



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: February 24, 2026

Applicant: Matthew Stratton

Application Number: C2026-0002

Address: 626 Canfield lane

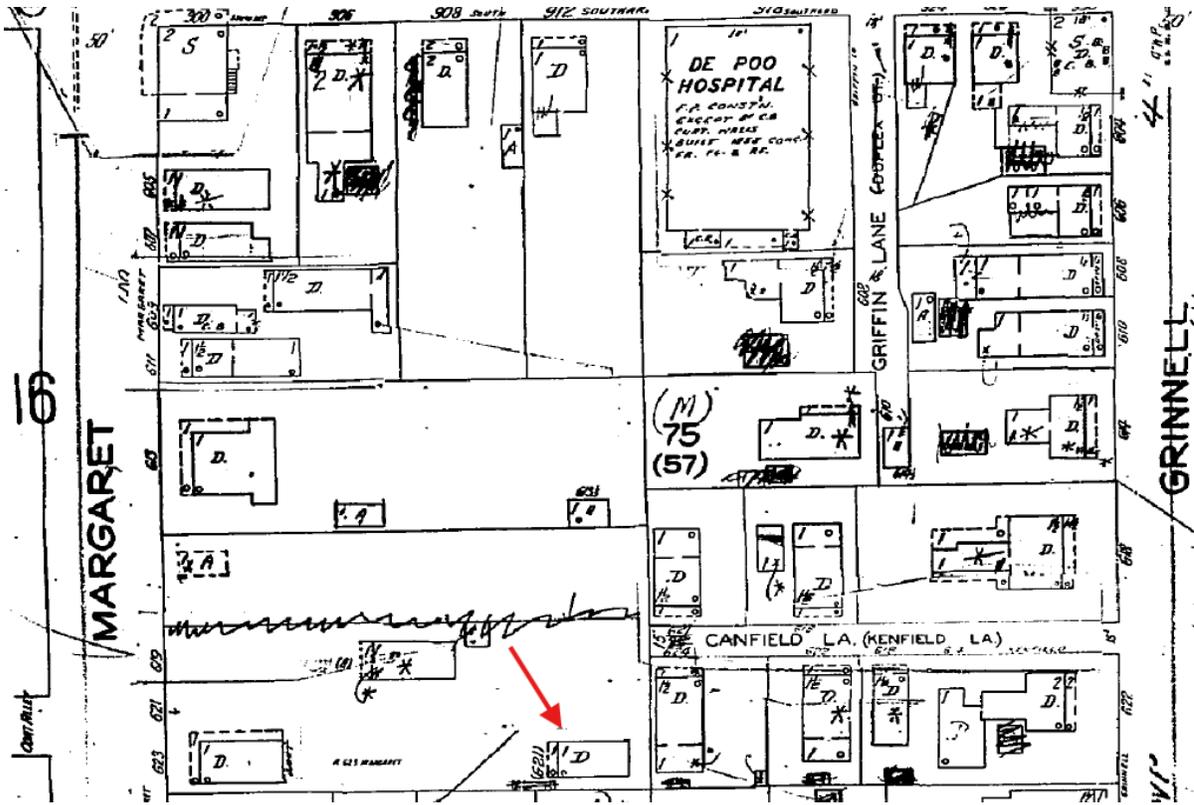
Description of Work:

Demolition of screened entry porch, non-historic carport, and site features.

Site Facts:

The building under review is listed as being constructed in 1901 according to the Property Appraisers website and first appears on the 1912 Sanborn Map. The house has been heavily altered over time and has lost its original footprint and integrity. The lot is located at the end of the lane and has a secondary entrance on Angela Street. The site contains a one-story wood-framed structure and a non-historic carport.

Currently the house sits on piers and is located within an AE-6 flood zone.



Sanborn Map of property under review 1962.



Front Façade facing Canfield Lane.



North side elevation showing non-historic screened porch.



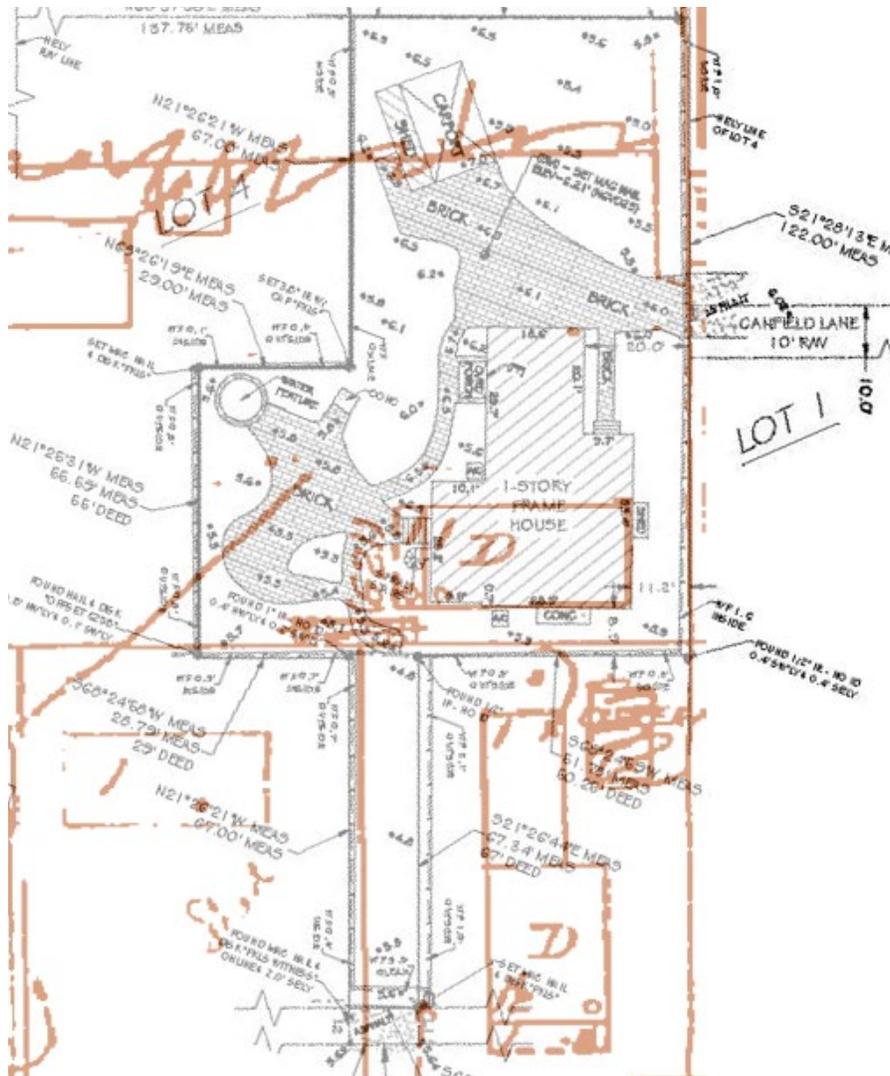
Rear Elevation showing historic porch.



Southwest corner of house showing historic rear porch.



Non-historic detached carport.



1962 Sanborn Map and current survey

Guidelines Cited on Review:

- Wood Exterior Guidelines (page 24), specifically guideline 2.
- Guidelines for Roofing (page 26), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 2, 9, and 12.
- Guidelines for Foundations and Lattice Infill (page 34), specifically guidelines 1 and 2.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 6 (first two sentences), 11 (second sentence), 12, 13, 14 (first sentence), 19, 22, 24, 26, 28, and 30.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 12, 14, 18, 22, 23, 24, and 25.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters, & Accessory Structures (page 40), specifically guidelines 1, 2, 3, and 9.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations

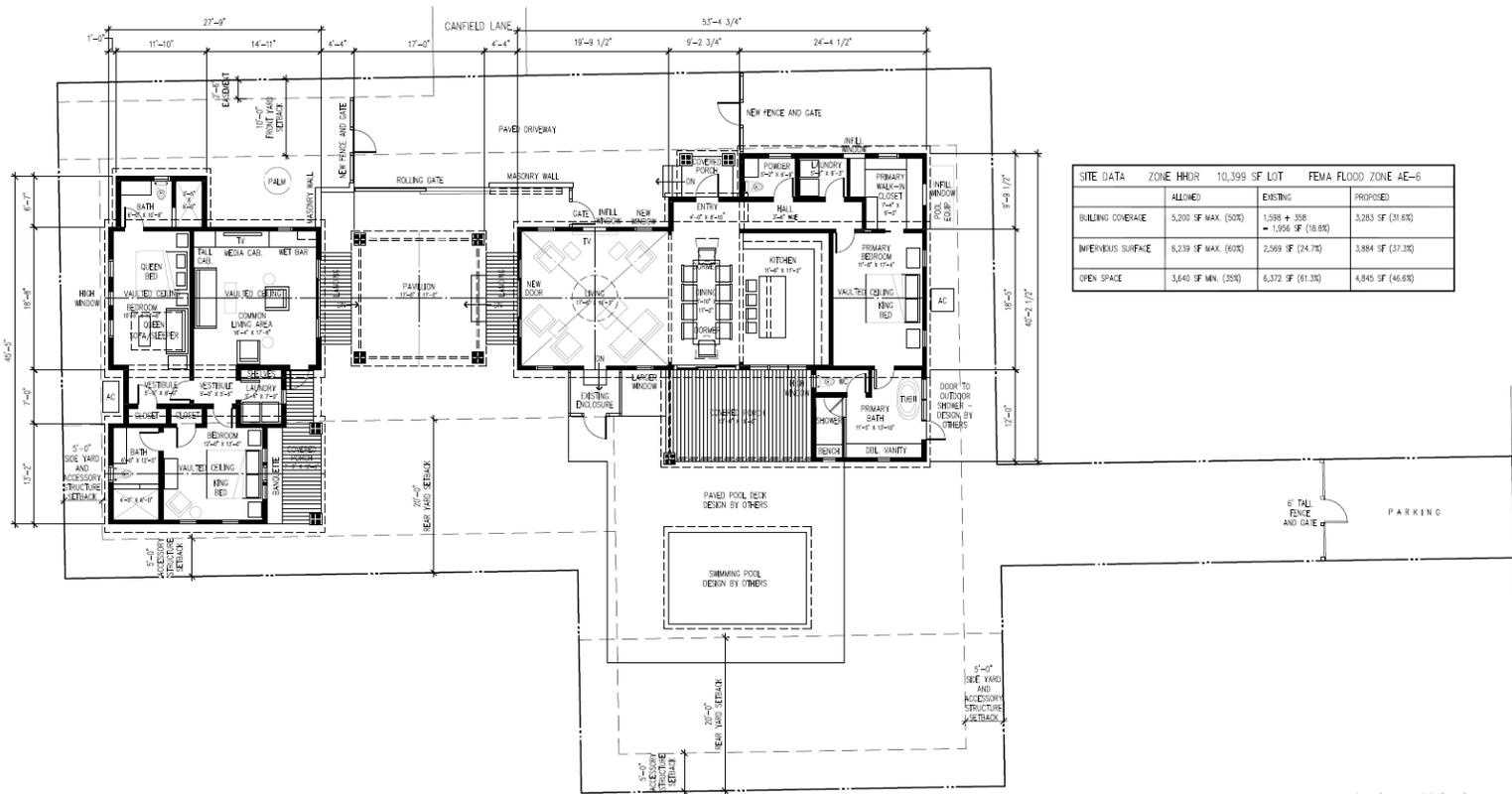
Staff Analysis:

A Certificate of Appropriateness is currently under review for renovations to the contributing structure. Changes to the main structure include a new entry porch and the partial enclosure and extension of the covered porch on the west elevation. The new entry porch will include hydrostop roofing and wood cluster columns over a masonry base. The west elevation porch will be partially enclosed with hardie lap siding.

New construction will include a new one-story accessory structure, a new one-story pavilion, and a new pool and pool deck. The new accessory structure will consist of a mix of hardie lap siding and board & batten siding. It will include a V-Crimp roof and wood windows and doors. The south side elevation will include a covered porch with wood cluster columns over a masonry base. The new pavilion structure will also include a V-Crimp roof and wood cluster columns over a masonry base. There are proposed landings on north and south side of the pavilion.

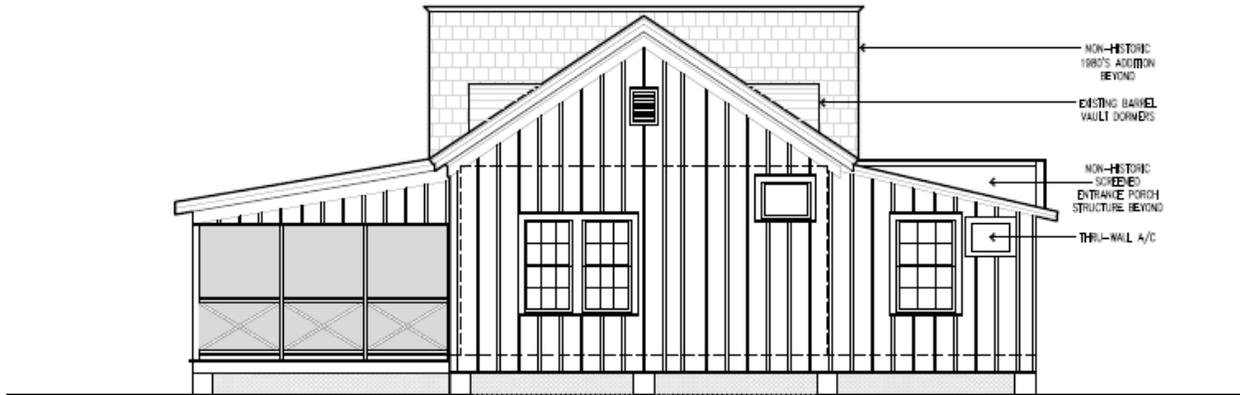
There will be a new pool and pool deck to the west of the main house. To the east of the main house there is a proposed paved driveway and newly proposed fencing and gates. On the portion of the property that goes to Angela street, there is a proposed parking space and a fence with a gate.

The only demolition on the main house will include the screened entry porch. The non-historic carport on the site will also be demolished.



SITE DATA	ZONE	HHOR	10,399 SF LOT		FEMA FLOOD ZONE AE-6	
			ALLOWED	EXISTING	PROPOSED	EXISTING
BUILDING COVERAGE			5,200 SF MAX. (50%)	1,598 + 358 = 1,956 SF (18.8%)	3,283 SF (31.6%)	
IMPERVIOUS SURFACE			6,239 SF MAX. (60%)	2,569 SF (24.7%)	3,894 SF (37.3%)	
OPEN SPACE			3,640 SF MIN. (35%)	6,372 SF (61.3%)	4,845 SF (46.6%)	

Proposed Site Plan



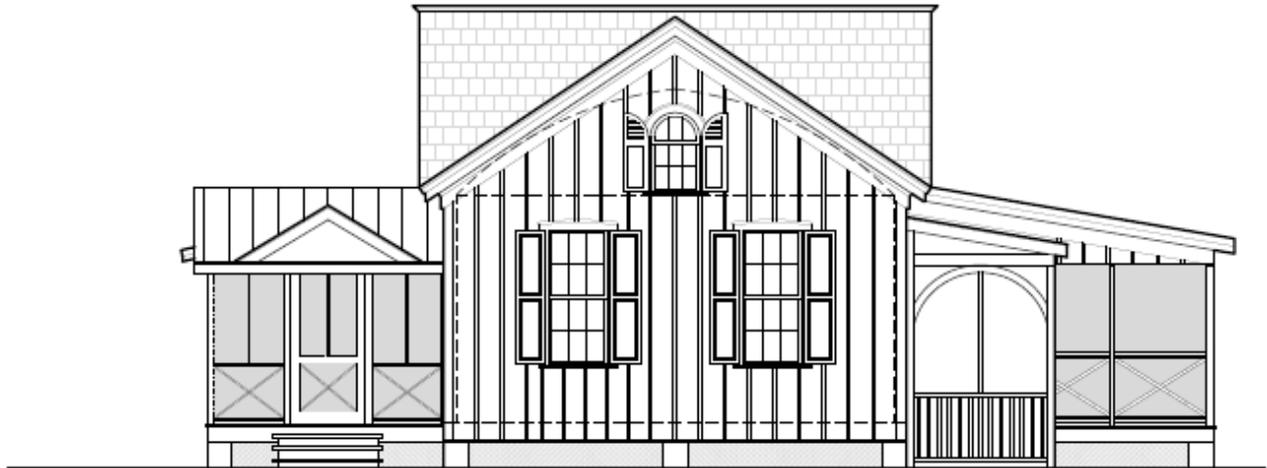
EXISTING SIDE ELEVATION (SOUTH)
1/4"=1'-0"

Existing South Side Elevation



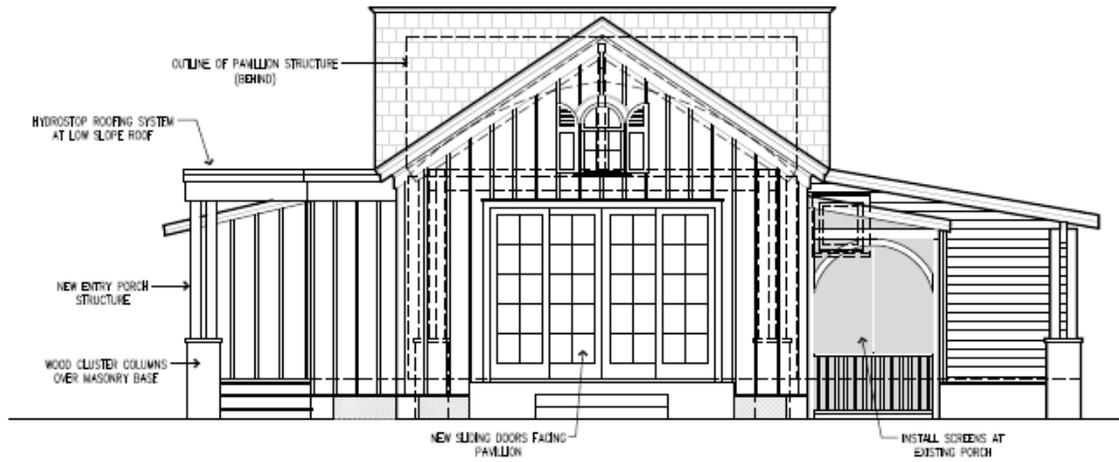
PROPOSED SIDE ELEVATION (SOUTH)
1/4"=1'-0"

Proposed South Side Elevation



EXISTING SIDE ELEVATION (NORTH)
 1/4"=1'-0"

Existing North Side Elevation



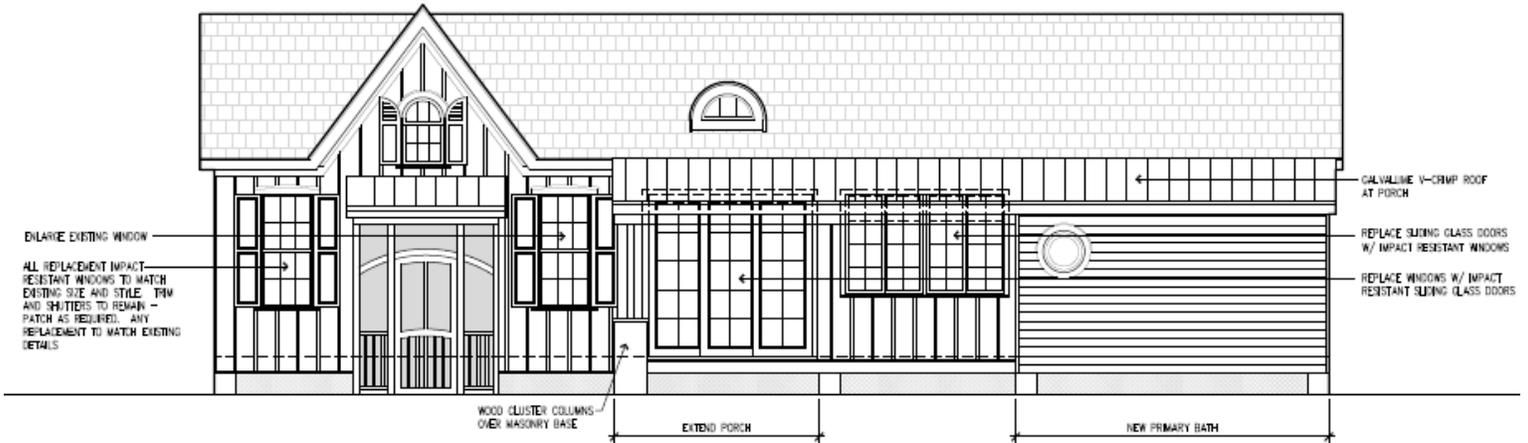
PROPOSED SIDE ELEVATION (NORTH)
 1/4"=1'-0"

Proposed North Side Elevation



EXISTING REAR ELEVATION (WEST)
1/4"=1'-0"

Existing Rear Elevation



PROPOSED REAR ELEVATION (WEST)
1/4"=1'-0"

Proposed Rear Elevation



SIDE ELEVATION (SOUTH) – NEW GUEST HOUSE STRUCTURE
1/4"=1'-0"



REAR ELEVATION (WEST) – NEW GUEST HOUSE STRUCTURE
1/4"=1'-0"



SIDE ELEVATION (NORTH) – NEW GUEST HOUSE STRUCTURE
1/4"=1'-0"

Proposed Accessory Structure Elevations

Consistency with Cited Guidelines:

Staff finds the design to be generally compatible with the existing structure and surrounding context. The new entry porch follows the guidelines for Entrances, Porches, and Doors as the current porch it is replacing is not visible from any public view. Although not characteristic of traditional Key West entry porches, the proposed flat roof and wood cluster columns are considered appropriate for this property. Multiple prior additions have substantially altered the building's original architectural character, resulting in a more eclectic design context in which these elements are compatible. The new porch also follows the guidelines for new construction and additions as the proposed flat roof is lower than the main roof of the house.

The partial enclosure and extension of the west elevation covered and screened porch generally comply with applicable guidelines. Although the porch first appears on the 1948 Sanborn Map, it is not a typical feature of homes within the historic district and does not contribute architectural value to the property. The enclosure is consistent with Guideline 2 of Entrances, Porches, and Doors, as it is located on the rear of the house and is not visible from the public right-of-way. The proposal involves only a partial enclosure and will not further impact the historic integrity of the structure, which has already been compromised by multiple prior additions.

The enclosure will utilize board-and-batten siding and Hardie lap siding. Guideline 2 of Wood Exteriors states that "non-wood sheathing materials such as fiber-cement siding, 'hardi-board,' or other non-traditional cladding may be used only on new structures, non-contributing structures, or non-historic additions to contributing structures." While the porch itself is historic in age, it first appears in the 1948 Sanborn Map. Given the property's altered and eclectic architectural character resulting from multiple additions, the limited use of Hardie lap siding on the porch enclosure is considered compatible in this context.

The new accessory structure meets many of the Guidelines for New Construction. The accessory structure follows Guideline 6 as it is situated with consideration to building setbacks, orientation and front and side yards open space. Also, the pattern and proportions of the window and door openings on the accessory structure fall within a range associated with similar buildings in the historic district. The accessory structure also meets Guidelines 22-24 as the proposed siding and roof materials will be the same as the matched the proposed materials of the main structure on the property. The only change staff recommends is changing from PVC fascia and trim as wood is what is used on the main structure. The proposed height of the cornice is the same as the main structure. Staff suggests lowering this 3"-6" as has been standard on other approved projects.

The proposed pavilion structure meets many of the guidelines for outbuildings and new construction. The pavilion will include wood cluster columns over a masonry base and a 5 V-Crimp roof, both matching the proposed design of the main house. The proposed location is on the side of the main house and not in front of it. Like the accessory structure,

he proposed height of the cornice is the same as the main structure. Staff suggests lowering this 3”-6” as has been standard on other approved projects.

Staff would like to note that the fencing in front of the house does not have a listed height. Per Guideline 6 of Fences and Walls, “Six-foot fences may begin from the rear of where the façade of the house joins the front porch, or at least ten (10) feet from the front property line.” All fencing before this on the front elevation should be 4 feet in height.

Criteria for Demolition:

Since the accessory structure out under review is non-historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits 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;

The accessory structure and screened entry porch are not historic and does not contribute to the character of the building.

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

The accessory structure and screened entry porch are not historic and does not destroy the historic relationship between buildings or structures and open space.

(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.

This will not be the case.

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

The accessory structure and screened entry porch are not historic and do not contribute to the contributing status of the building.

In conclusion, it is the staff’s opinion that the request for demolition can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If the Commission finds the design appropriate this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

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

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

ADDRESS OF PROPOSED PROJECT:	626 CAMFIELD LN.	
NAME ON DEED:	35 PALMS LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	P.O. BOX 42	EMAIL
	KEY WEST, FL 33040	
APPLICANT NAME:	MATTHEW STRATTON	PHONE NUMBER (305) 923-9670
APPLICANT'S ADDRESS:	1614 WASHINGTON ST.	EMAIL MSTRATTONARCHITECT
	KEY WEST, FL 33040 @ GMAIL.COM	
APPLICANT'S SIGNATURE:	<i>Matthew Stratton</i>	DATE 1/22/26

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
MAIN BUILDING: COMPLETE INTERIOR REMOVATION. NEW MECH., ELECT. AND PLUMBING SYSTEMS. NEW FRONT PORCH STRUCTURE. NEW PRIMARY BATH STRUCTURE AT REAR. REPLACE WINDOWS AND DOORS. REVISE WINDOW AND DOOR CONFIGURATIONS. EXTEND REAR PORCH.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
REMOVE NON-HISTORIC CARPORT STRUCTURE
REMOVE NON-HISTORIC SCREENED PORCH ENTRY STRUCTURE

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):	
NEW 1,019 SF 1-STORY GUEST HOUSE	
NEW 252 SF OPEN PAVILLION STRUCTURE	
PAVERS:	FENCES:
BY OTHERS	BY OTHERS
CRAIG REYNOLDS	CRAIG REYNOLDS
DECKS:	PAINTING:
BY OTHERS	100% INTERIOR + EXTERIOR
CRAIG REYNOLDS	COLORS TBD
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
BY OTHERS	BY OTHERS
CRAIG REYNOLDS	CRAIG REYNOLDS
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

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	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

626 CAMFIELD LN

PROPERTY OWNER'S NAME:

35 PALMS LLC

APPLICANT NAME:

MATTHEW STRATTON

*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

M Whitcomb

2/2/26 MAGGIE WHITCOMB

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE 358 SF NON-HISTORIC DETACHED CARPORT
STRUCTURE

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.

N/A

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.

N/A

(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.

N/A

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

N/A

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

N/A

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

N/A

(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.

N/A

(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.

N/A

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,

N/A

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.

WE ARE REMOVING A DETACHED CARPORT STRUCTURE THAT WAS BUILT IN THE 1980'S. IT DOES NOT DEFINE THE HISTORIC CHARACTER OF THE DISTRICT OR NEIGHBORHOOD

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

THE NON-HISTORIC CARPORT STRUCTURE WILL BE REPLACED WITH A NEW ACCESSORY STRUCTURE THAT WILL PROVIDE A MORE APPROPRIATE RELATIONSHIP BETWEEN BUILDINGS AND OPEN SPACES

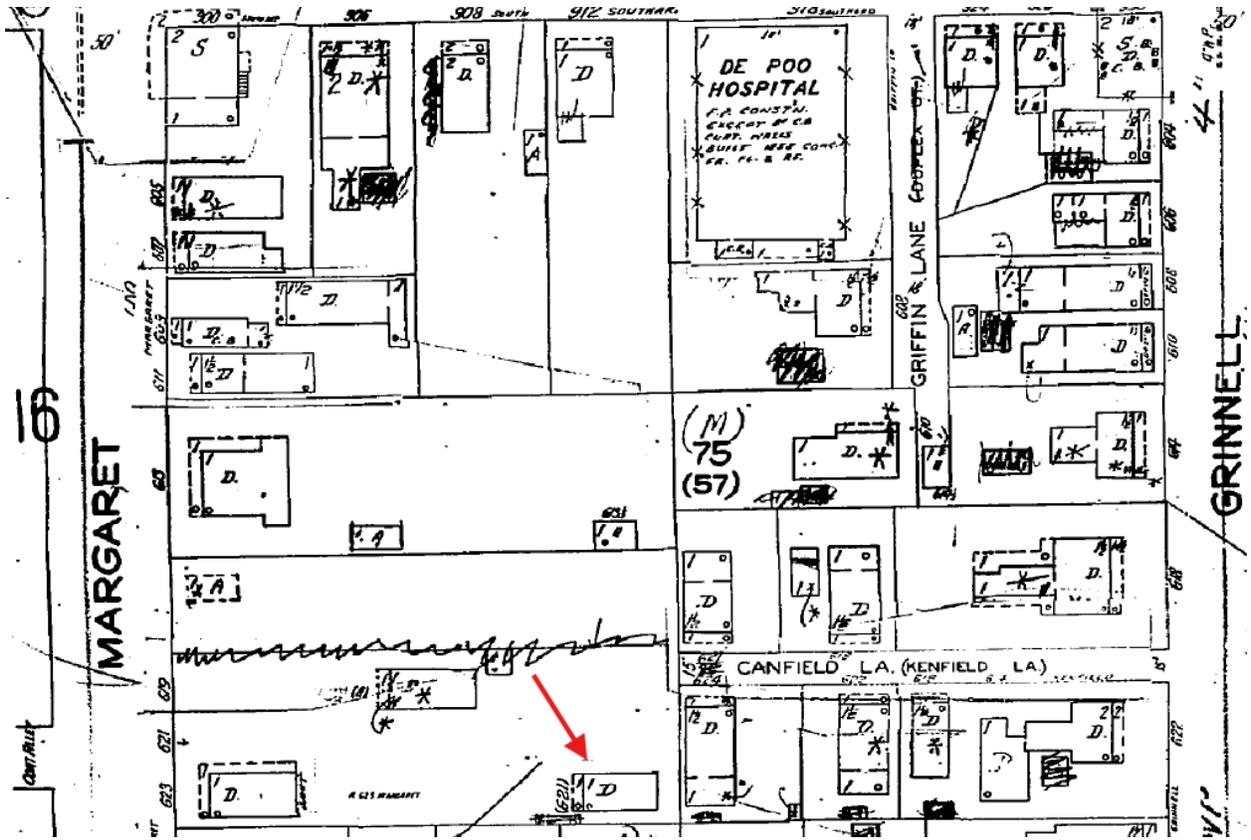
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

THE DETACHED CARPORT DOES NOT DEFINE THE HISTORIC CHARACTER OF THE SITE OR SURROUNDING NEIGHBORHOOD.

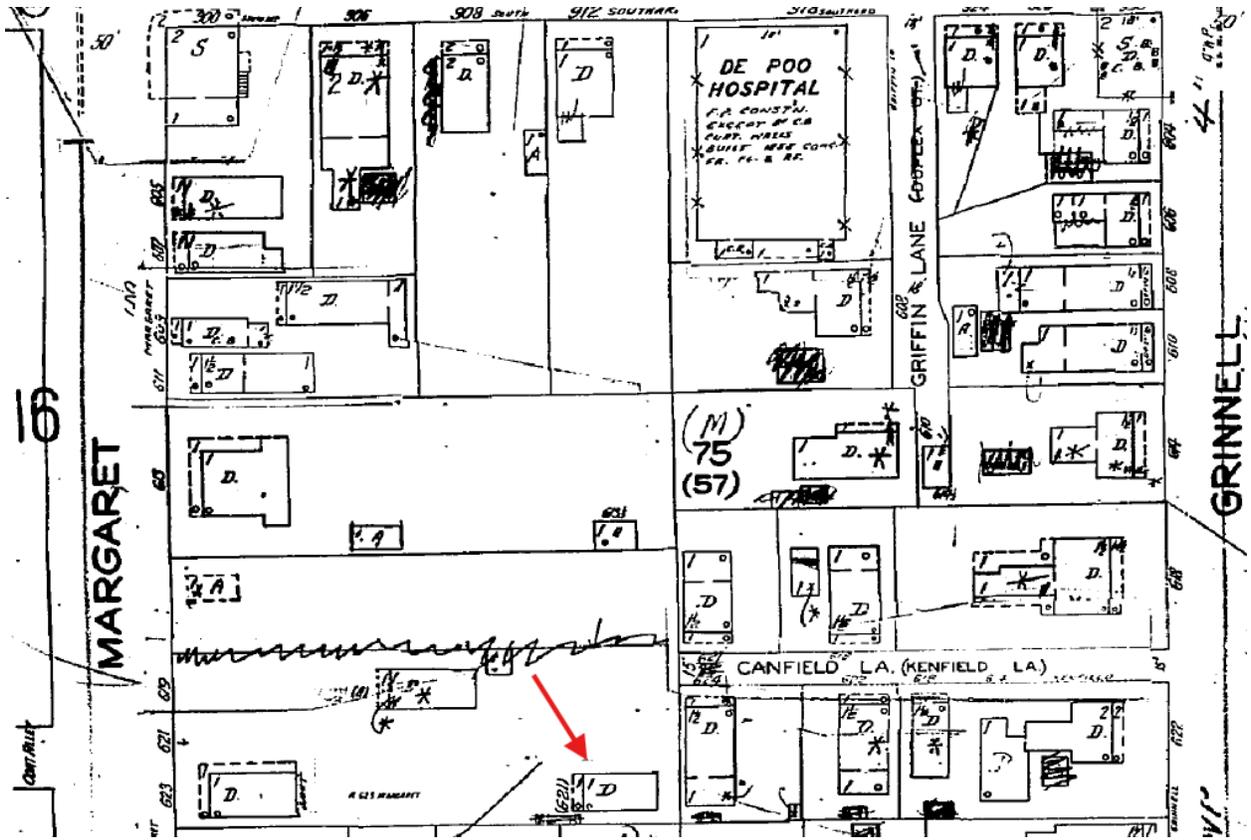
(4) Removing buildings or structures that would otherwise qualify as contributing.

THIS STRUCTURE WOULD NOT QUALIFY AS CONTRIBUTING.

SANBORN MAPS



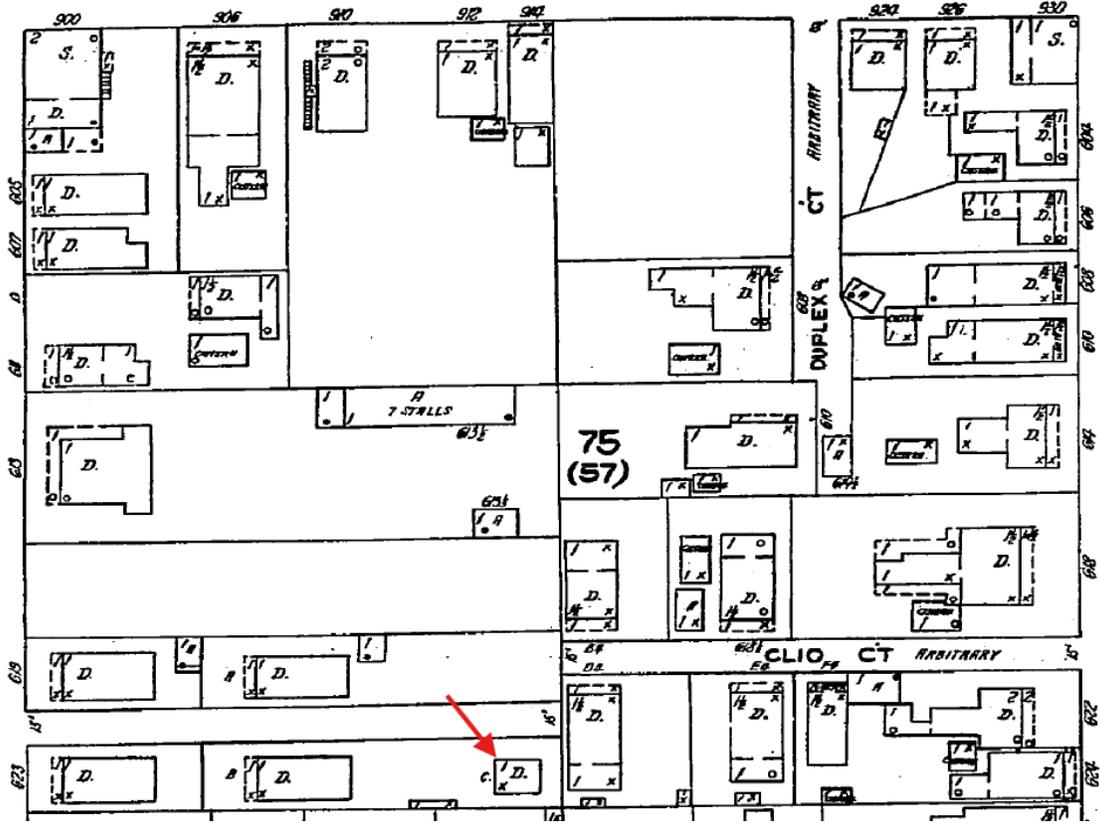
1962 Sanborn Map



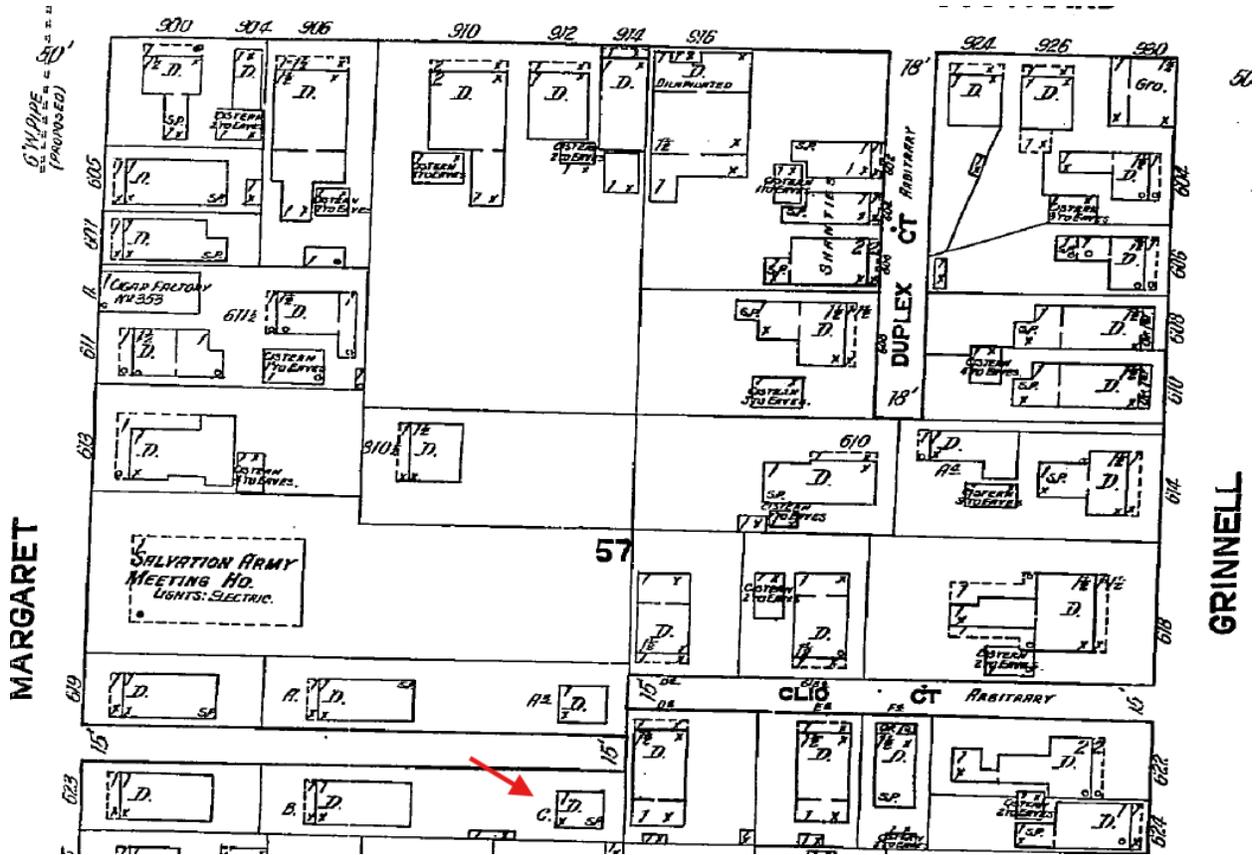
1948 Sanborn Map

MARGARET

6" W. PIPE



1926 Sanborn Map



1912 Sanborn Map

PROJECT PHOTOS



1980's addition – Rear Facade



Screened porch Main Entrance on left (non-historic)

1980's addition on right



Screened porch Main Entrance (non-historic)



Inside Screened Porch Main Entrance (non historic)

Entrance to shed roof addition at historic structure on left

Entrance to 1980's addition on right



Inside historic structure

Sliding glass doors on left open to rear covered porch

Wall on right was original exterior wall of historic structure – 1980's addition on opposite side of wall



1980's addition

Original exterior wall of historic structure on left



1980's addition

Entrance to addition via screened porch shown on left

Original exterior wall of historic structure on right



Entrance to Great Room at 1980's addition



Groin vault at 1980's addition

Original exterior wall of historic structure visible thru doors at left



Bedroom at shed roof addition to historic house (front)



Bedroom at Historic structure



Non-historic Main Entrance Porch structure on right



Non-historic Main Entrance Porch



Non-historic Main Entrance Porch



Non-historic Main Entrance Porch



Front Façade facing Canfield Lane

Screened Main Entrance Porch on right

Historic structure on left



Back of House

Enclosed Porch on right



Back of House

Enclosed Porch on right

1980's Addition on left



Canfield Lane ahead

1980's addition at right



Rear Enclosed Porch with Roof Deck

(Roof Deck has been removed)

(Louvered enclosure panels have been removed)



Rear Enclosed Porch (with roof deck removed)



Back corner of Rear Porch

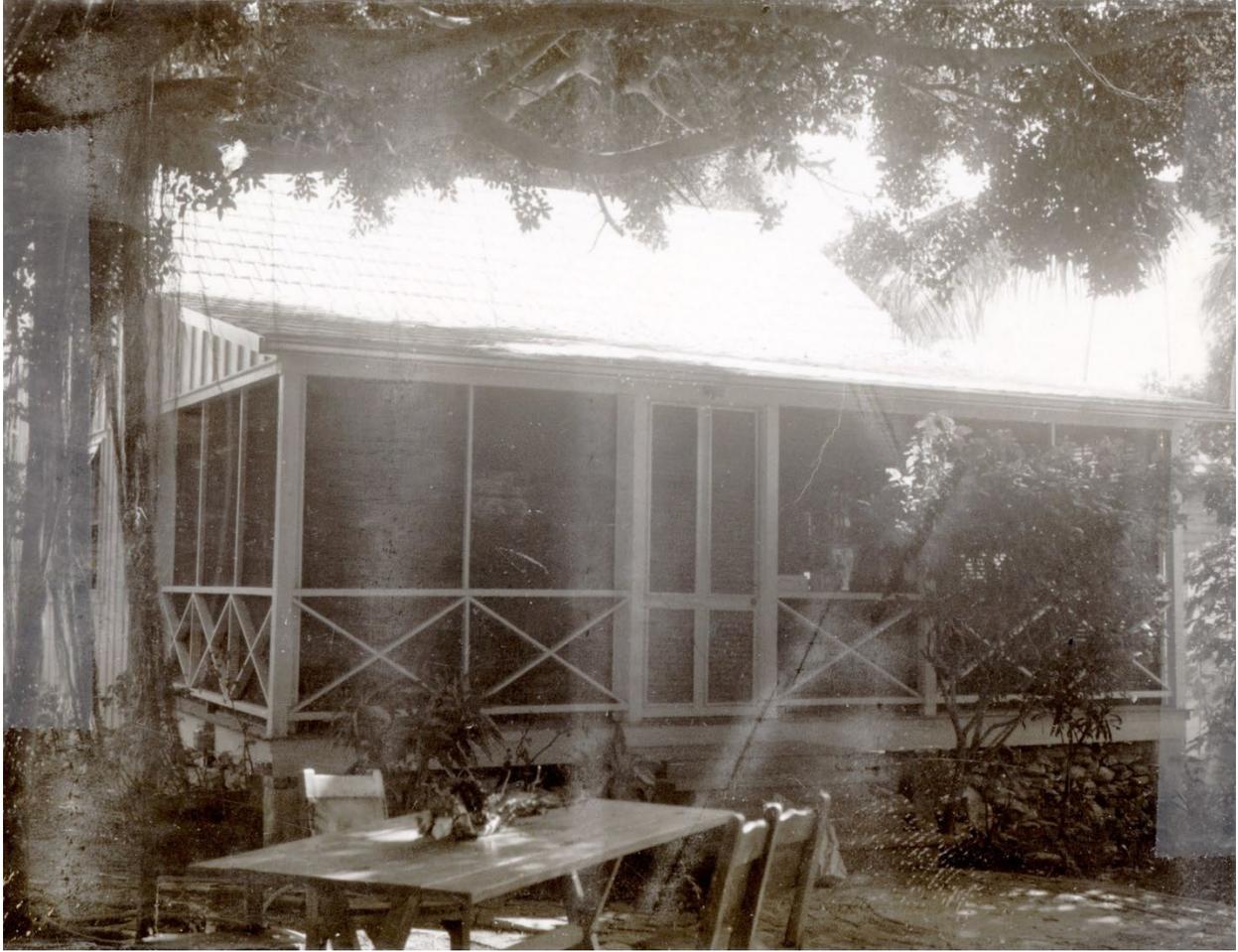


Inside Rear Porch



Rear Facade

Shutter enclosure at porch has been removed



Historic Photo of Rear Porch – circa 1965



Rear Porch



Rear Porch

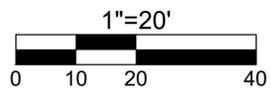
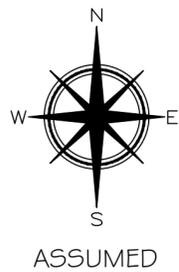


Non-historic Detached Carport – to be removed

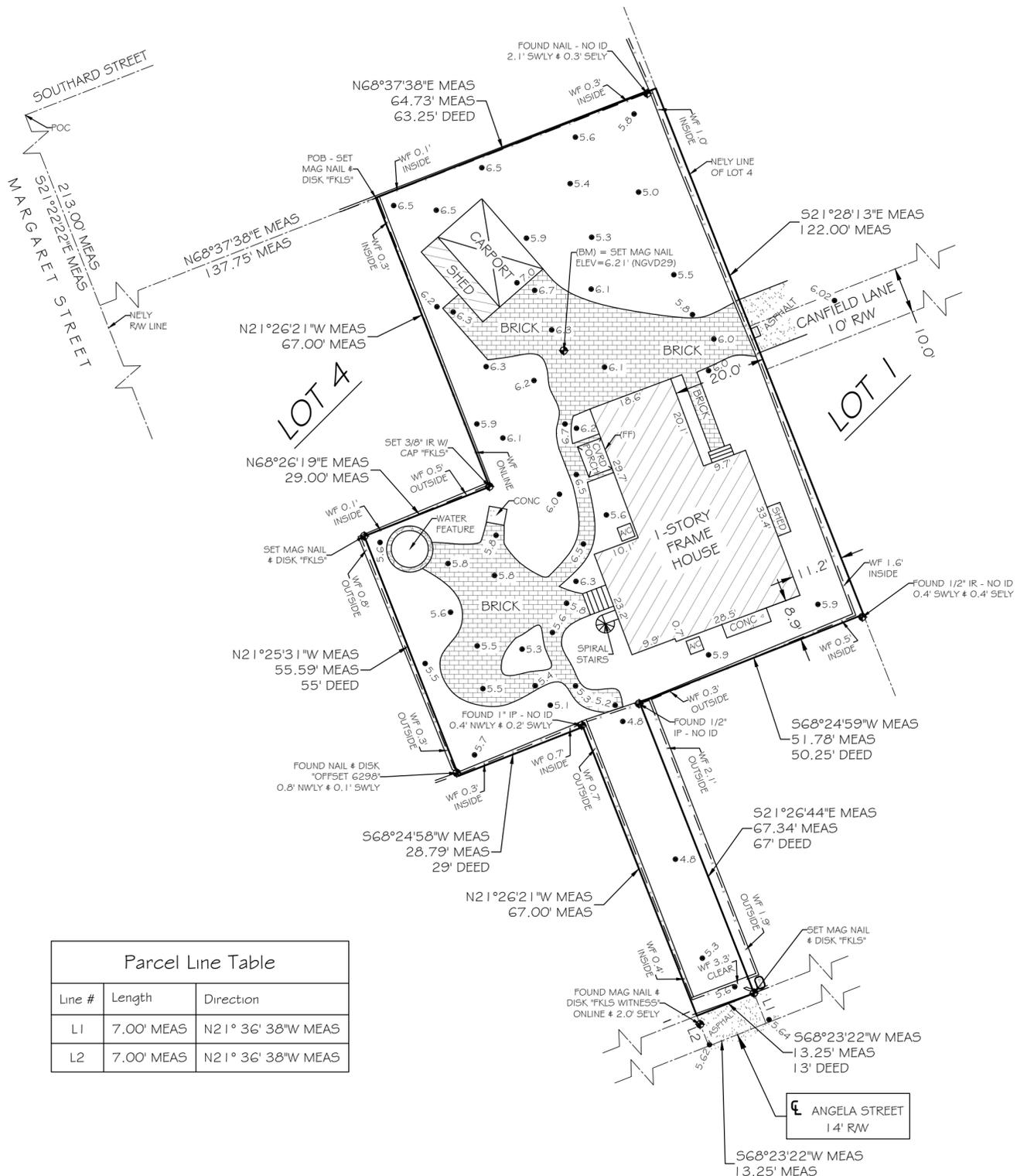
SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



TOTAL AREA = 10,413.47 SQFT ±



Parcel Line Table		
Line #	Length	Direction
L1	7.00' MEAS	N21° 36' 38"W MEAS
L2	7.00' MEAS	N21° 36' 38"W MEAS

LEGAL DESCRIPTION

On the Island of Key West and is part of Lot 4, Square 57, according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows:

From the intersection of the Southeasterly line of Southard Street and the Northeasterly line of Margaret Street, go Southeasterly along the Northeasterly line of Margaret Street a distance of 213 feet to a point; thence Northeasterly and at angles a distance of 137.75 feet to a point, which point is the Point of Beginning; thence continue Northeasterly along the prolongation of the previously described course a distance of 63.25 feet to a point of intersection with the Northeasterly line of said Lot 4; thence Southeasterly and at right angles along the Northeasterly line of said lot 4 a distance of 122 feet to a point; thence Southwesterly and at right angles a distance of 50.25 feet to a point thence Southeasterly and at right angles a distance of 67 feet to a point in the Northwesterly line of Angela Street (as platted): thence Southwesterly and at right angles along the Northwesterly line of Angela Street a distance of 13 feet to a point; thence Northwesterly and at right angles a distance of 67 feet to a point; thence Southwesterly and at right angles a distance of 29 feet to a point; thence Northwesterly and at right angles a distance of 67 feet back to the point of beginning.

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON S21°22'22"E ASSUMED ALONG THE NELY RW LINE OF MARGARET STREET.
- ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
- ALL UNITS ARE SHOWN IN SURVEY FEET.
- STREET ADDRESS: 626 CANFIELD LANE, KEY WEST, FL 33040
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 04/25/2023 - 05/12/2023.
- FEMA INFORMATION = COMMUNITY NO.: 125129; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: AE; BASE ELEVATION: 6.0 (NGVD 1929)
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION "D 121" P.I.D. AAO020, ELEVATION=3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED. (FF) = 8.3' (NGVD29)
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
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- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

SYMBOL LEGEND:

- | | | |
|---|-----------------------|---------------------------------|
| ● | BOLLARD | UNKNOWN UNDERGROUND UTILITY LID |
| ■ | CATCH BASIN | WATER VALVE |
| ⊙ | DRAINAGE MANHOLE | WATER METER |
| ⊠ | CONCRETE UTILITY POLE | WOOD UTILITY POLE |
| ⊞ | MAILBOX | SEWER VALVE |
| ⊞ | SANITARY CLEANOUT | FIRE HYDRANT |
| ⊞ | SANITARY MANHOLE | SPOT ELEVATION (TYPICAL) |
| ⊞ | SIGN | |

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HIB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
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| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MFL = METAL FENCE | TBM = TEMPORARY BENCHMARK |
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| FOL = FENCE ON LINE | | |

CERTIFIED TO -

FRANKLIN WHELAN;

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
 SIGNATURE: ERIC A. ISAACS, #SM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

FLORIDA KEYS LAND SURVEYING
 21460 OVERSEAS HWY, SUITE 4
 CUDJOE KEY, FL 33042
 PHONE: (305) 394-3690
 EMAIL: FKL5email@Gmail.com

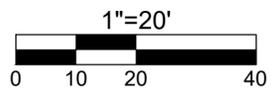
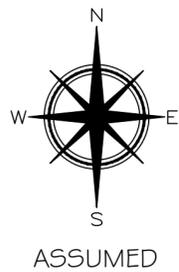
MAP OF BOUNDARY SURVEY
 626 CANFIELD LANE
 KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 05/22/2023	SURVEY BY: EAI	PROJECT: 626 CANFIELD
REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE: 1"=20'
ORDER NO.: 23-088	CHECKED BY: MPB	SHEET 1 OF 1

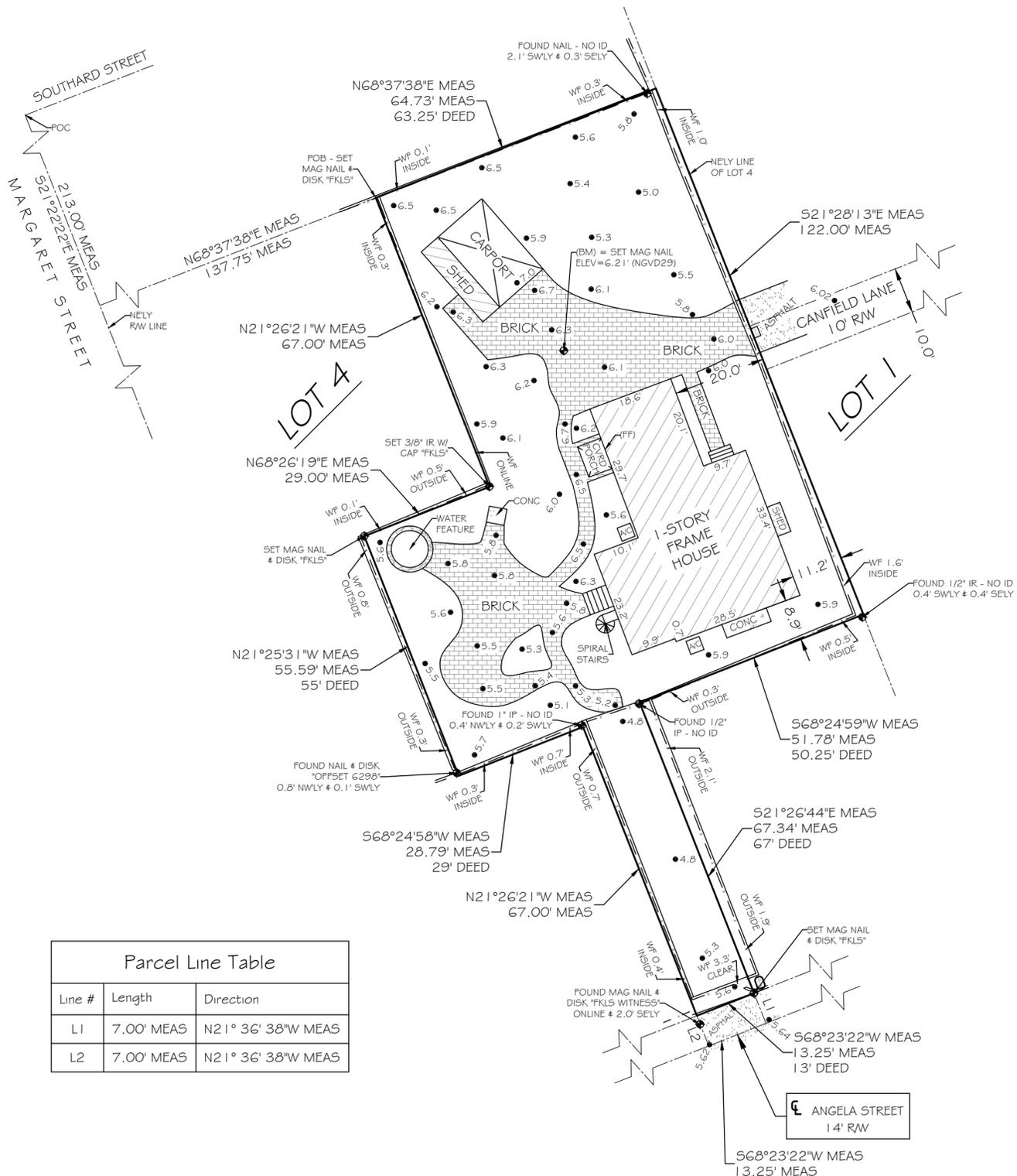
PROPOSED DESIGN



LOCATION MAP - NTS
SEC. 06-T685-R25E



TOTAL AREA = 10,413.47 SQFT ±



Parcel Line Table		
Line #	Length	Direction
L1	7.00' MEAS	N21° 36' 38"W MEAS
L2	7.00' MEAS	N21° 36' 38"W MEAS

LEGAL DESCRIPTION

On the Island of Key West and is part of Lot 4, Square 57, according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows:

From the intersection of the Southeasterly line of Southard Street and the Northeasterly line of Margaret Street, go Southeasterly along the Northeasterly line of Margaret Street a distance of 213 feet to a point; thence Northeasterly and at angles a distance of 137.75 feet to a point, which point is the Point of Beginning; thence continue Northeasterly along the prolongation of the previously described course a distance of 63.25 feet to a point of intersection with the Northeasterly line of said Lot 4; thence Southeasterly and at right angles along the Northeasterly line of said lot 4 a distance of 122 feet to a point; thence Southwesterly and at right angles a distance of 50.25 feet to a point thence Southeasterly and at right angles a distance of 67 feet to a point in the Northwesterly line of Angela Street (as platted): thence Southwesterly and at right angles along the Northwesterly line of Angela Street a distance of 13 feet to a point; thence Northwesterly and at right angles a distance of 67 feet to a point; thence Southwesterly and at right angles a distance of 29 feet to a point; thence Northwesterly and at right angles a distance of 67 feet back to the point of beginning.

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON S21°22'22"E ASSUMED ALONG THE NELY RW LINE OF MARGARET STREET.
- ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
- ALL UNITS ARE SHOWN IN SURVEY FEET.
- STREET ADDRESS: 626 CANFIELD LANE, KEY WEST, FL 33040
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 04/25/2023 - 05/12/2023.
- FEMA INFORMATION = COMMUNITY NO.: 125129; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: AE; BASE ELEVATION: 6.0 (NGVD 1929)
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION 'D 121' P.I.D. AAO020, ELEVATION=3.91' (NGVD 1929).
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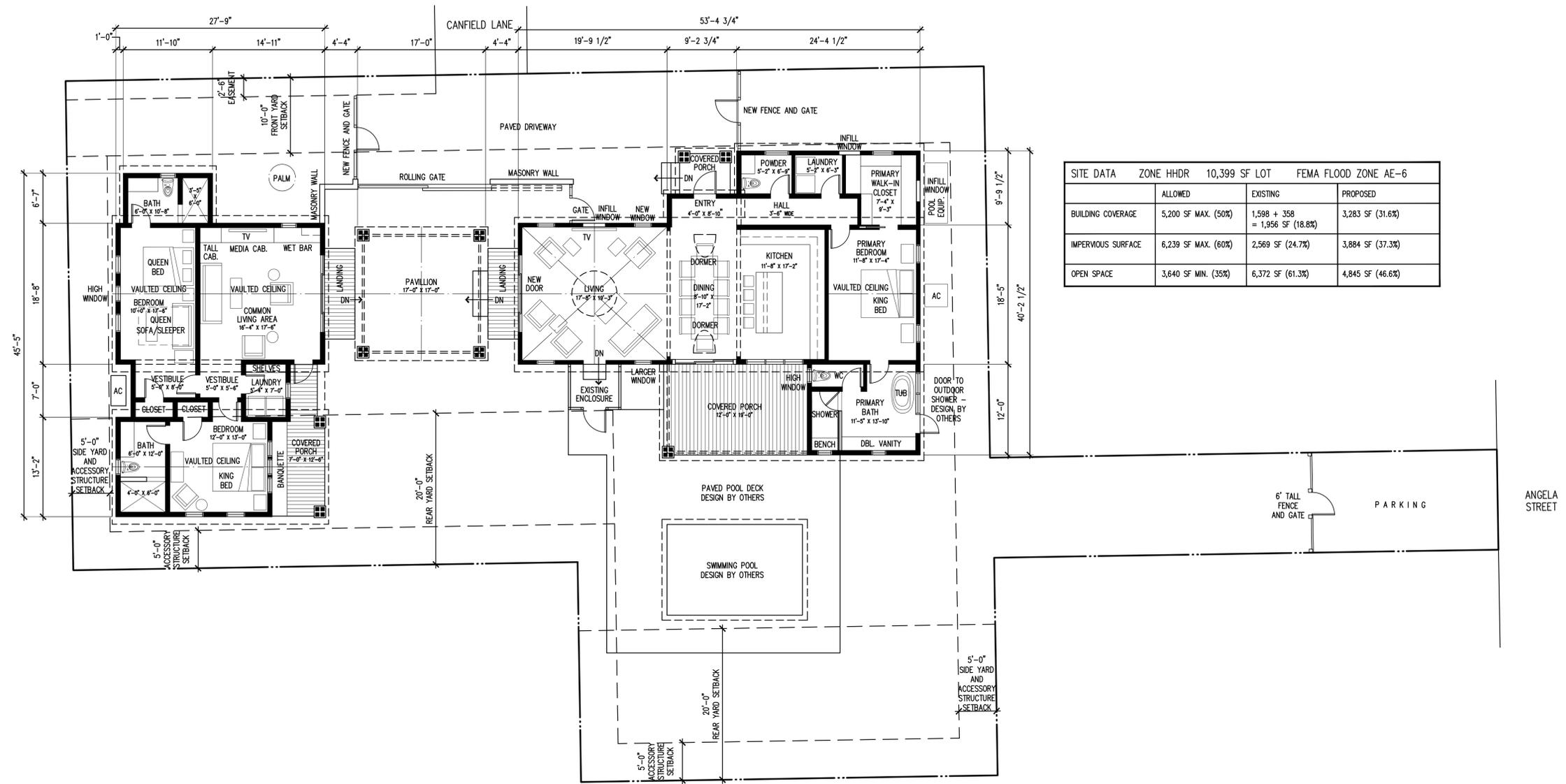
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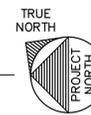
FLORIDA KEYS LAND SURVEYING
 21460 OVERSEAS HWY, SUITE 4
 CUDJOE KEY, FL 33042
 PHONE: (305) 394-3690
 EMAIL: FKL5email@Gmail.com

MAP OF BOUNDARY SURVEY
 626 CANFIELD LANE
 KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 05/22/2023	SURVEY BY: EAI	PROJECT: 626 CANFIELD
REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE: 1"=20'
ORDER NO.: 23-088	CHECKED BY: MPB	SHEET 1 OF 1



SITE PLAN / PROPOSED FLOOR PLAN
1/8"=1'-0"



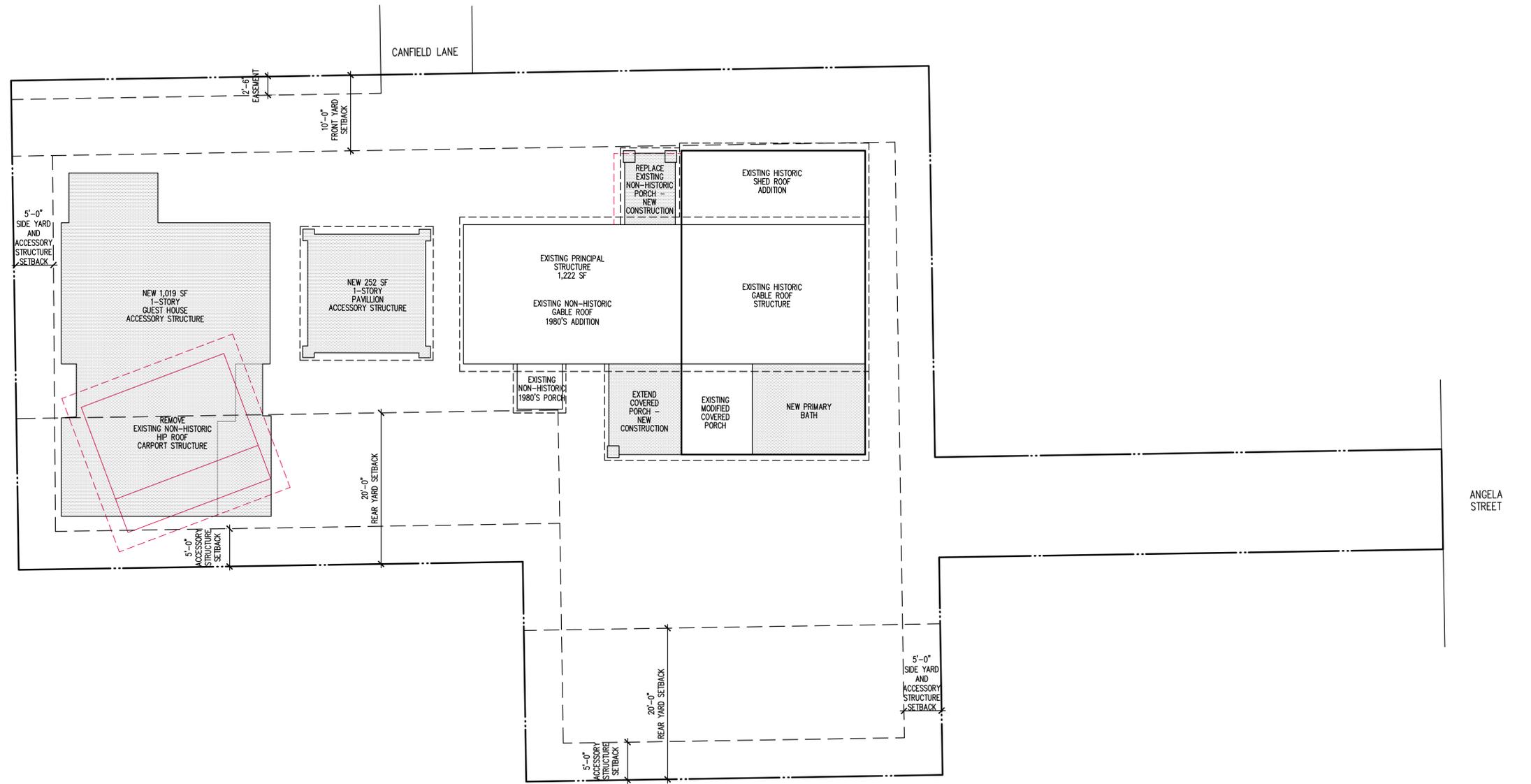
Improvements to
626 Canfield Lane
Key West, Florida 33040

M. Stratton Architecture
1614 Washington Street
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



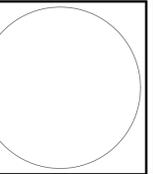
Date 1.22.26

Project #



STRUCTURES DIAGRAM
 1/8"=1'-0"

Improvements to
626 Canfield Lane
 Key West, Florida 33040

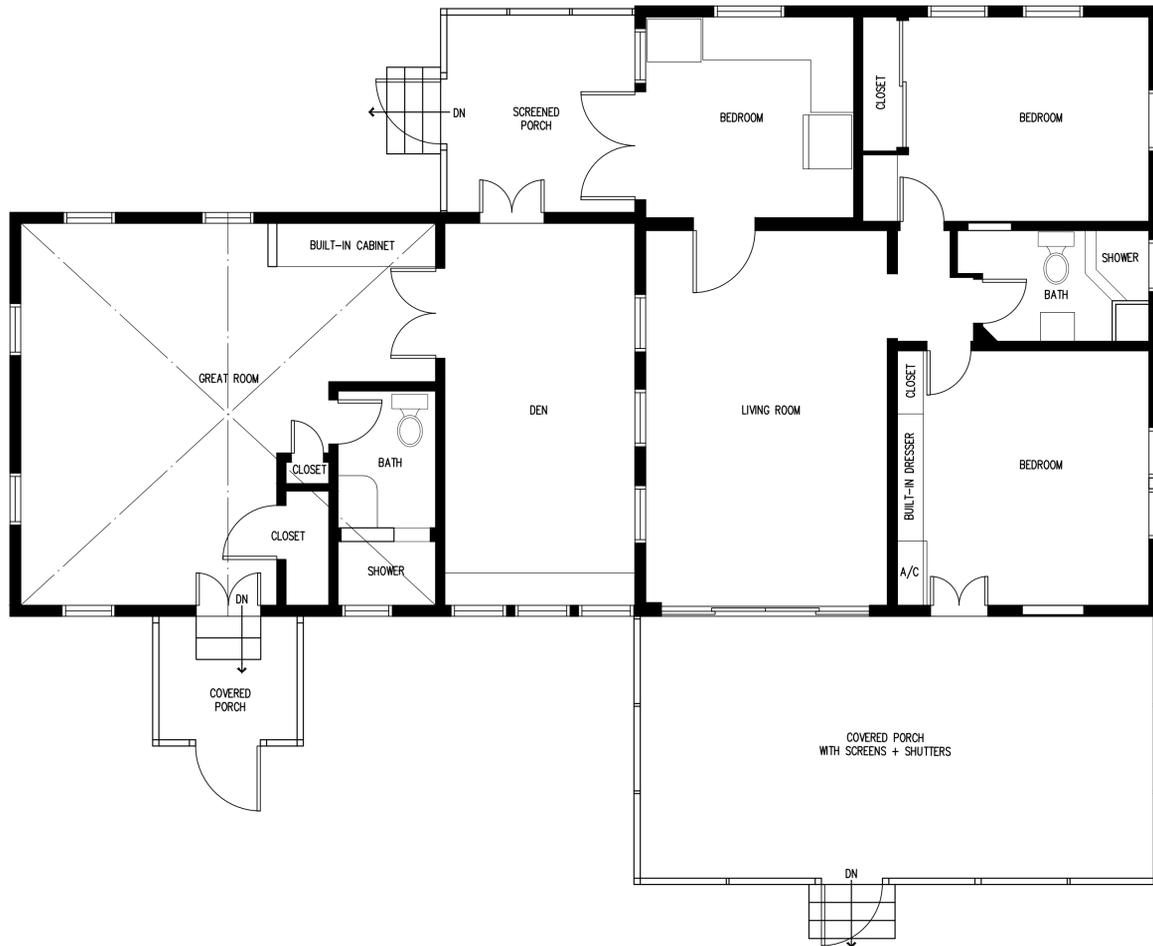


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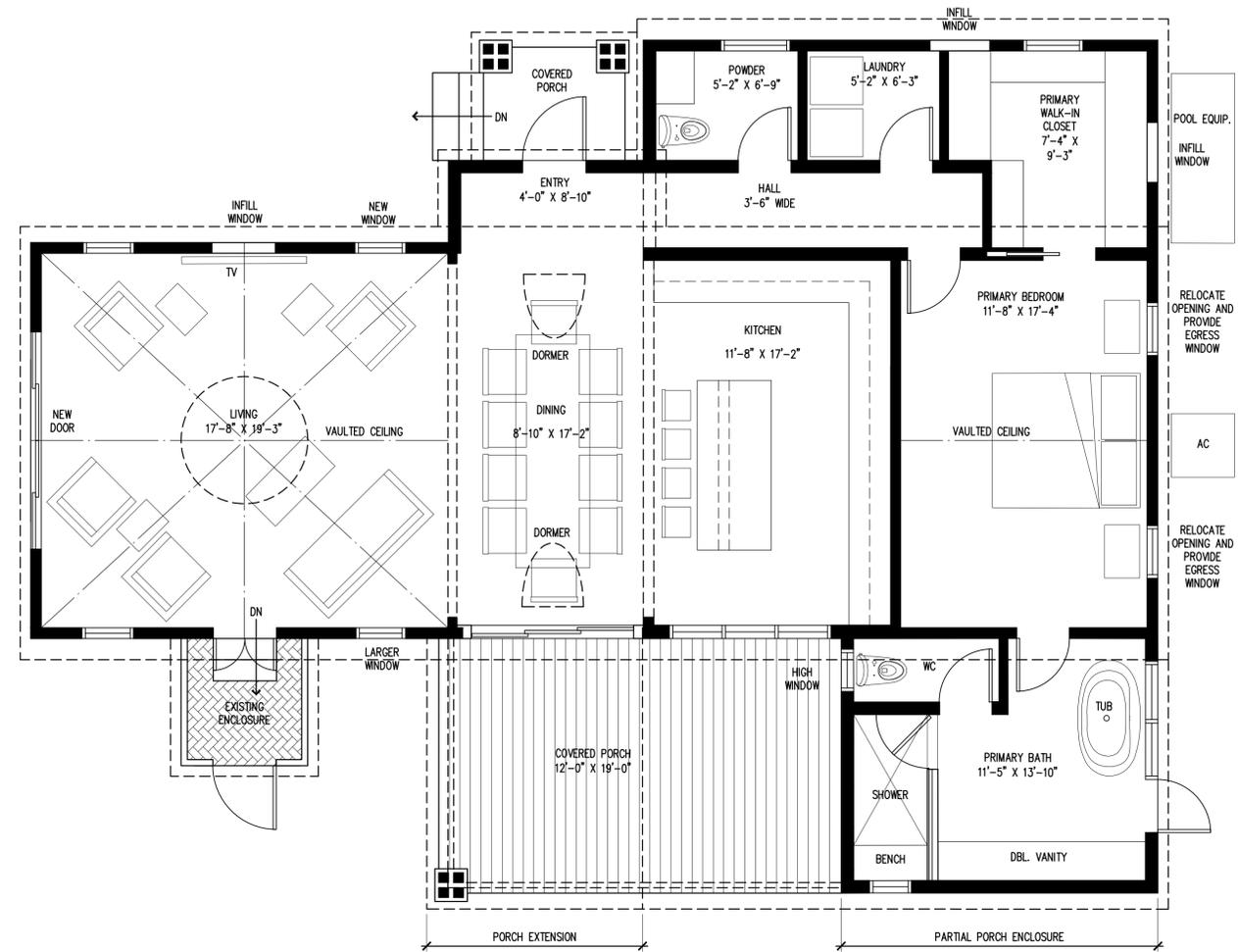


Date 1.22.26

Project #



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



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

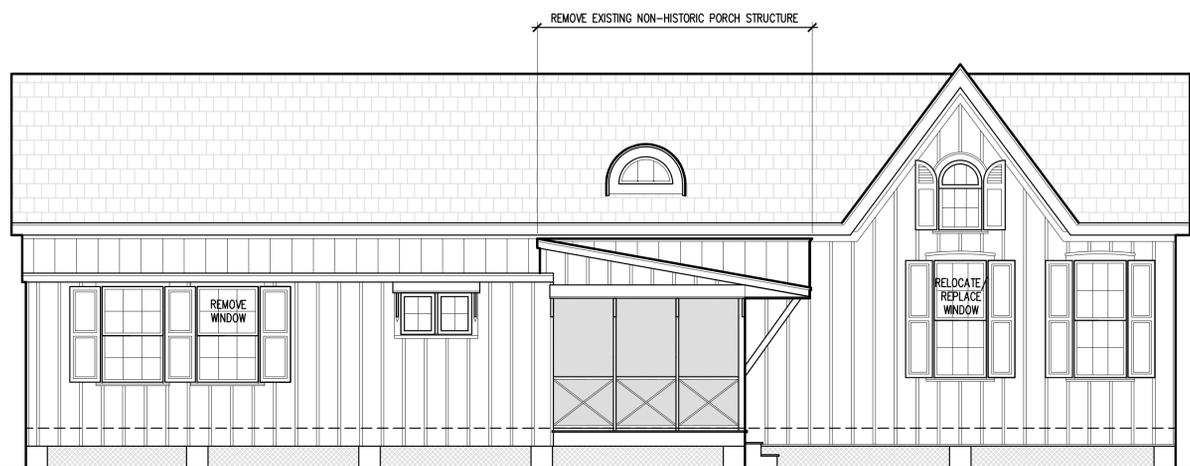
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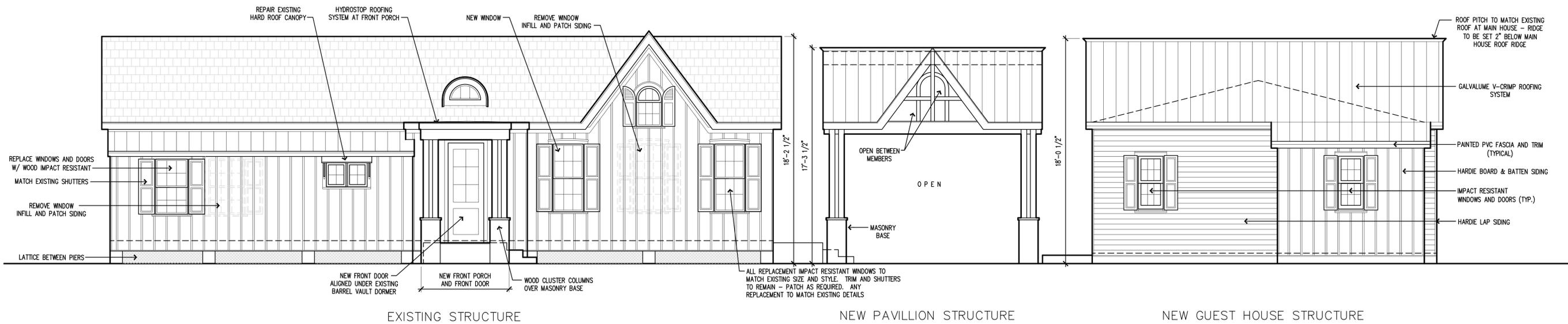


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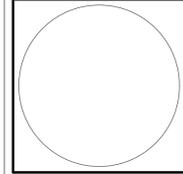
EXISTING FRONT ELEVATION (EAST)
1/4"=1'-0"



PROPOSED FRONT ELEVATION (EAST)
1/4"=1'-0"



Improvements to
626 Canfield Lane
Key West, Florida 33040

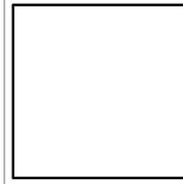


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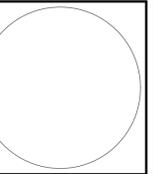


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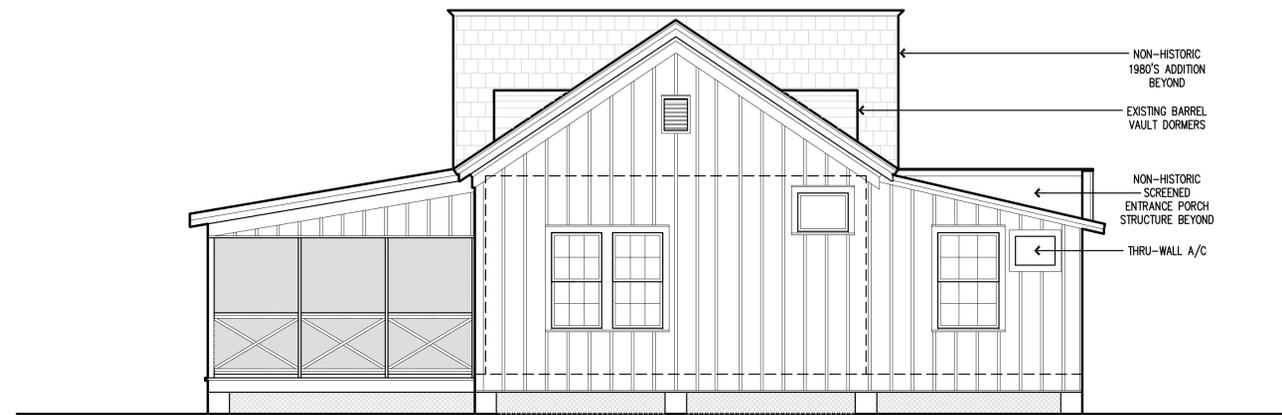


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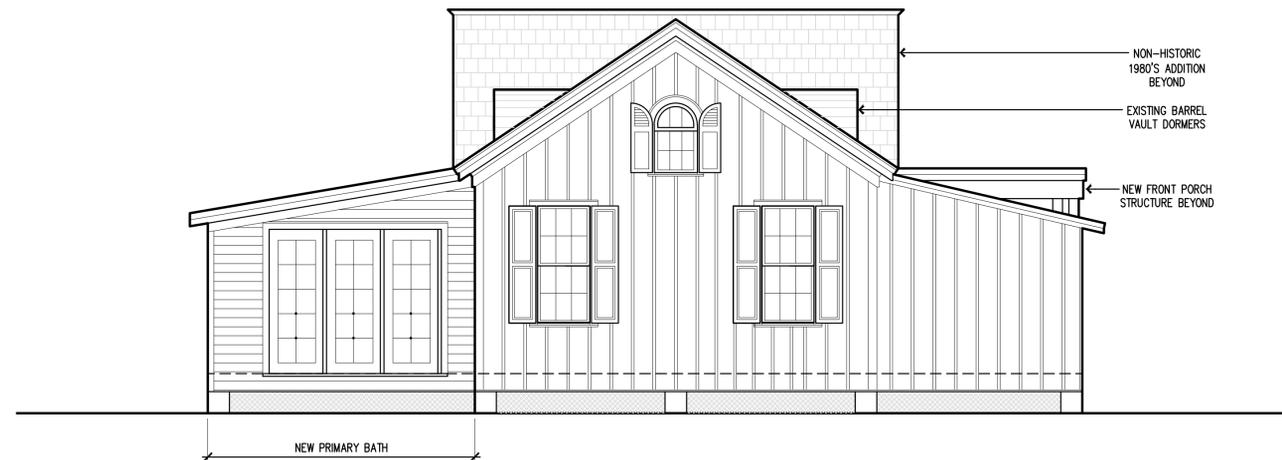


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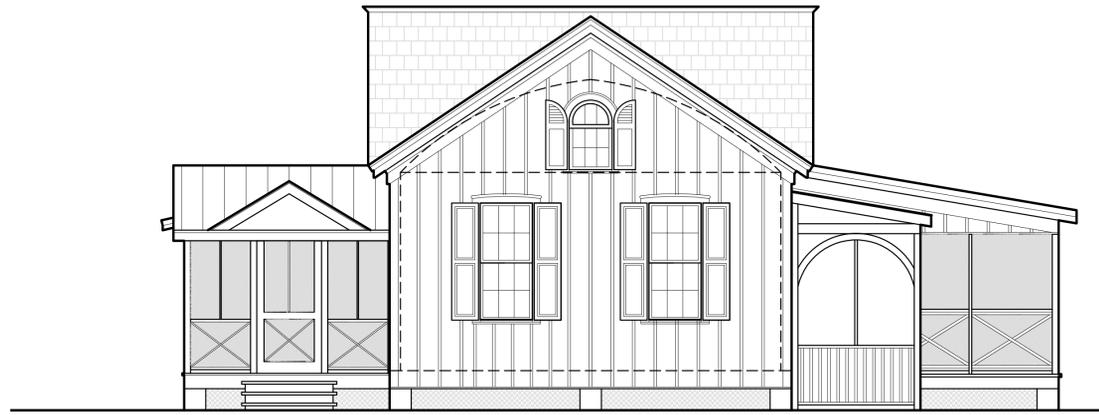
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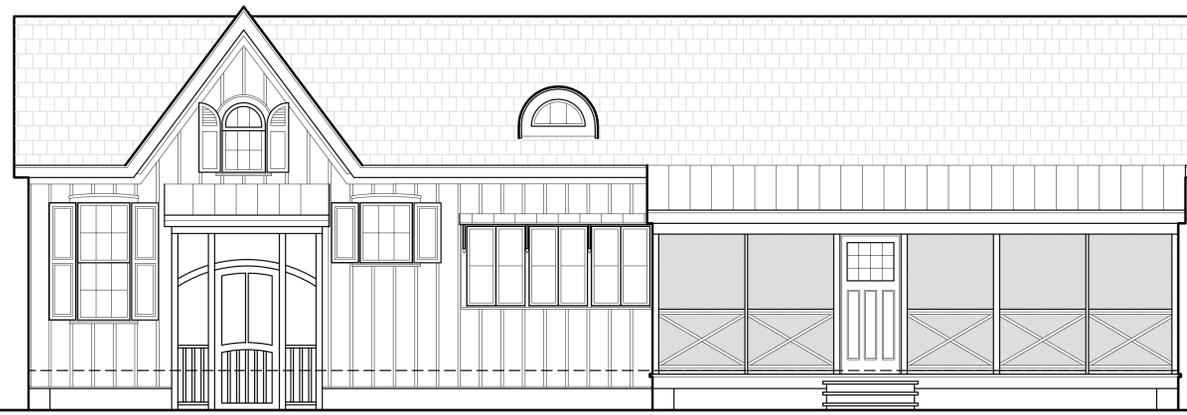
EXISTING SIDE ELEVATION (SOUTH)
 1/4"=1'-0"



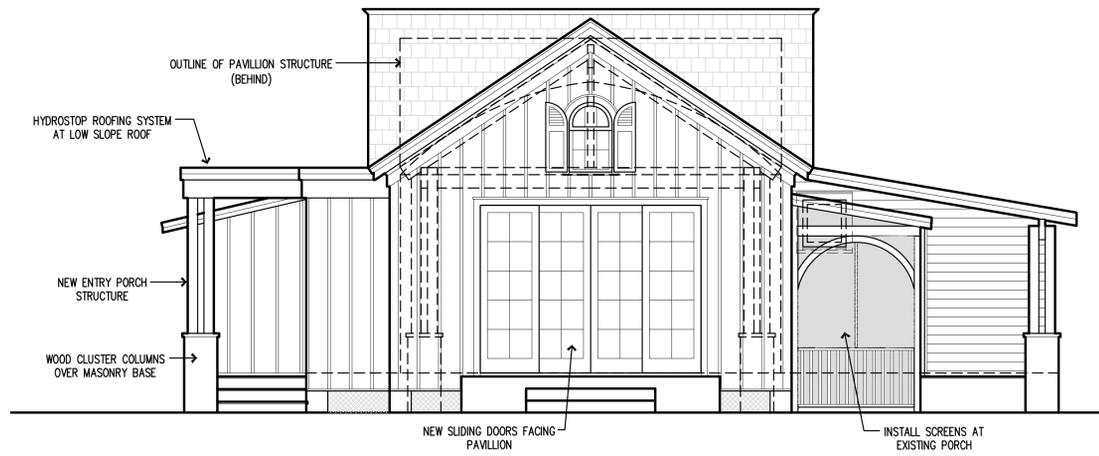
PROPOSED SIDE ELEVATION (SOUTH)
 1/4"=1'-0"



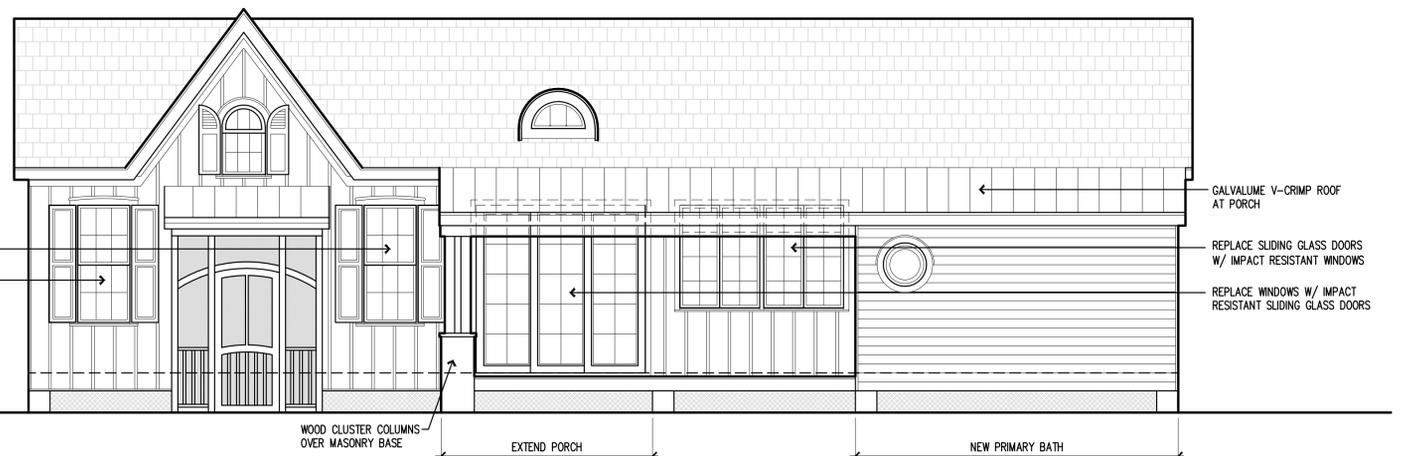
EXISTING SIDE ELEVATION (NORTH)
1/4"=1'-0"



EXISTING REAR ELEVATION (WEST)
1/4"=1'-0"



PROPOSED SIDE ELEVATION (NORTH)
1/4"=1'-0"



PROPOSED REAR ELEVATION (WEST)
1/4"=1'-0"

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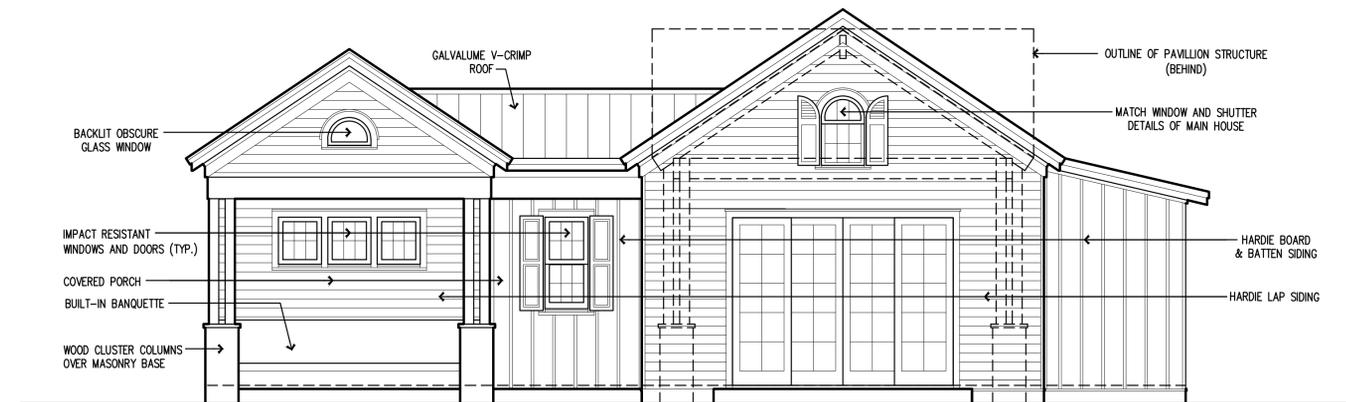
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SIDE ELEVATION (SOUTH) – NEW GUEST HOUSE STRUCTURE
 1/4"=1'-0"



REAR ELEVATION (WEST) – NEW GUEST HOUSE STRUCTURE
 1/4"=1'-0"



SIDE ELEVATION (NORTH) – NEW GUEST HOUSE STRUCTURE
 1/4"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. February 24, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE. NEW ENTRY PORCH, NEW ONE-STORY ACCESSORY STRUCTURE, NEW ONE-STORY PAVILION, NEW POOL AND POOL DECK, AND SITE IMPROVEMENTS. PARTIAL ENCLOSURE AND EXTENSION OF COVERED PORCH ON WEST ELEVATION. DEMOLITION OF SCREENED ENTRY PORCH, NON-HISTORIC CARPORT, AND SITE FEATURES.

#626 CANFIELD LANE

Applicant –Matthew Stratton Application #C2026-0002

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

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 MATTHEW STRATTON, 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: 626 CANFIELD LANE on the 19th day of FEBRUARY, 2026.

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 FEBRUARY 24, 2026.

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 C2026-0002

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

Signed Name of Affiant: Matthew Stratton

Date: 2/19/26

Address: 1674 WASHINGTON ST.

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 19 day of February, 2026.

By (Print name of Affiant) Matthew Stratton who is personally known to me or has produced identification and who did take an oath.

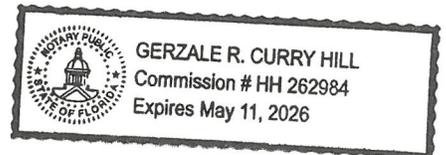
NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____







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 00011320-000000
Account# 1011622
Property ID 1011622
Millage Group 10KW
Location Address 626 CANFIELD Ln, KEY WEST
Legal Description KW PT LOT 4 SQR 57 OR197-198 OR290-419 OR626-508 OR3106-0516 OR3120-0813 OR3207-0289 OR3211-1891 OR3211-1893 OR3224-0916 OR3247-514 OR3346-2094
(Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

35 PALMS LLC
 PO Box 42
 Key West FL 33041

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$249,690	\$244,747	\$230,250	\$232,649
+ Market Misc Value	\$17,360	\$12,136	\$12,136	\$12,136
+ Market Land Value	\$1,545,708	\$1,515,183	\$2,185,360	\$1,332,029
= Just Market Value	\$1,812,758	\$1,772,066	\$2,427,746	\$1,576,814
= Total Assessed Value	\$1,812,758	\$1,772,066	\$473,793	\$459,994
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,812,758	\$1,772,066	\$448,793	\$434,994

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,515,183	\$244,747	\$12,136	\$1,772,066	\$1,772,066	\$0	\$1,772,066	\$0
2023	\$2,185,360	\$230,250	\$12,136	\$2,427,746	\$473,793	\$25,000	\$448,793	\$500,000
2022	\$1,332,029	\$232,649	\$12,136	\$1,576,814	\$459,994	\$25,000	\$434,994	\$500,000
2021	\$915,770	\$153,771	\$12,136	\$1,081,677	\$446,597	\$25,000	\$421,597	\$500,000
2020	\$899,119	\$156,000	\$12,136	\$1,067,255	\$440,431	\$25,000	\$415,431	\$500,000
2019	\$899,119	\$156,000	\$12,136	\$1,067,255	\$430,529	\$25,000	\$405,529	\$500,000
2018	\$894,957	\$160,457	\$12,136	\$1,067,550	\$422,502	\$25,000	\$397,502	\$500,000

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
SFR LANE (01LN)	10,278.00	Square Foot	0	0

Buildings

Building ID	794	Exterior Walls	B & B with 62% WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1901
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2024
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2085	Roof Type	GABLE/HIP
Finished Sq Ft	1223	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	162	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	1	Grade	500
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
DCF	F DET CARPORT	260	0	0
FLA	FLOOR LIV AREA	1,223	1,223	0
OOU	OP PR UNFIN UL	100	0	0
SPF	SC PRCH FIN LL	392	0	0
SBF	UTIL FIN BLK	110	0	0
TOTAL		2,085	1,223	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1972	1973	0x0	1	680 SF	5
FENCES	1985	1986	0x0	1	1710 SF	2
BRICK PATIO	1987	1988	0x0	1	906 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/26/2025	\$2,600,000	Warranty Deed	2516910	3346	2094	- Qualified	Improved		
9/6/2023	\$100	Quit Claim Deed	2436584	3247	0514	11 - Unqualified	Improved		
5/8/2023	\$100	Quit Claim Deed	2417112	3224	0916	11 - Unqualified	Improved		
2/6/2023	\$0	Quit Claim Deed	2406490	3211	1893	11 - Unqualified	Improved		
12/29/2022	\$100	Quit Claim Deed	2402437	3207	0289	14 - Unqualified	Improved		
8/17/2021	\$100	Warranty Deed	2335815	3120	0813	11 - Unqualified	Improved		
5/29/2021	\$100	Warranty Deed	2325644	3106	0516	14 - Unqualified	Improved		
2/1/1975	\$45,000	Conversion Code		626	508	Q - Qualified	Improved		

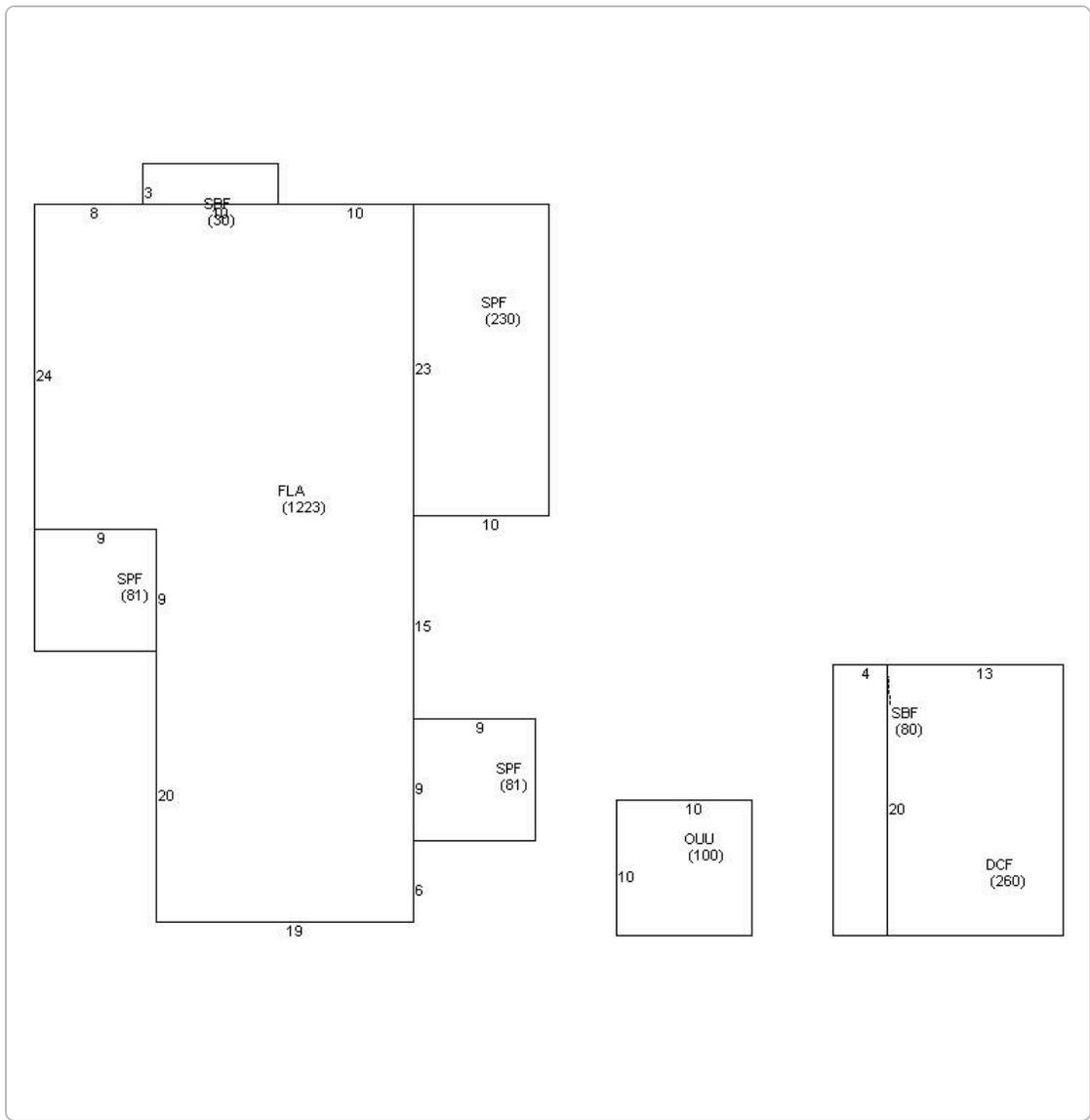
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2023-1713	06/08/2023	Completed	\$38,800	Residential	REMOVE 26 SQ EXISTING METAL SHINGLES AND INSTALL A NEW BERRIDGE METAL SHINGLE ROOFING SYSTEM
BLD2023-1657	06/07/2023	Expired	\$12,000	Residential	UPGRADE SERVICE TO 350 AMPS AND ADD 150 AMP PANEL TO CARPORT FOR FUTURE POSSIBLE CAR CHARGER AND POSSIBLE FUTURE POOL
BLD2023-1588	05/31/2023	Completed	\$100,000	Residential	Repairs/replace misc. exterior siding, board and battens, trims, soffits, fascia. All to match existing. Paint exterior walls and trims same as existing colors.
05-0611	02/25/2005	Completed	\$3,600		INSTALL 2TON A/C WITH 4 DROPS
0200604	03/12/2002	Completed	\$2,665		CERAMIC TILE
9803166	10/29/1998	Completed	\$800	Residential	INSTALL PICKET FENCE

View Tax Info

[View Taxes for this Parcel](#)

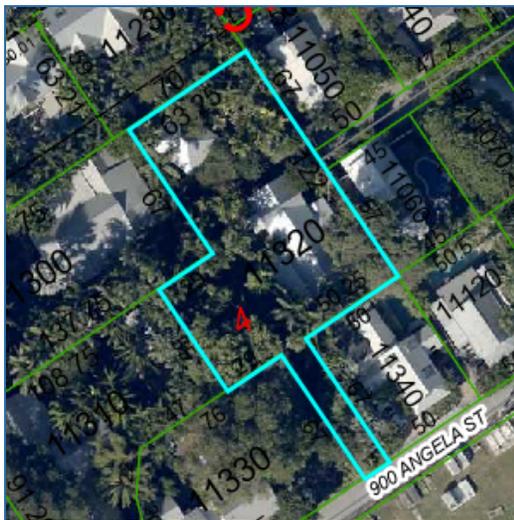
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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