



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: February 25, 2025

Applicant: A20 Architecture

Application Number: H2025-0003

Address: 409 Frances Street

Description of Work:

Raise existing building 2 feet to meet current FEMA regulations. Renovations to building including restitution of front porch and modifications to existing second story balcony and site improvements.

Site Facts:

The building under review is a historic but non-contributing resource to the historic district. The Property Appraiser's website has its construction date in 1950; however, staff has found evidence that it was built earlier as it shows on the 1912 Sanborn Map without the wraparound porch and a height of 1 ½ stories. This current two-story historic structure is located in the corner of Frances Street and Elgin Lane. The site consists of a pool, pool deck, and the main two-story structure. The structure is over setbacks and went to the Planning Board on January 16, 2025, where it was approved. The existing 6-foot wood fence has an easement and will remain on the property. Additionally, the roof is over property lines in the rear and the corner of both streets. Currently the house sits on piers, and it is on an AE-7 flood zone.



Photo taken by the Property Appraiser's office circa 1965. Monroe County Library.



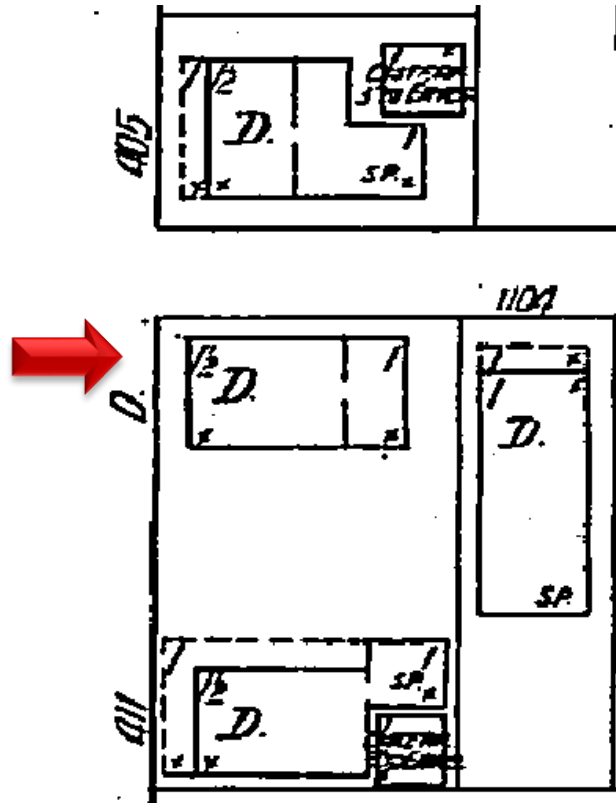
Photo taken by the Property Appraiser's office circa 1965, rear. Monroe County Library.



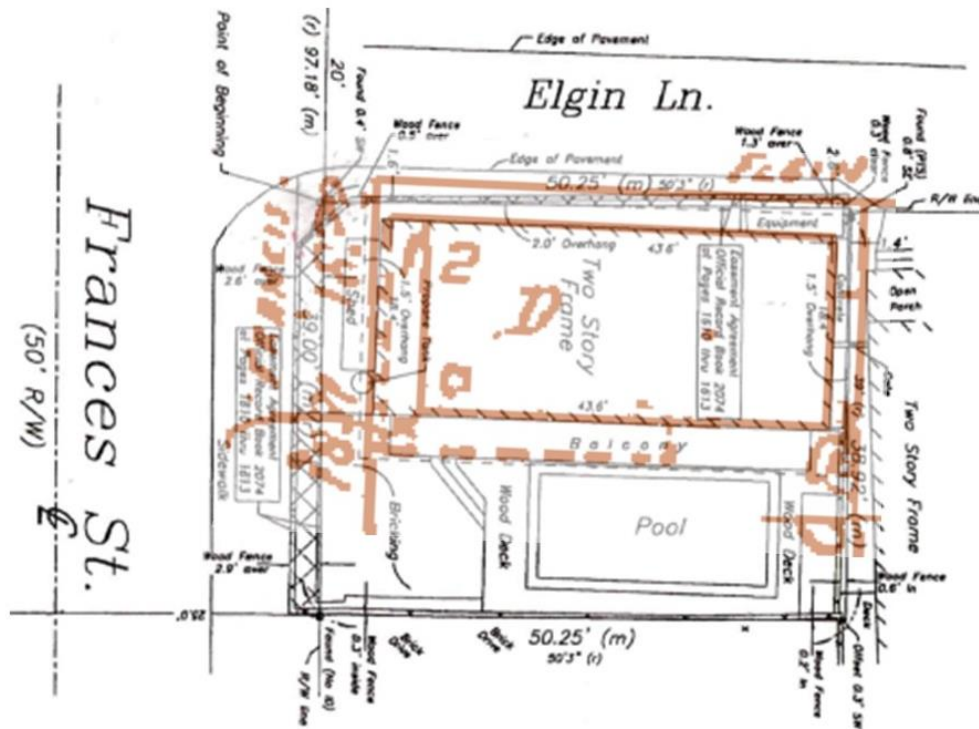
Current photo of house under review.



Current photo of house under review.



1912 Sanborn Map.



Current survey and 1962 Sanborn Map.

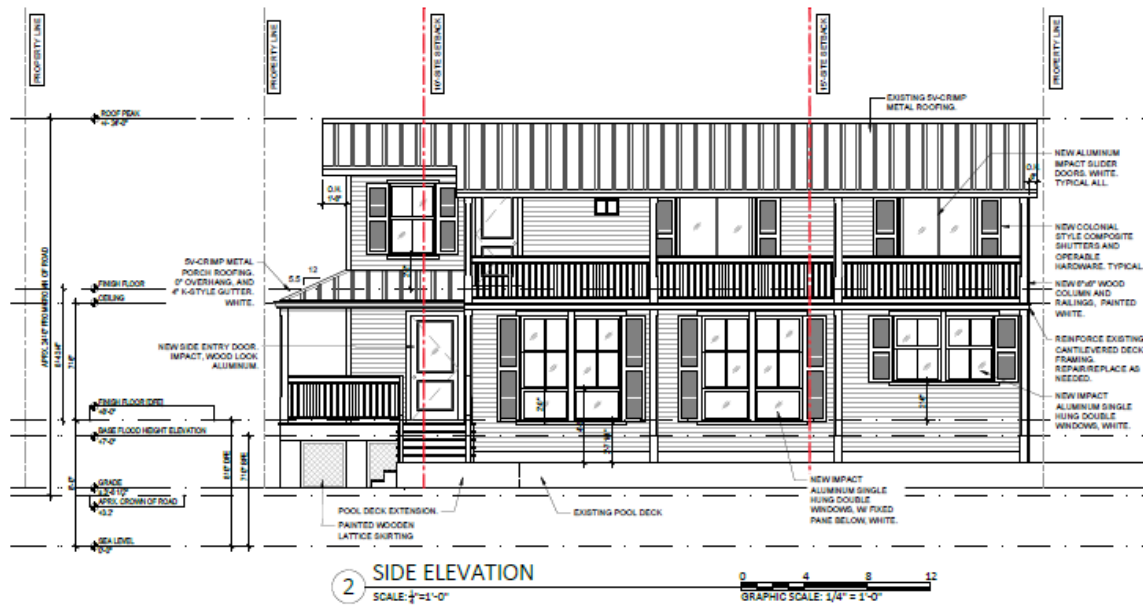
Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Windows (pages 29a-l), specifically guidelines A (3, 4, 5, 6, 9) and B (1, 3, 4).
- Guidelines for Entrances, Porches, Doors, and Staircases (page 32-33), specifically guidelines 2, 5, 8, 9, 15, and 16.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1 and 2.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 7, 11, 13, 14 (first sentence), 19, 25, 26, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 3, 6, 7, 8, 9, 11, 12, 14, 17, 18, 22, 23, 24, and 25.
- Guidelines for decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically guidelines 1 and 2.

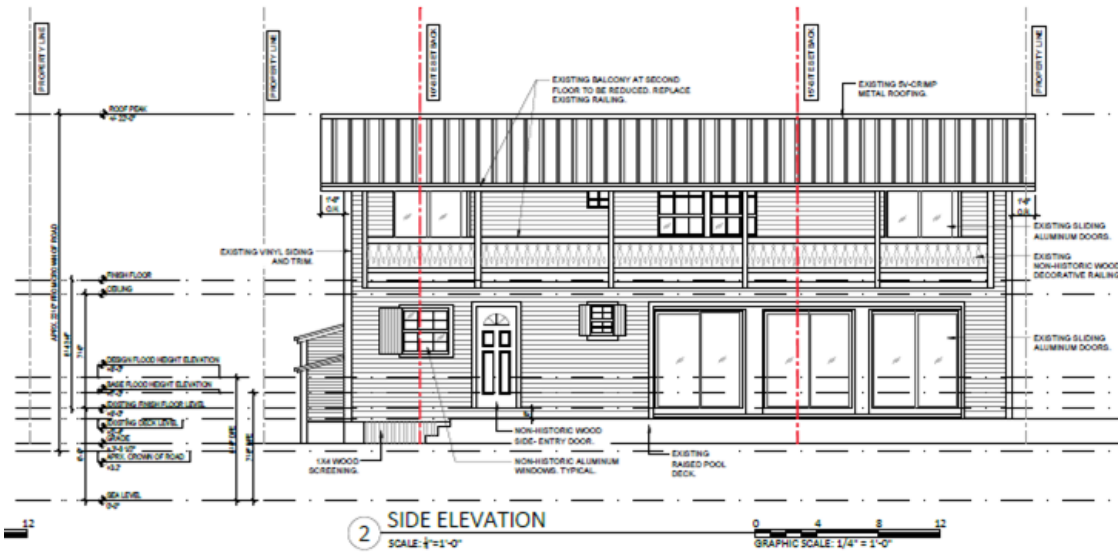
Staff Analysis:

A Certificate of Appropriateness is currently under review for renovations to a historic but non-contributing house. The plans propose to elevate the structure 2 feet to meet current FEMA requirements, build back the historic front porch, enlarge the existing wooden deck, remove 1 foot of roof overhang on the rear, replace windows and doors with impact aluminum, replace vinyl siding with fiber cement siding, and some site improvements. The siding will be painted white and wood lattice will be used between piers. A staircase is proposed on the northeast elevation of the building, facing the pool and pool deck, due to the building being elevated. The roof will feature a 5 v-crimp metal roofing system. All windows will be aluminum impact windows.

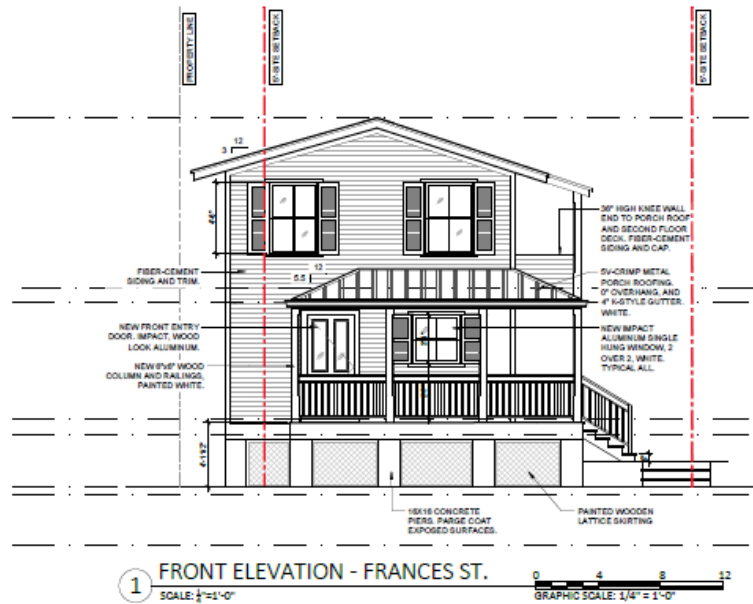
The existing shed in the front elevation will be replaced with a wooden wraparound porch that shows in the 1965 historic photo from the Monroe County Library. The new porch will be painted white. Due to the property being on a corner lot, the porch doesn't span the full width of the front elevation in order to have a clear sight triangle at the intersection of Frances Street and Elgin Lane. The wraparound porch will connect with the two-story balcony on the south elevation of the building and there will be a 36" knee wall which will prevent water from running inside the second floor of the balcony. Looking at this elevation, the non-historic balcony will be reduced in size as well as the roof overhang. The decorative wood railing and columns will be replaced to a more appropriate style.



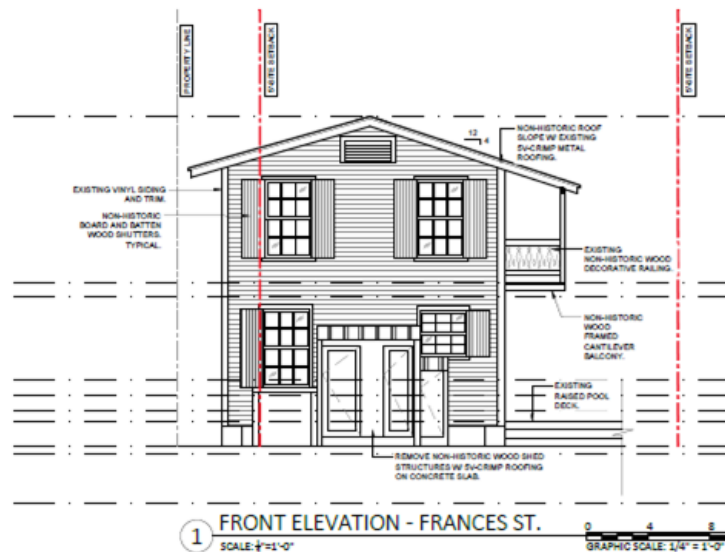
Proposed South Elevation.



Existing South Elevation.

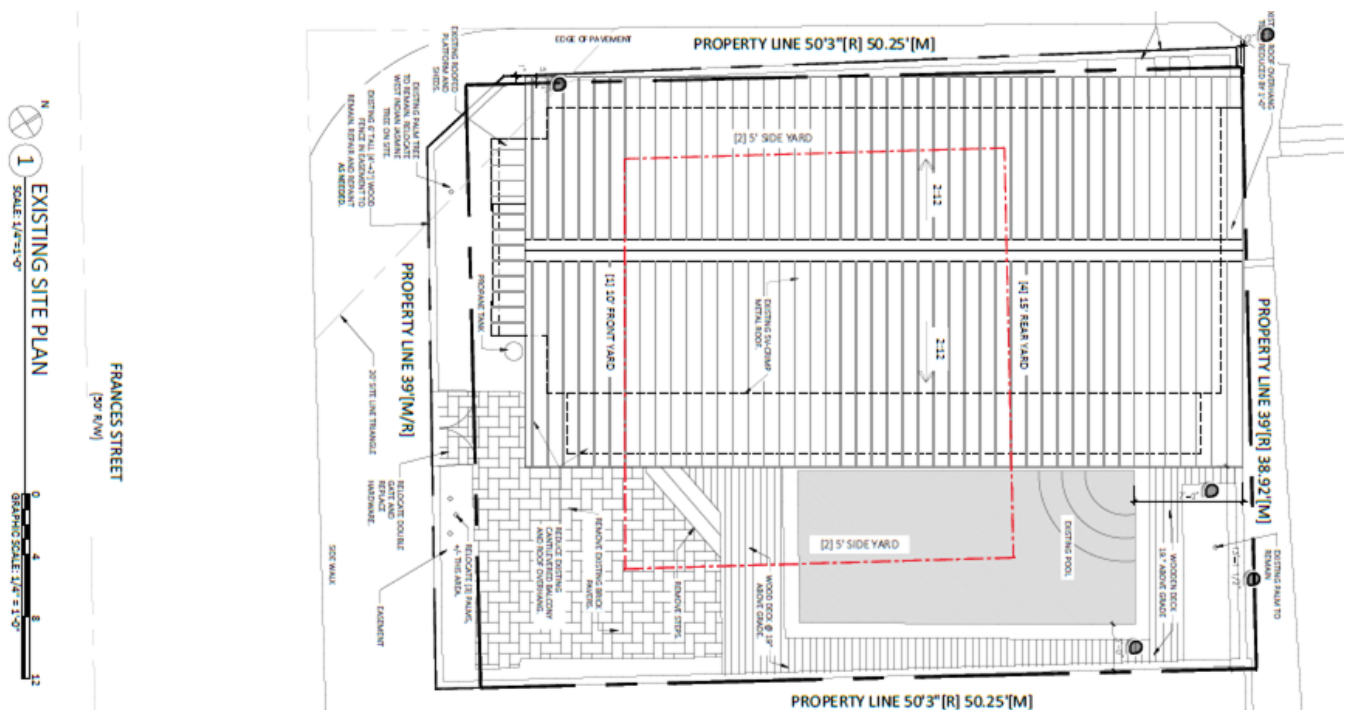
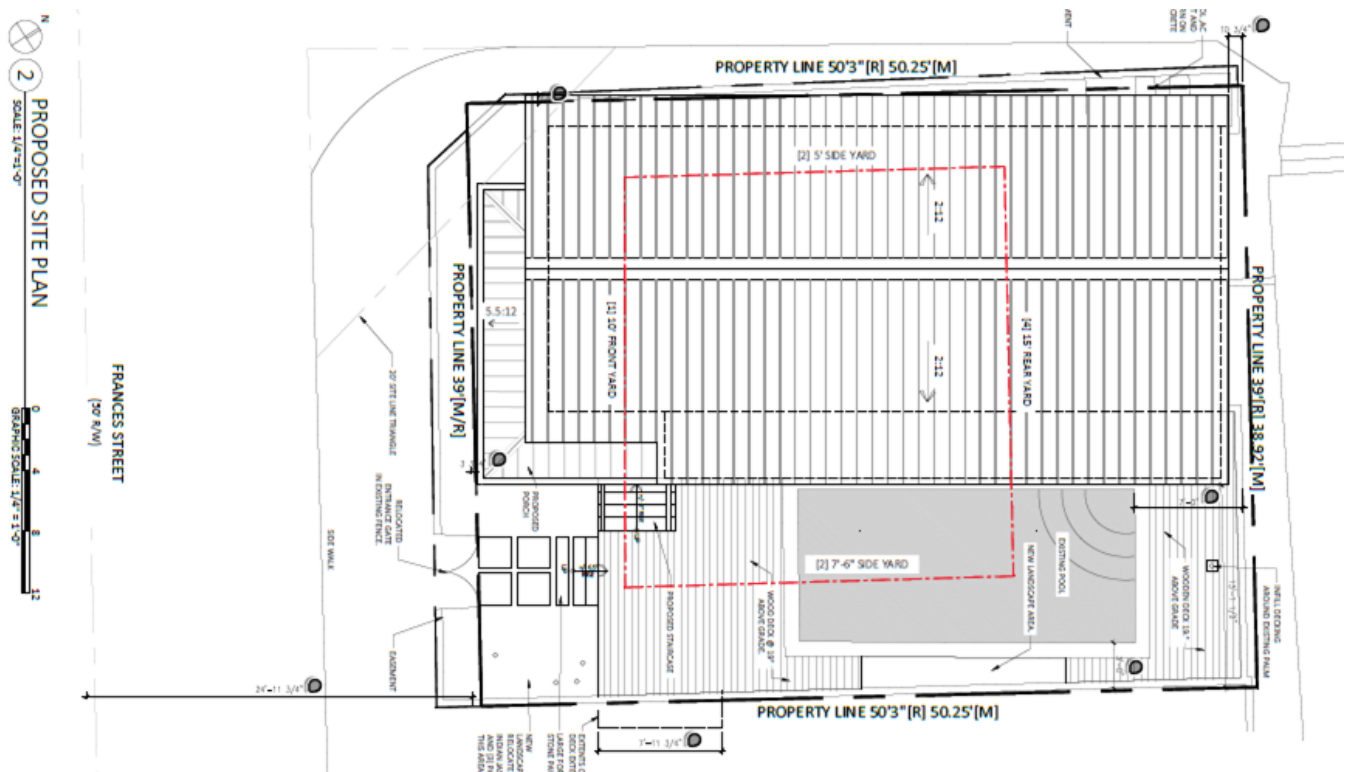


Proposed West Elevation.



Existing West Elevation.

As per the site, new stone pavers will be placed instead of current brick pavers, as well as gravel and some landscaping. The pool will remain the same. The existing 6-foot wooden fence currently has an easement and will remain but will be painted and minor repairs will be done. The existing gate will be relocated slightly to the right aligning with the proposed stone pavers.



Consistency with Guidelines Cited Guidelines:

Staff opines that the overall design is cohesive with the surrounding context and that it complies with cited guidelines. The restoration of the wraparound porch based on 1965 photographic documentation enhances the building's historic character as well as the reduction of the non-historic balcony and replacement of inappropriate decorative elements with a more historically compatible design.

APPLICATION

JAN 27 2025

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # HARC2024-0003	REVISION #	INITIAL & DATE TK 1.27.2025
FLOOD ZONE AE-7	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

409 Frances Street

NAME ON DEED:

Thomas S. Bremer & Patricia L. Bremer

PHONE NUMBER 952-239-3778

OWNER'S MAILING ADDRESS:

7551 Walnut

EMAIL
pbremer02@gmail.com

Chanhassen, MN 55317

APPLICANT NAME:

A2O Architecture, LLC

PHONE NUMBER 305-741-7676

APPLICANT'S ADDRESS:

3706 N. Roosevelt Blvd, #202

EMAIL
office@a2oarchitecture.com

Key West, FL 33040

APPLICANT'S SIGNATURE:

DATE 1/27/2025

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: RAISE EXISTING RESIDENTIAL STRUCTURE 2' TO MEET CURRENT FEMA.
 BUILD BACK OF HISTORIC FRONT PORCH, WITH MODIFICATIONS TO EXISTING SECOND STORY BALCONY.
 ENLARGE EXISTING WOOD DECK AND REMOVE IMPERVIOUS SITE COVER.
 REMOVE 1" OF REAR THE ROOF OVERHANGING REAR PROPERTY LINE.
 REPLACE ALL WINDOWS AND DOORS W/ IMPACT ALUMINUM.
 REPLACE VINYL SIDING W/ FIBER CEMENT.

MAIN BUILDING: SEE ABOVE.**DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):**

SEE ATTACHED.

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

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
REMOVE EXISTING BRICK PAVERS. ADD NEW STEPPING STONE TYPE PAVER WALKWAY. GRAVEL AND LANDSCAPE ELSEWHERE.	EXISTING FENCE TO REMAIN. REPAIR ANDREPAINT WHERE NEEDED. NEW GATE LOCATION TO ACCOMMODATE NEW STAIR STRUCTURE FOR ELEVATED HOUSE.
DECKS:	PAINTING:
EXISTING TO REMAIN, WITH ADDITION OF +/- 8' EXTENSION FOR NEW STAIR LANDING.	REPAINT FENCE WHITE. PAINT NEW SIDING WHITE. NEW SHUTTER COLOR TBD.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
TRANSPLANT PALMS ON SITE.	EXISTING TO REMAIN.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
EXISTING TO REMAIN.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

409 Frances Street

PROPERTY OWNER'S NAME:

Thomas S. Bremer & Patricia L. Bremer

APPLICANT NAME:

A2O Architecture, LLC

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

Thomas S. Bremer

Patricia Bremer

Thomas S. Bremer
Patricia Bremer
DATE AND PRINT NAME
1/24/2025

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove vinyl siding, non-historic exterior aluminum windows and doors.

Remove shed structures, the front portion of existing, non-historic second floor balcony, and 1'-0" of rear roof overhanging property line. Remove existing house foundations.

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.

n/a

(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.

The structure has been so greatly modified, that it holds no historic character or 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.

No.

(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.

No.

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

No.

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

No.

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

No.

(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.

No.

(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.

No.

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,

No.

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 scope for demolition is not character defining to the home or neighborhood.

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

The scope for demolition is not historic, and will improve the relationship between buildings.

(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 scope of demolition is not a significant defining feature of the structure.

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

No.

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Reynolds, Paula

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
409 Frances Street

City Key West

State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
(Tax Parcel #: 00004840-000000) (KW PT LOT 3 SQR 31)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 24.5609 N Long. 81.7963 W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) NA sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade NA
c) Total net area of flood openings in A8.b NA sq in
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

- a) Square footage of attached garage NA sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
c) Total net area of flood openings in A9.b NA sq in
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
City of Key West 120168

B2. County Name
Monroe

B3. State
FL

B4. Map/Panel Number
12087C1516

B5. Suffix
K

B6. FIRM Index Date
2/18/05

B7. FIRM Panel
Effective/Revised Date
2/18/05

B8. Flood
Zone(s)
AE

B9. Base Flood Elevation(s) (Zone
AO, use base flood depth)
7

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BASIC

Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 6.0 ☒ feet ☐ meters
b) Top of the next higher floor 14.4 ☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only) NA ☐ feet ☐ meters
d) Attached garage (top of slab) NA ☐ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building 5.0 ☒ feet ☐ meters
(Describe type of equipment and location in Comments)
f) Lowest adjacent (finished) grade next to building (LAG) 3.6 ☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG) 5.5 ☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 3.6 ☒ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No
☒ Check here if attachments.

Certifier's Name J. Lynn O'Flynn

License Number 6298

Title P.S.M.

Company Name J. Lynn O'Flynn, Inc.

Address 3430 Duck Avenue

City Key West

State FL ZIP Code 33040

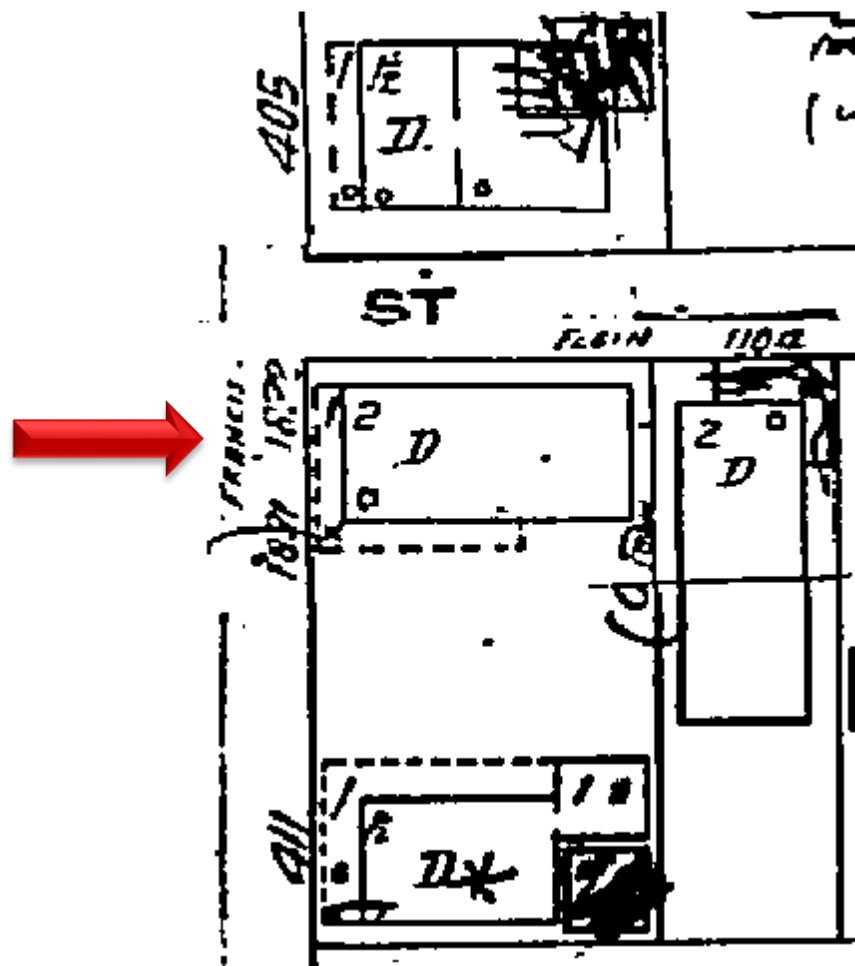
Signature

Date 11/20/13

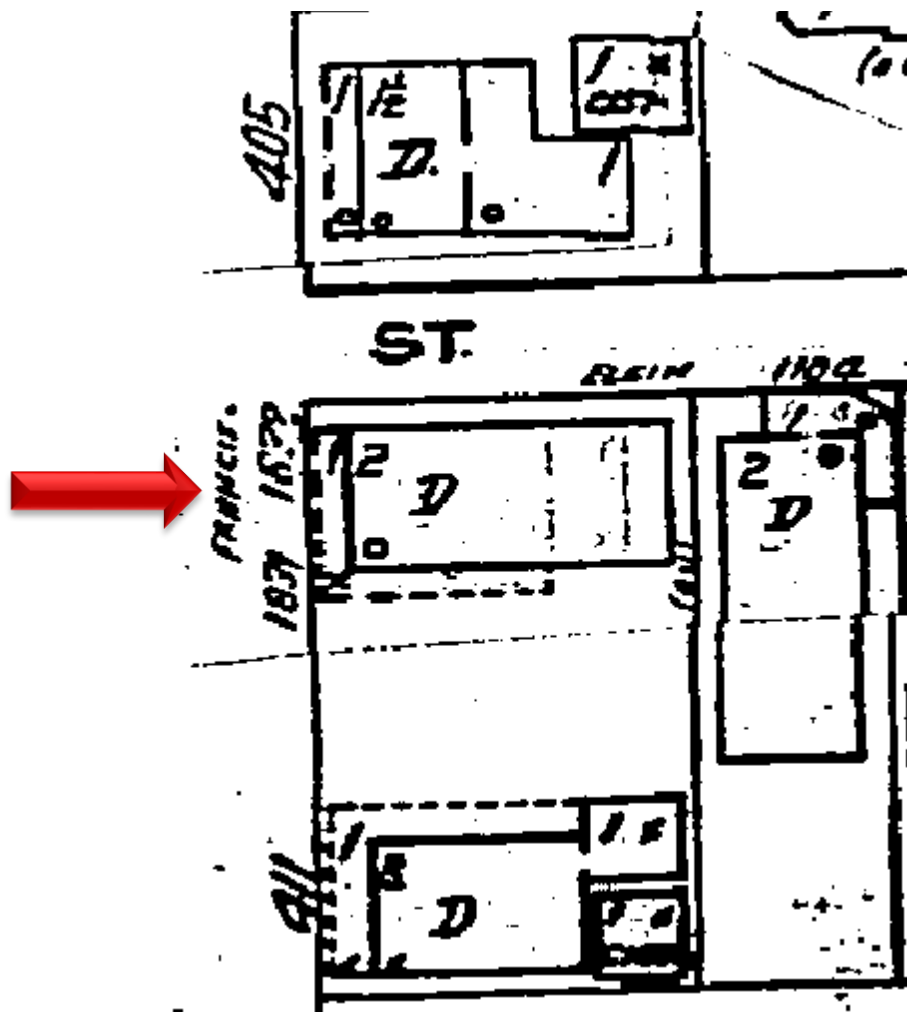
Telephone (305) 296-7422

PLACE
SEAL
HERE

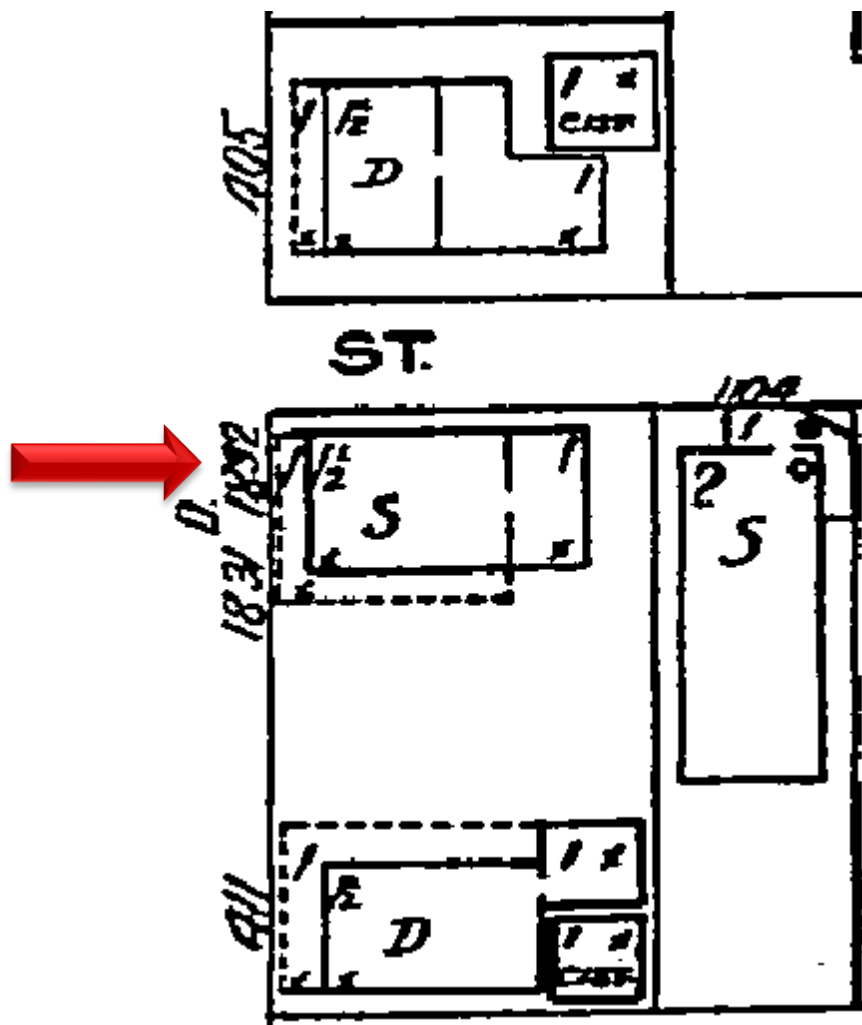
SANBORN MAPS



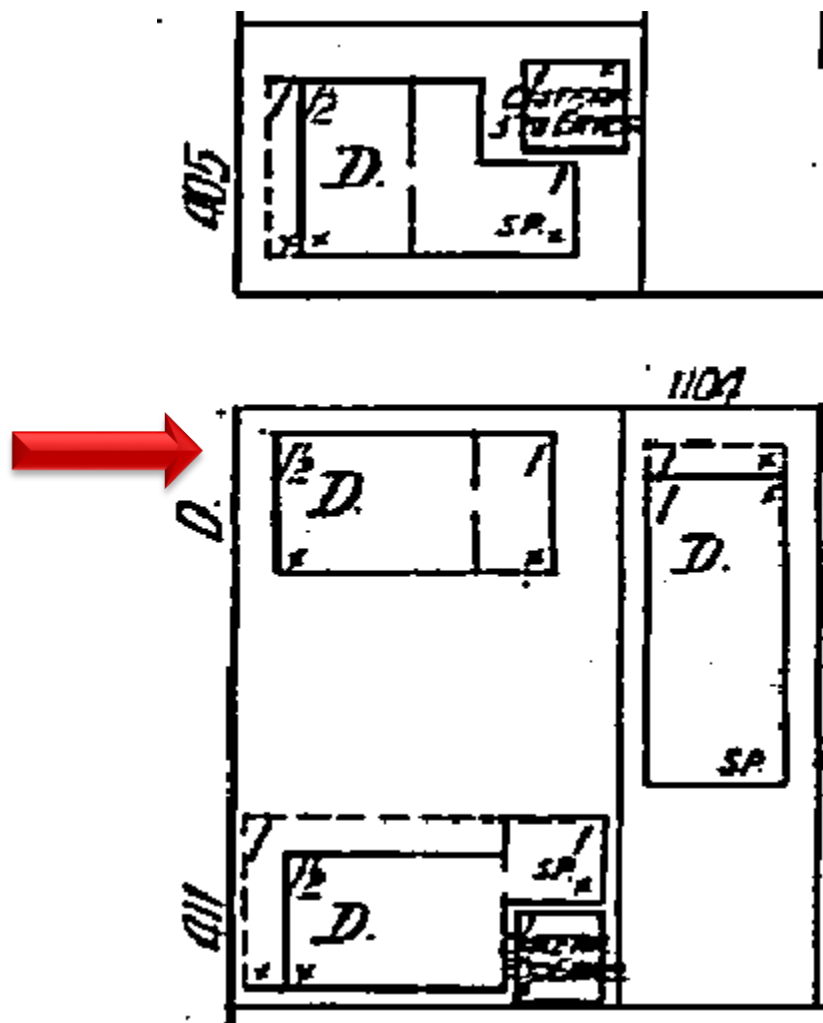
1962 Sanborn Map.



1948 Sanborn Map.



1926 Sanborn Map.

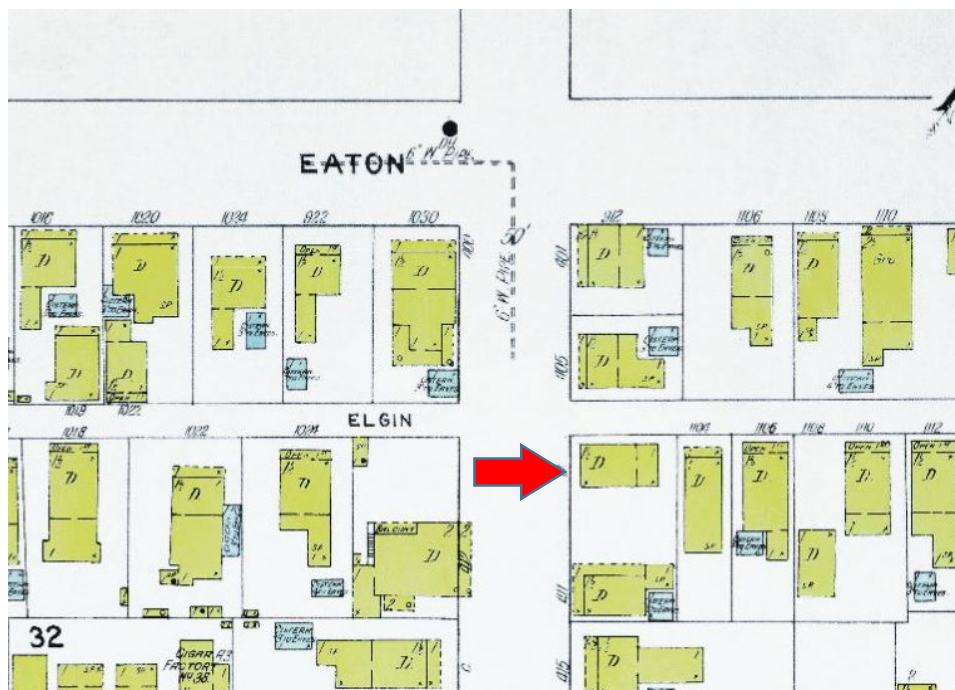


1912 Sanborn Map.

PROJECT PHOTOS



SANBORN MAP [1892] | 409 Frances Street



SANBORN MAP [1912] | 409 Frances Street



PROPERTY APPRAISER [1965] | 409 Frances Street – FRONT



PROPERTY APPRAISER [1965] | 409 Frances Street – REAR



401 Frances St. | CURRENT



405 Frances St. | CURRENT



409 Frances St. | CURRENT



413 Frances St. | CURRENT



415 Frances St. | CURRENT



425 Frances St. | CURRENT



1029 Fleming St. | CURRENT



412 Frances St. | CURRENT



1030 Eaton St. | CURRENT



409 Frances St.



409 Frances St.



409 Frances St.

SURVEY

$I^* = 10'$
Assumed



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

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

PROPOSED DESIGN

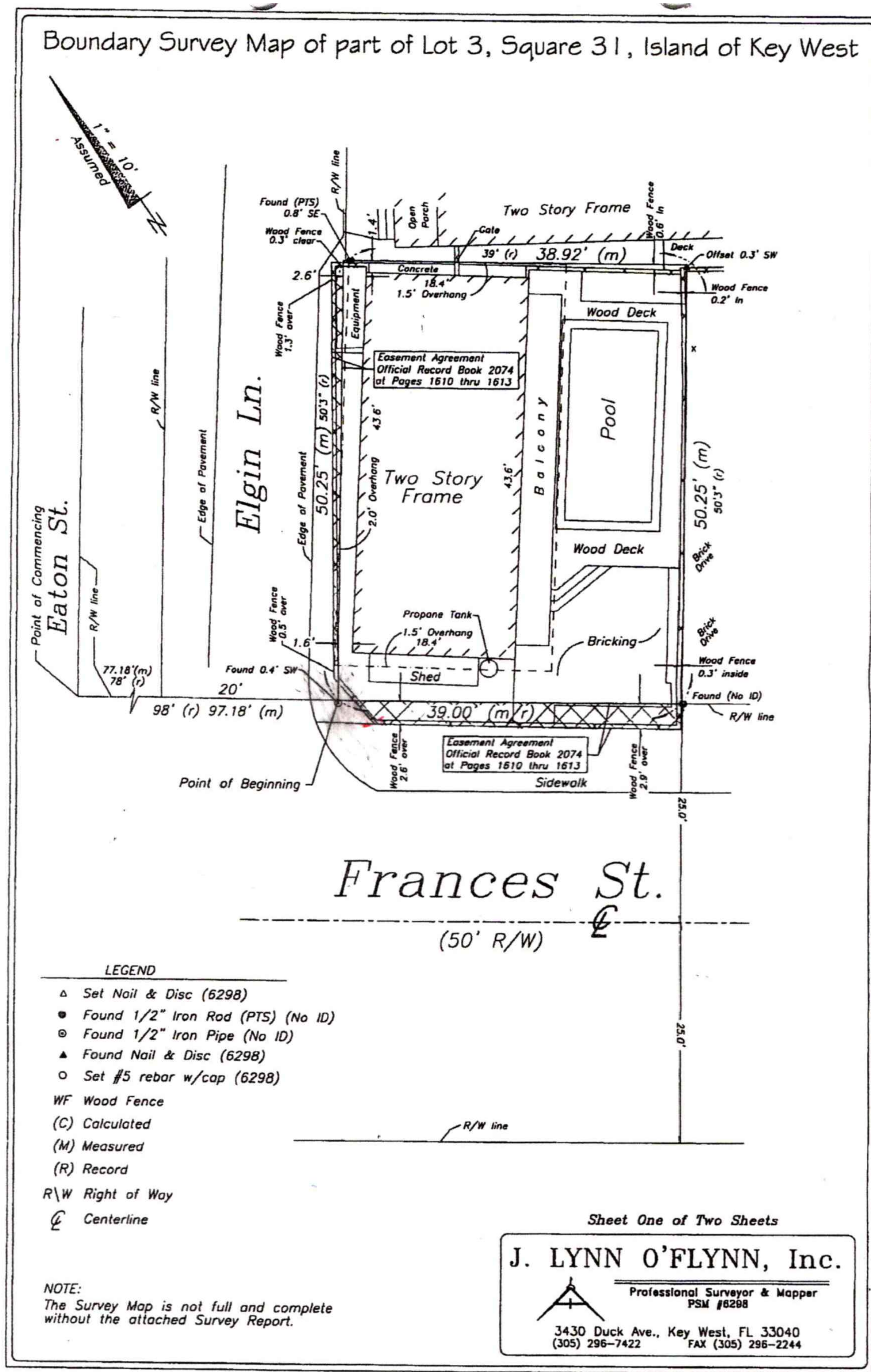


EXHIBIT "A"
PG 1 OF 2

3 COPY OF SURVEY
SCALE: NOT TO SCALE

2019

409 FRANCES STREET

KEY WEST, FL 33040

PARCEL ID: 00004840-000000

HARC SUBMISSION

SCOPE OF WORK

1. RAISE EXISTING RESIDENTIAL STRUCTURE 2' TO MEET CURRENT FEMA.
2. BUILD-BACK OF HISTORIC FRONT PORCH, WITH MODIFICATIONS TO EXISTING SECOND STORY BALCONY.
3. ENLARGE EXISTING WOOD DECK AND REMOVE IMPERVIOUS SITE COVER.
4. REMOVE 1' OF REAR THE ROOF OVERHANGING REAR PROPERTY LINE.
5. REPLACE ALL WINDOWS AND DOORS W/ IMPACT ALUMINUM .
6. REPLACE VINYL SIDING W/ FIBER CEMENT.

CODE INFORMATION

APPLICABLE CODES
FLORIDA BUILDING CODE 8TH EDITION 2023; WITH ALL AMENDMENTS.
CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA

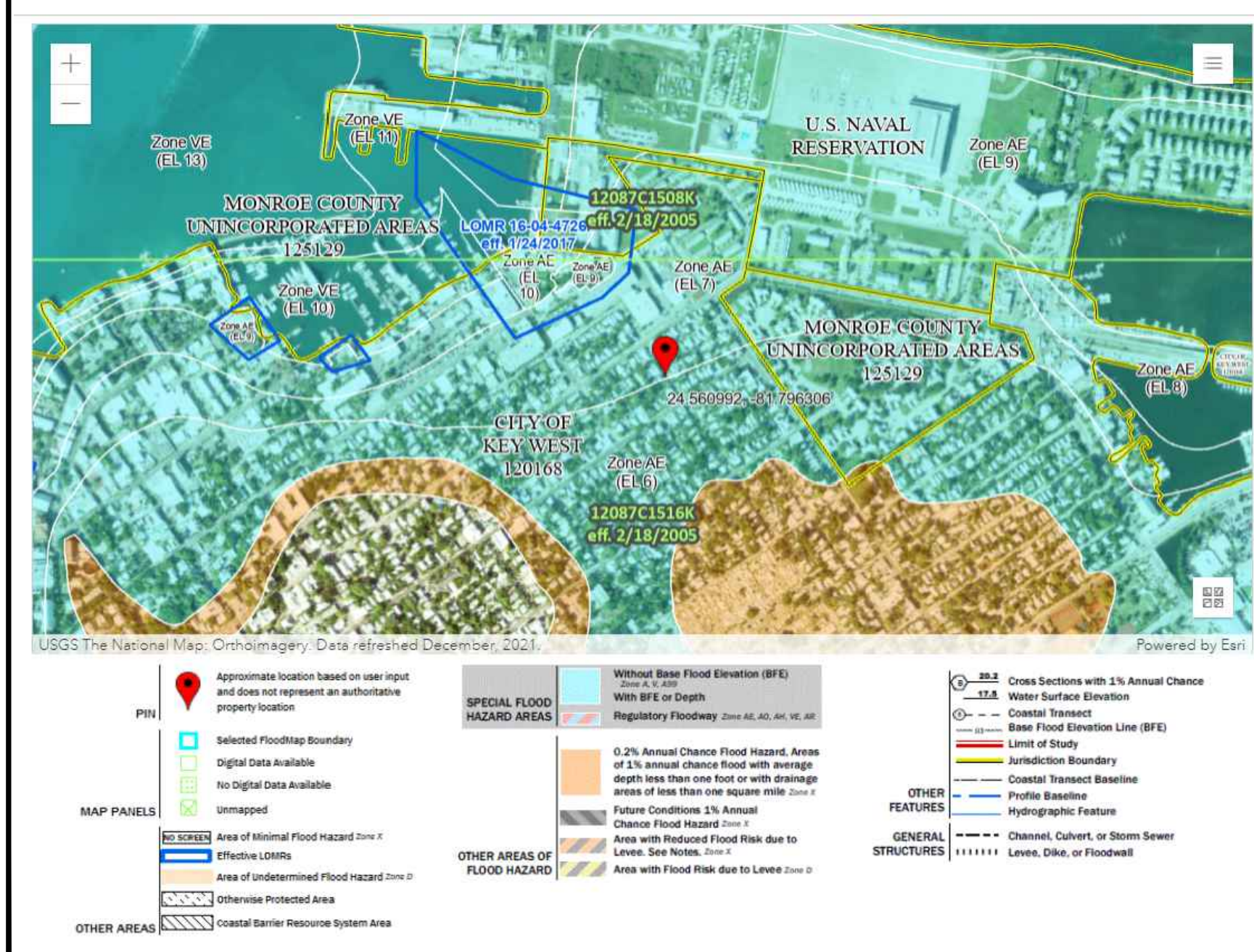
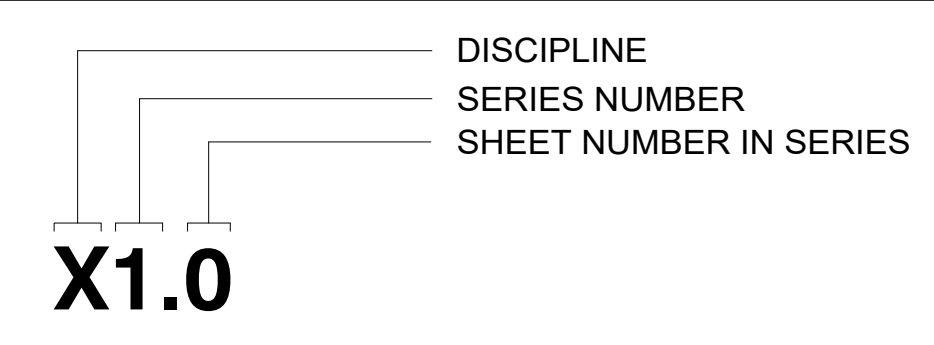
HISTORIC MEDIUM DENSITY RESIDENTIAL DISTRICT [HMDR]

USE AND OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

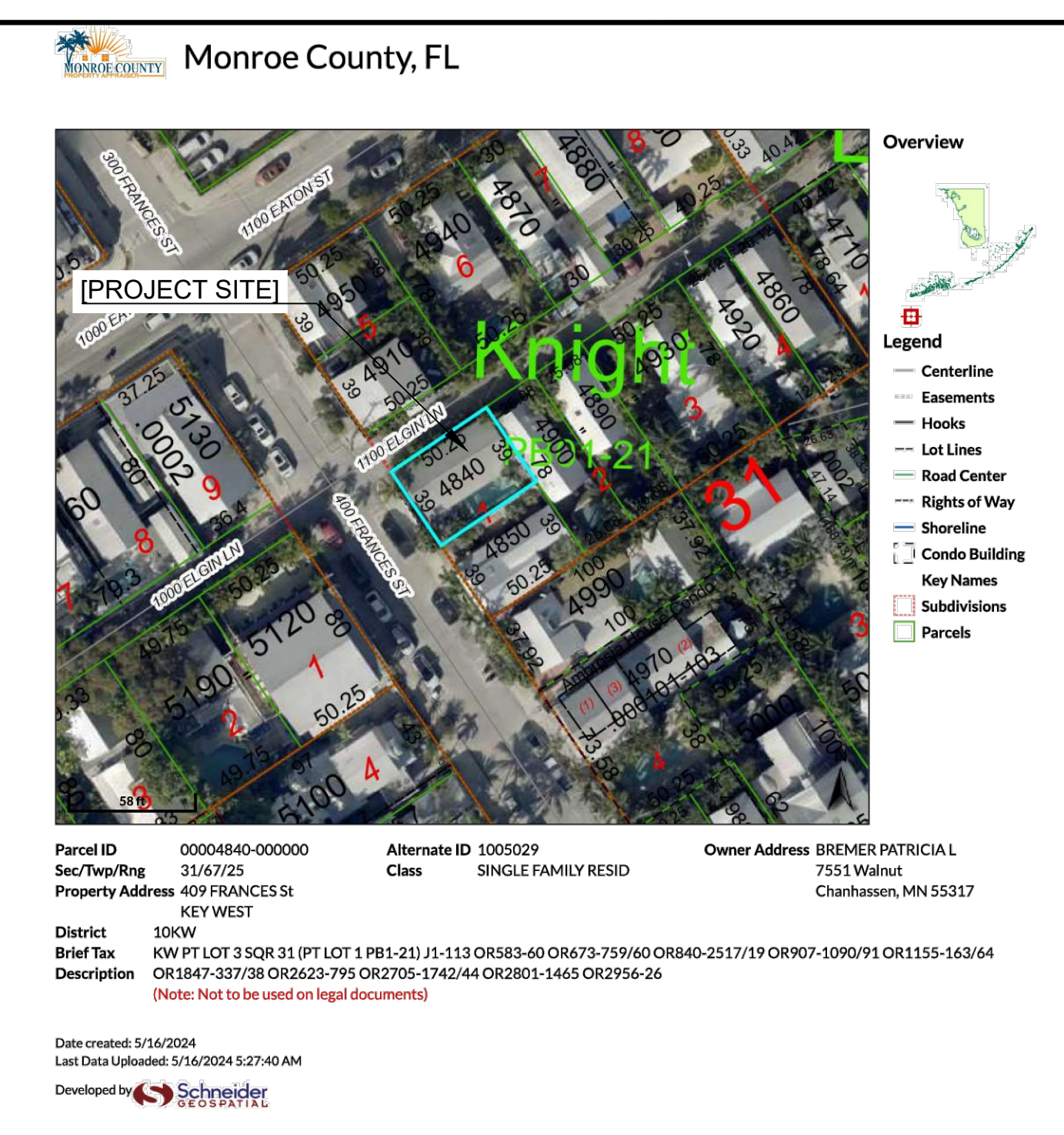
SHEET INDEX

GENERAL	
G1.0	COVER, SCOPE OF WORK, COPY OF SURVEY
ARCHITECTURAL	
A1.0	NEIGHBORHOOD MASSING STUDY - SITE PLAN
A1.1	SITE PLANS & DATA TABLE
A2.1	EXISTING FLOOR PLANS
A3.0	NEIGHBORHOOD MASSING-STREET SIDE ELEVATION
A3.1	EXISTING EXISTING ELEVATIONS
A3.2	PROPOSED EXISTING ELEVATIONS

SHEET NUMBERING SYSTEM



2 FEMA FLOOD MAP
SCALE: NOT TO SCALE



1 LOCATION MAP
SCALE: NOT TO SCALE

A²O
ARCHITECTURE

P: 305.741.7676
E: office@a2oarchitecture.com
PROF. REG. AA20003092
3706 N. ROOSEVELT BLVD UNIT 202,
KEY WEST, FL 33040

NOT VALID FOR CONSTRUCTION
WITHOUT ORIGINAL SIGN AND SEAL.

AILEEN A. OSBORN, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/28/25

THE DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL WORK
OF THE ARCHITECT, AND AS
INTELLECTUAL PROPERTY AND
INSTRUMENTS OF SERVICE, ARE
SUBJECT TO COPYRIGHT AND MAY NOT
BE REPRODUCED, DISTRIBUTED,
PUBLISHED OR USED IN ANY WAY
WITHOUT THE EXPRESS WRITTEN
CONSENT OF THE ARCHITECT.

PARCEL ID: 00004840-000000
HARC
409 FRANCES STREET
KEY WEST, FLORIDA 33040

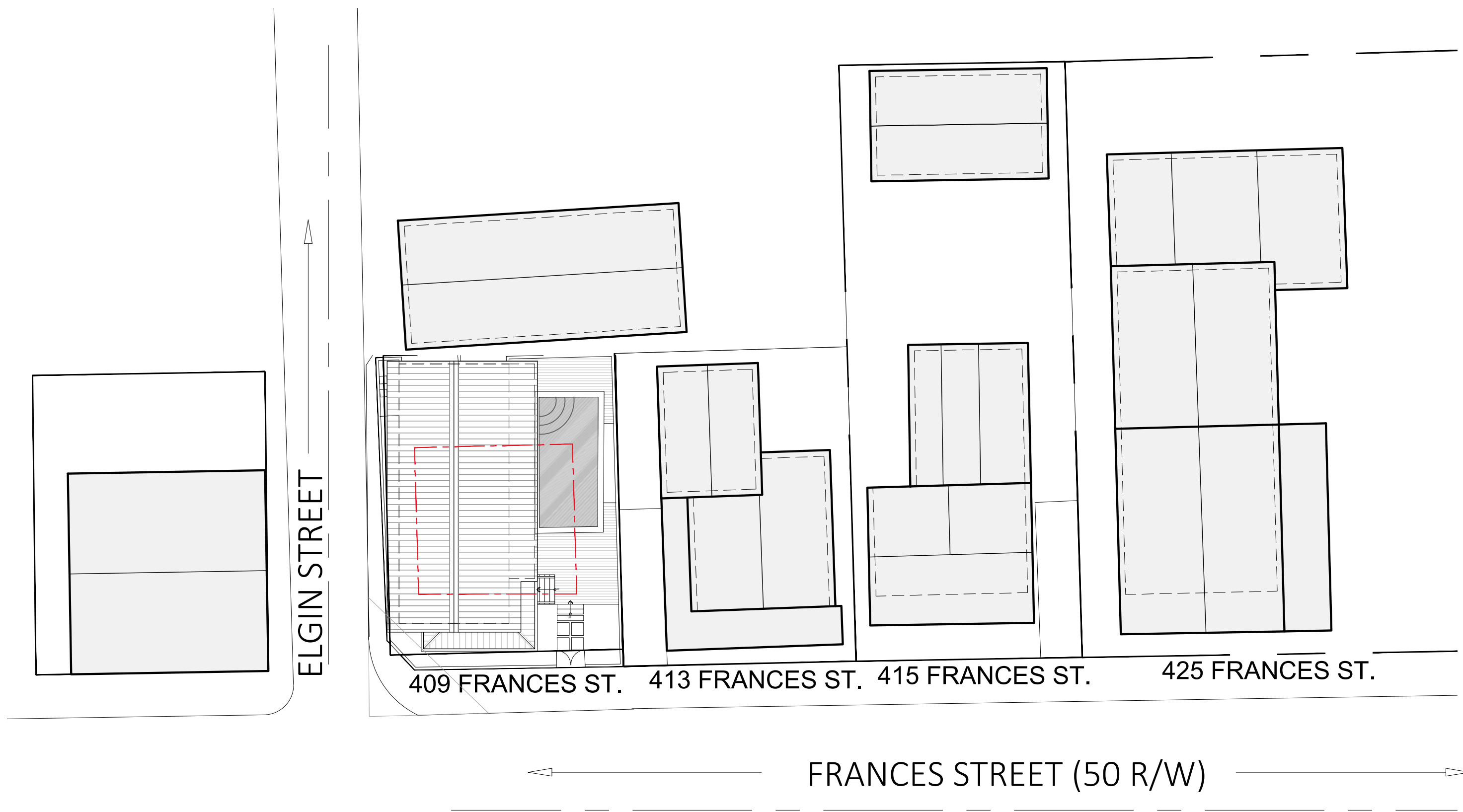
SUBMISSIONS:

APPROVALS:

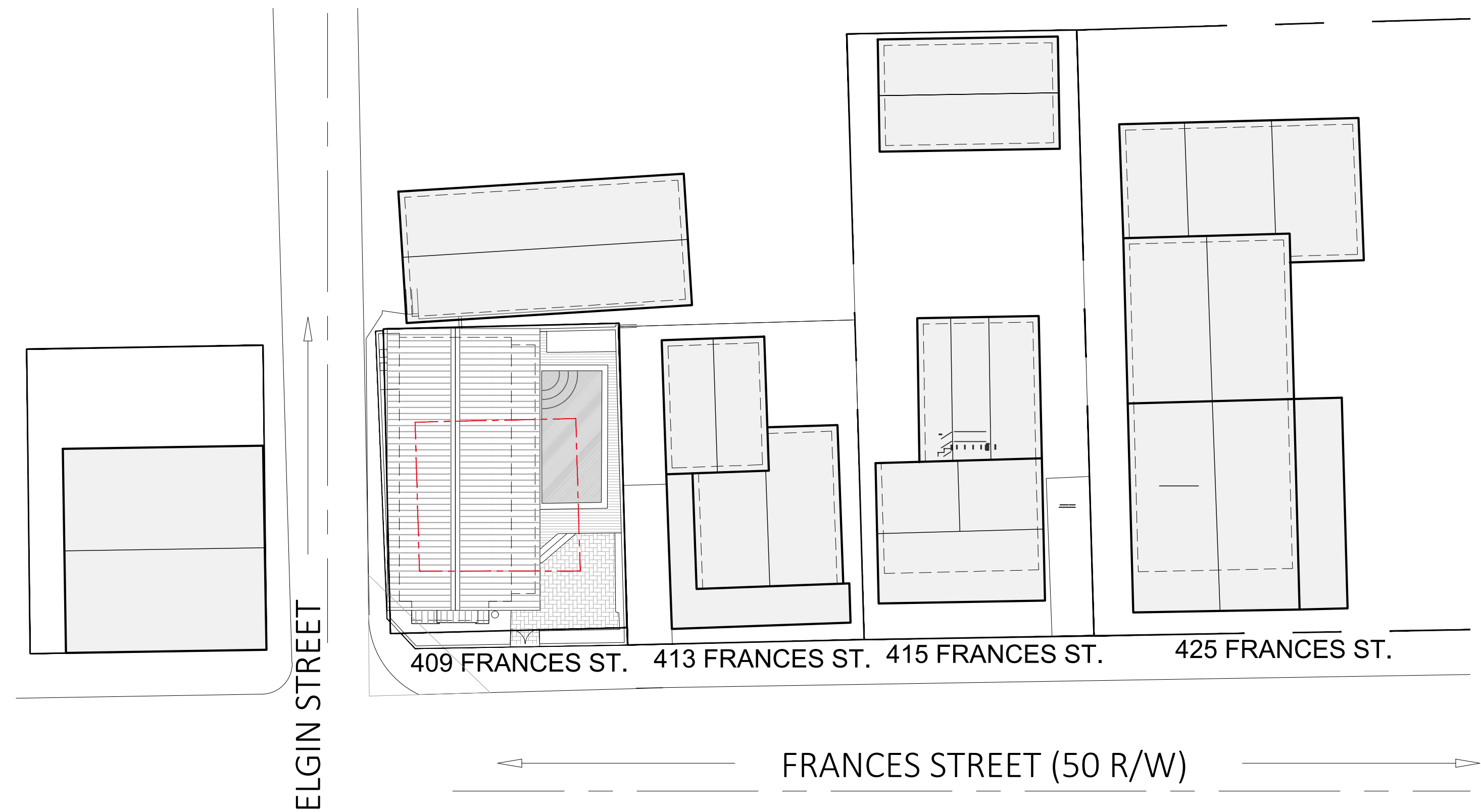
TITLE:
COVER,
SCOPE OF
WORK

PROJECT #: 24.03
SHEET:
G7.0

JANUARY 24, 2025
© 2025 BY A2O ARCHITECTURE, LLC



1 PROPOSED SITE MASSING PLAN
SCALE: 1/16"=1'-0"
GRAPHIC SCALE: 1/16" = 1'-0"



1 EXISTING SITE MASSING PLAN
SCALE: 1/16"=1'-0"
GRAPHIC SCALE: 1/16" = 1'-0"

A2O

ARCHITECTURE

P: 305.741.7878
E: office@a2oarchitecture.com
PROF. REG. AA20003092
3706 N. ROCHELLE BLVD UNIT 202,
KEY WEST, FL 33040

NOT VALID FOR CONSTRUCTION
WITHOUT ORIGINAL SIGN AND SEAL.

AILEEN A. OSBORN, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/28/25

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CONSENT OF THE ARCHITECT.

PARCEL ID: 00004840-000000

HARC

409 FRANCES STREET

KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

NEIGHBORHOOD
MASSING STUDY
-
SITE PLAN

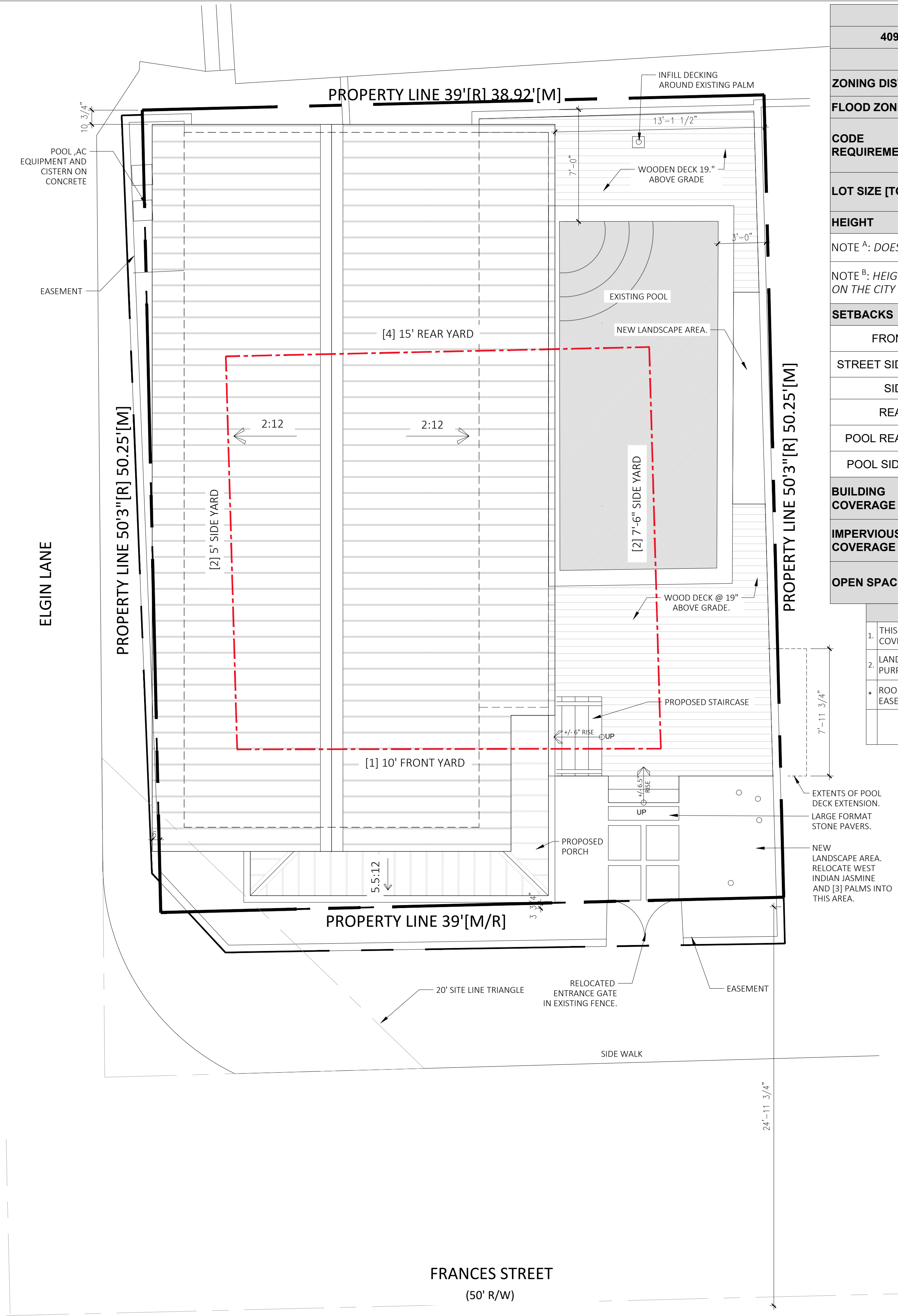
PROJECT #: 24.03

SHEET:

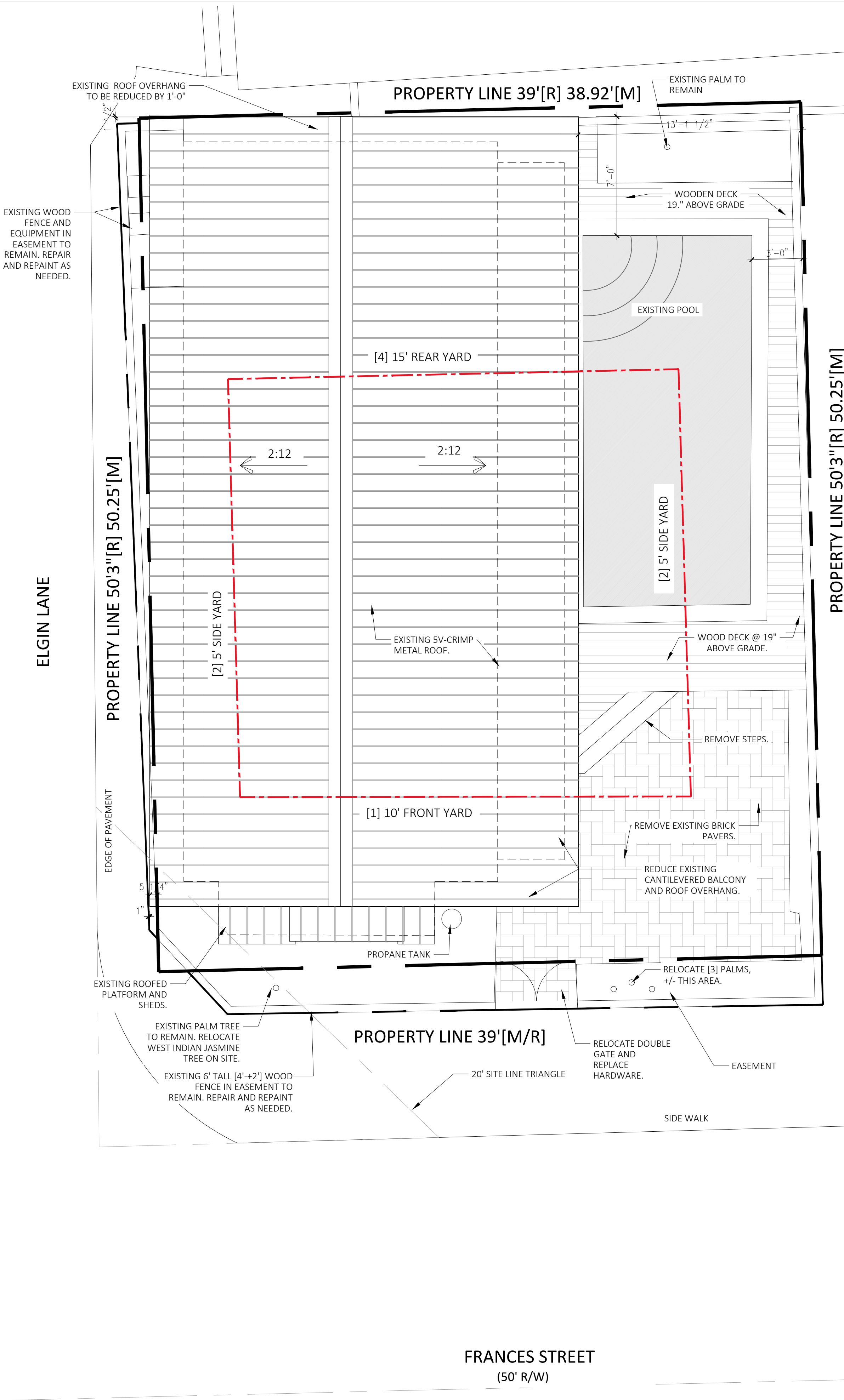
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JANUARY 24, 2025

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PROJECT SITE DATA			
409 FRANCES STREET, KEY WEST, FLORIDA 33040			
REAL ESTATE NO.: 00004840-000000			
ZONING DISTRICT	HMDR		
FLOOD ZONE	AE-7		
CODE REQUIREMENTS:	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT SIZE [TOTAL]	4,000 SF	1959.75 ^A	NO CHANGE
HEIGHT	30'	22'-0" ^B	24'-0" ^B
NOTE ^A : DOES NOT INCLUDE 108.13 SF EASEMENT AREA			
NOTE ^B : HEIGHT TAKEN FROM APPROXIMATE CROWN OF ROAD, BASED ON THE CITY OF KEY WEST GROUND ELEVATIONS GIS MAPPING.			
SETBACKS			
FRONT YARD	10'-0"	1'-11"	0'-3 3/4"
STREET SIDE YARD	7'-6"	-5 1/4"*	NO CHANGE
SIDE YARD	5'-0"	13'-1 1/2"	NO CHANGE
REAR YARD	15'-0"	-1 3/4"	10 3/4"
POOL REAR YARD	5'-0"	7'-0"	NO CHANGE
POOL SIDE YARD	5'-0"	3'-0"	NO CHANGE
BUILDING COVERAGE	40% MAX [783.9 SF]	51.3% [1004.35 SF]	54.6 % [1071.65 SF]
IMPERVIOUS COVERAGE	60% MAX [1175.85 SF]	31.44 % [616.09 SF]	18.2 % [356.71 SF]
OPEN SPACE	35% MIN [685.9 SF]	6.76 % [132.48 SF]	16.4 % [321.53 SF]
GENERAL NOTES			
1. THIS PROJECT UTILIZES COKW LDR AMENDMENTS: REDUCTION OF IMPERVIOUS COVERAGE FOR ELEVATED STRUCTURES AND ROOF OVERHANGS.			
2. LANDSCAPE AND HARDSCAPE SHOWN FOR REFERENCE AND SITE CALCULATION PURPOSES.			
* ROOF OVERHANGS +/- 5 1/4" INTO EASEMENT, AND IS +/- 1" FROM EXTENT OF EASEMENT LINE.			



A2O

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3706 N. ROOSEVELT BLVD UNIT 202,

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AILEEN A. OSBORN, R.A.

LICENSE NO. AR87603

EXPIRATION DATE: 02/28/25

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PARCEL ID: 00004840-000000

HARC

409 FRANCES STREET

KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

SITE PLANS & DATA TABLE

PROJECT #: 24.03

SHEET:

A1.1

JANUARY 24, 2025

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PARCEL ID: 00004840-000000

HARC

409 FRANCES STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

EXISTING
FLOOR PLANS

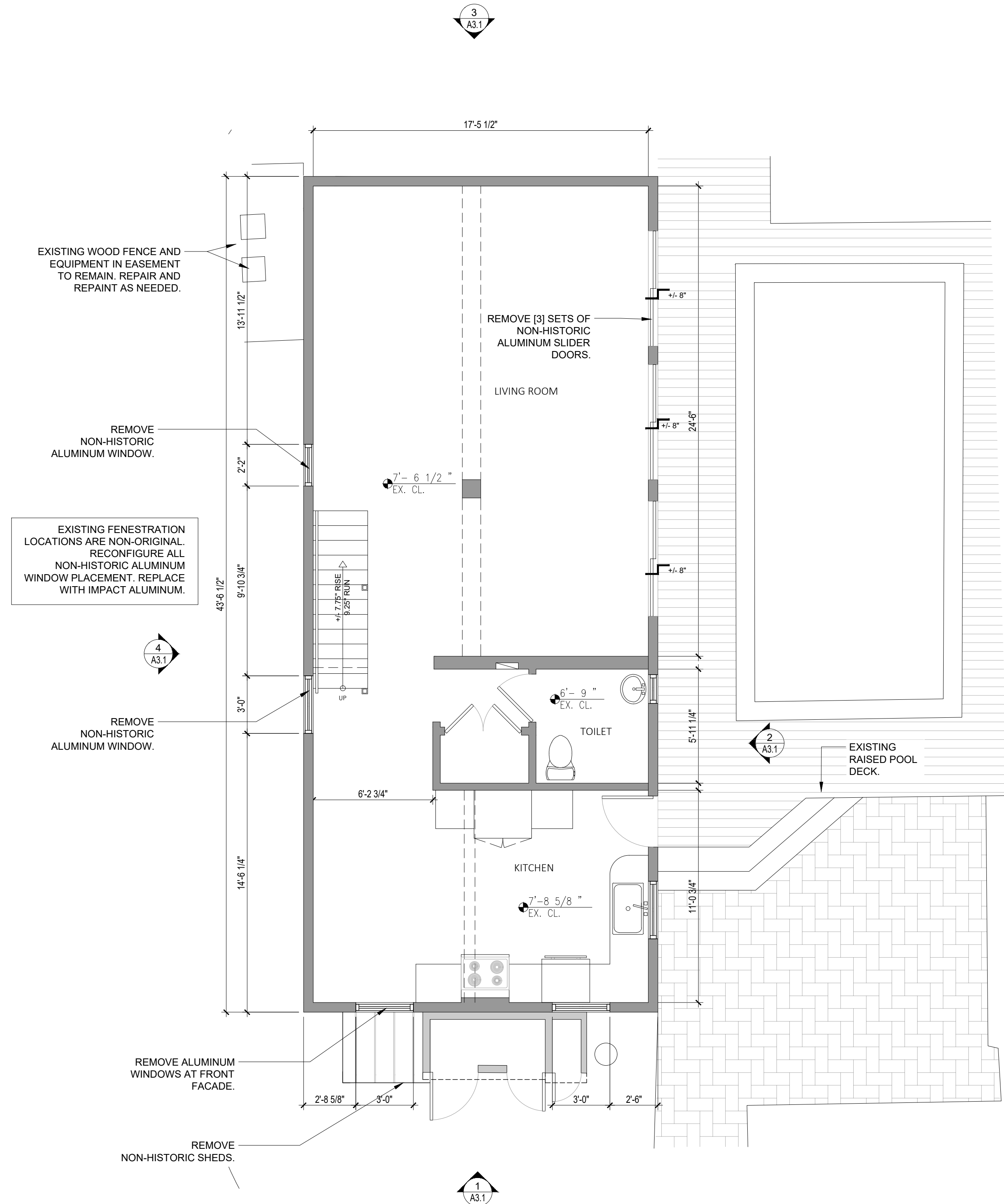
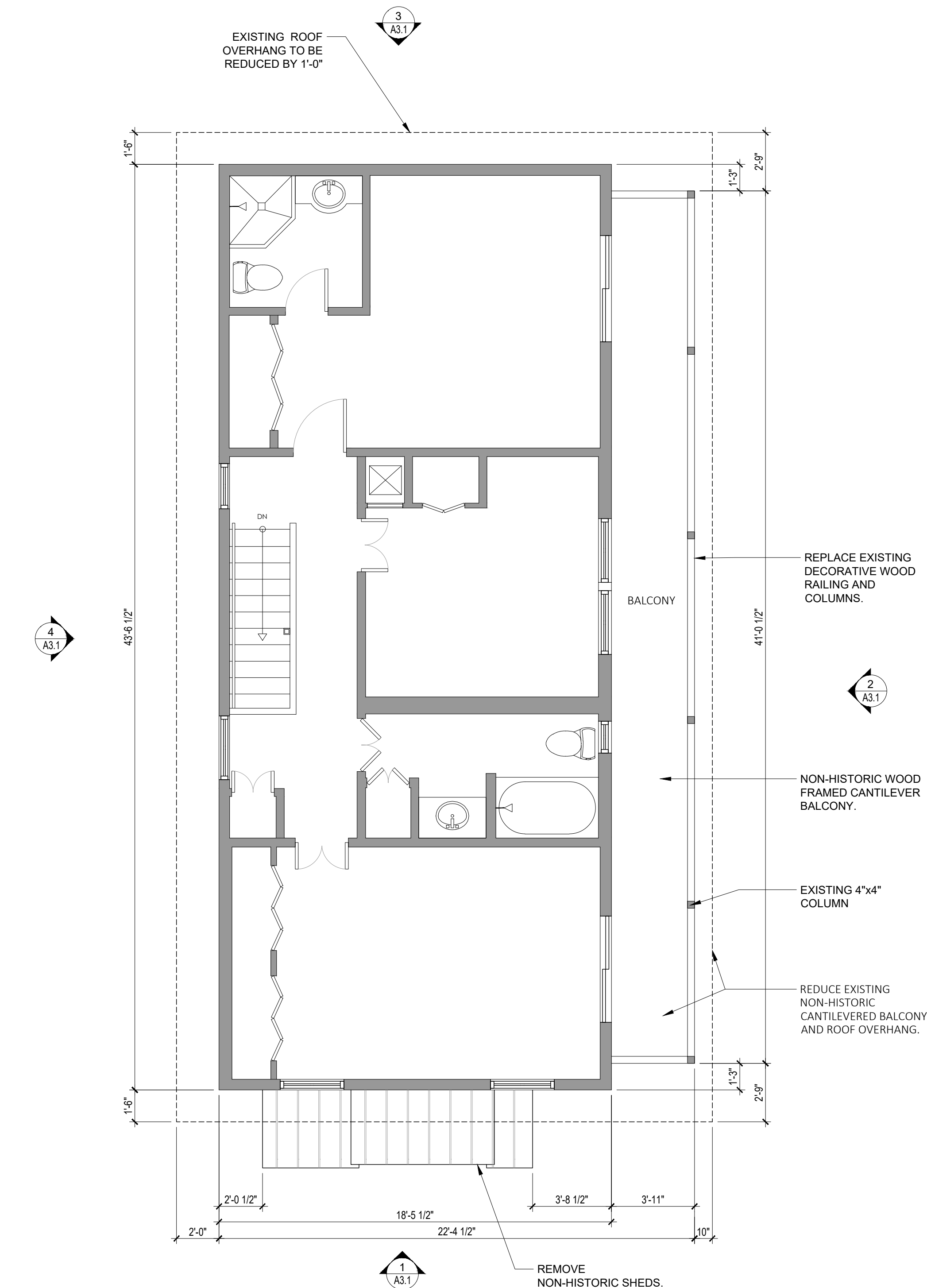
PROJECT #: 24.03

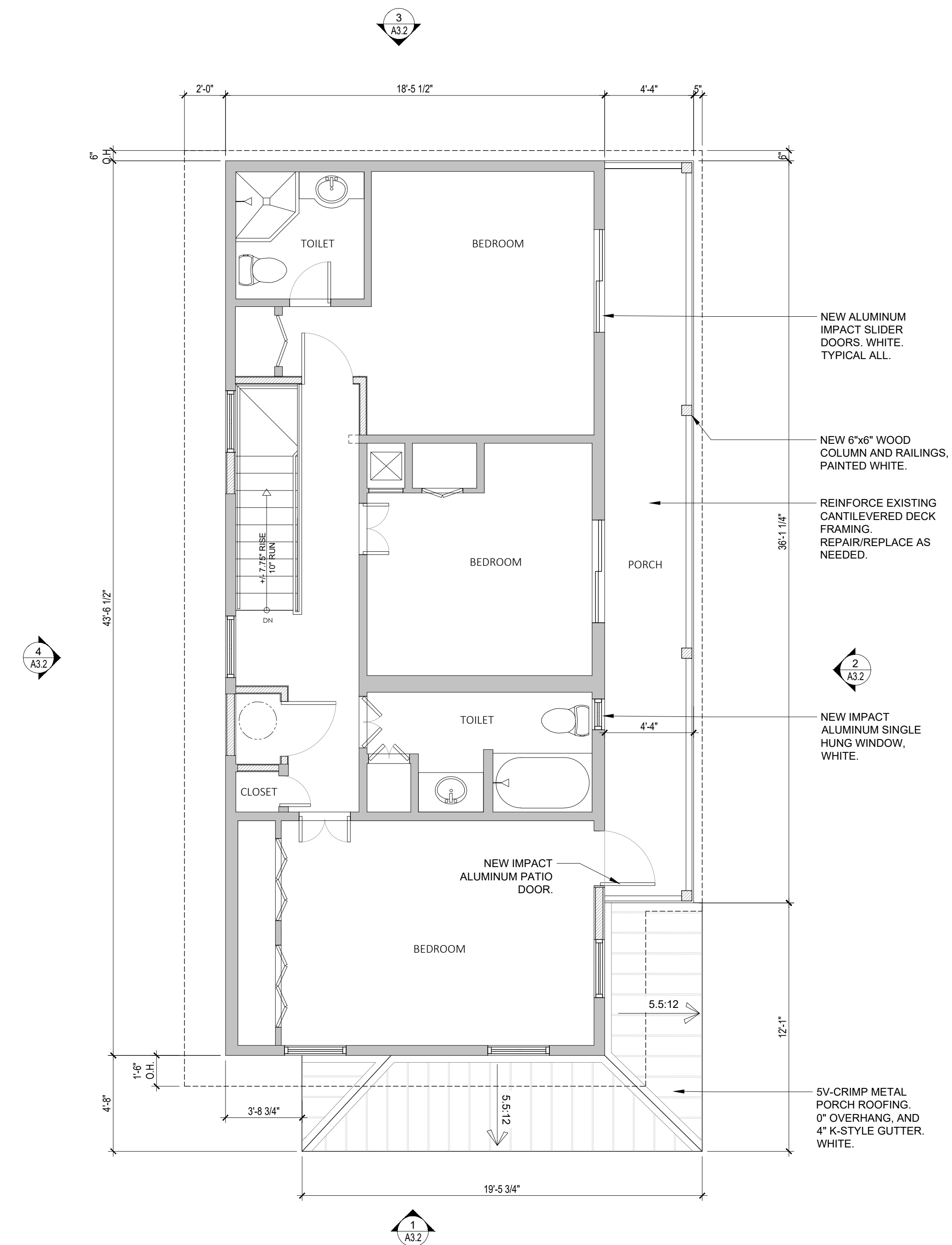
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JANUARY 24, 2025

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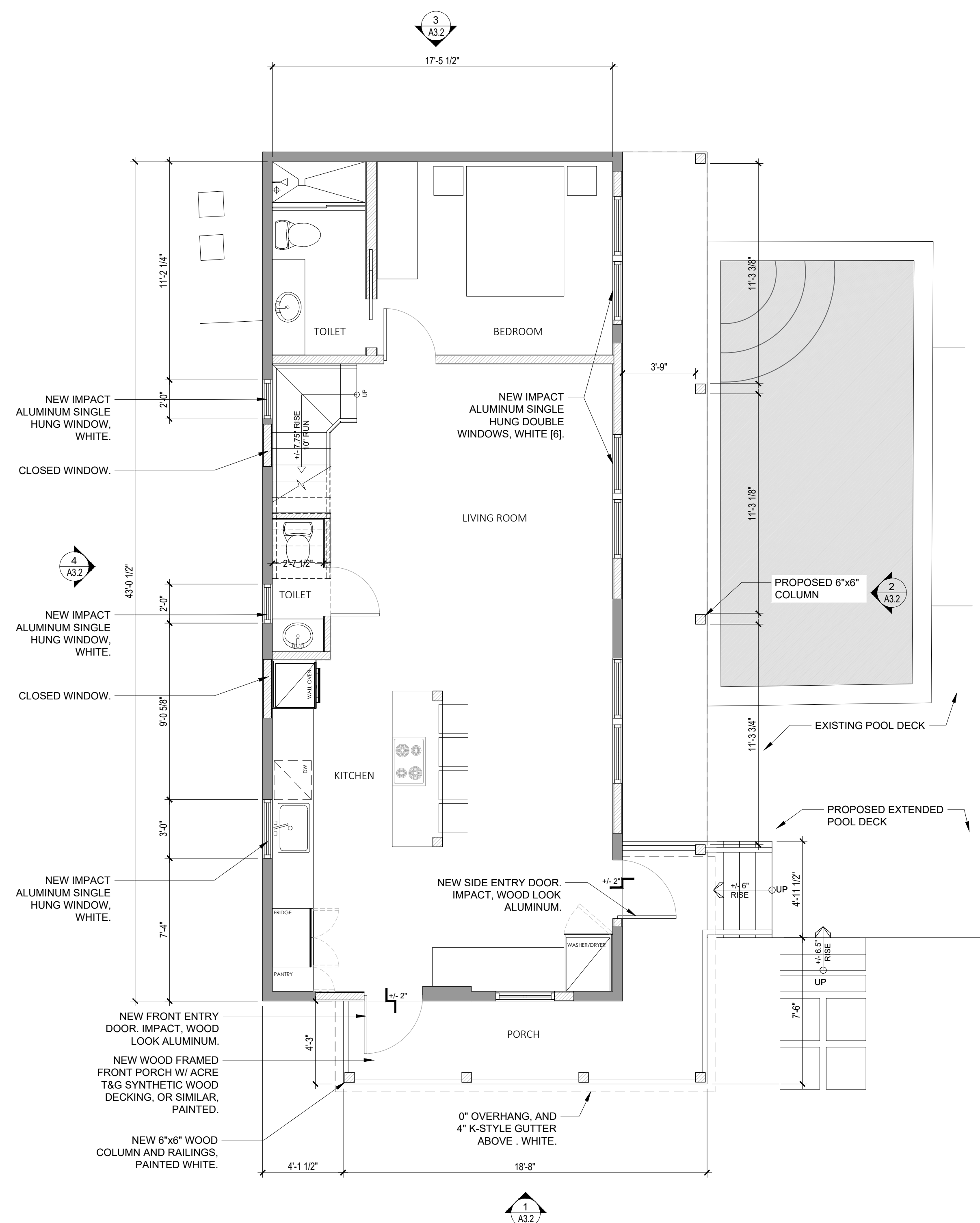




PROPOSED SECOND FLOOR PLAN

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

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



PROPOSED FIRST FLOOR PLAN

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

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

SUBMISSIONS:

APPROVALS:

TITLE:

NEIGHBORHOOD
MASSING-STREET
SIDE ELEVATION

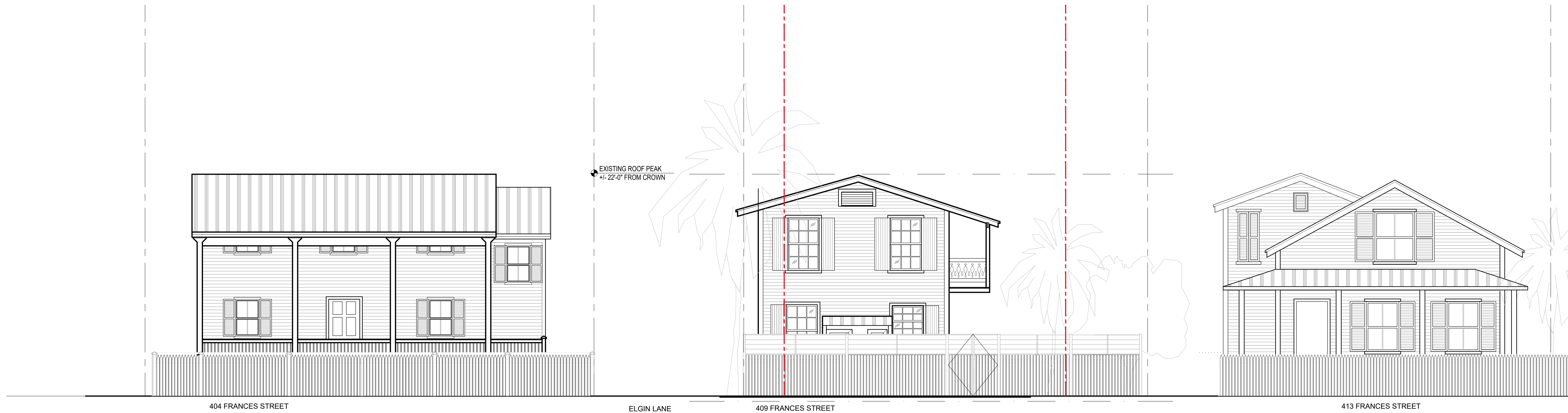
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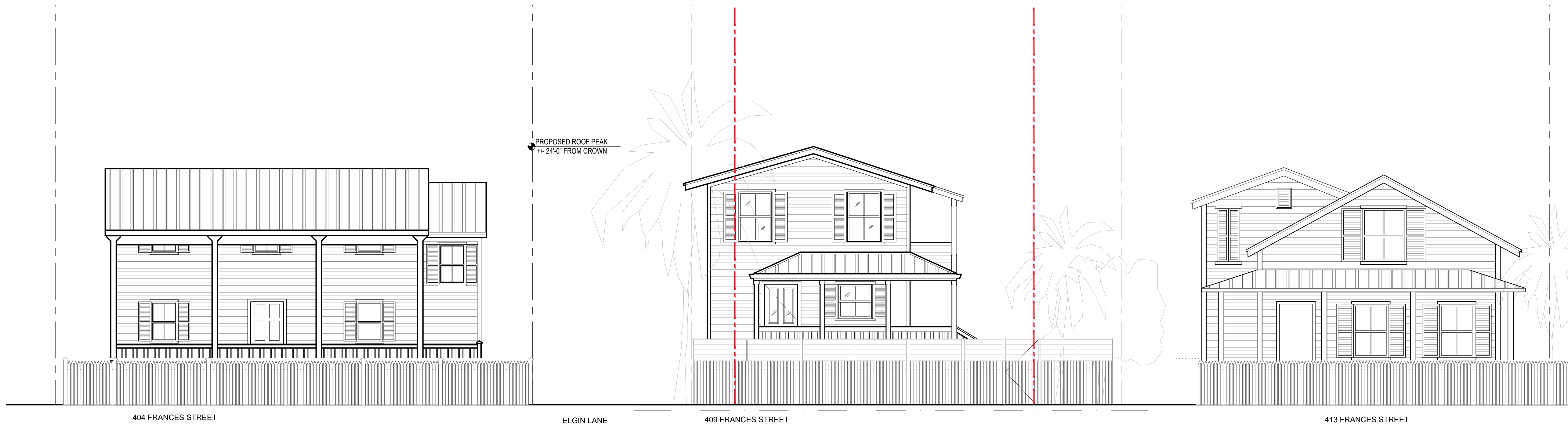
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JANUARY 24, 2025

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2 EXISTING NEIGHBORHOOD MASSING - FRANCES STREET

SCALE: $\frac{3}{16}$ " = 1'-0"0 4 8 16
GRAPHIC SCALE: $\frac{3}{16}$ " = 1'-0"

1 PROPOSED NEIGHBORHOOD MASSING - FRANCES STREET

SCALE: $\frac{3}{16}$ " = 1'-0"0 4 8 16
GRAPHIC SCALE: $\frac{3}{16}$ " = 1'-0"

SUBMISSIONS:

APPROVALS:

TITLE:

EXISTING
EXTERIOR
ELEVATIONS

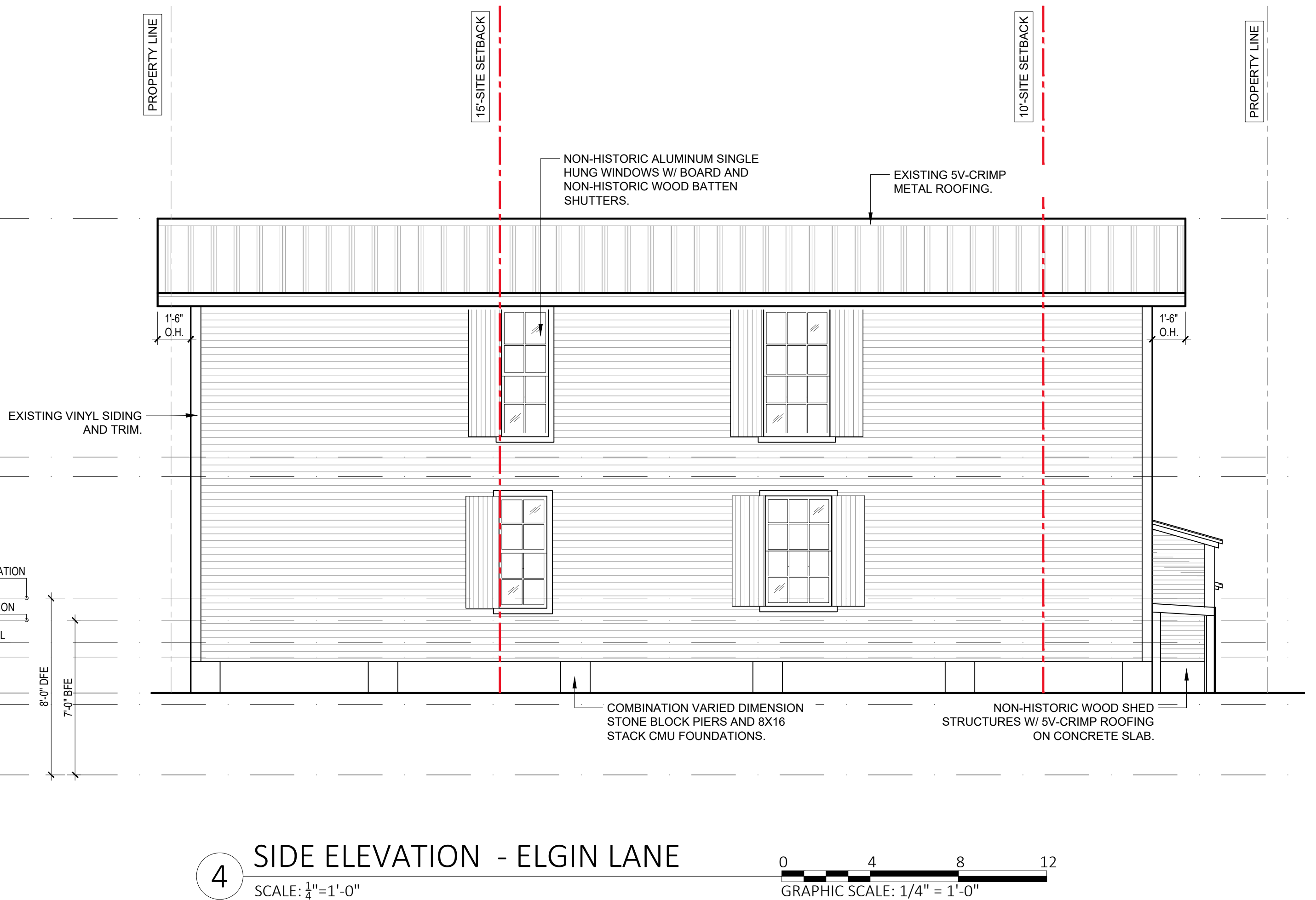
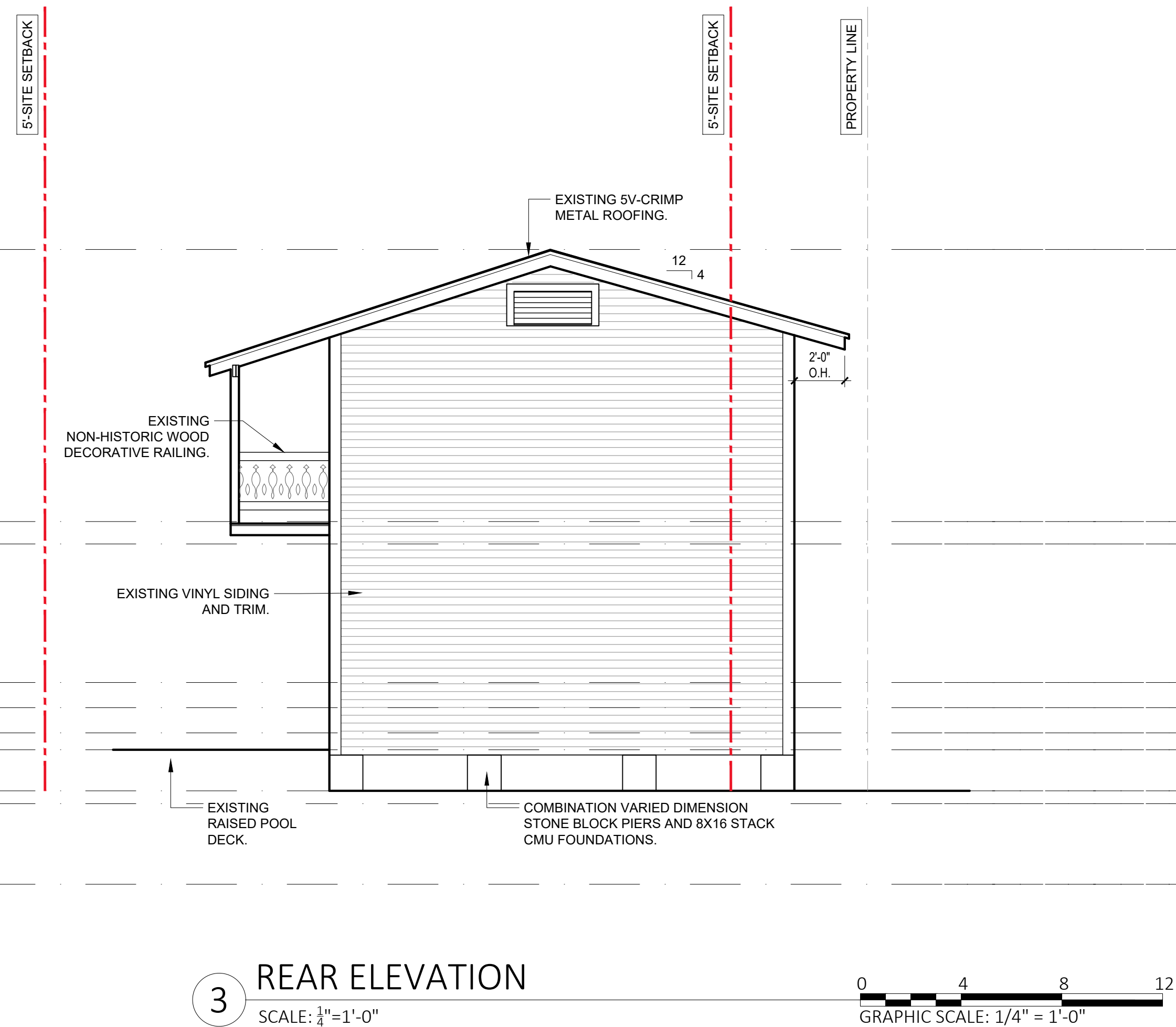
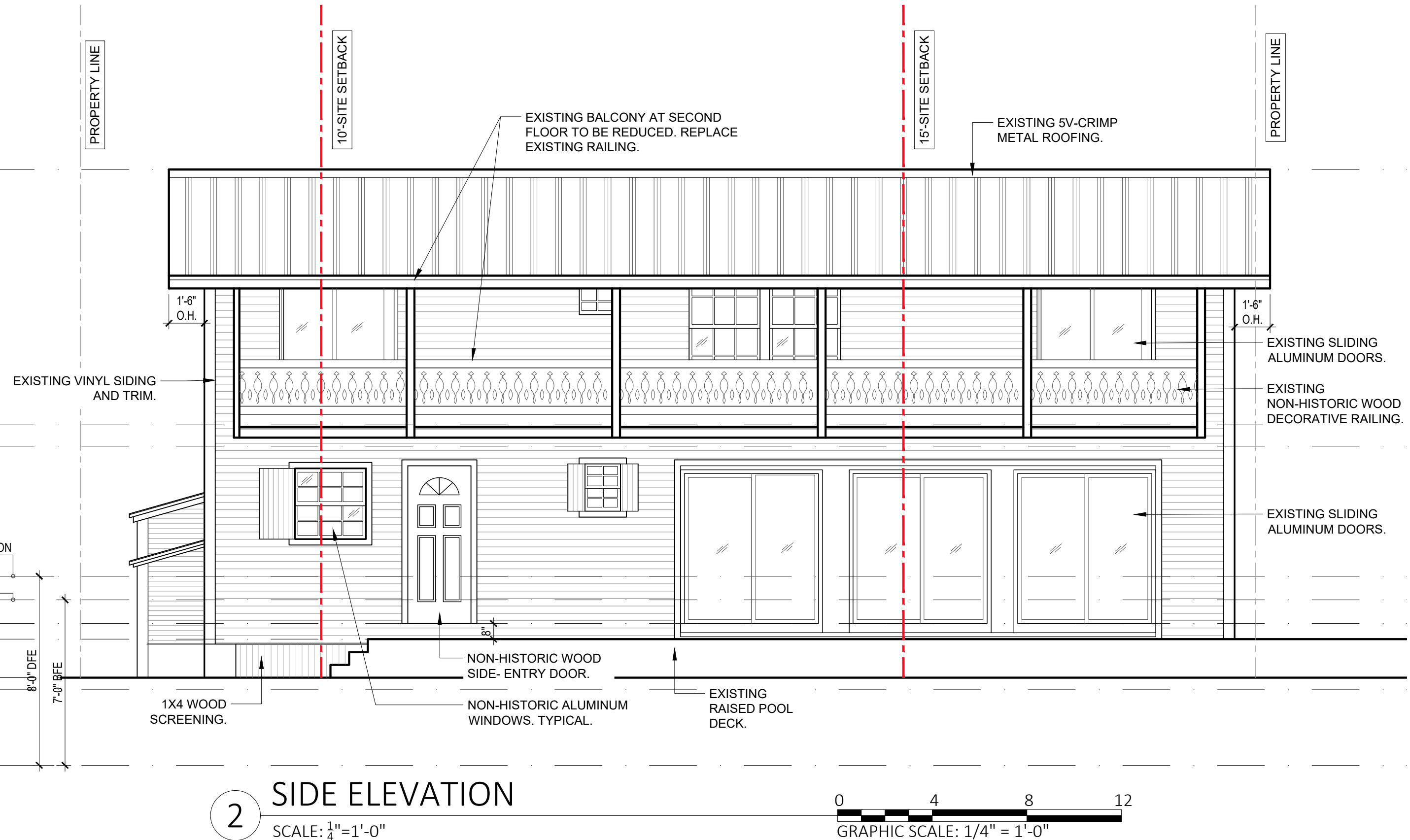
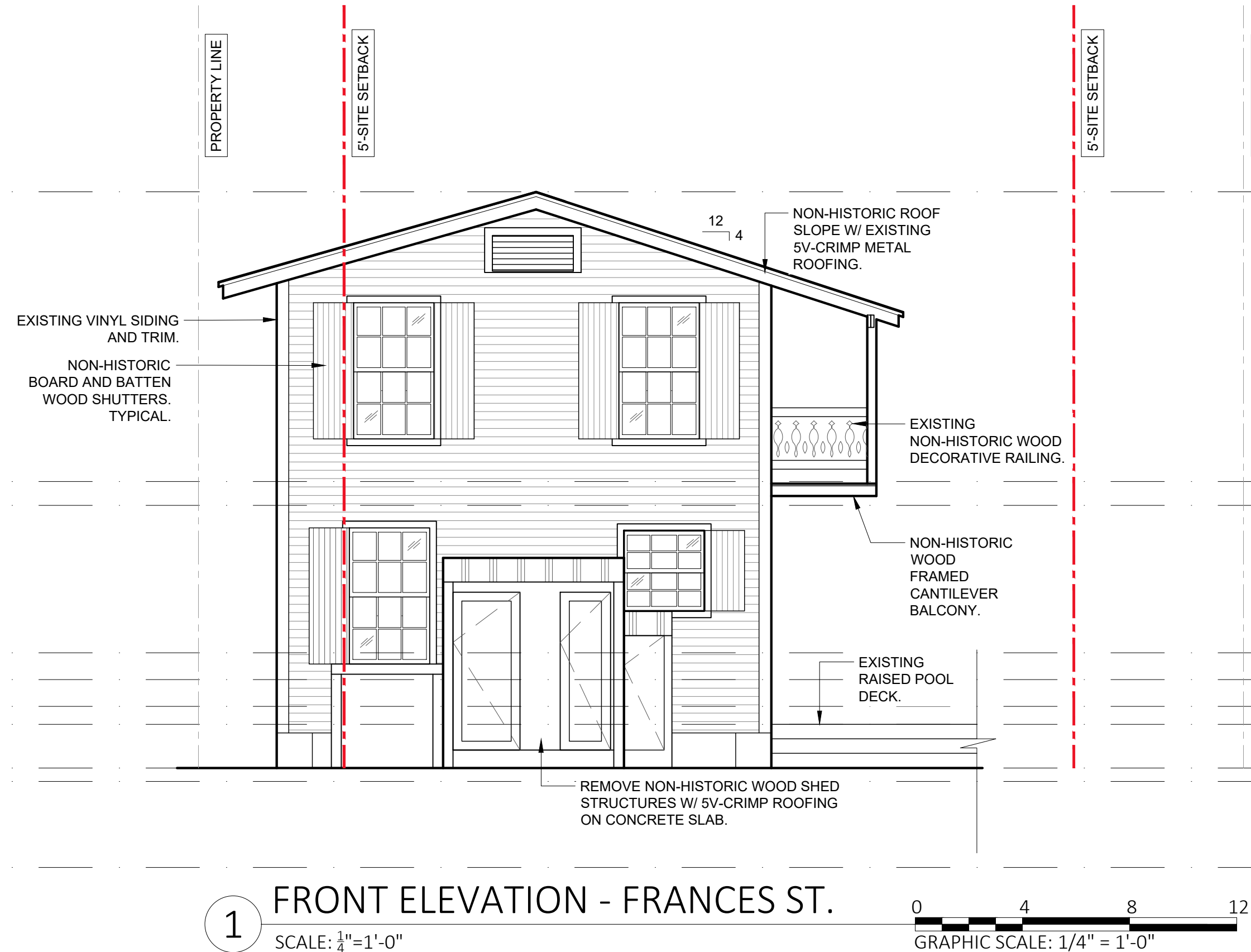
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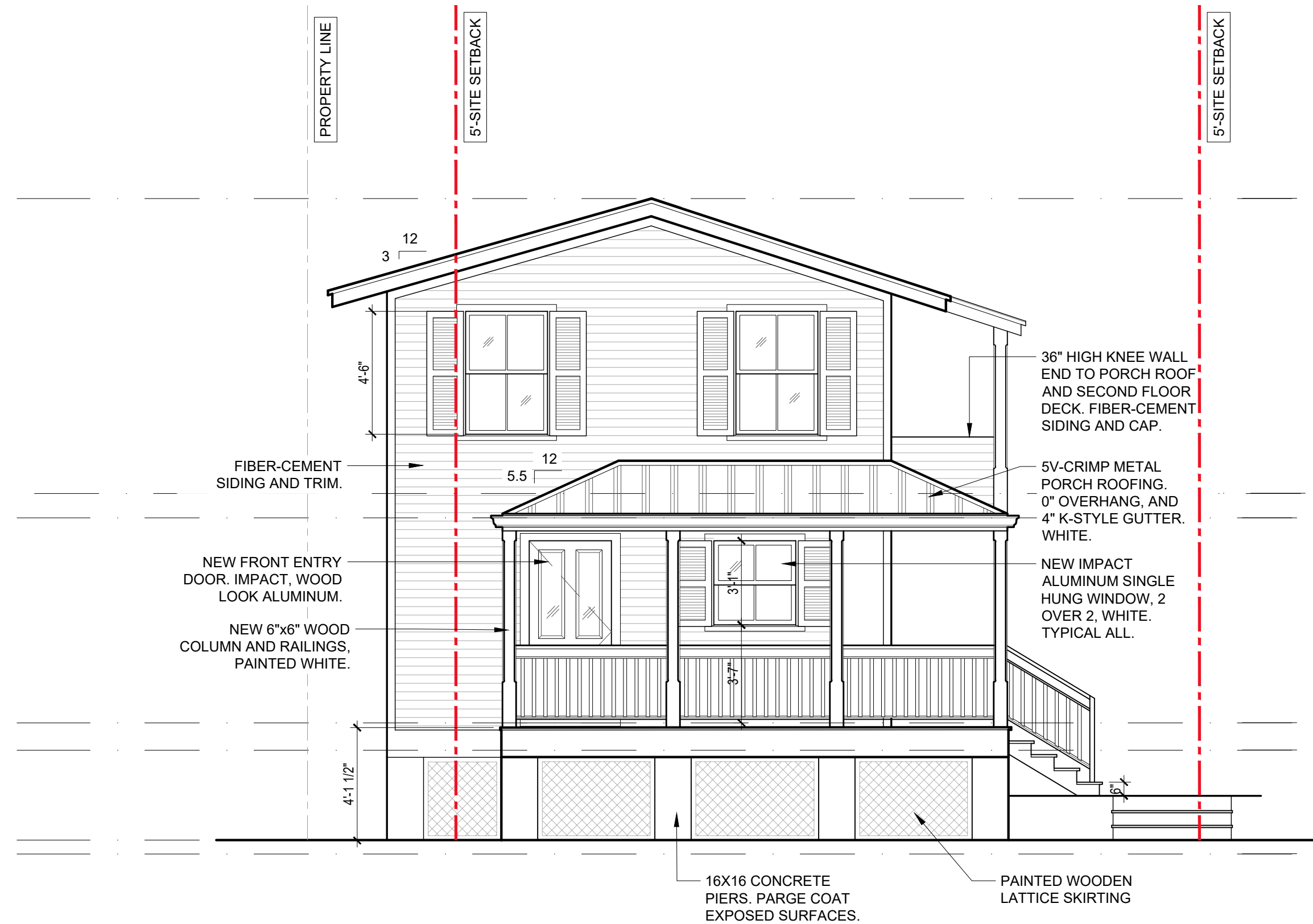
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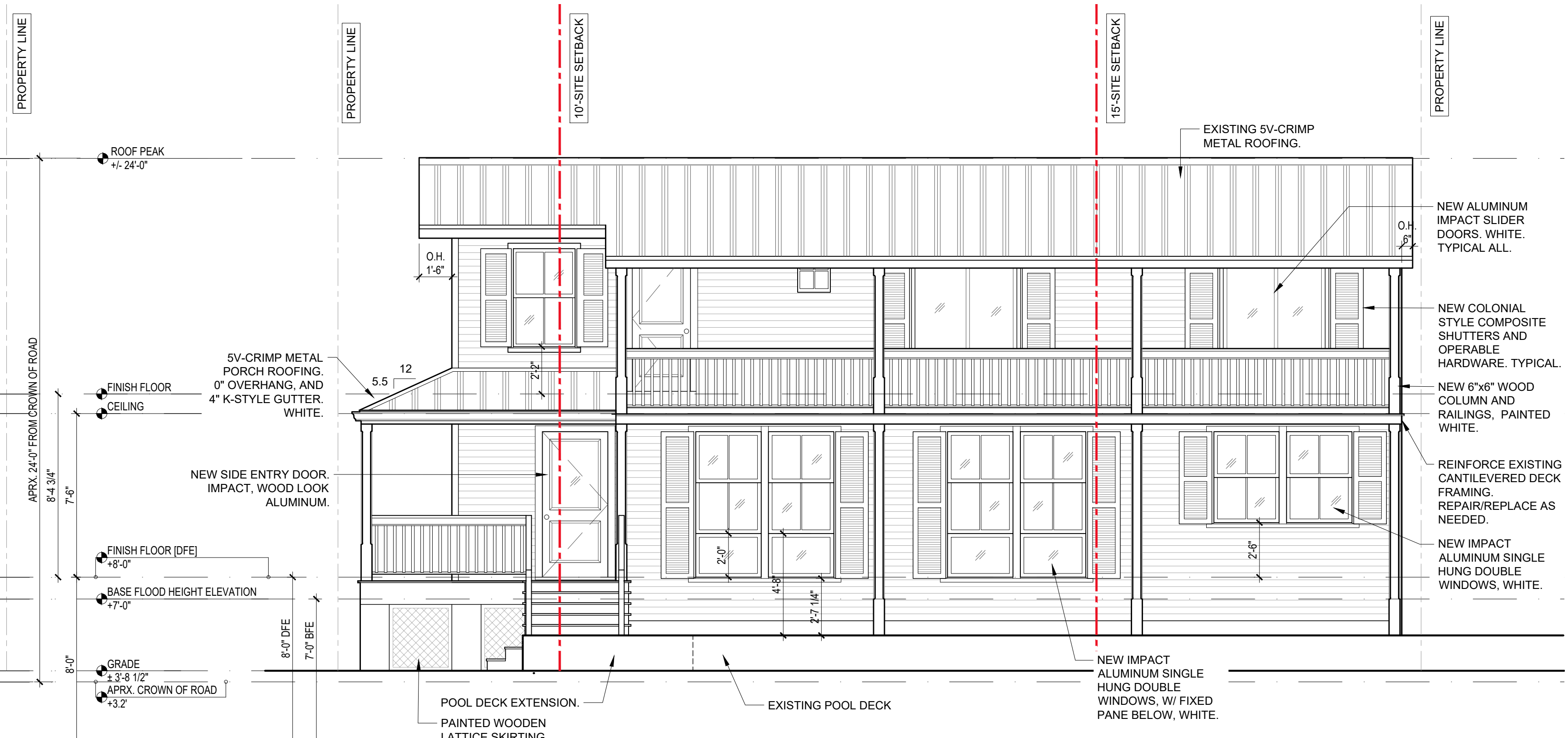
JANUARY 24, 2025

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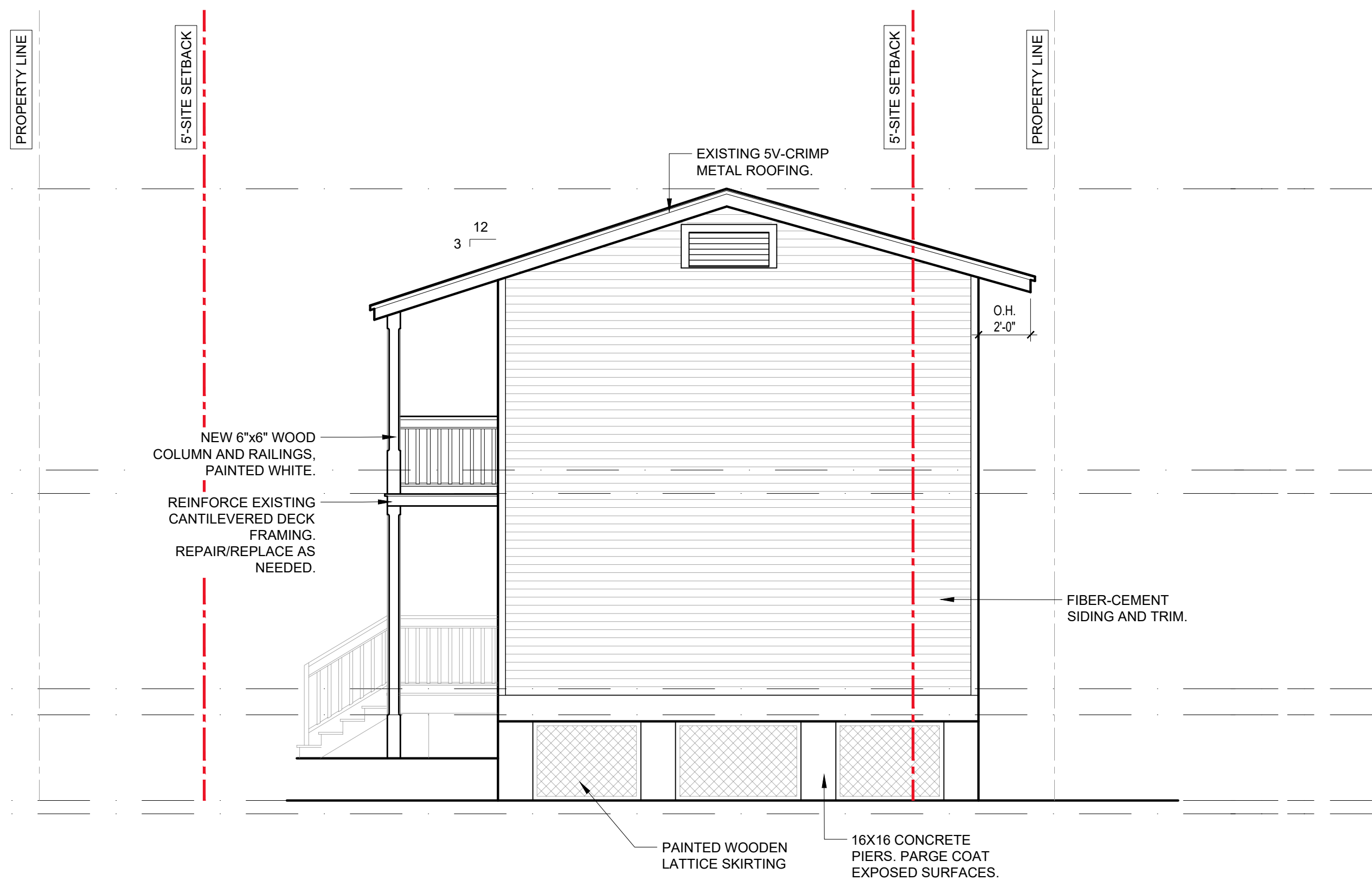




1 FRONT ELEVATION - FRANCES ST.

SCALE: $\frac{1}{4}" = 1'-0"$ 0 4 8 12
GRAPHIC SCALE: $\frac{1}{4}" = 1'-0"$ 

2 SIDE ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$ 0 4 8 12
GRAPHIC SCALE: $\frac{1}{4}" = 1'-0"$ 

3 REAR ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$ 0 4 8 12
GRAPHIC SCALE: $\frac{1}{4}" = 1'-0"$ 

4 SIDE ELEVATION - ELGIN LANE

SCALE: $\frac{1}{4}" = 1'-0"$ 0 4 8 12
GRAPHIC SCALE: $\frac{1}{4}" = 1'-0"$

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 25, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RAISE EXISTING BUILDING 2 FEET TO MEET CURRENT FEMA REGULATIONS. RENOVATIONS TO BUILDING INCLUDING RESTITUTION OF FRONT PORCH AND MODIFICATIONS TO EXISTING SECOND STORY BALCONY AND SITE IMPROVEMENTS. DEMOLITION OF SHEDS AND PARTIAL DEMOLITION OF FRONT ELEVATION. PARTIAL DEMOLITION OF SECOND FLOOR SIDE PORCH. PARTIAL DEMOLITION OF REAR ROOF OVER PROPERTY LINE.

#409 FRANCES STREET

Applicant – A20 Architecture Application #H2025-0003

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

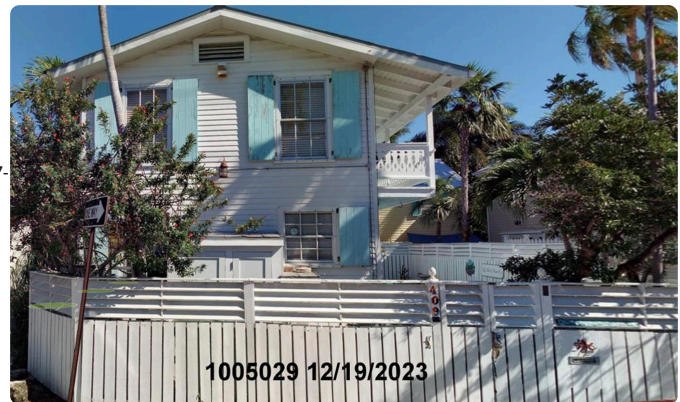
Disclaimer

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 00004840-000000
Account# 1005029
Property ID 1005029
Millage Group 10KW
Location 409 FRANCES St, KEY WEST
Address
Legal KW PT LOT 3 SQR 31 (PT LOT 1 PB1-21) J1-113 OR583-60 OR673-759/60 OR840-2517/19 OR907-1090/91 OR1155-163/64 OR1847-337/38 OR2623-795 OR2705-1742/44 OR2801-1465 OR2956-26
Description (Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 31/67/25
Affordable No
Housing



Owner

BREMER THOMAS S
7551 Walnut
Chanhassen MN 55317

BREMER PATRICIA L
7551 Walnut
Chanhassen MN 55317

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$283,359	\$273,833	\$281,039	\$251,747
+ Market Misc Value	\$28,663	\$29,251	\$29,839	\$30,427
+ Market Land Value	\$879,648	\$737,352	\$571,340	\$422,576
= Just Market Value	\$1,191,670	\$1,040,436	\$882,218	\$704,750
= Total Assessed Value	\$938,023	\$852,748	\$775,225	\$704,750
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,191,670	\$1,040,436	\$882,218	\$704,750

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$879,648	\$283,359	\$28,663	\$1,191,670	\$938,023	\$0	\$1,191,670	\$0
2023	\$737,352	\$273,833	\$29,251	\$1,040,436	\$852,748	\$0	\$1,040,436	\$0
2022	\$571,340	\$281,039	\$29,839	\$882,218	\$775,225	\$0	\$882,218	\$0
2021	\$422,576	\$251,747	\$30,427	\$704,750	\$704,750	\$0	\$704,750	\$0
2020	\$419,342	\$257,888	\$31,015	\$708,245	\$708,245	\$0	\$708,245	\$0
2019	\$441,980	\$282,448	\$31,603	\$756,031	\$405,993	\$25,500	\$380,493	\$350,038
2018	\$388,959	\$211,836	\$19,841	\$620,636	\$398,423	\$25,500	\$372,923	\$222,213

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
RESIDENTIAL DRY (010D)	1,960.00	Square Foot	39	50.3

Buildings

Building ID	284	Exterior Walls	ABOVE AVERAGE WOOD with 1% WD FRAME
Style	2 STORY ELEV FOUNDATION	Year Built	1950
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2544	Roof Type	GABLE/HIP
Finished Sq Ft	1584	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	248	Bedrooms	3
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	27	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,584	1,584	0
OPF	OP PRCH FIN LL	176	0	0
OUF	OP PRCH FIN UL	176	0	0
PTO	PATIO	590	0	0
SBF	UTIL FIN BLK	18	0	0
TOTAL		2,544	1,584	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WOOD DECK	1976	1977	0 x 0	1	338 SF	4
FENCES	1975	1976	0 x 0	1	1056 SF	5
RES POOL	1976	1977	10 x 22	1	220 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/21/2019	\$855,000	Warranty Deed	2213086	2956	26	01 - Qualified	Improved		
9/25/2014	\$500,000	Warranty Deed		2705	1742	30 - Unqualified	Improved		
3/13/2013	\$100	Quit Claim Deed		2623	795	11 - Unqualified	Improved		
12/1/1990	\$225,000	Warranty Deed		1155	163	Q - Qualified	Improved		
4/1/1984	\$165,000	Warranty Deed		907	1090	U - Unqualified	Improved		
9/1/1981	\$140,000	Warranty Deed		840	2517	Q - Qualified	Improved		
2/1/1974	\$7,500	Conversion Code		673	759	Q - Qualified	Improved		

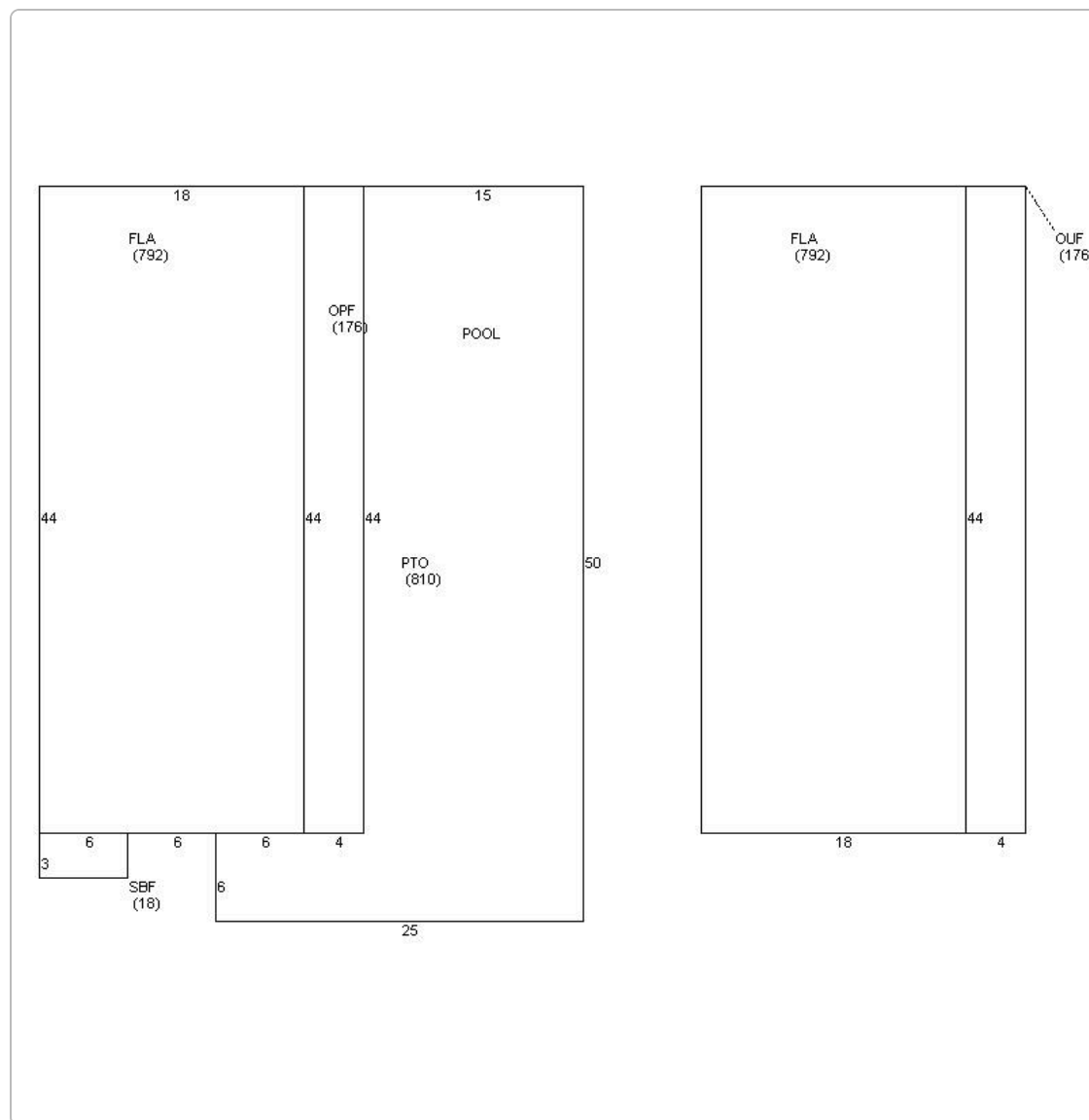
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
05-0244	01/26/2005	Completed	\$4,000		REPAIR EXISTING FENCE
03-2767	08/11/2003	Completed	\$4,000		KITCHEN COUNTER
03-2496	07/23/2003	Completed	\$9,800		REPAIRED FLOORING
03-1739	05/21/2003	Completed	\$500		TERMITE DAMAGED REPAIR
9901910	07/25/1999	Completed	\$3,000		INSTALL COLONIAL SHUTTERS
99-1085	04/19/1999	Completed	\$4,900		V-CRIMP ROOF
B953898	11/01/1995	Completed	\$500		MINOR REPAIRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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