



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: August 27, 2024

Applicant: Robert L. Delaune, Architect

Application Number: H2024-0021

Address: 1002 Fleming Street

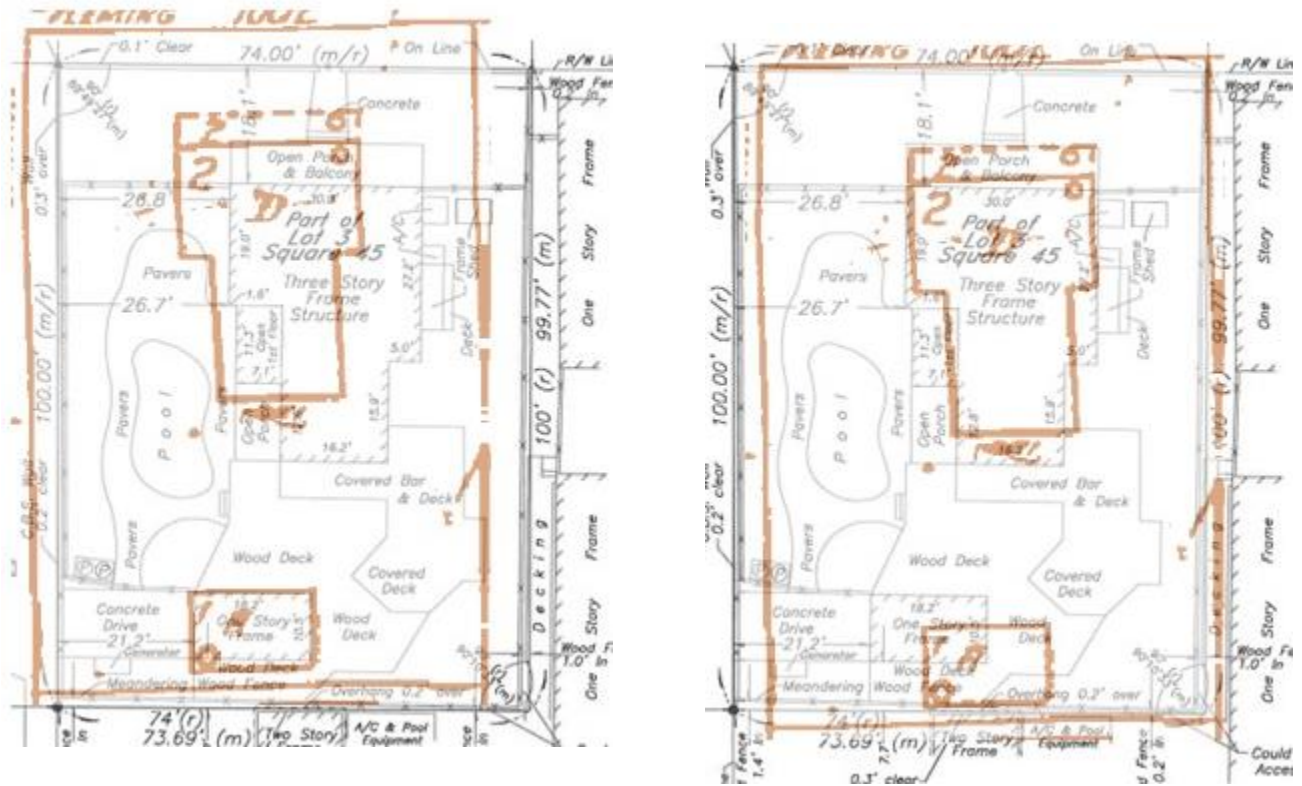
Description of Work:

New accessory structure in the rear yard. New driveway.

Site Facts:

The site under review comprises of a single-family house, an accessory structure, and a pool. The property is a corner lot facing Fleming Street and Grinnell Street abuts the west side. The two and a half-story principal building is a contributing resource to the historic district. The frame vernacular house was built circa 1920's. The house has been altered on its rear with attached additions. A one-story accessory structure is located behind the principal house with a concrete driveway accessible from Grinnell Street. According to the Sanborn maps a one-story accessory structure dedicated to one car was in the rear yard and is depicted with a similar footprint than the existing accessory habitable space. This structure is depicted in the Sanborn maps of 1926, 1948 and 1962. The structure is approximately 21-2' setback from the Grinnell Street property line. In 2005 under HARC COA 05-05-27-0830, the Commission approved the conversion of the carport into a pool cabana. A building permit was approved for such project (BLD2005-00005046). Among the renovations to the historic carport converted to a pool house are French doors to open to the pool, barn style doors to replace plywood doors and the design retained the board and batten

siding. In 2006 a new dining gazebo attached to the rear of the house was approved for building permits. There is no evidence of approval for current horizontal lap siding (hardie board) installed on the north side of the accessory pool house, as well as new doors. The parcel is in an AE -6 flood zone.



1962 Sanborn map over current survey.



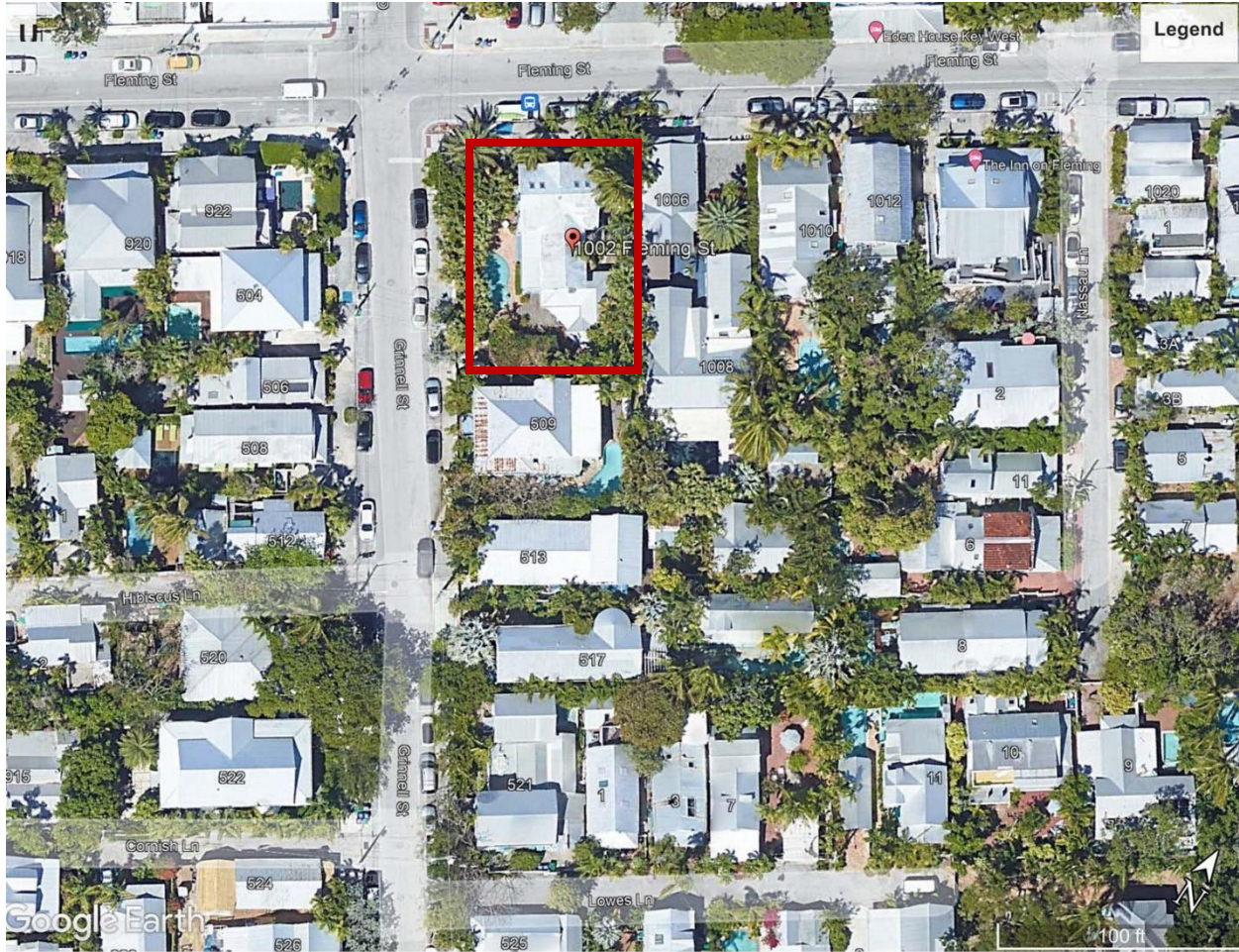
1002 Fleming Street circa 1965. Monroe County Library. Notice accessory structure at rear with board and batten siding



509 Grinnell Street circa 1965. Monroe County Library. Notice accessory structure on the property at 1002 Fleming Street and board and batten siding.



Existing accessory structure view from Grinnell Street.



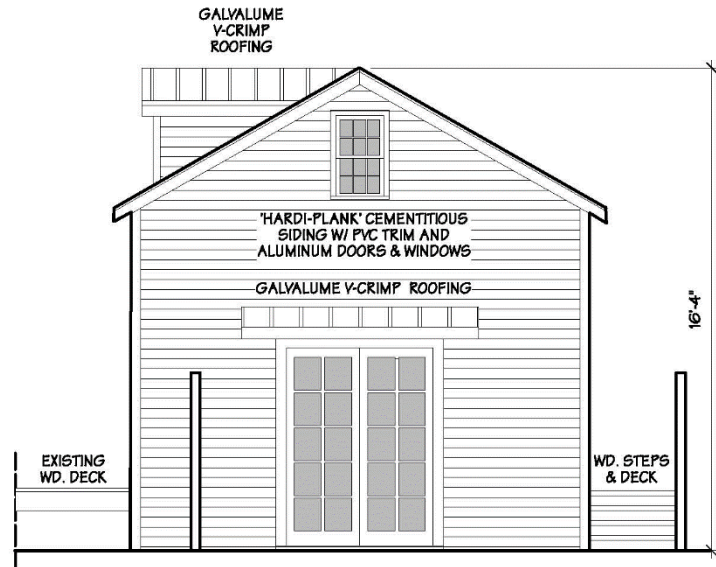
Google earth aerial view.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, last paragraph of page 38 - h, 6, 11, 13, 14, 18, 22, 23, and 24.
- Outbuildings (page 40), specifically first paragraph and guidelines 1, 3, 4 and 9.
- Parking areas, landscaping and open space environment (pages 43-44), specifically guidelines 1, 2, and 3.

Staff Analysis:

This report is for revisions that were done to plans submitted and reviewed by the Commission on July 23, 2024. During the meeting the Commission motioned to postpone the item as the consensus was that the proposed structure had a massing and scale that was not appropriate to the urban context. Also, there were concerns about the current integrity of the historic fabric of the accessory structure. The Certificate of Appropriateness under review proposes a new accessory structure to be located at the rear portion of the existing lot but visible from Grinnell Street. This structure will be replacing an existing one-story building that staff opines that, although the footprint is like the 1920 garage, its current construction fabric is not historic. The new design proposes a one and a



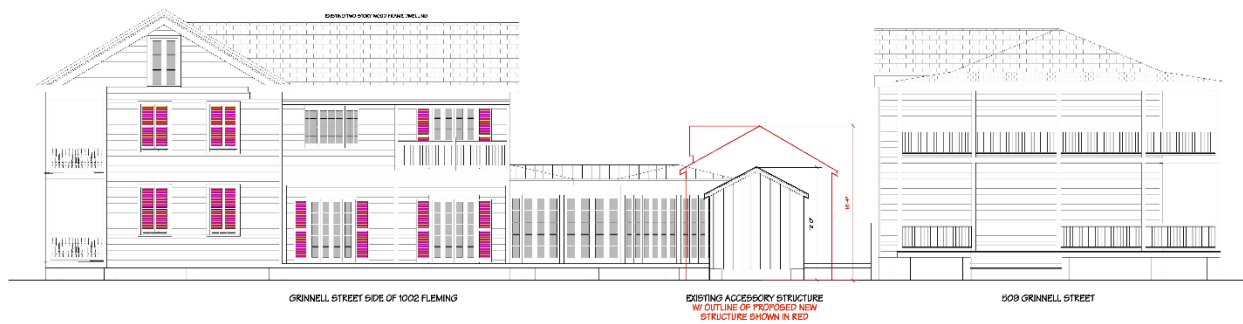
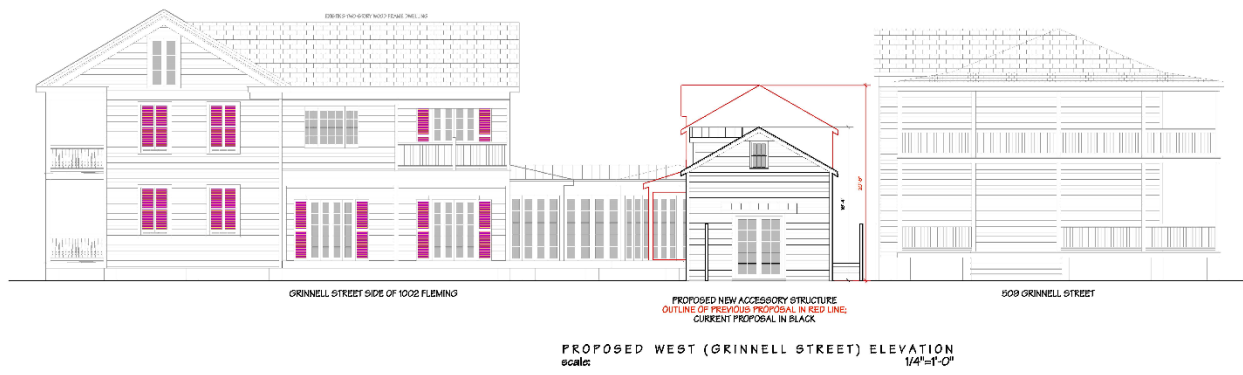
Proposed west elevation which will face Grinnell Street.

The proposed exterior materials are horizontal hardie board for siding, and aluminum windows and doors. The proposed roof will be finished with 5 v-crimp metal panels.

As the new design shifts the new structure towards the west property line, the revision includes a new driveway and off-street parking space on the northeast portion of the lot. This area will be paved with bricks and palms will be removed and mitigated with natives.

Consistency with Cited Guidelines:

It is staff’s opinion that the revised design follows the Commissioner’s comments from the June 23, 2024, meeting. Staff did not find in the neighboring properties any accessory structure but the one that exists on the site. Staff finds the new proposed driveway to be consistent with the cited guidelines for open space environment.



Grinnell Street view proposed and existing Outlined in red is the building form from the previous design.

APPLICATION

RECEIVED
MAY 22 2024
BY: TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # HARC 2024-0021	REVISION #	INITIAL & DATE TK 5/22/24
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1002 Fleming Street	
NAME ON DEED:	James & Jodie Wickenheiser	PHONE NUMBER 615-293-0880
OWNER'S MAILING ADDRESS:	1002 Gasserway Circle	EMAIL jim@paragonconstruction.com
	Brentwood, TN 27027	
APPLICANT NAME:	Robert L Delaune Architect PA	PHONE NUMBER 305-304 4842
APPLICANT'S ADDRESS:	619 Eaton Street, Suite 1	EMAIL robdelaune@bellsouth.net
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE 05/17/24

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 X INVOLVES A HISTORIC STRUCTURE: YES___ NO X
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
demolition of existing one-story wood-frame non-historic accessory structure and construction of new 1 1/2-story wood frame accessory structure in same location
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
demolition of existing one-story wood frame non-historic accessory structure

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):	
construction of new 1 1/2-story wood frame accessory structure	
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.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- 2024-0021



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.

The structure in question is not an historic structure

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.

It does not

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

It is not

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The structure in question is not an historic structure.

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.

It does not.

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

It is not.

CITY OF KEY WEST
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(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 2 pages, 14 May 2024
 No Reason _____

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.

The structure in question is not and its removal will not

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

The structure in question is not historic

AND

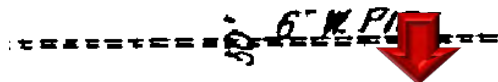
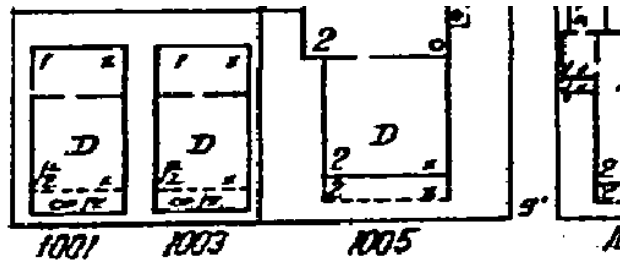
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The structure in question is not historic

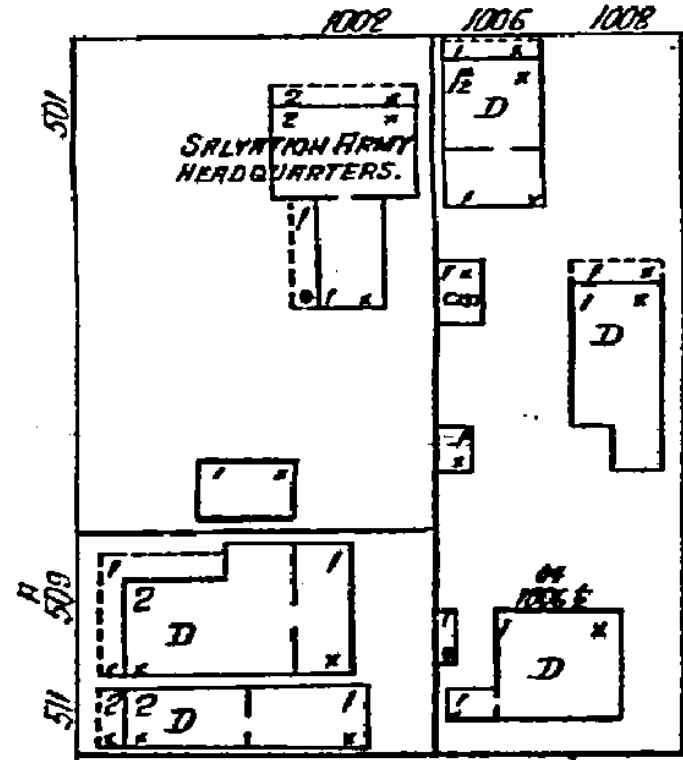
(4) Removing buildings or structures that would otherwise qualify as contributing.

It is unknown whether the structure in question would qualify as contributing or not

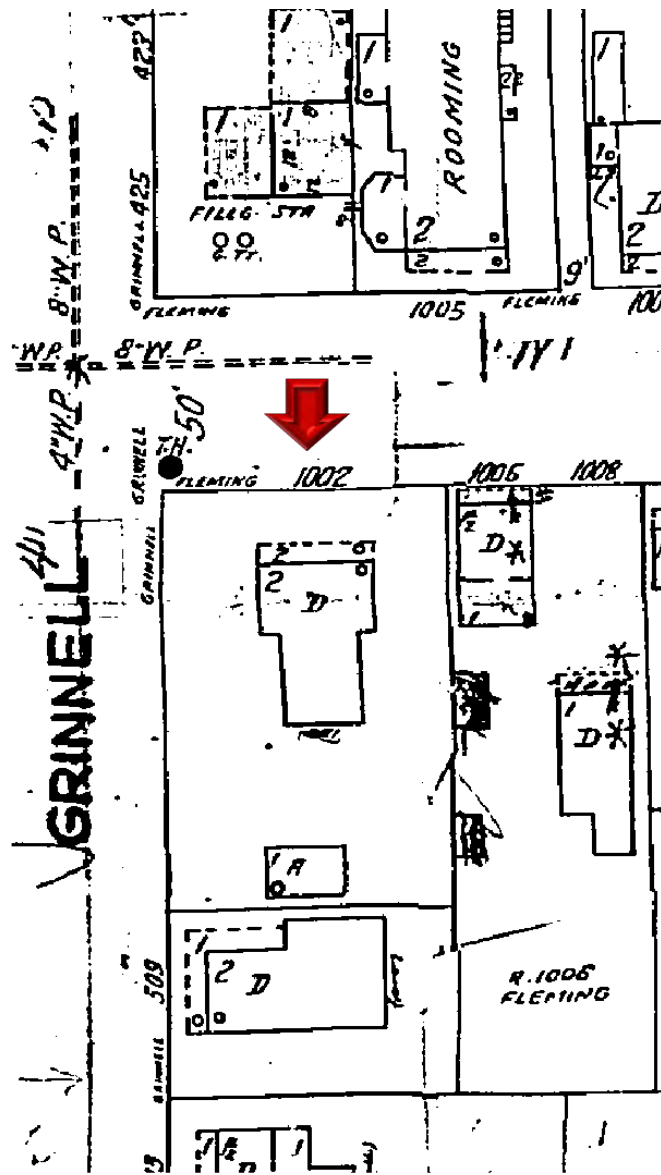
SANBORN MAPS



GRINNELL



1926 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1002 Fleming Street circa 1965. Monroe County Library.



RESIDENT PERMIT











ICON



FLORIDA.COM 0126

NOTICE
THE AREA IS UNDER
24 HOUR
VIDEO
SURVEILLANCE



509







**Existing accessory structure
at 1002 Fleming Street**

**Left side of
509 Grinnell**



**Grinnell Street side of
1002 Fleming Street**





**Rear part of
1002 Fleming Street**

1002 Fleming Street existing accessory structure view from north





1002 Fleming Street existing accessory structure view from east



1002 Fleming Street existing accessory structure
view along south side



509 Grinnell Street



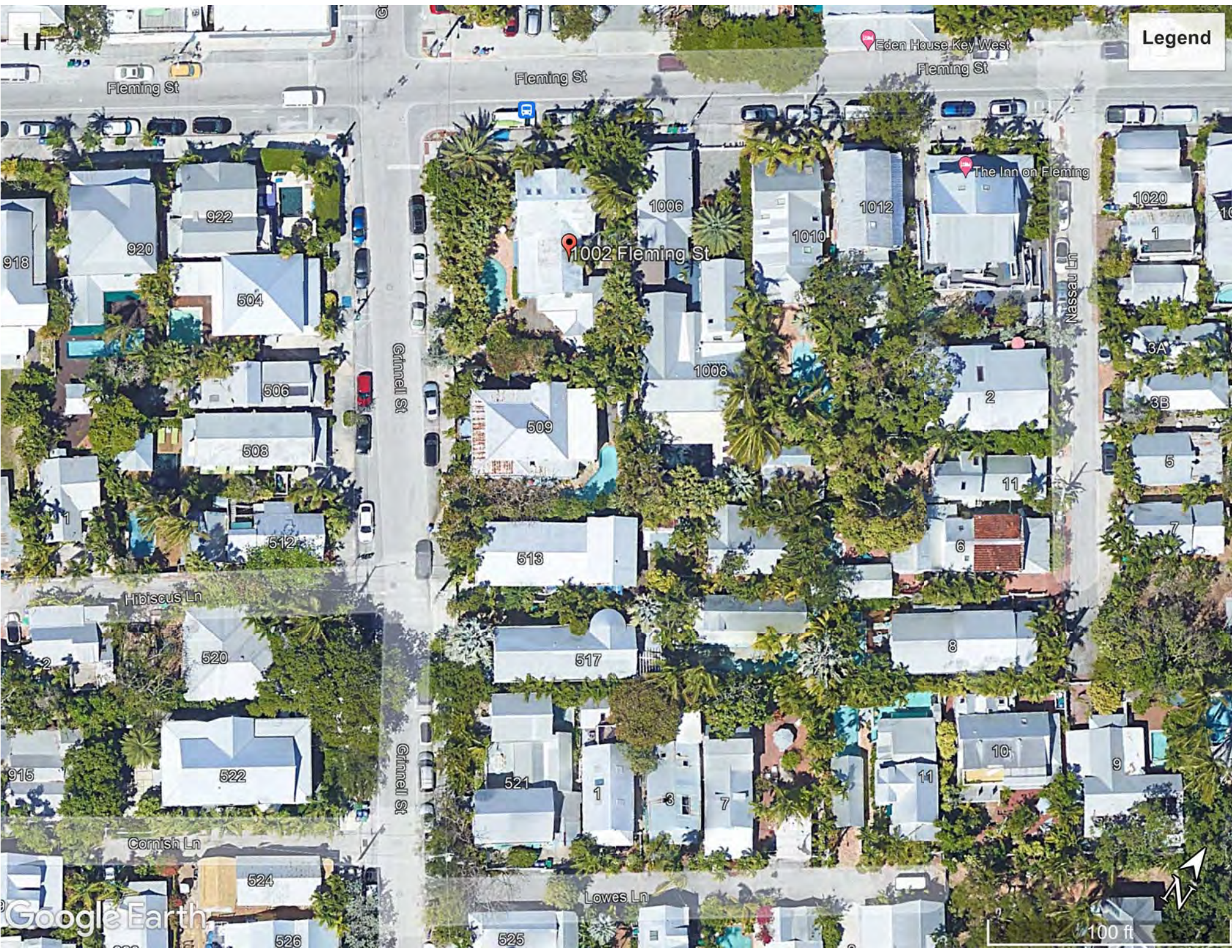
504 Grinnell Street



506 & 508 Grinnell Street



Grinnell Street side of 922 Fleming Street



Legend

Eden House Key West

The Inn on Fleming

1002 Fleming St

Fleming St

Fleming St

Fleming St

918

920

922

504

506

508

512

Hibiscus Ln

2

520

522

Cornish Ln

524

526

Grinnell St

Grinnell St

513

517

521

525

Lowes Ln

1

3

7

1006

1003

1010

1012

2

11

6

8

10

11

9

Nassau Ln

1020

1

3A

3B

5

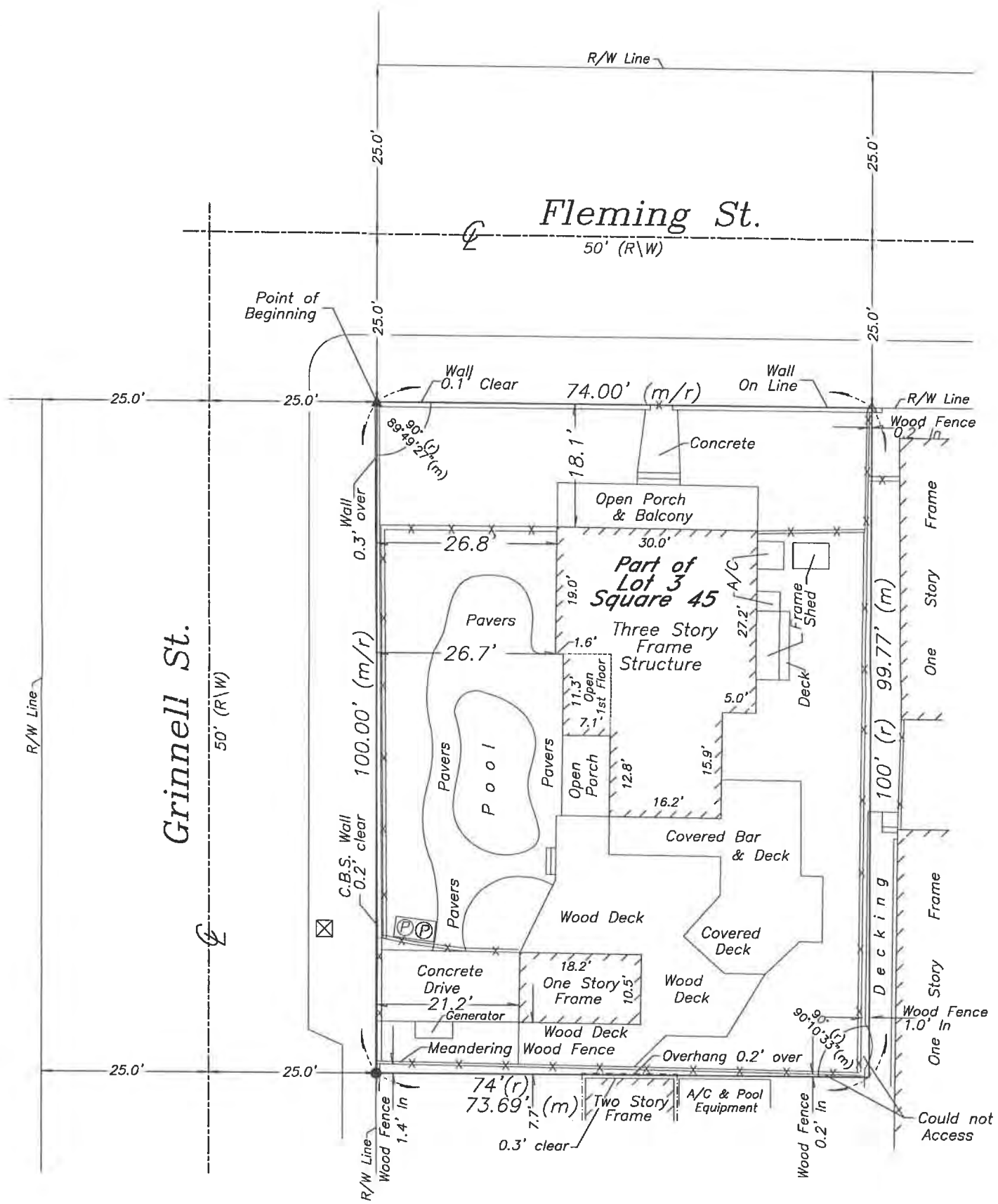
7

Google Earth

100 ft

SURVEY

Boundary Survey Map of part of Lot 3, Square 45, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found PK Nail
- △ 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
- ⊗ Utility Pole
- P- Overhead Utility Lines

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Lot 3, Square 45,
Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1002 Fleming 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. All concrete and bricking is not shown.
9. Date of field work: July 18, 2022
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Lot 3 in Square 45; commencing at the corner of Fleming and Grinnell Streets, and thence along said Grinnell Street in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 74 feet; thence at right angles in a Northwesterly direction 100 feet to Fleming Street; thence at right angles in a Southwesterly direction along said Fleming Street 74 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: James Wickenheiser and Jodi Wickenheiser;
Truist Bank;
Oropeza Stones & Cardenas, PLLC;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

July 23, 2022

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

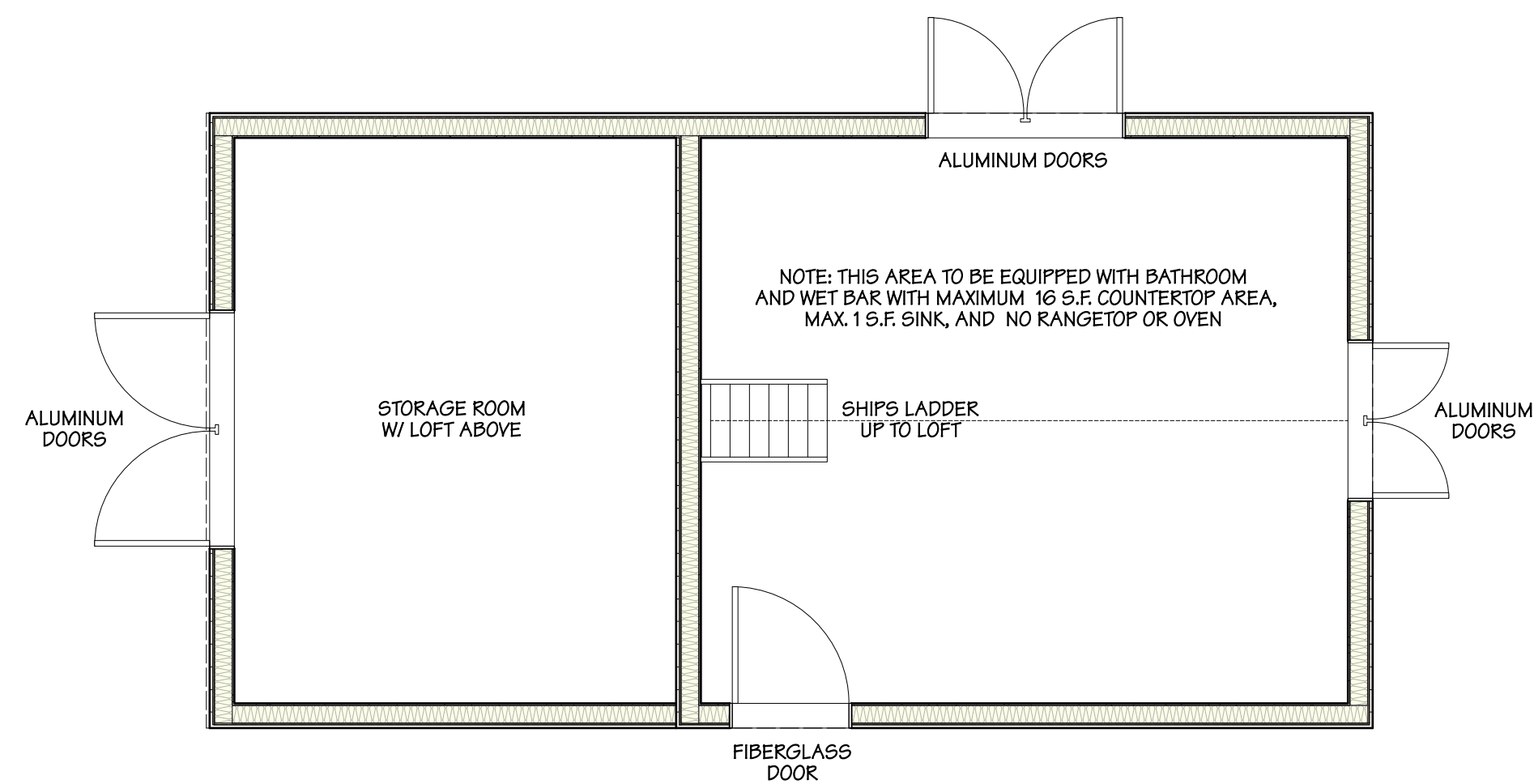
J. LYNN O'FLYNN, Inc.



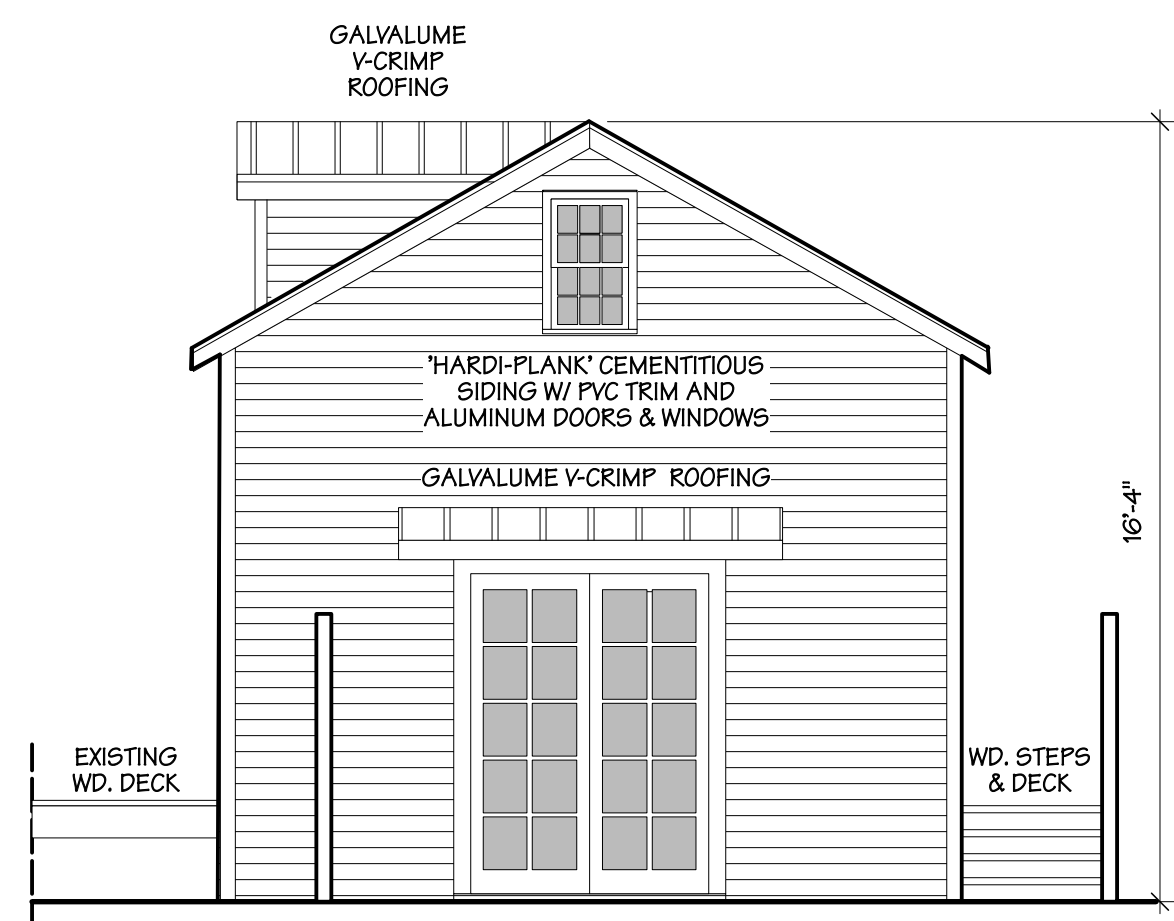
Professional Surveyor & Mapper
PSM #6298

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

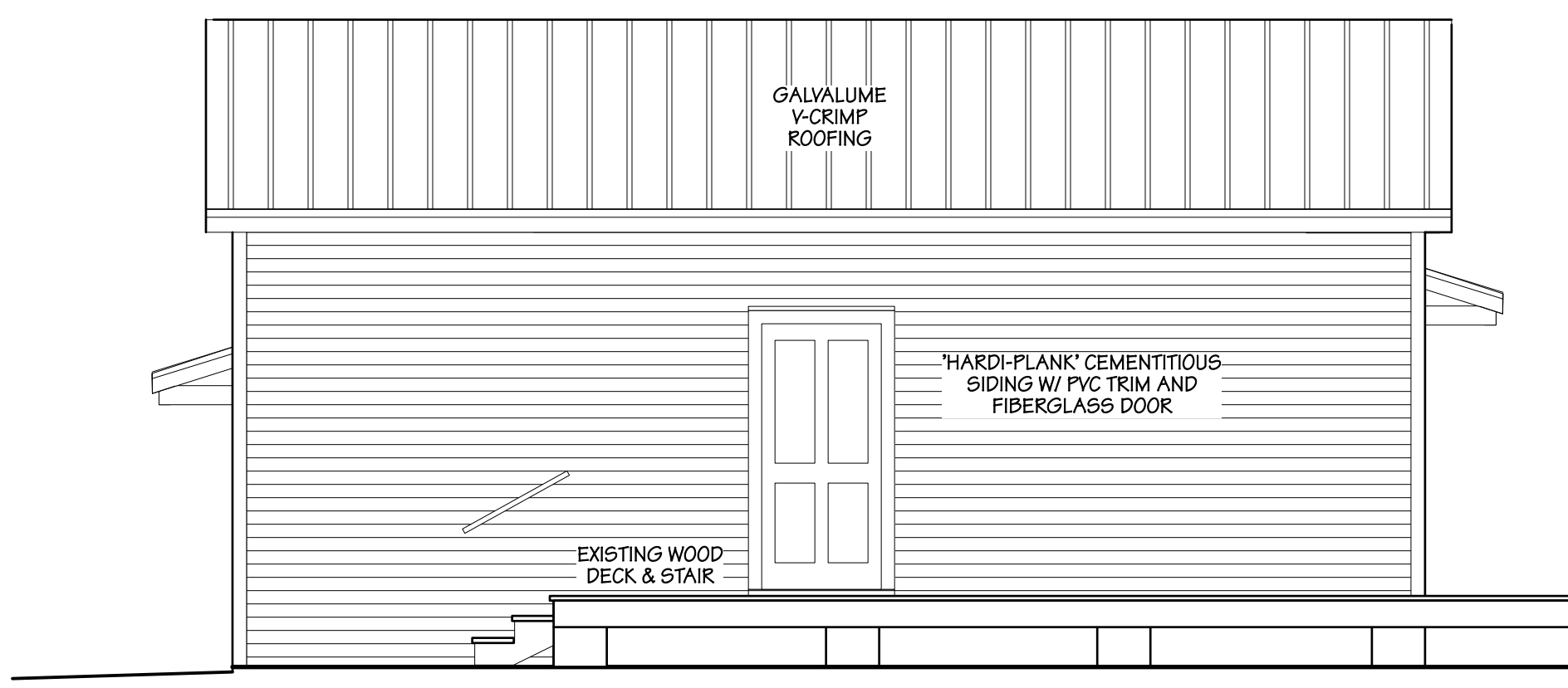
REVISED DESIGN



PROPOSED FLOOR PLAN
scale: 1/4"=1'-0"



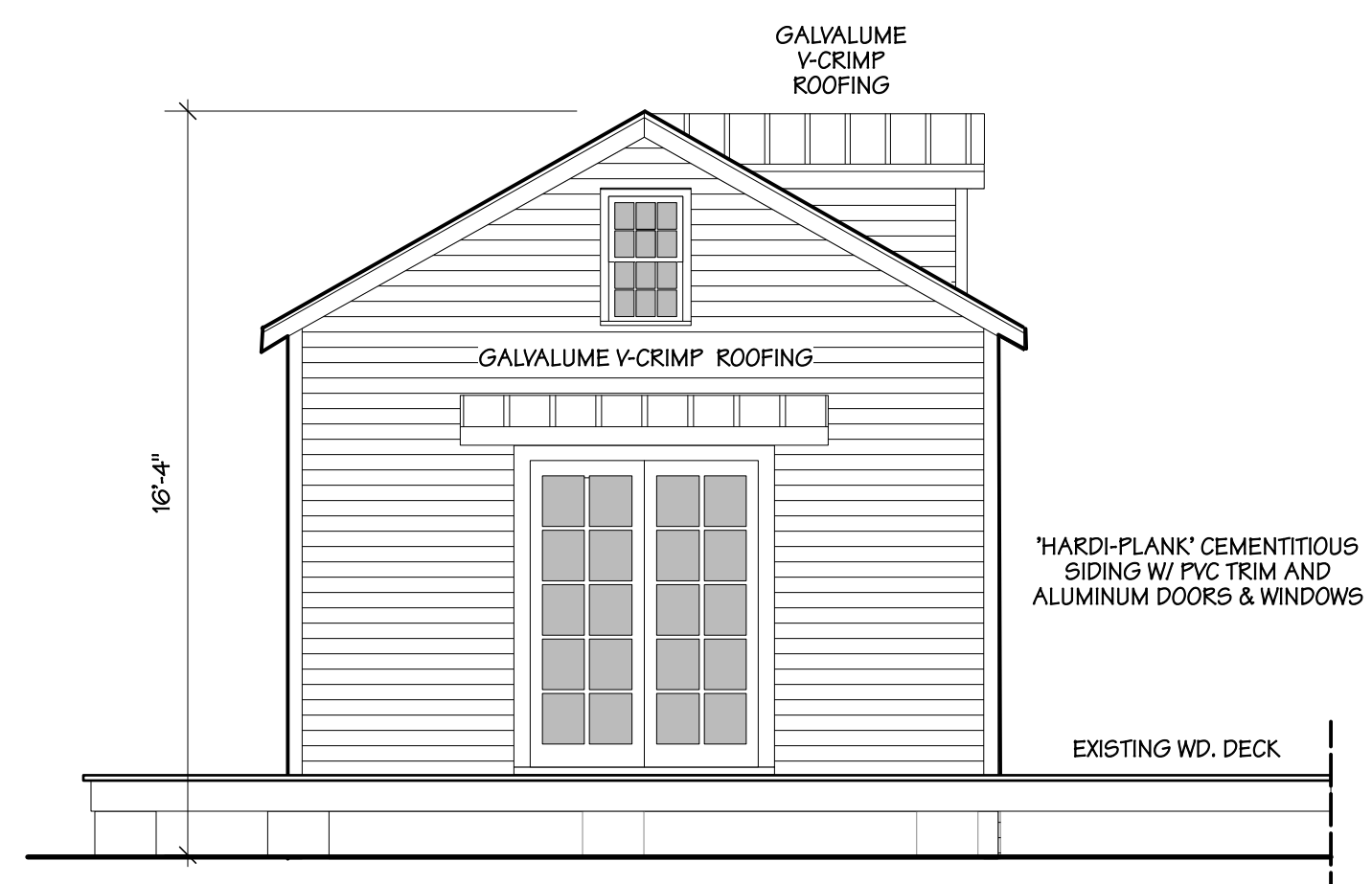
PROPOSED WEST ELEVATION
scale: 1/4"=1'-0"



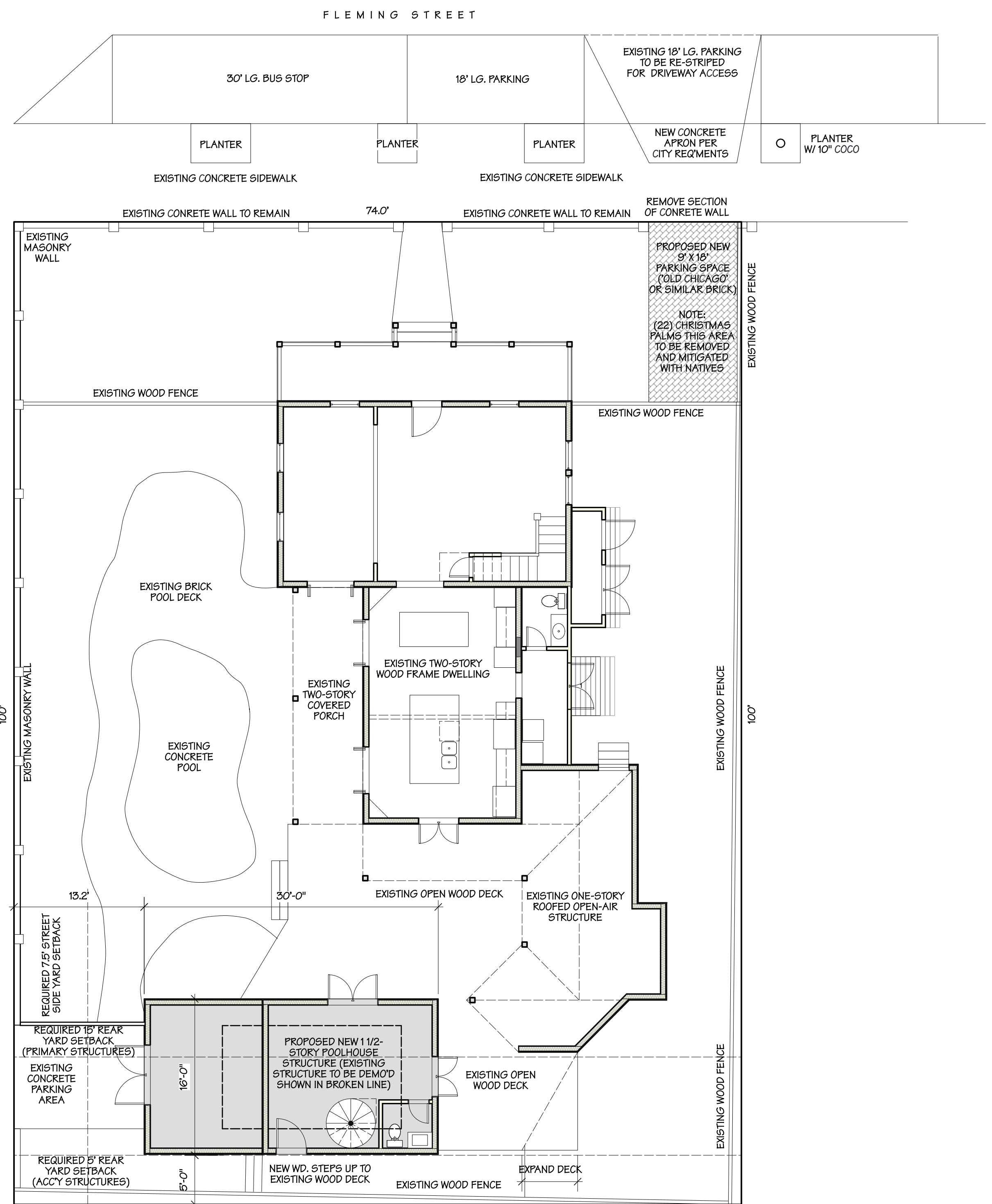
PROPOSED SOUTH ELEVATION
scale: 1/4"=1'-0"



PROPOSED NORTH ELEVATION
scale: 1/4"=1'-0"



PROPOSED EAST ELEVATION
scale: 1/4"=1'-0"



SITE PLAN
scale: 1"=10'

SITE DATA:

LOT AREA: 7400 S.F.
LAND USE DISTRICT: HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-2)
FEMA FLOOD ZONE: AE-6; PROPOSED MIN. FLOOR ELEVATION 7.0'

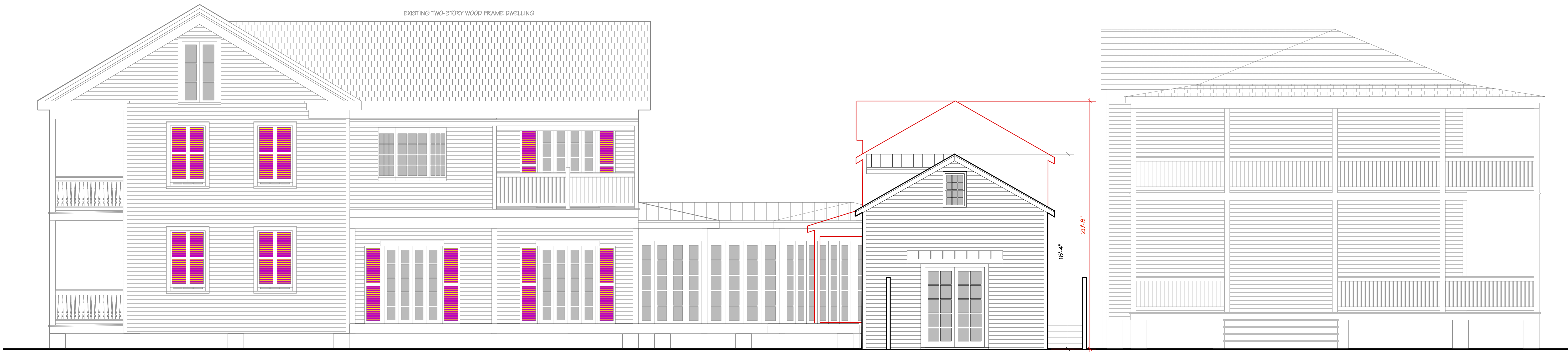
	ALLOWED/ REQUIRED	EXISTING	PROPOSED
BLDG. COVERAGE:	2860 S.F. (40%)	2003 S.F. (26.4%)	2287 S.F. (30.9%)
IMPERVIOUS SURFACE RATIO:			
BLDG.S.:		2003 S.F.	2287 S.F.
CONC. DRIVE:		156	162
NEW PARKING:		0	162
POOL:		450	450
POOL DECK:		302	302
ENTRY WALK:		30	30
TOTAL IMPERVIOUS:	4400 S.F. (60%)	3008 S.F. (40.6%)	3369 S.F. (45.5%)
OPEN SPACE:	2590 S.F. (35%)	4392 S.F. (59.3%)	4031 S.F. (54.4%)
HEIGHT (ACCESSORY STRUCTURE):	35'	12' +/-	16'-8"
SETBACKS (ACCESSORY STRUCTURE):			
STREET SIDE:	7.5'	21.2'	13.2'
REAR:	5'	7.7'	5'
ACCESSORY STRUCTURE REAR YARD COVERAGE:	333 S.F. (30%)	220 S.F. (12%)	300 S.F. (27%)

STORMWATER DRAINAGE CALCULATIONS:

IMPERVIOUS COVERAGE IS INCREASED BY 361 S.F.
361 S.F. X 1st 1" RAINFALL = 30 C.F. REQUIRED SWALE AREA

poolhouse demolition / reconstruction
1002 FLEMING STREET
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

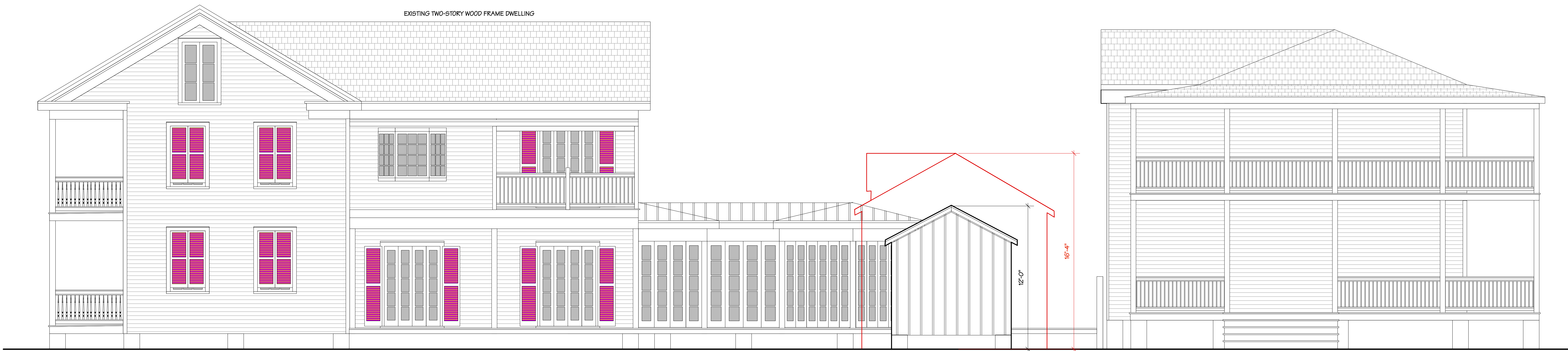


GRINNELL STREET SIDE OF 1002 FLEMING

PROPOSED NEW ACCESSORY STRUCTURE
 OUTLINE OF PREVIOUS PROPOSAL IN RED LINE;
 CURRENT PROPOSAL IN BLACK

509 GRINNELL STREET

PROPOSED WEST (GRINNELL STREET) ELEVATION
 scale: 1/4"=1'-0"



GRINNELL STREET SIDE OF 1002 FLEMING

EXISTING ACCESSORY STRUCTURE
 W/ OUTLINE OF PROPOSED NEW
 STRUCTURE SHOWN IN RED

509 GRINNELL STREET

EXISTING WEST (GRINNELL STREET) ELEVATION
 scale: 1/4"=1'-0"

poolhouse demolition / reconstruction
 1002 FLEMING STREET
 KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
 619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet
 2
 of
 2

14 MAY 2024
 REVISED 8/9/24

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., August 27, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE AT REAR YARD. NEW DRIVEWAY. DEMOLITION OF ACCESSORY STRUCTURE AT REAR YARD. PARTIAL DEMOLITION OF FRONT FENCE.

#1002 FLEMING STREET

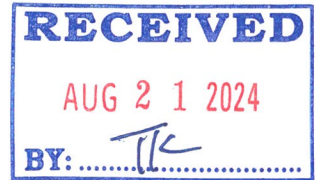
Applicant – Robert L. Delaune, Architect Application #H2024-0021

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 305-809-3973 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 ROBERT DELAUNE, 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:
1002 FLEMING STREET on the 21ST day of AUGUST, 2024.

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 AUGUST 27, 2024.

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 H2024-0021.

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

Signed Name of Affiant:

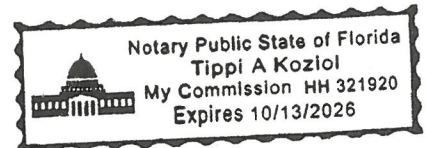
[Signature]
 Date: 8/21/24
 Address: 109 FLEMING ST
 City: KEY WEST,
 State, Zip: FL 33040

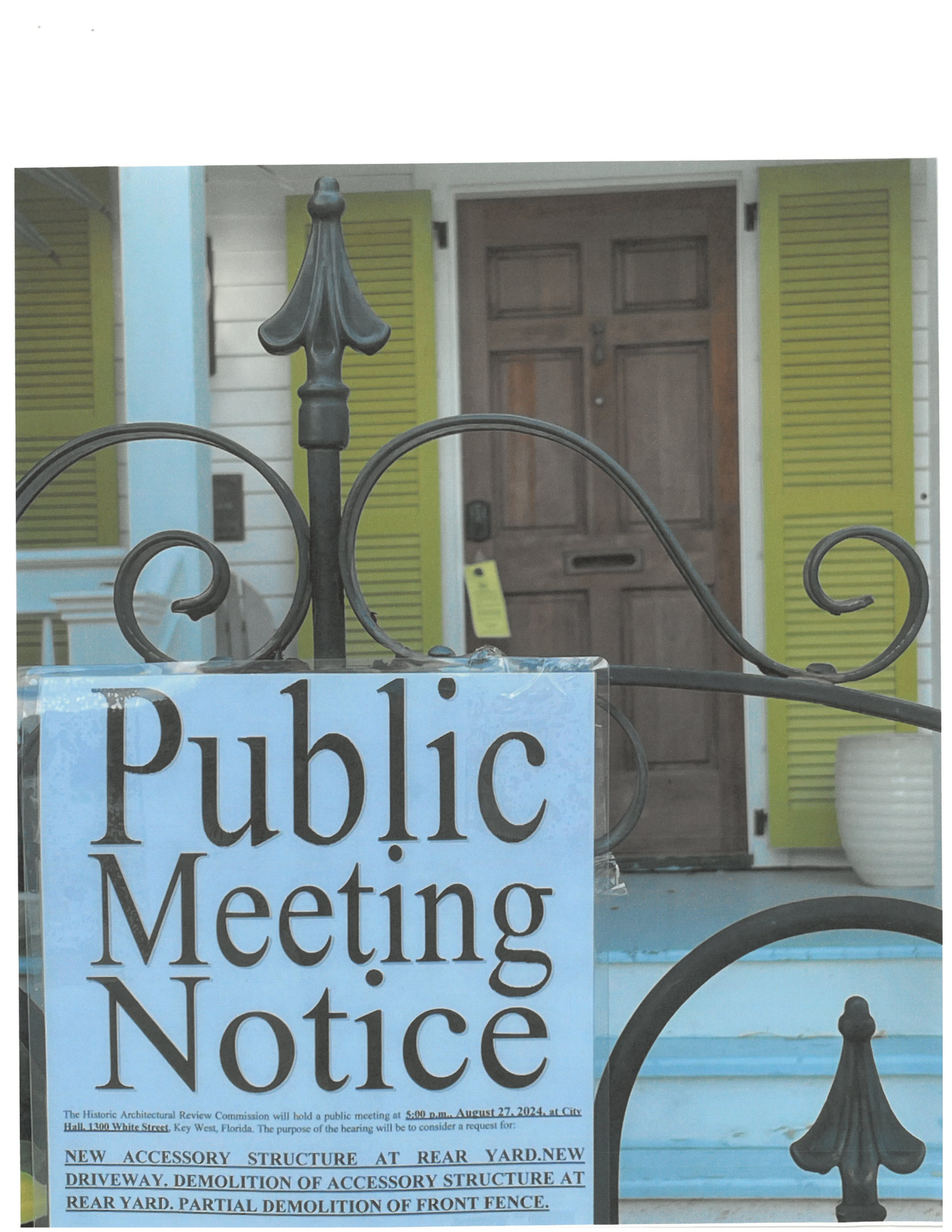
The forgoing instrument was acknowledged before me on this 21ST day of AUGUST, 2024.

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

NOTARY PUBLIC

Sign Name: [Signature]
 Print Name: Tippi A. Koziol
 Notary Public - State of Florida (seal)
 My Commission Expires: 10/13/2026





Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., August 27, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE AT REAR YARD. NEW DRIVEWAY. DEMOLITION OF ACCESSORY STRUCTURE AT REAR YARD. PARTIAL DEMOLITION OF FRONT FENCE.



Public Meeting Notice

PROPERTY APPRAISER INFORMATION

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 00007430-000000
Account# 1007706
Property ID 1007706
Millage Group 10KW
Location 1002 FLEMING St, KEY WEST
Address
Legal Description KW PT LOT 3 SQR 45 OR86-124/25 OR526-850 OR601-362 OR758-561/62 OR927-2308 OR1041-905 OR1287-529/31 OR1287-532/34 OR1614-1085/86 OR1651-402 OR2088-2031/32 OR3188-0896
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable Housing No



Owner

WICKENHEISER JAMES
 1012 Gasserway Cir
 Brentwood TN 37027

WICKENHEISER JODIE
 1012 Gasserway Cir
 Brentwood TN 37027

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$984,101	\$987,763	\$722,834	\$742,370
+ Market Misc Value	\$38,162	\$39,276	\$40,389	\$41,587
+ Market Land Value	\$1,630,535	\$1,235,430	\$913,752	\$906,759
= Just Market Value	\$2,652,798	\$2,262,469	\$1,676,975	\$1,690,716
= Total Assessed Value	\$2,652,798	\$1,844,673	\$1,676,975	\$1,690,716
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,652,798	\$2,262,469	\$1,676,975	\$1,690,716

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,235,430	\$987,763	\$39,276	\$2,262,469	\$1,844,673	\$0	\$2,262,469	\$0
2021	\$913,752	\$722,834	\$40,389	\$1,676,975	\$1,676,975	\$0	\$1,676,975	\$0
2020	\$906,759	\$742,370	\$41,587	\$1,690,716	\$1,690,716	\$0	\$1,690,716	\$0
2019	\$955,710	\$761,906	\$42,783	\$1,760,399	\$1,007,183	\$25,000	\$982,183	\$500,000
2018	\$854,848	\$800,978	\$43,980	\$1,699,806	\$988,404	\$25,000	\$963,404	\$500,000

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.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	7,400.00	Square Foot	74	100

Buildings

Building ID	506	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	3944	Roof Type	IRR/CUSTOM
Finished Sq Ft	2044	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	292	Bedrooms	3

Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	7	Grade	600
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,120	0	365
FAT	FINISHED ATTIC	750	0	110
FLA	FLOOR LIV AREA	2,044	2,044	332
SBF	UTIL FIN BLK	30	0	26
TOTAL		3,944	2,044	833

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1978	1979	5 x 30	1	150 SF	2
FENCES	1978	1979	2 x 92	1	184 SF	4
WALL AIR COND	1983	1984	0 x 0	1	1 UT	1
WALL AIR COND	1983	1984	0 x 0	1	3 UT	2
WOOD DECK	1993	1994	0 x 0	1	680 SF	2
WATER FEATURE	2000	2001	0 x 0	1	1 UT	1
TILE PATIO	2000	2001	0 x 0	1	272 SF	5
BRICK PATIO	2000	2001	0 x 0	1	30 SF	2
RES POOL	2000	2001	0 x 0	1	450 SF	3
FENCES	1979	2004	5 x 68	1	340 SF	2
FENCES	2003	2004	6 x 94	1	564 SF	2
FENCES	2005	2006	6 x 140	1	840 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/5/2022	\$2,915,000	Warranty Deed	2386934	3188	0896	03 - Qualified	Improved		
2/14/2005	\$2,150,000	Warranty Deed		2088	2031	Q - Qualified	Improved		
8/30/2000	\$920,000	Warranty Deed		1651	0402	Q - Qualified	Improved		
1/5/2000	\$985,000	Warranty Deed		1614	1085	Q - Qualified	Improved		
12/1/1993	\$430,000	Warranty Deed		1287	0532	Q - Qualified	Improved		
4/1/1978	\$97,500	Conversion Code		758	561	Q - Qualified	Improved		

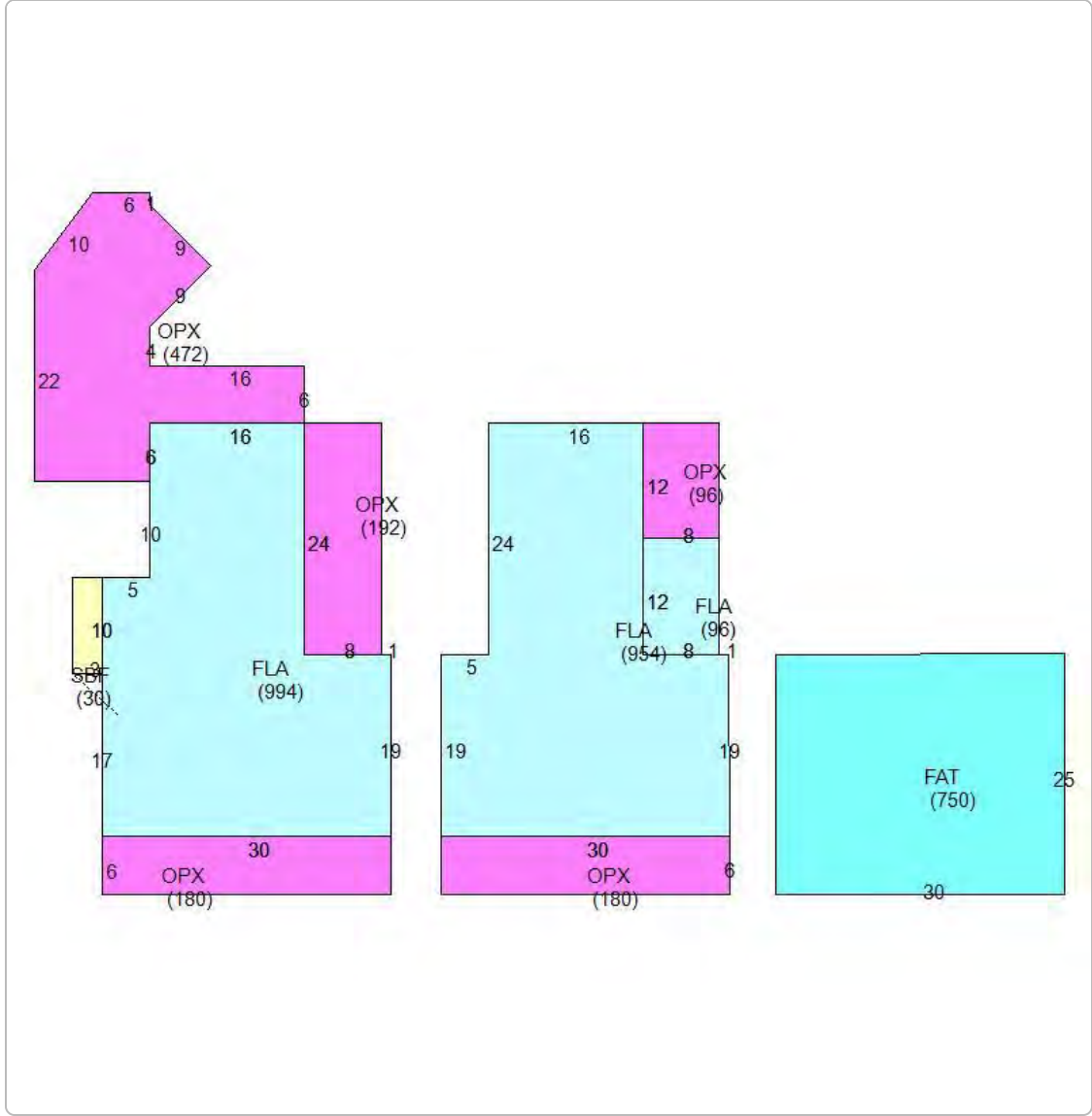
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-3330	1/31/2023		\$20,000	Residential	only homeowner to perform the work. Must use City of Key West Inspectors. in progress and finals 12/29/2022 11:33:38 AM 2 story side addition per plans. Install new impact windows on side + back of home.
22-2508	9/23/2022	10/27/2022	\$28,600	Residential	Remove 225Q existing Metal Shingle roofing and replace with new of the same.
22-2363	8/22/2022	10/27/2022	\$4,000	Residential	Exploratory removal of drywall from bedroom walls and ceilings to determine condition of wood walls and ceilings. Remove rotten steps and decking on 1st floor side porch. Repair and replace with 1" x 4" T&G wood deck.
08-0135	1/24/2008	2/1/2008	\$1,000	Residential	AFTER THE FACT INSTALL OF 125A GENERATOR
08-0166	1/23/2008	2/1/2008	\$1,500	Residential	REPLACE ROTTED PICKET FENCE WITH LIKE PICKET FENCE
08-0036	1/10/2008	1/30/2008	\$800	Residential	RUN 15' COPPER LINE FROM TWO 100 GAL TANKS TO GENERATOR
08-0003	1/2/2008	1/23/2008	\$400	Residential	EMERGENCY REPAIR REPLACE OF METER CAN & RISER WIRES
06-1511	3/6/2006	8/7/2006	\$41,000	Residential	INSTALL 5SQS OF V-CRIMP METAL ROOFING ON NEW GAZEBO
06-1263	3/3/2006	8/7/2006	\$1,200	Residential	INSTALL 3 CEILING FANS IN DINING GAZEBO
06-0362	2/3/2006	8/7/2006	\$3,500	Residential	BUILD DINING GAZEBO ATTACHED TO REAR OF HSE ON EXISTING DECK
06-0326	1/23/2006	8/7/2006	\$900	Residential	INSTALL SEWER LATERAL TO POOL HSE
06-0199	1/12/2006	8/7/2006	\$1,500	Residential	INSTALL NEW 125 AMP FOR POOL HSE
05-5046	12/6/2005	8/7/2006	\$6,500	Residential	CONVERT GARAGE INTO POOL HSE
05-5047	12/6/2005	8/7/2006	\$2,200	Residential	WIRE POOL HSE (170SF)
05-5048	12/6/2005	8/7/2006	\$1,800	Residential	ROUGH SET W/C LAV WATER HEATER
05-3888	9/12/2005	8/7/2006	\$4,000	Residential	18" METAL FENCE ATOP OF 85LF CONCRETE WALL
05-3356	8/8/2005	8/7/2006	\$4,000	Residential	RELOCATE THE EXISTING SERVICE DROP & REPLACE 200AMP PANEL
05-1703	5/24/2005	8/7/2003	\$4,000	Residential	red tag by corey install 140'X6" solid picket fence
05-1047	4/4/2005	8/7/2006	\$3,500	Residential	REPLACE 700SF OF DECK
02-2495	10/3/2002	1/12/2003	\$1,500	Residential	REPLACE FENCE
02-1038	4/24/2002	8/21/2003	\$1,000	Residential	PAINT EXTERIOR
01-1943	5/14/2001	10/9/2001	\$6,200	Residential	CENTRAL AC
00-3854	11/13/2000	12/21/2000	\$25,000	Residential	ELECTRICAL
00-3288	10/19/2000	12/21/2000	\$25,000	Residential	EXTERIOR REPAIRS
00-0190	1/25/2000	7/19/2000	\$9,015	Residential	RESURFACE POOL/RETILE PAT
98-3670	12/2/1998	8/13/1999	\$1	Residential	REPAIR FENCE (STORM DAMAGE)
B942647	8/1/1994	12/1/1994	\$8,000	Residential	RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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