



**Historic Architectural Review Commission
Staff Report for Item 4**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: December 19, 2017

Applicant: William Shepler

Application Number: H17-03-0019

Address: #715 Chapman Lane

Description of Work:

Renovations to house, including porch repair, new rear addition, pool, deck, and fences.

Site Facts:

The one-story house at 715 Chapman Lane is listed as a contributing resource in the survey, and was constructed in 1928 according to the survey, but appears in the 1912 Sanborn map. The building is a frame vernacular structure with a front gable roof. The rear has a sawtooth roof section that appears to be original, as the structure's length never changes on the Sanborn maps. From a site visit, it is obvious that the sawtooth section is very old. It also visible in the historic photograph from c.1965. The house has a mish-mash of windows, but all appear to be very old with the thin muntins and wavy glass.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 1, 2, 3, 5, 6, 9, and 10.

HARC Guidelines for Windows (pages 29-30), specifically guidelines 1, 2, and 10.

HARC Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 2, 5, 6, 11, 13, 14, 19, 21, 22, 26

HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 11, 24, 25

HARC Guidelines for Accessory Structures (pages 40-41), specifically guidelines 1 and 9.

Staff Analysis

This Certificate of Appropriateness proposes the restoration of the front porch, as the current porch is failing. The front door, that is not in character with the house, will be replaced as well as the transom window above the door. The rear of the sawtooth section of the house will have new sliding doors installed. The house currently has a mixture of historic windows. The proposed plans say that the windows will be salvaged, but do not show a use of the 6 paned windows. Also, one window opening in the historic sawtooth is removed. That window currently has a historic 6/6 window in that opening.

Site work is also proposed with new wood deck and swimming pool in the rear. New perimeter fencing is proposed, and the inappropriate 6-foot fence on the front will be removed. The project also includes building an awning structure in the rear that is attached to a 9 foot, 4 inch tall wall. This wall is technically separated a few inches from the main structure, but it reads as an attachment to the historic structure.

Consistency with Guidelines

1. Renovations to Main House: The renovations to the main house, with the exception of the windows, comply with the HARC Guidelines and Secretary of the Interior's Standards for Rehabilitation.
2. Windows: The project proposes to replace and remove historic windows. The house currently has a mixture of very old windows throughout the building. A few of the sashes are in bad shape (one sash is missing), but the windows are generally in very good condition with only failing paint and a few rotted areas on the bottom that can be fixed.

The guidelines are clear that original windows and historic materials need to be repaired and not removed. Guideline 10 of Windows states, "Original windows, transoms, or sidelights may not be moved, changed in size, shape or design, boarded up or bricked over."

Guideline 2 of Additions and Alterations state, "The removal of historic elements or material or the alteration of a feature that characterizes a building or its site must be avoided." This is very similar to the Secretary of the Interior's Standards for Rehabilitation, Standard 2.

The Secretary of the Interior's Standards also state that "Deteriorated historic features shall be repaired rather than be replaced." Standard 5 states that "Distinctive features...or examples of craftsmanship that characterize a property should be preserved."

These historic windows with wavy glass are irreplaceable as the techniques and materials used are no longer available. All efforts should be made to preserve these historic windows.

3. Wall: The project also proposes a new accessory structure of a 9 foot, 4 inch tall concrete wall that is attached to an awning structure. On top of the wall will have wood louvers that will make the total wall's height 11 feet, 10 inches. While the wall is shorter than main house, its length and solid massing without any openings add onto the massing of the main house – even though the structure is separated by a few inches.

Guideline 22 of Additions and Alterations states, “New additions must incorporate similar proportions, window and door sizes, and rhythms found in the main building. The installation of windows or doors that are visually incompatible with the existing building is discouraged.”

Guideline 1 of New Construction includes, “Acceptable proposals will be compatible with the size, scale...character of the district, sub-area or block and designed so that when completed the urban context in which it stands will not be jarred by the look of the new building.” This 9 foot tall wall with 2.5 foot tall louvers on top will be very different from the neighboring context and will be jarring. No other property in the area has a concrete wall of that height without any openings in the general area.

Guideline 25 of the same section states, “Solid to void ratios of walling to windows and doors shall be similar to the typology in the immediate area.” This wall will be very solid – only the section that is located in the rear section will have a height of 6 feet (which is a normal privacy fence height in the historic district). That section has a large opening between the top of the awning frame and the top of the wall – decreasing the massing and impact on the neighboring properties. The rest of the concrete wall with the total height of 11 feet, 10 inches will have no openings and will read as a solid area.

It is staff's opinion that the renovations to the main house comply with the guidelines, with the exception of the windows. Staff contends that if the project is approved with the condition that the applicant works with staff to repair and restore the historic windows.

The concrete wall, with its tall height, is not consistent with the guidelines in regards to new construction and additions and alterations. The concrete wall will be very tall with no openings, creating a massive structure that is jarring with the historic district.

Kelly Perkins

To: WILLIAM SHEPLER
Subject: RE: 715 Chapman Lane

From: WILLIAM SHEPLER [mailto:will@wshepler.com]
Sent: Wednesday, December 13, 2017 11:27 AM
To: Kelly Perkins <kperkins@cityofkeywest-fl.gov>
Subject: RE: 715 Chapman Lane

Sounds good – thanks.

From: Kelly Perkins [mailto:kperkins@cityofkeywest-fl.gov]
Sent: Wednesday, December 13, 2017 11:26 AM
To: WILLIAM SHEPLER <will@wshepler.com>
Subject: RE: 715 Chapman Lane

Ok, I'm just going to put a condition in my staff report that the windows should be re-used and their re-use can be worked out between you and staff.

Kelly Perkins, HARC Assistant Planner

Planning Department, City of Key West
1300 White Street, Rear Entrance
Key West, Florida 33040
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

From: WILLIAM SHEPLER [mailto:will@wshepler.com]
Sent: Wednesday, December 13, 2017 9:59 AM
To: Kelly Perkins <kperkins@cityofkeywest-fl.gov>
Subject: Re: 715 Chapman Lane

No problem- we will do all 6 over 6. You can put that in the report and I will explain at the meeting. We can not postpone any longer .

Thanks,

Will

Sent from my iPhone

On Dec 13, 2017, at 9:44 AM, Kelly Perkins <kperkins@cityofkeywest-fl.gov> wrote:

But the important part is the glass. That wavy glass is hand made and is not replicable. It is one of the most significant parts of a historic window. I cannot support, nor do I think it's possible, to change a 6/6 window to a 2/2.

Kelly Perkins, HARC Assistant Planner
Planning Department, City of Key West
1300 White Street, Rear Entrance
Key West, Florida 33040

P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

-----Original Message-----

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

Sent: Wednesday, December 13, 2017 9:43 AM

To: Kelly Perkins <kperkins@cityofkeywest-fl.gov>

Subject: RE: 715 Chapman Lane

We are trying to use the 2 over 2 parts to make all 2 over 2 - but if not, we will use all 6 over 6. We won't know until we take them apart and see what we can re-use.

-----Original Message-----

From: Kelly Perkins [<mailto:kperkins@cityofkeywest-fl.gov>]

Sent: Wednesday, December 13, 2017 9:38 AM

To: WILLIAM SHEPLER <will@wshepler.com>

Subject: RE: 715 Chapman Lane

Hi Will,

What's happening to the 6/6 windows? Your proposed elevations show all 2/2, but then your existing elevations show 6/6 to be salvaged and reused?

Kelly Perkins, HARC Assistant Planner
Planning Department, City of Key West
1300 White Street, Rear Entrance
Key West, Florida 33040
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

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

HARC PERMIT NUMBER 17-00300019		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %

ADDRESS OF PROPOSED PROJECT:	715 Chapman Lane		# OF UNITS	1
RE # OR ALTERNATE KEY:	Parcel ID: 00013540-000000			
NAME ON DEED:	Jonathan Ring	PHONE NUMBER	512-380-1062	
OWNER'S MAILING ADDRESS:	715 Chapman Lane	EMAIL	ring.jonathan@gmail.com	
	Key West, FL 33040			
CONTRACTOR COMPANY NAME:		PHONE NUMBER	MAY 30 2017	
CONTRACTOR'S CONTACT PERSON:		EMAIL		
ARCHITECT / ENGINEER'S NAME:	William Shepler Architect	PHONE NUMBER	305-890-6191	
ARCHITECT / ENGINEER'S ADDRESS:	201 Front Street , Suite 203, Key West	EMAIL	will@wshepler.com	
	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 checked="" 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 checked="" type="checkbox"/> DEMOLITION	<input checked="" 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., Renovate entire house- Repair existing porch, replace rear addition with new to match existing envelope, new conc. wall, new pool, new deck, new fences, new alum. framed awning at rear , wood siding replacement , and all other work as per attached drawings.

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 THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Oper: KEYWXC
Date: 5/30/17 50
2017 300019
Type: BP
Receipt no: 18072
PT 1.00
Trans number: 1234
CK CHECK
Trans date: 5/30/17
Time: 14:53:38
\$100.00
3105905
\$100.00

33154-11575-01c

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

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

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

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

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

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		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. <input type="checkbox"/>
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

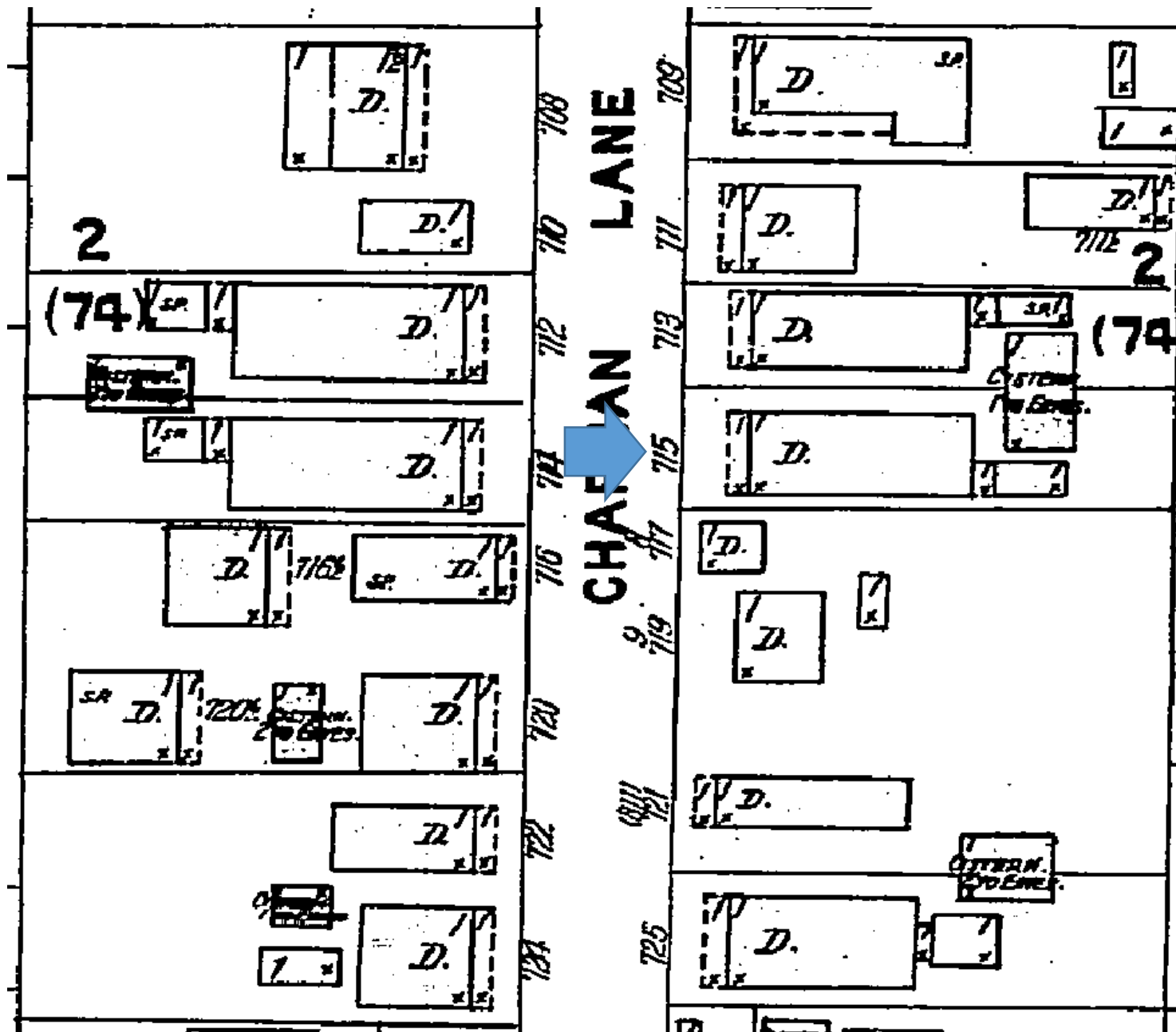
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

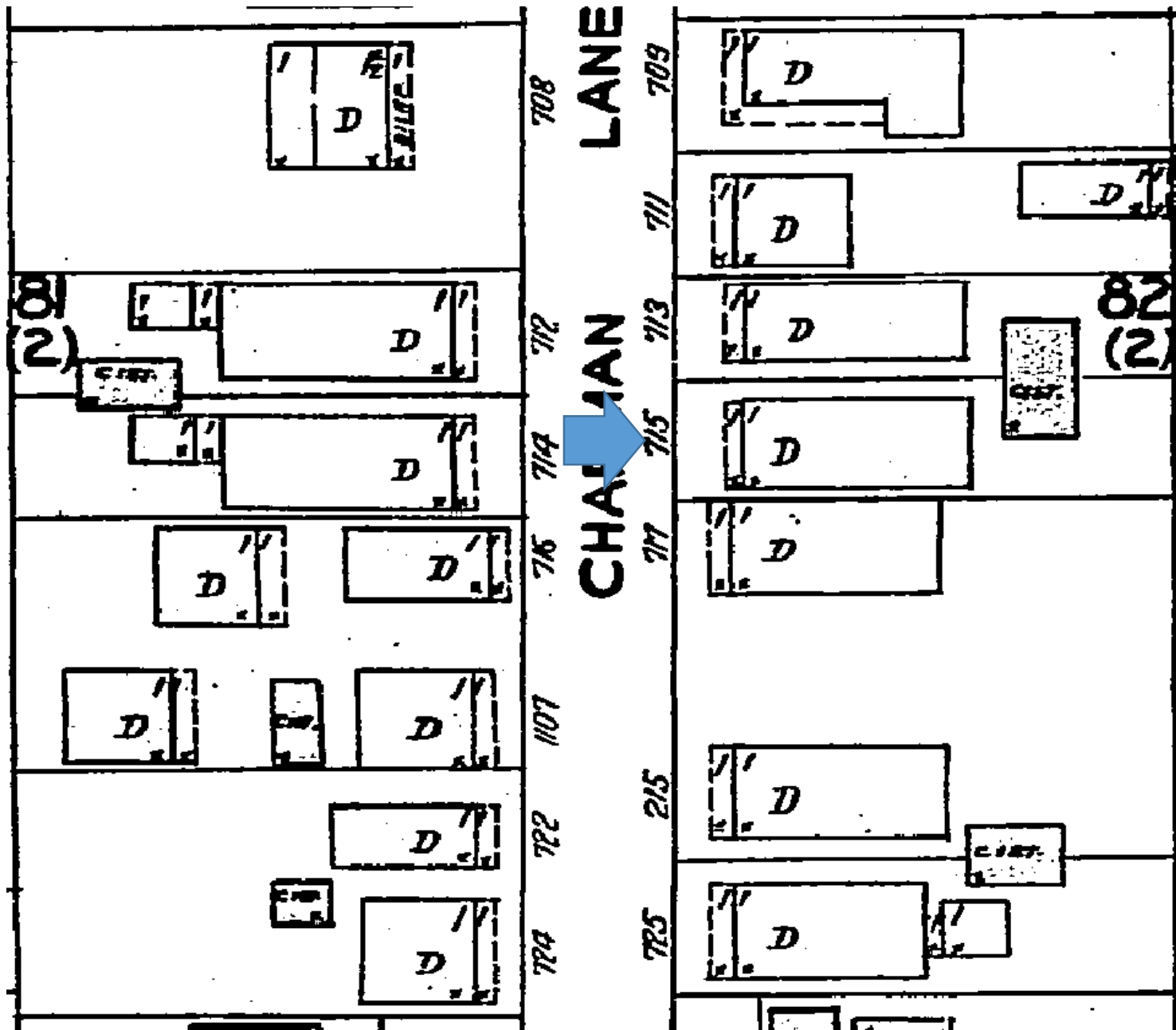
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

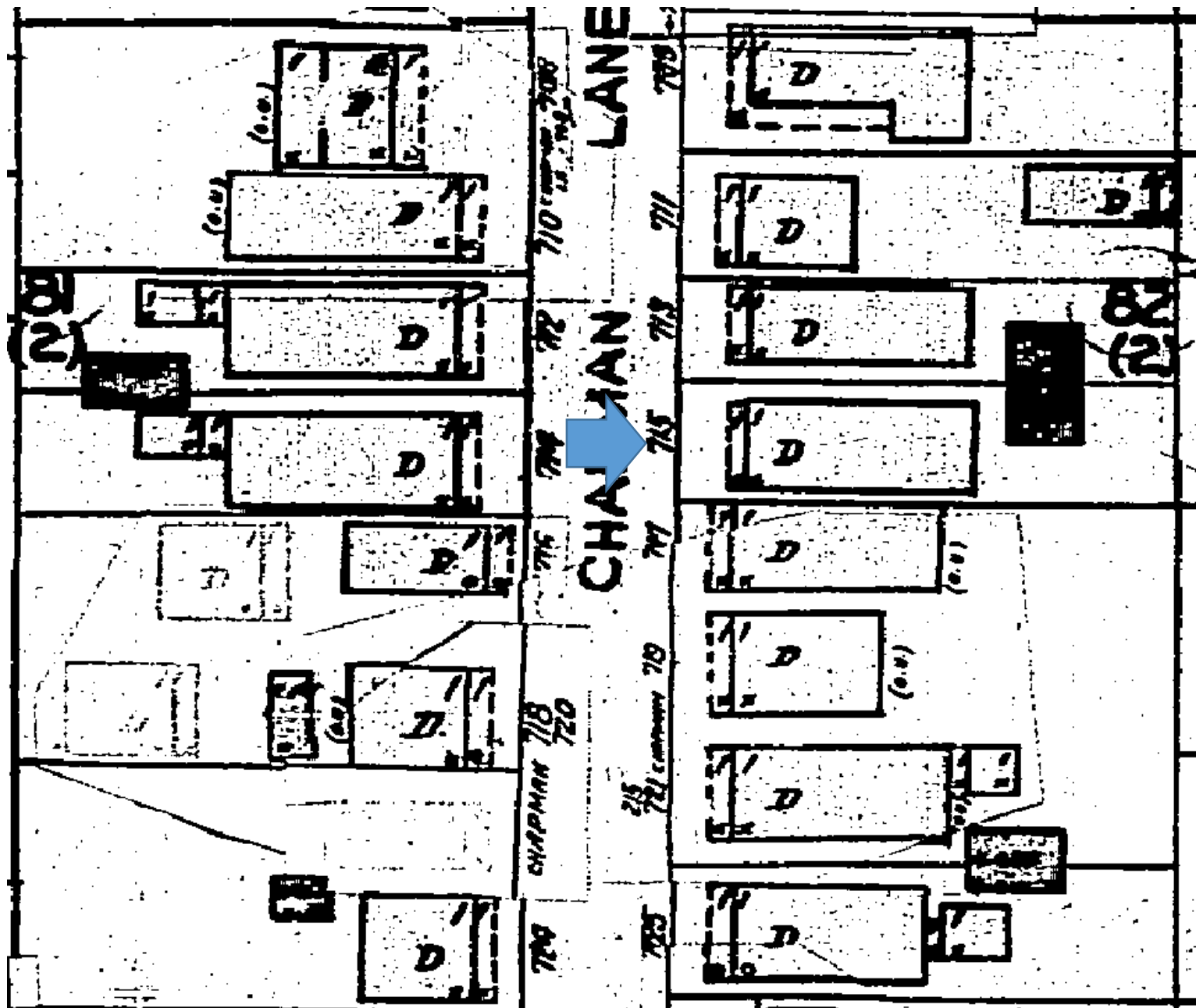
SANBORN MAPS



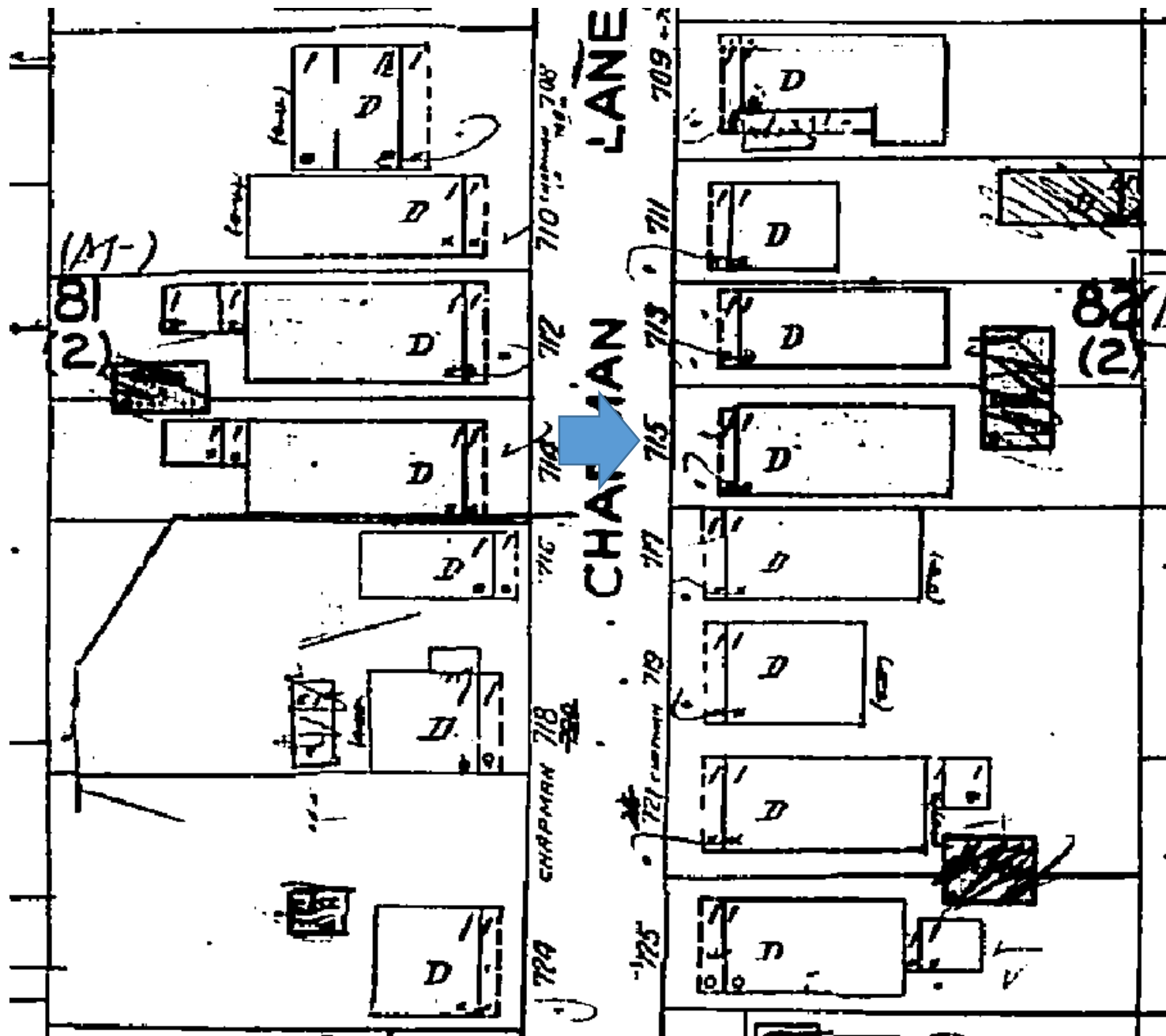
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.





715









DIRECTV

715





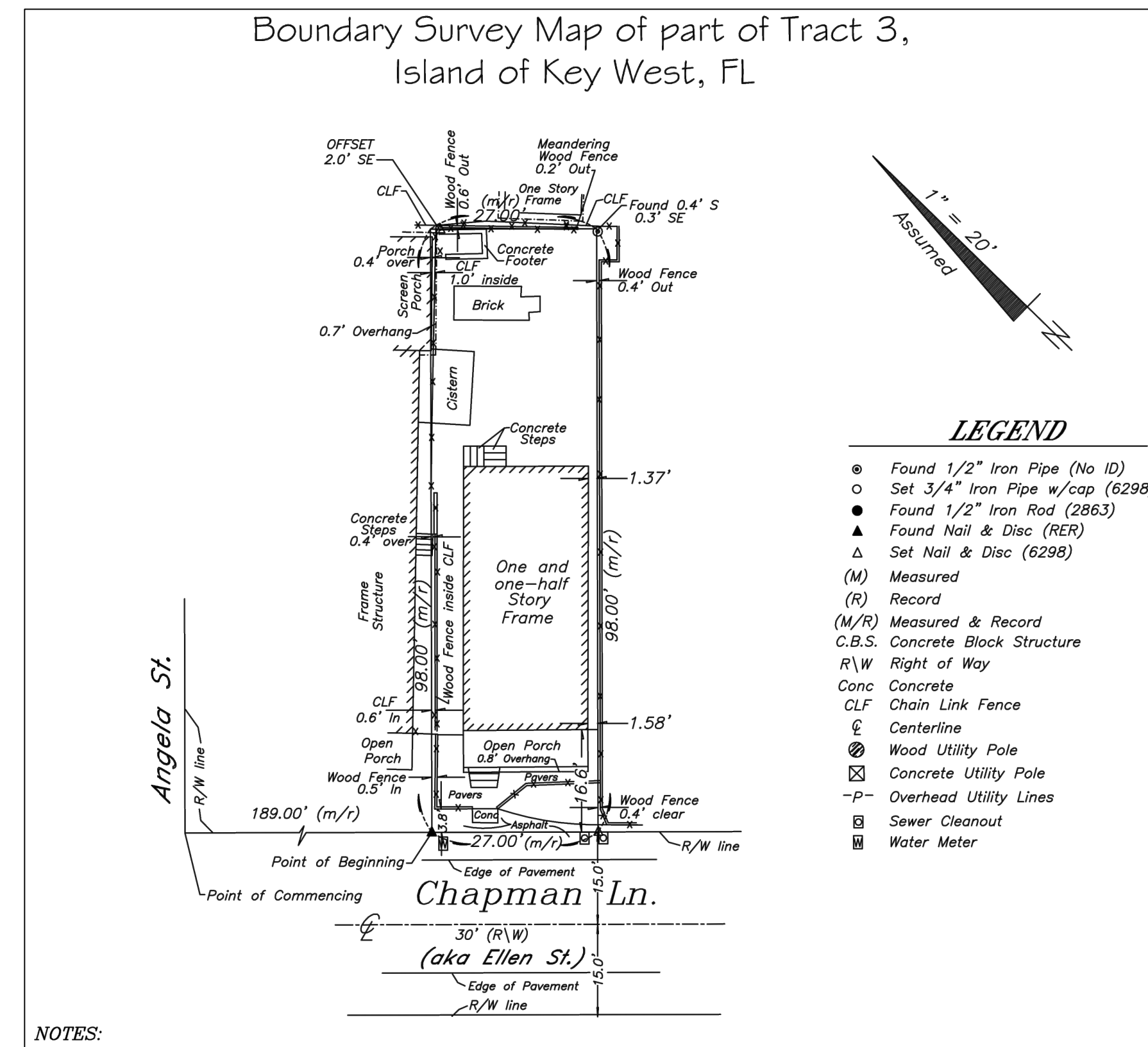




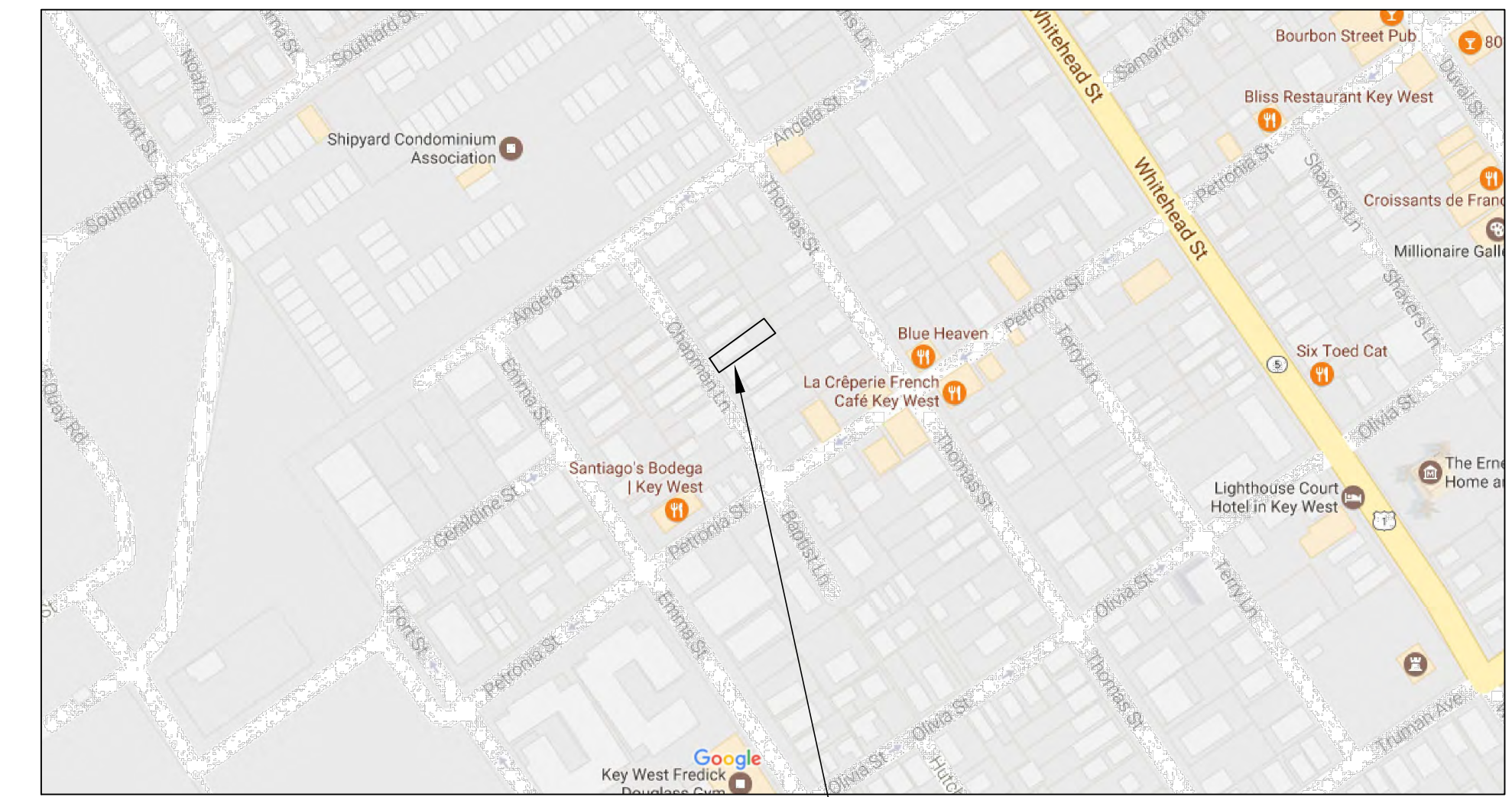




PROPOSED DESIGN



2
A1.1 COPY OF SURVEY
SCALE: N.T.S.

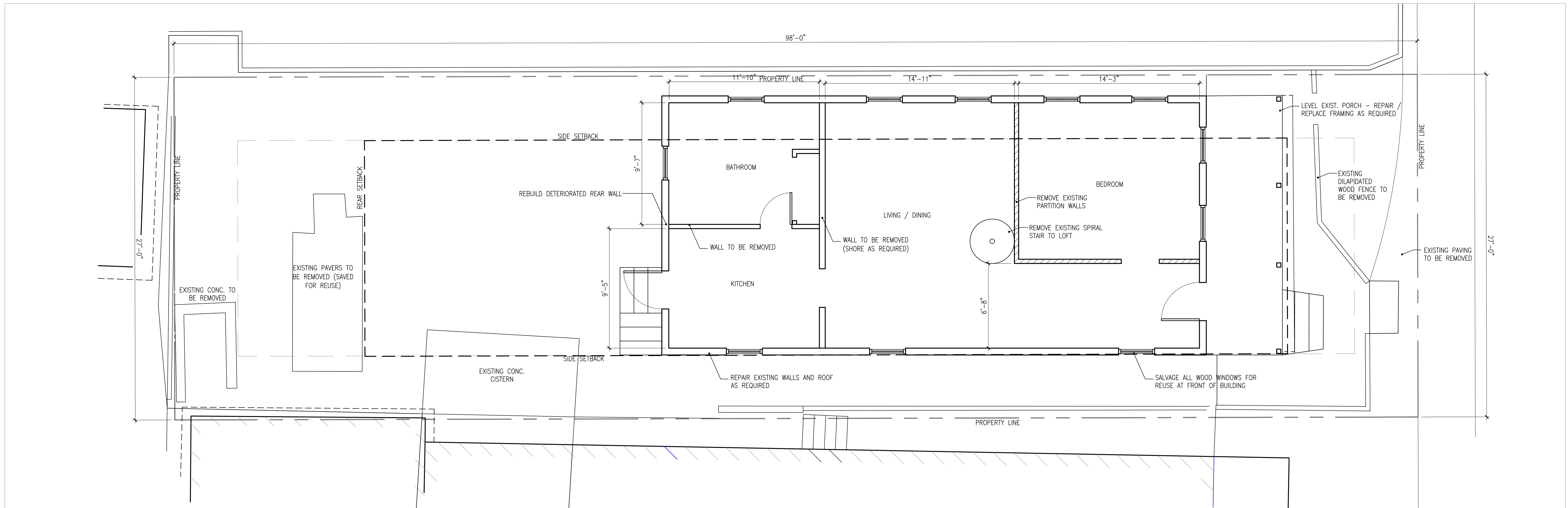


SITE LOCATION

SITE CALCULATIONS

ZONING DISTRICT: HMDR - FLOOD ZONE: "X"

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	20'-6"	20'-6"	Yes
BUILDING COVERAGE	40%	1,015 s.f. (38.3%)	1,058 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,249 s.f. (47.2%)	1,299 s.f. (49%)	Yes
LOT SIZE	Min. 4,000 s.f.	2,646 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	27'	N/A	N/A
LOT DEPTH	Min. 90'	98'	N/A	N/A
FRONT SETBACK	Min. 10'	10'-3"	10'-3"	Yes
SIDE SETBACK (SOUTH)	Min. 5'	1.37'	N/A	Yes
SIDE SETBACK (NORTH)	Min. 7.5'	5'	Yes	Yes
REAR SETBACK	Min. 15'	38'-5.5"	15'	Yes
OPEN SPACE	MIN. 35%	1,249 s.f. (47.2%)	961 s.f. (36.3%)	Yes



1
A1.1 EXISTING FIRST FLOOR PLAN - SITE PLAN - DEMO
SCALE: 1/4"=1'-0"

Seal:

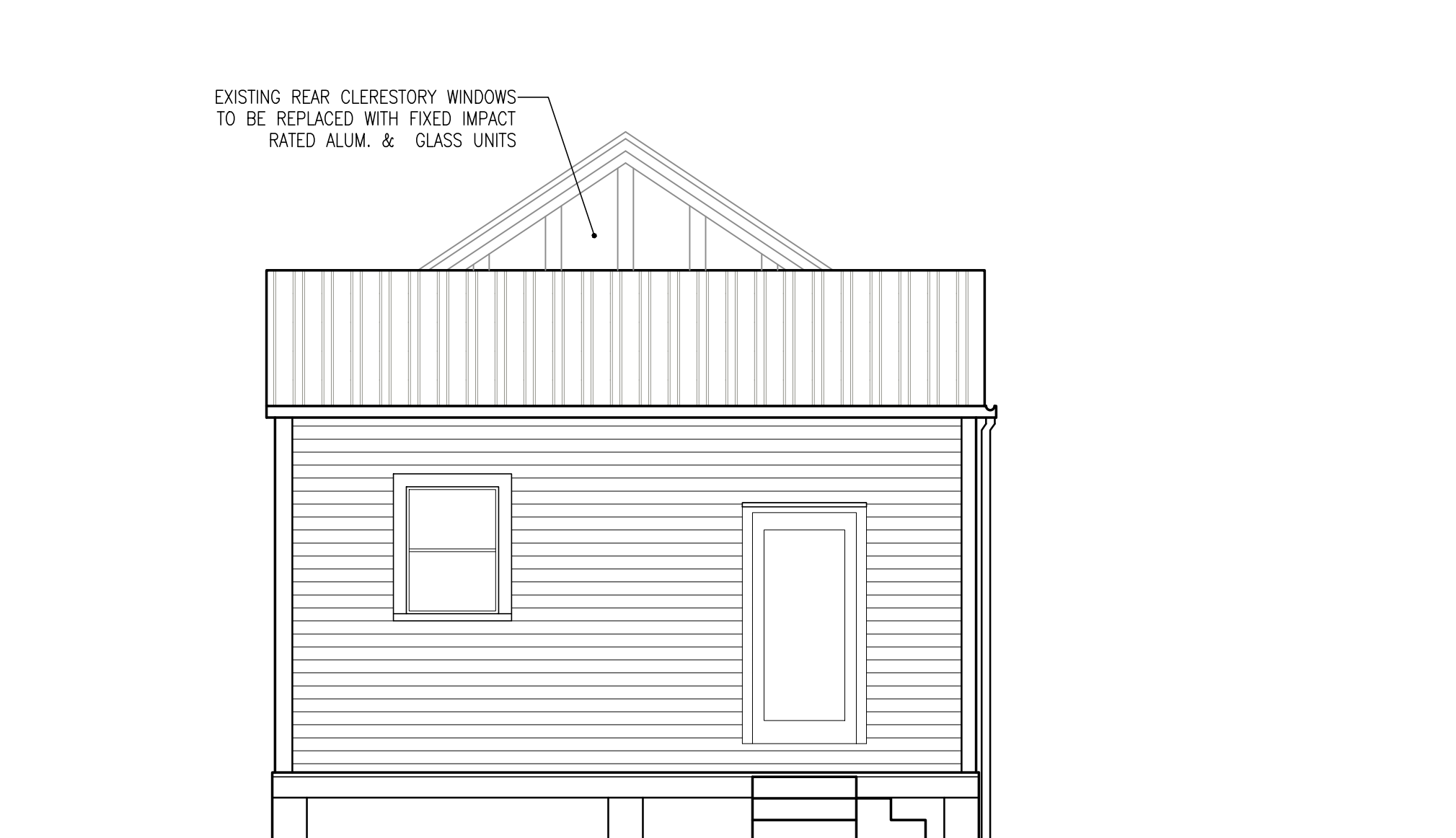
Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 11.10.17

H.A.R.C. REVISION 1: 11.15.17

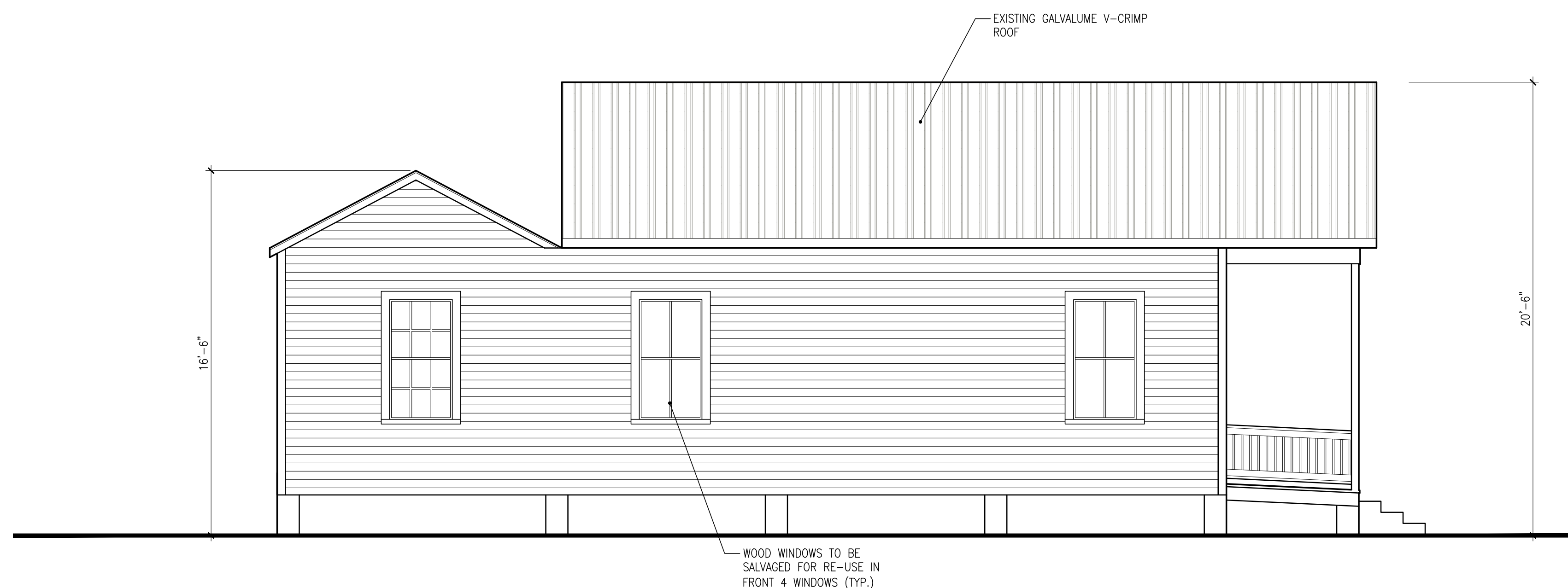
H.A.R.C. REVISION 2: 12.12.17



3 EAST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



4 NORTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



1 WEST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"

715 CHAPMAN LANE
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36
Project #: 17016

Title:

EXISTING ELEVATIONS

Sheet Number:

AE-3.1

Date: - NOVEMBER 9, 2017

©2017 by William Shepler Architect

Seal:

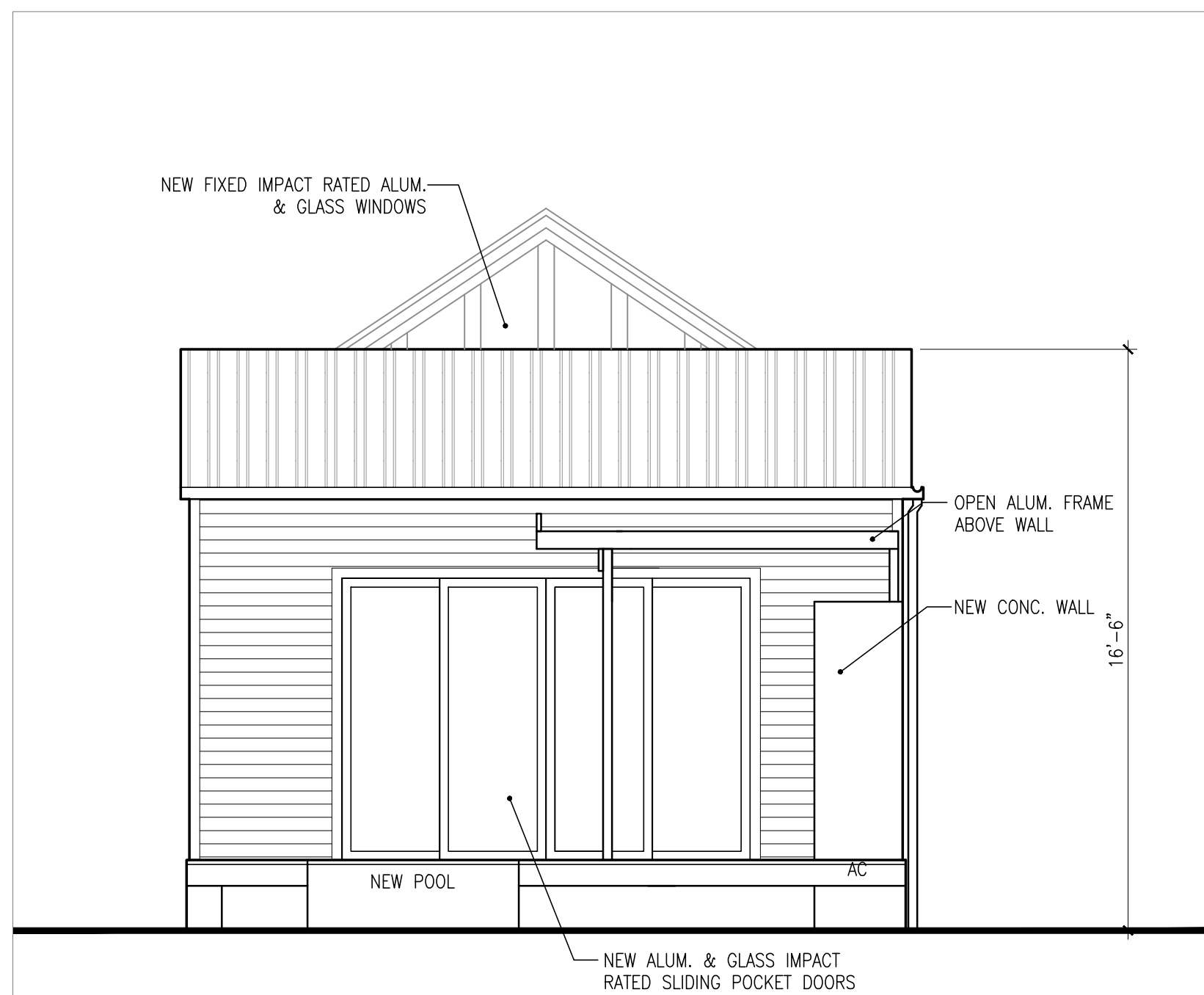
Consultants:

Submissions / Revisions:

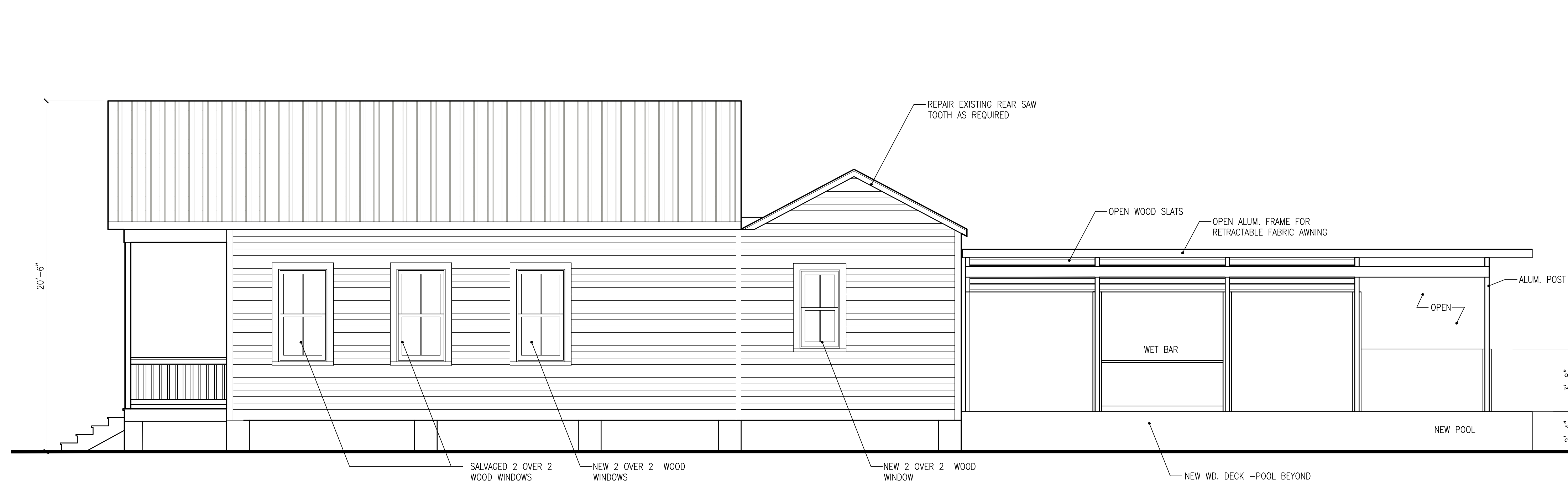
H.A.R.C. SUBMISSION: 11.10.17

H.A.R.C. REVISION 1: 11.15.17

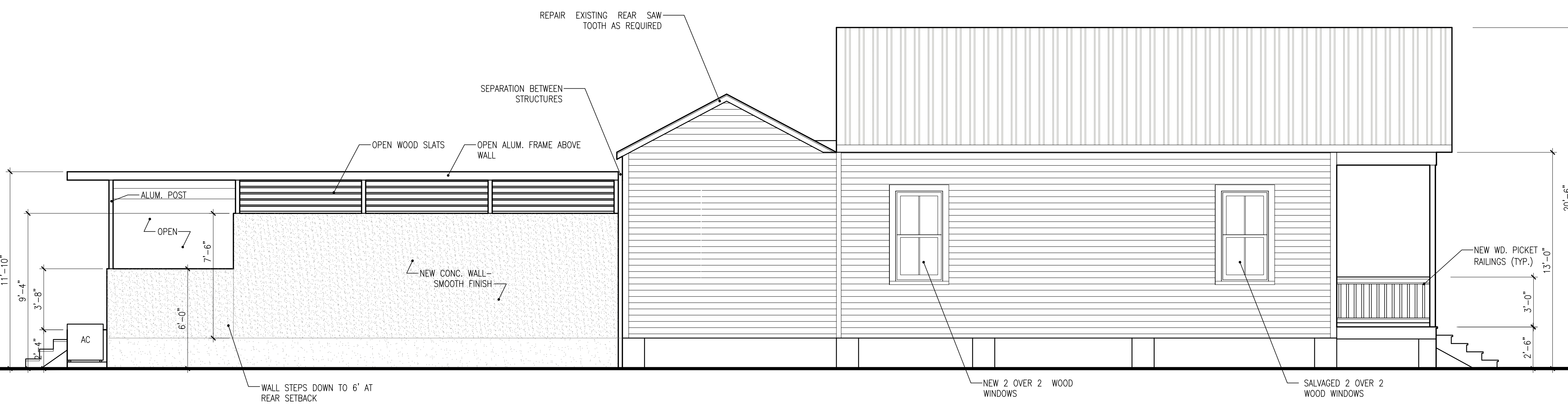
H.A.R.C. REVISION 2: 12.12.17



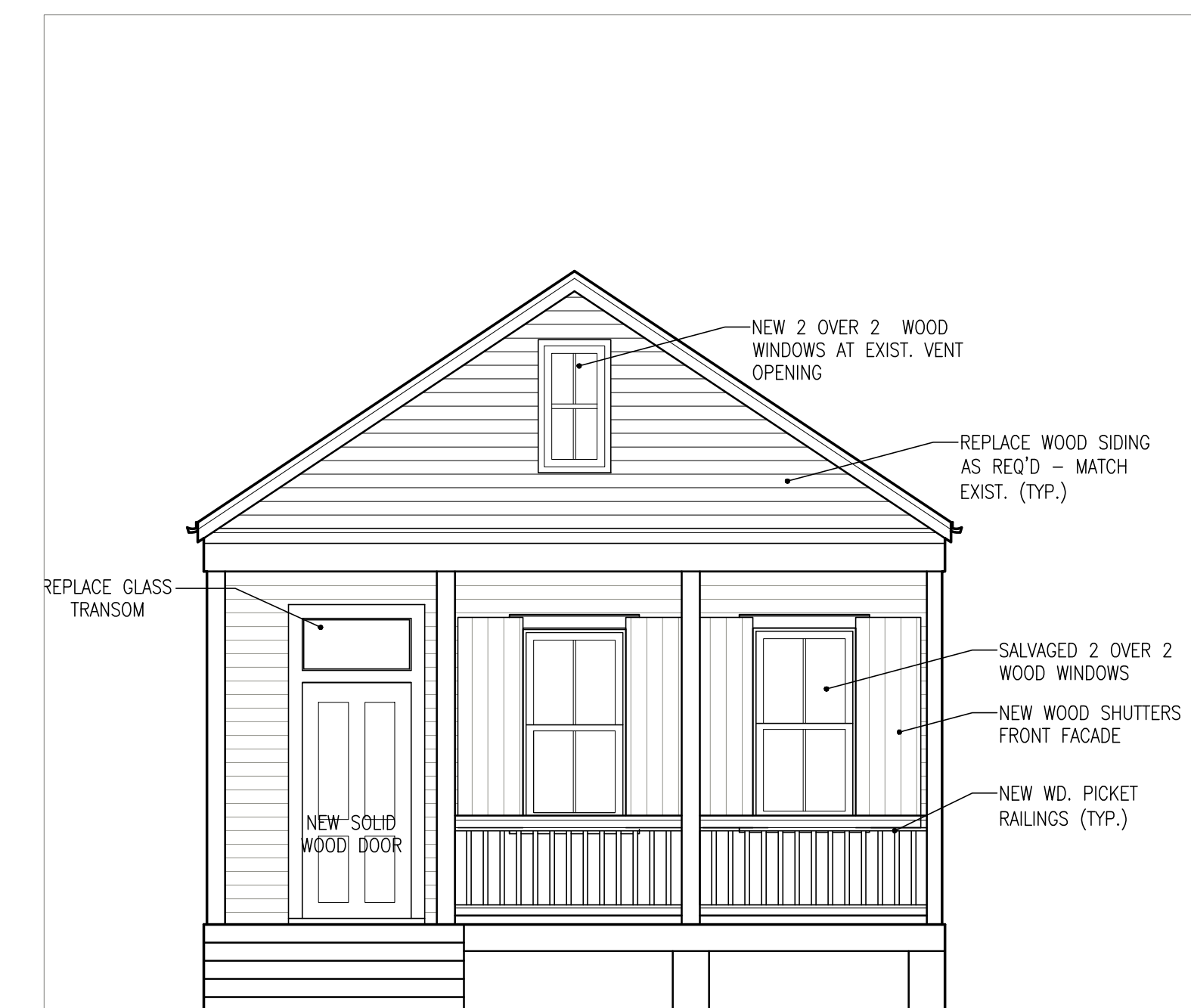
3
A3.1 **EAST ELEVATION**
SCALE: 1/4"=1'-0"



2
A3.1 **SOUTH ELEVATION**
SCALE: 1/4"=1'-0"



4
A3.1 **NORTH ELEVATION**
SCALE: 1/4"=1'-0"



1
A3.1 **WEST ELEVATION**
SCALE: 1/4"=1'-0"

715 CHAPMAN LANE
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36
Project #: 17016

Title:

PROPOSED ELEVATIONS

Sheet Number:

A-3.1

Date: - NOVEMBER 9, 2017

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 19, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HOUSE, INCLUDING PORCH REPAIR, NEW REAR ADDITION, POOL, DECK, AND FENCES. DEMOLITION OF REAR SAWTOOTH ADDITION.

FOR- #715 CHAPMAN LANE

Applicant – William Shepler

Application #H17-03-0019

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00013540-000000
 Account # 1013927
 Property ID 1013927
 Millage Group 11KW
 Location 715 CHAPMAN LN , KEY WEST
 Address
 Legal KW PT LOT-9 SQR2 TR3 G34-268/71 OR792-1726 OR812-1690 OR908-211
 Description OR1091-1405 OR1089-2405/13WILL OR1233-763/64C/T OR1344-1518/19
 OR1730-96/97 OR1979-1869/70 OR2542-38C/T OR2609-1202/03
 OR2822-1058/59C/T OR2839-416/17
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

RING JONATHA P
 PO Box 40250
 Austin TX 78704

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$81,046	\$73,575	\$76,235	\$76,192
+ Market Misc Value	\$1,690	\$5,000	\$4,464	\$4,213
+ Market Land Value	\$408,807	\$321,939	\$203,538	\$166,715
= Just Market Value	\$491,543	\$400,514	\$284,237	\$247,120
= Total Assessed Value	\$491,543	\$299,015	\$271,832	\$247,120
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$491,543	\$400,514	\$284,237	\$247,120

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,646.00	Square Foot	27	98

Buildings

Building ID 948
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1220
 Finished Sq Ft 860
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 126
 Functional Obs 0
 Economic Obs 0
 Depreciation % 39
 Interior Walls WALL BD/WD WAL
 Exterior Walls WD FRAME
 Year Built 1928
 EffectiveYearBuilt 1980
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	240	0	64
FLA	FLOOR LIV AREA	860	860	126
OPF	OP PRCH FIN LL	120	0	52
TOTAL		1,220	860	242

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1994	1995	1	352 SF	1
FENCES	1994	1995	1	779 SF	2

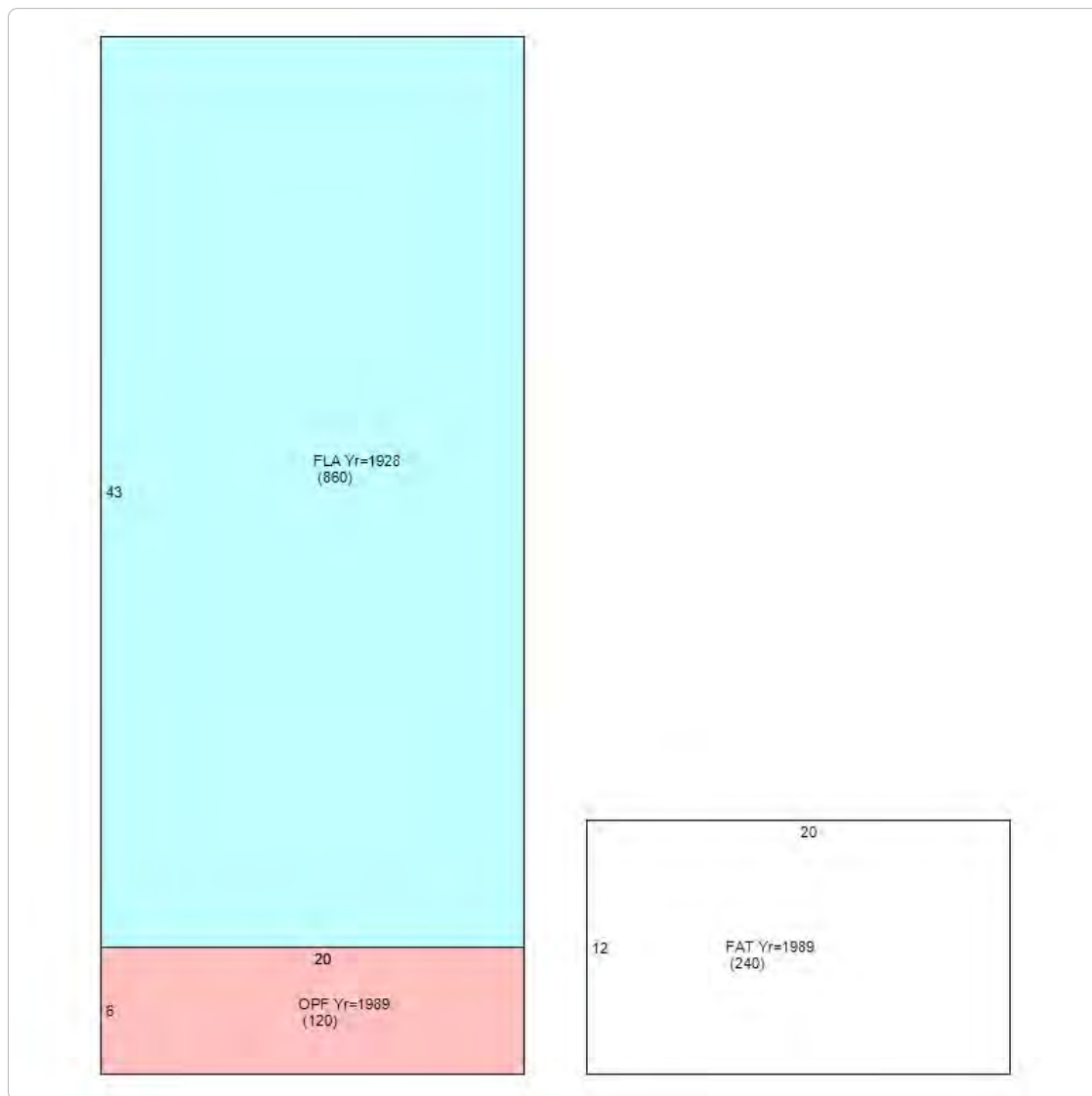
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/9/2017	\$532,500	Warranty Deed	2110340	2839	416	02 - Qualified	Improved
10/21/2016	\$435,000	Certificate of Title	2096870	2822	1058	12 - Unqualified	Improved
1/14/2013	\$0	Quit Claim Deed		2609	1202	11 - Unqualified	Improved
11/15/2011	\$100	Certificate of Title		2542	38	12 - Unqualified	Improved
3/1/2004	\$475,000	Warranty Deed		1979	1869	Q - Qualified	Improved
9/27/2001	\$240,000	Warranty Deed		1730	0096	Q - Qualified	Improved
3/1/1995	\$95,000	Warranty Deed		1344	1518	Q - Qualified	Improved
5/1/1980	\$35,000	Warranty Deed		812	1690	Q - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
04-0609	3/2/2004	8/2/2004	\$1,850		PAINT ROOF
9700332	2/1/1997	8/1/1997	\$300		ELECTRICAL
9600670	2/1/1996	8/1/1996	\$850		RENOVATION
B952389	7/1/1995	12/1/1995	\$750		400 S.F. WD.DECK
B951066	4/1/1995	12/1/1995	\$700		REPAIRS
B950856	3/1/1995	12/1/1995	\$1,000		REPAIRS,PAINT & WOOD FEN

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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