



Historic Architectural Review Commission Staff Report for Item 14

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: February 24, 2026

Applicant: Anne Bauman

Application Number: C2026-0007

Address: 1127 Thomas Street

Description of Work:

New 6' wood solid picket fence on Catherine Street side to match existing.

Site Facts:

The building under review is a non-contributing concrete block structure within the historic district. According to the Property Appraiser's records, it was constructed in 1918; however, staff research indicates the structure first appears on the 1926 Sanborn Map, suggesting a later construction date. The property is located on a corner lot between Thomas Street and Catherine Street and contains two primary structures (1125 and 1127). Currently, the structure sits on the ground and is located within an AE-7 flood zone.



Current photo of property under review (Catherine Street).



Current photo of property under review (Catherine Street).



Current photo of property under review (Thomas Street).



Aerial photo from 1941.



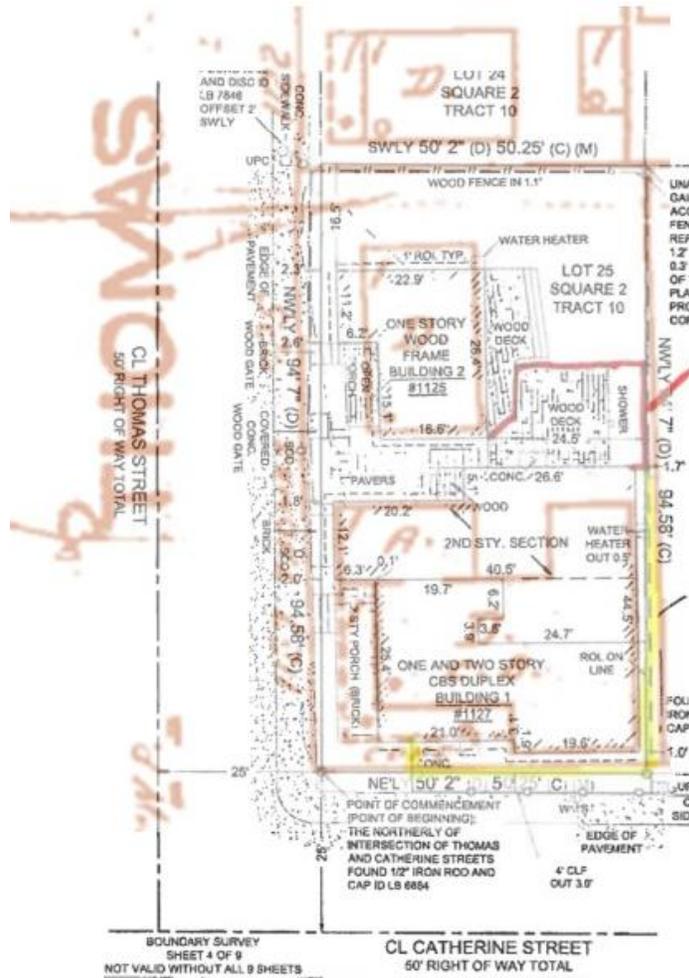
1968 aerial photo.



1972 aerial photo.



1981 aerial photo.



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.

Staff Analysis:

A Certificate of Appropriateness is currently under review for a new 6 foot tall wood solid picket fence along the Catherine Street frontage to match the existing 6 foot fence. The proposed fence will be painted white and will replace the existing bamboo screening, connecting to the 4 foot fence wrapping around the corner.

The 4 foot fence and the 6 foot fence are different in design as one is solid and the other one is open. The property is located across from the MLK Community Pool and Community Center, which is open to the public. The applicant has indicated that the purpose of the 6 foot solid fence is to provide additional privacy along this frontage.

There are a couple fences around the area that exceed 4 feet, the closest being 310 Catherine Street. The applicant has provided a site plan with other fences over 4 feet, included after the report.



Proposed Site Plan. Proposed location of fence circled in red.

Consistency with Cited Guidelines:

The Fence & Walls Guidelines state that a picket fence up to 4 feet in height is allowed along the front of a structure, and for corner lots, this 4 foot height must remain consistent along both the front and side elevations at least to the rear edge of the structure (Guideline 3).

The Guidelines also state that 6 foot fences are allowed only along side and rear property lines and may begin at least 10 feet from the front property line, or from the rear of where the façade of the house joins the front porch (Guidelines 4 and 6).

As proposed, the 6 foot solid wood fence along Catherine Street would replace existing bamboo screening and connect to the existing 4 foot fence. In order to comply with the Guidelines, the first 10 linear feet from the front property line must be 4 feet in height. The 6 foot height may begin no closer than ten feet from the front property line.

Staff notes that the structure is non-contributing and the property is located directly across from a public facility, resulting in increased visibility and overall activity along this frontage. Given these unique circumstances, the HARC Commission may consider the request, as the proposed wood fence is a compatible material within the district and would provide additional privacy while preserving the overall character of the streetscape.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$536.03 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # COAC26-00007	REVISION #	INITIAL & DATE 1-28-26 TSD
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1127 Thomas St	
Anne Bauman	PHONE NUMBER 305-393-2655
1127 Thomas St #1	EMAIL annebaumann73@gmail.com
Key West FL 33040	
Anne Bauman	PHONE NUMBER 305-393-2655
1127 Thomas St #1	EMAIL annebaumann73@gmail.com
Key West FL 33040	
Anne Bauman	DATE 1/28/26

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO___ INVOLVES A HISTORIC STRUCTURE: YES___ NO___
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: 6ft wood picket fence in front of property (solid fence to match existing fence)
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

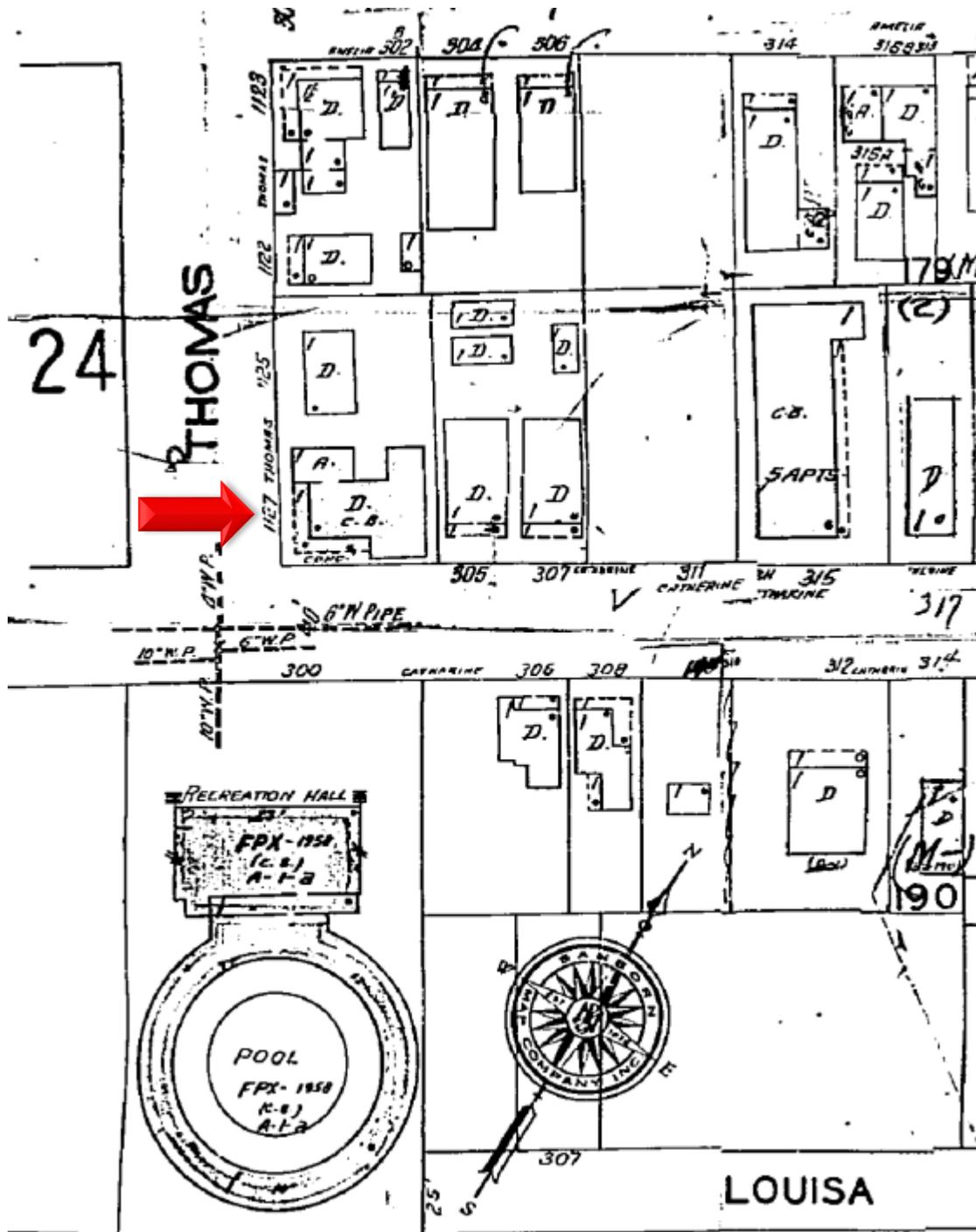
**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV**

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES: 6 ft solid picket fence
DECKS:	PAINTING: white
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

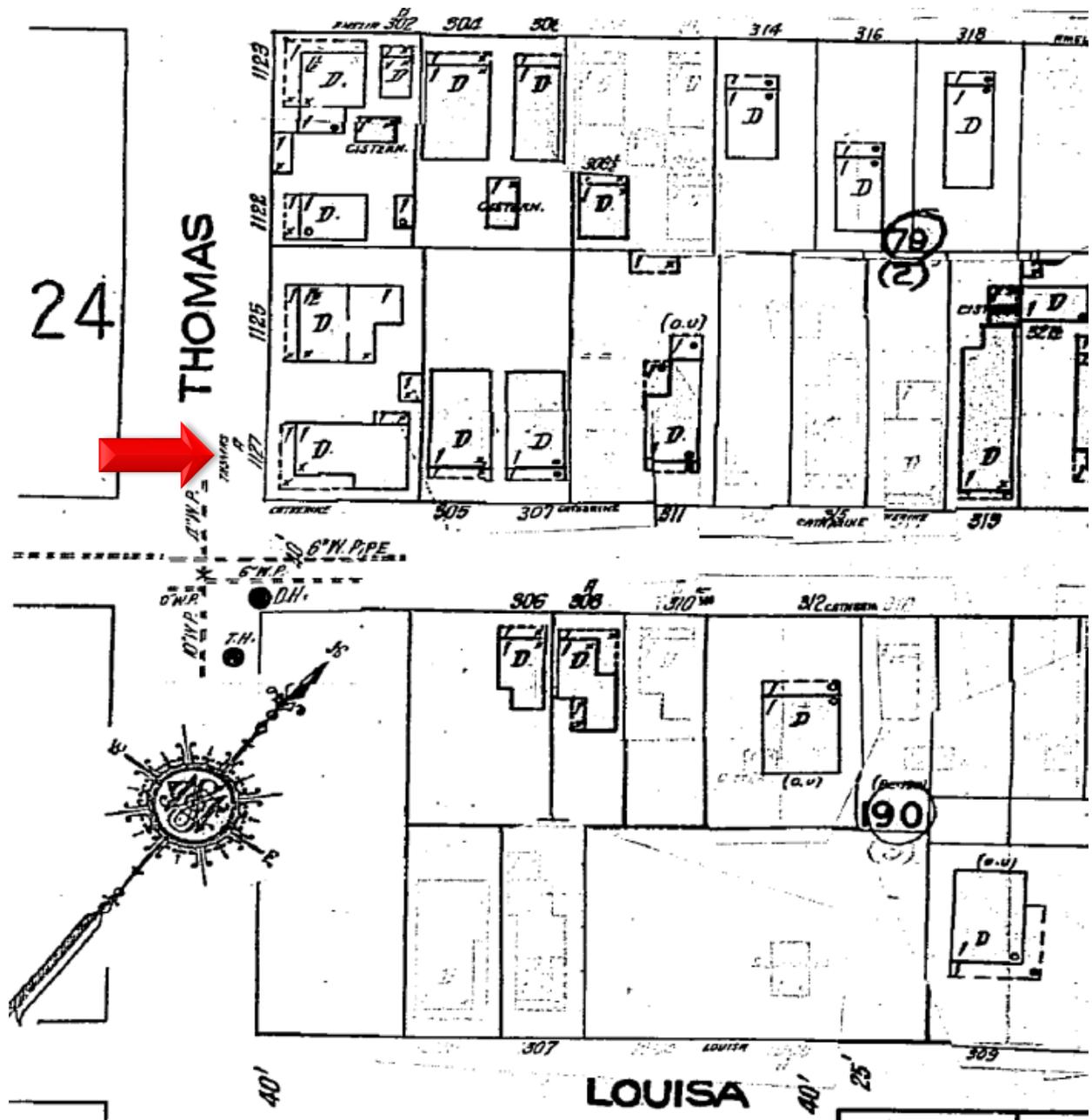
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input 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.

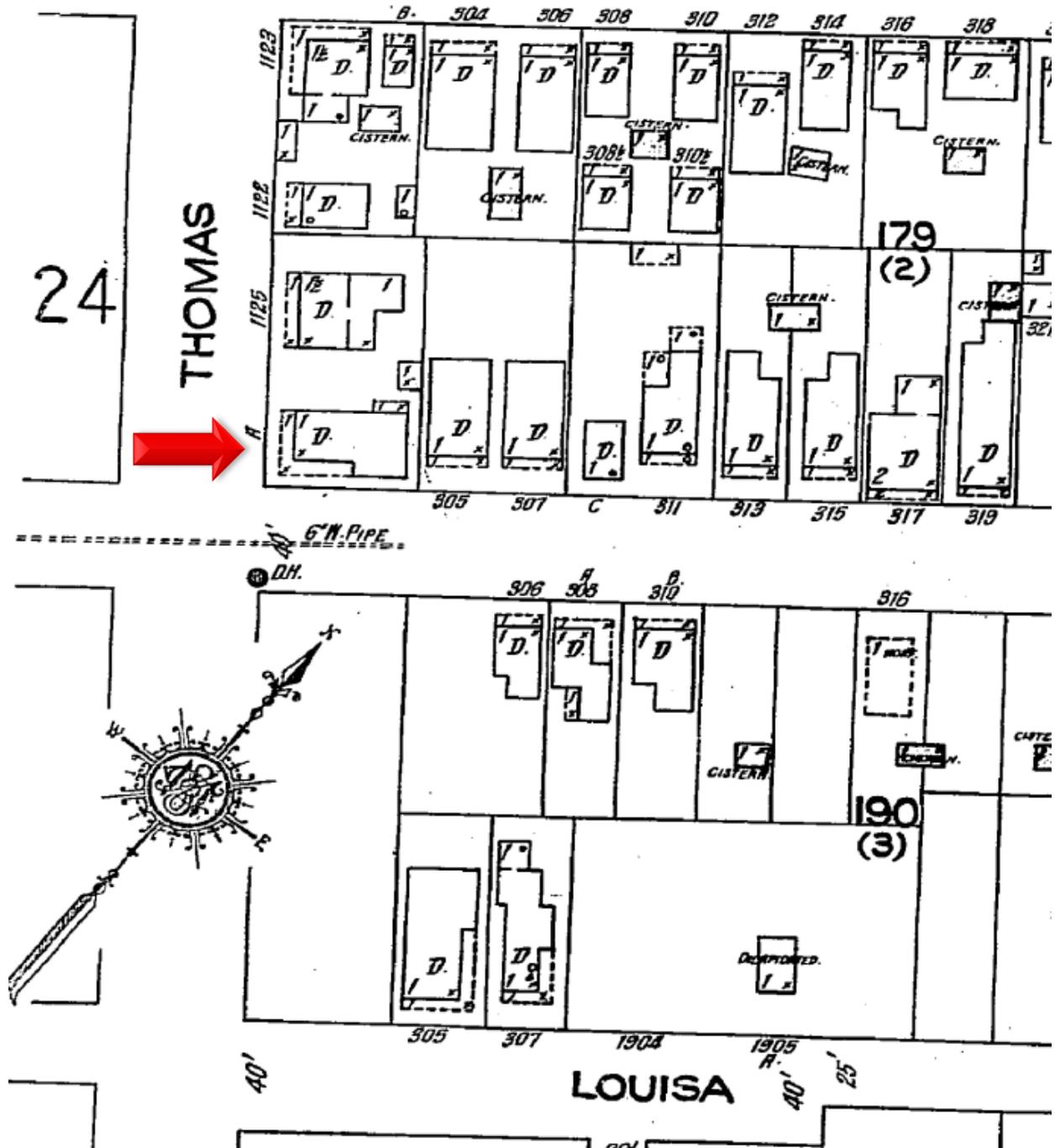
SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map



1926 Sanborn Map

PROJECT PHOTOS



11th St
Truman Ave
101 St
111 St
1127

SURVEY

PROPOSED DESIGN



Permit Details City of Key West

PERMIT NUMBER
BLD2023-2079

Description: Revision #1 submitted 9/13/2023.			
Type: FENCE	Subtype: HARC	Status: PERMIT ISSUED	Applied: 7/17/2023 GH
Parcel No: 00026291-000200	Site Address: 1127 Thomas St 2 Key West, FL 33040		Approved: 9/22/2023 RR
Subdivision:	Block:	Lot:	Issued: 9/22/2023 MB
Lot Sq Ft: 0	Building Sq Ft: 0	Zoning:	Finalized:
Valuation: \$4,072.86	Occupancy Type:	Construction Type:	Expired: 3/20/2024 MB
No. Buildings: 0	No. Stories: 0	No. Unites: 0	
<p>Details: SOLID 34 SQ/FT PRIVACY FENCE INSIDE PROPERTY 8FT TALL 16FT OF 6FT PICKIT PRIVACY FENCE IN BETWEEN SIDE YARD & EMPTY LOT. 42 IN GATE OF CORNER OF HOUSE. TOTAL 50 FT OF FENCE. N.O.C. EXEMPT. HARC INSPECTION REQUIRED. GH</p> <p>****Certificate of Appropriateness approved for a 6 foot tall vertical wood picket fence on the east side neighboring property line and removal and replacement of a 8 feet tall inside of the property and not within any property boundary. Fence painted white once it dries out. ET****</p> <p>*****</p> <p>Revision #1: Additional 50ft of fence back of property facing empty lot, same as previously approved.</p> <p>Additional 38ft of 6ft picket on Catherine Street side, 8ft of 6ft picket with a 4ft gate, Thomas Street side. Picture attached of fence attached. Red indicates fence on original approval. Yellow fence addition requested. **NOC required** HARC INSPECTION REQUIRED</p> <p>*****Certificate of Appropriateness approved for a 4 feet tall white wood picket fence on street side. Picket fence to increase to 6' tall where the rear building wall is. All build inside of property boundary. ET*****</p>			

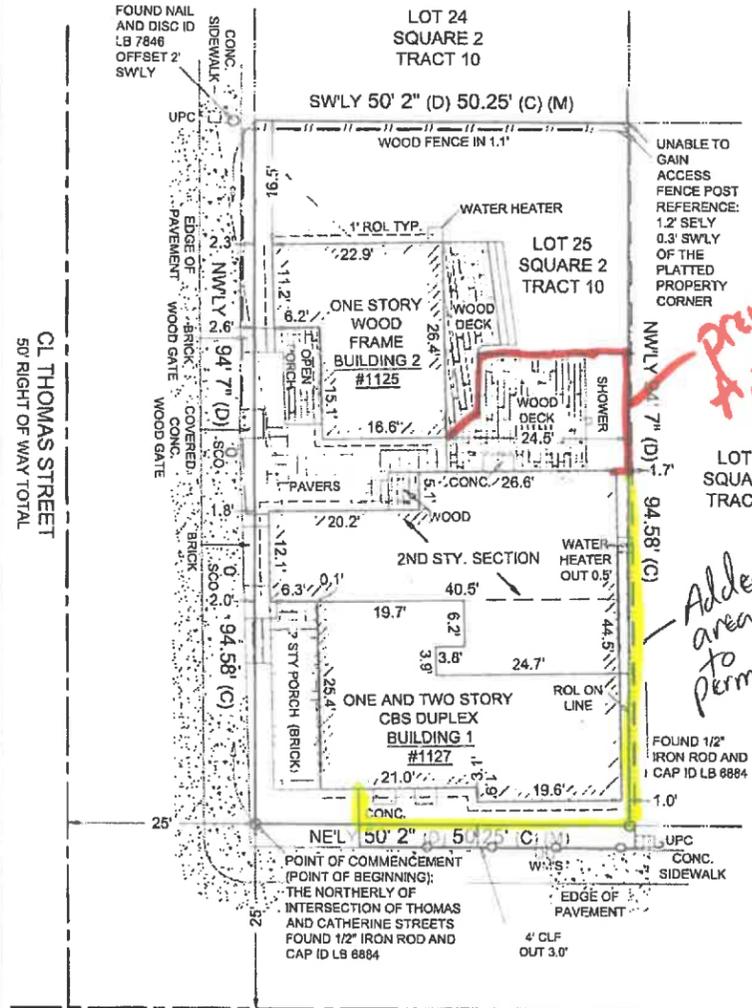


- ADDITIONAL SITES
- CHRONOLOGY
- CONDITIONS

1125-1127 THOMAS STREET A CONDOMINIUM

MAP OF BOUNDARY SURVEY

NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 20'



SURVEYOR'S NOTES

BEARING BASE: NELY ALONG THE NORTHERLY RIGHT OF WAY LINE OF CATHERINE STREET (D)

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A COMPARISON OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.

SYMBOLS SHOWN HEREON AND IN THE PLAT MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED TO THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE

GENERAL NOTES

1. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER, LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
2. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

ABBREVIATIONS:

- C = CALCULATED
- CL = CENTERLINE
- CLF = CHAINLINK FENCE
- CONC. = CONCRETE
- D = DEED
- M = MEASURED
- P = PLAT
- ROL = ROOF OVERHANG LINE
- SCO = SANITARY CLEAN-OUT
- SMH = SANITARY MANHOLE
- SV = SEWER VALVE
- WDF = WOOD FENCE
- WM = WATER METER
- UPC = CONCRETE UTILITY POLE

BOUNDARY SURVEY
SHEET 4 OF 9
NOT VALID WITHOUT ALL 9 SHEETS

FEMA FIRM: Flood Panel No. 1516K Flood Zone AE (EL 7)

SCALE: 1" = 20'

FIELD WORK DATE: 08/05/20

DRAWN BY: AS

CHECKED BY: RER

INVOICE NO.: 20062605

REVISIONS:

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
EMAIL info@reeceurveying.com



11th St
Truman Ave
101 St
11 St
1127



312 catherine

①



317 Catherine
ST.

2

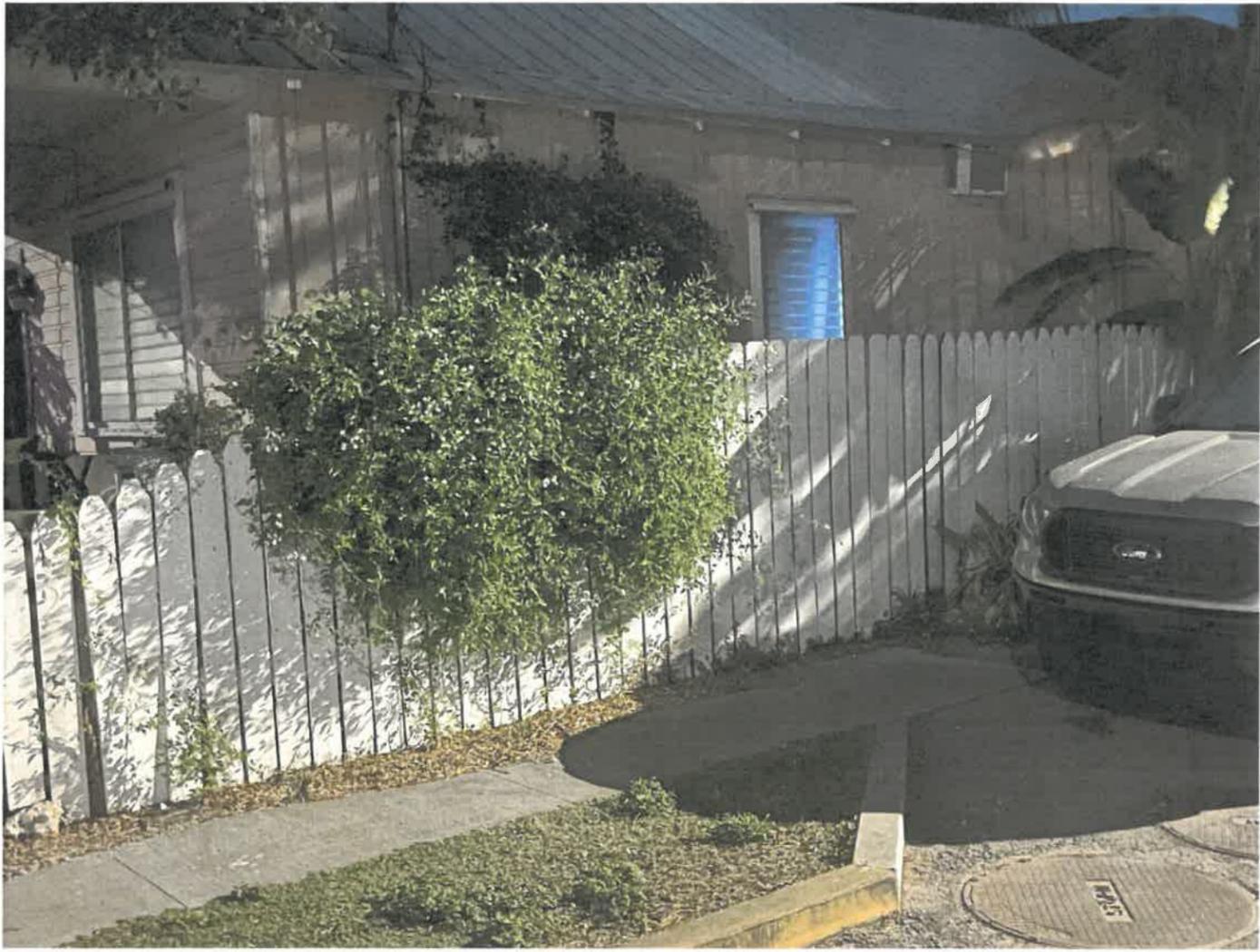


1124 Whitehead

3 Pic
of
Catherine
St. Side



4



1125
Catherine
ST Side
Corner lot

⑤



⑥
Whitehead st.
Front of house

1123 Whitehead
front of
House



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., February 24, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW 6' WOOD SOLID PICKET FENCE ON CATHERINE STREET SIDE TO MATCH EXISTING.

#1127 THOMAS STREET

Applicant – Anne Bauman Application #C2026-0007

If you wish to see the application or have any questions, you may visit the Growth Management Division 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 Anne Bauman, 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: 1127 Thomas St on the 16 day of February, 2026.

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 February 24, 2026.

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 C2026-0007.

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

Signed Name of Affiant:

Anne Bauman
Date: February 17 2026
Address: 1127 Thomas St
City: Key West
State, Zip: Florida 33040

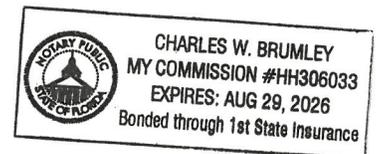
The forgoing instrument was acknowledged before me on this 17th day of FEBRUARY, 2026.

By (Print name of Affiant) ANNE BAUMAN who is personally known to me or has produced DRIVERS LICENSE as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: C.W. Brumley
Print Name: CHARLES W. BRUMLEY

Notary Public - State of Florida (seal)
My Commission Expires: 8/29/2026



PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

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 00026291-000100
Account# 9104876
Property ID 9104876
Millage Group 10KW
Location Address 1127 THOMAS St 1, KEY WEST
Legal Description UNIT 1 1125-1127 THOMAS STRRET CONDOMINIUM AND 29.18% COMMON AREA OR3141-1169DEC OR3155-1309
(Note: Not to be used on legal documents.)
Neighborhood 8013
Property Class CONDOMINIUM (0400)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable Housing No

Owner

BAUMAN ANNE 1127 Thomas St Unit 1 Key West FL 33040	CANKO HANS 1127 Thomas St Unit 1 Key West FL 33040
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Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$321,776	\$312,637	\$312,637	\$280,650
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$321,776	\$312,637	\$312,637	\$280,650
= Total Assessed Value	\$321,703	\$312,637	\$312,637	\$280,650
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$296,703	\$287,637	\$287,637	\$280,650

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$0	\$312,637	\$0	\$312,637	\$312,637	\$25,000	\$287,637	\$0
2023	\$0	\$312,637	\$0	\$312,637	\$312,637	\$25,000	\$287,637	\$0
2022	\$0	\$280,650	\$0	\$280,650	\$280,650	\$0	\$280,650	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Buildings

Building ID	65245	Exterior Walls	
Style		Year Built	1918
Building Type	CN_1 / CN_1	EffectiveYearBuilt	1918
Building Name		Foundation	
Gross Sq Ft	768	Roof Type	
Finished Sq Ft	768	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	0	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	0	Grade	
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	768	768	0
TOTAL		768	768	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/15/2022	\$350,000	Warranty Deed	2361863	3155	1309	01 - Qualified	Improved		

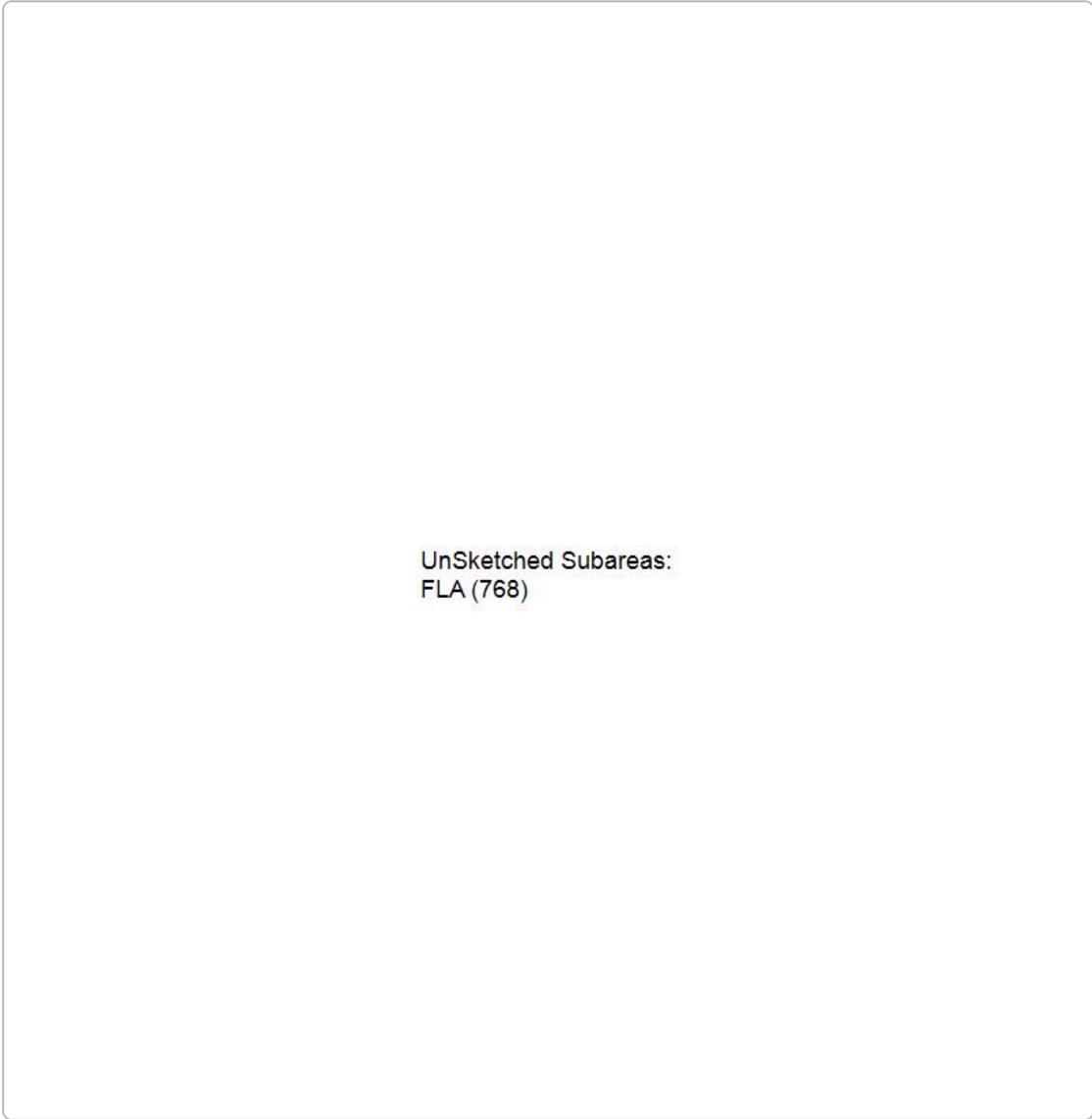
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
22-0860	03/29/2022	Completed	\$5,000	Residential	5 New CGI NOA 20-0722.09, 36x36(1), 36x60(4) ****2 over 2 grid over impact glass.

View Tax Info

[View Taxes for this Parcel](#)

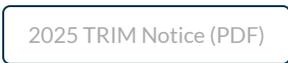
Sketches (click to enlarge)



Map



TRIM Notice



No data available for the following modules: Land, Yard Items, Photos.

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 2/18/2026, 2:04:21 AM

Contact Us

