



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: December 21, 2021
October 27, 2021 - **Postponed**

Applicant: ECI Construction

Address: #1012 Southard Street

Description of Work:

Replacement of 4 historic windows with new 2-over-2 wood impact units.

Site Facts:

The site under review is located at 1012 Southard Street. According to our survey, the frame vernacular structure on site is historic and contributing, with a year built circa 1899. The structure has had several additions and renovations done over the years, most recently in 2013. A historic photo from 1965 shows 2-over-2 windows on the side of the house and 6-over-6 windows on the front.

Guidelines Cited on Review:

- Guidelines for Windows (pages 29-30), specifically guidelines 1, 2 and 3.

Staff Analysis:

The Certificate of Appropriateness under review proposes the replacement of 4 historic wood windows—2 on the east elevation and 2 on the west elevation—on the historic portion of the house located at 1012 Southard Street. The applicant is proposing to replace the historic wood windows with 2-over-2 JELD-WEN wood impact units.

Originally, this application was submitted for a building permit under BLD2021-2327. Upon receiving photos of the existing windows, staff reviewed it and made the determination that a site visit should be done to assess the historic nature and condition of the windows. HARC Inspector, Brandon Celli, performed a site visit on September 20th, 2021. Brandon found the windows to be historic and noted that he saw no apparent markers that would indicate that replacement of the 4

windows would be necessary. Photos taken by Brandon on his site visit are part of this packet under “Project Photos”. The applicant was then notified by HARC staff that an application to remove and replace historic windows would need to be reviewed by the HARC Commission.

All three members of HARC staff—Brandon Celli, Kathleen McDonald, and Enid Torregrosa — performed a second site visit on September 29th, 2021, to confirm the need for the project to go before the HARC Commission. Staff opined that the historic windows were not in a condition that necessitated replacement and appeared to have been previously restored. Therefore, replacement of the windows could not be approved at staff level under the current guidelines. As the applicant wanted to move forward with the replacement of 4 historic windows, the proposal is now before the Commission.

Consistency with Cited Guidelines:

Staff finds the proposal to be inconsistent with the HARC guidelines for Windows.

Guideline 1 under Windows states that, “Original windows should be repaired by patching, stripping, reinforcing or rebuilding to **prevent replacement of historical windows whenever possible.**” In the case of the 4 historic windows at 1012 Southard, staff does not find replacement to be necessary, as the windows appear to be in relatively good condition.

Guideline 2 under Windows states that, “**Historical window features** including frames, sashes, thin muntins, glazing, sills, jambs, and moldings **should be preserved.** In-kind replacement of deteriorated features is recommended whenever feasible.” While the historic windows in question do not possess wavy glass, other features of the windows appear to be historic.

If the HARC Commission makes the determination to approve the replacement of the 4 historic windows, the applicant’s proposal to replace with 2-over-2 wood impact units would be in compliance with guideline 3 under Windows. If replacement is to be approved, staff would suggest the condition that muntins need to be the 5/8-inch profile, as that would be the appropriate profile for the historic structure.

APPLICATION

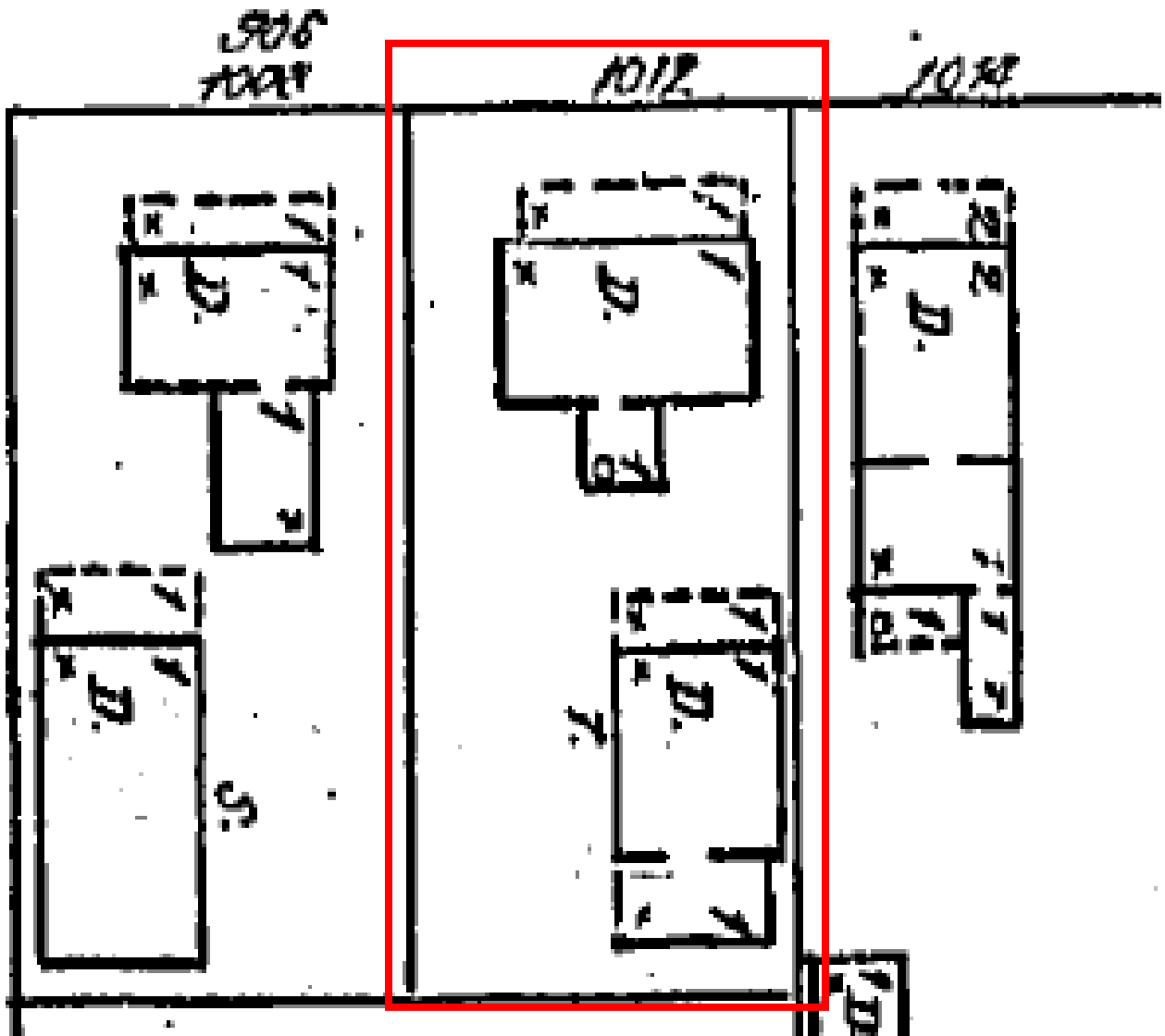
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

| | |
|---------------------------------------------|------------------------------|
| ACCESSORY STRUCTURE(S): | |
| | |
| | |
| PAVERS: | FENCES: |
| | |
| | |
| DECKS: | PAINTING: |
| | |
| | |
| SITE (INCLUDING GRADING, FILL, TREES, ETC): | POOLS (INCLUDING EQUIPMENT): |
| | |
| | |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): | OTHER: |
| | |
| | |

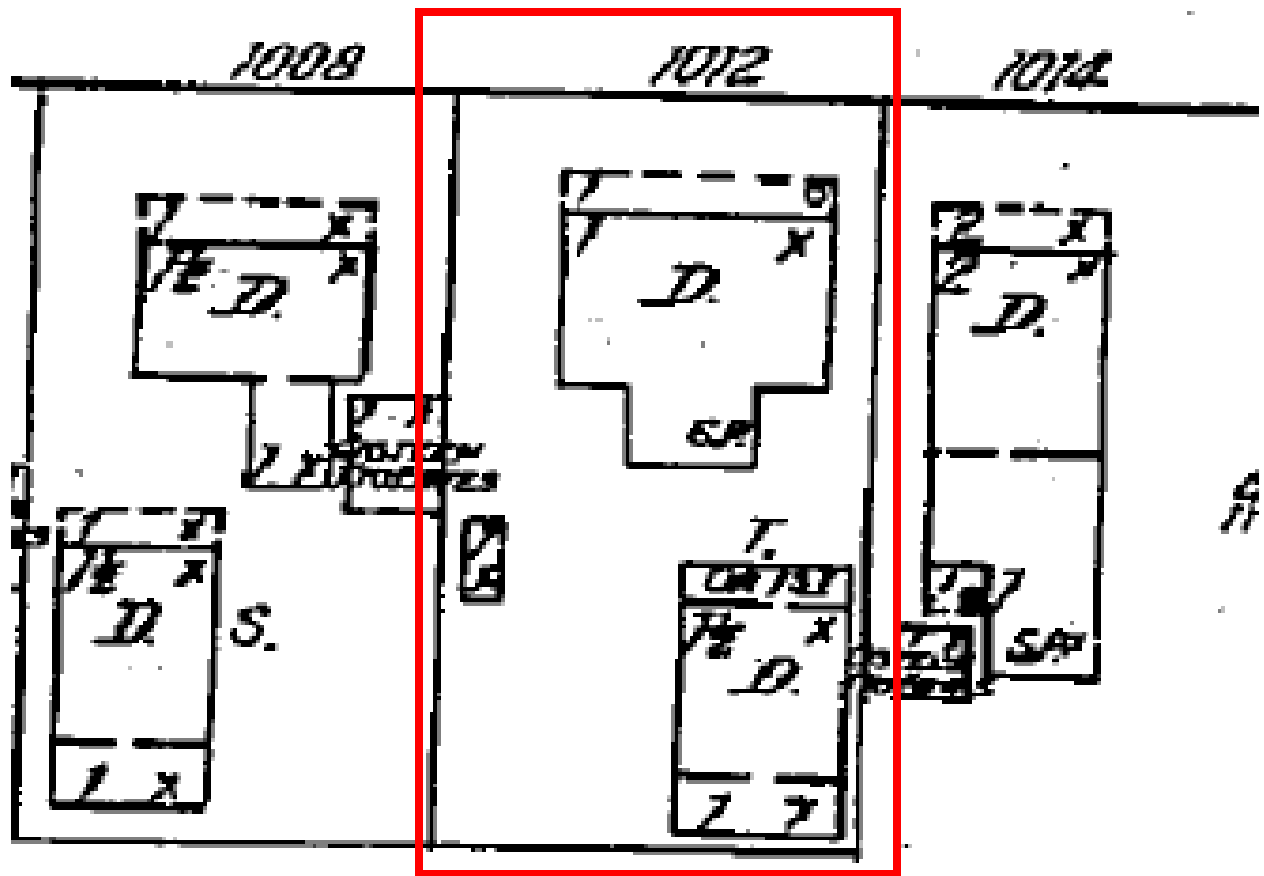
| | | |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| OFFICIAL USE ONLY: | HARC COMMISSION REVIEW | EXPIRES ON: |
| MEETING DATE: | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| REASONS OR CONDITIONS: | | |
| | | |
| | | |
| STAFF REVIEW COMMENTS: | | |
| | | |
| | | |
| FIRST READING FOR DEMO: | SECOND READING FOR DEMO: | |
| HARC STAFF SIGNATURE AND DATE: | HARC CHAIRPERSON SIGNATURE AND DATE: | |

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

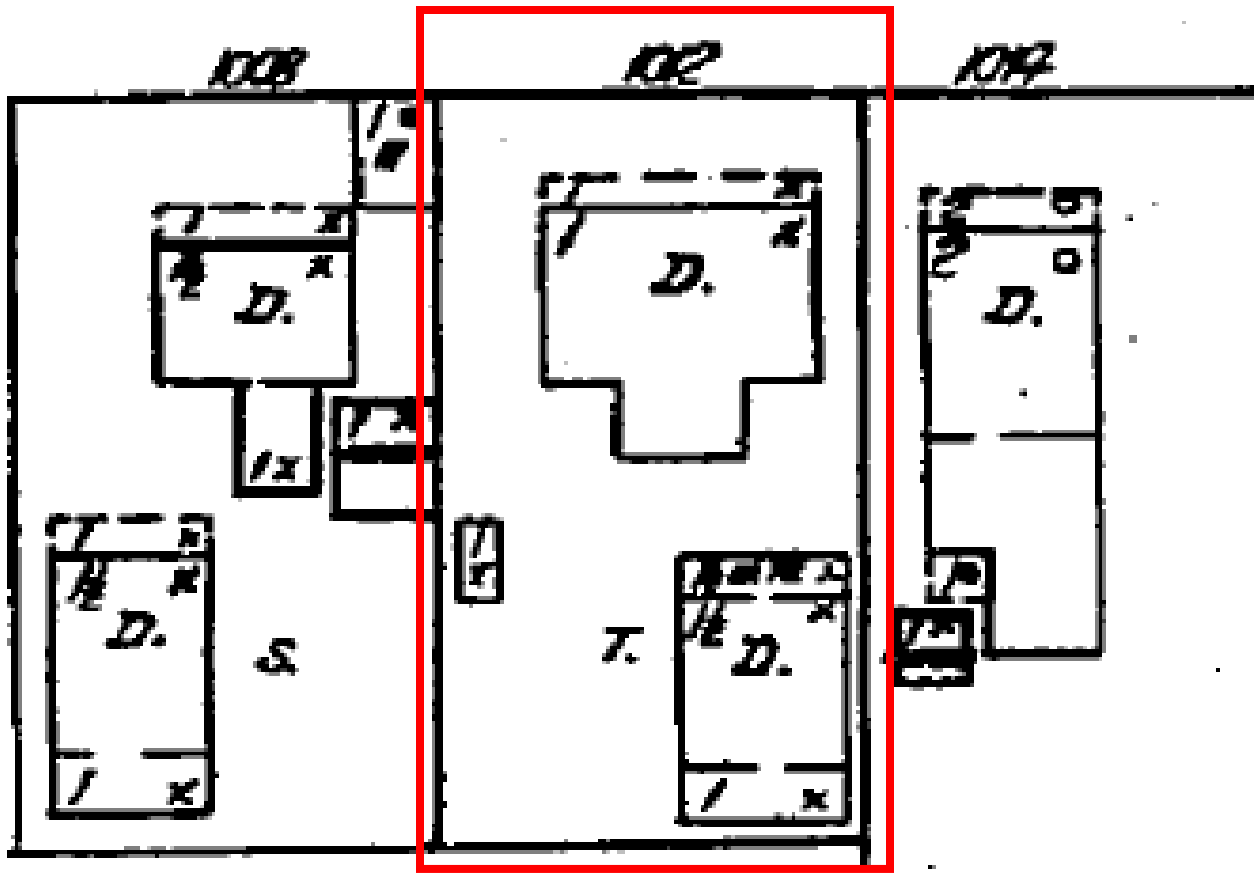
SANBORN MAPS



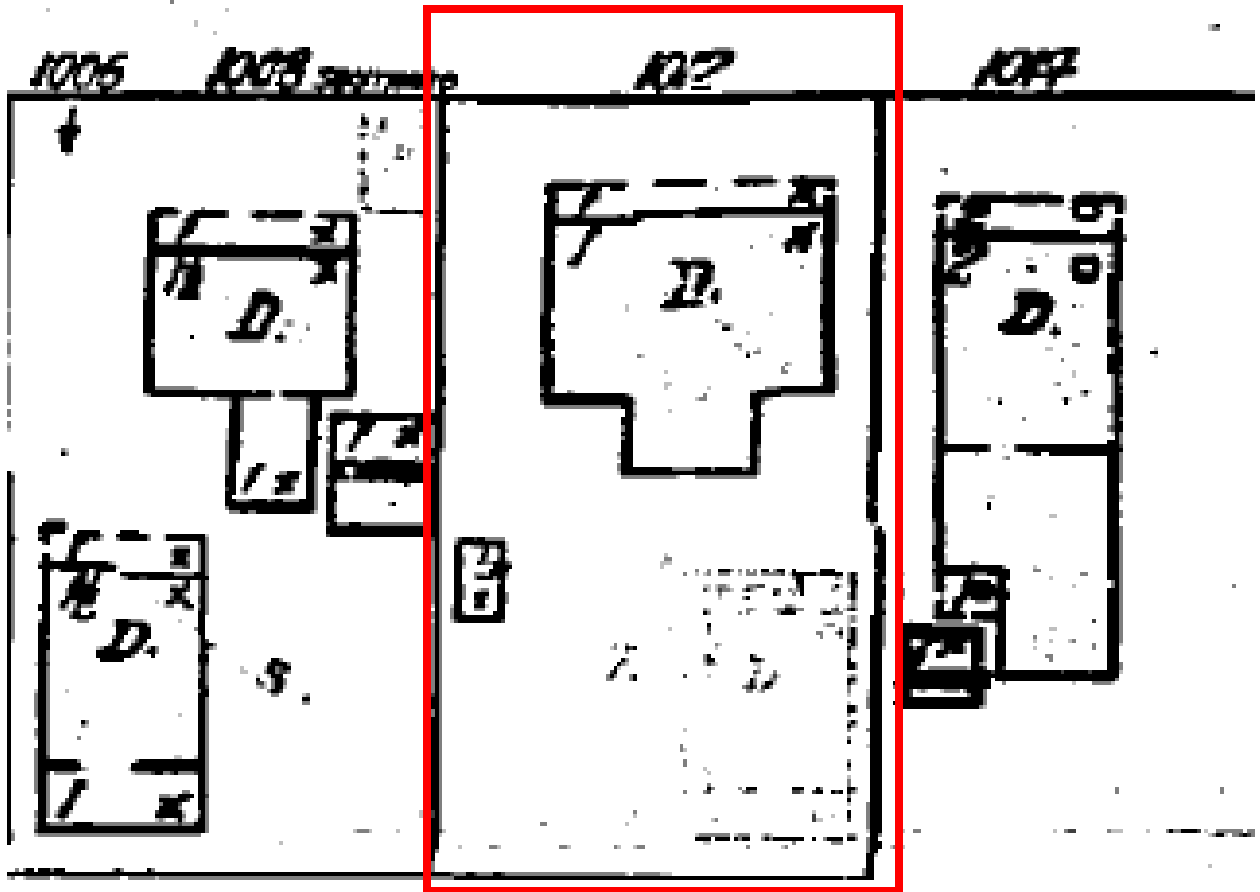
1899 Sanborn with the property at 1012 Southard Street indicated in red.



1912 Sanborn with the property at 1012 Southard Street indicated in red.



1926 Sanborn with the property at 1012 Southard Street indicated in red.



1948 Sanborn with the property at 1012 Southard Street indicated in red.

PROJECT PHOTOS



1965 photo showing the house at 1012 Southard Street.



1965 photo showing the house at 1012 Southard Street. 2-over-2 windows visible on the side of the house and a 6-over-6 window visible on the front of the house.

Photos Submitted by Applicant



Front elevation view of 1012 Southard Street.



View of windows on West elevation of 1012 Southard Street.



View 2 of windows on West elevation of 1012 Southard Street.



View of windows on East elevation of 1012 Southard Street.



View 2 of windows on East elevation of 1012 Southard Street.

Photos Taken on Site Visit
9/20/2021



Windows on West Elevation. 1012 Southard Street. Photo by Brandon Celli.



Windows on West Elevation 2. 1012 Southard Street. Photo by Brandon Celli.



Up-close Window on West Elevation. 1012 Southard Street. Photo by Brandon Celli.



Up-close of Window Hardware on West Elevation. 1012 Southard Street. Photo by Brandon Celli.



Up-close Window on East Elevation. 1012 Southard Street. Photo by Brandon Celli.



Up-close Window on East Elevation 2. 1012 Southard Street. Photo by Brandon Celli.



Windows on East Elevation. 1012 Southard Street. Photo by Brandon Celli.



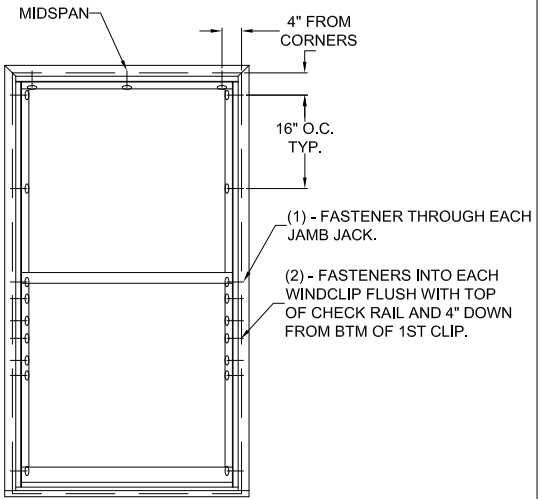
Windows on East Elevation 2. 1012 Southard Street. Photo by Brandon Celli.



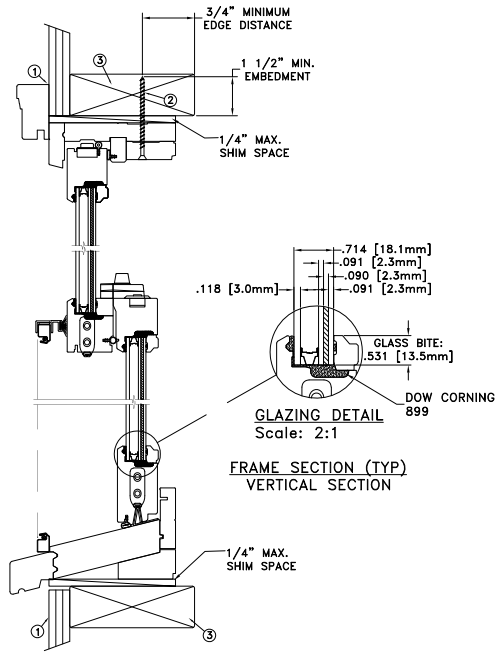
Up-close of Window Hardware on East Elevation. 1012 Southard Street. Photo by Brandon Celli.

PROPOSED DESIGN

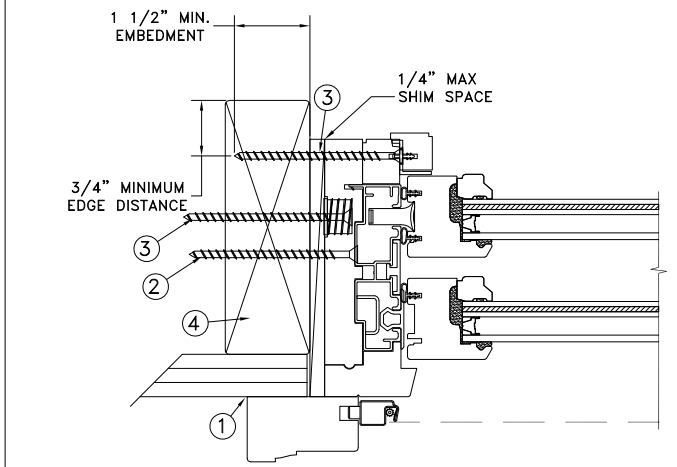
THROUGH FRAME
INSTALLATION



TYPICAL ELEVATION WITH FASTENER SPACING



GLAZING DETAIL
Scale: 2:1
FRAME SECTION (TYP)
VERTICAL SECTION



FRAME JAMB SECTION (TYP)
HORIZONTAL SECTION

| | | |
|---------------|---------|--------|
| MAXIMUM FRAME | DP | IMPACT |
| 41 3/8 x 76 | +50/-65 | YES |
| WINDZONE 3 | | |

Installation Notes:

1. Seal flange/frame to substrate. Sill shall be set on a continuous serpentine bead of structural grade silicone caulk when no fastener is used to anchor the sill (typical).
2. Use #8 PH or greater fastener through the head & side jambs with sufficient length to penetrate a minimum of 1 1/2" into the wood framing. For 2x wood frame substrate (min. S.G. = 0.42).
3. Use #8 PH or greater fastener through wind clips and jamb jacks through side jamb into buck.
4. Host structure (wood buck, masonry, steel) to be designed and anchored to properly transfer all loads to the structure. The host structure is the responsibility of the architect or engineer of record for the project of installation.

General Notes:

1. The product shown herein is designed, tested and manufactured to comply with the wind load criteria of the adopted International Building Code (IBC), the International Residential Code (IRC), the Florida Building Code (FBC) and the industry requirement for the stated conditions.
2. All glazing shall conform to ASTM E1300.
3. At minimum, glazing is 3.0mm annealed - 8.3mm airspace - 2.3mm annealed - 2.3mm PVB Interlayer by Kuraray - 2.3mm annealed insulating glass.
4. Use structural or composite shims where required.

This schedule addresses only the fasteners required to anchor the unit to achieve the rated design pressure and impact performance (where applicable) up to the size limitations noted. It is not intended as a guide to the installation process and does not address the sealing consideration that may arise in different wall conditions. For the complete installation procedure, see the instructions packaged with the unit or go to www.jeld-wen.com.

DISCLAIMER:
This drawing and its contents are confidential and are not to be reproduced or copied in whole or in part or used or disclosed to others except as authorized by JELD-WEN Inc.

"AS TESTED"

| | | |
|--------------------------|---------------------------------------------------|-------------------------|
| DATE: 03/14/2019 | | 3737 LAKEPORT BLVD. |
| DRAWN BY: J.HAWKINS | | KLAMATH FALLS OR, 97601 |
| CHECKED BY: G.GARDNER | SCALE: NTS | PHONE: (800) 535-3936 |
| APPROVED BY: D.STOKES | TITLE: Custom Wood Single Hung Window - Impact | |
| RECORD No.: D004262 | | |
| REPORT No.: | CAD DWG. No.: CustWDSHung Cert | REV: A SHEET 1 of 2 |



Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

OFFICE OF THE SECRETARY

| FL # | FL14888-R8 | | | | | | | | | | | | | | | | |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|------------------------------|------|------------------------------|------|------------|------|------------|------|------------|------|------------|------|------------|------|
| Application Type | Revision | | | | | | | | | | | | | | | | |
| Code Version | 2017 | | | | | | | | | | | | | | | | |
| Application Status | Approved | | | | | | | | | | | | | | | | |
| | *Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary. | | | | | | | | | | | | | | | | |
| Comments | | | | | | | | | | | | | | | | | |
| Archived | <input type="checkbox"/> | | | | | | | | | | | | | | | | |
| Product Manufacturer | JELD-WEN | | | | | | | | | | | | | | | | |
| Address/Phone/Email | 3737 Lakeport Blvd Klamath Falls, OR 97601 (800) 535-3936 fbc1@jeld-wen.com | | | | | | | | | | | | | | | | |
| Authorized Signature | Rylee Sumner Fricks fbc1@jeld-wen.com | | | | | | | | | | | | | | | | |
| Technical Representative | JELD-WEN Corporate Customer Service | | | | | | | | | | | | | | | | |
| Address/Phone/Email | 3737 Lakeport Blvd. Klamath Falls, OR 97601 (800) 535-3936 customerserviceagents@jeld-wen.com | | | | | | | | | | | | | | | | |
| Quality Assurance Representative | | | | | | | | | | | | | | | | | |
| Address/Phone/Email | | | | | | | | | | | | | | | | | |
| Category | Windows | | | | | | | | | | | | | | | | |
| Subcategory | Single Hung | | | | | | | | | | | | | | | | |
| Compliance Method | Certification Mark or Listing | | | | | | | | | | | | | | | | |
| Certification Agency | Window and Door Manufacturer Association | | | | | | | | | | | | | | | | |
| Validated By | Window and Door Manufacturers Association | | | | | | | | | | | | | | | | |
| Referenced Standard and Year (of Standard) | <table border="0"> <thead> <tr> <th><u>Standard</u></th> <th><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>AAMA/WDMA/CSA 101/I.S.2/A440</td> <td>2008</td> </tr> <tr> <td>AAMA/WDMA/CSA 101/I.S.2/A440</td> <td>2011</td> </tr> <tr> <td>ASTM E1886</td> <td>2005</td> </tr> <tr> <td>ASTM E1886</td> <td>2013</td> </tr> <tr> <td>ASTM E1996</td> <td>2014</td> </tr> <tr> <td>ASTM E1996</td> <td>2005</td> </tr> <tr> <td>ASTM E1996</td> <td>2012</td> </tr> </tbody> </table> | <u>Standard</u> | <u>Year</u> | AAMA/WDMA/CSA 101/I.S.2/A440 | 2008 | AAMA/WDMA/CSA 101/I.S.2/A440 | 2011 | ASTM E1886 | 2005 | ASTM E1886 | 2013 | ASTM E1996 | 2014 | ASTM E1996 | 2005 | ASTM E1996 | 2012 |
| <u>Standard</u> | <u>Year</u> | | | | | | | | | | | | | | | | |
| AAMA/WDMA/CSA 101/I.S.2/A440 | 2008 | | | | | | | | | | | | | | | | |
| AAMA/WDMA/CSA 101/I.S.2/A440 | 2011 | | | | | | | | | | | | | | | | |
| ASTM E1886 | 2005 | | | | | | | | | | | | | | | | |
| ASTM E1886 | 2013 | | | | | | | | | | | | | | | | |
| ASTM E1996 | 2014 | | | | | | | | | | | | | | | | |
| ASTM E1996 | 2005 | | | | | | | | | | | | | | | | |
| ASTM E1996 | 2012 | | | | | | | | | | | | | | | | |
| Equivalence of Product Standards Certified By | Approved Testing Lab FL14888_R8_Equiv_2016-01_Rev_2_Tech_Bulletin_E1996_and_E1886_Equivalency.pdf | | | | | | | | | | | | | | | | |
| Product Approval Method | Method 1 Option A | | | | | | | | | | | | | | | | |
| Date Submitted | 05/21/2019 | | | | | | | | | | | | | | | | |
| Date Validated | 05/24/2019 | | | | | | | | | | | | | | | | |
| Date Pending FBC Approval | | | | | | | | | | | | | | | | | |
| Date Approved | 05/31/2019 | | | | | | | | | | | | | | | | |
| Date Revised | 07/06/2020 | | | | | | | | | | | | | | | | |

Summary of Products

| FL # | Model, Number or Name | Description |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14888.1 | Custom Clad | Single Hung without Wind Clips 41 3/8" x 76" Insulated Glass (5/16 PVB Lam in - 1/8 Annealed out) |
| Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +50/-65 Other: | | Certification Agency Certificate FL14888_R8_C_CAC_CCL_419-H-1021.11_12.pdf Quality Assurance Contract Expiration Date 07/12/2023 Installation Instructions FL14888_R8_II_Custom_Clad_Impact_WZ3_SH_Without_Wind_Clips_Install_9-18-15.pdf Verified By: Window and Door Manufacturer Association Created by Independent Third Party: Evaluation Reports Created by Independent Third Party: |
| 14888.2 | Custom Clad | Single Hung with Wind Clips 41 3/8" x 76" Insulated Glass (5/16 PVB Lam in - 1/8 Annealed out) |
| Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +50/-65 Other: | | Certification Agency Certificate FL14888_R8_C_CAC_CCL_419-H-1021.09_10.pdf Quality Assurance Contract Expiration Date 07/12/2023 Installation Instructions FL14888_R8_II_Custom_Clad_SH_WZ3_Impact_Install_41.375 x 76 9-22-15.pdf Verified By: Window and Door Manufacturer Association Created by Independent Third Party: Evaluation Reports Created by Independent Third Party: |
| 14888.3 | Custom Wood | Single Hung with Wind Clips 41 3/8" x 76" Insulated Glass (5/16 PVB Lam in - 1/8 Annealed out) |
| Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +50/-65 Other: | | Certification Agency Certificate FL14888_R8_C_CAC_419-H-1008.04_05.pdf Quality Assurance Contract Expiration Date 05/22/2027 Installation Instructions FL14888_R8_II_Custom_Wood_Single_Hung_Impact_PVB_AT_Installs_(41x76)_3-14-19.pdf Verified By: Window and Door Manufacturer Association Created by Independent Third Party: Evaluation Reports Created by Independent Third Party: |

[Back](#) [Next](#)

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click [here](#).

Product Approval Accepts:



Hallmark® Certificate of Conformance and License (CCL)



JELD-WEN INC.
401 Harbor Isles Boulevard
Klamath Falls, OR 97601

Mfr ID: 419
For more Information visit www.amscert.com
Website: WWW.JELD-WEN.COM
TEL: (541) 882-3451

| Product No. | Product Name | Standard | Rating | Wide | High | Test Report # | CertDate | ExpDate |
|---------------|-------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------|--------|--------|--------------------|-----------|-----------|
| 419-H-1008.04 | Custom Wood Single Hung - IG Impact | 101/I.S.2/A440-11 | Class LC-PG50; Size Tested 1052mm x 1930mm (41in x 76in) Type-H; DP +50/-65 psf | 1052mm | 1930mm | i8029.01-301-47-r0 | 4/12/2019 | 5/22/2027 |
| 419-H-1008.05 | Custom Wood Single Hung - IG Impact | ASTM E-1996 14/ASTM E-1886 13a | DP +50/-65 psf, Missile D, Wind Zone 3 | 1052mm | 1930mm | i8029.01-301-47-r0 | 4/4/2019 | 2/27/2029 |

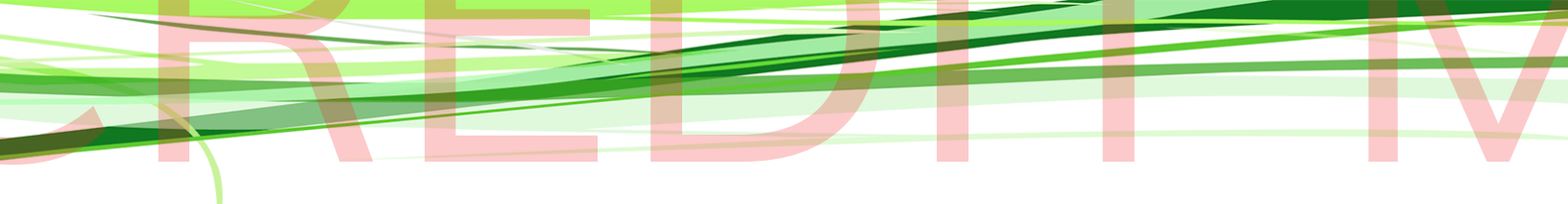
WDMA and AMS HEREBY CERTIFY that the aforesaid Company ("Licensee"), at its participating manufacturing plant(s), is licensed to use the WDMA Registered Hallmark on product lines that have been manufactured in accordance with the indicated standards. It is further certified that the plant(s), facilities, quality control procedures, methods, and processes of Licensee have been inspected, and are subject to regular follow-up inspection and test. It is further certified that samples of the product set forth above were tested and found to comply with the standards.

By:  **John McFee, VP of Certification Programs, WDMA Hallmark**

By:  **Lucas L. Wenzel, Authorized Representative, AMS**

Program Sponsor:
Window and Door Manufacturers Assoc
330 N. Wabash Avenue, Suite 2000
Chicago, IL 60611
TEL (312)673-4828 www.wdma.com

Program Administrator:
Administrative Management Systems, Inc.
PO Box 730, 205 West Main
Sackets Harbor, NY 13685
TEL (315)646-2234 staff@amscert.com



3220 N. Roosevelt Blvd.
 Key West, FL 33040
 islanddoorsandwindows@gmail.com
 KeyWestIslandDoorsAndWindows.com
 Ph.-----305.296.0899
 Fax-----305.296.0889



Island Doors and Windows

Credit Memo

For: ECI Construction
 eciconstruction@ymail.com, office.eciconstruction@gmail.com
 Ph.-----386.316.8541
 Job-----1012 Southard St.

Credit Memo 460
 No:
 Date: 08/10/2021

Wind Load Calculations

| Description | Quantity | Rate | Amount |
|-------------|----------|------|--------|
|-------------|----------|------|--------|

Wind Load Calculations: from table R301.2(2) (2020 Edition) (all zone 4--Walls--180 MPH) (all exposure C--
 mean roof height of 20'--for City of Key West)

WINDOWS :

(1)-----aluminum impact single-hung window, 10 sq. ft. or more effective wind area-----(+75/-90 DP)

Wind load DP required= +45.1/-48.9
 (10 sq. ft. effective wind area or more -- +58.3/-63.2 x 1.29 for exposure C x .6 = +45.1/-48.9 DP needed)

(4)-----all wood impact single-hung windows, all 10 sq. ft. or more effective wind area-----(+50/-65 DP)

Wind load DP required= +45.1/-48.9
 (10 sq. ft. effective wind area or more -- +58.3/-63.2 x 1.29 for exposure C x .6 = +45.1/-48.9 DP needed)

DOORS :

(2)-----fiberglass impact glazed single doors, both 20 sq. ft. or more effective wind area-----(+65/-65 DP)

Wind load DP required +43.1/-46.9
 (20 sq. ft. effective wind area or more -- +55.7/-60.6 x 1.29 for exposure C x .6 = +43.1/-46.9 DP needed)

*Indicates non-taxable item

| | |
|----------|--------|
| Subtotal | \$0.00 |
| TAX 7.5% | \$0.00 |
| Total | \$0.00 |

| | |
|--------------|---------------|
| Total | \$0.00 |
|--------------|---------------|

Island Doors and Windows

Client's signature



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 21, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF 4 HISTORIC WINDOWS WITH NEW 2-OVER-2 WOOD IMPACT UNITS.

#1012 SOUTHARD STREET

Applicant – ECI Construction Application #HARC2021-0060

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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Kathleen McDonald, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
1012 Southard Street on the 15th day of December, 2021.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on December 21st, 2021.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is 2021-0060.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Kathleen McDonald
Date: 12/15/2021
Address: 1300 White St.
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 15th day of December, 2021.

By (Print name of Affiant) Kathleen McDonald who is personally known to me or has produced _____ as identification and who did take an oath.

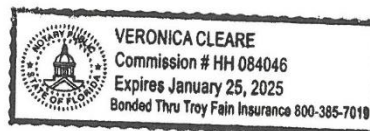
NOTARY PUBLIC

Sign Name: Veronica Cleare

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: _____





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 00010800-000000
 Account# 1011096
 Property ID 1011096
 Millage Group 10KW
 Location 1012 SOUTHARD St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 56 G52-299 OR15-250/54 OR379-721 OR840-2384 OR842-349
 Description OR1785-1499 OR1803-2232 OR2591-1639/40 OR2907-1813/14
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

ROMANO DEBORAH J ROMANO WILLIAM
 1012 Southard St 1012 Southard St
 Key West FL 33040 Key West FL 33040

Valuation

| | 2020 | 2019 | 2018 | 2017 |
|----------------------------|------------|------------|------------|------------|
| + Market Improvement Value | \$207,593 | \$187,568 | \$189,905 | \$194,577 |
| + Market Misc Value | \$25,935 | \$26,783 | \$27,631 | \$28,478 |
| + Market Land Value | \$559,363 | \$542,938 | \$611,375 | \$611,375 |
| = Just Market Value | \$792,831 | \$757,289 | \$828,911 | \$834,430 |
| = Total Assessed Value | \$690,679 | \$671,254 | \$677,601 | \$651,515 |
| - School Exempt Value | (\$25,000) | (\$25,000) | (\$25,000) | (\$25,000) |
| = School Taxable Value | \$665,679 | \$646,254 | \$652,601 | \$643,630 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|----------------------|-----------------|-------------|----------|-------|
| MULTI RES DRY (080D) | 5,000.00 | Square Foot | 50 | 100 |

Buildings

Building ID 739
 Style 1 STORY ELEV FOUNDATION
 Building Type S.FR. - R1 / R1
 Gross Sq Ft 1483
 Finished Sq Ft 1248
 Stories 1 Floor
 Condition EXCELLENT
 Perimeter 164
 Functional Obs 0
 Economic Obs 0
 Depreciation % 16
 Interior Walls WALL BD/WD WAL

Exterior Walls HARDIE BD
 Year Built 1933
 EffectiveYearBuilt 2006
 Foundation WD CONC PADS
 Roof Type IRR/CUSTOM
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR DUCTED
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 500
 Number of Fire PI 0

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|------------|
| OPX | EXC OPEN PORCH | 190 | 0 | 106 |
| FLA | FLOOR LIV AREA | 1,248 | 1,248 | 244 |
| OPU | OP PR UNFIN LL | 45 | 0 | 28 |
| TOTAL | | 1,483 | 1,248 | 378 |

| | | | |
|-----------------------|-------------------------|-----------------------------|--------------------|
| Building ID | 6030 | Exterior Walls | ABOVE AVERAGE WOOD |
| Style | 1 STORY ELEV FOUNDATION | Year Built | 1999 |
| Building Type | S.FR. - R1/ R1 | Effective Year Built | 2006 |
| Gross Sq Ft | 476 | Foundation | CONCR FTR |
| Finished Sq Ft | 372 | Roof Type | GABLE/HIP |
| Stories | 1 Floor | Roof Coverage | METAL |
| Condition | EXCELLENT | Flooring Type | SFT/HD WD |
| Perimeter | 90 | Heating Type | FCD/AIR NON-DC |
| Functional Obs | 0 | Bedrooms | 1 |
| Economic Obs | 0 | Full Bathrooms | 1 |
| Depreciation % | 16 | Half Bathrooms | 0 |
| Interior Walls | DRYWALL | Grade | 450 |
| | | Number of Fire PI | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|-------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 372 | 372 | 0 |
| OPU | OP PR UNFIN LL | 104 | 0 | 0 |
| TOTAL | | 476 | 372 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|-------------|------------|-----------|----------|--------|-------|
| CONC PATIO | 1932 | 1933 | 1 | 40 SF | 1 |
| RES POOL | 1999 | 2000 | 1 | 252 SF | 4 |
| BRICK PATIO | 2014 | 2015 | 1 | 105 SF | 2 |
| FENCES | 2014 | 2015 | 1 | 196 SF | 2 |
| WOOD DECK | 2014 | 2015 | 1 | 523 SF | 2 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|----------------------|-------------------|-----------|-----------|--------------------|--------------------|
| 5/21/2018 | \$100 | Quit Claim Deed | 2169932 | 2907 | 1813 | 30 - Unqualified | Improved |
| 10/1/2012 | \$625,000 | Certificate of Title | | 2591 | 1639 | 12 - Unqualified | Improved |
| 10/1/1981 | \$82,800 | Warranty Deed | | 842 | 349 | Q - Qualified | Improved |
| 9/1/1981 | \$75,000 | Warranty Deed | | 840 | 2384 | Q - Qualified | Improved |

Permits

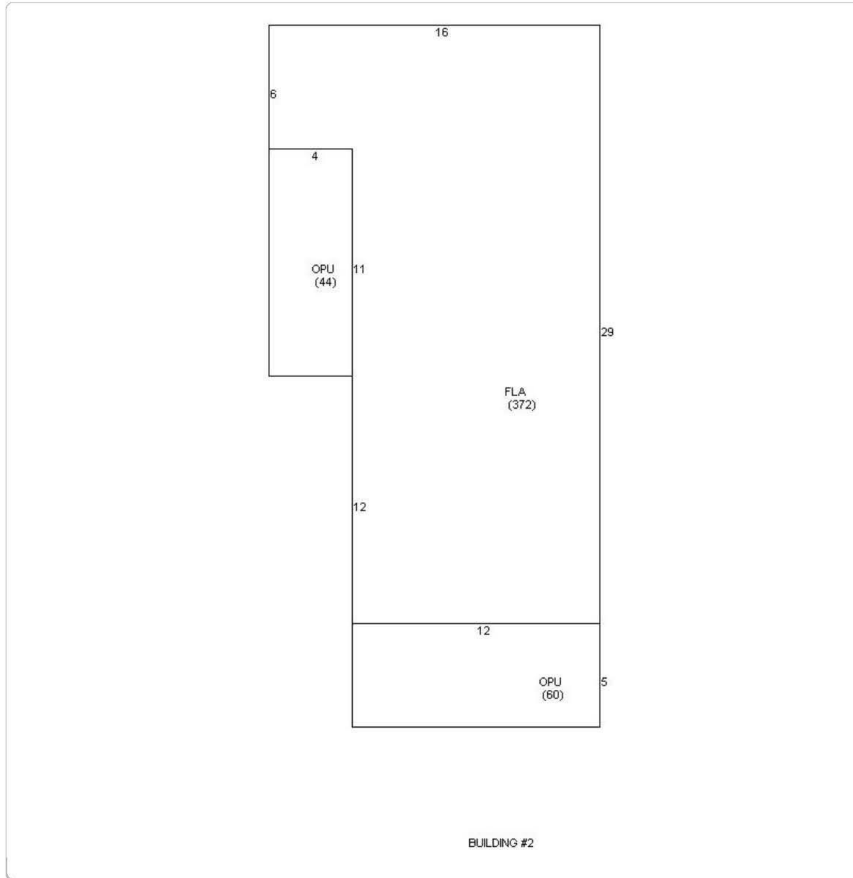
| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|-----------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13-4982 | 12/20/2013 | 10/2/2014 | \$12,000 | | RE ROUGH TRIM OF 2 TOILETS, 2 SHOWERS, 2 LAVS, ETC |
| 13-5376 | 12/20/2013 | 10/2/2014 | \$9,950 | | INSTALL NEW 2 TON DUCTLESS AC |
| 13-5077 | 12/5/2013 | 10/2/2014 | \$17,489 | | INSTALL 2425SF OF VCRIMP ROOFING |
| 13-4981 | 11/25/2013 | 10/2/2014 | \$19,000 | | BUILD SERVICE WIRE MAIN HOUSE AC HOOK UP |
| 13-4532 | 11/4/2013 | 10/2/2014 | \$395,000 | | RENOVATE HISTORICAL STRUCTURE 600SF INCLUDING: BUILD NEW ADDITIONS AND REAR PORCH, REPLACE DECK BOARDS, R&R FOUNDATIONS AND FRAMING WORKD INCLUDING ADDITIONAL DECK AREA 1320SF. ADDITIONS AND PORCH DECK ARE APPROX 905F |
| 13-4533 | 11/4/2013 | 10/2/2014 | \$41,000 | | RENOVATE REAR STRUCTURE INCLUDING PORCH ROOF DECK 350SF AND 50SF OF PORCH DECKING |
| 13-4534 | 11/4/2013 | 10/2/2014 | \$9,700 | | BUILD 50LF OF 4"HI OPEN PICKET |
| 13-4204 | 10/1/2013 | 10/2/2014 | \$15,000 | | DEMO EXISTING REAR PORCH AND ADDITIONS. MISC PARTS OF FRONT HISTORICAL STRUCTURE |
| 9900616 | 5/7/1999 | 11/23/1999 | \$37,000 | | ADDITION & POOL & DECK |

View Tax Info

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Sketches (click to enlarge)





Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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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