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## Historic Architectural Review Commission Staff Report for Item 14

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: September 28, 2021

Applicant: Jaime Caballero

Address: #323 Fleming Street

### Description of Work:

Paint trims Sherwin Williams Tricorn Black (SW6258). Staff approved white color for exterior walls and SW Tricorn Black for shutters.

### Site Facts:

The site under review is located at 323 Fleming Street. The two-story structure on site is listed on our historic resources survey as a masonry vernacular structure that was built circa 1920. It is considered to be historic and contributing to the District. Staff has already approved an application to paint the body of the structure Sherwin Williams Extra White (SW7006) and the shutters Sherwin Williams Tricorn Black (SW6258). The applicant now wishes to paint the trims the same black as the shutters.

### Guidelines Cited on Review:

- Guidelines for Exterior Colors (pages 35-36).

### Staff Analysis:

The Certificate of Appropriateness under review proposes painting the trim of the building at 323 Fleming Street black. Specifically, according to the photos submitted with the application, the applicant is proposing to paint the trims around all fenestrations, as well as the fascia and the central banding trim around the building. The trims are proposed to be the same color as was previously approved for the shutters: Tricorn Black.

### Consistency with Cited Guidelines:

Staff finds the proposal to be inconsistent with the cited guidelines. The guidelines for exterior colors specifically state that trims may be "white or off-white". Because the applicant is proposing black trims, staff finds that the proposal does not meet the HARC guidelines.

# APPLICATION

**COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC**

**\$50.00 APPLICATION FEE NON-REFUNDABLE**



**City of Key West**

1300 WHITE ST.  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER <b>HARC 2021-0152</b>		BUILDING PERMIT NUMBER	INITIAL & DATE <b>KM 8/31/21</b>
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

**323 FLEMING ST**

# OF UNITS

**1**

RE # OR ALTERNATE KEY:

**00006700-001400**

**Acct #8968059**

NAME ON DEED:

**Key West Vacation Prop & Realty**

OWNER PHONE NUMBER

**305-797-5252**

OWNER'S MAILING ADDRESS:

**PO Box 5503**

OWNER EMAIL

**jaime@kwvpr.com**

CITY **Key West**

STATE

**FL**

ZIP **33040**

CONTRACTOR COMPANY NAME:

**Mikes Painting & Repair, Inc**

CONTR. PHONE NUMBER

**305-745-4513**

CONTRACTOR'S CONTACT PERSON:

**Mike Monsalvatge**

CONTR. EMAIL

**MIKESPAINTING653@gmail.com**

ARCHITECT / ENGINEER'S NAME:

A/E PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

A/E EMAIL

AUTHORIZED AGENT'S NAME:

AGENT PHONE NUMBER

AGENT'S ADDRESS:

AGENT EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR EST. TOTAL FOR MAT'L., LABOR, OH & PROFIT:

**\$5000**

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.

**DETAILED, SPECIFIC PROJECT DESCRIPTION...**(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is permitted by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the DESCRIPTION of work shall be controlling.)

**painting of trim on building - Tri Con Black**

Printed name of property owner or agent or licensed contractor. <b>MICHAEL Monsalvatge</b>	Signature. 
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.	
Personally known or produced 	as identification. <b>Jason Alan Carron</b> <b>NOTARY PUBLIC</b> <b>STATE OF FLORIDA</b> Comm# <b>GG957052</b> Expires <b>2/11/2024</b>

Official Use Only:

**PART B: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC).

TYPE OF SIGNAGE \_\_\_\_\_ FRONTAGE LINEAL FEET OF FACADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:	INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.	

OFFICIAL USE ONLY:	HARC STAFF OR COMMISSION REVIEW
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.	
REASONS OR CONDITIONS:	
STAFF REVIEW COMMENTS:	
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: PERMIT APPLICATION - CHECKLIST OF MINIMUM REQUIREMENTS

	Building										Trades							
	Interior only	Addition or Accessory	Exterior Renovation	Minor Exterior, no change to footprint	New Bldg	Awnings	Roofing	Pool/Spa	Demolition	Site Work Pavers/Paving	Fence	Mech & HVAC	Mech/HVAC Replace	In same loc.	Plumbing	Electric	Fuel Gas	Sign
Appl. completed <b>legibly</b> , all contact info (owner <sup>8</sup> , architect, GC) Specific, written DETAILED PROJECT DESCRIPTION (not "per plans")	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proof of Ownership (Deed or <a href="http://WWW.MCPAFL.ORG">WWW.MCPAFL.ORG</a> property report)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quantities (e.g., LF for fencing, paving, signs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Value of work (Contract Value) include materials, labor, OH, profit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Survey (current and legible)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevation Certificate <sup>3</sup> (sealed originals only, no copies)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Height Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site plan, show all structures, setbacks, property, proposed work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan view of proposed work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevation views of proposed work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Notices of Acceptance (NOAs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wind load data: design pressures, wind speed, exposure, risk, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Documents: Two hardcopies <sup>1</sup> and one electronic set (PDF) (includes drawings, NOAs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Occupancy, existing & proposed, change of use, zoning, flood zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building coverage, existing and proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Impervious surface, existing and proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater calculations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Performance Level (EPL) display card	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keys Energy approval of proposed pool or spa location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keys Energy approved meter location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical service riser diagram	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Indicate "install new" or "Replace existing" (in Project Description)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revocable license <sup>12</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Height, quantity and design of fence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighbor consent letter <sup>2</sup> for 6 ft solid fence (shared property line)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes: 1 One hardcopy set will be returned to applicant to remain at jobsite as "FIELD COPY FOR INSPECTIONS"

2 If 6-ft solid fence is proposed along side and/or rear, consent letter(s) from adjacent neighbor(s) required.

3 Required for a.) underground work or b.) new service or c.) replace existing service connection, panel or meter.

4 Elevation certificate required for properties in flood zone (Not Zone X).

5 Elevation only (cert. not req'd) showing equipment above Base Flood Elevation (BFE).

6 Recommended for complex and commercial projects.

7 If proposed work alters coverage.

8 Do not substitute owner contact info with that of contractor, architect or agent.

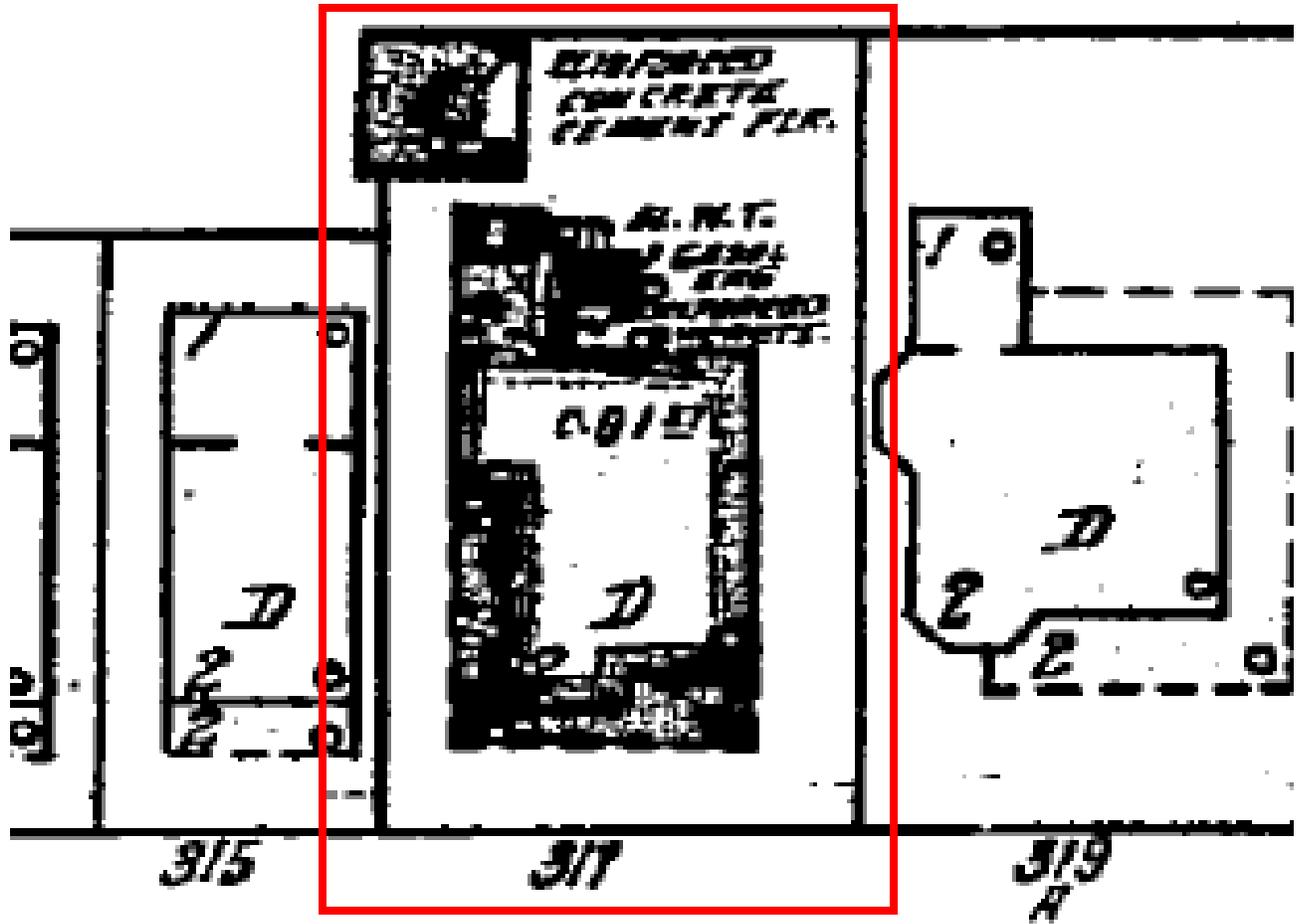
9 Required for major renovation/modification.

10 Not required for replastering or repairs.

11 Required if building footprint or roof overhangs are modified.

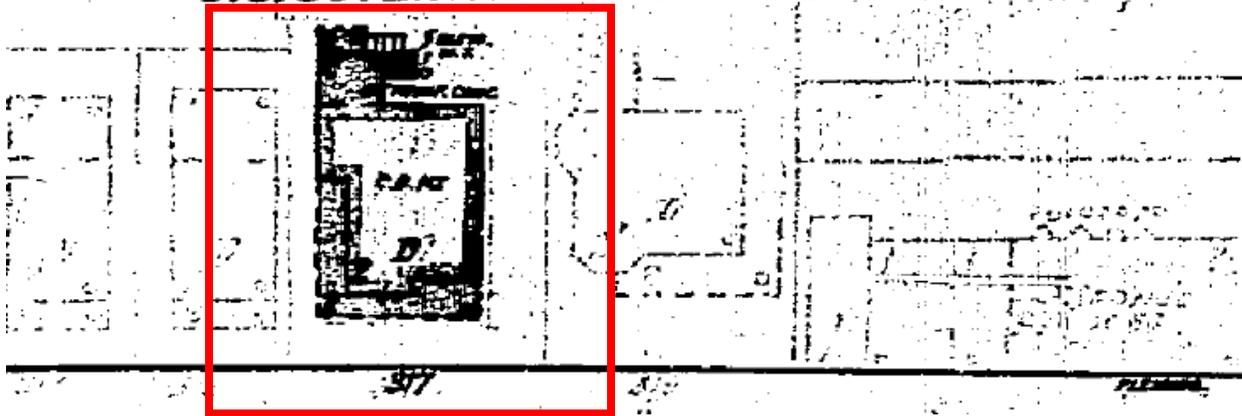
12 If proposed work is in or over right-of-way.

# SANBORN MAPS



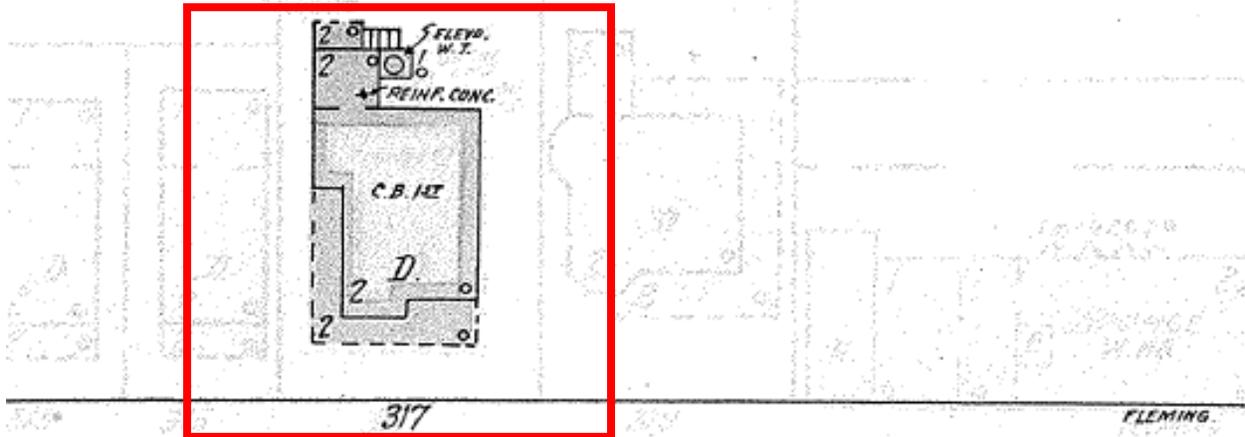
1926 Sanborn with the site at 323 (previously 317) Fleming Street indicated in red.

**ALL BUILDINGS IN BLOCKS 47, 48, 58 REMOVED  
EXCEPT 317 FLEMING STREET.  
- U.S. GOVERNMENT PROPERTY -**



1948 Sanborn with the site at 323 (previously 317) Fleming Street indicated in red.

***ALL BUILDINGS IN BLOCKS 47, 48, 58 REMOVED  
EXCEPT 317 FLEMING STREET.  
- U.S. GOVERNMENT PROPERTY -***



1962 Sanborn with the site at 323 (previously 317) Fleming Street indicated in red.

# PROJECT PHOTOS



1940s photo. Structure at 323 Fleming Street indicated with a red arrow.



Existing Photo 1.



Existing Photo 2.



Existing Photo 3.



Existing Photo 4.

# PROPOSED DESIGN



Photo 1 indicating trims to be painted black. Window and door trims.



Photo 2 indicating trims to be painted black. Window and door trims, central banding trim.



Photo 3 indicating trims to be painted black. Window and door trims, fascia, central banding trim.

SW 6258  
Tricorn Black

251-C1

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., September 28, 2021 at City Hall, 1300 White Street**, Key West, Florida. 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) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

**PAINT TRIMS SHERWIN WILLIAMS TRICORN BLACK (SW6258).  
STAFF APPROVED WHITE COLOR FOR EXTERIOR WALLS AND  
SW TRICORN BLACK FOR SHUTTERS.**

**#323 FLEMING STREET**

**Applicant – Jaime Caballero Application #H2021-0152**

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](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CANNOT 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 JAIIME CABALLERO, 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:  
323 FLEMING ST KEY WEST, FL 33040 on the 16 day of SEPTEMBER, 2021.

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 SEPT 28, 2021.

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 H2021-0152.

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

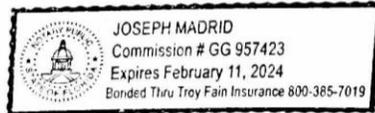
Signed Name of Affiant: Jaime Caballero  
Date: 9/17/21  
Address: 323 FLEMING ST  
City: KEY WEST  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17<sup>th</sup> day of September, 2021.

By (Print name of Affiant) Jaime Caballero who is personally known to me or has produced Id. D.L. as identification and who did take an oath.

### NOTARY PUBLIC

Sign Name: Joseph Madrid  
Print Name: Joseph Madrid  
Notary Public - State of Florida (seal)  
My Commission Expires: 2/11/24





Public Meeting Notice

# PROPERTY APPRAISER INFORMATION



**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 00006700-001300  
 Account# 8968048  
 Property ID 8968048  
 Millage Group 10KW  
 Location Address 323 FLEMING SL KEY WEST  
 Legal Description KW PT LOT 1 SQR 39 (.0696 AC) OR 1654-715/717 OR 1732-187/188 OR 3096-1215  
(Note: Not to be used on legal documents.)  
 Neighborhood 32020  
 Property Class MULTISTORY (1800)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable Housing No



**Owner**

[KEY WEST VACATION PROPERTIES & REALTY LLC](#)  
 PO Box 5508  
 Key West FL 33045

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$271,161	\$271,161	\$283,303	\$261,195
+ Market Misc Value	\$2,234	\$2,234	\$2,234	\$2,234
+ Market Land Value	\$792,396	\$792,396	\$731,069	\$667,920
= Just Market Value	\$1,065,791	\$1,065,791	\$1,016,606	\$931,349
= Total Assessed Value	\$1,065,791	\$1,065,791	\$983,356	\$893,960
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,065,791	\$1,065,791	\$1,016,606	\$931,349

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(1800)	3,056.00	Square Foot	44	69

**Commercial Buildings**

Style OFF BLDG MULT STY-A / 18A  
 Gross Sq Ft 3,200  
 Finished Sq Ft 2,408  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 450 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1939  
 Year Remodeled  
 Effective Year Built 1995  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	EXC OPEN PORCH	792	0	0
FLA	FLOOR LIV AREA	2,408	2,408	0
TOTAL		3,200	2,408	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1984	1985	1	552 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/7/2021	\$1,195,000	Warranty Deed	2318852	3096	1215	O5 - Qualified	Improved
10/15/2001	\$600,000	Warranty Deed		1732	0187	M - Unqualified	Improved
9/15/2000	\$405,000	Warranty Deed		1654	0715	M - Unqualified	Improved

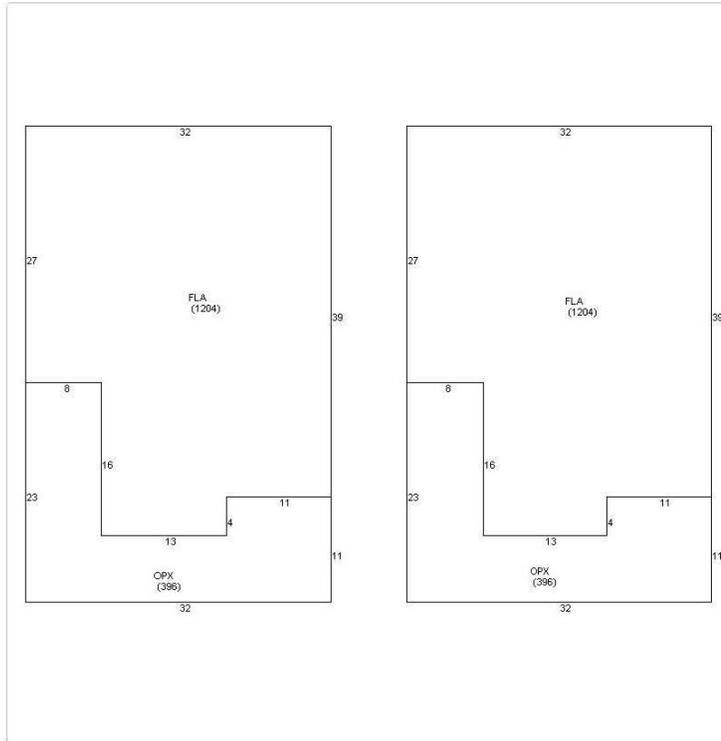
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-1310	8/28/2014	2/7/2016	\$668	Commercial	EMERGENCYFRONT PORCH REMOVE EXISTING CONCH SHINGLES & INSTALL DRYIN.EAVES DRIP.FLASHING, CONCH SHINGLES & RIDGE CAP.2.5 SQS. N.O.C. EXEMPT
14-0386	8/27/2014	2/27/2016	\$2,100	Commercial	EMERGENCYFRONT PORCH REMOVE EXISTING CONCH SHINGLES & INSTALL DRYIN.EAVES DRIP.FLASHING, CONCH SHINGLES & RIDGE CAP.2.5 SQS. N.O.C. EXEMPT
14-0975	8/27/2014	5/13/2017	\$2,100	Commercial	1-MARQUEE SIGN 54" WX 31" N=1116 SQ/FT.1-WALL SIGN 41" WX 24"H=6.8 SQ/FT.SIGN COPY"THE FOWLER LAW FIRM".
07-3989	8/15/2007	8/15/2007	\$2,400	Commercial	CHANGE OUT A 4-TON A.C.
07-1179	3/9/2007	6/6/2007	\$25,000	Commercial	REPLACE METAL SHINGLES 18SQS
06-3359	6/2/2006	8/7/2006	\$2,000	Commercial	REPLACE 12 SQS OF METAL SHINGLE ROOFING
04-3436	11/5/2004	12/16/2004	\$500	Commercial	ELECTRICAL
03-0206	1/24/2004	8/7/2004	\$1,000	Commercial	ELECTRICAL WORK
02-0471	2/27/2002	11/28/2002	\$5,500	Commercial	SIDING REPAIR
00-3731	4/25/2001	10/9/2001	\$35,000	Commercial	INTERIOR RENOVATIONS
01-1293	3/21/2001	10/9/2001	\$1,000	Commercial	REPLACE 2 FIXTURES
01-0415	1/24/2001	10/9/2001	\$1,265	Commercial	INSTALL FIRE ALARM SYSTEM
00-4195	12/6/2000	10/9/2001	\$1,800	Commercial	MOVE AIR HANDLER/REPL DUC
00-3248	10/10/2000	12/21/2000	\$500	Commercial	ELECTRICAL

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**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

**2021 Notices Only**

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

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