



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: September 27, 2022

Applicant: Robert Delaune, Architect

Application Number: H2022-0039

Address: 1002 Fleming Street

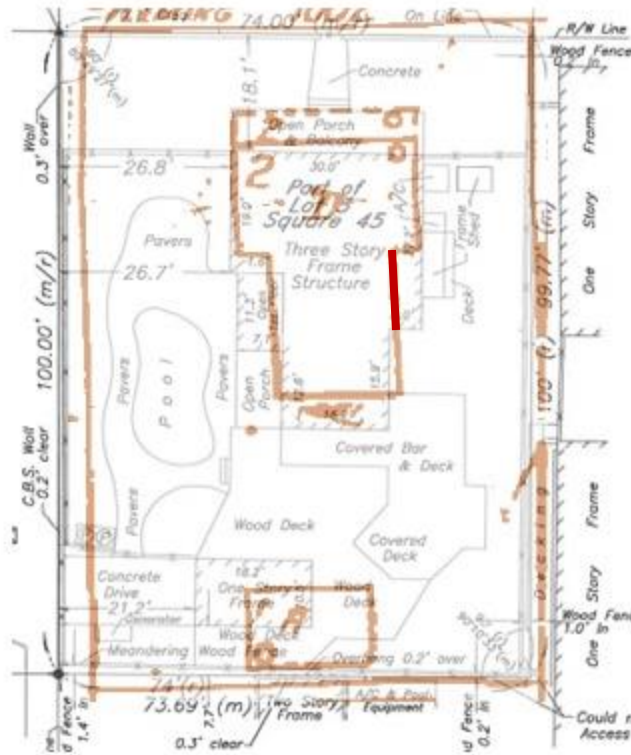
Description of Work:

Partial demolition of second floor east wall.

Site Facts:

The house under review sits on the southeast corner lot on Fleming and Grinnell Streets. The two-frame vernacular house is listed as a contributing resource to the historic district. Although the survey gives the year 1899 as the date of construction the 1926 Sanborn Map reflects a different footprint and location for the house. The 1948 and 1962 Sanborn maps depict the current location and historic form of the building. The house consisted of a two and a half-story front rectangular volume with a two-story rear volume at center of the main volume. The lot also used to have a garage at its southwest corner. The rear portion of the house has been altered through the years.

The owners have applied for exploratory demolition in the interior of the house as well as a certificate of Appropriateness for the removal of rotten steps and decking on 1st floor side porch. Repair and replace with 1" x 4" T&G wood deck, paint the exterior of the house and replacement of roof metal shingles. The urban forestry manager approved the removal of three palm trees.



1962 Sanborn Map and current survey overlay with red line marking the east portion of wall to be demolished.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness proposes the partial demolition of the east wall to create bathroom and laundry space for the house. It is staff’s opinion that the request for this demolition should be reviewed based by the demolition criteria of Chapter 102 Section 218 (a) of the LDR’s. The criteria state the following.

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff’s opinion that the existing wall is structurally sound.

The following is the criteria of section 102-125:

- 1 *Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction;*

Staff opines that the wall in question has no distinctive characteristics of a type or method of construction and is not a significant portion of the historic house.

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

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

- 3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;*

The portion of the house in question is of no significant value to the development, heritage, or cultural record of the city.

- 4 *Is not the site of a historic event with a significant effect upon society;*

The site is not associated to any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The wall in question does not exemplify any social, cultural, or historic heritage of the city.

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

The portion of the wall in question cannot be considered fine example of a distinctive architectural style.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;*

This is not the case.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

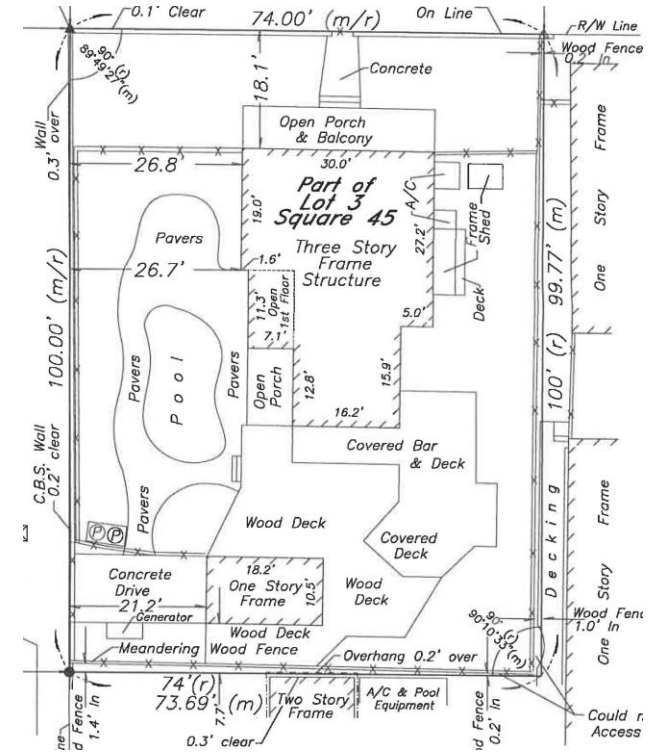
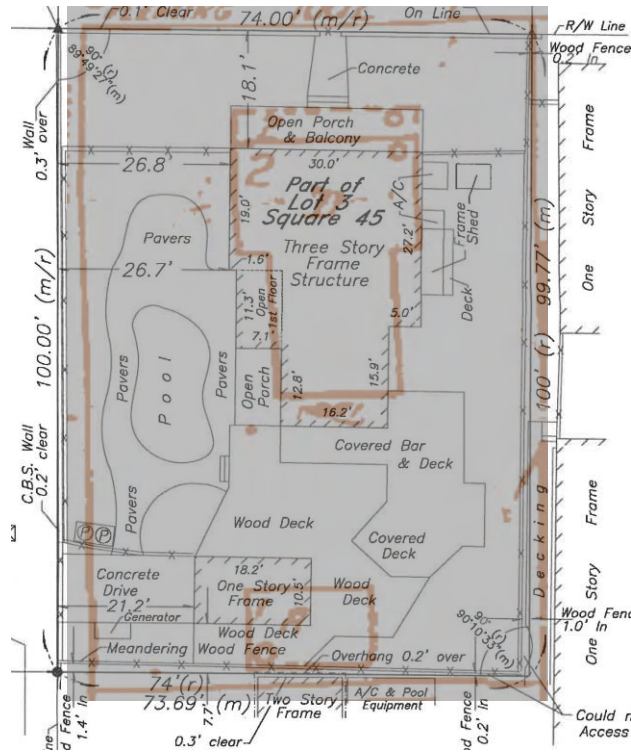
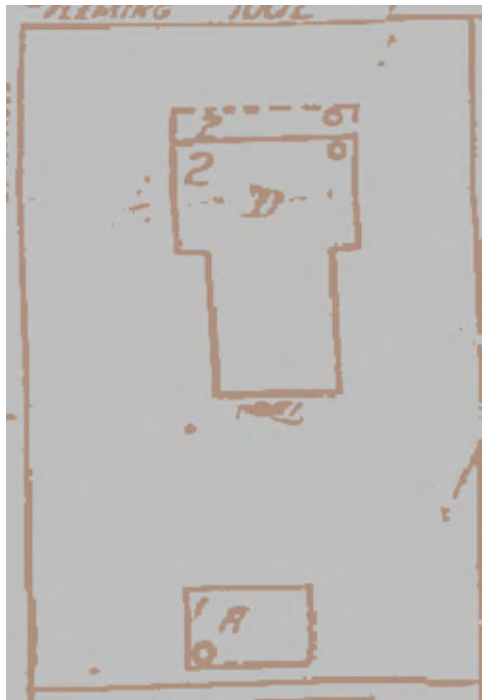
The wall in question does not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features. This wall is out of sight from any street.

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

The portion of the house in question do not yield important information in history.

In conclusion, it is staff's opinion that the request for partial demolition of the east wall can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. If approved this will be the first of two readings required by ordinance.

1962 Sanborn Map and Current Survey



APPLICATION



HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

A pre-application meeting with HARC staff is *required* prior to submittal

\$420 Non-Refundable Base Application Fee - Other Fees May Be Applicable

City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA

HARC COA # <i>HARC-0039</i>	REVISION #	INITIAL & DATE <i>TAK</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1002 Fleming Street

NAME ON DEED:

James & Jodie Wickenhewiser

PHONE NUMBER **615 293 0880**

OWNER'S MAILING ADDRESS:

**1012 Gasserway Circle
Brentwood, TN 37027**

EMAIL **jim@paragonconstruction.com**

APPLICANT NAME:

ROBERT L DELAUNE ARCHITECT PA

PHONE NUMBER **305 304 4842**

APPLICANT'S ADDRESS:

619 EATON STREET, SUITE 1

EMAIL **ROBDELAUNE@BELLSOUTH.NET**

APPLICANT'S SIGNATURE:

DATE **8/24/22**

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:	construct new two story side addition @ area of existing one story side addition
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

RECEIVED
AUG 24 2022
TAK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
construct landing & steps outside door @ new addition	
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

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

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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:	

HARC Certificate of Appropriateness: Demolition Appendix




City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # <i>HARC - 0039</i>	Initial & Date <i>ej</i>
Zoning District	BLDG Permit #

ADDRESS OF PROPOSED PROJECT:	1002 Fleming Street
PROPERTY OWNER'S NAME:	James & Jodie Wickenheiser
APPLICANT NAME:	Robert L Delaune Architect PA

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 	James Wickenheiser	8/23/22	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION	
remove roof from existing non-historic one-story addition	
remove (2) existing windows and siding @ wall of historic structure where new two-story side addition is to be constructed	

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.	
This is not the case, However, the roof to be removed is from a non-historic addition and the windows and siding	
(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.	

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

(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

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

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

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

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.

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.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The proposed limited demolition is to an existing non-historic addition and to elements of a minor elevation of the historic structure that are not visible from any public right of way.

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

This is not the case. The proposed demolition is to non-historic elements and very limited elements of the historic structure that will not significantly affect these relationships

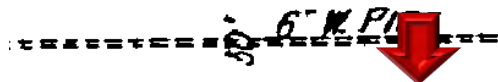
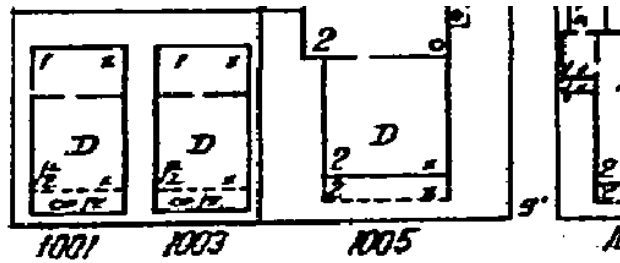
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

None of these are proposed.

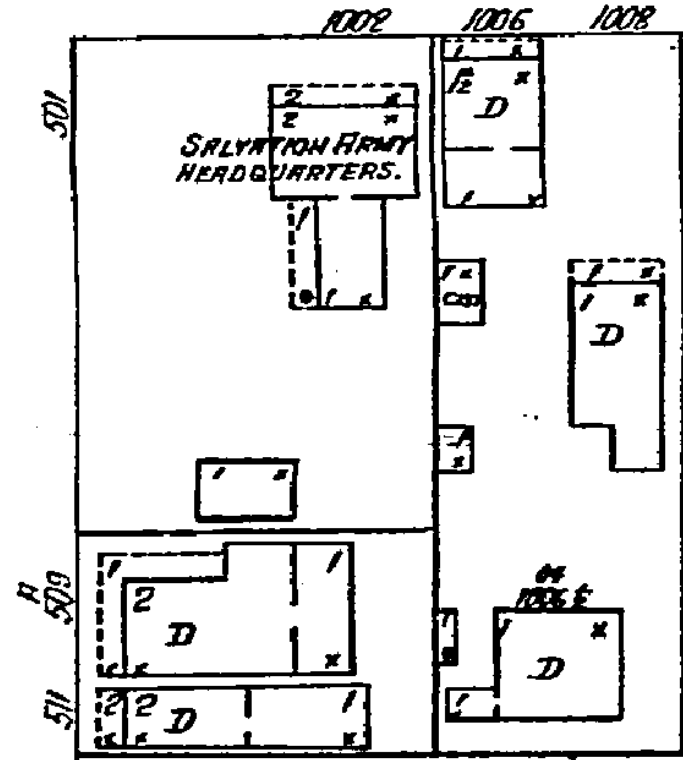
(4) Removing buildings or structures that would otherwise qualify as contributing.

This is not being proposed.

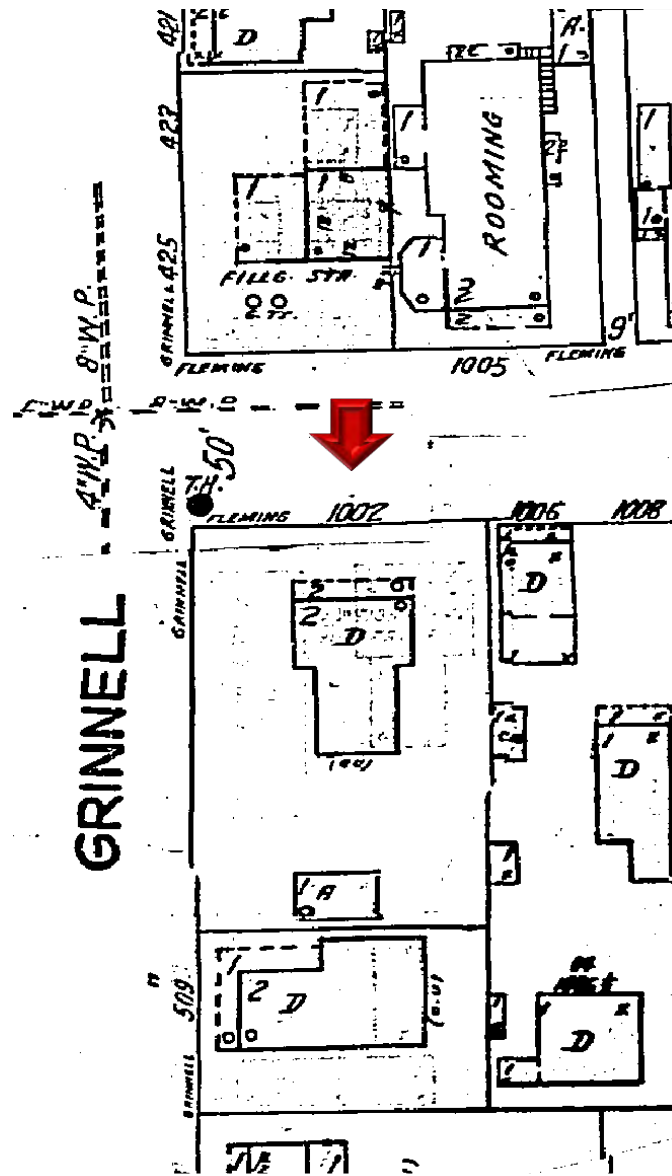
SANBORN MAPS



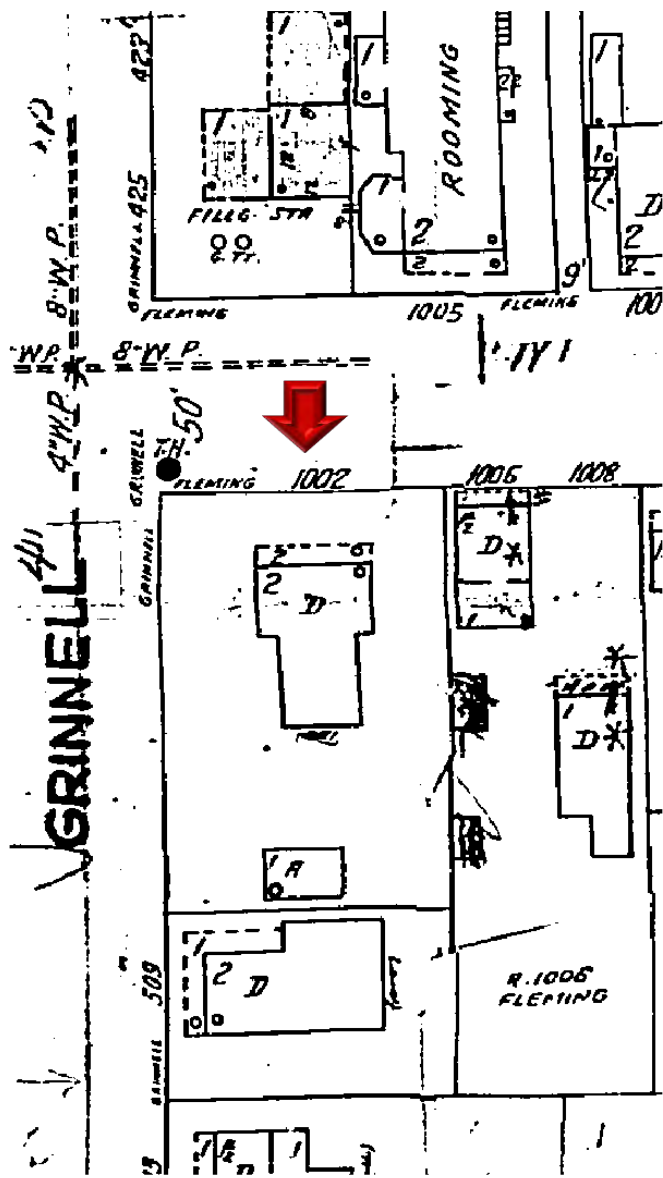
GRINNELL



1926 Sanborn Map



1948 Sanborn Map



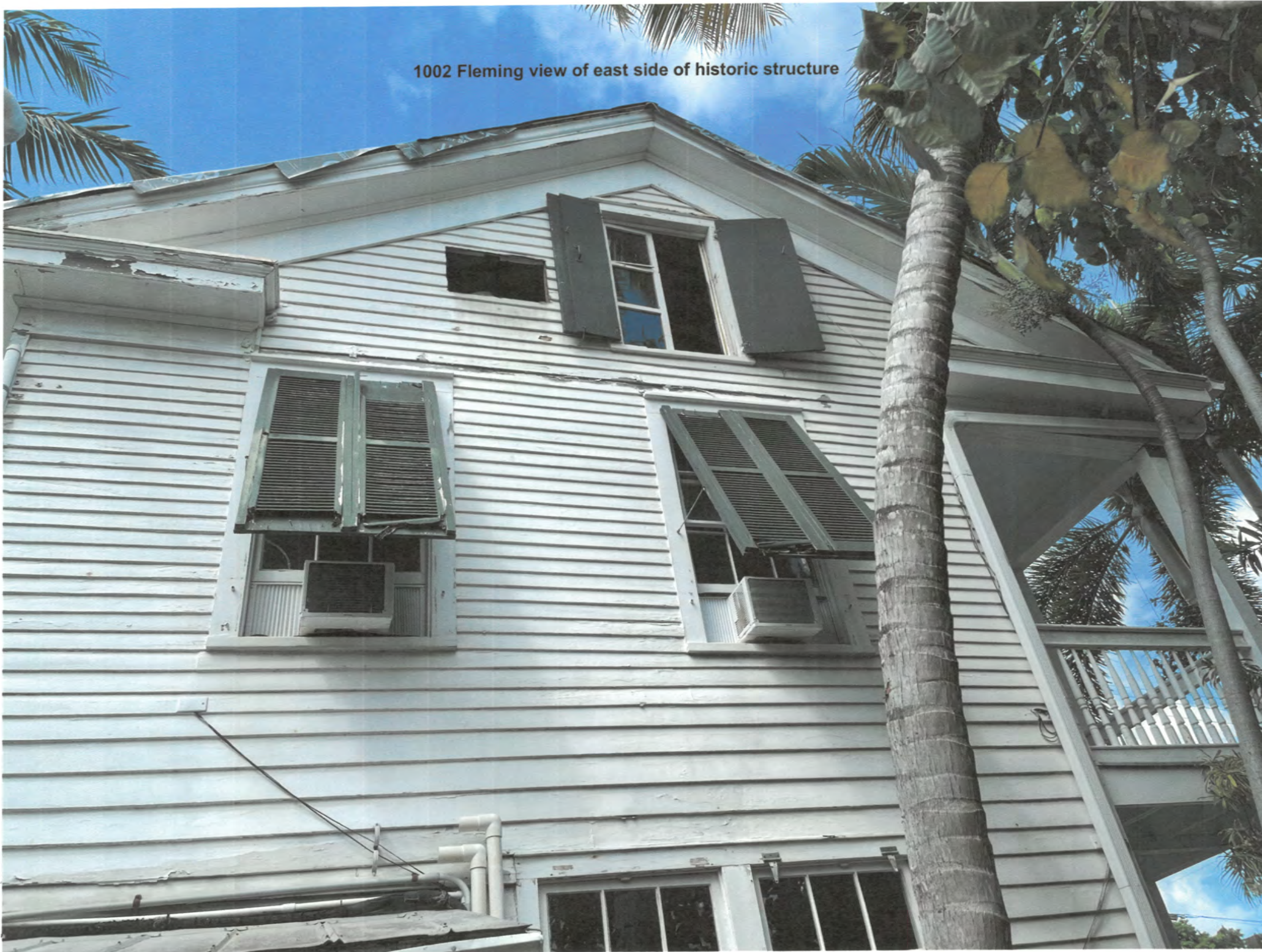
1962 Sanborn Map

PROJECT PHOTOS



1002 Fleming Street circa 1965. Monroe County Library.

1002 Fleming view of east side of historic structure

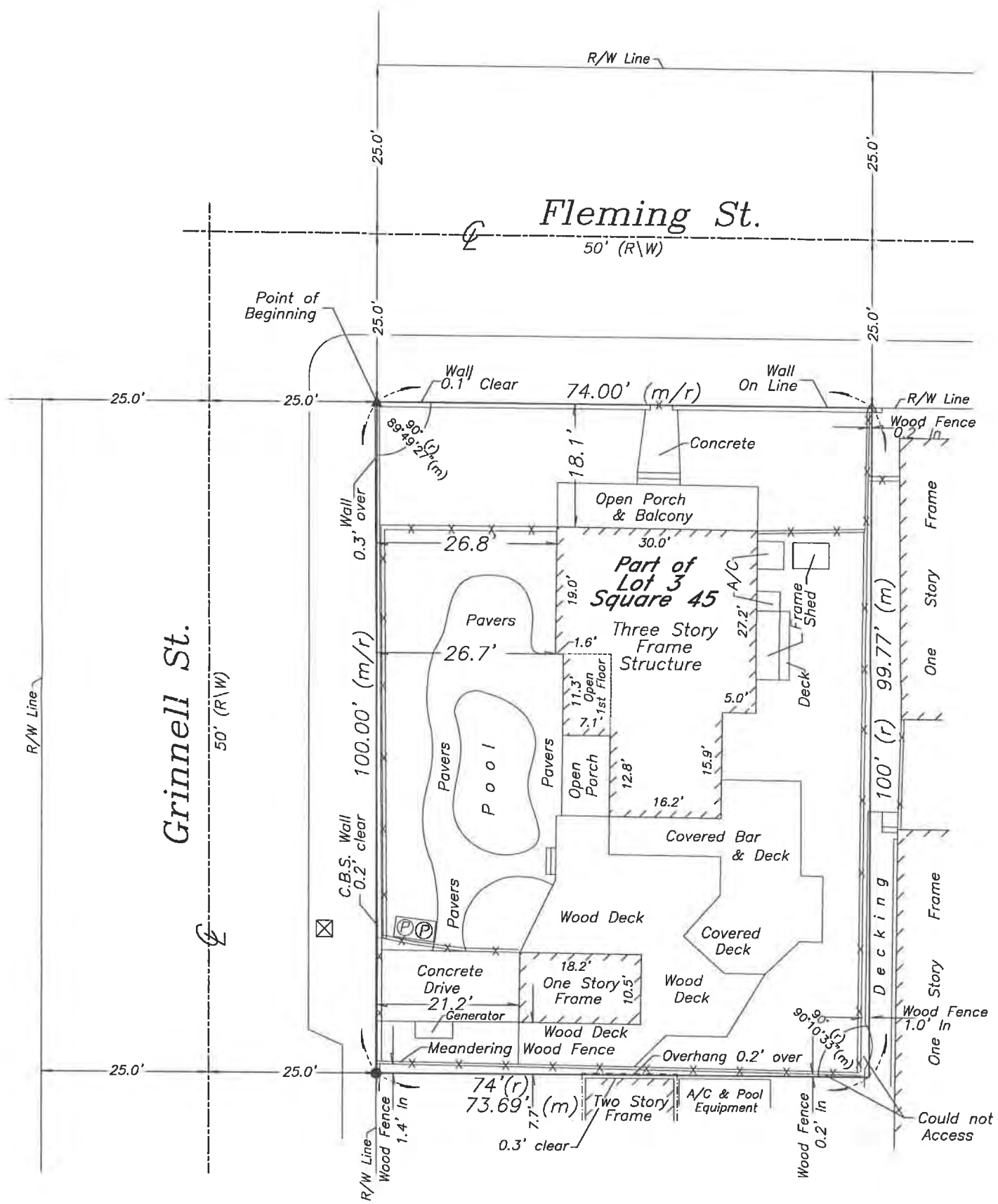


1002 Fleming Street view of existig side additions



SURVEY

Boundary Survey Map of part of Lot 3, Square 45, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found PK Nail
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Utility Pole
- P- Overhead Utility Lines

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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Lot 3, Square 45,
Island of Key West

NOTES:


1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1002 Fleming Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: July 18, 2022
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Lot 3 in Square 45; commencing at the corner of Fleming and Grinnell Streets, and thence along said Grinnell Street in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 74 feet; thence at right angles in a Northwesterly direction 100 feet to Fleming Street; thence at right angles in a Southwesterly direction along said Fleming Street 74 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: James Wickenheiser and Jodi Wickenheiser;
Truist Bank;
Oropeza Stones & Cardenas, PLLC;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.



J. Lynn O'Flynn, PSM
Florida Reg. #6298

July 23, 2022

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

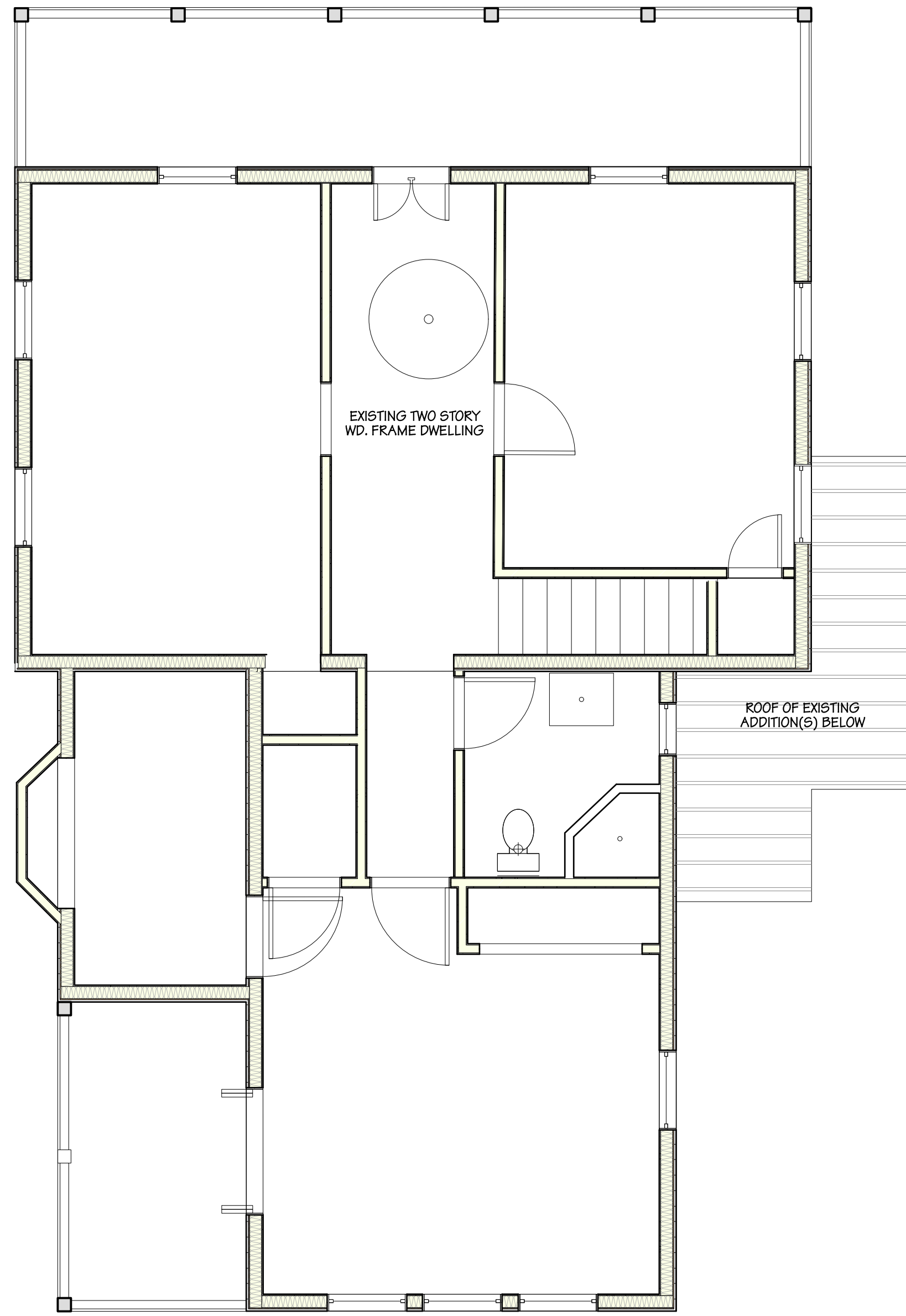
J. LYNN O'FLYNN, Inc.



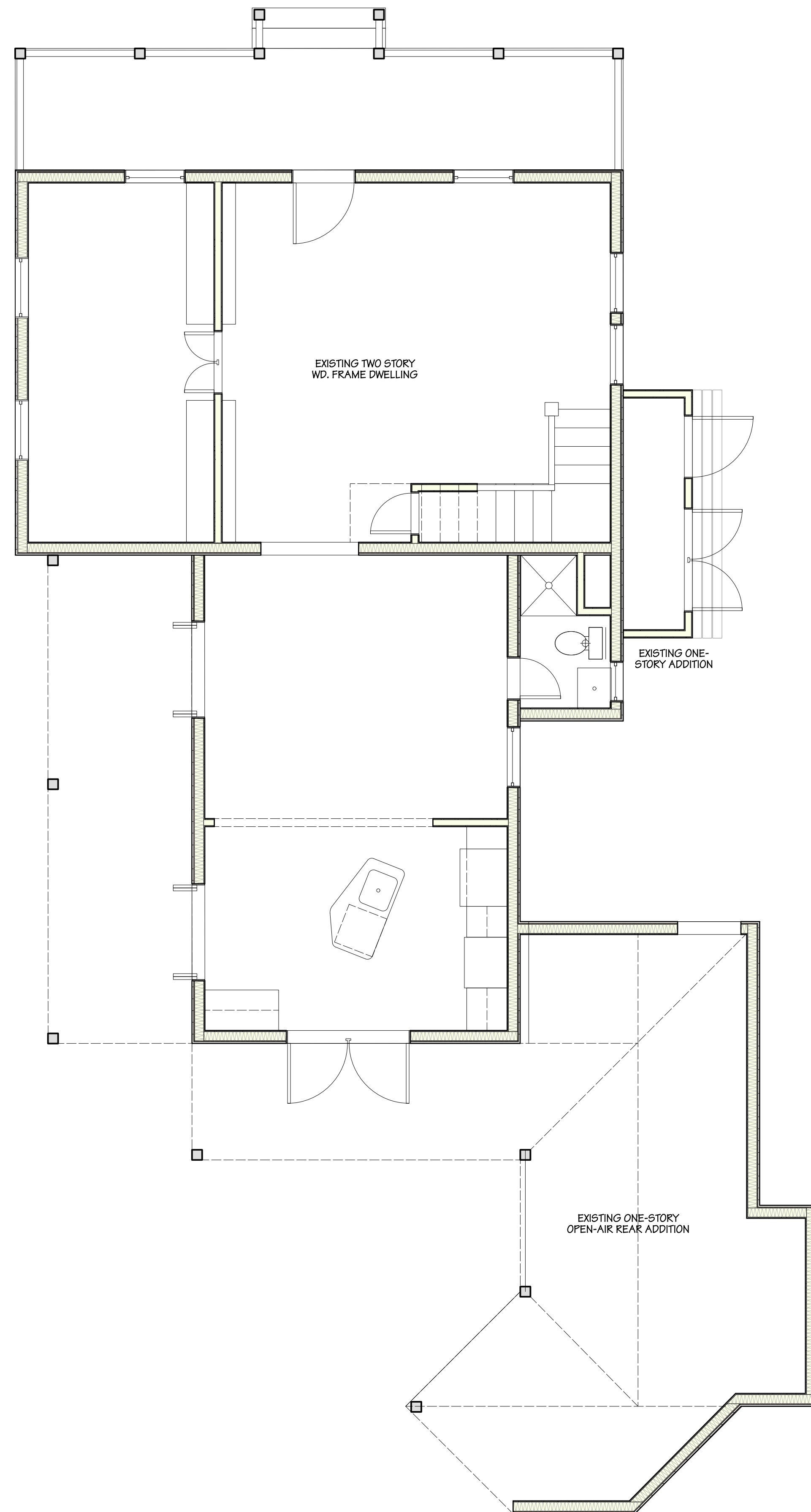
Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN



EXISTING 2nd FLOOR PLAN
 scale: 1/4"=1'-0"



EXISTING 1st FLOOR PLAN
 scale: 1/4"=1'-0"

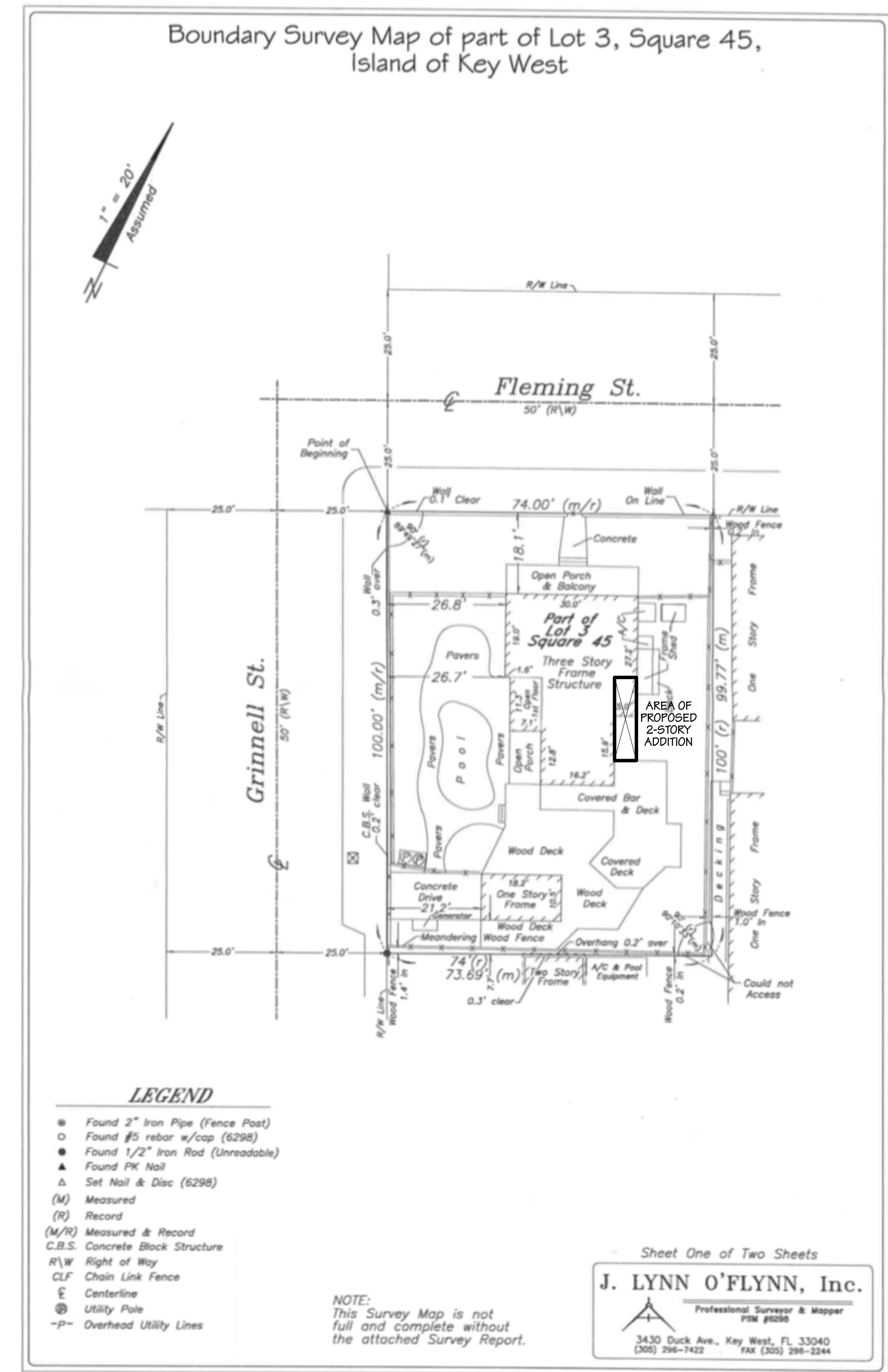
GENERAL NOTES

1. All work shall comply with the Florida Building Code, latest edition, and with all applicable laws, ordinances, and codes of the City of Key West, Florida.
2. Verify all field conditions prior to submitting a bid.
3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall be provided gradual grades and slopes. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
4. Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.
5. Dimensions shall take precedence over scale.
6. All new utilities shall be underground, unless otherwise noted.
7. Drawings and specifications are complimentary. Refer to all sheets of the drawings and applicable sections of the specifications for interfaces of work with that of other trades.
8. After completion of construction, remove all debris and construction equipment. Restore site to original condition.

ALL WORK DEPICTED IN THESE DOCUMENTS SHALL CONFORM TO THE FLORIDA BUILDING CODE (2020 EDITION) AND THE NATIONAL ELECTRICAL CODE (LATEST EDITION).

WIND LOAD INFORMATION:

ULTIMATE DESIGN WIND SPEED: 180 MPH; RISK CATEGORY II; EXPOSURE CATEGORY: 'C'; MEAN ROOF HEIGHT= 25'; INTERNAL PRESSURE COEFFICIENT: +/- 0.18.



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Found #8 rebar w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found PK Nail
- △ Set Nail & Disc (6298)
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- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊕ Utility Pole
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Sheet One of Two Sheets
J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 Fax (305) 296-2244

SITE PLAN
 scale: 1/8"=1'-0"

SITE DATA:

LOT AREA: 7400 S.F.
 LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)
 FEMA FLOOD ZONE: AE-0 (HISTORIC STRUCTURE)

	ALLOWED/REQUIRED		PROPOSED
	EXISTING	PROPOSED	
BLDG. COVERAGE:	2960 S.F. (40%)	1951 S.F. (26.4%)	2003 S.F. (27.1%)
IMPERVIOUS SURFACE RATIO:		1951 S.F.	2003 S.F.
BLDG'S:		223	223
CONC. DRIVE:		450	450
POOL:		302	302
ENTRY WALK:		30	30
TOTAL IMPERVIOUS:	4400 S.F. (60%)	2956 S.F. (39.9%)	3008 S.F. (40.6%)

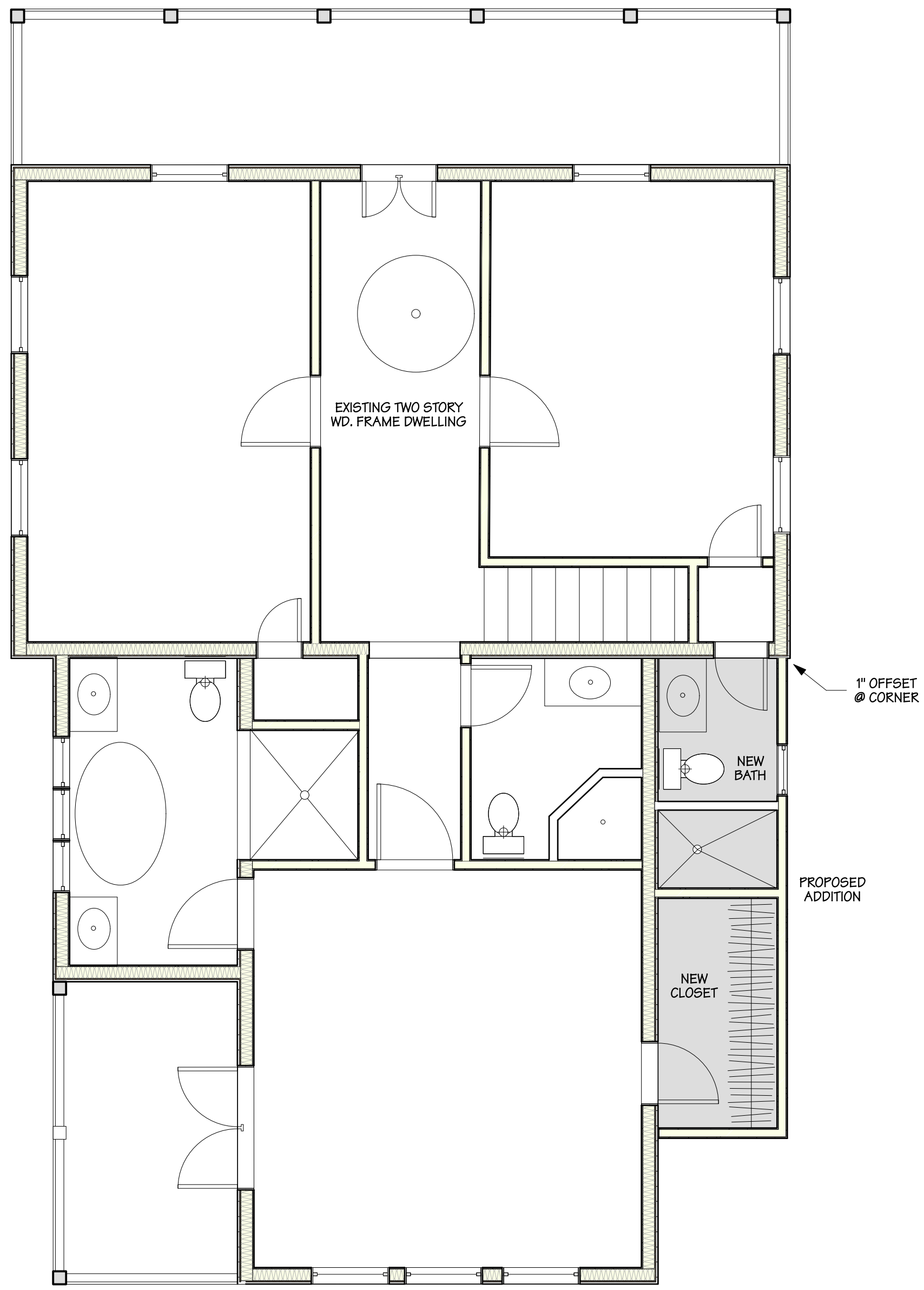
SETBACKS:	FRONT:	R. SIDE:	L. SIDE:	REAR:	
	10'	7.5'	5'	15'	NO CHANGE
		26.7'	13.7'	15'	NO CHANGE
					NO CHANGE

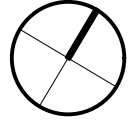
OPEN SPACE:	FRONT:	R. SIDE:	L. SIDE:	REAR:	
	2590 S.F. (35%)	3744 S.F. (50.6%)			3650 S.F. (49.3%)
HEIGHT:	35'	29' +/-			NO CHANGE

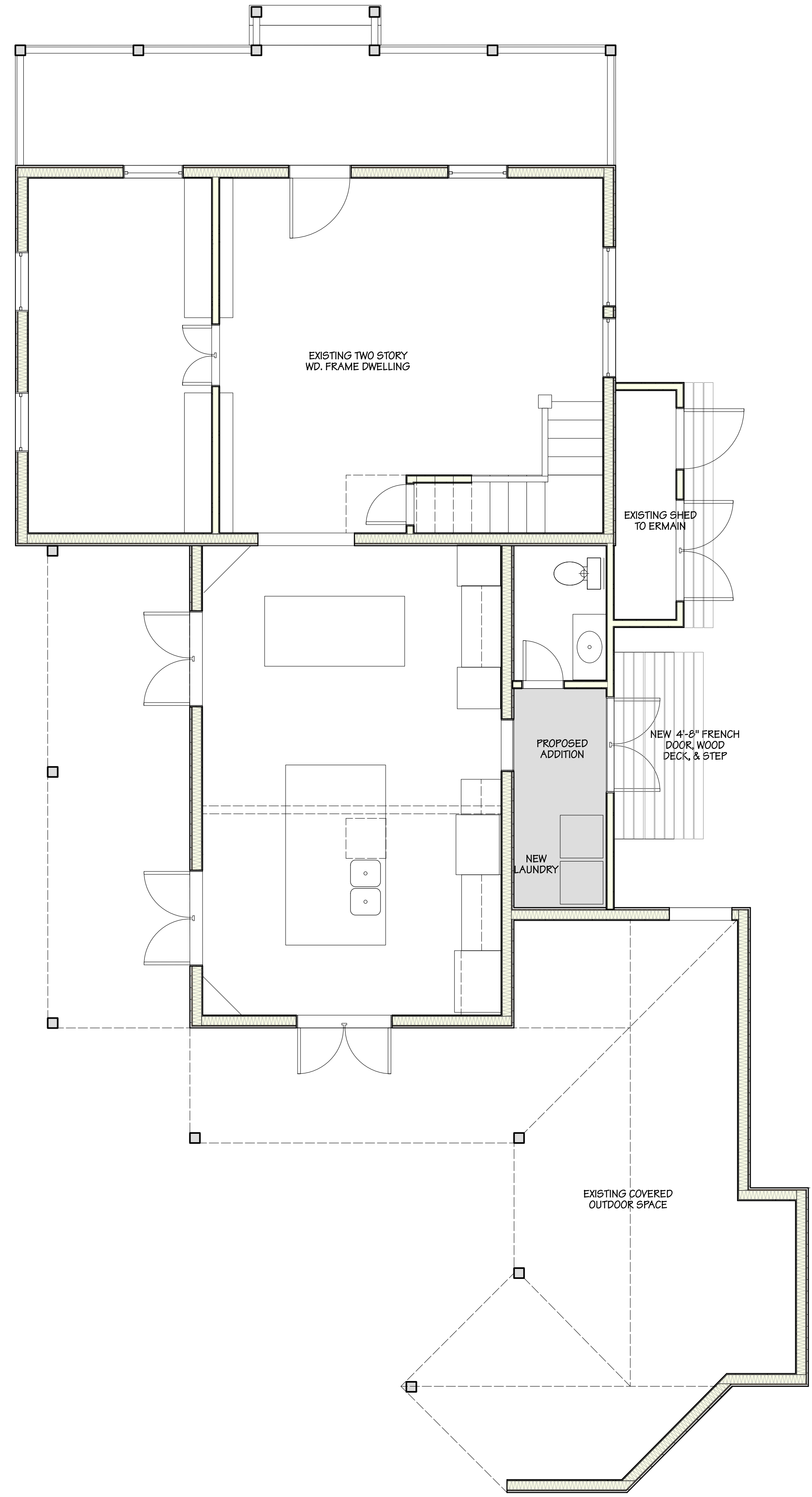
STORMWATER DRAINAGE CALCULATIONS:
 IMPERVIOUS COVERAGE IS INCREASED BY 53 S.F.
 53 S.F. X 1st 1" RAINFALL = 4.42 C.F. REQUIRED SWALE AREA

renovations to
1002 FLEMING STREET
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
 619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594



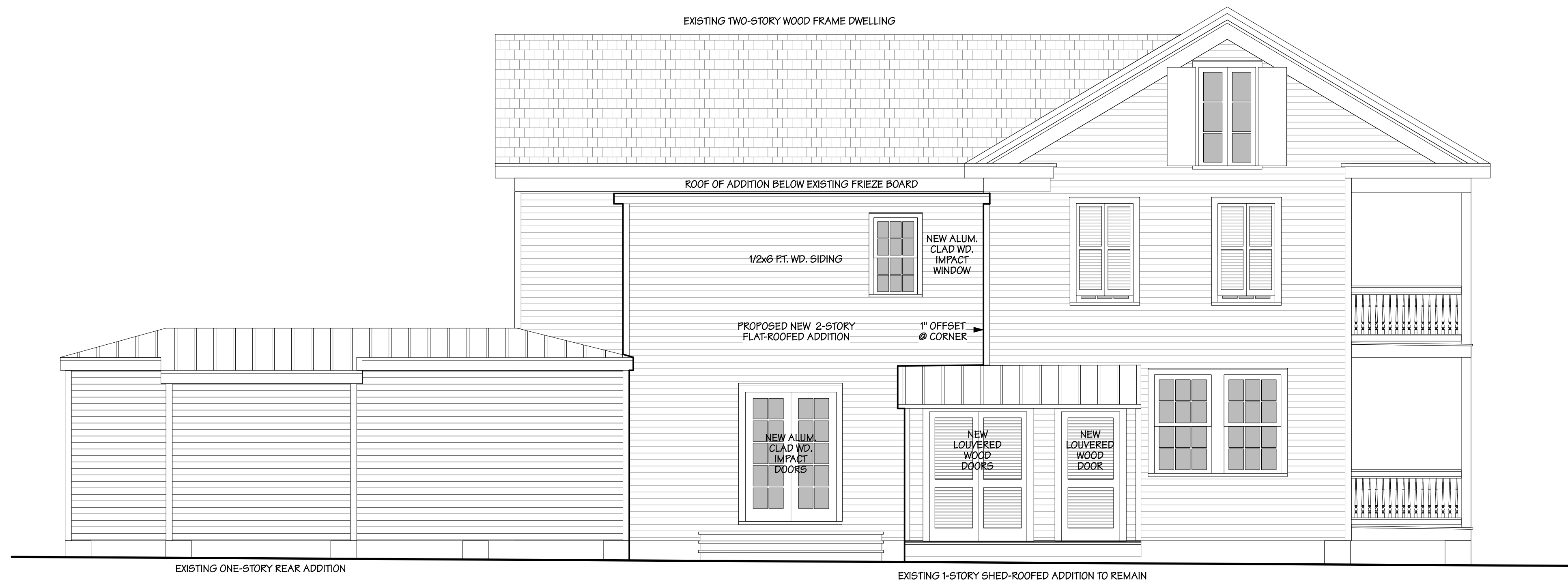
PROPOSED 2nd FLOOR PLAN
scale: 1/4"=1'-0" 



PROPOSED 1st FLOOR PLAN
scale: 1/4"=1'-0" 

renovations to
1002 FLEMING STREET
KEY WEST, FLORIDA

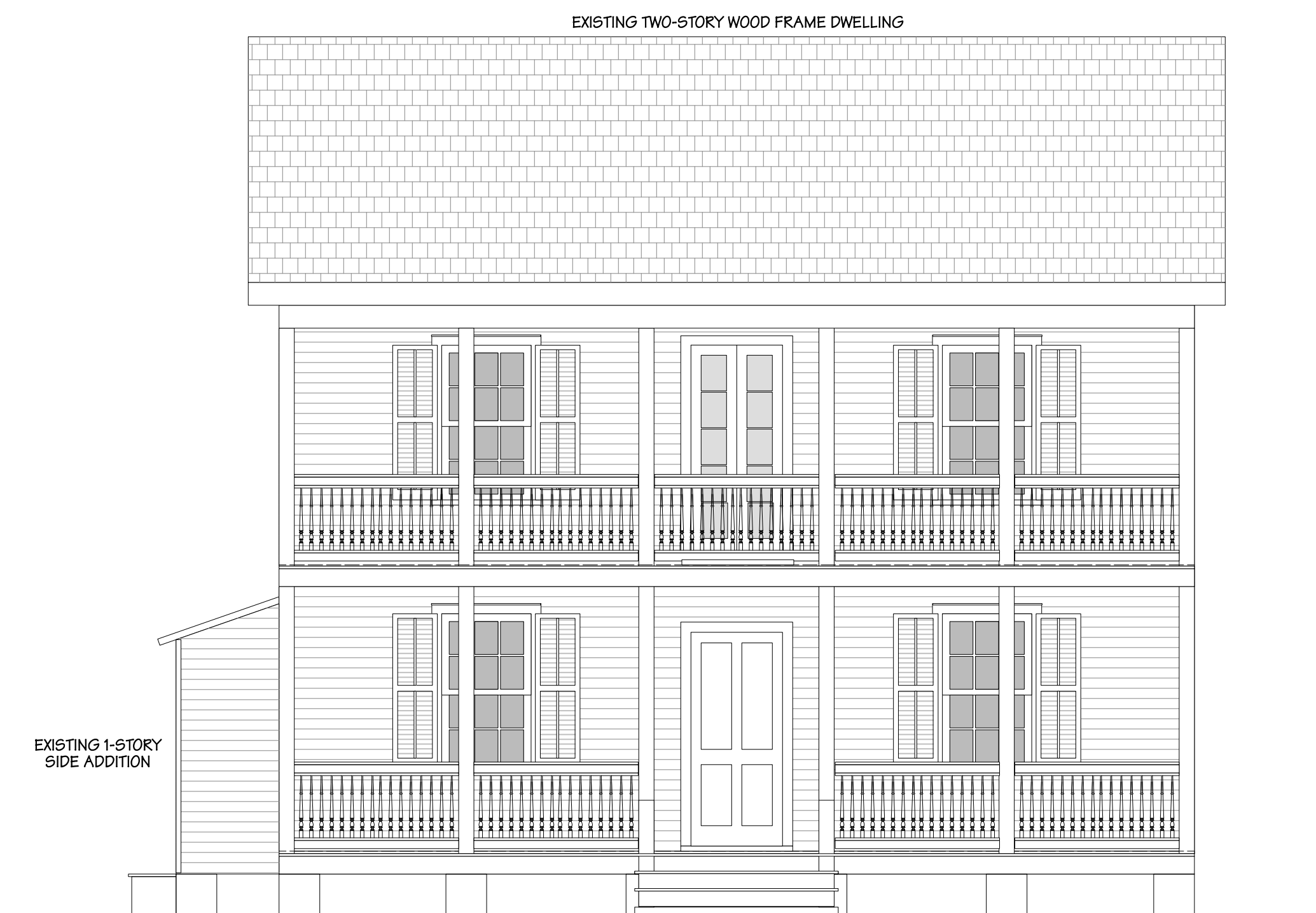
Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594



PROPOSED LEFT SIDE (EAST) ELEVATION
 scale: 1/4"=1'-0"



EXISTING LEFT SIDE (EAST) ELEVATION
 scale: 1/4"=1'-0"



EXISTING FRONT (NORTH) ELEVATION
 scale: 1/4"=1'-0"

NO CHANGES THIS ELEVATION

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., September 27, 2022 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 If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY SIDE ADDITION. PARTIAL DEMOLITION OF SECOND FLOOR EAST WALL.

#1002 FLEMING STREET

Applicant – Robert Delaune, Architect Application #H2022-0039

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Robert Delaune, 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:
1002 Fleming Street on the 21st day of September, 2022.

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 September 27, 2022.

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 H2022-0039.

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

Signed Name of Affiant:

Robert Delaune

Date: 9/23/22

Address: 619 Eaton Street

City: Key West

State, Zip: FL, 33040



The forgoing instrument was acknowledged before me on this 22 day of September, 2022.

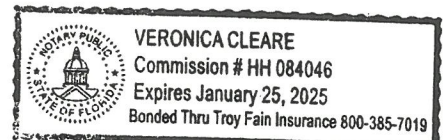
By (Print name of Affiant) ROBERT L. DELAUNE who is personally known to me or has produced FL, DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Veronica Cleare

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)
My Commission Expires: 1/25/2025





Public Meeting Notice

PROPERTY APPRAISER INFORMATION

Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00007430-000000
 Account# 1007706
 Property ID 1007706
 Millage Group 10KW
 Location 1002 FLEMING St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 45 OR86-124/25 OR526-850 OR601-362 OR758-561/62 OR927-2308 OR1041-905 OR1287-529/31 OR1287-532/34 OR1614-1085/86 OR1651-402 OR2088-2031/32 OR3188-0896
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

WICKENHEISER JAMES
 1012 Gasserway Cir
 Brentwood TN 37027

WICKENHEISER JODIE
 1012 Gasserway Cir
 Brentwood TN 37027

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$987,763	\$722,834	\$742,370	\$761,906
+ Market Misc Value	\$39,276	\$40,389	\$41,587	\$42,783
+ Market Land Value	\$1,235,430	\$913,752	\$906,759	\$955,710
= Just Market Value	\$2,262,469	\$1,676,975	\$1,690,716	\$1,760,399
= Total Assessed Value	\$1,844,673	\$1,676,975	\$1,690,716	\$1,007,183
- School Exempt Value	\$0	\$0	\$0	(\$25,000)
= School Taxable Value	\$2,262,469	\$1,676,975	\$1,690,716	\$982,183

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	7,400.00	Square Foot	74	100

Buildings

Building ID 506
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3836
 Finished Sq Ft 2044
 Stories 2 Floor
 Condition GOOD
 Perimeter 292
 Functional Obs 0
 Economic Obs 0
 Depreciation % 5
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1938
 EffectiveYearBuilt 2015
 Foundation CONC BLOCK
 Roof Type IRR/CUSTOM
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED
 Bedrooms 3
 Full Bathrooms 4
 Half Bathrooms 0
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	916	0	0
FAT	FINISHED ATTIC	750	0	0
FLA	FLOOR LIV AREA	2,044	2,044	0
OUF	OP PRCH FIN UL	96	0	0
SBF	UTIL FIN BLK	30	0	0
TOTAL		3,836	2,044	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1978	1979	1	150 SF	2
FENCES	1978	1979	1	184 SF	4
WALL AIR COND	1983	1984	1	1 UT	1
WALL AIR COND	1983	1984	1	3 UT	2
WOOD DECK	1993	1994	1	680 SF	2
WATER FEATURE	2000	2001	1	1 UT	1
TILE PATIO	2000	2001	1	272 SF	5
BRICK PATIO	2000	2001	1	30 SF	2
RES POOL	2000	2001	1	450 SF	3
FENCES	1979	2004	1	340 SF	2
FENCES	2003	2004	1	564 SF	2
FENCES	2005	2006	1	840 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/5/2022	\$2,915,000	Warranty Deed	2386934	3188	0896	01 - Qualified	Improved
2/14/2005	\$2,150,000	Warranty Deed		2088	2031	Q - Qualified	Improved
8/30/2000	\$920,000	Warranty Deed		1651	0402	Q - Qualified	Improved
1/5/2000	\$985,000	Warranty Deed		1614	1085	Q - Qualified	Improved
12/1/1993	\$430,000	Warranty Deed		1287	0532	Q - Qualified	Improved
4/1/1978	\$97,500	Conversion Code		758	561	Q - Qualified	Improved

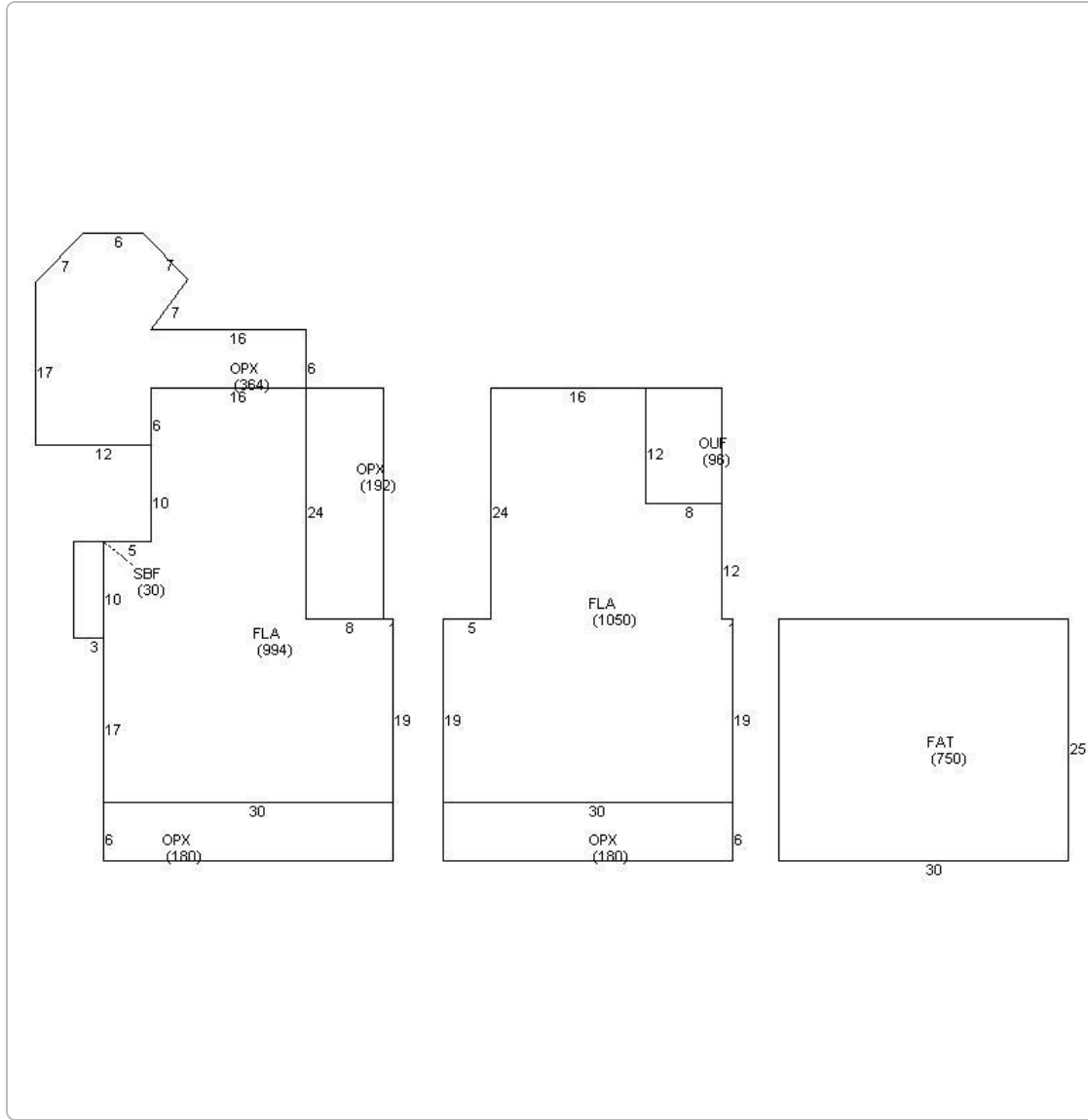
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-2363	8/22/2022		\$0	Residential	Exploratory removal of drywall from bedroom walls and ceilings to determine condition of wood walls and ceilings. Remove rotten steps and decking on 1st floor side porch. Repair and replace with 1" x 4" T&G wood deck.
08-0135	1/24/2008	2/1/2008	\$1,000	Residential	AFTER THE FACT INSTALL OF 125A GENERATOR
08-0166	1/23/2008	2/1/2008	\$1,500	Residential	REPLACE ROTTED PICKET FENCE WITH LIKE PICKET FENCE
08-0036	1/10/2008	1/30/2008	\$800	Residential	RUN 15' COPPER LINE FROM TWO 100 GAL TANKS TO GENERATOR
08-0003	1/2/2008	1/23/2008	\$400	Residential	EMERGENCY REPAIR REPLACE OF METER CAN & RISER WIRES
06-1511	3/6/2006	8/7/2006	\$41,000	Residential	INSTALL 5SQS OF V-CRIMP METAL ROOFING ON NEW GAZEBO
06-1263	3/3/2006	8/7/2006	\$1,200	Residential	INSTALL 3 CEILING FANS IN DINING GAZEBO
06-0362	2/3/2006	8/7/2006	\$3,500	Residential	BUILD DINING GAZEBO ATTACHED TO REAR OF HSE ON EXISTING DECK
06-0326	1/23/2006	8/7/2006	\$900	Residential	INSTALL SEWER LATERAL TO POOL HSE
06-0199	1/12/2006	8/7/2006	\$1,500	Residential	INSTALL NEW 125 AMP FOR POOL HSE
05-5046	12/6/2005	8/7/2006	\$6,500	Residential	CONVERT GARAGE INTO POOL HSE
05-5047	12/6/2005	8/7/2006	\$2,200	Residential	WIRE POOL HSE (170SF)
05-5048	12/6/2005	8/7/2006	\$1,800	Residential	ROUGH SET W/C LAV,WATER HEATER
05-3888	9/12/2005	8/7/2006	\$4,000	Residential	18" METAL FENCE ATOP OF 85LF CONCRETE WALL
05-3356	8/8/2005	8/7/2006	\$4,000	Residential	RELOCATE THE EXISTING SERVICE DROP& REPLACE 200AMP PANEL
05-1703	5/24/2005	8/7/2003	\$4,000	Residential	red tag by corey install 140'X6" solid picket fence
05-1047	4/4/2005	8/7/2006	\$3,500	Residential	REPLACE 700SF OF DECK
02-2495	10/3/2002	1/12/2003	\$1,500	Residential	REPLACE FENCE
02-1038	4/24/2002	8/21/2003	\$1,000	Residential	PAINT EXTERIOR
01-1943	5/14/2001	10/9/2001	\$6,200	Residential	CENTRAL AC
00-3854	11/13/2000	12/21/2000	\$25,000	Residential	ELECTRICAL
00-3288	10/19/2000	12/21/2000	\$25,000	Residential	EXTERIOR REPAIRS
00-0190	1/25/2000	7/19/2000	\$9,015	Residential	RESURFACE POOL/RETILE PAT
98-3670	12/2/1998	8/13/1999	\$1	Residential	REPAIR FENCE(STORM DAMAGE
B942647	8/1/1994	12/1/1994	\$8,000	Residential	RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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