



Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: January 24, 2017

Applicant: William Shepler

Application Number: H16-03-0090

Address: #712 Ashe Street

Description of Work:

Renovations to existing house. Replacement of existing rear additions with one-story addition. New pool and new deck.

Site Facts:

The one-story house at 712 Ashe Street is listed as a contributing resource in the survey, and first appears on the 1912 Sanborn map as a one story structure with wraparound porch. The house has had multiple additions over the years, and by 1965, the front porch was enclosed. There are a series of additions on the rear, but it is unclear if any of them show up on any Sanborn maps, as the 1962 Sanborn map has scribbles that normally indicate demolition on the rear addition.

Guidelines Cited in Review:

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

2016 HARC Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 4, 5, 6, 7, 11, 12, 13, 14, 16, 19, 22, 24, 26, 30, 31, 32, and 33.

Staff Analysis

This Certificate of Appropriateness proposes renovations to a contributing house, including restoring the wraparound front porch, restoring all of the historic windows, replacing the metal shingle roof with new shingles to match existing, and repairs to the wood siding and rafters.

A new addition will be constructed. It will have a height of 15 feet, 9 inches, which will make it six inches shorter than the main building (16 feet, 3 inches), but it will be almost a foot taller than the side gable roof on the original house (14 feet, 10 inches). The new addition will utilize modern materials, such as fiber cement siding and trim, v-crimp roofing, and aluminum impact rated windows and doors.

The plans also propose site work, with a new pool and deck in the rear.

Consistency with Guidelines

1. The proposed addition will be located in a similar footprint as the existing additions. While the new addition will be lower in height of the original house by 6 inches, it will be taller than the current addition.
2. The plans propose to restore the wraparound front porch, which originally existed as indicated by the Sanborn maps but was enclosed by 1965.

It is staff's opinion that the proposed design is consistent with the guidelines for additions. The project will also restore the front porch, returning the house to a more historically appropriate front façade.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

31 40 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		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:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

	# OF UNITS
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	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.

PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input type="checkbox"/> REMODEL <input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input type="checkbox"/> WITHIN FLOOD ZONE <input type="checkbox"/> DEMOLITION <input type="checkbox"/> SITE WORK <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT
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DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T 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.

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	
___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ 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.

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:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX 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.

IT IS NOT CONTRIBUTING, BUT THE ADDITION(S) TO BE REMOVED ARE EXTREMELY DETERIORATED & IRREVOCABLY COMPROMISED.

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.

HAS NO DISTINCTIVE CHARACTERISTICS

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

NOT ASSOCIATED W/ SIGNIFICANT EVENTS.

- (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.

N/A

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

N/A

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

N/A

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

N/A

- (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.

N/A

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

N/A

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX 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 HAS NOT BEEN IN FRONT OF COMMISSION YET.

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.

N/A

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

N/A

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.


N/A

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

N/A

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:	12/1/16 RALPH Sanchez DATE AND PRINT NAME:
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OFFICE USE ONLY

BUILDING DESCRIPTION:				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	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
--	----------------

Kelly Perkins

From: WILLIAM SHEPLER <will@wshepler.com>
Sent: Thursday, December 01, 2016 11:24 AM
To: Enid Torregrosa
Cc: Kelly Perkins; Ralph
Subject: FW: Authorization to proceed with application process.

Enid,

See below for Authorization from current owner as Ralph will not have ownership of the property until after the HARC meeting. I believe this was the same situation for Paul Misch for 527 Margaret Street. Please let me know if this is sufficient.

Thanks,

Will

Begin forwarded message:

From: Jessica Prescott <Jessica@jimmylane.com>
Date: November 30, 2016 at 4:20:51 PM EST
To: Ralph Sanchez <c21rjsanchez@aol.com>
Subject: **FW: Authorization to proceed with application process.**

Ralph see below authorization email.

Jessica M. Prescott
Broker Associate - Keys Referrals
Assistant to Jimmy Lane
Principal Broker
Century 21 Schwartz Realty
211 Simonton St.
Key West, FL 33040
Office: 305-292-2921
Mobile: 305-587-1125

Please use the "reply all" option when replying to this email if applicable.

 Please consider the environment before printing this e-mail

"The information in this electronic mail message is the sender's confidential business and may be legally privileged. It is intended solely for the addressee(s). Access to this internet electronic mail message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful."

"The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's employer is not liable for any loss or damage arising in any way from this message or its attachments."

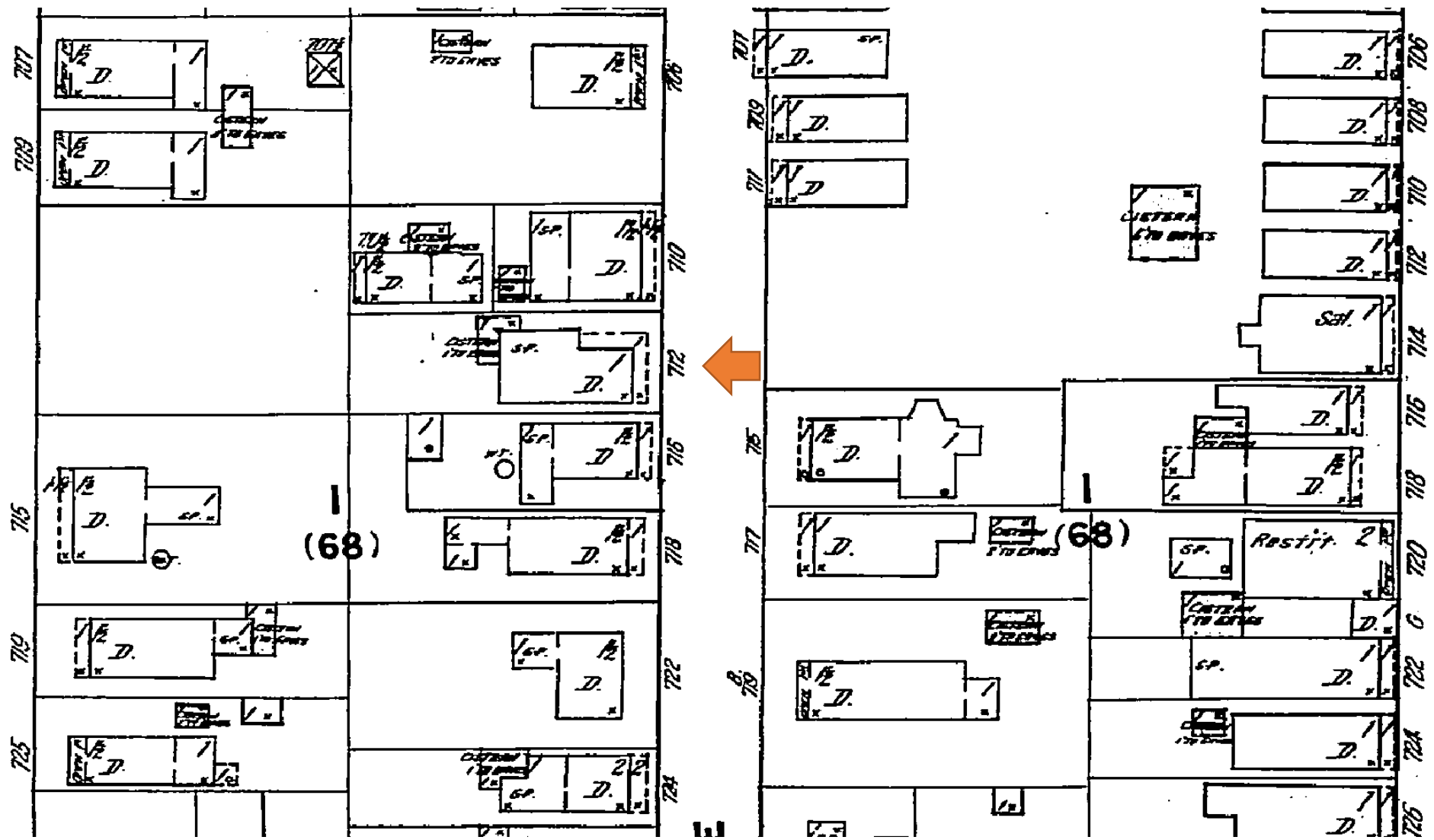
From: Joe Williams [<mailto:joe@hulpa.com>]
Sent: Wednesday, November 30, 2016 3:54 PM
To: Jimmy Lane <Jimmy@jimmylane.com>
Cc: Jessica Prescott <Jessica@jimmylane.com>
Subject: Authorization to proceed with application process.

To Whom It May Concern/HARC/Key West Planning-Building Departments

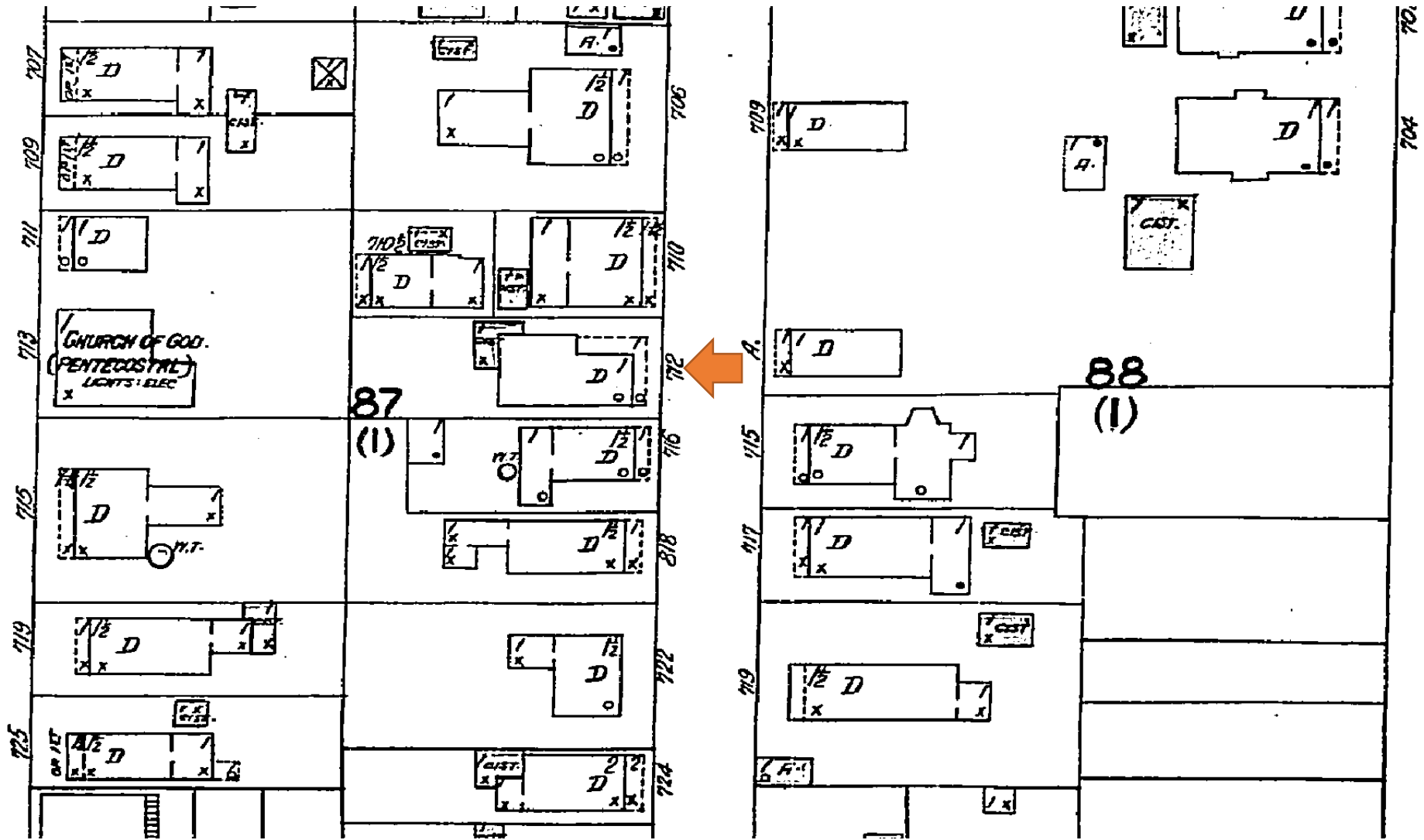
This email constitutes my authorization for William Shepler, architect and Ralph Sanchez/Sanchez Team Investments to submit any and all applications for approval of plans/permits for 712 Ashe Street, Key West, FL. 33040.

Regards,
Hannah E. Williams

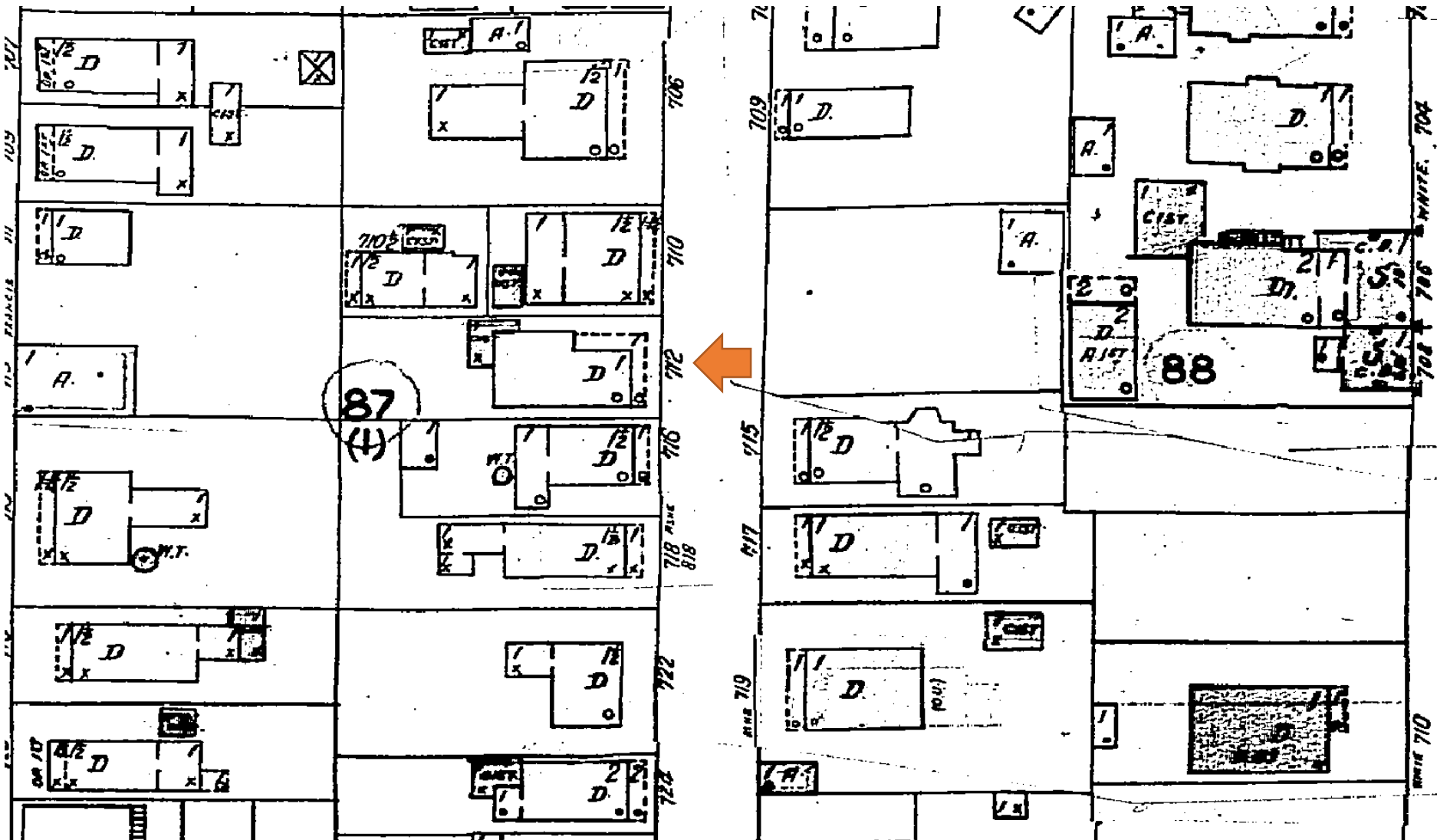
SANBORN MAPS



1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



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



712

Century
SOUTH WALKER
SUNSHINE

63K 002045









HERMIT PARKING



2416

PLANET
AYT X03
www.PLANETFIAT.com

Empire Long
2015-2015
Century
Set

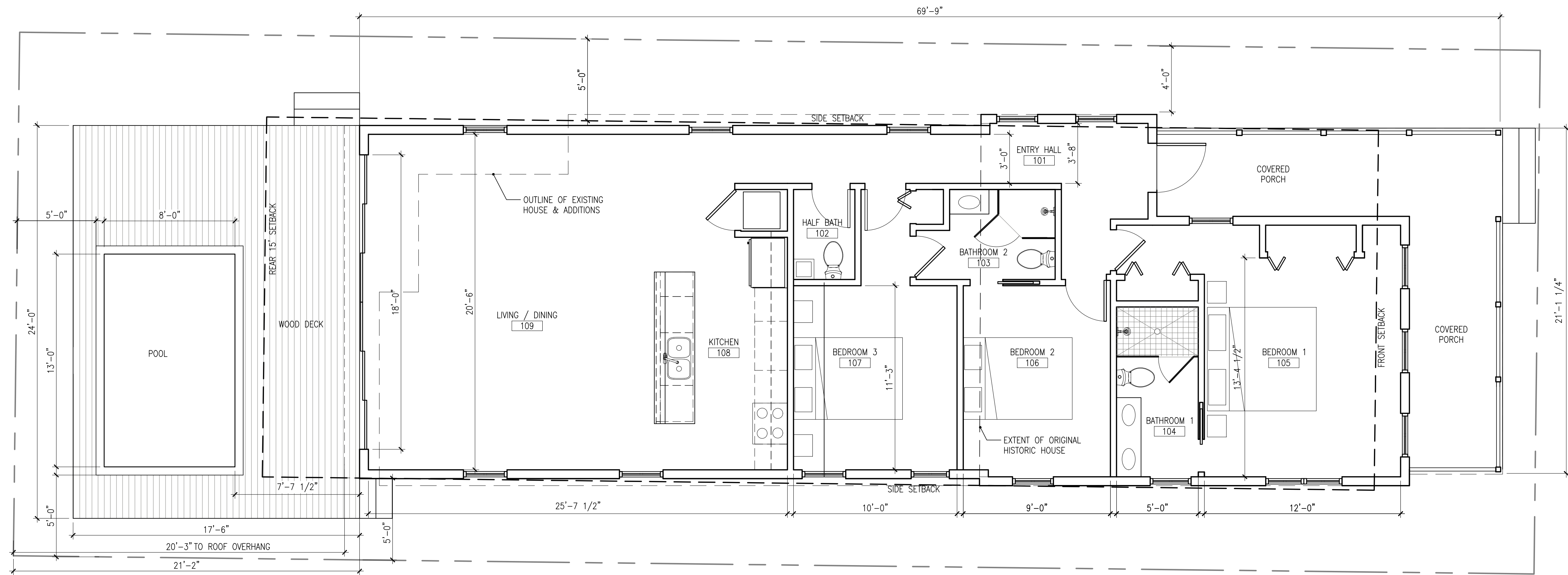
SURVEY

PROPOSED DESIGN

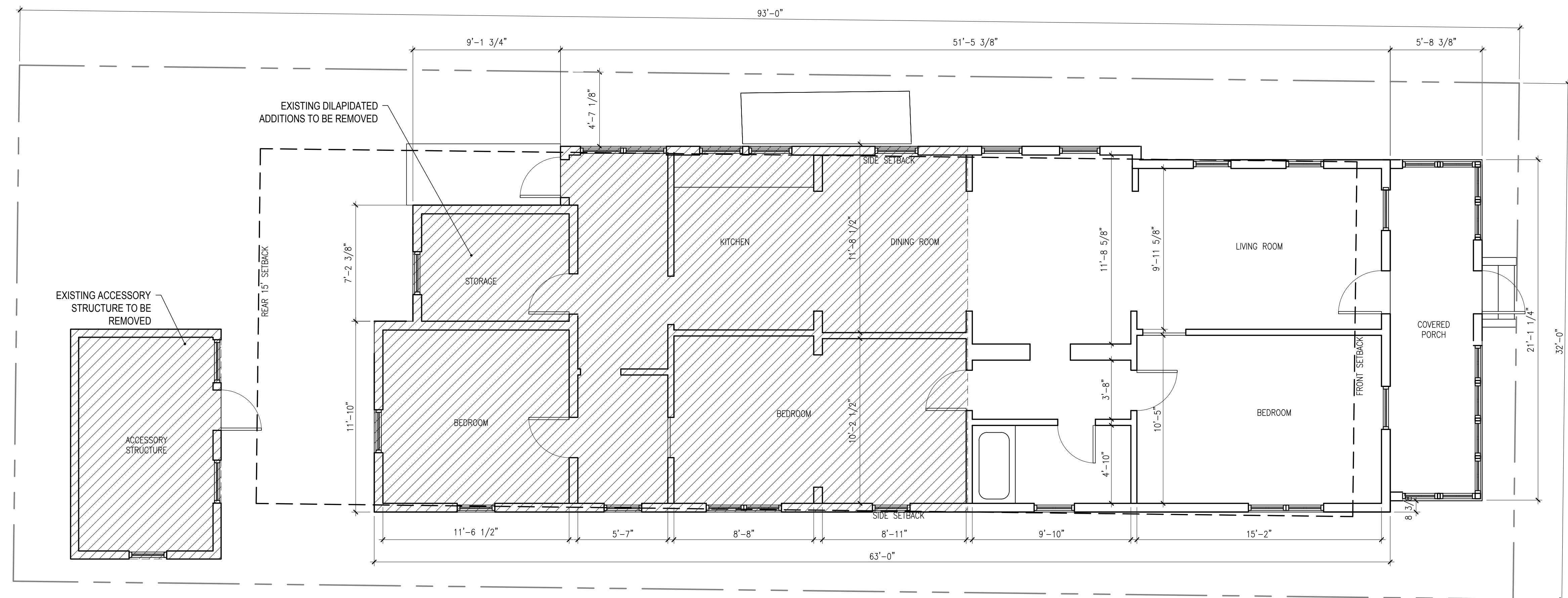
ZONING CALCULATIONS - HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	40%	1,610 s.f. (54%)*	1,522 s.f. (51%)	N/A
IMPERVIOUS SURFACE RATIO	60%	1,691 s.f. (56.8%)	1,658 s.f. (55.8%)	Yes
LOT SIZE	Min. 4,000 s.f.	2,976 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	32'	N/A	N/A
LOT DEPTH	Min. 90'	93'	N/A	N/A
FRONT SETBACK	Min. 10'	1.94'	No Change	N/A
SIDE SETBACK (SOUTH)	Min. 5'	1.5'	5'	Yes
SIDE SETBACK (NORTH)	Min. 5'	N/A	4'	No Change
REAR SETBACK	Min. 15'	3.4'	20.3'	Yes
OPEN SPACE	Min. 35%	1,285 s.f. (43%)	1,041 s.f. (35%)	Yes

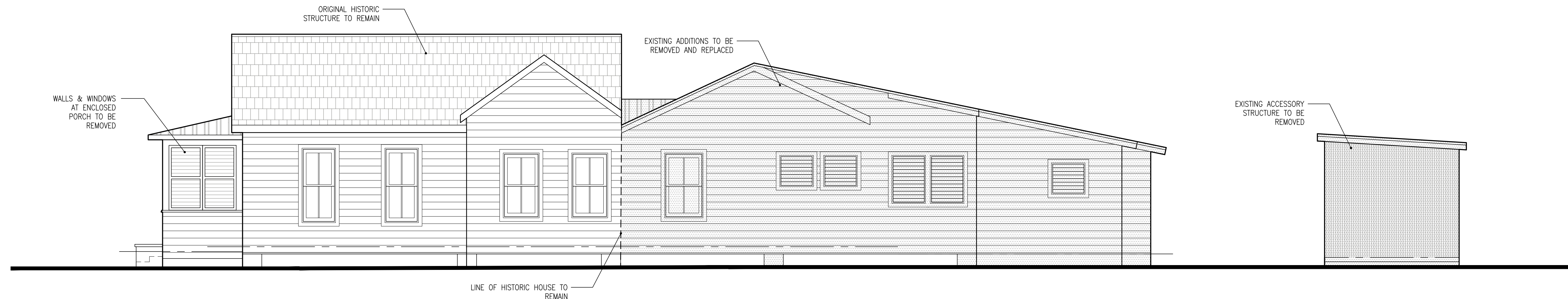
*Existing Non-Conforming Condition



2
A2.1
PROPOSED FIRST FLOOR PLAN - SITE PLAN 1522 CF
SCALE: 1/4"=1'-0"



1
A2.1
EXISTING FIRST FLOOR PLAN - SITE PLAN
SCALE: 1/4"=1'-0"



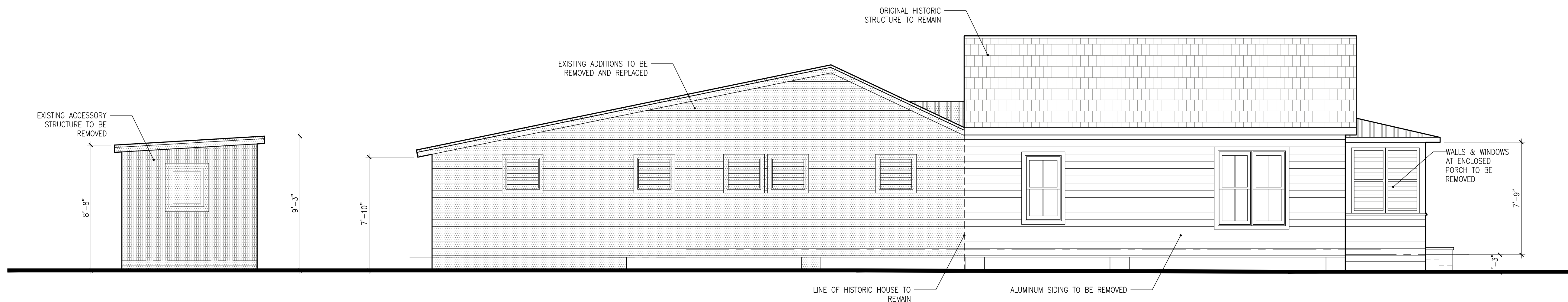
4 NORTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



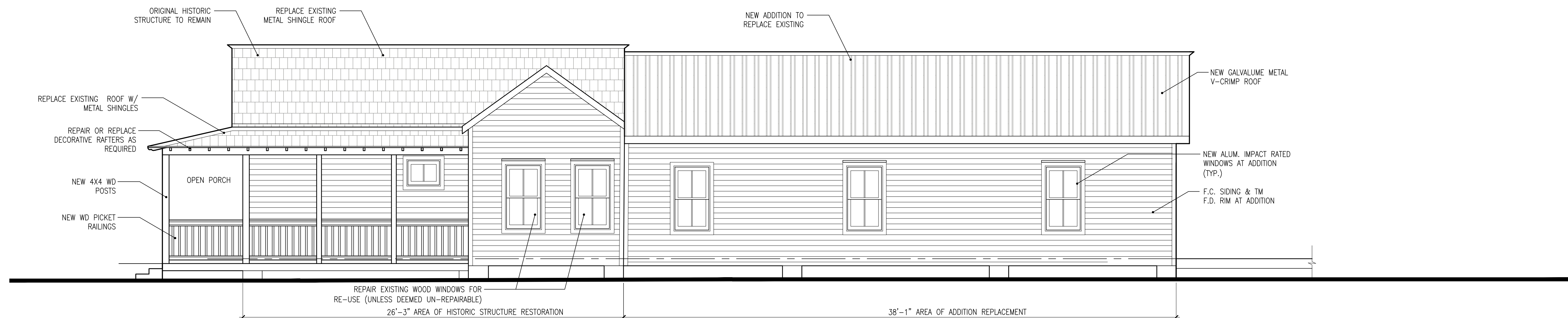
3 WEST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



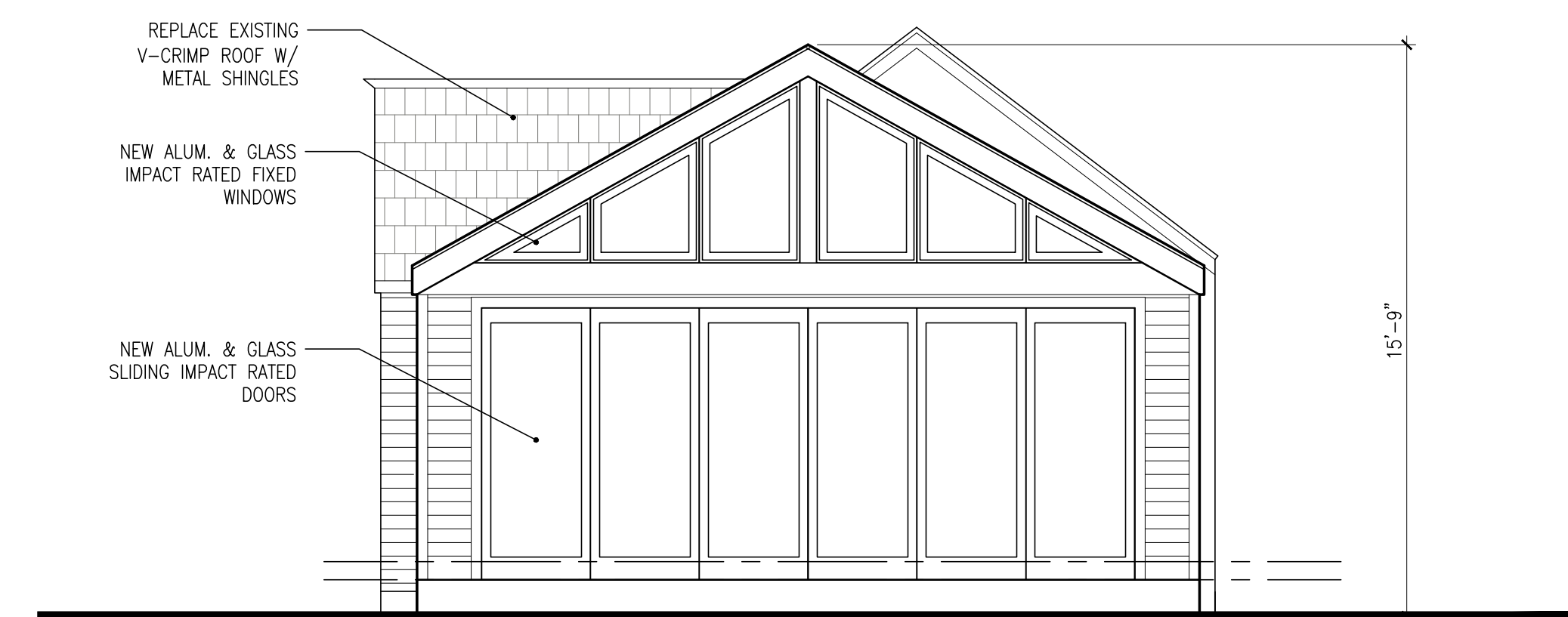
2 EAST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



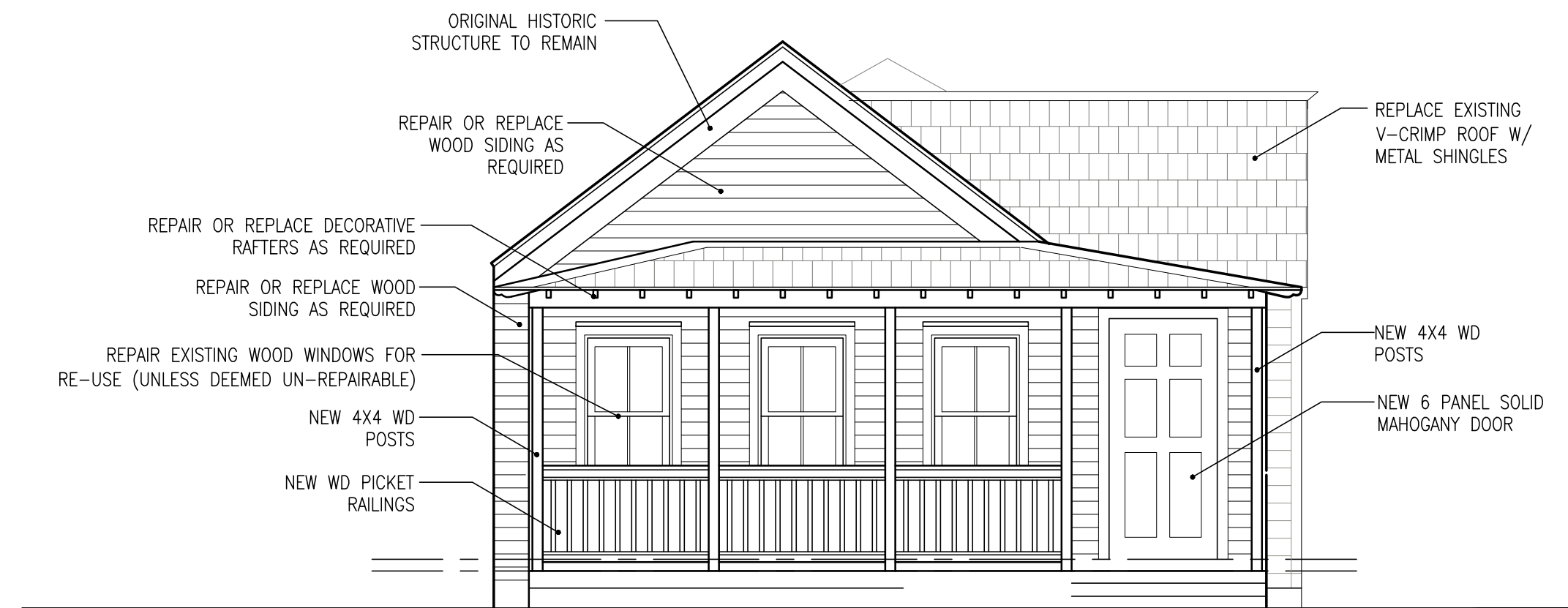
1 SOUTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



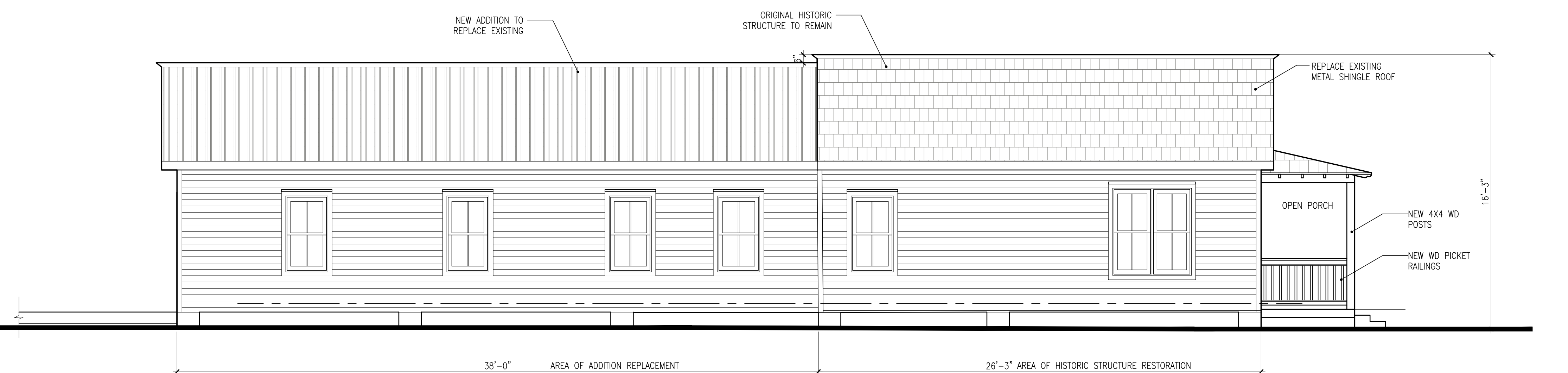
4 NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



2 EAST ELEVATION
SCALE: 1/4"=1'-0"



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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 24, 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 EXISTING HOUSE. REPLACEMENT OF EXISTING REAR ADDITIONS WITH ONE-STORY ADDITION. NEW POOL AND NEW DECK. DEMOLITION OF REAR ADDITIONS. DEMOLITION OF EXISTING SHED.

FOR- #712 ASHE STREET

Applicant – William Shepler

Application #H16-03-0090

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 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.



Public Meeting Notice

712

R 002045

WM



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WILLIAM SHEPLER, 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:
712 ASHE ST., KEY WEST, FL on the
19 day of JANUARY, 2017.

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 JANUARY 24th, 2017.

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 TBA.

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

Signed Name of Affiant:

[Signature]

Date: _____

Address: 1001 VIRGINIA ST.

City: KEY WEST, FL

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 19th day of January, 2017.

By (Print name of Affiant) WILLIAM SHEPLER who is personally known to me or has produced Florida Driver's License as identification and who did take an oath.

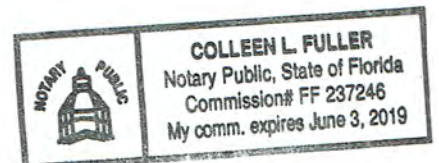
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Colleen L Fuller

Notary Public - State of Florida (seal)

My Commission Expires: June 3, 2019



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.

Alternate Key: 1022667 Parcel ID: 00021900-000000

Ownership Details

Mailing Address:

WILLIAMS HANNAH E
712 ASHE ST
KEY WEST, FL 33040-7113

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
Housing:** No

**Section-Township-
Range:** 05-68-25

Property Location: 712 ASHE ST KEY WEST

Legal Description: KW PT LOT 15 SQR 2 TR 6 E1-123 OR838-2455 OR843-2446L/E OR857-1937D/C OR910-370D/C OR921-375/376 OR921-377/378 CASE #84-286-CP-23 OR930-726/727 (UNRECORDED D/C ON FILE) OR1415-274R/S-Q/C(CMS)

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	32	93	2,930.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1317
Year Built: 1933

Building 1 Details

Building Type R1
Effective Age 60
Year Built 1933
Functional Obs 0

Condition P
Perimeter 170
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 53
Grnd Floor Area 1,317

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

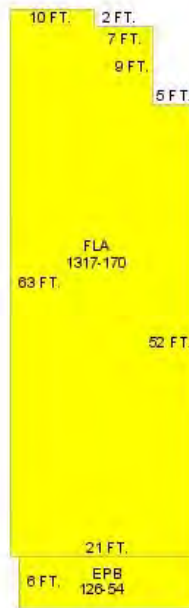
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	EPB		1	1933					126
1	FLA	8:METAL/ALUM	1	1933	N	N	0.00	0.00	1,317

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	80 SF	10	8	1955	1956	1	50

2	FN2:FENCES	42 SF	0	0	1988	1989	2	30
3	CL2:CH LINK FENCE	651 SF	0	0	1964	1965	1	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-0129	01/15/2003	07/12/2003	2,000		UPGRADE ELECTRIC
	03-0208	01/28/2003	07/12/2003	2,750		REPAIR ROOF

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
2016	52,746	956	405,277	458,979	139,934	25,000	114,934
2015	52,746	832	396,618	450,196	138,961	25,000	113,961
2014	52,746	755	370,177	423,678	137,858	25,000	112,858
2013	92,842	755	317,853	411,450	135,821	25,000	110,821
2012	92,842	755	245,361	338,958	133,551	25,000	108,551
2011	92,842	755	233,414	327,011	129,661	25,000	104,661
2010	94,270	755	294,641	389,666	127,745	25,500	102,245
2009	111,398	755	447,854	560,007	124,387	25,500	98,887
2008	102,738	755	512,750	616,243	124,263	25,500	98,763
2007	148,793	705	391,155	540,653	120,644	25,500	95,144
2006	244,446	709	278,350	523,505	117,701	25,500	92,201
2005	244,446	715	219,750	464,911	114,273	25,500	88,773
2004	133,915	720	205,100	339,735	110,945	25,500	85,445
2003	138,874	724	79,110	218,708	108,877	25,500	83,377
2002	118,138	730	79,110	197,978	106,326	25,500	80,826
2001	112,512	734	79,110	192,356	104,652	25,500	79,152
2000	111,440	1,312	55,670	168,422	101,604	25,500	76,104
1999	89,500	1,059	55,670	146,229	98,933	25,500	73,433
1998	73,133	869	55,670	129,672	97,375	25,500	71,875
1997	67,909	809	49,810	118,528	95,748	25,500	70,248
1996	47,014	563	49,810	97,387	92,960	25,500	67,460
1995	42,835	212	49,810	92,856	90,693	25,500	65,193
1994	38,308	191	49,810	88,309	88,309	25,500	62,809
1993	38,948	155	49,810	88,913	88,913	25,500	63,413
1992	38,948	159	49,810	88,917	88,917	25,500	63,417
1991	38,948	163	49,810	88,921	88,921	25,500	63,421
1990	34,412	167	38,823	73,403	73,403	25,500	47,903
1989	31,284	50	38,090	69,424	69,424	25,500	43,924

1988	25,434	50	33,695	59,179	59,179	25,500	33,679
1987	25,108	50	20,071	45,229	45,229	25,500	19,729
1986	25,248	50	19,338	44,636	44,636	25,000	19,636
1985	24,438	50	8,205	32,693	32,693	25,000	7,693
1984	22,707	50	8,205	30,962	30,962	25,500	5,462
1983	22,707	50	8,205	30,962	30,962	25,500	5,462
1982	23,200	50	8,205	31,455	31,455	26,000	5,455

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
12/1/1981	843 / 2446	45	<u>WD</u>	<u>U</u>

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