



Historic Architectural Review Commission Staff Report for Item 14

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Architectural Preservationist

Meeting Date: April 28, 2026

Applicant: A2O Architecture

Applicant Number: C2026-0024

Address: 1012 Howe Street

Description of Work:

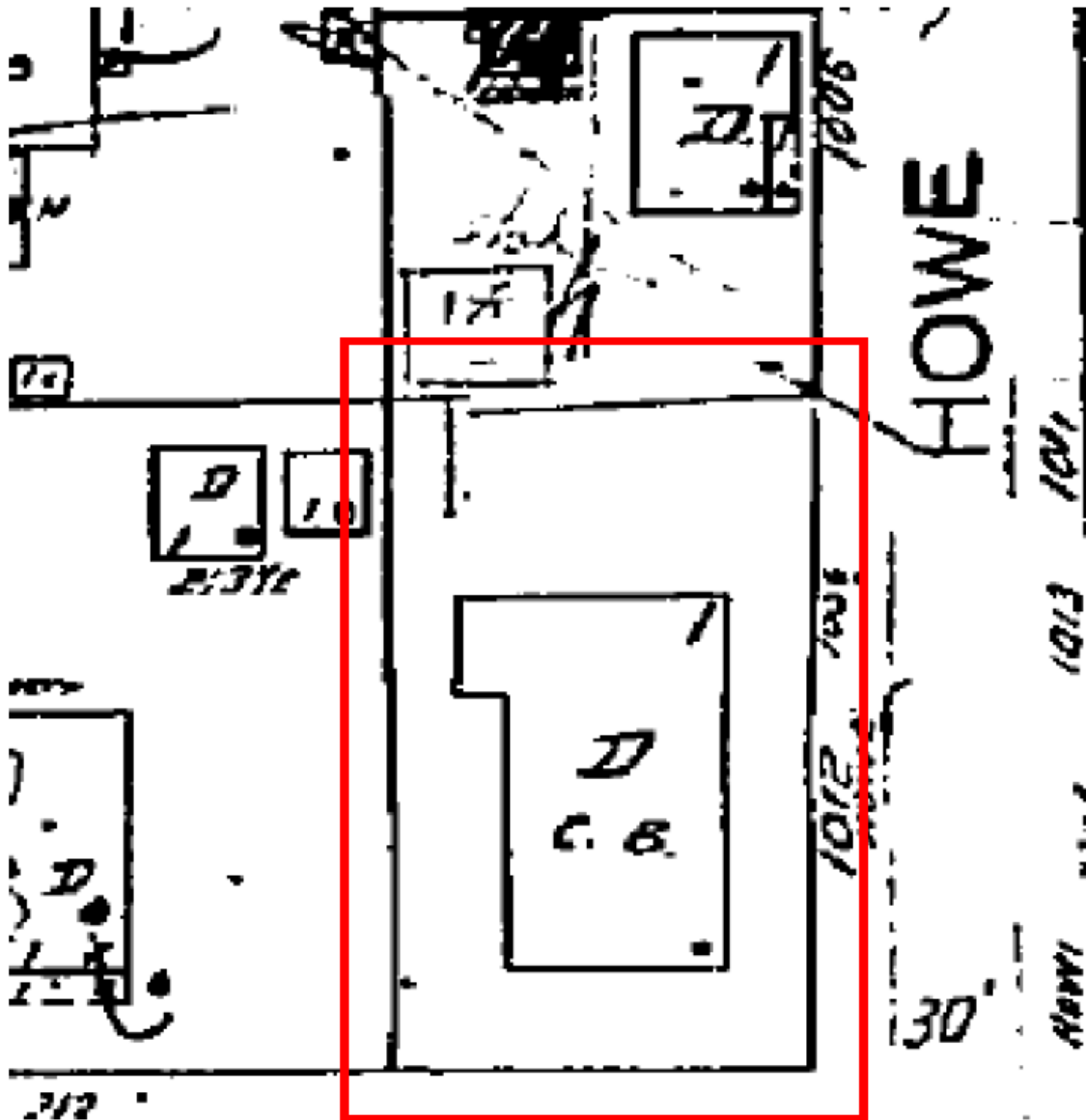
Demolition of existing non-historic carport and site features.

Site Facts:

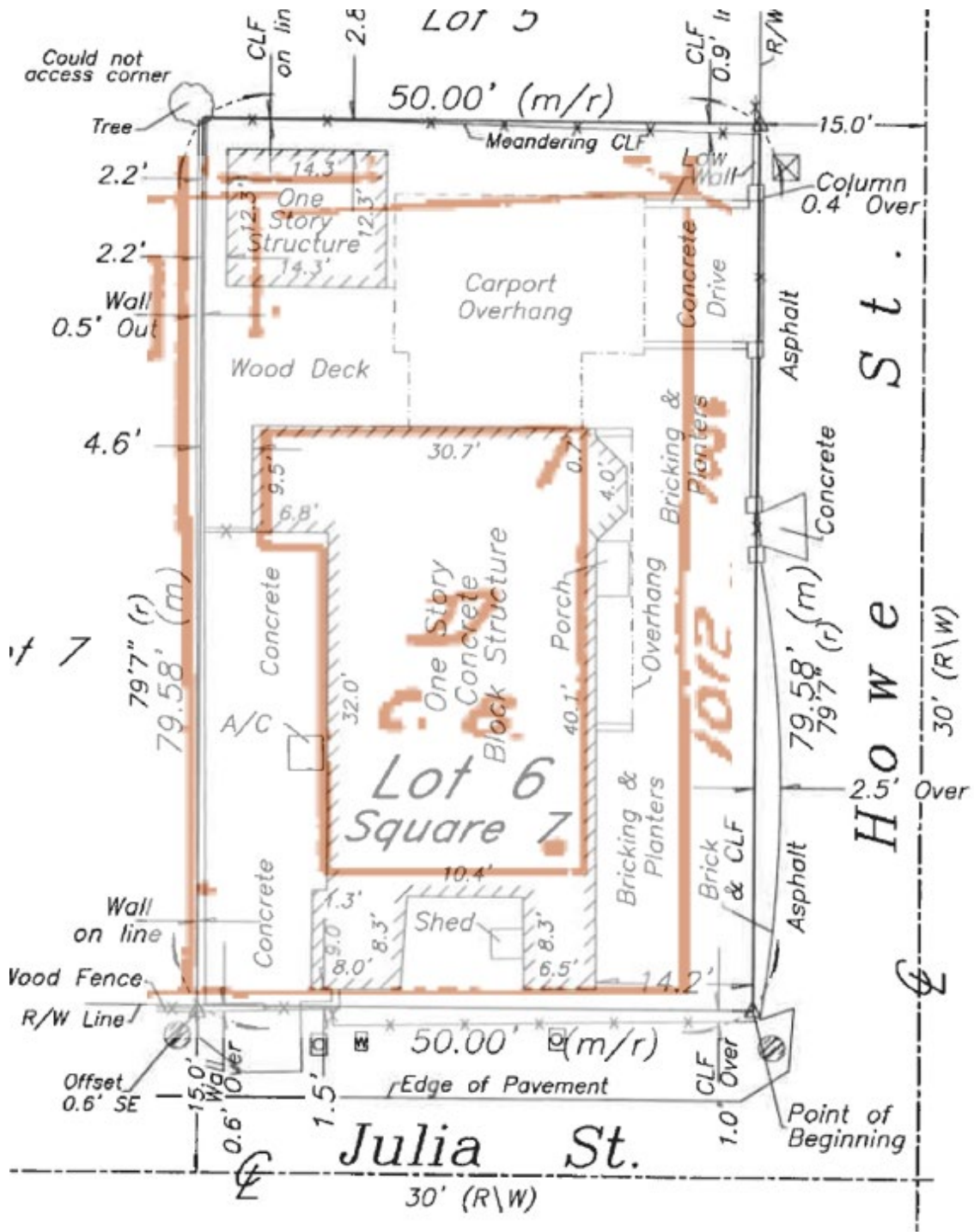
The site under review is located on the western corner of Howe and Julia Street. The site contains a one-story main house, a small one-story accessory structure, and a carport. The main house is listed on our survey as non-contributing and was likely built ca. 1961. Only the main house appears on the 1962 Sanborn map. Staff consider the existing one-story accessory structure and existing carport to be non-historic structures. Currently the property is located within an AE7 flood zone.



c. 1965 historic photo of property under review.



1962 Sanborn Map.



Current Survey and 1962 Sanborn Map



1972 Aerial Photo showing no Carport or Accessory Structure.



Photo of Property Under Review Showing Front Gate and Carport.



Photo of Property Under Review Showing Carport and Fencing.



Photo of Property Under Review Showing Front Entry.



Photo of Property Under Review from Julia Street.



Photo of Property Under Review from Corner of Julia Street and Howe Street.



View of Existing Accessory Structure on Property Under Review.



Photo of Property Under Review Showing Accessory Structure and Existing Carport.

Guidelines Cited on Review:

- Guidelines for Building Exteriors-wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 4, 5, 6, 7, 8, 9) and B (1 and 3-first sentence).
- Guidelines for Shutters (pages 30a-30c), specifically guidelines 1, 2, 3, 4, and 5.
- Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 9 and 11.
- Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 6, 19, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 11, 12, 13, 14, 18, 22 and 23.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph and guidelines 1, 2, 3, and 4.
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.

Ordinance 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.

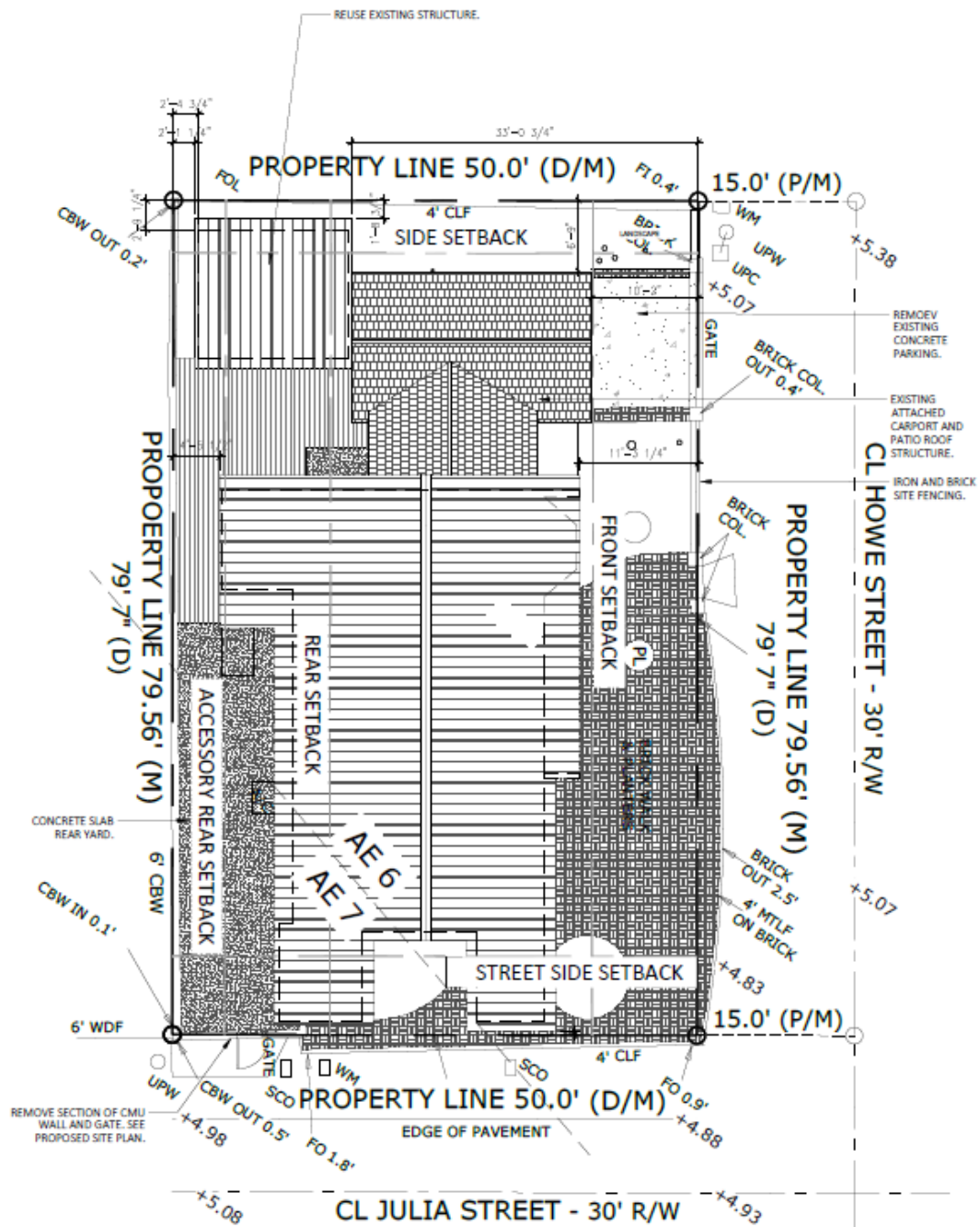
Staff Analysis:

A Certificate of Appropriateness is currently under review for the construction of a new porch roof on the north elevation in the area of the current carport and patio roof structure. There are two aluminum French doors on the side of the main structure under the new porch roof. The front door of the main structure will be changed to a 3-panel aluminum entry door. The large front windows will be 3-lite aluminum windows. On the rear, there will be a new 3-panel aluminum door and a large 3- lite aluminum fixed window.

There is a proposed 6-foot CMU wall with an aluminum gate in front of the new porch roof that is on the interior of the lot. The existing accessory structure will be re-sided with vertical fiber cement. The front elevation proposes two aluminum French doors. The accessory structure will also be raised approximately 6 ¾” to meet current FEMA requirements.

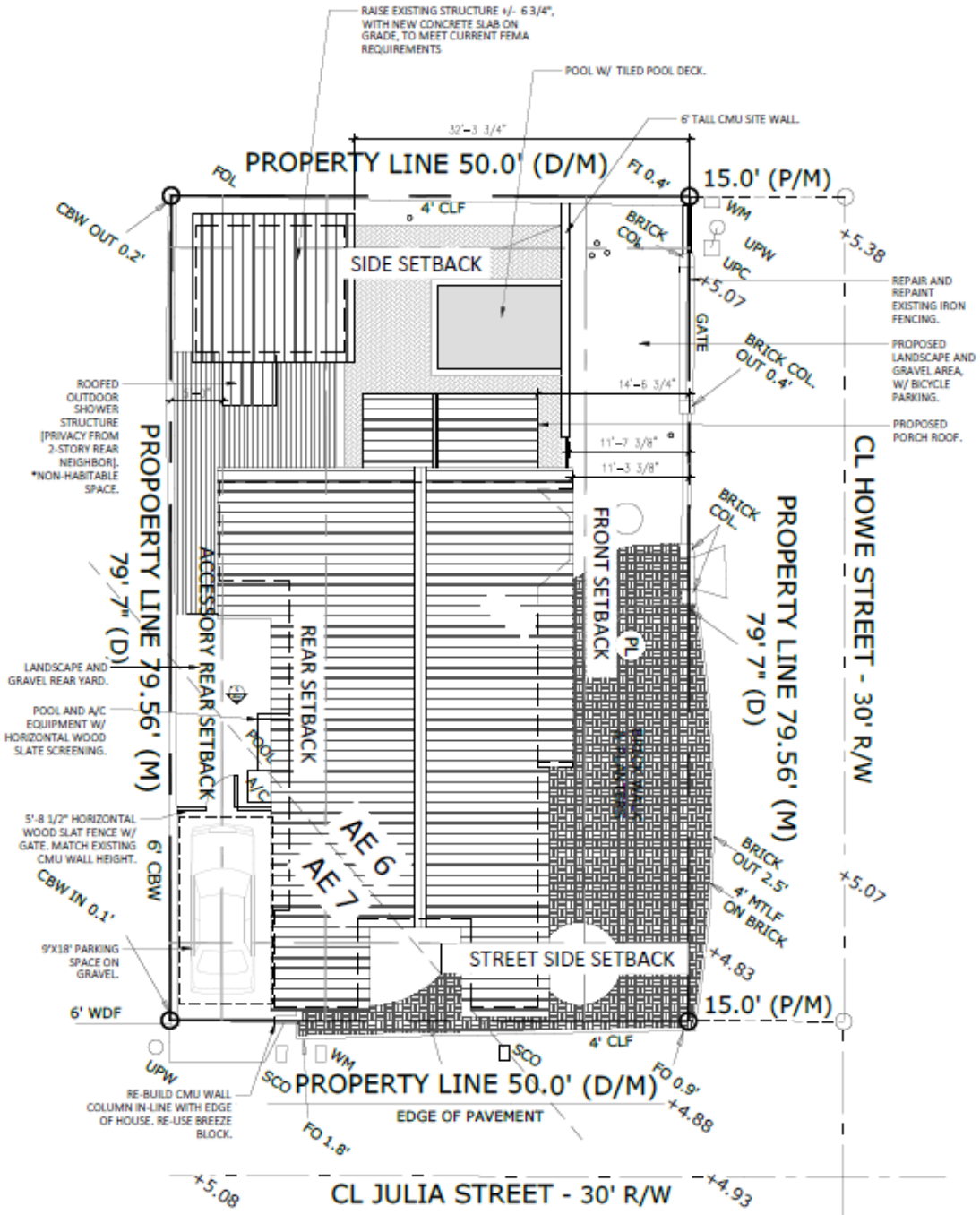
There is newly proposed 5’-8 ½” horizontal wood slat fencing after the proposed parking space on the Julia Street elevation. Along the northern property line, the existing decorative wood fencing will be reused, and some new fencing will be built to match the decorative design. The existing Howe Street elevation iron gate will be repaired. There will be a new pool and pool deck on the side of the property behind the new 6’ tall CMU wall.

Demolition will include the existing carport and small site features including a portion of the CMU wall and gate on Julia street and concrete on the site.



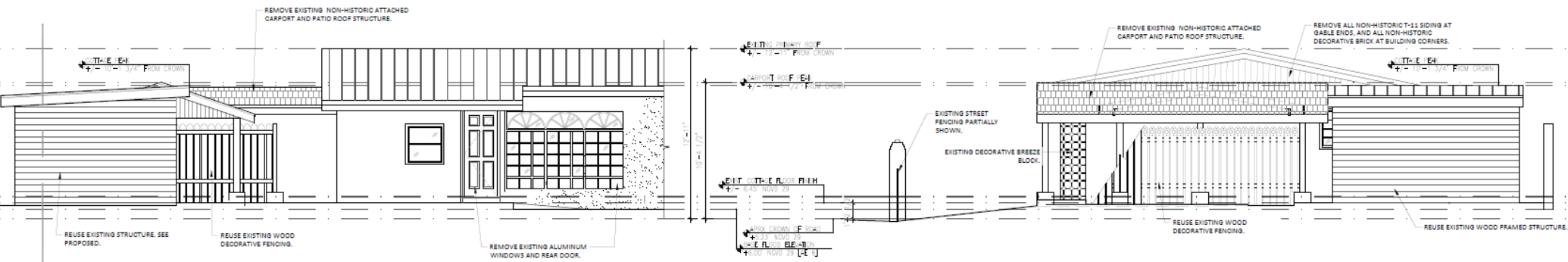
1
EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

Existing Site Plan.



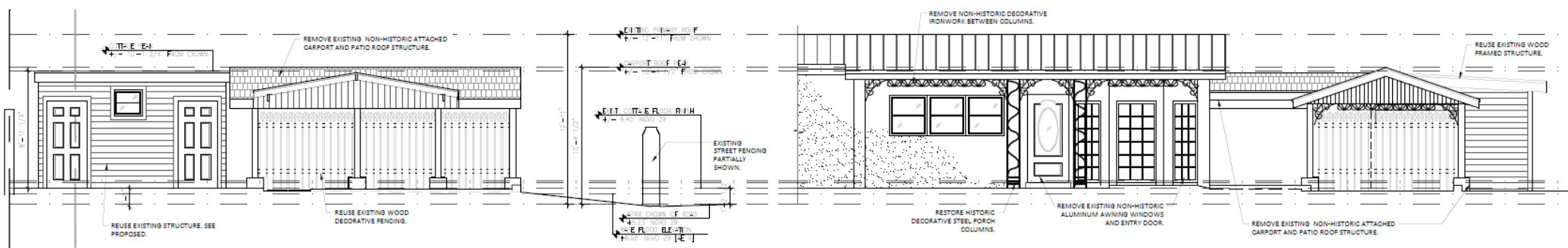
PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"

Proposed Site Plan.



4 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

3 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

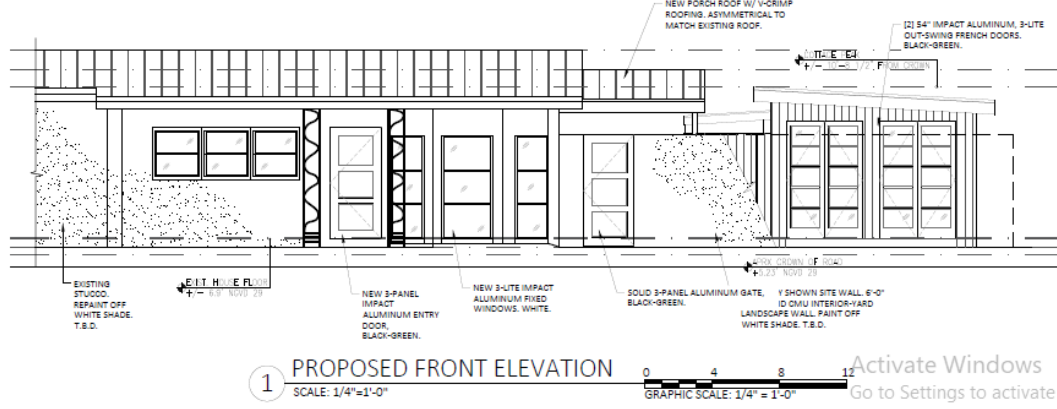
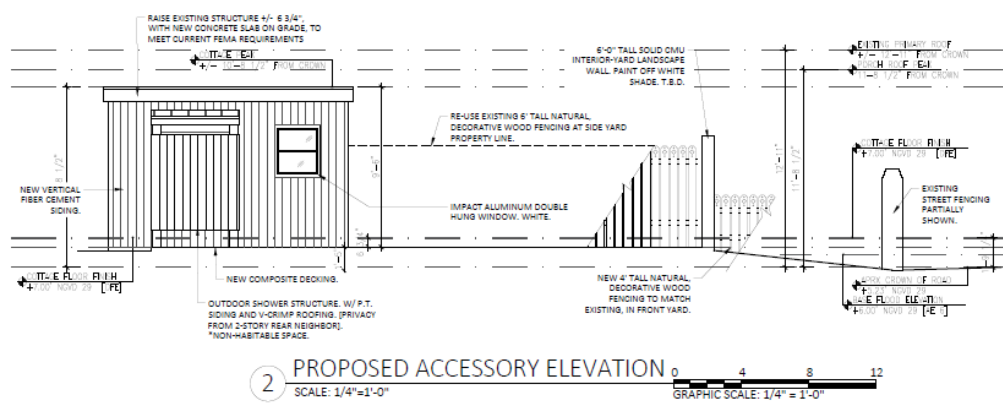
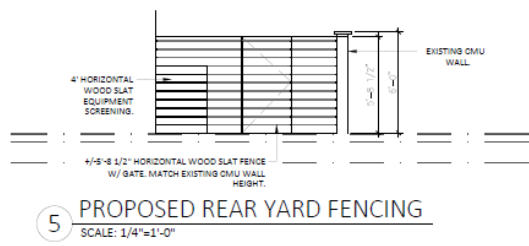
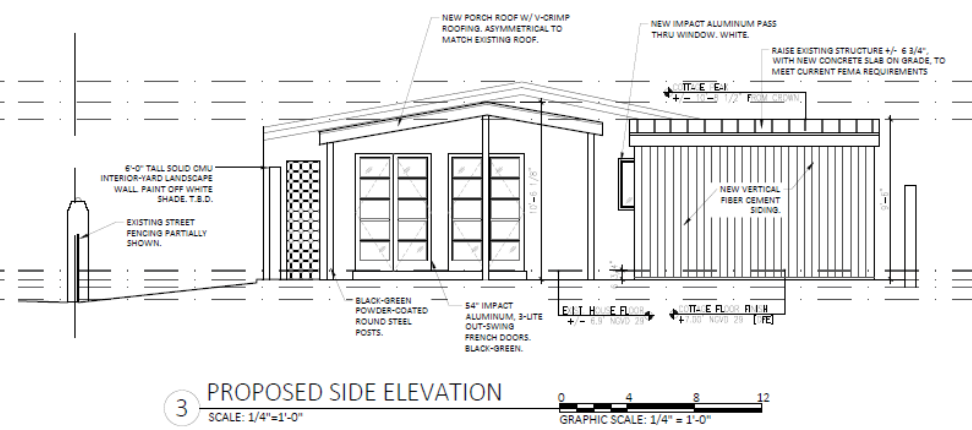
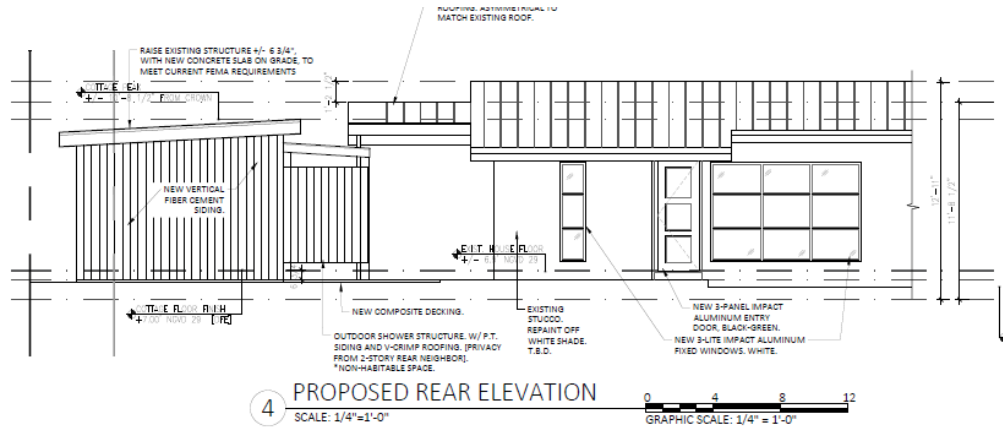


2 EXISTING ACCESSORY ELEVATION
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

1 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

Activate Wind
Go to Settings to ac

Existing elevations.



Proposed Elevations.

Activate Windows
Go to Settings to activate V

Consistency with Cited Guidelines:

Staff finds the design to be generally compatible with the guidelines cited. The newly proposed porch roof meets all of the new construction and addition guidelines. The overall height, massing, and scale is compatible with the existing structure. The roof will be lower than the existing structure and will use the same side gable form as the existing structure. It will feature a 5V-Crimp roof, which matches the main structure. The supports will be round steel posts, which fit with the mid-century architecture of the structure and follows the use of metal already on the property. The front door will be changed to a 3-panel aluminum door. While this style of door is not typically appropriate for structures in the historic district, this 3-panel door fits within the mid-century architecture of the building. The new 3-lite windows on the front of the main structure are also not common window types within the historic district. However, expansive open windows are typical within mid-century architecture.

The accessory structure will go from wood siding to fiber cement siding. This is appropriate as the structure is non-historic. Guideline 11 of Entrances, Porches, and Doors states, “French doors may be appropriate for side and rear entrances but are generally not acceptable as front entryways on residential structures.” There are two proposed 3-lite French doors on the front of the accessory structure. While not typical on accessory structures, staff notes that it does fit within the mid-century architecture of the main structure. Staff has no issues with the raising of the structure as it is needed to meet current FEMA requirements.

Most of the proposed site improvements are consistent with the applicable guidelines. The proposed pool and pool deck are located along the side of the property, behind a 6-foot CMU wall, and will not be visible from the public right-of-way. The Guidelines for Fences and Walls state that “chain link, unfinished block walls, reed fencing, and non-vertical fencing are not allowed.” According to the plans, the proposed CMU wall is identified as a landscape wall. Staff recommends that this wall match the existing finish of the CMU wall along Julia Street to ensure consistency. Additionally, the plans propose 5–8½-inch horizontal wood slat fencing along the Julia Street elevation, behind the newly proposed parking space. As the guidelines prohibit non-vertical fencing, staff recommends revising this element to match the decorative wood fencing on the Howe Street elevation or to use a traditional wood picket fence.

Criteria for Demolition:

Since the accessory structure 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 carport is 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 carport is 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 carport is not historic. Staff opines that the structure would not qualify as contributing in the near future.

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 # C2026-0023	REVISION #	INITIAL & DATE
FLOOD ZONE AE6/AE7	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

1012 HOWE ST., KEY WEST, FL 33040

NAME ON DEED:

1012 HOWE LLC

PHONE NUMBER

305 741 7676

OWNER'S MAILING ADDRESS:

443 Liberty St.

EMAIL

blondrey@tranzon.com

CULVER, IN 46511

APPLICANT NAME:

A20 Architecture LLC

PHONE NUMBER

305 741 7676

APPLICANT'S ADDRESS:

3706 N. Roosevelt Blvd

EMAIL

office@a20architecture.com

APPLICANT'S SIGNATURE:

[Handwritten Signature]

DATE

3/27/2026

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: New side yard porch roof, pool, site walls and site improvements. Raise necessary structure to meet FEMA (+/- 6.75"), and renovate as Pool house.
MAIN BUILDING: Replace windows & doors w/ impact aluminum. White. Repaint stucco, off-white. New side yard porch door.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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): Raise shed structure +/- 6.75" to meet FEMA. New impact aluminum slider door & window. New trim & siding.	
PAVERS: at pool deck. T.B.D.	FENCES: Restore iron fencing. Relocate picket fence to side yard. New horizontal fence
DECKS: Replace w/ new p.t.	PAINTING: Repaint structures @ rear. off-white & light green diamond accent (existing)
SITE (INCLUDING GRADING, FILL, TREES, ETC): Remove concrete slabs, new gravel & grass areas.	POOLS (INCLUDING EQUIPMENT): New pool at side yard. equip. at rear yard
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 # 2026-0023	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1012 Howe St., Key West, FL 33040
PROPERTY OWNER'S NAME:	Bill + Page Landrey - 1012 Howe LLC
APPLICANT NAME:	A20 Architecture

*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 Page Landrey	3/30/2026 DATE AND PRINT NAME
---	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Items for demolition are non-historic, and include the attached carport structure, decorative brick cladding at Julia st. elevation, & T-11 at both gable ends of primary structure.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p>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):</p>
<p>(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:</p>
<p>(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p>
N/A
<p>(2) Or explain how the building or structure meets the criteria below:</p>
<p>(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.</p>
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.

No.

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

No character defining qualities.

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

No.

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

No.

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

No.

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

No.

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

No.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,

No.

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

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

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

The non-historic carport and decorative items diminish the historic value. Their removal will improve the homes architectural character.

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

The carport is non-historic. Removal will improve open space & massing between buildings.

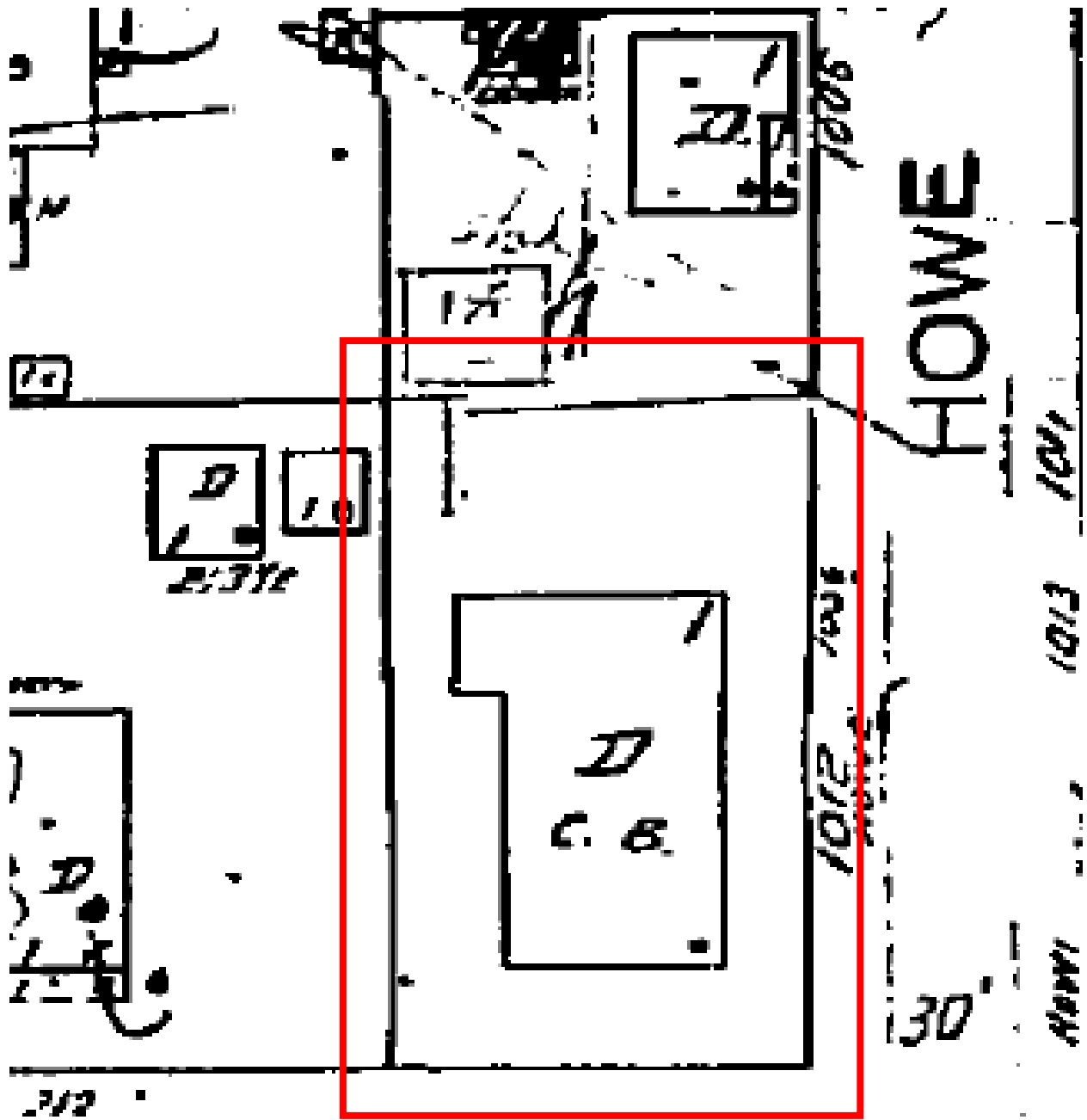
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

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

N/A

SANBORN MAPS



1962 Sanborn with the site under review indicated in red.

PROJECT PHOTOS

1012 HOWE STREET, KEY WEST, FLORIDA 33040
HARC APPLICATION – SITE CONTEXT



1012 Howe St.– circa 1965.



1012 HOWE STREET, KEY WEST, FLORIDA 33040
HARC APPLICATION – SITE CONTEXT



1012 Howe Street Carport and Front gate



1012 Howe Street Carport

1012 HOWE STREET, KEY WEST, FLORIDA 33040
HARC APPLICATION – SITE CONTEXT



1012 Howe – front entry



1012 HOWE STREET, KEY WEST, FLORIDA 33040
HARC APPLICATION – SITE CONTEXT



1012 Howe from Julia St.



1012 Howe rear yard facing Julia St.

1012 HOWE STREET, KEY WEST, FLORIDA 33040
HARC APPLICATION – SITE CONTEXT



1012 Howe accessory cottage



1012 HOWE STREET, KEY WEST, FLORIDA 33040
HARC APPLICATION – SITE CONTEXT



Existing pickets to reuse



Repaint diamond – light green color. TBD
Repaint stucco – off-white color. TBD

1012 HOWE STREET, KEY WEST, FLORIDA 33040
HARC APPLICATION – SITE CONTEXT



1006 Howe Street – adjacent neighbor



213 Julia Street – rear neighbor

1012 HOWE STREET, KEY WEST, FLORIDA 33040
HARC APPLICATION – SITE CONTEXT



214 Julia Street – across the street from rear neighbor



1016 Howe Street – side view of neighbor across Julia Street

1012 HOWE STREET, KEY WEST, FLORIDA 33040
HARC APPLICATION – SITE CONTEXT



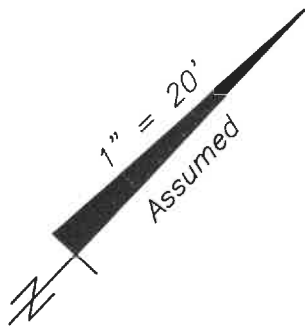
1016 Howe Street – Neighbor across Julia Street



1011, 1013, and 1015 Howe Street – Directly across the street

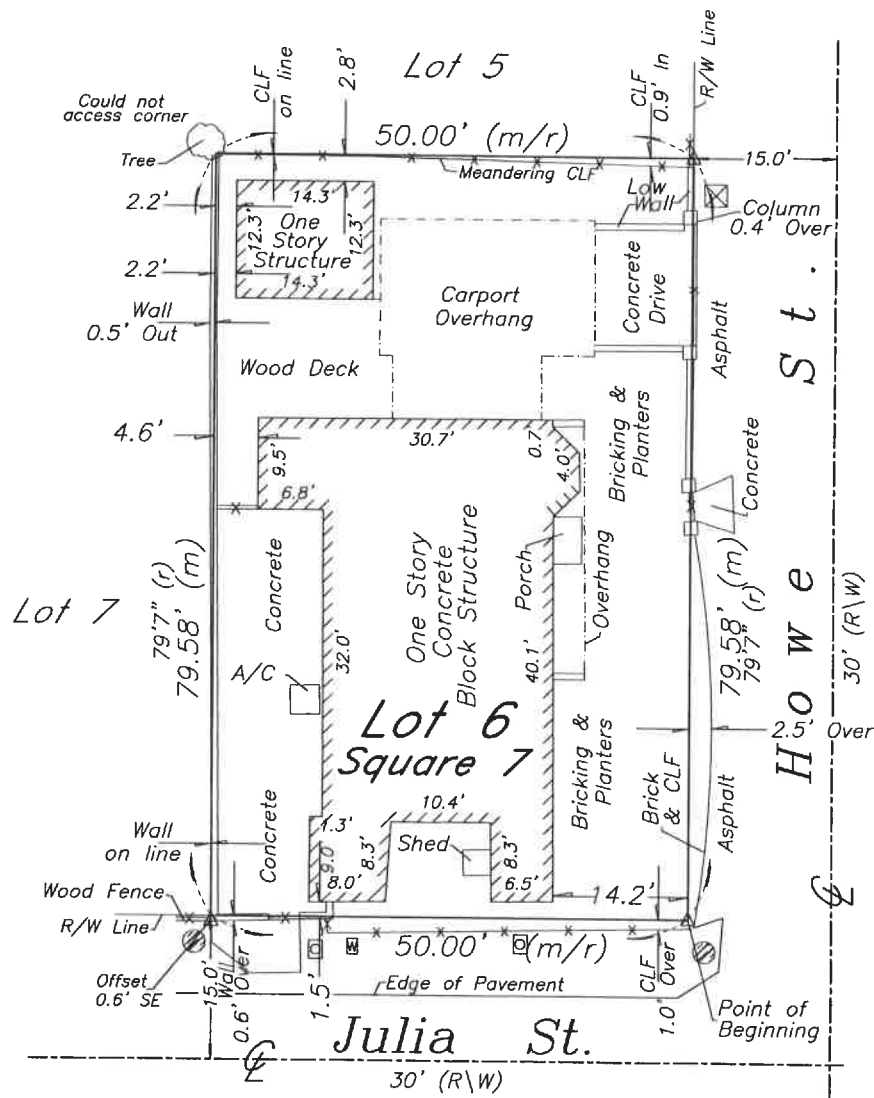
SURVEY

Boundary Survey Map of Lot 6, Square 7, of Tract 10 Edward C. Howe diagram on the Island of Key West



LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (5234)
- △ 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
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊡ Sewer Cleanout
- ⊞ Water Meter



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1012 Howe 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. Date of field work: January 14, 2026
9. Ownership of fences is undeterminable, unless otherwise noted.
10. All bricking and concrete is not shown.

BOUNDARY SURVEY OF: Lot number Six (6) in Square Number Seven (7) of Tract Number Ten (10) according to a diagram delineated by Edward C. Howe and recorded in Monroe County Records. The said Lot commencing at the corner of Julia and Howe Streets, and running along said Julia Street in a Southwesterly direction Fifty (50) feet; thence along the dividing line between lots number Six (6) and Seven (7) of the said Square Seven (7) in a Northwesterly direction Seventy-nine (79) feet and Seven (7) inches; thence in a Northeasterly direction Fifty (50) feet to Howe Street; thence in a Southeasterly direction along the said Howe Street Seventy Nine (79) feet and Seven (7) inches to the Place of Beginning.

BOUNDARY SURVEY FOR: William Gregg Londrey, Sr. and Page Chaffin Londrey;
First Horizon 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

February 17, 2026

THIS SURVEY
IS NOT
ASSIGNABLE

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

RESIDENTIAL RENOVATION

1 0 1 2 H O W E S T R E E T
 K E Y W E S T , F L 3 3 0 4 0
 P A R C E L I D : 0 0 0 2 6 8 3 0 - 0 0 0 0 0 0

CITY OF KEY WEST, FLORIDA :
 H.A.R.C. SUBMISSION

SCOPE OF WORK

- REMOVE NON-HISTORIC ATTACHED CARPORT
- NEW PORCH ROOF
- RENOVATE EXISTING ACCESSORY STRUCTURE
- NEW IMPACT ALUMINUM WINDOWS AND DOORS
- SITE IMPROVMENTS

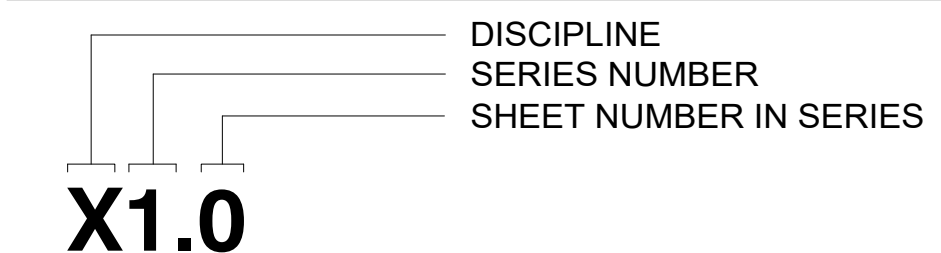
INDEX OF DRAWINGS

GENERAL	
G1.0	COVER, SCOPE OF WORK, COPY OF SURVEY
ARCHITECTURAL	
A1.1	EXISTING & PROPOSED SITE PLANS & DATA TABLE
A2.1	EXISTING & PROPOSED FLOOR PLANS
A3.1	EXISTING EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS

CODE INFORMATION

- APPLICABLE CODES
 FLORIDA BUILDING CODE 8TH EDITION 2023; WITH ALL AMENDMENTS.
 FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
 NGVD 1929 ELEVATION DATUM
 FLOOD ZONE - AE 6 / AE 7
 ASCE 7-22 WIND LOADS
- USE AND OCCUPANCY CLASSIFICATION
 RESIDENTIAL R-3
 COJK [CITY OF KEY WEST] LAND USE REGULATIONS
- LUD ZONE: HMDR
 - DENSITY: 16 D.U. / AC.
 - MAX. F.A.R.: 1.0
 - HEIGHT: 30'-0"
 - BUILDING COVER: 40%
 - IMPERVIOUS COVER: 60%
 - MIN. LOT SIZE: 4,000 SF
 - SETBACKS:
 - FRONT: 10 FEET
 - SIDE: 5 FEET
 - REAR: 15 FEET
 - STREET SIDE: 7.5 FEET

SHEET NUMBERING



Boundary Survey Map of Lot 6, Square 7, of Tract 10 Edward C. Howe diagram on the Island of Key West

LEGEND

- Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (5234)
- △ 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
- ⊙ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- S- Sewer Cleanout
- ⊕ Water Meter

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1012 Howe 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. Date of field work: January 14, 2026
9. Ownership of fences is undeterminable, unless otherwise noted.
10. All bricking and concrete is not shown.

BOUNDARY SURVEY OF: Lot number Six (6) in Square Number Seven (7) of Tract Number Ten (10) according to a diagram delineated by Edward C. Howe and recorded in Monroe County Records. The said Lot commencing at the corner of Julia and Howe Streets, and running along said Julia Street in a Southwesterly direction Fifty (50) feet; thence along the dividing line between lots number Six (6) and Seven (7) of the said Square Seven (7) in a Northwesterly direction Seventy-nine (79) feet and Seven (7) inches; thence in a Northeasterly direction Fifty (50) feet to Howe Street; thence in a Southeasterly direction along the said Howe Street Seventy Nine (79) feet and Seven (7) inches to the Place of Beginning.

BOUNDARY SURVEY FOR: William Gregg Londrey, Sr. and Page Chaffin Londrey;
 First Horizon Bank;
 Oropeza Stones Cardenas, PLLC;
 Old Republic National Title Insurance Company;

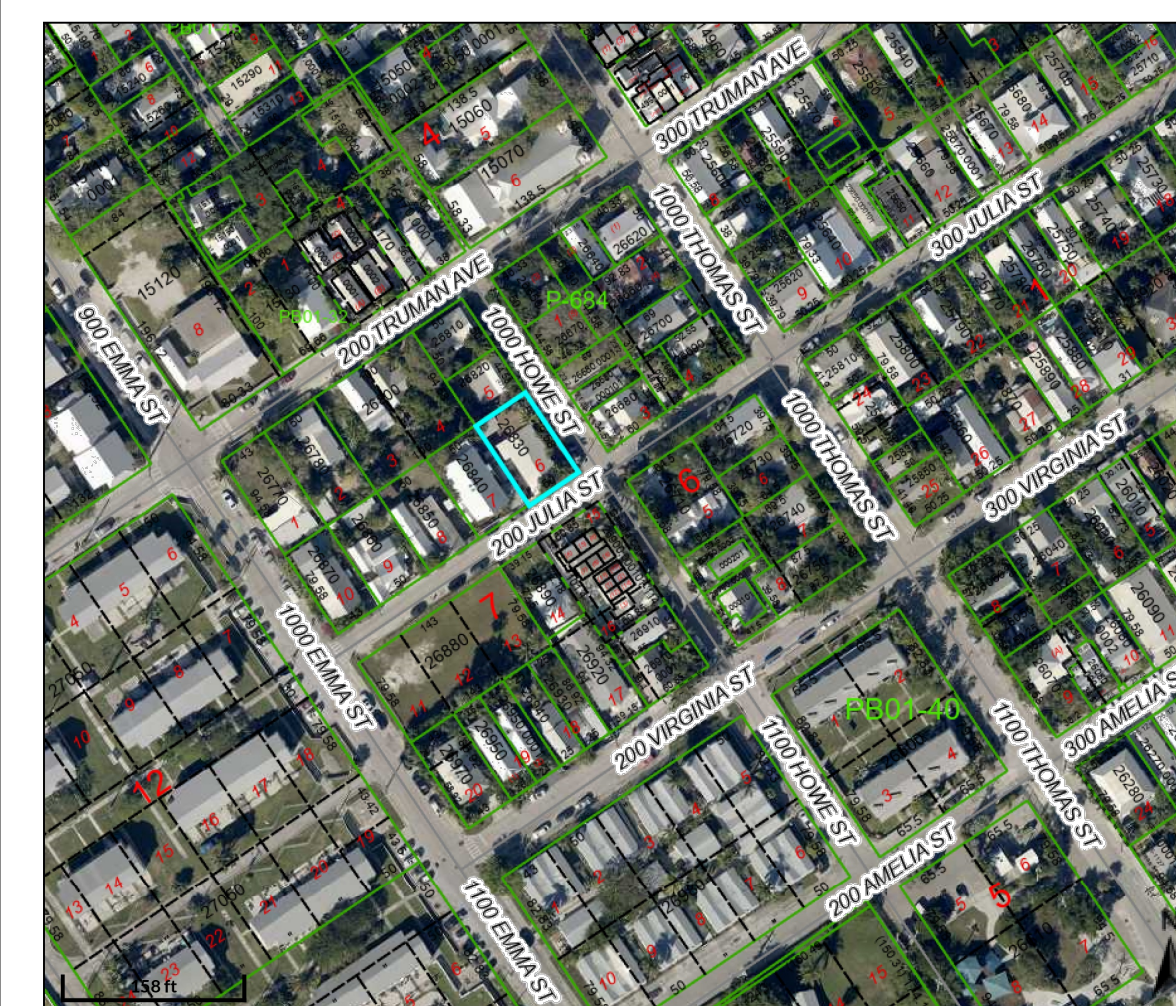
I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.
 J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 February 17, 2026

THIS SURVEY IS NOT ASSIGNABLE

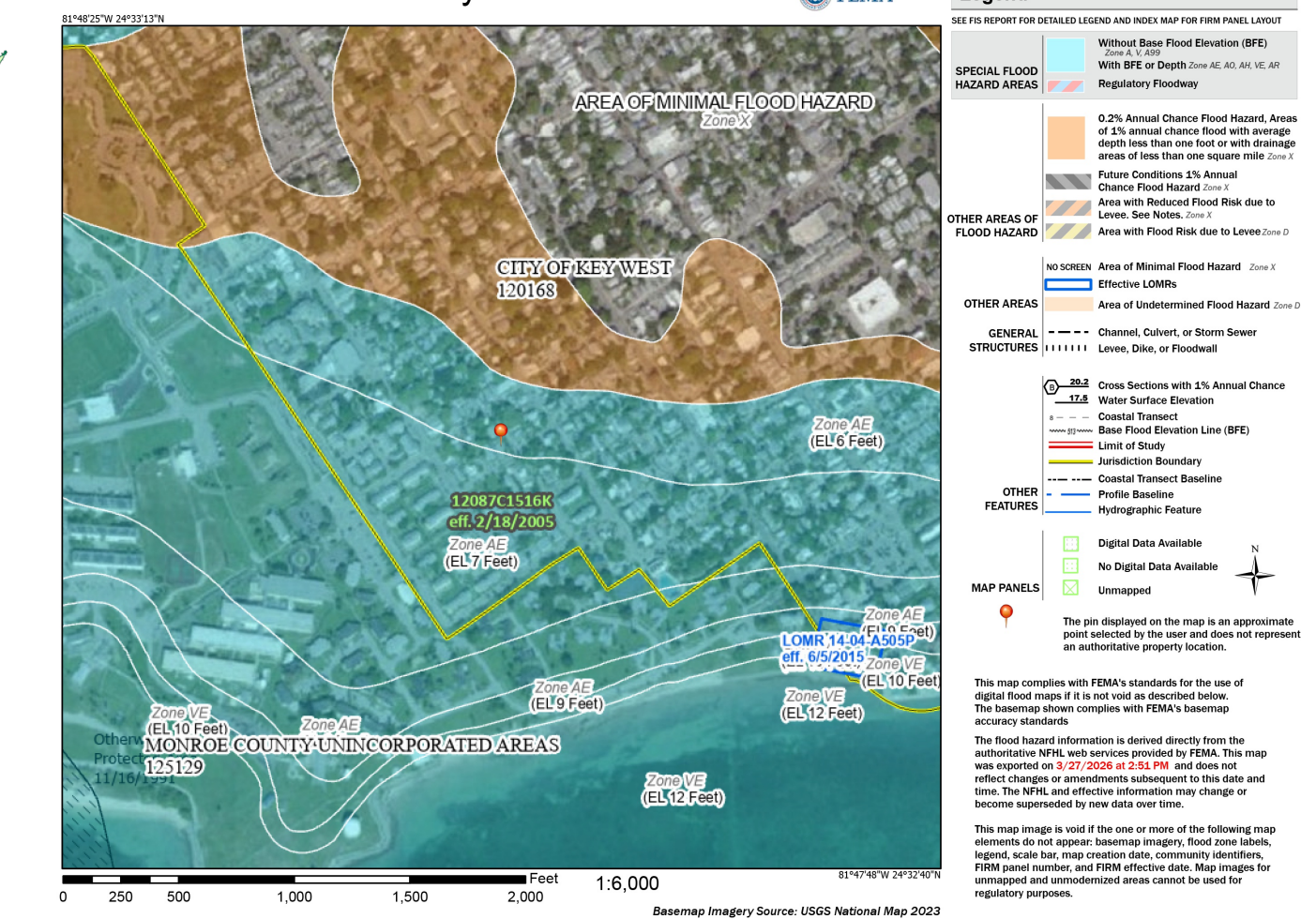
J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #5298
 3430 Duck Ave., Key West, FL 33040
 (305) 286-7422 FAX (305) 286-2244

Monroe County, FL



Parcel ID	00026830-000000	Alternate ID	1027626	Owner Address	1012 HOWE LLC 443 Liberty St Culver, IN 46511
Sec/Twp/Rng	06/08/25	Class	SINGLE FAMILY RESID		
Property Address	1012 HOWE ST KEY WEST				
District	11KW				
Brief Tax Description	KW PB1-25-40 LT 6 SQR 7 TR 10 OR163-494 OR1597-302 OR2530-226 OR3310-1554 OR3319-1649 OR3336-0903 OR3368-1743 <small>(Note: Not to be used on legal documents)</small>				

National Flood Hazard Layer FIRMette



A2O ARCHITECTURE

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

NOT VALID FOR CONSTRUCTION WITHOUT ORIGINAL SIGN AND SEAL.

AILEEN A. OSBORN, R.A.
 LICENSE NO. AR97603
 EXPIRATION DATE: 02/28/27

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

PARCEL ID-00026830-000000
HARC SUBMISSION
 1012 HOWE STREET
 KEY WEST, FLORIDA 33040

TITLE:
PROJECT COVER, SCOPE OF WORK, & PROJECT INFORMATION

PROJECT #: 26.06
 SHEET:

G1.0
 MARCH 30, 2026
© 2026 BY A2O ARCHITECTURE, LLC

1 COPY OF SURVEY
 SCALE: NOT TO SCALE

2 LOCATION MAP
 SCALE: NOT TO SCALE

3 FEMA FLOOD MAP
 SCALE: NOT TO SCALE

HARC SUBMISSION

PARCEL ID-00026830-000000

1012 HOWE STREET
 KEY WEST, FLORIDA 33040

TITLE:

EXISTING &
 PROPOSED
 SITE PLANS &
 DATA

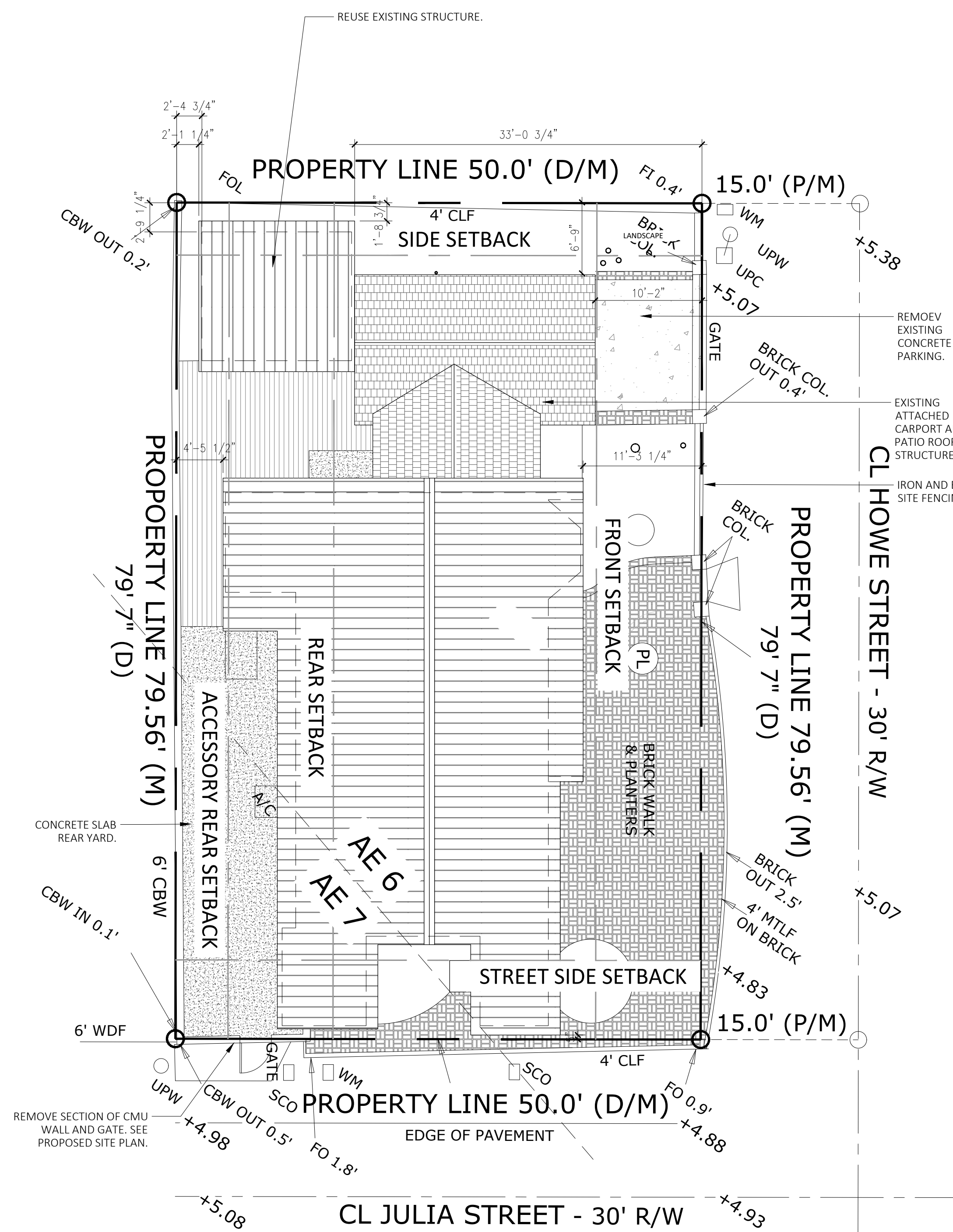
PROJECT #: 26.06

SHEET:

A1.1

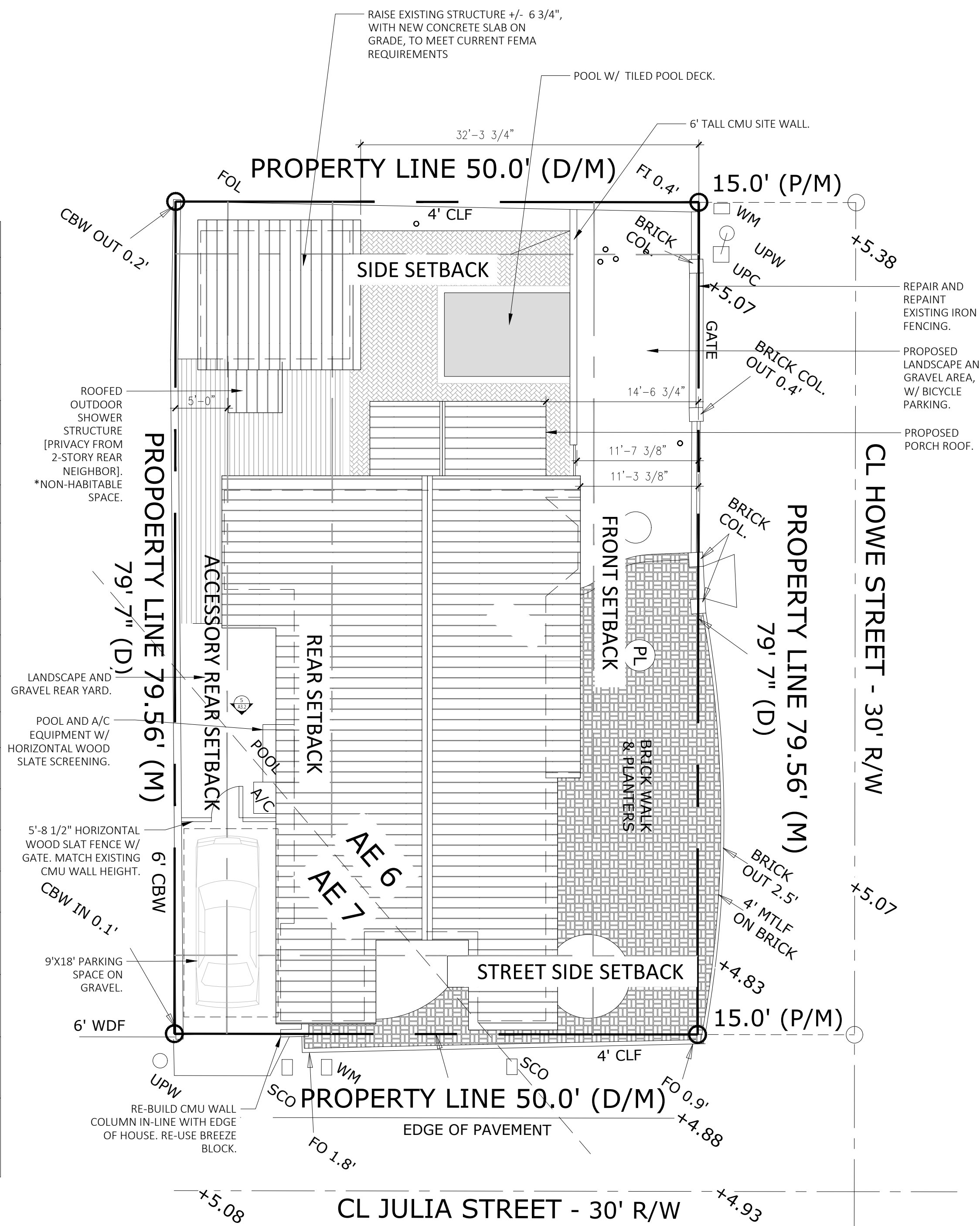
MARCH 30, 2026

© 2026 BY A2O ARCHITECTURE, LLC



1 EXISTING SITE PLAN
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"

PROJECT SITE DATA					
1012 HOWE STREET, KEY WEST, FLORIDA 33040					
REAL ESTATE NO.: 00026830-000000					
ZONING DISTRICT	HMDR				
FLOOD ZONE	AE 6 & AE 7				
CODE REQUIREMENTS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED	COMPLIANCE	
LOT SIZE [TOTAL]	4,000 SF	3,977.83 SF	NO CHANGE	NO CHANGE	
HEIGHT [FROM CROWN]					
PRIMARY STRUCTURE	30'-0"	12'-11"	NO CHANGE	COMPLIES	
ACCESSORY STRUCTURE	30'-0"	10'-1 3/4"	10'-8 1/2"	COMPLIES	
SETBACKS					
FRONT YARD	10'-0"	10'-2"	11'-3 1/4"	COMPLIES	
SIDE YARD 1	5'-0"	6'-9"	21'-0 1/2"	COMPLIES	
STREET SIDE YARD 2	7'-6"	0'-5"	0'-5"	NO CHANGE	
REAR YARD	15'-0"	4'-5 1/2"	4'-5 1/2"	NO CHANGE	
ACCESSORY FRONT YARD	5'-0"	33'-3/4"	34'-3 3/4"	COMPLIES	
ACCESSORY REAR YARD	5'-0"	2'-1 1/4"	2'-4 3/4"	IMPROVES	
ACCESSORY SIDE YARD	5'-0"	1'-8 3/4"	2'-9 1/4"	IMPROVES	
BUILDING COVERAGE	40% MAX [1,591.2 SF]	44.23% [1,759.44 SF]	39.27% [1,561.94 SF]	COMPLIES	
IMPERVIOUS COVERAGE	60% MAX [2,386.8 SF]	74.6% [2,967.21 SF]	65.69% [2,612.92 SF]	IMPROVES	
OPEN SPACE	35% MIN [1,392.3 SF]	17.33% [689.21 SF]	25.49% [1,013.86 SF]	IMPROVES	
REAR YARD ACCESSORY BUILDING COVER ¹	30% MAX [358.38 SF]	12.91% [154.19 SF]	15.13% [180.75 SF]	COMPLIES	



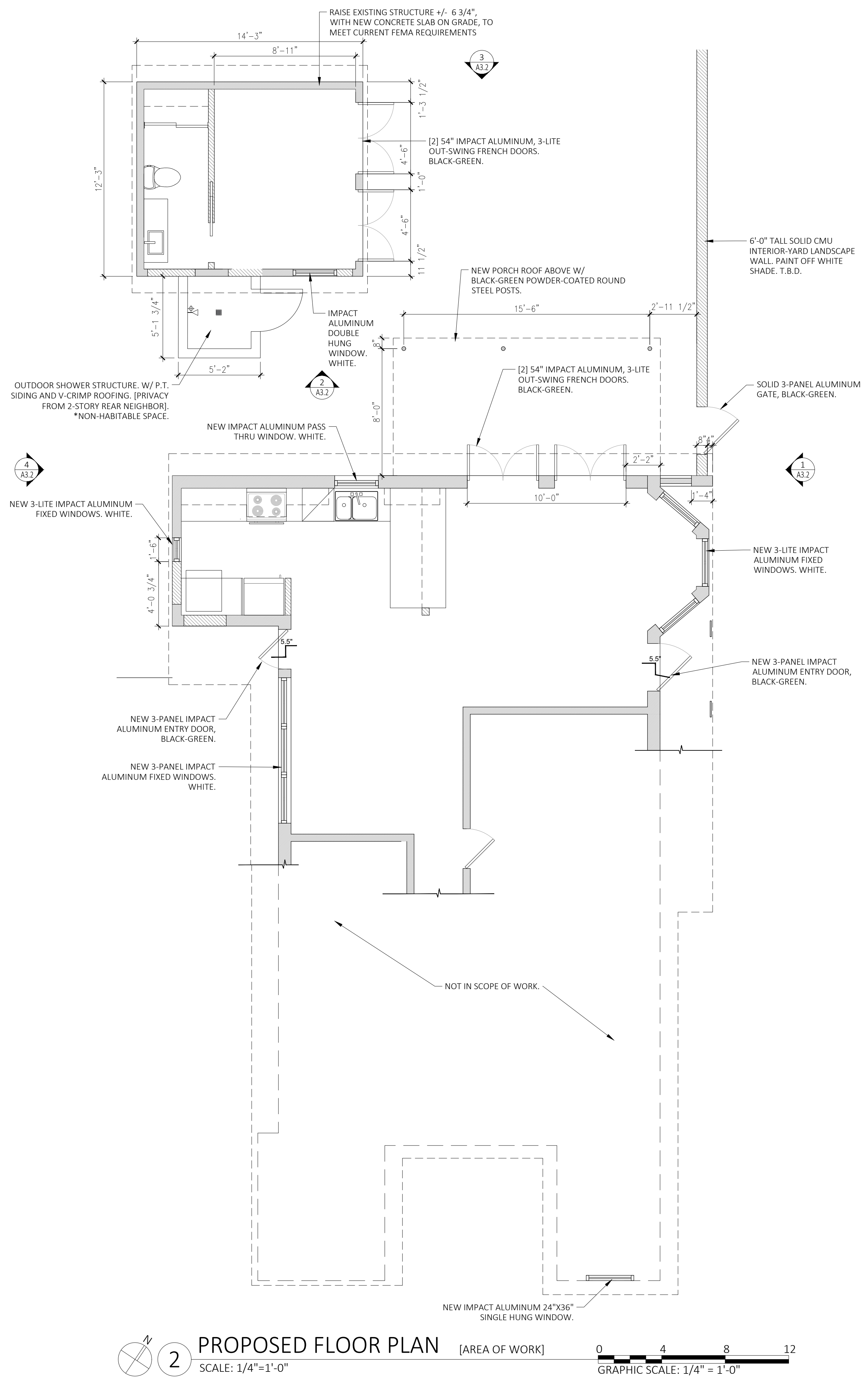
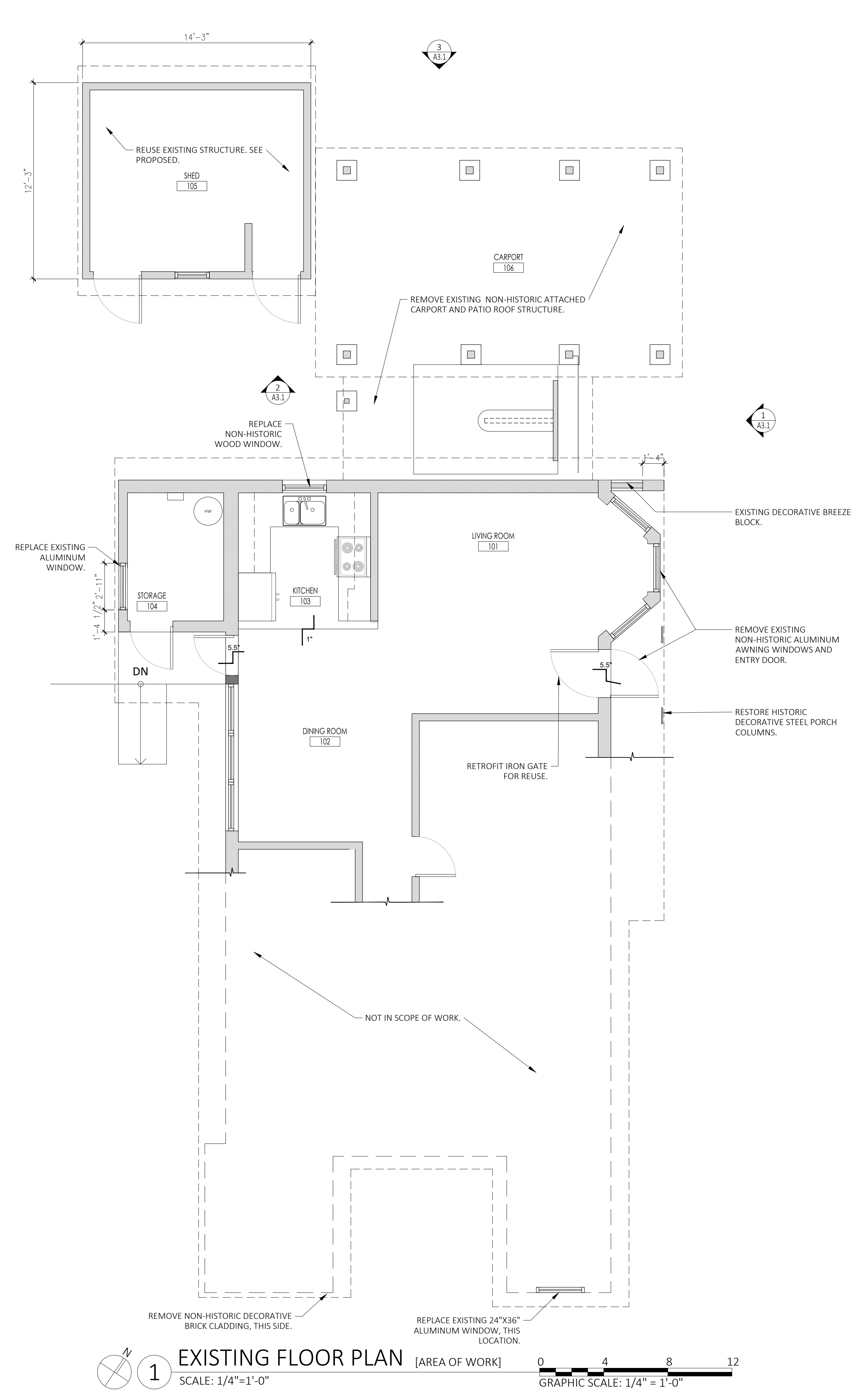
2 PROPOSED SITE PLAN
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"

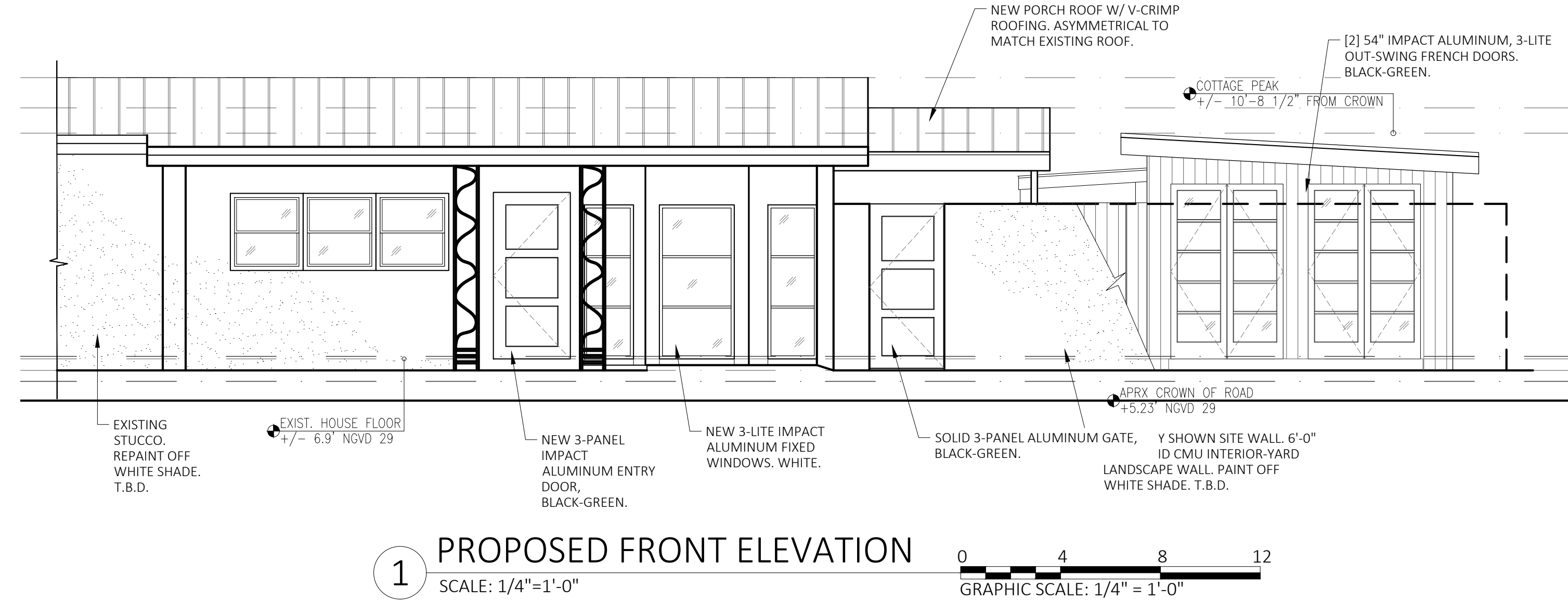
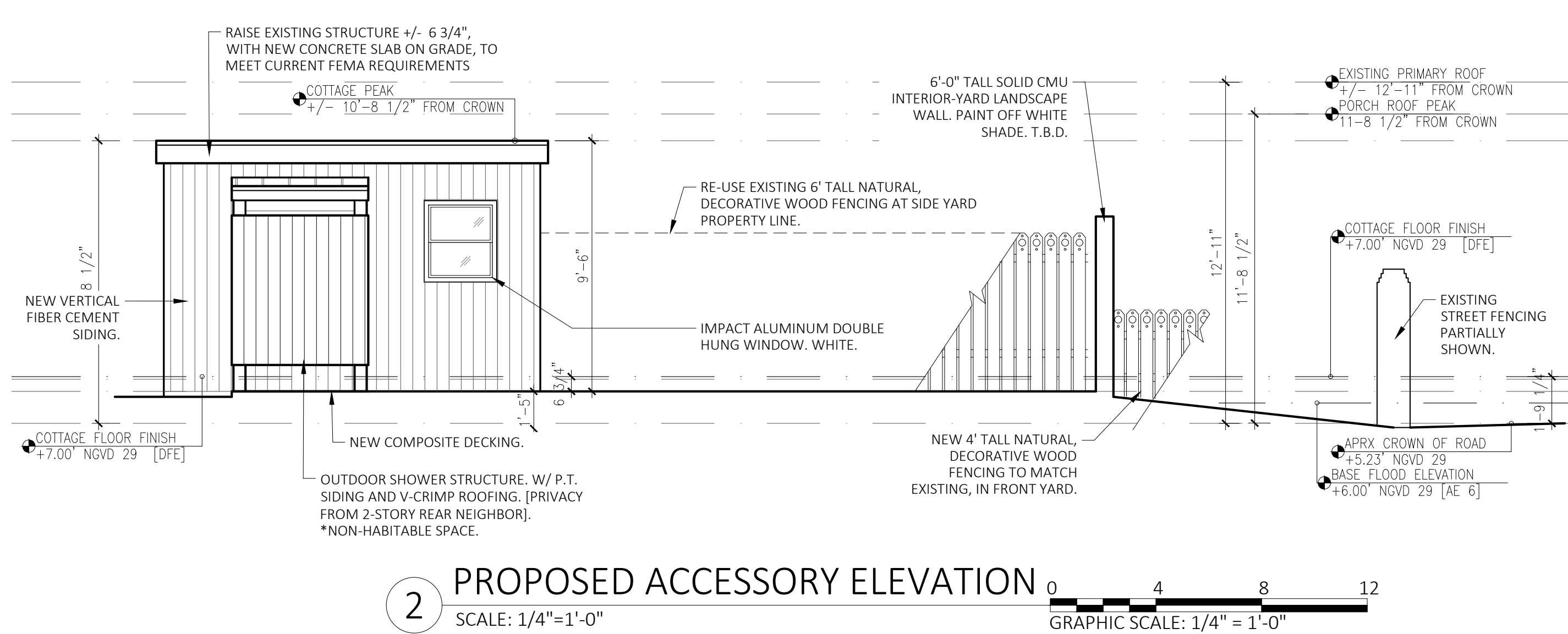
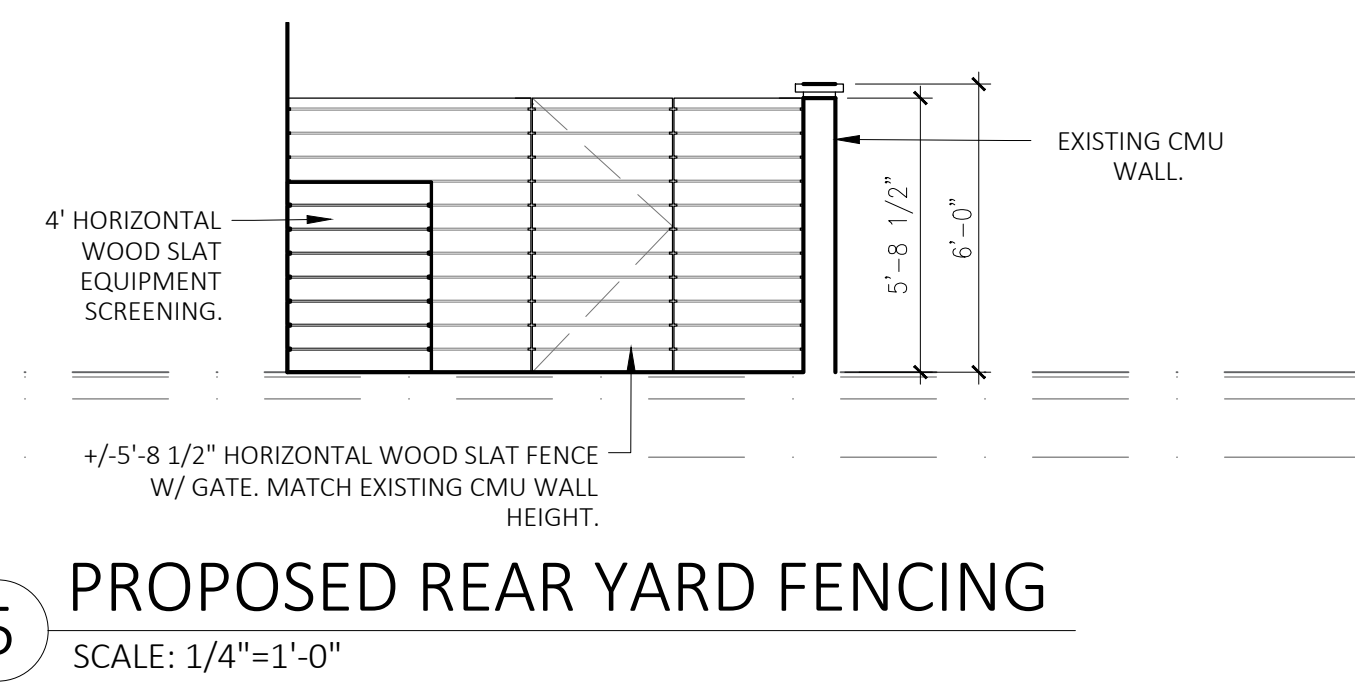
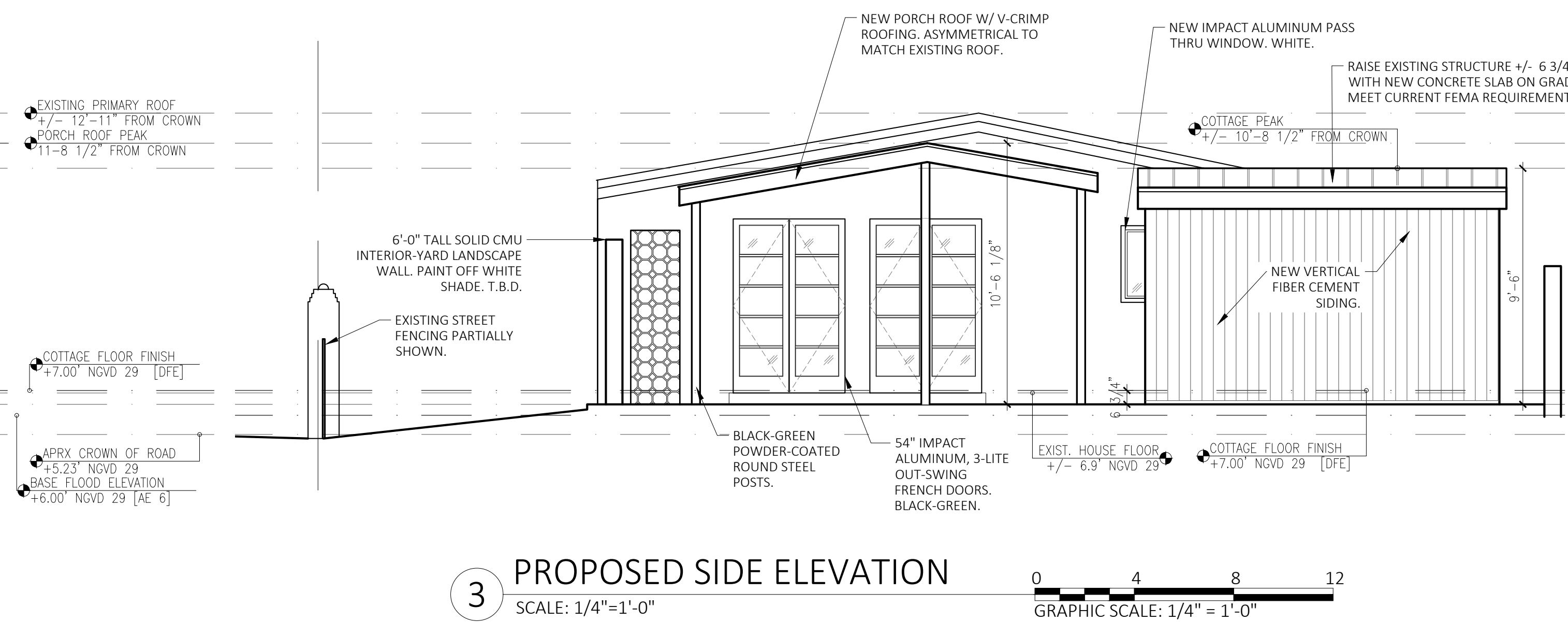
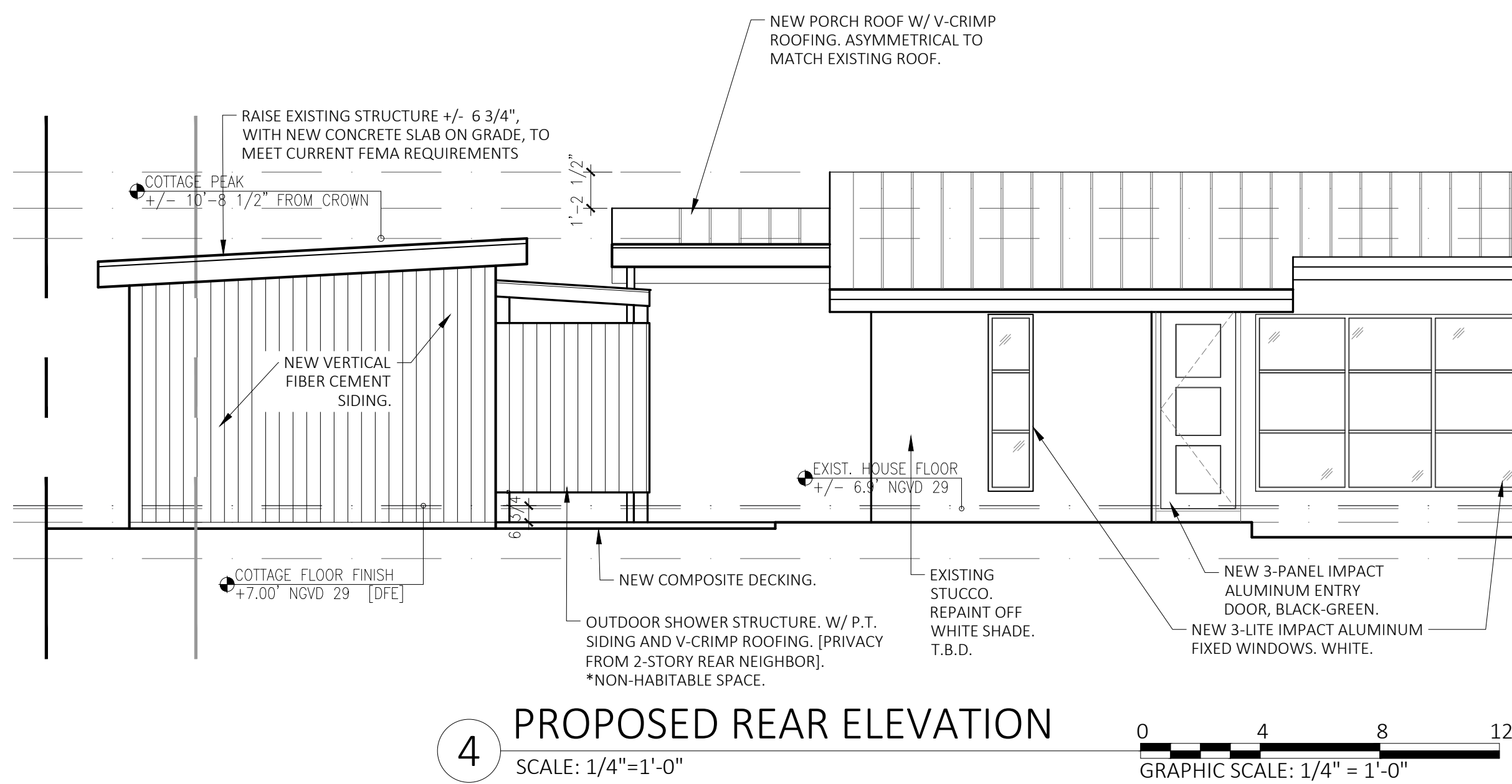
PARCEL ID- 00024630-000000
HARC SUBMISSION
1012 HOWE STREET
KEY WEST, FLORIDA 33040

TITLE:
EXISTING & PROPOSED FLOOR PLANS

PROJECT #: 26.06
SHEET:

A2.1





PARCEL ID- 00024630-000000
HARC SUBMISSION
1012 HOWE STREET
KEY WEST, FLORIDA 33040

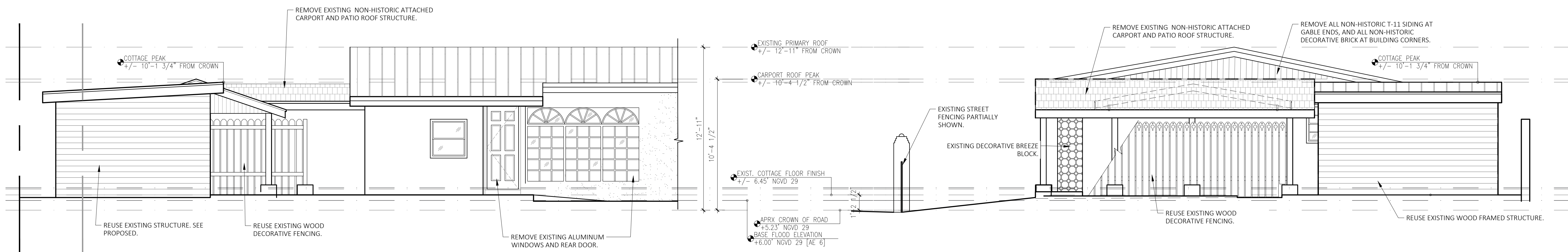
TITLE:
PROPOSED EXTERIOR ELEVATIONS

PROJECT #: 26.06
SHEET:

A3.2

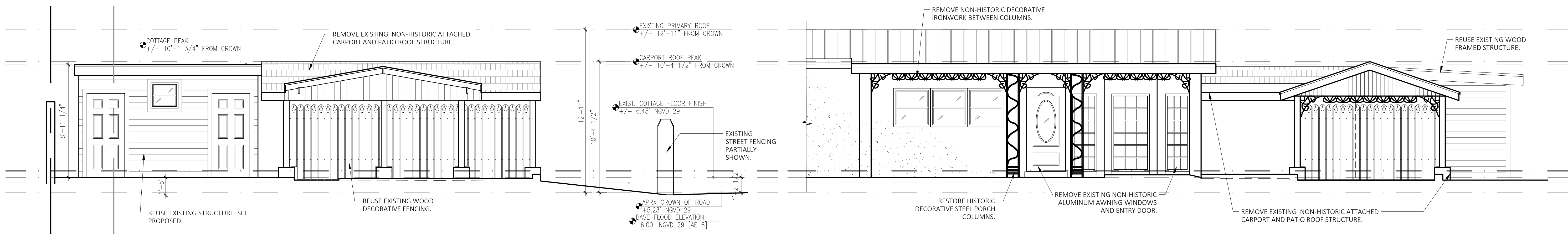
MARCH 30, 2026

DRAWING SIZE: ARCH1 (DO NOT SCALE DRAWINGS)



4 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

3 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"



2 EXISTING ACCESSORY ELEVATION
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

1 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

PARCEL ID- 00024630-000000
HARC SUBMISSION
1012 HOWE STREET
KEY WEST, FLORIDA 33040

TITLE:
EXISTING EXTERIOR ELEVATIONS

PROJECT #: 26.06
SHEET:

A3.1

MARCH 30, 2026
© 2026 BY A2O ARCHITECTURE, LLC

DRAWING SIZE: A3X1 (DO NOT SCALE DRAWINGS)

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. April 28, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO NON-CONTRIBUTING STRUCTURE. ELEVATION AND RENOVATIONS OF EXISTING ACCESSORY STRUCTURE TO MEET FEMA. NEW OUTDOOR SHOWER, NEW POOL, POOL DECK AND SITE IMPROVEMENTS. NEW PORCH ROOF ON SIDE ELEVATION. DEMOLITION OF EXISTING NON-HISTORIC CARPORT AND SITE FEATURES.

#1012 HOWE STREET.

Applicant –A2O Architecture Application #C2026-0023

If you wish to see the application or have any questions, you may visit the Growth Management 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 Aileen Osborn, 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: 1012 Howe St. on the 29th day of April, 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 April 28, 2026, 20 .

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 C2026-0023

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

Signed Name of Affiant:

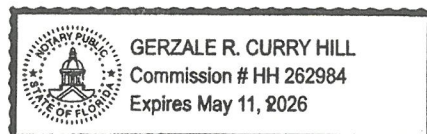
Aileen Osborn
Date: 4/23/26
Address: 3706 N. Roosevelt Blvd. #202
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 23 day of April, 2026.

By (Print name of Affiant) Aileen Osborn who is personally known to me or has produced _____ as 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: _____



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. April 28, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO NON-CONTRIBUTING STRUCTURE. ELEVATION AND RENOVATIONS OF EXISTING ACCESSORY STRUCTURE TO MEET FEMA. NEW OUTDOOR SHOWER, NEW POOL, POOL DECK AND SITE IMPROVEMENTS. NEW PORCH ROOF ON SIDE ELEVATION. DEMOLITION OF EXISTING NON-HISTORIC CARPORT AND SITE FEATURES.

#1012 HOWE STREET.

Applicant –A2O Architecture Application #C2026-0023

If you wish to see the application or have any questions, you may visit the Growth Management 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 800-955-9771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-2811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00026830-000000
 Account# 1027626
 Property ID 1027626
 Millage Group 11KW
 Location 1012 HOWE St, KEY
 Address WEST
 Legal KW PB1-25-40 LT 6
 Description SQR 7 TR 10 OR163-494 OR1597-302
 OR2530-226 OR3310-1554 OR3319-1649
 OR3336-0903
 OR3368-1743
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

1012 HOWE LLC
 443 Liberty St
 Culver IN 46511

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$198,845	\$195,766	\$185,276	\$175,261
+ Market Misc Value	\$10,773	\$9,231	\$9,231	\$9,231
+ Market Land Value	\$877,011	\$933,593	\$958,740	\$581,531
= Just Market Value	\$1,086,629	\$1,138,590	\$1,153,247	\$766,023
= Total Assessed Value	\$1,086,629	\$180,096	\$174,851	\$169,759
- School Exempt Value	\$0	(\$30,000)	(\$30,000)	(\$25,500)
= School Taxable Value	\$1,086,629	\$150,096	\$144,851	\$144,259

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$933,593	\$195,766	\$9,231	\$1,138,590	\$180,096	\$30,000	\$150,096	\$500,000
2023	\$958,740	\$185,276	\$9,231	\$1,153,247	\$174,851	\$30,000	\$144,851	\$500,000
2022	\$581,531	\$175,261	\$9,231	\$766,023	\$169,759	\$25,500	\$144,259	\$500,000
2021	\$471,512	\$149,585	\$9,017	\$630,114	\$164,815	\$25,500	\$139,315	\$465,299
2020	\$455,794	\$151,663	\$9,017	\$616,474	\$162,540	\$25,500	\$137,040	\$453,934
2019	\$485,657	\$137,120	\$9,017	\$631,794	\$158,886	\$25,500	\$133,386	\$472,908
2018	\$479,509	\$139,197	\$8,978	\$627,684	\$155,924	\$25,500	\$130,424	\$471,760

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,979.00	Square Foot	0	0

Buildings

Building ID	2091	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1963
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2004
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1549	Roof Type	GABLE/HIP
Finished Sq Ft	1225	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	176	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	500
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	240	0	64
FLA	FLOOR LIV AREA	1,225	1,225	204
OPF	OP PRCH FIN LL	84	0	58
TOTAL		1,549	1,225	326

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	360 SF	1
FENCES	1975	1976	6 x 100	1	600 SF	5
CONC PATIO	1983	1984	0 x 0	1	120 SF	2
BRICK PATIO	1983	1984	0 x 0	1	180 SF	4
BRICK PATIO	1983	1984	0 x 0	1	20 SF	2
WOOD DECK	1983	1984	0 x 0	1	477 SF	2
TILE PATIO	1983	1984	4 x 12	1	48 SF	5
FENCES	1983	1984	1 x 79	1	79 SF	5
LC UTIL BLDG	1975	1976	12 x 14	1	168 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
2/25/2026	\$975,000	Warranty Deed	2534060	3368	1743
7/17/2025	\$100	Quit Claim Deed	2508756	3336	0903
3/13/2025	\$100	Quit Claim Deed	2495665	3319	1649
8/19/2011	\$100	Warranty Deed	2488730	3310	1554

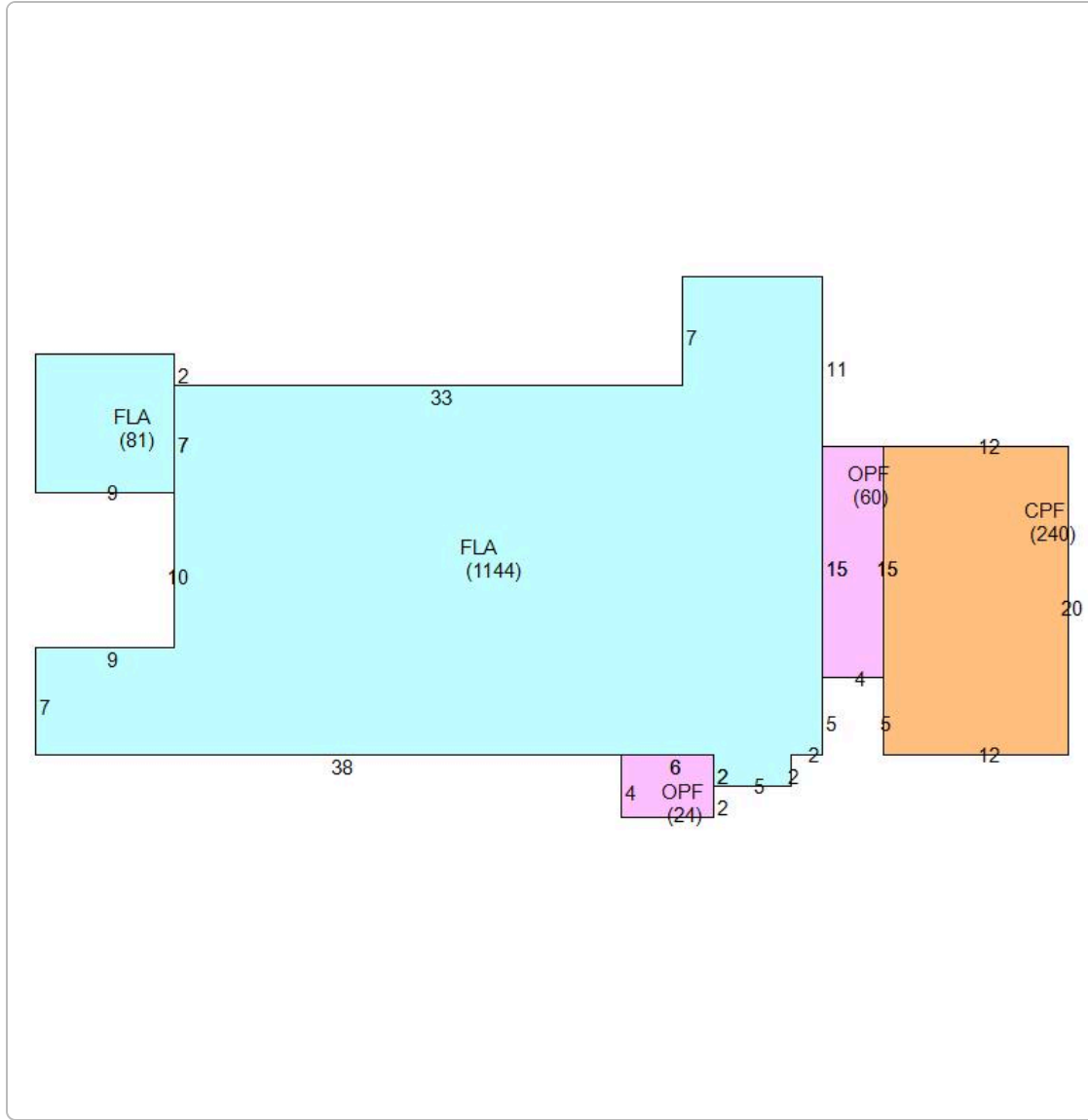
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
26-0527	03/03/2026	Active	\$6,000		Removing concrete on the driveway, removing patio concrete.
14-1902	05/19/2014	Completed	\$2,400		REPLACE 12 EXISTING WINDOWS WITH ALUMINUM IMPACT WINDOWS
0103994	12/18/2001	Completed	\$5,600		ROOFING
9901079	08/16/1999	Completed	\$1,000		CLOSET ADDITION
9902165	06/24/1999	Completed	\$2,000		REPAIR UTILITY ROOM

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/27/2026, 2:04:07 AM

[Contact Us](#)

