

Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review

Commission Members

From: Enid Torregrosa-Silva, MSHP

Historic Preservation Planner

Meeting Date: July 23, 2024

Applicant: Robert L. Delaune, Architect

Application Number: H2024-0021

Address: 1002 Fleming Street

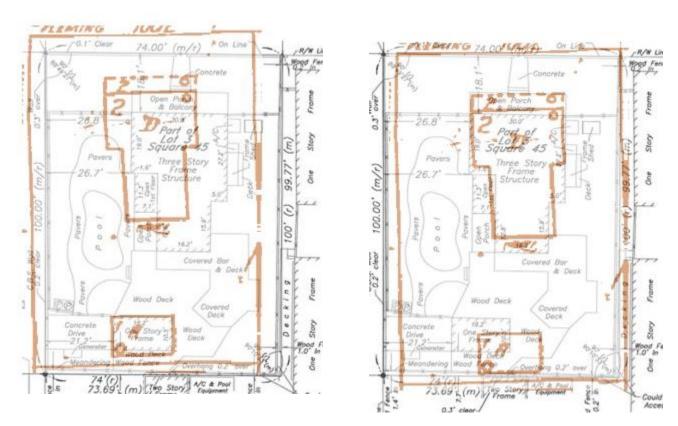
Description of Work:

New accessory structure in the rear yard.

Site Facts:

The site under review comprises of a single-family house, an accessory structure, and a pool. The property is a corner lot facing Fleming Street and Grinnell Street abuts the west side. The two and a half-story principal building is a contributing resource to the historic district. The frame vernacular house was built circa 1920's. The house has been altered on its rear with attached additions. A one-story accessory structure is located behind the principal house with a concrete driveway accessible from Grinnell Street. According to the Sanborn maps a one-story accessory structure dedicated to one car was in the rear yard and is depicted with a similar footprint than the existing accessory habitable space. This structure is depicted in the Sanborn maps of 1926, 1948 and 1962. The structure is approximately 21-2' setback from the Grinnell Street property line. In 2005 under HARC COA 05-05-27-0830, the Commission approved the conversion of the carport into a pool cabana. A building permit was approved for such project (BLD2005-00005046). Among the renovations to the historic carport converted to a pool house are French doors to open to the pool, barn style doors to replace plywood doors and the design retained the board and batten

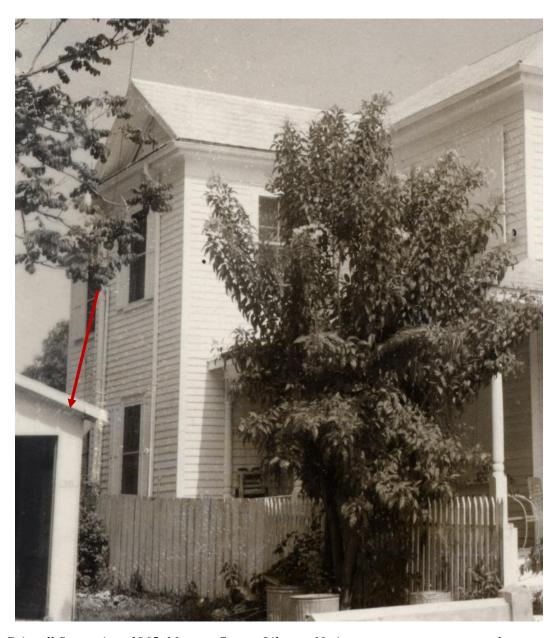
siding. All those elements are still present in the historic carport. In 2006 a new dining gazebo attached to the rear of the house was approved for building permits. There is no evidence of approval for current horizontal lap siding (probably hardie) installed on the north side of the accessory pool house, as well as new doors. The parcel is in an AE -6 flood zone.



1962 Sanborn map over current survey.



1002 Fleming Street circa 1965. Monroe County Library. Notice accessory structure at rear with board and batten siding



509 Grinnell Street circa 1965. Monroe County Library. Notice accessory structure on the property at 1002 Fleming Street and board and batten siding.



Existing accessory structure view from Grinnell Street.



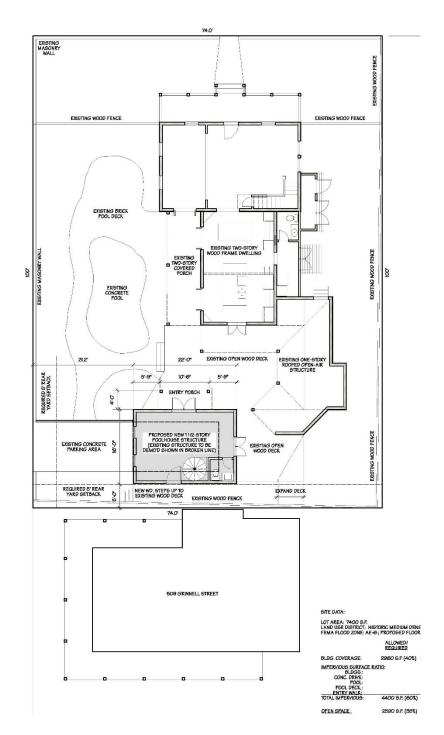
Google earth aerial view.

Guidelines Cited on Review:

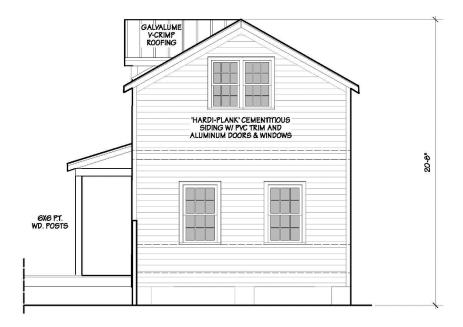
- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, last paragraph of page 38 h, 6, 11, 13, 14, 18, 22, 23, and 24.
- Outbuildings (page 40), specifically first paragraph and guidelines 1, 3, 4 and 9.

Staff Analysis:

The Certificate of Appropriateness under review proposes a new accessory structure to be located at the rear portion of the existing lot but visible from Grinnell Street. This structure will be replacing an existing one-story building that staff opines is the historic circa 1920 garage. The new design proposes a one and a half-story frame structure that will meet current setbacks and zoning regulations. The structure will be built over concrete footers, will have a front gable roof with a cross-gable roof facing north, and its maximum height from grade to ridge will be approximately 20'-8". The design includes a small entry porch on the north elevation.



Proposed site plan which depicts footprint of 509 Grinnell Street at bottom of drawing.



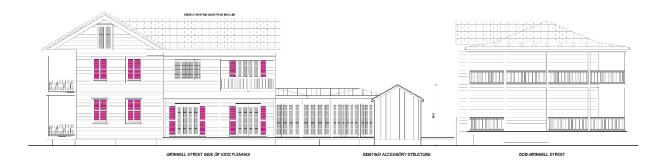
Proposed west elevation which will face Grinnell Street.

The proposed exterior materials are horizontal hardie board for siding, and aluminum windows and doors. The proposed roof will be finished with 5 v-crimp metal panels.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design fails many of the cited guidelines for new construction. The scale and mass of the newly proposed accessory structure reads more like a principal structure than an accessory structure. Staff did not find in the neighboring properties an accessory structure with similar scale and massing. Staff finds that the new structure proportions as to the ratio of massing vs footprint for an accessory is over-scaled. In addition, the proximity of the new building to a historic and contributing house (509 Grinnell Street) with an "U" shape form will overshadow the north side of said porch.





Grinnell Street view proposed and existing.

Matthew Stratton recused himself as he is employed by Bender & Associates and is the representative for the project.

CL7. H05-05-27-0828 615 Mickens Lane, Bender & Associates Architects

After the fact: 9 X 16 addition by previous owner. Variance has been granted as result of HARC appeal.

Summary of Finding of Fact. Matthew Stratton presented the project. He explained this addition was built several years ago without HARC approval or a building permit. At that time the house belonged to Snow Phillips. The after the fact application was disapproved by HARC because of the siting of the addition. The decision was appealed to the Special Master. The new owner of the property was aware of this situation and has obtained a variance for the addition.

Don Craig read the minutes into the record from the meeting of September 24, 2002. When this was initially addressed by HARC. The application was denied based on the guidelines for additions, alterations, and new construction (pages 36-38) with regard to siting, cladding, and roof form. Vicki Marino and Don Craig agreed that circumstances have not changed since the last HARC disapproval. Vicki Marino motioned to disapprove. Terry Garcia seconded the motion.

APPROVE	DISAPPROVE	X	TABLE	-10

CL8.H05-05-27-0830 1002 Fleming Street, Vincent Mancini
Construct pavilion, convert garage to pool house. Repair
decking, add 200 sq decking.

Vincent Mancini presented the project.

The structure is contributing. Matthew Stratton noted the design of the addition is not compatible with the historic house. The guidelines for additions state the design of the addition should be compatible.

The elevations and site plan do not coincide with one another. This should be resolved. Annotation should be included.

The Commission agreed the roof form of the addition should be simplified so that it is more compatible with the historic house and the accessory structure.

Two sets of French doors are being added on blank elevations of the garage structure. One will be at the rear of the garage and the other on the pool side elevation. This will be habitable space. He is adding a window for the bathroom. It is an old structure. Siding will remain board and batten.

Don Craig asked that he supply a copy of the Sanborn maps so we can get an idea of the garage's age. The guidelines should be carefully considered as he is altering a historic.

accessory structure.

Matthew Stratton motioned to table. Drawings should be annotated and drawn to scale. Vicki Marino seconded the motion.
APPROVE DISAPPROVE TABLEX
CL9. H05-05-31-0840 1020 South Street, Richard Bird Changes to original drawings. Addition. 60' linear feet of 6' & 4 picket fencing. Change to exterior windows & doors. Change to exterior rear porch.
Thomas Pope (Architect) and Matt Zintmaster (owner) presented the project. They are proposing picket fencing and changing the windows on the front elevation to 2/2 to mate the other existing windows on the house. To the rear of the house the gazebo will be moved over about 18". Transoms were added and the number of windows has been reduced from 4 to 3. A "French" balcony is proposed for the master bedroom. Fenestration will also be changed on the west elevation. Shutters will also be added. Vicki Marino was concerned with the French doors on the front façade (guidelines for doors page 33, no. 11).
Mr. Pope said they are recessed from the front façade and it is not the main entry.
Matthew Stratton motioned to approve with the condition that a pair of solid doors are installed on the Whalton Street façade. Vicki Marino seconded the motion.
APPROVE_X DISAPPROVE TABLE
CL10. H05-06-01-0864 800 Simonton Street, William P. Horn Architect, P.A. Renovate existing building to office use. Remove non-Historic additions, infill covered area with storefront glass.
and the second of the second o

Frank Hirdliska (Architect) and William Kemp (owner) presented the project. They are planning to remove the non-historic additions and to reclaim some of the square footage in the area under the canopy. Currently the canopy is partially in-filled. This would create a storefront system. The roofline would be maintained.

The Commission agreed it is appropriate to follow the historic footprint.

Matthew Stratton was concerned with enclosing the canopy area. He reviewed the guidelines porches (page 32, no. 1) "the removal or non-historic enclosure of an historic entrance or open front porch or side porch on publicly visible elevations on a contributing structure is not appropriate; nor is the non-historic use of louvers, glazing, screening or a permanent enclosure of any kind permitted."

Tim Root motioned to table. Marilyn wild seconded the motion.
APPROVE DISAPPROVE TABLEX
TABLED ITEMS
T1. H05-04-08-0537 802 Eaton Street, David Knoll, Architect Extensive reconfiguration of interior walls. New lapped siding at non-historic louver and lattice walls. New doors with double class panels. New windows to match existing. Removal of surface mounted plumbing ruins. Repair siding & metal roofing. New decking at existing deck. New 4' picket fence. Repaint exterior. New roof windows 2 and additions of exit stair from attic bedroom.
Withdrawn from this agenda.
APPROVE DISAPPROVE TABLE
T2. H04-05-09-736 430 Greene Street, David Knoll, Architect Demolition of existing balcony & roof to be enlarged and re-roofed. New access stair. New folding glass doors; new commercial booth. David Knoll and Owen Trepannier presented the project. The revised drawings reflect
retaining the existing booth and adding a second floor balcony. They are creating a parapet wall and adding an awning for shade.
Owen Trepannier explained the problem is the existing booth extends into the City right of way about 1 foot. They will remove the 1 ½ foot overhang and are proposing to move the booth back 1 foot.
The Commission agreed Mr. Knoll followed their recommendations. Moving the booth back even 1 foot is an improvement. New booths must be at least 5 feet back from the right of way. If anything happens to this booth it can not be built back as it is nonconforming.
Tim Root motioned to approve with the condition they submit a color selection for the proposed awning. Terry Garcia seconded the motion.
APPROVE_X DISAPPROVE TABLE
T3. H05-05-27-0830 1002 Fleming Street, Vincent Mancini Construct pavilion, convert garage to pool house. Repair decking add 200 sq decking.

Vincent Mancini presented revised drawings that reflect a simplified design. The garage will be converted to a pool house. He is proposing French doors opening up to the pool

area. He has eliminated the one set of French doors and the window to minimize damage to the historic garage structure. The garage plywood doors will be changed to barn style doors. They will retain the board and batten siding.

The roof design of the addition was simplified so it is more compatible with the main house. Two hundred square feet of decking will be added and the existing deck repaired.

Tim Root motioned to approve the revised drawings. Terry Garcia seconded the motion.

APPROVE X_ DISAL	PROVE TABLE
------------------	-------------

T4. H05-06-06-0888 1430-1440 Grinnell Street, Gail A. Miller Install hurricane shutters.

Gail Miller presented the project. She has applied for a certificate of noncontributing value as she would like to install accordion hurricane shutters.

George Born explained this application was reviewed at the previous meeting. One of these structures is listed as contributing the other is not. The buildings are very similar. There are four other buildings that are similar, two on Flagler and two on Von Phister. The two on Von Phister Street are listed as contributing.

Ms. Miller noted the only criteria met for certification is the age of fifty years or more. She was not notified about the designation.

The Commission reviewed the nine criteria to be considered for de-certification (Section 102-125).

Tim Root said we do not take de-certification lightly. A professional should provide documentation to demonstrate the structure has no significance or historic integrity. We do not have enough information to make this decision.

Marilyn Wild asked if the reason for this request is just for the hurricane shutters.

Ms. Miller said she wants it de-classified because it would make everything you do to it less expensive. If it is under HARC jurisdiction it drives the cost up and, therefore, increases the amount that must be charged for rent.

Ms. Wild said we can deny it and you can go in front of Judge Overby.

The Commission reviewed the guidelines for shutters (pages 30-31 No. 60): "roll down and accordion shutters may be allowed on new commercial structures and may be appropriate on other types of buildings when reasonably concealed. These shutters will be considered on a case-by-case basis." They noted there is some room for interpretation.

NORBY

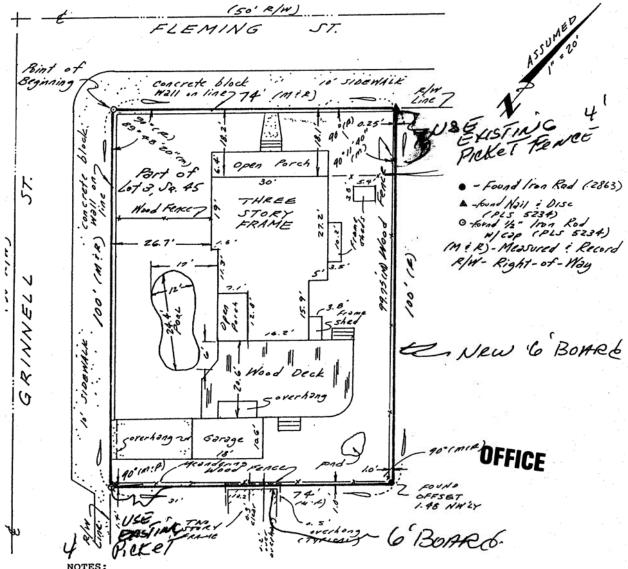
& Associates, Inc. Professional Land Surveyors

Thomas A. Norby, PLS Reg. No. 5234

3104 Flagler Avenue

Key West, FL 33040

FAX (305) 293-9924 (305) 296-7422



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.

Underground foundations and utilities were not located.

All angles are 90° (Measured & Record) unless otherwise noted.

This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
Street address: 1002 Fleming Street, Key West, FL 33040.
Date of field work: August 24, 2000.

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.

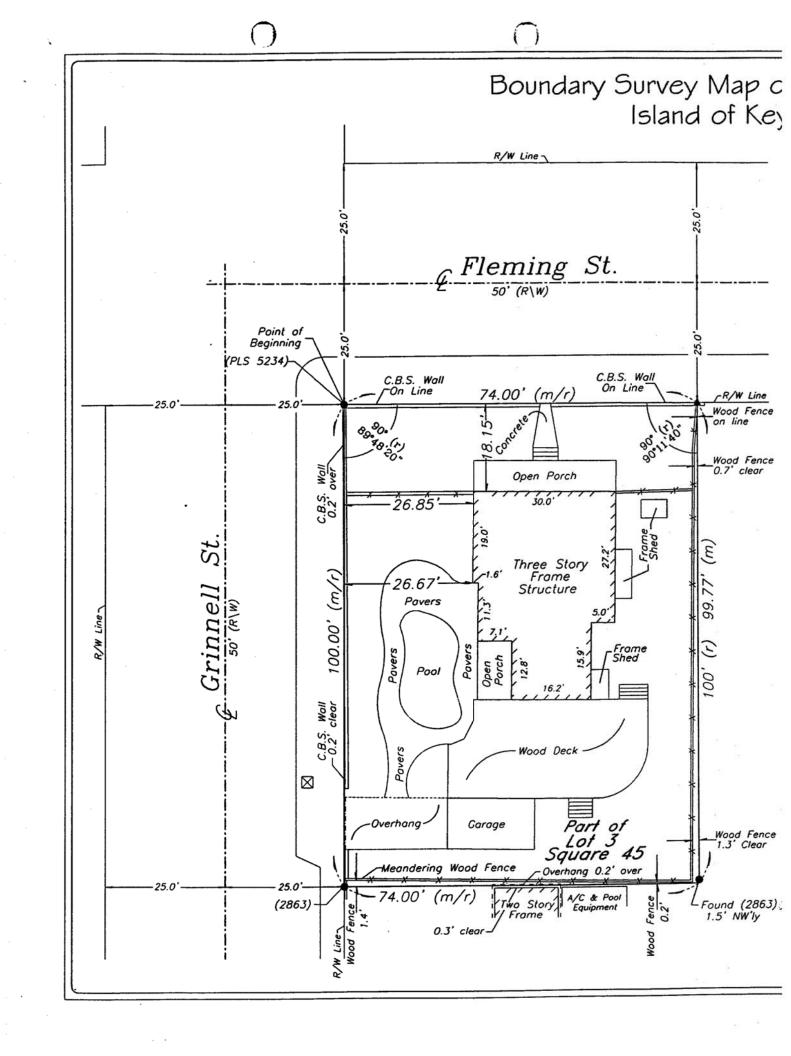
Walter J. Stiedler & Gary E. Rooney; BOUNDARY SURVEY FOR: Bank of America, N.A., ISAOA;

Spottswood, Spottswood & Spottswood;

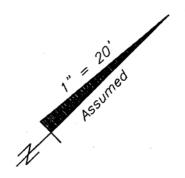
Chicago Title Insurance Company;

INC. CLATES. Phomas A. Norby, Florida Reg. #5234

August 28, 2000



part of Lot 3, Square 45 West, Florida



LEGEND

- Found 2" Iron Pipe (Fence Post)
- O Set #5 rebar w/cap (LB 7131)
- Found 1/2" Iron Rod (PLS 5234) (2863)
- ▲ Found Nail & Disc (PLS 5234)
- △ Set Nail & Disc (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- Concrete Utility Pole

NOTES:

- 1. The legal descriptions shown hereon were 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. Error of closure exceeds one part in 10,000.
- 9. Date of field work: February 4, 2005.
- O. Ownership of fences is undeterminable, unless otherwise noted.
- Adjoiners are not furnished.

OFFICE COPY

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

30UNDARY SURVEY FOR: Francis J. Gonzon & Nichol Gonzon; Americas Wholesale Lender; Attorney's Title Insurance Fund, Inc.; Stones & Cardenas;

VORBY & OFLYNN SURVEYING, INC.

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

Pebruary 9, 2005

NORBY & O'FLYNN Surveying, Inc.

Professional Land Surveyors LB No. 7131

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

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS





City of Key West 1300 White Street Key West, Florida 33040

2021 1. 1601
104 11/14 5/11/14
IG DISTRICT BLDG PERMIT#

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

ADDRESS OF PROPOSED PROJECT:	1002 Fleming Street	
NAME ON DEED:	James & Jodie Wickenheiser	PHONE NUMBER 615-293-0880
OWNER'S MAILING ADDRESS:	1002 Gasserway Circle	EMAIL jim@paragonconstruction.com
	Brentwood, TN 27027	
APPLICANT NAME:	Robert L Delaune Architect PA	PHONE NUMBER 305-304 4842
APPLICANT'S ADDRESS:	619 Eaton Street, Suite 1	robdelaune@bellsouth.net
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE 05/17/24
FLORIDA STATUTE 837.06: WHOEVER KN SERVANT IN THE PERFORMANCE OF H PUNISHABLE PER SECTION 775.082 OR DESCRIBED IN THE APPLICATION SHALL APPLICANT FURTHER STIPULATES THA DESCRIPTION OF WORK, AS DESCRIBED AND THE SUBMITTED PLANS, THE AFORE PROJECT INCLUDES: REPLACEMENT PROJECT INVOLVES A CONTRIBUTING SEPONDECT INVOLVES A STRUCTURE THA DETAILED PROJECT DESCRIPTION	AT IS INDIVIDUALLY LISTED ON THE NATIONAL REGION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, S	ND WITH THE INTENT TO MISLEAD A PUBLIC MISDEMEANOR OF THE SECOND-DEGREE WLEDGES THAT THE SCOPE OF WORK AS ED BY THE APPLICANT AND THE CITY. THE ITY FOR EXCEEDING THE SCOPE OF THE ON BETWEEN THE DESCRIPTION OF WORK TROLLING. E ELEVATION OF A STRUCTURE HISTORIC STRUCTURE: YES NO_X_ STER: YES NO_X_ QUARE FOOTAGE, LOCATION, ETC.
	ory wood-frame non-historic accessory structure i	
MAIN BUILDING:		
DEMOLITION (PLEASE FILL OUT AND A demolition of existing one	e-story wood frame non-historic accessor	ry 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 1/2-story wood frame a	decessory structure	
PAVERS:		FENCES:	
DECKS:		PAINTING:	
SITE (INCLUDING GRADIN	G, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):	
ACCESSORY FOLIDATES	IOAO AIO VIPATO PROV	OTHER	
ACCESSORY EQUIPMENT	(GAS, A/C, VENTS, ETC):	OTHER:	
OFFICIAL USE ONLY:	HARC COI	MMISSION REVIEW	EXPIRES ON:
		MMISSION REVIEW DEFERRED FOR FUTURE CONSIDERATION	EXPIRES ON:
MEETING DATE:	APPROVEDNOT APPROVED		
OFFICIAL USE ONLY: MEETING DATE: MEETING DATE: MEETING DATE:	APPROVEDNOT APPROVEDNOT APPROVED	DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE: MEETING DATE:	APPROVEDNOT APPROVEDNOT APPROVED	DEFERRED FOR FUTURE CONSIDERATION DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE: MEETING DATE:	APPROVEDNOT APPROVEDNOT APPROVED	DEFERRED FOR FUTURE CONSIDERATION DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE: MEETING DATE: REASONS OR CONDITIONS:	APPROVEDNOT APPROVEDNOT APPROVED	DEFERRED FOR FUTURE CONSIDERATION DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE: MEETING DATE: REASONS OR CONDITIONS:	APPROVEDNOT APPROVEDNOT APPROVED	DEFERRED FOR FUTURE CONSIDERATION DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	APPROVEDNOT APPROVEDNOT APPROVED	DEFERRED FOR FUTURE CONSIDERATION DEFERRED FOR FUTURE CONSIDERATION	INITIAL:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

CITY OF KEY WEST CERTIFICATE OF APPROPRIATENESS APENDIX FOR DEMOLITIONS APPLICATION NUMBER H- 2014-00-21



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a bona fide Code Compliance case, in which case staff may review and approve the demolition request. The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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

> > The structure in question is not an historic structure

OR THAT THE

deterioration.

BU	JILDING OR STRUCTURE;
(a)	Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
	It does not
(b)	Is not specifically associated with events that have made a significant contribution to local, state, or national history.
	It is not

CITY OF KEY WEST CERTIFICATE OF APPROPRIATENESS APENDIX FOR DEMOLITIONS



APPLICATION NUMBER H- 2024-0024

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a bona fide Code Compliance case, in which case staff may review and approve the demolition request. The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

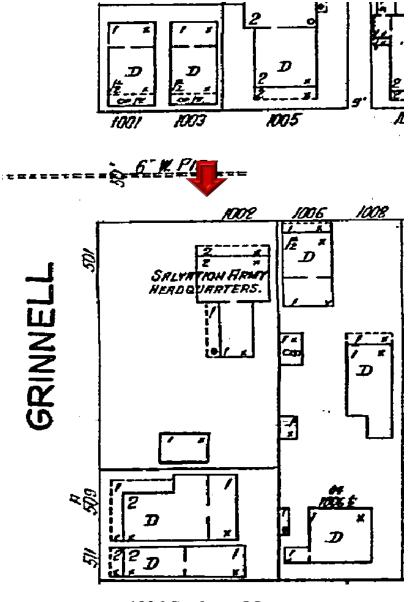
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

	e subject of the application is a contributing or historic building or structure, then it should not be solished unless its condition is irrevocably compromised by extreme deterioration or it does not meet of the following criteria:
	a) The existing condition of the building or structure is irrevocably compromised by extrem deterioration.
	The structure in question is not an historic structure.
OR THAT THE	BUILDING OR STRUCTURE;
	CIEDLIG OK STRUCTURE;
	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.
	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 entire
	Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction. It does not.

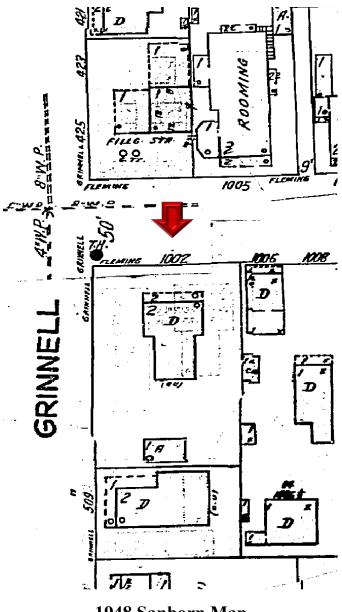
CITY OF KEY WEST CERTIFICATE OF APPROPRIATENESS APENDIX FOR DEMOLITIONS APPLICATION NUMBER H- 1024-0021



	(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.
	(a) A complete construction plan for the site is included in this application
	X Yes Number of pages and date on plans 2 pages, 14 May 2024
	No Reason
Cilminobion	ng criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The shall not issue a Certificate of Appropriateness that would result in the following conditions (please review nt on each criterion that applies);
	 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 structure in question is not and its removal will not
	(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and The structure in question is not historic
AND	(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
	The structure in question is not historic
	(4) Removing buildings or structures that would otherwise qualify as contributing.
	It is unknown whether the structure in question would qualify as contributing or not



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1002 Fleming Street circa 1965. Monroe County Library.

























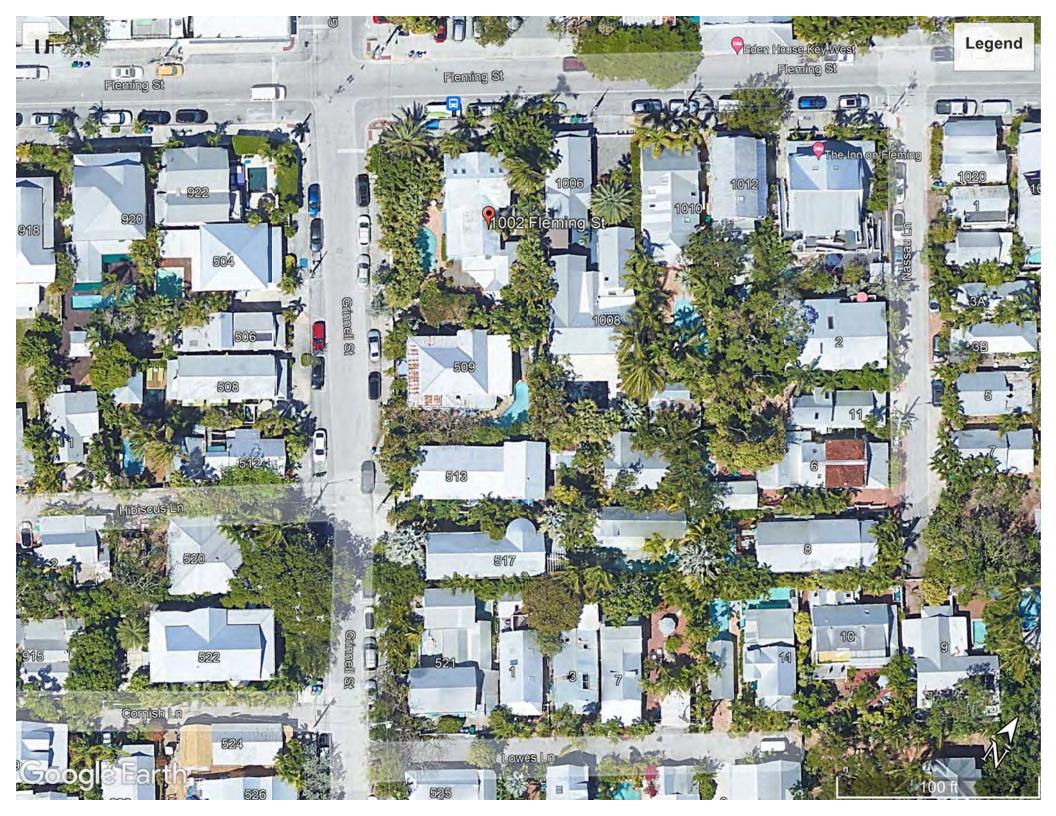




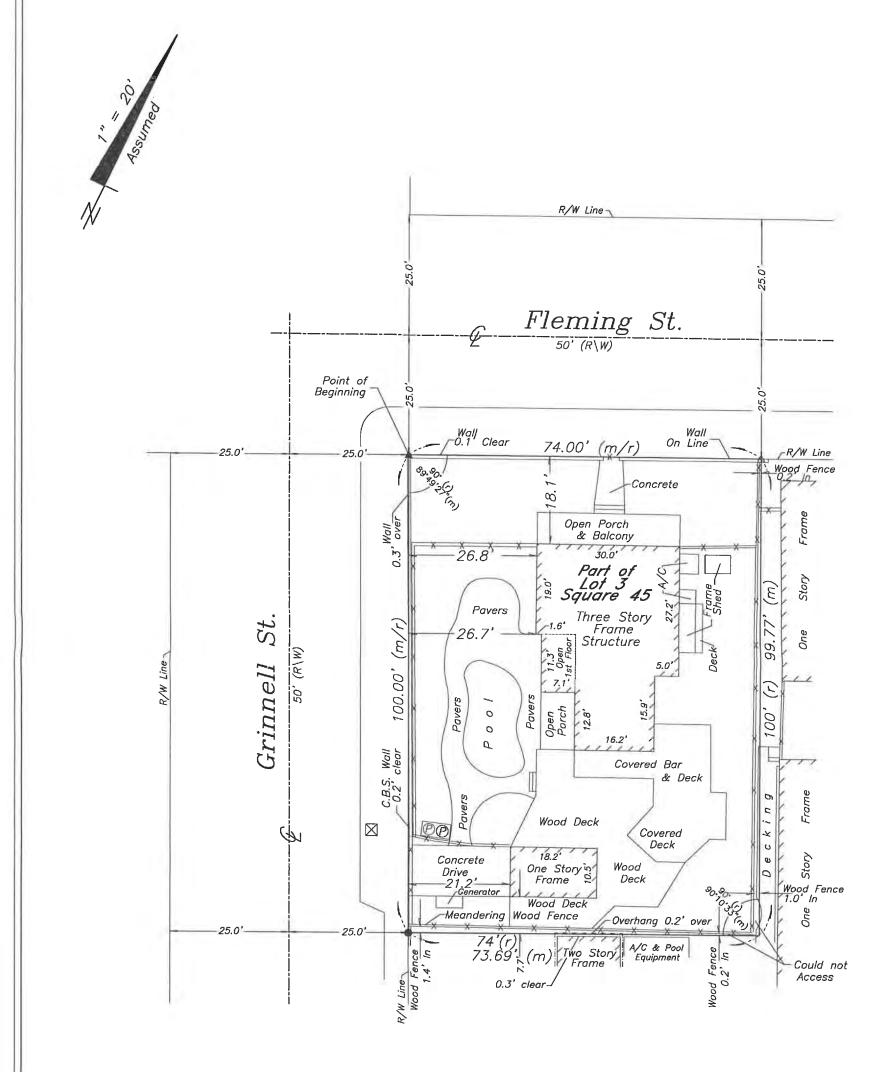








Boundary Survey Map of part of Lot 3, Square 45, Island of Key West



LEGEND

- O Found #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found PK Nail
- Δ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- $R \setminus W$ 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

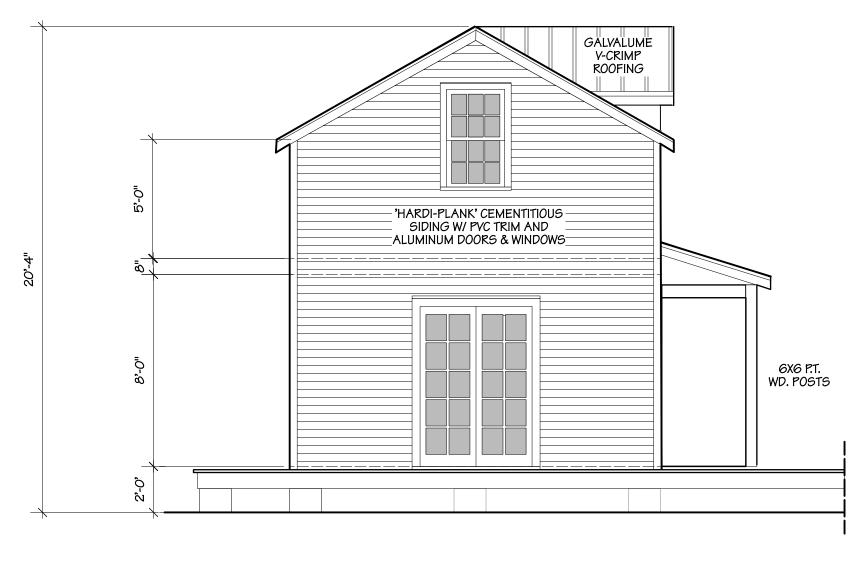
THIS SURVEY IS NOT ASSIGNABLE Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper PSM #6298

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

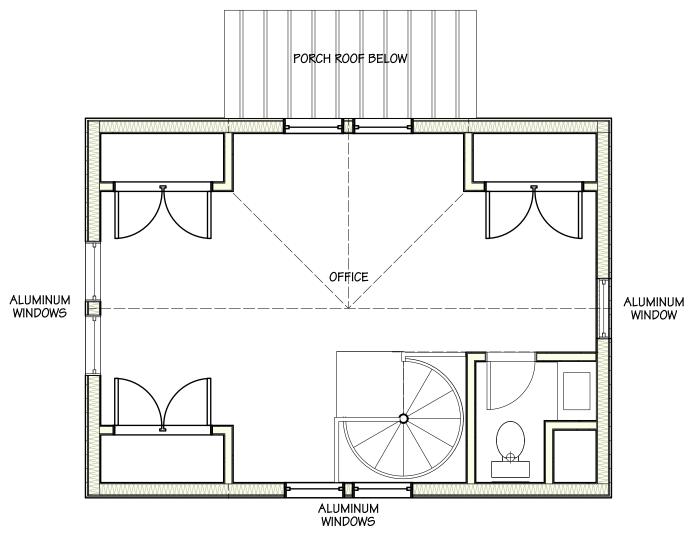
PROPOSED DESIGN



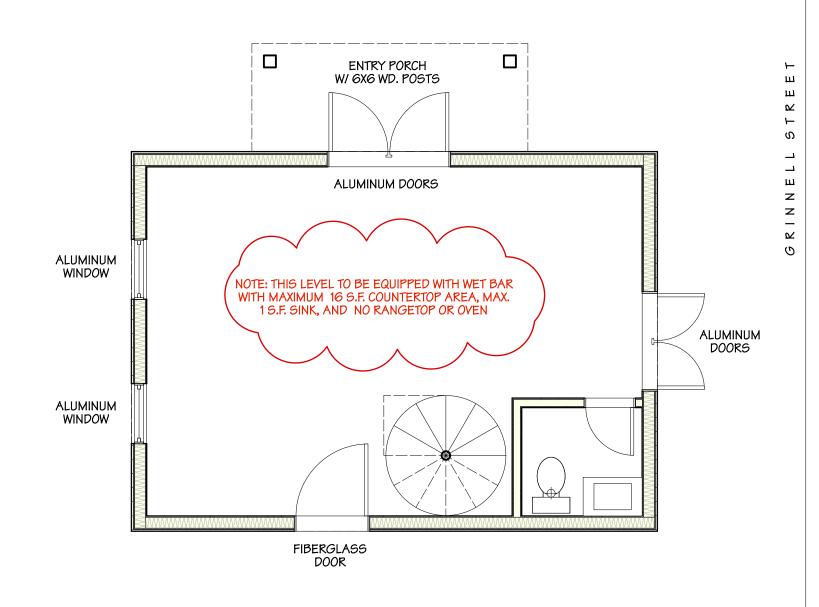
PROPOSED EAST ELEVATION scale: 1/4"=1'-0"





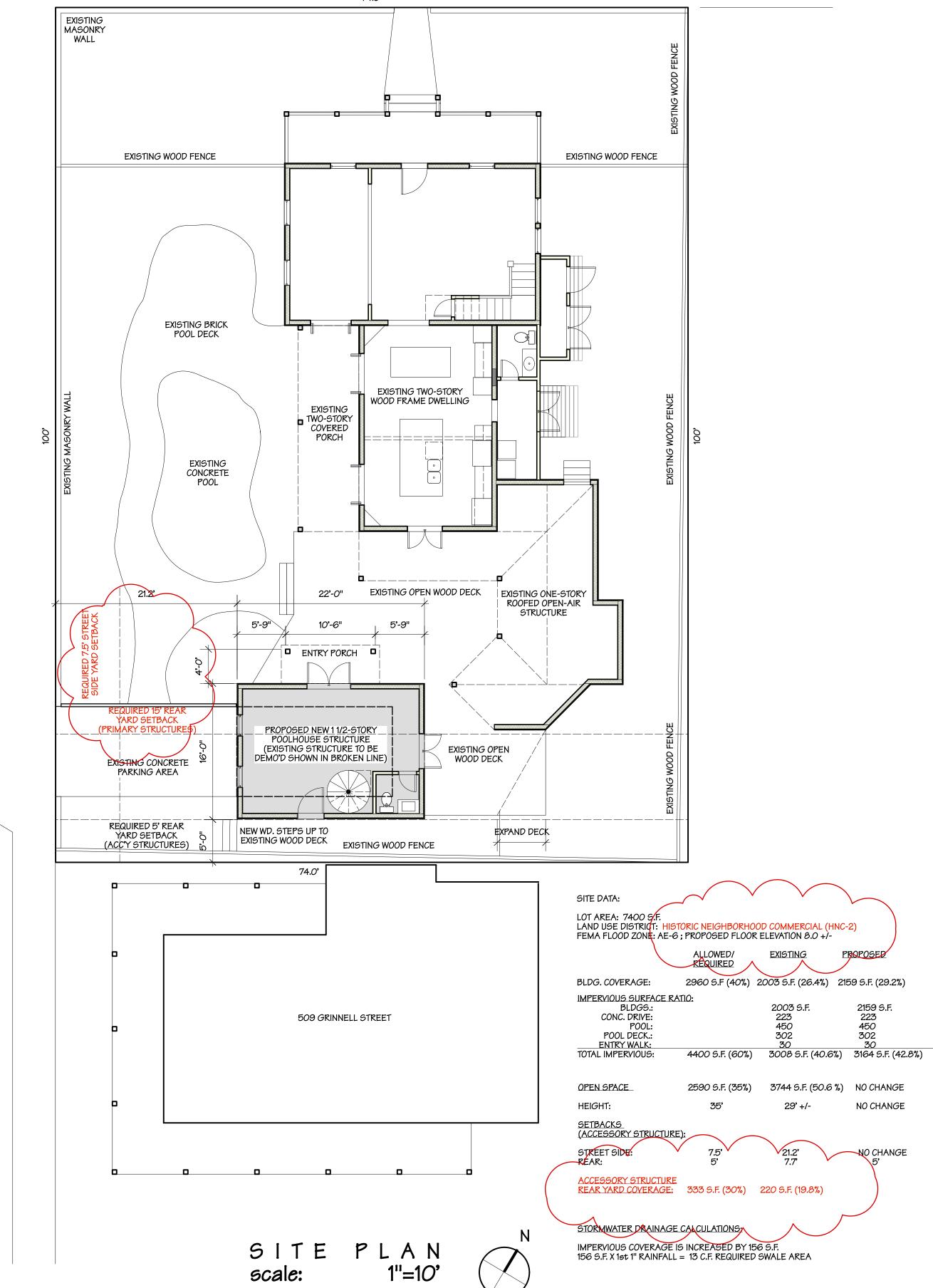


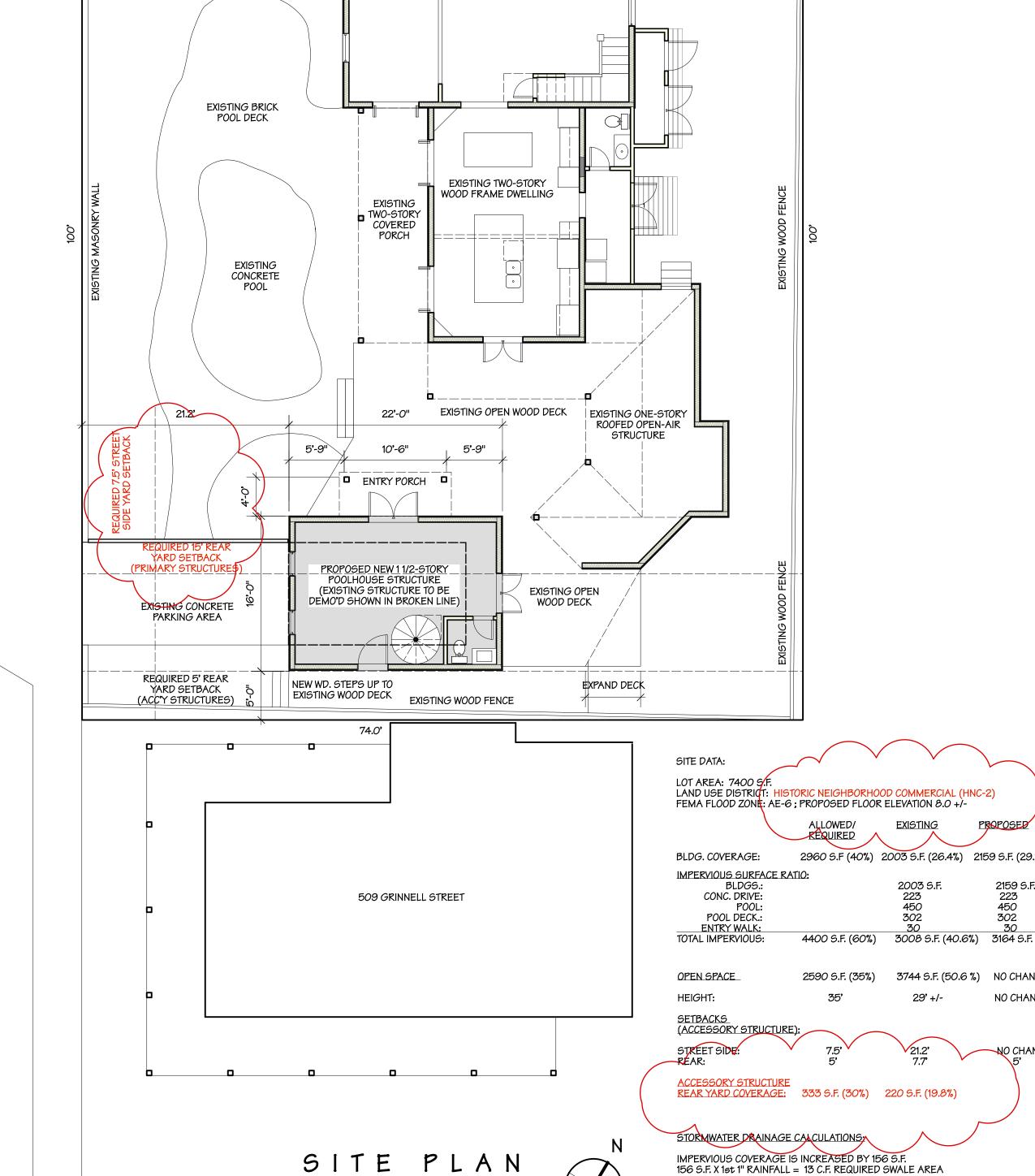
PROPOSED 1/2-STORY FLOOR PLAN scale: 1/4"=1'-0"



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



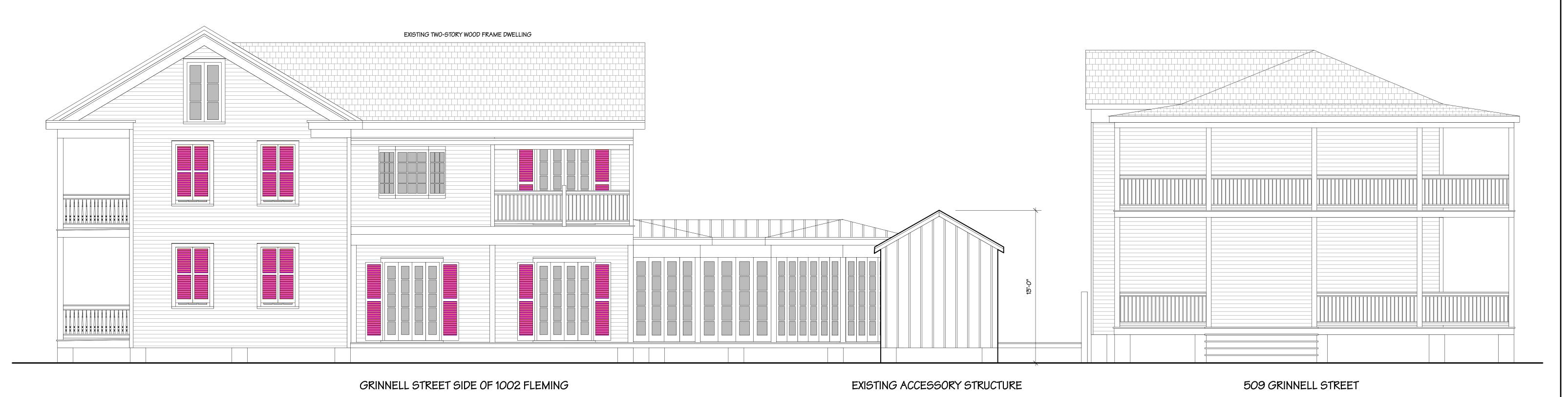




FLEMING STREET



PROPOSED WEST (GRINNELL STREET) ELEVATION scale:



EXISTING WEST (GRINNELL STREET) ELEVATION scale:

The Historic Architectural Review Commission will hold a public meeting at <u>5:00 p.m.</u>, <u>July 23, 2024</u>, <u>at City Hall</u>, <u>1300 White Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE AT REAR YARD.

DEMOLITION OF ACCESSORY STRUCTURE AT REAR

YARD.

#1002 FLEMING STREET

Applicant – Robert L. Delaune, Architect Application #H2024-0021

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
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:
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 25 JUN 2024, 2024.
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 #2024 -0021
A photograph of that legal notice posted in the property is attached hereto.
Date: 7 7 2d Address: 49870 57 City: YEY WEST FL State, Zip: 32040
The forgoing instrument was acknowledged before me on this 17 day of 24. By (Print name of Affiant) Robert Deloune who is personally known to me or has produced as
identification and who did take an oath.
Sign Name: Print Name: Notary Rublig - State of Florida (seal) My Commission Expires:



Public Meeting Notice Notice STATES OF ACTINOSIS ADMICTINA AT BAR VANS PRINCIPLE AT BA

PROPERTY APPRAISER INFORMATION

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 00007430-000000 Account# 1007706 Property ID 1007706

Millage Group 10KW

1002 FLEMING St, KEY WEST Location

Address

KW PT LOT 3 SQR 45 OR86-124/25 OR526-850 OR601-362 OR758-561/62 OR927-2308 OR1041-905 Legal 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.)

6108 Neighborhood SINGLE FAMILY RESID (0100)

Property 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

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$984,101	\$987,763	\$722,834	\$742,370
+ Market Misc Value	\$38,162	\$39,276	\$40,389	\$41,587
+ Market Land Value	\$1,630,535	\$1,235,430	\$913,752	\$906,759
= Just Market Value	\$2,652,798	\$2,262,469	\$1,676,975	\$1,690,716
= Total Assessed Value	\$2,652,798	\$1,844,673	\$1,676,975	\$1,690,716
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,652,798	\$2,262,469	\$1,676,975	\$1.690.716

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,235,430	\$987,763	\$39,276	\$2,262,469	\$1,844,673	\$0	\$2,262,469	\$0
2021	\$913,752	\$722,834	\$40,389	\$1,676,975	\$1,676,975	\$0	\$1,676,975	\$0
2020	\$906,759	\$742,370	\$41,587	\$1,690,716	\$1,690,716	\$0	\$1,690,716	\$0
2019	\$955,710	\$761,906	\$42,783	\$1,760,399	\$1,007,183	\$25,000	\$982,183	\$500,000
2018	\$854,848	\$800,978	\$43,980	\$1,699,806	\$988,404	\$25,000	\$963,404	\$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
RES SUPERIOR DRY (01SD)	7,400.00	Square Foot	74	100

Buildings

Building ID Style

2 STORY ELEV FOUNDATION

Building Type S.F.R. - R1 / R1 **Building Name**

Gross Sa Ft 3944 Finished Sq Ft 2044 Stories 2 Floor Condition GOOD Perimeter 292

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 FCD/AIR DUCTED **Heating Type** 3

Bedrooms

Functional C Economic O Depreciatio Interior Wal	l bs 0 n % 7				Full Bathrooms Half Bathrooms Grade Number of Fire Pl	4 0 600 0
Code	Description	Sketch Area	Finished Area	Perimeter		
OPX	EXC OPEN PORCH	1,120	0	365		
FAT	FINISHED ATTIC	750	0	110		
FLA	FLOOR LIV AREA	2,044	2,044	332		
SBF	UTIL FIN BLK	30	0	26		
TOTAL		3,944	2.044	833		

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1978	1979	5 x 30	1	150 SF	2
FENCES	1978	1979	2 x 92	1	184 SF	4
WALL AIR COND	1983	1984	0 x 0	1	1 UT	1
WALL AIR COND	1983	1984	0 x 0	1	3 UT	2
WOOD DECK	1993	1994	0 x 0	1	680 SF	2
WATER FEATURE	2000	2001	0 x 0	1	1 UT	1
TILE PATIO	2000	2001	0 x 0	1	272 SF	5
BRICK PATIO	2000	2001	0 x 0	1	30 SF	2
RES POOL	2000	2001	0 x 0	1	450 SF	3
FENCES	1979	2004	5 x 68	1	340 SF	2
FENCES	2003	2004	6 x 94	1	564 SF	2
FENCES	2005	2006	6 x 140	1	840 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/5/2022	\$2,915,000	Warranty Deed	2386934	3188	0896	03 - 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	O - Oualified	Improved		

Permits

Notes 1	Permit Type	Amount ♦	Date Completed ♦	Date Issued	Number ♦
only homeowner to perform the work. Must use City of Key West Inspectors. in progress and finals $12/29/2022$ 11:33:38 AM 2 story side addition per plans. Install new impact windows on side + back of home	Residential	\$20,000		1/31/2023	22-3330
Remove 22SQ existing Metal Shingle roofing and replace with new of the same	Residential	\$28,600	10/27/2022	9/23/2022	22-2508
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	Residential	\$4,000	10/27/2022	8/22/2022	22-2363
AFTER THE FACT INSTALL OF 125A GENERATOR	Residential	\$1,000	2/1/2008	1/24/2008	08-0135
REPLACE ROTTED PICKET FENCE WITH LIKE PICKET FENCE	Residential	\$1,500	2/1/2008	1/23/2008	08-0166
RUN 15' COPPER LINE FROM TWO 100 GAL TANKS TO GENERATOR	Residential	\$800	1/30/2008	1/10/2008	08-0036
EMERGENCY REPAIR REPLACE OF METER CAN & RISER WIRES	Residential	\$400	1/23/2008	1/2/2008	08-0003
INSTALL 5SQS OF V-CRIMP METAL ROOFINGON NEW GAZEBO	Residential	\$41,000	8/7/2006	3/6/2006	06-1511
INSTALL 3 CEILING FANS IN DINING GAZEBO	Residential	\$1,200	8/7/2006	3/3/2006	06-1263
BUILD DINING GAZEBO ATTACHED TO REAR OF HSE ON EXISTING DECK	Residential	\$3,500	8/7/2006	2/3/2006	06-0362
INSTALL SEWER LATERAL TO POOL HSE	Residential	\$900	8/7/2006	1/23/2006	06-0326
INSTALL NEW 125 AMP FOR POOL HSE	Residential	\$1,500	8/7/2006	1/12/2006	06-0199
CONVERT GARAGE INTO POOL HSE	Residential	\$6,500	8/7/2006	12/6/2005	05-5046
WIRE POOL HSE (170SF)	Residential	\$2,200	8/7/2006	12/6/2005	05-5047
ROUGH SET W/C LAV;WATER HEATER	Residential	\$1,800	8/7/2006	12/6/2005	05-5048
18" METAL FENCE ATOP OF 85LF CONCRETE WALL	Residential	\$4,000	8/7/2006	9/12/2005	05-3888
RELOCATE THE EXISTING SERVICE DROP& REPLACE 200AMP PANEL	Residential	\$4,000	8/7/2006	8/8/2005	05-3356
red tag by corey install 140'X6" solid picket fence	Residential	\$4,000	8/7/2003	5/24/2005	05-1703
REPLACE 700SF OF DECK	Residential	\$3,500	8/7/2006	4/4/2005	05-1047
REPLACE FENCE	Residential	\$1,500	1/12/2003	10/3/2002	02-2495
PAINT EXTERIOR	Residential	\$1,000	8/21/2003	4/24/2002	02-1038
CENTRAL AC	Residential	\$6,200	10/9/2001	5/14/2001	01-1943
ELECTRICAL	Residential	\$25,000	12/21/2000	11/13/2000	00-3854
EXTERIOR REPAIRS	Residential	\$25,000	12/21/2000	10/19/2000	00-3288
RESURFACE POOL/RETILE PAT	Residential	\$9,015	7/19/2000	1/25/2000	00-0190
REPAIR FENCE(STORM DAMAGE	Residential	\$1	8/13/1999	12/2/1998	98-3670
RENOVATIONS	Residential	\$8,000	12/1/1994	8/1/1994	B942647

View Tax Info

View Taxes for this Parcel



Photos



Мар



TRIM Notice

2023 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
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 7/18/2024, 7:14:48 AM

Contact Us

