Fowley <dmillett@keywestcity.com>

Dear Mrs. Gray:

Thank you for your e-mail. At this point the HARC members have not made any determination regarding your project. Your architect presented the project and the Commissioners gave some recommendations and asked if he wanted to postpone the review in order to incorporate recommendations. The motion that was approved by the HARC commissioners was to postpone the item, therefore your project has not been denied.

I am sending copy of this email to the City's Clerk office as well as to Code Compliance.

Hope this clarifies the process

Have a great afternoon;

*Enid Torregrosa*  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040  
305.809.3973 Direct  
305.808.3978 Fax

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**Enid Torregrosa <etorregr@keywestcity.com>**

**Tue, Dec 20, 2011 at 2:39 PM**

To: MrsGray2@aol.com

Dear Mrs. Gray:

I received revised plans from Architect Rowan. Have you authorized the revisions? Please advise.

Have a great afternoon.

*Enid Torregrosa*  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040  
305.809.3973 Direct  
305.808.3978 Fax

On Thu, Dec 15, 2011 at 5:29 PM, <MrsGray2@aol.com> wrote:

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**MrsGray2@aol.com <MrsGray2@aol.com>**

**Wed, Dec 21, 2011 at 6:35 AM**

To: etorregr@keywestcity.com

Dear Ms. Torregrosa,

The revision submission is authorized by me. It is my backup plan if I cannot get approval for my original plan (submitted and discussed December 14th).

I wonder what the protocol is for the appeal. Can I expect to hear from someone soon?

Thank you.  
Patti Gray

[Quoted text hidden]

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**Enid Torregrosa <etorregr@keywestcity.com>**

**Wed, Dec 21, 2011 at 8:25 AM**



To: MrsGray2@aol.com

Dear Mrs. Gray:

Thank you for your email. The item is the agenda for a special meeting that will take place at 6:00pm, Old City Hall. The plans will be reviewed by the Commission and they will make a decision. You will be receiving a letter from me stating what decision the Commission rendered and your next steps, depending on the final outcome.

Happy Holidays!

*Enid Torregrosa*  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040  
305.809.3973 Direct  
305.808.3978 Fax

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**MrsGray2@aol.com <MrsGray2@aol.com>**

**Wed, Dec 21, 2011 at 8:56 AM**

To: etorregr@keywestcity.com

Hello,

I am sorry. I don't understand. A decision will be made at a meeting that will take place at Old City Hall at 6pm....

Is this the bi monthly meeting on the 28'th with my (the boards) new plans? Or, is this a meeting about the appeal of my first set of plans? Am I not to be present at the appeal meeting if, in fact, there is a meeting? Is there no special magistrate?

I would appreciate clarification.

Thank you again.

And Happy Holidays to you too!

Patti Gray

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**Enid Torregrosa <etorregr@keywestcity.com>**

**Wed, Dec 21, 2011 at 9:06 AM**

To: MrsGray2@aol.com

This is a special meeting that the chairman requested since the Commission has just one meeting in December and the workload is overwhelming. As I mentioned to you before there can not be an appeal to a HARC decision when there is no final determination; HARC postponed your item and your architect agreed to that decision. Nevertheless HARC appeals for final decisions are in front of the Special Magistrate.

On December 28th HARC will be reviewing the revised plans that your architect submitted and that you kindly mentioned to me that you were in agreement.

Hope this clarifies.

*Enid Torregrosa*  
Historic Preservation Planner



City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040  
305.809.3973 Direct  
305.808.3978 Fax

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**MrsGray2@aol.com <MrsGray2@aol.com>**  
To: etorregr@keywestcity.com

**Wed, Dec 21, 2011 at 9:33 AM**

I see. But I also mentioned to you that I was in agreement as a backup plan to my appeal. I guess I can't do two things at once. I am simply trying to save time. In case my appeal was denied, I would already have an approval for the saw tooth the board recommends. You see, my thoughts are that I would appeal the denial of my first plan. You say that there was no final determination but it seemed pretty clear to me that I would not be allowed to do my roof the way we presented it at the meeting on the 14th. Am I wrong? The board's only recommendation was to add another saw tooth. This is not what I want to do but was given no other options. I would like a "final determination" on my first plan.

I am so sorry. This is very frustrating for me. At the meeting, I was shocked at how my architect was treated. I got the impression he was not a popular guy with your board. Perhaps he could have done a better job explaining what I want and why. He did a terrible job. I wanted to get up there and explain but was almost afraid to speak. I didn't want to be treated as Mr Rowan was. And, I certainly don't want to get on the boards bad side.

My "appeal" letter says it all.

I have never been through HARC's process before and sort of expected more guidance and understanding.

I am doing my best to do the right thing.

Any help would be appreciated.

Sincerely,  
Patti Gray

[Quoted text hidden]

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**Enid Torregrosa <etorregr@keywestcity.com>**  
To: MrsGray2@aol.com

**Wed, Dec 21, 2011 at 10:00 AM**

Dear Mrs. Gray:

As per the HARC Guidelines and Ordinance on Chapter 102 a final decision is either approval or denial. If the Commission make a motion to postpone, and in this case your architect was in agreement, a postponement is not a final determination.

I am sorry you felt that way during the meeting. The HARC Commissioners have been very professional through their meetings. You have the right to speak during the meetings and the chair asked for public input during the meeting.

Hope this clarifies your questions.

*Enid Torregrosa*  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040  
305.809.3973 Direct

305.808.3978 Fax

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**MrsGray2@aol.com <MrsGray2@aol.com>**  
To: etorregr@keywestcity.com

**Wed, Dec 21, 2011 at 11:42 AM**

Yes Ma'am,  
I understand the process now. I won't pester you any further. Sorry 'bout that.  
And yes, I know we had the right to speak, but after my architect was told firmly, several times, that he'd had his turn, I thought I'd just keep my mouth shut.  
I hope my emails don't come across as hostile. I am just trying to understand and have been a bit frustrated and disappointed.  
Have a very merry Christmas.  
Sincerely,  
Patti Gray

[Quoted text hidden]

**Enid Torregrosa <etorregr@keywestcity.com>**  
To: MrsGray2@aol.com

**Wed, Dec 21, 2011 at 11:52 AM**

I understand.  
  
Merry Christmas to you and your family.

*Enid Torregrosa*  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040  
305.809.3973 Direct  
305.808.3978 Fax

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**mrsgray2@aol.com <mrsgray2@aol.com>**  
To: Enid Torregrosa <etorregr@keywestcity.com>

**Wed, Dec 21, 2011 at 1:37 PM**

So sorry...Can I resubmit my previous plan for the 28th meeting so it can officially be denied. Just thinking...

*Connected by DROID on Verizon Wireless*

-----Original message-----

**From:** Enid Torregrosa <etorregr@keywestcity.com>  
**To:** MrsGray2@aol.com

**Sent:** Wed, Dec 21, 2011 16:52:42 GMT+00:00

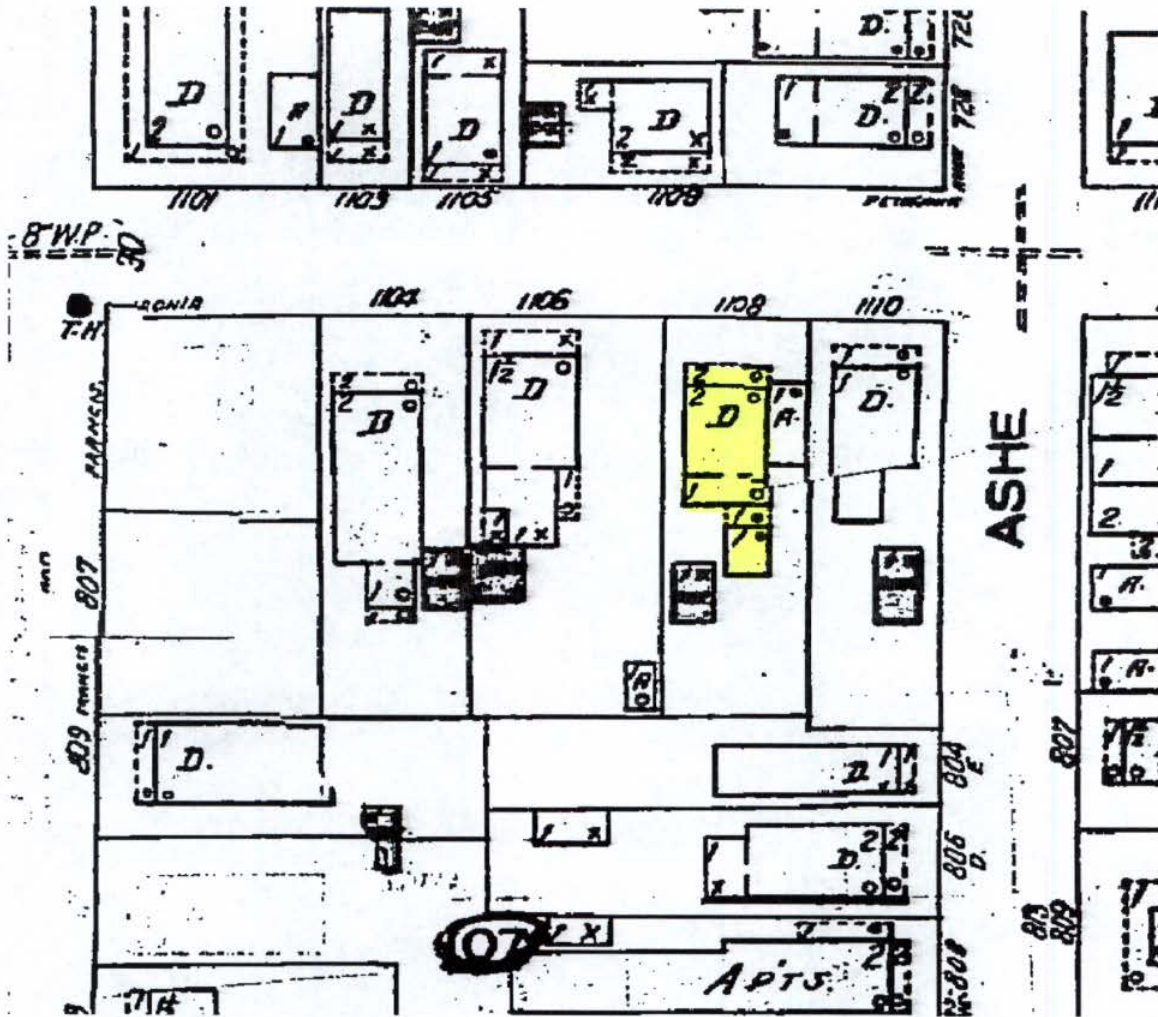
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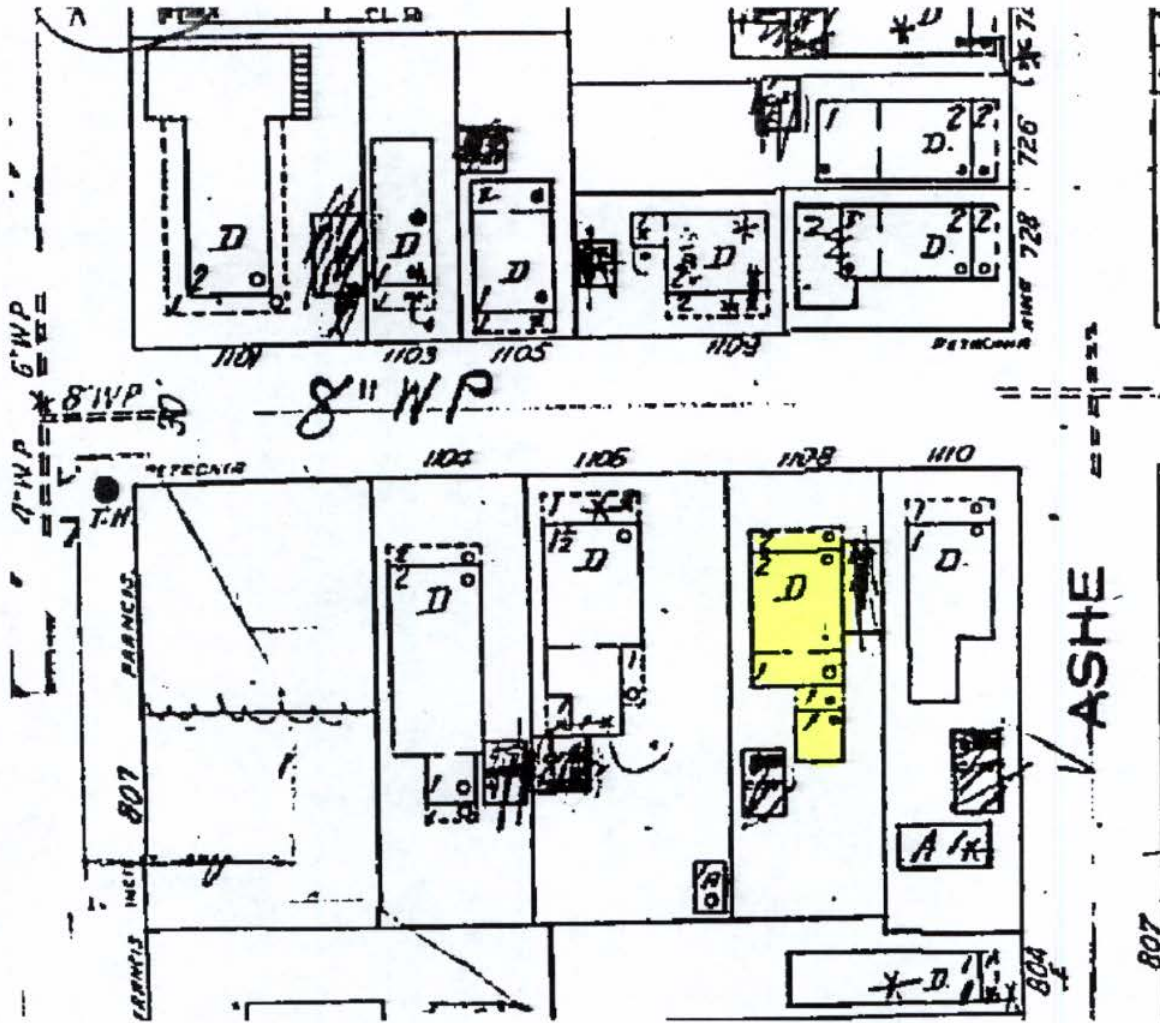
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# **Sanborn Maps**



#1108 Petronia Street 1948 Sanborn map copy



#1108 Petronia Street 1962 Sanborn map copy



## **Project Photos**



Photo taken by the Property Appraiser's office c1965; 1108 Petronia St.; built 1938,  
Monroe County Library





Enid Torregrosa <etorregr@keywestcity.com>

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## 1108 Petronia St.

2 messages

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William Rowan <wlowan@gmail.com>  
To: etorregr@keywestcity.com

Mon, Nov 28, 2011 at 8:53 AM



IMG\_2499





IMG\_2500



IMG\_2501





IMG\_2503

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**Enid Torregrosa** <etorregr@keywestcity.com>  
To: William Rowan <wlrowan@gmail.com>

**Mon, Nov 28, 2011 at 11:25 AM**

Bill:

Can you send them as an attachment to the email? Then they can be saved for the electronic packets

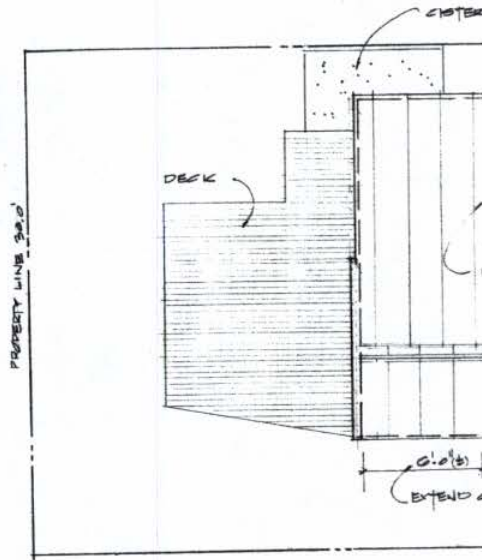
Thanks!

*Enid Torregrosa*  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040  
[305.809.3973](tel:305.809.3973) Direct  
[305.808.3978](tel:305.808.3978) Fax

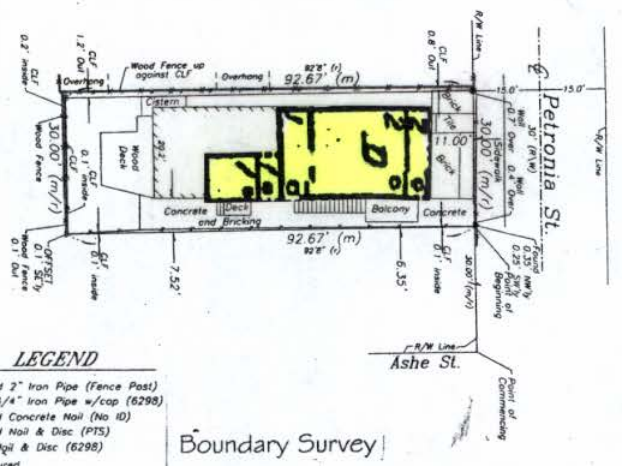
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# Survey



- 1962 Sanborn Map overlapping survey.



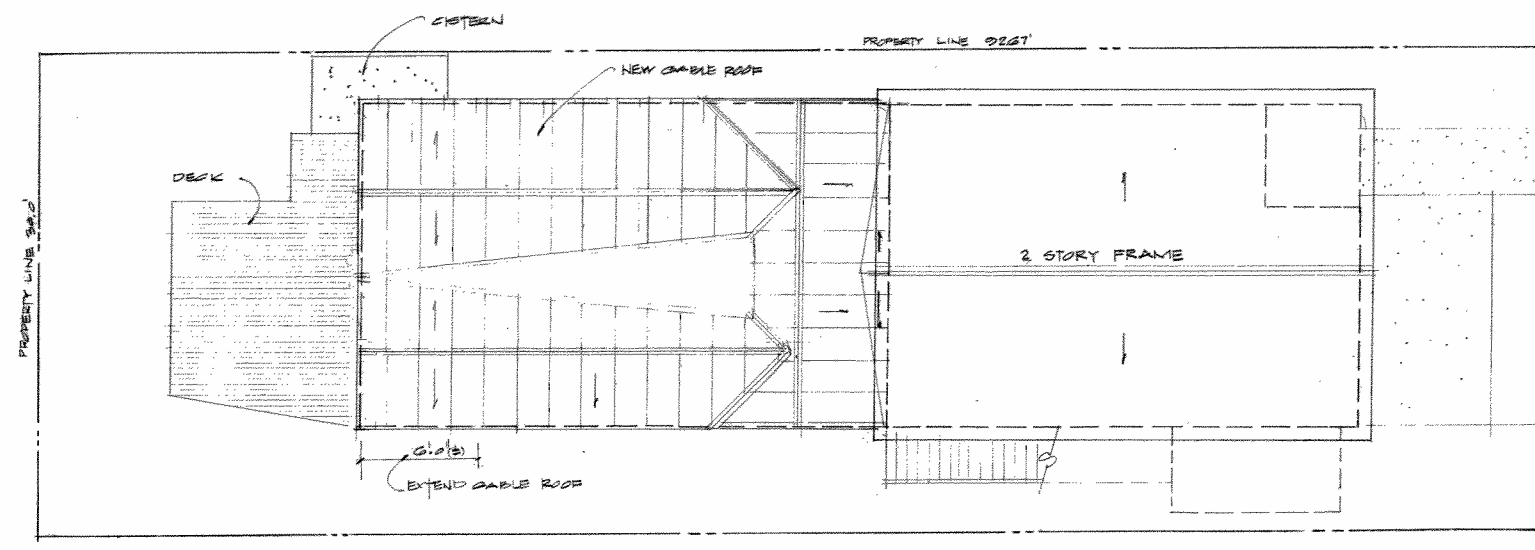
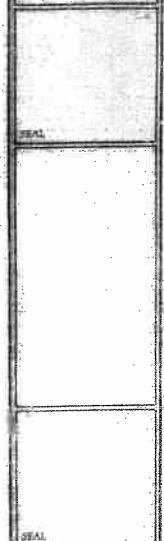
- LEGEND**
- Found 2" Iron Pipe (Fence Post)
  - Set 3/4" Iron Pipe w/cap (6298)
  - Found Concrete Nail (No ID)
  - ▲ Found Nail & Disc (PTS)
  - △ Set Nail & Disc (6298)
  - (M) Measured
  - (R) Record
  - (M/R) Measured & Record
  - C.B.S. Concrete Block Structure
  - R/W Right of Way
  - CLF Chain Link Fence
  - ⊥ Centerline
  - ⊕ Wood Utility Pole
  - ⊕ Concrete Utility Pole
  - P- Overhead Utility Lines

Boundary Survey

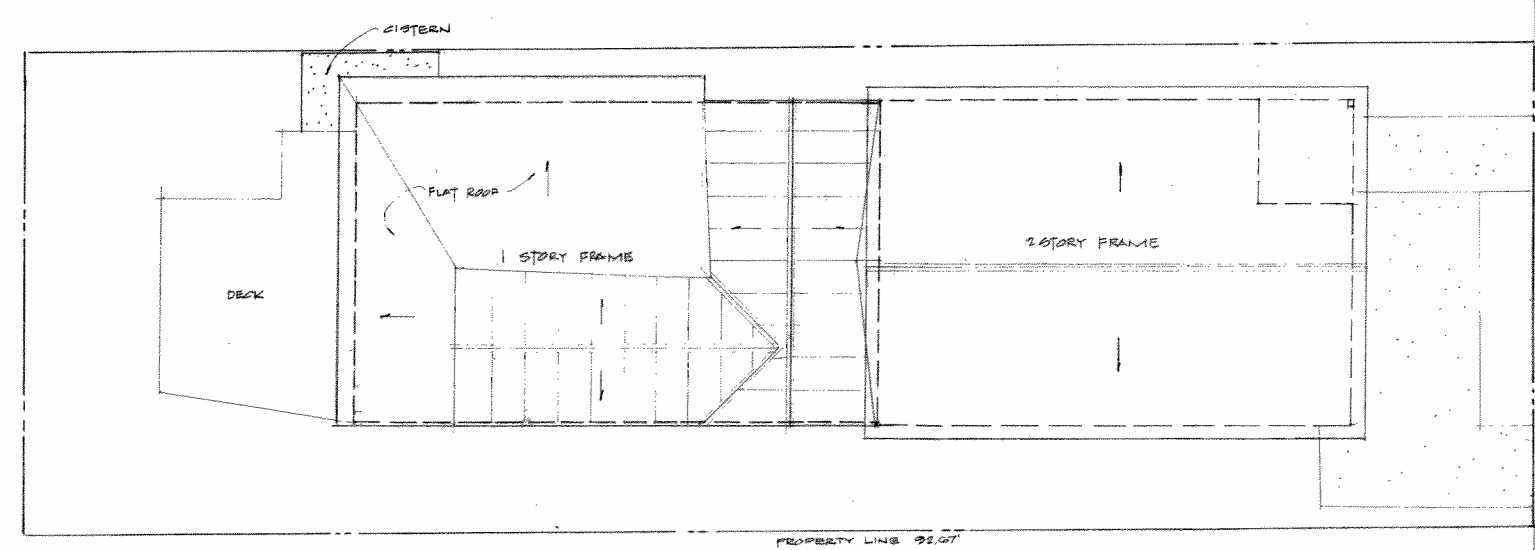


# **Revised Plans**

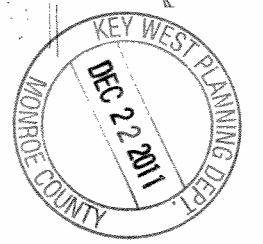
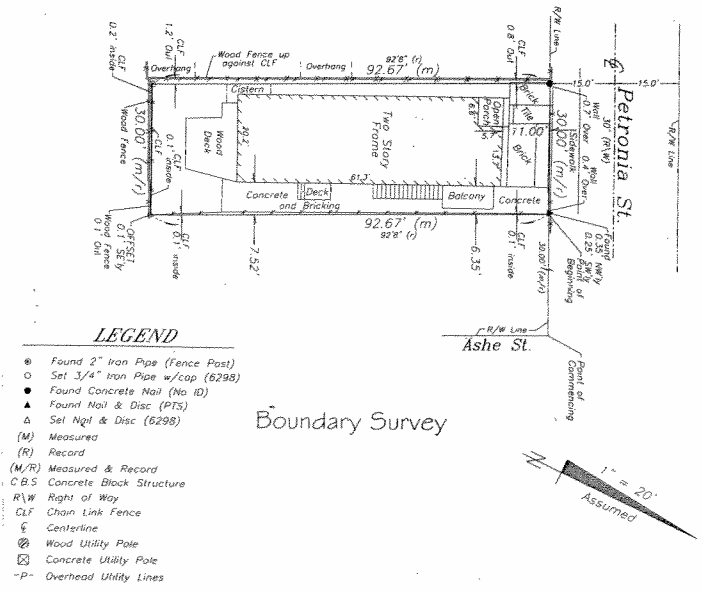


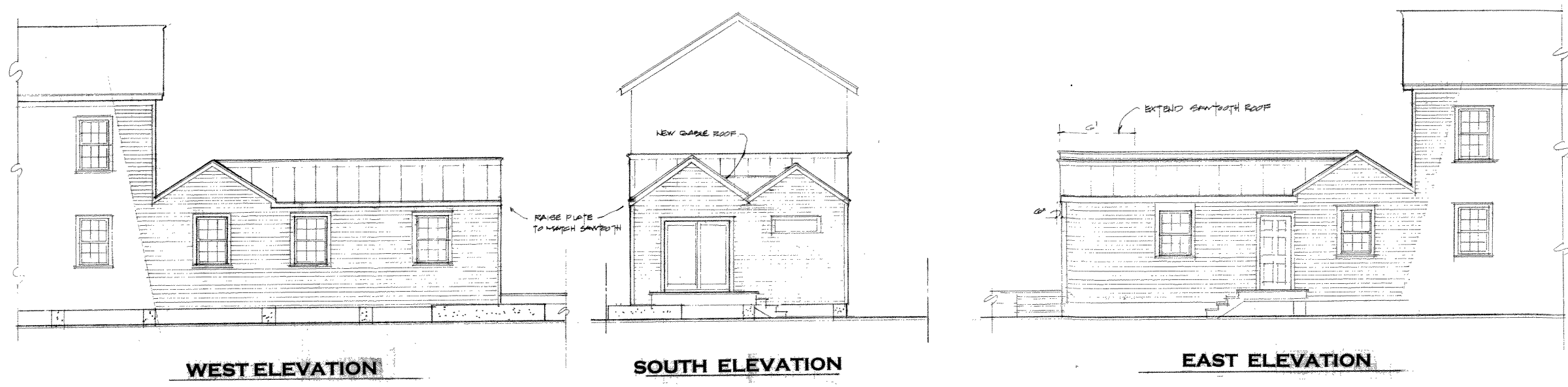


**SITE PLAN (PROPOSED)**  
SCALE 3/16" = 1'-0"  
TRUE NORTH

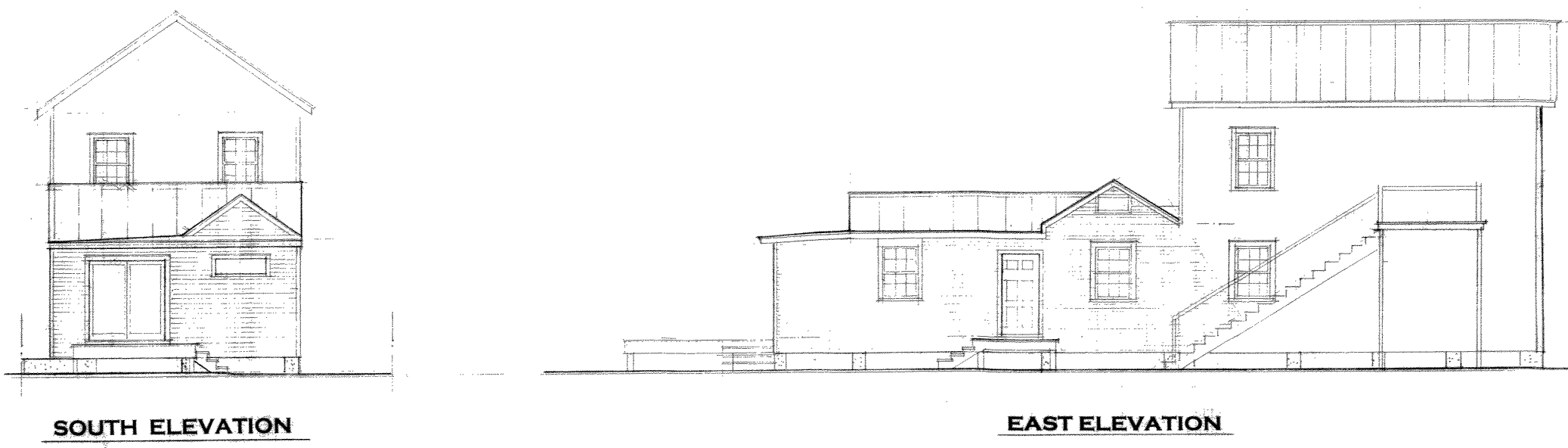


**SITE PLAN (EXISTING)**  
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TRUE NORTH

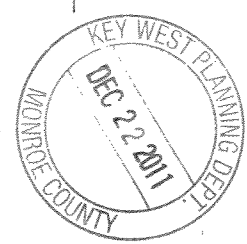




**PROPOSED**  
SCALE 3/16" = 1'-0"



**EXISTING**  
SCALE 3/16" = 1'-0"



**WILLIAM ROWAN  
ARCHITECTURE**  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751  
321 PEACOCK LANE  
305-296-3784

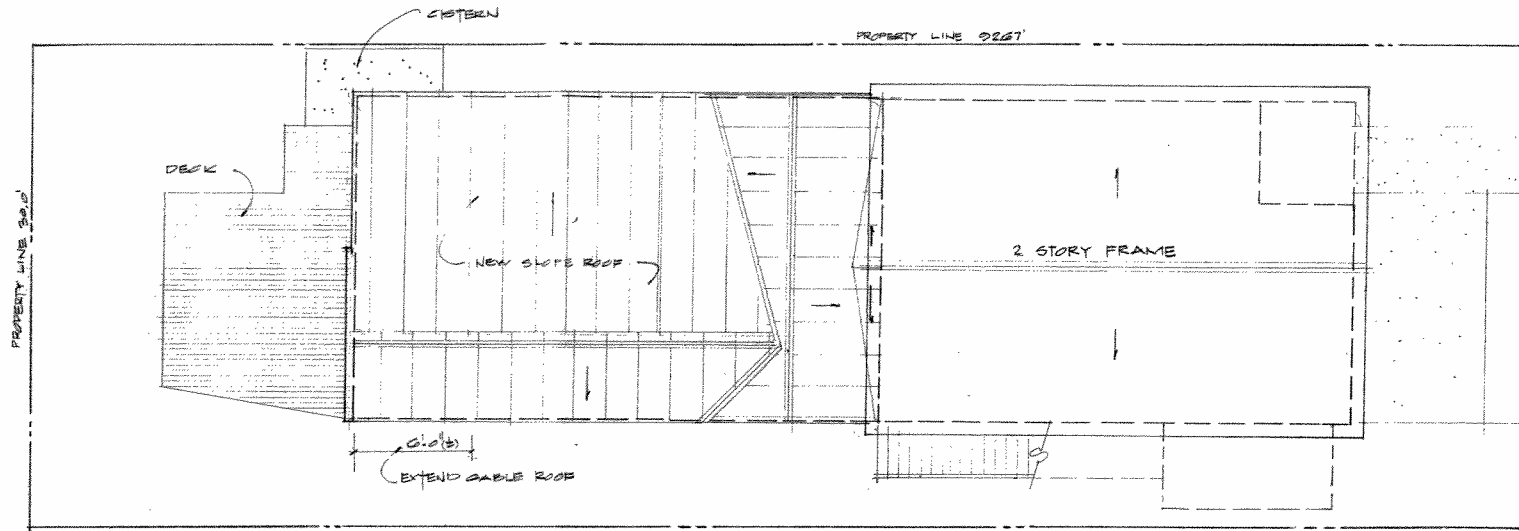
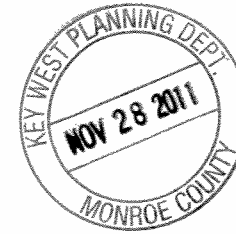
JOB NUMBER  
1161  
REVISED 11.15.11  
DATE 11.20.11

**A2**  
2 of 2

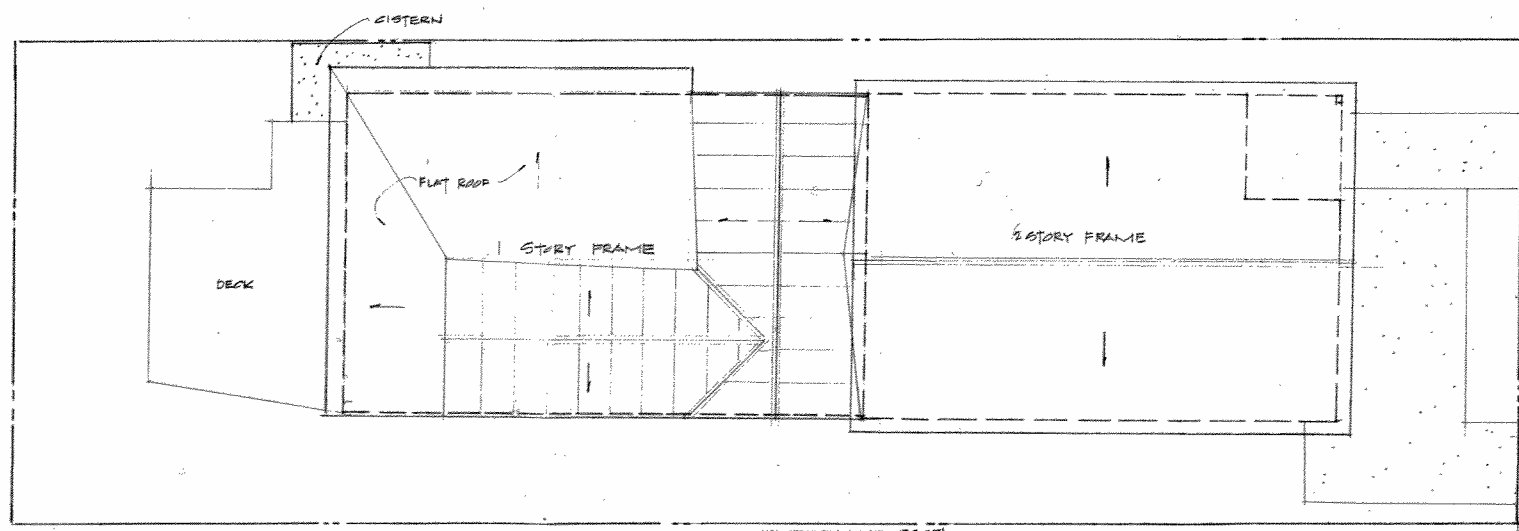
## **Site Plans**



22



**SITE PLAN (PROPOSED)**  
SCALE 3/16" = 1'-0"



**SITE PLAN (EXISTING)**  
SCALE 3/16" = 1'-0"



P L A N

P L A N

**GREY RESIDENCE**  
**ROOF RECONFIGURATION**  
1108 PETRONIA STREET KEYWEST, FLORIDA

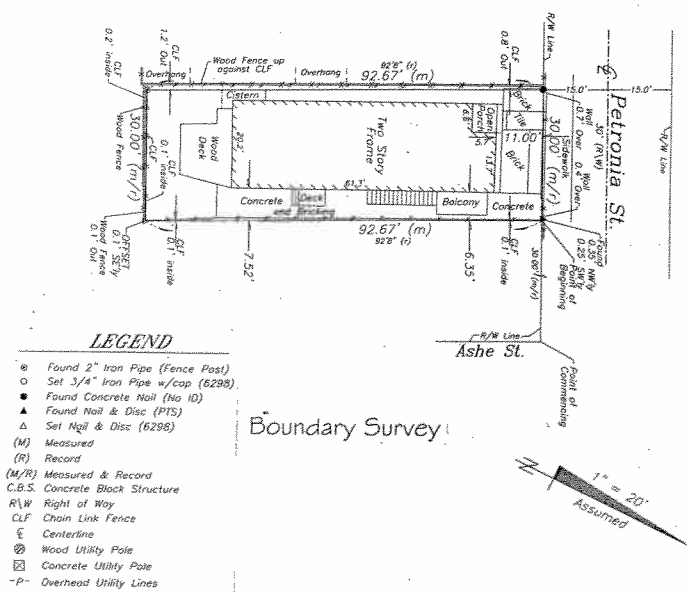
**WILLIAM ROWAN**  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE #AR-0017751  
321 PEACOCK LANE  
305 296 5184

JOB NUMBER  
**1161**

DATE **11-20-11**

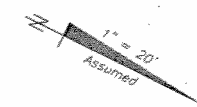
**A1**

1 of 2



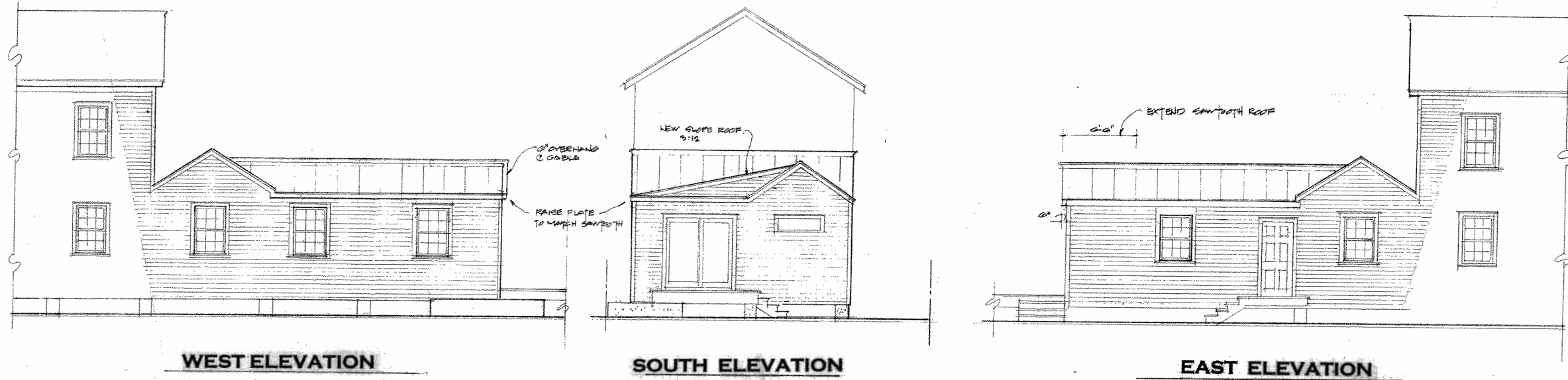
- LEGEND**
- Found 2" Iron Pipe (Fence Post)
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  - Found Concrete Nail (No ID)
  - ▲ Found Nail & Disc (PTS)
  - ▲ Set Nail & Disc (6298)
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  - (R) Record
  - (M/R) Measured & Record
  - C.B.S. Concrete Block Structure
  - R/W Right of Way
  - CLF Chain Link Fence
  - ⊕ Centerline
  - ⊗ Wood Utility Pole
  - ⊗ Concrete Utility Pole
  - P- Overhead Utility Lines

Boundary Survey





**GREY RESIDENCE**  
**ROOF RECONFIGURATION**  
1108 PETRONIA STREET KEY WEST, FLORIDA



**WEST ELEVATION**

**SOUTH ELEVATION**

**EAST ELEVATION**

**PROPOSED**  
SCALE 3/16" = 1'-0"



**SOUTH ELEVATION**

**EAST ELEVATION**

**EXISTING**  
SCALE 3/16" = 1'-0"

**WILLIAM ROWAN**  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE BR-000751  
321 PEACOCK LANE  
305 296 3784

JOB NUMBER:  
1161

DATE: 11.20.11

**A2**

2 OF 2

# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., December 14, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**EXTENS EXISTING SAWTOOTH ROOF 6' AND COSNTRUCT NEW  
SLOPE ROOF 3:12. DEMOLISH REAR FLAT ROOF**

**#1108 PETRONIA STREET**

**Applicant- William Rowan-Application Number H11-01-1573**

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 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .

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

**Property Appraiser  
Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501  
Website tested on  
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

**Property Record View**

**Alternate Key: 1023167 Parcel ID: 00022380-000000**

**Ownership Details**

**Mailing Address:**  
GRAY ROBERT M AND PATRICIA L  
1108 PETRONIA ST  
KEY WEST, FL 33040-7137

**Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1108 PETRONIA ST KEY WEST  
**Legal Description:** SQR 4 PT LT 7 KEY WEST TR 6 OR255-68/69 OR1251-293/94 OR2463-922/23 OR2516-1737/39



**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	93	2,780.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 1869  
Year Built: 1938

### Building 1 Details

Building Type R2  
Effective Age 20  
Year Built 1938  
Functional Obs 0

Condition A  
Perimeter 270  
Special Arch 0  
Economic Obs 0

Quality Grade 550  
Depreciation % 28  
Grnd Floor Area 1,869

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 3

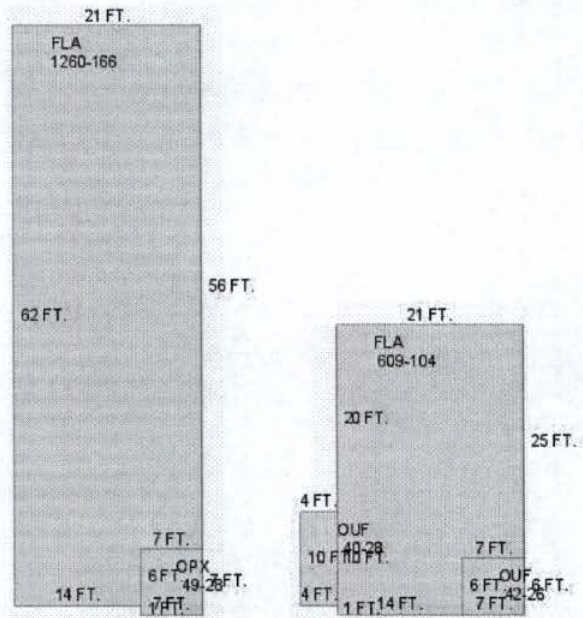
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

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

- Vacuum 0
- Garbage Disposal 0
- Compactor 0
- Security 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	1992	N Y	0.00	0.00	1,260
2	OPX		1	1992	N Y	0.00	0.00	49
3	FLA	12: ABOVE AVERAGE WOOD	1	1992	N Y	0.00	0.00	609
4	OUF		1	1992	N Y	0.00	0.00	42



5	OUF	1	2000	N	Y	0.00	0.00	40
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### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	40 SF	0	0	1977	1978	3	50
3	FN2:FENCES	120 SF	30	4	1964	1965	5	30
4	PT3:PATIO	124 SF	0	0	1964	1965	2	50

### Appraiser Notes

2011-02-15 MLS \$360,000 3/2 JUST APPRAISED AT \$360,000. NEEDS TLC, PERFECT FOR THE PERSON WHO WANTS A COMPLETE FIXER-UPPER IN A GREAT, QUIET NEIGHBORHOOD 3 DOORS FROM THE CEMETARY. CURRENTLY A TWO-STORY DUPLEX BUT WOULD BE PERFECT FOR SOMEONE WITH VISION TO CONVERT INTO A WONDERFUL SINGLE FAMILY HOME. ROOM FOR A POOL IN THE REAR SURROUNDED BY LUSH VEGETATION

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-1718	05/26/2011	11/13/2011	17,395		COMPLETE LAP SIDING 120sf, PAINT EXTERIOR TO MATCH. INSTALL NEW FRONT DOOR, COMPLETE INTERIOR RENOVATIONS, FRAMING, DRYWALL & TRIM
11-2187	07/05/2011	11/13/2011	2,100		RUN CIRCUIT FOR INDUSTRIAL WATER HEATER, WIRE EXISTING LIVING ROOM, BED ROOM, INSTALL 6 CAN LIGHTS, RUN NEW CIRCUIT FOR EXISTING BATHROOM/BEDROOM TRIM OUT 14 OUTLETS
1 95/3241	10/03/1995	09/27/1997	3,250	Residential	DAMAGE REPAIR
95-3228	09/28/1995	09/27/1997	5,000		PLUMBING
95-3239	09/28/1995	09/27/1997	640		ELECTRICAL
05-0426	02/15/2005	11/23/2005	900		RED TAG PERMIT(DEMO UTILITY SHED BUIL WITHOUT A PERMIT.)

### 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
2011	191,647	1,260	133,344	326,251	326,251	0	326,251
2010	205,738	1,260	94,822	301,820	227,674	25,000	202,675
2009	232,280	1,260	262,246	495,786	288,316	25,000	263,316
2008	244,950	1,260	278,000	524,210	297,571	25,000	272,571
2007	322,095	1,209	458,700	782,004	379,014	25,000	354,014
2006	554,229	1,222	264,100	819,551	388,455	25,000	363,455
2005	437,857	1,234	208,500	647,591	328,271	25,000	303,271



2004	239,869	1,247	194,600	435,716	242,705	25,000	217,705
2003	248,753	1,260	75,060	325,073	204,348	25,000	179,348
2002	210,590	1,273	75,060	286,923	189,483	25,000	164,483
2001	189,816	1,286	75,060	266,162	181,139	25,000	156,139
2000	201,338	973	52,820	255,130	173,764	25,000	148,764
1999	161,699	804	52,820	215,324	158,273	25,000	133,273
1998	137,359	678	52,820	190,857	148,825	25,000	123,825
1997	127,548	655	47,260	175,463	142,311	25,000	117,311
1996	84,098	470	47,260	131,828	125,453	25,000	100,453
1995	76,623	444	47,260	124,327	120,980	25,000	95,980
1994	68,525	410	47,260	116,195	116,195	25,000	91,195
1993	68,525	425	47,260	116,209	116,209	0	116,209
1992	73,579	0	47,260	120,839	120,839	0	120,839
1991	73,579	0	47,260	120,839	120,839	0	120,839
1990	44,803	0	36,835	81,638	81,638	0	81,638
1989	40,730	0	36,140	76,870	76,870	25,000	51,870
1988	33,273	0	31,970	65,243	65,243	25,000	40,243
1987	32,856	0	19,043	51,899	51,899	25,000	26,899
1986	33,042	0	18,348	51,390	51,390	25,000	26,390
1985	32,025	0	11,021	43,046	43,046	25,000	18,046
1984	29,858	0	11,021	40,879	40,879	25,000	15,879
1983	29,858	0	11,021	40,879	40,879	25,000	15,879
1982	30,464	0	11,021	41,485	41,485	25,000	16,485

### 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
5/2/2011	2516 / 1737	300,000	WD	01
4/21/2010	2463 / 922	100	QC	11
2/1/1993	1251 / 293	125,000	WD	Q

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Monroe County Property Appraiser  
 Karl D. Borglum  
 P.O. Box 1176  
 Key West, FL 33041-1176