

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 ~~cross~~ 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 portion 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



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

03-21-2013 100404

APPLICATION # _____

OWNER'S NAME:

Deborah J. Romano

DATE:

3/14/13

OWNER'S ADDRESS:

1012 Southard St.

PHONE #:

973-713-8004

APPLICANT'S NAME:

Deborah J. & William V. Romano

PHONE #:

973-713-8004

APPLICANT'S ADDRESS:

1012 Southard St.

ADDRESS OF CONSTRUCTION:

1012 Southard St.

OF
UNITS

2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: RESTORE ORIGINAL ROOF SLOPE TO REAR OF HISTORIC FRONT STRUCTURE BY REMOVING SHED SLOPE. ADD 2 SMALL DORMERS FOR AESTHETICS. REMOVE REAR SHED ROOF ADDITION & REPLACE WITH SAME STRUCTURE AND ROOF LINE. AS HISTORIC FRONT STRUCTURE. REPLACE CENTER CONNECTING FLAT ROOF WITH CROSS GABLE TO ELIMINATE LOW CEILING. MAINTAIN EXISTING FOOTPRINT

Chapter 837.06 F.S.-False 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 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 outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

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 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:

3/14/13

Applicant's Signature:

Deborah J. Romano

Required Submittals

<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date:

Staff Approval:

Drawn: CLK/KEK Type: BP Drawer: 1
Date: 3/22/13 5:50 Receipt no: 52118
2013 100404
Fee: \$100.00
Trans number: 2896284
CK CHECK 552 \$100.00
Trans date: 3/22/13 Time: 8:38:38

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred ✓ _____

Reason for Deferral or Denial:

7/9/13 - returned application agreement Philbert

HARC Comments:

Contributing structure built ca. 1899.

Guidelines for Roofing (page 26), Dormers (page 27)
and additions/alterations (pages 36-38a)

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

Date: 4/9/13

Signature: _____

Rudy McIntire

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

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:



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

305.809.3973

etorregr@keywestcity.com



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

1012 SOUTHWARD STREET

- 1.) PROPOSED SLIDING GATE ACCESS TO DRIVEWAY/CARPORT. GATE BUILT WITH 1x4 WOOD PICKET TO MATCH EXIST. FENCE HT. (48"±)
- 2.) MISCELLANEOUS BRICK WALKS THROUGHT (SEE PROPOSED SITE/FLOOR PLAN)
- 3.) REMOVAL OF EXISTING ROOF EXTENSION AT FRONT PORCH. INSTALL SCALLOP DETAILING ALONG FRONT PORCH BEAM TO MATCH 1950'S PICTURE OPEN UP EXIST. FLAT CEILING AT PORCH. PROPOSED C/L TO FOLLOW SLOPE OF RAFTERS
- 4.) PROPOSED CARPORT ADDITION SETBACK 25.5' FROM PROPERTY LINE AND TO CLEAR SECOND WINDOW AT FRONT ROOM (SEE PROPOSED PLAN & ELEVATIONS)
- 5.) PROPOSED 1x4 VERTICAL TEG COLONIAL SHUTTER AT ALL WINDOWS (FRONT & SIDES OF HISTORIC BLDG)
- 6.) REPLACE EXISTING FRONT DOOR. PROPOSED DOOR TO BE 4 PANEL WOOD.
- 7.) RESTORE ALL EXISTING WOOD HISTORIC WINDOWS
- 8.) REPLACED ROTTEN WOOD SIDING AS REQUIRED. WOOD REPLACEMENT TO MATCH EXISTING SIZE & MATERIAL
- 9.) REPLACE EXISTING CORAL STONE FOUNDATIONS. NEW FOUNDATIONS TO COMPLY TO CURRENT BLDG CODE REQUIREMENTS
- 10.) REMOVAL OF EXISTING NEAR ADDITIONS AND DECKING. INCLUDING. 1.) SHED ADDITION TO HISTORIC BLDG. 2.) EXIST. BREEZEWAY 3.) SHED ROOF BLDG AND PORCH AT NEAR 4.) EXISTING DECKING 5.) REMOVE EXIST. BRICK PAVERS AT NEAR. OF PROPERTY
- 11.) PROPOSED NEAR ADDITION BUILDINGS TO COVER EXISTING AREAS. PROPOSED DECK REPLACEMENT TO CREATE LANDSCAPING AREAS AT NEAR OF PROPERTY
- 12.) PROPOSED BUILDINGS COMPLY AND EXCEED REQUIRED SETBACK LOT COVERAGE, HEIGHT, ETC

1012 SOUTHBARD STREET

- 13.) PROPOSED BUILDINGS TO HAVE 2/2 DOOR/SUE HUNG, IMPACT RESISTANT WINDOWS AND DOORS; HANDIPLANK SIDING, GALVANIZED METAL ROOFING, ETC.
SEE PROPOSED ELEVATIONS.
- 14.) MISCELLANEOUS RENOVATIONS AT EXISTING, NEAR BUILDING WHERE CURRENT APARTMENT IS.
BUILDING TO BE USED AS MASTER BEDROOM PROPOSED APARTMENT AT FRONT OF EXIST. BLDG.
- 15.) RENOVATIONS AND ADDITION TO EXIST. BLDG INCLUDE:
 - 1.) ADDITION OF PORCH OFF EXIST. FRENCH ROOM FACING EXIST POOL
 - 2.) PROPOSED POOL BATH AND STORAGE AT NORTH WEST CORNER OF BUILDING.
 - 3.) REPLACEMENT OF EXIST. DOORS & WINDOWS.
NEW DOORS & WINDOWS TO BE IMPACT RESISTANT

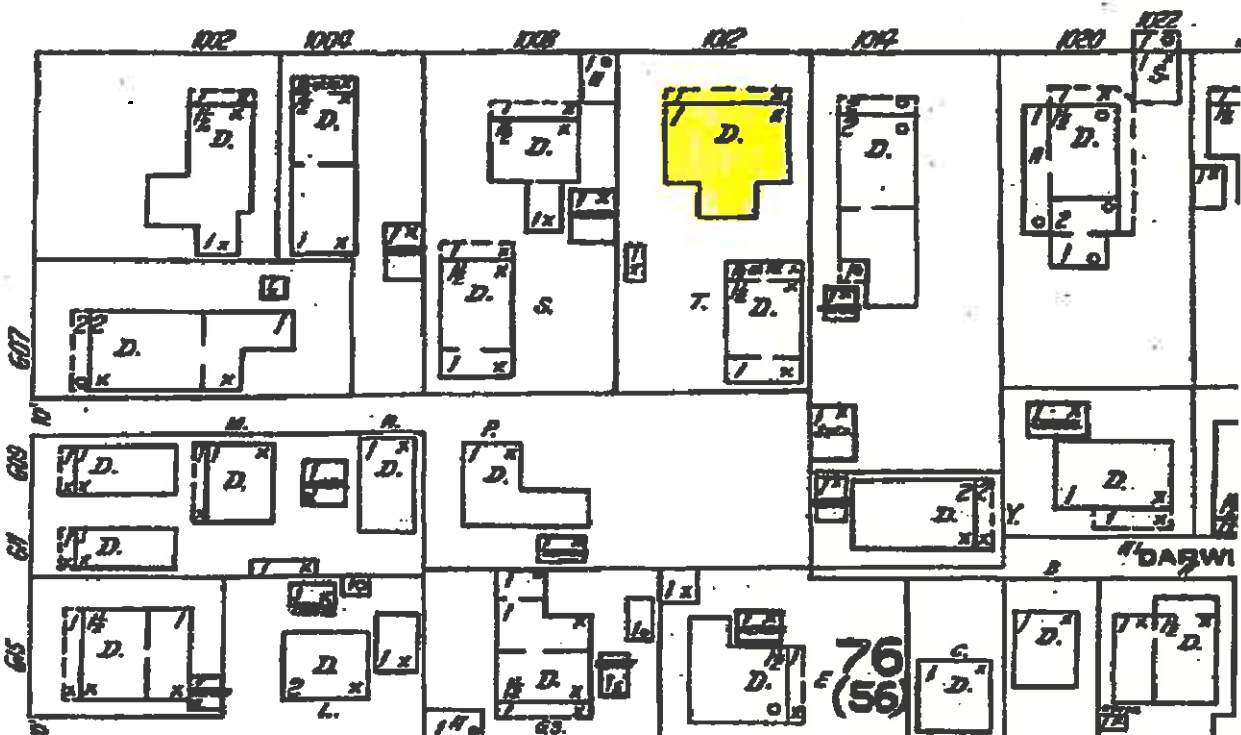
Sanborn Maps

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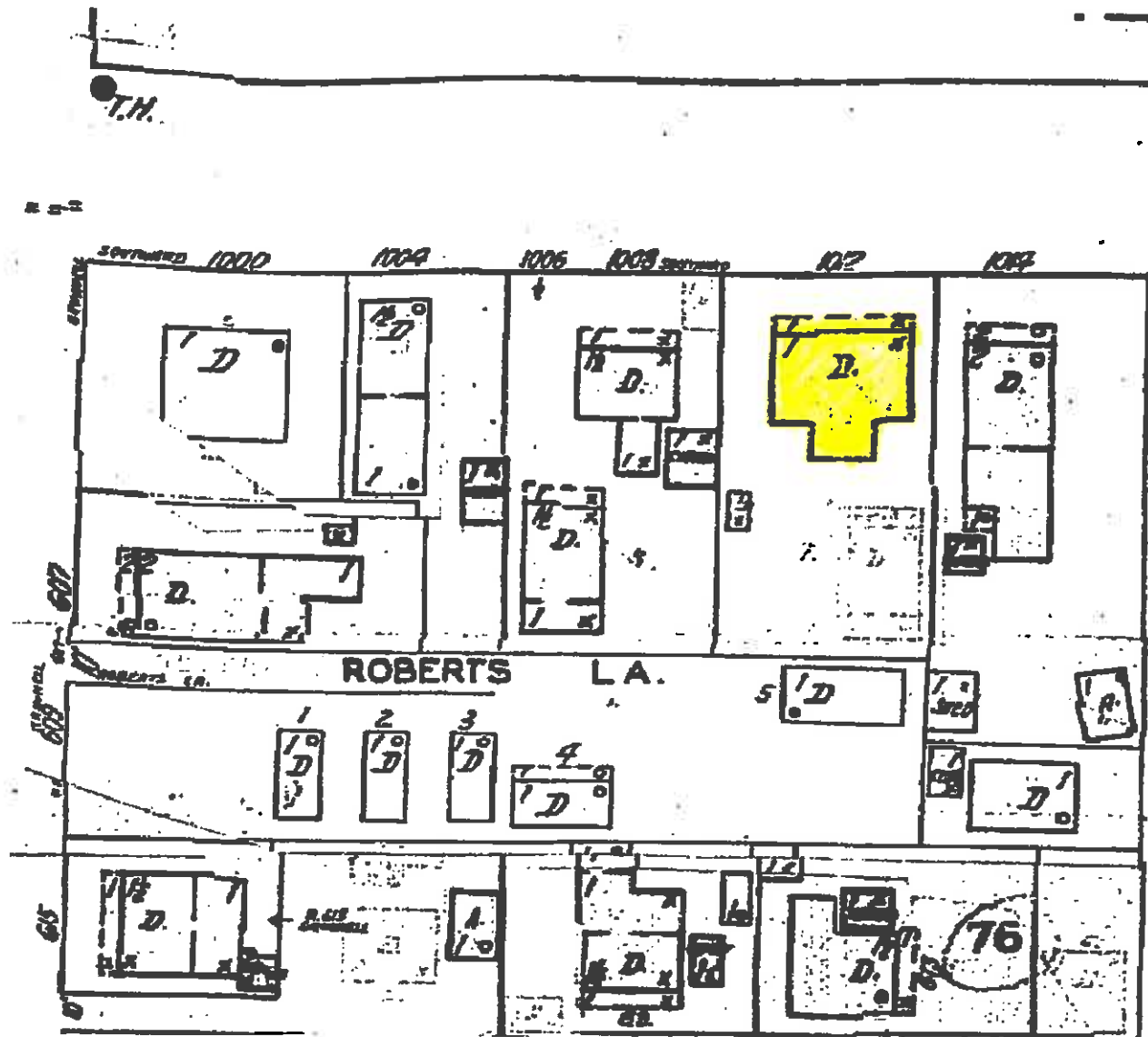


#1012 Southard Street Sanborn map 1899

12

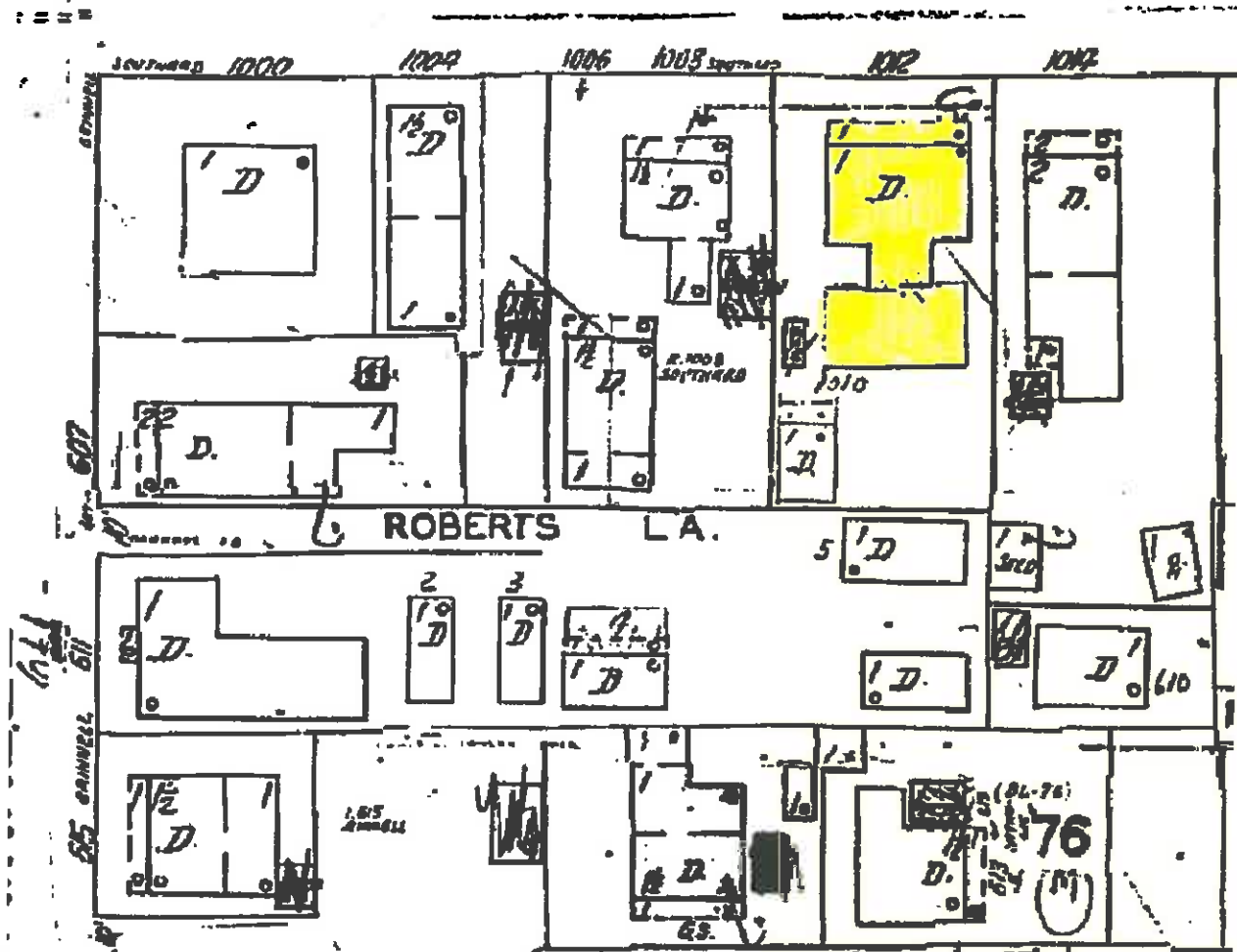


#1012 Southard Street Sanborn map 1926



#1012 Southard Street Sanborn map 1948

T.H. T.H.



#1012 Southard Street Sanborn map 1962

Project Photos



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

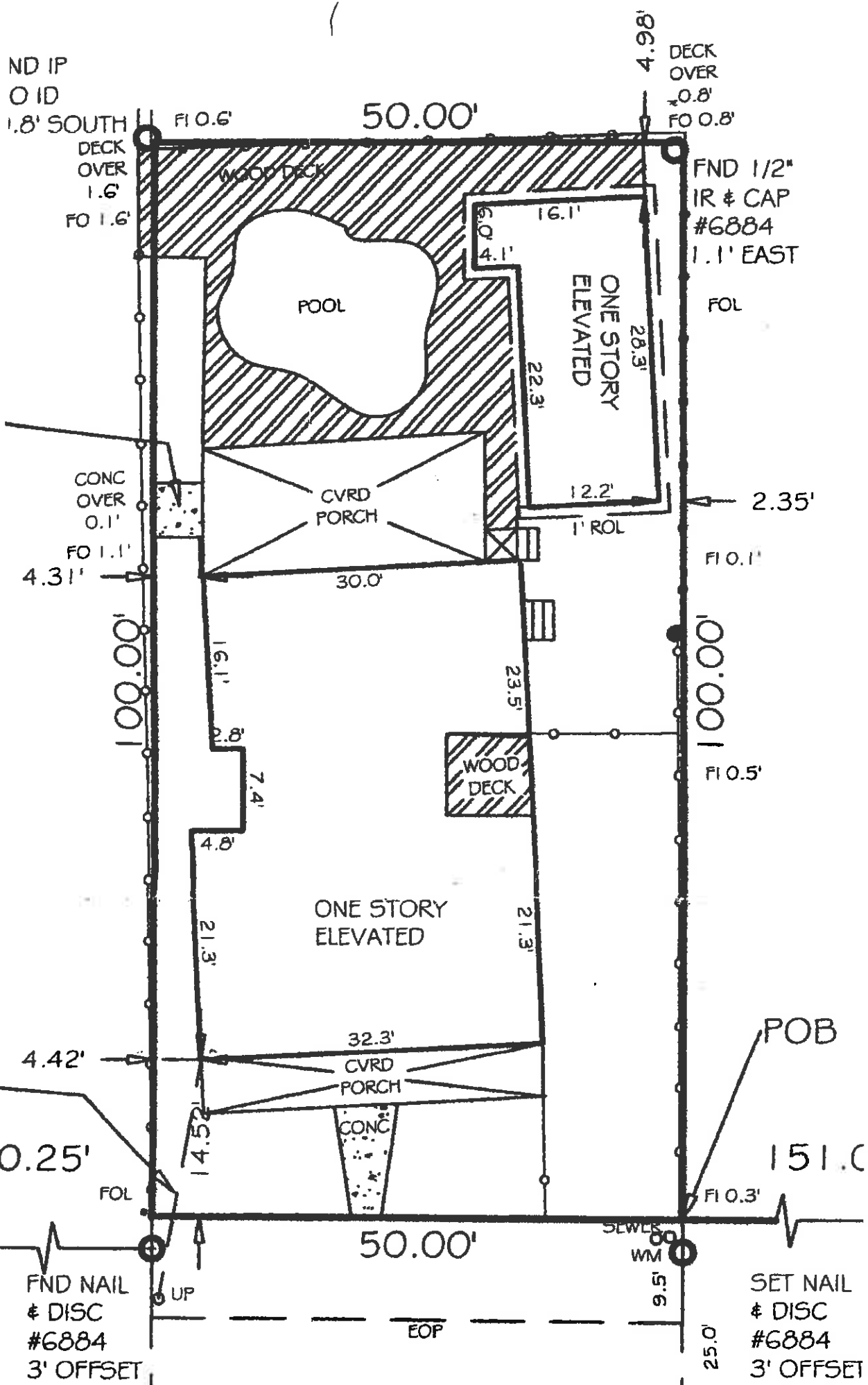








Survey



Revised Plans

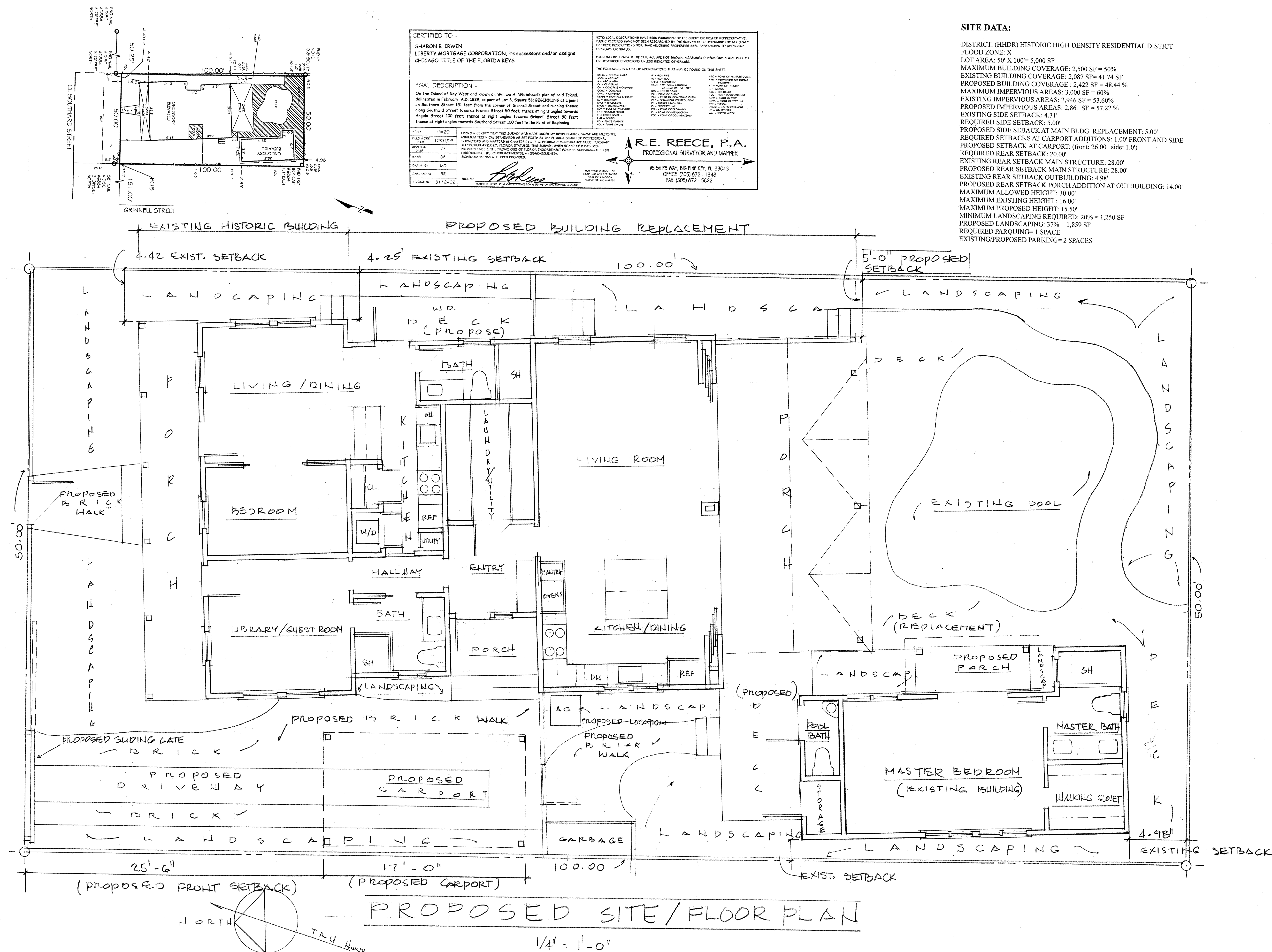
Renovations & Building Replacement at:
1012 Southard Street
Key West - Florida

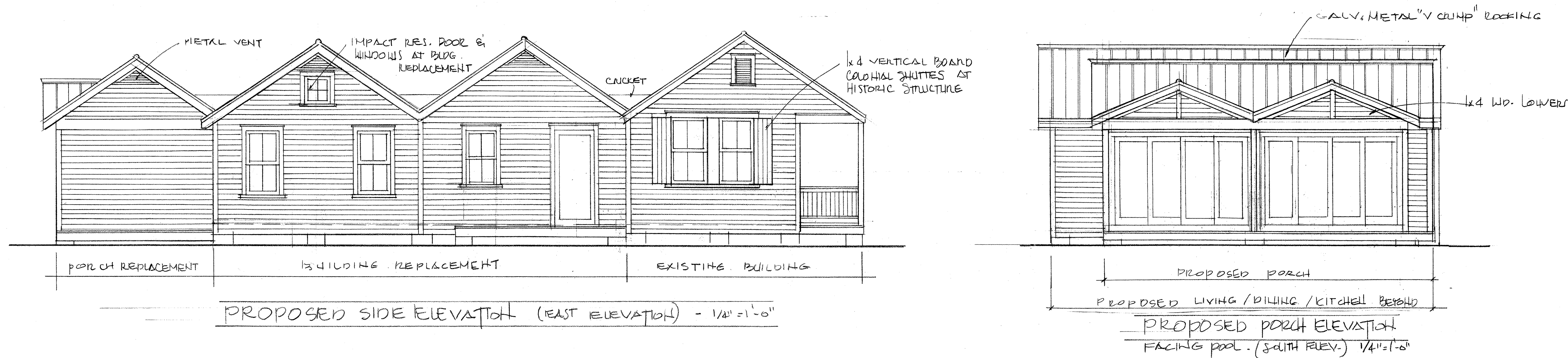
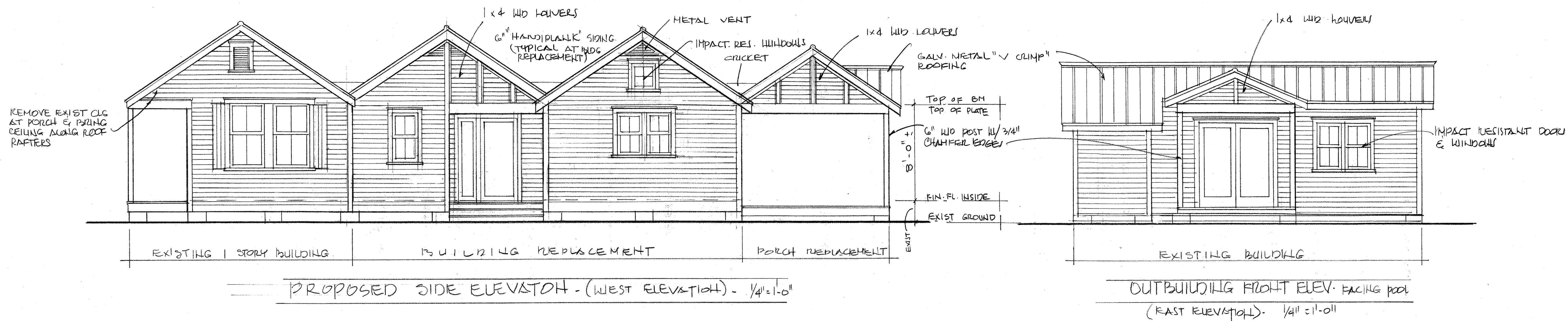
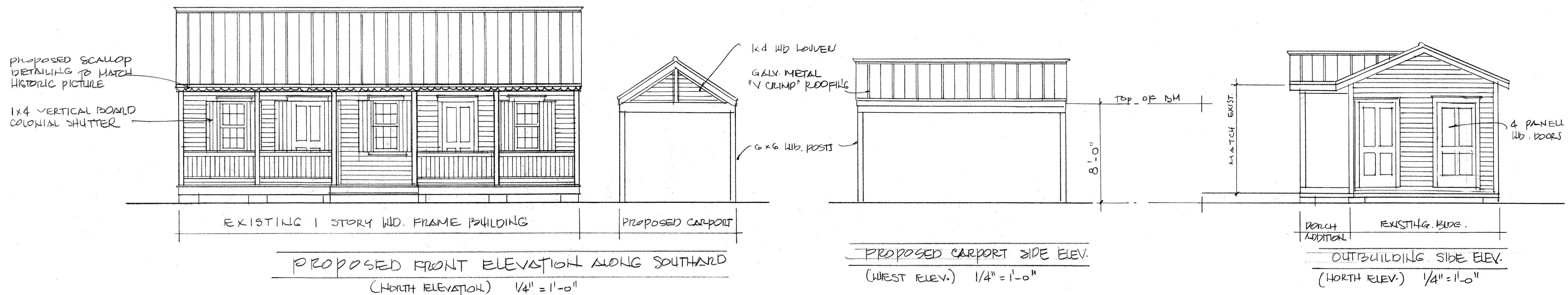
1012 Southard Street

Key West - Florida

Residential Design
1517 Washington Street
Key West, FL 33040
305-292-1694

Date 6-13-11
Scale 1/4" = 1'-0"
Drawn GAO
Job ROMANO
Sheet 1
Of 3 Sheets

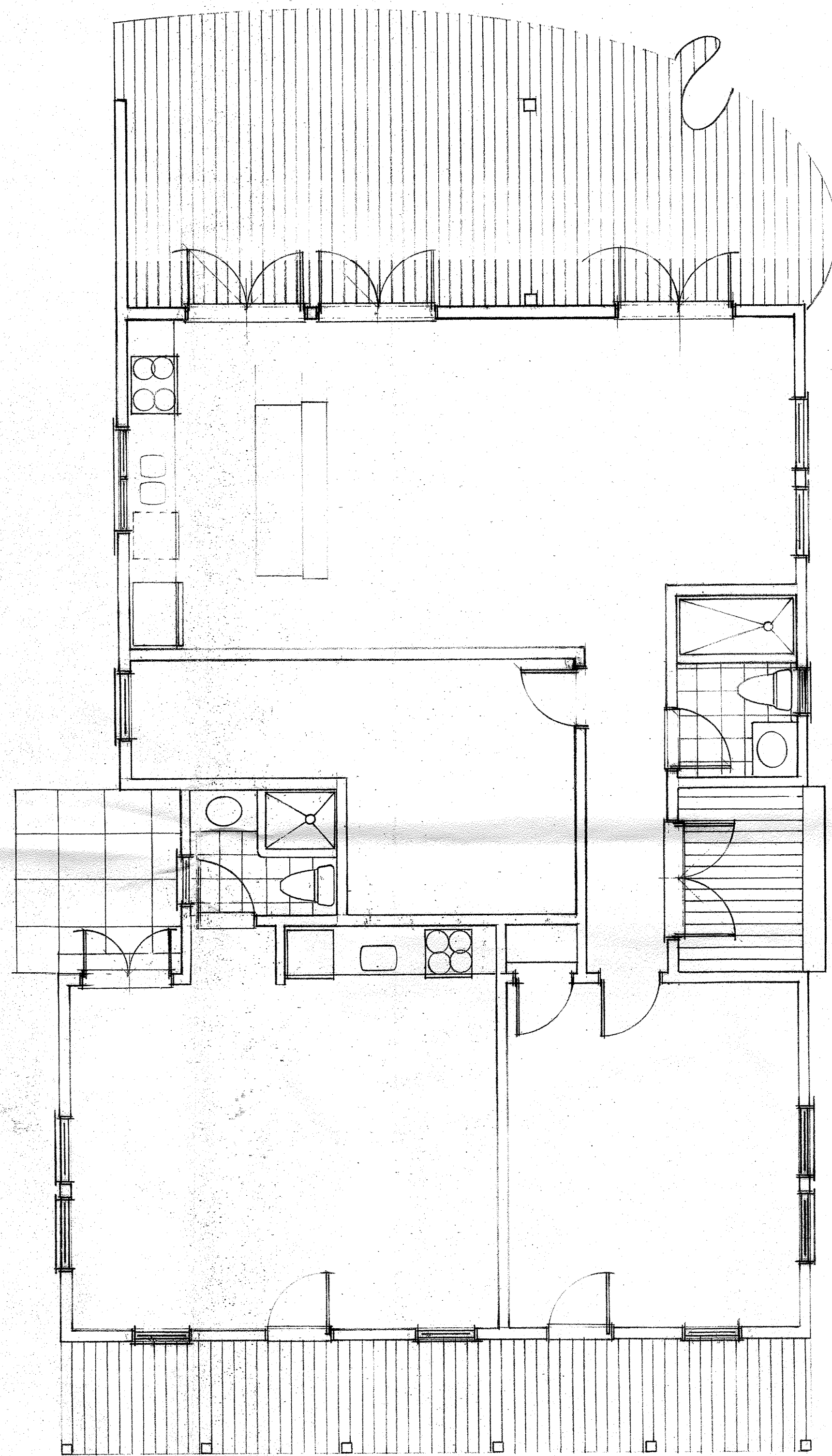




**Previously Proposed Plans
Postponed April 9, 2013**

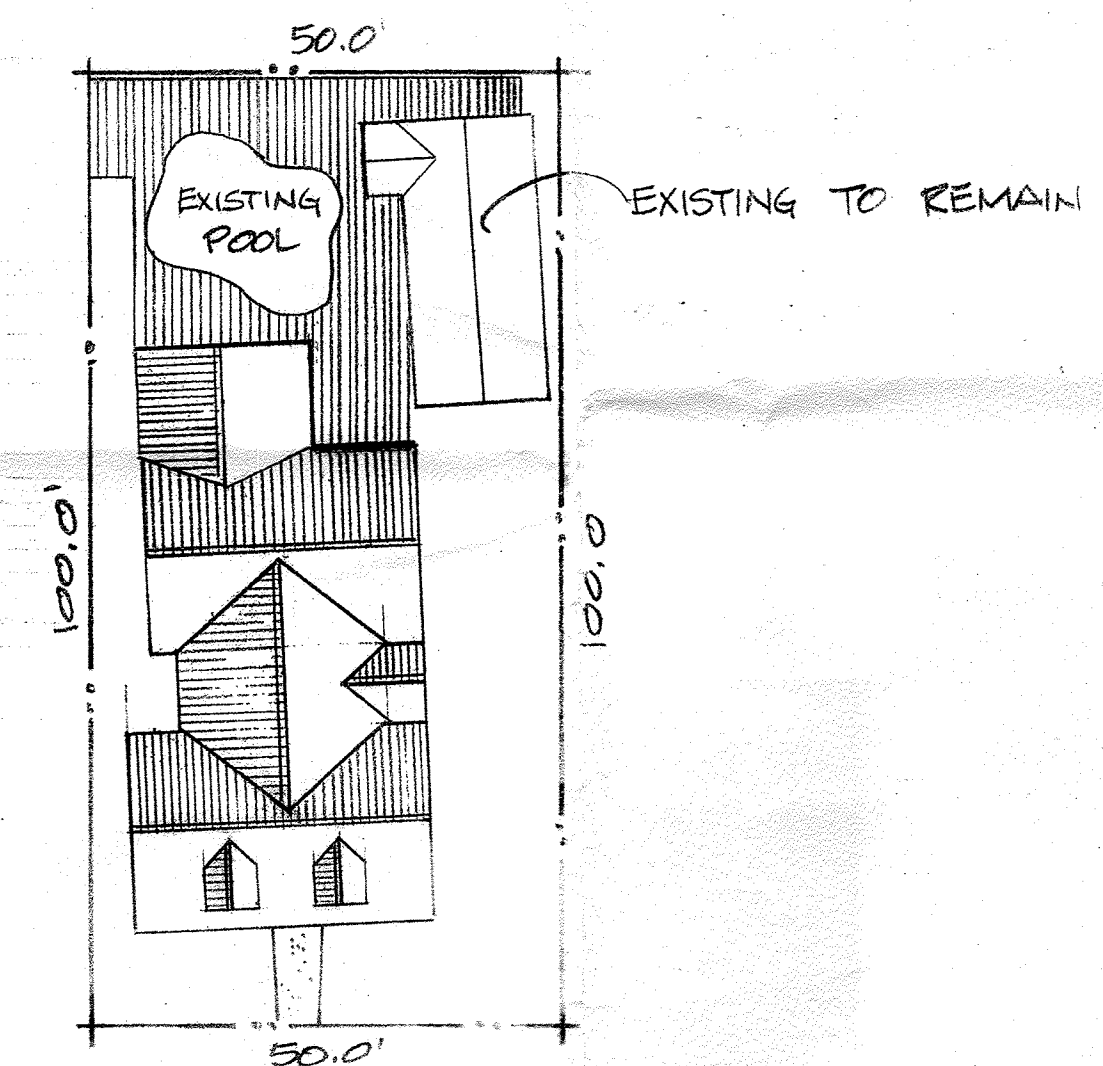
1012 SOUTHARD STREET

KEY WEST - FLORIDA



FLOOR PLAN

1/4" = 1'-0"



SITE PLAN

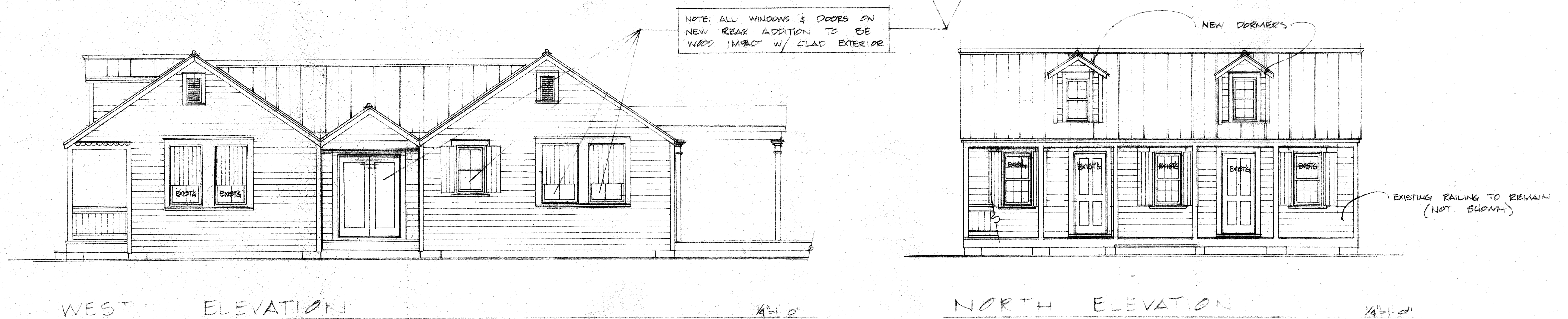
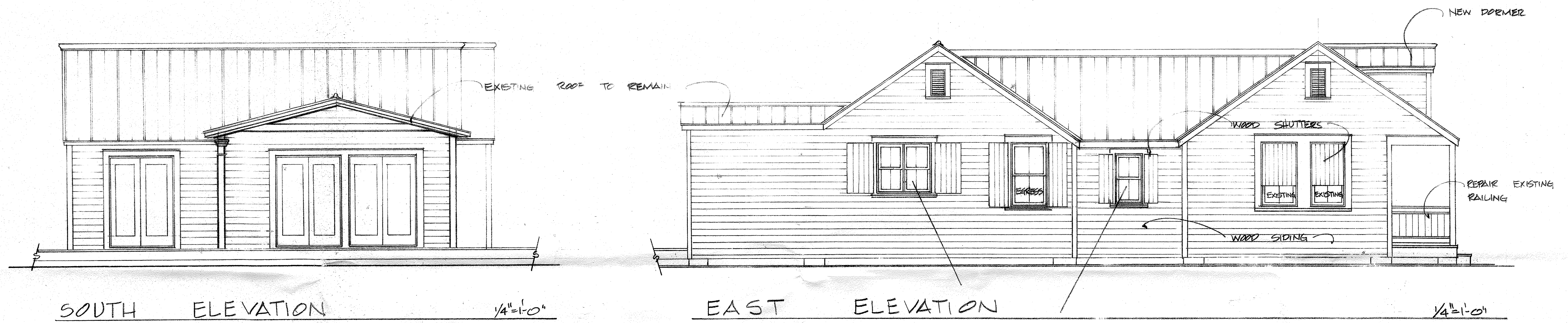
1" = 20'-0"

ROMANO DESIGNS

1012 SOUTHARD STREET - KEY WEST

SHEET #1

03/12/13

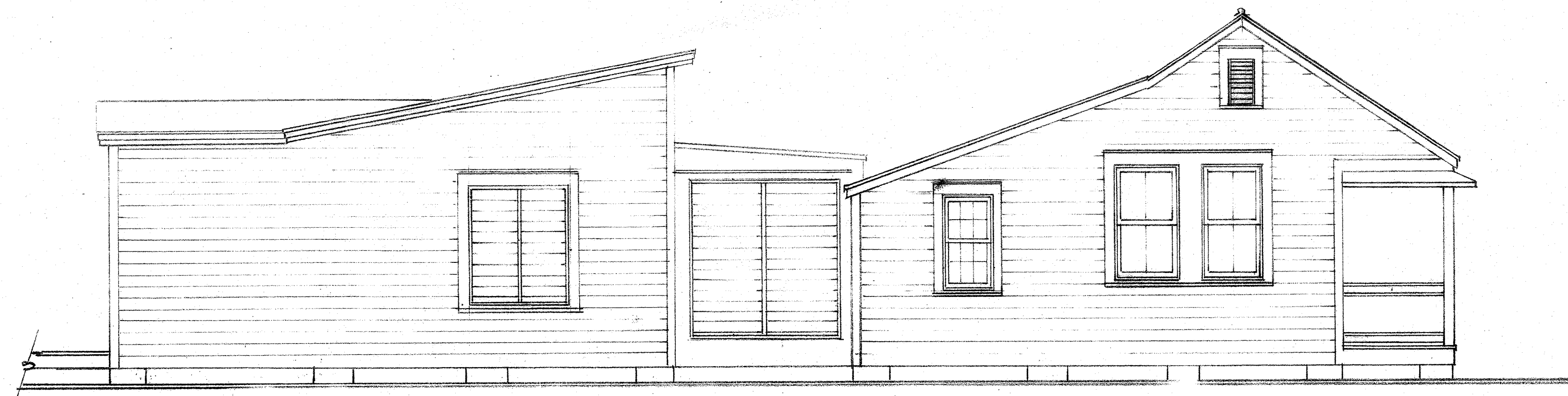


ROMANO DESIGNS

1012 SOUTHARD STREET - KEY WEST

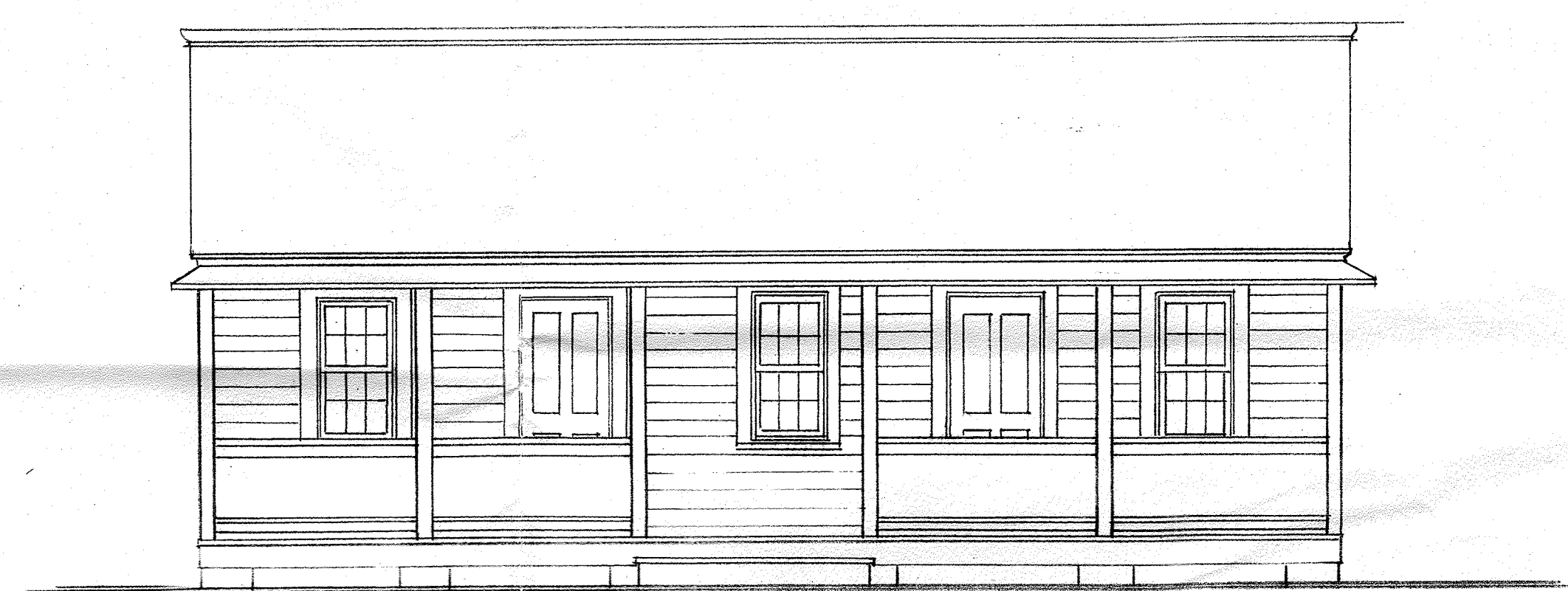
SHEET #2

03/12/13



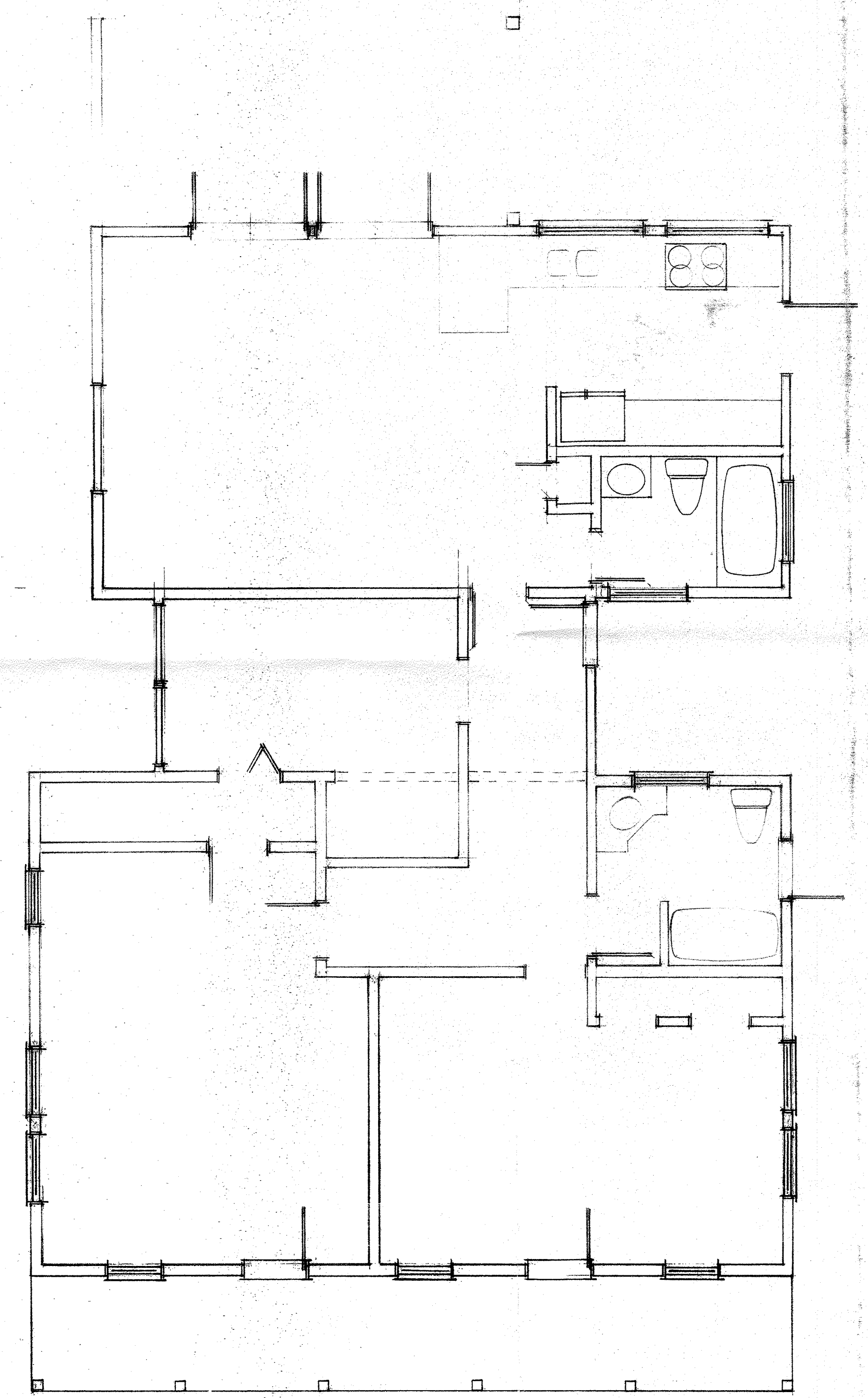
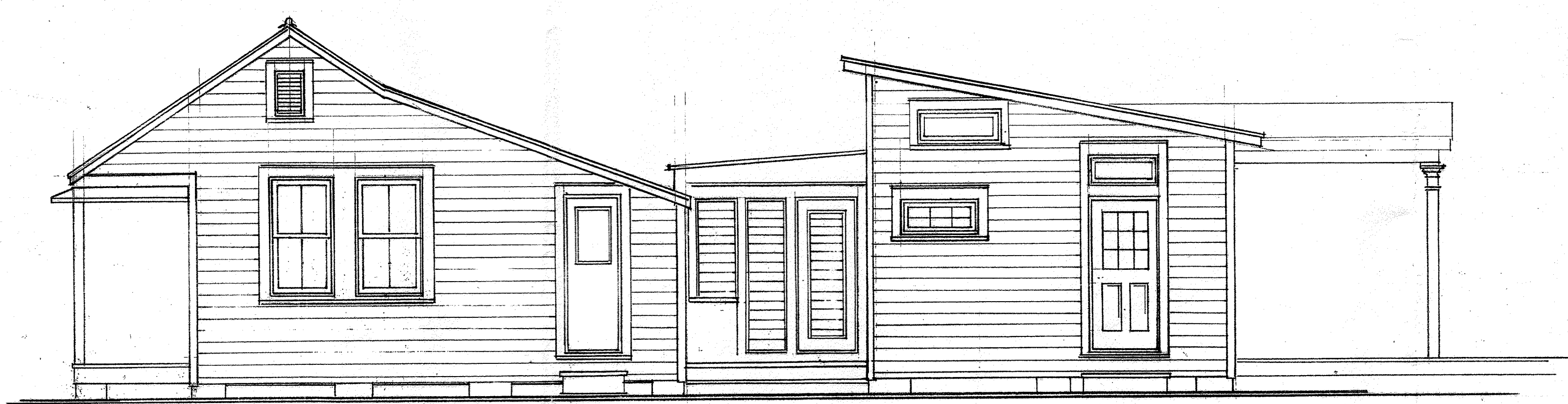
EAST

1/4" = 1'-0"



NORTH

1/4" = 1'-0"



ROMANO DESIGNS

1012 SOUTHARD STREET - KEY WEST

EXISTING

03/12/13

Miscellaneous Information

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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Client	Bill & Debbie Romano			File No.	20408V
Property Address	1012 Southard St				
City	Key West	County	Monroe	State	FL
Owner	Deborah Romano			Zip Code	33040

APPRAISAL AND REPORT IDENTIFICATIONThis Appraisal Report is one of the following types:

- ☐ **Self Contained** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ **Summary** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☒ **Restricted Use** (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for permitting purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.


FDIC regulations state that institutions may not use "readdressed appraisals"—appraisal reports that are altered by the appraiser to replace any references to the original client with the institution's name. Altering an appraisal report in a manner that conceals the original client or intended users of the appraisal is misleading and violates the agencies' appraisal regulations and the Uniform Standards of Professional Appraisal Practice (USPAP).

This appraisal assignment was not made, nor was the appraisal rendered, on the basis of a requested minimum valuation, specific valuation, or an amount which would result in approval of a loan.

The appraiser has not performed any valuation services on the subject property in the past 36 months from the effective date of this appraisal.

Adequate utilities are available and functional at the time of inspection.

APPRAISER:

Signature: 
 Name: Vicki Gordon, MRA
 Designation: State-Certified Residential Appraiser, RD2808
 Date Signed: March 21, 2013
 State Certification #: RD2808
 or State License #: _____
 State: FL
 Expiration Date of Certification or License: 11/30/2014

Effective Date of Appraisal: March 20, 2013**SUPERVISORY APPRAISER (only if required):**

Signature: _____
 Name: _____
 Designation: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

File No.: 20408V

GP RESIDENTIAL

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 20408V

TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.											
	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 within the prior year available for analysis for the Comparables.						
	Date: 10/1/2012											
	Price: \$625,000											
SALES COMPARISON APPROACH	Source(s): Public Records											
	2nd Prior Subject Sale/Transfer											
	Date:											
	Price:											
	Source(s):											
SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.												
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address 1012 Southard St Key West, FL 33040				1217 Petronia St Key West, FL 33040			1308 Reynolds St Key West, FL 33040			904 Frances St Key West, FL 33040		
Proximity to Subject				0.21 miles E			0.58 miles SE			0.24 miles SE		
Sale Price		\$		\$ 690,000			\$ 900,000			\$ 780,000		
Sale Price/GLA		/sq.ft.		\$ 413.92 /sq.ft.			\$ 542.17 /sq.ft.			\$ 587.79 /sq.ft.		
Data Source(s)		Inspection		Insp/MLS#116730 DOM 40			Extinsp/MLS#117688 DOM 50			Insp/MLS#116842 DOM 149		
Verification Source(s)		Public Records		Public Records			Public Records			Public Records		
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.		
Sales or Financing		N/A		Cash Sale				Cash Sale				
Concessions		None Noted		None Noted				Furnishings		-50,000		
Date of Sale/Time		10/04/2012		03/20/2013				02/05/2013				
Rights Appraised		Fee Simple		Fee Simple				Fee Simple				
Location		Old Town		Old Town				Old Town				
Site		5,000 sf		3,729 SF		+25,000		4,399 sf		+25,000		
View		Street		Street				Street				
Design (Style)		Conch		Conch				Conch				
Quality of Construction		Frame		Frame				Frame				
Age		1933		1938				1901		1933		
Condition		Good/Average		Similar				Superior		-100,000		
Above Grade		Total Bdrms Baths		Total Bdrms Baths				Total Bdrms Baths		Total Bdrms Baths		
Room Count		7 3 3		7 3 3				7 3 3		8 4 3		
Gross Living Area		1,314 sq.ft.		1,667 sq.ft.				1,660 sq.ft.		0		
Basement & Finished		Guest Cottage		Guest Cottage				Guest Cottage		Guest Cottage		
Rooms Below Grade		Included Above		Included Above				Included Above		Included Above		
Functional Utility		Good Utility		Good Utility				Good Utility		Good Utility		
Heating/Cooling		Wall Unit A/C		Central A/C		-5,000		Central A/C		-5,000		
Energy Efficient Items		Ceiling Fans		Ceiling Fans				Ceiling Fans		Ceiling Fans		
Garage/Carport		Off Street		Off Street				Off Street		Off Street		
Porch/Patio/Deck		Porch/Patio		Similar				Similar		Similar		
Pool		Yes		Yes				Yes		Yes		
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 20,000				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -105,000				
Adjusted Sale Price				Net 2.9 %				Net 11.7 %				
of Comparables				Gross 4.3 % \$ 710,000				Gross 11.7 % \$ 795,000				
Summary of Sales Comparison Approach There is a limited inventory of comparable sales available for comparison. These were the best comps available and are considered to be good indicators of market value. Condition adjustments are based on interior and exterior inspections by this office or information from agents. Adjustments applied to comparables reflect the markets' reaction to disparities in the properties not the cost of the differences. All Comparables have guest cottages and are in close proximity. Cottages, guest suites or "lock outs" with a bedroom and bath are considered extended living area and were included in the total gross living area reflected in this report. This configuration does not appear to have a negative impact on marketability but enhances it. Key West is a resort town with many visitors a year. This configuration is desirable for added privacy as well as convenience. See below for weighting analysis.												
Sales Price		Gross Adjustments		Indicated Value		Weight						
Comparable 1		\$690,000		4.3478		\$710,000		44.6359				
Comparable 2		\$900,000		11.6667		\$795,000		35.6064				
Comparable 3		\$780,000		24.5128		\$711,200		19.7577				
Indicated Value by Sales Comparison Approach \$ 740,000												

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 20408V

COST APPROACH	COST APPROACH TO VALUE (if developed) <input type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Due to the lack of vacant land sales in the subject's market area, a site value was not stated. When available, site sales and listings are utilized as support.	
INCOME APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	
	Source of cost data: Local contractors, architects and builders.	OPINION OF SITE VALUE = \$ 350,000
	Quality rating from cost service: Q4 Effective date of cost data: 2013	DWELLING 1,314 Sq.Ft. @ \$ 285.00 = \$ 374,490
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	375 Sq.Ft. @ \$ 275.00 = \$ 103,125
	The Cost approach was developed but not weighted as it is not a reliable approach to value in this case. Generally, buildings more than 15 years old contain too much accrued depreciation to be reasonably estimated.	Sq.Ft. @ \$ = \$
	Also, there is a scarcity of vacant buildable land. Therefore, application of the cost approach is inappropriate.	Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: _____	
	Describe common elements and recreational facilities: _____	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 740,000 Cost Approach (if developed) \$ 748,211 Income Approach (if developed) \$ _____	
	Final Reconciliation The Sales Comparison Approach was the only approach which was applicable and best represents the actions of buyers and sellers in this marketplace. The Cost Approach was considered not applicable due to the accrued depreciation of the subject and due to the lack of vacant land available. The Income Approach was not applicable, as single family homes are not typically purchased as income producing property.	
	This appraisal is made <input checked="" type="checkbox"/> 'as is', <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 740,000, as of: March 20, 2013, which is the effective date of this appraisal.	
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains 15 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
ATTACHMENTS	<input checked="" type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
	Client Contact: _____ Client Name: Bill & Debbie Romano	
	E-Mail: _____ Address: 1012 Southard Street, Key West, FL 33040	
	APPRAISER	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
	Supervisory or Co-Appraiser Name: _____	
	Company: _____	
	Phone: _____ Fax: _____	
	E-Mail: _____	
	Date of Report (Signature): March 21, 2013	
SIGNATURES	Appraiser Name: Vicki Gordon, MRA	
	Company: Barefoot Appraisal Company	
	Phone: (305) 293-6657 Fax: (305) 293-6659	
	E-Mail: appraiser@barefootappraisal.com	
	Date of Report (Signature): March 21, 2013	
	License or Certification #: RD2808 State: FL	
	Designation: State-Certified Residential Appraiser, RD2808	
	Expiration Date of License or Certification: 11/30/2014	
	Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
	Date of Inspection: March 20, 2013	

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 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



Cottage Interior



Cottage Bathroom

Subject Interior 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 Kitchen**

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 Living Room****Subject Bathroom**

Subject Interior 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 Dressing Room**

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 Bathroom****Subject Bedroom**

Subject Interior 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 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**

Location Map

Client	Bill & Debbie Romano			
Property Address	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
 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 St
 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

Building Sketch

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

Not to Scale

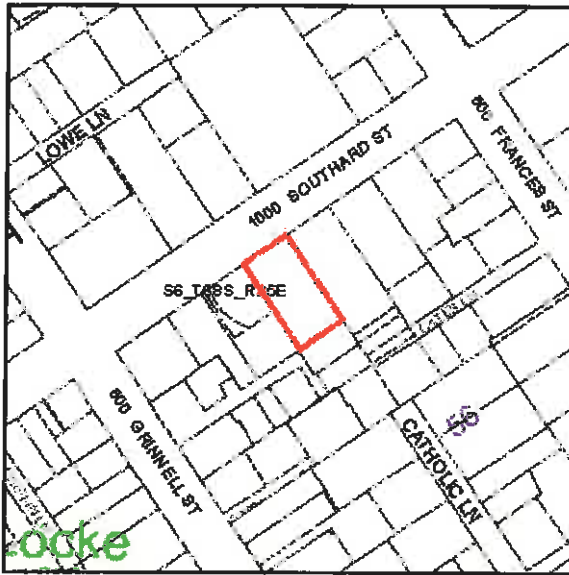
Sketch by: ApertMedia™

Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN			
Code	Description	Net Size	Net Totals	Breakdown		Subtotals	
GLA1	First floor	1314.3	1314.3	First Floor			
GLA2	Cottage	374.5	374.5	32.5	27.5	699.8	
P/P	Porch	162.5	162.5	7.5	18.5	136.5	
				29.8	15.0	475.8	
				Cottage			
				16.3	6.0	97.8	
				22.5	12.3	276.9	
Net LIVABLE Area		(rounded)	1689	5 Items		(rounded)	1689

Photograph Addendum

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 Address	1012 Southard St			
City	Key West	County	Monroe	State FL Zip Code 33040
Owner	Deborah Romano			

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AC#6298410

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12082304166

DATE	BATCH NUMBER	LICENSE NBR
08/23/2012	128051476	RD2808

The CERTIFIED RESIDENTIAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS
Expiration date: NOV 30, 2014

GORDON, VICKI L
646 UNITED STREET
KEY WEST FL 33040

RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON
SECRETARY

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., July 23, 2013 at Old City Hall, 510 Greene Street**, 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 www.keywestcity.com.

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

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 9, 2013 at Old City Hall, 510 Greene Street, 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 www.keywestcity.com.

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

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

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

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 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

Affordable Housing: No

**Section-Township-
Range:** 06-68-25

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

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	100	5,000.00 SF

Building Summary

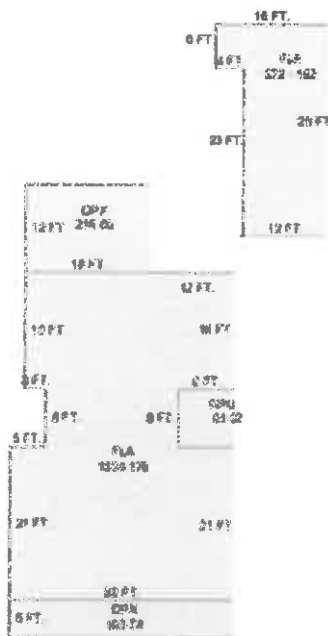
Number of Buildings: 1

Building 1 Details

Quality Grade 450
Depreciation % 26
Grnd Floor Area 1,676

Foundation WD CONC PADS
Bedrooms 3

Vacuum	0
Garbage Disposal	0
Compactor	0
Security	0
Intercom	0
Fireplaces	0
Dishwasher	0



Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPX WOOD	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	160
2	FLA WOOD	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,304
3	OPU WOOD	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	64

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	Type	# 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

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 Bldg 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	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

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	CT	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