

# **Staff Report**

- 11a Remove existing brick patio, concrete sidewalk and wood decking. Construct new swimming pool, masonry garden wall, wood deck and fencing and exterior stair. Remove hot tub and lean to cover- **#801-807 Fleming Street -Matthew Stratton (H11-01-1663)**

This staff report is for the review of a Certificate of Appropriateness for site improvements of a corner lot that contains two historic and contributing houses. #810 Fleming Street was built circa 1889 and #807 Fleming Street was built c. 1892. The proposed improvements will not affect the historic fabric of any of the houses.

The proposed plans include removal of wood decks and brick patios. The new wood deck replacement will have lessened square footage than the existing ones, creating more green areas in the site. A swimming pool is proposed between the two houses and will be setback from the front yard. An 8' tall wall with stucco finish will serve as a garden wall and as a water feature to the pool. This new wall will be built between the two main houses, and will be setback from Fleming Street approximately 10 feet. Two new 6' tall wood gates will be installed at each end of the garden wall. A new wood exterior staircase with metal railings will be replacing a non conforming and non historic stair in the back of the garage. This new stair will conform to actual building code and will not be visible from the streets. The plans also include repairs of an existing 6' high wood fence facing the alley.

Both historic buildings are non conforming structures. **Although the proposed plans do not include renovations to the houses an easement will be required, since part of #801 Fleming Street is on city right-of-way.**

The site in question is located in the HMDR zoning district which has the following zoning restrictions;

Front yard- 10 feet  
Street side- 7.5 feet  
Side yard- 5 feet  
Back yard- 15 feet  
Maximum height- 30 feet

Staff understands that the following guidelines can be applied when reviewing this application;

Decks, patios, hot tubs and pools (pages 39-40);

- (1) *Wood decking or brick patios are allowed in side or rear yards. Wood decks shall not be built on the front of any house.*

- (3) *Best efforts shall be made to ensure that decks, pools, hot tubs and patios are not visible from the elevation right of way by use of landscape or HARC approved fence screening.*
- (4) *The proportion of decking, patio or pool dimensions shall not exceed fifty percent of the total lot minus the building footprint.*

*Fences and walls (pages 41-42);*

- (10) *Fences erected within the required setback area (i.e., between the property line and the setback line) are subject to the same height restrictions as fences erected on property line.*

It is staff's opinion that the proposed fence, swimming pool, new stair and site improvements are in keeping with the character of the site. The proposed plans will not have any effect on the houses which are contributing resources to the historic district. The proposed 8' tall garden wall will be built outside of the required front yard setback. The proposed swimming pool and decks will cover 50% of the lot minus the building's footprints. Staff understands that the proposed design is consistent with the guidelines. If approved staff recommends that the applicant coordinates with the Landscape division due to the existence of trees in the site. The applicant also needs to address the easement issue with the Planning Department.

# **Application**





**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**



APPLICATION # 11-01-1663

OWNER'S NAME: Tom TALOMAA DATE: 12/8/11

OWNER'S ADDRESS: 420 ELIZABETH PHONE #: (213)321-2732

APPLICANT'S NAME: MATTHEW STRATTON PHONE #: 923-9670

APPLICANT'S ADDRESS: 1403 CATHERINE ST.

ADDRESS OF CONSTRUCTION: 801 & 807 FLEMING ST. # OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT <sup>CONCRETE SIDEWALK</sup>

DETAILED DESCRIPTION OF WORK: REMOVE EXISTING BRICK PATIO, WOOD DECKING, GREENHOUSE STRUCTURE, EXTERIOR STAIR AND PORTION OF WOOD FENCE @ FRONT. CONSTRUCT NEW SWIMMING POOL, MASONRY GARDEN WALL, WOOD DECK & FENCING, AND EXTERIOR STAIR. REMOVE HOT TUB AND LEAN-TO COVER.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

DEC 9 2011

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 12/8/11  
Applicant's Signature: Matthew Stratton

**Required Submittals** MC9:70

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
N/A	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
N/A	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_  
Staff Approval: \_\_\_\_\_  
Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

801 Fleming St. contributing built c. 1889 frame vernacular  
807 Fleming St. contributing building built c. 1892 frame vern.  
Ordinance for demolition  
Guidelines for decks, patios, hot tubs, and pools (p. 39-46)  
Guidelines for fences and walls (pages 41-42)

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

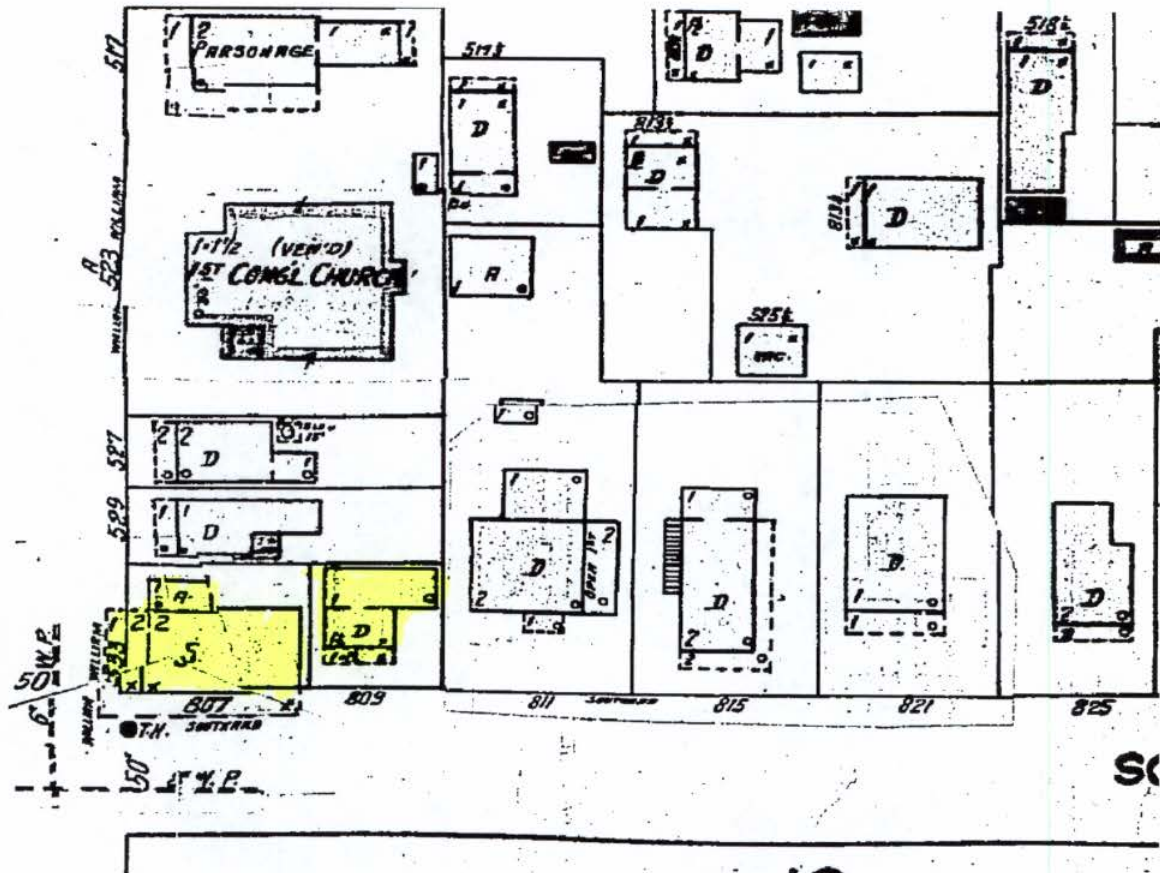
Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

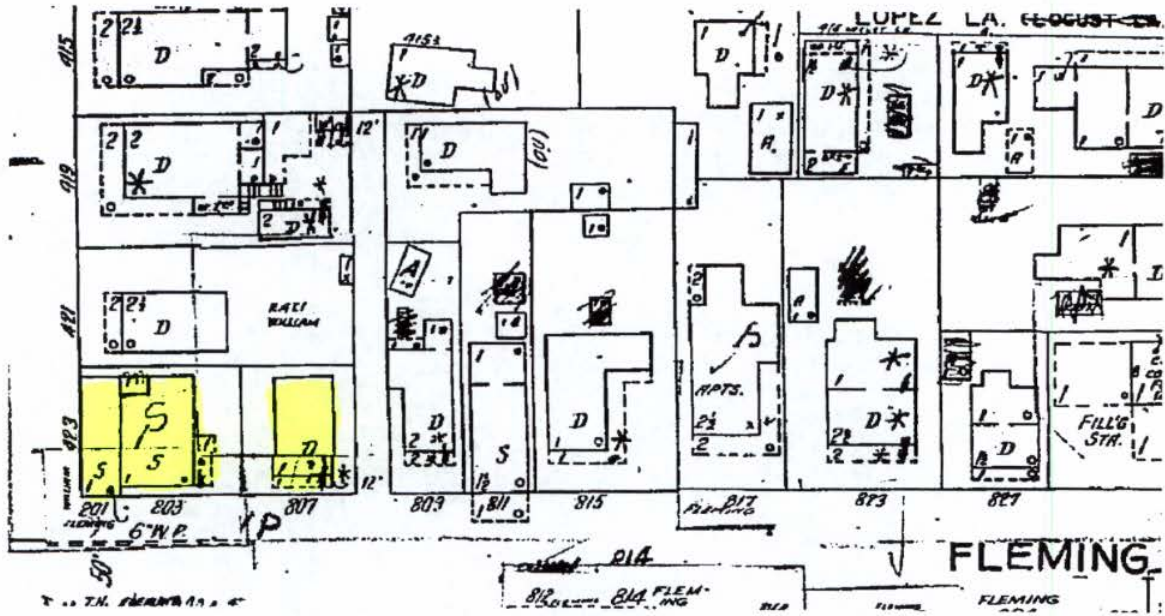
# **Sanborn Maps**





#801-807 Fleming Street Sanborn map 1948 copy





#801-807 Fleming Street Sanborn map 1962 copy

**Project Photos**

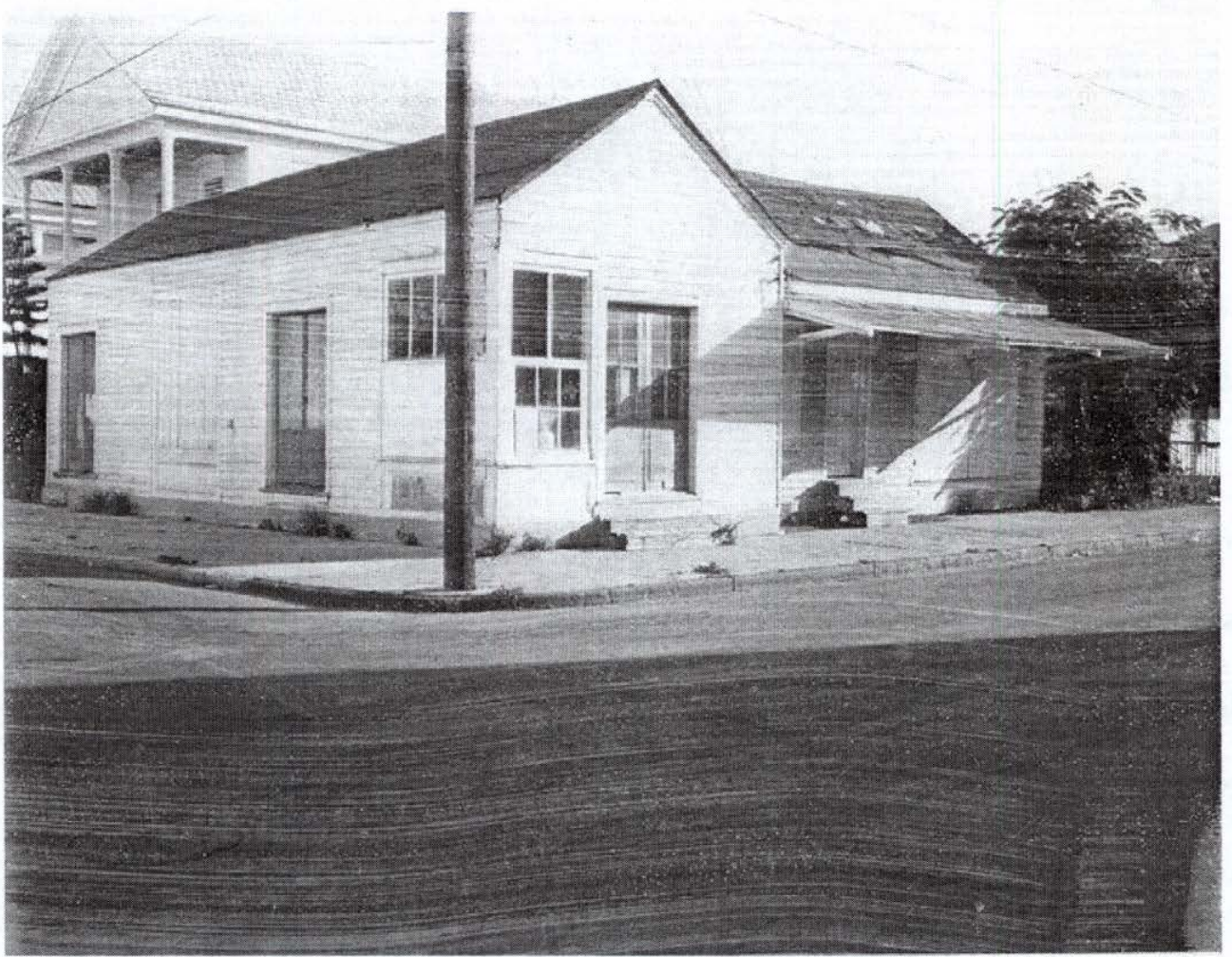


Photo taken by Property Appraiser's office c1965; 801 Fleming Street; built c1889;  
Monroe County Library



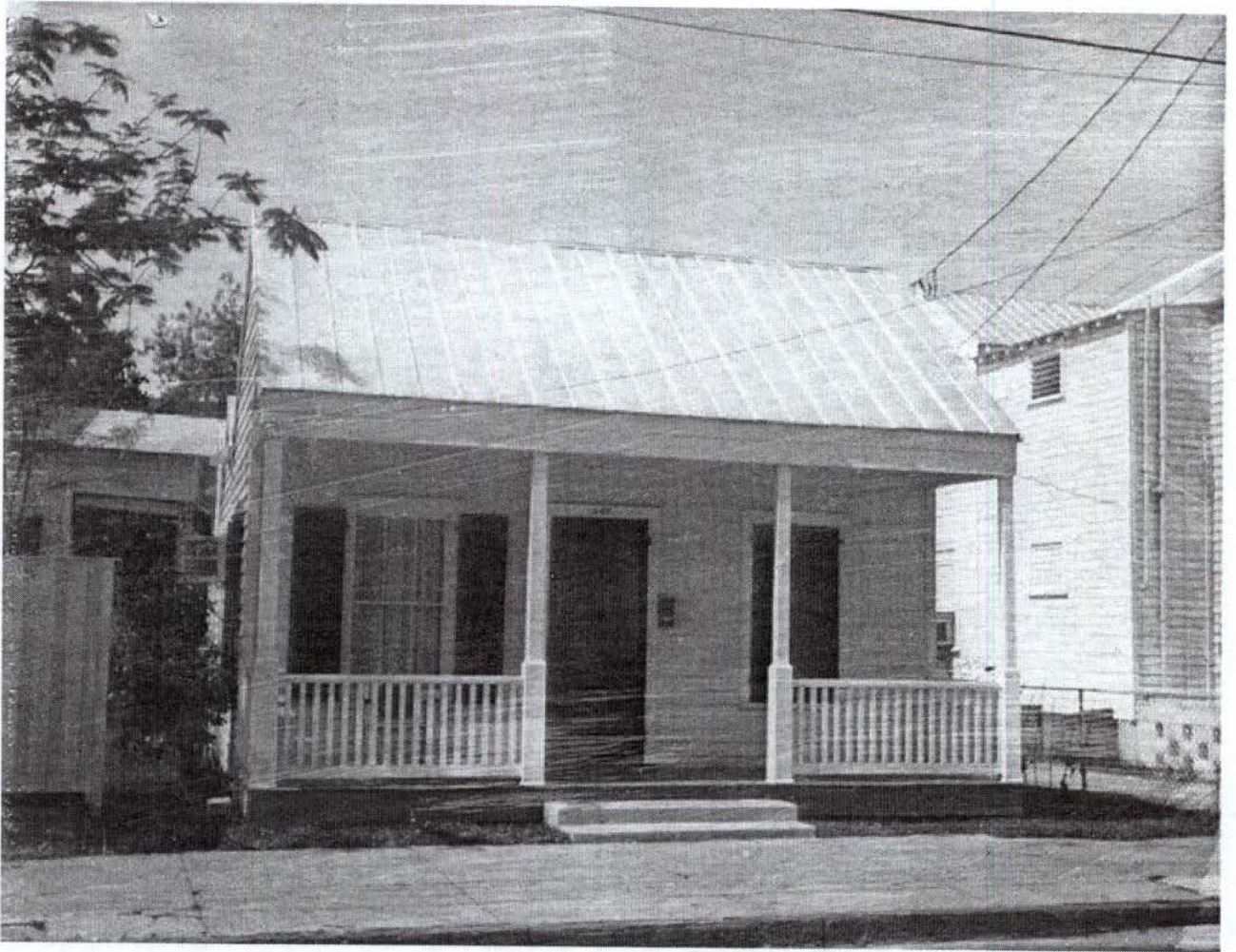


Photo taken by Property Appraiser's office c1965; 807 Fleming St.; built c1892, Monroe County Library



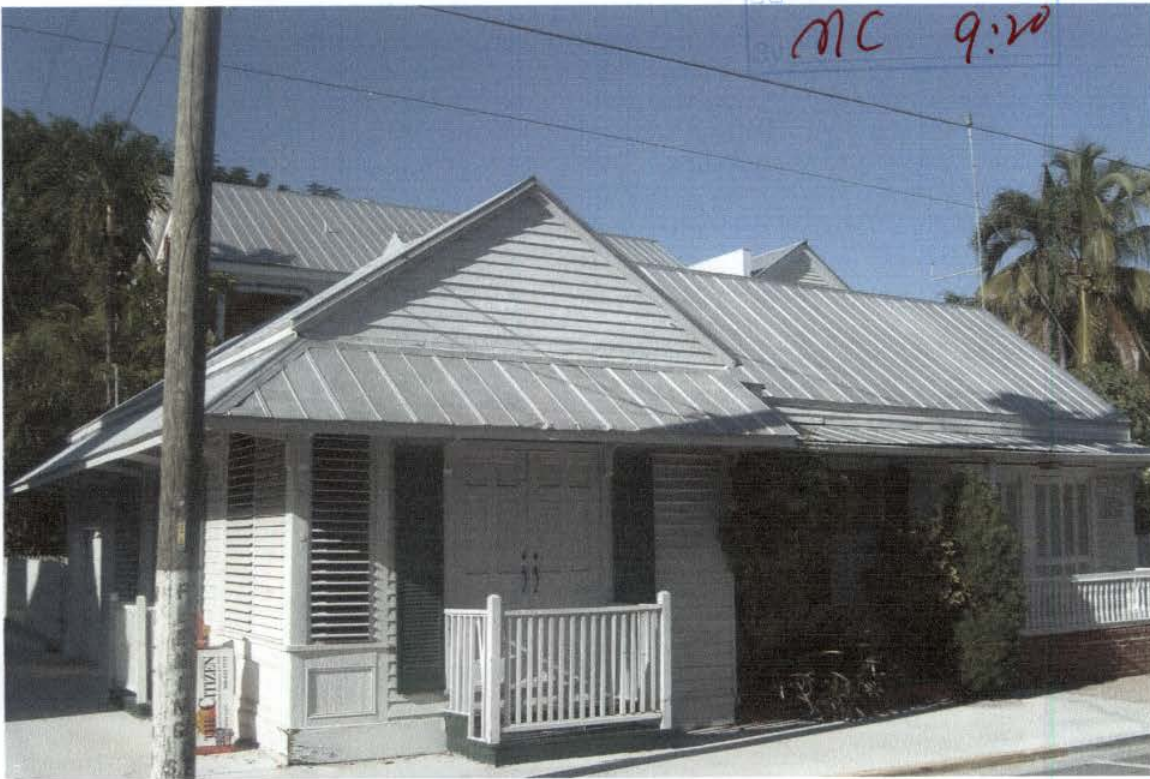
801 FLEMING

807 FLEMING



DEC 9 2011

MC 9:20



801 FLEMING - FRONT





EXISTING 6' TALL FENCE  
BETWEEN 801 & 807



DEC 9 2011

MC

NEIGHBOR  
BEHIND



801

807





801 FLEMING



DEC 9 2011  
MC

NEIGHBOR BEHIND

801  
FLEMING



807  
FLEMING







801 FLEMING - SIDE (WILLIAM ST.)



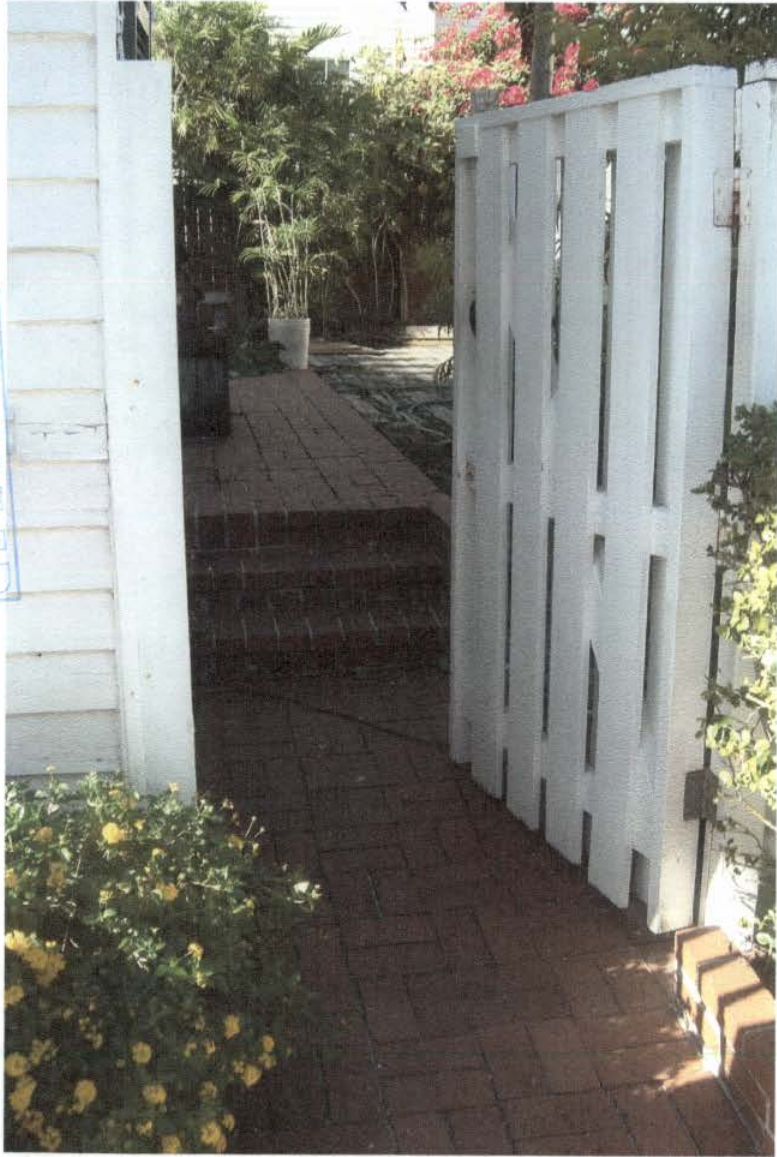
CORNER OF FLEMING & WILLIAM - LOOKING NORTH

RECEIVED  
DEC 9 2011  
BY MC

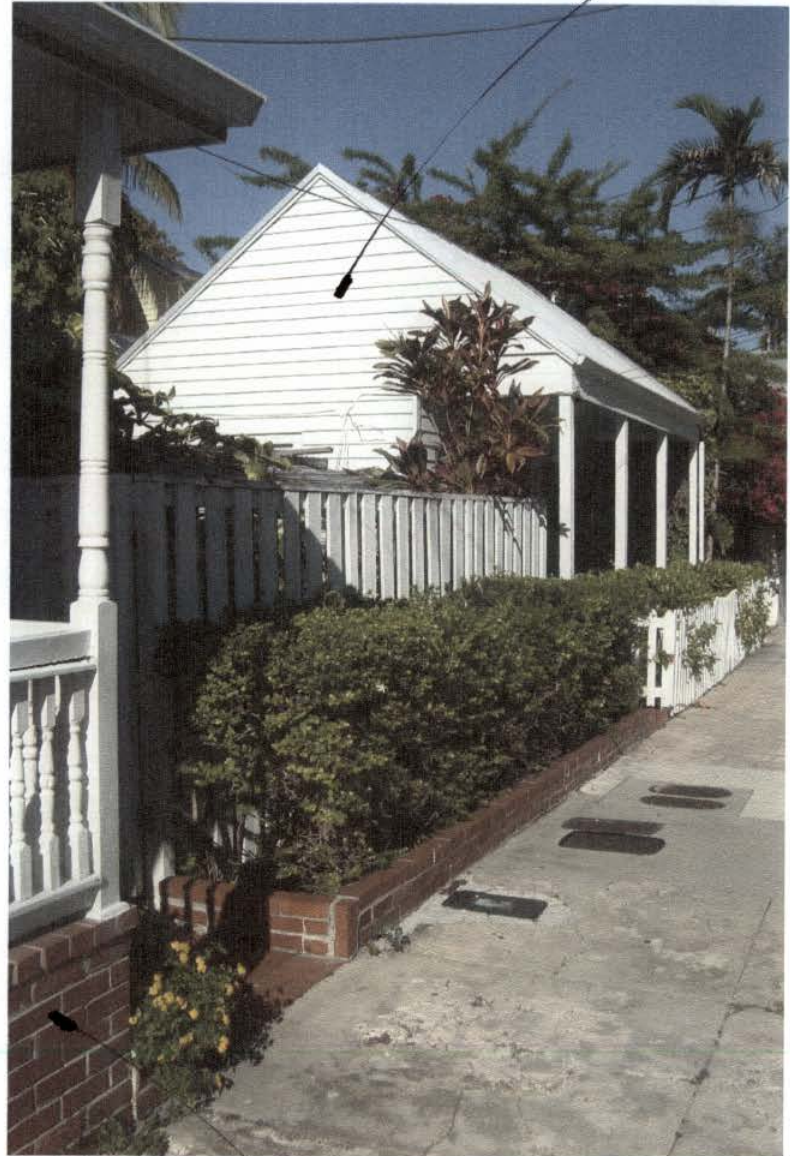
KEY WEST PLANNING DEPT.  
DEC 9 2011  
MONROE COUNTY



801 FLEMING



ENTRANCE TO 801 FLEMING



801 FLEMING





RECEIVED  
DEC 9 2011  
MC



STAIR TO ROOM OVER GARAGE



801 ENTRANCE





Hot tub

6' TALL FENCE  
ALONG ALLEY



SIDE YARD 807 - LOOKING  
TOWARD FLEMING ST.

807 FLEMING



DECK BETWEEN 801 & 807

RECEIVED  
DEC 9 2011  
MC



801

EXISTING GREENHOUSE  
AND PROPOSED  
POOL LOCATION



801

DEC 9 2011

MC



BACK SIDE OF 6' FENCE ALONG FLEMING ST.





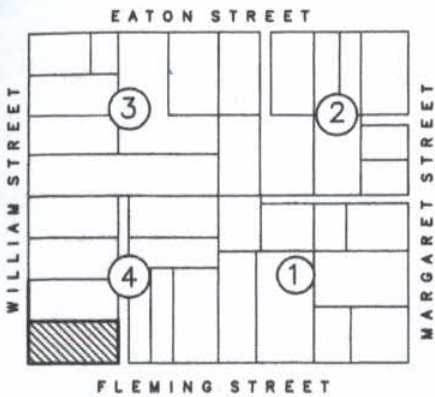






# Survey





**LOCATION MAP**  
Square 33, City of Key West

**LEGAL DESCRIPTION:**

On the Island of Key West, known as all that Part of Lot Four (4) in Square Thirty-Four (34) according to diagram of William A. Whitehead delineated in February, 1829, described as follows:  
Commencing at the corner of William and Fleming Streets, and runs thence in a Northeasterly direction on Fleming Street 95 feet; thence at right angles in a Northwesternly direction parallel with William Street 44 feet; thence at right angles in a Southwesterly direction 95 feet out to William Street; thence at right angles in a Southeasterly direction along William Street 44 feet to the Point of Beginning.

**Abbreviations:**

- |                       |                                 |                             |
|-----------------------|---------------------------------|-----------------------------|
| Sty. = Story          | o/h = Overhead                  | P.O.C. = Point of Commence  |
| R/W = Right-of-Way    | u/g = Underground               | P.O.B. = Point of Beginning |
| fd. = Found           | F.F.L. = Finish Floor Elevation | P.B. = Plat Book            |
| p. = Plat             | conc. = concrete                | pg. = page                  |
| m. = Measured         | I.P. = Iron Pipe                | wd. = Wood                  |
| d. = Deed             | I.B. = Iron Bar                 | Bal. = Balcony              |
| N.T.S. = Not to Scale | C.B. = Concrete Block           | Pl. = Planter               |
| ⊙ = Centerline        | C.B.S. = Concrete Block Stucco  | A/C = Air Conditioner       |
| Elev. = Elevation     | cov'd. = Covered                |                             |
| B.M. = Bench Mark     | ☒ = Concrete Utility Pole       |                             |

Field Work performed on: 10/7/11

**CERTIFICATION:**

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

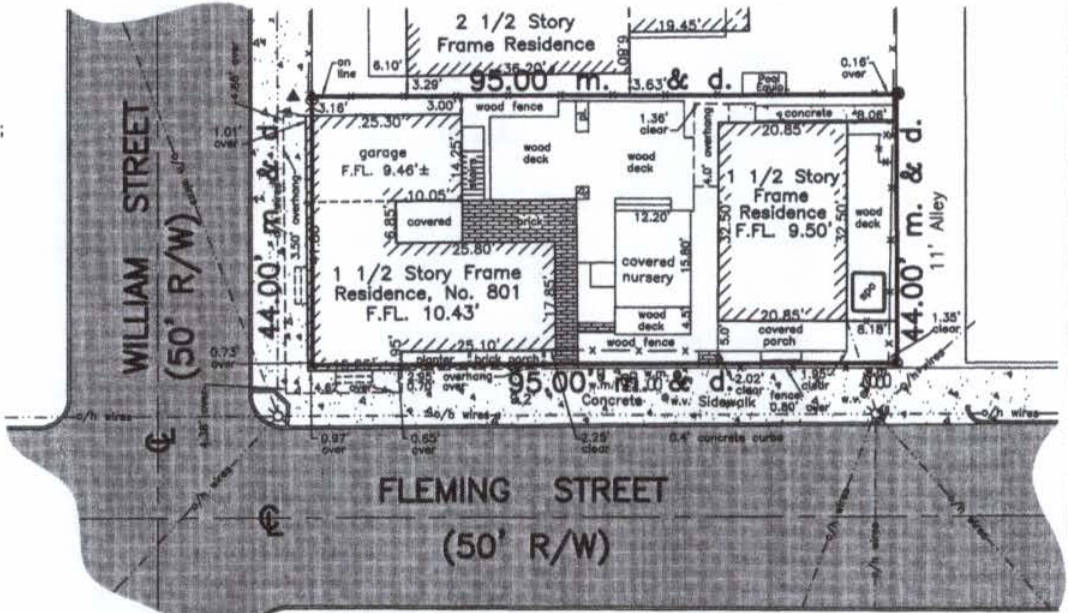
**FREDERICK R. HILDEBRANDT**  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

**SURVEYOR'S NOTES:**  
North arrow based on assumed median Reference Bearing: R/W Fleming Street  
5.8 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

**MONUMENTATION:**  
⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749  
● = Found 1/2" Iron Bar  
△ = Set P.K. Nail, P.L.S. No. 2749  
▲ = Found P.K. Nail

**CERTIFICATION MADE TO:**  
Tom Talomaa  
The Smith Law Firm;  
Feldman, Koenig, Highsmith & VanLoon, P.A.;  
Fidelity National Title;  
Chicago Title



Tom Talomaa 801 Fleming Street, Key West, Florida 33040			
<b>BOUNDARY SURVEY</b>		Dwn No.: 11-326	
Scale: 1"=20'	Ref. 204-68	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 10/10/11		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
fred/kw/blk29/801fleming			

**ISLAND SURVEYING INC.**

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax: (305) 293-0237  
info@islandsurveying.net  
L.B. No. 17000

*HMDR*

*60% IMPERV  
40% BLDG*

*10' FRONT*

*75' STREET  
5' SIDE*

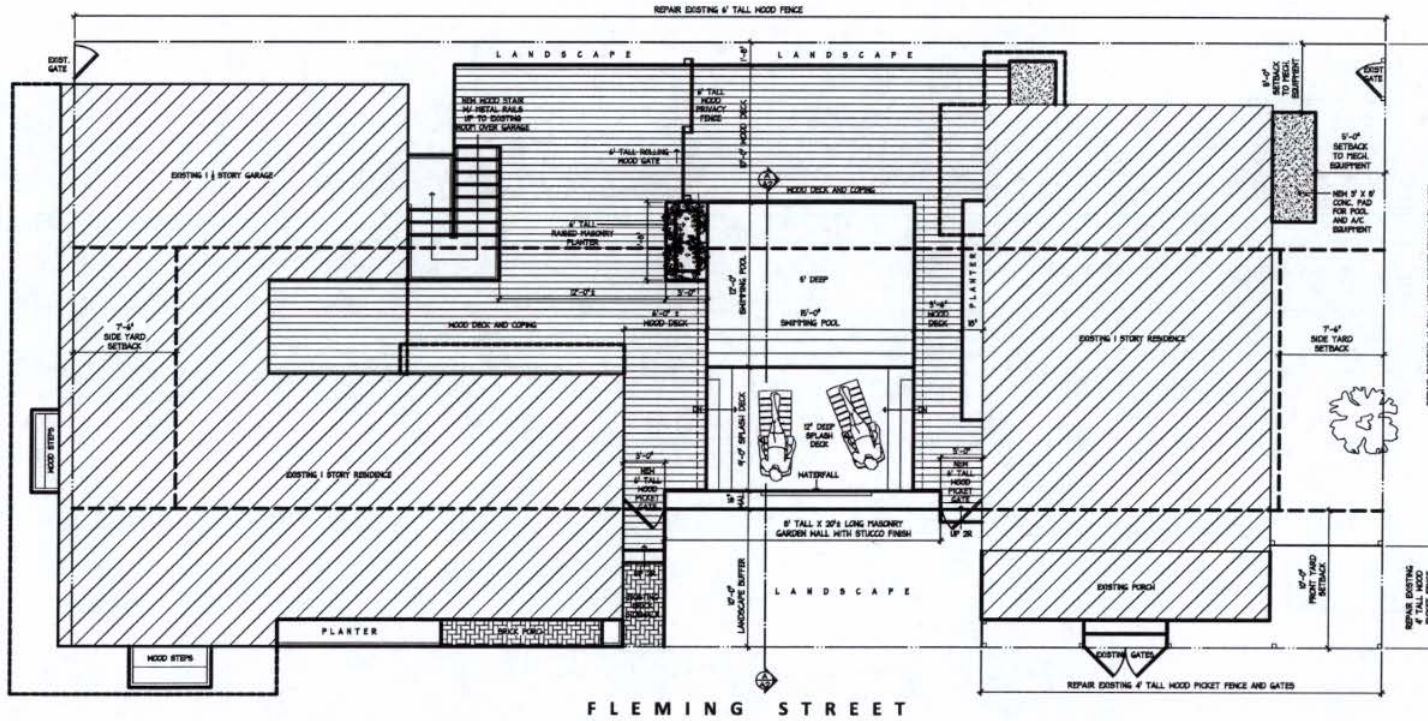
*15' REAR*



## **Site Plans**



WILLIAM STREET



FLEMING STREET

ALLEY

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



SITE DATA:

AS % OF LOT UPON ZONE	ALLOWED	EXISTING	PROPOSED
BUILD. COV%	1,472 SF (48%)	1,022 SF BUILDING 1 638 SF BUILDING 2 248 SF GREENHOUSE 2,908 SF TOTAL (86%)	2,118 SF (64%)
PERVIOUS SURFACE RATIO	2,508 SF (76%)	2,428 SF BUILDING 36 SF BRICK/CONC/SPA 2,704 SF (84%)	2,118 SF BUILDINGS 138 SF POOL 74 SF BRICK PAVING 24 SF PECL PAD 2,554 SF TOTAL (76%)

SEE OPEN SPACE  
4,800 SF LOT = 2,118 SF PROPOSED BUILDING COVERAGE = 2,042 SF  
2,042 SF X 58% = 1,184 SF ALLOWABLE DECKING/PATIO/POOL  
1,184 SF PROPOSED (58%)

HARC  
SUBMITTAL

Site Improvements for  
**801 & 807 Fleming Street**  
Key West, FL 33040

**m.stratton.architecture.pllc**  
1403 Catherine Street  
Key West, Florida 33040  
305.923.9670 mstrattonarchitect@gmail.com

Date 12.8.11

Project # 1114

A-1

1 of 2





## **Miscellaneous Information**



# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 MO00525  
 Recorder # \_\_\_\_\_  
 Field Date \_\_\_\_\_  
 Form Date \_\_\_\_\_  
 FormNo 200402  
 FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

## GENERAL INFORMATION

Site Name (address if none) TRUBEY, JB TR HOUSE Multiple Listing (DHR only) \_\_\_\_\_  
 Other Names \_\_\_\_\_ >> \_\_\_\_\_  
 Survey or Project Name Key West Historic Resources Survey Survey# \_\_\_\_\_  
 National Register Category Building(s)

## LOCATION & IDENTIFICATION

### Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>801</u>		<u>FLEMING</u>	<u>Street</u>	

Cross Streets (nearest/ between) WILLIAM/FLEMING  
 City / Town (within 3 miles) KEY WEST In Current City Limits? YES  
 County Monroe Tax Parcel #(s) RE-5930.000000  
 Subdivision Name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Ownership Private Individual  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 Route to (especially if no street address) NW CORNER OF WILLIAM AND FLEMING

## MAPPING

USGS 7.5' Map Name \_\_\_\_\_ Publication Date \_\_\_\_\_ >> KEY WEST; 1971  
 Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ 1/4 section: \_\_\_\_\_ >> 67S ; 25E ; UNSP  
 Irregular Section Name: \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 UTM: Zone 0 Easting 0 Northing 0  
 Plat or Other Map (map's name, location) \_\_\_\_\_

## DESCRIPTION

Style Frame Vernacular Other Style \_\_\_\_\_  
 Exterior Plan Rectangular Other Exterior Plan \_\_\_\_\_  
 Number of Stories 1  
 Structural System(s) \_\_\_\_\_ >> Wood frame  
 Other Structural System(s) \_\_\_\_\_  
 Foundation Type(s) \_\_\_\_\_ >> Piers  
 Other Foundation Types \_\_\_\_\_  
 Foundation Material(s) \_\_\_\_\_ >> Unspecified  
 Other Foundation Material(s) \_\_\_\_\_  
 Exterior Fabric(s) \_\_\_\_\_ >> Wood siding  
 Other Exterior Fabric(s) \_\_\_\_\_  
 Roof Type(s) \_\_\_\_\_ >> Gable-intersecting  
 Other Roof Type(s) \_\_\_\_\_  
 Roof Material(s) \_\_\_\_\_ >> Other  
 Other Roof Material(s) V CRIMP  
 Roof Secondary Structure(s) (dormers etc) \_\_\_\_\_ >> Other  
 Other Roof Secondary Structure(s) SHED  
 Number of Chimneys 0  
 Chimney Material Not applicable  
 Other Chimney Material(s) \_\_\_\_\_  
 Chimney Location(s) NOT APPLICABLE



# HISTORICAL STRUCTURE FORM

8MO00525

## DESCRIPTION (continued)

Window Descriptions DHS 6/6, JALOUSIE

Main Entrance Description (stylistic details) \_\_\_\_\_

Porches: #open 3 #closed \_\_\_\_\_ #incised \_\_\_\_\_ Location(s) SINGLE BAY PROJECTING E; BALCONET E; COVERED ENRTY S

Porch Roof Types(s) \_\_\_\_\_

Exterior Ornament SHUTTERS, TURNED BALUSTRADES, KNEE BRACES

Interior Plan Unspecified

Other Interior Plan \_\_\_\_\_

Condition Good

### Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) \_\_\_\_\_

Archaeological Remains (describe): NONE OBSERVED

If archaeological remains are present, was an Archaeological Site Form completed? NO

Narrative Description (optional) \_\_\_\_\_

## HISTORY

Construction year C1889

Architect (last name first): UNKNOWN

Builder (last name first): UNKNOWN

### Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> <u>Unspecified;;</u>			

### Structure Use History

Use \_\_\_\_\_ Year Use Started \_\_\_\_\_ Year Use Ended \_\_\_\_\_ >> Private residence;;

Other Structure Uses \_\_\_\_\_

Ownership History (especially original owner, dates, profession, etc.) UNSPECIFIED

## RESEARCH METHODS

Research Methods \_\_\_\_\_ >> Examine local tax records

Other research methods Sanborn Maps

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible Key West Historic District

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance \_\_\_\_\_ >> Architecture

Other Historical Associations \_\_\_\_\_

Explanation of Evaluation (required) This is a contributing resource in the Key West Historic District, listed in the National Register

# HISTORICAL STRUCTURE FORM

8M000525

## DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: \_\_\_\_\_

Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_

Descriptive Information: \_\_\_\_\_

>> ;;;Photographs (Archived)

## RECORDER INFORMATION

Recorder Name (Last, First) Geoff Henry, Shelby Spillers, Heather Yost

Recorder Address/Phone 200 Orchard Ridge Dr, Suite 101, Gaithersburg, MD 20878 (301)258-9780

Recorder Affiliation Other Other Affiliation URS Corporation

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

## \*\*\*\*\* MASTER SITE FILE USE ONLY \*\*\*\*\*

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

\_\_\_\_\_ Date \_\_\_\_\_

Supplement Information Status: NO SUPPLEMENT

FMSF Staffer: RECORDERS SMARTFORM

Supplement File Status: NO SUPPLEMENT FILE

Computer Entry Date: 3/5/2004

Form Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"



# MO00525-200402

## Supplementary Printout

- > [Other name(s)]:
  
- > **USGS map name/year of publication or revision:**  
KEY WEST;1971
  
- > **Township/Range/Section/Qtr:**  
67S ;25E ;;UNSP
  
- > **Foundation types:**  
Piers
  
- > **Foundation materials:**  
Unspecified
  
- > **Exterior fabrics:**  
Wood siding
  
- > **Roof types:**  
Gable-intersecting
  
- > **Roof materials:**  
Other
  
- > **Roof secondary structures (dormers etc):**  
Other
  
- > **Change status/year changed/date noted/nature:**  
Unspecified;;;
  
- > **Original, intermediate, present uses/year started/year ended:**  
Private residence;;  
Private residence;C1889;
  
- > **Research methods:**  
Examine local tax records
  
- > **Area(s) of historical significance:**  
Architecture
  
- > **Repositories: Collection/Housed/Accession#/Describe**  
;;;Photographs (Archived)
  
- > **Structural system(s):**  
Wood frame







Mo525  
801 Fleming Street  
Key West  
Monroe  
Feb. 2004



# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 M000526

Recorder # \_\_\_\_\_

Field Date \_\_\_\_\_

Form Date \_\_\_\_\_

FormNo 200402

FormNo = Field Date (YYYYMM)

Is this Site Form Recorded for this Site? NO

## GENERAL INFORMATION

Site Name (address if none) 807 FLEMING STREET Multiple Listing (DHR only) \_\_\_\_\_

Other Names \_\_\_\_\_ >> \_\_\_\_\_

Survey or Project Name Key West Historic Resources Survey Survey# \_\_\_\_\_

National Register Category Building(s)

## LOCATION & IDENTIFICATION

### Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>807</u>		<u>FLEMING</u>	<u>Street</u>	

Cross Streets (nearest/ between) WILLIAM/MARGARET

City / Town (within 3 miles) KEY WEST In Current City Limits? YES

County Monroe Tax Parcel #(s) UNKNOWN

Subdivision Name \_\_\_\_\_ Block 34 Lot 4

Ownership Private Individual

Name of Public Tract (e.g., park) \_\_\_\_\_

Route to (especially if no street address) W SIDE OF FLEMING BETWEEN WILLIAM AND MARGARET

## MAPPING

US 7.5' Map Name \_\_\_\_\_ Publication Date \_\_\_\_\_ >> KEY WEST; 1971

Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ 1/4 section: \_\_\_\_\_ >> 67S ; 25E ; ; UNSP

Irregular Section Name: \_\_\_\_\_

Landgrant \_\_\_\_\_

UTM: Zone 0 Easting 0 Northing 0

Plat or Other Map (map's name, location) \_\_\_\_\_

## DESCRIPTION

Style Frame Vernacular Other Style \_\_\_\_\_

Exterior Plan Rectangular Other Exterior Plan \_\_\_\_\_

Number of Stories 1

Structural System(s) \_\_\_\_\_ >> Wood frame

Other Structural System(s) \_\_\_\_\_

Foundation Type(s) \_\_\_\_\_ >> Piers

Other Foundation Types \_\_\_\_\_

Foundation Material(s) \_\_\_\_\_ >> Other

Other Foundation Material(s) LIMESTONE

Exterior Fabric(s) \_\_\_\_\_ >> Beaded weatherboard

Other Exterior Fabric(s) \_\_\_\_\_

Roof Type(s) \_\_\_\_\_ >> Gable

Other Roof Type(s) \_\_\_\_\_

Roof Material(s) \_\_\_\_\_ >> Other

Other Roof Material(s) V CRIMP

Roof Secondary Structure(s) (dormers etc) \_\_\_\_\_ >> Other

Other Roof Secondary Structure(s) SAWTOOTH

Number of Chimneys 0

Chimney Material Not applicable

Other Chimney Material(s) \_\_\_\_\_

Chimney Location(s) NOT APPLICABLE



# HISTORICAL STRUCTURE FORM

8M000526

## DESCRIPTION (continued)

Window Descriptions 6/6 DHS

Main Entrance Description (stylistic details) \_\_\_\_\_

Porches: #open \_\_\_\_\_ #closed \_\_\_\_\_ #incised 1 Location(s) 3 BAY INCISED E

Porch Roof Types(s) \_\_\_\_\_

Exterior Ornament SHUTTERS

Interior Plan Unspecified

Other Interior Plan \_\_\_\_\_

Condition Good

### Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) \_\_\_\_\_

Archaeological Remains (describe): NONE OBSERVED

If archaeological remains are present, was an Archaeological Site Form completed? NO

Narrative Description (optional) \_\_\_\_\_

## HISTORY

Construction year C1892

Architect (last name first): UNKNOWN

Builder (last name first): UNKNOWN

### Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> <u>Unspecified;;</u>			

### Structure Use History

Use \_\_\_\_\_ Year Use Started \_\_\_\_\_ Year Use Ended \_\_\_\_\_ >> Private residence;;

Other Structure Uses \_\_\_\_\_

Ownership History (especially original owner, dates, profession, etc.) UNSPECIFIED

## RESEARCH METHODS

Research Methods \_\_\_\_\_ >> Examine local tax records

Other research methods Sanborn Maps

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible Key West Historic District

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance \_\_\_\_\_ >> Architecture

Other Historical Associations \_\_\_\_\_

Explanation of Evaluation (required) This is a contributing resource in the Key West Historic District, listed in the National Register

# HISTORICAL STRUCTURE FORM

8MO00526

## DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: \_\_\_\_\_

Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_

Descriptive Information: \_\_\_\_\_

>> ; ; Photographs (Archived)

## RECORDER INFORMATION

Recorder Name (Last, First) Geoff Henry, Shelby Spillers, Heather Yost

Recorder Address / Phone 200 Orchard Ridge Dr, Suite 101, Gaithersburg, MD 20878 (301)258-9780

Recorder Affiliation Other Other Affiliation URS Corporation

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

## \*\*\*\*\* MASTER SITE FILE USE ONLY \*\*\*\*\*

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: RECORDERS SMARTFORM

Computer Entry Date: 12/1/2004

SHPO's Evaluation of Resource

\_\_\_\_\_ Date \_\_\_\_\_

Form Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"



# MO00526-200402

## Supplementary Printout

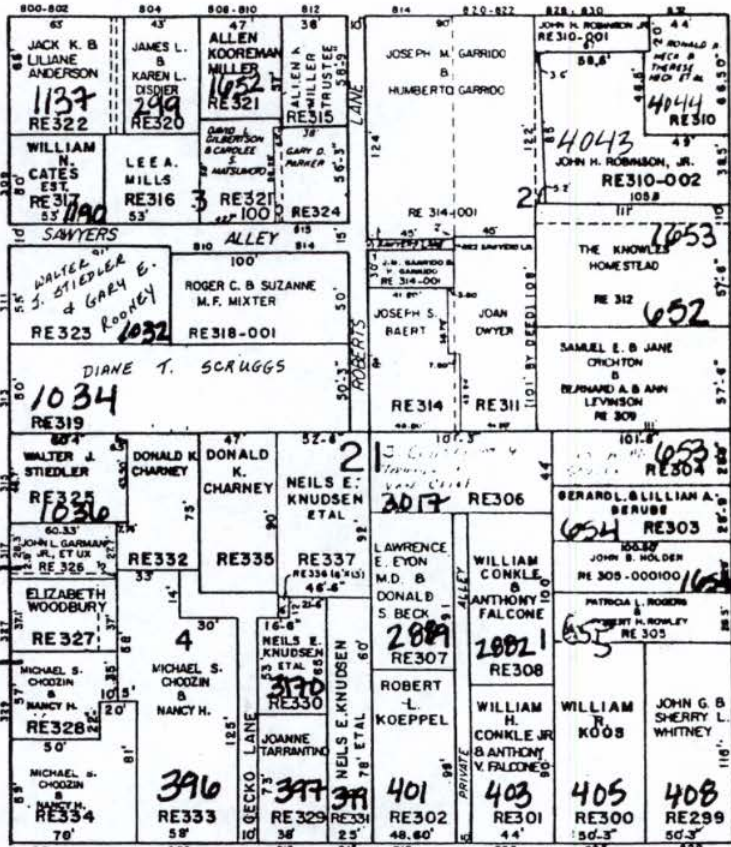
- > **[Other name(s)]:**
  
- > **USGS map name/year of publication or revision:**  
KEY WEST;1971
  
- > **Township/Range/Section/Qtr:**  
67S ;25E ;;UNSP
  
- > **Foundation types:**  
Piers
  
- > **Foundation materials:**  
Other
  
- > **Exterior fabrics:**  
Beaded weatherboard
  
- > **Roof types:**  
Gable
  
- > **Roof materials:**  
Other
  
- > **Roof secondary structures (dormers etc):**  
Other
  
- > **Change status/year changed/date noted/nature:**  
Unspecified;;;
  
- > **Original, intermediate, present uses/year started/year ended:**  
Private residence;;  
Private residence;C1892;
  
- > **Research methods:**  
Examine local tax records
  
- > **Area(s) of historical significance:**  
Architecture
  
- > **Repositories: Collection/Housed/Accession#/Describe**  
;;;Photographs (Archived)
  
- > **Structural system(s):**  
Wood frame

CAROLINE

CONTINUED ON PAGE NO. II

STREET

STREET

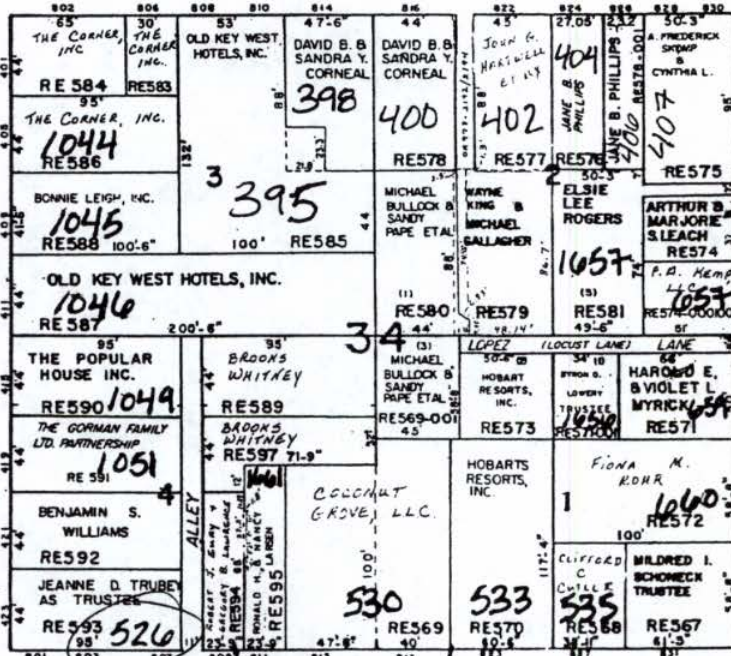


EATON

CONTINUED ON PAGE NO. II

WILLIAM

MARGARET



FLEMING





M0526  
807 Fleming Street  
Key West  
Monroe  
Feb. 2004

# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., January 11, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REMOVE EXISTING BRICK PATIO, CONCRETE SIDEWALK AND WOOD DECKING. CONSTRUCT NEW SWIMMING POOL, MASONRY GARDEN WALL, WOOD DECK AND FENCING AND EXTERIOR STAIR. REMOVE HOR TUB AND LEAN TO COVER. REMOVE EXISTING GREENHOUSE, EXISTING STAIR AND PORTION OF WOOD FENCE AT FRONT

#801-807 FLEMING STREET

**Applicant- Matthew Stratton -Application Number H11-01-1663**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .

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

**Property Appraiser  
Information**



**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501  
Website tested on  
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

**Property Record View**

Alternate Key: 1006157 Parcel ID: 00005930-000000

**Ownership Details**

**Mailing Address:**  
801 FLEMING STREET LLC  
520 SOUTHARD ST  
KEY WEST, FL 33040-6895

**Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 801 FLEMING ST KEY WEST  
807 FLEMING ST KEY WEST  
**Legal Description:** KW PT LT 4 SQR 34 OR230-278/87 OR418-812/14 OR857-2055D/C OR1103-931TR OR1284-2030/31M/T OR2521-1192 OR2540-639

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	44	95	4,180.00 SF

**Building Summary**

Number of Buildings: 2  
 Number of Commercial Buildings: 0



Total Living Area: 1931  
Year Built: 1944

### Building 1 Details

Building Type R1  
Effective Age 16  
Year Built 1944  
Functional Obs 0

Condition G  
Perimeter 216  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 19  
Grnd Floor Area 1,238

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP  
Heat 1 NONE  
Heat Src 1 NONE

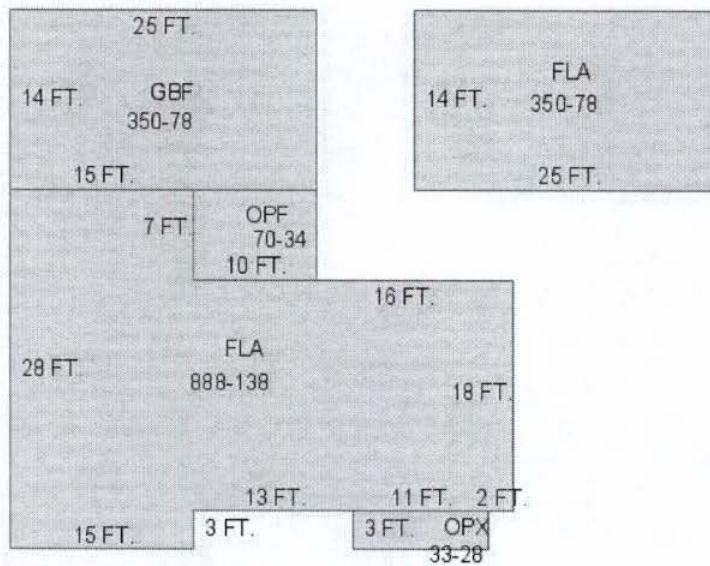
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation CONC BLOCK  
Bedrooms 2

Extra Features:

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 0

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	GBF		1	1987	N N	0.00	0.00	350
2	OPF		1	1987	N N	0.00	0.00	70
3	FLA	12: ABOVE AVERAGE WOOD	1	1987	N N	0.00	0.00	888
4	OPX		1	1987	N N	0.00	0.00	33

5	FLA	12:ABOVE AVERAGE WOOD	1	1987	N N	0.00	0.00	350
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### Building 2 Details

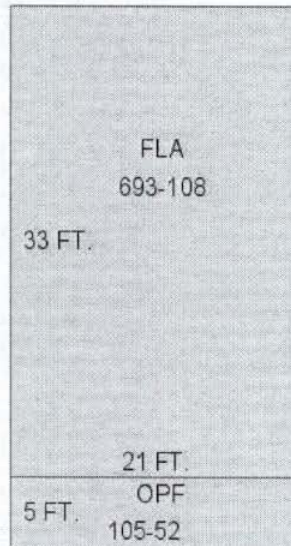
<b>Building Type</b> R1	<b>Condition</b> G	<b>Quality Grade</b> 450
<b>Effective Age</b> 16	<b>Perimeter</b> 108	<b>Depreciation %</b> 19
<b>Year Built</b> 1944	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 693
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> CONC BLOCK
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 1
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1943	N N	0.00	0.00	693
2	OPF		1	1943	N N	0.00	0.00	105



**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	570 SF	95	6	2006	2007	2	30
2	FN2:FENCES	546 SF	0	0	1979	1980	2	30
3	WD2:WOOD DECK	545 SF	0	0	1978	1979	2	40
4	WD2:WOOD DECK	154 SF	0	0	1972	1973	1	40
5	PT2:BRICK PATIO	212 SF	0	0	1969	1970	4	50
6	AC2:WALL AIR COND	2 UT	0	0	1998	1999	2	20

**Appraiser Notes**

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**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
7	07-5341	12/14/2007	02/29/2008	5,500 Residential	REPLACE APPROX. 400 SF OF V-CRIMP, REPLACE APPROX. 400 SF OF DRYWALL IN BACK ROOM, REPLACE 60 SF OF WOOD SIDING AND 200 LF OF TRIM
6	07-5340	12/13/2007	02/29/2008	1,800 Residential	REPLACE APPROX. 40 SF OF WOOD SIDING & 10 LF OF WOD TRIM, 40 SF OF WOOD TRIM
	08-0200	01/25/2008		3,200 Residential	INSTALL 2500 SF SILVER COAT TO ROOF, 90 LF OF DRIP EDGE
4	0003491	10/20/2000	11/06/2000	700 Residential	ROOFING
3	9901302	04/22/1999	08/13/1999	1,300 Residential	REPAIRS
2	9901357	04/23/1999	08/13/1999	2,500 Residential	PAINT BUILDING
1	9701014	04/01/1997	11/01/1997	1,000 Residential	INCREASE FAT TO FLA
5	05-4284	10/03/2005	08/07/2006	1,500 Residential	REPAIR DAMAGED FENCE

**Parcel Value History**

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	221,245	7,040	182,871	411,156	366,162	25,500	345,683
2010	223,910	7,150	130,041	361,101	349,865	25,500	324,365
2009	251,914	7,259	347,697	606,870	432,562	25,500	407,062
2008	231,676	7,389	418,000	657,065	450,418	25,500	424,918
2007	340,413	7,499	689,700	1,037,612	583,239	25,500	557,739
2006	609,345	6,352	397,100	1,012,797	526,863	25,500	501,363
2005	648,657	6,402	313,500	968,559	544,506	25,500	519,006
2004	364,219	6,452	292,600	663,271	395,527	25,500	370,027
2003	390,436	6,562	146,300	543,298	342,957	25,500	317,457
2002	383,502	6,905	146,300	536,707	337,499	25,500	311,999

2001	303,831	6,393	146,300	456,524	302,057	25,500	276,557
2000	297,000	8,451	79,420	384,871	268,749	25,500	243,249
1999	259,626	5,783	79,420	344,829	249,115	25,500	223,615
1998	203,628	4,742	79,420	287,790	223,516	25,500	198,016
1997	157,838	4,451	71,060	233,350	198,936	25,500	173,436
1996	105,889	3,541	71,060	180,490	173,796	25,500	148,296
1995	96,476	3,363	71,060	170,899	167,378	25,500	141,878
1994	86,280	3,156	71,060	160,496	160,496	25,500	134,996
1993	86,419	3,295	71,060	160,774	160,774	25,500	135,274
1992	86,419	3,442	71,060	160,921	160,921	25,500	135,421
1991	86,419	3,563	71,060	161,042	161,042	25,500	135,542
1990	51,730	3,728	58,520	113,978	113,978	25,500	88,478
1989	42,752	3,499	57,475	103,726	103,726	25,500	78,226
1988	37,315	2,937	52,250	92,502	92,502	25,500	67,002
1987	41,001	498	31,141	72,640	72,640	25,500	47,140
1986	35,159	0	30,096	65,255	65,255	25,500	39,755
1985	34,173	0	18,183	52,356	52,356	25,500	26,856
1984	32,129	0	18,183	50,312	50,312	25,500	24,812
1983	32,129	0	18,183	50,312	50,312	25,500	24,812
1982	32,701	0	18,183	50,884	50,884	25,500	25,384

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/24/2011	2540 / 639	750,000	WD	99
5/27/2011	2521 / 1192	100	WD	11
2/1/1969	418 / 812	8,000	00	Q

This page has been visited 31,663 times.

Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176