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**Historic Architectural Review Commission  
Staff Report for Item 5**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** December 14, 2016

**Applicant:** Michael B. Ingram, Architect

**Application Number:** H16-03-0081

**Address:** #421-423 Simonton Street

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**Description of Work**

Demolition of two-story addition attached to the front of two historic houses. Demolition of rear sawtooth on 421 Simonton. Demolition of wood staircase, decks and sheds.

**Site Facts**

The buildings in review are altered contributing structures to the Key West historic district. According to the Sanborn maps, both buildings were built between 1899 and 1911. In the late 1950's the two frame vernacular houses were irreparable altered, by the destruction of their two-story front porches and the construction of a two-story cbs structure in front of the buildings. Since the inappropriate alteration, portions of the buildings have commercial use and the rear of the buildings are used as dwelling units. The structures had also suffered modifications on their back, and sides, with the construction of several one and two-story additions as well as a side deck and stairs that were built between both structures.

At this point staff opines that the one-story sawtooth attached immediately to the rear of 421 Simonton Street was altered on its southeast corner. By observing the actual metal shingle roof that exhibits both, the sawtooth, and the rear addition, they both were built/ altered in the same period of time and after 1962. The existing sheds, one attached to the rear of 421 Simonton and the second a freestanding structure behind 423 Simonton Street are not historic structures.

**Ordinance Cited on  
Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for the staircase, decks and sheds.
- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for the front attached addition and partial demolition of rear sawtooth roof.

**Staff Analysis**

On November 16, 2016, the Commission approved the proposed design and first reading for demolition for the above-mentioned request. The Certificate of Appropriateness proposes the partial demolition of a rear sawtooth roof, altered at some point after 1962. The plan also proposes the demolition of an inappropriate front addition that destroyed character-defining elements of two historic houses. New plans propose the reconstruction of lost features. The design also includes the demolition of non-historic elements such as a wooden staircase, rear decks and rear wood frame sheds.

It is staff's opinion that the request for the partial demolition of the rear sawtooth roof and the demolition of the front cbs attached should be reviewed based by the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria 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 rear portion of the house nor the front cbs addition are not irrevocable compromised by extreme deterioration.

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 actual rear sawtooth is larger than was originally built as the south portion of the roof was historically a shed roof and an addition was built on the southeast corner. The design proposes to retain portions of the sawtooth on the north side of the house, which is original to the house.

Although the cbs front addition exhibits characteristics of the late 1950's it is completely foreign to the period of significance of the two historic houses.

- 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 in the site that has contributed 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;*

The portions of the buildings in question have no significant value as part of a development, heritage, or cultural record of the city. The front addition is clearly a deviation of how traditional frame vernacular homes look like in the historic district.

- 4 *Is not the site of a historic event with a significant effect upon society;*

The site is not associated to any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The portions of the houses in question are not an example of any social, cultural, or historic heritage of the city.

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

The portions of the houses in question are not an example of 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;*

The portions of the houses in question are not part of a park, square or distinctive area in the city.

- 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 portions of the houses in question does not exemplify a remaining architectural type in its neighborhood and does not possess any significant

visual features. By the opposite, the front addition is foreign and extremely inappropriate to the houses.

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

The portions of the houses in question does not yield important information in history.

The plan includes the demolition of a wood staircase, wood decks, and two frame sheds. Since the elements in question 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 a non-historic wood staircase, wood decks, and two frame sheds will not jeopardize the historic character of the neighborhood.

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

The proposed structures 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.*

The non-historic wood staircase, wood decks, and two frame sheds 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 the wood staircase, wood decks, and two frame sheds proposed to be demolish will not qualify to be a contributing resource to the historic district in a near future.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition as they comply with the criteria for demolition stated under the Land Development Regulations. The demolition of the front cbs structure will liberate these two important houses from a terrible past mistake; it diminishes the architectural value and original form of these turn of the century houses. The existing two-story cbs structure does not contribute to the historic character of the complex nor can be considered contributing in a near future.

# APPLICATION

HARC Board Only

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

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <b>H16-03-81</b>		BUILDING PERMIT NUMBER	INITIAL & DATE <b>10/26/16</b> <b>M. B. Iyer</b>
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:

**421 - 423 SIMANTON STREET**

# OF UNITS

RE # OR ALTERNATE KEY:

**1006581**

NAME ON DEED:

**SIMANTON PARTNERS, LLC**

PHONE NUMBER

OWNER'S MAILING ADDRESS:

**c/o INGRAM**

EMAIL

CONTRACTOR COMPANY NAME:

**T.B.D.**

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

**M. B. IYER**

PHONE NUMBER

**305.320.0211**

ARCHITECT / ENGINEER'S ADDRESS:

**504 ANGELA STREET**

EMAIL

**mbongiamarehitect@gmail.com**

**KEY WEST, FL. 33040**

1346 / 19837 ac

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

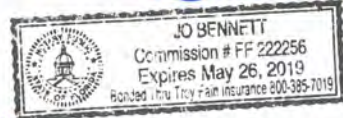
DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., **REMOVE APPROX 1000 SQ. INCLUDING**

**CANTILEVERED SPACE & 2 LEVEL ADDITION - RESTORE/REBUILD HISTORIC FACADE(S), MODIFY SHED ADDITION TO BE 2 LEVEL STRUCTURE, REMOVE REAR UTILITY SHED.**

**TOTAL WOOD CONSTRUCTION W/ D'CRIMP, - SITE WALL & METAL FENCING @ SIMANTON ST.**

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: <b>MICHAEL B. IYER</b>
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <b>[Signature]</b>
Notary Signature as to owner:	Notary Signature as to qualifier: <b>[Signature]</b>
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 <b>21</b> DAY OF <b>October</b> , 20 <b>16</b> .



Personally known or produced \_\_\_\_\_ as identification. Personally known or produced \_\_\_\_\_ as identification.

**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 (2) 200 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](mailto: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:
REMOVE GULLO/CLASS RETAIL & OVERHANG -	WOOD, PORCH	WOOD / RESTRUCTURE AS ORIGINAL.
SAWTOOTH ADDITION REPAIR @ 421 REAR	WOOD	REPLACE W/ WOOD & METAL REAR.

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 \_\_\_\_\_

User: NEWBLD Date: 11/21/16 10:53 AM Type: ID Drawn: J Receipt no: 1737  
 FT 2016 + BUILDING PERMITS-NEW 1.00 \$100.00  
 TRANSFERRED TO VISA MASTERC 3095302 \$100.00  
 Trans date: 11/21/16 Time: 5:13:00



SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:                      INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:                      HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
<i>Contributing buildings. ca. 1899-1911. Guidelines for new additions. Secretary of the Interior's Standards. Ordinance per demo of historic &amp; non historic</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 AUTHORITY, 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:

**City of Key West  
Planning Department**



**Authorization Form**  
*(Individual Owner)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Simonton Partners LLC authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

Michael B. Ingram  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]  
*Signature of Owner*

[Signature]  
*Signature of Joint/Co-owner if applicable*

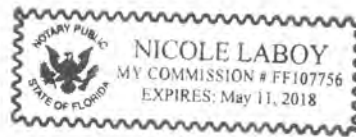
Subscribed and sworn to (or affirmed) before me on this 10-12-16 by  
*date*

Michael B Ingram  
*Name of Authorized Representative*

He/She is personally known to me or has presented FL DL as identification.

[Signature]  
*Notary's Signature and Seal*

Nicole Laboy  
*Name of Acknowledger typed, printed or stamped*



5-11-18  
*Commission Number, if any*

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, MICHAEL B INGRAM, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

421-423 SIMONTON STREET.

*Street address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

*Michael B Ingram*

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 12<sup>th</sup> October 2016 by

Michael B. Ingram

*Name of Authorized Representative*

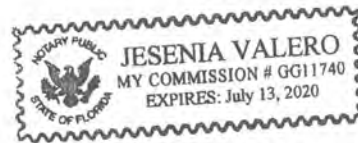
He/She is personally known to me or has presented FI DI as identification.

*JH*

*Notary's Signature and Seal*

Jesenia Valero

*Name of Acknowledger typed, printed or stamped*



GG11740

*Commission Number, if any*

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**



APPLICATION NUMBER H- H- 16 03 0001

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

- (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 following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

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**OR THAT THE BUILDING OR STRUCTURE;**

- (a) 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.

STUCCO DETAIL ADDITION @ UPPER SIDEWALK OVERHANG AREA  
REPLACED HISTORIC PORCH AREAS: THERE IS NO SIGNIFICANCE OR  
DISTINCTIVE HISTORIC VALUE.

SINGLE SLOPE ROOF @ REAR & LATER ADDITION TO ORIGINAL  
REMOVAL ALLOWS FULL PRESERVATION/USE OF STRUCTURE W/ MINIMAL CHANGE

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

LATE MLC CHANGES DIMINISHED ORIGINAL FACADES DETAILING,  
SCALE & MASS, ADDITIONS HAVE NO CONTRIBUTIVE VALUE TO  
HISTORIC STRUCTURES, FOR WOULD QUALIFY AS CONTRIBUTING.

- (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.

ADDITIONS ARE NOT ASSOCIATED WITH PERSONS OF HISTORIC SIGNIFICANCE & HAS NO VALUE TO PAST CULTURAL EVENTS OF THE CITY.

- (d) Is not the site of a historic event with a significant effect upon society.

IS NOT A SITE OF AN HISTORIC EVENT

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

ADDITIONS DO NOT HAVE ANY RELATIONSHIP TO HISTORIC, ECONOMIC, SOCIAL HERITAGE.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

DIMINISHES ARCHITECTURAL FEATURES, MASSING & SCALE.

- (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.

N/A.

- (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.

N/A.

- (i) Has not yielded, and is not likely to yield, information important in history.

COMMERCIAL ADDITION IS TOO RECENT TO BE IMPORTANT TO CITY HISTORY.

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
 APPLICATION NUMBER H- H-16 03 0081



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 12 PAGES, OCT 27, 2016  
 No Reason \_\_\_\_\_

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N/A. -  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

INAPPROPRIATE DECKS/CONNECTIONS TO BE REMOVED  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

AND

(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.

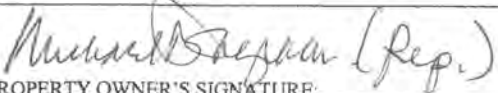
PROPOSED SAWTOOTH ROOF (PEAR 421) & RECONFIGURATION  
ALLOWS CONVERSION TO SINGLE FAMILY CONFIGURATION &  
REDUCES SITE DENSITY (UNIT) & INCREASES OPEN AREA.  
 \_\_\_\_\_  
 \_\_\_\_\_

(4) Removing buildings or structures that would otherwise qualify as contributing.

SAWTOOTH ROOF IS NOT ORIGINAL TO EXISTING STRUCTURE - IT  
IS OLDER ADDITION THAN FACADE ELEMENTS TO BE REMOVED.  
 \_\_\_\_\_  
 \_\_\_\_\_

**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 hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

 PROPERTY OWNER'S SIGNATURE:	MICHAEL B. INZERAM - 10/20/16 DATE AND PRINT NAME:
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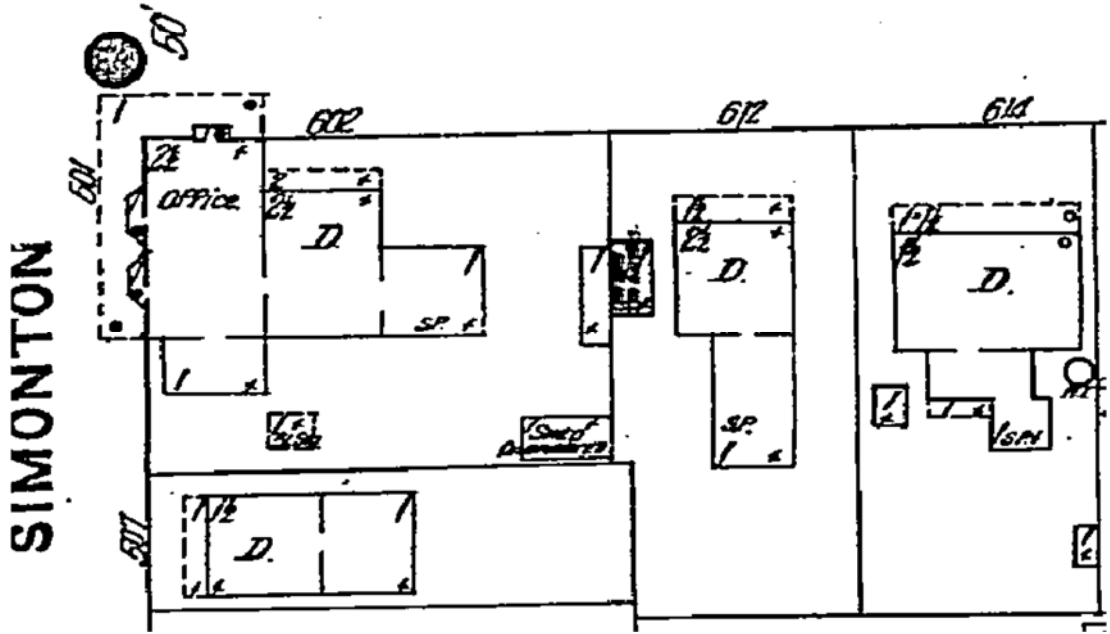
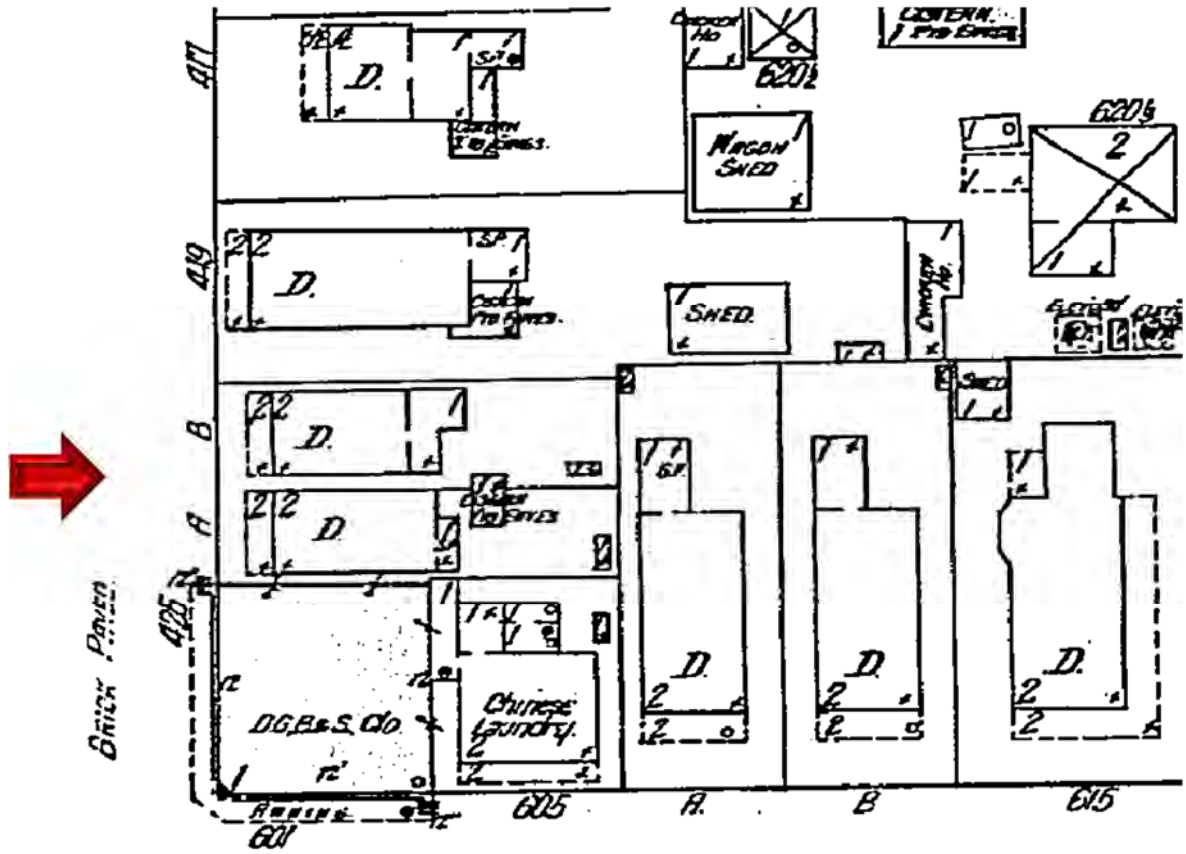
**OFFICE USE ONLY**

BUILDING DESCRIPTION:			
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____ Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____	

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
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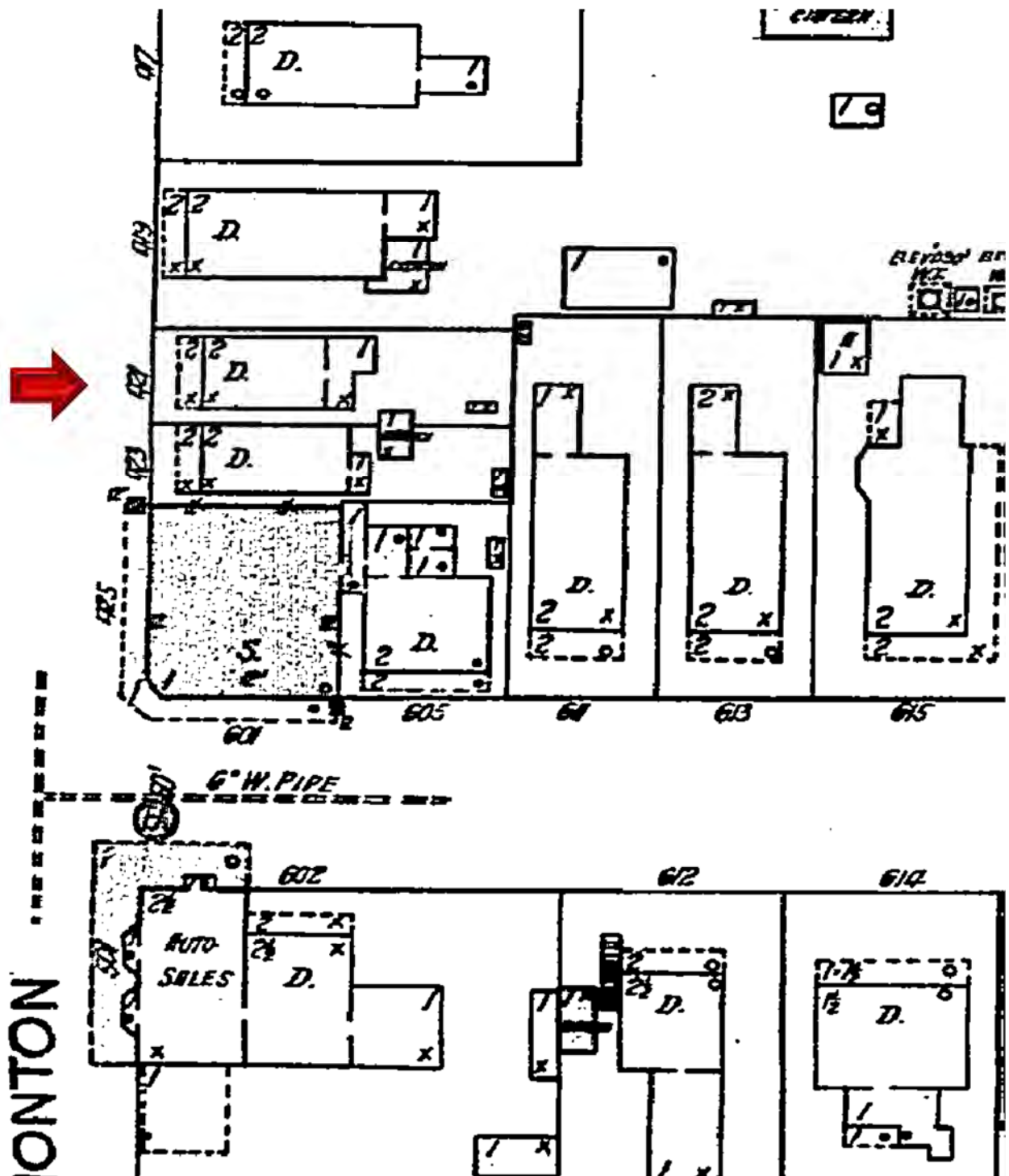
# SANBORN MAPS



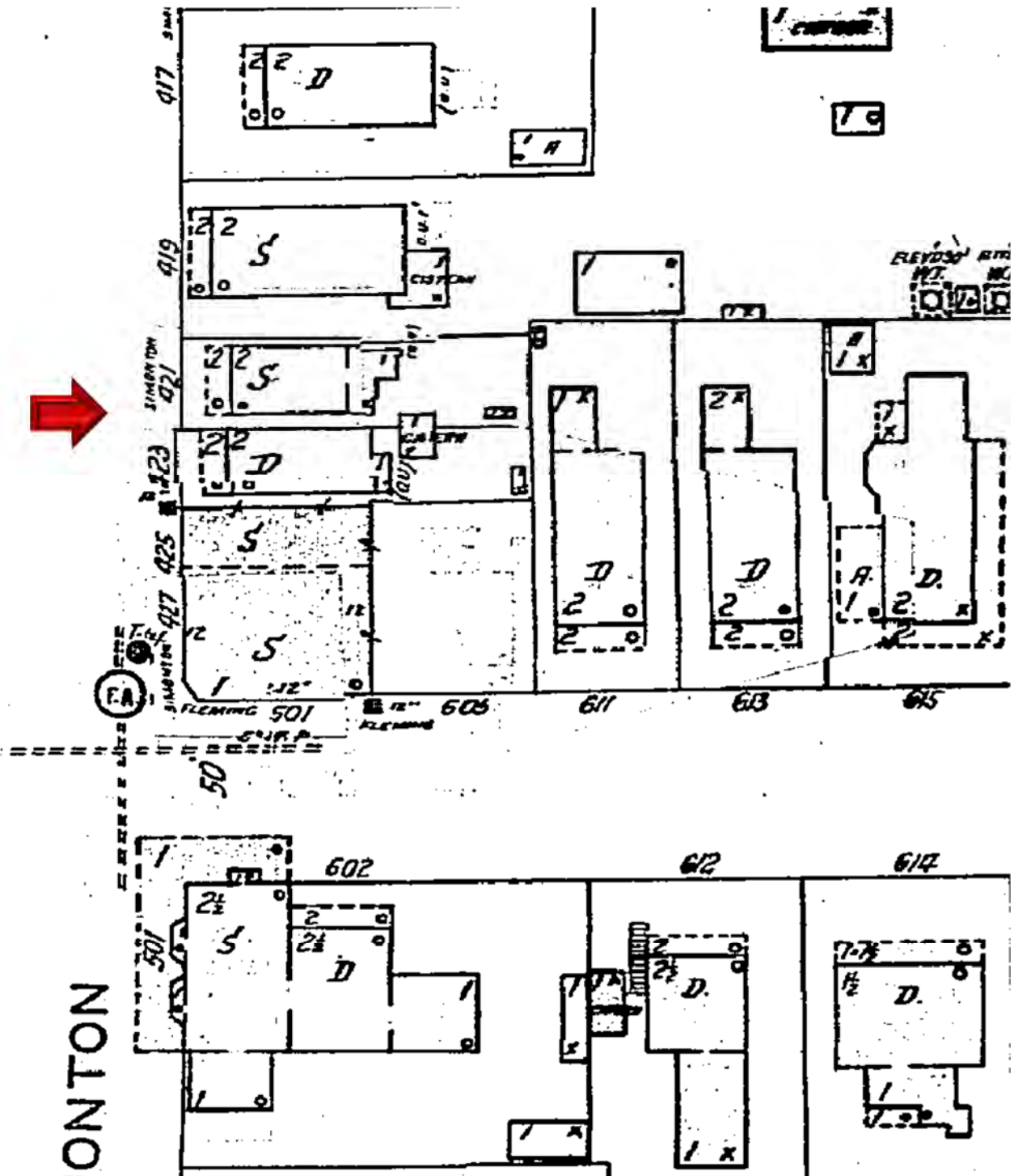


**SIMONTON**

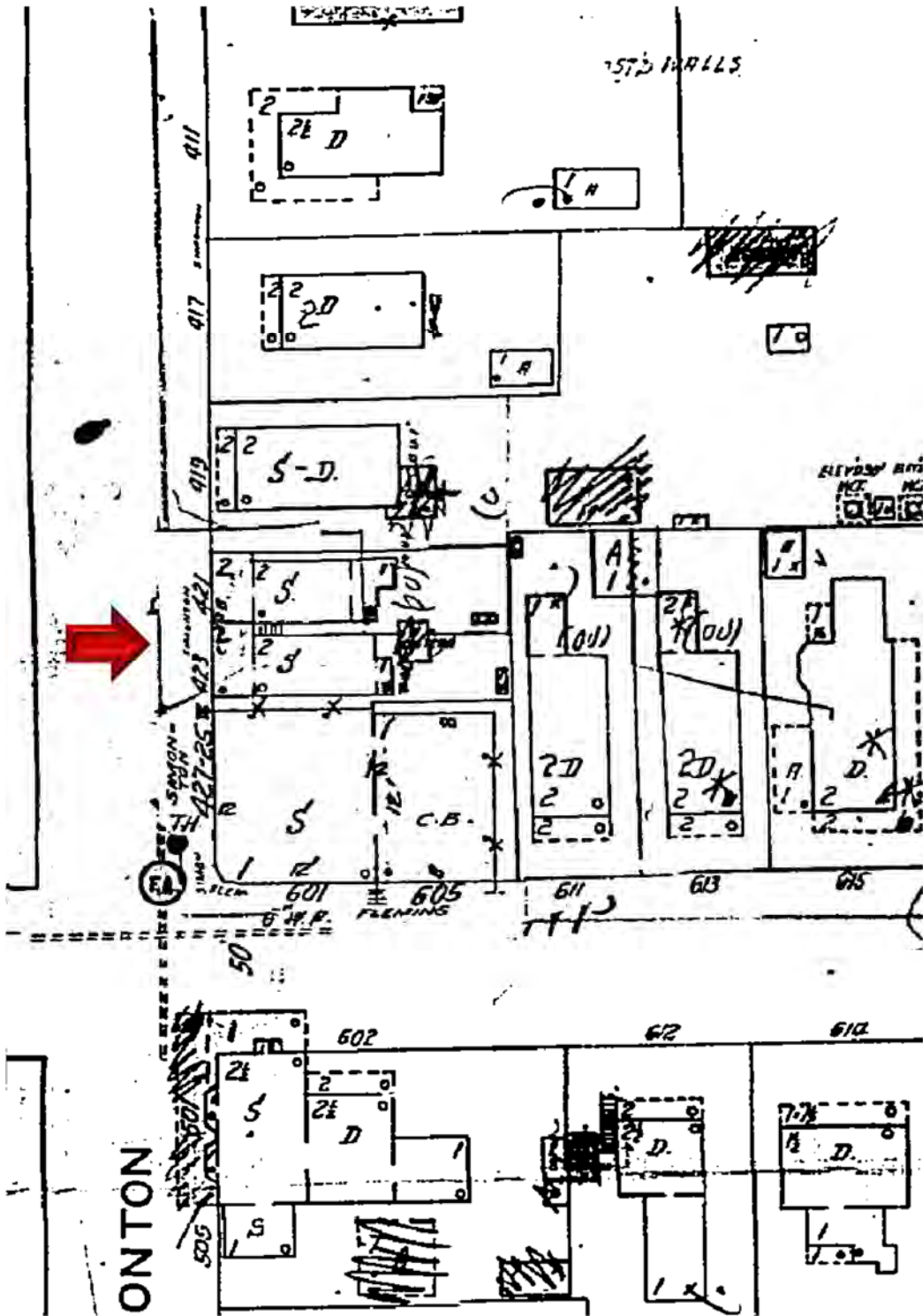
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS







**Photograph taken in 1945, to the left 423 Simonton Street. Monroe County Library.**





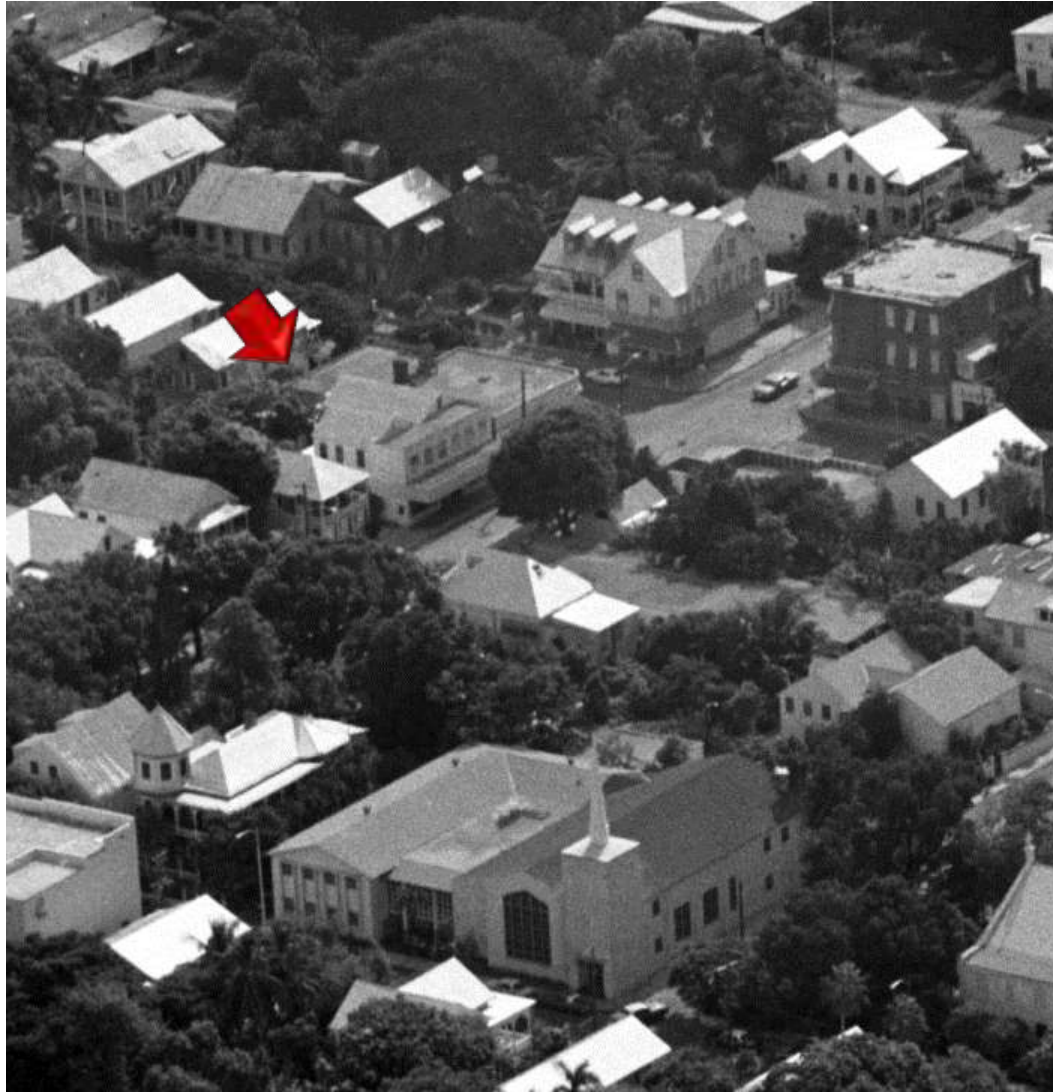
**419 Simonton Street, to its right 421 Simonton Street. Monroe County Library.**



**419 Simonton Street, to its right 421 Simonton Street circa 1965. Monroe County Library.**



**421- 423 Simonton Street circa 1965. Monroe County Library.**



**Aerial photograph from 1980. Monroe County Library**

421-423 Simonton Street, Key West  
Site Context



421-423 SIMONTON ST



601 FLEMING STREET

421-423 Simonton Street, Key West  
Site Context



417 SIMONTON STREET



419 SIMONTON STREET

421-423 Simonton Street, Key West  
Site Context



600 FLEMING STREET



536 FLEMING STREET

421-423 Simonton Street, Key West  
Site Context



531 FLEMING STREET



418 SIMONTON



421-423 Simonton Street, Key West  
Site Context



419 AND 421-423 SIMONTON



421-423 SIMONTON

421-423 Simonton Street, Key West  
Site Context



421 SIMONTON

421-423 Simonton Street, Key West  
Site Context



SIDE OF 421 SIMONTON LOOKING TOWARDS FRONT

421-423 Simonton Street, Key West  
Site Context



SIDE OF 423 SIMONTON AND REAR OF 601 FLEMING

421-423 Simonton Street, Key West  
Site Context



REAR OF 601 FLEMING AND SIDE OF 423 SIMONTON

421-423 Simonton Street, Key West  
Site Context



LOOKING TOWARDS THE REAR 421 AND 423

421-423 Simonton Street, Key West  
Site Context



REAR OF 421 [SHED TO BE REMOVED]



REAR OF 421

421-423 Simonton Street, Key West  
Site Context



REAR OF 421 AND 423



421-423 Simonton Street, Key West  
Site Context



REAR OF 423

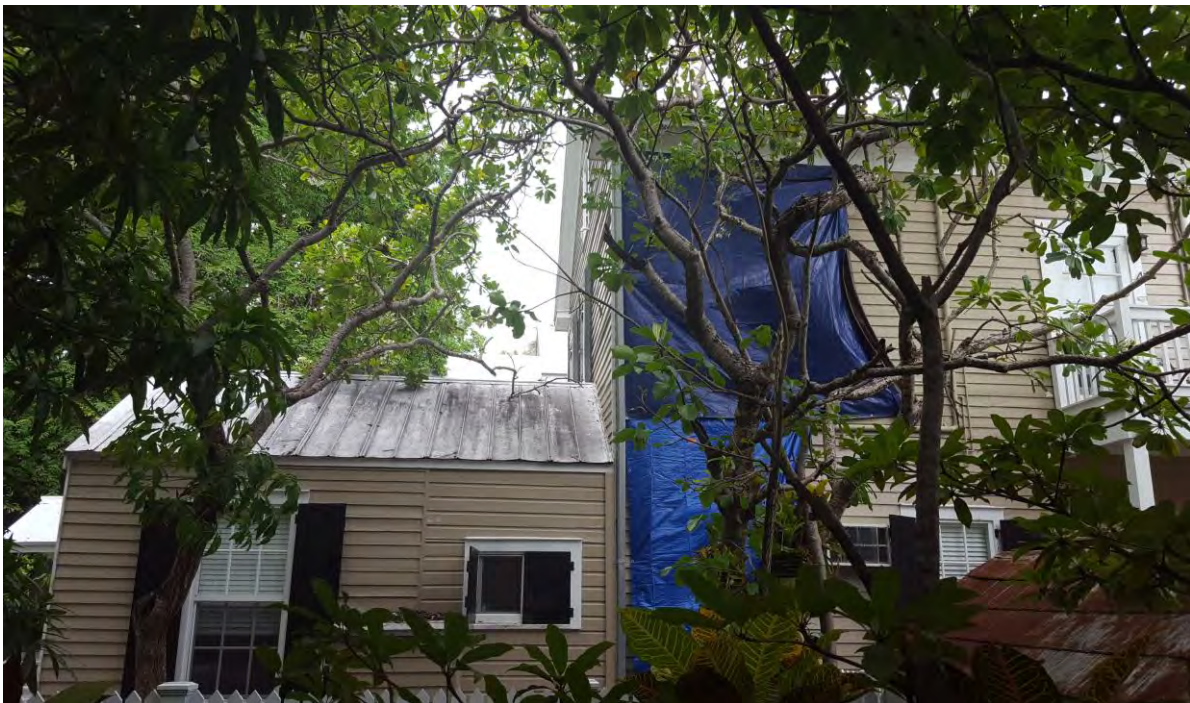


REAR UPSTAIRS OF 421 AND 423

421-423 Simonton Street, Key West  
Site Context



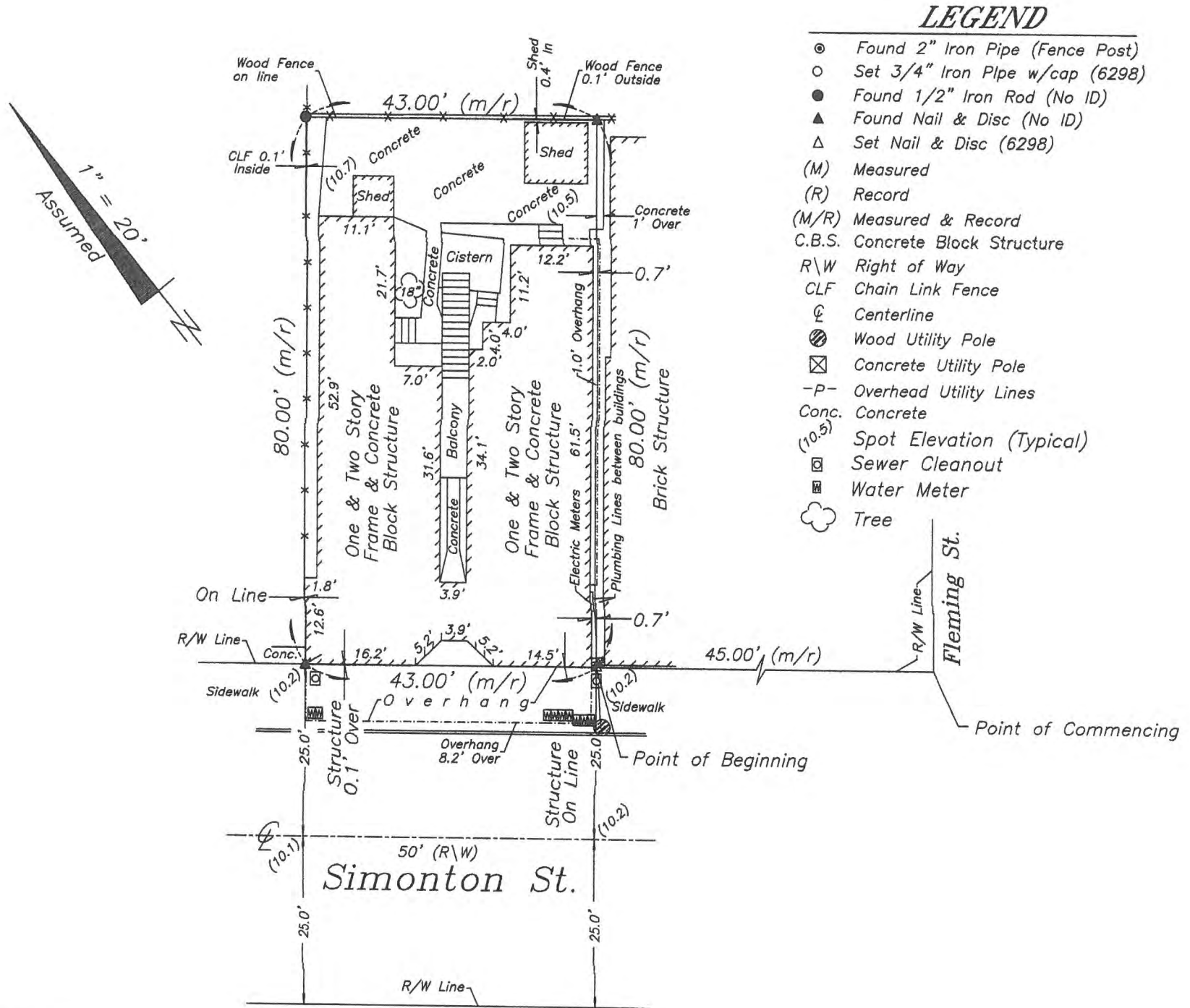
SHED TO BE REMOVED



PROPERTY TO THE REAR OF 421-423 SIMONTON

# SURVEY

# Boundary Survey Map of part of Lot 4, of Square 36, according to Wm. A. Whitehead's map of the Island of Key West



**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 421-423 Simonton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All bricking and concrete is not shown.
9. Date of field work: June 2, 2016 and September 15, 2016.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
13. Flood Insurance Rate Map Zone: X; Community Panel #120168; 1516K; dated 2/18/05; Revised 6/5/15.
14. Benchmark utilized: BASIC

**BOUNDARY SURVEY OF:** On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as part of Lot 4 of Square 36. Commencing at a point on the northeast side of Simonton Street, said point being distant 45 feet from the corner of Simonton and Fleming Streets, and running from said point in a Northwesterly direction 43 feet; thence at right angles in a Northeasterly direction 80 feet; thence at right angles in a Southeasterly direction 43 feet; thence at right angles in a Southwesterly direction 80 feet out to Simonton Street to the place of beginning.

**BOUNDARY SURVEY FOR:** Simonton Partners, LLC;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

August 18, 2016  
Revised 9/16/16 to show tree, elevations & utilities

THIS SURVEY  
IS NOT  
ASSIGNABLE

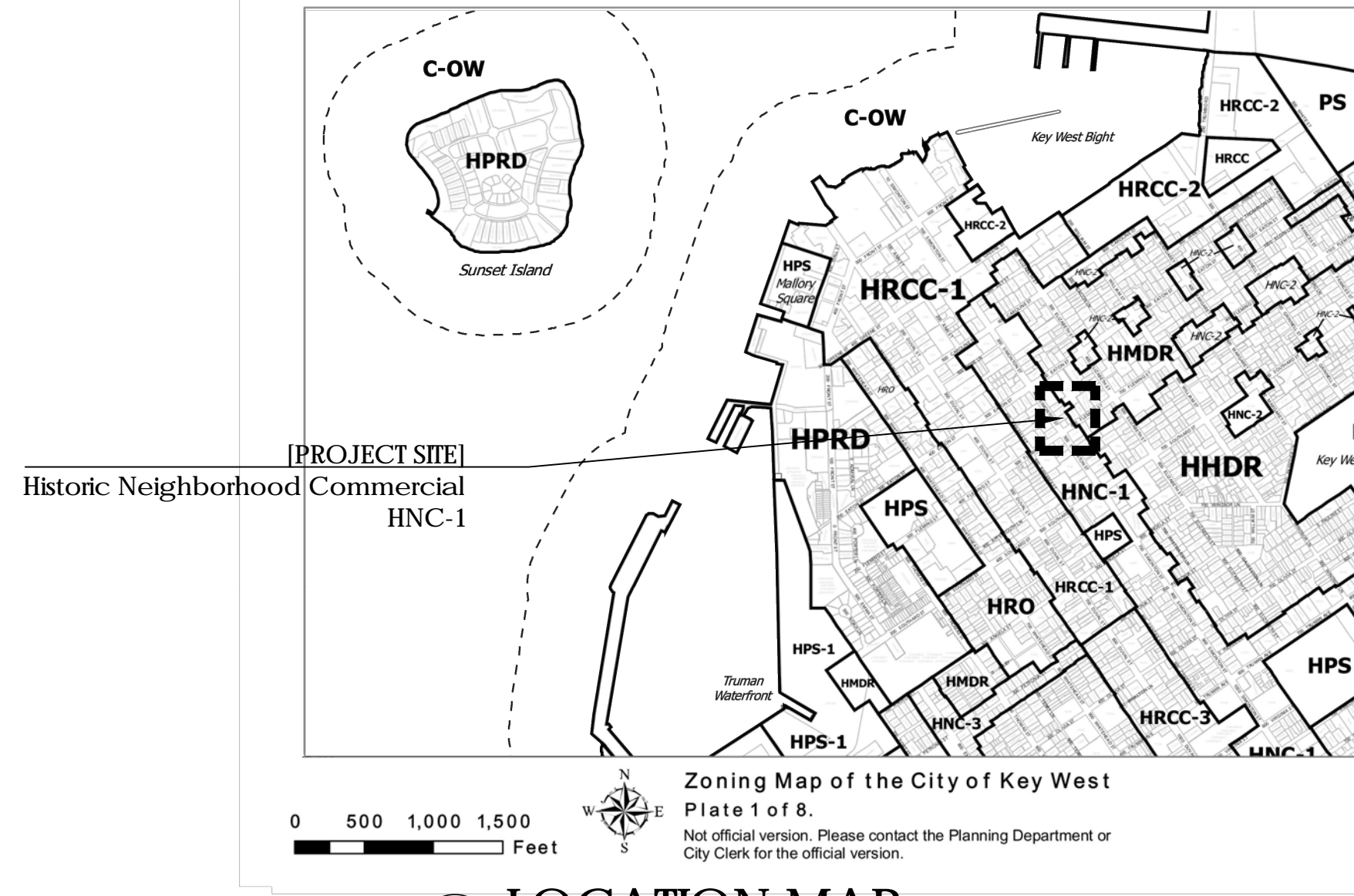
**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN



2 LOCATION MAP

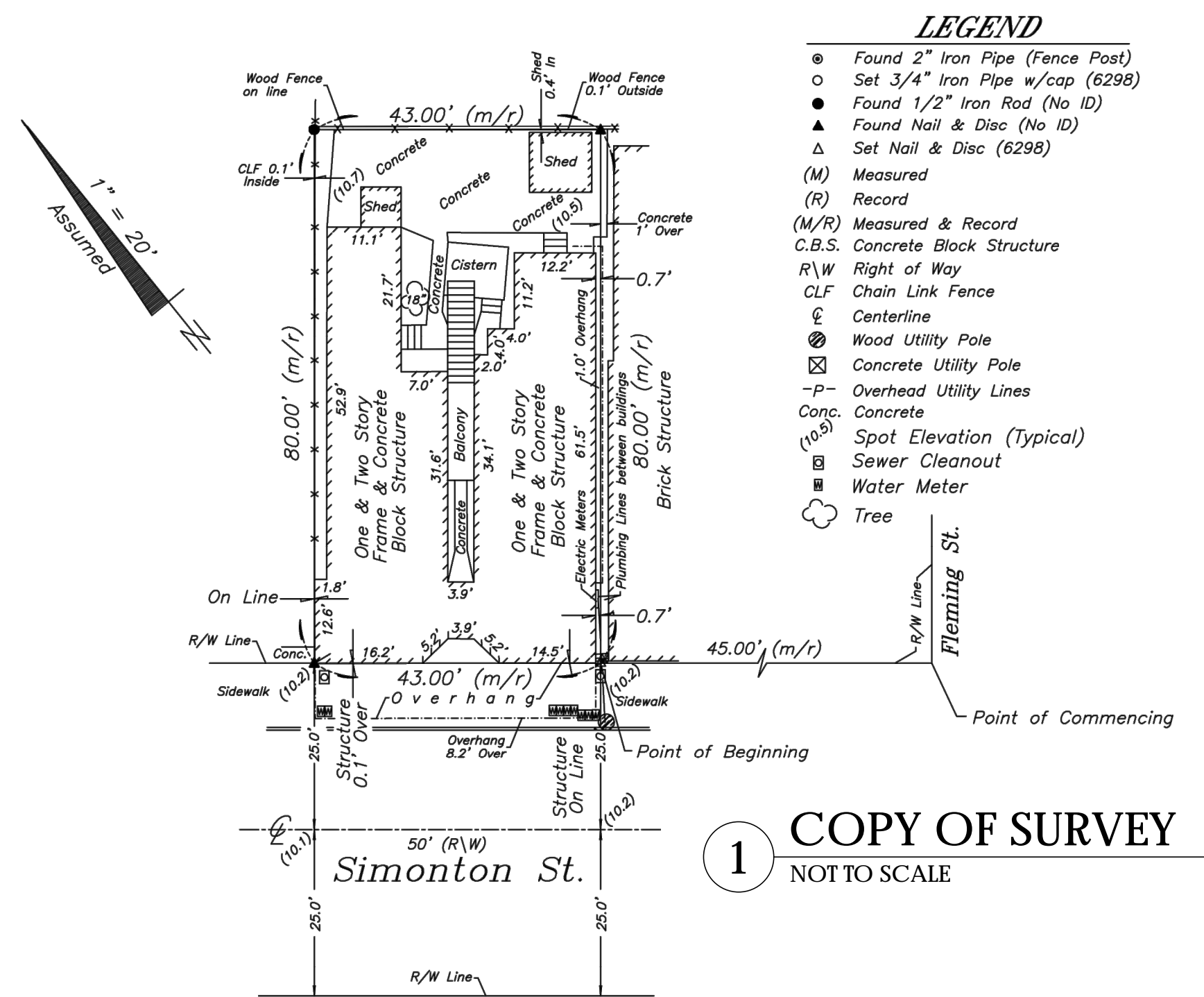
# 421-423 SIMONTON STREET

## KEY WEST, FL 33040

### RESIDENTIAL RENOVATION

# HARC SUBMISSION

Boundary Survey Map of part of Lot 4, of Square 36, according to Wm. A. Whitehead's map of the Island of Key West



1 COPY OF SURVEY  
NOT TO SCALE

- NOTES:**
- The legal description shown hereon was furnished by the client or their agent.
  - Underground foundations and utilities were not located.
  - All angles are 90° (Measured & Record) unless otherwise noted.
  - Street address: 421-423 Simonton Street, Key West, FL.
  - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  - Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
  - North Arrow is assumed and based on the legal description.
  - All bricking and concrete is not shown.
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J. LYNN O'FLYNN, INC.

THIS SURVEY IS NOT ASSIGNABLE

J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
August 18, 2016  
Revised 9/16/16 to show tree, elevations & utilities

J. LYNN O'FLYNN, Inc.  
Professional Surveyor & Mapper  
FSM #6598  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

### SCOPE OF WORK

- SCOPE OF WORK INCLUDES THE FOLLOWING:
- REMOVAL OF THE EXISTING NON-HISTORIC ADDITION AT SIMONTON STREET, AND SHED STRUCTURES AT THE REAR OF PROPERTY.
  - RESIDENTIAL RENOVATION AND RESTORATION OF HISTORIC FRONT PORCHES.
  - SECOND FLOOR ADDITION AT REAR OF 421 SIMONTON STREET.
  - SITE WORK AND POOLS

### DRAWING INDEX

G1.0	COVER AND SURVEY COPY
A1.1	SITE PLANS AND DATA
AE2.1	EXISTING FLOOR PLANS
AE3.1	EXISTING ELEVATIONS
AE3.2	EXISTING ELEVATIONS
AE3.3	EXISTING ELEVATIONS
A2.1	PROPOSED FLOOR PLANS
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	PROPOSED ELEVATIONS

### CODE INFORMATION

**APPLICABLE CODES**  
2014 FLORIDA BUILDING CODES

**FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS**  
Flood Zone: X

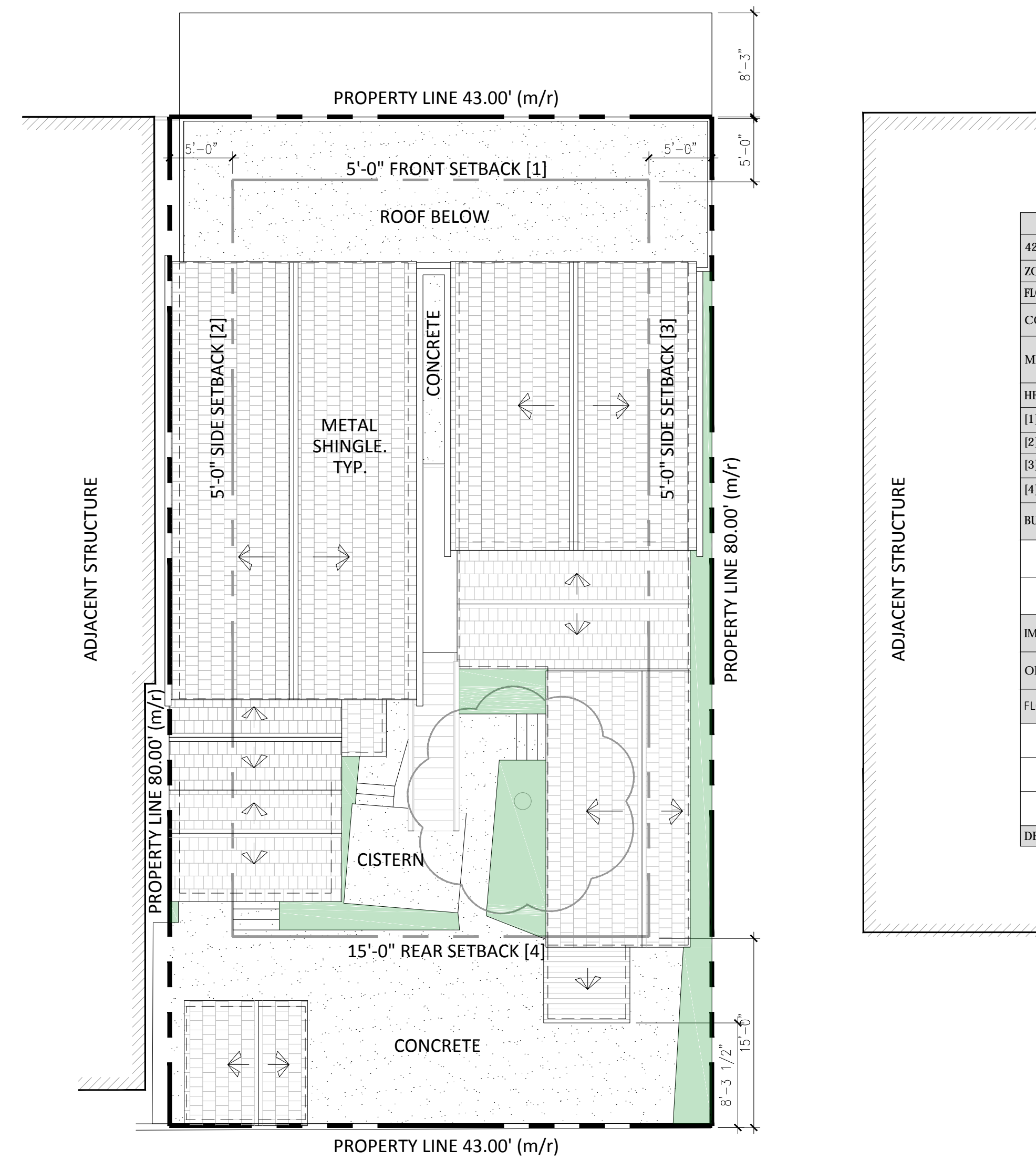
421-423  
SIMONTON  
STREET  
KEY WEST, FL

COVER AND  
SURVEY  
COPY

M.B. INGRAM, R.A.  
OCT. 27, 2016

G1.0

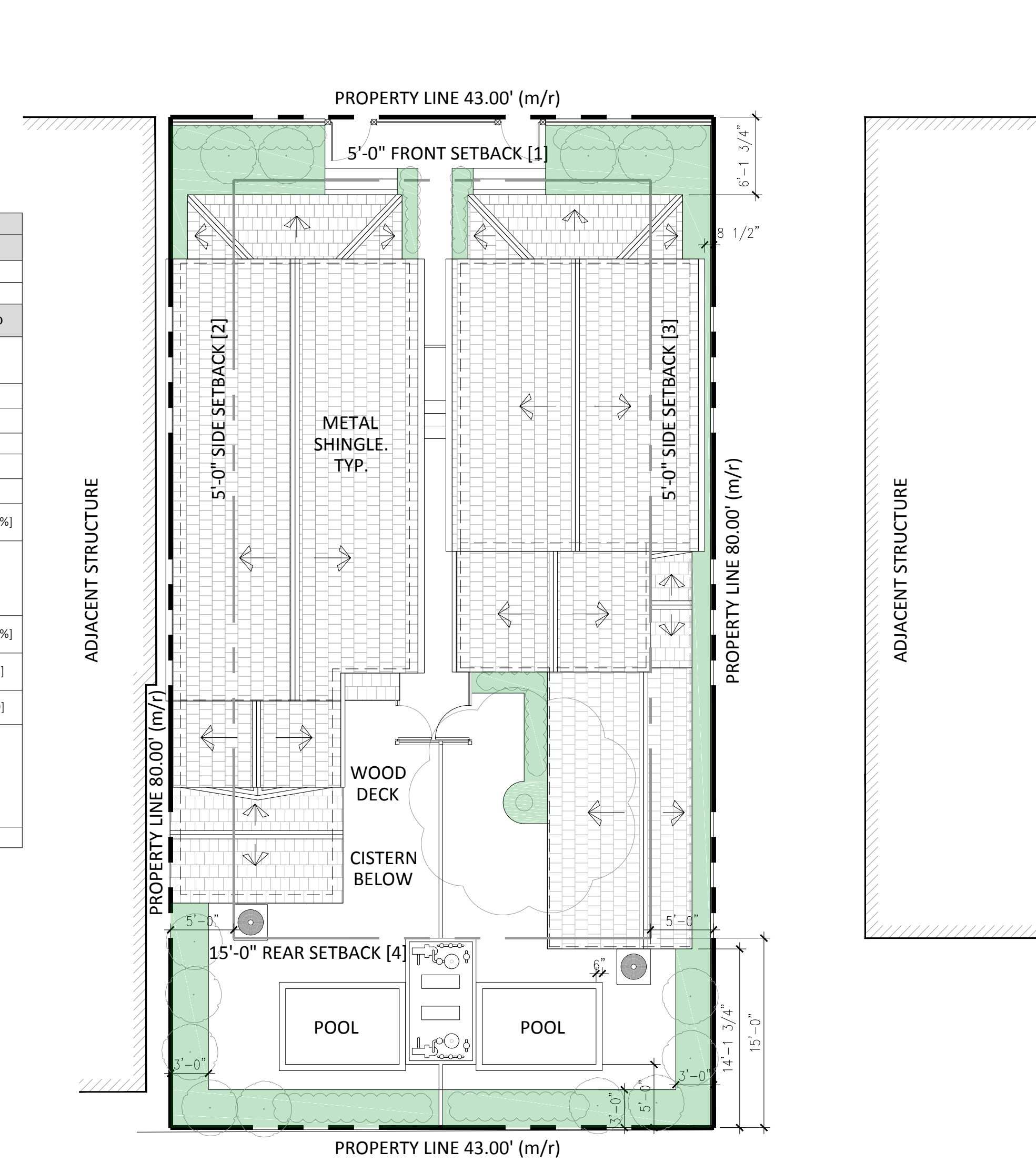
SIMONTON STREET



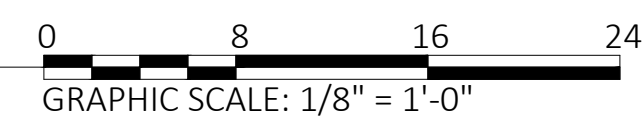
SITE DATA				
421-423 SIMONTON STREET, KEY WEST, FLORIDA 33040				
ZONING DISTRICT	HNC-1			
FLOOD ZONE	X			
CODE REQUIREMENTS:				
	EXISTING	PROPOSED	VARIANCE REQUESTED	
MIN. LOT SIZE	4,000 SF	3,440 SF	NO CHANGE	NO
HEIGHT	35'-0" MAX	+/- 28'-3"	NO CHANGE	NO
[1] FRONT YARD	5'-0"	0'-0"	6'-1 3/4"	NO [IMPROVING]
[2] SIDE YARD	5'-0"	0'-0"	NO CHANGE	NO
[3] SIDE YARD	5'-0"	0'-0"	0'-8 3/4"	NO [IMPROVING]
[4] REAR YARD	15'-0"	0'-0"	14'-1 3/4"	NO [IMPROVING]
BUILDING COVERAGE (TOTAL)	50%	2,554 SF [74.2%]	2,011 SF [58.5%]	NO [IMPROVING BY 15.7%]
421 SIMONTON			994 SF [28.9%]	
423 SIMONTON			1,017 SF [29.6%]	
IMPERVIOUS COVERAGE	60%	3,211.6 SF [93.4%]	2,270.7 SF [66%]	NO [IMPROVING BY 27.4%]
OPEN SPACE RATIO	35%	288.4 SF [6.6%]	468.8 SF [13.6%]	NO [IMPROVING BY 7%]
FLOOR AREA RATIO [FAR]	1.0	3,459.4 SF [1.06]	2,634.3 SF [.77]	NO [IMPROVING BY .29]
421 SIMONTON		1,595.4 SF [.464]	1,261.34 SF [.37]	
423 SIMONTON		1,796.7 SF [.522]	1,372.9 SF [.4]	
DETACHED SHED		67.3 SF [.02]	0 SF	
DENSITY	16/ACRE [1.26]	5	2	NO

HATCH DENOTES OPEN SPACE AREAS.

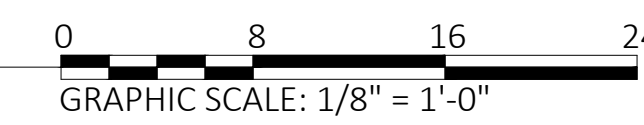
SIMONTON STREET



**2** EXISTING SITE PLAN  
 SCALE: 1/8" = 1'-0"



**1** PROPOSED SITE PLAN  
 SCALE: 1/8" = 1'-0"



Michael B. Ingram: License # AR0009306  
 Expiration Date: February 28, 2017

**421-423  
 SIMONTON  
 STREET**  
 KEY WEST, FL

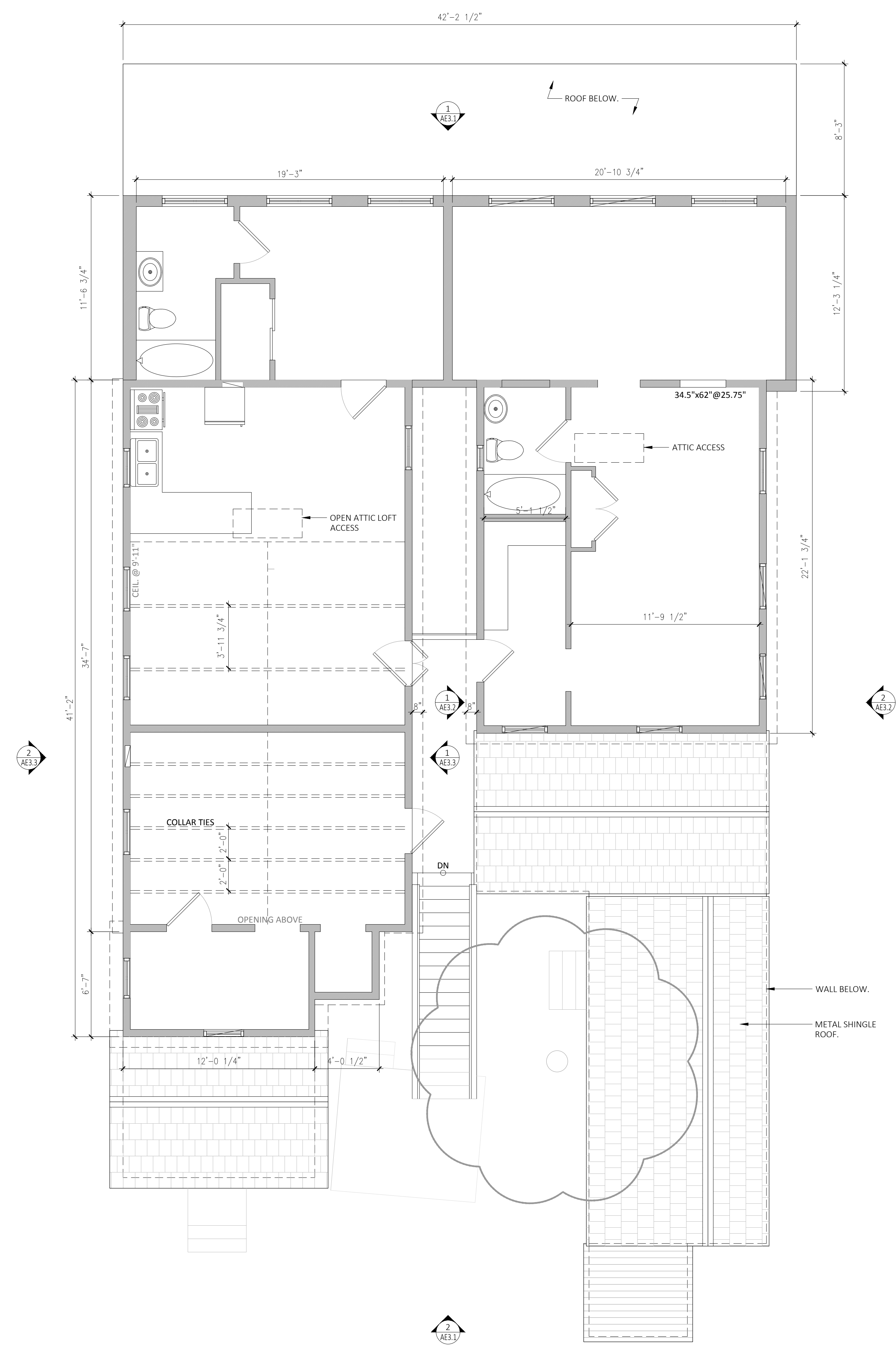
SITE PLANS  
 AND DATA

M.B. INGRAM, R.A.

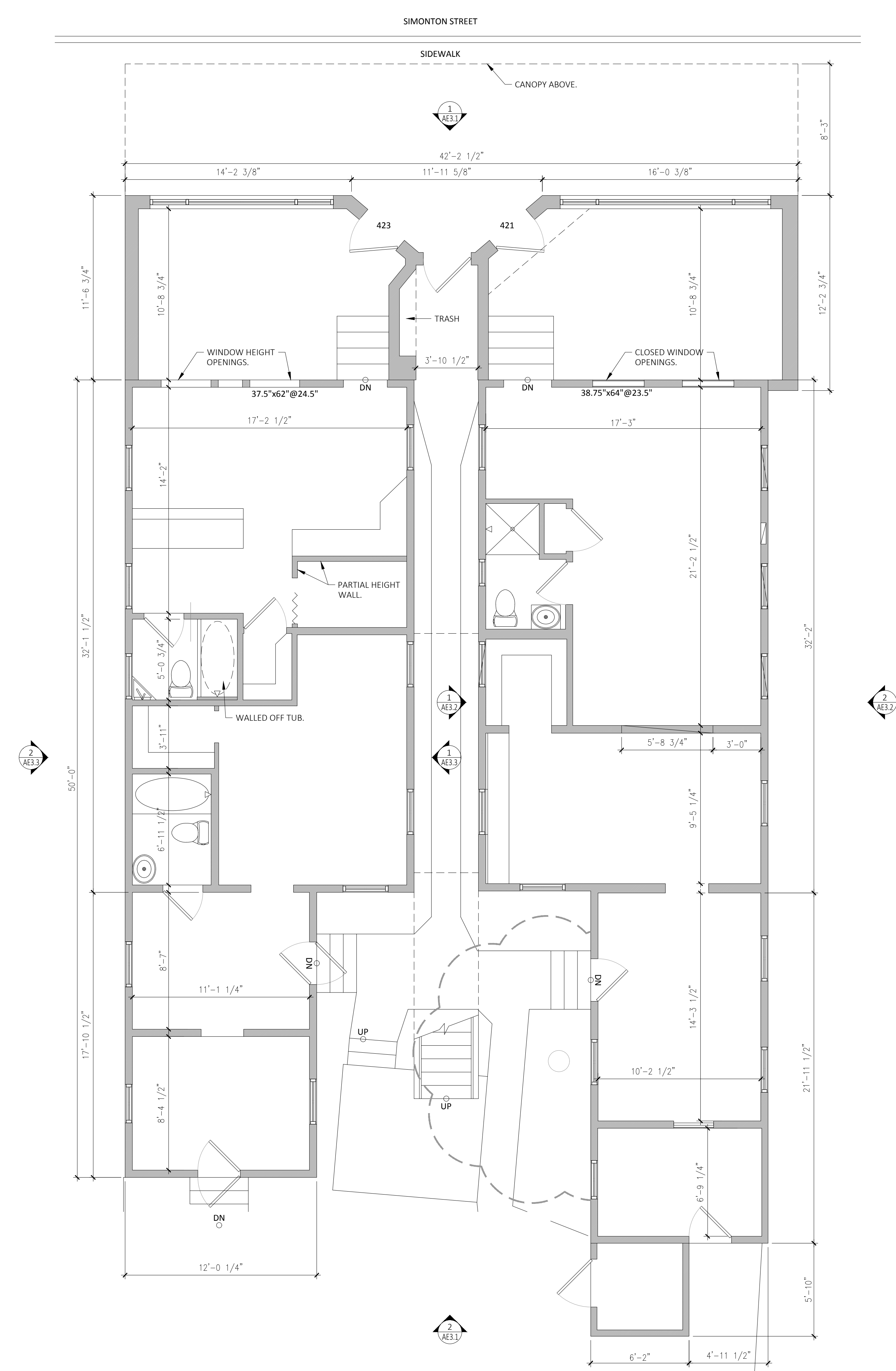
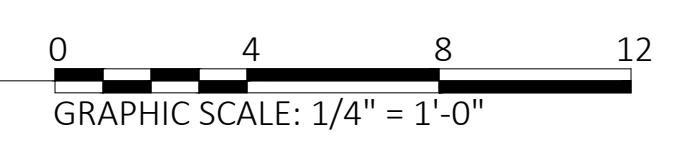
OCT. 27, 2016

**A1.1**

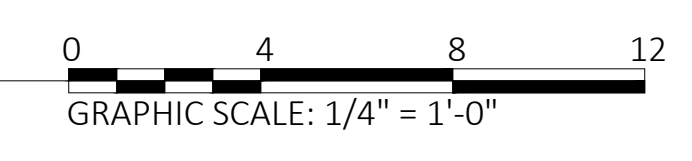




**2** EXISTING SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



**1** EXISTING FIRST FLOOR PLANS  
 SCALE: 1/4" = 1'-0"



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**421-423**  
**SIMONTON**  
**STREET**  
 KEY WEST, FL

EXISTING  
 FLOOR  
 PLANS

M.B. INGRAM, R.A.

OCT. 27, 2016

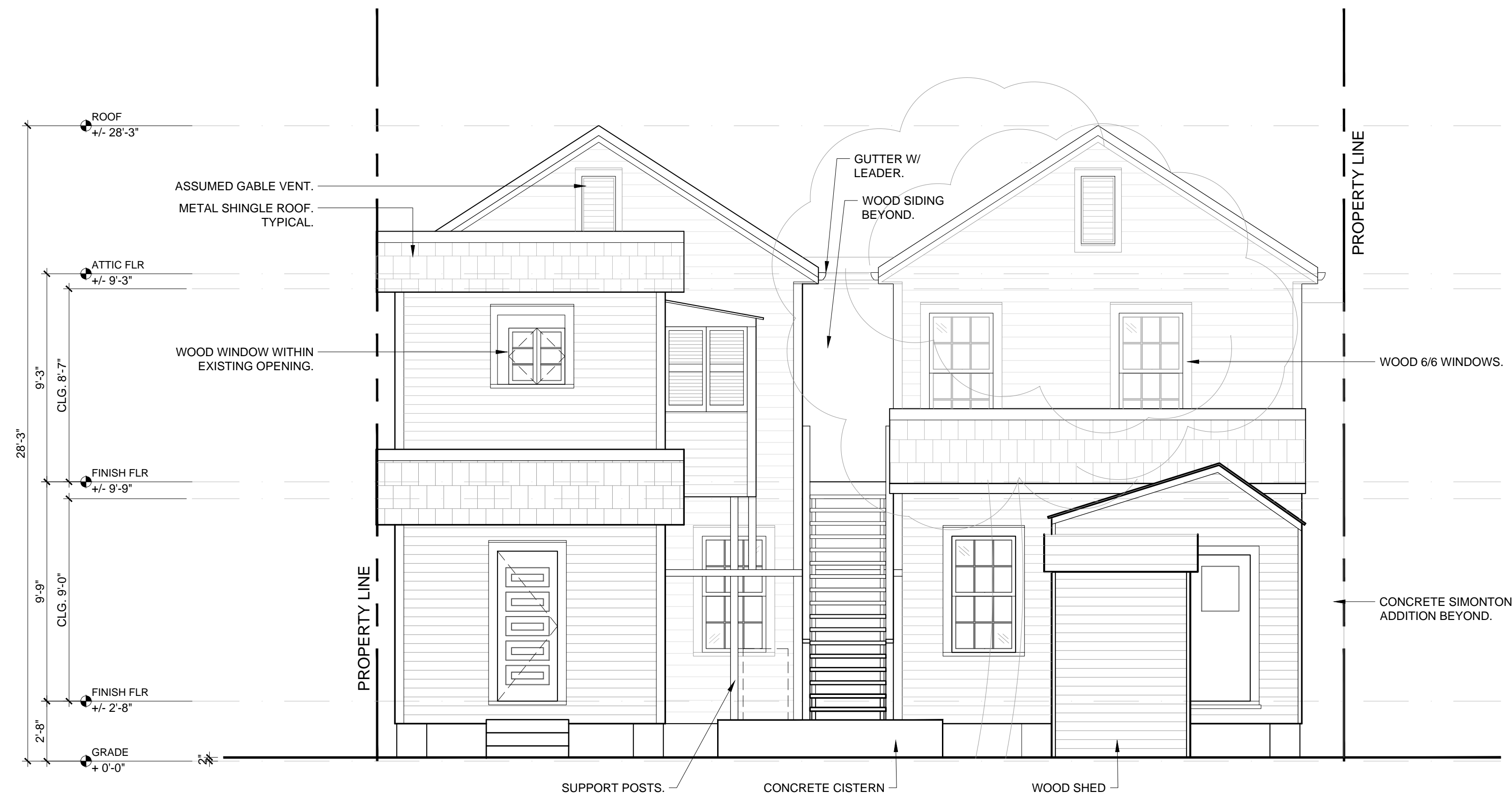
**AE2.1**



419 SIMONTON STREET

601 FLEMING STREET

**1 FRONT ELEVATION [SIMONTON STREET]**  
 SCALE: 1/4" = 1'-0" GRAPHIC SCALE: 1/4" = 1'-0"



**2 REAR ELEVATION**  
 SCALE: 1/4" = 1'-0" GRAPHIC SCALE: 1/4" = 1'-0"

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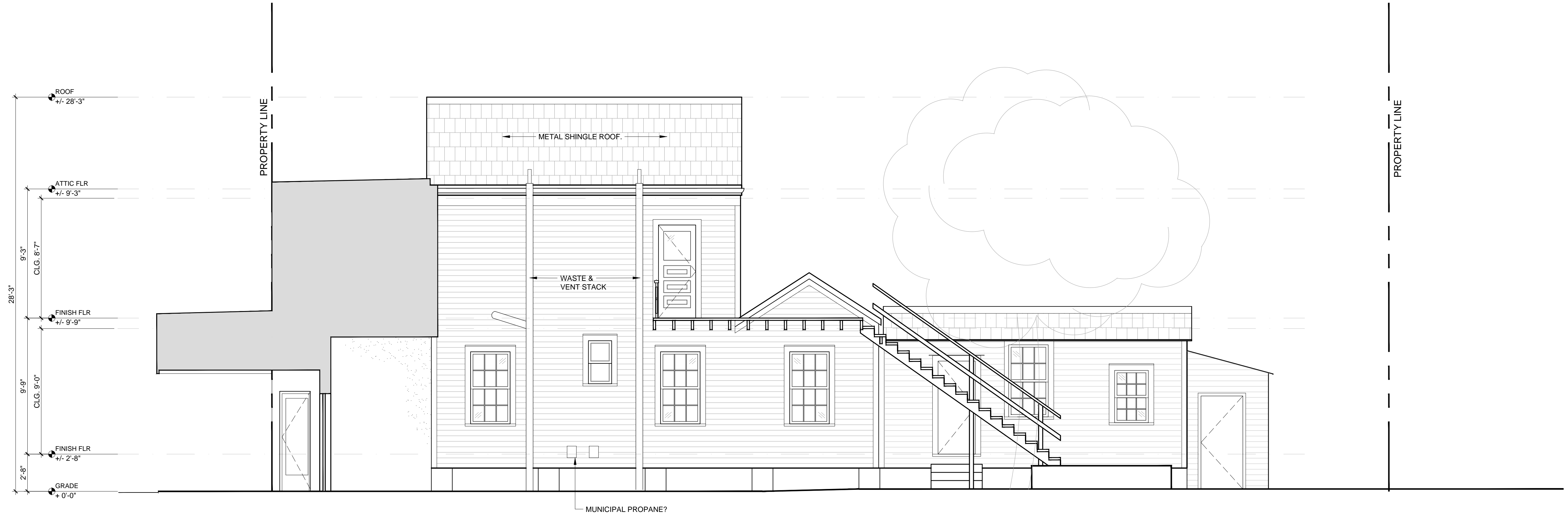
**421-423  
 SIMONTON  
 STREET**  
 KEY WEST, FL

EXISTING  
 ELEVATIONS

M.B. INGRAM, R.A.

OCT. 27, 2016

**AE3.1**



1 421 SIMONTON SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



2 421 SIMONTON NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

Michael B. Ingram: License # AR0009306  
 Expiration Date: February 28, 2017

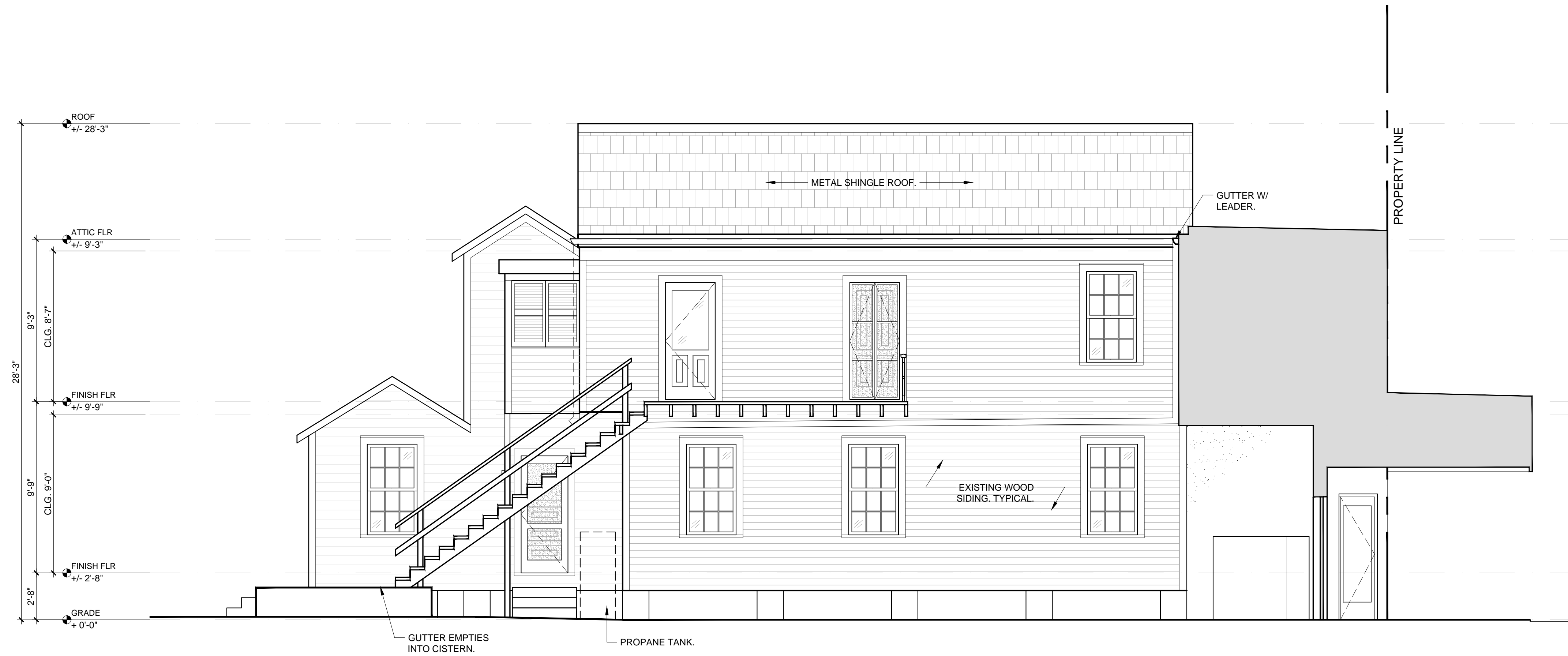
421-423  
 SIMONTON  
 STREET  
 KEY WEST, FL

EXISTING  
 ELEVATIONS

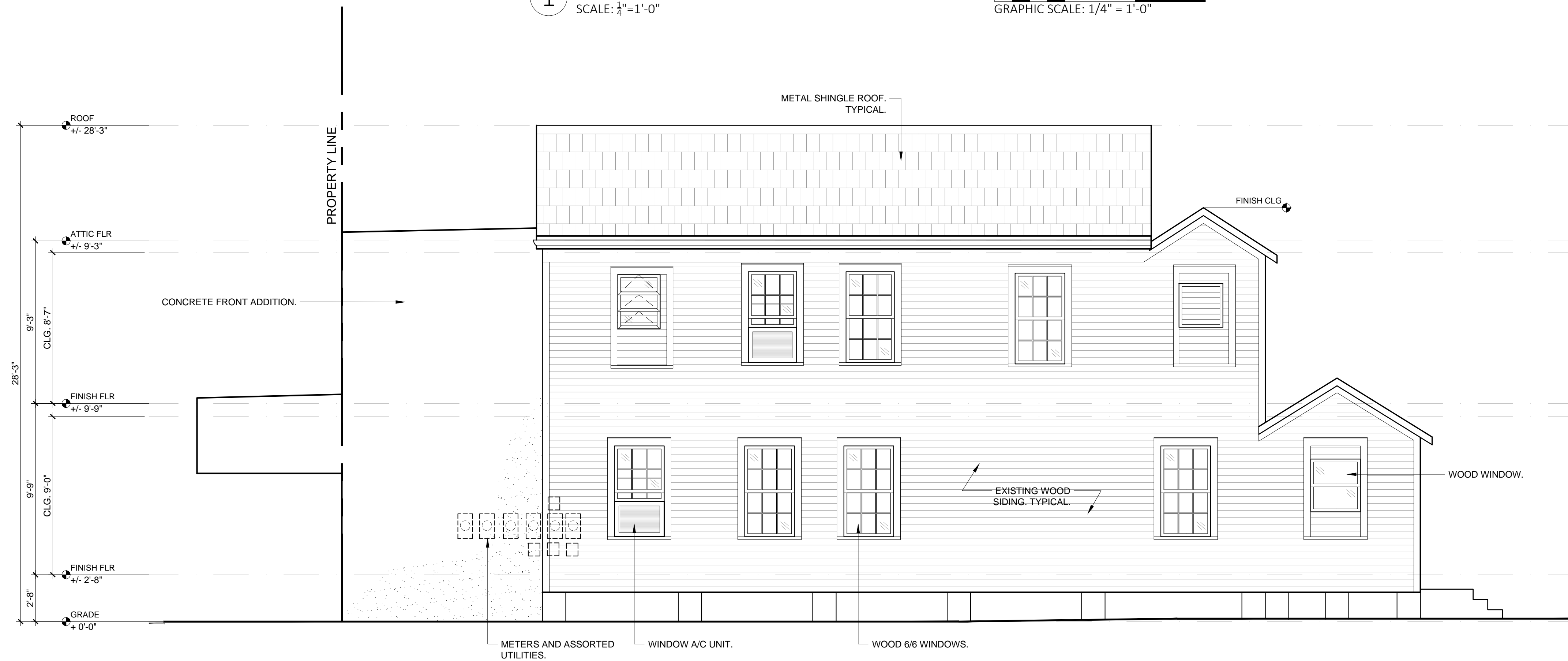
M.B. INGRAM, R.A.

OCT. 27, 2016

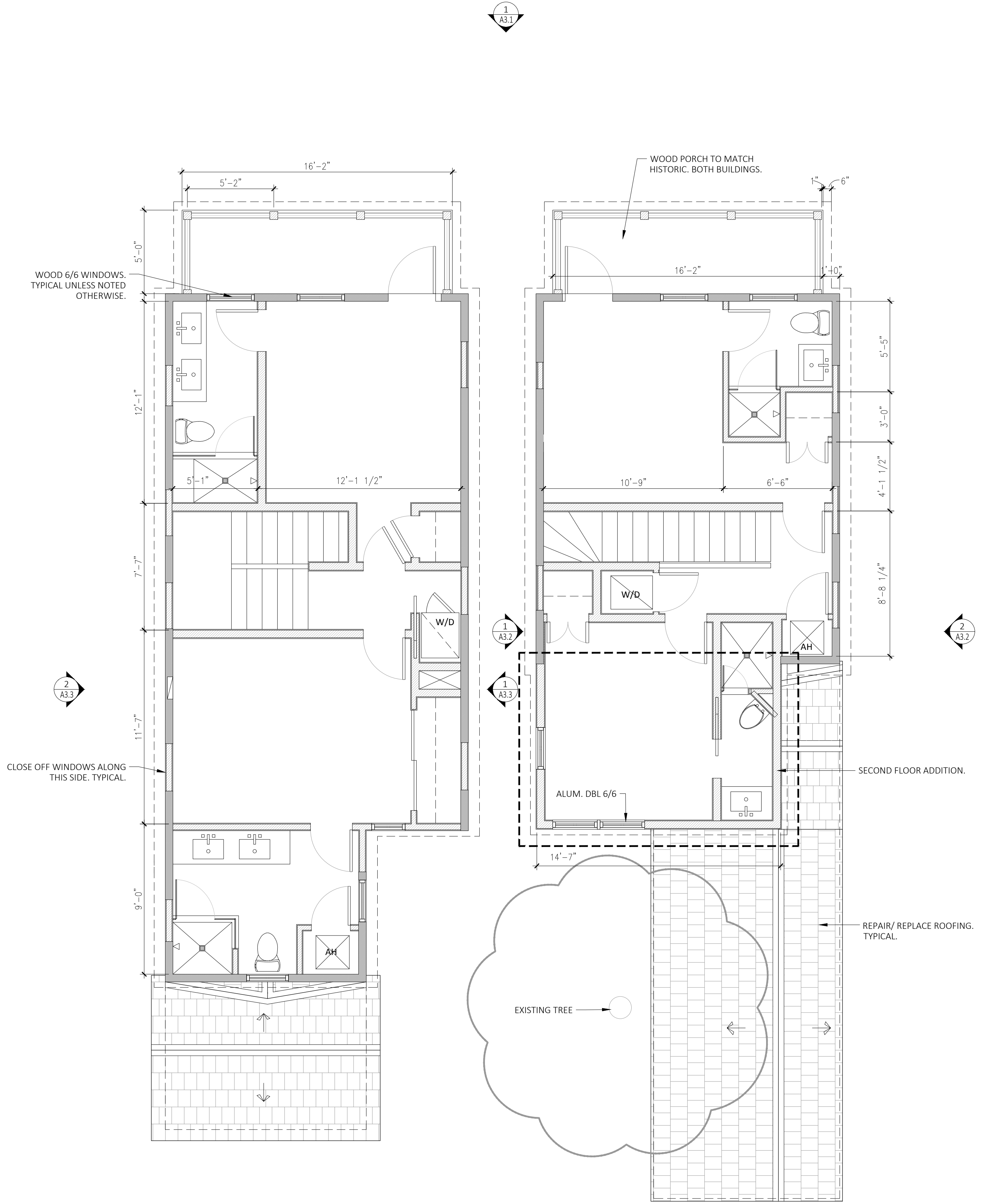
AE3.2



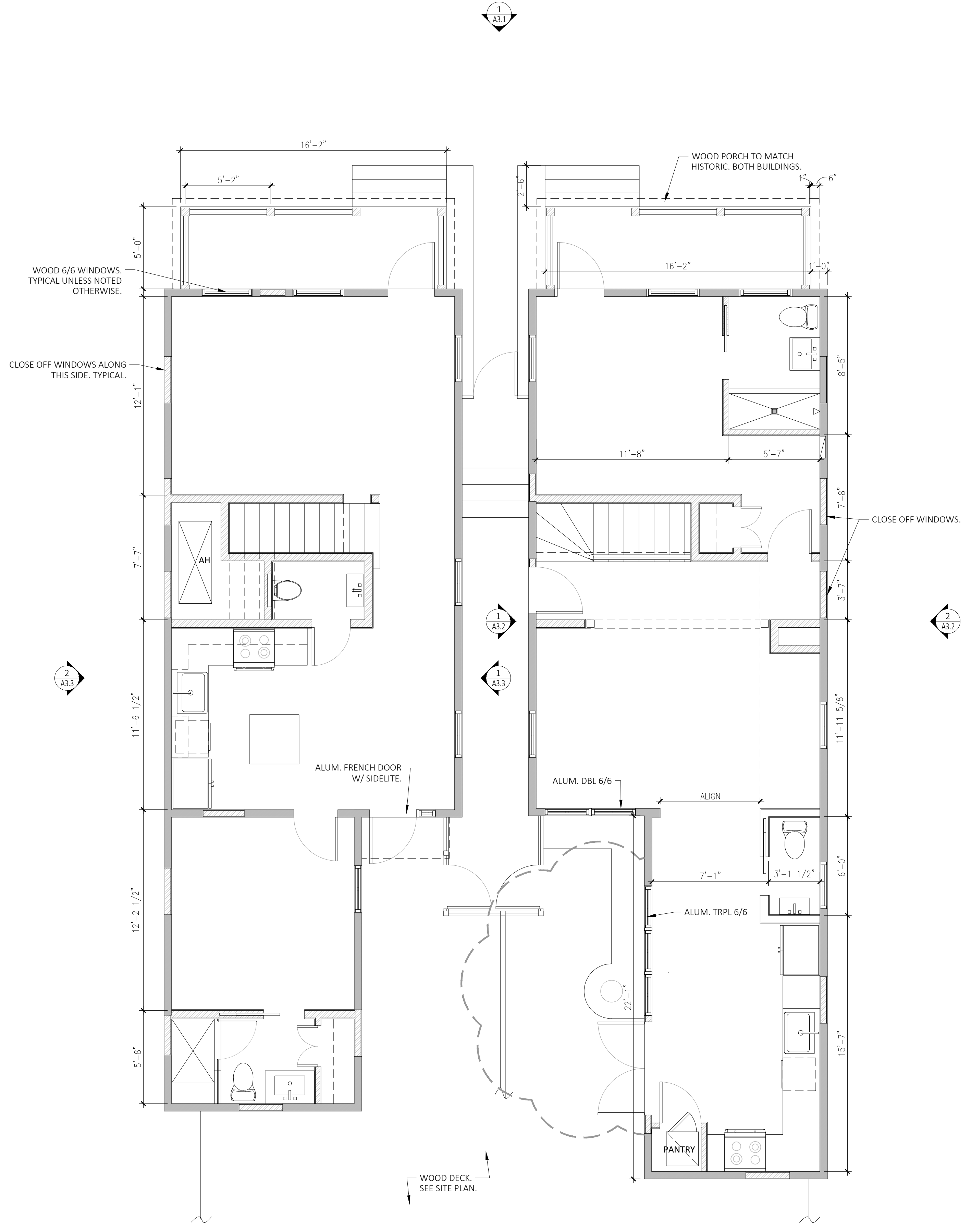
1 423 SIMONTON NORTH ELEVATION  
 SCALE: 1/4" = 1'-0" GRAPHIC SCALE: 1/4" = 1'-0"



2 423 SIMONTON SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0" GRAPHIC SCALE: 1/4" = 1'-0"



**2** PROPOSED SECOND FLOOR PLANS  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



**1** PROPOSED FIRST FLOOR PLANS  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

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 Expiration Date: February 28, 2017

**421-423  
 SIMONTON  
 STREET**  
 KEY WEST, FL

PROPOSED  
 FLOOR  
 PLANS

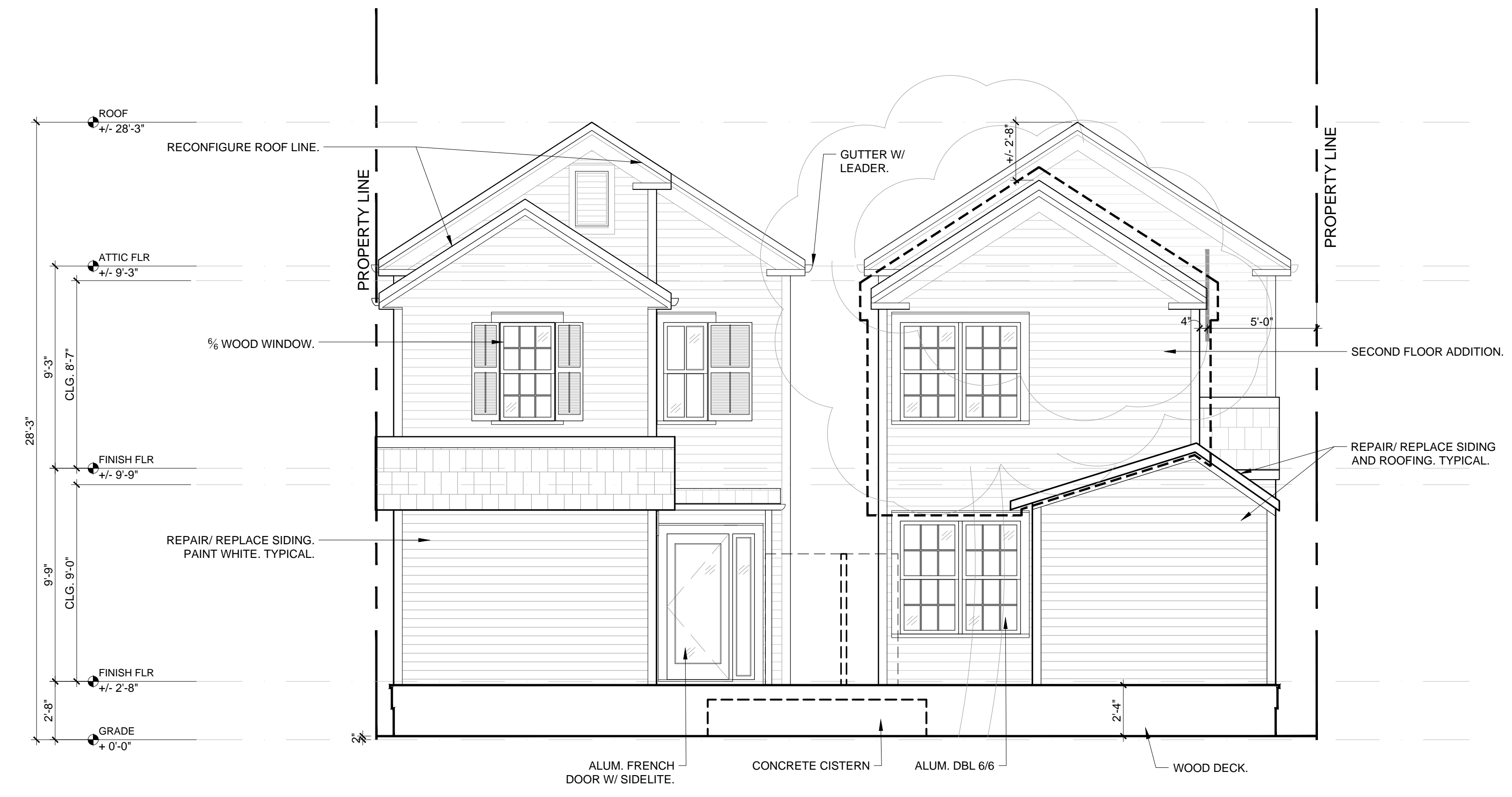
M.B. INGRAM, R.A.

OCT. 27, 2016

**A2.1**



**1 FRONT ELEVATION [SIMONTON STREET]**  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



**2 REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

Michael B. Ingram: License # AR0009306  
 Expiration Date: February 28, 2017

**421-423  
 SIMONTON  
 STREET**  
 KEY WEST, FL

**PROPOSED  
 ELEVATIONS**

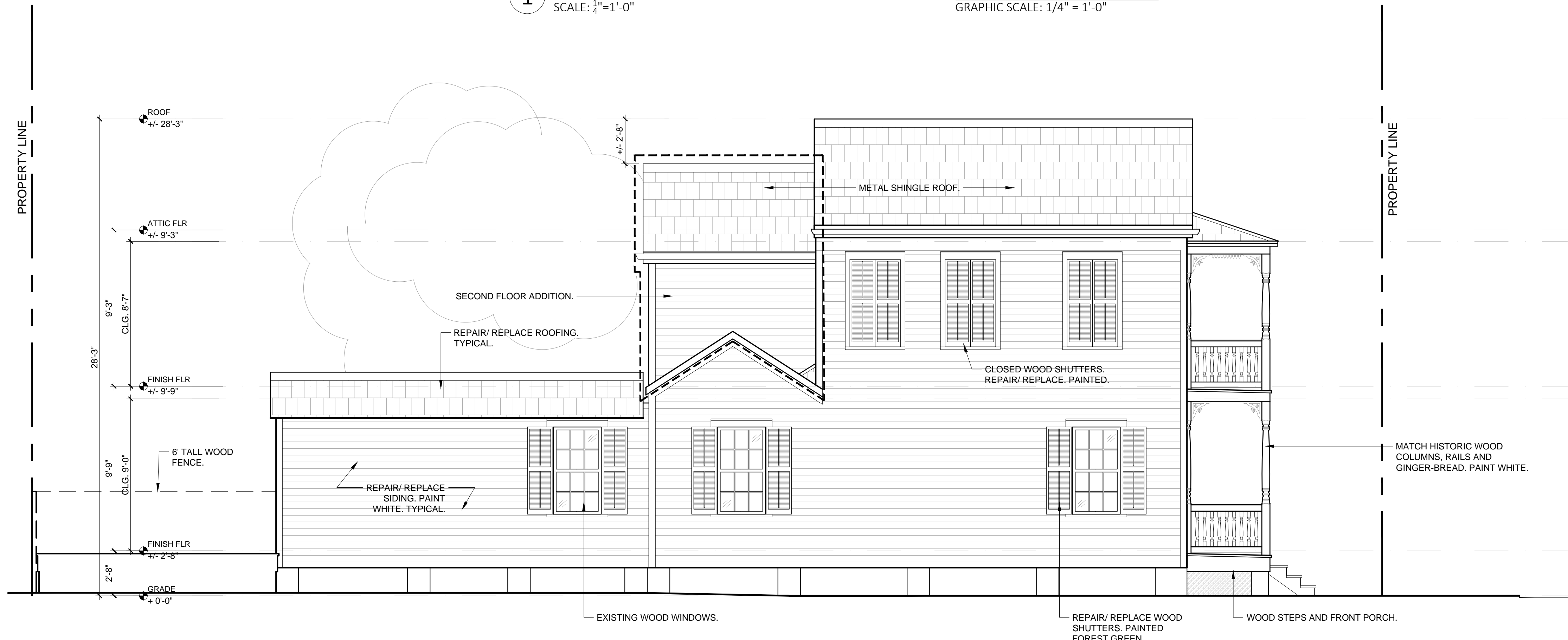
M.B. INGRAM, R.A.

OCT. 27, 2016

**A3.1**



**1** 421 SIMONTON SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



**2** 421 SIMONTON NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

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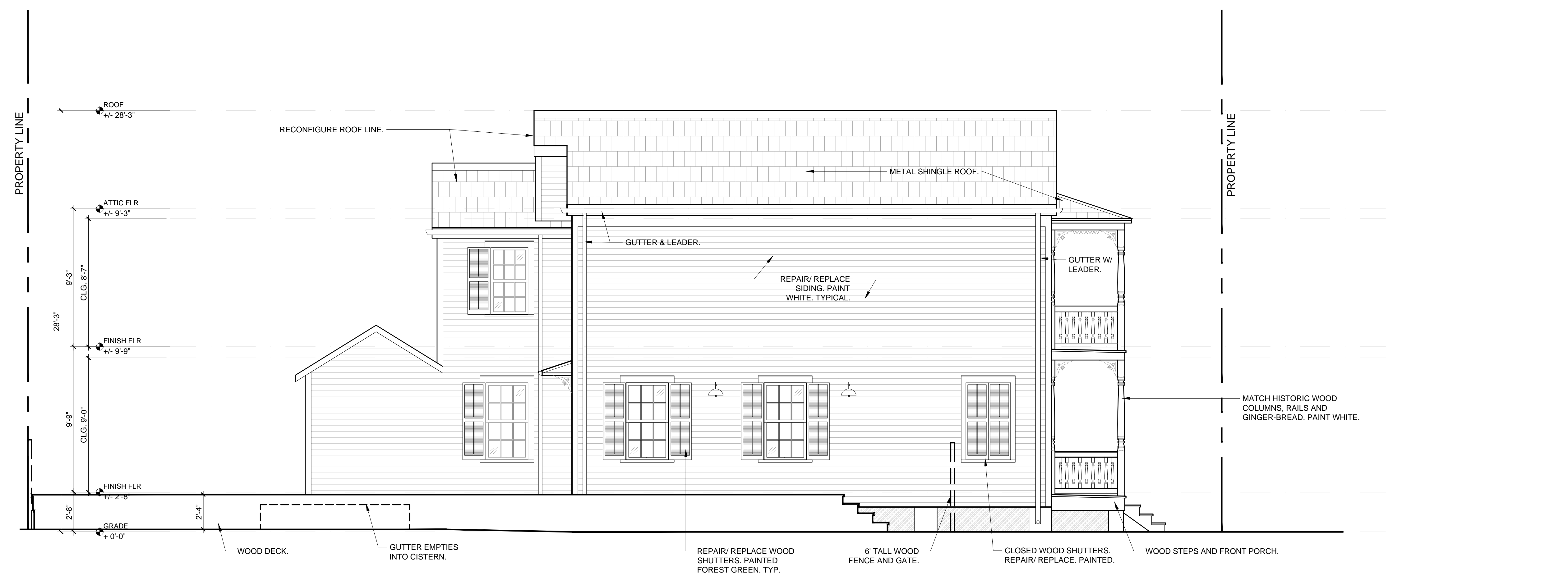
**421-423  
 SIMONTON  
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 KEY WEST, FL

PROPOSED  
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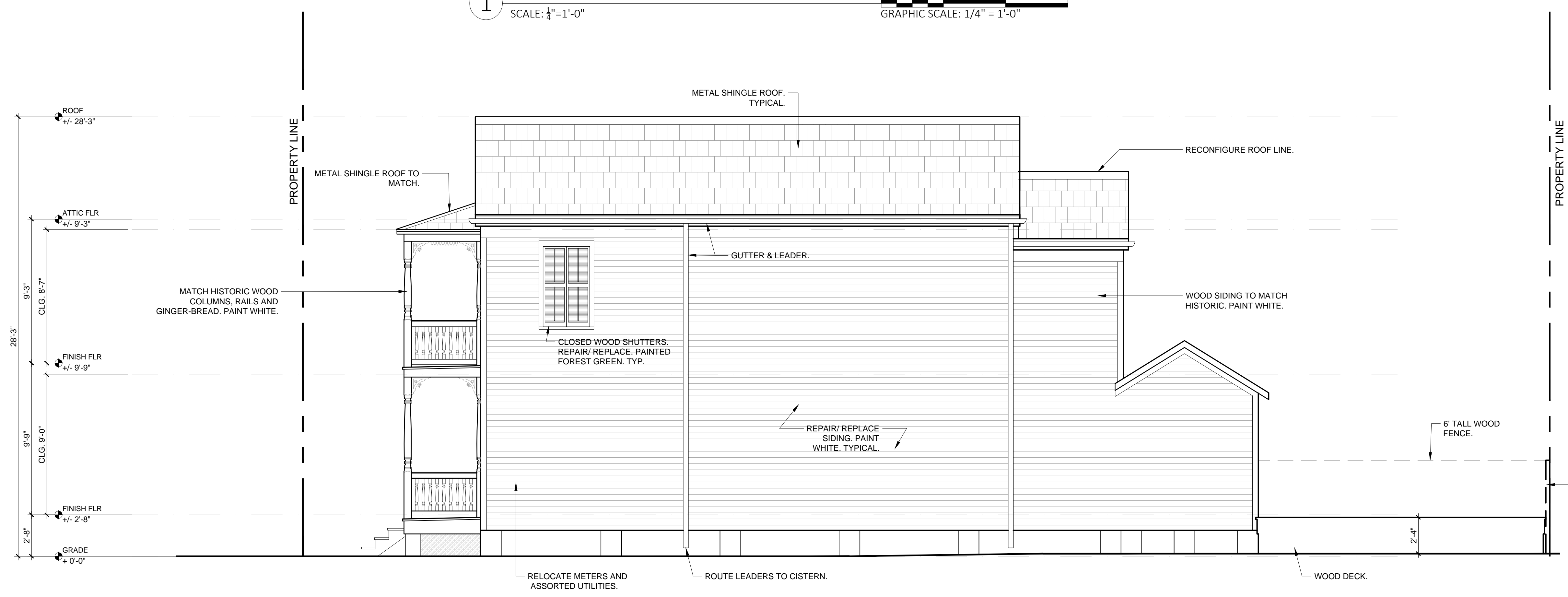
M.B. INGRAM, R.A.

OCT. 27, 2016

**A3.2**



**1** 423 SIMONTON NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



**2** 423 SIMONTON SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

Michael B. Ingram: License # AR0009306  
 Expiration Date: February 28, 2017

**421-423  
 SIMONTON  
 STREET**  
 KEY WEST, FL

PROPOSED  
 ELEVATIONS

M.B. INGRAM, R.A.

OCT. 27, 2016

**A3.3**



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 16, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RECONSTRUCTION OF TWO FRONT PORCHES AND FACADES. RENOVATIONS TO HOUSES. SECOND STORY ADDITION AT REAR OF 421 SIMONTON. SITE IMPROVEMENTS INCLUDING TWO POOLS AND FRONT FENCE. DEMOLITION OF TWO-STORY ADDITION ATTACHED TO THE FRONT OF TWO HISTORIC HOUSES. DEMOLITION OF REAR ROOF SAWTOOTH ON 421 SIMONTON. DEMOLITION OF WOOD STAIRCASE, DECKS AND SHEDS.**

**FOR- #421-423 SIMONTON STREET**

**Applicant – Michael Ingram**

**Application #H16-03-0081**

**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](http://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 MICHAEL B. INGRAM, 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:  
421-423 SIMONTON STREETS on the 8<sup>TH</sup> day of NOVEMBER, 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 16 NOVEMBER, 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 H16-03-0081

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

**Signed Name of Affiant:**

Michael Ingram  
**Date:** 8 Nov. 2016  
**Address:** 504 Lagoda St  
**City:** Key West  
**State, Zip:** 33070

The forgoing instrument was acknowledged before me on this 8<sup>th</sup> day of November, 2016.

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

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: Veronica Cleave

Notary Public - State of Florida (seal)  
My Commission Expires: 1/10/17



4  
2  
1

BT

TRIKW

Public Meeting Notice

SAPIM

SPRINKLER AND SMOKE

CONCRETE PUBLIC TALK ROOM



# 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

[Home](#) [Departments](#) [Exemptions](#) [Save Our Homes](#) [Portability](#) [Homestead Fraud](#) [Contact Us](#)

[Property Search](#) [Tax Estimator](#) [GIS/Maps](#) [Millages/Taxroll Info](#) [Appeals/VAB](#) [Forms](#) [Office Requirements](#)

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

**The Offices of the Property Appraiser will be closed Friday November 11th in observance of Veterans Day.**

## Property Record Card -

**Maps are now launching the new map application version.**

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1006581 Parcel ID: 00006360-000000** [Next Record](#)

### Ownership Details

**Mailing Address:**

SIMONTON PARTNERS LLC  
3340 N ROOSEVELT BLVD STE 6  
KEY WEST, FL 33040-8021

### Property Details

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 423 SIMONTON ST KEY WEST  
421 SIMONTON ST KEY WEST

**Legal Description:** KW PT LOT 4 SQR 36 G12-444/445 OR564-150 OR1176-1632/33 OR2799-1921/22 OR2799-1925/26

**Click Map Image to open interactive viewer**

### Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

### Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

### Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

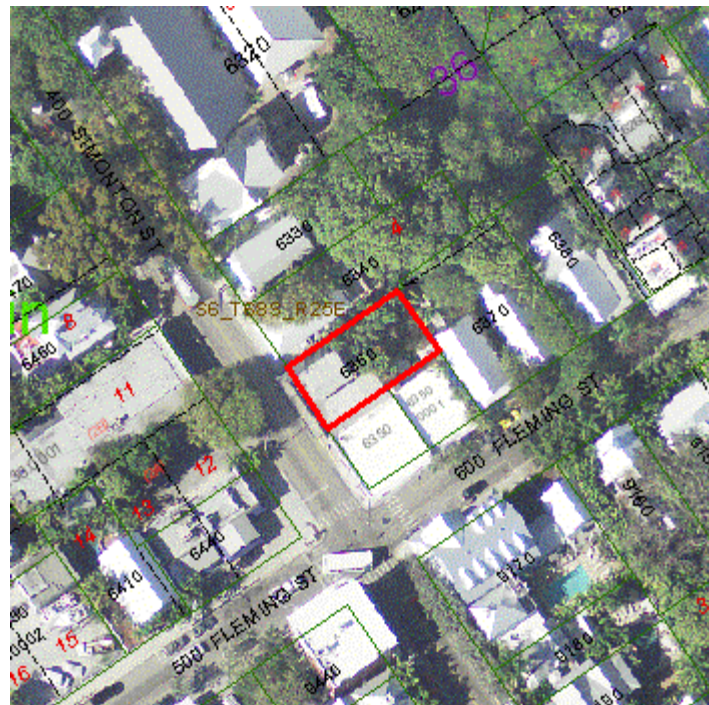
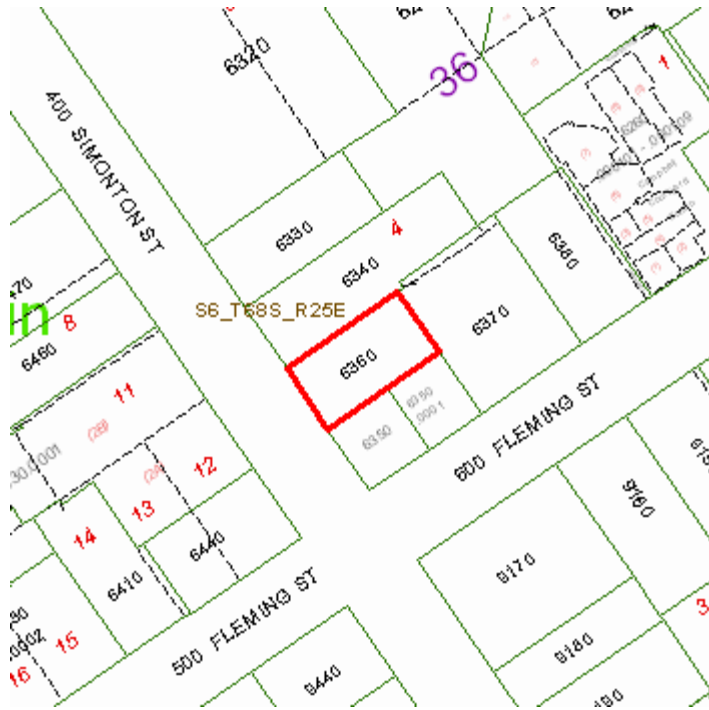
### First Time Home Buyer (IRS)

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

### IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

### Other Links



» [FL Dept Rev - Property Tax Oversight](#)  
 » [Census Info](#)

### Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	44	80	3,520.00 SF

## Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 1  
**Total Living Area:** 3718  
**Year Built:** 1933

## Building 1 Details

<b>Building Type</b>	<b>Condition P</b>
<b>Effective Age</b> 16	<b>Perimeter</b> 578
<b>Year Built</b> 1933	<b>Special Arch</b> 0
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0

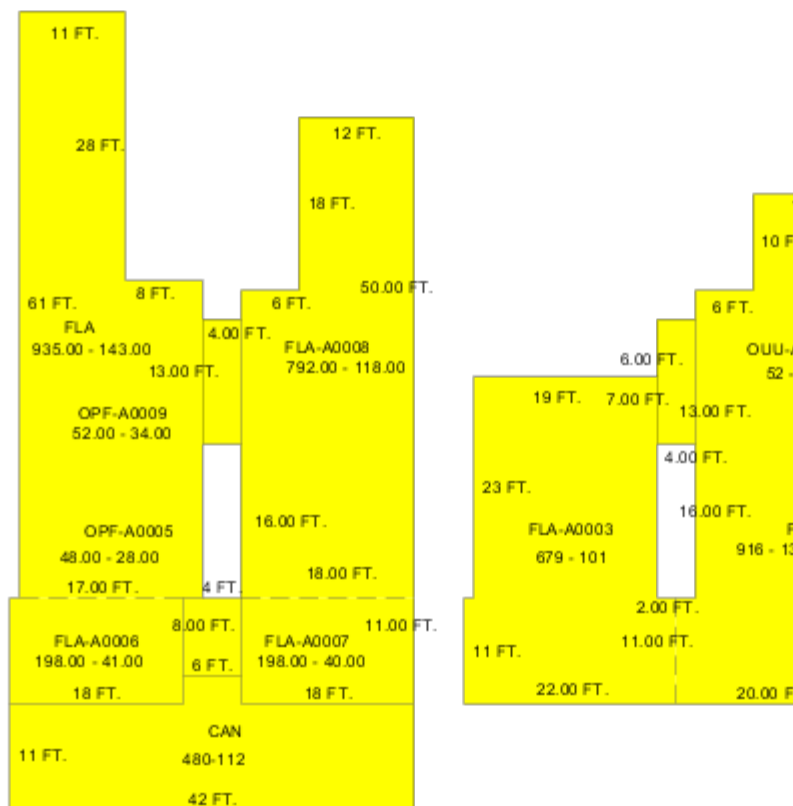
**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>
<b>Heat 1</b>	<b>Heat 2</b>
<b>Heat Src 1</b>	<b>Heat Src 2</b>

**Extra Features:**

<b>2 Fix Bath</b>	0
<b>3 Fix Bath</b>	2
<b>4 Fix Bath</b>	0
<b>5 Fix Bath</b>	0
<b>6 Fix Bath</b>	0
<b>7 Fix Bath</b>	0
<b>Extra Fix</b>	25





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	<u>FLA</u>		1	1965			
0	<u>OUU</u>		1	1965			
0	<u>OPF</u>		1	1965			
0	<u>FLA</u>		1	1965			
0	<u>FLA</u>		1	1965			
0	<u>FLA</u>		1	1965			
0	<u>OPF</u>		1	1965			
1	<u>FLA</u>		1	1965			
2	<u>CAN</u>		1	1965			
3	<u>FLA</u>		1	1965			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
		1 STY STORE-B
		1 STY STORE-B
		APTS-D
		APTS-D

1579	APARTMENTS
1580	CAN
1581	APARTMENTS

**Exterior Wall:**

Interior Finish Nbr	Type
437	AB AVE WOOD SIDING
438	C.B.S.

**Appraiser Notes**

ANTIQUES KEY WEST

2004-10-26 BEING OFFERED FOR \$2,299,000. FROM THE KW CITIZEN-SKI

**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
2016	394,650	0	666,503	1,061,153	919,264	25,000	894,265
2015	394,650	0	666,503	1,061,153	918,849	25,000	893,850
2014	404,516	0	648,490	1,053,006	911,779	25,000	886,780
2013	419,316	0	616,065	1,035,381	896,633	25,000	871,634
2012	419,316	0	616,065	1,035,381	894,366	25,000	870,665
2011	429,182	0	684,517	1,113,699	816,583	25,000	932,442
2010	429,182	0	425,181	854,363	746,562	25,000	721,562
2009	443,982	0	436,513	880,495	766,294	25,000	741,295
2008	443,982	0	457,600	901,582	783,322	25,000	758,322
2007	314,156	0	457,600	771,756	676,618	25,000	651,618
2006	314,156	0	352,000	666,156	589,826	25,000	564,826
2005	228,787	0	316,800	545,587	490,702	25,000	465,702
2004	230,438	0	228,800	459,238	452,939	25,000	427,939
2003	230,438	0	140,800	371,238	367,439	25,000	342,439
2002	230,438	0	140,800	371,238	367,267	25,000	342,267
2001	230,438	0	140,800	371,238	367,154	25,000	342,154
2000	133,215	0	95,040	228,255	228,255	25,000	203,255
1999	133,215	0	95,040	228,255	228,255	25,000	203,255
1998	133,215	0	95,040	228,255	228,255	25,000	203,255
1997	140,255	0	88,000	228,255	228,255	25,000	203,255

1996	140,255	0	88,000	228,255	228,255	25,000	203,255
1995	140,255	0	88,000	228,255	228,255	25,000	203,255
1994	140,255	0	88,000	228,255	228,255	25,000	203,255
1993	140,255	0	88,000	228,255	228,255	25,000	203,255
1992	140,255	0	88,000	228,255	228,255	25,000	203,255
1991	140,255	0	88,000	228,255	228,255	25,000	203,255
1990	153,455	0	74,800	228,255	228,255	25,000	203,255
1989	151,702	0	73,920	225,622	225,622	25,000	200,622
1988	130,110	0	66,880	196,990	196,990	25,000	171,990
1987	141,166	0	32,340	173,506	173,506	25,000	148,506
1986	115,177	0	31,680	146,857	146,857	25,000	121,857
1985	105,940	0	31,680	137,620	137,620	0	137,620
1984	94,980	0	31,680	126,660	126,660	0	126,660
1983	94,980	0	15,770	110,750	110,750	0	110,750
1982	76,197	0	15,770	91,967	91,967	25,000	66,967

## 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
6/1/2016	2799 / 1921	1,200,000	<u>WD</u>	<u>01</u>
6/1/2016	2799 / 1925	100	<u>QC</u>	<u>11</u>
2/1/1974	564 / 150	45,500	00	<u>Q</u>

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