Historic Architectural Review Commission
Staff Report for Item 17

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa, MSHP Historic Preservation Planner
Meeting Date:	February 23, 2016
Applicant:	Lepine Builders
Application Number:	H16-01-0151
Address:	#425 Southard Street

Description of Work:

Replacement of 6' tall chain link fence with 6' tall wood folding gate, painted white, on front yard.

Site Facts:

The main house in the lot is a contributing resource to the historic district. The one story frame vernacular building, built circa 1920, has historically been used as a shop. The site has a 6' tall chain link gates.

Guidelines Cited on Review:

- Fences and walls (pages 41-42), specifically first paragraph and guidelines 1, 2, 3, 4, 5, 6, and 8.

Staff Analysis

The Certificate of Appropriateness in review is for the installation of a new 6' tall wooden picket fence that will be bi-folded with a gate. The frame of the fence will be made of aluminum and the new proposed fence will be white. The fence will be replacing a 6' tall chain link fence/ gate, located on the front of the lot.

Consistency with Guidelines

The guidelines pertaining fences are very clear as to how tall they can be on front yards. Whether a property is commercial or residential, front yard fences cannot exceed 4 feet in height. Staff opines that the proposed material is more appropriate than the existing chain link fence, but finds that the design fails all cited guidelines due to the height of the new fence. The guidelines will support a replacement of a taller fence on a front elevation if there is a previous masonry and wood or iron picket combination fence, which is not the case. It is staff's opinion that the proposed design fails the sited guidelines.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

$50.00 APPLICATION FEE NON-REFUNDABLE

City of Key West
3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040
Phone: 305.809.3956

HARC PERMIT NUMBER	BUILDING PERMIT NUMBER	INITIAL & DATE
16-01-0151	16-428	
FLOODPLAIN PERMIT		REVISION #

FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			___ YES ___ NO _____%

RECEIVED JAN 28 2016 BY: [illegible]

ADDRESS OF PROPOSED PROJECT:	425 SOUTHARD	# OF UNITS
RE # OR ALTERNATE KEY:		
NAME ON DEED:	STELLA A RYLANDER	PHONE NUMBER
OWNER'S MAILING ADDRESS:	P O BOX 420016	EMAIL
	SUMMERLAND KEY 33042-0126	
CONTRACTOR COMPANY NAME:	LEPINE BUILDERS INC	PHONE NUMBER 305-304-0202
CONTRACTOR'S CONTACT PERSON:	MICHAEL LEPINE	EMAIL LEPINE310@gmail.com
ARCHITECT / ENGINEER'S NAME:	MICHAEL INGRAM	PHONE NUMBER
ARCHITECT / ENGINEER'S ADDRESS:		EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: X YES ___NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: $ 3,000 -

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 X COMMERCIAL ___ NEW ___ REMODEL
___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE _____
___ DEMOLITION ___ SITE WORK ___ INTERIOR X EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., REMOVE CHAIN LINK FENCE/GATE REPLACE WITH FOLDING WOOD GATE - SWING INTO PROPERTY

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME:	QUALIFIER PRINT NAME: MICHAEL LEPINE
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 28th DAY OF January, 20 16.
Personally known or produced _____ as identification	Personally known or produced _____ as identification.

VERONICA CLEARE
Commission # EE 864396
Expires January 10, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

Owner: [illegible] Date: 01/29/2016 Type: BP Drawer: 1
Receipt no: 8827
BUILDING PERMITS-NEW 1.00 50.00
23B4 [illegible] 00:00:00
Time: 10:30:33

16-01-0151 - 428

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 X FENCE ___ OUTBUILDING / SHED

FENCE STRUCTURES: ___ 4 FT. X 6 FT. SOLID ___ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ___ INGROUND ___ ABOVE GROUND ___ SPA / HOT TUB ___ PRIVATE ___ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ____ NEW ___ ROOF-OVER ___ TEAR-OFF ___ REPAIR ___ AWNING

____ 5 V METAL ___ ASPLT. SHGLS. ___ METAL SHGLS. ___ BLT. UP ___ TPO ___ OTHER

FLORIDA ACCESSIBILITY CODE: ___ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ____ # OF SINGLE FACE ____ # OF DOUBLE FACE ____ REPLACE SKIN ONLY ___ BOULEVARD ZONE

____ POLE ___ WALL ___ PROJECTING ___ AWNING ___ HANGING ___ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

_____ MECHANICAL: ___ DUCTWORK ___COMMERCIAL EXH. HOOD ___ INTAKE / EXH. FANS ___ LPG TANKS

A / C: ___ COMPLETE SYSTEM ___ AIR HANDLER ___ CONDENSER ___ MINI-SPLIT

_____ ELECTRICAL: ___ LIGHTING ___ RECEPTACLES ___ HOOK-UP EQUIPMENT ___ LOW VOLTAGE

SERVICE: ___ OVERHEAD ___ UNDERGROUND ___ 1 PHASE ___ 3 PHASE _____ AMPS

_____ PLUMBING: ___ ONE SEWER LATERAL PER BLDG. ___ INGROUND GREASE INTCPTRS. ___ LPG TANKS

RESTROOMS: ___ MEN'S ___ WOMEN'S ___ UNISEX ___ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: $10 STAFF APPROVAL: $50 COMMISSION REVIEW $100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: ___GENERAL ___DEMOLITION ___SIGN ___PAINTING ___OTHER

ADDITIONAL INFORMATION:_____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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 _____

Oper: KEYWBLD Type: BP Drawer: 1
Date: 1/29/16 50 Receipt no: 8827
2016 1000151
PT * BUILDING PERMITS-NEW
1.00 $50.00
Trans number: 3076219
CK CHECK 2384 $100.00

Trans date: 1/28/16 Time: 15:30:33

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

OFFICIAL USE ONLY:	HARC STAFF OR COMMISSION REVIEW	
____ APPROVED ____ NOT APPROVED	____DEFERRED FOR FUTURE CONSIDERATION	____ TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: Main house is contributing. Build on. DEO Guidelines for fences!		
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

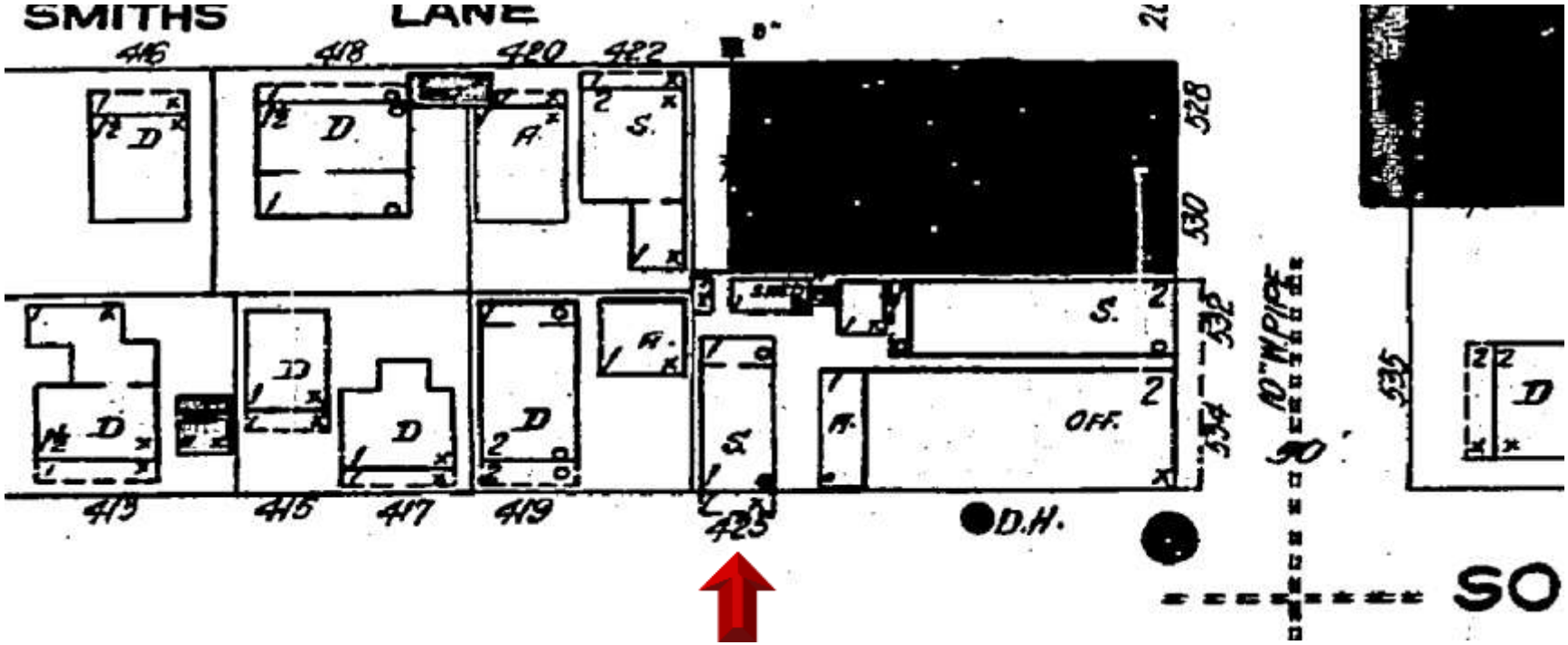
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.
IN ADDITION TO THE REQUIREMENTS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

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

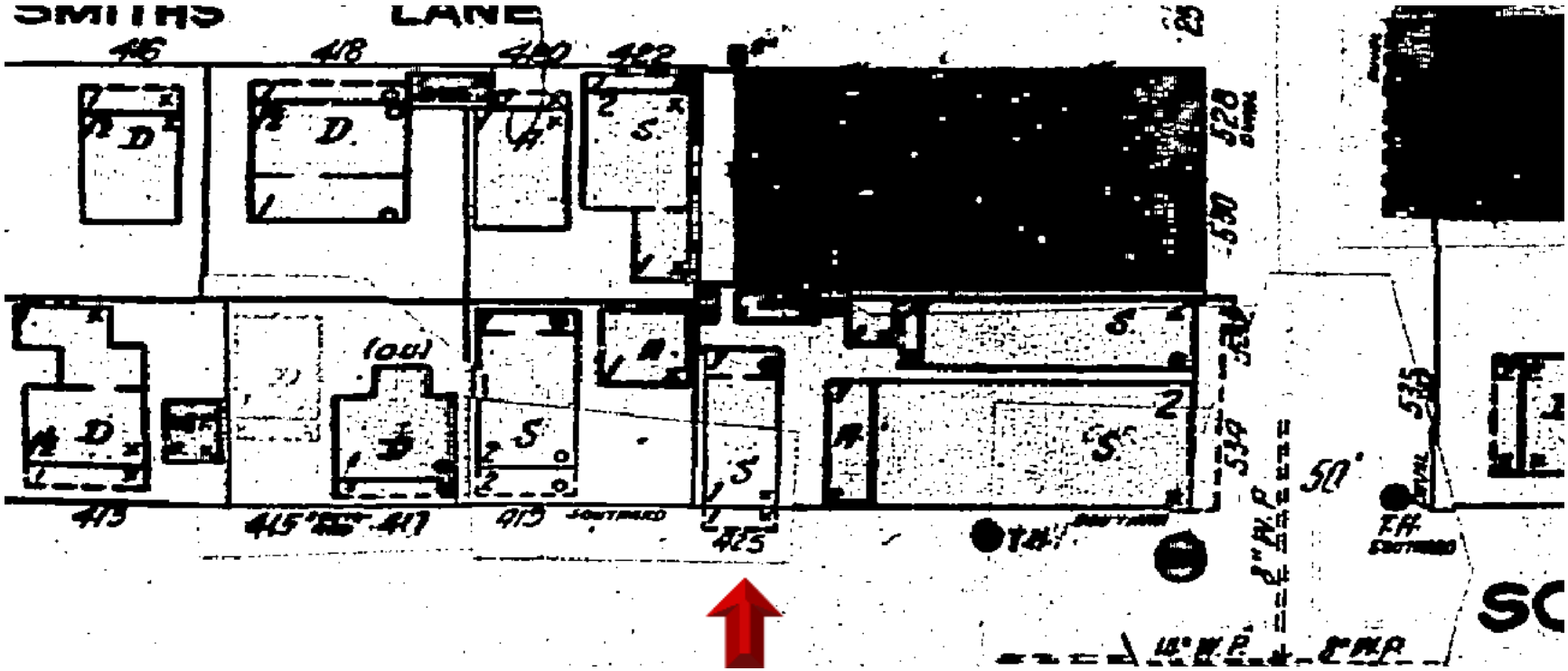
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

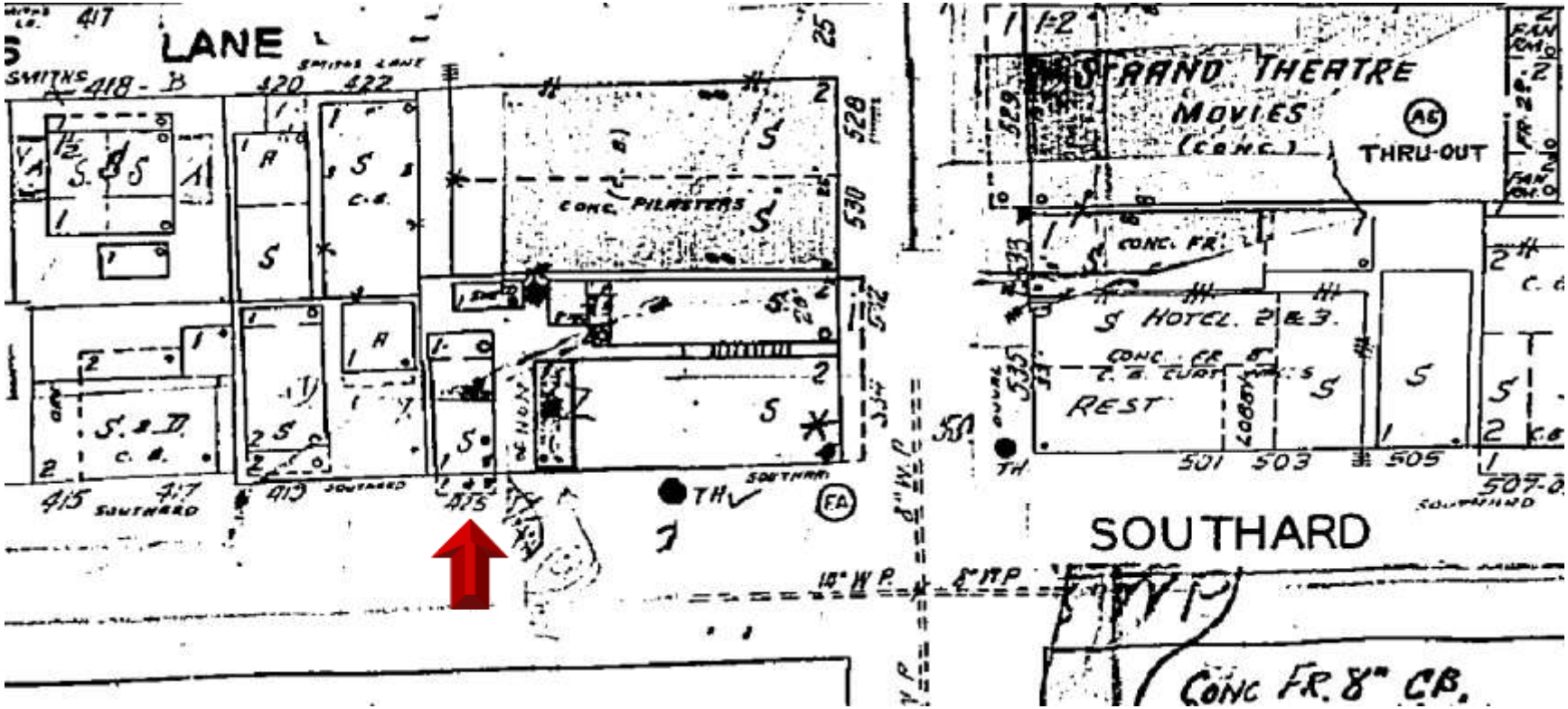
SANBORN MAPS



#425 Southard Street 1926 Sanborn map



#425 Southard Street 1948 Sanborn map



#425 Southard Street 1962 Sanborn map

PROJECT PHOTOS

PT LOT 1
OR155-435-448
OR155-451/458 OR170-103-104

OR408-110-111

425 SOUTHARD ST

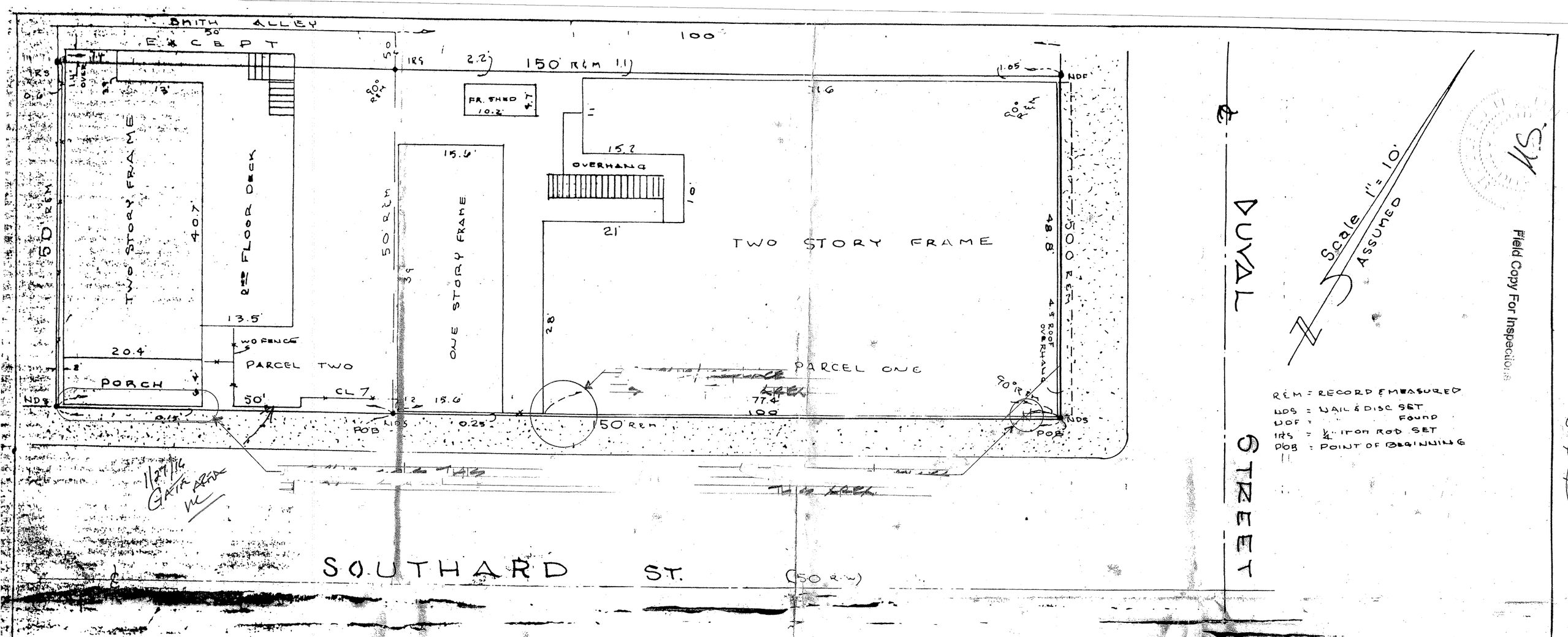
Ford

PAY TO PARK
IN THIS BLOCK
PAY STATION
MID BLOCK
P
WE
RECYCLE

Churros
CUBAN
Frita's

PROPOSED DESIGN

LEPINE BUILDERS
425 SOUTHAZL



SURVEYOR'S REPORT:

- Flood Insurance Rate Map: Community No: 120168, Panel No: 1716, Suffix: H, Date: March 3, 1997, Zone: X
  F lood Elev undetermined
- This survey is not valid without the original raised seal of the Florida Licensed Surveyor and Mapper whose name and signature appears below the certification as indicated heron.
- The legal description shown hereon was furnished this Surveyor
- Under ground foundations and utilities, trees and ornamental shrubs were not located.
- The address of the subject property is:534 Duval St. Key West, Fl .33040
- Field work for this project was completed on March 2,1998
- Field notes for this project can be found in P&TS field book IDK
- The ownership of fences and/or walls near property lines, if any, is unknown.
- The survey depicted here is covered by Professional Liability Errors & Omissions Insurance.

BOUNDARY SURVEY OF: PARCEL ONE

Known as part of Lot 1 in Square 51 of the City of Key West according to Whitehead map delineated February 1829, commencing at the corner of Southard and Duval Streets and running in a Northwest direction 50 feet; thence in a Southwest direction 100 feet; thence in a Southeast direction 50 feet to Southard Street; thence in a Northeast direction 100 feet to the place of beginning. ALSO

PARCEL TWO

On the island of Key West and known on Whitehead's map as part of Lot 1 in Square 51, of said Whitehead's map, commencing at a point on Southard Street 100 feet from the corner of Duval and Southard Street and running thence along Southard Street in a Southwesterly direction 50 feet; thence in a Northwesterly direction 100 feet to Smith's Alley; thence at right angles in Northeasterly direction along Smith's Alley 50 feet; thence at right angles in Southeasterly direction 100 feet to the place of beginning.

EXCEPT

On the island of Key West and known on W.A. Whitehead's map as part of Lot 1 in Square 51, commencing at a point on the Southeasterly side of Smith's Alley 100 feet Southwesterly from the corner of Smithy's Alley and Duval Street and running thence along the line of Smith's Alley in a Southwesterly direction 50 feet; thence at right angles in a Southeasterly direction 50 feet; thence at right angles in a Northeasterly direction 50 feet; thence at right angles in a Northwesterly direction 50 feet;

I HEREBY CERTIFY to STELLA A. RYLANDER that the survey delineated hereont complies with the minimum technical standads as set forth by the Florida Board of Professional Land Surveyors pursuant to Section 472.027, Florida Statutes and that there are no encroachments, above ground. other than those shown hereon if any.

PHILLIPS & TRICE SURVEYING, INC.

Joe M. Trice, Professional Land Surveyor and Mapper

Florida Registration Certificate No.2110

NO.	DATE	REVISION	BY

BOUNDARY SURVEY OF:
Part of Lot 1 in Square 51
Key West, Florida

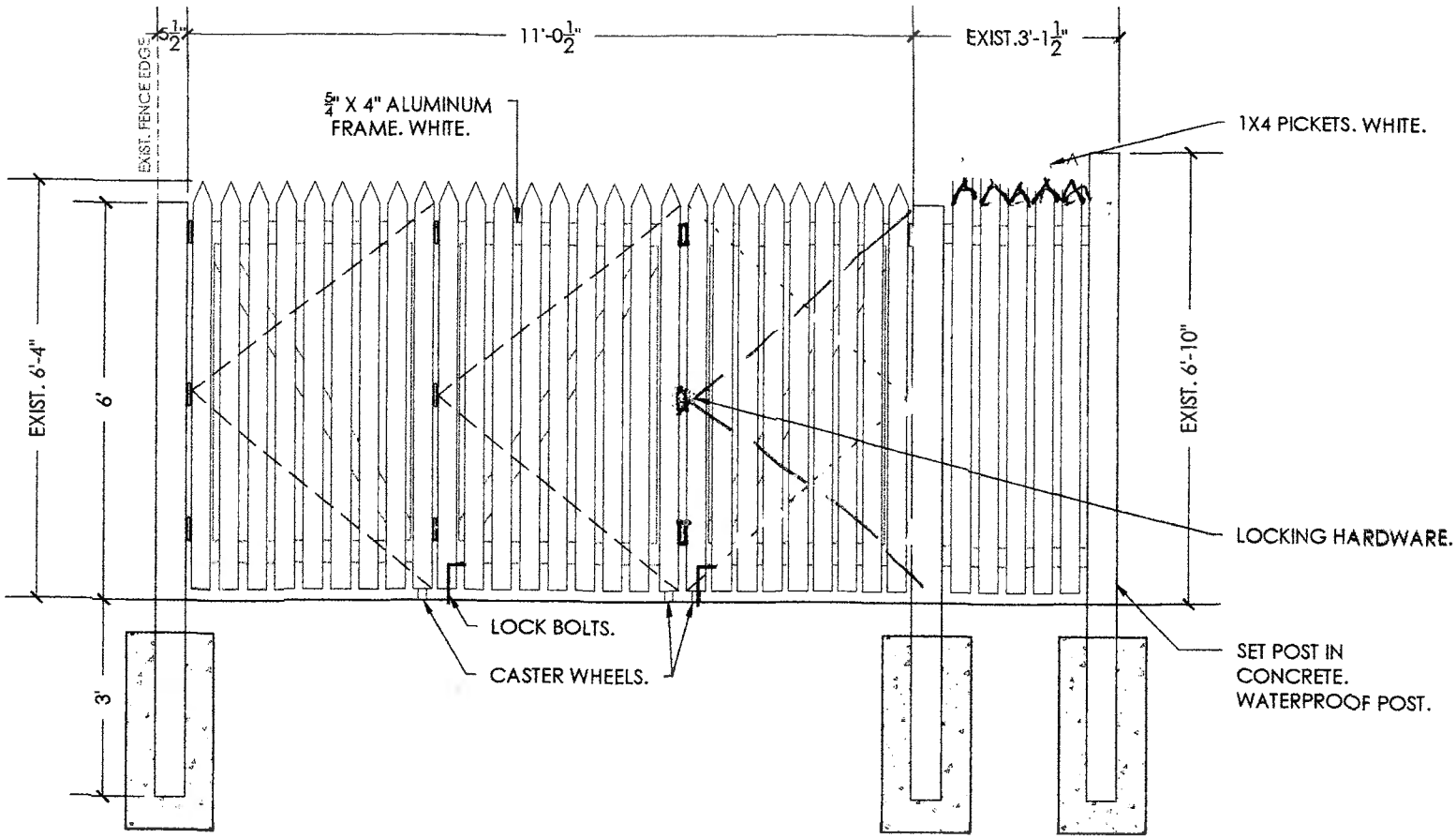
FOR: STELLA A. RYLANDER

98-65
1" 10'
3/3/98
TMT

PHILLIPS & TRICE SURVEYING, INC.
1204 Simonton Street
KEY WEST, FLORIDA 33040
(305) 294-4747

B-1059

1 OF 1 SHTS



BI-FOLD PICKET FENCE W/ GATE

ALUMINUM FRAME AND 1X4 PICKETS

SCALE: 3/8"=1'-0" 0 1 2

419 SOUTHARD STREET
KEY WEST, FLORIDA
33040

FENCE

MICHAEL B. INGRAM, ARCHITECT
1001 WHITEHEAD STREET #101
KEY WEST, FLORIDA 33040
MBINGRAMARCHITECT@GMAIL.COM
305.320.0211

ELEVATION
A1

DEC. 14, 2015

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., February 23, 2016 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF 6' TALL CHAIN LINK FENCE WITH 6' TALL WOOD FOLDING GATE, PAINTED WHITE, ON FRONT YARD.

FOR- #425 SOUTHARD STREET

Applicant – Lepine Builders **Application #H16-01-0151**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MICHAEL GALLAGHER, 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: 425 SOUTHARD on the 16 day of FEBRUARY, 20 16.

   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 FEBRUARY 23, 2016, 20 16.

   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 H 16-01-0151.

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

Signed Name of Affiant: [signature]
Date:
Address: 3734 DUCK AVE
City: KEY WEST
State, Zip: FLORIDA 33040

The forgoing instrument was acknowledged before me on this 16th day of February, 2016.

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

NOTARY PUBLIC
Sign Name: Jo Bennett
Print Name: Michael Gallagher
Notary Public - State of Florida (seal)
My Commission Expires: May 26, 2019

JO BENNETT
Commission # FF 222256
Expires May 26, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Public
Meeting
Notice

PROPERTY APPRAISER INFORMATION

- » 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

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

Print Page

Previous Record **Alternate Key: 1010022 Parcel ID: 00009760-000000** Next Record

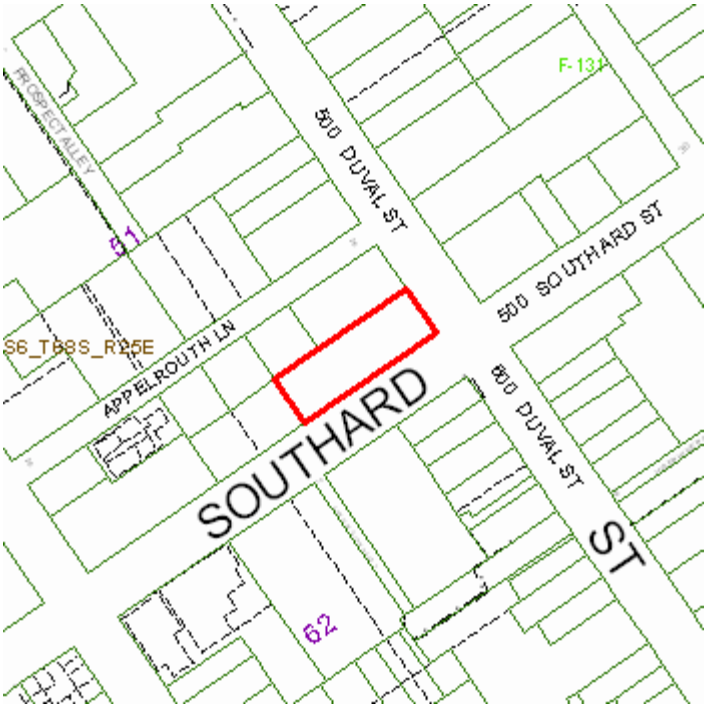
Ownership Details

Mailing Address:
RYLANDER STELLA A
PO BOX 420126
SUMMERLAND KEY, FL 33042-0126

Property Details

PC Code:	12 - STORE/OFF/RES OR COMBINATION
Millage Group:	10KW
Affordable Housing:	No
Section-Township-Range:	06-68-25
Property Location:	532 DUVAL ST KEY WEST 425 SOUTHARD ST KEY WEST 419 SOUTHARD ST KEY WEST 534 DUVAL ST KEY WEST
Legal Description:	KW PT LOT 1 SQR 51 OR408-110/11

Click Map Image to open interactive viewer



Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	150	7,500.00 SF

Building Summary

Number of Buildings:	3
Number of Commercial Buildings:	2

Total Living Area:	9050
Year Built:	1913

Building 1 Details

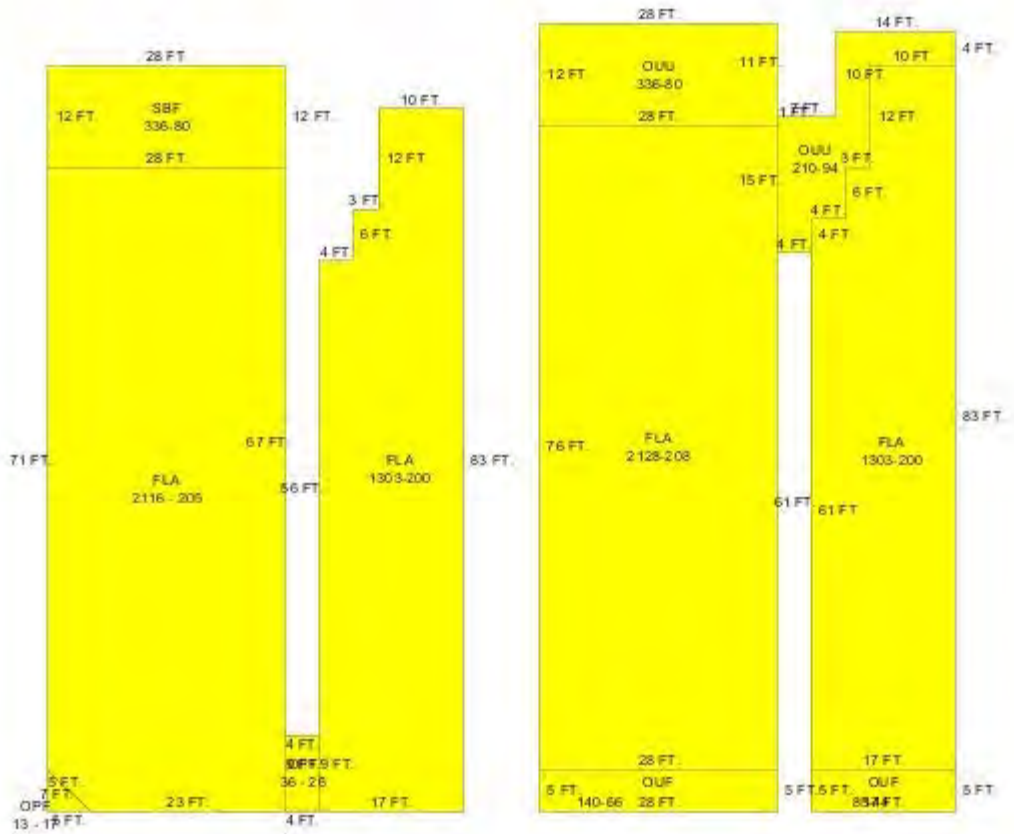
Building Type		Condition	A	Quality Grade	500
Effective Age	23	Perimeter	813	Depreciation %	30
Year Built	1913	Special Arch	0	Grnd Floor Area	6,850
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation	
Heat 1	Heat 2	Bedrooms	0
Heat Src 1	Heat Src 2		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	21	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1912					2,116
2	SBF		1	1912					336
3	FLA		1	1912					2,128
4	OUF		1	1912					140
5	FLA		1	1912					1,303
6	FLA		1	1912					1,303
7	OUF		1	1912					85
8	OUU		1	1912					336
9	OUU		1	1912					210
10	OPF		1	1912					36
11	OPF		1	1912					13

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STORY STORES	100	N	Y
	2070	APARTMENTS	100	N	Y
	2072	1 STORY STORES	80	N	Y
	2073	WAREHOUSE/MARINA C	20	N	N
	2074	APARTMENTS	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
533	AB AVE WOOD SIDING	100

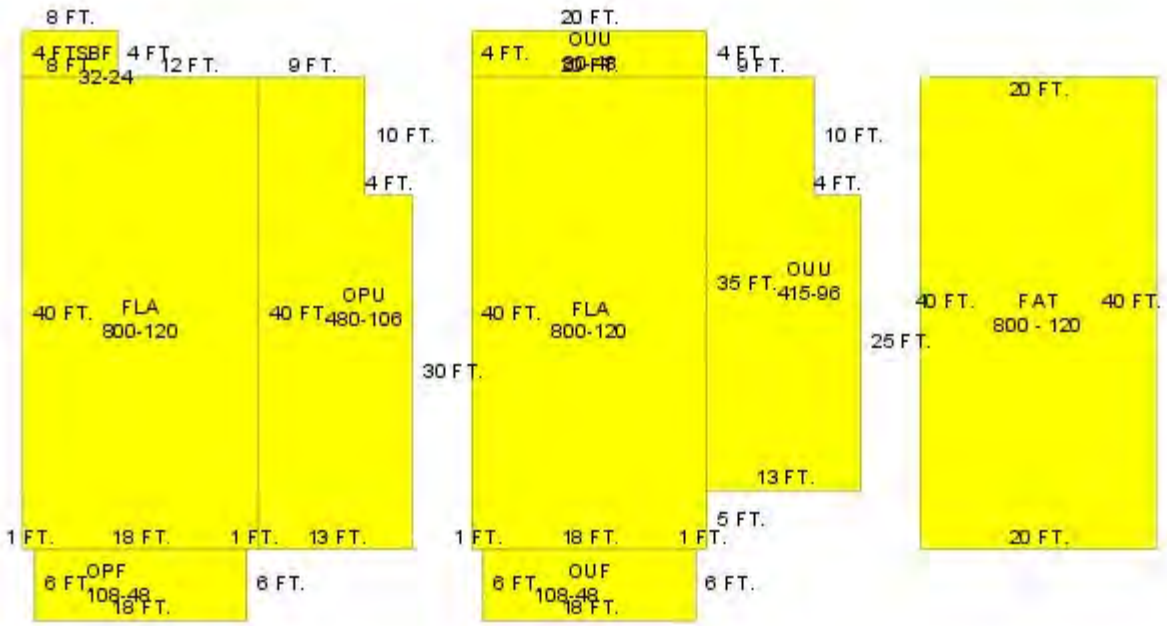
Building 2 Details

Building Type	R3	Condition	P	Quality Grade	500
Effective Age	35	Perimeter	240	Depreciation %	37
Year Built	1913	Special Arch	0	Grnd Floor Area	1,600
Functional Obs	0	Economic Obs	0		

Inclusions:	R3 includes 3 3-fixture baths and 3 kitchens.				
Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	WD CONC PADS
Heat 1	NONE	Heat 2	NONE	Bedrooms	3
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	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	1913	N	N	0.00	0.00	800
2	OPF		1	1913			0.00	0.00	108
3	SBF	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	32
4	OPU		1	1991			0.00	0.00	480
5	OUU		1	1991			0.00	0.00	80
6	FLA	12:ABOVE AVERAGE WOOD	1	1913	N	N	0.00	0.00	800
7	OUF		1	1913			0.00	0.00	108
8	OUU		1	1991			0.00	0.00	415
9	FAT	12:ABOVE AVERAGE WOOD	1	1913	N	N			800

Building 3 Details

Building Type		Condition	A	Quality Grade	350
Effective Age	30	Perimeter	110	Depreciation %	40

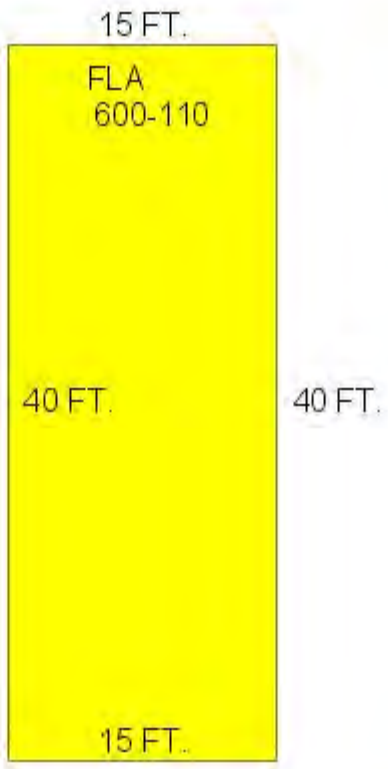
Year Built	1941	Special Arch	0	Grnd Floor Area	600
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation	
Heat 1	Heat 2	Bedrooms	0
Heat Src 1	Heat Src 2		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1940					600

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2076	1 STY STORE-D	70	N	N
	2077	WAREHOUSE/MARINA D	30	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
534	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	174 SF	29	6	1979	1980	1	30
2	FN2:FENCES	414 SF	0	0	1993	1994	2	30
3	PT2:BRICK PATIO	168 SF	14	12	1980	2007	2	50
4	PT2:BRICK PATIO	20 SF	5	4	1980	2007	2	50

Appraiser Notes

5/30/02 - OWNER LIVES IN THE UPSTAIRS OF BLDG 1 AND THE 23% IS CORRECT. UPSTAIRS IS FLA 3.
PETITION KW 123-1997
BLDG 1- 532 & 534 DUVAL, BLDG 2 - 419 SOUTHARD STREET, BLDG 3 - 425 SOUTHARD STREET

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	08-0012	01/23/2008	02/01/2008	900	Commercial	CROW MOLDING, TWO OFFICES
1	08-0157	01/24/2008		4,400	Commercial	INSTALL SECURITY ALARM SYSTEM IN 2500 SF BUILDING
1	11-3510	09/22/2011		4,449	Commercial	REPLACE A 10-TON A/H ONLY INSIDE W/EXT POWER AND STAND. REPLACE A 6 FOOT AIR CURTAIN W/EXT POWER
1	11-3323	09/15/2011		4,750	Commercial	REMOVE EXISTING FRONT DOOR, INSTALL 2-2' X 6'8" FULL LIGHT DOORS. EXTEND SIDE WINDOWS TO LOUVERED KNEE WALL.
1	13-1264	04/05/2013		11,830	Commercial	MAINTENANCE AND PAINT THE TWO V-CRIMP METAL PANEL ROOFS
	14-1198	03/31/2014		2,450	Commercial	SET FIXTURES: 1- TRIPLE COMPARTMENT SINK, 1-HAND SINK, 1 MOP SINK, 1 GREASE TRAP, 1 FLOOR SINK DRAIN.
	13-1300	04/05/2013		1,000	Commercial	REMOVE BROKEN GLASS STOREFRONT AND REPLACE WITH NEW
	14-2598	06/10/2014		7,000	Commercial	REPLACE A TEON TON CIND INSTALL STAND A/H IS ONE YEAR OLD. INSTALL 4 DROP SUPPLY GRILLS W'DUCK WORK TO TWO ROOMS COND HAS EXISTING SLAB POWER.
1	A95-0623	02/01/1995	08/01/1995	500	Commercial	ATTACHING WOOD SIGN
1	99-2404	07/09/1999	11/03/1999	5,000	Commercial	REPLACE 10 TON AIR HANDLE

1	01-1995	05/21/2001	11/16/2001	3,359	Commercial	7 SQS V-CRIMP
1	02/2958	10/31/2002	10/03/2003	975	Commercial	DEMO PERMIT FIRE
1	02/2961	11/05/2002	10/03/2003	1,000	Commercial	REPAIR ELECTRICAL
1	02-3265	12/03/2002	10/03/2003	5,000	Commercial	DEMO DUE TO FIRE
1	02-3341	12/12/2002	10/03/2003	35,000	Commercial	ELECTRIC
1	03-0281	01/28/2003	03/29/2003	1,500	Commercial	PLUMBING
1	03-0283	02/03/2003	09/29/2003	275	Commercial	BUILD INSIDE WALL
1	03-0338	02/07/2003	09/01/2004	150	Commercial	WALL SIGN
1	06-2258	04/11/2006	07/26/2006	700	Commercial	INSTALL 3 COMPARTMENT SING & GREASE TRAP
1	06-2792	05/08/2006	08/15/2006	1,600	Commercial	INSTALL OUTLETS, WIRE.
1	06-0025	01/12/2006	07/26/2006	6,500	Commercial	REPLACE 10 TON WITH 25 TON

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	910,724	1,392	1,399,073	2,311,189	1,946,218	25,000	1,921,219
2014	900,846	1,266	1,365,761	2,267,873	1,912,292	25,000	1,887,292
2013	811,981	1,266	1,299,139	2,112,386	1,793,772	25,000	1,768,773
2012	843,124	1,266	1,299,139	2,143,529	1,812,963	25,000	1,787,963
2011	840,637	1,309	1,299,139	2,141,085	1,804,550	25,000	1,779,551
2010	872,050	1,395	1,332,776	2,206,221	1,849,498	25,000	1,824,499
2009	876,200	1,467	1,409,471	2,287,138	1,903,675	25,000	1,878,675
2008	907,613	1,539	1,950,000	2,859,152	2,326,754	25,000	2,301,754
2007	668,935	1,612	1,950,000	2,620,547	2,142,488	25,000	2,117,488
2006	714,005	978	675,000	1,718,108	1,533,033	25,000	1,508,033
2005	732,633	1,022	562,500	1,565,605	1,409,487	25,000	1,384,487
2004	726,066	1,079	472,500	1,565,605	1,389,210	25,000	1,364,210
2003	733,142	1,122	465,000	1,565,605	1,385,784	25,000	1,360,784
2002	606,835	1,166	465,000	1,565,605	1,381,559	25,000	1,356,559
2001	568,308	1,224	465,000	1,300,698	1,174,808	25,000	1,149,808
2000	548,613	496	390,000	1,237,113	1,120,801	25,000	1,095,801
1999	502,875	513	390,000	1,237,113	1,116,378	25,000	1,091,378
1998	353,057	534	390,000	759,112	745,737	25,000	720,737
1997	353,057	555	375,000	759,112	743,043	25,000	718,043
1996	323,196	578	375,000	670,474	670,175	25,000	645,175
1995	323,196	605	375,000	670,474	666,422	25,000	641,422
1994	301,050	0	375,000	635,186	635,186	25,000	610,186
1993	301,050	0	375,000	633,412	633,412	25,000	608,412
1992	302,819	0	375,000	633,412	633,412	25,000	608,412
1991	289,929	0	375,000	633,412	633,412	25,000	608,412
1990	289,929	0	301,875	633,412	633,412	25,000	608,412

1989	237,647	0	300,000	633,412	633,412	25,000	608,412
1988	207,129	0	240,000	463,457	463,457	25,000	438,457
1987	203,426	0	114,844	356,330	356,330	25,000	331,330
1986	204,299	0	112,500	326,879	326,879	25,000	301,879
1985	192,929	0	81,000	317,951	317,951	25,000	292,951
1984	189,193	0	81,000	270,193	270,193	25,000	245,193
1983	189,348	0	52,800	242,148	242,148	25,000	217,148
1982	155,733	0	52,800	208,533	208,533	25,000	183,533

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
2/1/1969	408 / 110	53,100	00	Q

This page has been visited 132,505 times.

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