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### **Staff Report for Item 9b**

**To:** Chairman Michael Miller and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** May 26, 2015

**Applicant:** William Shepler

**Application Number:** H15-01-0627

**Address:** #715 Frances Street

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#### **Description of Work:**

Demolition of rear hip roof.

#### **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.

#### **Ordinance Cited in Review:**

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings, Sec. 102-218: Criteria for demolitions, and Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

#### **Staff Analysis**

This Certificate of Appropriateness proposes the demolition of a roof of a non-historic addition. Staff believes the addition does not meet any of the criteria listed in Sec.102-125, and therefore it can be considered for demolition. As it is not historic, only one reading is required for demolition.

# 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

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

|  |                                       |                |
|--|---------------------------------------|----------------|
| HARC PERMIT NUMBER<br><u>15-01-629</u> | BUILDING PERMIT NUMBER<br><u>111A</u> | INITIAL & DATE |
| FLOODPLAIN PERMIT                      |                                       | REVISION #     |
| FLOOD ZONE                             | PANEL #                               | ELEV. L. FL.   |
| SUBSTANTIAL IMPROVEMENT                |                                       | YES NO %       |

ADDRESS OF PROPOSED PROJECT:

715 FRANCES ST.

# OF UNITS

1

RE # OR ALTERNATE KEY:

NAME ON DEED:

RALPH FIRESTONE / GARY MERRIMAN

PHONE NUMBER

315-439-1629

OWNER'S MAILING ADDRESS:

715 FRANCES ST.

EMAIL

KEY WEST, FL 33040

CONTRACTOR COMPANY NAME:

BY: [Signature]

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

RFIREST@AOL.COM

ARCHITECT / ENGINEER'S NAME:

WILLIAM SHEPLER

PHONE NUMBER

305-890-6191

ARCHITECT / ENGINEER'S ADDRESS:

513 FLEMING ST., SUITE 14

EMAIL

WILL@WSHEPLER.COM

KEY WEST, FL 33040

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 checked="" type="checkbox"/> REMODEL |
| <input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input type="checkbox"/> WITHIN FLOOD ZONE                                 |
| <input type="checkbox"/> DEMOLITION <input type="checkbox"/> SITE WORK <input checked="" type="checkbox"/> INTERIOR <input checked="" type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT    |

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

EXTENDING DECK 4' AT

REAR, EXTENDING ROOF TO COVER DECK, RELOCATING 1/2 BATH TO AREA  
UNDER ROOF EXTENSION, NEW ALUM. IMPACT FRENCH DOORS & WINDOWS  
- AS PER DRAWINGS. NEW COX. PAD & PROPANE TANK

|   |  |
|---|--|
| I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT 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<br>THIS _____ DAY OF _____, 20____.                                    | STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME<br>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](mailto: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: |
| EXTEND EXISTING REAR ROOF  | W-CRIMP GALV.      | V-CRIMP GALV.      |
| REPLACE <sup>REMOVE</sup> REAR WINDOW W/   |                    |                    |
| FRENCH DOORS & SIDE WINDOWS  |                    | ALUM. & GLASS      |
|  |                    |                    |
|  |                    |                    |

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:  |  |                    | HARC STAFF OR COMMISSION REVIEW      |                    |  |
| <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO. |  |                    |                                      |                    |  |
| HARC MEETING DATE:  |  | HARC MEETING DATE: |                                      | HARC MEETING DATE: |  |
| REASONS OR CONDITIONS:  |  |                    |                                      |                    |  |
|   |  |                    |                                      |                    |  |
|   |  |                    |                                      |                    |  |
| STAFF REVIEW COMMENTS:  |  |                    |                                      |                    |  |
|   |  |                    |                                      |                    |  |
|   |  |                    |                                      |                    |  |
| HARC PLANNER SIGNATURE AND DATE:  |  |                    | HARC CHAIRPERSON SIGNATURE AND DATE: |                    |  |

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

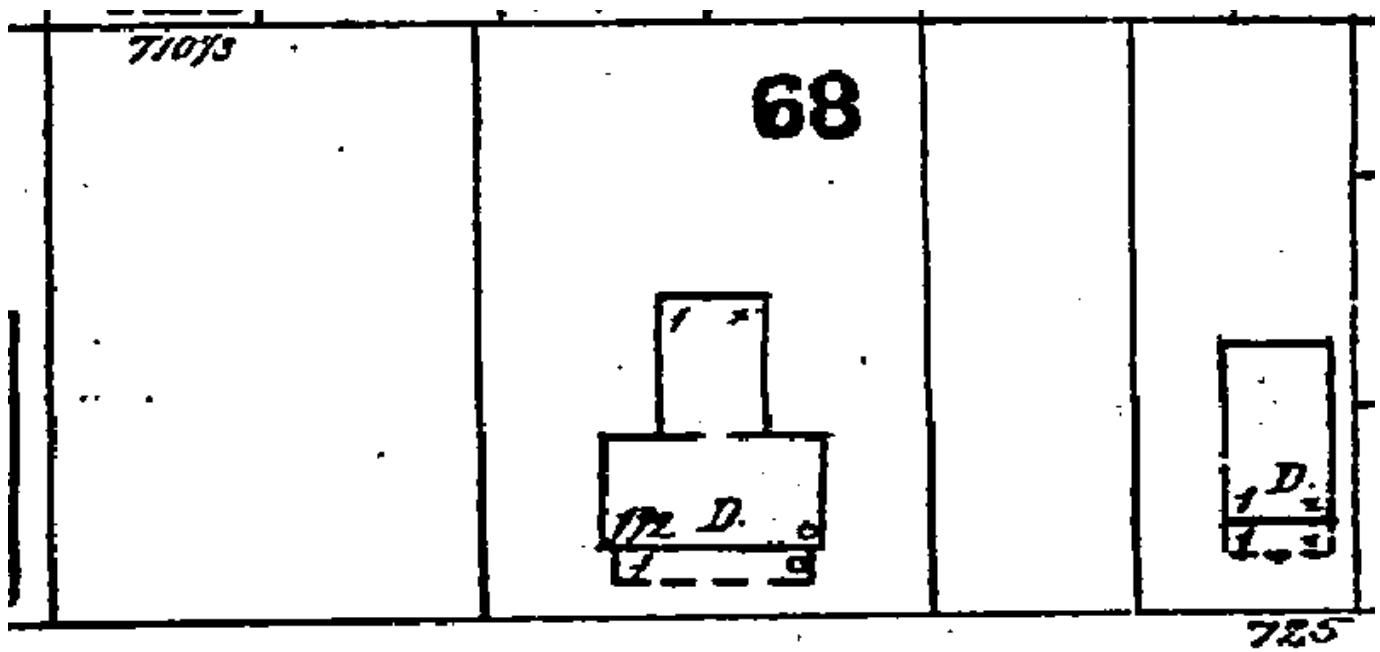
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND 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 AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

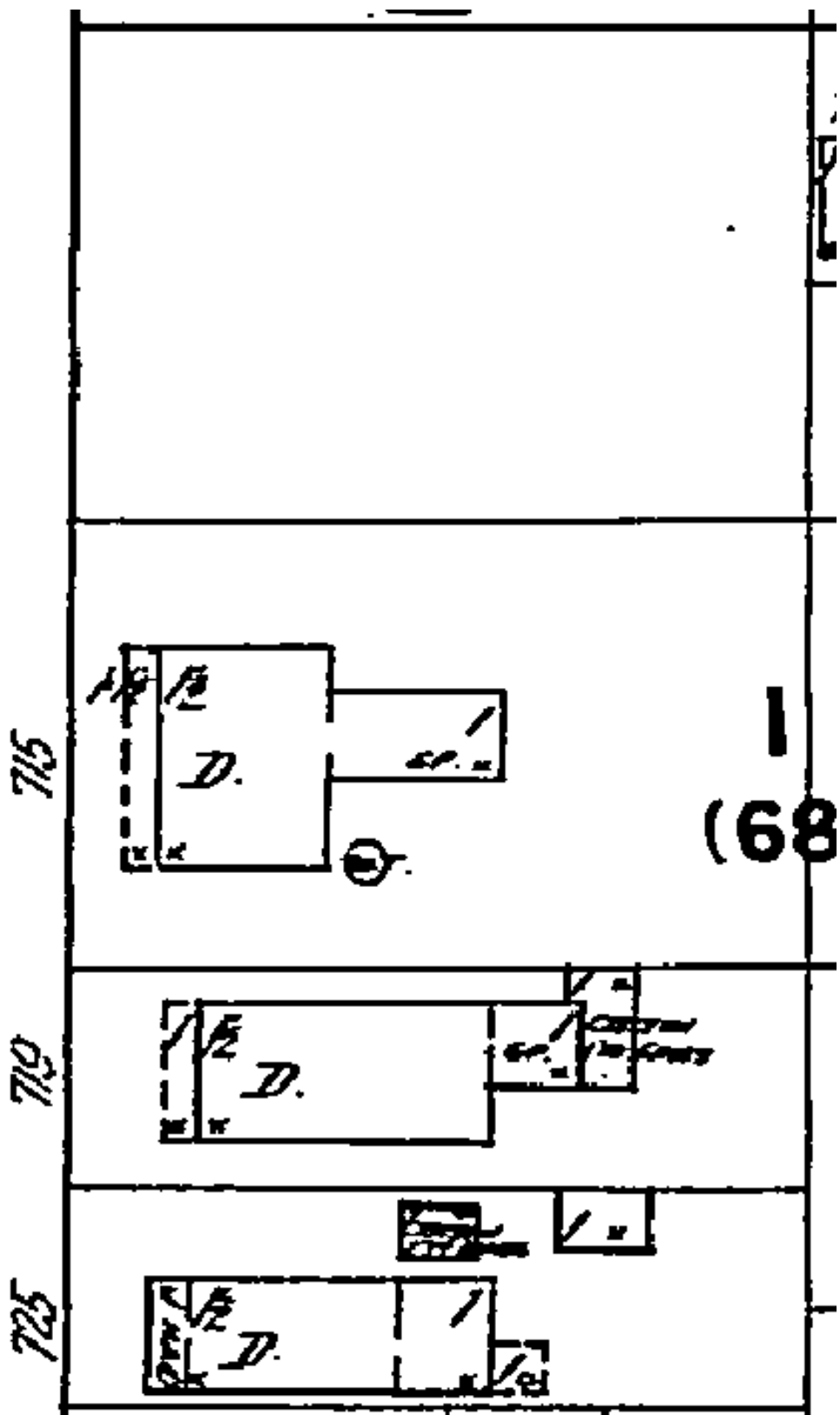
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

| 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

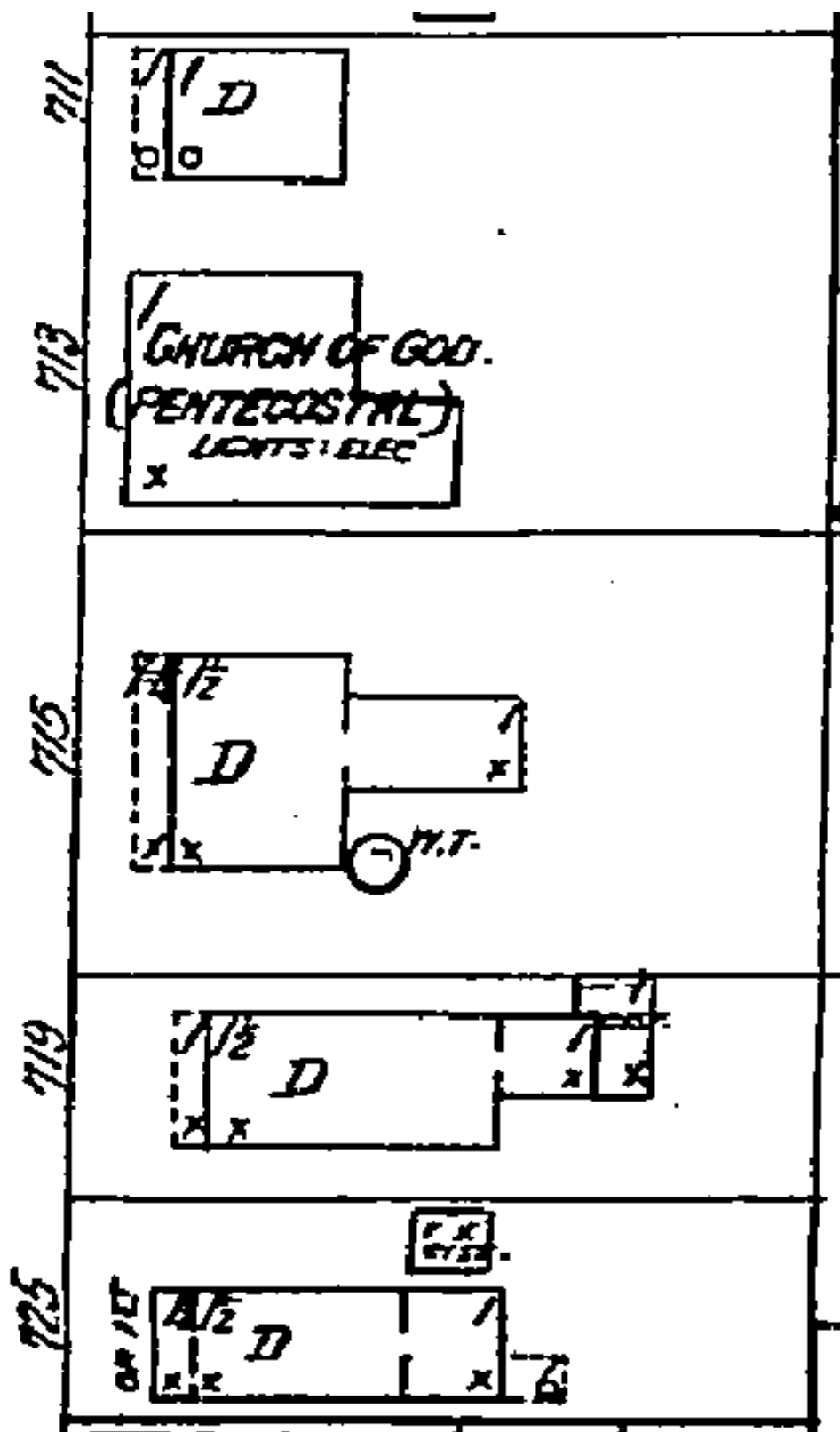


1899 Sanborn Map

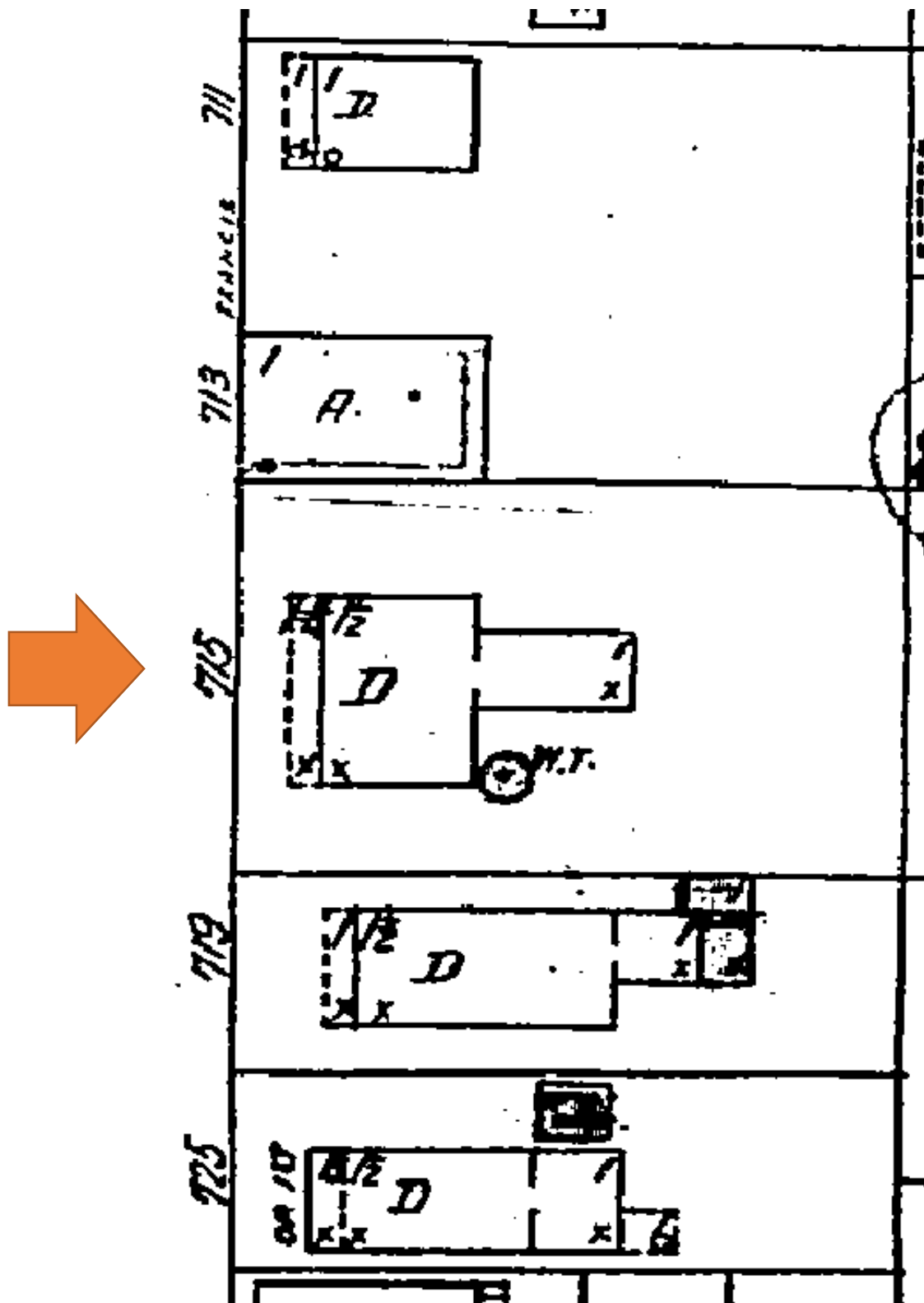


1912 Sanborn Map





1926 Sanborn Map



1948 Sanborn Map



# PROJECT PHOTOS













715 Frances Street - HARC Photos 4-30-15

















715 Frances Street - HARC Photos 4-30-15







# PROPOSED DESIGN



Consultants:

Submissions / Revisions:  
H.A.R.C. SUBMISSION - 2015.4.30

**715 FRANCES STREET**  
KEY WEST, FL  
**RESIDENTIAL REMODELING PROJECT**

Drawing Size: 24x36  
Project #: 15002

Title:

**EXISTING & PROPOSED  
SITE PLANS**

Sheet Number:

**A-1.1**

Date: - APRIL 28, 2015

©2015 by William Shepler Architect

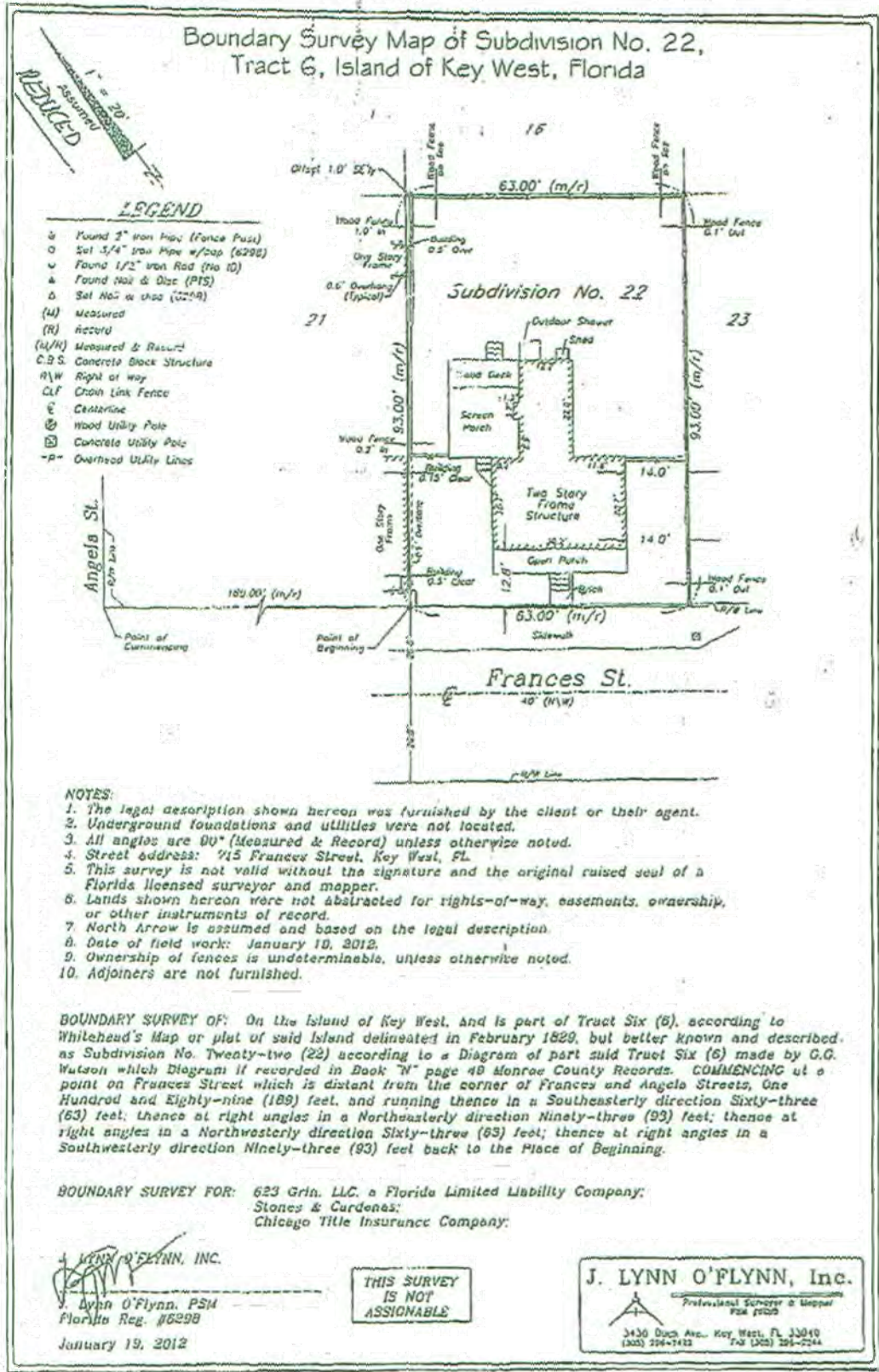
**LOCATION MAP**



PROJECT SITE

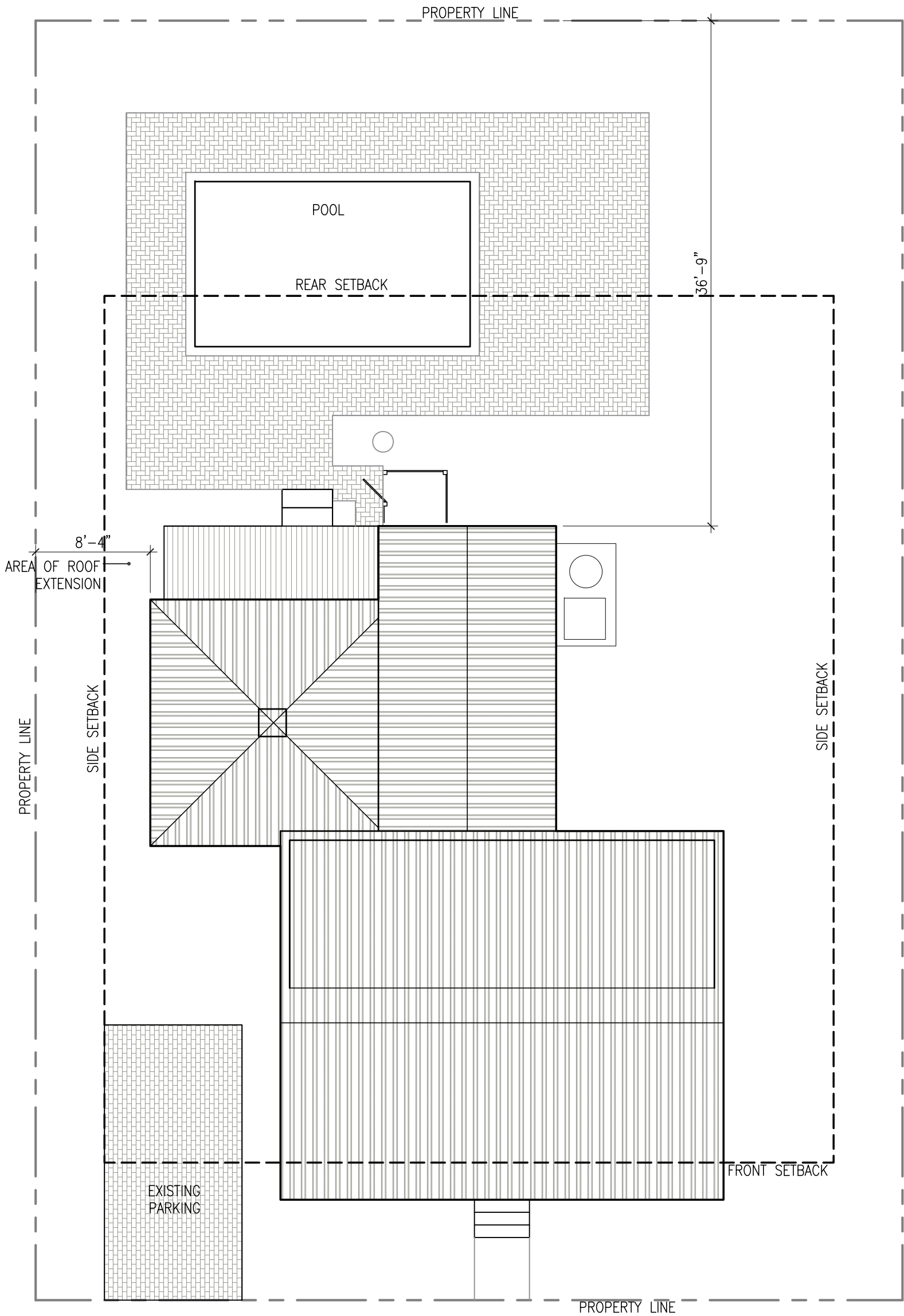
**ZONING CALCULATIONS: HHDR DISTRICT**

|                          | ALLOWED         | EXISTING           | PROPOSED           | COMPLIANCE |
|--------------------------|-----------------|--------------------|--------------------|------------|
| HEIGHT                   | 30'             | N/A                | No Change          | N/A        |
| BUILDING COVERAGE        | 50%             | 1,819 s.f. (33%)   | 1,947 s.f. (39%)   | Yes        |
| IMPERVIOUS SURFACE RATIO | 60%             | 2,649 s.f. (45.2%) | 2,914 s.f. (49.7%) | 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        |



**COPY OF SURVEY**

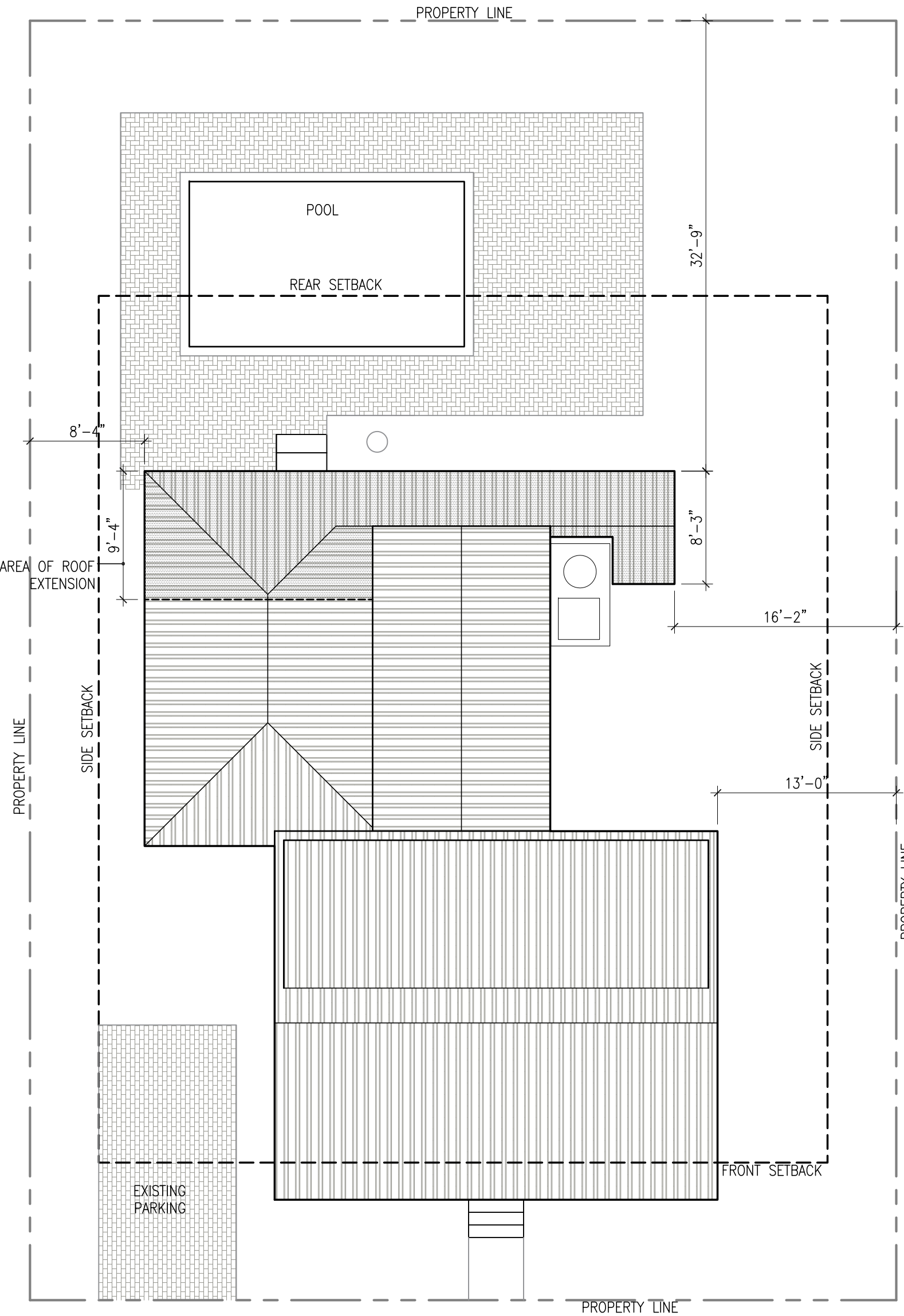
SCALE: N.T.S.



**EXISTING SITE PLAN**

**EXISTING SITE PLAN**

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

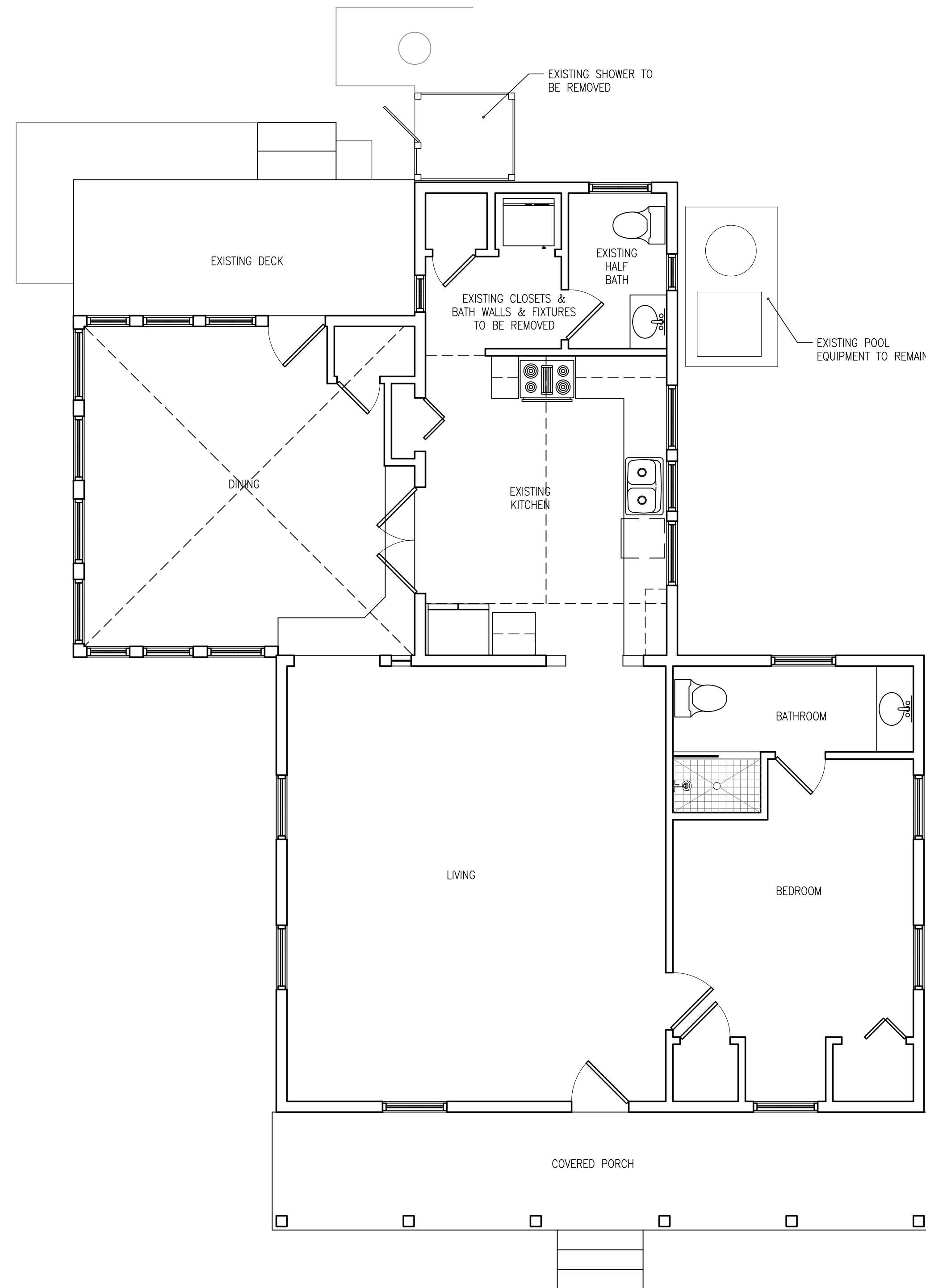


**PROPOSED SITE PLAN**

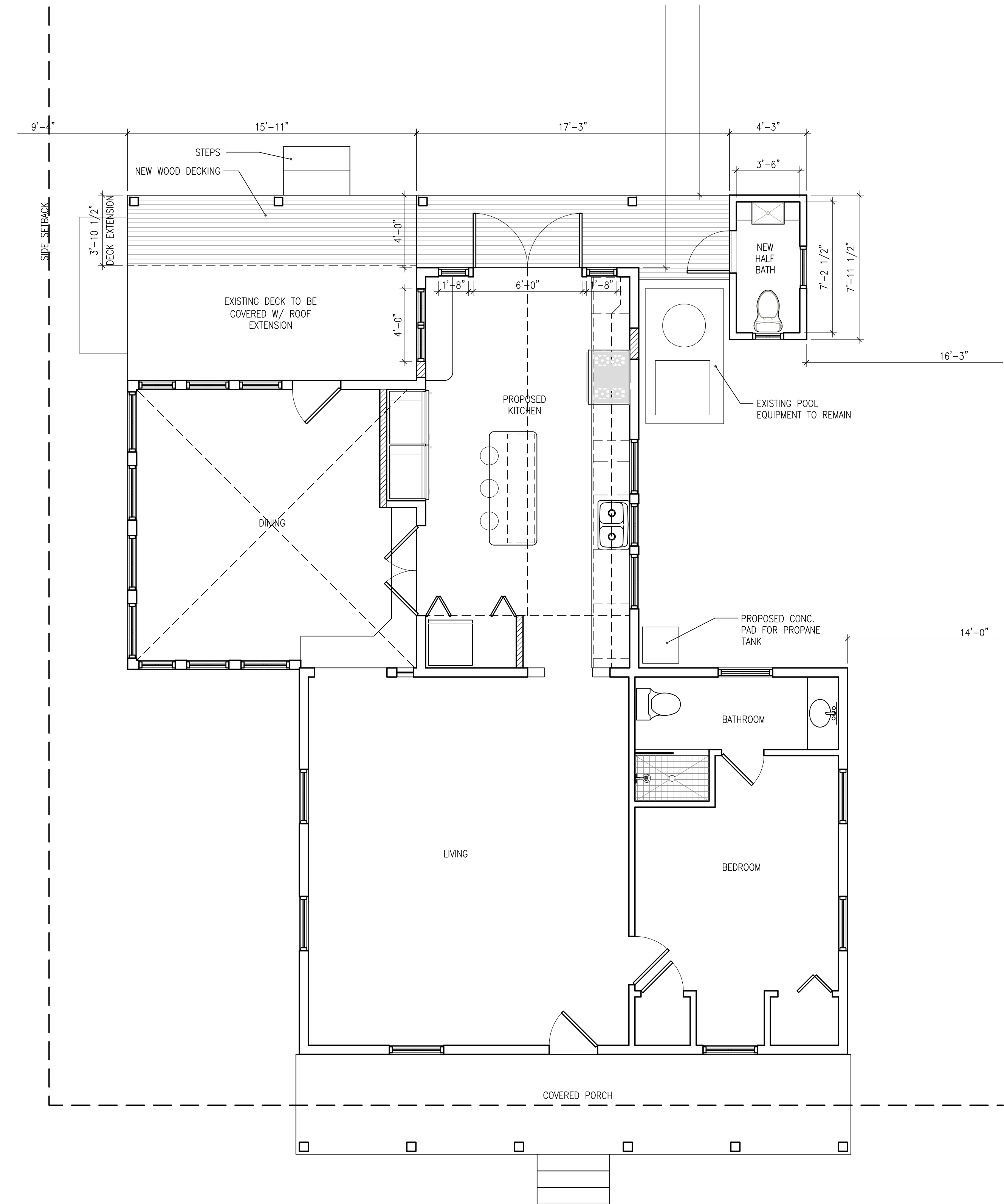
**PROPOSED SITE PLAN**

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





2  
A2.1  
EXISTING FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



1  
A2.1  
PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

Seal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Consultants:

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Submissions / Revisions:  
H.A.R.C. SUBMISSION - 2015.4.30

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**715 FRANCES STREET**  
KEY WEST , FL  
**RESIDENTIAL REMODELING PROJECT**

Drawing Size 24x36 Project #: 15002

Title:

FLOOR  
PLANS

Sheet Number:

**A-2.1**



Seal:

\_\_\_\_\_  
\_\_\_\_\_  
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Consultants:

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Submissions / Revisions:

H.A.R.C. SUBMISSION - 2015.4.30

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715 FRANCES STREET  
KEY WEST, FL  
RESIDENTIAL REMODELING PROJECT



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



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



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

Seal:

Consultants:

|                                 |
|---------------------------------|
| Submissions / Revisions:        |
| H.A.R.C. SUBMISSION - 2015.4.30 |
|                                 |
|                                 |
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|                                 |
|                                 |
|                                 |

715 FRANCES STREET

KEY WEST, FL

RESIDENTIAL REMODELING PROJECT

|              |            |
|--------------|------------|
| Drawing Size | Project #: |
| 24x36        | 15002      |

Title:

ELEVATIONS

Sheet Number:

A-3.1

Date: - APRIL 28, 2015

©2015 by William Shepler Architect

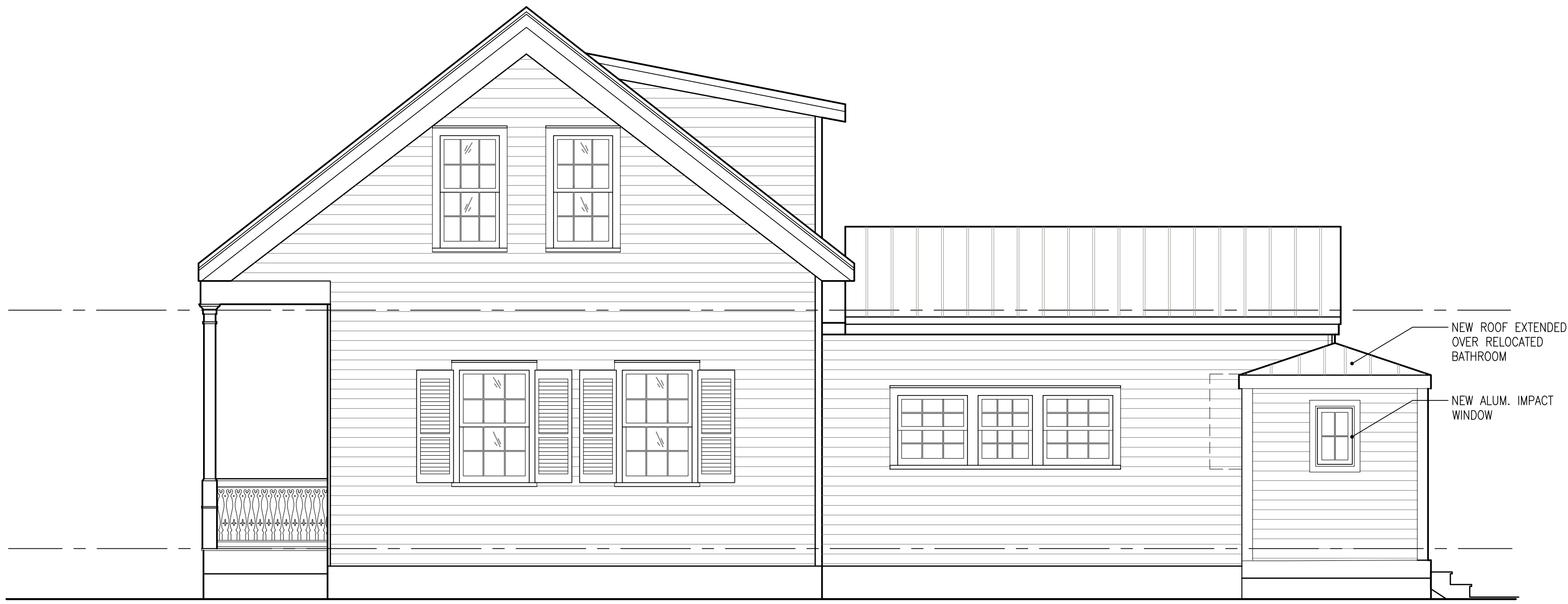


3

A3.1

NORTH ELEVATION

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



2

A3.1

SOUTH ELEVATION

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



1

A3.1

EAST ELEVATION

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





# ESTATE COLLECTION

Impact Resistant Windows & Doors



IF IT'S WORTH *protecting* IT'S WORTH  
THE ESTATE COLLECTION.



EVERYWHERE QUALITY, BEAUTY *and* STRENGTH MATTER



*Tests have proven that many of our products withstand winds of nearly 300 MPH.*

CGI windows and doors exude quality without compromise. As the premier manufacturer of impact resistant windows and doors, our products offer superior strength, energy efficiency and beauty. Every detail reflects our commitment to exceptional quality, from our strong commercial-grade aluminum frames to impact resistant glass



options and finest hardware components.

The best choice for hurricane prone coastal regions, the CGI Estate Collection exceeds the Miami-Dade county and Florida building codes, considered some of the most rigorous in the industry and assures best-in-class performance against

high winds and violent storms. Found in many of the most prestigious residential homes, office buildings and resorts, including the historic Breakers Hotel in Palm Beach, Florida, CGI windows and doors are everywhere quality, beauty and strength matter.

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW REAR PATIO ROOF, SIDE ADDITION, AND DECK  
EXTENSION. DEMOLITION OF REAR HIP ROOF.**

**FOR- #715 FRANCES STREET**

**Applicant – William Shepler**

**Application # H15-01-0627**

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 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**

# 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

The Offices of the Property Appraiser will be closed Monday the 25th for Memorial Day.

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

## 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

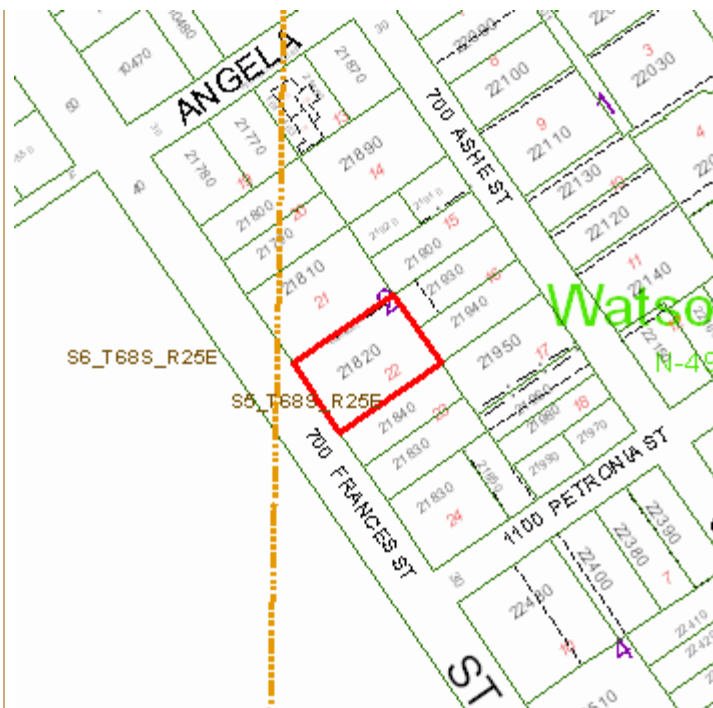
**Affordable Housing:** No

**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**



## 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** 6  
**Year Built** 1943  
**Functional Obs** 0

**Condition** G  
**Perimeter** 328  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 600  
**Depreciation %** 4  
**Grnd Floor Area** 1,792

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

**Roof Type** GABLE/HIP

**Roof Cover** METAL

**Foundation** NONE

**Heat 1** NONE

**Heat 2** NONE

**Bedrooms** 3

**Heat Src 1** NONE

**Heat Src 2** NONE

**Extra Features:**

**2 Fix Bath** 1

**Vacuum** 0

**3 Fix Bath** 2

**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** 1

**Dishwasher** 0



**Sections:**

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

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   |
|-------------|-------------|----------------|------------|--|---|
| 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 |   |
| 12-0065     | 01/11/2012  | 01/03/2013     | 2,500      | TEAR OFF VCRIMP GO BACK WITH PLYSTICK & VCRIMP SQRS  |   |
| 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   |   |
| 12-0890     | 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<br>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  |
|   | 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  |
|   | 04-3733 | 12/08/2004 | 12/13/2004 | 2,000  |             |  | ROOF-M/B RUBBER  |

## 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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 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              |

|             |        |     |        |         |         |        |         |
|-------------|--------|-----|--------|---------|---------|--------|---------|
| <b>1990</b> | 69,430 | 89  | 77,632 | 147,151 | 147,151 | 25,000 | 122,151 |
| <b>1989</b> | 63,118 | 83  | 76,167 | 139,368 | 139,368 | 25,000 | 114,368 |
| <b>1988</b> | 60,081 | 40  | 67,379 | 127,500 | 127,500 | 25,000 | 102,500 |
| <b>1987</b> | 50,045 | 41  | 40,134 | 90,220  | 90,220  | 25,000 | 65,220  |
| <b>1986</b> | 36,638 | 601 | 38,669 | 75,908  | 75,908  | 25,000 | 50,908  |
| <b>1985</b> | 35,737 | 601 | 23,143 | 59,481  | 59,481  | 25,000 | 34,481  |
| <b>1984</b> | 33,664 | 601 | 23,143 | 57,408  | 57,408  | 25,000 | 32,408  |
| <b>1983</b> | 33,664 | 601 | 23,143 | 57,408  | 57,408  | 25,000 | 32,408  |
| <b>1982</b> | 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 |
|------------------|----------------------------|-----------|------------|---------------|
| <b>2/28/2015</b> | 2728 / 1805                | 1,360,000 | <u>WD</u>  | <u>02</u>     |
| <b>12/6/2014</b> | 2715 / 1762                | 1,360,000 | <u>WD</u>  | <u>02</u>     |
| <b>7/16/2013</b> | 2639 / 2138                | 1,280,000 | <u>WD</u>  | <u>02</u>     |
| <b>1/25/2012</b> | 2553 / 246                 | 750,000   | <u>WD</u>  | <u>37</u>     |
| <b>2/8/2011</b>  | 2504 / 1275                | 630,000   | <u>WD</u>  | <u>37</u>     |
| <b>7/1/1986</b>  | 982 / 2240                 | 175,000   | <u>WD</u>  | <u>U</u>      |
| <b>4/1/1982</b>  | 852 / 1564                 | 45        | <u>WD</u>  | <u>U</u>      |
| <b>2/1/1974</b>  | 577 / 299                  | 21,500    | 00         | <u>Q</u>      |

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Monroe County Property Appraiser  
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