



## **Historic Architectural Review Commission Staff Report for Item 13**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: June 28, 2022

Applicant: Heather Korth

Address: #1319 Elizabeth Street

### **Description of Work:**

Conversion of a duplex, built in 1948, into a single-family home.

### **Site Facts:**

The property under review contains a historic two-story frame vernacular structure, which is listed on our survey as contributing, with a year built circa 1951. However, the structure appears on the 1948 Sanborn map, and so the survey has an incorrect year built listed. At some point in time, the structure was converted into a duplex, and a staircase was added on the north property line to access the upstairs unit. The staircase is not visible in the historic 1965 photo.

### **Guidelines Cited on Review:**

- Guidelines for Building Exteriors – Wood (page 24), specifically guideline 2.
- Guideline for Windows (pages 29-30), specifically guidelines 2, 3, 4, 5 and 6.
- Guidelines for Entrances, Porches and Doors (pages 32-33), specifically guidelines 7 and 8.
- Guidelines for Additions and Alterations on Contributing, Non-Contributing, and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 5, 6, 7, 11, 13, 14, 16, 19, 21, 22, 25, 26, 29, 30 and 32.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes renovations, a front porch addition, and site improvements at 1319 Elizabeth Street to convert the duplex into a single-family home.

Renovations include replacement of all windows with aluminum impact units, reconfiguration of some fenestration, and replacement of all siding with fiber cement novelty siding. A one-story, centralized porch addition is proposed on the front of the house (the design was not able to extend

across the entire façade due to setbacks), which would replace an existing non-historic portico over the front door. An existing shed at the rear and an exterior staircase on the west elevation are also proposed to be demolished as part of this application.

### Consistency with Cited Guidelines:

Staff finds the current proposal to be appropriate to the age and style of the structure, although it conflicts with several guidelines referencing “contributing” structures.

The building at 1319 Elizabeth Street is listed on the historic sites survey as contributing, which staff found unusual due to the age and style of the structure. Staff does not find any character defining features or architectural qualities of the structure at 1319 Elizabeth Street that are common in other contributing structures in the historic district. Furthermore, the irregular pattern of existing fenestrations on the first floor and the addition of the exterior staircase on the west elevation show that the building has been significantly altered over time.

There is a mix of window types and materials throughout the structure. The only historic windows on the first floor are jalousies, and the remaining historic, 2-over-2 wood windows on the second floor have either deteriorated or been replaced by newer wood units. Due to 1319 Elizabeth being built circa 1948, and the intent of the new (not yet adopted) window guidelines to allow aluminum replacement windows on post-1945 structures, staff finds that the proposal to replace all windows with aluminum units would be appropriate, even though current guidelines would require that the replacements be wood. Staff finds no issue with the reconfiguration of the fenestration on any of the four elevations.

In terms of the proposal to replace the existing wood novelty siding with fiber cement novelty siding, guideline 2 under *Building Exteriors – Wood* states, “Non-wood sheathing materials such as fiber-cement siding, “hardi-board” or other non-traditional cladding may be used only on new structures, non-contributing structures or non-historic additions to contributing structures if the dimensions of these materials are compatible with the dimensions of the original fabric and if it has a smooth texture that does not exhibit fake, exaggerated wood grain.” 1319 Elizabeth Street is listed as contributing, but exhibits no distinctive character defining features typical of contributing structures. The structure was also built circa 1948, so staff opines that cementitious replacement siding is not necessarily inappropriate in this particular case, but the Commission may request that the replacement siding be wood novelty to match existing.

The proposed porch addition on the front elevation is in conflict with guideline 7 under *Additions and Alterations*, which states, “Additions proposed on the front of a contributing or historic structure are prohibited unless factual evidence for the building or structure in question proves the contrary.” However, while the pre-existence of a porch on this structure cannot be evidenced, staff opine that this proposal for a front porch on a contributing structure is appropriate to the building and to the streetscape. The front porch addition at 1319 Elizabeth will be compatible in scale and design with the building and will echo the front porches on other nearby historic buildings. The addition of the porch will also reinforce the pedestrian orientation on the streetscape, which is promoted by the guidelines, but is missing on this end of Elizabeth Street.

# APPLICATION

## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



### City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1319 Elizabeth Street	
NAME ON DEED:	SUTHERLAND ADK HOLDINGS LLC	PHONE NUMBER 305-432-7600
OWNER'S MAILING ADDRESS:	703 South St	EMAIL rjmtsm@gmail.com
	Key West, FL 33040	
APPLICANT NAME:	Heather Korth	PHONE NUMBER 720-840-9578
APPLICANT'S ADDRESS:	1201 N. Williams St., Apt 3A	EMAIL heather@korthcollaborativedesign.com
	Denver, CO 80218	
APPLICANT'S SIGNATURE:	<i>Heather M. Korth</i>	DATE 5/19/22

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☒ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☒  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: This project consists of remodeling an up/down duplex, built in 1948, into a single family home.
MAIN BUILDING: The existing foundation is being replaced with a slab on grade. Windows on the front facade that were previously removed are being replaced and centered to make the facade symmetrical. The small roof/portico over the front door is being replaced with a usable front porch. The existing windows and doors will be replaced with aluminum, impact rated windows, with the exception of the wood front door. Double hung windows on the second floor are being replaced with transom windows to allow for more wall space. The exterior siding will be replaced with a fiber cement siding in a novelty style.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): See Demolition Appendix for details.
Rear shed, exterior stair, and front portico will be removed.



**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE**  
**PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)**

ACCESSORY STRUCTURE(S): The rear shed will be removed.	
PAVERS: Some of the pavers on the front of the property will be removed to bring the impervious ratio into compliance.	FENCES: Existing fences to remain
DECKS: A portion of the decking is being removed to create a landscape buffer.	PAINTING: The exterior will receive new siding and be painted white.
SITE (INCLUDING GRADING, FILL, TREES, ETC): n/a	POOLS (INCLUDING EQUIPMENT): n/a
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Each floor will be provided an electric tankless hot water heater and	
ducted ac/heat pump system with 2 condensers outside.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE: 5/13/22	HARC CHAIRPERSON SIGNATURE AND DATE: 5/13/22	

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

## HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1319 Elizabeth Street
PROPERTY OWNER'S NAME:	SUTHERLAND ADK HOLDINGS LLC
APPLICANT NAME:	Heather Korth

*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 a final inspection is 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	May 20th, 2012 DATE AND PRINT NAME
----------------------------	---------------------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION
This project includes the demolition of a rear shed and exterior stairs, both of which were constructed in the setbacks. The small front portico over the front door will also be demoed to be replaced with a larger, more usable front porch. All of the elements to be demolished - the shed, exterior stairs, and portico - are non-historic and non-contributing additions that were done to a historic, contributing structure.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>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):</b>
(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.
(2) Or explain how the building or structure meets the criteria below:
(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.

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

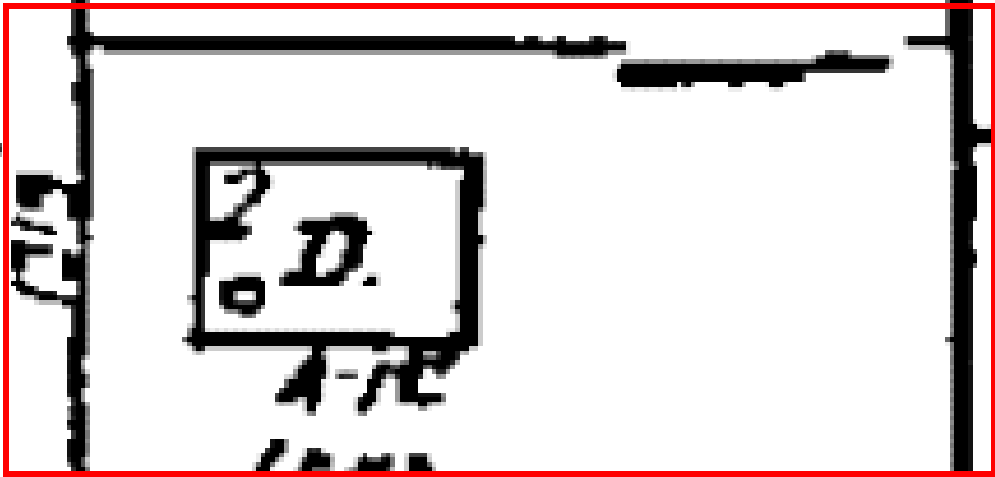
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(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.
(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.

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

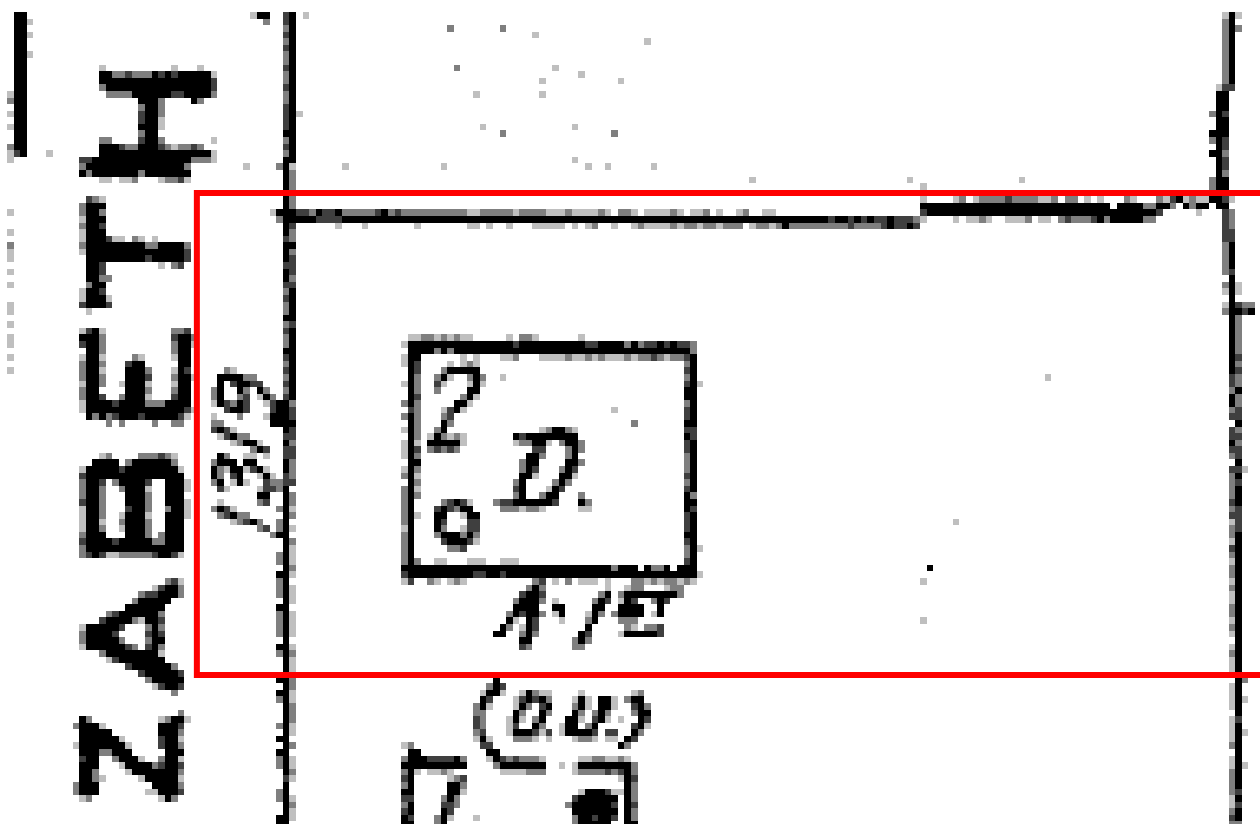
(i) Has not yielded, and is not likely to yield, information important in history,

<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
<b>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):</b>
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The shed, stairs, and front portico to be demoed are considered non-contributing and non-historic and do not contribute to the overall historic character of the building or neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The shed, stairs, and front portico did not create a historic relationship between buildings and were additions that were a detriment to the overall character of the home. The addition of a more historically appropriate front porch will contribute to the overall character.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
The shed, stairs, and front portico were all later additions and did not contribute to or help define the historic character of the site or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.
The existing building, shed, stairs, and front portico do not qualify as contributing.

# SANBORN MAPS



1948 Sanborn map with the property at 1319 Elizabeth Street indicated in red. The “A 1<sup>st</sup>” indicates the first floor of the structure was used as a garage.



1962 Sanborn map with the property at 1319 Elizabeth Street indicated in red. The “A 1<sup>st</sup>” indicates the first floor of the structure was used as a garage.

# PROJECT PHOTOS





1965 photo showing the structure at 1319 Elizabeth Street.



**1319 ELIZABETH ST.**



**SOUTH ELEVATION**



**1319 ELIZABETH ST.**



**SOUTH ELEVATION**



**1319 ELIZABETH ST.**



**EAST ELEVATION**



**1319 ELIZABETH ST.**



**EAST ELEVATION**



**1319 ELIZABETH ST.**



**EAST ELEVATION**

**1319 ELIZABETH ST.**



**WEST ELEVATION**



**1319 ELIZABETH ST.**



**WEST ELEVATION**



**1319 ELIZABETH ST.**



**WEST ELEVATION**



**1319 ELIZABETH ST.**



**NORTH ELEVATION**



**1319 ELIZABETH ST.**



**NORTH ELEVATION**



# ADJOINING PROPERTIES TO 1319 ELIZABETH ST.



1315 ELIZABETH



## ADJOINING PROPERTIES TO 1319 ELIZABETH ST.



1317 ELIZABETH



# ADJOINING PROPERTIES TO 1319 ELIZABETH ST.



703 SOUTH GARAGE & 1319 ELIZABETH



## ADJOINING PROPERTIES TO 1319 ELIZABETH ST.



701 SOUTH (SIDE THAT FACES ELIZABETH)



# SURVEY



BEARING BASE:  
ALL BEARINGS ARE BASED  
ON S34°55'45"E ASSUMED  
ALONG THE CENTERLINE  
OF ELIZABETH ALLEY.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
1319 ELIZABETH STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X SHADED

# MAP OF BOUNDARY SURVEY

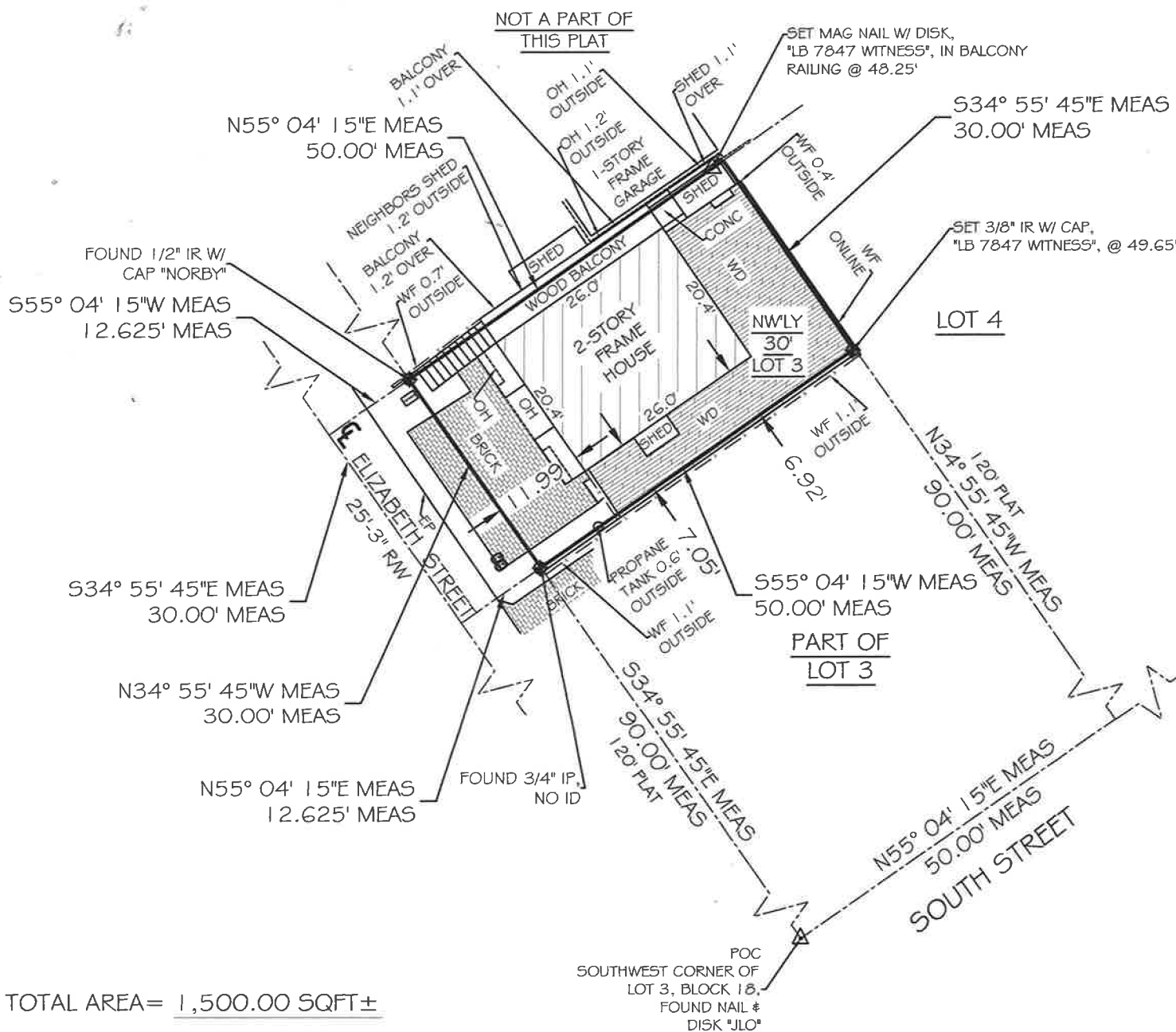


## LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



LOCATION MAP - NTS  
SEC. 05-T685-R25E



## LEGAL DESCRIPTION -

The Northwest 30 feet of the following described parcel of land: Lot 3, Block 18, Tract 17, according to the Plat of the KEY WEST INVESTMENT COMPANY SUBDIVISION of Part of Tract 17, recorded in Plat Book 1 at Page 88 of the Public records of Monroe County, Florida, and which lot is bounded and described as follows: COMMENCING at the corner of Elizabeth and South Streets and running thence along South Street in a Northeasterly direction 50 feet; thence at right angles in a Northwesterly direction 120 feet; thence at right angles in a Southwesterly direction 50 feet; thence at right angles in a Southeasterly direction 120 feet along Elizabeth Street and to the Place of Beginning at the corner of Elizabeth and South Streets.

## CERTIFIED TO -

Mary C. Clapp;  
Capital Bank, N.A., ISAOA ATIMA;  
Smith Oropeza, P.L.;  
Chicago Title Insurance Company

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	04/08/2014
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE  
SIGNATURE AND THE RAISED  
SEAL OF A FLORIDA  
SURVEYOR AND MAPPER



**FLORIDA KEYS  
LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSEmail@Gmail.com

# PROPOSED DESIGN



# 1319 ELIZABETH STREET

## MALONEY & MAYKUT RENOVATION



LOCATION MAP



## SHEET INDEX

A-101	COVER SHEET
A-102	SITE PLAN
A-103	DEMO PLANS
A-104	PROPOSED PLANS
A-201	EXISTING ELEVATIONS
A-202	PROPOSED ELEVATIONS
A-301	SECTIONS

## SCOPE OF WORK

This project consists of remodeling an up/down duplex, built in 1948, into a single family home. The existing foundation is being replaced with a slab on grade. On the exterior, a rear shed, exterior stair and balcony are being removed. Some decking is being removed and replaced with a landscape buffer. Windows on the front facade that were previously removed are being replaced and centered to make the facade symmetrical. The small roof/porch over the front door is being replaced with a usable front porch. The kitchen on the first floor is being relocated and a half bath is being added. A new staircase will be constructed on the interior. The second floor is redesigned to include two bedrooms with en suite bathrooms. The existing windows and doors will be replaced with aluminum, impact rated windows, with the exception of the wood front door. Each floor will be provided an electric tankless hot water heater and ducted ac/heat pump system. Electrical and plumbing will be replaced and relocated accordingly. The exterior siding will be replaced with a fiber cement siding in a novelty style.

## PROJECT NOTES

**A. MATERIALS:**

1. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS REQUIRED FOR THE ASSEMBLIES IN WHICH THEY ARE PART. THIS INCLUDES ALL FASTENERS, JOINERS AND SEALERS.

**B. CONTRACT DOCUMENTS:**

1. THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THE DOCUMENT IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT. AUTHORIZED USE OF THE DOCUMENTS ARE GRANTED SOLELY FOR THIS PROJECT AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

2. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO: STRUCTURAL; ELECTRICAL; MECHANICAL; PLUMBING; CIVIL DRAWINGS; AND SPECIALTY DRAWINGS INCLUDING SHOP DRAWINGS AND MATERIAL SPECIFICATIONS. ANY DEVIATIONS OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OR CONTINUATION OF WORK.
3. ALL DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE. WORK INCLUDES CERTAIN COMPONENTS, ASSEMBLIES AND RELATED MATERIALS THAT MAY NOT BE SHOWN. WORK ALSO INCLUDES ALL COMPONENTS OF ASSEMBLIES TO WHICH ARE PART OF THE ASSEMBLY ARCHITECT SHALL PROVIDE ALL NECESSARY COMPONENTS REQUIRED FOR A COMPLETED STRUCTURE READY FOR HUMAN OCCUPANCY.

**C. RELATED - REFERENCED DOCUMENTS:**

1. ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS OF MATERIAL MANUFACTURERS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME EFFECT AS IF COMPLETELY REPRODUCED.
2. ALL WORK SHALL BE CONDUCTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF BUILDING CODES AS OF THE DATE THE PERMIT IS ISSUED FOR THIS PROJECT. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN CURRENT CODE AND THE DRAWINGS OR SPECIFICATIONS TO THE ARCHITECT PRIOR TO WORK.
3. ALL WORK SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS.

**D. AGREEMENTS:**

1. ALL AGREEMENTS BETWEEN THE CONTRACTOR AND OWNER SHALL BE IN WRITING.
2. ALL AGREEMENTS SHALL SPELL OUT THE DUTIES AND RESPONSIBILITIES OF EACH PARTY.

**E. QUALIFICATIONS & ASSURANCES:**

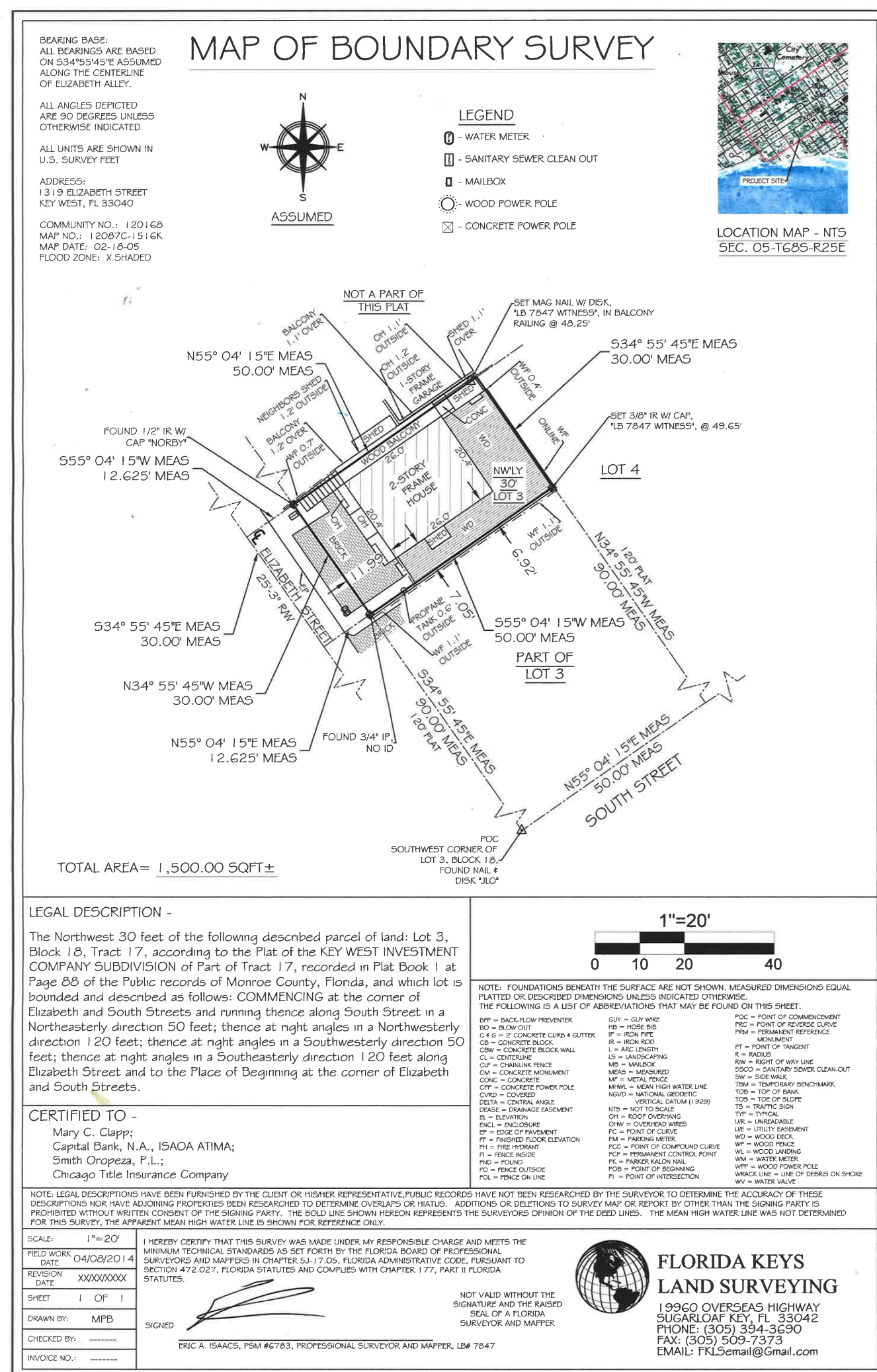
1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN RESIDENTIAL CONSTRUCTION OF THE TRADE FOR WHICH THEY ARE CONTRACTED.
2. WHERE THE OWNER ACTS ON HIS OWN BEHALF WITH HIS/HER OWN FORCES, THE OWNER WARRANTS THAT HE/SHE HAS THE QUALIFICATIONS AND EXPERIENCE NECESSARY FOR THE ORGANIZATION AND COMPLETION OF WORK TO THE SAME STANDARDS AS THAT OF A HIRED CONTRACTOR.
3. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE FULLY LICENSED AND BONDED FOR THE WORK FOR WHICH THEY ARE RESPONSIBLE. PROOF OF LICENSURE SHALL BE PROVIDED TO THE OWNER PRIOR TO EXECUTION OF THE AGREEMENT.
4. ALL MATERIALS AND WORKSMANSHIP SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION UNLESS OTHERWISE NOTED. THE WARRANTY SHALL INCLUDE THE COST OF MATERIALS, LABOR AND ANY COST ASSOCIATED WITH THE REPAIR.
5. MANUFACTURERS WARRANTIES SHALL BE THE PROPERTY OF THE OWNER AND SHALL BE TRANSFERRED TO THE OWNER UPON SUBSTANTIAL COMPLETION. MANUFACTURERS WARRANTIES SHALL NOT RELEASE THE BUILDER OF HIS RESPONSIBILITY DURING THE WARRANTY PERIOD.
6. ROOF SYSTEMS SHALL BE WARRANTED FOR A MINIMUM PERIOD OF 10 YEARS TO INCLUDE MATERIALS, LABOR AND ANY COST ASSOCIATED WITH THE REPAIR.

**F. PERMITS & FEES:**

1. ALL PERMITS AND FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS. ARCHITECT AND OWNER SHALL BE NOTIFIED IN ADVANCE OF INSPECTIONS TO ENABLE THE ARCHITECT AND OWNER TO BE PRESENT IF DESIRED.

**G. MISCELLANEOUS:**

1. CONTRACTOR SHALL HAVE A SAFETY PROGRAM IN PLACE AND SHALL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION OF SUCH POLICY.
2. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH ALL BUILDING CODES, INCLUDING LOCAL AMENDMENTS, AT THE TIME OF PRODUCTION. ARCHITECT ASSUMES IMMEDIATE SUBMITTAL OF DRAWINGS TO THE BUILDING DEPARTMENT UPON COMPLETION. ARCHITECT IS NOT RESPONSIBLE FOR CODE CHANGES OCCURRING MORE THAN 6 MONTHS AFTER COMPLETION OF THESE DRAWINGS.



## GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING: Florida Building Code, Residential, 2020  
ELECTRICAL: Florida Building Code, Residential, 2020  
PLUMBING: Florida Building Code, Plumbing, 2020  
MECHANICAL: Florida Building Code, Mechanical, 2020  
EXISTING BUILDING: Florida Building Code, Existing Building, 2020

This project was designed in accordance with ASCE 7-16 and to resist a 180 mph ultimate wind load.

Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.

Contractor shall verify all existing site conditions, their relationships, dimensions and locations and shall notify Architect of any discrepancies with these documents. Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement. Do not scale these drawings. Dimensions shall take precedence over scale. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.

Any errors, omissions, or conflicts found in the drawings shall be brought to the attention of the Architect before proceeding with the work.

The Contractor shall be responsible for all means, methods, techniques, sequences, procedures and coordination of the work.

In the event that any unusual conditions not covered by these documents are encountered during construction, the owner and Architect shall be notified immediately.

All materials and equipment shall be installed per manufacturer's instructions.

All existing plumbing and electrical to remain. See plans for additional plumbing and electrical work.

Contractor shall maintain the job site in a neat and safe condition at all times throughout the construction period.

After completion of construction, remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the demolition plan, or called for in the selective demolition notes.



www.KorthCollaborativeDesign.com

**Heather Korth, Licensed Architect**  
FL License No: AR98012  
CO License No: 00402981  
1201 N. Williams St., Apt 3A  
Denver, CO 80218  
Heather@KorthCollaborativeDesign.com  
720.840.9578

# MALONEY & MAYKUT RENOVATION

1319 ELIZABETH STREET  
KEY WEST, FL 33040

**OWNER**  
**TIM MALONEY & ROBERT MAYKUT**  
703 SOUTH STREET  
KEY WEST, FL 33040

**GENERAL CONTRACTOR:**  
**REEF CONSTRUCTION**  
PHONE: 305.744.2305

[illegible]

# COVER SHEET

A-101







Korth Collaborative Design...  
architecture • project management

www.KorthCollaborativeDesign.com

Heather Korth, Licensed Architect

FL License No: AR98012

CO License No: 00402981

1201 N. Williams St., Apt 3A

Denver, CO 80218

Heather@KorthCollaborativeDesign.com

720.840.9578

## MALONEY & MAYKUT RENOVATION

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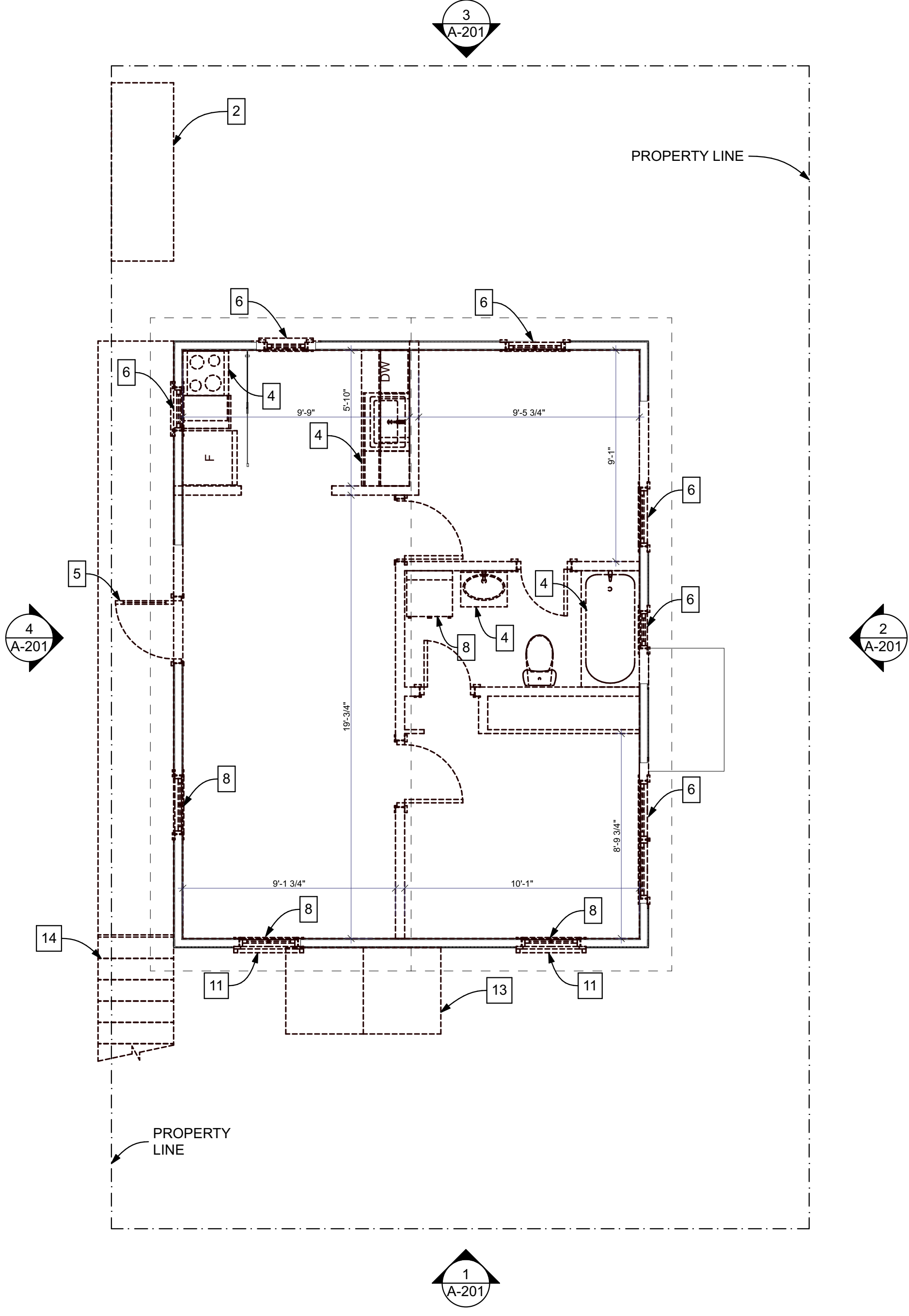
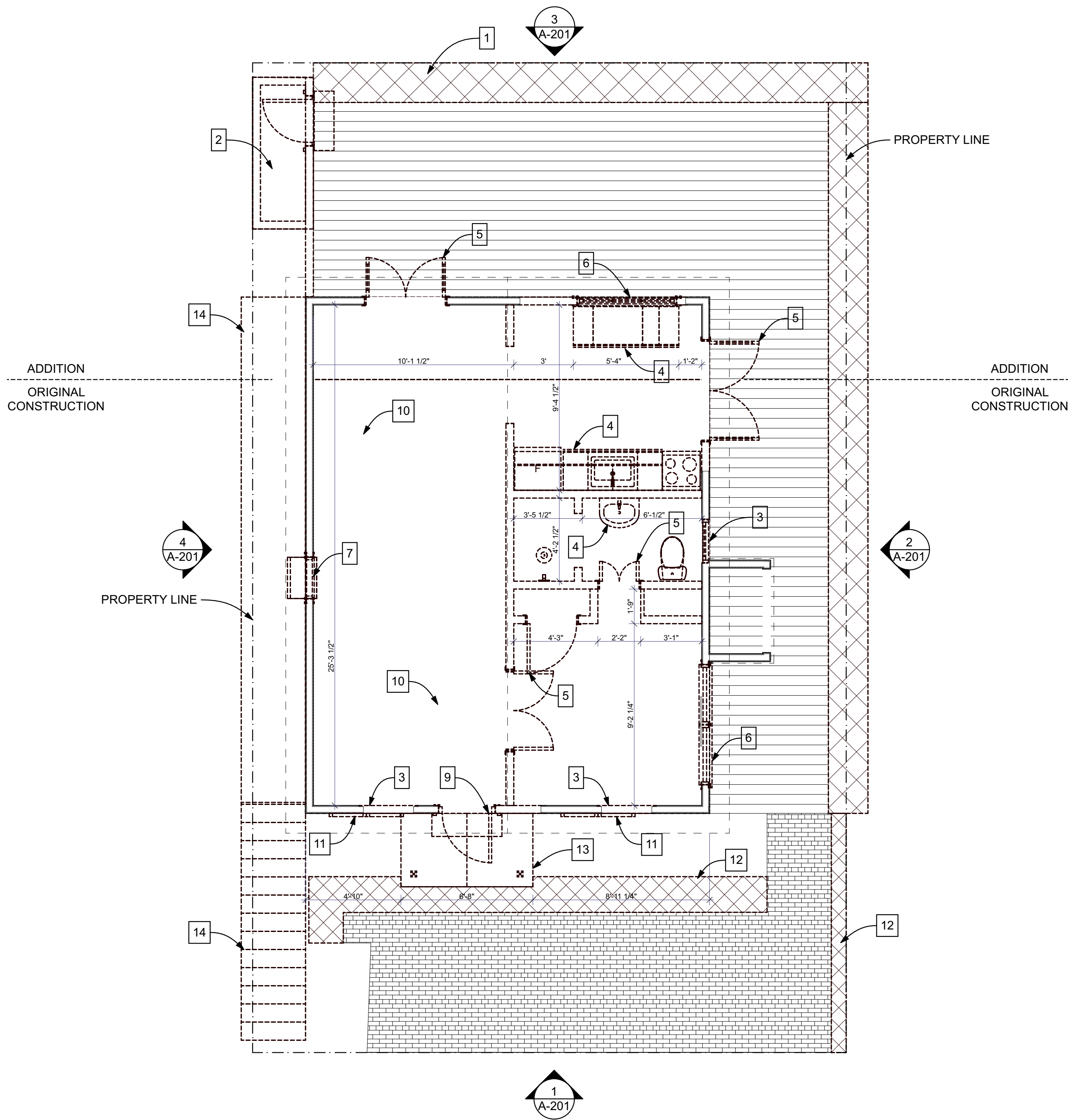
DATE	DESCRIPTION
5/23/22	HARC SUBMITTAL

## DEMO PLANS

A-103

### DEMO NOTES:

1. REMOVE DECKING FOR LANDSCAPE BUFFER
2. REMOVE EXISTING SHED FOR LANDSCAPE BUFFER
3. CREATE OPENING (THAT PREVIOUSLY EXISTED) FOR WINDOW
4. REMOVE EXISTING CASEWORK AND FIXTURES
5. REMOVE DOOR
6. REMOVE WINDOW
7. REMOVE A/C UNIT AND FILL IN OPENING
8. REMOVE WINDOW & REPLACE WITH ALUMINUM, IMPACT RATED, SIMILAR STYLE
9. REPLACE WOOD EXTERIOR DOOR WITH WOOD, IMPACT RATED DOOR
10. REMOVE FLOORING TO REPAIR FOUNDATION
11. REMOVE EXISTING SHUTTERS
12. REMOVE BRICK
13. REMOVE EXISTING FRONT PORCH
14. REMOVE EXISTING EXTERIOR STAIR AND BALCONY
15. REMOVE EXISTING NOVELTY WOOD SIDING
16. REMOVE CANOPY OVER DOOR



1 1ST FLOOR DEMO PLAN  
SCALE: 1/4" = 1'-0"

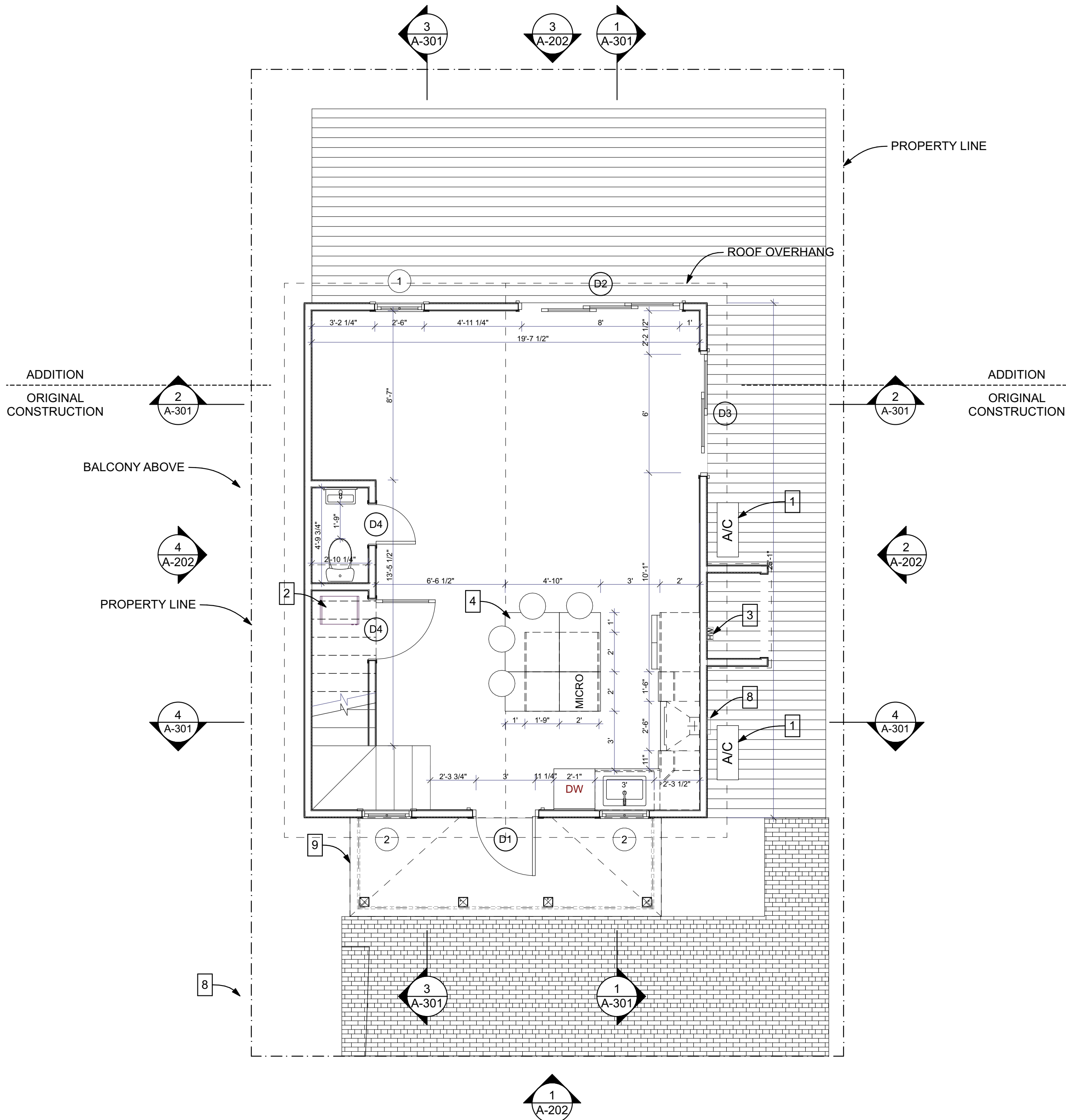
2 2ND FLOOR DEMO PLAN  
SCALE: 1/4" = 1'-0"



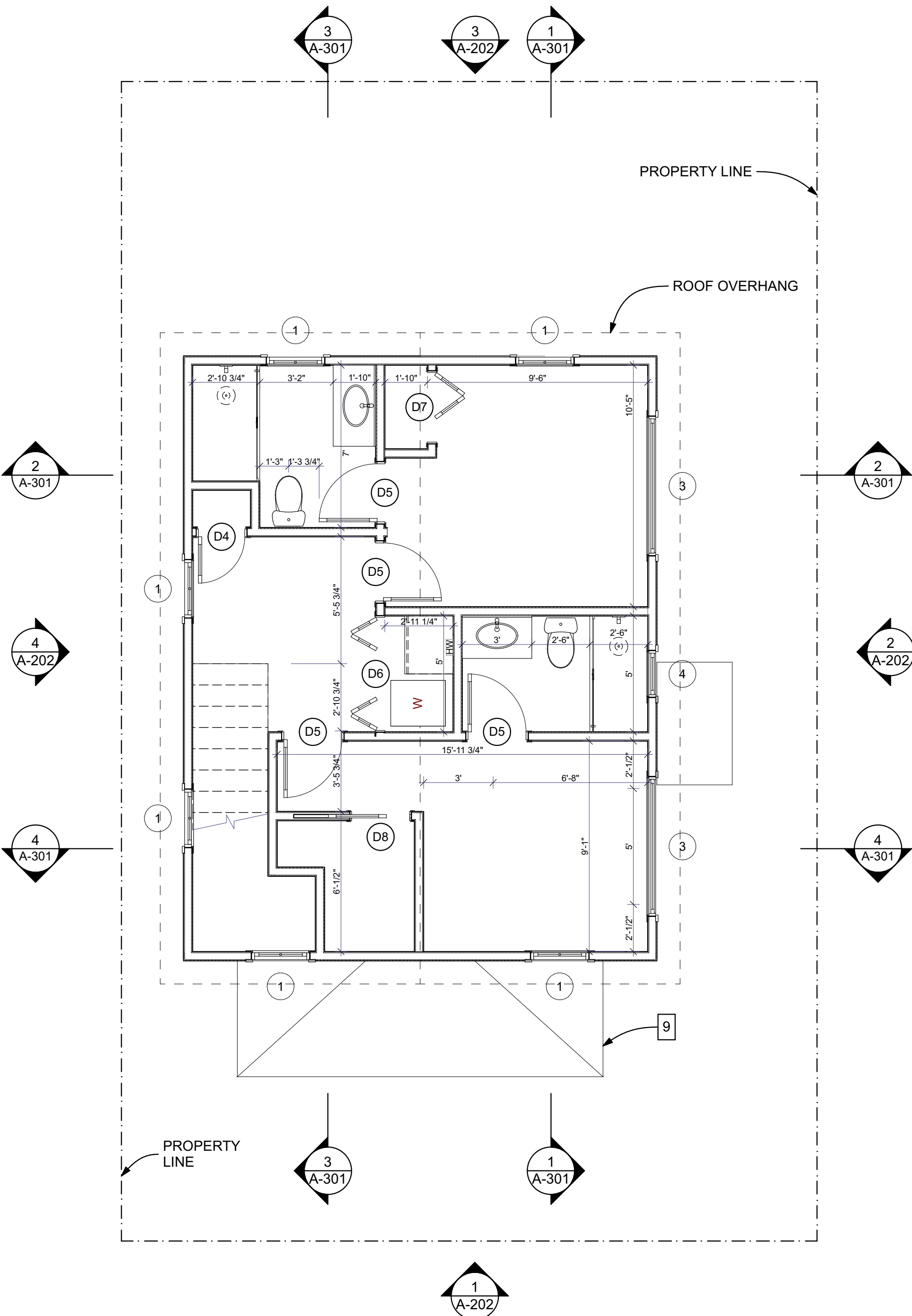
- NOTES:
- 1. NEW CONDENSER FOR DUCTED AC/HEAT PUMP SYSTEM
  - 2. INTERIOR AIR HANDLER UNIT FOR DUCTED AC/HEAT PUMP SYSTEM
  - 3. ELECTRIC HOT WATER HEATER
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  - 11. NEW ALUMINUM, IMPACT RATED WINDOW
  - 12. NEW ALUMINUM, IMPACTED RATED DOOR
  - 13. NEW WOOD, IMPACT RATED DOOR
  - 14. ACCESS DOOR TO UNDER STAIRS

WINDOW AND DOOR SCHEDULE					
ID	SIZE	DESCRIPTION	WIND ZONE	WIND REQUIREMENTS V <sub>ASD</sub>	
1	2'-6" X 4'-5"	DOUBLE HUNG WINDOW, ALUMINUM IMPACT RATED	5	+43.1	-56.2
2	2'-6" X 3'-6"	DOUBLE HUNG WINDOW, ALUMINUM IMPACT RATED	5	+45.2	-60.4
4	6' X 2'	FIXED WINDOW, ALUMINUM IMPACT RATED	5	+43.1	-56.2
5	2' X 2'	CASEMENT WINDOW, ALUMINUM IMPACT RATED	4	+45.2	-48.9

DOOR SCHEDULE					
ID	SIZE	DESCRIPTION	WIND ZONE	WIND REQUIREMENTS V <sub>ASD</sub>	
D1	3' X 6'-8"	EXTERIOR SWING DOOR, WOOD	4	+43.1	-46.8
D2	8' X 6'-8"	EXTERIOR 3 PANEL SLIDING DOOR, ALUMINUM IMPACT RATED	5	+40.2	-50.6
D3	6' X 6'-8"	EXTERIOR 2 PANEL SLIDING DOOR, ALUMINUM IMPACT RATED	5	+40.4	-51.0
D4	2' X 6'-8"	INTERIOR SWING DOOR, WOOD	N/A	N/A	N/A
D5	2'-6" X 6'-8"	INTERIOR SWING DOOR, WOOD	N/A	N/A	N/A
D6	5' X 6'-8"	INTERIOR BIFOLD DOOR, WOOD	N/A	N/A	N/A
D7	3' X 6'-8"	INTERIOR BIFOLD DOOR, WOOD	N/A	N/A	N/A
D8	2'-6" X 6'-8"	INTERIOR POCKET DOOR, WOOD	N/A	N/A	N/A



1 1ST FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"



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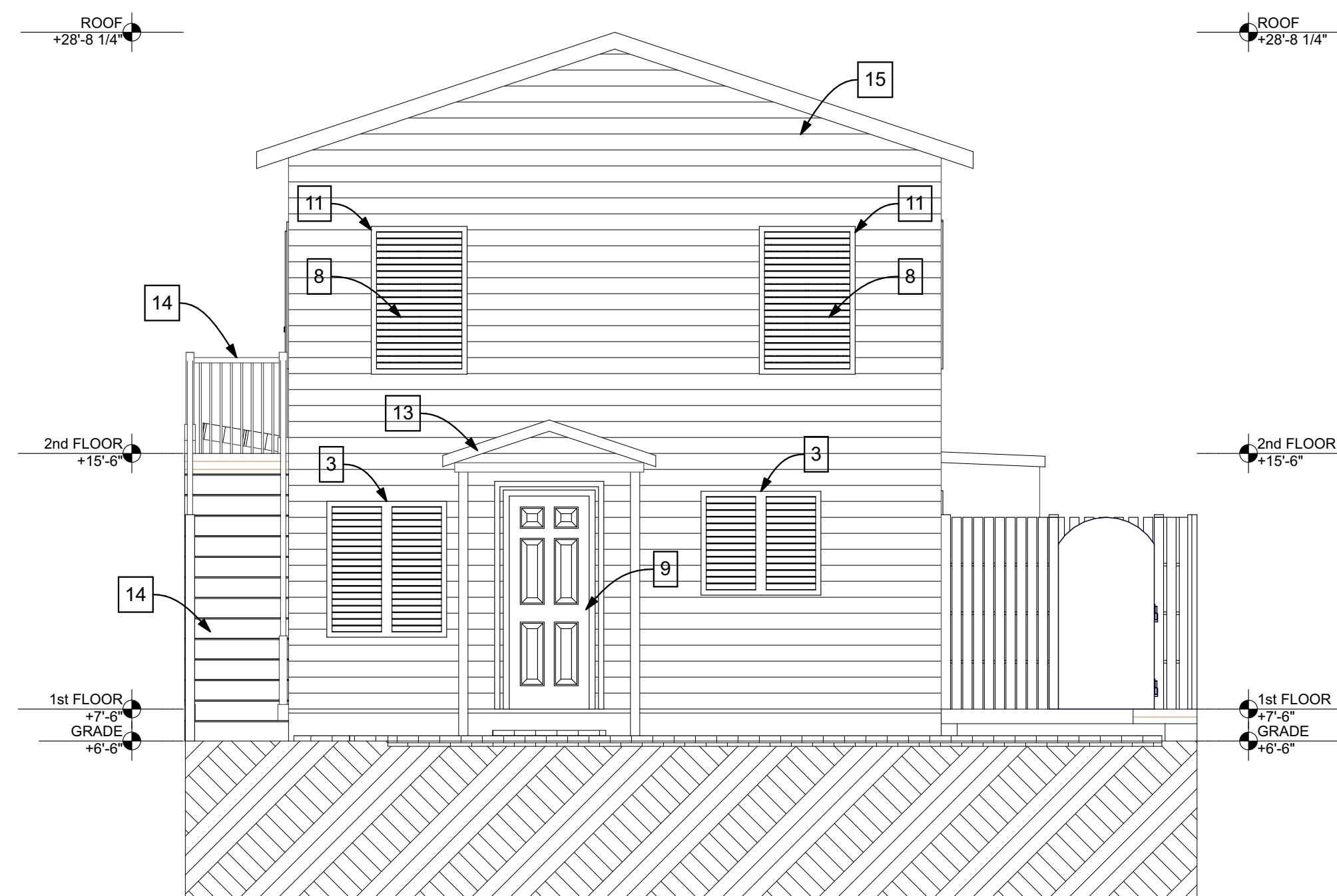
PHONE: 305.744.2305



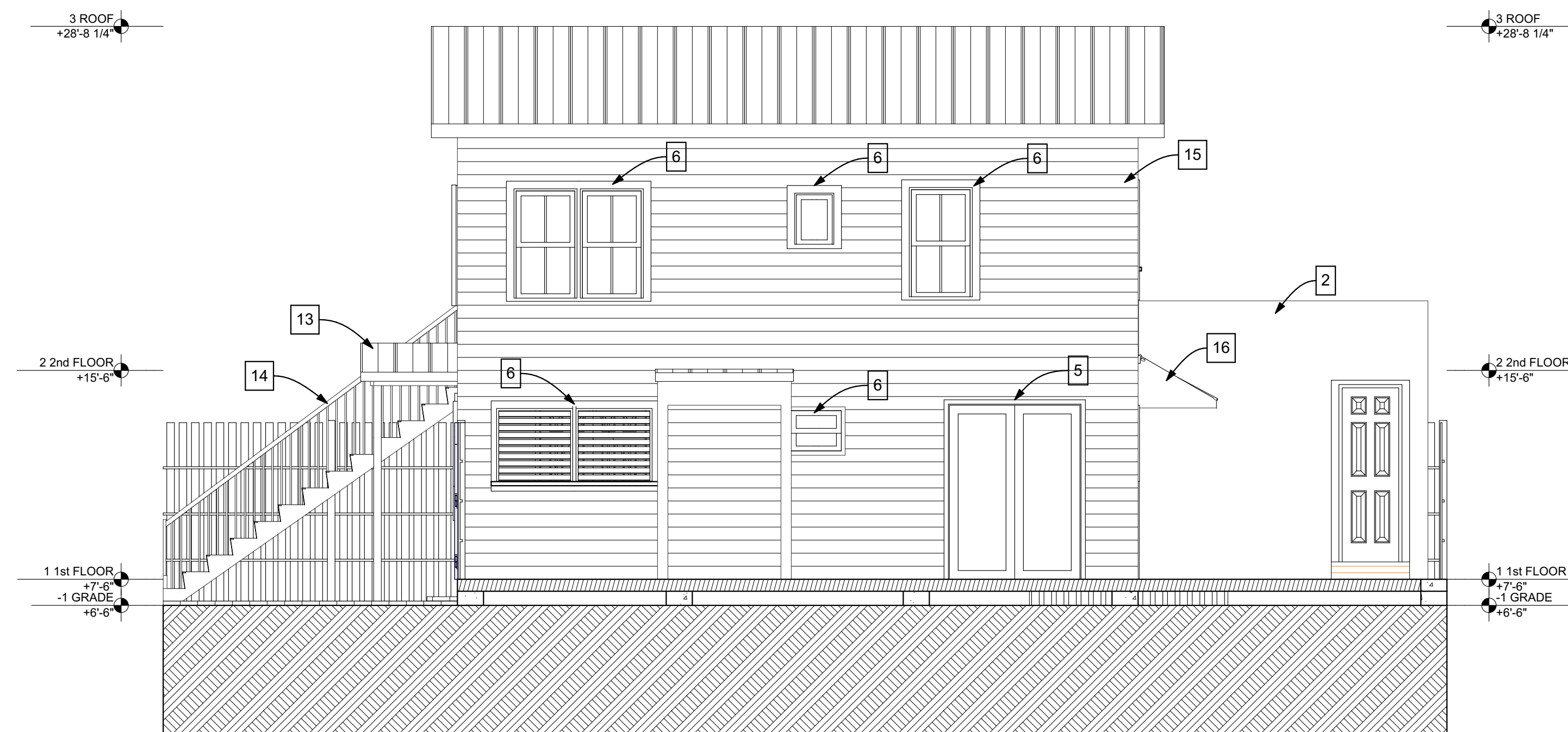
DATE	DESCRIPTION
5/23/22	HARC SUBMITTAL

PROPOSED  
FLOOR  
PLANS

A-104



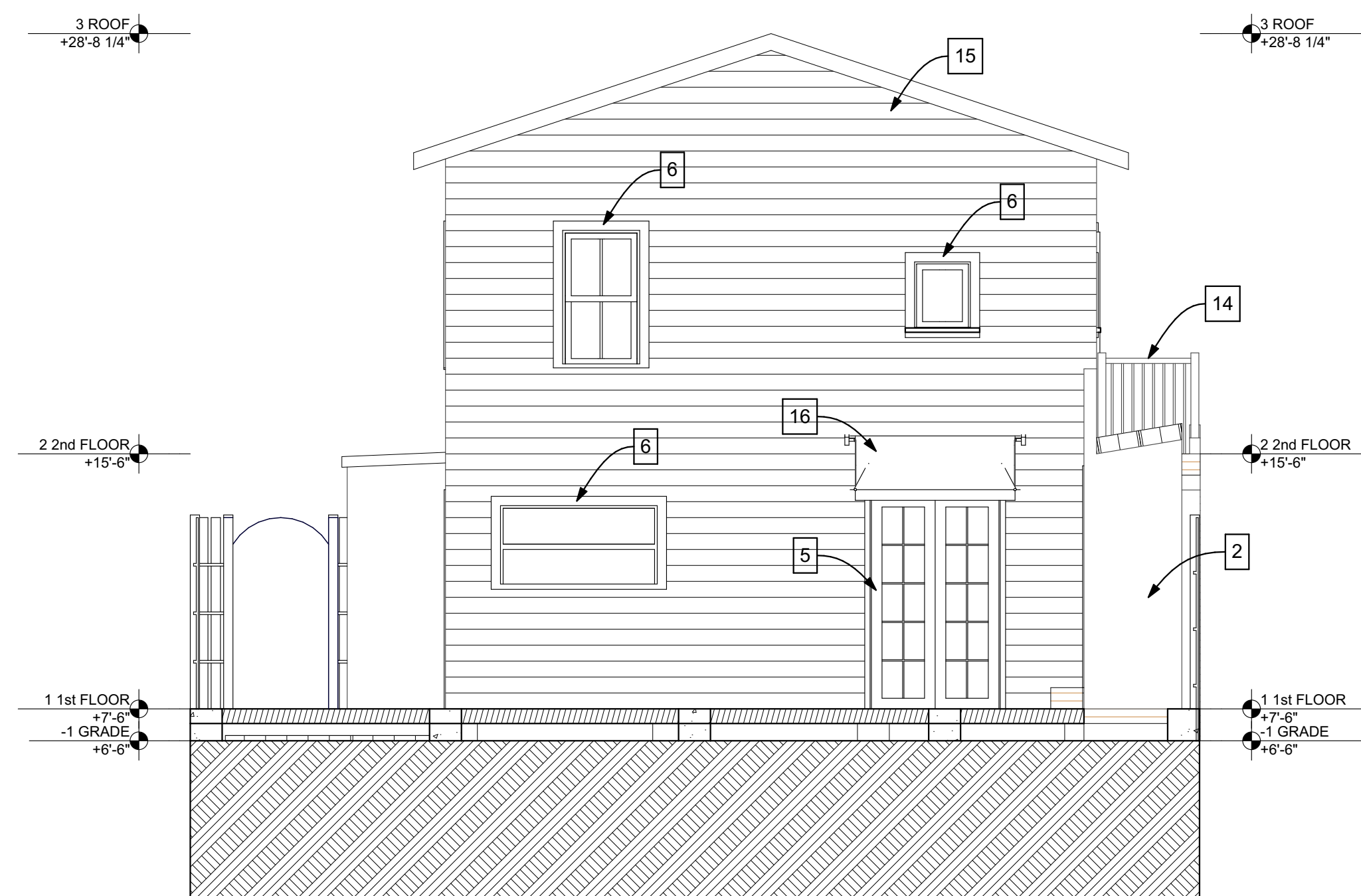
1 SOUTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



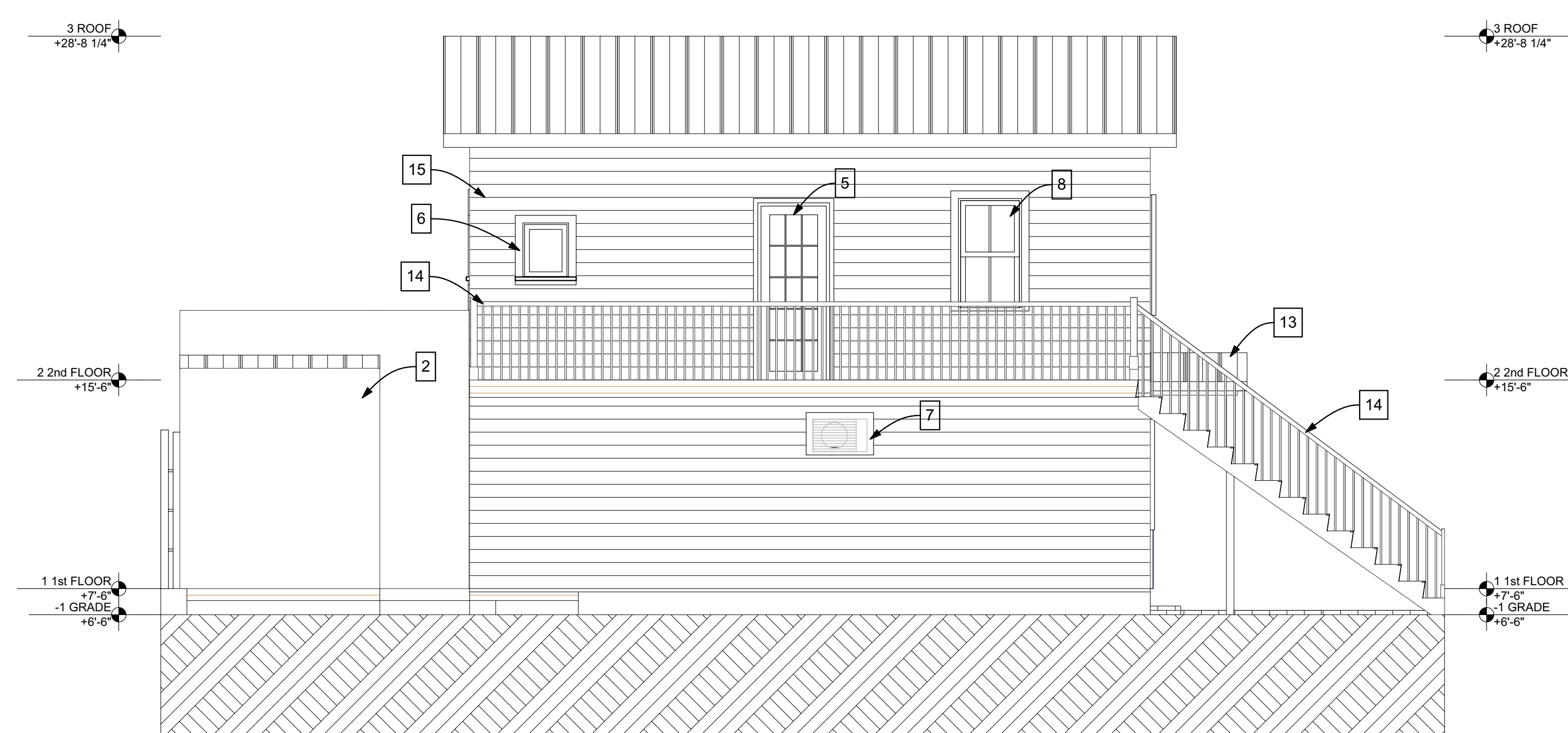
2 EAST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"

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3 NORTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



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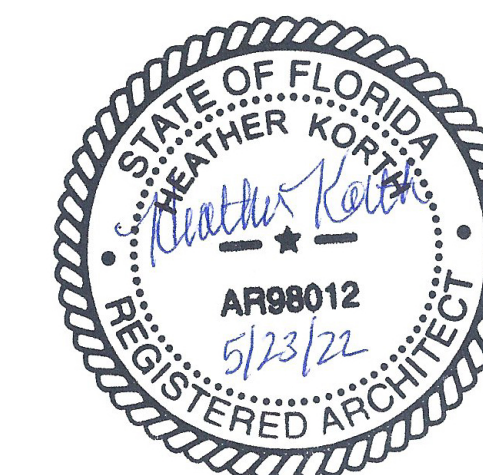
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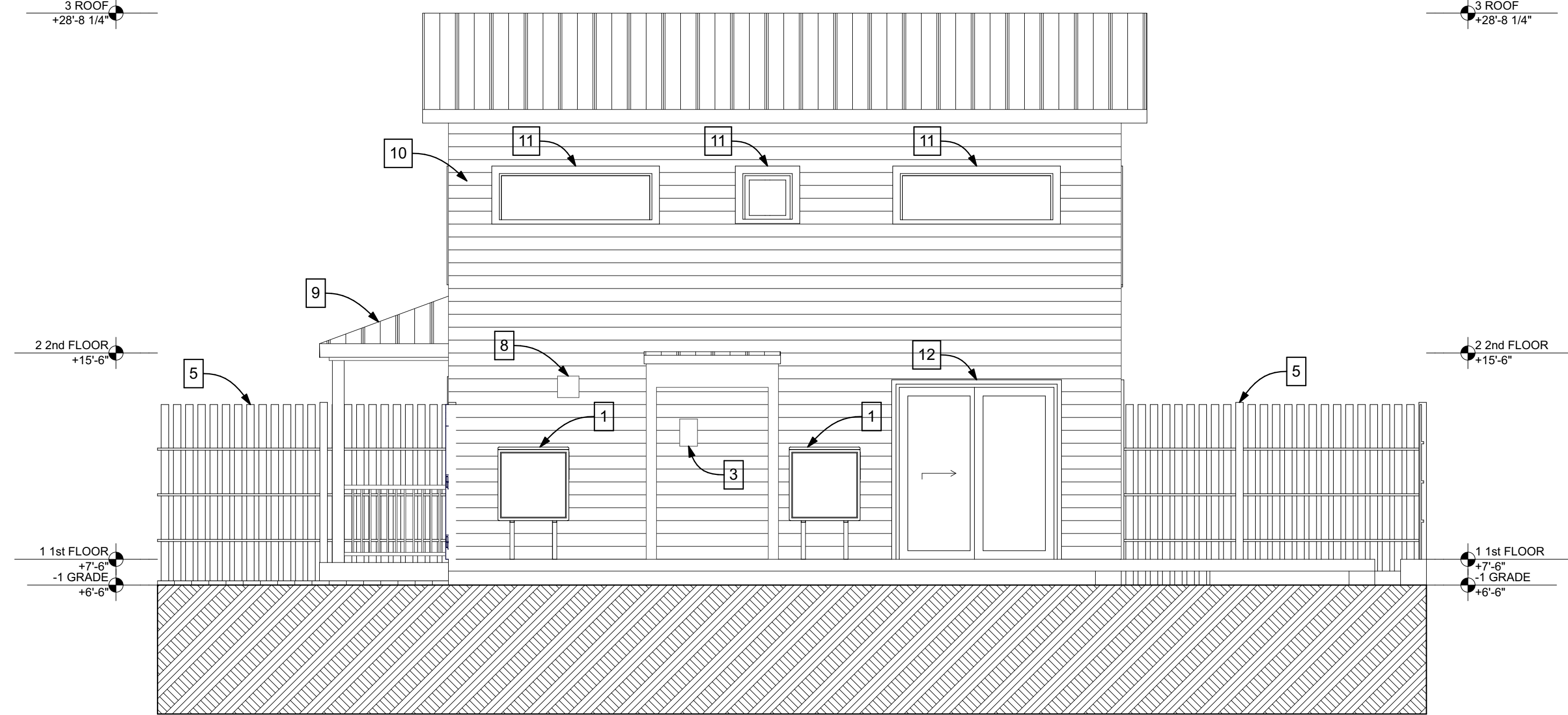
## EXISTING ELEVATIONS

A-201





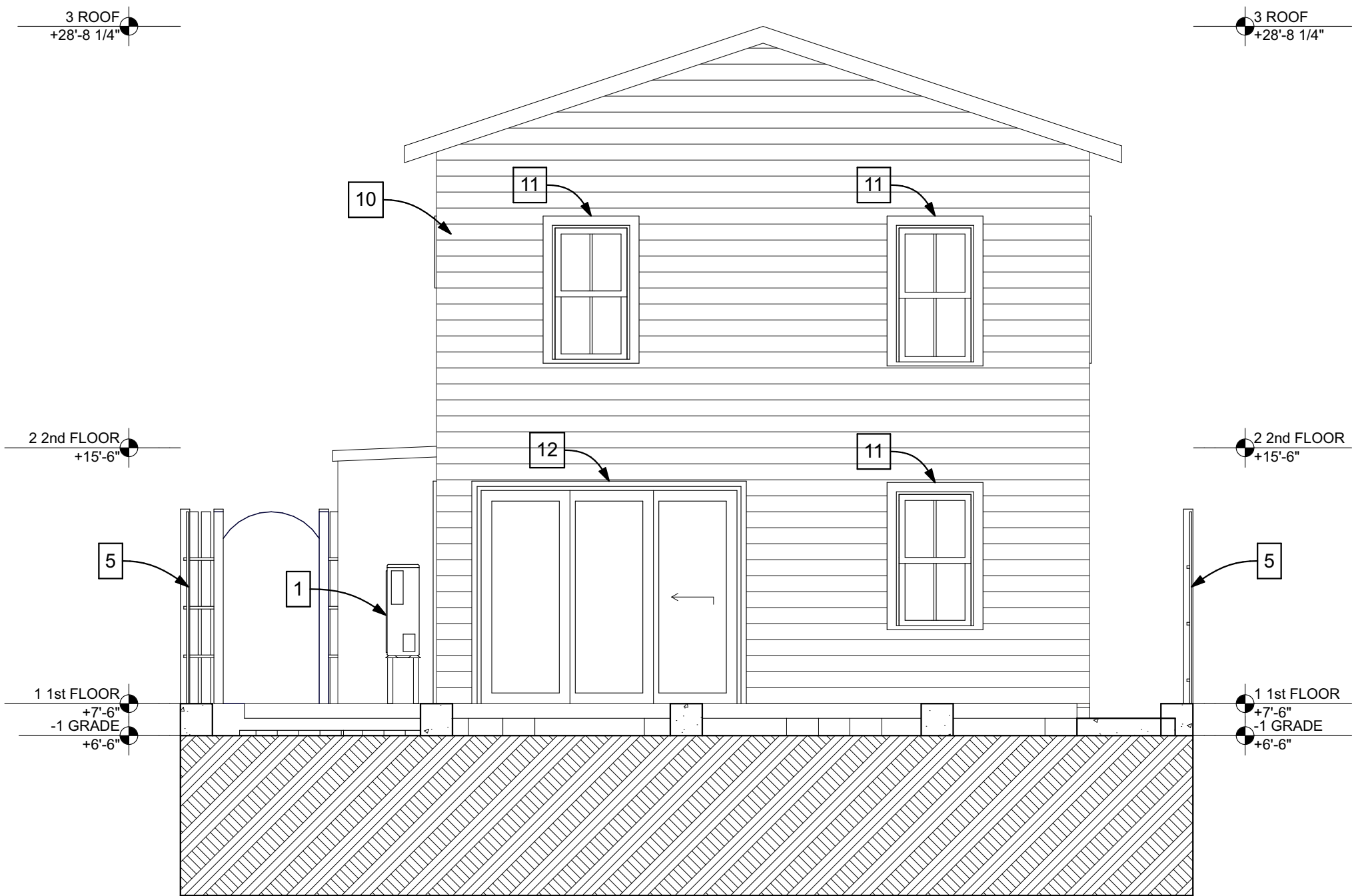
1 SOUTH ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"



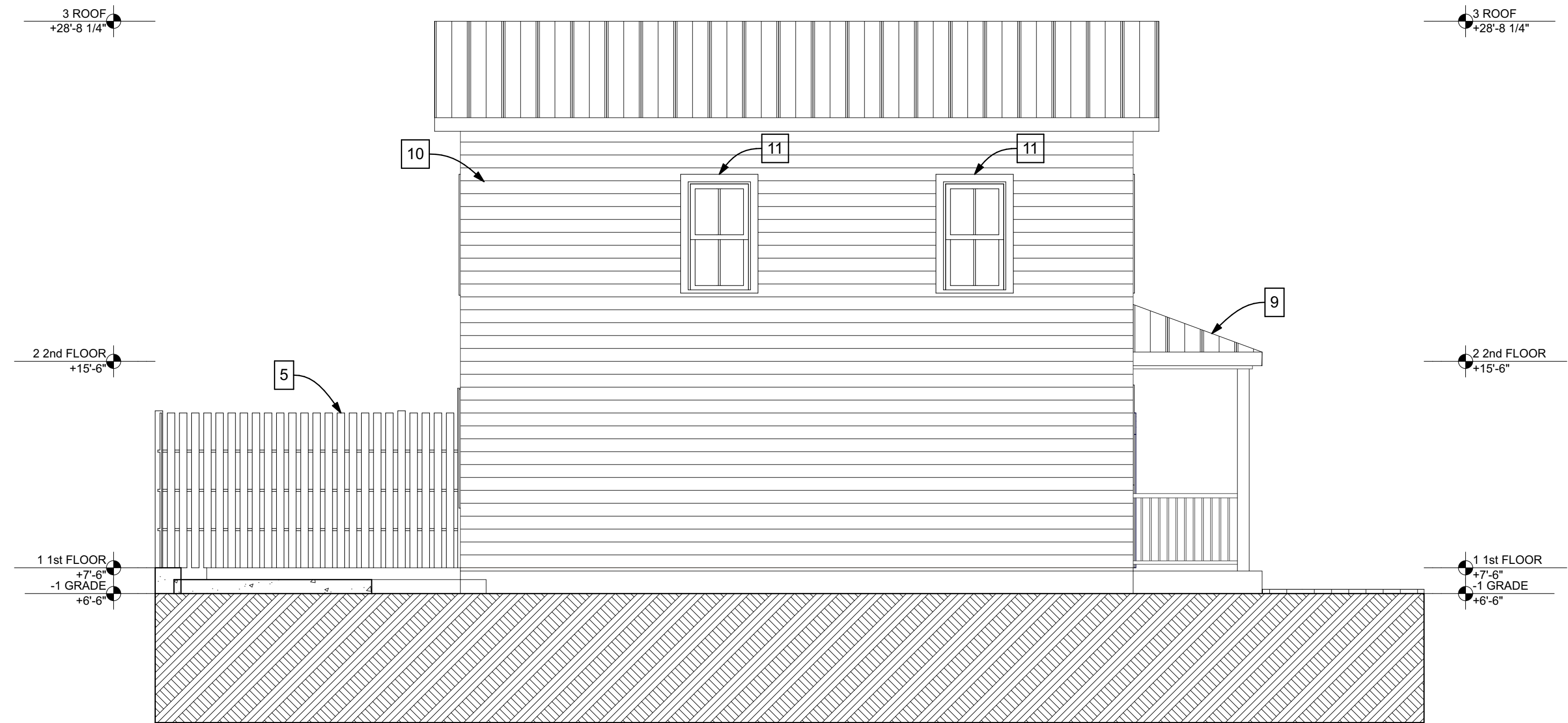
2 EAST ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"

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3 NORTH ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"



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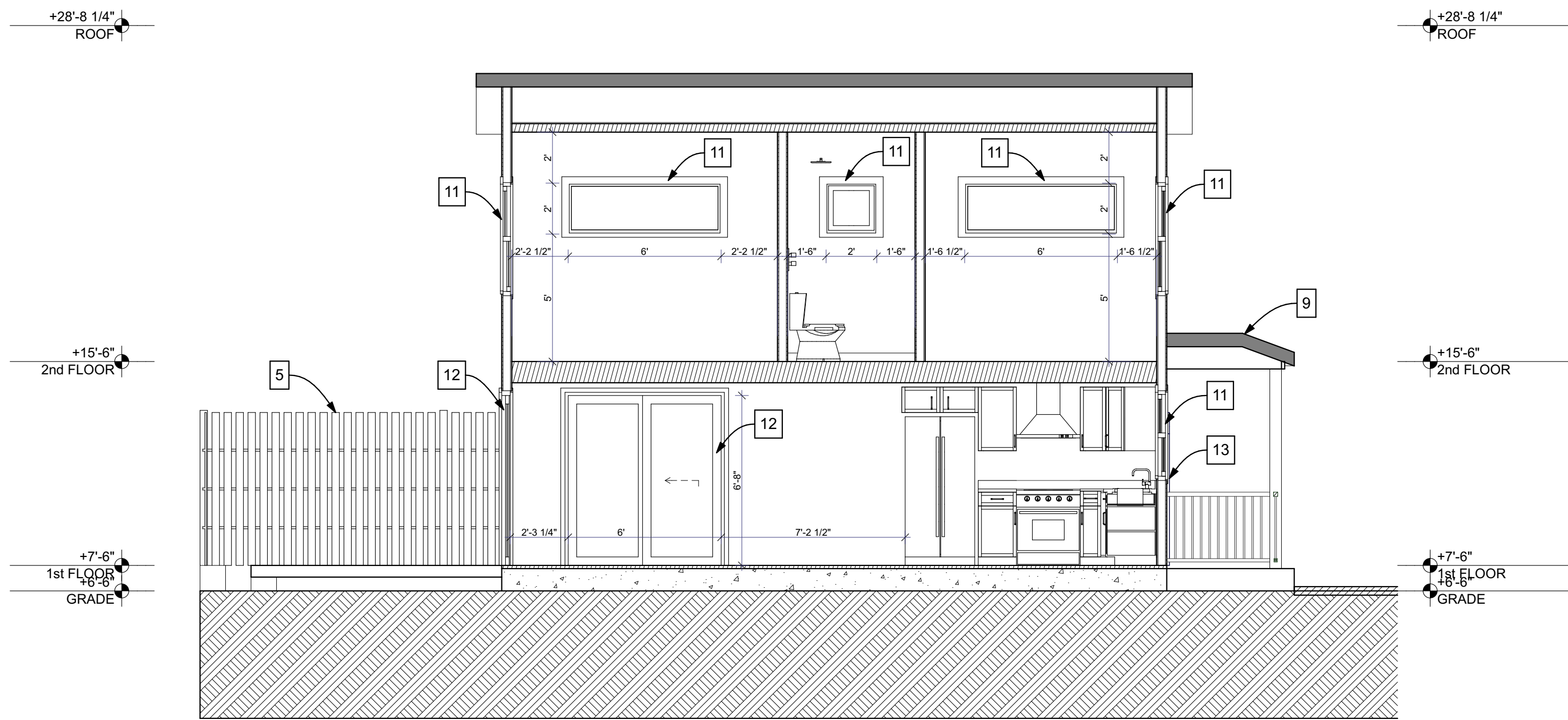


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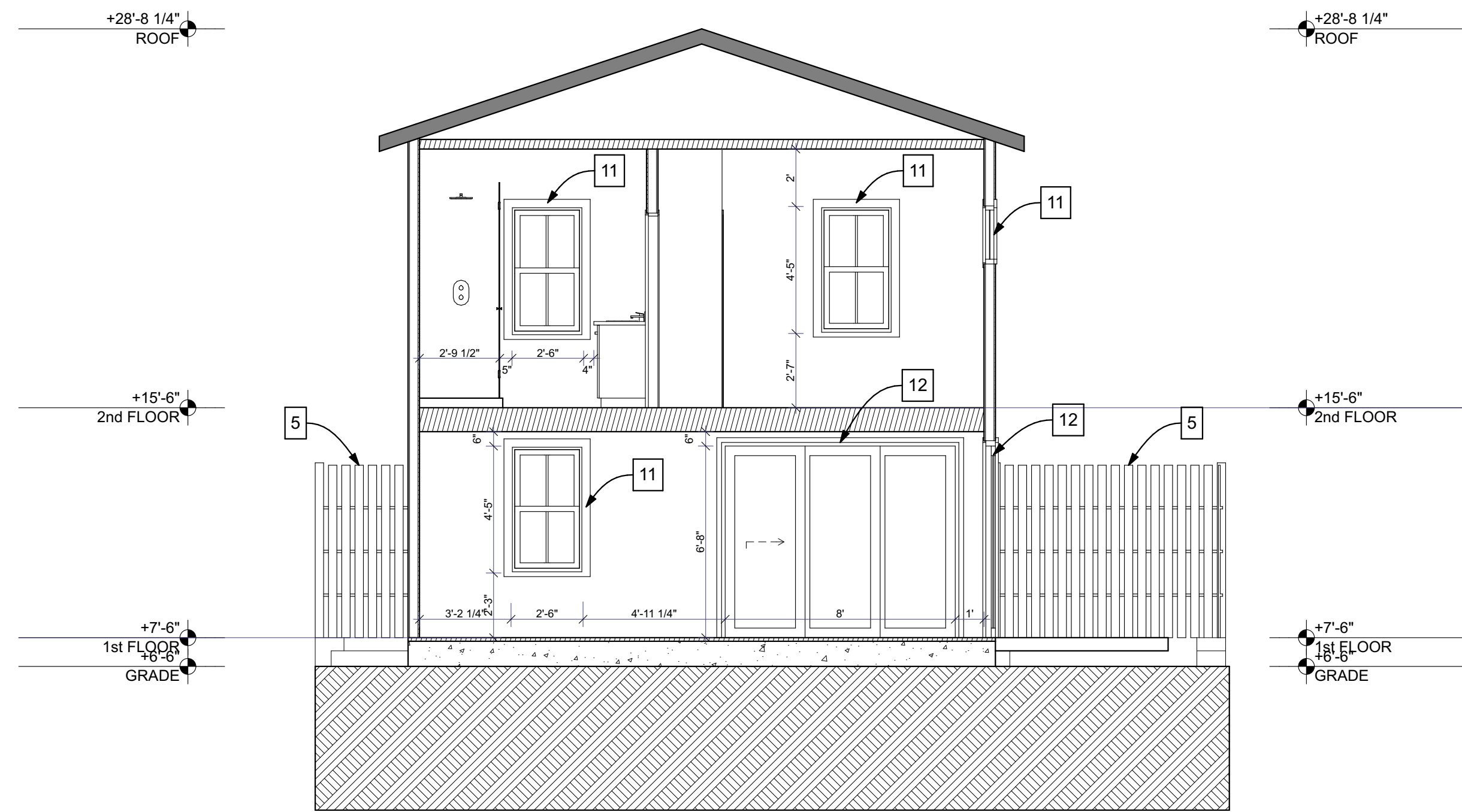
## PROPOSED ELEVATIONS

A-202





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



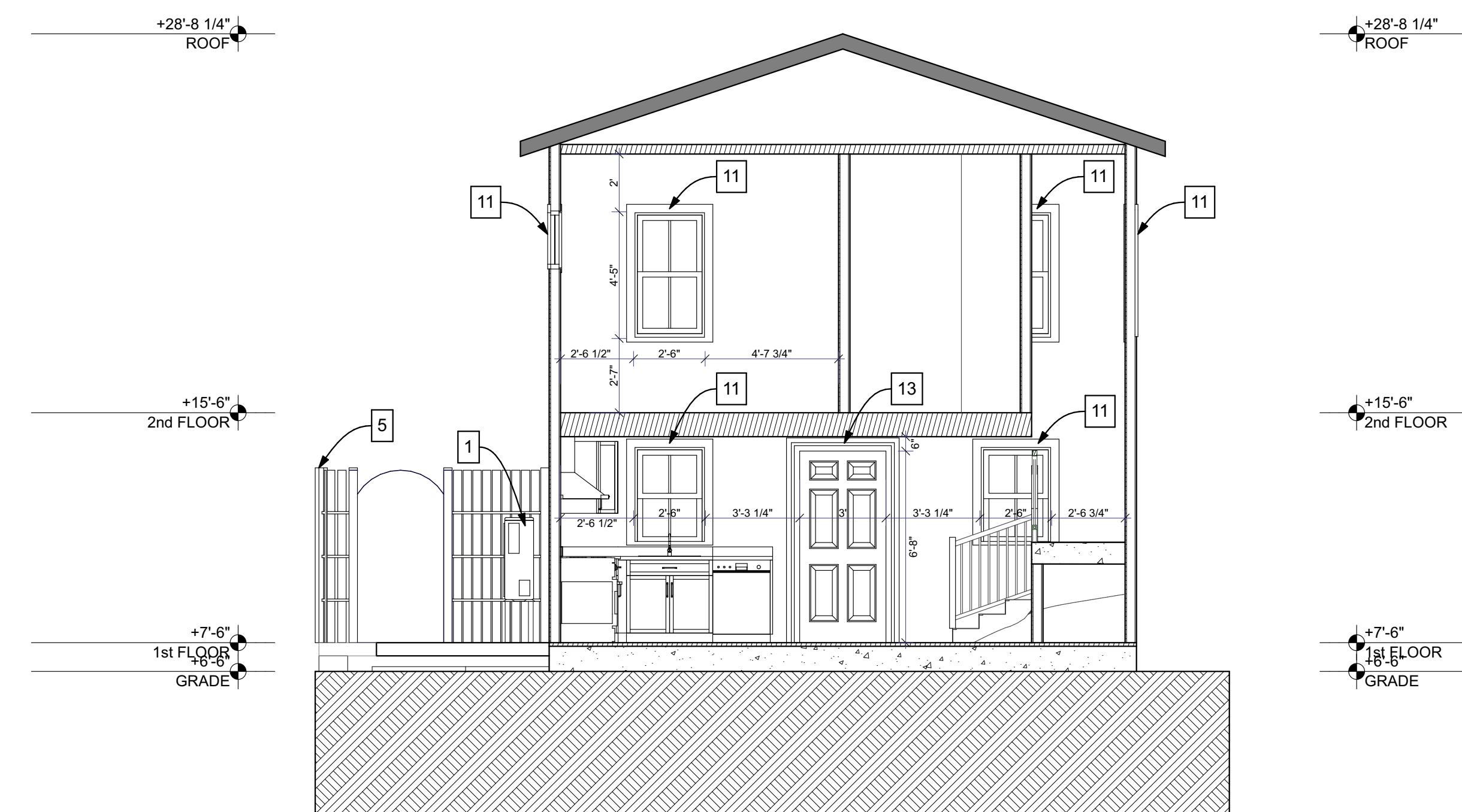
2 SECTION 2  
SCALE: 1/4" = 1'-0"

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3 SECTION 3  
SCALE: 1/4" = 1'-0"



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



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DATE	DESCRIPTION
5/23/22	HARC SUBMITTAL

## SECTIONS

A-301

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., June 28, 2022.** 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](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1)

The purpose of the hearing will be to consider a request for:

**CONVERSION OF A DUPLEX, BUILT IN 1948, INTO A SINGLE-FAMILY HOME. DEMOLITION OF REAR SHED, EXTERIOR STAIRCASE AND FRONT PORTICO.**

**#1319 Elizabeth Street**

**Applicant – Heather Korth    Application #H2022-0025**

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3975 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 305-809-3811 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 00038170-000000  
 Account# 1038911  
 Property ID 1038911  
 Millage Group 10KW  
 Location 1319 ELIZABETH ST, KEY WEST  
 Address  
 Legal KW KW INVESTMENT COSUB PB1-88 PT LOT 3SQR 18 TR 17 C1-516 OR431-633/34  
 Description COUNTY JUDGES DOCKET 11-103A & 1-73-75 OR590-372 OR819-34/35 OR856-162/163 OR952-1728R/S OR1254-246POA OR1254-247/249 OR1475-2265 OR1587-1428/29Q/C OR1837-2462/63Q/C OR1971-1384/85 OR1971-1386/88Q/C OR2296-1357/58Q/C OR2406-2417/20Q/C OR2406-2421/23 OR3147-1416  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property MULTI-FAMILY DUPLEX (0802)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing

**Owner**

SUTHERLAND ADK HOLDINGS LLC  
 703 South St  
 Key West FL 33040

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$199,466	\$203,899	\$161,789	\$164,005
+ Market Misc Value	\$6,155	\$6,202	\$6,250	\$6,297
+ Market Land Value	\$208,153	\$202,400	\$209,199	\$225,412
= Just Market Value	\$413,774	\$412,501	\$377,238	\$395,714
= Total Assessed Value	\$413,774	\$412,501	\$377,238	\$395,714
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$413,774	\$412,501	\$377,238	\$395,714

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	1,527.00	Square Foot	30.7	50

**Buildings**

Building ID 2990  
 Style 2 STORY ELEV FOUNDATION  
 Building Type M.F. - R2 / R2  
 Gross Sq Ft 1129  
 Finished Sq Ft 1040  
 Stories 2 Floor  
 Condition POOR  
 Perimeter 184  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 12  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1948  
 Effective Year Built 2010  
 Foundation CONC BLOCK  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type NONE with 0% NONE  
 Bedrooms 4  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 550  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	20	0	0
FLA	FLOOR LIV AREA	1,040	1,040	0
OUU	OP PR UNFIN UL	54	0	0
SBF	UTIL FIN BLK	15	0	0
TOTAL		1,129	1,040	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1981	1982	1	1 UT	1
FENCES	1986	1987	1	121 SF	5
FENCES	1986	1987	1	48 SF	2
FENCES	1993	1994	1	300 SF	2
BRICK PATIO	1999	2000	1	250 SF	2
WOOD DECK	1990	1991	1	516 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/5/2022	\$650,000	Warranty Deed	2355910	3147	1416	01 - Qualified	Improved
4/2/2009	\$0	Quit Claim Deed		2406	2417	11 - Unqualified	Improved
2/18/2009	\$300,000	Warranty Deed		2406	2421	02 - Qualified	Improved
1/23/2004	\$560,000	Warranty Deed		1971	1384	Q - Qualified	Improved
9/1/1997	\$230,000	Warranty Deed		1475	2265	Q - Qualified	Improved
4/1/1993	\$101,000	Warranty Deed		1254	247	Q - Qualified	Improved
8/1/1985	\$90,000	Warranty Deed		952	1728	U - Unqualified	Improved
6/1/1982	\$61,000	Warranty Deed		856	162	Q - Qualified	Improved
8/1/1980	\$50,000	Warranty Deed		819	34	Q - Qualified	Improved

**Permits**

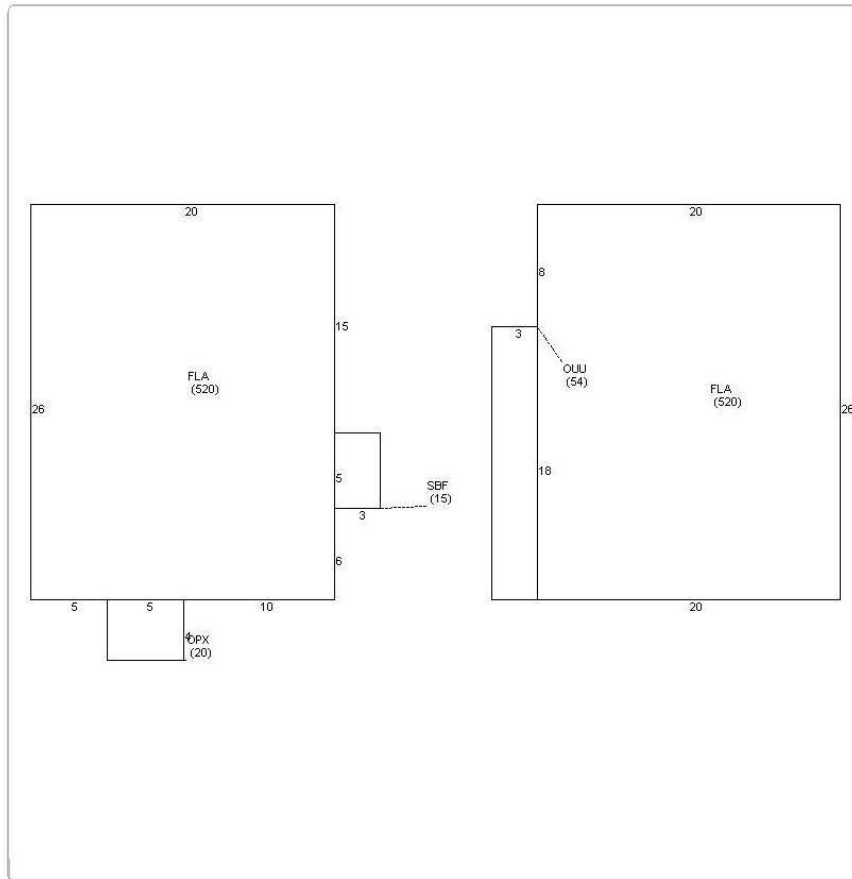
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9803796	12/18/1998	11/2/1999	\$4,000		V-CRIMP ROOF

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**

## Map



## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

## 2021 Notices Only

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