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## Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Matthew Crawford  
Historic Preservation Assistant

Meeting Date: February 24, 2026

Applicant: Inocente & Denise Santiago

Application Number: C2026-0003

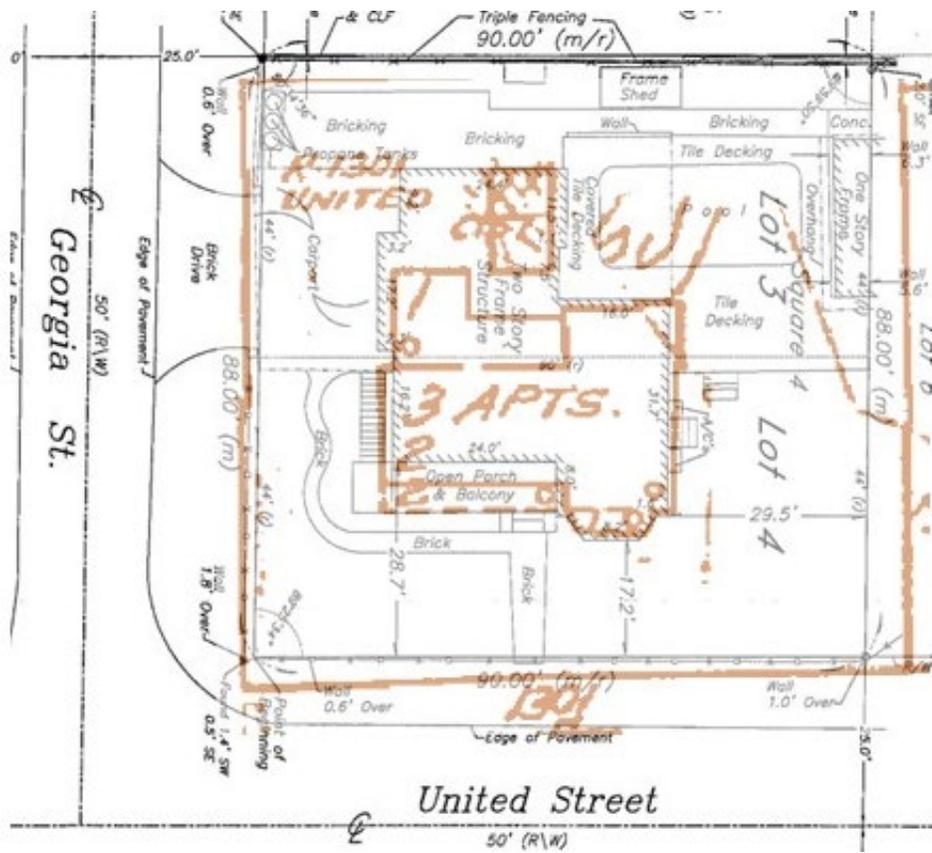
Address: 1301 United Street

### **Description of Work:**

New 6' wood picket fence starting at property line on side of house on Georgia Street.

### **Site Facts:**

The property under review contains a two-story wood frame structure located in the east corner of United and Georgia streets. The principal building is listed as a contributing resource to the historic district. The frame vernacular house was built circa 1899 as a single-family home. By 1962 the Sanborn map depicts the house as a three apartments structure. Currently the house is used as a single family residence. The house is located within an AE flood zone.



1962 Sanborn map over current survey.



*Photo showing neighboring property*



*Photo from Georgia Street showing side of property*



*Photo straight on from Georgia Street*

### **Guidelines Cited on Review:**

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

### **Staff Analysis:**

A Certificate of Appropriateness is currently under review for a new 6' fence starting property line on side of house on Georgia Street. The fence will be a wooden picket fence painted white with pointed pickets. The fence will run from the start of the property line on Georgia street and run the full length of the property behind the house at the property line on the rear of the property.



*Proposed fence design*

### **Consistency with Cited Guidelines:**

Staff finds the design to meet some of the cited fence guidelines. The fence will be a white wooden picket fence, which complies with the guidelines. The fence will have typical spacing for picket fences and will not be solid. The fence does not follow Guideline 6 of fences and walls which states “Six-foot fences may begin from the rear of where the façade of the house joins the front porch, or at least ten (10) feet from the front property line.” The proposed fence will be 6’ tall starting at the property line on Georgia Street. However, the first 10 linear feet from the front property line are required to remain four feet in height. Therefore, the proposal would need to comply with the four-foot height requirement within that frontage zone, with the six-foot height beginning no closer than ten feet from the front property line. Staff notes that there are large shrubs that would partially block the fence from view on Georgia Street. If approved, the Fencing should be constructed so the finished face is toward the neighboring property.

# 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 #	REVISION #	INITIAL & DATE
COAC 2026-0003		PDM 1/23/2026
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1301 United St.	
NAME ON DEED:	Inocente O. & Denise Santiago	PHONE NUMBER 305-304-6678
OWNER'S MAILING ADDRESS:	1301 United St.	EMAIL Sandynkw@aol.com
	Key West, FL 33040	
APPLICANT NAME:	Inocente & Denise Santiago	PHONE NUMBER 305-304-6678
APPLICANT'S ADDRESS:	1301 United St.	EMAIL Sandynkw@aol.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE 1/23/26

**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: Fence replacement - Requesting the first ten feet to be six feet high. Permit has been approved by City Building Department.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): n/a

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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

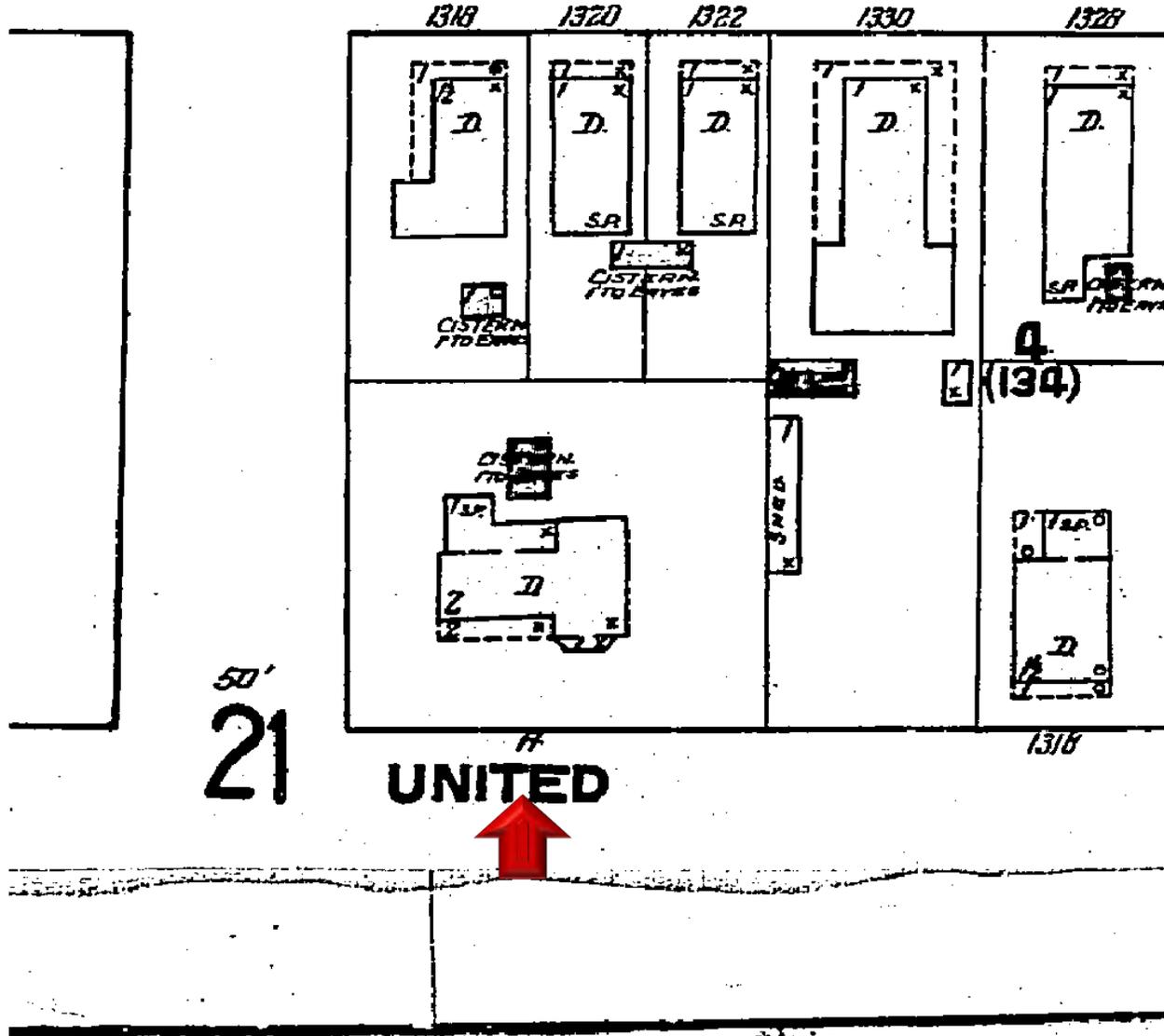
<b>ACCESSORY STRUCTURE(S):</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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.**

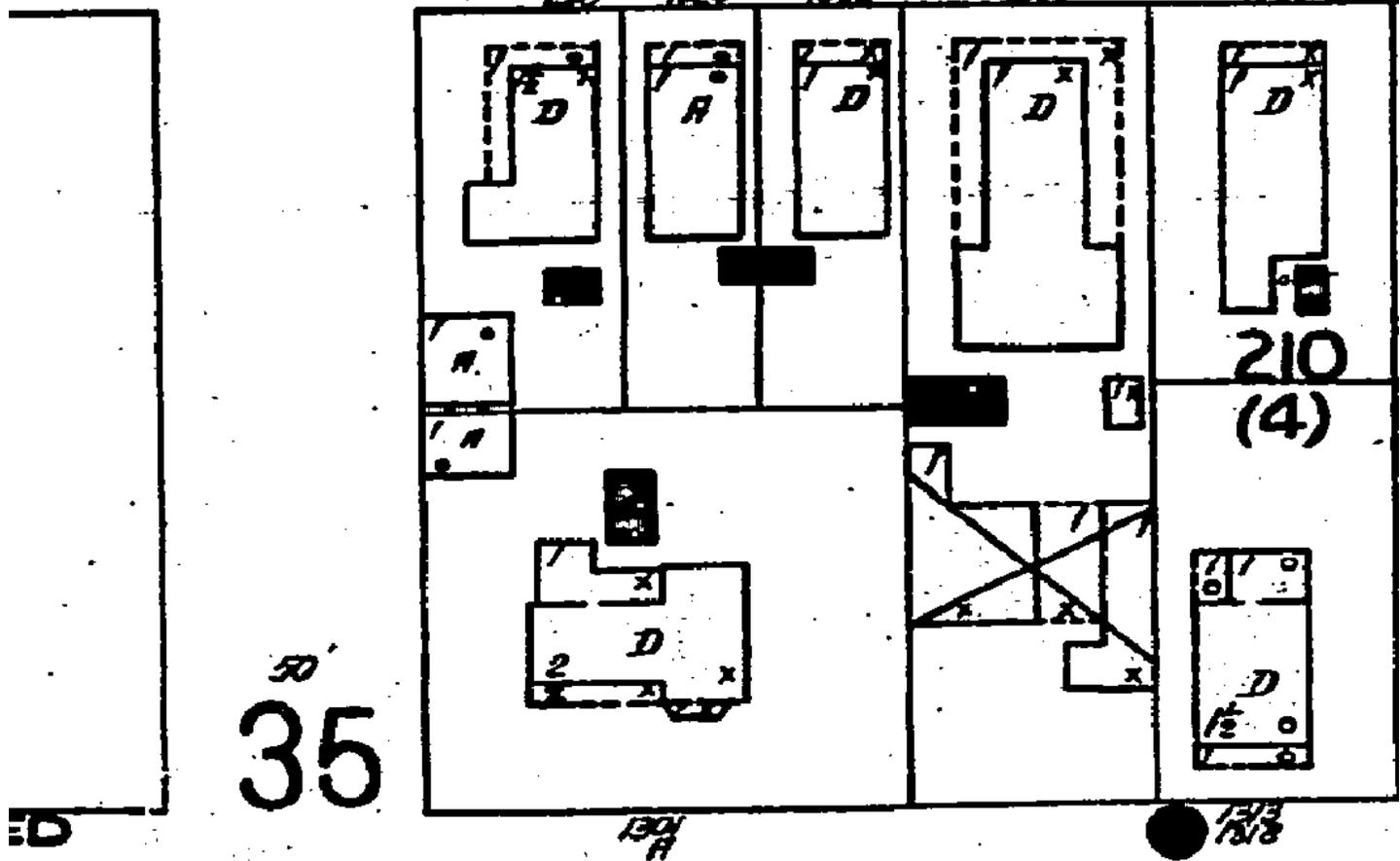
# SANBORN MAPS

DUNCAN



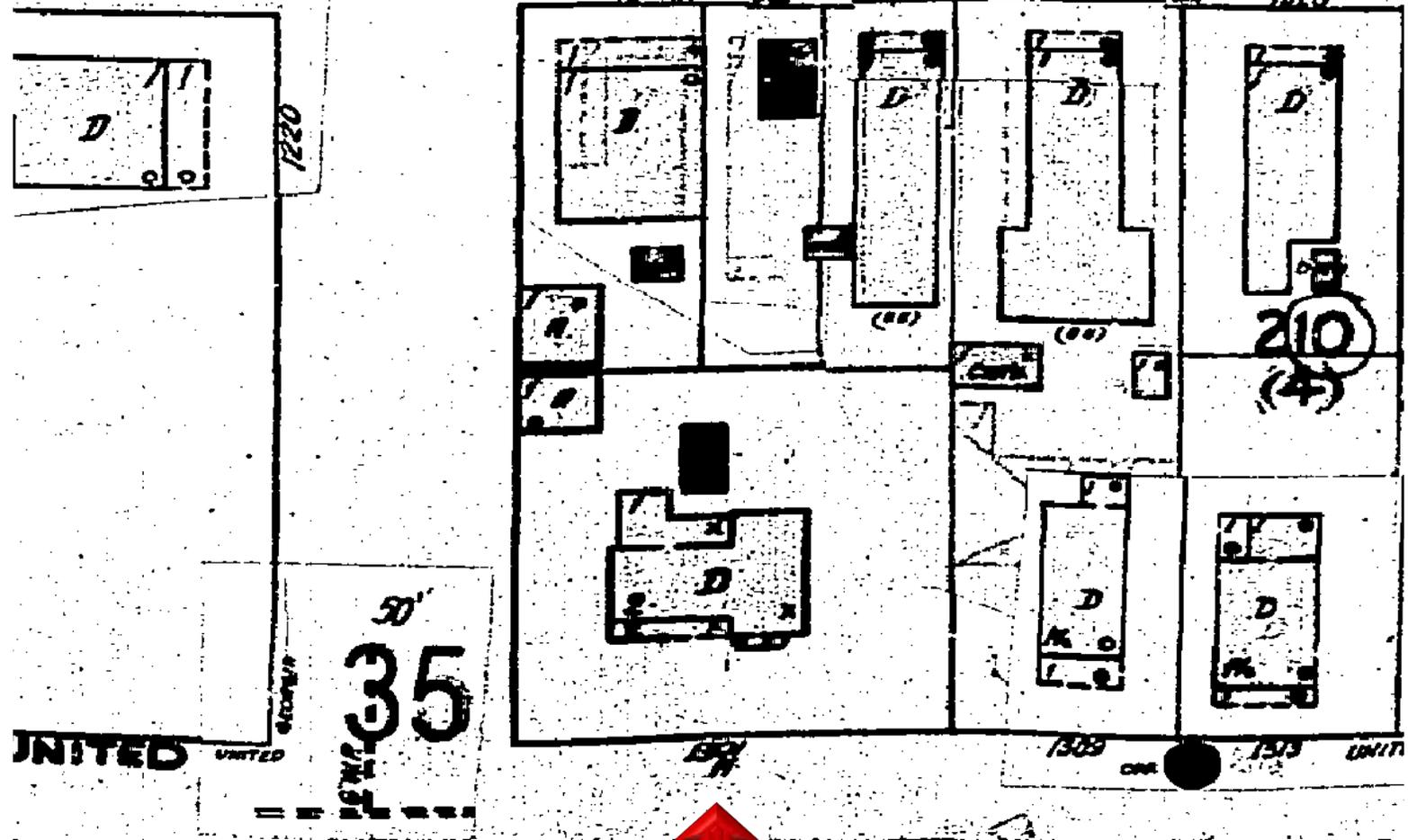
1922 Sanborn Map

AN



1926 Sanborn Map

UNCAN



1948 Sanborn Map



# PROJECT PHOTOS



















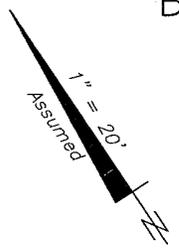
YARD WASTE ONLY  
131



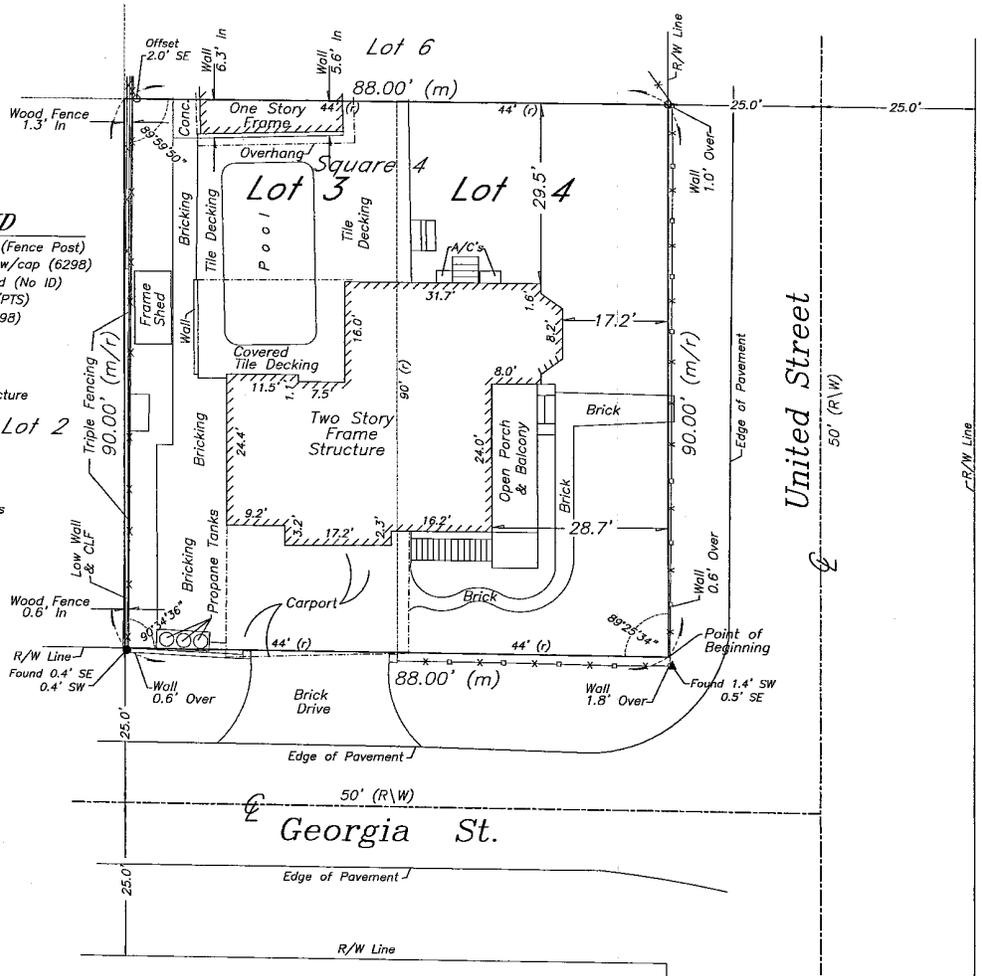
131

# SURVEY

# Boundary Survey Map of Lots 3 & 4, Square 4, Tract 14, Island of Key West, FL



- LEGEND**
- ⊙ Found 2" Iron Pipe (Fence Post)
  - Set 3/4" Iron Pipe w/cap (6298)
  - Found 1/2" Iron Rod (No ID)
  - ▲ Found Nail & Disc (PTS)
  - △ 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
  - Lot 2
  - ⊕ Centerline
  - ⊗ Wood Utility Pole
  - ⊗ Concrete Utility Pole
  - P- Overhead Utility Lines



- 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: 1301 United Street, Key West, FL.
  5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
  7. North Arrow is assumed and based on the legal description.
  8. Date of field work: December 21, 2013 and March 17, 2021
  9. Ownership of fences is undeterminable, unless otherwise noted.
  10. Adjoiners are not furnished.
  11. The 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 a part of Tract Fourteen (14), but now better known as Lots Three (3) and Four (4) in Square Four (4) of said Tract Fourteen (14), according to a diagram or plat of the S.E. one-third (1/3) of said Tract Fourteen (14) recorded in Plat Book Number One (1), Page 12, Monroe County, Florida, Public Records. Commencing at the corner of United and Georgia Streets and running thence along Georgia Street in a Northwesterly direction Eighty-eight (88) feet; thence at right angles in a Northeasterly direction Ninety (90) feet; thence at right angles in a Southeasterly direction Eighty-eight (88) feet; thence at right angles in a Southwesterly direction Ninety (90) feet to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Inocente & Denise Santiago;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
 Florida Reg. #6298  
 December 28, 2013  
 Revised Dimension 1/9/14  
 Updated 5/20/20  
 Updated 3/17/21 location of propane tanks

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**

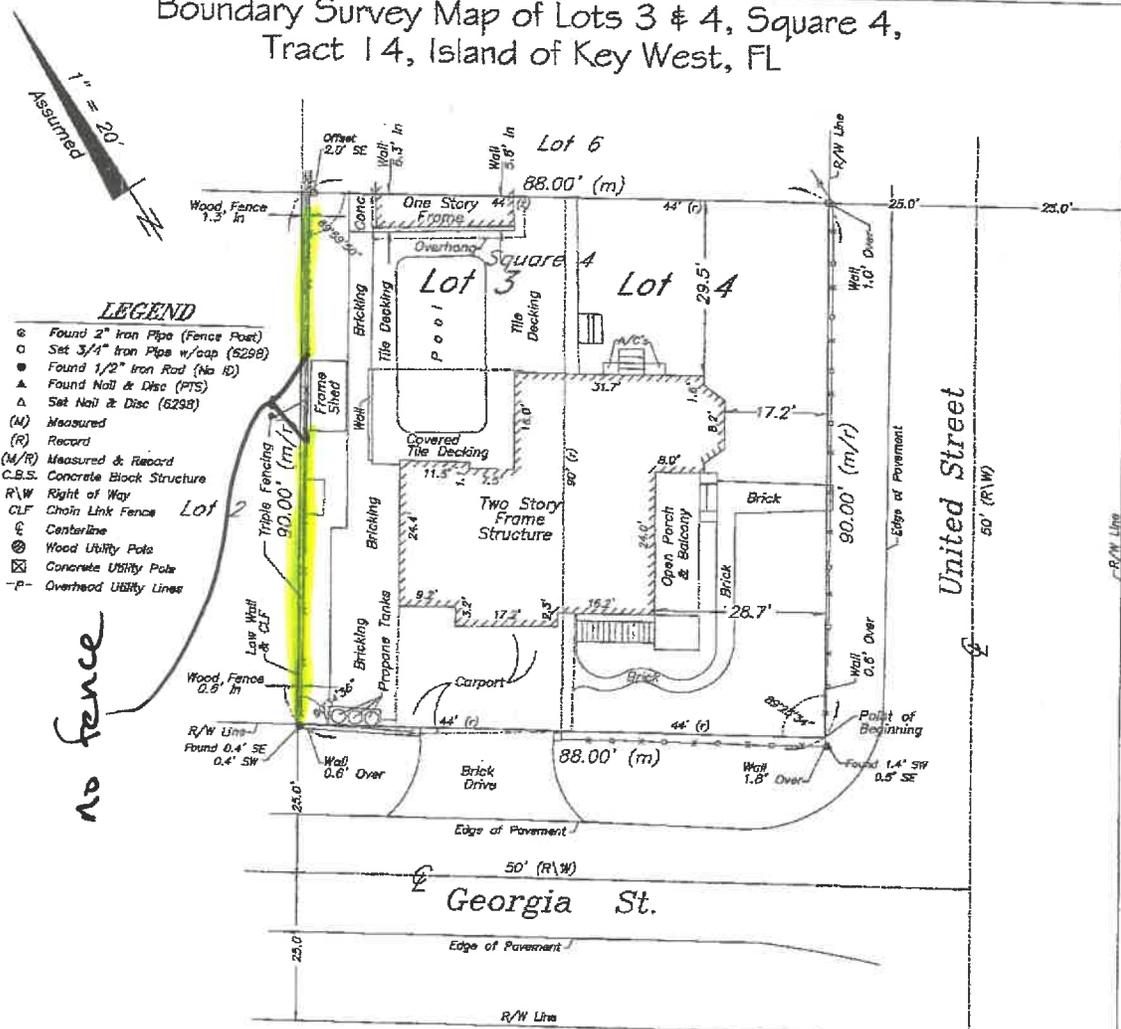
Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN



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December 28, 2013  
Revised Dimension 1/9/14  
Updated 5/20/20  
Updated 3/17/21 location of propane tanks

THIS SURVEY  
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**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-3244

0-9447

# 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 PICKET FENCE STARTING AT PROPERTY LINE ON SIDE OF HOUSE ON GEORGIA STREET.**

**#1301 UNITED STREET**

**Applicant –Inocente & Denise Santiago Application #C2026-0003**

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](http://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.

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# Public Meeting Notice

The Planning Commission is holding a public meeting on **Thursday, February 24, 2022, at 7:00 PM, in the**  
**Public Hearing Room, Department of Planning and Economic Development, 1000 Bay Street, 10th Floor, Miami, FL 33139.**  
**NEW WOOD PICKET LINE STARTING AT PROPERTY LINE ON**  
**NEW WOOD PICKET LINE STARTING AT PROPERTY LINE ON**  
**SIDE OF HOUSE ON GEORGIA STREET.**  
**4101 UNITED STREET**

Application, Amendment & Public Hearings Application # 2021-0003  
If you have any questions, please contact the Planning Department at (305) 361-2200.  
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# 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** 00035400-000000  
**Account#** 1036269  
**Property ID** 1036269  
**Millage Group** 10KW  
**Location Address** 1301 UNITED St, KEY WEST  
**Legal Description** KW MOFFATS SUB PB1-12 LOTS 3 AND 4 SQR 4 TR 14 OR331-515/16 OR1211-475  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 6096  
**Property Class** MULTI-FAMILY TRIPLEX (0803)  
**Subdivision** Moffat's Sub  
**Sec/Twp/Rng** 05/68/25  
**Affordable Housing** No



### Owner

SANTIAGO JR INOCENTE O  
 1301 United St  
 Key West FL 33040

[SANTIAGO DENISE B](#)  
 1301 United St  
 Key West FL 33040

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$608,292	\$613,477	\$601,454	\$522,343
+ Market Misc Value	\$33,998	\$29,929	\$29,990	\$30,050
+ Market Land Value	\$747,870	\$772,026	\$569,115	\$490,850
= Just Market Value	\$1,390,160	\$1,415,432	\$1,200,559	\$1,043,243
= Total Assessed Value	\$845,259	\$785,128	\$729,748	\$678,937
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$866,969	\$870,834	\$766,602	\$688,489

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$772,026	\$613,477	\$29,929	\$1,415,432	\$785,128	\$25,000	\$870,834	\$500,000
2023	\$569,115	\$601,454	\$29,990	\$1,200,559	\$729,748	\$25,000	\$766,602	\$408,957
2022	\$490,850	\$522,343	\$30,050	\$1,043,243	\$678,937	\$25,000	\$688,489	\$329,754
2021	\$391,327	\$457,161	\$30,111	\$878,599	\$632,293	\$25,000	\$607,293	\$246,306
2020	\$407,753	\$462,603	\$30,172	\$900,528	\$638,890	\$25,000	\$613,890	\$261,638
2019	\$403,888	\$446,276	\$30,233	\$880,397	\$624,578	\$25,000	\$599,578	\$255,819
2018	\$359,441	\$457,161	\$30,293	\$846,895	\$587,838	\$25,000	\$580,244	\$241,651

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
MULTI RES DRY (080D)	7,920.00	Square Foot	90	88

**Buildings**

<b>Building ID</b>	2816	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1929
<b>Building Type</b>	M.F. - R3 / R3	<b>EffectiveYearBuilt</b>	2013
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	4261	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	2905	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	FCD/AIR NON-DC with 0% NONE
<b>Perimeter</b>	352	<b>Bedrooms</b>	3
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	3
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	13	<b>Grade</b>	600
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	392	0	86
OPX	EXC OPEN PORCH	720	0	204
FLA	FLOOR LIV AREA	2,905	2,905	352
OUU	OP PR UNFIN UL	42	0	26
OPF	OP PRCH FIN LL	117	0	90
SBF	UTIL FIN BLK	85	0	44
<b>TOTAL</b>		<b>4,261</b>	<b>2,905</b>	<b>802</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	0x0	1	398 SF	5
RES POOL	1975	1976	0x0	1	420 SF	3
CONC PATIO	1977	1978	0x0	1	610 SF	2
WROUGHT IRON	1977	1978	0x0	1	636 SF	1
FENCES	1977	1978	4x19	1	76 SF	3
CONC PATIO	2017	2018	0x0	1	300 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/1/1992	\$162,500	Warranty Deed		1211	475	M - Unqualified	Improved		

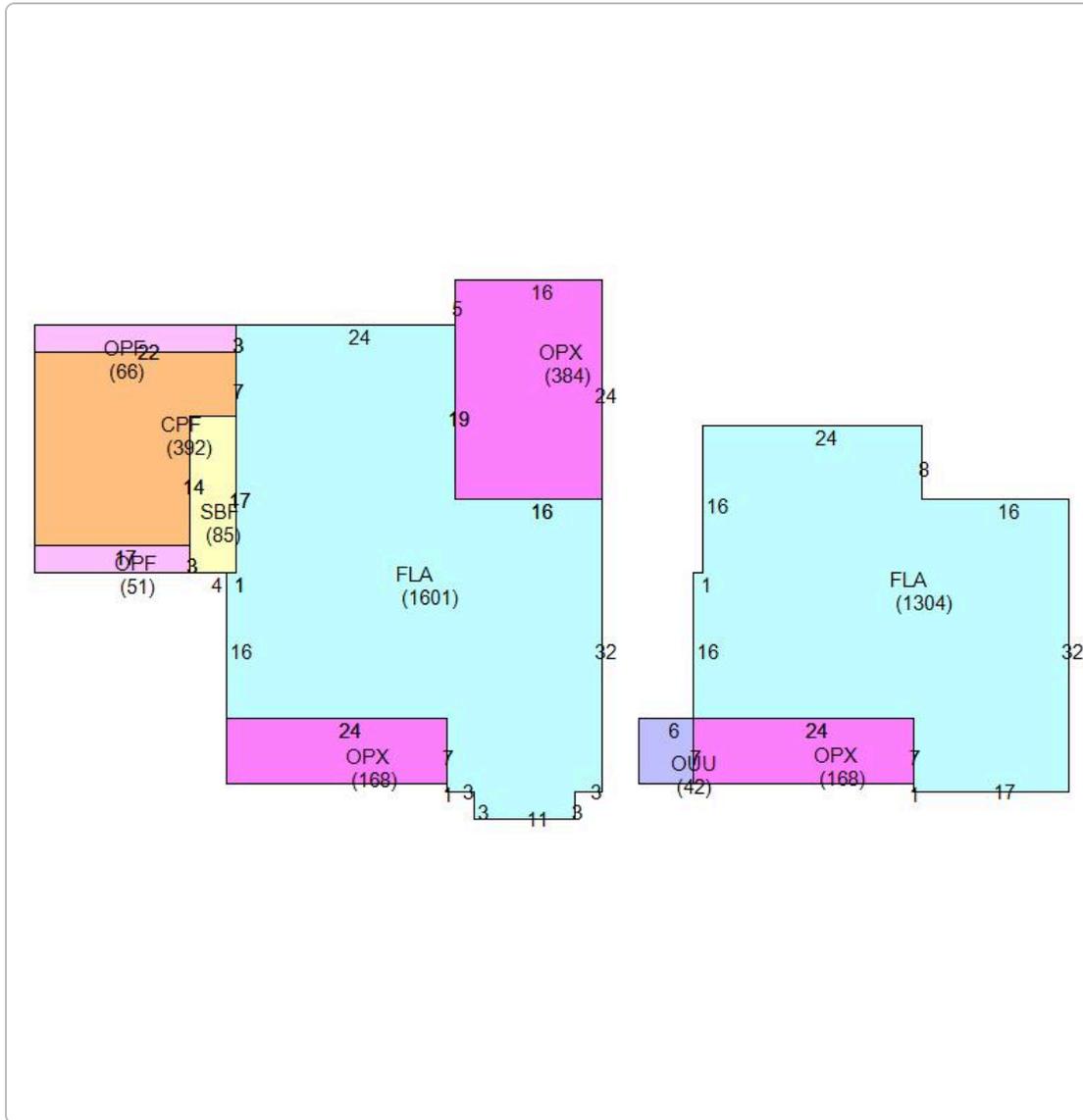
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-3065	01/12/2026	Active	\$1,884		FENCE 75 FEET x 6' TALL. REPLACING OLD STOCKADE. FENCE ON THE REAR OF 1301 UNITED STREET
25-2263	11/06/2025	Completed	\$9,500	Residential	Install Mitsubishi 12K BTU Ducted Split System
25-1427	06/11/2025	Active	\$3,100	Residential	Electrical as per plans
24-0500	02/26/2024	Active	\$7,500	Residential	Install Grace peel and stick underlayment on newly built addition then 5v crimp roofing on sloped roof and TPO rubber roofing on low slope roofing
23-3442	12/19/2023	Active	\$9,500	Residential	Installation of One (1) Mitsubishi 12BTU Ducted Split System (Indoor Unit SEZ-KD12 Outdoor Unit SUZKA12NA2 MX) and Ducting for Bathroom Exhaust.
16-1361	04/25/2016	Completed	\$4,200	Residential	REMOVE POOL BRICK PAVERS AND CONCRETE IN AREA OUTLINED, APPROX 300 SF. POUR NEW CONCRETE DECK AND REPAVE WITH EXISTING PAVERS. (APPROX 300 SF).
13-5031	01/10/2014	Completed	\$7,000	Residential	DEMOLITION OF CASTING STAIRCASE AT WEST SIDE OF HOUSE. CONSTRUCTION OF NEW WOOD STAIRCASE
10-3178	09/28/2010	Completed	\$990	Residential	INSTALL 6" SEAMLESS GUTTERS AND 3 X 4 DOWNSPOUTS APPROXIMATELY 130LF FRONT AND SIDE.
10-0703	03/08/2010	Completed	\$2,000	Residential	INSTALL NEW PLYWOOD/SHEATHING 15SQS.
10-0548	03/01/2010	Completed	\$8,000	Residential	INSTALL 15SQS. 5 V-CRIMP METAL. REPLACE 5V-CRIMP METAL ROOF.

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 2/13/2026, 2:04:56 AM

Contact Us

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 **SCHNEIDER**  
GEOSPATIAL