



Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: May 23, 2017

Applicant: Thomas Kelly

Application Number: H17-03-0013

Address: #415 Frances Street

Description of Work:

New dormer at rear of main house.

Site Facts:

The eyebrow house at 415 Frances Street is listed as a contributing resource and was constructed c.1886, per the survey. The house first appears on the 1889 Sanborn map. The eyebrow house currently has a one-story addition and at some point, it appears the south side of the building's roof was increased in height to add more ceiling height – effectively making part of the building a two-story structure, rather than the traditional one and a half story. The rest of the roof is mostly unchanged, other than the connection of the rear one-story structure.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 1, 2, 4, 5, 9, and 10.

HARC Guidelines for Roofing (page 26), specifically guidelines 4 and 5.

HARC Guidelines for Dormers (page 27), specifically guidelines 2, 3, 4, and 5.

HARC Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 8, 9, 11, 20, and 21.

Staff Analysis

This Certificate of Appropriateness proposes the introduction of a new gable dormer to the rear of 415 Frances Street, an eyebrow house. The south side of the building was expanded more than 50 years ago with an increase in the height of the roof – effectively turning the one and half story house into two stories for that small section. The 1962 Sanborn map adjusted for this expansion, changing the building’s designation from a 1 and a half story to 2 stories. The rest of the roof remained unchanged. The proposed dormer is located on a mostly unchanged part of the house, altering a character defining roofline. The dormer will meet the main roof 10 inches below the ridgeline and will extend to the rear of the main building.

Consistency with Guidelines

1. Guidelines for dormers state that dormer design must be compatible with building (similar in style to dormers normally found on that type of building in Key West). The proposed gable dormer is not in keeping with the style of eyebrow houses. Eyebrow houses, a unique form of architecture only found in Key West, do not normally have dormers of any kind. The most common alteration to eyebrow houses is the expansion of the rear roof to create more of a second story – typically done with a shed roof and increasing the height of the walls. These are typically not considered appropriate alterations to these houses. There are only 78 of these resources left in Key West, and they are of exceptional importance to preserve.
2. The guidelines also state that dormer size must be proportionate to the building and its roof. The proposed dormer will take up almost 1/3 of the roof and is not proportionate to the roof.
3. The dormer guidelines also make it clear that the juncture of a dormer roof and main should be below the ridgeline of the main roof. While the dormer will meet the main roof 10 inches below the ridgeline of the main house, that appears to be a nominal number and the impact is still there. The plans still appear that the dormer is meeting the ridgeline.
4. The guidelines for roofing state that “form and configuration of a roof must not be altered in pitch, design, or shape unless the resulting changes would return the roof to an appropriate historical form. The guidelines for roofing do state that the “public view of the roofline should not be altered by the addition of ...dormers.” The proposed dormer is on the rear of the roof, but staff opines that it is not an appropriate alteration, even on a non-publicly visible elevation.
5. The guidelines for additions and alteration that “additions shall require no or minimal change to the character defining features and its site.” They also state that additions should not be proposed over an existing contributing building. New dormers shall be similar to historic dormers found on similar buildings. As stated, eyebrow houses

typically do not have dormers added, especially not historically appropriate dormers. A gable dormer as proposed is not appropriate for eyebrow houses. Guideline 20 explicitly states that expanding an existing building “to add height to exterior walls and raising the roof is not an appropriate design solution.”

It is staff’s opinion that the proposed design is not consistent with the Secretary of the Interior’s Standards for Rehabilitation and the HARC Guidelines for additions and alterations, roofing, and dormers. The resulting design is even more of an alteration to this eyebrow house, and will lead to a hodgepodge rear elevation that is not cohesive or appropriate, especially for such a significant resource.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER 17-03-13		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:

415 FRANCIS ST

OF UNITS

1

RE # OR ALTERNATE KEY:

NAME ON DEED:

Bill France Reg ARDIE

PHONE NUMBER

304-6786

OWNER'S MAILING ADDRESS:

415 FRANCIS ST

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Tom Kelly

PHONE NUMBER

304-1984

ARCHITECT / ENGINEER'S ADDRESS:

EMAIL

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

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

\$

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

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

Build 9' wide GORNER at backside of roof in order to create bathroom space

Printed name of property owner or licensed contractor.

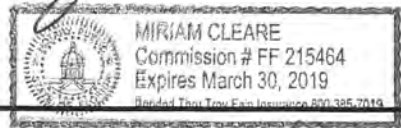
Signature.

Kevin M Chesney

Kevin M Chesney

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me

MIRIAM CLEARE



Personally known or produced as identification.

Official Use Only:

04/24/17

Operator: KEM/MC
Date: 4/24/17 5:22
Type: OC
Receipt no: 15441
30013
* BUILDING PERMITS-NEW
1.00
\$100.00
3104325
\$100.00

210-12801-87553
35478-10827-016

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: *Build dormer for bathroom space*

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.
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 ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West’s Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

The roof section has no distinctive characteristic, it is 5-V-Crimp roof panels.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

There are no events in history

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

There has been no significant person living in the building in the past.

- (d) Is not the site of a historic event with a significant effect upon society.

No historic event happened within the building.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

This building does not

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

This building does not

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N.A.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

The location is not unique.

- (i) Has not yielded, and is not likely to yield, information important in history.

It will not yield important information.

CITY OF KEY WEST
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APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

No Reason Plans will be completed after HARC review

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

_____ No building will be removed. _____

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

_____ No historic building will be removed _____

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

_____ The section of roof to be removed is in the rear and is not an important historic character. _____

(4) Removing buildings or structures that would otherwise qualify as contributing.

_____ No contributing structure will be removed. _____

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR to proceeding with the work outlined above** and that there will be a final inspection required under this application. I also understand that any **changes to an approved Certificate of Appropriateness must be submitted for review.***

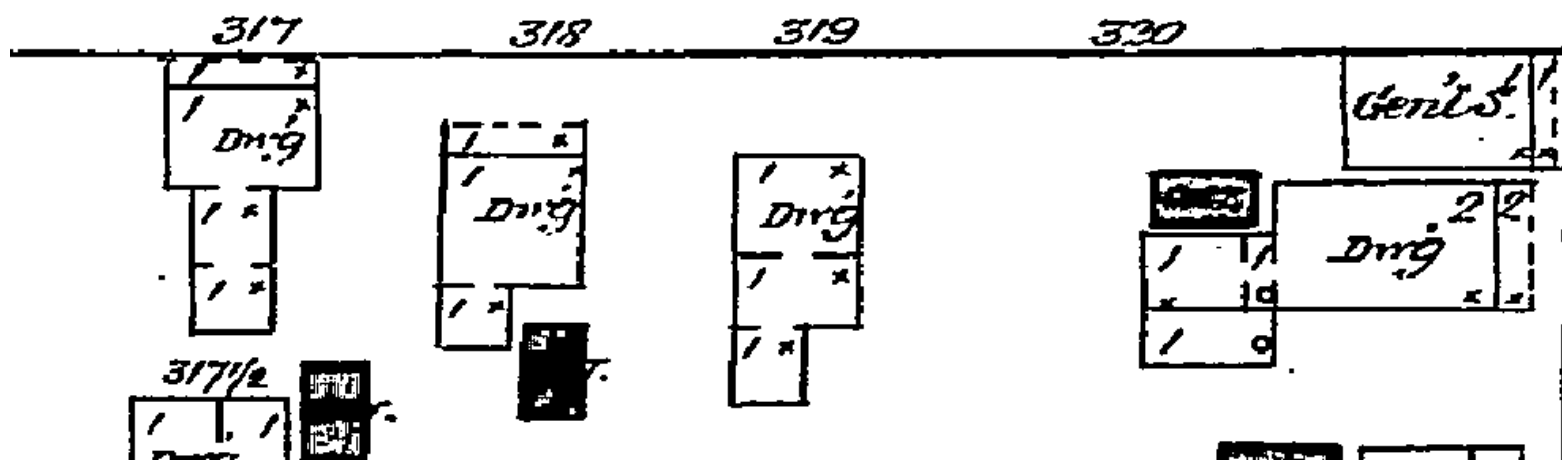
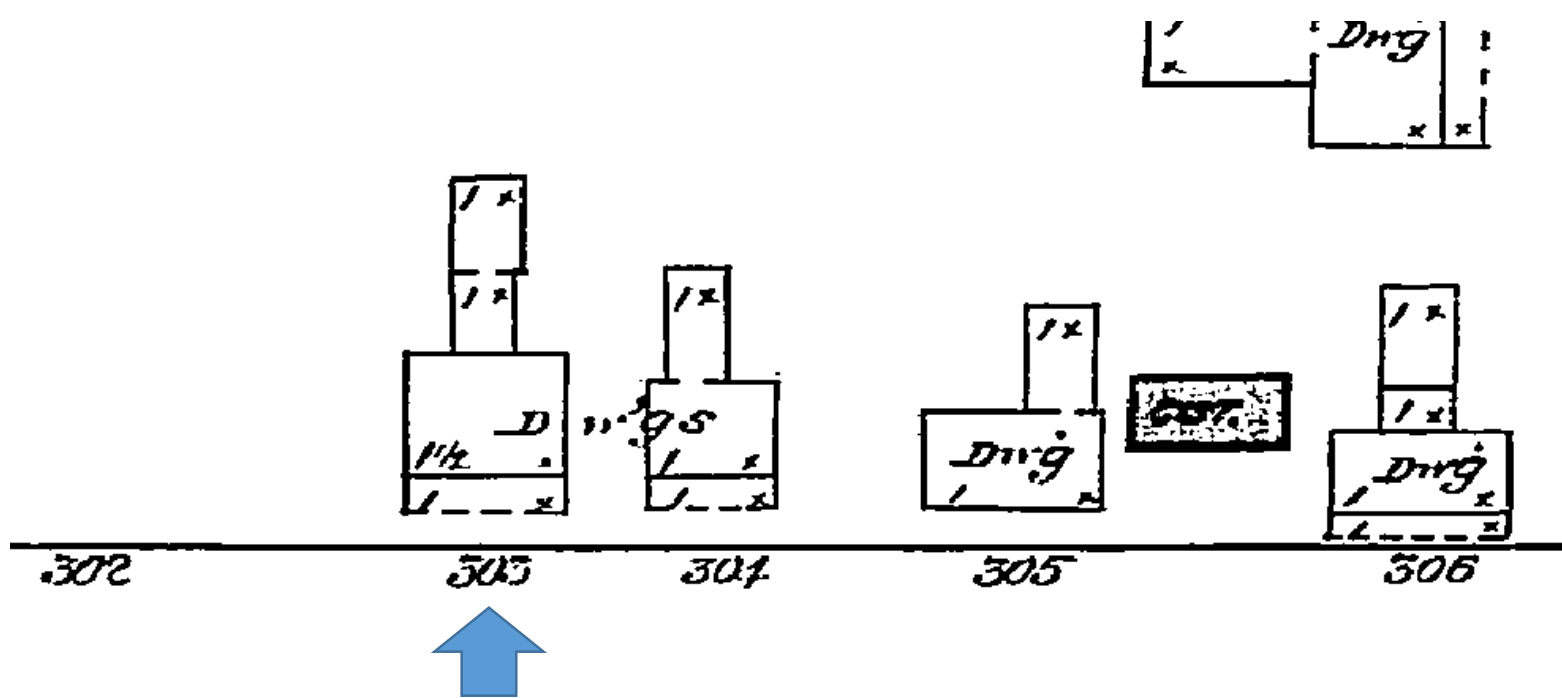
PROPERTY OWNER'S SIGNATURE:	DATE AND PRINT NAME:
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OFFICE USE ONLY

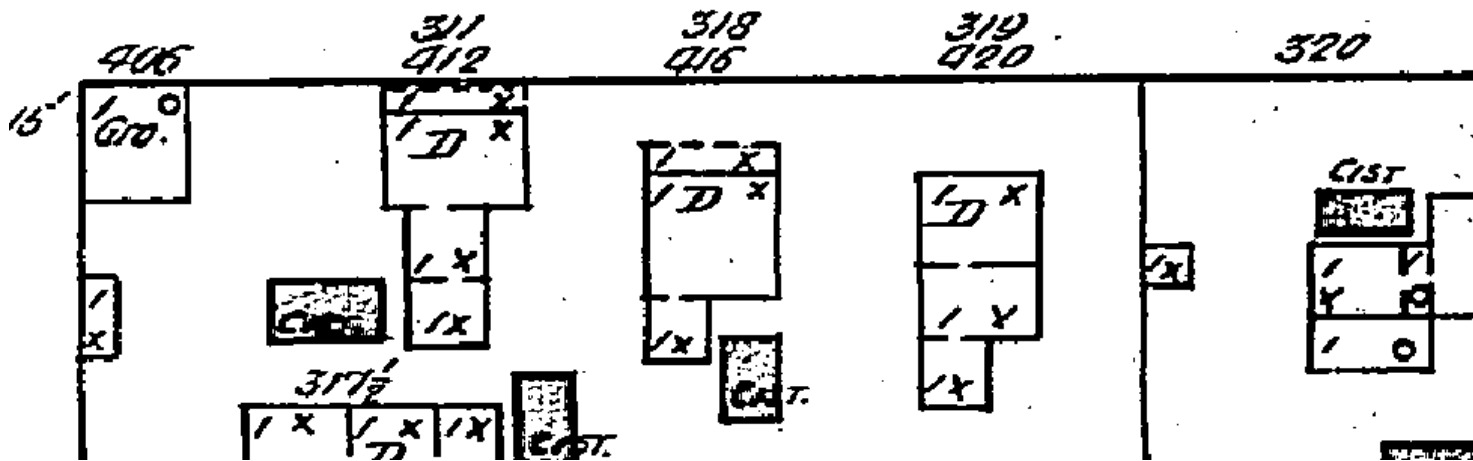
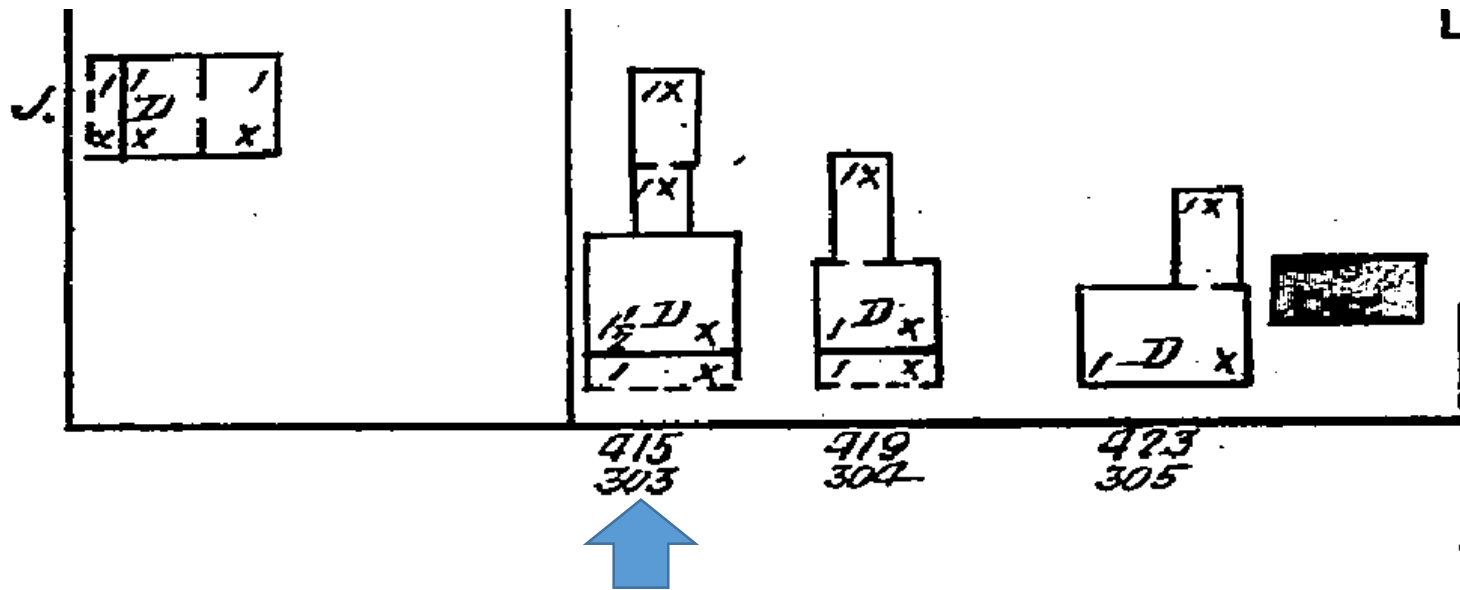
BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing Year built _____ Style _____ Listed in the NRHP <input type="checkbox"/> Year _____	<input type="checkbox"/> Not listed Year built _____ Comments _____

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
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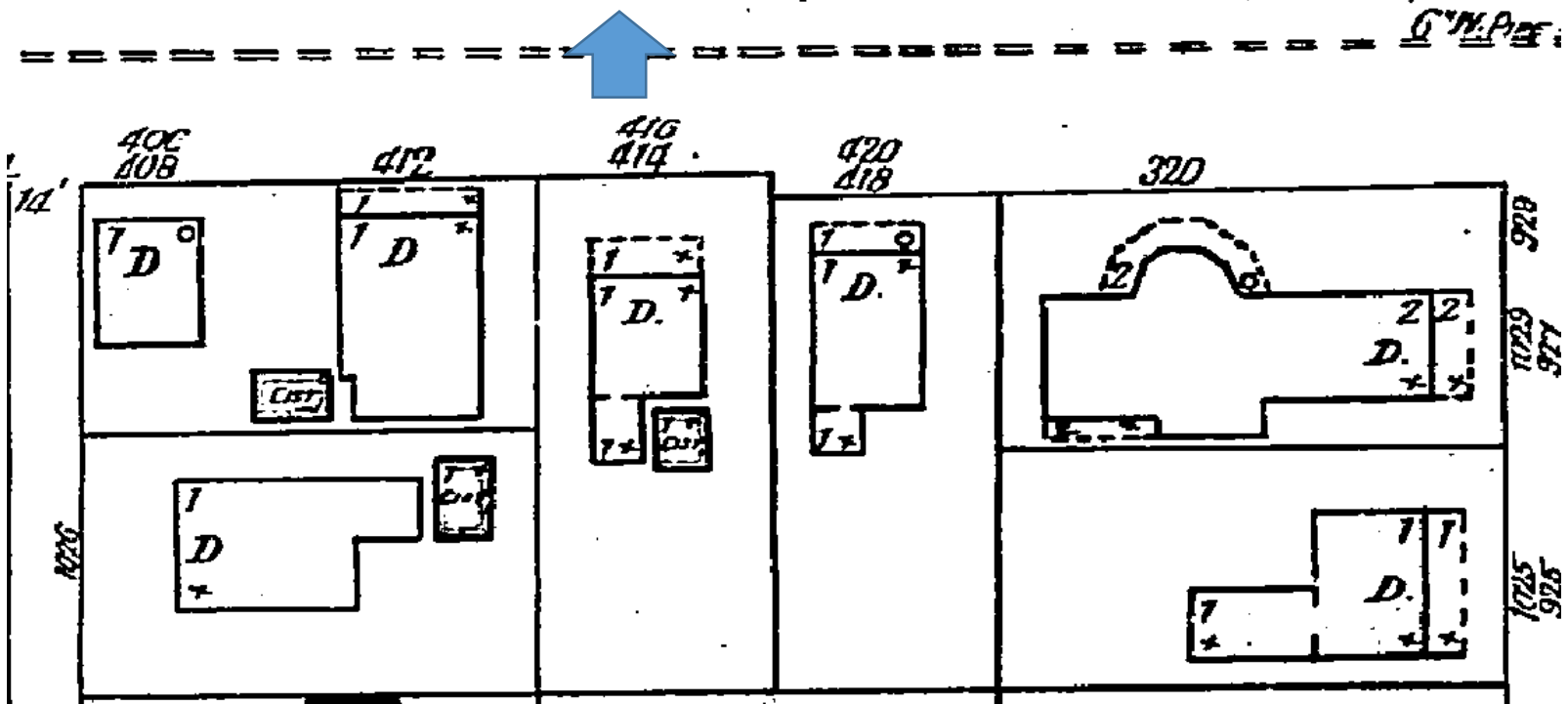
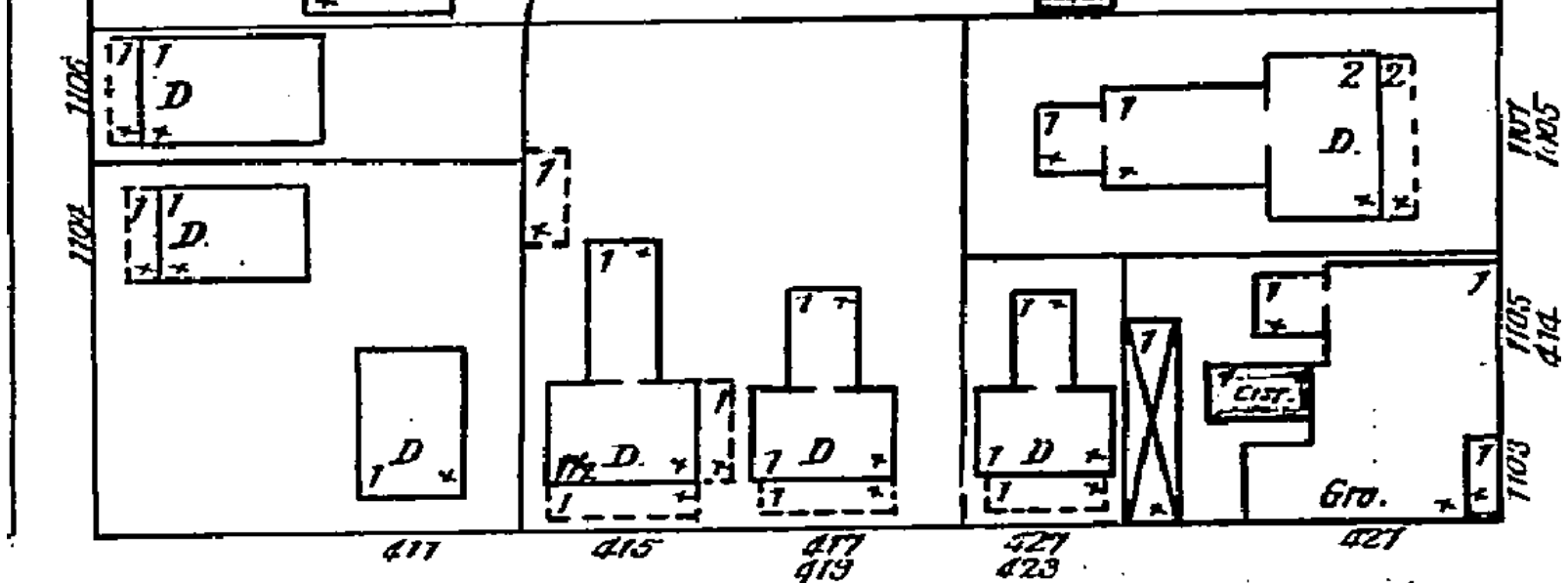
SANBORN MAPS



1889 Sanborn Map

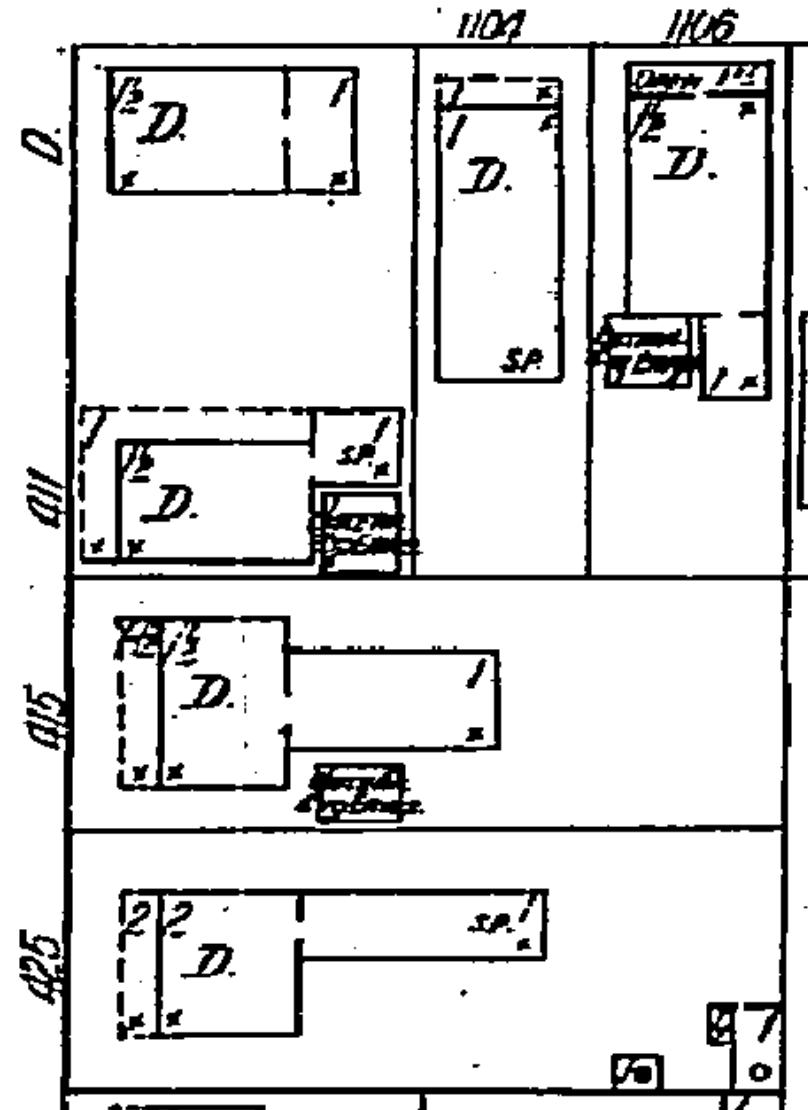
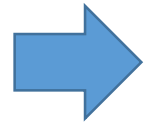
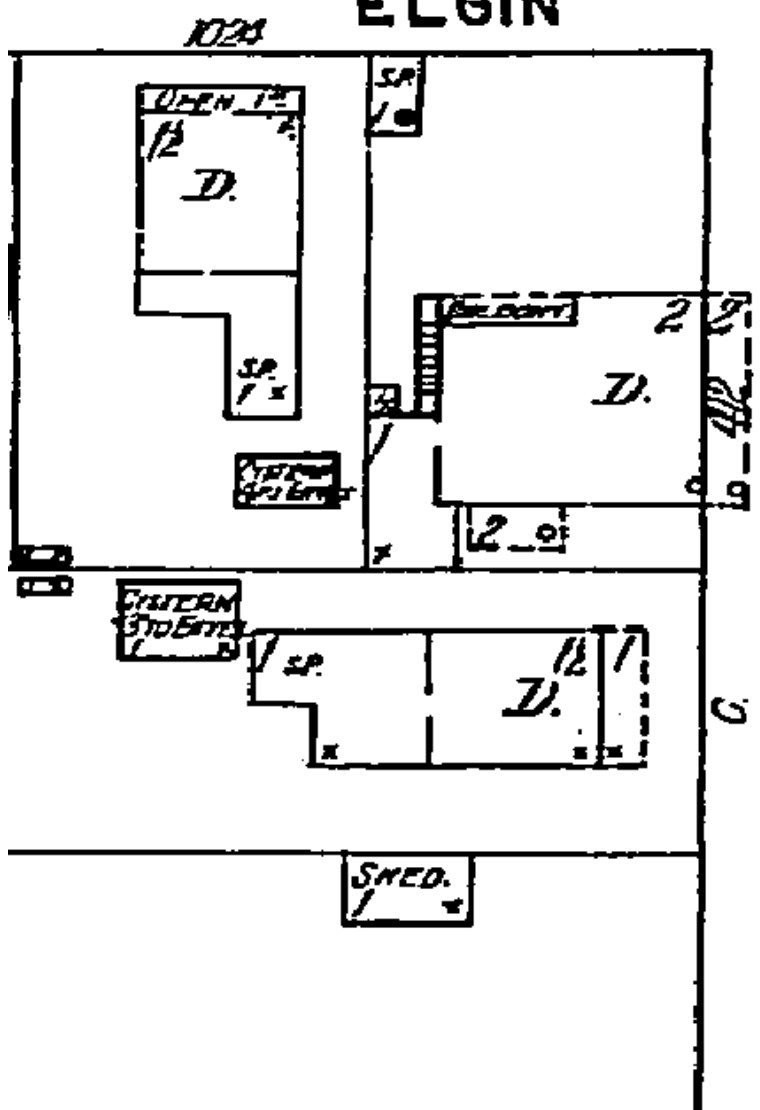


1892 Sanborn Map

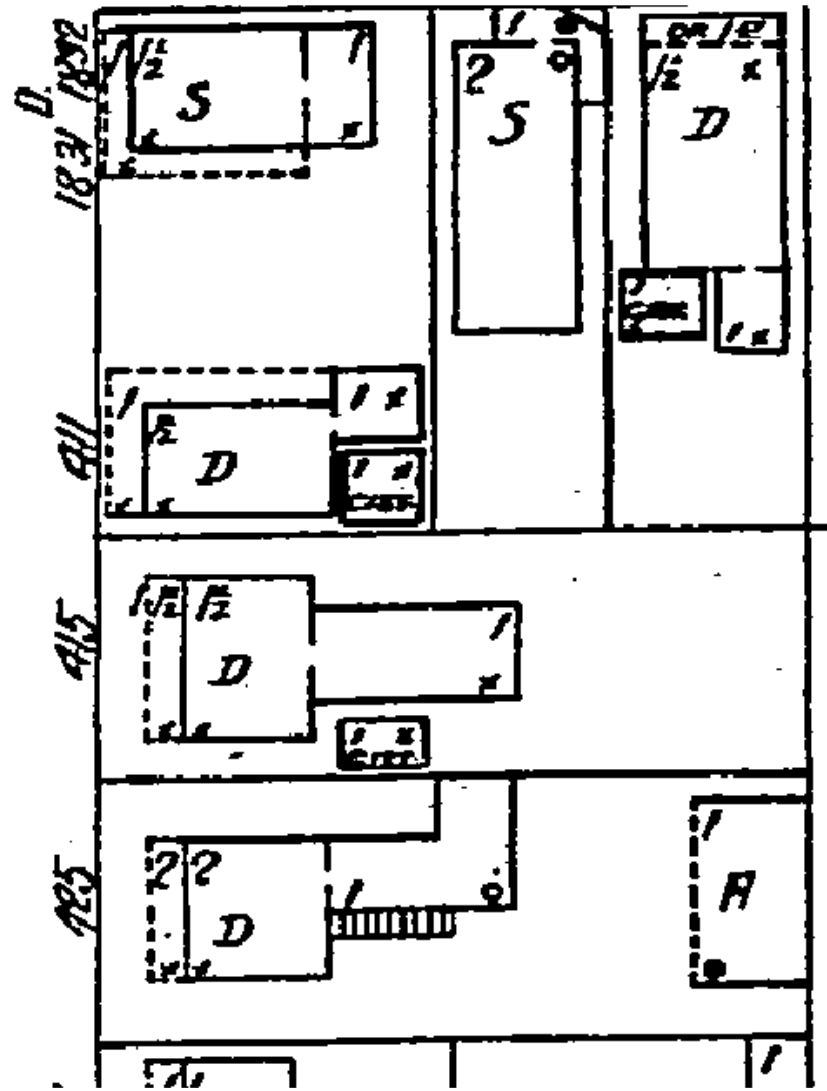
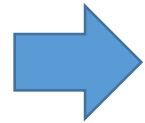
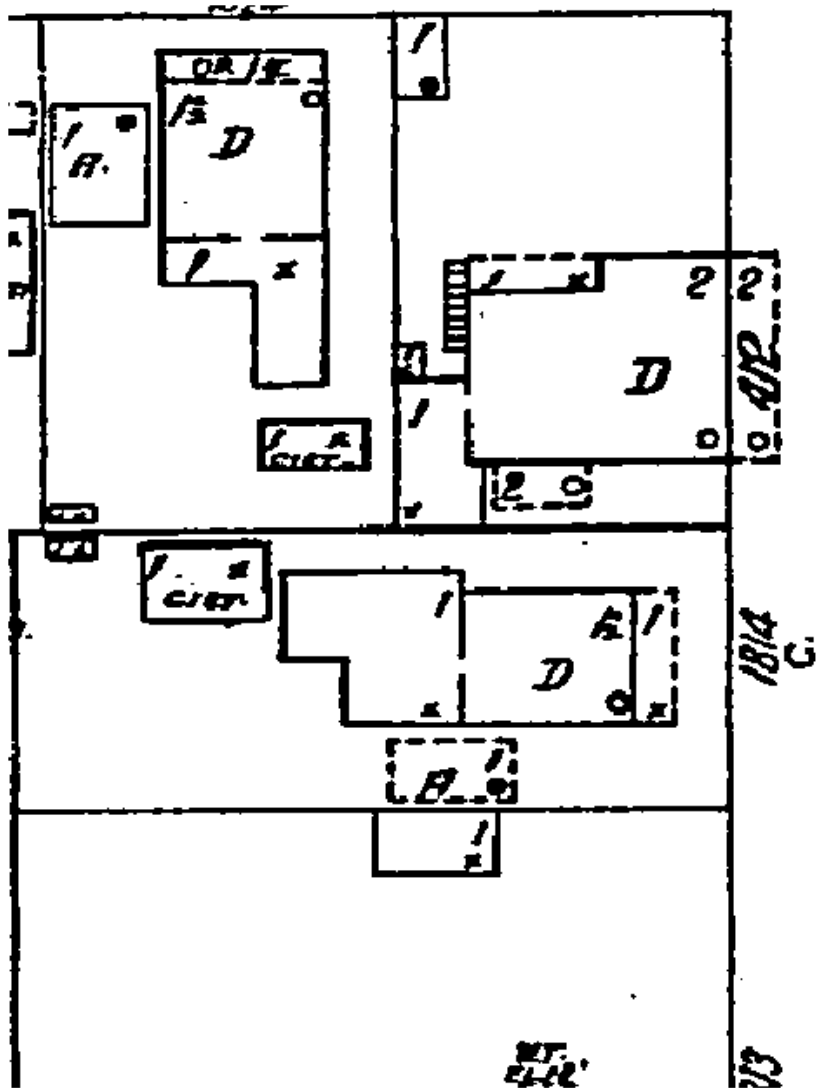


1899 Sanborn Map

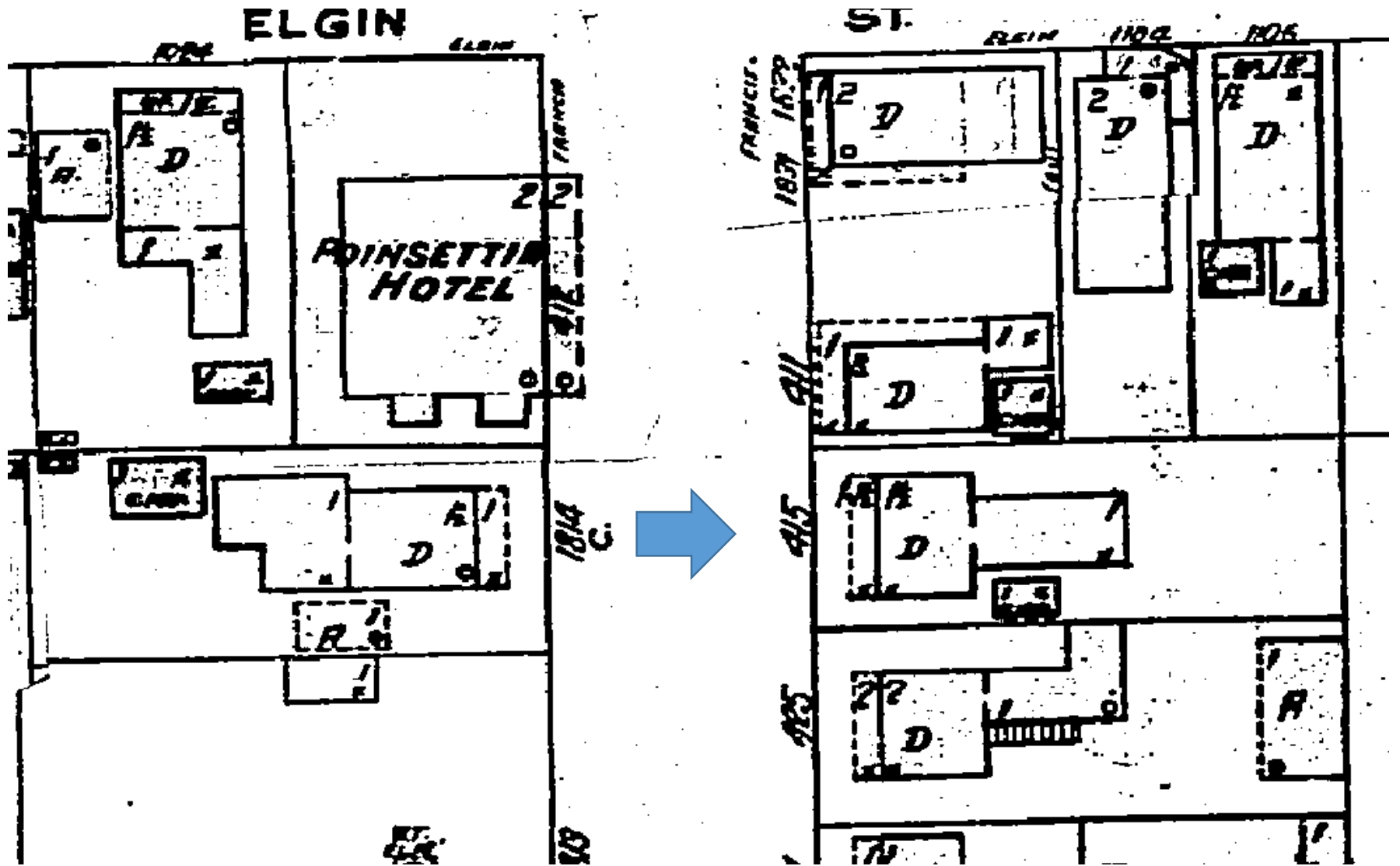
ELGIN



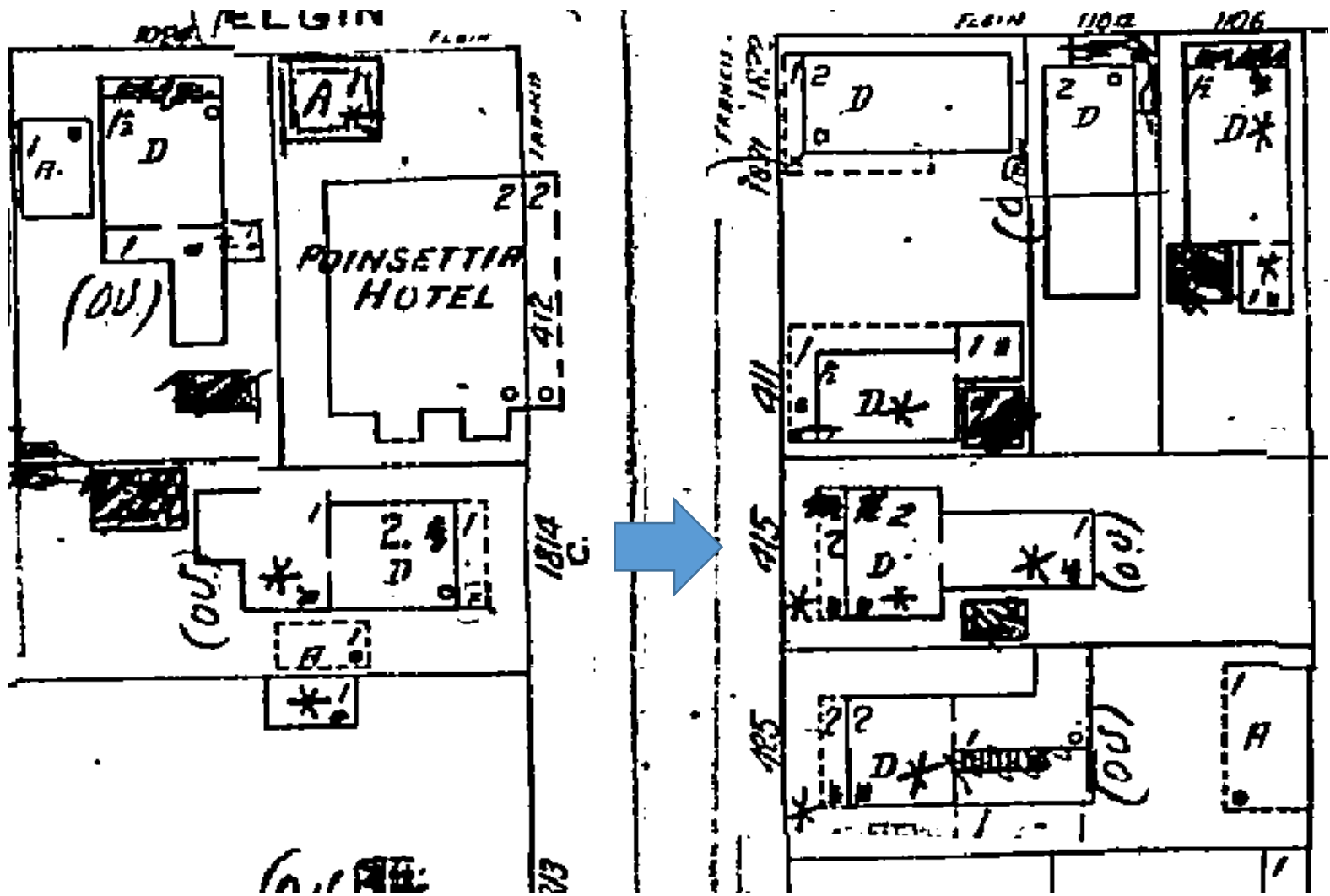
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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



Mary Jane Todd's Photograph, 2002. Monroe County Public Library.











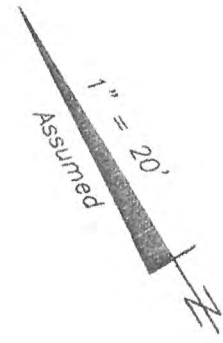
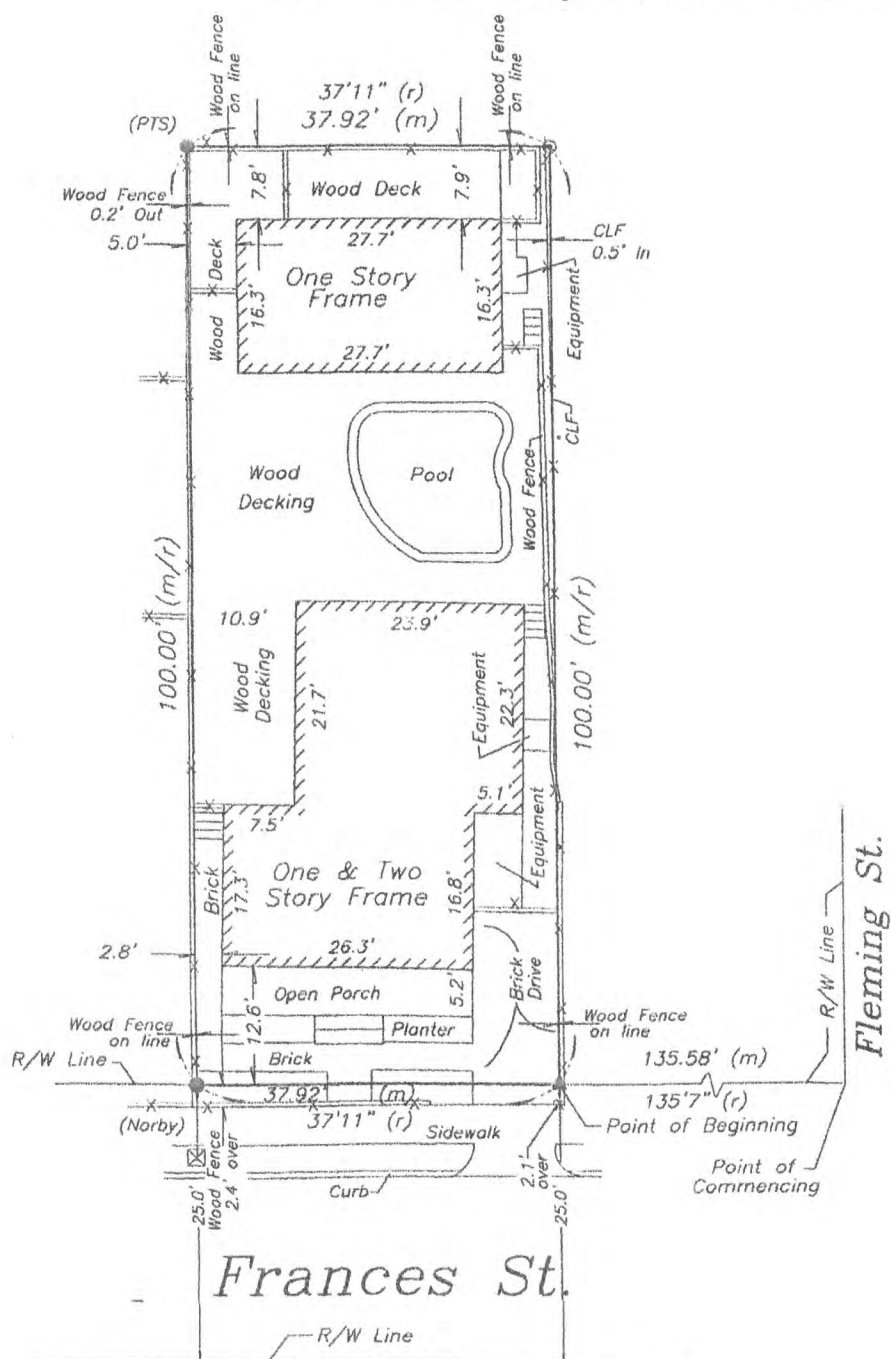




SURVEY

415 Frances St

Boundary Survey Map of part of Lot 4, Square 31,
Island of Key West, Florida



LEGEND

- ⊙ Found 1/2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234) (PTS)
- ▲ Found Nail & Disc (LB 7131)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Fire Hydrant
- ⊗ Sewer Cleanout
- ⊕ Water Meter

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 415 Frances Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: September 19, 2014
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's map of said Island, delineated in February A.D. 1829, as a part of Lot Four (4) in Square Thirty-one (31), but now better known according to Charles Howe's diagram of said Lot Four (4) in Square Thirty-one (31), as recorded in Book "G" of Deeds, on Page 485 of Monroe County Public Records.
COMMENCING at a point on the Northeasterly side of Frances Street, distant 135 feet and 7 inches from the corner of Fleming and Frances Streets, and running thence along Frances Street in a Northwesterly direction 37 feet and 11 inches; thence at right angles in a Northeasterly direction 100 feet; thence at right angles in a Southeasterly direction 37 feet and 11 inches; thence at right angles in a Southwesterly direction 100 feet to the Place of Beginning.

BOUNDARY SURVEY FOR: Renay Regardie;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn
J. Lynn O'Flynn, PSM
Florida Reg. #6298

September 22, 2014

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

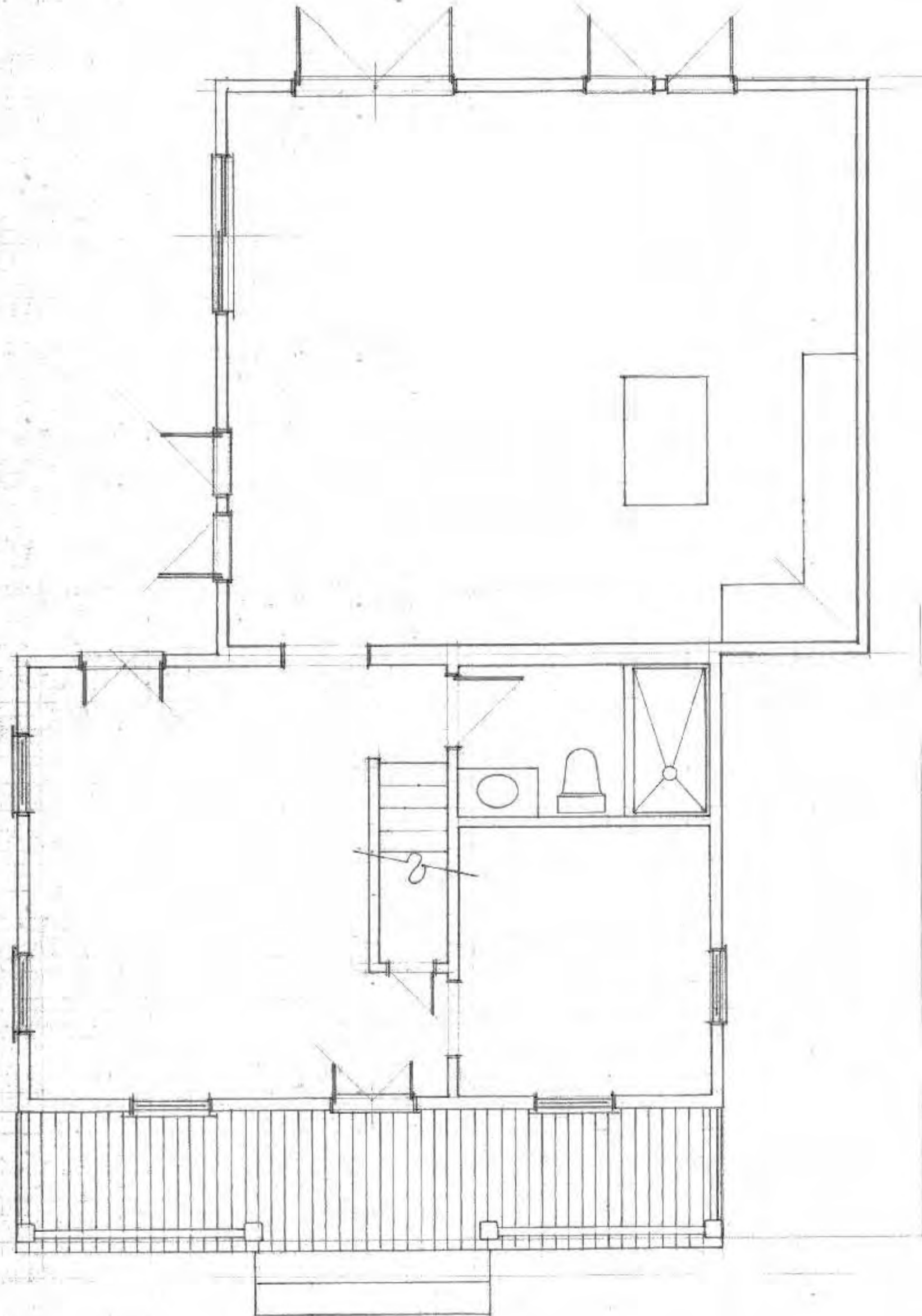
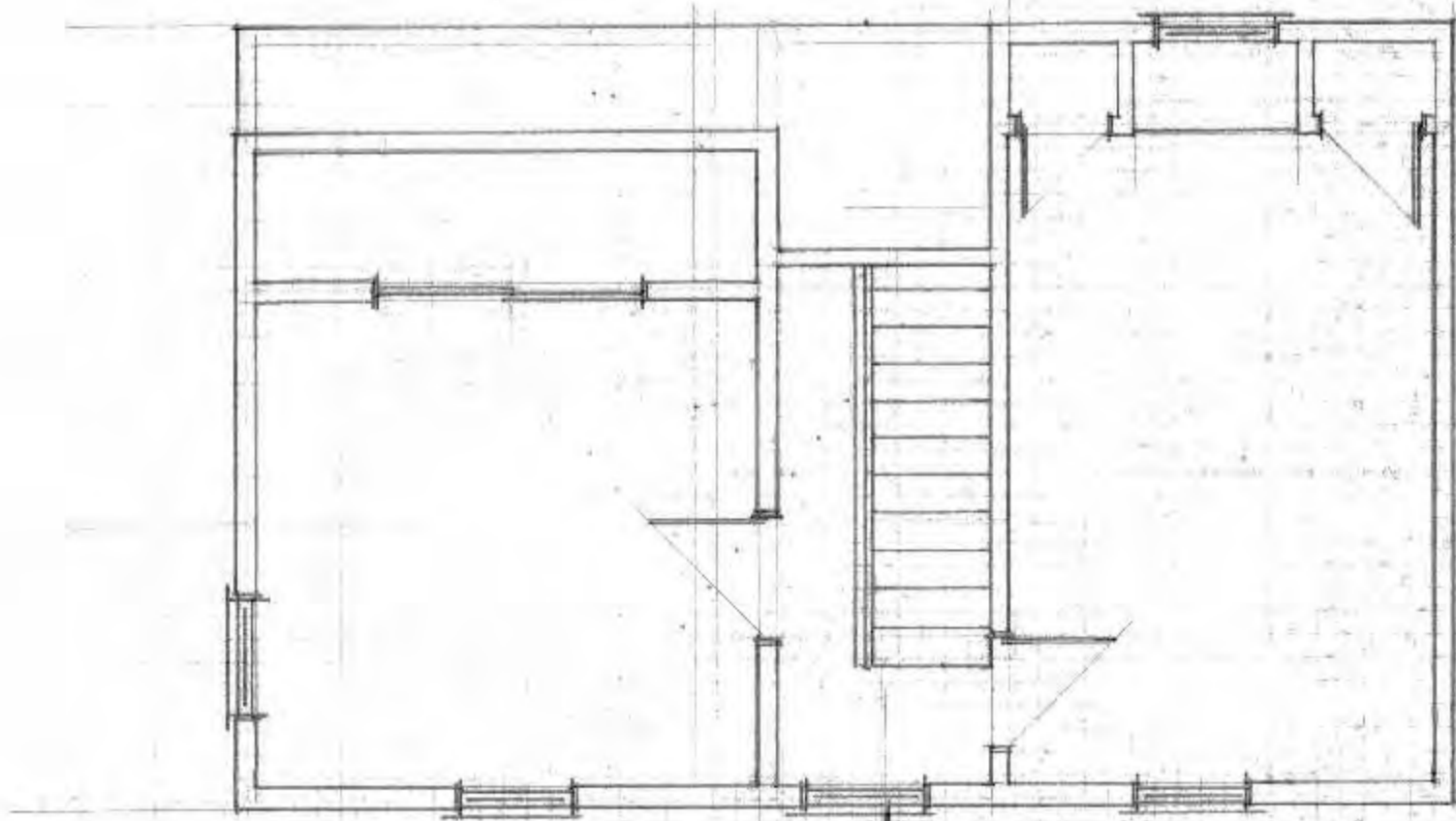
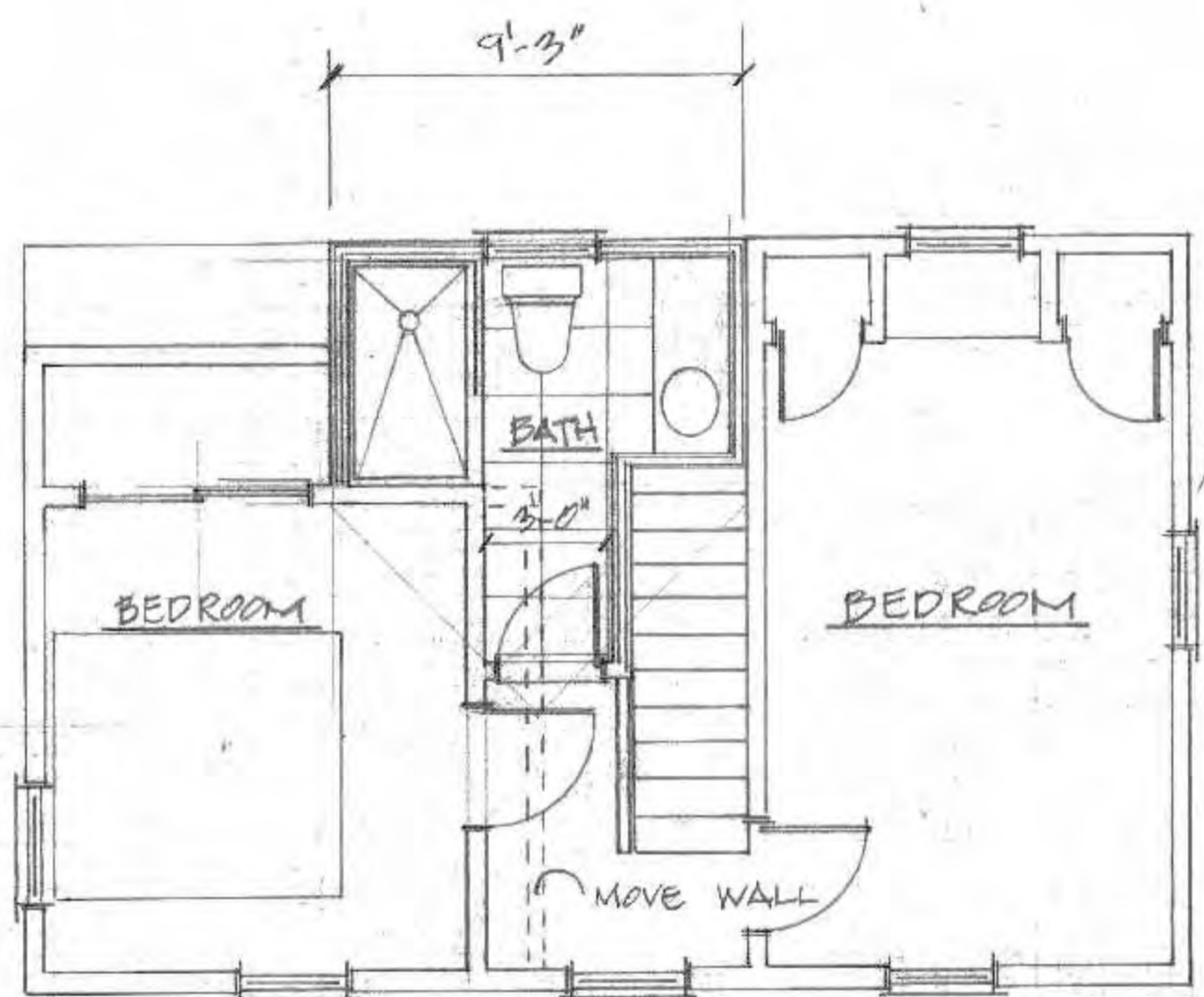
PROPOSED DESIGN



415 FRANCES STREET
KEY WEST - FLORIDA

LEGAL DESCRIPTION

LOT 4, SQUARE 31 "Charles Howe's Diagram" BOOK "G" Pg. 485



PROPOSED SECOND FLOOR PLAN 1/4"=1'-0"

EXISTING FLOOR PLANS

1/4"=1'-0"

THOMAS KELLY ENTERPRISES INC.
 18141 ROCKY ROAD - SUGARLOAF KEY
 • DESIGN CONCEPTS
 • CONSTRUCTION MANAGEMENT
 (305) 304-1884

415 FRANCES STREET
 REAR DORMER

DRAWN: TCK
 DATE: 04/11/17

SHEET NUMBER
D-1
 OF

KEY WEST

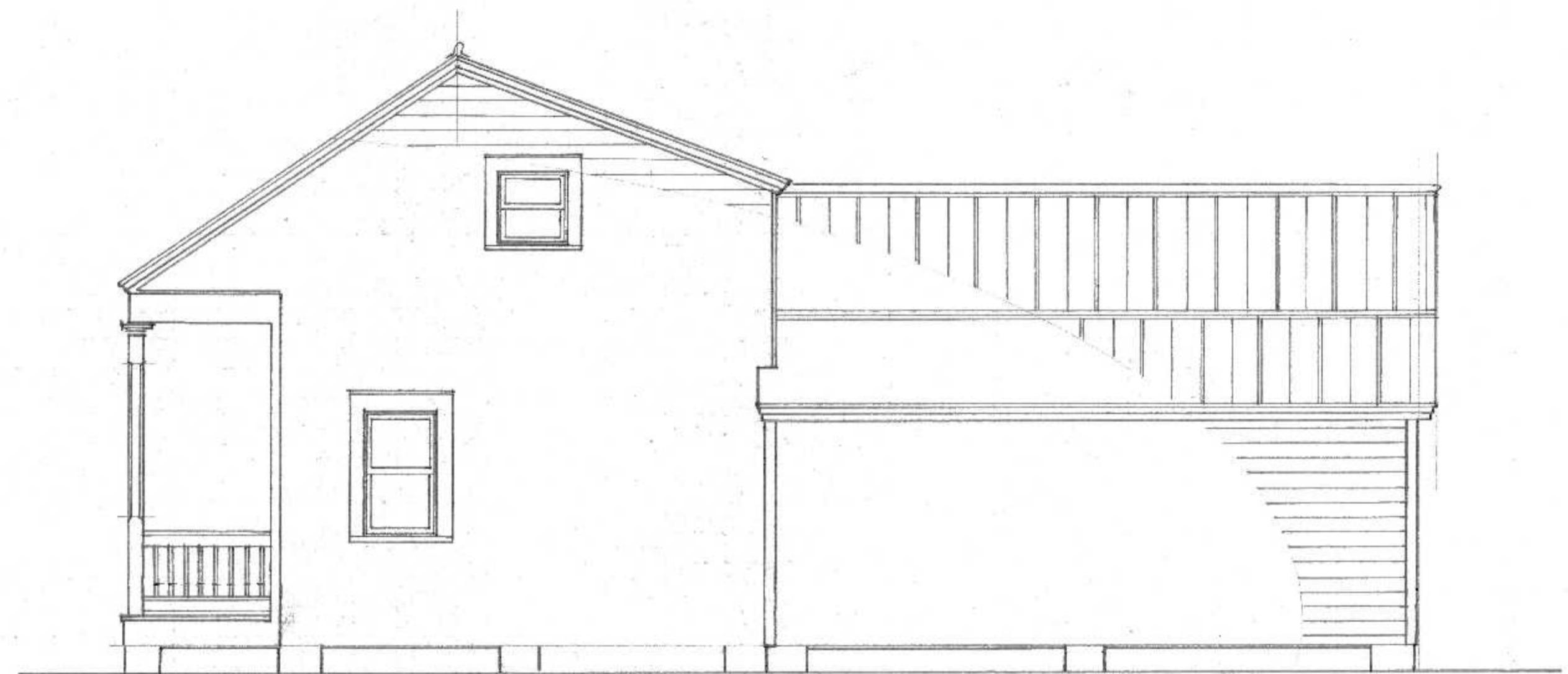
3
5



NORTHEAST ELEVATION 1/4"=1'-0"



NORTHWEST ELEVATION 1/4"=1'-0"



SOUTHWEST ELEVATION 1/4"=1'-0"

KEY WEST

415 FRANCES STREET
EXISTING EXTERIOR ELEVATIONS

DRAWN: TOK
DATE 05/10/17

SHEET NUMBER

D-2
OF

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 23, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW DORMER AT REAR OF MAIN HOUSE.
PARTIAL DEMOLITION OF REAR ROOF TO
ACCOMMODATE NEW PROPOSED
DORMER.**

FOR- #415 FRANCES STREET

Applicant – Thomas Kelly

Application #H16-03-0013

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



Summary

Parcel ID 00004990-000000
Account # 1005177
Property ID 1005177
Millage Group 10KW
Location 415 FRANCES ST , KEY WEST
Address
Legal KW PT LOT 4 SQR 31 OR234-520/21 OR428-1108/09 OR1384-806D/C
Description OR1439-1465/66 OR1458-1314/15 OR1766-541/42 OR1766-543/44
 OR2100-369/70 OR2681-413/14
 (Note: Not to be used on legal documents)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 31/67/25
Affordable No
Housing



Owner

REGARDIE RENAY LIVING TRUST 4/22/1997
 415 Frances ST
 Key West FL 33040-6955

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$249,526	\$249,415	\$250,817	\$256,719
+ Market Misc Value	\$25,720	\$22,348	\$20,911	\$21,535
+ Market Land Value	\$906,007	\$705,385	\$411,474	\$355,436
= Just Market Value	\$1,181,253	\$977,148	\$683,202	\$633,690
= Total Assessed Value	\$983,988	\$977,148	\$670,034	\$609,122
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$958,988	\$952,148	\$683,202	\$633,690

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	3,792.00	Square Foot	38	100.5

Buildings

Building ID 299	Exterior Walls ABOVE AVERAGE WOOD
Style	Year Built 1920
Building Type S.F.R. - R1 / R1	Foundation WD CONC PADS
Gross Sq Ft 3292	Roof Type IRR/CUSTOM
Finished Sq Ft 1849	Roof Coverage METAL
Stories 3 Floor	Flooring Type CONC S/B GRND
Condition AVERAGE	Heating Type FCD/AIR DUCTED with 0% NONE
Perimeter 312	Bedrooms 4
Functional Obs 0	Full Bathrooms 3
Economic Obs 0	Half Bathrooms 0
Depreciation % 24	Grade 550
Interior Walls WALL BD/WD WAL	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLC	2 SIDED SECT	122	122	0
OPX	EXC OPEN PORCH	156	0	0
FLA	FLOOR LIV AREA	1,727	1,727	0
PTO	PATIO	1,287	0	0
TOTAL		3,292	1,849	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1990	1991	1	126 SF	2
BRICK PATIO	2002	2003	1	162 SF	2
BRICK PATIO	2002	2003	1	200 SF	2
RES POOL	2002	2003	1	225 SF	4
FENCES	2002	2003	1	832 SF	2
FENCES	2004	2005	1	564 SF	2

Exemptions

Exemption ↕	Amount ↕
25000 HOMESTEAD	\$25,000.00
ADDL HOMESTEAD	\$25,000.00

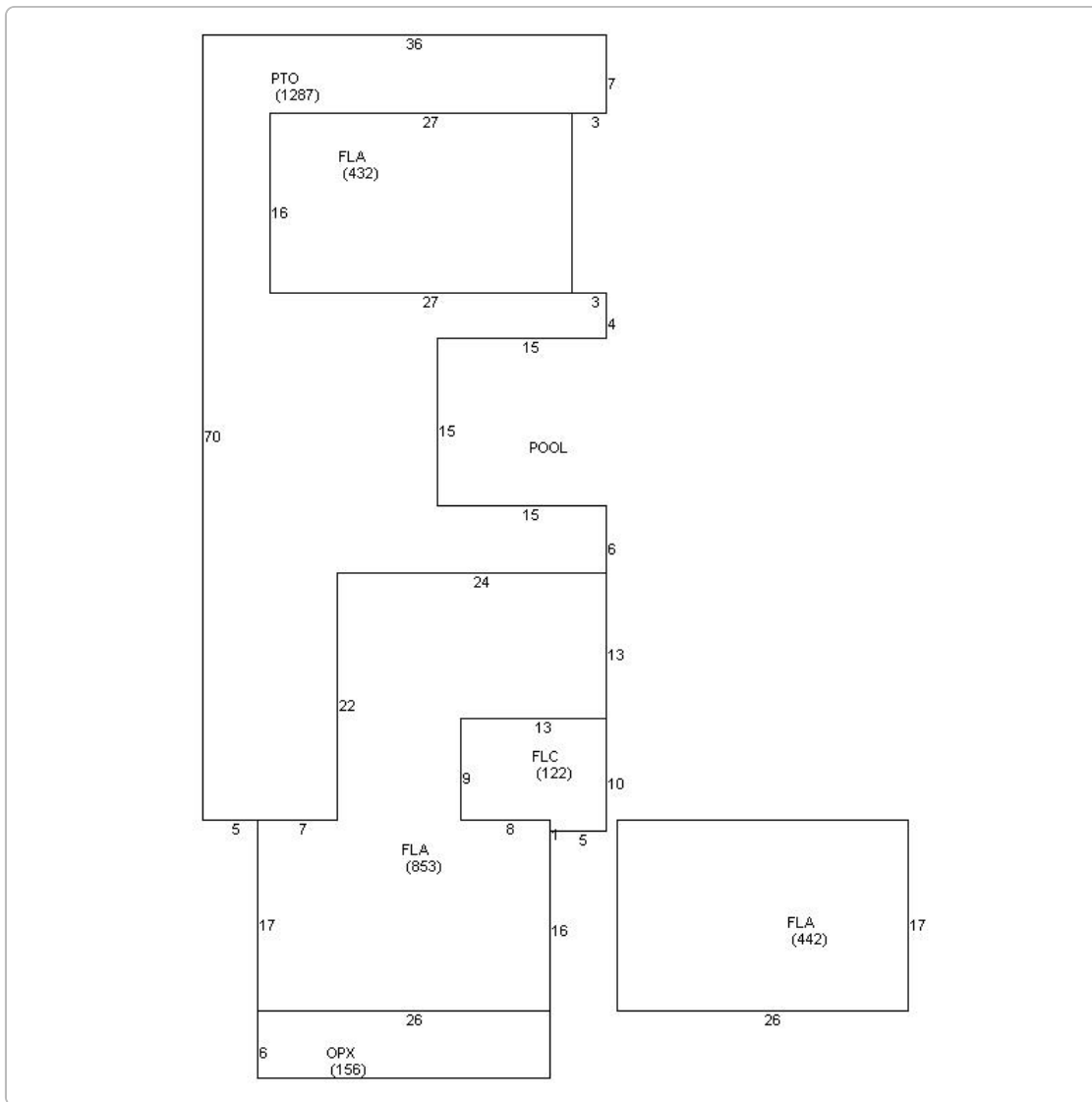
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/10/2014	\$1,200,000	Warranty Deed		2681	413	02 - Qualified	Improved
3/23/2005	\$1,400,000	Warranty Deed		2100	369	Q - Qualified	Improved
3/1/2002	\$475,000	Warranty Deed		1766	0543	Q - Qualified	Improved
4/19/2001	\$157,500	Quit Claim Deed		1766	0541	P - Unqualified	Improved
5/1/1997	\$250,000	Warranty Deed		1458	1314	Q - Qualified	Improved
1/1/1997	\$250,000	Warranty Deed		1439	1465	Q - Qualified	Improved
2/1/1969	\$10,000	Conversion Code		428	1108	Q - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
13-0053	1/9/2013	4/4/2013	\$800	Residential	REMOVE TILE AND INSTALL 400SQ/FT NEW HARDWOOD TO COTTAGE
12-3640	10/10/2012	4/4/2013	\$2,500	Residential	8 SQS. REMOVE EXISTING V-CRIMP (MAIN HOUSE) INSTALL GRACE, EAVES DRIP, FLASHING V-CRIMP & RIDGE CAP FLAT ROOF REMOVE EXISTING INSTALL GLASS BASE EAVES FLASHING & MODIFIED RUBBER.
12-3071	8/24/2012	4/4/2013	\$4,800	Residential	DEMOLISH EXTERIOR ROCK WATER FALL. RESURFACE POOL, INSTALL NEW TILE AND COPING.
04-2103	6/28/2004	9/27/2004	\$1,600		R&R 3.5 TON A/C
02-3011	5/29/2003	9/27/2004	\$1,800		REPLACE FENCE
03-1141	3/31/2003	7/11/2003	\$2,400		REPLACE LEAKING SEWER
02-1062	4/29/2002	11/13/2002	\$2,400		PLUMBING
02-767	4/18/2002	11/13/2002	\$59,100		REMODEL POOL HOUSE
9800241	2/19/1998	8/18/1999	\$6,000		REPAIRS/NEW KITCHEN/FANS

Sketches (click to enlarge)



Photos



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

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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