



Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: October 27, 2021

Applicant: ECI Construction

Address: #1012 Southard Street

Description of Work:

Replacement of 4 historic windows with new 2-over-2 wood impact units.

Site Facts:

The site under review is located at 1012 Southard Street. According to our survey, the frame vernacular structure on site is historic and contributing, with a year built circa 1899. The structure has had several additions and renovations done over the years, most recently in 2013. A historic photo from 1965 shows 2-over-2 windows on the side of the house and 6-over-6 windows on the front.

Guidelines Cited on Review:

- Guidelines for Windows (pages 29-30), specifically guidelines 1, 2 and 3.

Staff Analysis:

The Certificate of Appropriateness under review proposes the replacement of 4 historic wood windows—2 on the east elevation and 2 on the west elevation—on the historic portion of the house located at 1012 Southard Street. The applicant is proposing to replace the historic wood windows with 2-over-2 JELD-WEN wood impact units.

Originally, this application was submitted for a building permit under BLD2021-2327. Upon receiving photos of the existing windows, staff reviewed it and made the determination that a site visit should be done to assess the historic nature and condition of the windows. HARC Inspector, Brandon Celli, performed a site visit last month on September 20th. Brandon found the windows to be historic and noted that he saw no apparent markers that would indicate that replacement of the 4 windows would be necessary. Photos taken by Brandon on his site visit are part of this packet

under “Project Photos”. The applicant was then notified by HARC staff that an application to remove and replace historic windows would need to be reviewed by the HARC Commission.

All three members of HARC staff—Brandon Celli, Kathleen McDonald, and Enid Torregrosa — performed a second site visit on September 29th to confirm the need for the project to go before the HARC Commission. Staff opined that the historic windows were not in a condition that necessitated replacement and appeared to have been previously restored. Therefore, replacement of the windows could not be approved at staff level under the current guidelines. As the applicant wanted to move forward with the replacement of 4 historic windows, the proposal is now before the Commission.

Consistency with Cited Guidelines:

Staff finds the proposal to be inconsistent with the HARC guidelines for Windows.

Guideline 1 under Windows states that, “Original windows should be repaired by patching, stripping, reinforcing or rebuilding to **prevent replacement of historical windows whenever possible.**” In the case of the 4 historic windows at 1012 Southard, staff does not find replacement to be necessary, as the windows appear to be in relatively good condition.

Guideline 2 under Windows states that, “**Historical window features** including frames, sashes, thin muntins, glazing, sills, jambs, and moldings **should be preserved.** In-kind replacement of deteriorated features is recommended whenever feasible.” While the historic windows in question do not possess wavy glass, other features of the windows appear to be historic.

If the HARC Commission makes the determination to approve the replacement of the 4 historic windows, the applicant’s proposal to replace with 2-over-2 wood impact units would be in compliance with guideline 3 under Windows. If replacement is to be approved, staff would suggest the condition that muntins need to be the 5/8-inch profile, as that would be the appropriate profile for the historic structure.

APPLICATION

▼ BLD2021-2327

Status **INFORMATION REQUIRED**

Applicant	ECI CONSTRUCTION INC	Applied	08/10/2021	ECON
Type	RENOVATION EXTERIOR	Approved		
SubType	RESIDENTIAL HARC	Issued		
Description	Includes replacement of 4 windows on historic house.			

▼ 00010800-000000



Type **ADDRESS**

Address	1012 SOUTHARD ST		
City	KEY WEST	State	FL
Tract		Block	
SUBD NAME			

Contacts (4)

Add Contacts

▼ ECI CONSTRUCTION INC *APPLICANT*



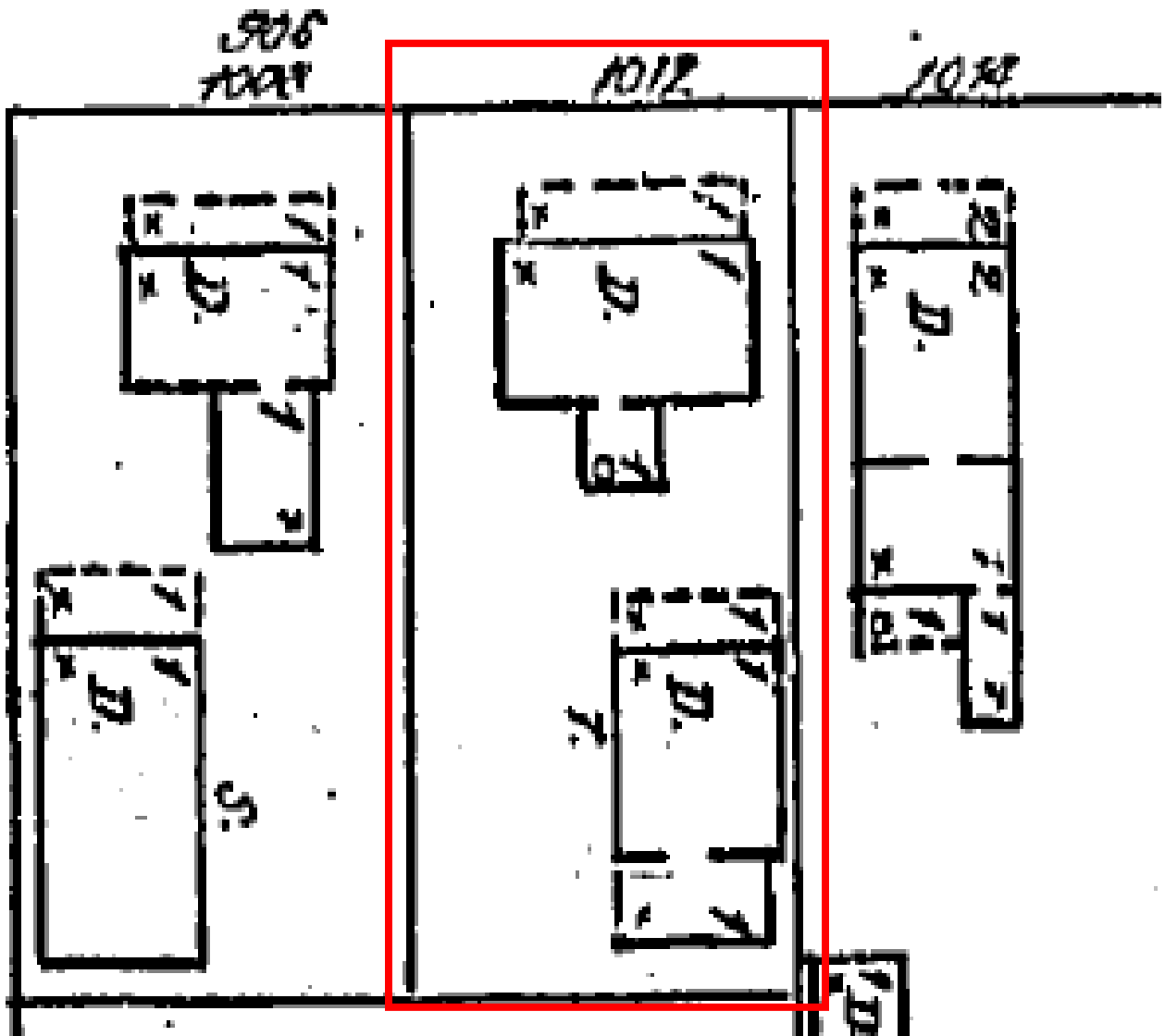
Address	JACKSON, JOHN (QUALIFIER) KEY WEST, FL 33040	License	AEC-1820
Phone	(386)316-8541	Email	office.eciconstruction@gmail.com
Cell	() - -	Fax	() - -



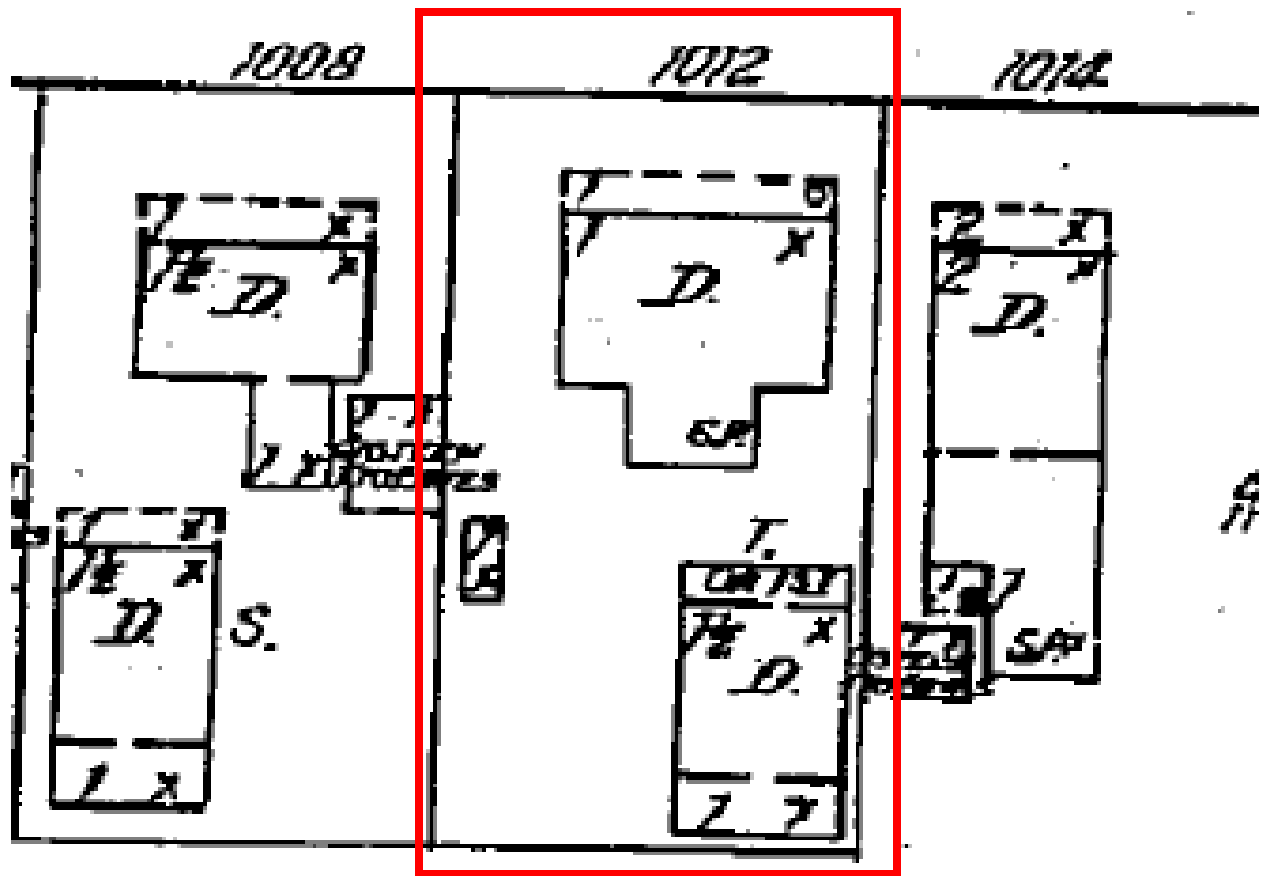
▼ ROMANO DEBORAH J *OWNER*

Address	1012 Southard St Key West, FL 33040		
Phone	(305)304-6621	Email	Djeromano@gmail.com
Cell	() - -	Fax	() - -

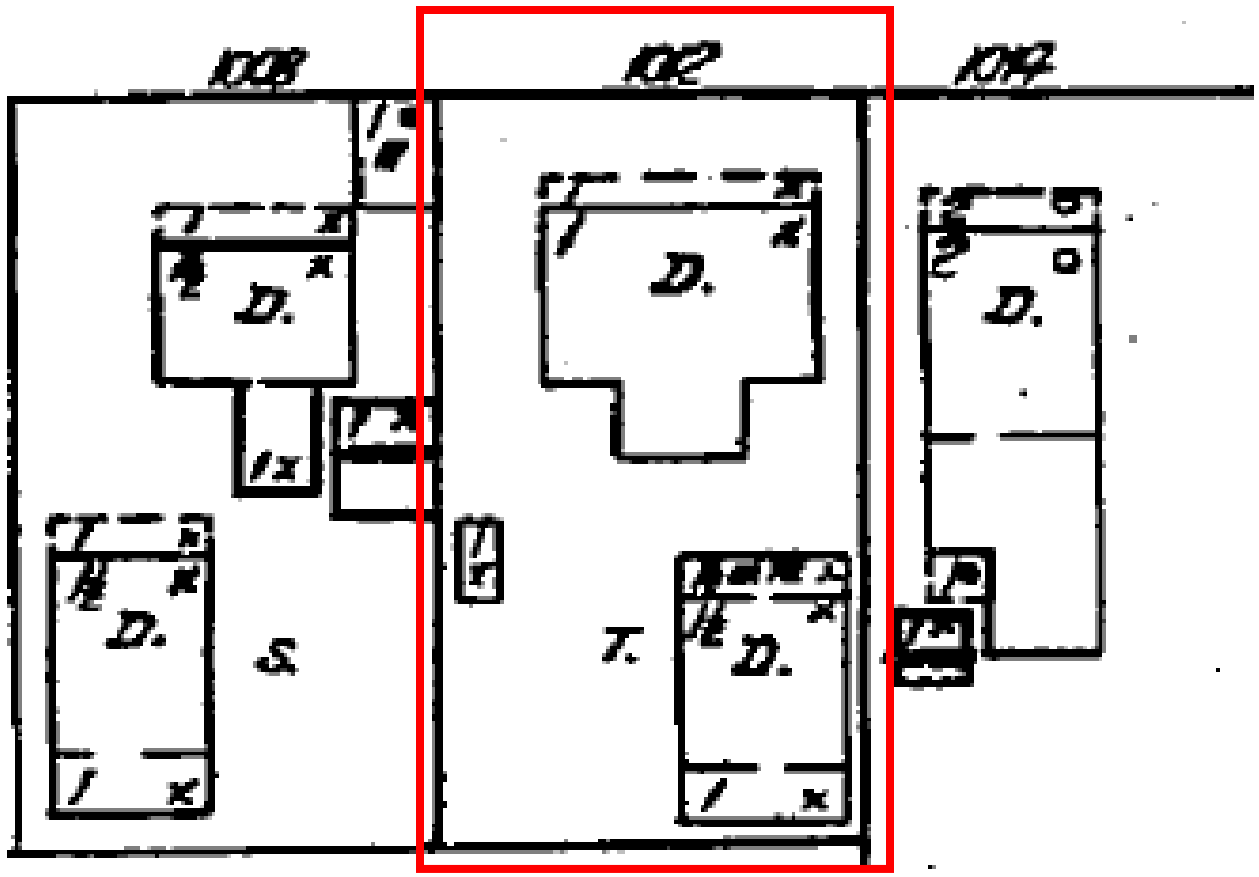
SANBORN MAPS



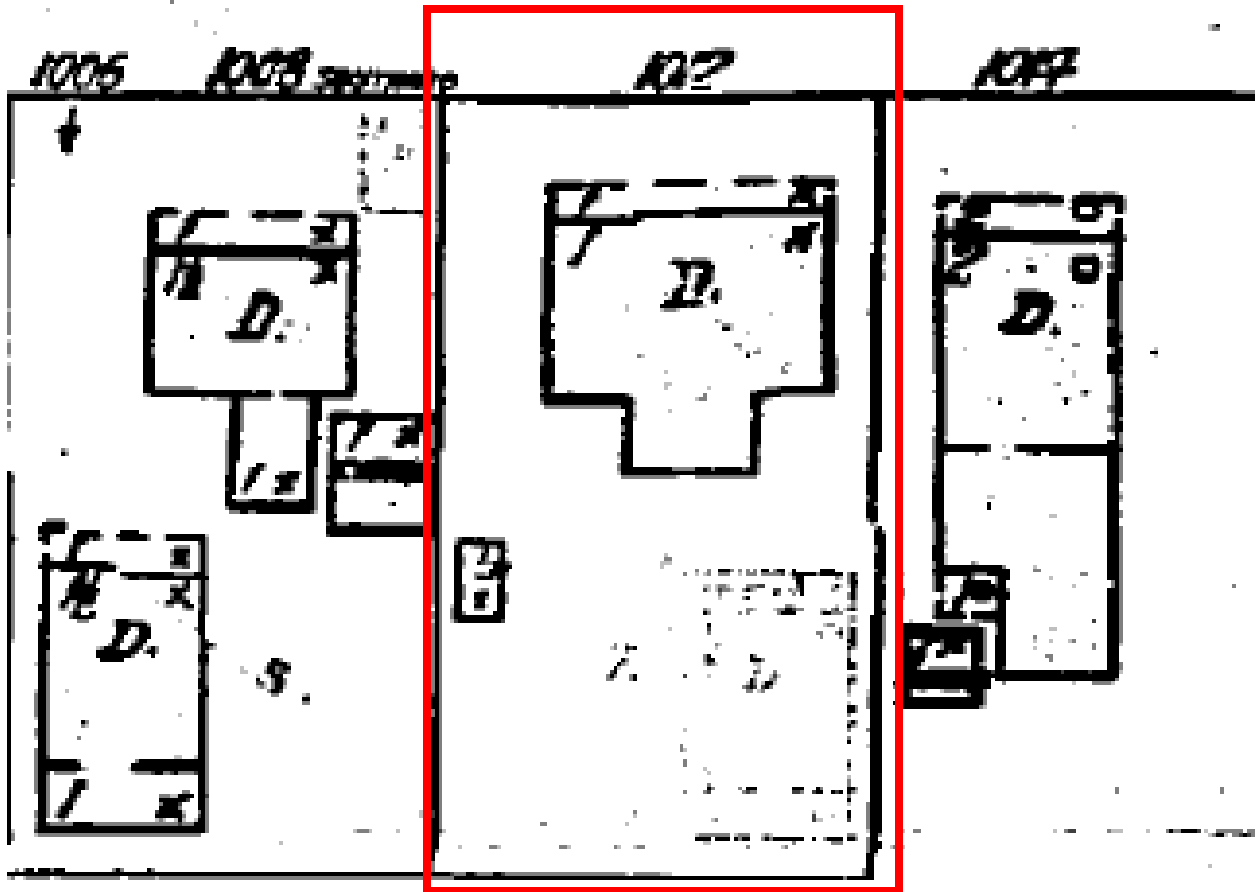
1899 Sanborn with the property at 1012 Southard Street indicated in red.



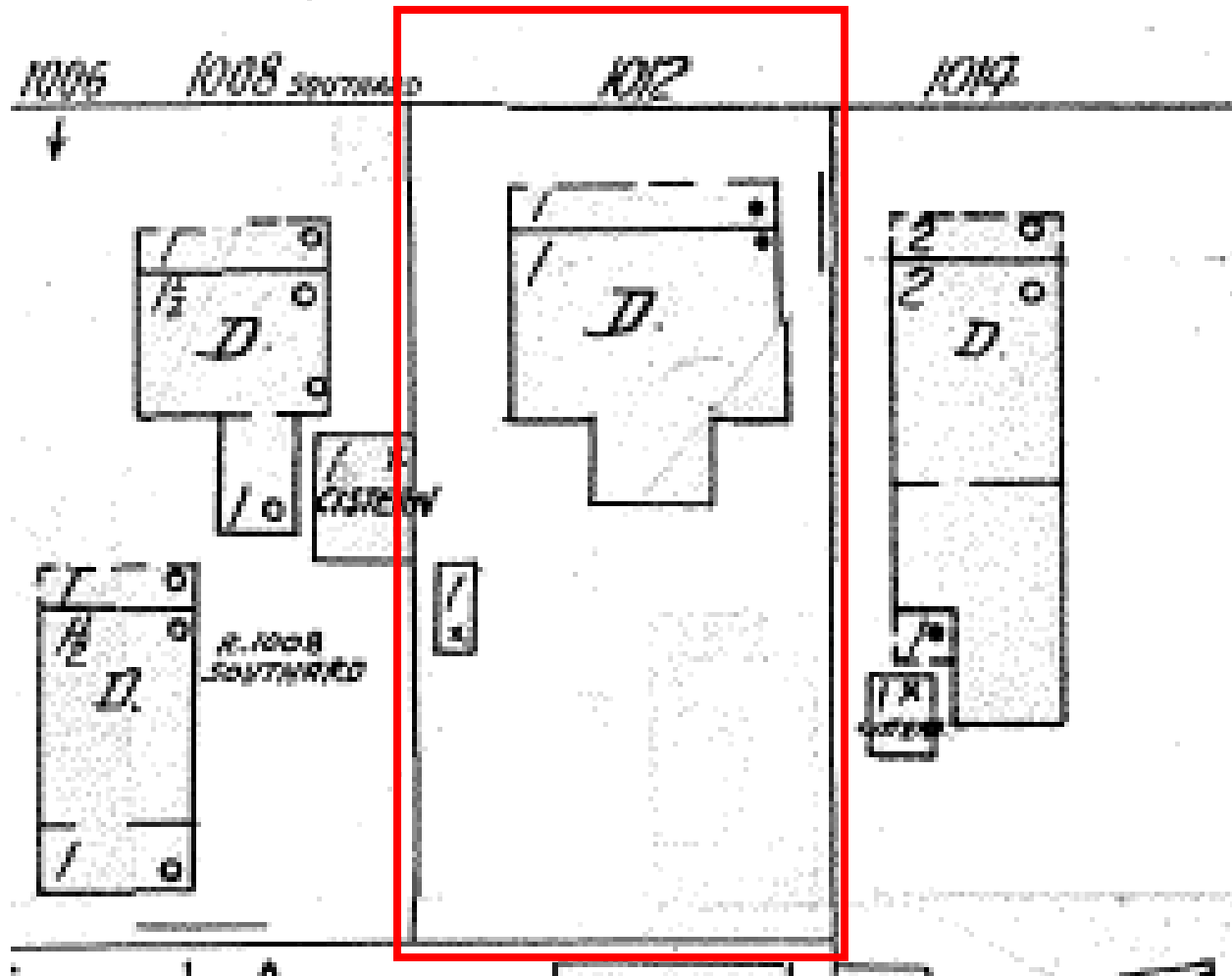
1912 Sanborn with the property at 1012 Southard Street indicated in red.



1926 Sanborn with the property at 1012 Southard Street indicated in red.



1948 Sanborn with the property at 1012 Southard Street indicated in red.



1962 Sanborn with the property at 1012 Southard Street indicated in red.

PROJECT PHOTOS



1965 photo showing the house at 1012 Southard Street.



1965 photo showing the house at 1012 Southard Street. 2-over-2 windows visible on the side of the house and a 6-over-6 window visible on the front of the house.

Photos Submitted by Applicant



Front elevation view of 1012 Southard Street.



View of windows on West elevation of 1012 Southard Street.



View 2 of windows on West elevation of 1012 Southard Street.



View of windows on East elevation of 1012 Southard Street.



View 2 of windows on East elevation of 1012 Southard Street.

Photos Taken on Site Visit
9/20/2021



Windows on West Elevation. 1012 Southard Street. Photo by Brandon Celli.



Windows on West Elevation 2. 1012 Southard Street. Photo by Brandon Celli.



Up-close Window on West Elevation. 1012 Southard Street. Photo by Brandon Celli.



Up-close of Window Hardware on West Elevation. 1012 Southard Street. Photo by Brandon Celli.



Up-close Window on East Elevation. 1012 Southard Street. Photo by Brandon Celli.



Up-close Window on East Elevation 2. 1012 Southard Street. Photo by Brandon Celli.



Windows on East Elevation. 1012 Southard Street. Photo by Brandon Celli.



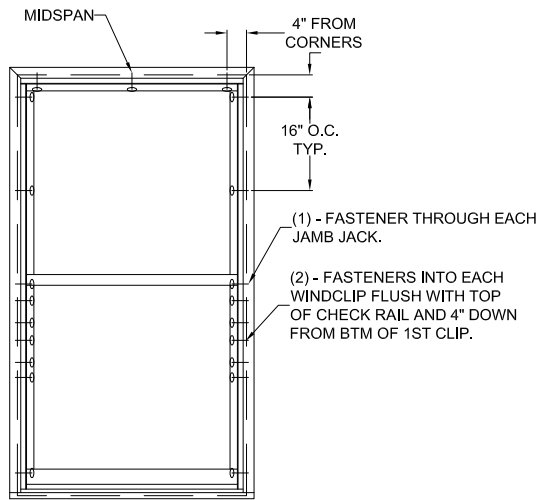
Windows on East Elevation 2. 1012 Southard Street. Photo by Brandon Celli.



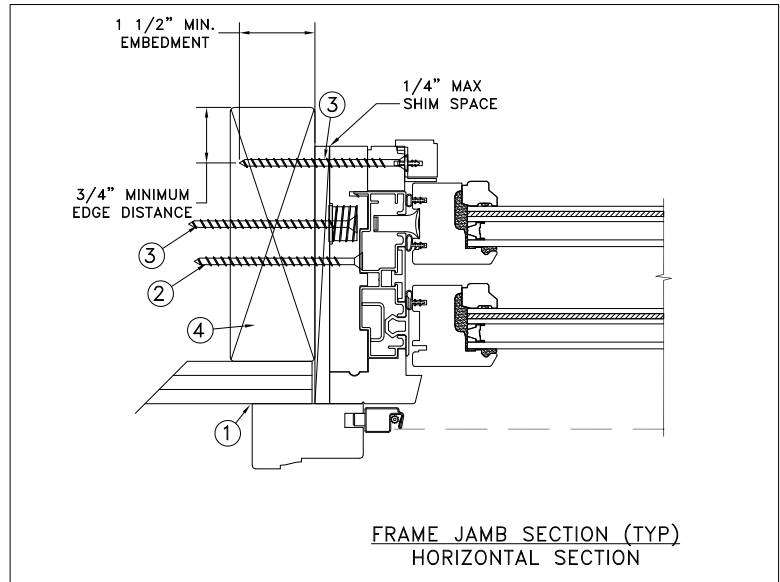
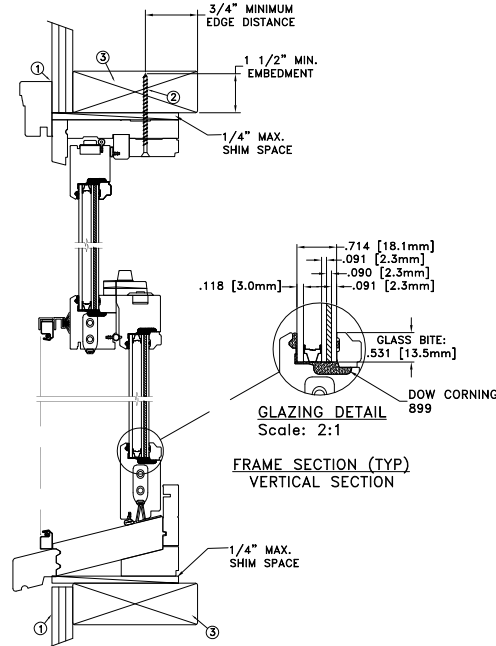
Up-close of Window Hardware on East Elevation. 1012 Southard Street. Photo by Brandon Celli.

PROPOSED DESIGN

THROUGH FRAME
INSTALLATION



TYPICAL ELEVATION WITH FASTENER SPACING



MAXIMUM FRAME	DP	IMPACT
41 3/8 x 76	+50/-65	YES

WINDZONE 3

Installation Notes:

1. Seal flange/frame to substrate. Sill shall be set on a continuous serpentine bead of structural grade silicone caulk when no fastener is used to anchor the sill (typical).
2. Use #8 PH or greater fastener through the head & side jambs with sufficient length to penetrate a minimum of 1 1/2" into the wood framing. For 2x wood frame substrate (min. S.G. = 0.42).
3. Use #8 PH or greater fastener through wind clips and jamb jacks through side jamb into buck.
4. Host structure (wood buck, masonry, steel) to be designed and anchored to properly transfer all loads to the structure. The host structure is the responsibility of the architect or engineer of record for the project of installation.

General Notes:

1. The product shown herein is designed, tested and manufactured to comply with the wind load criteria of the adopted International Building Code (IBC), the International Residential Code (IRC), the Florida Building Code (FBC) and the industry requirement for the stated conditions.
2. All glazing shall conform to ASTM E1300.
3. At minimum, glazing is 3.0mm annealed - 8.3mm airspace - 2.3mm annealed - 2.3mm PVB Interlayer by Kuraray - 2.3mm annealed insulating glass.
4. Use structural or composite shims where required.

This schedule addresses only the fasteners required to anchor the unit to achieve the rated design pressure and impact performance (where applicable) up to the size limitations noted. It is not intended as a guide to the installation process and does not address the sealing consideration that may arise in different wall conditions. For the complete installation procedure, see the instructions packaged with the unit or go to www.jeld-wen.com.

DISCLAIMER:

This drawing and its contents are confidential and are not to be reproduced or copied in whole or in part or used or disclosed to others except as authorized by JELD-WEN Inc.

"AS TESTED"

DATE: 03/14/2019	<p>3737 LAKEPORT BLVD. KLAMATH FALLS OR, 97601 PHONE: (800) 535-3936</p>		
DRAWN BY: J.HAWKINS		SCALE: NTS	
CHECKED BY: G.GARDNER		TITLE: Custom Wood Single Hung Window - Impact	
APPROVED BY: D.STOKES		RECORD No.: D004262	
REPORT No.:	CAD DWG. No.: CustWDSHung Cert	REV: A	SHEET 1 of 2



Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

OFFICE OF THE SECRETARY

FL #	FL14888-R8																
Application Type	Revision																
Code Version	2017																
Application Status	Approved																
	*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.																
Comments																	
Archived	<input type="checkbox"/>																
Product Manufacturer	JELD-WEN																
Address/Phone/Email	3737 Lakeport Blvd Klamath Falls, OR 97601 (800) 535-3936 fbc1@jeld-wen.com																
Authorized Signature	Rylee Sumner Fricks fbc1@jeld-wen.com																
Technical Representative	JELD-WEN Corporate Customer Service																
Address/Phone/Email	3737 Lakeport Blvd. Klamath Falls, OR 97601 (800) 535-3936 customerserviceagents@jeld-wen.com																
Quality Assurance Representative																	
Address/Phone/Email																	
Category	Windows																
Subcategory	Single Hung																
Compliance Method	Certification Mark or Listing																
Certification Agency	Window and Door Manufacturer Association																
Validated By	Window and Door Manufacturers Association																
Referenced Standard and Year (of Standard)	<table border="0"> <thead> <tr> <th><u>Standard</u></th> <th><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>AAMA/WDMA/CSA 101/I.S.2/A440</td> <td>2008</td> </tr> <tr> <td>AAMA/WDMA/CSA 101/I.S.2/A440</td> <td>2011</td> </tr> <tr> <td>ASTM E1886</td> <td>2005</td> </tr> <tr> <td>ASTM E1886</td> <td>2013</td> </tr> <tr> <td>ASTM E1996</td> <td>2014</td> </tr> <tr> <td>ASTM E1996</td> <td>2005</td> </tr> <tr> <td>ASTM E1996</td> <td>2012</td> </tr> </tbody> </table>	<u>Standard</u>	<u>Year</u>	AAMA/WDMA/CSA 101/I.S.2/A440	2008	AAMA/WDMA/CSA 101/I.S.2/A440	2011	ASTM E1886	2005	ASTM E1886	2013	ASTM E1996	2014	ASTM E1996	2005	ASTM E1996	2012
<u>Standard</u>	<u>Year</u>																
AAMA/WDMA/CSA 101/I.S.2/A440	2008																
AAMA/WDMA/CSA 101/I.S.2/A440	2011																
ASTM E1886	2005																
ASTM E1886	2013																
ASTM E1996	2014																
ASTM E1996	2005																
ASTM E1996	2012																
Equivalence of Product Standards Certified By	Approved Testing Lab FL14888_R8_Equiv_2016-01_Rev_2_Tech_Bulletin_E1996_and_E1886_Equivalency.pdf																
Product Approval Method	Method 1 Option A																
Date Submitted	05/21/2019																
Date Validated	05/24/2019																
Date Pending FBC Approval																	
Date Approved	05/31/2019																
Date Revised	07/06/2020																

Summary of Products

FL #	Model, Number or Name	Description
14888.1	Custom Clad	Single Hung without Wind Clips 41 3/8" x 76" Insulated Glass (5/16 PVB Lam in - 1/8 Annealed out)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +50/-65 Other:		Certification Agency Certificate FL14888_R8_C_CAC_CCL_419-H-1021.11_12.pdf Quality Assurance Contract Expiration Date 07/12/2023 Installation Instructions FL14888_R8_II_Custom_Clad_Impact_WZ3_SH_Without_Wind_Clips_Install_9-18-15.pdf Verified By: Window and Door Manufacturer Association Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
14888.2	Custom Clad	Single Hung with Wind Clips 41 3/8" x 76" Insulated Glass (5/16 PVB Lam in - 1/8 Annealed out)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +50/-65 Other:		Certification Agency Certificate FL14888_R8_C_CAC_CCL_419-H-1021.09_10.pdf Quality Assurance Contract Expiration Date 07/12/2023 Installation Instructions FL14888_R8_II_Custom_Clad_SH_WZ3_Impact_Install_41.375 x 76 9-22-15.pdf Verified By: Window and Door Manufacturer Association Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
14888.3	Custom Wood	Single Hung with Wind Clips 41 3/8" x 76" Insulated Glass (5/16 PVB Lam in - 1/8 Annealed out)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +50/-65 Other:		Certification Agency Certificate FL14888_R8_C_CAC_419-H-1008.04_05.pdf Quality Assurance Contract Expiration Date 05/22/2027 Installation Instructions FL14888_R8_II_Custom_Wood_Single_Hung_Impact_PVB_AT_Installs_(41x76)_3-14-19.pdf Verified By: Window and Door Manufacturer Association Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:

[Back](#) [Next](#)

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

The State of Florida is an AA/EEO employer. Copyright 2007-2013 State of Florida. :: [Privacy Statement](#) :: [Accessibility Statement](#) :: [Refund Statement](#)

Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click [here](#).

Product Approval Accepts:



Hallmark® Certificate of Conformance and License (CCL)

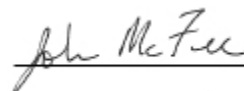


JELD-WEN INC.
401 Harbor Isles Boulevard
Klamath Falls, OR 97601

Mfr ID: 419
For more Information visit www.amscert.com
Website: WWW.JELD-WEN.COM
TEL: (541) 882-3451

Product No.	Product Name	Standard	Rating	Wide	High	Test Report #	CertDate	ExpDate
419-H-1008.04	Custom Wood Single Hung - IG Impact	101/I.S.2/A440-11	Class LC-PG50; Size Tested 1052mm x 1930mm (41in x 76in) Type-H; DP +50/-65 psf	1052mm	1930mm	i8029.01-301-47-r0	4/12/2019	5/22/2027
419-H-1008.05	Custom Wood Single Hung - IG Impact	ASTM E-1996 14/ASTM E-1886 13a	DP +50/-65 psf, Missile D, Wind Zone 3	1052mm	1930mm	i8029.01-301-47-r0	4/4/2019	2/27/2029

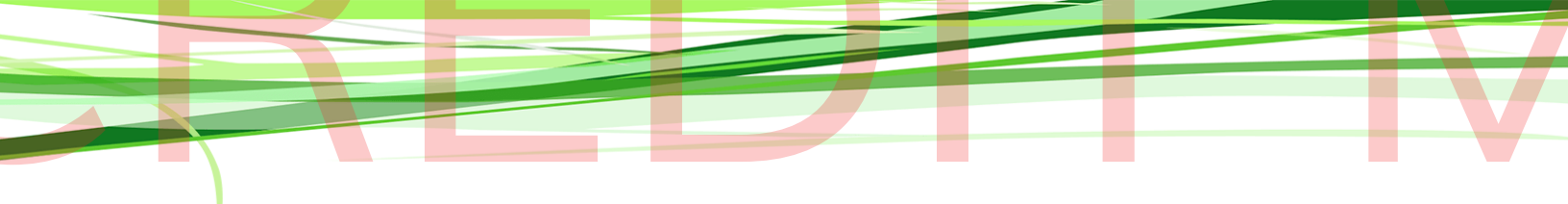
WDMA and AMS HEREBY CERTIFY that the aforesaid Company ("Licensee"), at its participating manufacturing plant(s), is licensed to use the WDMA Registered Hallmark on product lines that have been manufactured in accordance with the indicated standards. It is further certified that the plant(s), facilities, quality control procedures, methods, and processes of Licensee have been inspected, and are subject to regular follow-up inspection and test. It is further certified that samples of the product set forth above were tested and found to comply with the standards.

By:  **John McFee, VP of Certification Programs, WDMA Hallmark**

By:  **Lucas L. Wenzel, Authorized Representative, AMS**

Program Sponsor:
Window and Door Manufacturers Assoc
330 N. Wabash Avenue, Suite 2000
Chicago, IL 60611
TEL (312)673-4828 www.wdma.com

Program Administrator:
Administrative Management Systems, Inc.
PO Box 730, 205 West Main
Sackets Harbor, NY 13685
TEL (315)646-2234 staff@amscert.com



3220 N. Roosevelt Blvd.
 Key West, FL 33040
 islanddoorsandwindows@gmail.com
 KeyWestIslandDoorsAndWindows.com
 Ph.-----305.296.0899
 Fax-----305.296.0889



Island Doors and Windows

Credit Memo

For: ECI Construction
 eciconstruction@ymail.com, office.eciconstruction@gmail.com
 Ph.-----386.316.8541
 Job-----1012 Southard St.

Credit Memo 460
 No:
 Date: 08/10/2021

Wind Load Calculations

Description	Quantity	Rate	Amount
-------------	----------	------	--------

Wind Load Calculations: from table R301.2(2) (2020 Edition) (all zone 4--Walls--180 MPH) (all exposure C--
 mean roof height of 20'--for City of Key West)

WINDOWS :

(1)-----aluminum impact single-hung window, 10 sq. ft. or more effective wind area-----(+75/-90 DP)

Wind load DP required= +45.1/-48.9
 (10 sq. ft. effective wind area or more -- +58.3/-63.2 x 1.29 for exposure C x .6 = +45.1/-48.9 DP needed)

(4)-----all wood impact single-hung windows, all 10 sq. ft. or more effective wind area-----(+50/-65 DP)

Wind load DP required= +45.1/-48.9
 (10 sq. ft. effective wind area or more -- +58.3/-63.2 x 1.29 for exposure C x .6 = +45.1/-48.9 DP needed)

DOORS :

(2)-----fiberglass impact glazed single doors, both 20 sq. ft. or more effective wind area-----(+65/-65 DP)

Wind load DP required +43.1/-46.9
 (20 sq. ft. effective wind area or more -- +55.7/-60.6 x 1.29 for exposure C x .6 = +43.1/-46.9 DP needed)

*Indicates non-taxable item

Subtotal	\$0.00
TAX 7.5%	\$0.00
Total	\$0.00

Total	\$0.00
--------------	---------------

Island Doors and Windows

Client's signature



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., October 27, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF 4 HISTORIC WINDOWS WITH NEW 2-OVER-2 WOOD IMPACT UNITS.

#1012 SOUTHARD STREET

Applicant – ECI Construction Application #BLD2021-2327

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

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



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

Parcel ID 00010800-000000
 Account# 1011096
 Property ID 1011096
 Millage Group 10KW
 Location 1012 SOUTHARD St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 56 G52-299 OR15-250/54 OR379-721 OR840-2384 OR842-349
 Description OR1785-1499 OR1803-2232 OR2591-1639/40 OR2907-1813/14
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

ROMANO DEBORAH J ROMANO WILLIAM
 1012 Southard St 1012 Southard St
 Key West FL 33040 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$207,593	\$187,568	\$189,905	\$194,577
+ Market Misc Value	\$25,935	\$26,783	\$27,631	\$28,478
+ Market Land Value	\$559,363	\$542,938	\$611,375	\$611,375
= Just Market Value	\$792,831	\$757,289	\$828,911	\$834,430
= Total Assessed Value	\$690,679	\$671,254	\$677,601	\$651,515
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$665,679	\$646,254	\$652,601	\$643,630

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	5,000.00	Square Foot	50	100

Buildings

Building ID 739 Exterior Walls HARDIE BD
 Style 1 STORY ELEV FOUNDATION Year Built 1933
 Building Type S.FR. - R1 / R1 Effective Year Built 2006
 Gross Sq Ft 1483 Foundation WD CONC PADS
 Finished Sq Ft 1248 Roof Type IRR/CUSTOM
 Stories 1 Floor Roof Coverage METAL
 Condition EXCELLENT Flooring Type SFT/HD WD
 Perimeter 164 Heating Type FCD/AIR DUCTED
 Functional Obs 0 Bedrooms 3
 Economic Obs 0 Full Bathrooms 2
 Depreciation % 16 Half Bathrooms 0
 Interior Walls WALL BD/WD WAL Grade 500
 Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	190	0	106
FLA	FLOOR LIV AREA	1,248	1,248	244
OPU	OP PR UNFIN LL	45	0	28
TOTAL		1,483	1,248	378

Building ID	6030	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1999
Building Type	S.FR. - R1/ R1	Effective Year Built	2006
Gross Sq Ft	476	Foundation	CONCR FTR
Finished Sq Ft	372	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	EXCELLENT	Flooring Type	SFT/HD WD
Perimeter	90	Heating Type	FCD/AIR NON-DC
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	16	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	372	372	0
OPU	OP PR UNFIN LL	104	0	0
TOTAL		476	372	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1932	1933	1	40 SF	1
RES POOL	1999	2000	1	252 SF	4
BRICK PATIO	2014	2015	1	105 SF	2
FENCES	2014	2015	1	196 SF	2
WOOD DECK	2014	2015	1	523 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/21/2018	\$100	Quit Claim Deed	2169932	2907	1813	30 - Unqualified	Improved
10/1/2012	\$625,000	Certificate of Title		2591	1639	12 - Unqualified	Improved
10/1/1981	\$82,800	Warranty Deed		842	349	Q - Qualified	Improved
9/1/1981	\$75,000	Warranty Deed		840	2384	Q - Qualified	Improved

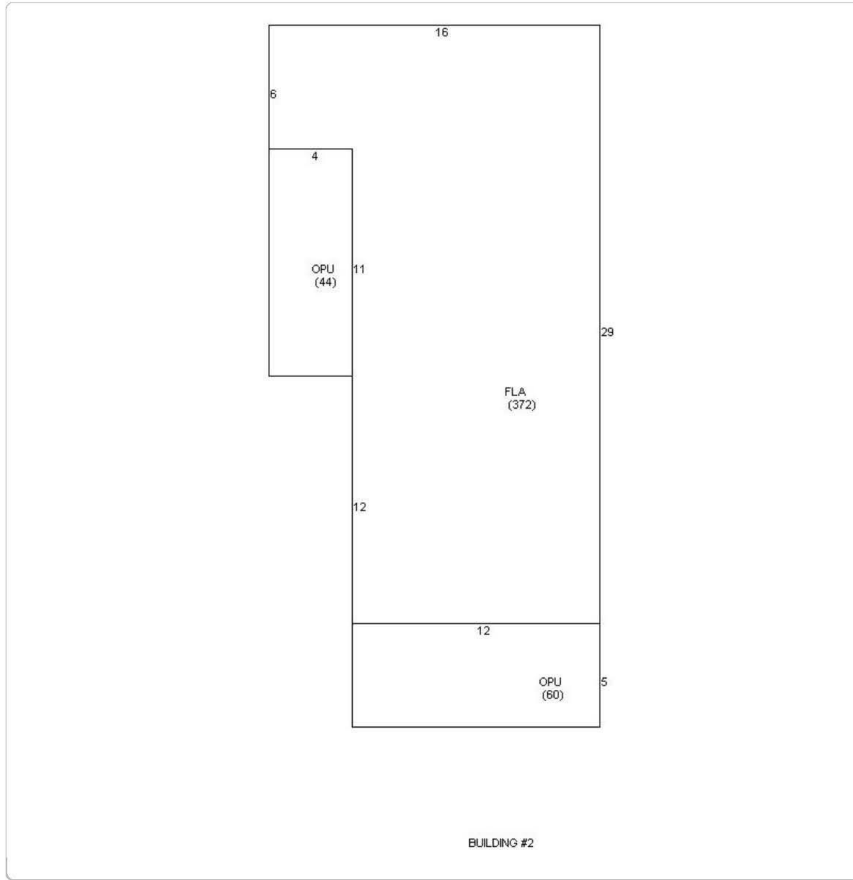
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-4982	12/20/2013	10/2/2014	\$12,000		RE ROUGH TRIM OF 2 TOILETS, 2 SHOWERS, 2 LAVS, ETC
13-5376	12/20/2013	10/2/2014	\$9,950		INSTALL NEW 2 TON DUCTLESS AC
13-5077	12/5/2013	10/2/2014	\$17,489		INSTALL 2425SF OF VCRIMP ROOFING
13-4981	11/25/2013	10/2/2014	\$19,000		BUILD SERVICE WIRE MAIN HOUSE AC HOOK UP
13-4532	11/4/2013	10/2/2014	\$395,000		RENOVATE HISTORICAL STRUCTURE 600SF INCLUDING: BUILD NEW ADDITIONS AND REAR PORCH, REPLACE DECK BOARDS, R&R FOUNDATIONS AND FRAMING WORKD INCLUDING ADDITIONAL DECK AREA 1320SF. ADDITIONS AND PORCH DECK ARE APPROX 905F
13-4533	11/4/2013	10/2/2014	\$41,000		RENOVATE REAR STRUCTURE INCLUDING PORCH ROOF DECK 350SF AND 50SF OF PORCH DECKING
13-4534	11/4/2013	10/2/2014	\$9,700		BUILD 50LF OF 4"HI OPEN PICKET
13-4204	10/1/2013	10/2/2014	\$15,000		DEMO EXISTING REAR PORCH AND ADDITIONS. MISC PARTS OF FRONT HISTORICAL STRUCTURE
9900616	5/7/1999	11/23/1999	\$37,000		ADDITION & POOL & DECK

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the
[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Developed by
 Schneider
GEO SPATIAL

Last Data Upload: 8/10/2021, 5:12:55 AM

Version 2.3.139