

1418 CLOUSER AVE, Orlando, FL 32804

Parcel 292223415800010 · ORLANDO

Historic Home with Notable Literary Legacy

Score: 52 · 2026-06-23



1418 CLOUSER AVE, ORLANDO, FL 32804 6/23/2022 3:45 PM

Owner(s)	JACK KEROUAC WRITERS IN RESIDENCE PROJECT OF ORLANDO INC
Property Type	INST-CHARITABLE
Status	Non-Homestead
Flood Zone	X

1 Priority Issues	7 Medium Issues	4 Low Issues	0 Permits on Hold
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ISSUE SUMMARY

- 1 Priority
- 7 Medium
- 4 Low
- 1 Info

PROPERTY

Year Built
1925 (101 yrs)

Beds/Baths
2bd/2.0ba

Living Area
1,224 sqft

Flood Zone
X

Municipality
ORLANDO

Homestead
No

RECORDS

Sales on Record
0

Total Permits
13

PUBLIC SAFETY

Offenders Nearby
5

Not a professional inspection.
Verify all findings independently.



AI ANALYSIS

PROPERTY SUMMARY

This property at 1418 Clouser Ave in Orlando is the Jack Kerouac House — a National Historic Landmark and museum operated by a nonprofit organization. Built in 1925, it is a single-family home with 2 bedrooms and 2 bathrooms. The property is not being sold as a typical residential home. It is currently owned and operated by the Jack Kerouac Writers in Residence Project of Orlando Inc as a historic house museum. This is a highly specialized property with significant federal protections and operational restrictions.

To answer your specific question: Yes, this is the historic home of Jack Kerouac, the famous Beat Generation author. The property received its National Historic Landmark designation on February 6, 2013, recognizing its significance to American literature.

KEY CONCERNS

HIGH SEVERITY

National Historic Landmark Restrictions: This property has the highest level of federal historic protection, meaning any alterations, repairs, or demolition require approval from preservation authorities and may be severely limited or prohibited. Consult a preservation attorney immediately to understand what work you are legally permitted to do.

Museum vs. Residential Use: The property is currently operated as a historic house museum by a nonprofit, not as a standard private residence. Before purchasing, you must clarify the existing lease or operating agreement with the nonprofit operator and confirm whether you intend to maintain that use or convert the property to personal residence. Converting from museum use may face legal and financial obstacles.

MEDIUM SEVERITY

Roof Work History Unclear: Two roofing permits were issued within four months in 2016 by different contractors. It is unclear which roof work was actually completed or why two separate permits were needed. Request final inspection records from the City of Orlando Building Department to confirm the scope and completion of the 2016 roof work.

Historic Preservation Board Approval Missing: Building permit work in 2016 shows no corresponding Historic Preservation Board approval, which is required for exterior work on historic properties. Verify with the city that all exterior work received proper historic approval to avoid fines or mandatory restoration.

2023 Trade Work Without Building Permit: Trade permits were issued in 2023 without a corresponding building permit. This may indicate renovation work done without proper structural permits, which can affect insurance coverage and financing approval. Clarify what work was performed and whether it received final inspection.

Closed 1969 Permit Without Final Inspection: A plumbing permit from 1969 shows closed status but no final inspection. Verify with the city that this work was actually completed.

Registered Sex Offenders Nearby: Five registered sex offenders live within half a mile of this property. Check current registrations at offender.fdle.state.fl.us before closing.

CLOSING REMARKS

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This property carries moderate risk, primarily because of its historic designation and current museum operation. Historic landmark status means you have very limited freedom to modify, repair, or alter the building — most changes will require federal preservation approval. Additionally, this property is not a standard residence; it is a functioning historic museum. Before proceeding, you must understand the existing operating agreement and whether converting the property to private use is even legally possible.

The neighborhood has some crime activity documented nearby, though this reflects wider area conditions rather than risk specific to the property itself.

Before making any offer or closing, consult a real estate attorney experienced in historic property law, a title company, and a licensed inspector familiar with 1925 construction. The attorney should review all restrictions tied to the National Historic Landmark designation.

ISSUES FOUND — SUMMARY

Full details with source citations begin on the next page.

[PRIORITY] Historic Designation

■ **National Historic Landmark: Kerouac, Jack, House**

[MEDIUM] Crime & Safety

1 homicide(s) within 1 mile since 2020 — 1 in last 5 years

[MEDIUM] Data Discrepancy

Duplicate roof permits same year, unclear scope

[MEDIUM] Permits & Construction

Building work in historic district without HPB permit (2016)

[MEDIUM] Permits & Construction

Closed HIS permit, no final inspection (1969)

[MEDIUM] Permits & Construction

Historic district property with substantial permit activity

[MEDIUM] Permits & Construction

Trade permits without building permit (2023)

[MEDIUM] Public Safety

5 registered sex offender(s) within ½ mile

[LOW] Crime & Safety

1 officer-involved shooting(s) within 1 mile (closest: 0.9 mi)

[LOW] Crime & Safety

42 other violent/accidental death(s) within 1 mile since 2020 (16 suicide(s), 18 drug death(s))

[LOW] Environmental & Natural Hazards

FEMA disaster history: Hurricane, Severe Storm

[LOW] Property History

Property is historic house museum, not standard residence

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ISSUES FOUND — FULL DETAIL

[PRIORITY] Historic Designation**■ National Historic Landmark: Kerouac, Jack, House**

This property is a National Historic Landmark (NHL) — the highest level of federal historic designation. Listed: 2/6/2013. Significance: LITERATURE. NHL status means significant restrictions on alterations, demolition, and any federally-assisted undertakings. Consult a preservation attorney before any work.

Source: nps_nrh

[MEDIUM] Crime & Safety**1 homicide(s) within 1 mile since 2020 — 1 in last 5 years**

Orange County Medical Examiner records show 1 homicide(s) within 1 mile of this property since 2020, including 1 in the last 5 years. This reflects area-level context, not risk specific to this property. Source: OCFL Medical Examiner public data.

Source: Orange County / Osceola County Medical Examiner (OCFL)

[MEDIUM] Data Discrepancy**Duplicate roof permits same year, unclear scope**

Two separate roofing permits issued within 4 months (June and November 2016) by different contractors (K&K; Roofing and Edgar Quintin). Unclear if this was phased work, a failed first attempt, or permit error. Recommend clarifying with city records which roof work was ultimately completed. Recommended action: Contact Orlando Building Department to obtain inspection records and final certifications for both 2016 roof permits to confirm which work was actually performed.

Source: AI analysis (claude-haiku-4-5-20251001)

[MEDIUM] Permits & Construction**Building work in historic district without HPB permit (2016)**

Permit BLD2016-09918 (2016) exists but no Historic Preservation Board (HPB) permit was filed that year. Properties in Florida historic districts require HPB approval for exterior changes. Unpermitted alterations can result in fines and mandatory restoration.

Source: rule: historic district compliance

[MEDIUM] Permits & Construction**Closed HIS permit, no final inspection (1969)**

Permit HIS1969A 17178 (HIS — PLM) issued 1969 shows CLOSED status but has no final inspection date. This is a non-structural permit — verify completion with the permitting authority before closing.

Source: rule: closed permit without final inspection

[MEDIUM] Permits & Construction**Historic district property with substantial permit activity**

Property is in a historic district with 5 building permits. Historic Preservation Board (HPB) approval is required for exterior work. Confirm all exterior work received HPB approval to avoid fines or mandatory restoration requirements.

Source: rule: historic district substantial activity

[MEDIUM] Permits & Construction**Trade permits without building permit (2023)**

In 2023, trade permits (MEC2023-13723) were pulled but no building permit was filed. This can indicate renovation work done without proper structural permits, affecting insurance and financing.

Source: rule: trade permit without building permit

[MEDIUM] Public Safety**5 registered sex offender(s) within ½ mile**

The FDLE public registry shows 5 registered sex offender(s) within ½ mile of this property. Sex offenders are registered under Florida Statute 943.0435. Verify current locations at offender.fdle.state.fl.us before closing.

Source: FDLE

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[LOW] Crime & Safety

1 officer-involved shooting(s) within 1 mile (closest: 0.9 mi)

OPD records show 1 officer-involved shooting(s) within 1 mile since 2009, including 0 fatal. 0 in the last 5 years. Nearest: 1327 Arlington St on 2013-01-16 (Drug Violation). Area context — does not indicate risk at this specific property.

Source: City of Orlando OPD Open Data

[LOW] Crime & Safety

42 other violent/accidental death(s) within 1 mile since 2020 (16 suicide(s), 18 drug death(s))

In addition to homicides, ME records show 42 other non-natural deaths within 1 mile since 2020: 16 suicide(s), 18 drug death(s), 5 traffic fatality(-ies). Neighbourhood-level context only.

Source: Orange County / Osceola County Medical Examiner (OCFL)

[LOW] Environmental & Natural Hazards

FEMA disaster history: Hurricane, Severe Storm

FEMA records show 14 declared disaster event(s) for ORLANDO (Hurricane, Severe Storm, 2008, 2016, 2017). Note: FEMA declarations are county-wide and do not indicate this specific property was damaged. Request seller disclosures for any storm damage or insurance claims.

Source: rule: FEMA disaster history

[LOW] Property History

Property is historic house museum, not standard residence

Owner is 'Jack Kerouac Writers in Residence Project of Orlando Inc' (charitable DOR code 7500), confirming this is a designated historic house museum, not a typical residential property. Property's use, restrictions, and operations differ substantially from standard home ownership. Recommended action: Review lease/use agreement with nonprofit operator and confirm whether buyer intends to acquire title or operate existing use; clarify restrictions on modifications and occupancy.

Source: AI analysis (claude-haiku-4-5-20251001)

PROPERTY DETAILS

Owner(s)	JACK KEROUAC WRITERS IN RESIDENCE PROJECT OF ORLANDO INC
Property Type	INST-CHARITABLE
Year Built	1925 (101 yrs)
Beds / Baths	2 bd / 2.0 ba
Living Area	1,224 sq ft
Gross Area	1,336 sq ft
Floors	1
Exterior Wall	Wood Shthn
Land Area	7,207 sq ft / 0.17 ac
Flood Zone	X
Municipality	ORLANDO
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INFORMATIONAL

Unverified — does not affect risk rating.

[INFO] Neighborhood & Environment

4 active planning/zoning application(s) nearby

4 active planning or zoning application(s) near this property: 1418 Clouser Ave Alterations [Open]; Driveway Design [Open]; St Philip Cathedral 15 W Par St - Plat [Open]. These may indicate upcoming development, rezoning, or variances. Review at cityoforlando.net or contact the Planning Division.

Source: City of Orlando Planning & Development

IMPORTANT DISCLOSURES: This Property Dossier is a research aid generated from public records and is NOT a substitute for a licensed home inspection, environmental assessment, title search, survey, or legal/financial advice. AI-generated content may contain errors — verify all findings independently. Data from OCPA, FEMA, FDEP, FDLE, and third-party sources may be incomplete or outdated. Always consult a licensed real estate attorney, title company, and certified inspector before completing any transaction. Patent pending. © Egret Property Intelligence.

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