



Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: May 24, 2016

Applicant: William Shepler

Application Number: H16-03-0029

Address: #715 Frances Street

Description of Work:

New one-story wood frame accessory structure.

Site Facts:

#715 Frances Street is listed as a contributing resource in the survey and first appears on the 1899 Sanborn map. The eyebrow house is one and half stories with a one story addition on the rear. After 1962, a side rear addition was added. This property came in front of the HARC Commission last year to construct a new rear patio roof, side addition, and deck extension. The project was approved.

After this item was postponed at the previous meeting, the Planning Department has re-reviewed the application again and has deemed it to have no planning issues.

Guidelines Cited in Review:

Additions and Alterations/New Construction (pages 36-38a), specifically guidelines for new construction.

Staff Analysis

This Certificate of Appropriateness proposes the construction of a new one-story accessory structure in the rear yard. The structure will be 15 feet, 10 inches tall – a similar height to the one story rear addition. The structure will also have a similar massing as the one-story addition. The new structure will have a v-crimp roof, wood siding, and aluminum impact windows and doors.

Consistency with the Guidelines

This project alters no historic fabric. Staff feels the structure will have no adverse impact on the neighborhood and the historic district and has an appropriate height, scale, and massing. Therefore, the project is consistent with the guidelines regarding new construction.

Kelly Perkins

From: Kelly Perkins
Sent: Tuesday, May 17, 2016 1:12 PM
To: Kelly Perkins
Subject: RE: 715 Frances Street - Accessory Structure

From: Enid Torregrosa
Sent: Tuesday, May 17, 2016 12:21 PM
To: 'WILLIAM SHEPLER' <will@wshepler.com>
Subject: RE: 715 Frances Street - Accessory Structure

It meets the ordinance definition and requirements for accessory structure and accessory use.

Hope you are well!

Enid

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone." Fl. Stat. 668.6076

From: WILLIAM SHEPLER [<mailto:will@wshepler.com>]
Sent: Tuesday, May 17, 2016 12:03 PM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: RE: 715 Frances Street - Accessory Structure

Thanks. I am not sure what that means. My question was whether this project met his interpretation of those requirements. It meets my interpretation , but apparently that's not good enough for Bert. What is your opinion?

Thanks,
Will

From: Enid Torregrosa [<mailto:etorregrosa@cityofkeywest-fl.gov>]
Sent: Tuesday, May 17, 2016 9:54 AM
To: WILLIAM SHEPLER <will@wshepler.com>
Subject: FW: 715 Frances Street - Accessory Structure

FYI

Enid

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone." Fl. Stat. 668.6076

From: Thaddeus L. Cohen
Sent: Tuesday, May 10, 2016 2:43 PM

To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>

Subject: FW: 715 Frances Street - Accessory Structure

Enid

I believe we discussed this project. You should inform the Architect and or your Board that the plans needs to at a minimum conform to the requirements of Section 86-9 Definition of Terms .. See "Accessory structure" and " Accessory Use" and ... Division 4 Accessory Uses and Structures Section 122-181 Permitted and restricted uses.

I trust this provides the guidance needed.

Thaddeus

From: WILLIAM SHEPLER [<mailto:will@wshepler.com>]

Sent: Tuesday, May 10, 2016 9:48 AM

To: Thaddeus L. Cohen <tcohen@cityofkeywest-fl.gov>

Cc: Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>

Subject: FW: 715 Frances Street - Accessory Structure

Thaddeus,

Just touching base to see if you have reviewed my project.

Best Regards,

Will



William Shepler & Associates Architecture LLC

305.890.6191

Florida Office:

201 Front Street, Suite 203 Key West , FL 33040

New York Office:

11 Broadview Rd., Woodstock ,NY 12498

From: WILLIAM SHEPLER

Sent: Tuesday, May 3, 2016 3:58 PM

To: Thaddeus L. Cohen <tcohen@cityofkeywest-fl.gov>

Cc: Melissa Paul-Leto (mleto@cityofkeywest-fl.gov) <mleto@cityofkeywest-fl.gov>; Rfirest105 (Rfirest105@aol.com)

<Rfirest105@aol.com>; 'Enid Torregrosa (etorregrosa@cityofkeywest-fl.gov)' <etorregrosa@cityofkeywest-fl.gov>; Kelly

Perkins (kperkins@cityofkeywest-fl.gov) <kperkins@cityofkeywest-fl.gov>

Subject: 715 Frances Street - Accessory Structure

Thaddeus,

It's been awhile- I hope you are doing well. I just wanted to get your determination on the proposed accessory structure for 715 Frances St. This was postponed at the HARC meeting last week to further determine whether the use was compliant.

The proposed use would be a Pool house which would also be used as a guest bedroom for out of town guests from time to time. The owners would also like to have a bathroom in the pool house.

Would this be considered an allowable use for an accessory structure?

Thanks for your help.

Best Regards,

Will



William Shepler & Associates Architecture LLC

305.890.6191

Florida Office:

201 Front Street, Suite 203 Key West , FL 33040

New York Office:

11 Broadview Rd., Woodstock ,NY 12498

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

31 40 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT		
			<input type="checkbox"/> YES <input type="checkbox"/> NO _____ %		

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

	# OF UNITS
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

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



FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input type="checkbox"/> REMODEL <input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input type="checkbox"/> WITHIN FLOOD ZONE <input type="checkbox"/> DEMOLITION <input type="checkbox"/> SITE WORK <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT
---------------	--

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

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:
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 _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

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

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ 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 _____

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:		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION
HARC MEETING DATE:		HARC MEETING DATE:
REASONS OR CONDITIONS: 83 TO MAY 24 TO REVIEW LAND USE SETBACK		
STAFF REVIEW COMMENTS:		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

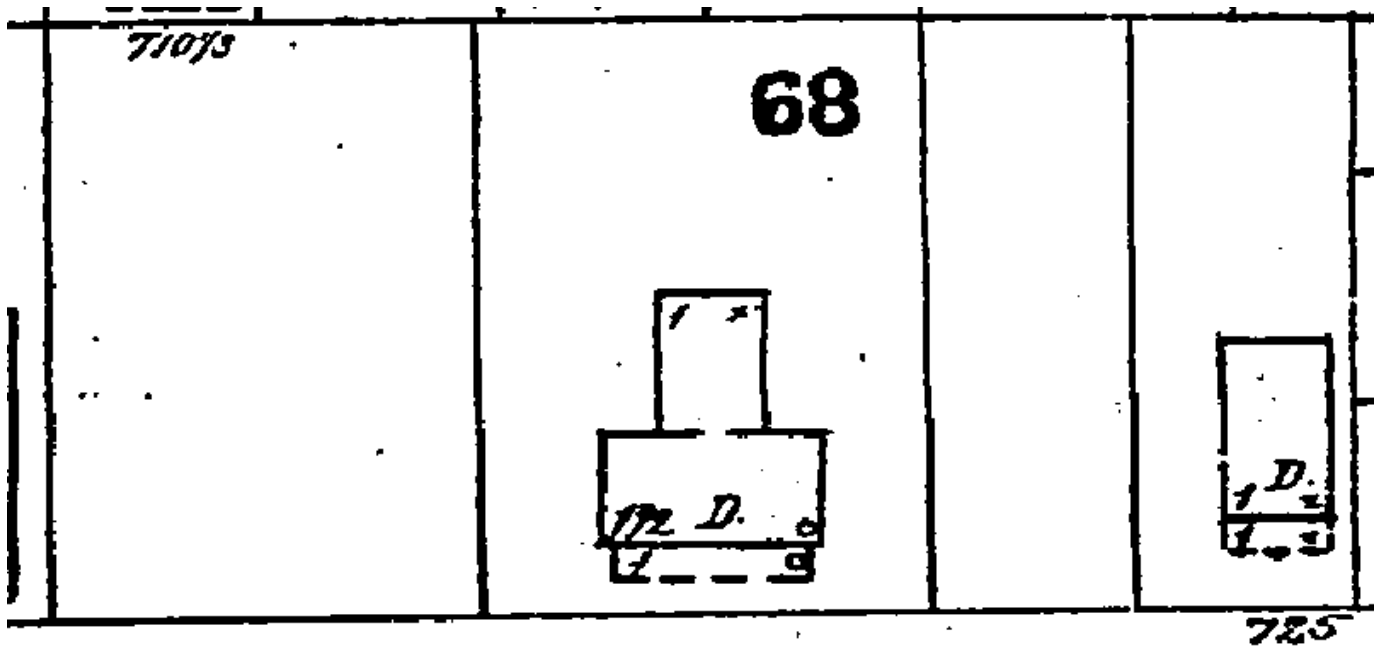
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

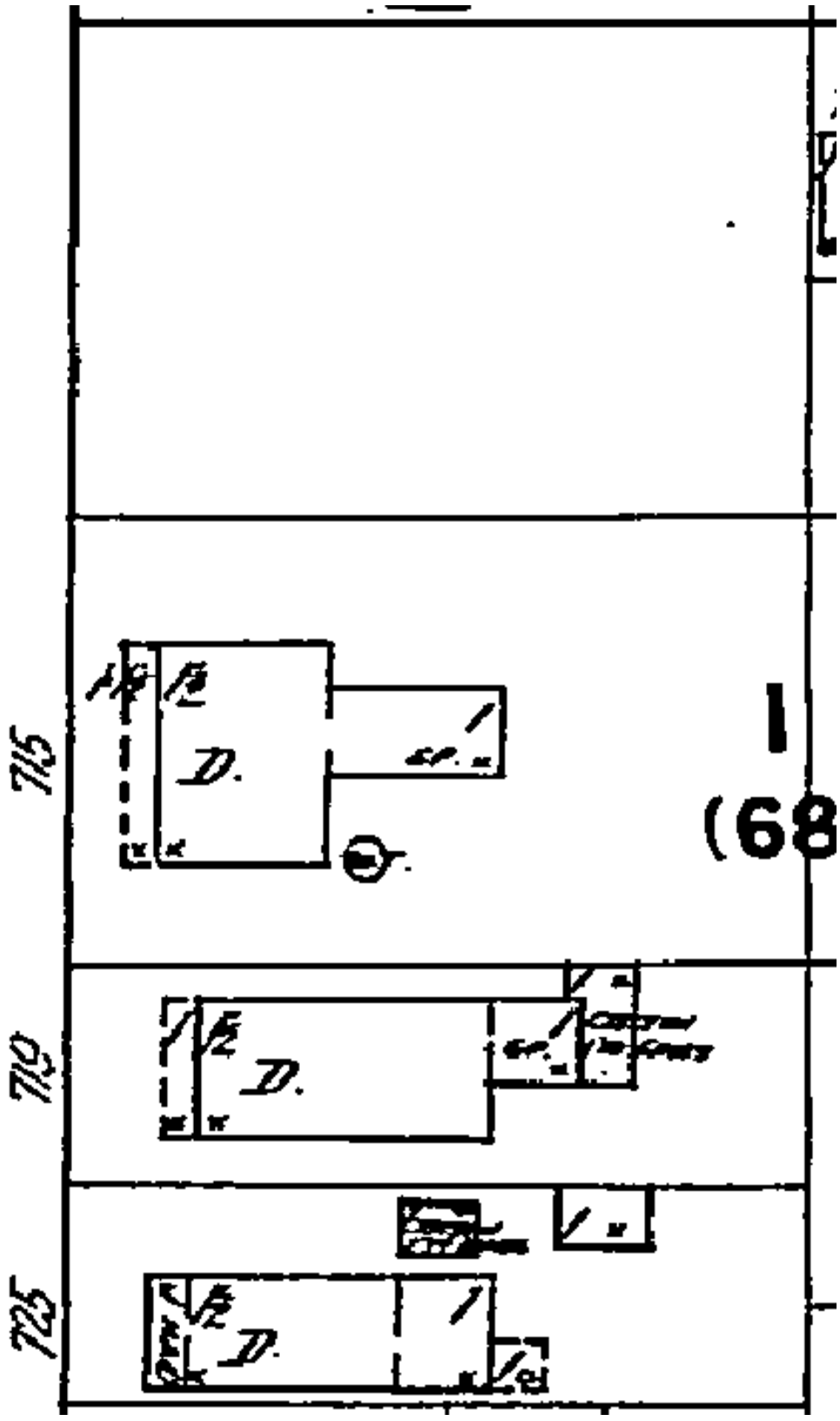
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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

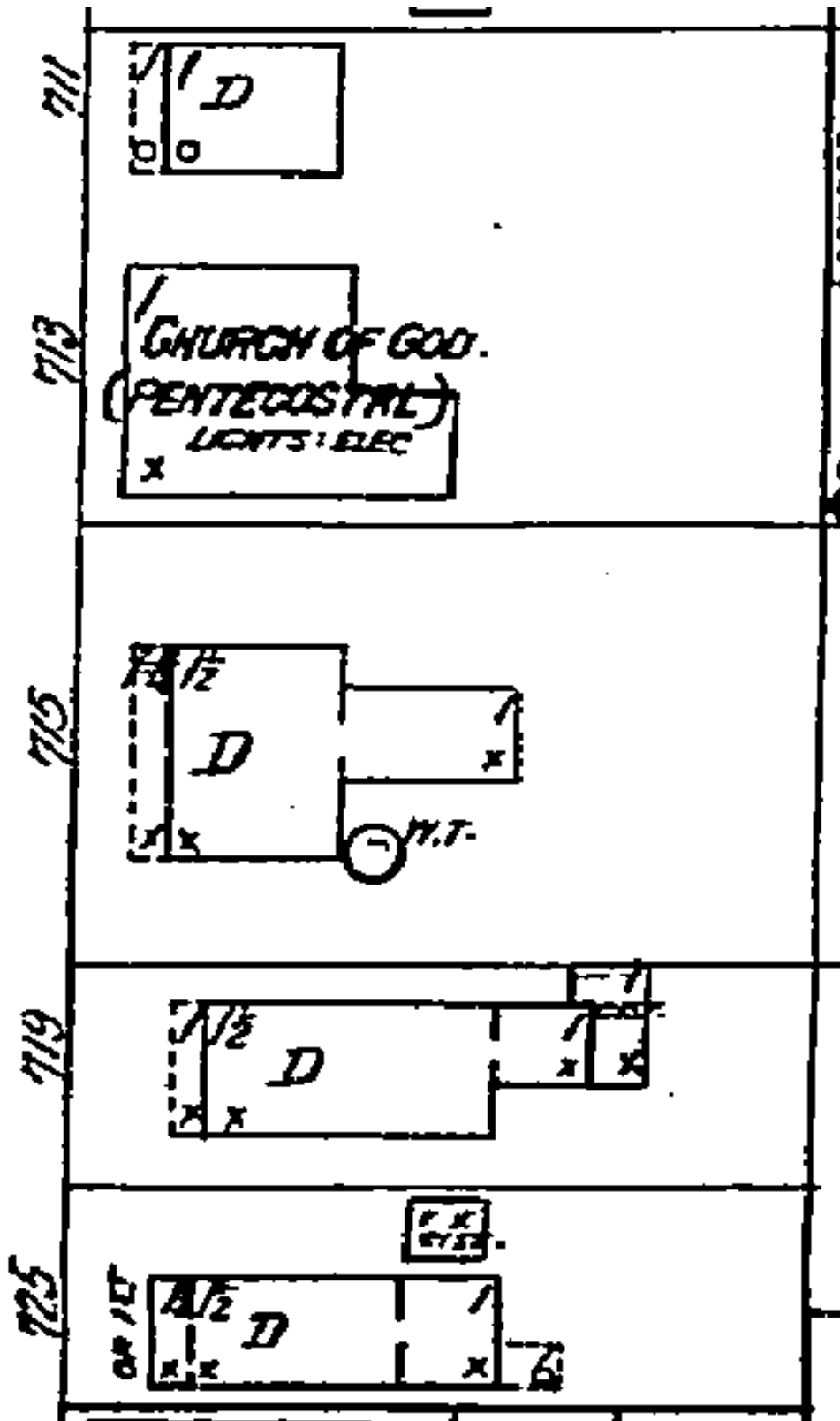
SANBORN MAPS



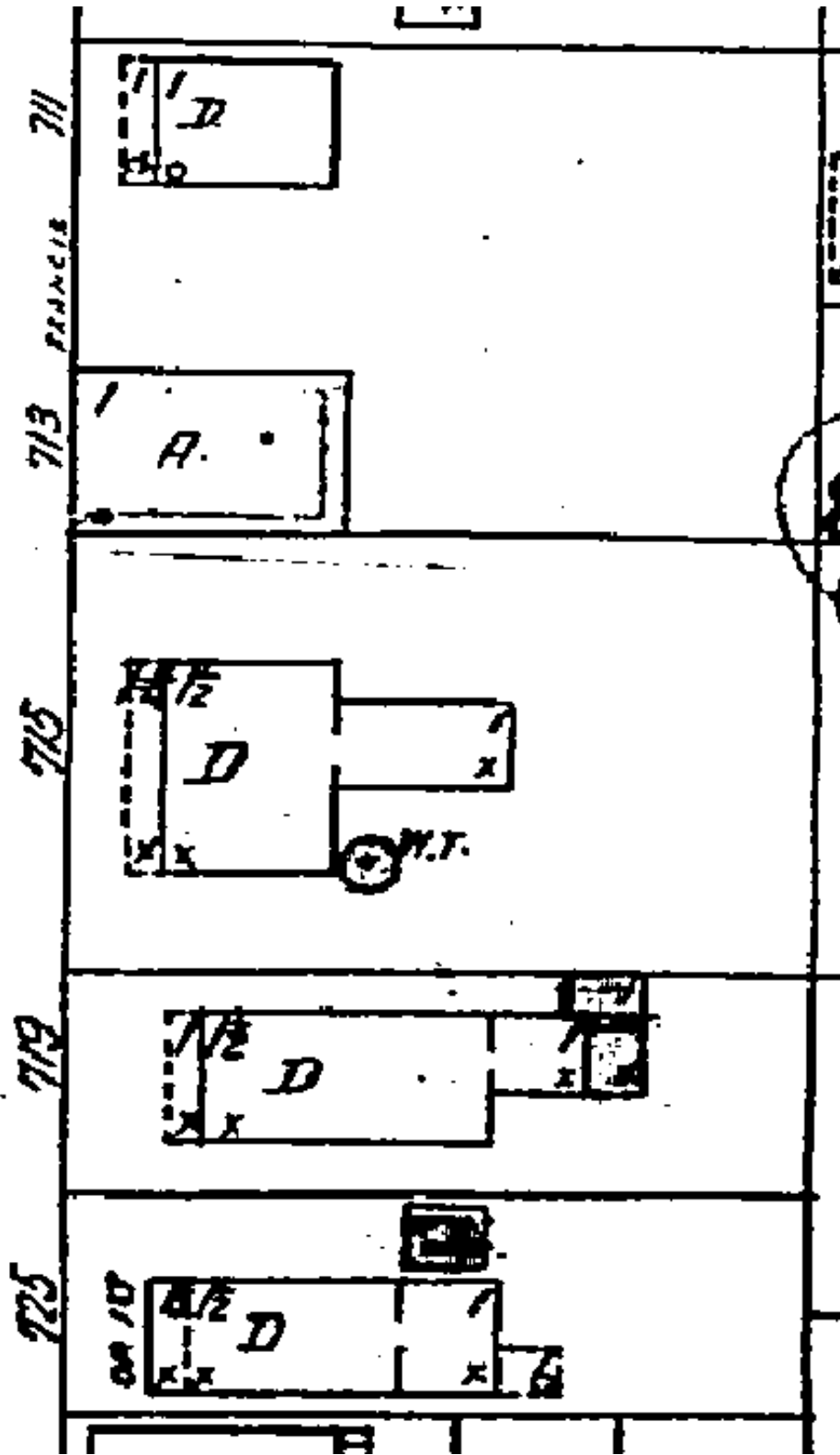
1899 Sanborn Map



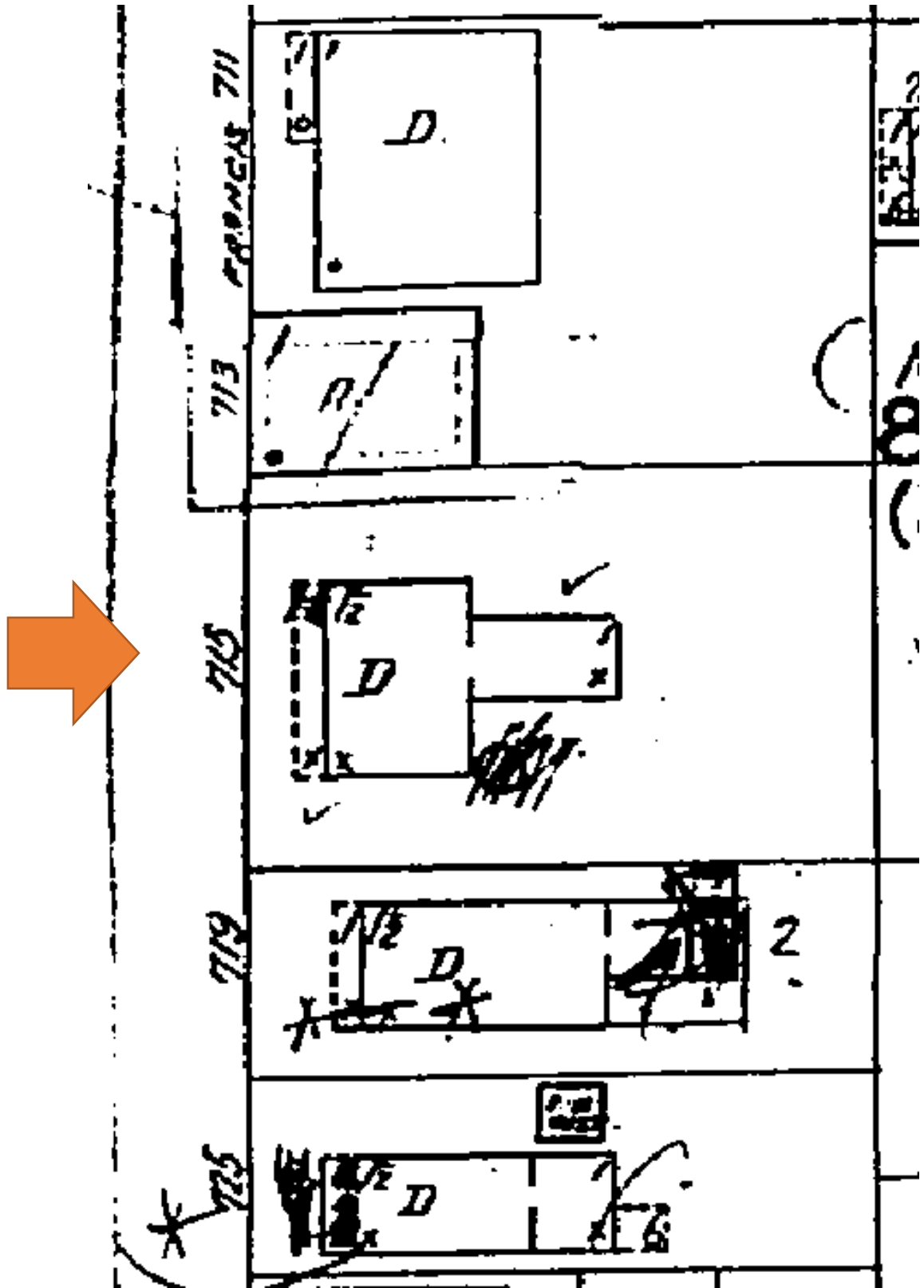
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



715 Frances Street - HARC Photos 4-30-15



715 Frances Street - HARC Photos 4-30-15





715 Frances Street - HARC Photos 4-30-15





715 Frances Street - HARC Photos 4-30-15





PROPOSED DESIGN

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION - 2016.1.31

715 FRANCES STREET
KEY WEST, FL
RESIDENTIAL ACCESSORY STRUCTURE

Drawing Size: 24x36 | Project #: 15002

Title:
EXISTING & PROPOSED SITE PLANS

Sheet Number:

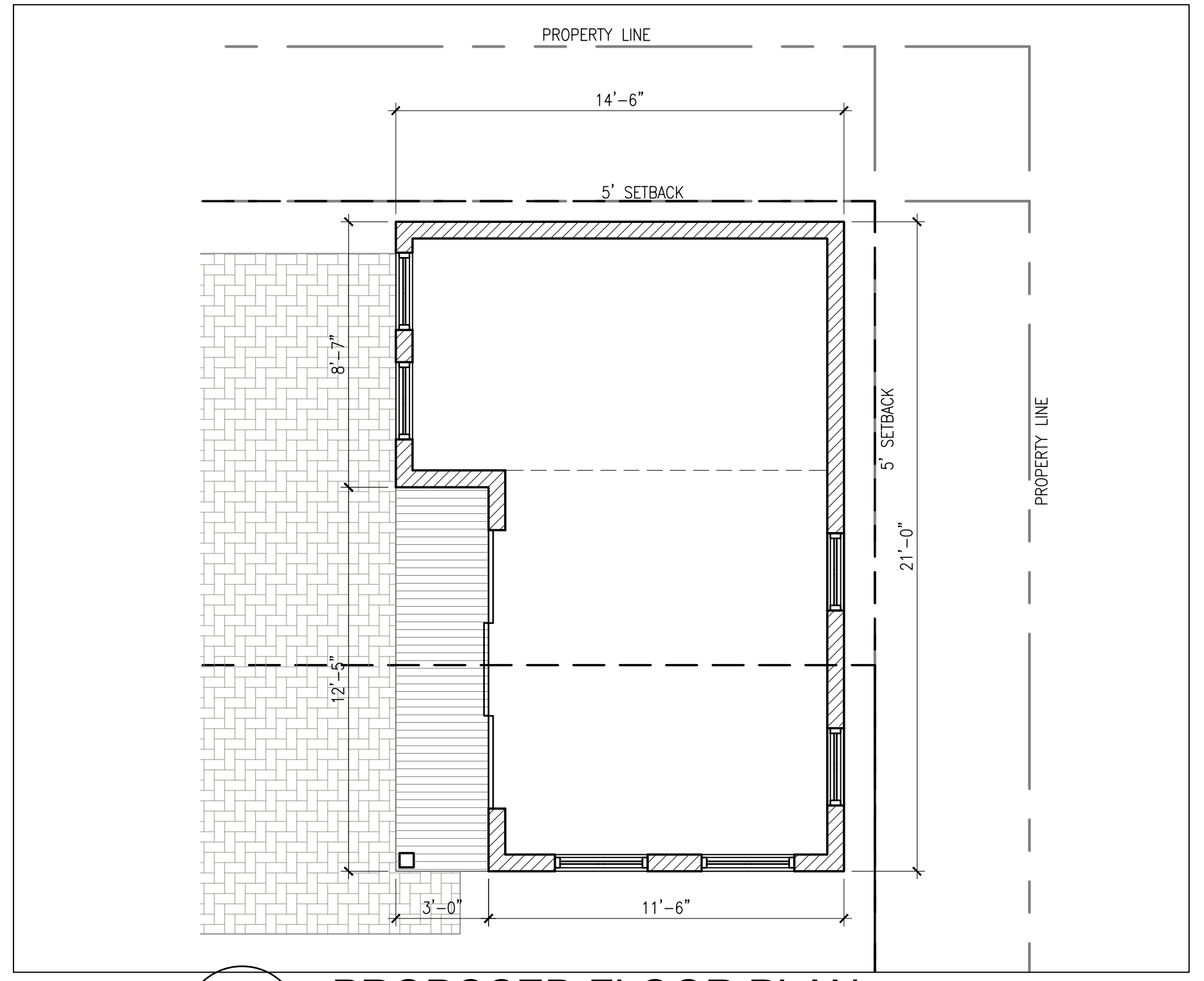
A-1.1

Date: - JANUARY 19, 2016
©2016 by William Shepler Architect

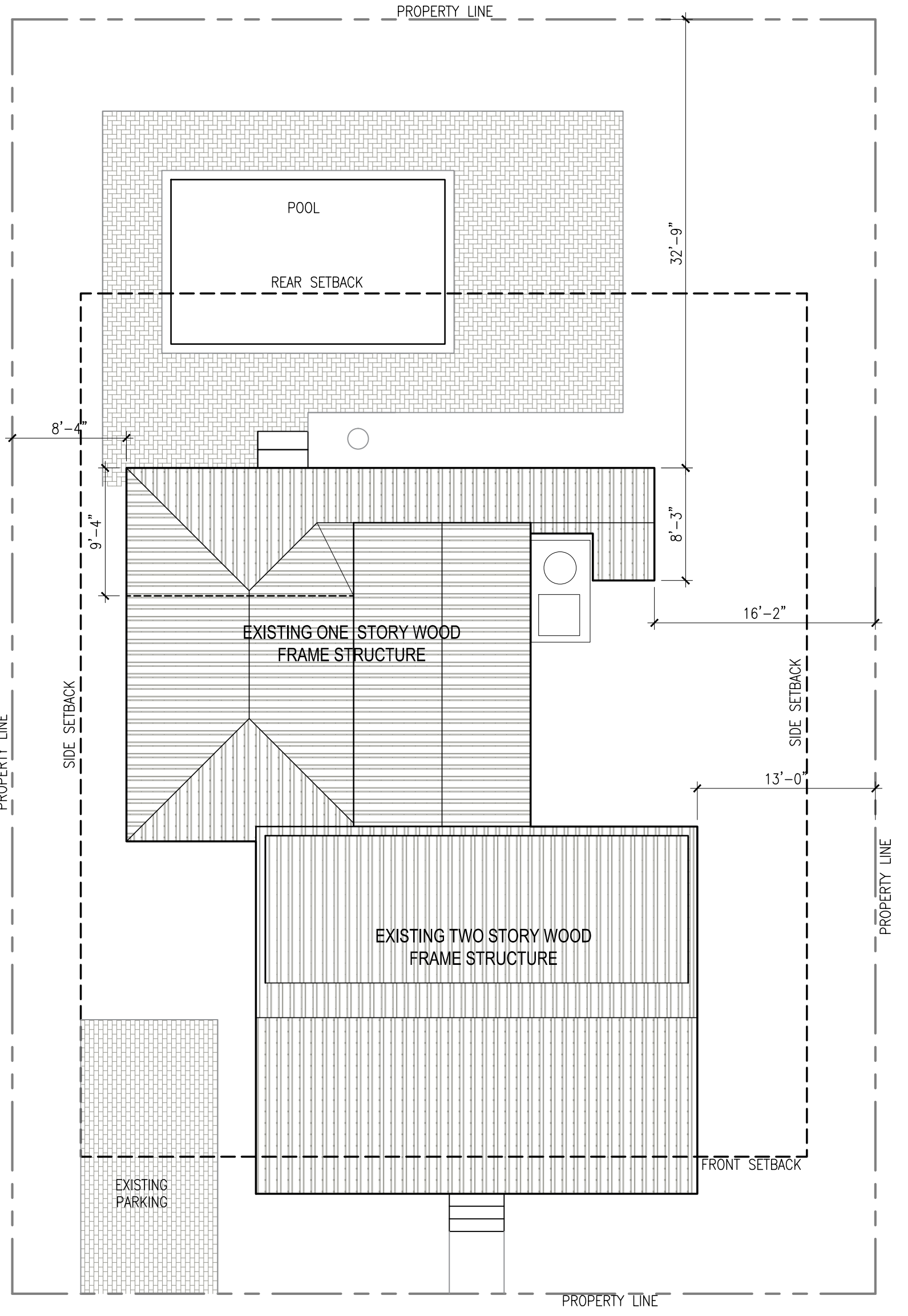
ZONING CALCULATIONS: HHDR DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	50%	1,819 s.f. (33%)	2,315 s.f. (39.5%)	Yes
IMPERVIOUS SURFACE RATIO	60%	2,649 s.f. (45.2%)	3,213 s.f. (54.8%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,859 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	63'	N/A	N/A
LOT DEPTH	Min. 90'	93'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	No Change	N/A
SIDE SETBACK (SOUTH)	Min. 5'	14'-0"	No Change	Yes
SIDE SETBACK (NORTH)	Min. 5'	9'-4"	No Change	Yes
REAR SETBACK	Min. 20'	36'-10"	32'-9"	Yes
OPEN SPACE	Min. 35%	54.80%	2,646 s.f. (45.1%)	Yes

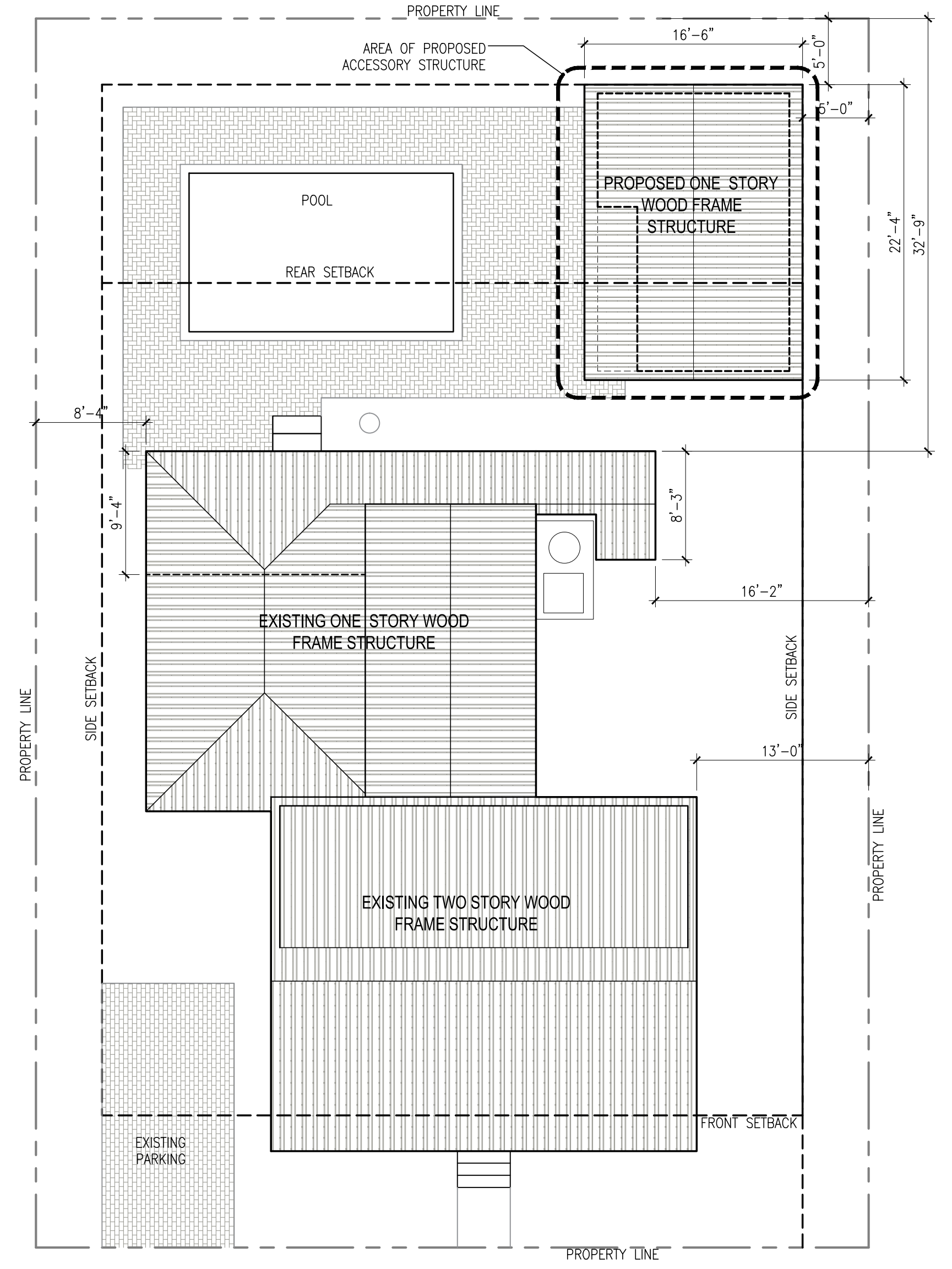
LOCATION MAP



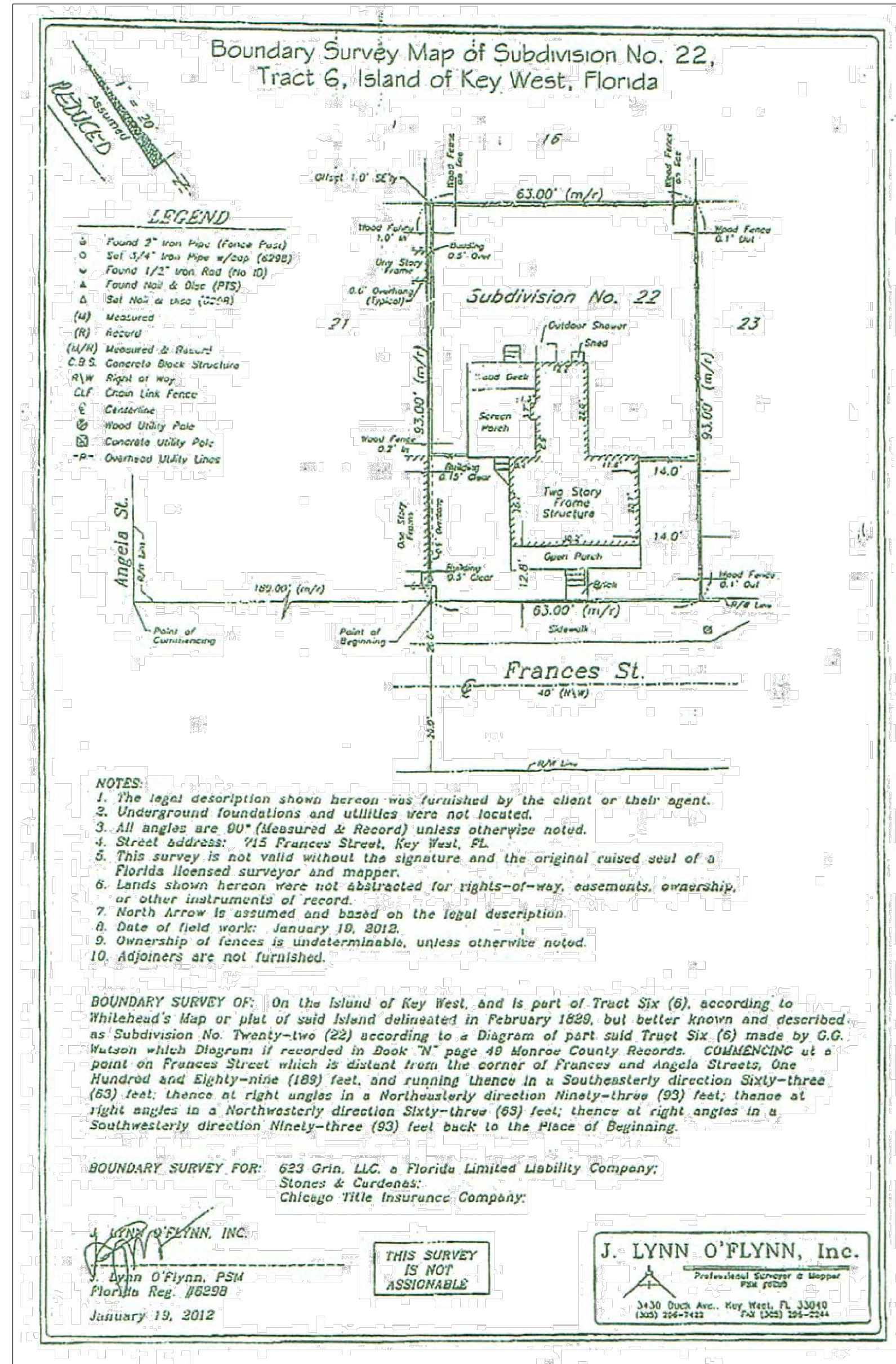
3 PROPOSED FLOOR PLAN
A1.1 SCALE: 1/4"=1'-0"



2 FRANCES STREET EXISTING SITE PLAN
A1.1 SCALE: 1/8"=1'-0"



1 FRANCES STREET PROPOSED SITE PLAN
A1.1 SCALE: 1/8"=1'-0"



COPY OF SURVEY - N.T.S.

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION - 2016.1.31

715 FRANCES STREET
KEY WEST, FL
RESIDENTIAL ACCESSORY STRUCTURE

Drawing Size: 24x36
Project #: 15002

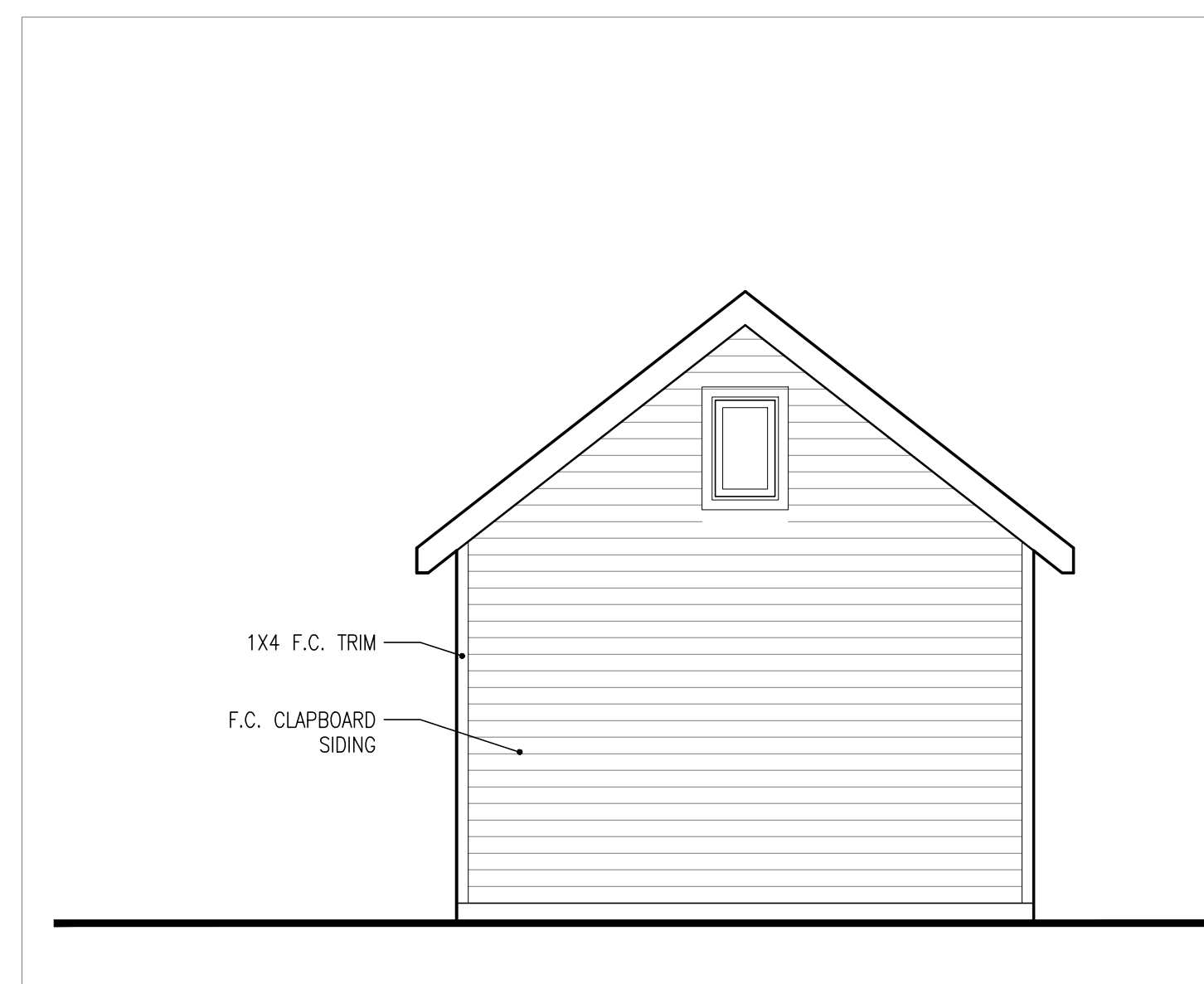
Title:

ELEVATIONS

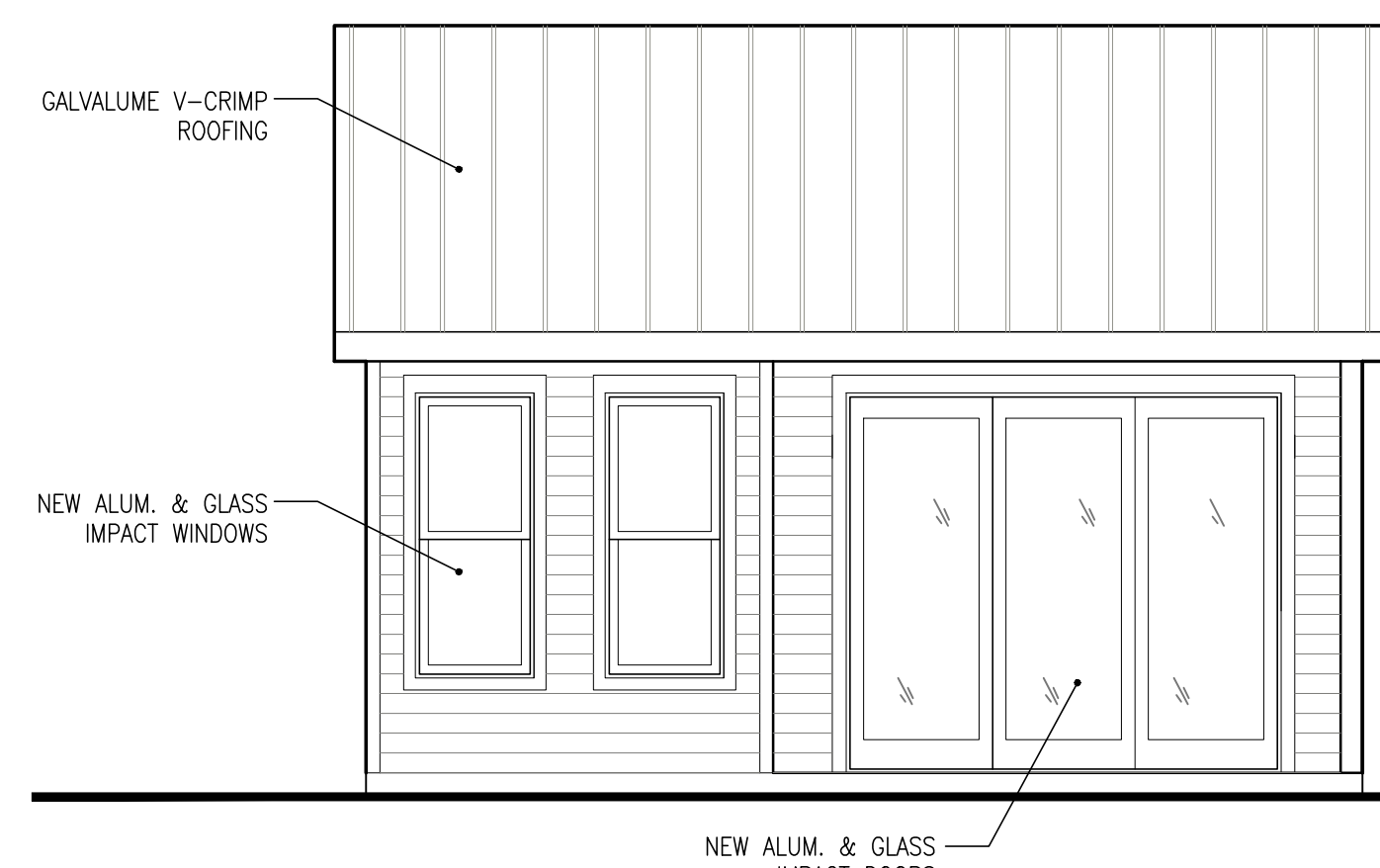
Sheet Number:

A-3.1

Date: - JANUARY 19, 2016
©2016 by William Shepler Architect



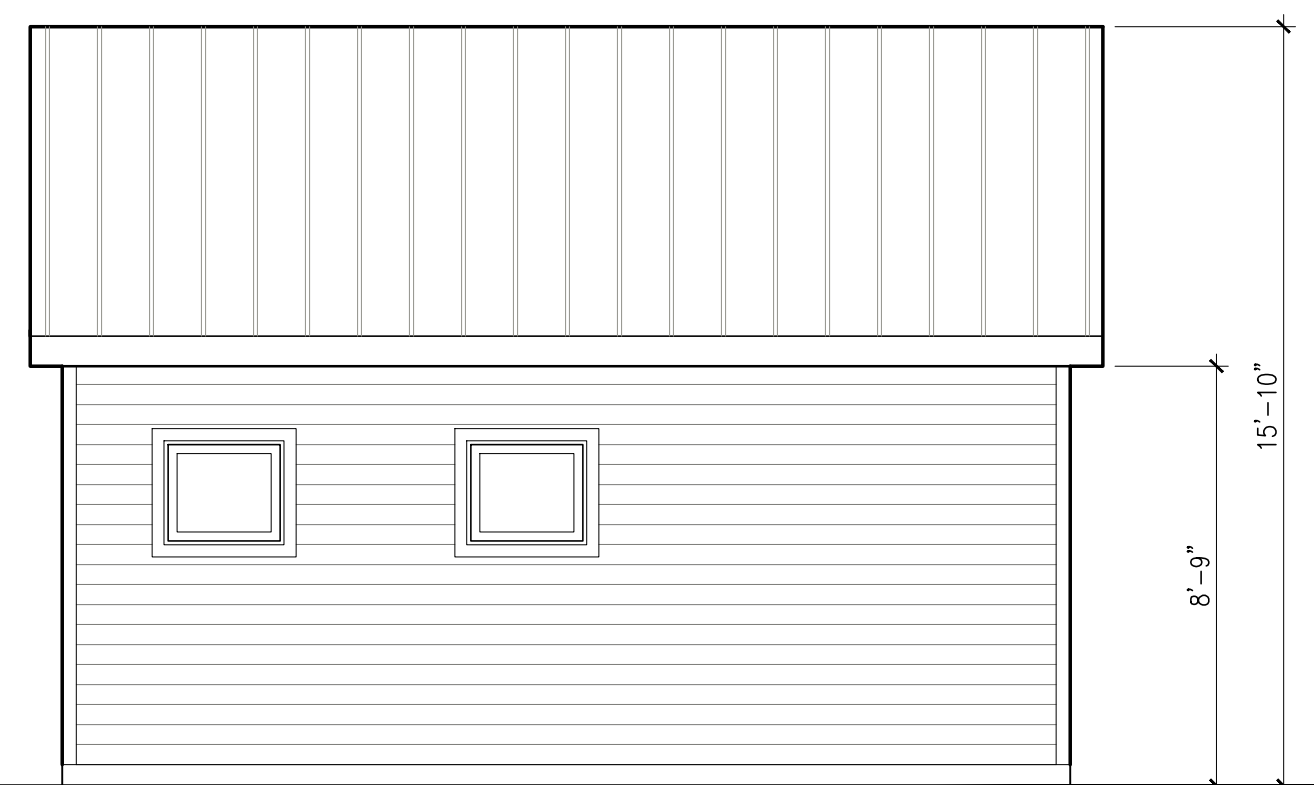
4 EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 26, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY ACCESSORY STRUCTURE.

FOR- #715 FRANCES STREET

Applicant – William Shepler

Application #H16-03-0029

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 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



715

The
FIRESTONE
House

Public Meeting Notice

**NEW ONE-STORY ACCESSORY STRUCTURE,
EDR- #715 FRANCES STREET**

Application # 2024-03-007
If you wish to speak at the public meeting, please call the Planning Department at 715-233-1234 or visit our website at www.fairfaxva.gov.
THIS NOTICE CAN ONLY BE REMOVED BY THE CITY OF FAIRFAX, VA. DATE: 12/14/24
PLANNING DEPARTMENT

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1022586 Parcel ID: 00021820-000000

Ownership Details

Mailing Address:

FIRESTONE RALPH W JR
715 FRANCES ST
KEY WEST, FL 33040-7124

All Owners:

FIRESTONE RALPH W JR, MERRIMAN GARY M R/S

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

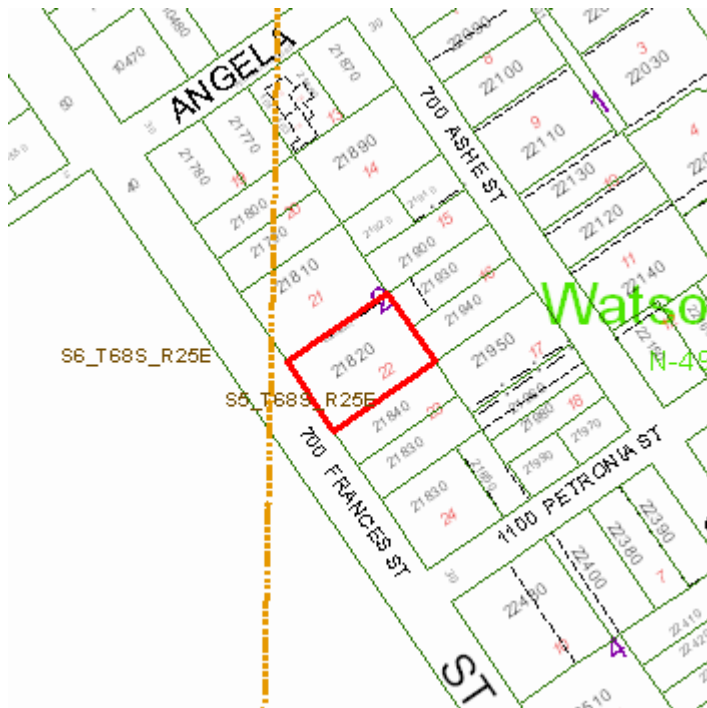
Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 715 FRANCES ST KEY WEST

Legal Description: KW LOT 22 SQR 2 TR 6 OR577-299 OR852-1564 OR982-2240 OR2504-1275/76 OR2504-1277/83EAS OR2553-246/47 OR2639-2138/39 OR2715-1762/63 OR2728-1805/06

Click Map Image to open interactive viewer





Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	63	93	5,859.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1792
Year Built: 1943

Building 1 Details

Building Type R1
Effective Age 7
Year Built 1943
Functional Obs 0

Condition G
Perimeter 328
Special Arch K
Economic Obs 0

Quality Grade 650
Depreciation % 5
Grnd Floor Area 1,792

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation NONE
Bedrooms 3

Extra Features:

2 Fix Bath 2
3 Fix Bath 2
4 Fix Bath 0

Vacuum 0
Garbage Disposal 0
Compactor 0

5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 1

Security 1
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>OPU</u>		1	2010				112
2	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	2012	Y			256
3	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1942	N Y	0.00	0.00	906
4	<u>OPF</u>		1	1942		0.00	0.00	180
5	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1942	N Y	0.00	0.00	630

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,008 SF	168	6	2011	2012	2	30
2	FN2:FENCES	90 SF	3	30	2012	2013	2	30
3	PO4:RES POOL	240 SF	12	20	2012	2013	4	50
4	HT2:HOT TUB	1 UT	0	0	2012	2013	2	50
5	PT2:BRICK PATIO	380 SF	0	0	2013	2014	2	50

Appraiser Notes

2016-02-09 PERMIT REVIEW ON SITE MET WITH OWNER AND CONTRACTOR JAMES HAMILTON. MR HAMILTON PURSUADED THE PO TO DENY ACCESS TO REAR OF PARCEL FOR PERMIT REVIEW. CITY WEBSITE INDICATES WORK COMPLETED 12-2-15. DKRAUSE

2014-05-30 MLS \$1,498,000 3/3.5 QUINTESSENTIAL HISTORIC KEY WEST EYEBROW HOUSE LOCATED ON PRESTIGIOUS FRANCES STREET FEATURES TWO SPACIOUS LIVING AREAS, THREE BEDROOMS WITH EN SUITE BATHROOMS AND CLOSET SPACE, QUALITY CRAFTSMANSHIP INCLUDING TASTEFULLY FINISHED DADE COUNTY PINE WALLS, NEW PLANTATION SHUTTERS, HIGH-END KITCHEN WITH GRANITE COUNTERTOPS AND STAINLESS STEEL APPLIANCES, A DOWNSTAIRS HALF-BATH AND INSIDE LAUNDRY. 715 FRANCES STREET'S 6,000 SQUARE-FOOT LOT HAS A BEAUTIFUL HEATED POOL, HOT TUB WITH WATERFALL, OUTDOOR SHOWER, LUSH TROPICAL LANDSCAPING AND RARE OFF-STREET PARKING. THIS HOME CAN BE SOLD WITH HIGH-END FURNISHINGS AND ACCESSORIES (NOT INCLUDING ARTWORK AND PERSONAL ITEMS). X FLOOD ZONE / NEW SHUTTER

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
04-3733	12/08/2004	12/13/2004	2,000		ROOF-M/B RUBBER	
09-1733	06/18/2009	07/09/2009	2,147		INSTALL LOW VOLTAGE ALARM SYSTEM WITH 25 DEVICES	
11-1489	05/05/2011	05/27/2011	12,000		INSTALL 28 NEW 6x6 FENCE PARTS. DEMO/REMOVE EXISTING CHAIN LINK 47lf INSTALL NEW PICKETS FOR NEW FENCE 250lf	
12-0697	02/27/2012	01/03/2013	15,800		INSTALL ONE 3 TON AND ONE 2 TON AC SYSTEMS 13 OPENINGS	
11-4511	12/12/2011	01/03/2013	2,000		BUILD 20LF OF 6'H FENCE	
12-1155	03/30/2012	01/03/2013	2,300		REPLACE SERVICE WITH NEW 225A	
12-0891	03/13/2012	01/03/2013	750		INSTALL 30LF OF 36'H FENCE	
12-0065	01/11/2012	01/03/2013	2,500		TEAR OFF VCRIMP GO BACK WITH PLYSTICK & VCRIMP SQRS	
12-0890	03/13/2012	01/03/2013	8,000		INSTALL NEW PORCH RAILING, REPLACE 4 WINDOWS, REPAIR 400SF DRYWALL, R & R 600LF OF TRIM	
12-1232	04/09/2012	01/03/2013	4,000		WIRE 3 NEW BATHROOMS,9 SWITCHES,3 FANS,11 LIGHTS,	
12-0976	03/20/2012	01/03/2013	6,000		SAND SET PAVER POOL DECK WALKWAY & DRIVEWAY 1090SF	
12-1114	03/30/2012	01/03/2013	1,400		WIRE NEW POOL/SPA 2 PUMPS	
12-1109	03/30/2012	01/03/2013	30,000		REMODEL 2 BATHROOMS AND 2 NEW BATHROOM	
12-1232	05/15/2012	01/03/2013	4,900		REVISION ADD 2 CENTRAL AC	
12-0890	05/16/2012	01/03/2013	18,000		REPLACE SILL BEAM WITH TRIPLE FLOOR JOISTS ADN SUB FLOOR INSTALL 6 NEW PIERS	
12-1254	04/10/2012	01/03/2013	12,500		REMODELING 2 EXISTING BATHROOMS, INSTALL 2 NEW BATHROOMS	
12-1113	03/30/2012	01/03/2013	43,000		NEW SWIMING POOL AND SPA	
12-1230	04/09/2012	01/03/2013	3,100		DEMO KITCHEN CABINETS INSTALL NEW	
1	12-0890	03/13/2012	11/19/2013	20,000	Residential	INSTALL NEW PORCH RAILING. REPLACE 4 EXISTING WINDOWS. REPAIR APPRX. 400 SQ/FT OF DRYWALL. REPAIR & REPLACE APPROX. 600 L.F. OF TRIM. (INTERIOR) (WINDOWS MUST BE TRYLLY WOOD TRUE DIVIDED LIGHTS) REPLACE SILL BEAM WITH TRIPLE 2" X 12" FLOOR JOISTS A SUB-FLOORING, INSTALL 6 NEW PIERS (ALL INTERIOR WORK) AS PER PLANS. *REVISION* INSTALL CRICKET & REPAIR WATER DAMAGED AREA AS PER ATTACHED PLANS.
1	12-0891	03/13/2012	11/19/2013	750	Residential	INSTALL APPROX. 30 LN/FT OF 36' PICKET FENCING. (WINDOWS MUST BE TRULY WOOD TRUE DIVIDED LIGHTS)
1	12-1109	03/30/2012	11/19/2013	30,000	Residential	REMODEL 2 - BATHROOMS & 2 NEW BATHROOM ACCORDING TO PLANS. ADD CLOSETS, ETC.
	13-5008	11/22/2013	11/19/2013	3,500		INSTALL 3 NON IMPACT WINDOWS, REINSTALL HURRICANE PROTECTION. INSTALL NEW FRONT DOOR
	13-3253	08/20/2013	11/19/2013	11,000		INSTALL 9 WINDOWS AND 2 DOORS

15-4496	11/06/2015	12/02/2015	1,500		ELECTRIC INSTALL OF KITCH PORCH AREA AND NEW HALF BATH
15-3457	09/10/2015	12/02/2015	60,000		REMODEL KITCHEN AND ADD REAR ROOF AND PORCH ADDITON AND REAR HALF BATH
A950966	03/01/1995	10/01/1995	1,664		3 SQS V-CRIMP/1 SQ SGL PL
9703235	10/01/1997	12/01/1997	2,000		10.64 SQS V-CRIMP ROOF
1	9900631	02/22/1999	08/18/1999	2,000	Residential REPAIRS

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	313,297	35,253	861,582	1,210,132	1,210,132	0	1,210,132
2014	300,644	32,760	865,571	1,198,975	1,198,975	25,000	1,173,975
2013	191,956	30,597	434,753	657,306	657,306	0	657,306
2012	199,128	3,528	335,599	538,255	538,255	0	538,255
2011	177,793	0	320,855	498,648	252,151	25,000	227,151
2010	184,002	144	402,689	586,835	247,560	25,000	222,560
2009	224,451	150	612,087	836,688	241,052	25,000	216,052
2008	206,365	156	814,401	1,020,922	240,811	25,000	215,811
2007	337,603	162	1,025,325	1,363,090	233,797	25,000	208,797
2006	454,169	168	556,605	1,010,942	228,095	25,000	203,095
2005	474,581	174	439,425	914,180	221,451	25,000	196,451
2004	269,853	180	410,130	680,163	215,001	25,000	190,001
2003	279,847	186	158,193	438,226	210,993	25,000	185,993
2002	268,815	192	158,193	427,200	206,048	25,000	181,048
2001	256,014	198	158,193	414,405	202,804	25,000	177,804
2000	276,138	202	111,321	387,660	196,898	25,000	171,898
1999	178,849	164	111,321	290,334	191,722	25,000	166,722
1998	146,141	139	111,321	257,601	188,703	25,000	163,703
1997	126,656	133	99,603	226,392	185,549	25,000	160,549
1996	87,685	95	99,603	187,383	180,145	25,000	155,145
1995	79,891	89	99,603	179,583	175,752	25,000	150,752
1994	71,447	81	99,603	171,132	171,132	25,000	146,132
1993	71,447	83	99,603	171,133	171,133	25,000	146,133
1992	71,447	85	99,603	171,135	171,135	25,000	146,135
1991	71,447	87	99,603	171,137	171,137	25,000	146,137
1990	69,430	89	77,632	147,151	147,151	25,000	122,151
1989	63,118	83	76,167	139,368	139,368	25,000	114,368
1988	60,081	40	67,379	127,500	127,500	25,000	102,500
1987	50,045	41	40,134	90,220	90,220	25,000	65,220
1986	36,638	601	38,669	75,908	75,908	25,000	50,908

1985	35,737	601	23,143	59,481	59,481	25,000	34,481
1984	33,664	601	23,143	57,408	57,408	25,000	32,408
1983	33,664	601	23,143	57,408	57,408	25,000	32,408
1982	34,182	601	23,143	57,926	57,926	25,000	32,926

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
2/28/2015	2728 / 1805	1,360,000	<u>WD</u>	<u>02</u>
12/6/2014	2715 / 1762	1,360,000	<u>WD</u>	<u>02</u>
7/16/2013	2639 / 2138	1,280,000	<u>WD</u>	<u>02</u>
1/25/2012	2553 / 246	750,000	<u>WD</u>	<u>37</u>
2/8/2011	2504 / 1275	630,000	<u>WD</u>	<u>37</u>
7/1/1986	982 / 2240	175,000	<u>WD</u>	<u>U</u>
4/1/1982	852 / 1564	45	<u>WD</u>	<u>U</u>
2/1/1974	577 / 299	21,500	00	<u>Q</u>

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