

Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review

Commission Members

From: Matthew Crawford

Historic Preservation Assistant

Meeting Date: September 23, 2025

Applicant: Matthew Stratton

Application Number: C2025-0076

Address: 1421 White Street

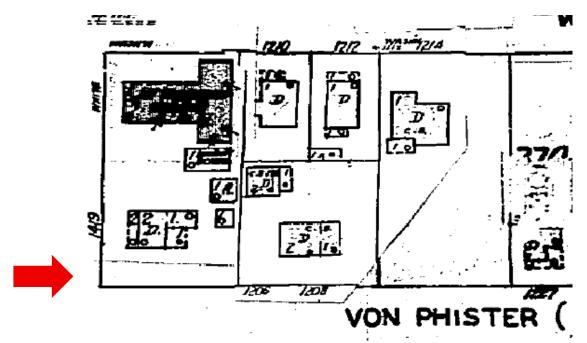
Description of Work:

Demolition of shed roof structure at covered porch. Demolition of existing pool and pool deck.

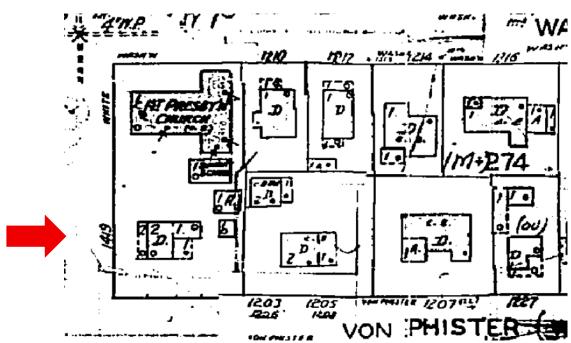
Site Facts:

The building under review is listed as being constructed in 1943 according to the Property Appraisers website. Staff believe that this house was relocated to the actual lot, as the 1926 Sanborn map does not portraits any footprint on the site and older Sanborn maps do not covered this particular area of Old Town. The historic windows, the horizontal wooden boards with no lap on the main façade, made us believe that the eyebrow house was not build in or after 1926. According to the historic architectural survey, the structure was built circa 1890. The site contains a two-story wood-framed structure with a non-historic rear addition.

Currently the house is located within an AE flood zone.



Sanborn Map of property under review 1948.



Sanborn Map of property under review 1962.



Photo of property under review. (front)



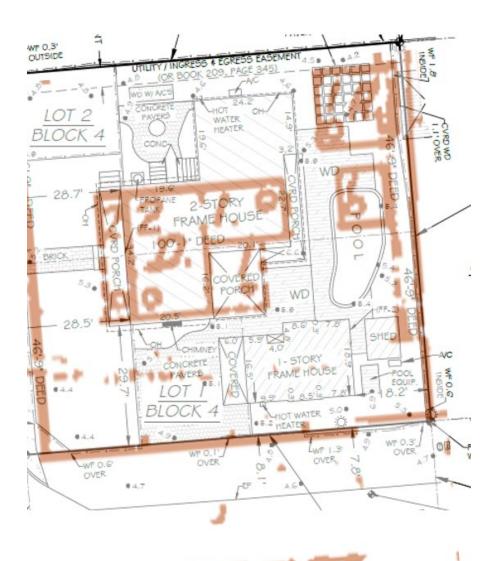
Photo of property under review. (South Elevation facing Von Phister Street)



Photo of property under review. (Rear Accessory Structures)



Photo of property under review. (Rear of main structure and pool)



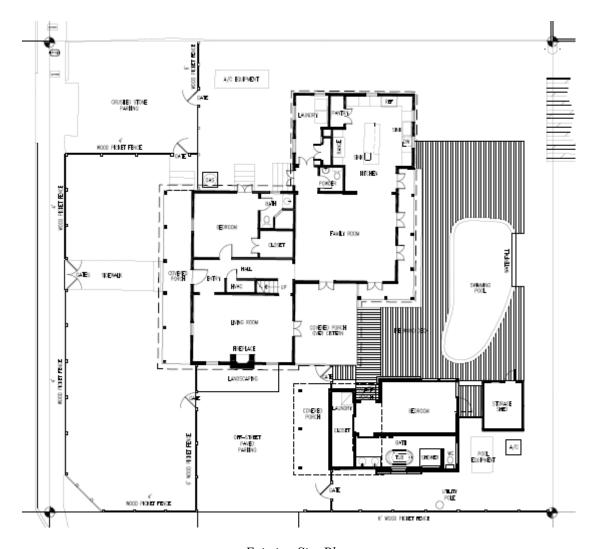
1962 Sanborn Map and current survey

Ordinance Cited on Review:

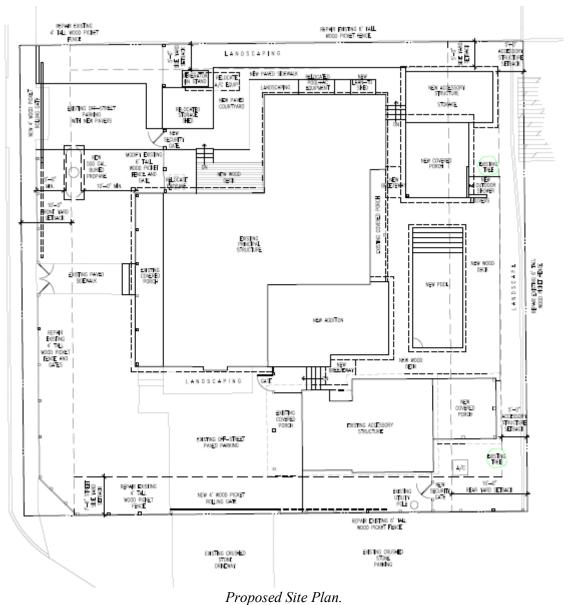
- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

A certificate of Appropriateness proposes the demolition of a shed roof covered porch as well as an existing pool and pool deck.



Existing Site Plan.



i roposea sue i ian.



Existing Front elevation (West).



Proposed Front Elevation (West).



EXISTING STREET SIDE ELEVATION (VON PHISTER STREET)

3/16"=1'-0"

Existing side Elevation (South).



PROPOSED STREET SIDE ELEVATION (VON PHISTER STREET)

3/16"=1'-0"

Proposed Side Elevation (South).



EXISTING REAR ELEVATION

Existing rear Elevation (East).



Proposed Rear Elevation (East).



EXISTING SIDE ELEVATION (FACING CHURCH)

Existing Side Elevation (North).



Proposed Side Elevation (South).

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

- (a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:
 - (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 criteria of section 102-125(1) through (9).

The elements under review are contributing and historic and do not exhibit extreme deterioration.

The following is the criteria of section 102-125:

1 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.

Staff opines that while the portion of the main structure is modest in design, it does reflect elements of early 20th-century Key West vernacular architecture. However, the building lacks distinctive stylistic or construction features that would make it architecturally significant beyond its contributing status.

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

It is staff understanding that no significant events have ever happened on the site relevant to local, state, or national history.

3 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.

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

4 Is not the site of a historic event with a significant effect upon society.

It is staff's understanding that the site is not associated with any significant event.

5 Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city, though the structure does contribute to the overall historic fabric of the district.

6 Does not portray the environment in an era of history characterized by a distinctive architectural style.

Staff believes that the existing building does not portray an era of history characterized by a distinctive architectural style.

7 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.

This is not the case.

8 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; and

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city. However, the building dates back to 1943.

9 Has not yielded, and is not likely to yield, information important in history.

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

It is the staff's opinion that the request for demolition may be considered, as the features of the structure under review meet the criteria for demolition. Although the main house is historic and contributes to the historic district, the elements proposed to be demolished are not character defining features of the structure. The proposed wood decking and covered porch, wood decking, and pool all lack distinctive features. If approved, the demolition will require two readings, as required for contributing structures within the historic district. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

THE CONTRACTOR
WEST, FLOW

City of Key West

Key West, Florida 33040

HARC COA#	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT#

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

ADDRESS OF PROPOSED PROJECT:	1421 WHITE ST.		
NAME ON DEED: CHRISTOPHETE		PHONE NUMBER (917) 583-5006	
OWNER'S MAILING ADDRESS:	1421 WHITE ST.	EMAIL CHRIS. GRENE GMAIL.CO	olu
2	KEY WEST, FL 3304	70	
APPLICANT NAME:	MATTHEW STRATTON	PHONE NUMBER 305) 923-9670	
APPLICANT'S ADDRESS:	3801 FLAGLETE AVE.	EMAIL IN STRAFTOMARCIHITECT	2
/	NET WEST FL 33040		
APPLICANT'S SIGNATURE:	the States.	DATE 8 25/25	
ANY PERSON THAT MAKES CHANGES	TO AN APPROVED CERTIFICATE OF APPROPRI	RIATENESS MUST SUBMIT A NEW APPLICATION.	
FLORIDA STATUTE 837.06: WHOEVER KNO	DWINGLY MAKES A FALSE STATEMENT IN WRI	TING AND WITH THE INTENT TO MISLEAD A PUBLIC	
		OF A MISDEMEANOR OF THE SECOND-DEGREE ACKNOWLEDGES THAT THE SCOPE OF WORK AS	
DESCRIBED IN THE APPLICATION SHALL	BE THE SCOPE OF WORK THAT IS CONTEN	MPLATED BY THE APPLICANT AND THE CITY. THE	
		THE CITY FOR EXCEEDING THE SCOPE OF THE DRMATION BETWEEN THE DESCRIPTION OF WORK	
	MENTIONED DESCRIPTION OF WORK SHALL E		
DDO IECT INCLUDES. DEDI ACEMENT	DE MINIDONIS PELOCATION OF A STRU	ICTURE ELEVATION OF A STRUCTURE	
PROJECT INVOLVES A CONTRIBUTING S		VES A HISTORIC STRUCTURE: YES NO	
		VES A HISTORIC STRUCTURE: YES NO	
PROJECT INVOLVES A STRUCTURE THA	T IS INDIVIDUALLY LISTED ON THE NATIONA	IL REGISTER: YES NO	
PROJECT INVOLVES A STRUCTURE THA		IL REGISTER: YES NO	
PROJECT INVOLVES A STRUCTURE THA	T IS INDIVIDUALLY LISTED ON THE NATIONA	IL REGISTER: YES NO	
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PROJECT INVOLVES A STRUCTURE THA	T IS INDIVIDUALLY LISTED ON THE NATIONA	IL REGISTER: YES NO	
PROJECT INVOLVES A STRUCTURE THA DETAILED PROJECT DESCRIPTIO GENERAL:	T IS INDIVIDUALLY LISTED ON THE NATIONA N INCLUDING MATERIALS, HEIGHT, DIMENSI	ONS, SQUARE FOOTAGE, LOCATION, ETC.	
PROJECT INVOLVES A STRUCTURE THA DETAILED PROJECT DESCRIPTIO GENERAL: MAIN BUILDING: M	T IS INDIVIDUALLY LISTED ON THE NATIONAL IN INCLUDING MATERIALS, HEIGHT, DIMENSI	ONS, SQUARE FOOTAGE, LOCATION, ETC.	
DETAILED PROJECT DESCRIPTION GENERAL: MAIN BUILDING: MEDIACE	T IS INDIVIDUALLY LISTED ON THE NATIONAL N INCLUDING MATERIALS, HEIGHT, DIMENSI	ONS, SQUARE FOOTAGE, LOCATION, ETC.	
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DETAILED PROJECT DESCRIPTION GENERAL: MAIN BUILDING: FEPLACE WINDOW AND DEMOLITION (PLEASE FILL OUT AND A	TIS INDIVIDUALLY LISTED ON THE NATIONAL NINCLUDING MATERIALS, HEIGHT, DIMENSION POOF IN-KIND MODERAL REPLACEMENT THACH DEMOLITION APPENDIX):	ONS, SQUARE FOOTAGE, LOCATION, ETC. PREVIOUSLY APPROVED OUSLY APPROVED	
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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):	
150 SF ADDITION to EXISTING 1	ACCETSORY STRUCTURE - COVETLED PORC
NEW 362 SF ACCESSORY STRUCTUL	
RECOCATE EXISTING 83 SF SHED	
PAVERS: 563 SF PAVERS AT EXIST.	FENCES: PEPAIR EXISTING WOOD PICKE
WHITE ST. PARKING + NEW	FENCES & GATES. ADD (2) 4' TALL
CONPTYARD AND SIDEWALK	WOOD PICKET ROLLING GATES
DECKS: 893 SF NEW IPE WOOD	PAINTING:
POOL DECK. NEW 83 SF	100% EXTERIOR
IPE WOOD DECK AT SIDE	
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	NEW 11-4" x 25-4" POOL WITH
	PUMP FILTER HEATER+CHILLER
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
NEW GENETI ATOR	
REPLACE A/C FOUIPMENT	

OFFICIAL USE ONLY:	ILY: HARC COMMISSION REVIEW		
MEETING DATE:		INITIAL:	
	APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION		
MEETING DATE:		INITIAL:	
	APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION		
MEETING DATE:		INITIAL:	
	APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION		
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND D	DATE: HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



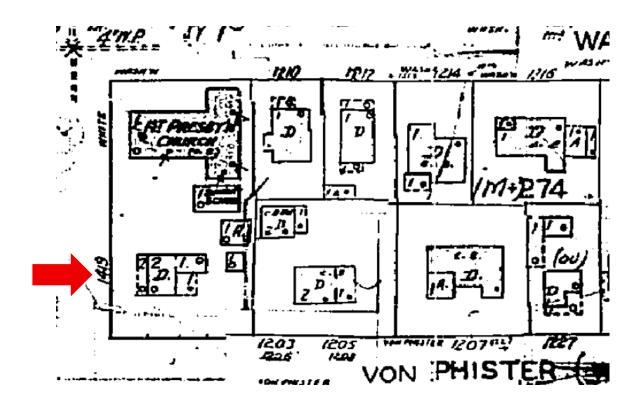
HARC COA#	INITIAL & DATE	
ZONING DISTRICT	BLDG PERMIT#	

ADDRESS OF PROPOSED PROJECT.	1421 WHIT	E 37.	
PROPERTY OWNER'S NAME:	(HristopHER	& MARGARET	GAENZLE
APPLICANT NAME:	MATTHEW	STRATTON	
I hereby certify I am the owner of record Appropriateness, I realize that this project final inspection is required under this appli submitted for review.	will require a Building Permit app	roval PRIOR to proceeding with y changes to an approved Certi	the work outlined above and that a ificate of Appropriateness must be
47	0	CHI	ZIS GAFNZLE 8/24/21
PROPERTY OWNER'S SIGNATURE			DATE AND PRINT NAME
	DETAILED PROJECT DESCR	RIPTION OF DEMOLITION	
REMOVE 205 SI	F SHED ROOF	STRUCTURE AT	COVELED
POPCH OVER C			
7 0/2 0/1 00 2/2 0	1.3/6/-		
CRITERIA F	FOR DEMOLITION OF CONTRI	BUTING OR HISTORIC STRUCT	URES:
Before any Certificate of Appropriates must find that the following requirements	ness may be issued for a den ents are met (please review a	nolition request, the Historic A nd comment on each criterion	Architectural Review Commission that applies):
(1) If the subject of the application is a co irrevocably compromised by extreme	ontributing or historic building or deterioration or it does not mee	r structure, then it should not be et any of the following criteria:	demolished unless its condition is
(a) The existing condition of the	ne building or structure is irrevo	cably compromised by extreme of	deterioration.
N/A - NON	Historic Stru	icturt.	
	4 2 2		
(2) Or explain how the building or structu			
(a) Embodies no distinctive ch city and is not a significant	naracteristics of a type, period, and distinguishable building er	or method of construction of aes ntity whose components may lac	thetic or historic significance in the k individual distinction.
N/A - NON 1	HISTORIC STR	NCTURE	

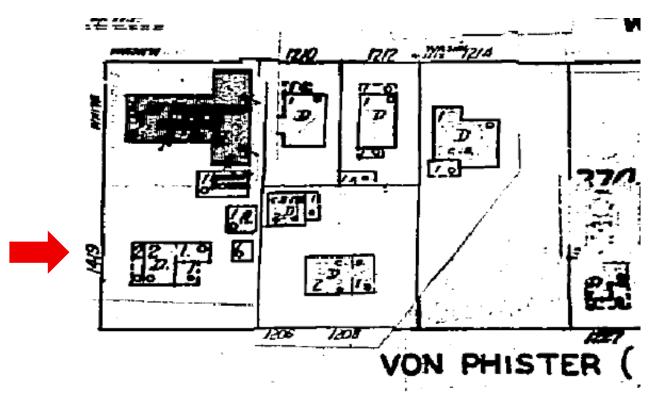
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A - NON-HISTORIC STRUCTURE
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(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.
(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.

provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.
(i) Has not yielded, and is not likely to yield, information important in history,
N/A - NON HISTORIC STRUCTURE
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
THE STRUCTURE IS A LOW SHED ROOF AT A CONFRED POPCH. AND NOT VISIBLE FROM PUBLIC RIGHT- OF- WAY.
CONFRED POPCH AND NOT VISIBLE FROM
PUBLIC RIGHT - OF- WAY.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
A NEW ADDITION IS PROPOSED TO REPLACE THE
CONFRED POPICIT STRUCTURE. WHICH WILL PROVIDE
BETTER BALANCE AND SYMMETRY to THE PRINCIPAL
STRUCTURE
(3) Removing an historic building or structure in a complex; or removing a building façade; 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 IS AWKWARD AND OUT OF SCALE
WITH THE PRINCIPAL STRUCTURE
(4) Removing buildings or structures that would otherwise qualify as contributing.
THE STRUCTURE OFFERS NO CHARACTER DEFINING
FEATURE THAT WOULD QUALIFY AS CONTRIBUTING.
THE CISTERN STRUCTURE IS TO REMAIN UNDER
THE PROPOSED ADDITION.

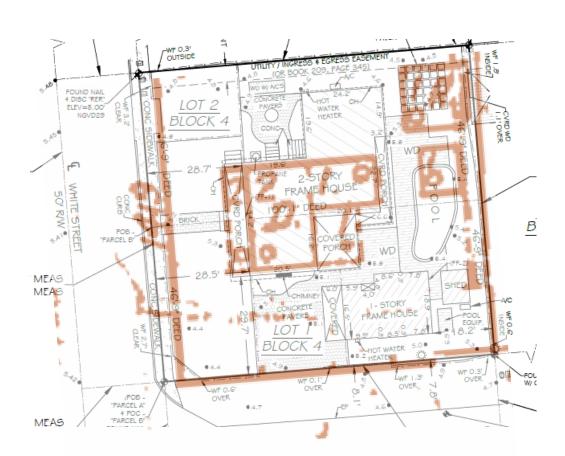
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as



1962 Sanborn Map



1948 Sanborn Map



PROJECT PHOTOS



1421 WHITE STREET FRONT ELEVATION



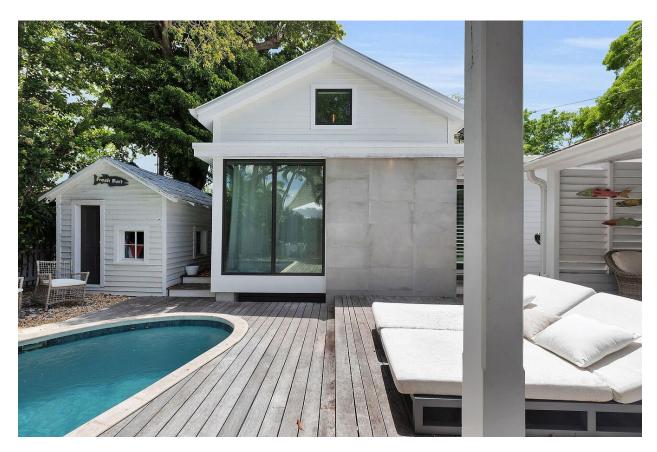
SIDE ELEVATION – FACING VON PHISTER STREET



SIDE ELEVATION – FACING VON PHISTER STREET

EXISTING OFF-STREET PARKING

ACCESSORY STRUCTURE ON RIGHT



EXISTING ACCESSORY STRUCTURES AT REAR

SMALL SHED AT LEFT TO BE RELOCATED TO NORTH SIDE YARD

COVERED PORCH AT RIGHT TO BE DEMOLISHED

POOL AND DECK TO BE REPLACED / RECONFIGURED



REAR ELEVATION

EXISTING WIDOWS WALK OVER SHED DORMER

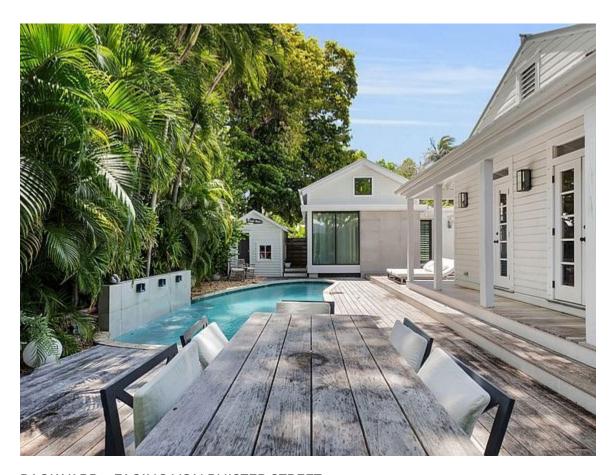
COVERED PORCH AT LEFT TO BE DEMOLISHED AND REPLACED WITH NEW KITCHEN ADDITION

POOL AND DECK TO BE REPLACED / RECONFIGURED

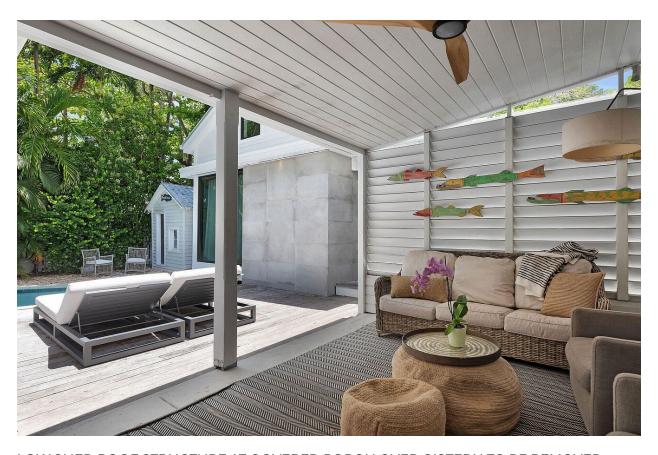


BACK YARD

NEW ACCESSORY STRUCTURE TO BE LOCATED AT INTERIOR REAR CORNER OF PROPERTY



BACK YARD – FACING VON PHISTER STREET

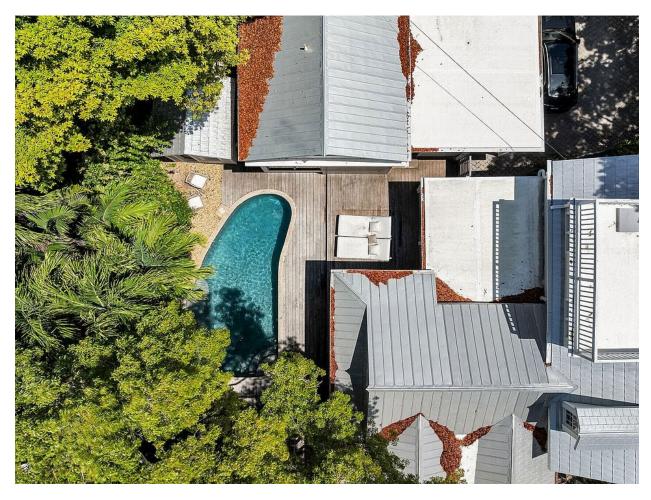


LOW SHED ROOF STRUCTURE AT COVERED PORCH OVER CISTERN TO BE REMOVED



NORTH SIDE ELEVATION

EXISTING NON-HISTORIC ADDITIONS AT REAR



AERIAL VIEW

BEARING BASE: ALL BEARINGS ARE BASED ON N4°46'39"W ASSUMED ALONG THE CENTERLINE OF WHITE STREET.

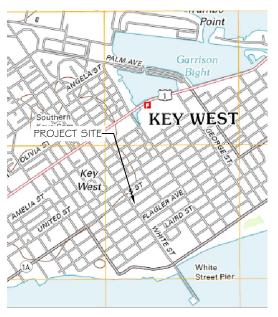
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

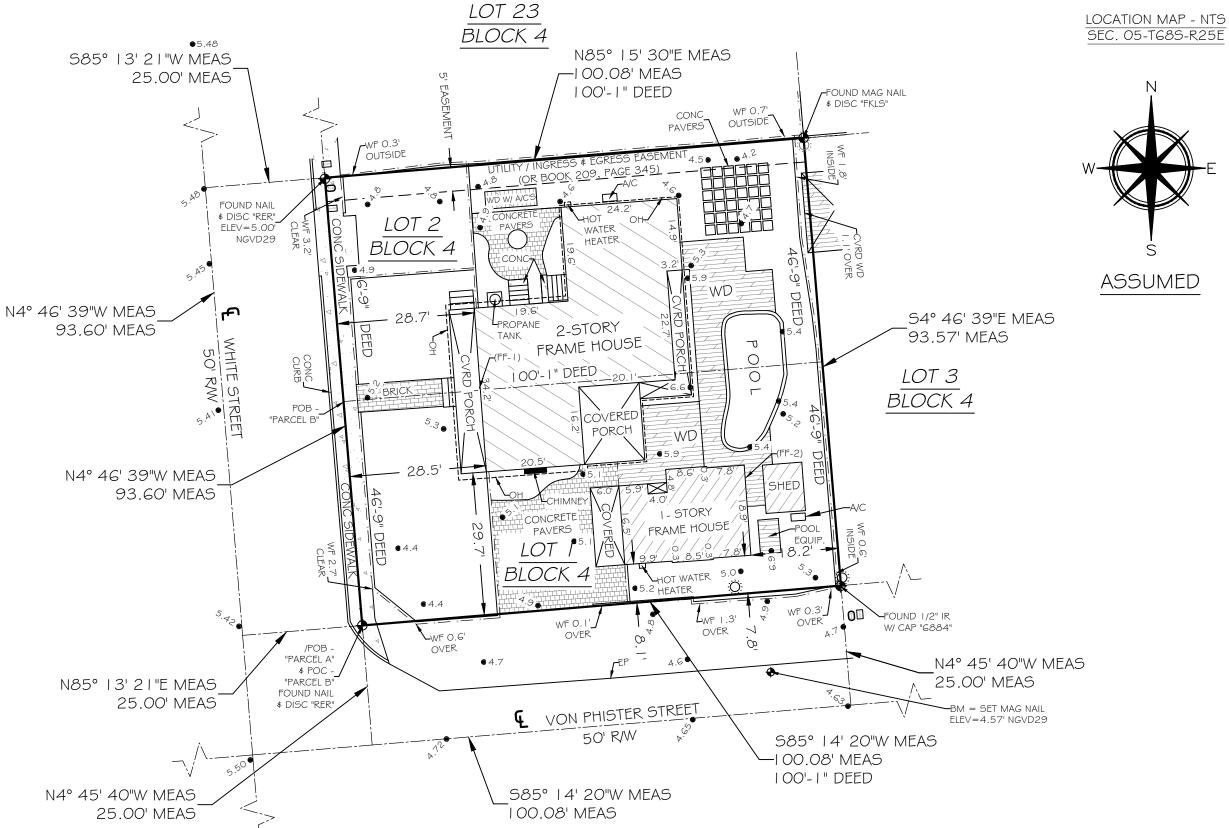
ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS: 1421 WHITE STREET KEY WEST, FL 33040

COMMUNITY NO .: 120168 MAP NO .: 12087C-1516K MAP DATE: 02-18-05 FLOOD ZONE: AE BASE ELEVATION: 6

MAP OF BOUNDARY SURVEY





SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- O. I O'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AAOO20), ELEVATION = 3.91' (NGVD 1929). THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED.
- (FF-1)=7.2' (NGVD 1929) (FF-2)=7.1' (NGVD 1929)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. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

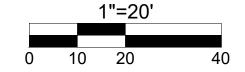
REVISION (I) - 07/28/2025 - REVISED TO INCLUDE SPOT ELEVATIONS FIELD MEASURED ON 07/25/2025.

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- :O:- WOOD POWER POLE

APPARENT MEAN HIGH WATER LINE IF SHOWN FOR REFERENCE ONLY.

W - WATER VALVE



 $TOTAL AREA = 9,366.16 SQFT \pm$

CERTIFIED TO - Christopher L. Gaenzle and Margaret B. Gaenzle; Oropeza Stones and Cardenas;

Old Republic National Title Insurance Company; Bank of America;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BO = BLOW OUT

C \$ G = 2' CONCRETE CURB \$ GUTTER

CB = CONCRETE BLOCK

CBW = CONCRETE BLOCK WALL

CL = CENTERLINE

CL = CENTERLINE CL = CLNTEKLINE

CLF = CHAINLINK FENCE

CM = CONCRETE MONUMENT

FF = FINISHED FLOOR ELEVATION FH = FIRE HYDRANT

GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC
VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARRER FALON NAIL
POB = POINT OF BEGINNING CVRD = COVERED

DELTA = CENTRAL ANGLE

DEASE = DRAINAGE EASEMENT

EL = ELEVATION

ENCL = ENCLOSURE

EP = EDGE OF PAVEMENT

POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE
MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
SSCO = SANITARY SEMPR CLEAN.O. GUY = GUY WIRE RW = RIGHI OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK,
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TO THE CLUB |

TS = TRAFFIC SIGN TYP = TYPICAL U/R = UNREADABLE U/E = UTILITY EASEMENT WD = WOOD DECK WF = WOOD FENCE WM = WATER METER WPP = WOOD POWER POLE

FI = FENCE INSIDE FND = FOUND WRACK LINE = LINE OF DEBRIS ON SHORE WV = WATER VALVE PI = POINT OF INTERSECTION NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE

SCALE:		1"=20)'
FIELD WORK DATE	05	/30/2	025
MAP DATE	06	/02/2	025
REVISION DATE	07/	28/20	025
SHEET	1	OF	1
DRAWN BY:		MPB	
JOB NO.:	2	25-14	4

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.





LEGAL DESCRIPTION -

On the Island of Key West, known on Wm. A. Whitehead's Map, delineated in February 1829, as a Part of Tract 19, But now better known as Lot 1, Block 4, of said Tract 19, according to W.A. Gwynn's Diagram recorded in Plat Book 1, Page 34, Monroe County, Florida Records; Commencing at a point at the comer of Von Phister and White Streets and running thence along the said White Street in a North Westerly direction 46 feet and 9 inches; thence at right angles in a Northeasterly direction 100 feet and I inch; thence at right angles in a South Easterly direction 46 feet and 9 inches; thence at right angles in a Southwesterly direction 100 feet and 1 inch back to the place of beginning.

"PARCEL B"

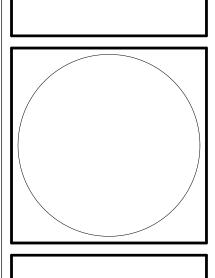
On the Island of Key West, known on Wm. A. Whitehead's Map, delineated in February 1829, as a part of Tract 19, but now better known as Lot 2, of Tract 19, but now better known as Lot 2, Block 4, in Tract 19 according to W.A. Gwynn's Diagram recorded in Plat Book I, Page 34, Monroe County, Florida Records; Commencing at a point on White Street distant 46 feet and 9 inches from the comer of White and Von Phister Streets running thence along the said White Street in a North Westerly direction 46 feet and 9inches; thence at right angles in a North Easterly direction 100 feet and I inch; thence at right angles in a South Easterly direction 46 feet and 9 inches; thence at right angles in a Southwesterly direction 100 feet and I inch back to the place of beginning.

Subject to Easement from Mrs. Lewis E. Pierce, to the City of Key West, Florida, for use of Utility Board of City of Key West, for electric utility over North Westerly 5 feet of Lot 2, Block 4, Tract 19, as recorded in P.B. I, Page 34, Monroe County, Florida, Public Records, plus right of ingress and egress over said property to maintain utility over subject property. Easement dated 12-21-1960, recorded 2-10-1961, O.R. Book 209, Page 345, Office of the clerk of the Circuit Court, Monroe County, Florida.

PROPOSED DESIGN



1 WHITE STREE: By West, FL 33040



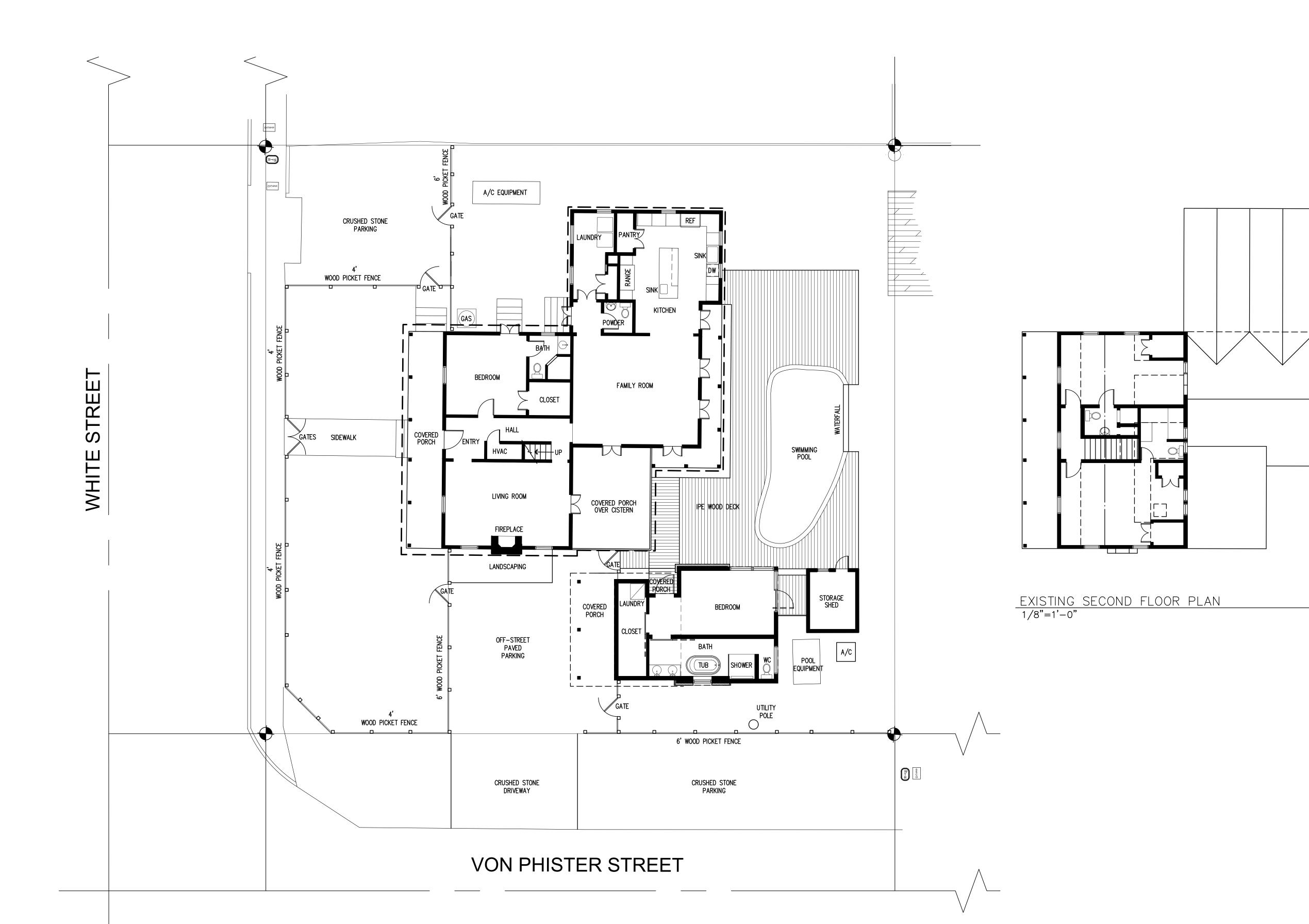
3801 Flagler Ave. Key West, Florida 33040 305.923.9670 tthew@MStrattonArchitecture.com

> NO. Stration ARCHITECTURE

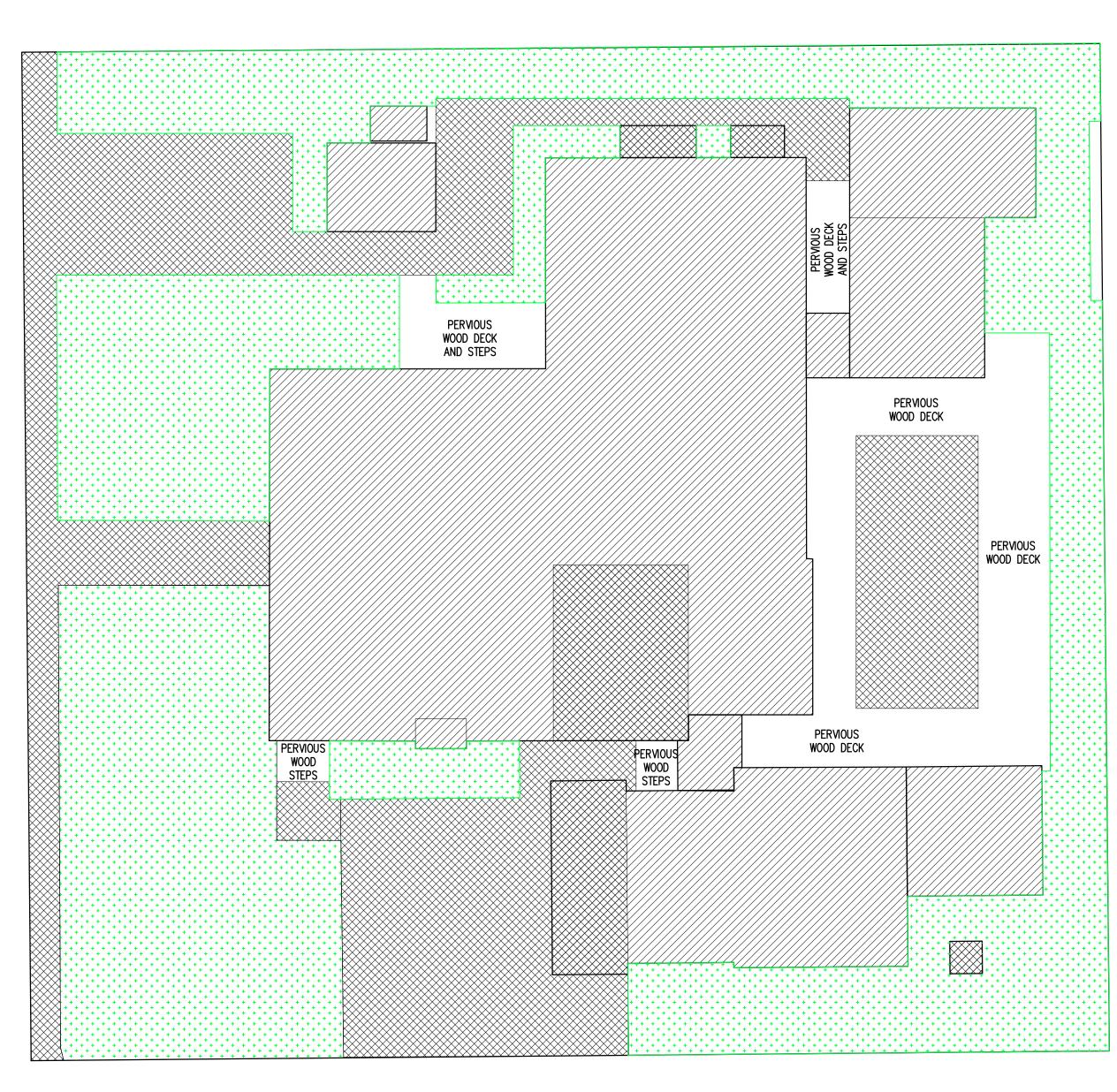
Date 8.25.25

Project #

A-1



PROJECT



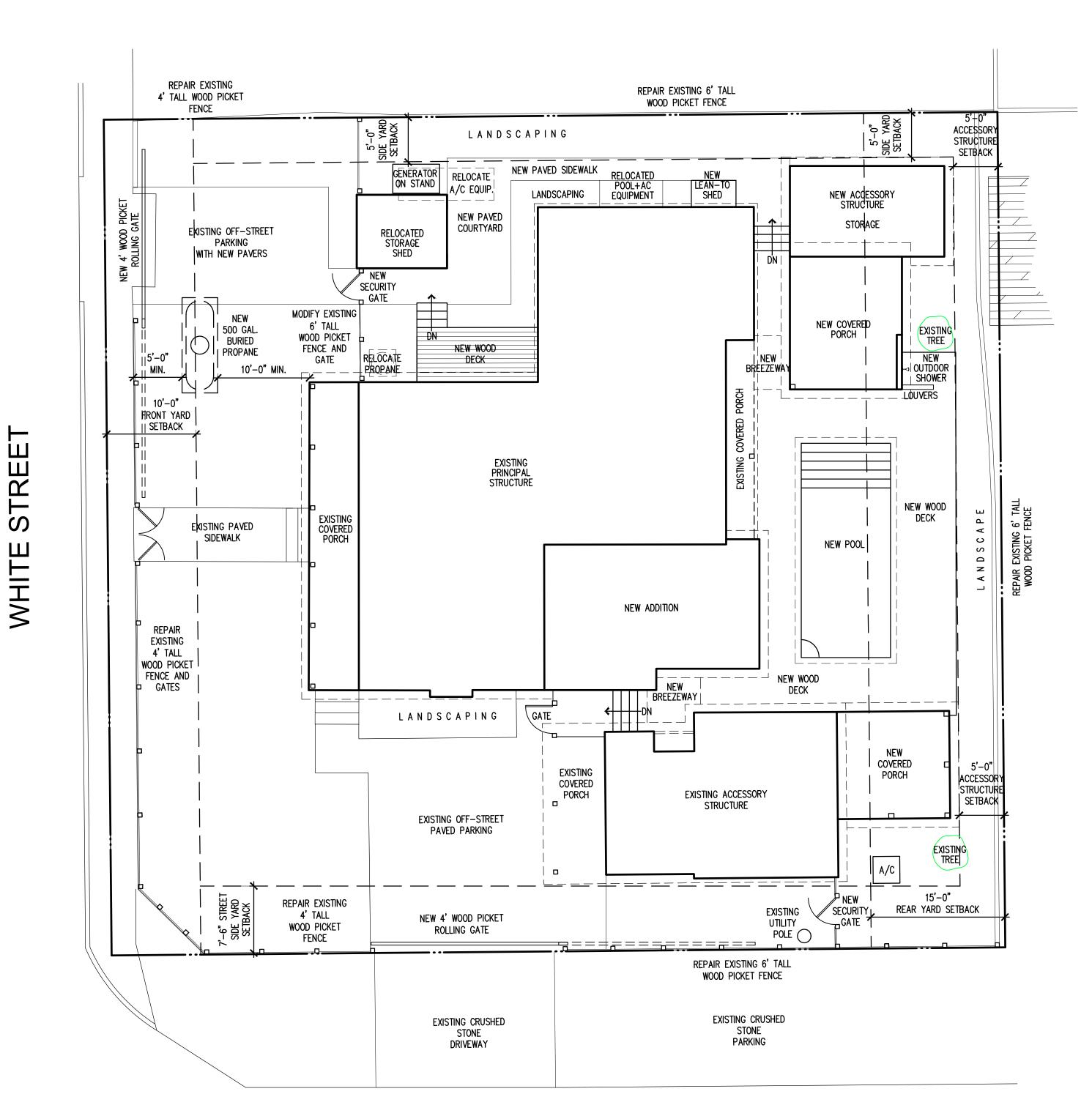
SITE DATA DIAGRAM
1/8"=1'-0"

BLDG. COVERAGE

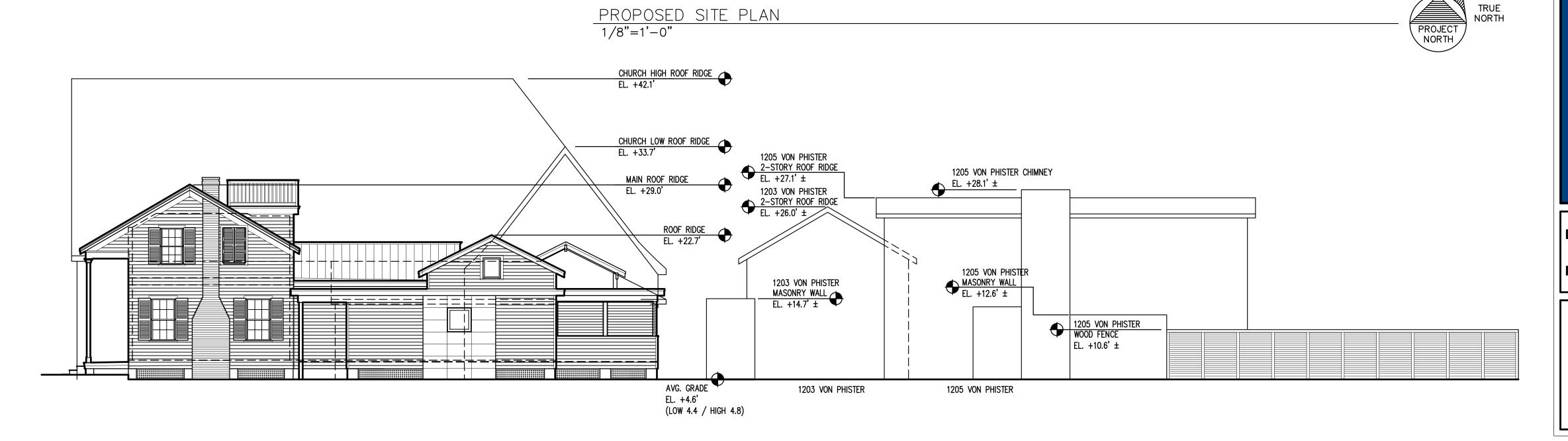
IMPERVIOUS SURFACE

> OPEN SPACE

SITE DA	TA CALCU	JLATIONS	
HMDR 9,363 SF LOT	ALLOWED	PROPOSED	
BUILDING COVERAGE	3,745 SF (40%) MAX.	3,483 SF (37.2%)	
IMPERVIOUS SURFACE	5,618 SF (60%) MAX.	2,442 SF (26.1%)	
OPEN SPACE	3,277 SF (35%) MIN.	3,279 SF (35.0%)	
FRONT YARD SETBACK	10'	21'-6" (UNCHANGED)	
STREET SIDE YARD SETBACK	7'-6"	28'-7" (UNCHANGED)	
SIDE YARD SETBACK	5'	7'-5"	
REAR YARD SETBACK	15'	27'-2"	
REAR YARD COVERAGE	1,415 SF REAR YARD X 30% MAX. COVERAGE = 425 SF	268 SF (18.9%)	
BUILDING HEIGHT	30'	25' ± (UNCHANGED)	







HARC

STREET

21 WHITE STRI ev West. FL 3304

3801 Flagler Ave.
Key West, Florida 33040
305.923.9670

NO. Stradon ARCHITECTURE

te 8.25.25

Project #

HARC

21 WHITE STREE

a 33040 770 chitecture.com

3801 Flagler
Key West, Florid
305.923.9

no. Stradon ARCHITECTURE

Date 8.25.25

Project #

3801 Flagler Ave. Key West, Florida 33040 305.923.9670 Matthew@MStrattonArchitecture.c

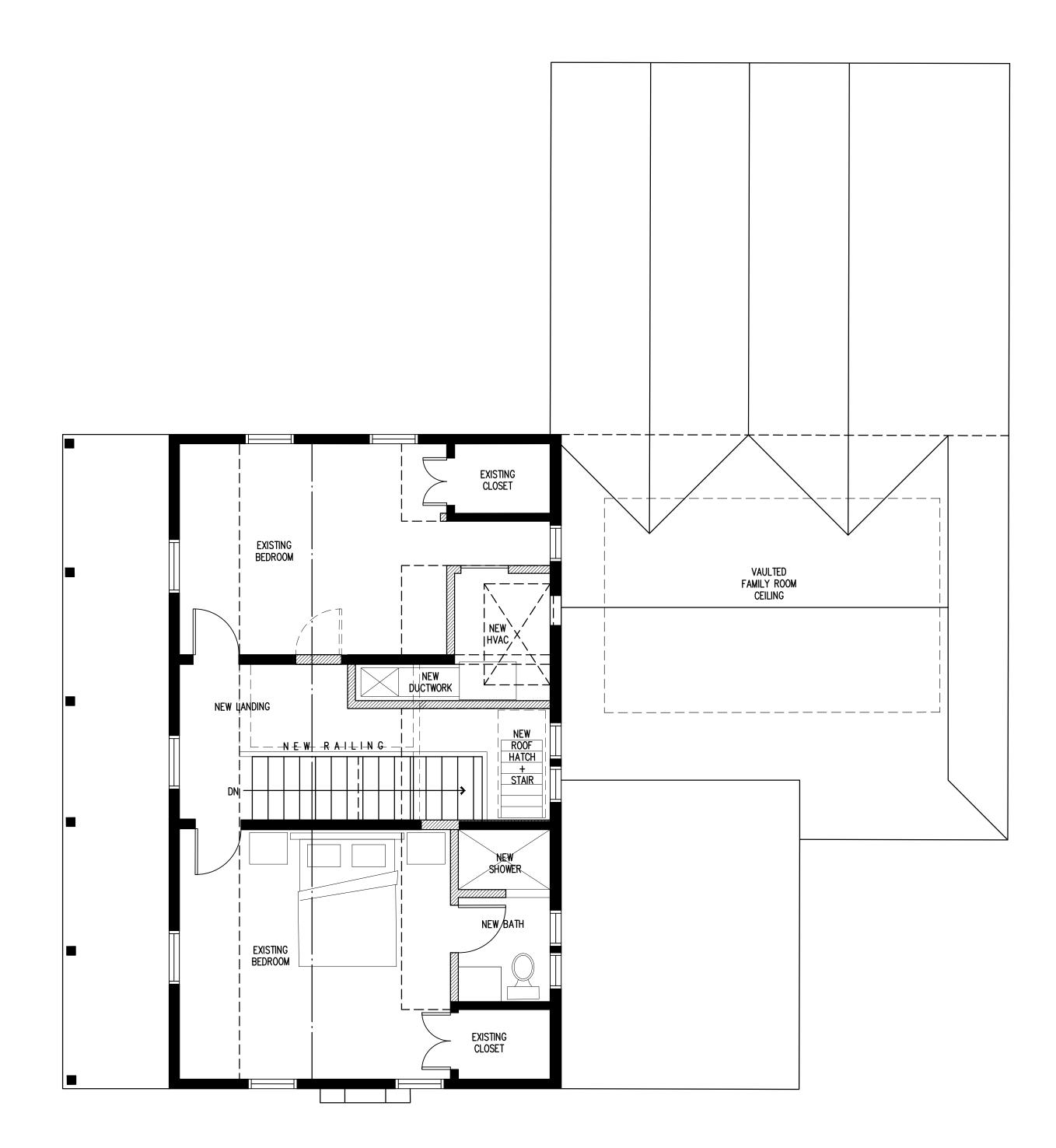
> n. Stradon ARCHITECTURE

> > 8.25.25

Date

Project #

A-4



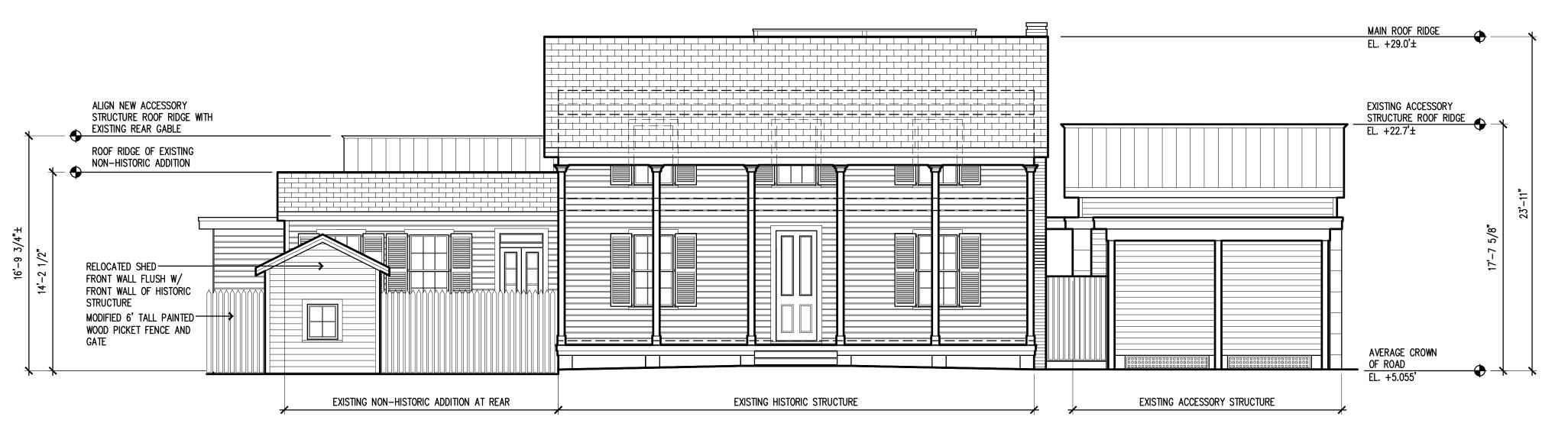
SECOND FLOOR PLAN
1/4"=1'-0"

Project #

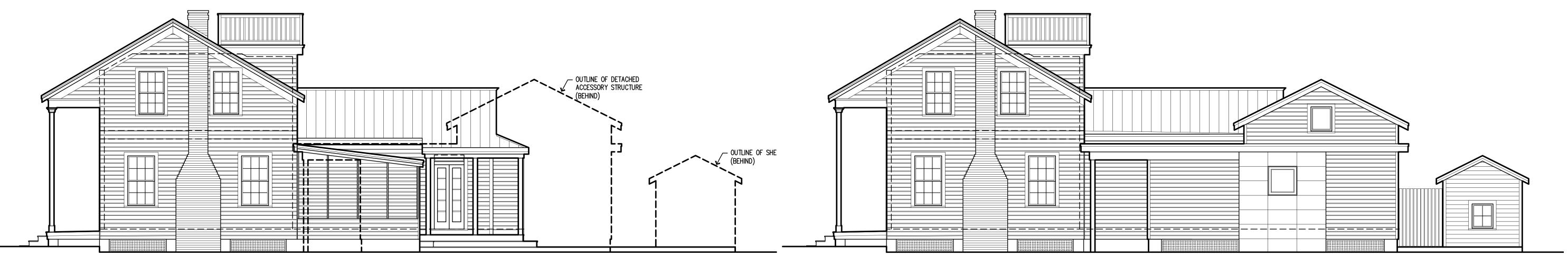




PROPOSED FRONT ELEVATION
3/16"=1'-0"

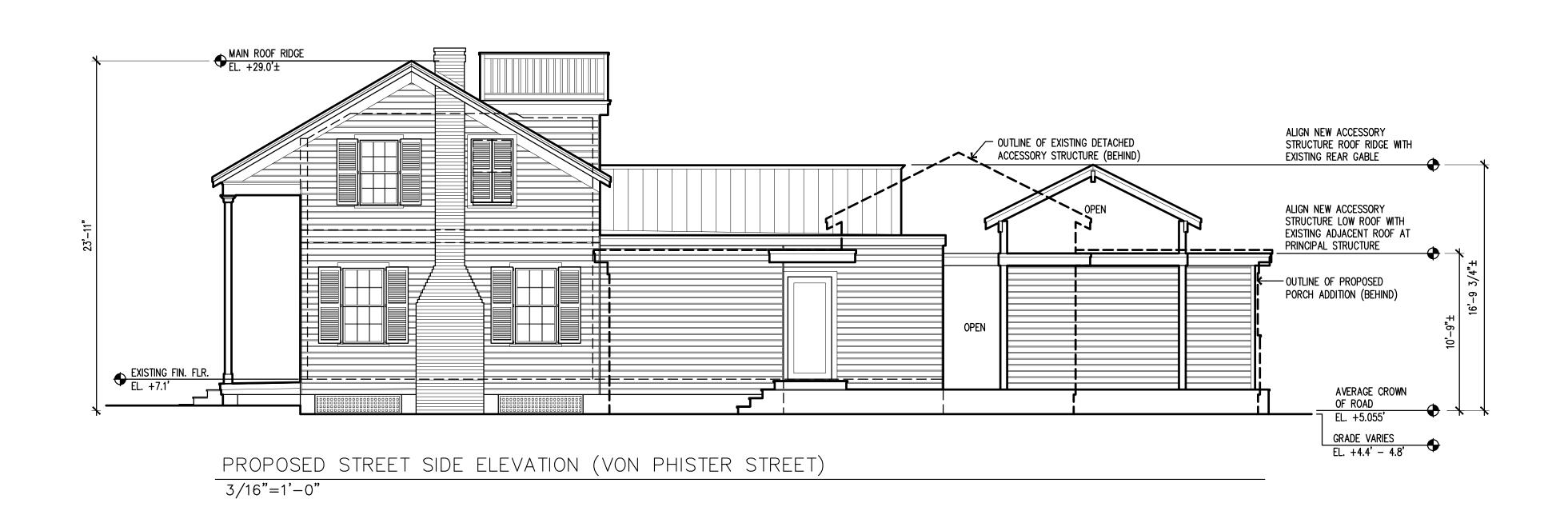


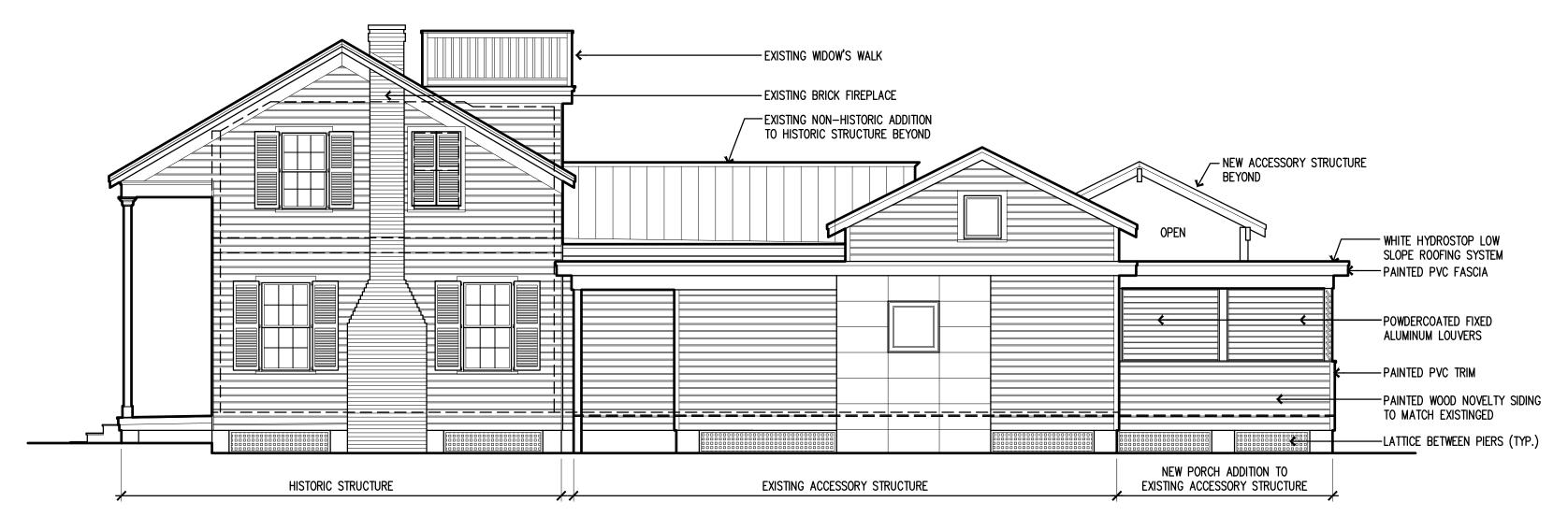
HARC



EXISTING STREET SIDE ELEVATION (VON PHISTER STREET) 3/16"=1'-0"

EXISTING STREET SIDE ELEVATION (VON PHISTER STREET) 3/16"=1'-0"





PROPOSED STREET SIDE ELEVATION (VON PHISTER STREET)

3/16"=1'-0"

Project #



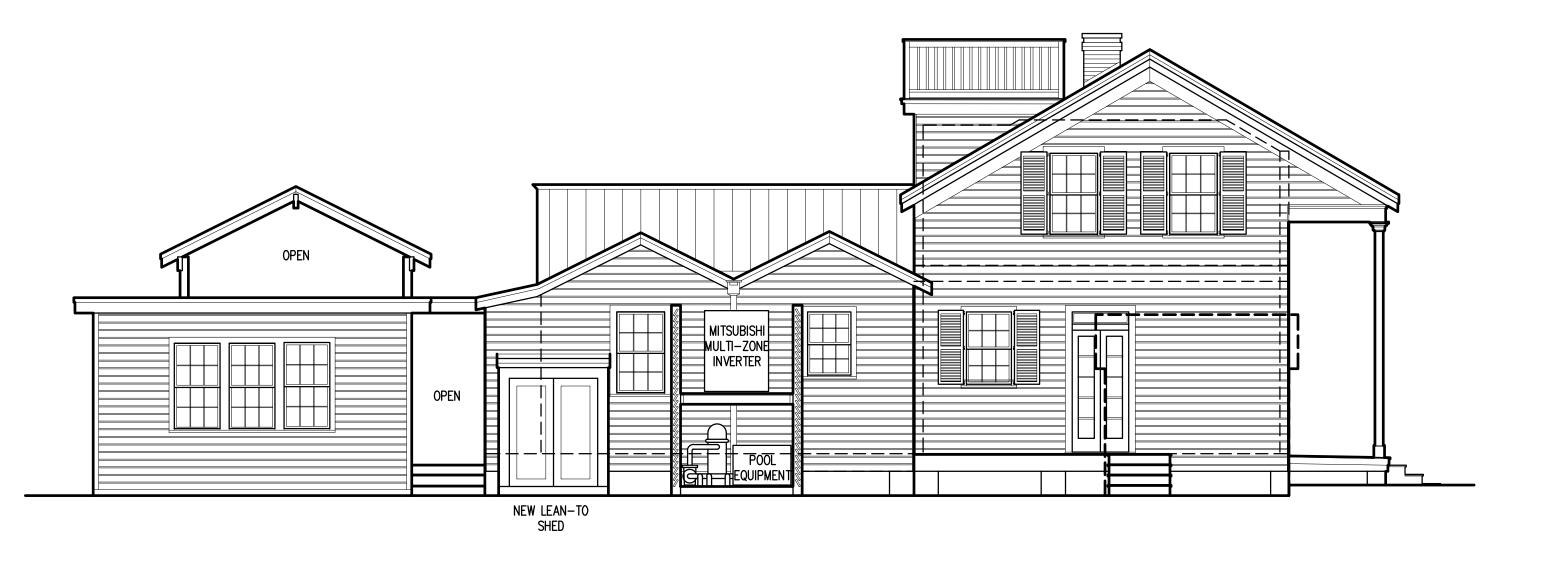
EXISTING REAR ELEVATION
3/16"=1'-0"



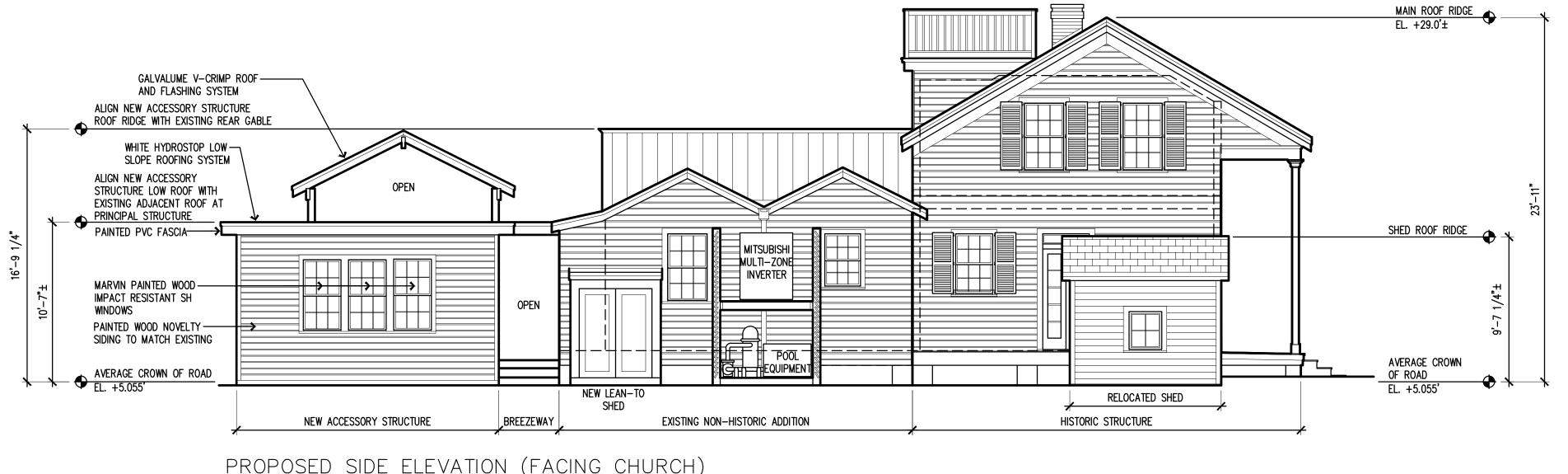
PROPOSED REAR ELEVATION
3/16"=1'-0"



EXISTING SIDE ELEVATION (FACING CHURCH) 3/16"=1'-0"



PROPOSED SIDE ELEVATION (FACING CHURCH) 3/16"=1'-0"



PROPOSED SIDE ELEVATION (FACING CHURCH)

3/16"=1'-0"

HARC

3801 Flagler Ave. Key West, Florida 33040 305.923.9670 tthew@MStrattonArchitecture.c

8.25.25

Project #

The Historic Architectural Review Commission will hold a public meeting at <u>5:00 p.m. September 23, 2025, at City Hall, 1300 White Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ADDITION AT REAR OF MAIN STRUCTURE. NEW COVERED PORCH ADDITION
TO EXISTING ACCESSORY STRUCTURE. NEW ACCESSORY STRUCTURE WITH NEW
COVERED PORCH AT REAR. NEW LEAN-TO SHED ON NORTH ELEVATION. NEW
POOL AND POOL DECK AT REAR AND SITE IMPROVEMENTS. RELOCATION OF
EXISTING SHED FROM REAR YARD TO SIDE YARD. DEMOLITION OF SHED ROOF
STRUCTURE AT COVERED PORCH. DEMOLITION OF EXISTING POOL AND POOL
DECK.

#1421 WHITE STREET

Applicant – Matthew Stratton Application #C2025-0076

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA: COUNTY OF MONROE:
BEFORE ME, the undersigned authority, personally appeared
1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on
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 <u>C2 025 - 007</u>
2. A photograph of that legal notice posted in the property is attached hereto. Signed Name of Affiant: Date: Address: 380 FLAGUER AVE City: State, Zip: FL 33040
The forgoing instrument was acknowledged before me on this $\frac{7}{2025}$ day of $\frac{5025}{2010}$.
By (Print name of Affiant) Who is personally known to me or has produced as identification and who did take an oath.
NOTARY PUBLIC Sign Name:

Print Name: Tury

Notary Public - State of Florida (seal)

My Commission Expires:

My Commission Expires:

April 7,2026

TERRY JAY O'DELL
Commission # HH 250430
Expires April 7, 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 00041110-000000 Account# 1041785 Property ID 1041785 Millage Group 10KW

Location 1421 WHITE St, KEY WEST

Address

KW TROPICAL BLDG AND INVESTMENT CO SUB LOTS 1 & 2 SQR 4 TR 19 Legal Description PB1-34 G13-165 G13-166 G13-276 OR384-899 OR649-44 OR1765-320 OR1765-323 OR1994-437 OR1994-441 OR2361-2097 OR2848-170

OR3049-0460 OR3331-1496 (Note: Not to be used on legal documents.)

Neighborhood

Property Class SINGLE FAMILY RESID (0100) Subdivision Tropical Building and Investment Co

Sec/Twp/Rng 05/68/25 Affordable No

Housing



Owner

GAENZLE CHRISTOPHER L GAENZLE MARGARET B 1421 White St 1421 White St Key West FL 33040 Key West FL 33040

Valuation

	2025 Preliminary			
	Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,983,758	\$1,862,134	\$1,782,516	\$1,635,846
+ Market Misc Value	\$49,735	\$47,288	\$48,466	\$49,643
+ Market Land Value	\$1,239,615	\$1,239,615	\$1,293,512	\$975,523
= Just Market Value	\$3,273,108	\$3,149,037	\$3,124,494	\$2,661,012
= Total Assessed Value	\$2,198,296	\$2,136,343	\$2,074,120	\$2,013,709
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$2,173,296	\$2,111,343	\$2,049,120	\$1,988,709

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,239,615	\$1,862,134	\$47,288	\$3,149,037	\$2,136,343	\$25,000	\$2,111,343	\$500,000
2023	\$1,293,512	\$1,782,516	\$48,466	\$3,124,494	\$2,074,120	\$25,000	\$2,049,120	\$500,000
2022	\$975,523	\$1,635,846	\$49,643	\$2,661,012	\$2,013,709	\$25,000	\$1,988,709	\$500,000
2021	\$641,366	\$1,401,711	\$50,819	\$2,093,896	\$1,955,058	\$25,000	\$1,930,058	\$138,838
2020	\$592,860	\$1,071,446	\$44,382	\$1,708,688	\$1,680,811	\$25,000	\$1,655,811	\$27,877
2019	\$641,366	\$873,615	\$44,322	\$1,559,303	\$1,485,636	\$25,000	\$1,460,636	\$73,667
2018	\$617,113	\$882,530	\$45,974	\$1,545,617	\$1,457,936	\$25,000	\$1,432,936	\$87,681

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)	9,357.00	Square Foot	93.5	100

Exterior Walls

Buildings

Building ID 3215
Style 2 STORY ELEV FOUNDATION
Puilding Type S.F.P. P1/P1

Building Type S.F.R. - R1 / R1 Building Name

Gross Sq Ft 3484
Finished Sq Ft 2663
Stories 2 Floor
Condition EXCELLENT
Perimeter 302
Functional Obs
Economic Obs 0

Depreciation %

Year Built1943EffectiveYearBuilt2017FoundationCONC BLOCKRoof TypeGABLE/HIPRoof CoverageMETALFlooring TypeSFT/HD WDHeating TypeFCD/AIR DUCTED

CUSTOM

Bedrooms 4 Full Bathrooms 4 Half Bathrooms 1 Grade 650 Number of Fire Pl 1

Interior Walls WALL BD/WD WAL

Code	Description	Sketch Area	Finished Area	Perimeter					
OPX	EXC OPEN PORCH	315	0	136					
FLA	FLOOR LIV AREA	2,663	2,663	440					
OUU	OP PR UNFIN UL	240	0	64					
OPF	OP PRCH FIN LL	266	0	122					
TOTAL		3.484	2.663	762					

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CUSTOM PATIO	1985	1986	6 x 19	1	114 SF	4
FENCES	2006	2007	6 x 152	0	912 SF	2
WATER FEATURE	2007	2009	0 x 0	1	1 UT	3
CUSTOM POOL	2007	2009	12 x 24	1	288 SF	2
WOOD DECK	2020	2021	0 x 0	1	556 SF	4
UTILITY BLDG	1964	1965	8 x 10	1	80 SF	3
FENCES	2019	2020	6 x 49	1	294 SF	2
FENCES	2019	2020	4 x 176	1	704 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/19/2025	\$2,750,000	Warranty Deed	2505060	3331	1496	01 - Qualified	Improved		
10/7/2020	\$2,425,000	Warranty Deed	2285241	3049	0460	01 - Qualified	Improved		
3/30/2017	\$1,450,000	Warranty Deed	2117859	2848	170	03 - Qualified	Improved	CUNNINGHAM CAROLINE	
3/31/2004	\$1,200,000	Warranty Deed		1994	0437	Q - Qualified	Improved		

Permits

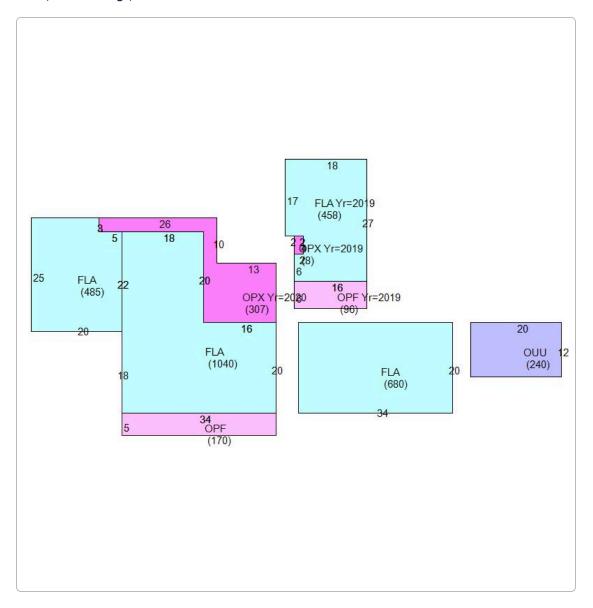
Number	Date Issued	Status	Amount	Permit Type	Notes
19- 1041	12/11/2019	Completed	\$0	Residential	INSTALL NEW MITSUBISHI DUCTLESS SYSTEM. INCLUDES ALUMINUM CONDENSER STAND
19- 1153	12/11/2019	Completed	\$0	Residential	Install 700 sf of 256 v crimp metal roofin install 600 sf of 60 mil TPO
19- 0971	04/02/2019	Completed	\$3,000	Residential	MAKE ELECTRIC WIRING SYSTEM FOR A ONE BEDROOM ONE BATH COTTAGE
19- 0343	03/08/2019	Completed	\$0	Residential	ROUGH IN TRIM OUT 1V LAV, TOILET, SHOWER, WASHER , WH
18- 1067	12/11/2018	Completed	\$0	Residential	NEW ACCESSORY STRUCTURE APPROX 460 SF INSTALL PIERS, WINDOWS DOORS INT/EST SIDEING PAINT INSTALL FLOORING
17- 4552	12/04/2017	Completed	\$6,000	Residential	RELOCATE 100' OF FENCING ON VON PHISTER SIDE OF PROPERTY TO PREPERTY SIDE OF LINE WOOD WHITEPICKET
17- 2257	06/08/2017	Completed	\$25,000	Residential	REMOVE RELOCATE ONE INTERIOR WALL ADD NEW HARDWOOD FLOORING TO MAIN HOUSE. REMODEL KITCH CABINETS AND COUNTER TOPS
17- 2258	06/08/2017	Completed	\$1,500	Residential	MOVE EXISTING ELECTRICAL OUTLETS IN KITCH, NEW ISLAND, KITCH APPLIANCE POWER,
17- 2259	06/08/2017	Completed	\$1,000	Residential	RELOCATE KITCHEN,SINK IN ISLAND, DRAIN FOR WASHER
17- 1408	04/11/2017	Completed	\$18,040	Residential	INSTALL 1100SF OF VIC METAL SHINGLES
06- 0220	05/09/2006	Completed	\$5,000	Residential	ROUGH & SET 20 FIXTURES (3 NEW).
06- 0782	02/08/2006	Completed	\$1,500	Residential	WIRE & BOND POOL.

				Permit	
Number	Date Issued	Status	Amount	Type	Notes
06-	02/06/2006	Completed	\$8,500	Residential	INSTALL A/C
0706					
05-	12/09/2005	Completed	\$15,000	Residential	REWIRE ENTIRE HOUSE AND ADDITION, UPGRADE TO 200 AMP.
4582					
05-	08/22/2005	Completed	\$8,988	Residential	INSTALL V-CRIMP ROOFING 1300SF ON NEW ADDITION
3549					
05-	01/28/2005	Completed	\$195,000	Residential	BUILD ADDITION, DECK, & RENOVATION.
0254					
04-	12/28/2004	Completed	\$2,800	Residential	INSTALL INGROUND GUNITE POOL.
3786					
04-	02/05/2004	Completed	\$3,554	Residential	ROOFING
0309					

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)



Photos



Мар



TRIM Notice

2025 TRIM Notice (PDF)

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

understand and agree that the
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/16/2025, 5:23:22 AM

Contact Us

