

Dear Key West City Commission,

We, Carey and Jane Winfrey, resided at 907 Frances Street from 1999 to 2013. In reference to the improvements made to the property while we were the owners, we can attest to:

- (1) The wall in the rear of the property was in existence when we purchased the property. Only the chain link fence was removed (per City request).
- (2) The brick pavers along the side and rear yard were approved by the City.
- (3) The purpose of removing the shed and relocating the garage at that time, we were told, was to have the area cleared in the event a sewer pipe installation was planned in the future.

Sincerely,

Jane Winfrey	June 10, 2014
Carey Winfrey	June 10, 2014

SHARON WELLS

Historian & Historic Preservation Consultant
812 Thomas St. Key West, FL 33040

Ph: 305-923-5133 Email: sharonwells1@yahoo.com

June 9, 2014

Dear City Commissioners:

RE: 907 Frances Street, Key West

I write to comment and provide historical documentation and information with regard to the property located in the Key West Historic District (1983)--907 Frances Street. My comments are in reference to the Property itself, the historic masonry wall located to the property's rear, along Havana Lane. It appears to match in terms of size, height and scale the front wall along Frances Street, though the latter has been repainted and repaired.

My comments reference the age and historic context of the wall along Havana Lane. I refer specifically to the HARC Guidelines and to information gathered from the longtime neighbor and property owner Mrs. Ida Roberts, and the previous owners, Jane and Carey Winfrey.

I have reviewed deeds, Sanborn Insurance Maps and other maps, and interviewed former owners and neighbors.

SIGNIFICANCE

Original construction of the residence dates to pre-1889. The property was included in the National Register of Historic Places in 1983.

HISTORIC REHABILITATION, 2000

The rehabilitation project at 907 Frances St. was reviewed and approved by HARC in 2000. I was a Member or Chair of the Commission at that time, and signed off on the project. The plans note: along Havana Lane, "**extend existing masonry and stucco base wall** and repair existing fence, and maintain existing gate.

In reviewing the overall project, the following Guidelines were relevant:

Standard 2. "The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

Standard 6. Deteriorated historic features shall be repaired rather than replaced."

According to the Guidelines, "this standard recognizes the patina gained through aging is important to the visual character of an historic building or property."

The 1965 Property Appraiser's photographs show the existing masonry fence along Frances Street in place. The existing masonry wall **to the rear along Havana Lane** matches the front wall, in terms of height, scale, and construction materials. The wall materials are not contemporary, and indeed the rear wall still exhibits a patina reflecting its age. The Winfreys, former owners who rehabbed the property, state that the rear wall was in place at the time of purchase, 1999-2000, and that **no changes** were ever made to the wall during their 14-year tenure.

Pages 41 and 42 of HARC Guidelines provide information regarding Fences and Walls. **Features such as gardens, walkways, alleys, ... fencing and building setbacks that reflect the development of the property should be retained.**

The existing rear wall along Havana Lane predates any HARC regulations. It was originally constructed by the 1930s. Statements and recollections of Mrs. Ida Roberts, a resident of the neighborhood since the late 1930's and a neighbor since 1951, confirm its early construction period.

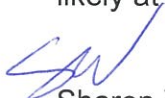
All of the later property owners appear to have recognized and maintained the existing wall along Havana Street, and made no changes to it. A later chain link fence, was removed in 2000, at the request of the City of Key West.

It would appear most likely, and make sense, that both the front and rear walls were built at the same time, whether in the 1930s or certainly by 1951. After a search, unfortunately I found no photograph of Havana Lane that showed the rear of Frances Street properties. I was fortunate to speak with Mrs. Roberts, longtime neighbor and resident, who recalled and confirmed that the low wall in the rear of 907 Frances Street existed in place as far back as she could remember. She personally moved to the neighborhood in 1951.

The rear wall was in place from some time in the 1930s, according to the recollection of Mrs. Ida Roberts.

The rear wall remained extant and unchanged since 2000 when the Winfreys purchased 907 Frances.

It appears that all of the past property owners acknowledged the rear wall's existence and made no changes to the wall itself located along Havana Lane. It is a small but intrinsic part of the historic context and fabric of 907 Frances Street. In my opinion, the wall along Havana Lane is historic in terms of its age, composition, and scale, and is likely at least 75 years old.



Sharon Wells,
Former HARC Member and Chair
Historian



From: [Owen Trepanier](#)
To: cesmith@keywestcity.com
Subject: FW: Francis St crime report
Date: Friday, April 04, 2014 9:55:46 AM

Carlene,

Please see below. I hope the planning department will support Ms. Sprogell's safety.

Owen Trepanier
Trepanier & Associates, Inc.

From: about [mailto:casprogell@aol.com]
Sent: Friday, April 04, 2014 9:05 AM
To: Owen Trepanier
Subject: Francis St crime report

Hi Owen:

This morning at 6 a.m. my neighbor (903) woke up to find an intruder in her bedroom. She beat him with her vacuum cleaner and called the cops. He grabbed her cellphone and ran out the door. They caught him at the Mobil Station on White St. I'll clip it for the file on 907 if it gets in the paper. Might help our security argument.

Lyn