Historic Architectural Review Commission

Staff Report Item 5

Meeting Date:	July 23, 2013
Applicant:	Deborah J. and William V. Romano- Owners
Application Number:	H13-01-404
Address:	#1012 Southard Street
Description of Work:	Restore original roof slope to rear of historic front structure by removing shed slope. Add two small dormers on front for aesthetics. Remove rear shed roof addition and replace with gable roof as of historic front structure. Replace center connecting flat roof with eross gable roof to eliminate low ceiling. Maintain existing footprint of structures.
Building Facts:	The house is listed as a contributing resource. The one story frame vernacular house was built circa 1899. The main house has attached on the back an addition with a shed roof. The main house has a side gable roof, while the back additions have shed roofs. Although the house is non-conforming the applicant has submitted an appraisal of the building; no 66% variances will be required for this proposal. The property has two recognized units.
Guidelines Cited in Review:	Guidelines for Roofing (page 26), specific last sentence of first paragraph and guideline 4.
	HARC Guidelines: Additions, Alterations and new construction (pages 36-38a), specifically guidelines 1 and 3 of page 37.
	Outbuildings: Carports (pages 40-41), specifically guideline 5.

Staff Analysis

On April 9, 2013 the Commission postponed the review for a Certificate of Appropriateness that requested changes in the form and configuration of the main house roof and as well as the back addition roofs. After the meeting the applicant had work with their designer and staff and had submitted revised plans which are under consideration.

The proposed two front dormers had been removed from the plans. The applicant now proposes changing the pitch of the back potion of the main roof to create a symmetrical gable roof. The applicant has submitted evidence that the back portion of the roof was altered at some point to accommodate an addition under the main roof; an exterior wall with its siding can be observed inside of the house.

The plan also proposes the construction of two sawtooth roofs under the two existing additions. Both roofs will be lower in height than the main roof. The plans also include a new façade on the west façade of the first sawtooth, and a new back porch with new glass doors.

Although the application does not include a new carport it was included in the site plan. The new proposed carport will be visible from the street, which is contrary to the guidelines.

Consistency with Guidelines

It is staff's opinion that the proposed plans are consistent with the guidelines with the exception of the new proposed carport. The applicant has proved that the existing main roof was altered at some point in time and that the new proposed pitch may have been the historic configuration of the roof.

Staffs recommends to the Commission that the new proposed carport should not be include as part of an approval, if plans are approved, since it was not in the original application and still does not meet the guidelines for outbuildings.

Application

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BUILDING DEPARTMENT	
CERTIFICATE OF APPROPRIATENENSS - 2013 100404 APPLICATION # -	HIS
OWNER'S NAME: Deborch+J. ROMANO DATE: 3/14/13	ISTOR
OWNER'S ADDRESS: 1012 SOUTHARK 5+. PHONE #: 973-713-8004	Б
APPLICANT'S NAME: Debora AST William V. ROMANO PHONE #: 973-713-8004	AR
APPLICANT'S ADDRESS: 1012 SOUTHARLO ST.	C
ADDRESS OF CONSTRUCTION: 1012 SOUTHARD 57. # OF 2 UNITS 2	TIF
THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT	Ē
DETAILED DESCRIPTION OF WORK: RESTORE ORIGINAL RODF SLOPE TO REAR OF HISTORIE FRONT STRUCTURE BY REMOVING SHED SLOPE. ADD & SMALL CORMERS FOR ASTHETICS, REMOVE REAR SHED ROOF ADDITION & REPLACE WITH SAME STRUCTURE AND RODFLING ASHISTORIC FRONT STRUCTURE. REPLACE CENTER CONNECTING FLAT RODF WITH LROSS GABLE TO ELIMINATE LOW CEILING. MAINTAIN EXISTING FOOTPRINT Chapter 837.06 F.SFalse Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of	CTURAL
a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083 This application for Certificate of Appropriateness must precede applications for building permits, right of way, permits, variances, and development review approvals. Applications must meet or exceed the requirements	REVIE
outlined by the Secretary of the Interior's Standards for TREE REMOVAL PERMIT (# applicable) Rehabilitation and Key West's Historic Architectural	WA
Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this	APPLICATION
application does not ensure approval as submitted. Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval. Date: Ji4/13 MMMMMMC Applicant's Signature: Jetwork for approval. MMMMMMC Jif00 Staff Approval: Staff App	TION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved	Denied	Deferred
Reason for Deferral of 1/9/13 - Wetpowed	r Denial: applicant all agreement P	Nullat
HARC Comments:	voture built ca. 185	9
Guidelin and o	3 for Roofing (page idditions/ alteration	20), Dornuns (page of s (pages 36.38a)

Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

Date: <u>4/9/13</u> Signature: <u>Kudu</u>

Historic Architectural **Review Commission**



City Of Key West Planning Department 3140 Flagler Avenue Key West, Florida **33**040

April 12, 2013

Mrs. Deborah J. Romano Mr. William V. Romano #1012 Southard Street Key West, Florida 33042

> RE: RESTORE ORIGINAL ROOF SLOPE TO REAR OF HISTORIC FRONT STRUCTURE BY REMOVING SHED SLOPE. ADD TWO SMALL DORMERS ON FRONT FOR AESTHETICS. REMOVE REAR SHED ROOF ADDITION AND REPLACE WITH GABLE ROOF AS OF HISTORIC FRONT STRUCTURE. REPLACE CENTER CONNECTING FLAT ROOF WITH CROSS GABLE ROOF TO ELIMINATE LOW CEILING. MAINTAIN EXISTING FOOTPRINT OF STRUCTURES. FOR: #1212 SOUTHARD STREET - HARC APPLICATION # H13-01-404 KEY WEST HISTORIC DISTRICT

Dear Mrs. and Mr. Romano:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public hearing held on Tuesday, April 9, 2013. The Commission motioned to postpone the item and requested from you to revise the proposed drawings. You were in agreement to the postponement.

Should you have any questions, please do not hesitate to contact me at your convenience.

April 12, 2013 Mrs. and Mr. Romano Page 2 of 2

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely: ŝ

Enid Torregrosa-Silva, MSHP Nistoric Freservation Planner City of Key West 3140 Flagler Avenue Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

EXIST. LAP SIDING O BACK WALL OF ORIGINAL HOUSE AND LATER ADDITION

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1012 SOUTHARD STREET

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TOIZ SOUTHARD STREET

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#1012 Southard Street Sanborn map 1926



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#1012 Southard Street Sanborn map 1948



#1012 Southard Street Sanborn map 1962





Photo taken by the Property Appraiser's office c1965; 1012 Southard St.; built c1899; Monroe County Library.



























Previously Proposed Plans Postponed April 9, 2013









Miscellaneous Information

- 15

File # 20408V

APPRAISAL OF REAL PROPERTY



LOCATED AT

1012 Southard St Key West, FL 33040 KW Pt Lot 3 Sqr 56

FOR

Bill & Debbie Romano 1012 Southard Street Key West, FL 33040

OPINION OF VALUE

740,000

AS OF March 20, 2013

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USPAP Identification	. 1
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	bbie Romano			File No. 20408V
Property Address 1012 Sou City Key Wes		Monroe	State FL	Zip Code 33040
	Romano			DP 0000 03040
APPRAISAL AN	ID REPORT IDENTIFICATION			
This Appraisal Report Is	one of the following types:			
Self Contained	(A written report prepared under Standards Ru	le 2-2(a), pursuant to the Scope	of Work, as discl	osed elsewhere in this report.)
Summary	(A written report prepared under Standards Ru	le 2-2(b) , pursuant to the Scope	of Work, as discl	osed elsewhere in this report.)
Restricted Use	(A written report prepared under Standards Ru restricted to the stated intended use by the sp	e 2-2(c) , pursuant to the Scope pecified client or intended user.)	e of Work, as discl	osed elsewhere in this report,
I certify that, to the best of m — The statements of fact cor — The reported analyses, opp professional analyses, opiniou — Unless otherwise indicated involved. — Unless otherwise indicated period immediately preceding — I have no bias with respec — My engagement in this ass — My compensation for com client, the amount of the value — My analyses, opinions, an were in effect at the time this — Unless otherwise indicated — Unless otherwise indicated	ntained in this report are true and correct. inions, and conclusions are limited only by the reported ns, and conclusions. d, I have no present or prospective interest in the proper d, I have performed no services, as an appraiser or in a acceptance of this assignment. It to the property that is the subject of this report or the signment was not contingent upon developing or report pleting this assignment is not contingent upon the deve e opinion, the attainment of a stipulated result, or the oc- d conclusions were developed, and this report has beer	ty that is the subject of this report and ny other capacity, regarding the proper parties involved with this assignment. ng predetermined results. lopment or reporting of a predetermine surrence of a subsequent event directly n prepared, in conformity with the Unito t is the subject of this report.	no personal interest ty that is the subject d value or direction in related to the Intende orm Standards of Pro	t with respect to the parties of this report within the three-year n value that favors the cause of the ed use of this appraisal. rfessional Appraisal Practice that
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The appraiser has not pe	erformed any valuation services on the subje	ect property in the past 36 mont	hs from the effect	tive date of this appraisal.
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APPRAISER:		SUPERVISORY APPRA	AISER (only if a	required):
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Name: Vicki Gordon, MR		Name:		
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or State License #:		or State License #:		
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Form ID12E - "WinTOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

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Intended Use: The intended use of this appraisal report is to provide an opinion of market value for the client.										
Client: Bill & Debbie Romano Address: 1012 Southard Street, Key West, FL 33040 Appralser: Vicki Gordon, MRA Address: 646 United St, Key West, FL 33040										
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RESIDENTIAL APPRAISAL SUMMARY REPORT

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	2	Data Source(s): Public Record 1st Prior Subject Sale/Transfer Analysis of sale/transfer history and/or any current agreement of sale listing: There were no prior sales with						nin the prior		
	1	Date: 10/1/2012 Price: \$625.000	У	ear available for analy	sis for the Con	nparables.				
		Price: \$625,000 Source(s): Public Reco								
Ş		2nd Prior Subject S								
		Date:								
		Price:								
		Source(s):								
	ļ	SALES COMPARISON A				on Approach was not de	veloped for this a			
	ŀ	FEATURE	SUBJECT	COMPARABLE	SALE # 1	COMPARABLE	SALE # 2	COMPARABLE S	ALE # 3	
	ľ	Address 1012 Southard St		1217 Petronia St		1308 Reynolds St		904 Frances St		
Key West, FL 33040 Proximity to Subject		L 33040	0.21 miles E		Key West, FL 33040		Key West, FL 33040			
	L P	Sale Price	\$	U.21 miles E	690,000	0.58 miles SE	000 000	0.24 miles SE	700.00	
	16	Sale Price/GLA		.ft.\$ 413.92 /sq.ft.	090,000	\$ 542.17 /sq.ft.	900,000	\$ 587,79/sq.ft.	780,00	
	L to	Data Source(s)	Inspection	Insp/MLS#116730	DOM 40	Extinsp/MLS#1176	88 DOM 50	Insp/MLS#116842 E	OM 149	
	t	Verification Source(s)	Public Records	Public Records		Public Records		Public Records		
	ŀ	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjus	
	н.	Sales or Financing		Cash Sale		Cash Sale		Cash Sale		
		Concessions	N/A	None Noted		None Noted		Furnishings	-50,00	
	IF.	Date of Sale/Time Rights Appraised	Eas Simple	10/04/2012	<u> </u>	03/20/2013	l	02/05/2013	-	
		Location	Fee Simple	Fee Simple Old Town		Fee Simple Old Town	·	Fee Simple		
	IF-	Site	5.000 sf	3,729 SF	+25 000	4,399 sf		Old Town 3.348 sf	+25,00	
	Ь÷	View	Street	Street	. 20,000	Street	<u> </u>	Street	+20,UL	
		Design (Style)	Conch	Conch		Conch		Conch		
		Quality of Construction	Frame	Frame		Frame		Frame		
		Age	1933	1938	<u> </u>	1901		1933		
	н	Condition Above Grade	Good/Average	Similar Tatal Reference Dates	<u> </u>	Superior	-100,000	Superior	-75,00	
	н.	Room Count	Total Bdrms Baths 7 3 3	Total Bdrms Baths 7 3 3	_	Total Bdrms Baths 7 3 3		Total Bdrms Baths		
	н.	Gross Living Area	1,314 sq.			1,660 sq.ft.	0	8 4 3 1,327 sq.ft.	+28.20	
		Basement & Finished	Guest Cottage	Guest Cottage		Guest Cottage	U	Guest Cottage	+36,20	
	Ŀ	Rooms Below Grade	Included Above	Included Above	ł	Included Above		Included Above		
	E	Functional Utility	Good Utility	Good Utility		Good Utility		Good Utility		
	Heating/Cooling Wall Unit A/C		Central A/C	-5,000			Central A/C	-5,00		
		nergy Efficient Items	Ceiling Fans	Ceiling Fans	<u> </u>	Ceiling Fans		Ceiling Fans		
		Garage/Carport Porch/Patio/Deck	Off Street	Off Street		Off Street		Off Street		
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		let Adjustment (Total)			20,000	□+ ⊠- \$	-105,000	<u> </u>	-68,80	
		djusted Sale Price If Comparables		Nei 29%	710.000	Net 1175		Net 8.8 %		
		Summary of Sales Compar	rison Annroach Th	Gross 4.3 % \$	710,000		795,000		711,20	
	<u>t</u>	his office or informati cost of the difference bedroom and bath an configuration does no	ion from agents. A s. All Comparable e considered exter t appear to have a	I indicators of market djustments applied to s have guest cottages ded living area and we negative impact on m privacy as well as cor	comparables and are in clo are included in arketability bu	reflect the markets' se proximity. Cotta the total gross living t enhances it. Key V	reaction to dis ages, guest su area reflected Vest is a resor	parities in the propert ites or "lock outs" with in this report. This	ies not the n a	
	-		Sales Price	Gross Adju	etmente	Indicated	Value	Weight		
	ζ	Comparable 1	\$690,000	4.3478	-	Indicated \$710,00		44.6359		
		Comparable 2	\$900,000	11.6667		\$795,0		35.6064		
	<u>(</u>	Comparable 3	\$780,000	24.5128		\$711,20	00	19.7577		
	_									

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-				Main File I	No. 20408	V Page #4
	ESIDENTIAL APPRAISAL SUMMARY R		File	No.: 20408V	,	
H	COST APPROACH TO VALUE (if developed) The Cost Approach was not deve Provide adequate information for replication of the following cost figures and calculations.	eloped for this appraisal.				
\$	support for the opinion of site value (summary of comparable land sales or other methods f		Due to the la	ck of vacant	land sal-	es in the
	subject's market area, a site value was not stated. When available, site s		zed as support			
-						
ľ						
Ľ						
	STIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE			=\$	350,000
	ource of cost data: Local contractors, architects and builders. wality rating from cost service: Q4 Effective date of cost data: 2013		3 <u>*4 Sq.Ft.@\$</u>	285.00	<u> </u>	374,490
ľ	omments on Cost Approach (gross living area calculations, depreciation, etc.):		375 Sq.Ft.@\$ Sq.Ft.@\$	275.00	=\$	103,125
ľ	The Cost approach was developed but not weighted as it is not a reliable	<u> </u>	<u>3q.Ft.@</u> \$ Sq.Ft.@\$		<u> </u>	
	approach to value in this case. Generally, buildings more than 15 years		Sq.Ft. @ \$		 =\$	
13	old contain too much accrued depreciation to be reasonably estimated.				=\$	
	Also, there is a scarcity of vacant buildable land. Therefore, application	Garage/Carport	Sq.Ft. @ \$		=\$	
4	f the cost approach is inappropriate.	Total Estimate of Cost-New	1		=\$	477,615
-		Less Physical	Functional	External	-	
ŀ		Depreciation 119,40 Depreciated Cost of Improven		l	=\$(119,404
-		"As-is" Value of Site Improve			<u>=\$</u> =\$	358,211 40,000
		The let value of old improve		•••••••••		40,000
					=\$	
	stimated Remaining Economic Life (if required): 45 Years	INDICATED VALUE BY COST	APPROACH		=\$	748.211
_	ICOME APPROACH TO VALUE (if developed)					140.211
		weloped for this appraisal.			*	· ·
	stimated Monthly Market Rent \$ X Gross Rent Multiplier	weloped for this appraisal. = \$		Indicated Val	*	· ·
				Indicated Val	*	
	stimated Monthly Market Rent \$ X Gross Rent Multiplier			Indicated Val	*	· ·
	stimated Monthly Market Rent \$ X Gross Rent Multiplier			Indicated Val	*	· ·
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ATTA	Map Addenda 🛛 Additional Sales 🗌 Cost Addenda	endum 🔄 Flood Addendum 🔄 Manuf. House Addendum
≤		
11	Client Contact: Client	nt Name: Bill & Debbie Romano
	E-Mail: Address:	1012 Southard Street, Key West, FL 33040
	APPRAISER	SUPERVISORY APPRAISER (if required)
		or CO-APPRAISER (if applicable)
		······································
្រួ		
R	Ties Goda	
SIGNATURES	Appraiser Name: Vicki Gordon, MRA	Supervisory or Co-Appraiser Name;
Z	Company: Barefoot Appraisal Company	
Q.		Сопралу:
တ	Phone: (305) 293-6657 Fax: (305) 293-6659	Phone: Fax:
	E-Mail: appraiser@barefootappraisal.com	E-Mail:
	Date of Report (Signature): March 21, 2013	Date of Report (Signature):
	License or Certification #: <u>RD2808</u> State: <u>FL</u>	License or Certification #: State:
	Designation: State-Certified Residential Appraiser, RD2808	Designation:
	Expiration Date of License or Certification: 11/30/2014	Expiration Date of License or Certification:
	Inspection of Subject: 🛛 Interior & Exterior 🗌 Exterior Only 🗌 None	Inspection of Subject: Interior & Exterior Exterior Only None
12	Date of Inspection: March 20, 2013	Date of Inspection:
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Subject Photo Page

Client	Bill & Debbie Romano		 		
Property Address	1012 Southard St				
City	Key West	County Monroe	State FL	Zip Code 33040	
Owner	Deborah Romano				



Subject Front

1012 Southard St				
Sales Price				
Gross Living Area	1,314			
Total Rooms	7			
Total Bedrooms	3			
Total Bathrooms	3			
Location	Old Town			
View	Street			
Site	5,000 sf			
Quality	Frame			
Age	1933			



Subject Rear

Subject Street

Subject Photo Page

Client	Bill & Debbie Romano						_
Property Address	1012 Southard St	 -	-	••		-	
City	Key West	 County	Monroe		State FL	Zip Code 33040	
Owner	Deborah Romano	 -					



Subject Cottage

1012 Southard St				
Sales Price				
Gross Líving Area	1,314			
Total Rooms	7			
Total Bedrooms	3			
Total Bathrooms	3			
Location	Old Town			
View	Street			
Site	5,000 sf			
Quality	Frame			
Age	1933			



Cottage Interior

Cottage Bathroom

Subject Interior Photo Page

			-	
Client	Bill & Debbie Romano			
Property Addre	ss 1012 Southard St		~~	· · · · · · · · · · · · · · · · · · ·
City	Key West	County Monroe	State FL	Zip Code 33040
Owner	Deborah Romano			



Subject Kitchen

1012 Southard s	St
Sales Price	
Gross Living Area	1,314
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3
Location	Old Town
View	Street
Site	5,000 sf
Quality	Frame
Age	1933





Subject Living Room

Subject Bathroom

Subject Interior Photo Page

Client	Bill & Debbie Romano			
Property Addres	ss 1012 Southard St			
City	Key West	County Monroe	State FL	Zip Code 33040
Owner	Deborah Romano			



Subject Dressing Room

1012 Southard	Şt
Sales Price	
Gross Living Area	1,314
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3
Location	Old Town
View	Street
Site	5,000 sf
Quality	Frame
Age	1933

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Subject Bedroom

Subject Bathroom

Subject Interior Photo Page

Client	Bill & Debbie Romano			
Property Add	ress 1012 Southard St			
City	Key West	County Monroe	State FL	Zip Code 33040
Owner	Deborah Romano			· · · ·



Subject Bedroom

1012 Southard St					
Sales Price					
Gross Living Area	1,314				
Total Rooms	7				
Total Bedrooms	3				
Total Bathrooms	3				
Location	Old Town				
View	Street				
Site	5,000 sf				
Quality	Frame				
Age	1933				



Subject View

Main Fife No. 20408V Page #8

		Location Map			
Client	Bill & Debbie Romano				
Property Add	dress 1012 Southard St				
City	Key West	County Monroe	State FL	Zip Code 33040	
Owner	Deborah Romano				



Comparable Photo Page

Client	Bill & Debbie Romano			
Property Address	1012 Southard St			
City	Key West	County Monroe	State FL	Zip Code 33040
Owner	Deborah Romano			



Comparable 1

1217 Petronia St	t
Prox. to Subject	0.21 miles E
Sales Price	690,000
Gross Living Area	1,667
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3
Location	Old Town
View	Street
Site	3,729 SF
Quality	Frame
Age	1938



Comparable 2

1308 Reynolds S	t
Prox. to Subject	0.58 miles SE
Sales Price	900,000
Gross Living Area	1,660
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3
Location	Old Town
View	Street
Site	4,399 sf
Quality	Frame
Age	1901



Comparable 3

904 Frances St	
Prox. to Subject	0.24 miles SE
Sales Price	780,000
Gross Living Area	1,327
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3
Location	Old Town
View	Street
Site	3,348 sf
Quality	Frame
Age	1933

Main File No. 20408V Page #9

		Building Sketch		
Client	Bill & Debbie Romano			
Property Address	1012 Southard St	•		
City	Key West	County Monroe	State FL	Zip Code 33040
Owner	Deborah Romano			



Main File No. 20408V Page #10

		Photograph Addend	lum	
Client	Bill & Debbie Romano			
Property Address	1012 Southard St		· -	
City	Key West	County Monroe	State FL	Zip Code 33040
Owner	Deborah Romano			



License

Client	Bill & Debbie Romano			•
Property Addre	ss 1012 Southard St			
City	Key West	County Monroe	State FL	Zip Code 33040
Owner	Deborah Romano		· · ··	

C#6298410	STATE OF FLORIDA	
	ENT OF BUSINESS AND PROFESSIONAL FLORIDA REAL ESTATE APPRAISAL B	REGULATION D SEQ#11208230416
DATE BATCH NUMBER	LICENSE NBR	· · · · · · · · · · · · · · · · · · ·
08/23/2012 128051476	RD2808	
Under the provisions o Expiration date: NOV 3	f Chapter 475 FB 0, 2014	
GORDON, VICKI L 646 UNITED STREET KEY WEST	FL 33040	





The Historic Architectural Review Commission will hold a public hearing <u>at 5:30 p.m., July 23, 2013 at Old City</u> <u>Hall, 510 Greene Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

RESTORE ORIGINAL ROOF SLOPE TO REAR OF HISTORIC FRONT STRUCTURE BY REMOVING SHED SLOPE. ADD TWO SMALL DORMERS ON FRONT FOR AESTHETICS. REMOVE REAR SHED ROOF ADDITION AND REPLACE WITH GABLE ROOF AS OF HISTORIC FRONT STRUCTURE. REPLACE CENTER CONNECTING FLAT ROOF WITH CROSS GABLE ROOF TO ELIMINATE LOW CEILING

FOR- #1012 SOUTHARD STREET

Applicant- Deborah J. and William V. Romano Application # H13-01-404 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 809-3973 or visit our website at <u>www.keywestcity.com</u>.

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



The Historic Architectural Review Commission will hold a public hearing <u>at 5:30 p.m., April 9, 2013 at Old City</u> <u>Hall, 510 Greene Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

RESTORE ORIGINAL ROOF SLOPE TO REAR OF HISTORIC FRONT STRUCTURE BY REMOVING SHED SLOPE. ADD TWO SMALL DORMERS ON FRONT FOR AESTHETICS. REMOVE REAR SHED ROOF ADDITION AND REPLACE WITH GABLE ROOF AS OF HISTORIC FRONT STRUCTURE. REPLACE CENTER CONNECTING FLAT ROOF WITH CROSS GABLE ROOF TO ELIMINATE LOW CEILING. MAINTAIN EXISTING FOOTPRINT OF STRUCTURES. FOR- #1012 SOUTHARD STREET

Applicant- Deborah J. and William V. Romano Application # H13-01-404 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 809-3973 or visit our website at <u>www.keywestcity.com</u>.

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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 - Website tested on IE8, Maps are now launching the new map application version Firefox. 10.3 or higher

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Alternate Key: 1011096 Parcel ID: 00010800-000000

Ownership Details

Mailing Address: ROMANO DEBORAH J 1012 SOUTHARD ST KEY WEST, FL 33040-7145

Property Details

PC Code: 08 - MULT! FAMILY LESS THAN 10UNITS Millage Group: 10KW Affordable Housing: No Section-Township-Range: Property Location: 1012 SOUTHARD ST KEY WEST Legal Description: KW PT LOT 3 SQR 56 G52-299/300 OR15-250/54 OR379-721-722 OR840-2384 OR842-349 OR1785-1499/1526F/J OR1803-2232 OR2591-1639/40C/T



Number of	Commercial Buildings: 0 Total Living Area: 16 Year Built: 19							
Buildir	ig 1 Details	<u></u>		· <u> </u>				
Effect Ye	n g Type <u>R2</u> ive Age 19 ear Built 1933 nal Obs 0		Conditi Perime becial Ar nomic O	ter 33 ch 0	8	De	Quality Grade 450 epreciation % 26 nd Floor Area 1,676	
Inclusions: Ro	R2 includes 2 3-fix of Type IRR/CUSTOM Heat 1 NONE	ture baths a	nd 2 kitch Roof Cov	nens.			Foundation WD CON Bedrooms 3	NC PADS
He Extra Featu	at Src 1 NONE		Heat Sro				Bedrooins 5	
	2 Fix Bath 3 Fix Bath 4 Fix Bath 5 Fix Bath 6 Fix Bath 7 Fix Bath Extra Fix	1 0 0 0 0					Vacu Garbage Dispo Compac Secu Intero Firepla Dishwas	ctor 0 irity 0 icom 0 ces 0
					18 FT.			
				1971 1973	840 1920 - 1922 1923 - 1922	<u>62</u>		
				23 FT.		11 FT		
		çidə" 6 dali'dan" daar daariaanaan	a total a	BARC 14				
		(29) 1293 - 294 (r Na	the second second	12.67			
		18.61						
		1071						
		a∉r.		2.52				
		aet.	812	63%) 61.02				
		aftj 1	MA 176					
		21 #1		\$1 <i>9</i> 3				
		6FT.	1294 1294 163-74	-				
			3962-3-44					
Sections:								
Nbr Type	Ext Wali	# Stories	Year Built	Attic	: A/C	Basement %	Finished Basement %	Area
1 <u>OPX</u>	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	160
	12:ABOVE AVERAGE		4000					
2 FLA	WOOD	1	1993	N	Ν	0.00	0.00	1,304

4	FLA	12:ABOVE AVERAGE WOOD	1	1999	N	N	0.00	0.00	372
6	OPX		1	1999	N	N	0.00	0.00	216

Misc Improvement Details

Nbr	Туре	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	180 SF	20	9	1999	2000	2	50
0	WD2:WOOD DECK	976 SF	0	0	1999	2000	2	40
1	PT3:PATIO	40 SF	0	0	1932	1933	1	50
2	FN2:FENCES	196 SF	4	49	1999	2000	2	30
3	PO4:RES POOL	252 SF	14	18	1999	2000	4	50

Appraiser Notes

2011-04-28 MLS \$849,000 SAME VERBAGE AS PRIOR LISTING.DKRAUSE

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2010-12-22 MLS \$895,000 4/3 SUPER VALUE IN A MOST SOUGHT AFTER LOCATION IN HISTORIC OLD TOWN! THIS CHARMING PROPERTY FEATURES A 3/2 HOME THAT COULD BE A SHOW PLACE W/SOME UPDATING/RENOVATION PLUS A MOVE IN READY 1/1 GUEST COTTAGE. BOTH HOUSES OPEN TO THE COVERED LANAI AND SPACIOUS, SUNNY DECKED POOL AREA. THE LARGE LOT FEATURES OFF-STREET PARKING. THIS IS A GREAT OPPORTUNITY

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9900616	05/07/1999	11/23/1999	37,000		ADDITION & POOL & DECK

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bidg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	223,599	17,314	141,424	382,337	372,911	25,000	347,911
2011	226,230	17,776	195,773	439,779	401,824	25,000	376,825
2010	245,347	18,246	139,216	402,809	378,213	25,000	353,213
2009	272,711	18,709	382,543	673,963	531,681	25,000	506,682
2008	250,736	19,172	500,000	769,908	587,189	25,000	562,189
2007	344,775	14,711	825,000	1,184,486	823,548	25,000	798,548
2006	570,634	15,059	475,000	1,060,693	748,418	25,000	723,418
2005	596,280	15,407	375,000	986,687	701,614	25,000	676,614
2004	326,660	15,763	350,000	692,423	520,302	25,000	495,302
2003	314,561	16,110	175,000	505,671	409,772	25,000	384,772
2002	271,172	16,459	175,000	462,631	382,078	25,000	357,078
2001	214,837	16,813	175,000	406,650	347,817	25,000	322,817

2000	217,437	17,052	95,000	329,490	299,803	25,000	274,803
1999	120,128	0	95,000	215,128	192,921	25,000	167,921
1998	104,893	0	95,000	199,893	183,011	25,000	158,011
1997	96,388	0	85,000	181,388	171,157	25,000	146,157
1996	73,429	0	85,000	158,429	155,921	25,000	130,921
1995	70,710	0	85,000	155,710	152,783	25,000	127,783
1994	59,831	0	85,000	144,831	144,831	25,000	119,831
1993	68,413	0	85,000	153,413	153,413	25,000	128,413
1992	68,413	0	85,000	153,413	153,413	25,000	128,413
1991	68,413	0	85,000	153,413	153,413	25,000	128,413
1990	63,664	0	66,250	129,914	129,914	25,000	104,914
1989	57,876	0	65,000	122,876	122,876	25,000	97,876
1988	49,029	0	55,000	104,029	104,029	25,000	79,029
1987 1987	48,398	0	37,333	85,731	85,731	25,000	60,731
1986	48,658	0	35,970	84,628	84,628	25,000	59,628
1985	47,165	0	20,350	67,515	67,515	25,000	42,515
1984	44,081	0	20,350	64,431	64,431	25,000	39,431
1983	44,081	0	20,350	64,431	64,431	25,000	39,431
1982	39,092	0	20,350	59,442	59,442	25,000	34,442

Parcel Sales History

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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
10/1/2012	2591 / 1639	625,000	СТ	12
10/1/1981	842 / 349	82,800	WD	Q
9/1/1981	840 / 2384	75,000	WD	Q

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