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**Historic Architectural Review Commission  
Staff Report for Item 6**

**To:** Chairman Bryan Green and Historic Architectural Review Commission Members

**From:** Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

**Meeting Date:** May 20, 2020

**Applicant:** Bender & Associates, Architects

**Application Number:** H2019-0031

**Address:** #916 White Street

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**Description of Work**

Demolition of rear roofs and removal of accessory shed structure. Removal of side fence.

**Site Facts**

The site under review is located on the northwest corner of White Street and Nichols Avenue. The one-story frame vernacular house is a contributing resource to the historic district and build circa 1920. The house has undergone several changes through times, including the installation of current front porch railings and several rear additions. The building still retains some historic windows and its historic roof form. In November 2019 the project received Planning Board approval for street side yard setbacks.

**Ordinances Cited on Review**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

**Staff Analysis**

A Certificate of Appropriateness is under review for the demolition of rear portions of the existing contributing house, all non-historic structures. The plans also requires the removal of an accessory shed and a chain link fence, also non-historic. The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

- (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;*

It is staff's opinion that the removal of the non- historic portions of the house will not jeopardize the character of the neighborhood. The rear additions, the chain link fence, and the accessory structure are not character-defining features in the site.

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

The structures under review are not historic.

- (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 structures under review are not significant or important in defining the historic character of the site or surrounding context.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the non-historic structures in question will not qualify as contributing elements to the house or to the site in a near future.

Staff finds that the request demolition meets current regulations and recommends to the Commissioners its consideration. If approved, this will be the only required reading for demolition.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



**City of Key West**

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA # <i>2019-0031</i>	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:	916 White Street, Key West FL 33040		
NAME ON DEED:	Charles and Rhonda Hixon	PHONE NUMBER	305-431-1423
OWNER'S MAILING ADDRESS:	916 White Street	EMAIL	Rhonda Hixon - rhixon405@yahoo.com
APPLICANT NAME:	Charles and Rhonda Hixon	PHONE NUMBER	305-431-1423
APPLICANT'S ADDRESS:	916 White Street	EMAIL	Rhonda Hixon - rhixon405@yahoo.com
APPLICANT'S SIGNATURE:	<i>Craig Steckelberg / Bender Associates</i>		DATE <i>18 July 19</i>

**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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Renovation of existing building.
<b>MAIN BUILDING:</b> Replacement of fire damaged roofing members. New roofing to match existing metal, new 6/6 impact windows.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>

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

ACCESSORY STRUCTURE(S): N/A	
PAVERS: N/A	FENCES: N/A
DECKS: Replacement of TG decking as needed.	PAINTING: Painting of structure, walls and trim.
SITE (INCLUDING GRADING, FILL, TREES, ETC): N/A	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): Replace existing window units with central system	OTHER: N/A

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: <i>Main house is listed as a contributing resource to the historic district.</i>		
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.



# HARC Certificate of Appropriateness: Demolition Appendix



**City of Key West**

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	916 White Street, Key West FL 33020
PROPERTY OWNER'S NAME:	Charles and Rhonda Hixon
APPLICANT NAME:	Charles and Rhonda Hixon

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME
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## DETAILED PROJECT DESCRIPTION OF DEMOLITION

1)	Removal of accessory structure (small shed in back) and concrete pad.
2)	Reconfiguration of multiple rear roofing slopes into a contextual saw-tooth configuration.
3)	Interior wall relocations.
4)	Replacement of roofing members compromised in a previous fire. (interior)

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

**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.

Proposing the removal of the non-historic roof at the rear of the property. Replace with contextual saw-tooth roof profile.

(2) Or explain how the building or structure meets the criteria below:

(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 is an amalgamation of various incongruous additions. It is not on the Saborn Maps and has not significance.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

The above statement is true for the rear additions to the structure.

(c) Has no significant character, interest, or value as part fo 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.

The accessory structure (storage shed) is not a contributing structure

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

The accessory structure (storage shed) is not a contributing structure

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

The existing roof slopes at the rear are not part of the contributing structure

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

The accessory structure (storage shed) is not a contributing structure

(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.

The existing roof slopes at the rear are not part of the contributing structure

(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.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history.
The accessory structure (storage shed) is not a contributing 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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The plastic storage shed at the rear of the property is an accessory structure that is planned to be removed. It has no distinctive character or historic significance.

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

The above statement is not true of the plastic storage shed.

(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.

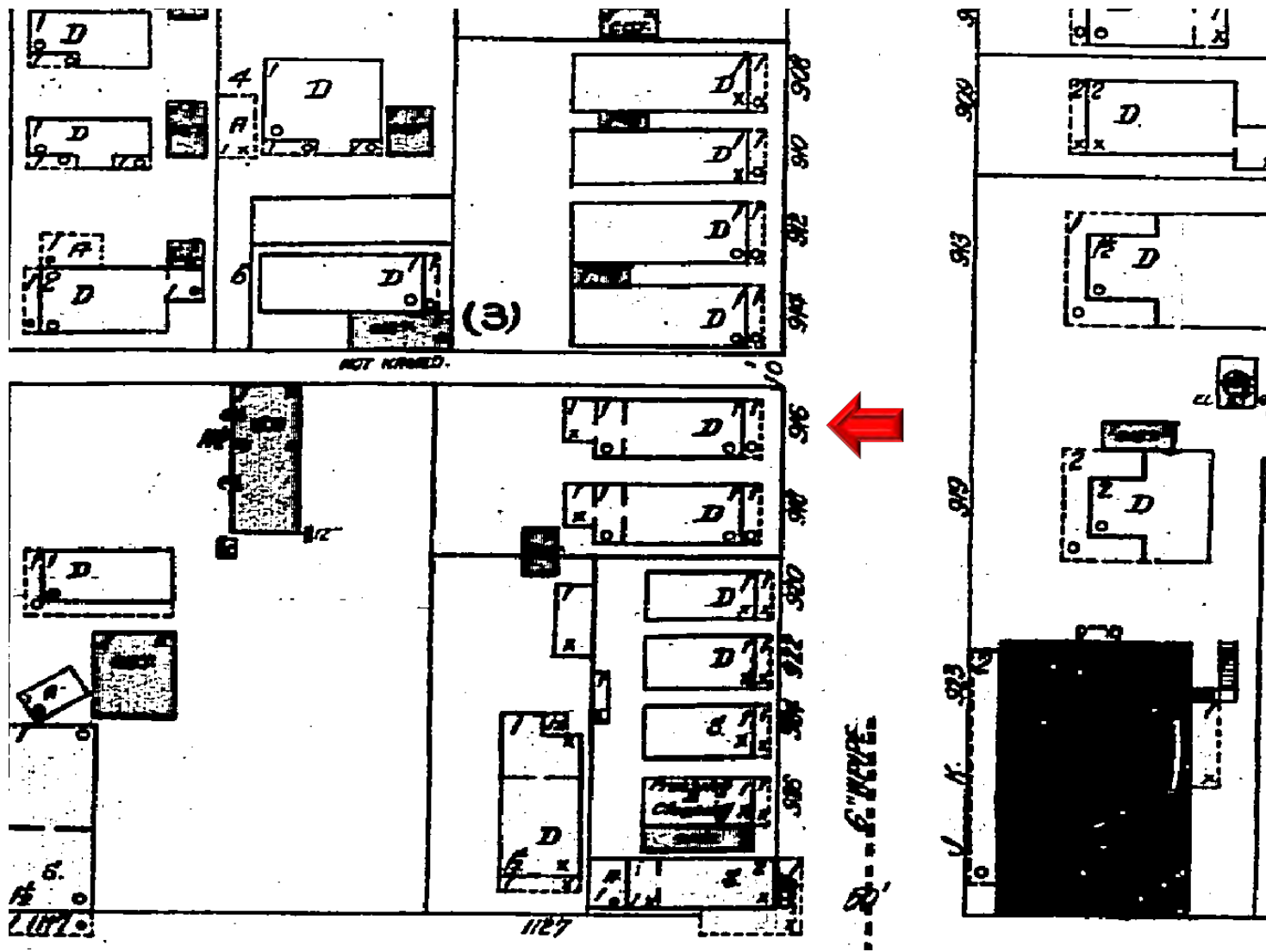
The above statement is not true of the plastic storage shed.

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

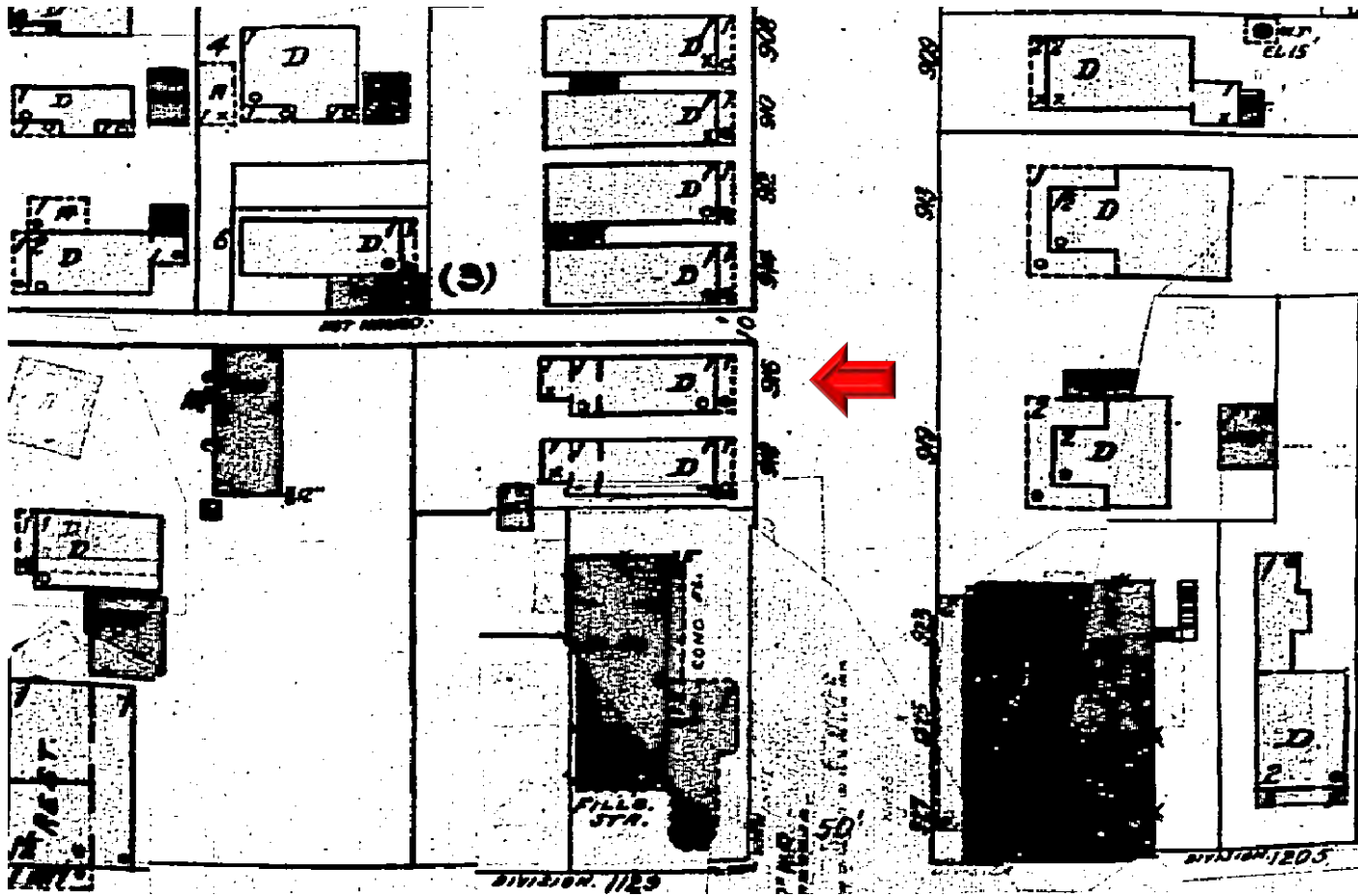
The above statement is not true of the plastic storage shed.



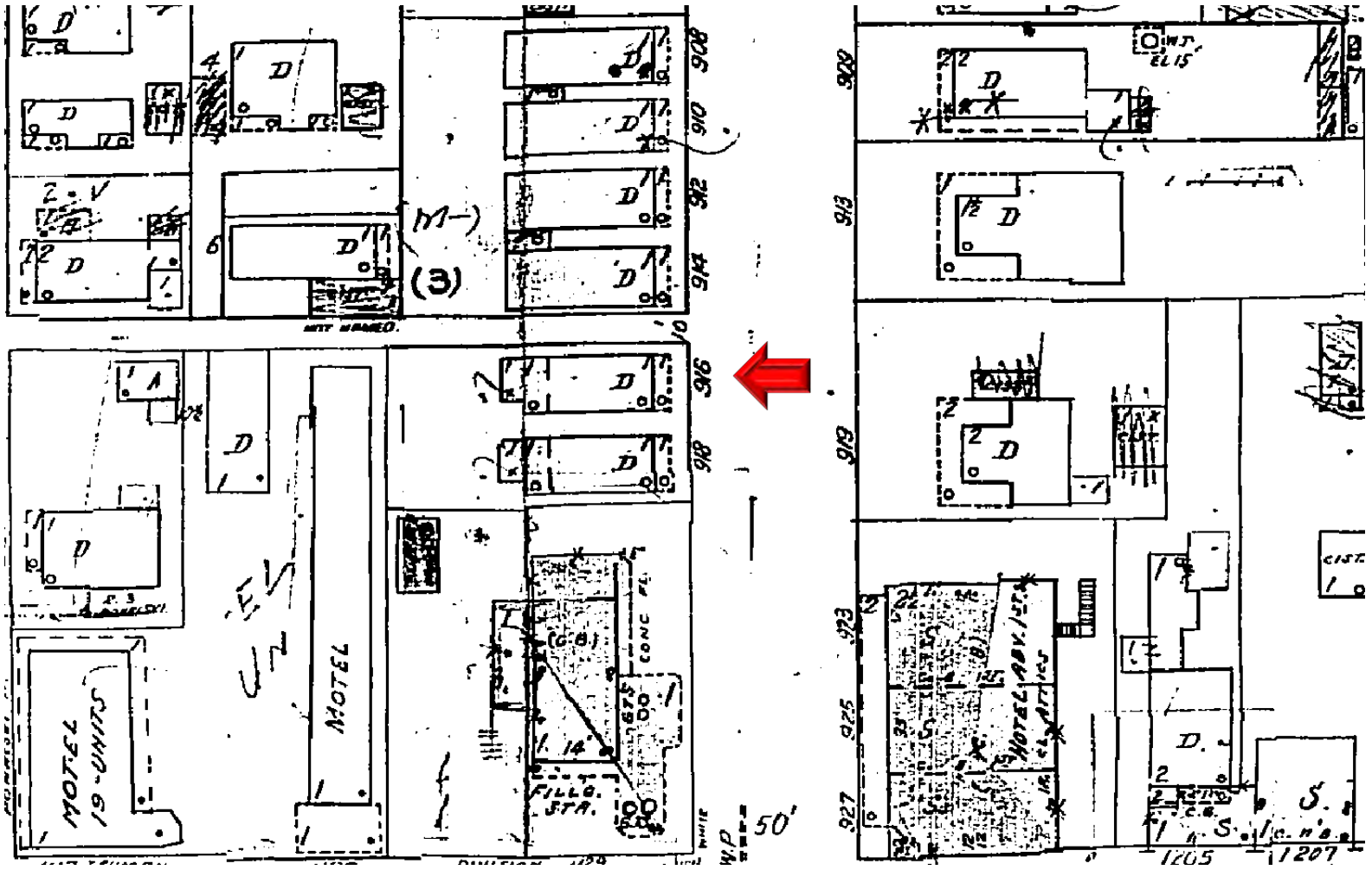
# SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map

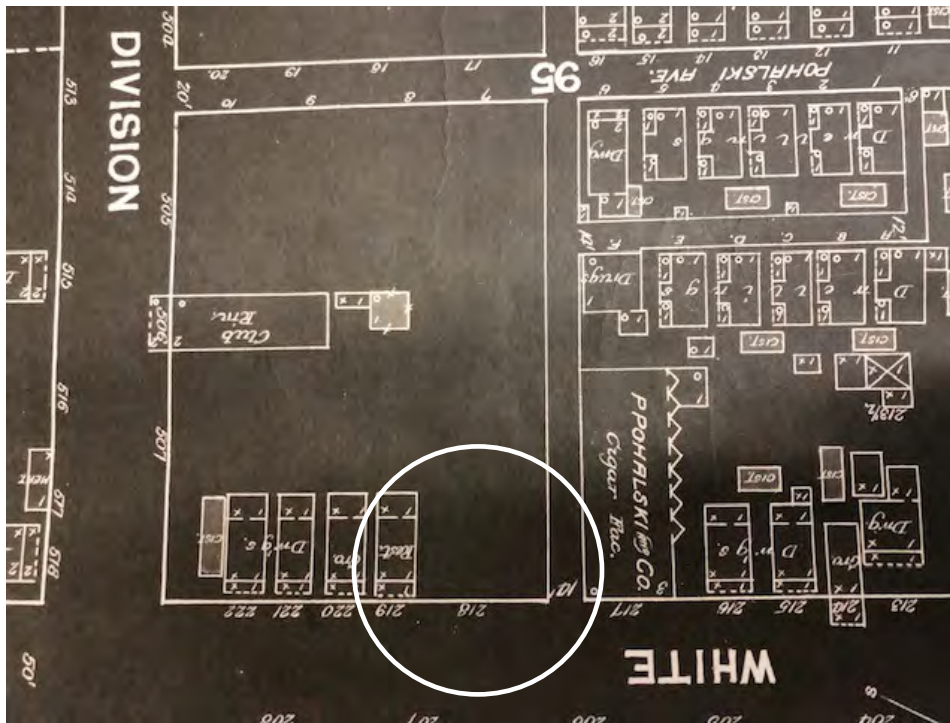


1962 Sanborn Map

Map Overview

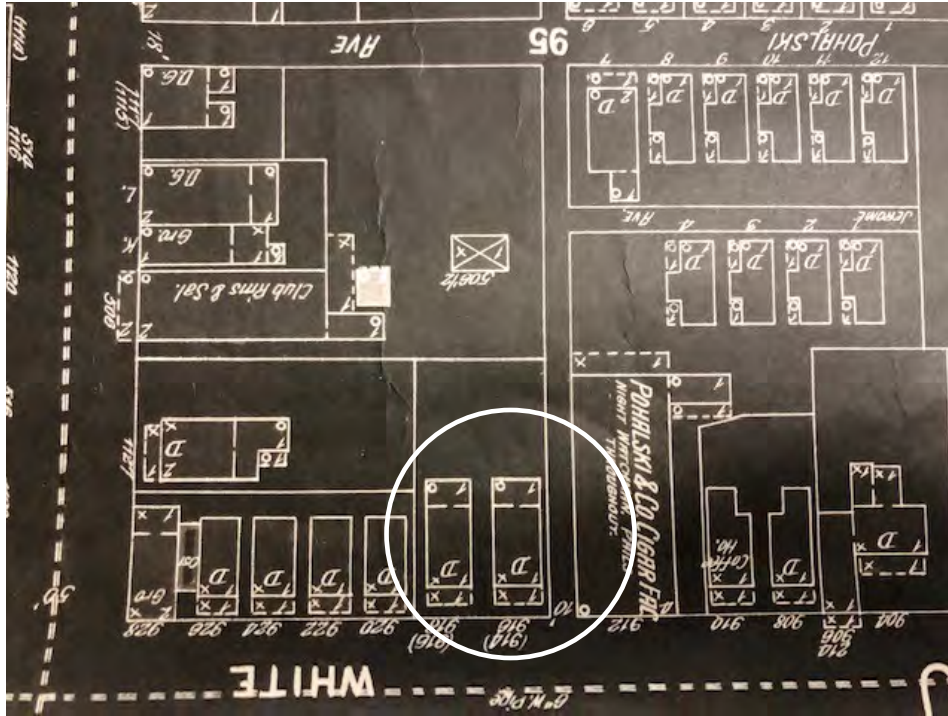


The house is fronted by White Street, with Nichols Ave running along the north side of the property.

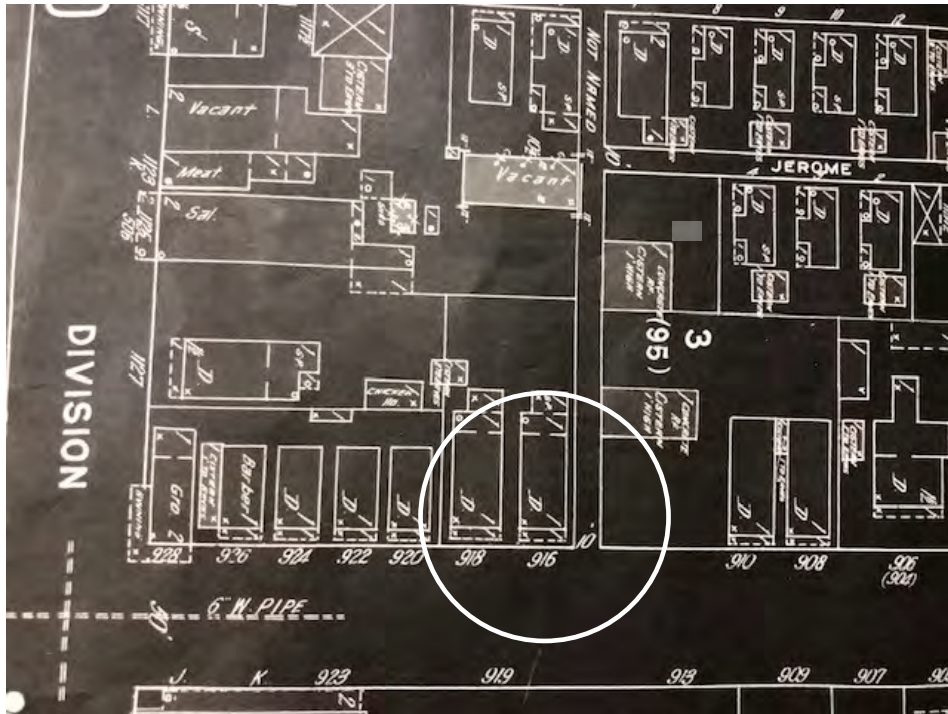


1889 Sanborn Map – The property has not been built.

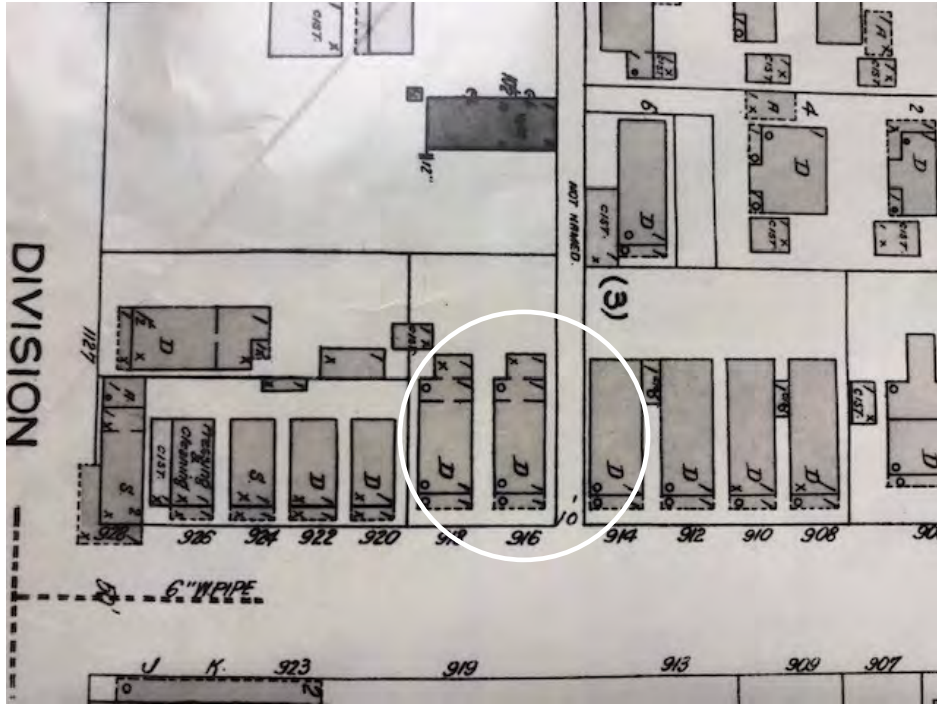




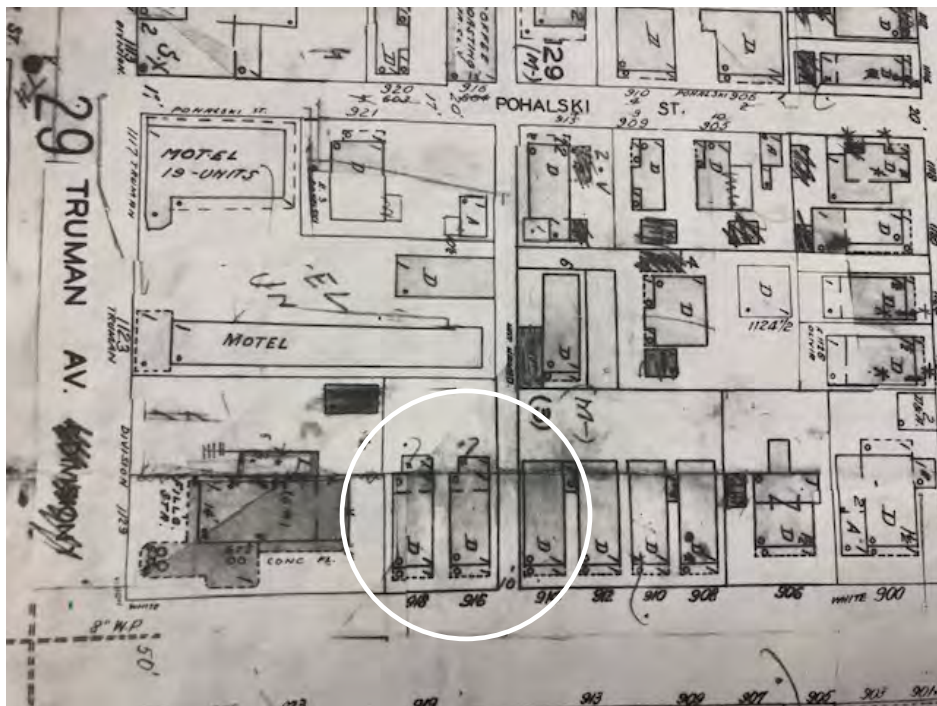
1899 Sanborn Map - The property shows up for the first time.



1912 Sanborn Map – A small addition is added to the rear. It is not the full width of the structure.



1926 Sanborn Map – No additional modifications.



1962 Sanborn Map – No additional modifications to the structure.

# PROJECT PHOTOS





**918 White Street circa 1965. Monroe County Library**





**Existing Conditions** – The original building is wood siding, doors and windows with painted trim. Any new sections will conform to these materials and blend into the existing conditions.





**Rear of building** – This area has been labeled on the drawings as “Non-Historic Roof.”

The current roof is an amalgamation of additions made haphazardly over the years since 1962. There is a shed roof attached to the original building, and a flat roof at the southwest corner with a gable on the northwest side. There is also a plastic shower enclosure that will be demolished.

This roofing will be replaced with a saw-tooth roof to be more contextual.



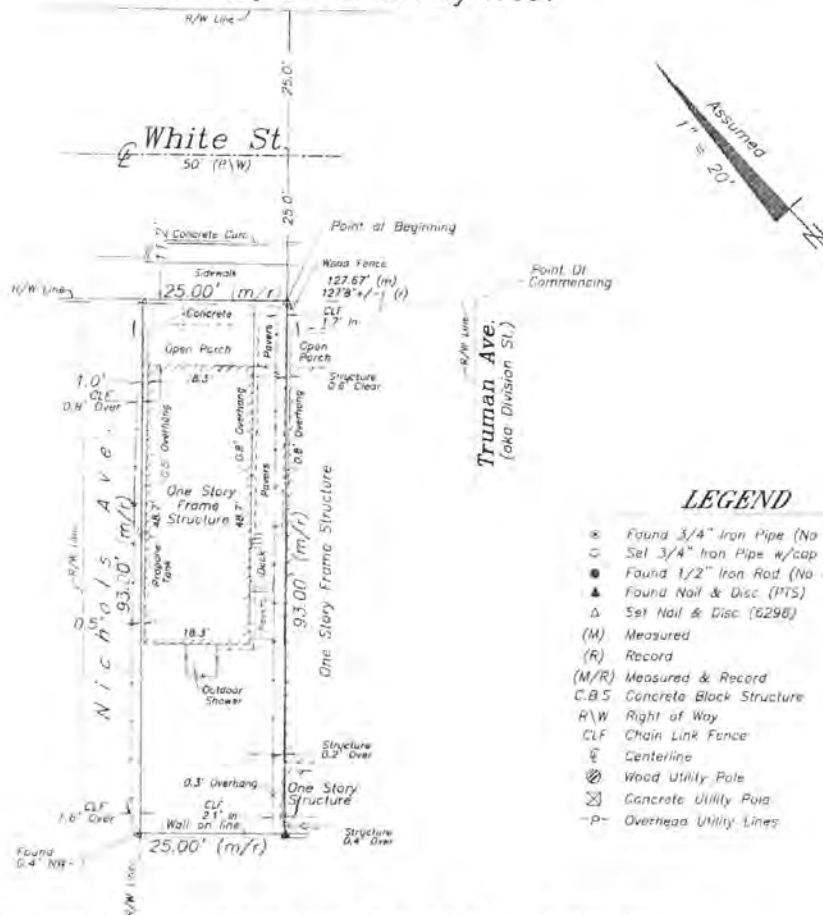
**Plastic Shed** – There is a plastic shed and concrete pad to be removed from the rear of the site.



**Roofing** – There was a fire at some point, and the roofing members were damaged, some significantly. The project will make the roof weather tight, replace damaged members and install new metal shingles.

# SURVEY

# Boundary Survey Map of part of Lot 8, Square 5, Tract 6, Island of Key West



### LEGEND

- ⊗ Found 3/4" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (E298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (E298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ 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. This survey does not determine or imply ownership.
- 2 Underground foundations and utilities were not located.
- 3 All angles are 90° (Measured & Record) unless otherwise noted.
- 4 Street address: 916 White 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: November 7, 2018
- 9 Ownership of fences is undeterminable, unless otherwise noted.
- 10 Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** On the Island of Key West and known as Lot Eight (8), Block Five (5), Tract Six (6), according to William A. Whitehead's map of said Island of Key West, delineated in February, A.D. 1829. Said Lot commences at a point on White Street, distant 127 feet and 8 inches, more or less from the corner of Division Street and White Street, and running thence along White Street 25 feet in a Northwesterly direction; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Southeasterly direction 25 feet; thence at right angles in a Northeasterly direction 93 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Charles & Rhonda Hixon,  
Capital Bank a div. of First Tennessee Bank, N.A.,  
Highsmith & Van Loon, P.A.,  
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*  
J. Lynn O'Flynn, PSM  
Florida Reg #6298

November 13, 2018

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

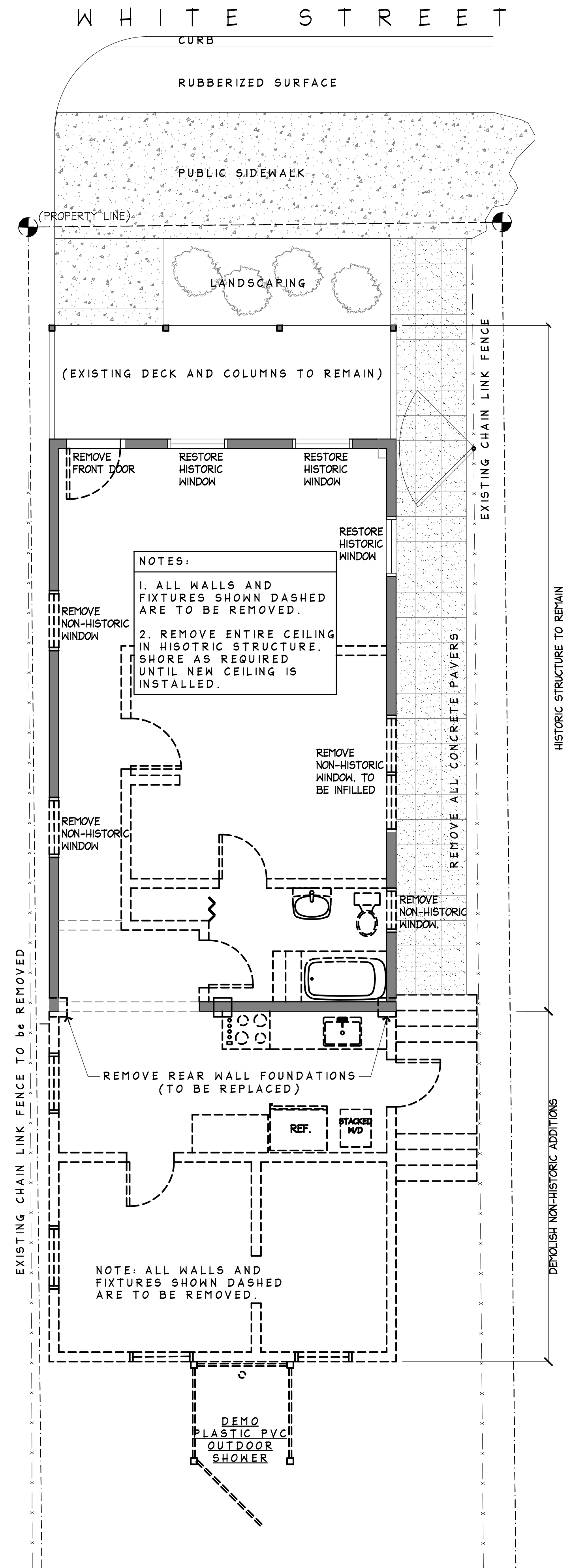
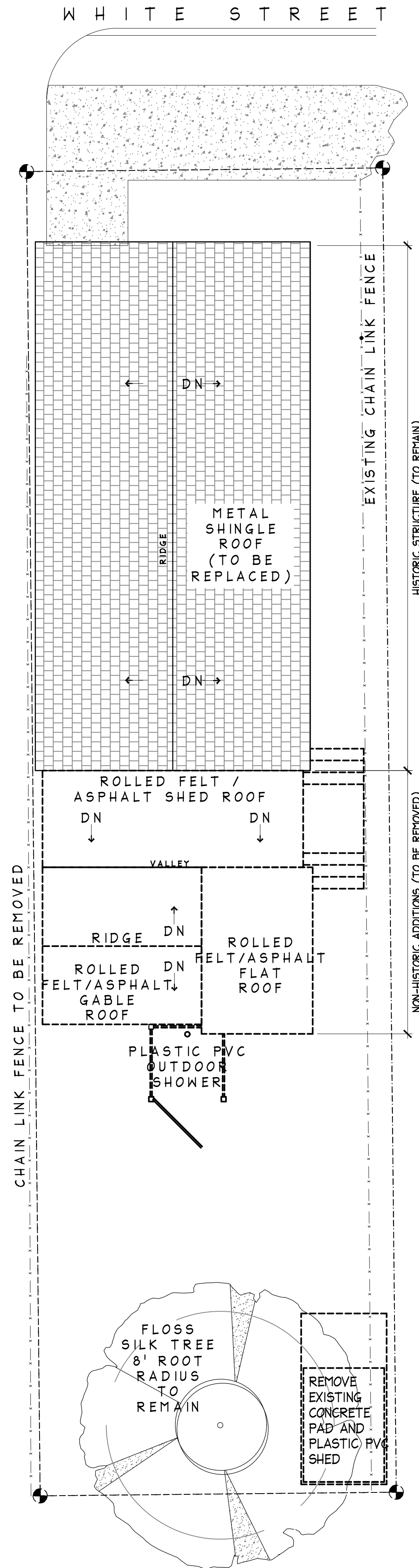
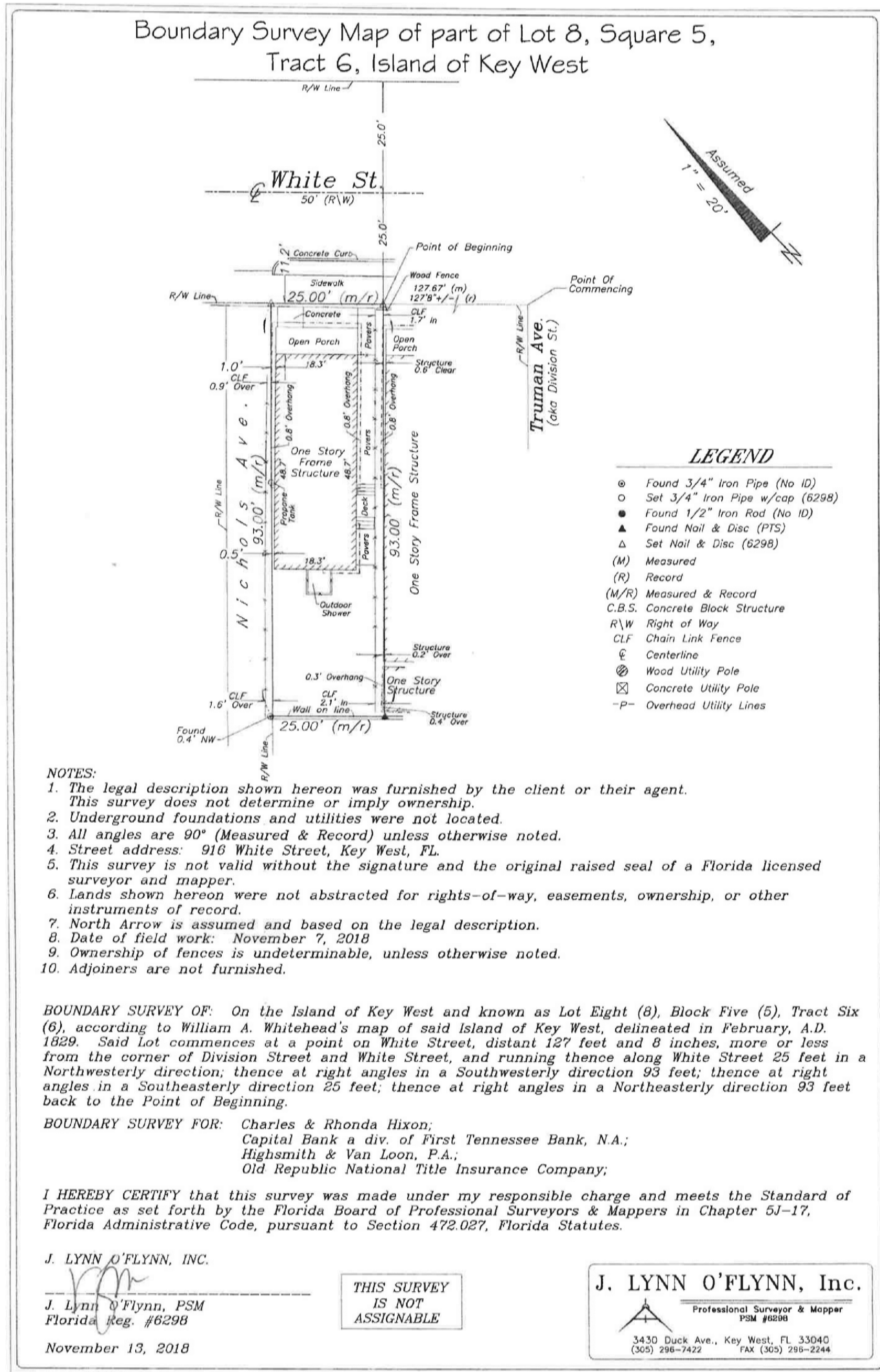


Professional Surveyor & Mapper  
PSM #6298

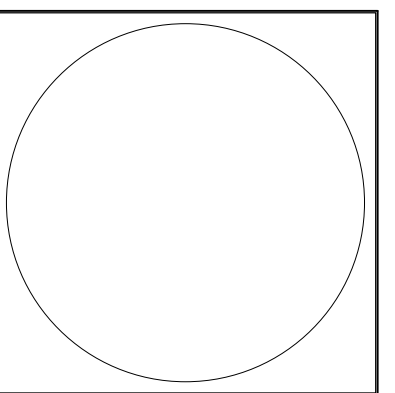
3430 Duck Ave., Key West, FL 33040  
(305) 296-1422 FAX (305) 296-2244

# PROPOSED DESIGN





916 WHITE STREET  
KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 298-1347  
Facsimile (305) 298-2727  
Florida License AAC002022

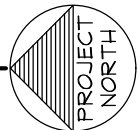
Bender & Associates  
ARCHITECTS  
p.a.

Project No.: 1908

Date: 09/17/19

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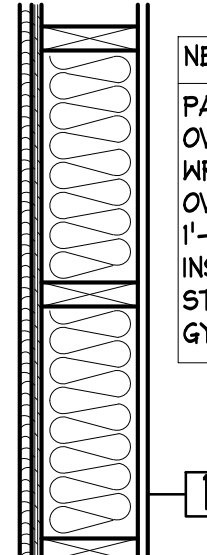
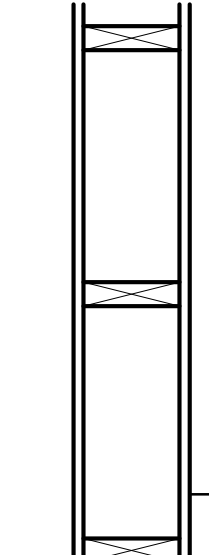
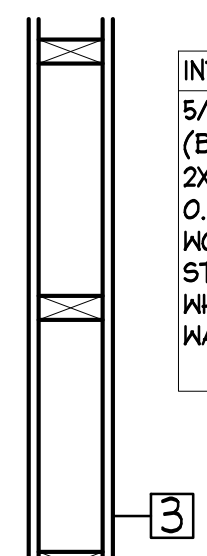
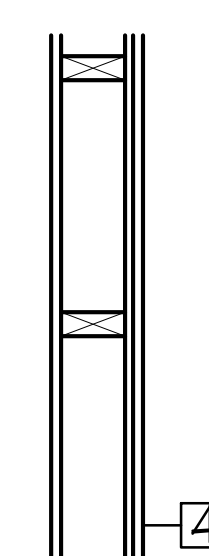
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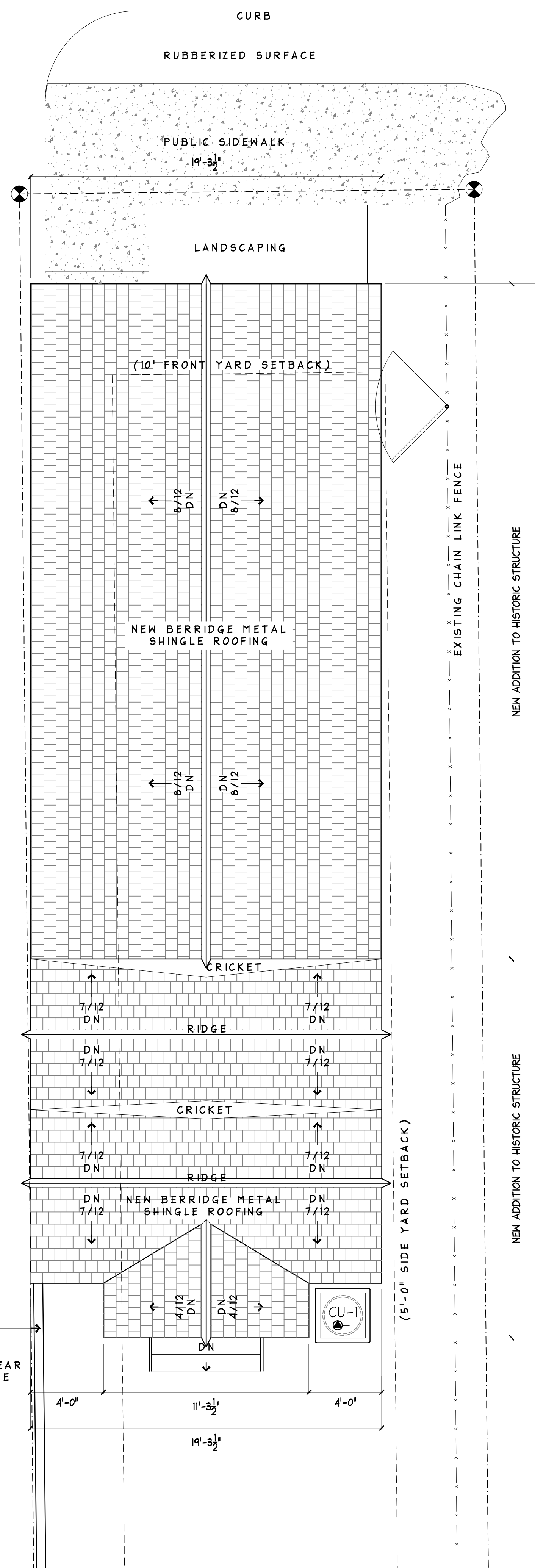
# PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HMDR		
LOT SIZE	2,325 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	930 S.F. MAX.	1,046 S.F.	1,044 S.F.
2,325 S.F. X 40%			
VARIANCE AREA OF ROOF	30'-0" MAX.	11'-10"	13'-4"
IMPERVIOUS SURFACE	1,395 S.F. MAX.	1,449 S.F.	1,144 S.F.
2,325 S.F. X 60%			
FRONT SETBACK (STREET)	10'-0" MIN.	5'-0" MIN.	5'-0"
SIDE SETBACK (EAST)	5'-0" MIN.	1'-0" EXISTING	1'-0" TO REMAIN
SIDE SETBACK (WEST)	5'-0" MIN.	5'-0" MIN.	5'-0"
REAR SETBACK	15'-0" MIN.	15'-0" MIN.	15'-0" MIN.
OPEN SPACE (35%)	813 S.F. MIN.	902 S.F.	1,260 S.F.

# WALL TYPE SCHEDULE

1	NEW EXTERIOR WALL	2	NEW PLUMBING / BEARING WALL
	NEW EXTERIOR WALL PAINTED WOOD LAP SIDING OVER TYVEK BUILDING WRAP, 3/4" P.T. PLYWOOD OVER 2X6 P.T. STUDS AT 1'-4" O.C. WITH R19 BATT INSULATION BETWEEN STUDS AND 5/8" PTD. GYP. BD. AT INTERIOR.		INTERIOR WALL (PLUMBING WALL) 5/8" PTD. GYP. BD. (BOTH SIDES) OVER 2X6 STUDS AT 1'-4" O.C. INSTALL SOLID WOOD BLOCKING AND STUD REINFORCING WHERE REQUIRED FOR WALL MOUNT FIXTURES.
3	INTERIOR PARTITION WALL	4	SHOWER WALL WITH TILE
	INTERIOR WALL 5/8" PTD. GYP. BD. (BOTH SIDES) OVER 2X4 STUDS AT 1'-4" O.C. INSTALL SOLID WOOD BLOCKING AND STUD REINFORCING WHERE REQUIRED FOR WALL MOUNT FIXTURES.		INTERIOR TILED WALL AT BATHROOM SIDE OF WALL: TILE OVER 1/2" THICK CEMENTITIOUS BOARD (SEE ALSO FINISH SCHEDULE). OPPOSITE SIDE: 5/8" PTD. GYP. BD. FRAMING: 2X4 STUDS AT 1'-4" O.C. (2X6 STUDS AT PLUMBING WALLS).

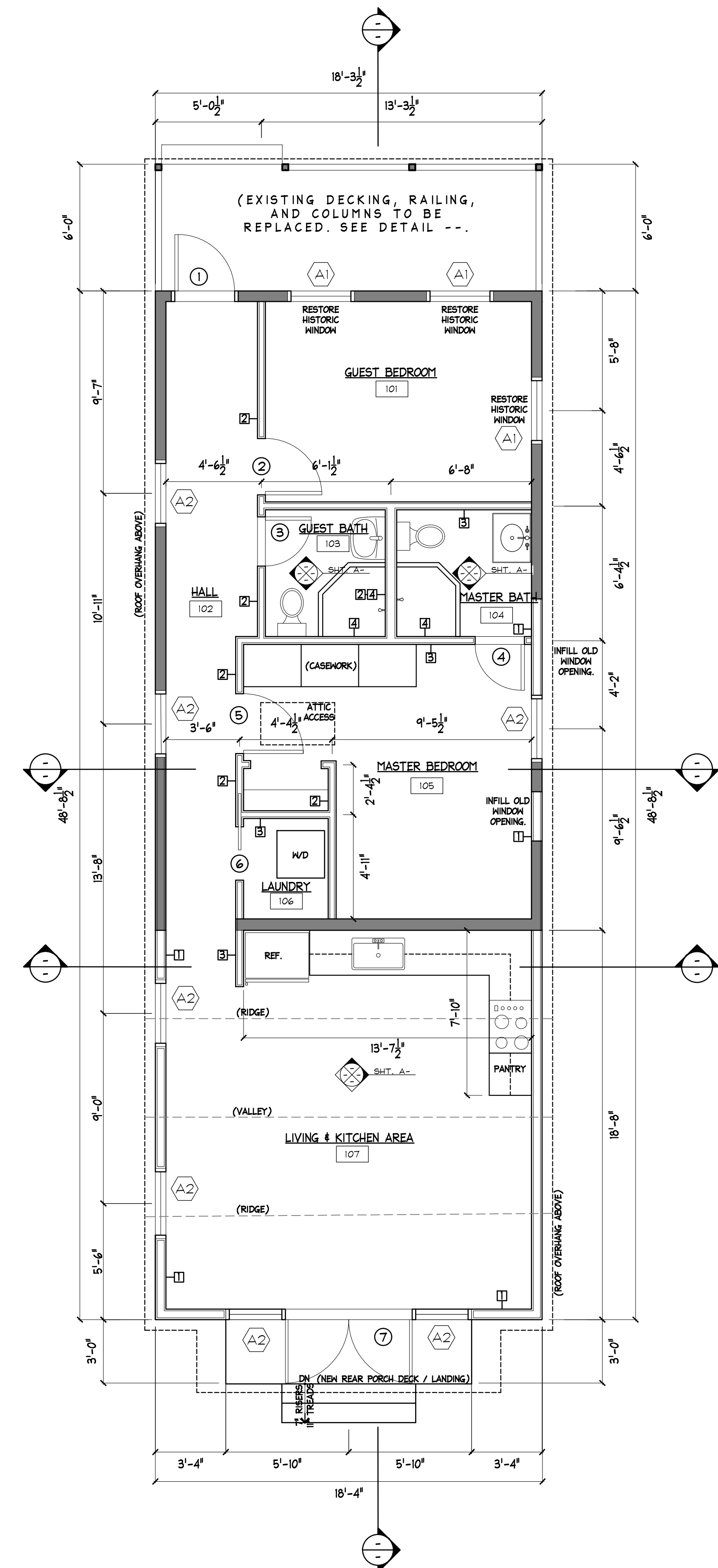
WHITE STREET



NEW 6'-0" TALL WOOD PICKET FENCE (1" GAPS BETWEEN PICKETS) PAINTED WHITE FROM REAR OF NEW ADDITION TO THE REAR PROPERTY LINE

1 A1 PARTIAL SITEPLAN (AREA OF WORK)

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



2 A1 PROPOSED FLOOR PLAN

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

916 WHITE STREET  
KEY WEST, FLORIDA

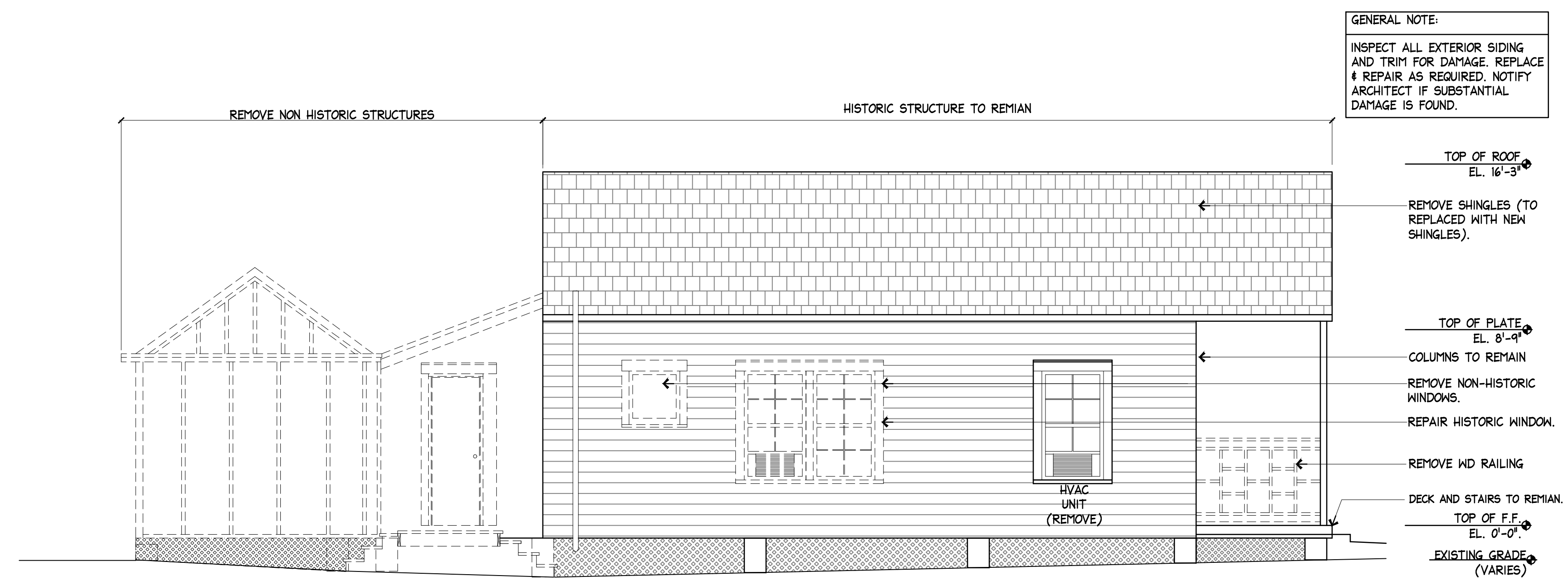
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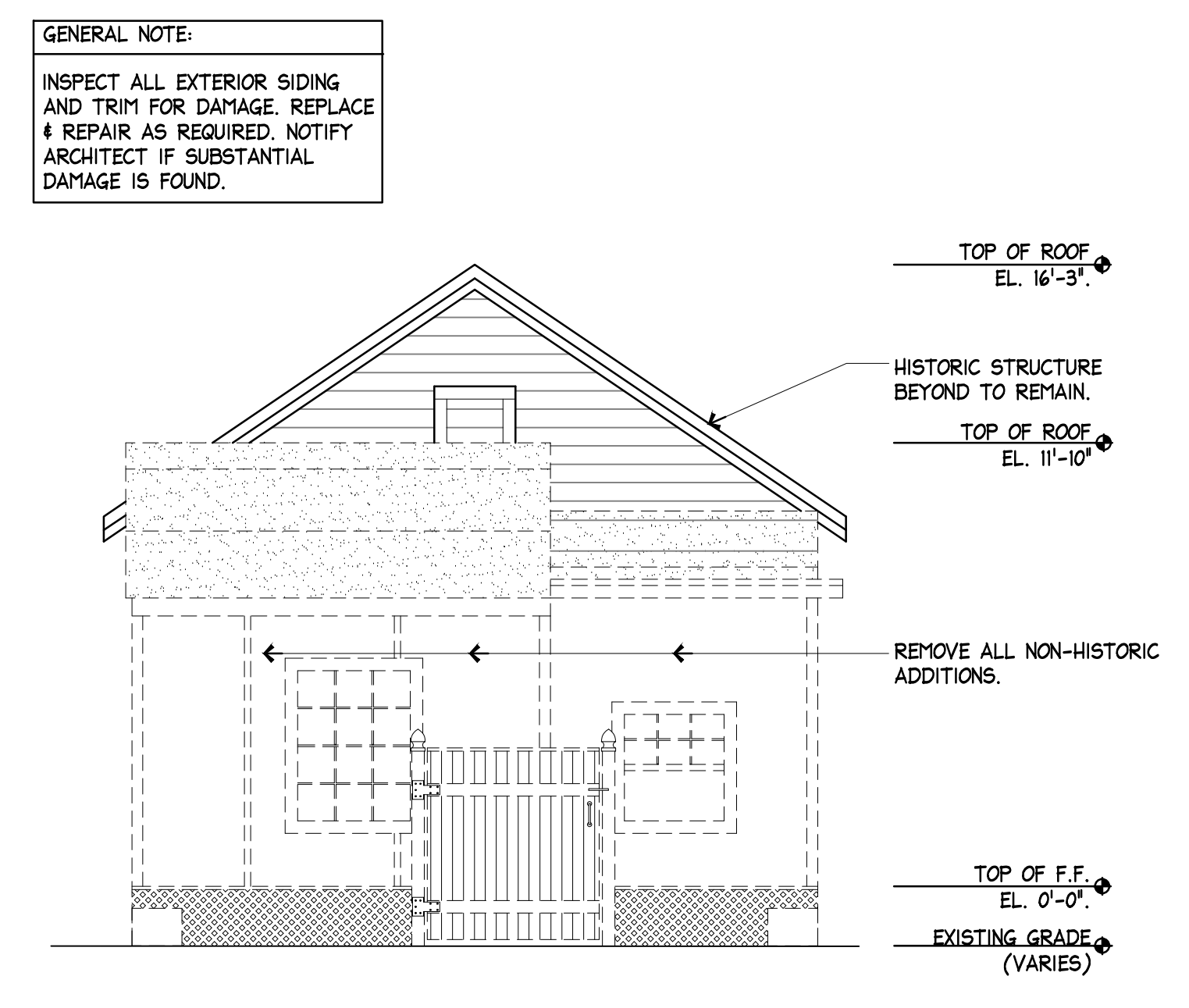
Date: 09/17/19

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3 OF 7



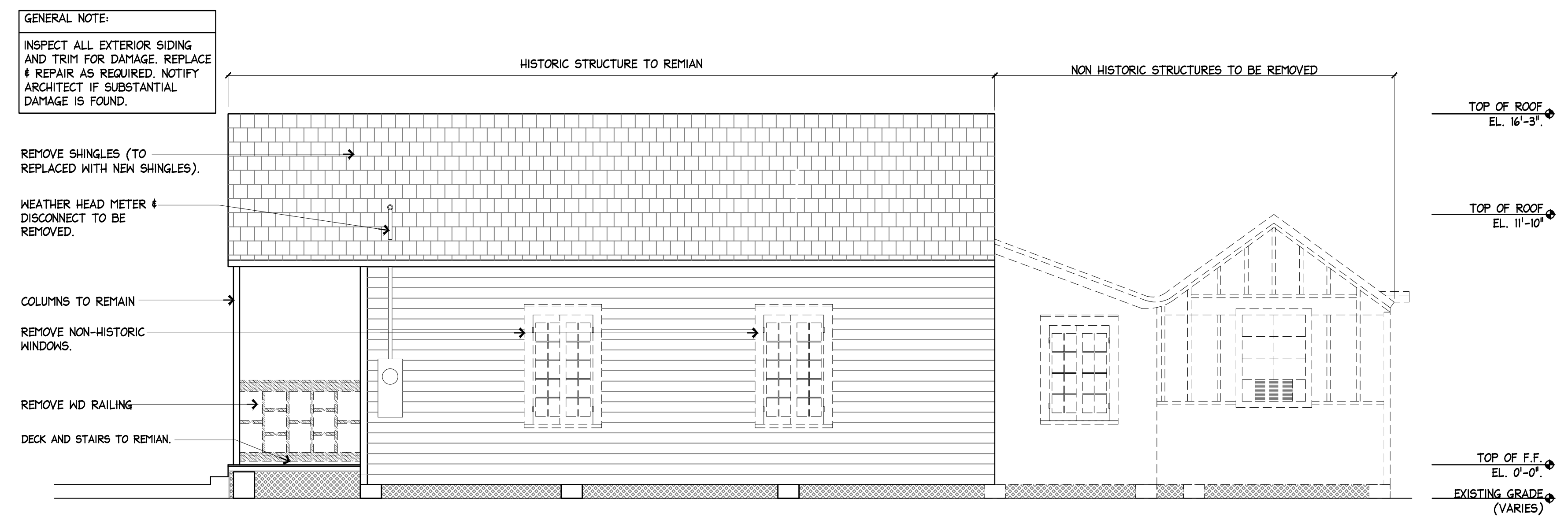
4  
A3 EXISTING SOUTH EXTERIOR ELEVATION

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



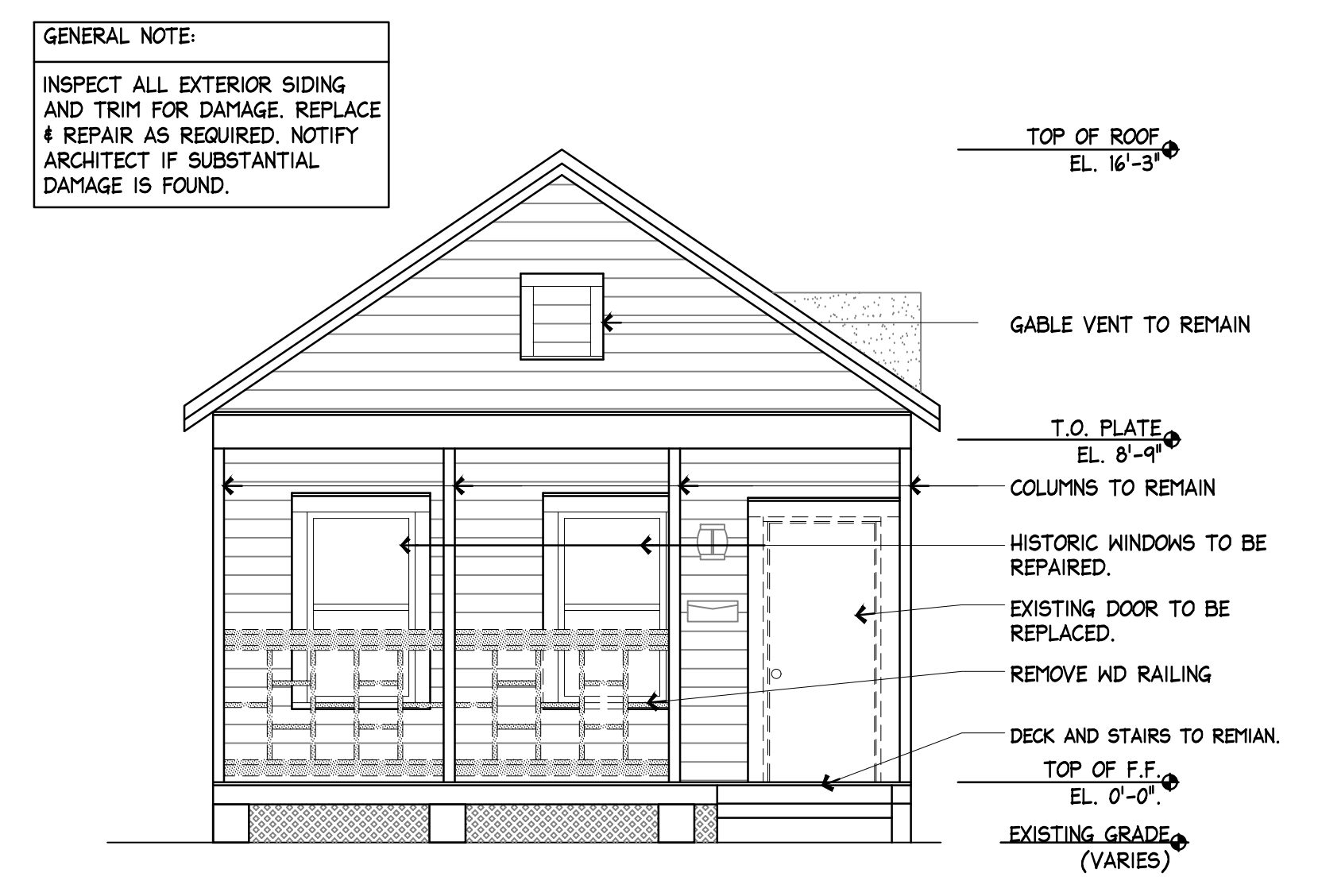
3  
A3 EXISTING WEST EXTERIOR ELEVATION

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



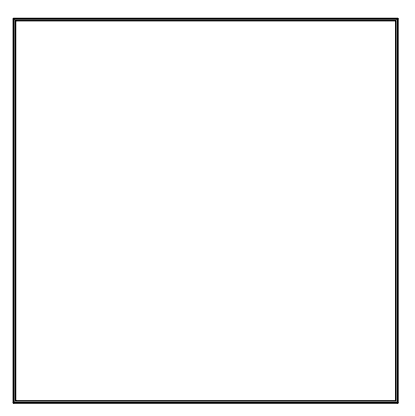
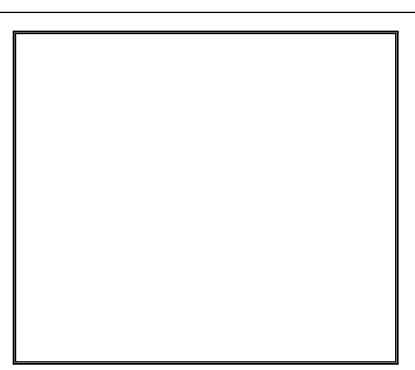
2  
A3 EXISTING NORTH EXTERIOR ELEVATION

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

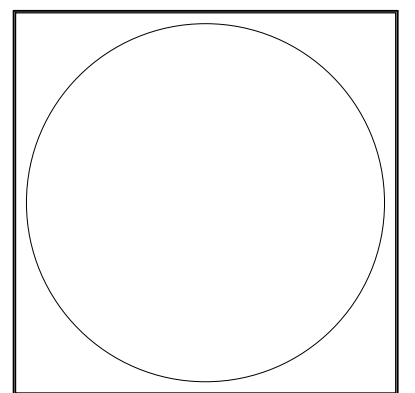


1  
A3 EXISTING EAST EXTERIOR ELEVATION

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



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Date: 09/17/19

A3

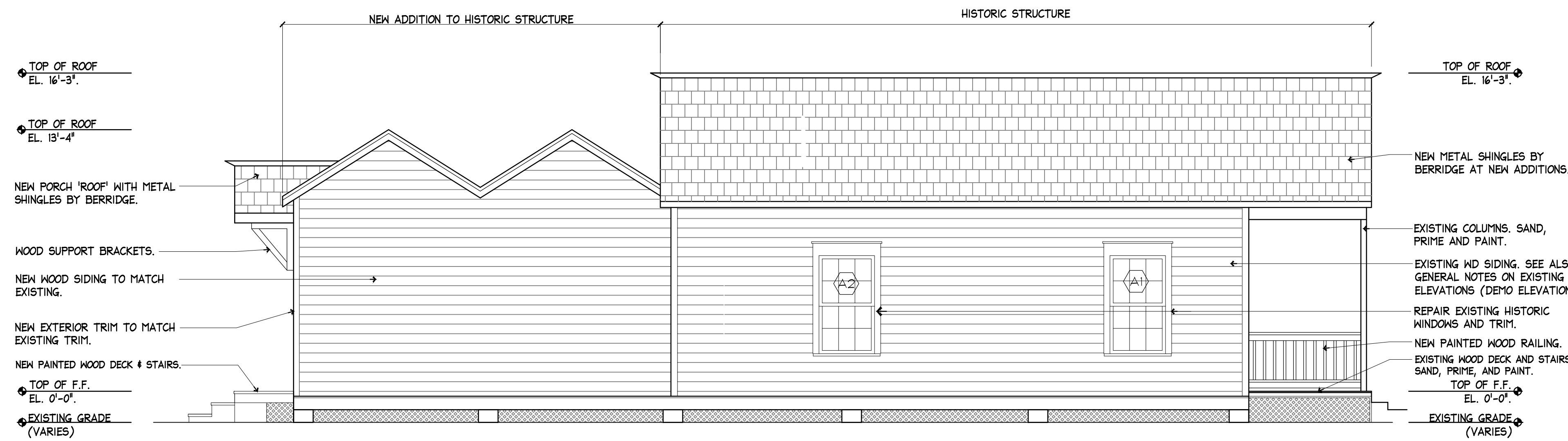
4 OF 7





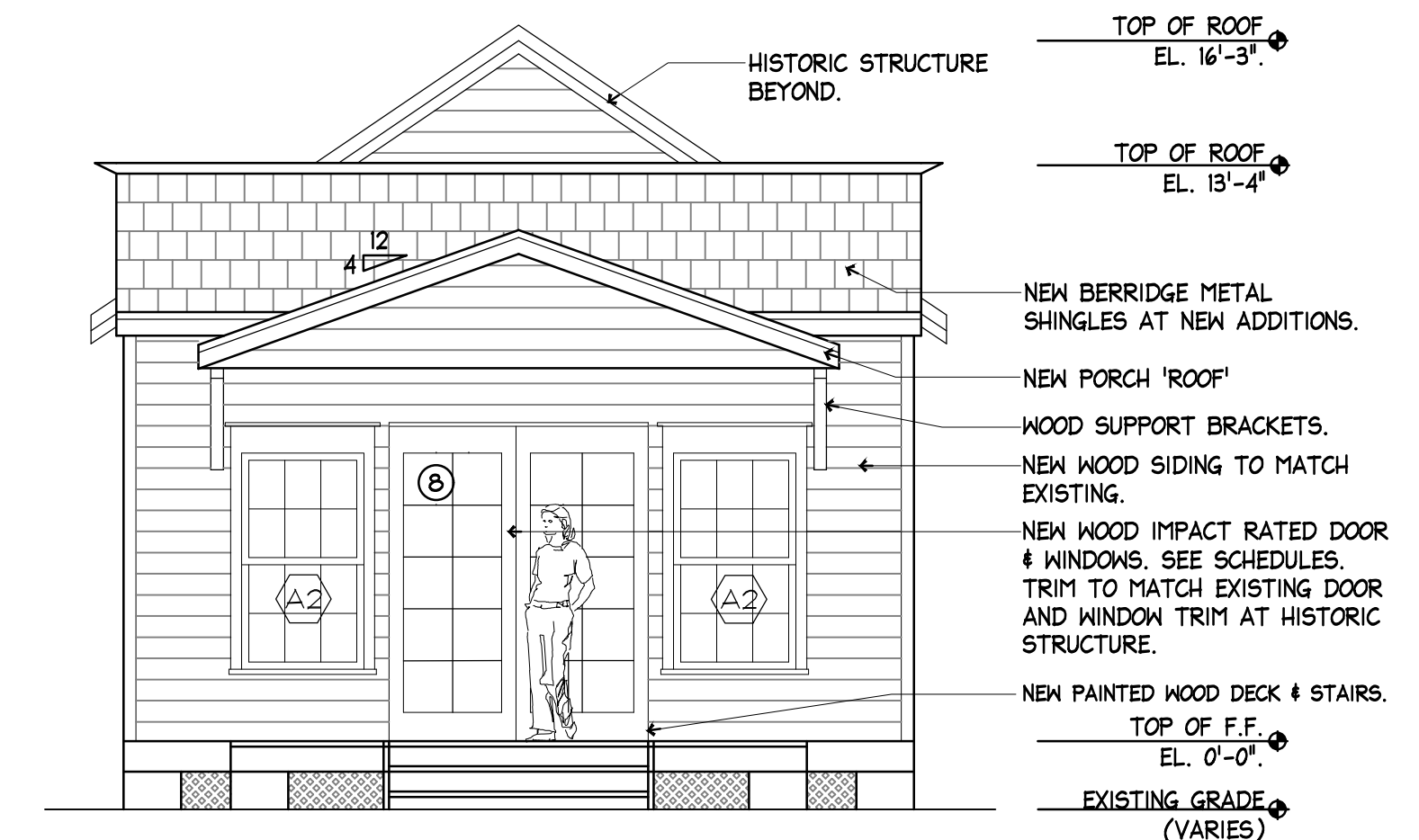
4 SITE ELEVATION SHOWING NEW 6'-0" NORTH SIDE YARD FENCE

SCALE: 1/8"=1'-0"



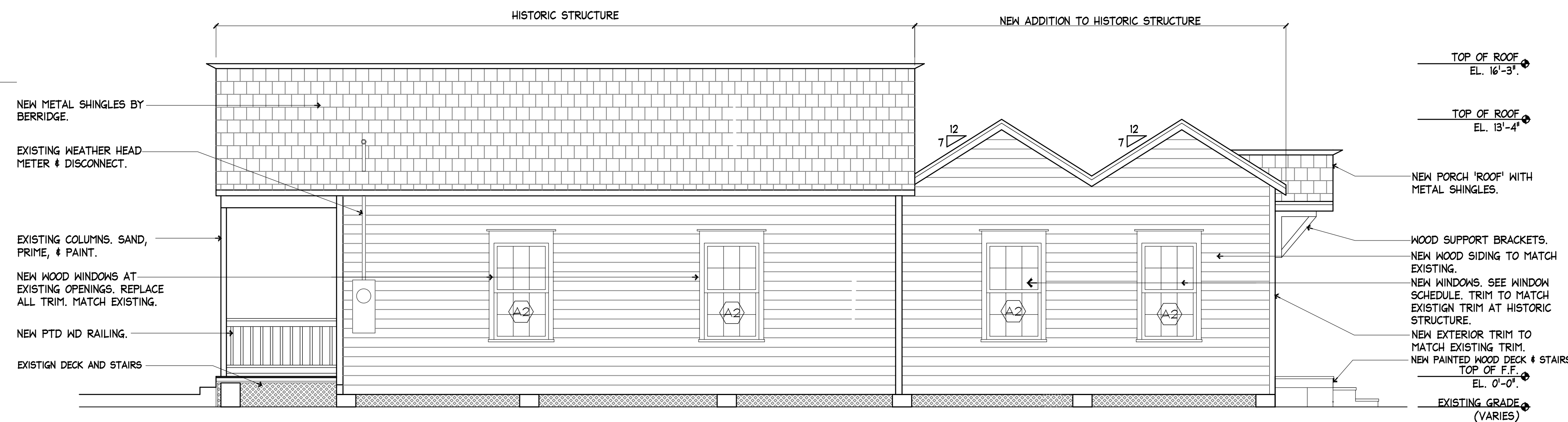
4 PROPOSED SOUTH EXTERIOR ELEVATION

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



3 PROPOSED WEST EXTERIOR ELEVATION

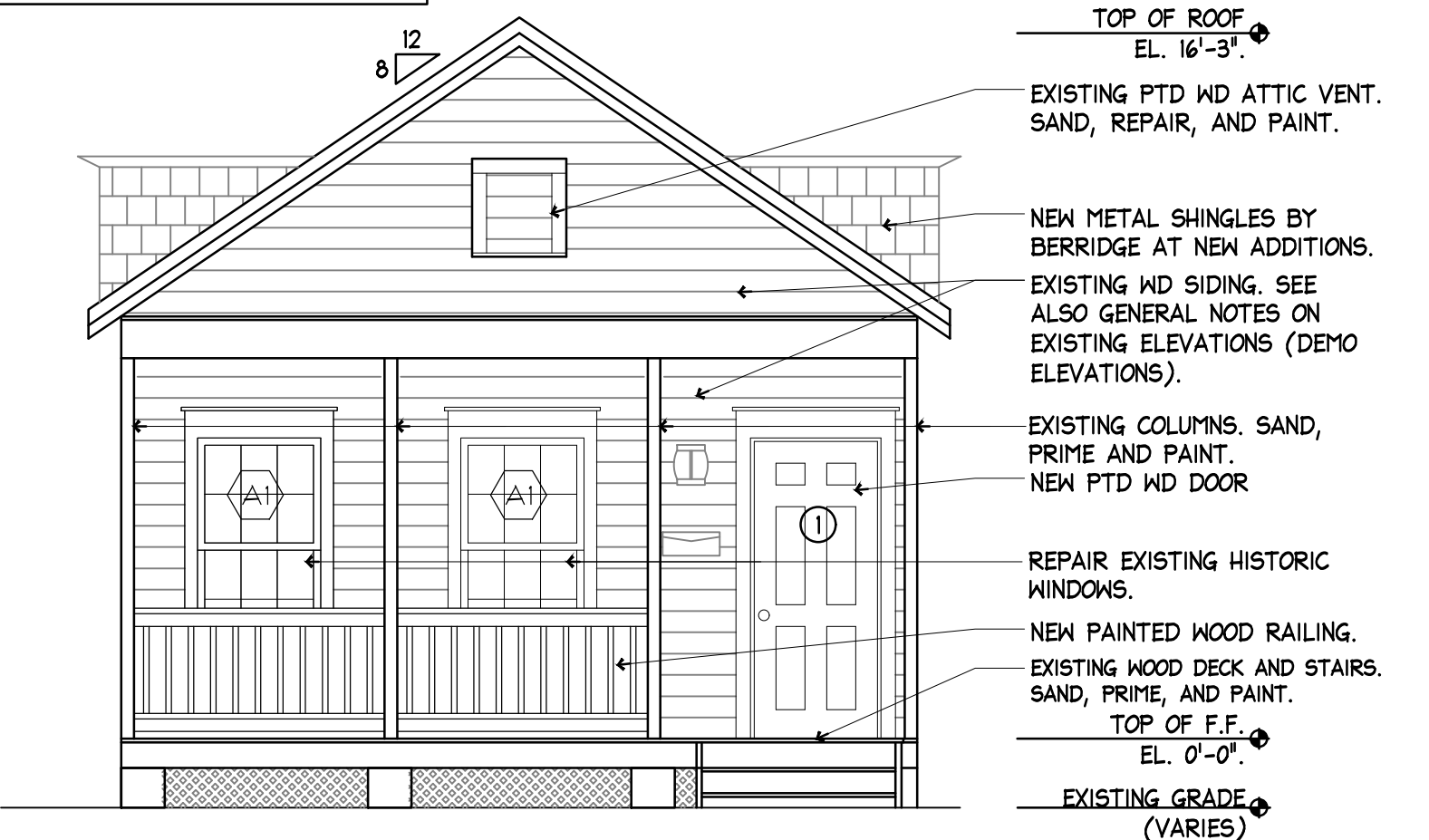
SCALE: 1/4"=1'-0"



2 PROPOSED NORTH EXTERIOR ELEVATION

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

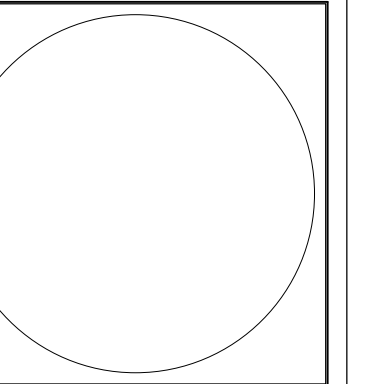
GENERAL NOTE:  
ALL NEW SIDING AND TRIM IS TO MATCH THE EXISTING HISTORIC STRUCTURE. ALL EXISTING TRIM AND SIDING THAT IS NOT REPLACED IS TO BE SANDED, PRIMED AND PAINTED. ASSUME WHITE FOR ALL SURFACES.



1 PROPOSED EAST EXTERIOR ELEVATION

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

916 WHITE STREET  
KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

Project No.: 1908  
Date: 09/17/19

A4





6 918 WHITE STREET (LEFT OF SUBJECT)  
SCALE: N.T.S.



7 916 WHITE STREET (SUBJECT HOME)  
SCALE: N.T.S.



8 914 WHITE STREET (RIGHT OF SUBJECT)  
SCALE: N.T.S.



5 NON HISTORIC FLAT ROOF AT REAR  
SCALE: N.T.S.



4 DEMO PLASTIC PVC SHOWER AT REAR  
SCALE: N.T.S.



3 NON HISTORIC SHED ROOF  
SCALE: N.T.S.



2 NON HISTORIC GABLE  
SCALE: N.T.S.



2 DEMO PVC SHED AT REAR  
SCALE: N.T.S.



1 ALLEY SIDE OF HOUSE-NON HISTORIC ROOFS AT END  
SCALE: N.T.S.

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Bender & Associates  
ARCHITECTS  
p.a.

Project No: 1908  
SANBORN DIAGRAMS  
AND PHOTO DETAILS  
Date: 07/15/19

A5  
7 OF 7



# NOTICING

**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 00021740-000000  
 Account# 1022501  
 Property ID 1022501  
 Millage Group 10KW  
 Location 916 WHITE ST, KEY WEST  
 Address  
 Legal KW PT OF TR 6 OR432-40/41 OR904-2349 OR1062-1954D/C OR1062-1955L/E OR2333-  
 Description 1675/78R/S OR2719-2232D/C OR2943-1351  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

HIXON CHARLES S  
 665 Cabrera St  
 Key Largo FL 33037

HIXON RHONDA L  
 665 Cabrera St  
 Key Largo FL 33037

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$95,658	\$87,661	\$87,661	\$77,852
+ Market Misc Value	\$1,572	\$843	\$843	\$843
+ Market Land Value	\$404,178	\$355,874	\$355,874	\$319,127
= Just Market Value	\$501,408	\$444,378	\$444,378	\$397,822
= Total Assessed Value	\$488,816	\$444,378	\$366,045	\$343,126
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$501,408	\$444,378	\$344,432	\$318,126

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,325.00	Square Foot	25	93

**Buildings**

Building ID 1648  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 972  
 Finished Sq Ft 864  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 132  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 31  
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME  
 Year Built 1933  
 EffectiveYearBuilt 1996  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	864	864	0
OPF	OP PRCH FIN LL	108	0	0
TOTAL		972	864	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	744 SF	1
FENCES	2009	2010	1	108 SF	5

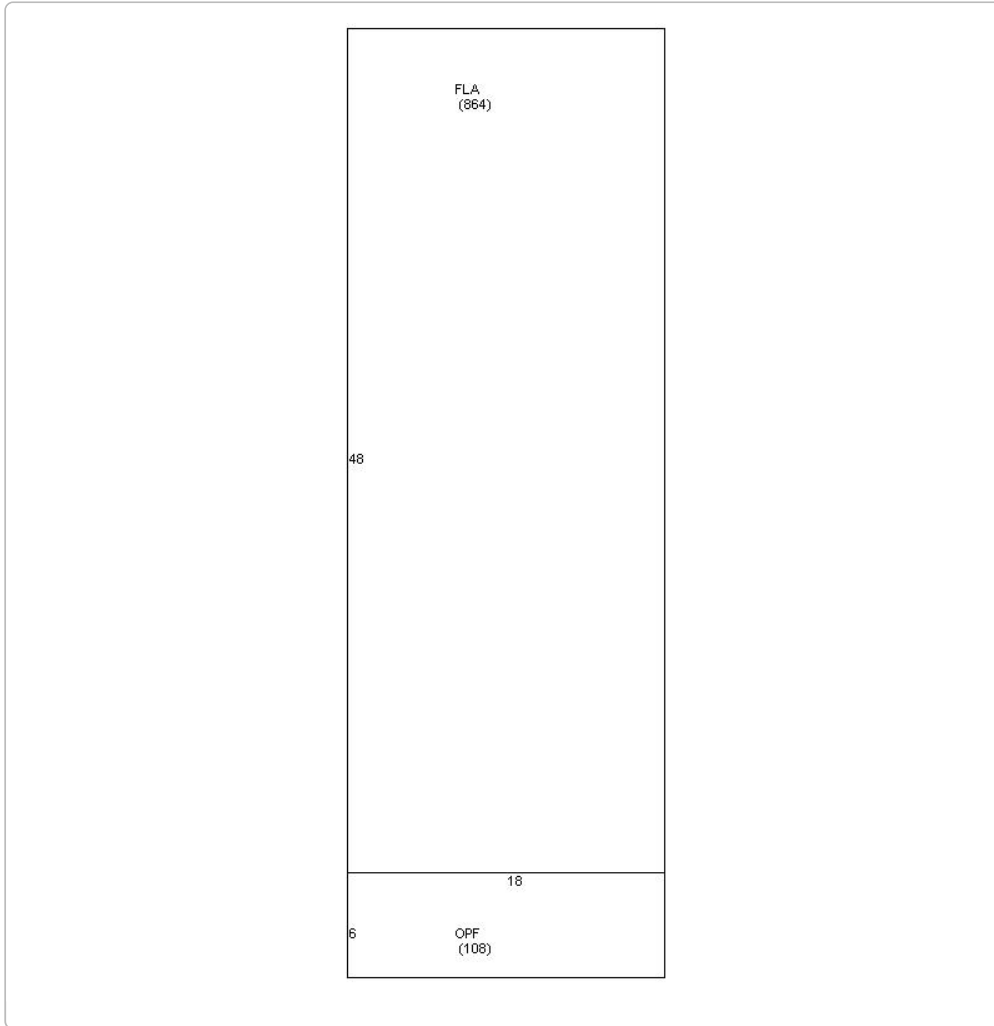
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/4/2019	\$548,000	Warranty Deed	2200816	2943	1351	01 - Qualified	Improved
1/3/2017	\$0	Order (to be used for Order Det. Heirs, Probate in	2115678	2845	1024	30 - Unqualified	Improved
2/9/2011	\$0	Death Certificate		2719	2232	11 - Unqualified	Improved
2/1/1984	\$50,000	Warranty Deed		904	2349	Q - Qualified	Improved
2/1/1969	\$8,000	Conversion Code		432	40	Q - Qualified	Improved

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions, Permits.

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Last Data Upload: 5/11/2020, 3:07:04 AM

Developed by



Version 2.3.59

# Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., May 20, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: [http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1)

The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING HOUSE INCLUDING CHANGE OF ROOF FORM AT REAR. NEW A/C SYSTEM AND NEW 6 FEET TALL SIDE PICKET FENCE. DEMOLITION OF REAR ROOFS AND REMOVAL OF ACCESSORY SHED STRUCTURE. REMOVAL OF SIDE FENCE.**  
**#916 WHITE STREET**

**Applicant – BENDER & ASSOCIATES Application #H2019-0031**

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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.



# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared HAVEN BURKEE, 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: 916 WHITE STREET on the 13 day of MAY, 2020.

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 MAY 20<sup>TH</sup>, 2020.

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 A2019-0031

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

**Signed Name of Affiant:**

[Signature]  
**Date:** 5.13.20  
**Address:** 410 ANGELA ST  
**City:** KEY WEST  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 13 day of may, 2020.

By (Print name of Affiant) Haven Burkee who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Ayn Lewis  
Print Name: Ayn Lewis

Notary Public - State of Florida (seal)  
My Commission Expires: 5/2/2021





Public  
Meeting  
Notice

9  
1  
6



# PROPERTY APPRAISER INFORMATION