



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: September 23, 2025

Applicant: Matthew Stratton

Application Number: C2025-0076

Address: 1421 White Street

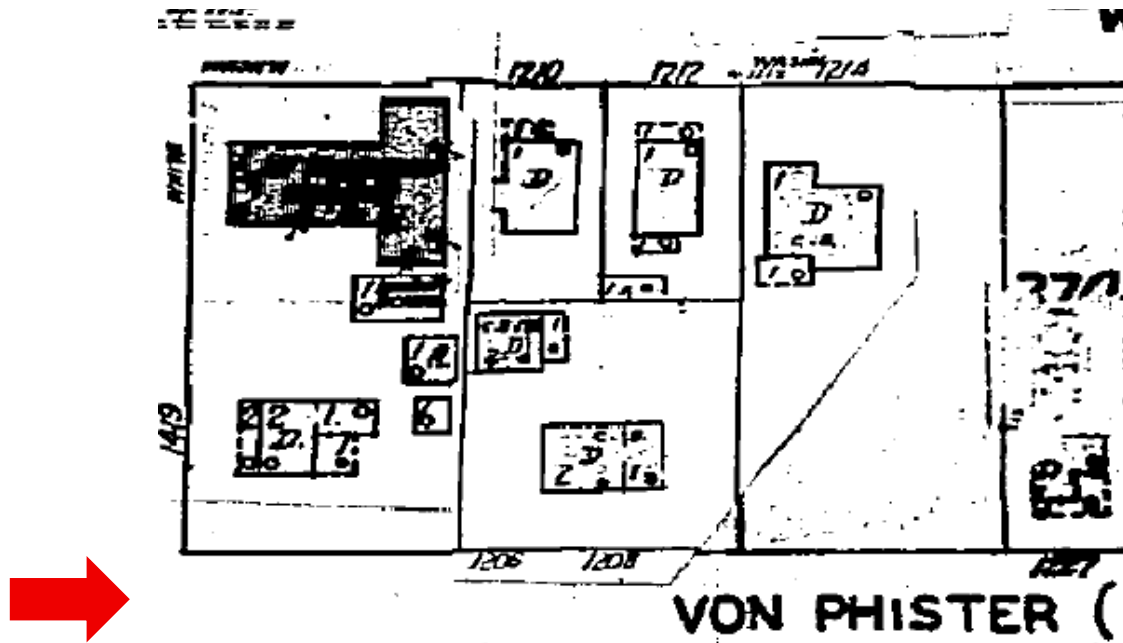
Description of Work:

New addition at rear of main structure. New covered porch addition to existing accessory structure. New accessory structure with new covered porch at rear. New lean-to shed on north elevation. New pool and pool deck at rear and site improvements. Relocation of existing shed from rear yard to side yard.

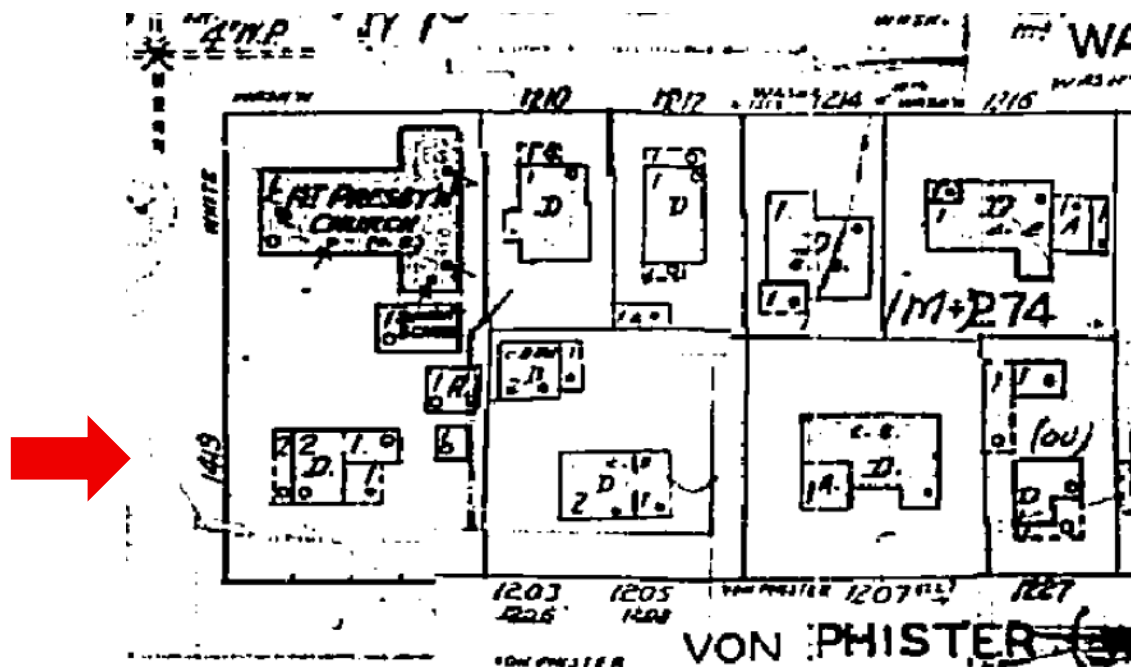
Site Facts:

The building under review is listed as being constructed in 1943 according to the Property Appraisers website. Staff believe that this house was relocated to the actual lot, as the 1926 Sanborn map does not portraits any footprint on the site and older Sanborn maps do not covered this particular area of Old Town. The historic windows, the horizontal wooden boards with no lap on the main façade, made us believe that the eyebrow house was not build in or after 1926. According to the historic architectural survey, the structure was built circa 1890. The site contains a two-story wood-framed structure with a non-historic rear addition.

Currently the house is located within an AE flood zone.



Sanborn Map of property under review 1948.



Sanborn Map of property under review 1962.



Photo of property under review. (front)



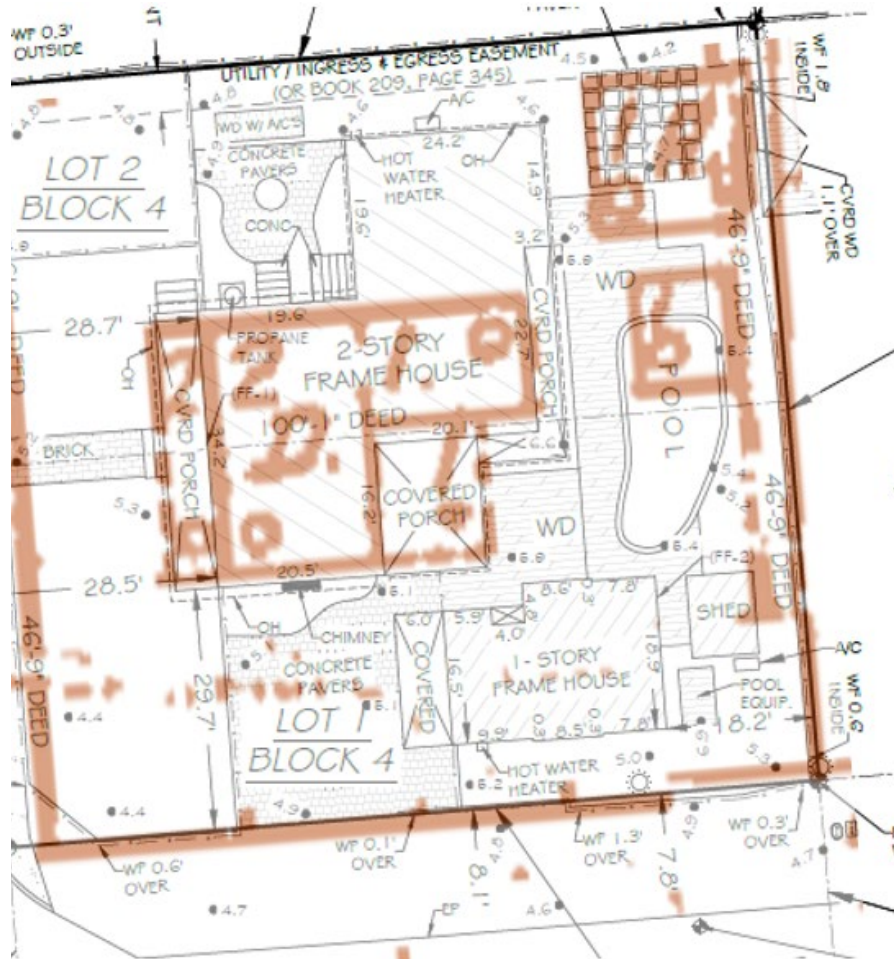
Photo of property under review. (South Elevation facing Von Phister Street)



Photo of property under review. (Rear Accessory Structures)



Photo of property under review. (Rear of main structure and pool)



1962 Sanborn Map and current survey

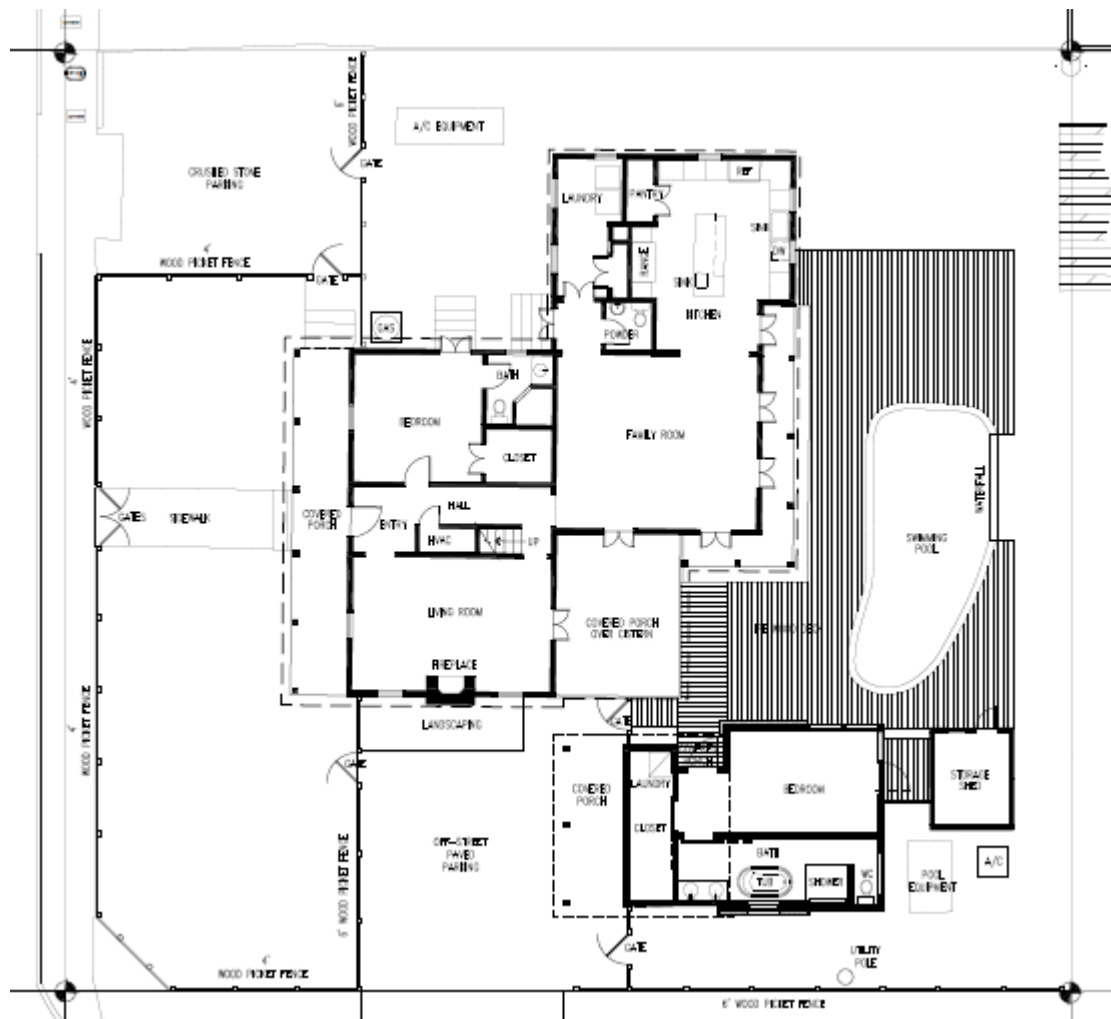
Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically guidelines 1 and 4.
- Guidelines for Windows (pages 29a-29l), specifically guidelines A (3, 5, 8, and 9), B (1 and 3).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 2, 7, 9, and 11.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 3, 5, 6 (first two sentences), 8, 11 (second sentence), 12, 13, 14 (first sentence), 19, 22, 25, 26, 28, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 12, 14, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically guidelines 1, 2, and 3.

- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters & Accessory Structures (page 40), specifically guidelines 4 and 5.
- Guidelines for parking areas, landscaping & open space environment (page 43), specifically guidelines 2, 3, and 6.

Staff Analysis:

A Certificate of Appropriateness is currently under review for the construction of a new rear addition in the area of a current covered porch. In the area of the current rear storage shed, a new covered porch will be added to the existing accessory structure. The storage shed will be relocated to the front left side of the property. A new accessory structure and covered porch will be built to the north of the newly proposed pool and pool deck. A new pool and pool deck will be built in the rear. A new paved courtyard and new wood deck will be built on the left side of the main structure. New rolling gates will be added to both the elevations on White and Von Phister Streets.



Existing Site Plan.





EXISTING FRONT ELEVATION
3/16"=1'-0"

Existing Front elevation (West).



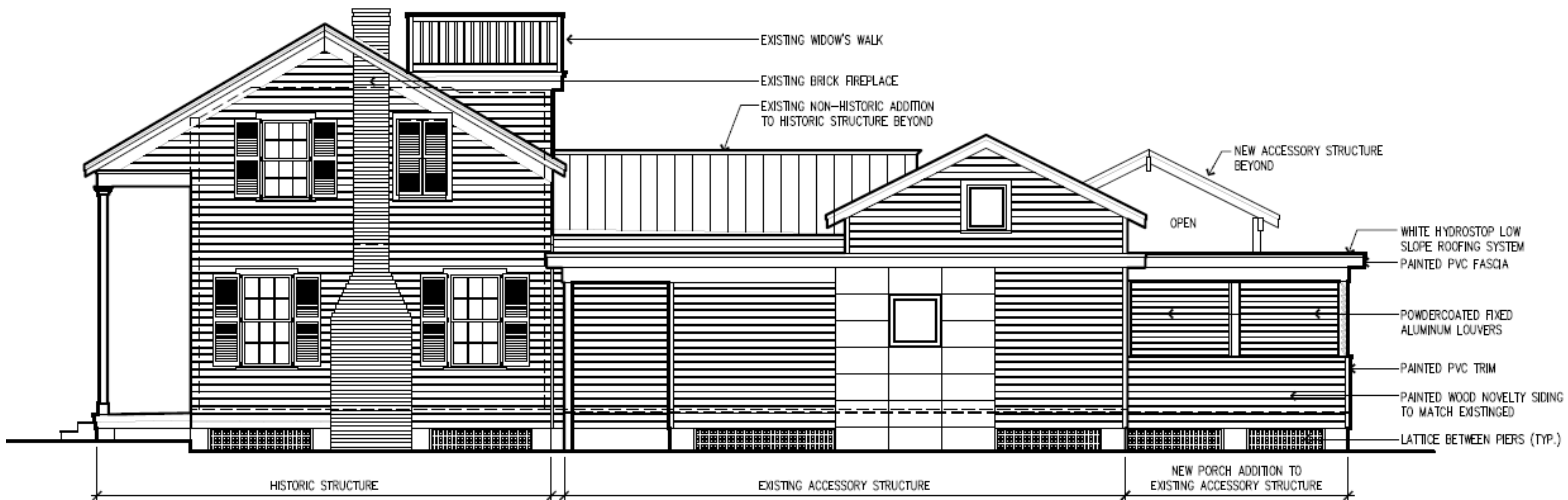
PROPOSED FRONT ELEVATION
3/16"=1'-0"

Proposed Front Elevation (West).



EXISTING STREET SIDE ELEVATION (VON PHISTER STREET)
 $\frac{3}{16}"=1'-0"$

Existing side Elevation (South).



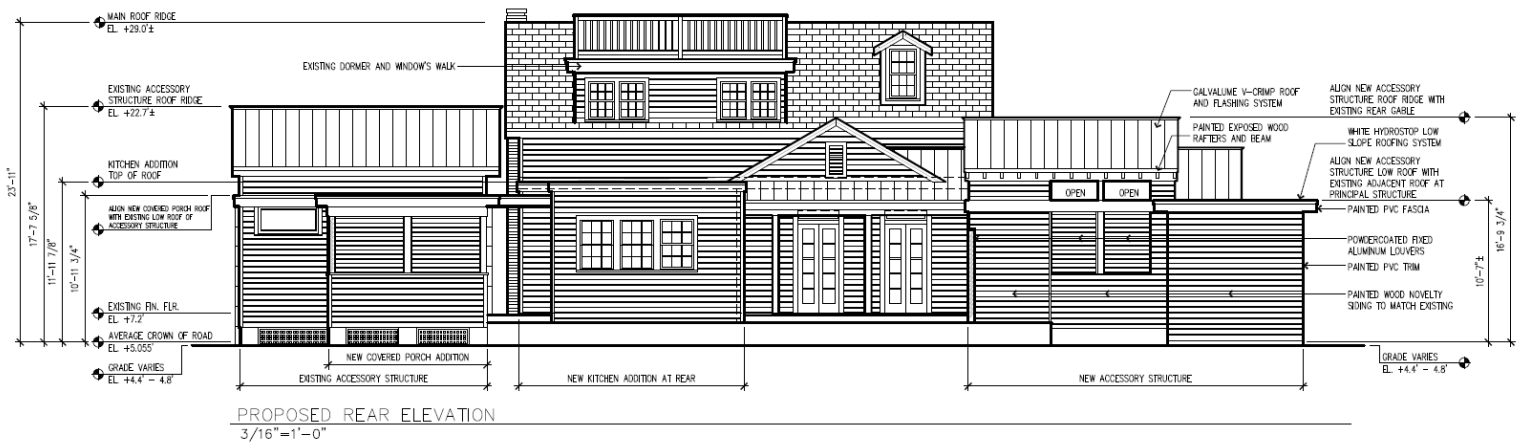
PROPOSED STREET SIDE ELEVATION (VON PHISTER STREET)
 $\frac{3}{16}"=1'-0"$

Proposed Side Elevation (South).



EXISTING REAR ELEVATION
3/16"=1'-0"

Existing rear Elevation (East).

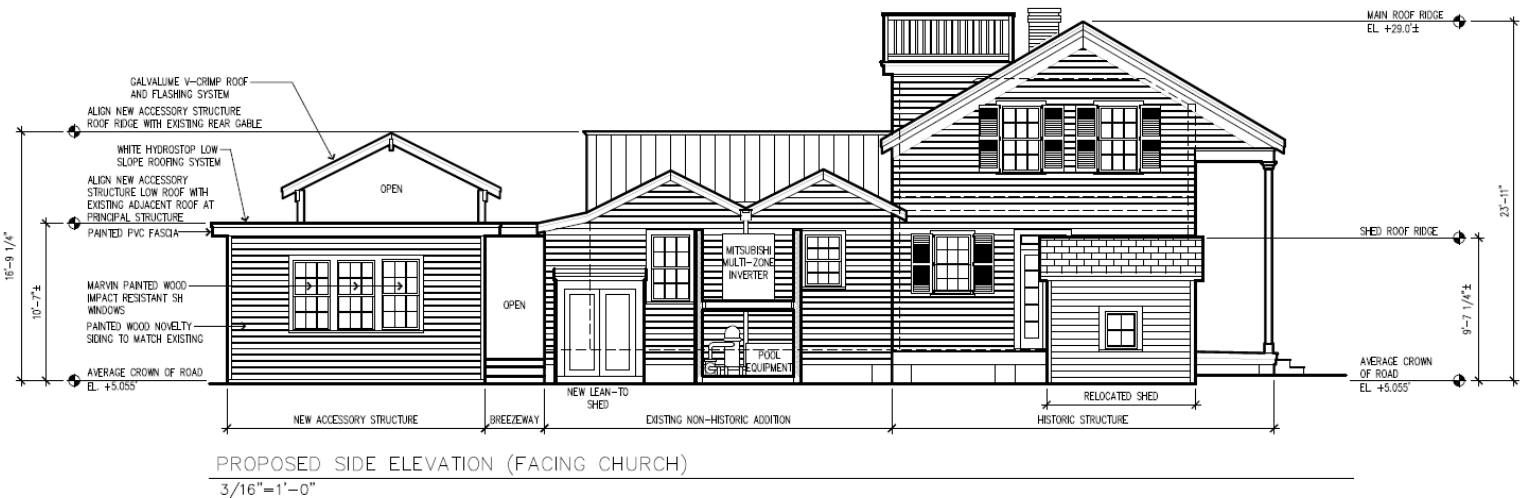


Proposed Rear Elevation (East).



EXISTING SIDE ELEVATION (FACING CHURCH)
3/16"=1'-0"

Existing Side Elevation (North).



Proposed Side Elevation (South).

Consistency with Cited Guidelines:

Staff finds the design to be generally compatible with the existing structure and surrounding context. The addition follows multiple of the Guidelines for additions including Guideline 1 which states “Additions shall require no or minimal changes to the character defining features of a building and its site.” While the addition is in the place of the current historic rear covered porch, the porch is not a defining feature to the site. The addition also follows Guideline 6 which states “any proposed addition shall be attached to less public elevations.” This addition is on the rear and not visible from White or Von Phister Streets.

Guideline 11 which states “the addition shall be lower than the original building height.” The height of the proposed addition is lower than the main building’s height. Guideline 14 states “New additions shall incorporate architectural forms found in the main building and surrounding structures. For additions to contributing or historic buildings, the use of building forms that are foreign to the existing building and adjacent historic structures are prohibited.” The proposed flat roof of the new addition would keep with the similar flat roof of the existing covered porch on the accessory structure fronting Von Phister Street. Guideline 19 states “The new addition must keep an appropriate massing and form and must preserve and maintain the building-to-lot proportion found on adjacent lots.” The addition is lower than existing structure and maintains an appropriate mass and form.

The new accessory structure meets many of the Guidelines for New Construction. The accessory structure follows Guideline 6 as it is situated with consideration to building setbacks, orientation and front and side yards open space. The accessory structure also meets Guidelines 22-24 as the proposed siding and roof materials will be the same as the existing main structure on the property. Also, the pattern and proportions of the window and door openings on the accessory structure fall within a range associated with similar buildings in the historic district. The accessory structure meets Guideline 11, which states “new buildings must be of a similar scale, form and massing to buildings on adjacent sites of the same land use.” The accessory structure is proposed to have a cornice height similar to the current accessory structure fronting Von Phister Street.

The proposed covered porch addition to the current accessory structure fronting Von Phister Street also meets Guideline 11 of new construction as the proposed height is consistent with that of the current porch roof on the opposite side of the structure. However, the current non-historic storage shed in the location of the proposed new covered porch is proposed to be moved to the front left side of the main structure. This does not follow Guideline 2 of Outbuildings which states “No accessory structure may be built in the front yard of a structure in the historic district.” As proposed, the new location of the storage shed would block part of the front façade of the main structure on the property. As the plans are proposed, there is no space for the accessory structure at the rear of the property. Staff suggest altering the project design to remove the proposed covered porch on the existing accessory structure if the applicant wants to keep the storage shed. If this is not possible, then staff would suggest demolition of the shed as it is non-historic and not a defining feature of the site.

The proposed pool follows Guideline 1 of Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment as both the pool and pool deck are provided at the rear of the property. The proposed fence meets the Guidelines for Fences and Walls. The fence will be 4’ on both White Street and Von Phister Street. The new paved sidewalk and courtyard meet Guidelines 4 and 5 of parking areas, landscaping & open space environment as the paving would not be considered excessive.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1421 WHITE ST.	
NAME ON DEED: CHRISTOPHER & MARGARET GAENZLE	PHONE NUMBER	(917) 583-5006
OWNER'S MAILING ADDRESS:	EMAIL	CHRIS.GAENZ@GMAIL.COM
	1421 WHITE ST.	
	KEY WEST, FL 33040	
APPLICANT NAME:	PHONE NUMBER	(305) 923-9670
APPLICANT'S ADDRESS:	EMAIL	MSTRATTONARCHITECT@GMAIL.COM
	3801 FLAGLER AVE.	
	KEY WEST, FL 33040	
APPLICANT'S SIGNATURE:	DATE	8/25/25

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☒ RELOCATION OF A STRUCTURE ☒ ELEVATION OF A STRUCTURE ☐
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
MAIN BUILDING:
NEW 367 SF 1-STORY ADDITION @ REAR
REPLACE ROOF IN-KIND
WINDOW AND DOOR REPLACEMENT (PREVIOUSLY APPROVED)
ADD LOUVERED SHUTTERS (PREVIOUSLY APPROVED)
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
REMOVE 205 SF SHED ROOF STRUCTURE @ COVERED PORCH
OVER CISTERN @ REAR

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):	
150 SF ADDITION TO EXISTING ACCESSORY STRUCTURE - COVERED PORCH	
NEW 362 SF ACCESSORY STRUCTURE - COVERED PORCH + STORAGE	
RELOCATE EXISTING 83 SF SHED FROM REAR YARD TO SIDE YARD	
PAVERS: 563 SF PAVERS AT EXIST.	FENCES: REPAIR EXISTING WOOD PICKET
WHITE ST. PARKING + NEW	FENCES & GATES. ADD (2) 4' TALL
COURTYARD AND SIDEWALK	WOOD PICKET ROLLING GATES
DECK: 893 SF NEW IPE WOOD	PAINTING:
POOL DECK. NEW 83 SF	100% EXTERIOR
IPF WOOD DECK AT SIDE	
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	NEW 11'-4" X 25'-4" POOL WITH
	PUMP/FILTER/HEATER+CHILLER
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
NEW GENERATOR	
REPLACE A/C EQUIPMENT	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

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 #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1421 WHITE ST.

PROPERTY OWNER'S NAME:

CHRISTOPHER & MARGARET GAENZLE

APPLICANT NAME:

MATTHEW STRATTON

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

CHRIS GAENZLE 8/24/25

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE 205 SF SHED ROOF STRUCTURE AT COVERED PORCH OVER CISTERN AT REAR OF HOUSE

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A - NON HISTORIC STRUCTURE

(2) Or explain how the building or structure meets the criteria below:

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

N/A - NON HISTORIC STRUCTURE

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.

N/A - NON-HISTORIC STRUCTURE

(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.

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

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

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

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

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

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

N/A - NOT HISTORIC STRUCTURE

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 STRUCTURE IS A LOW SHED ROOF AT A COVERED PORCH. AND NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY.

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

A NEW ADDITION IS PROPOSED TO REPLACE THE COVERED PORCH STRUCTURE. WHICH WILL PROVIDE BETTER BALANCE AND SYMMETRY TO THE PRINCIPAL STRUCTURE

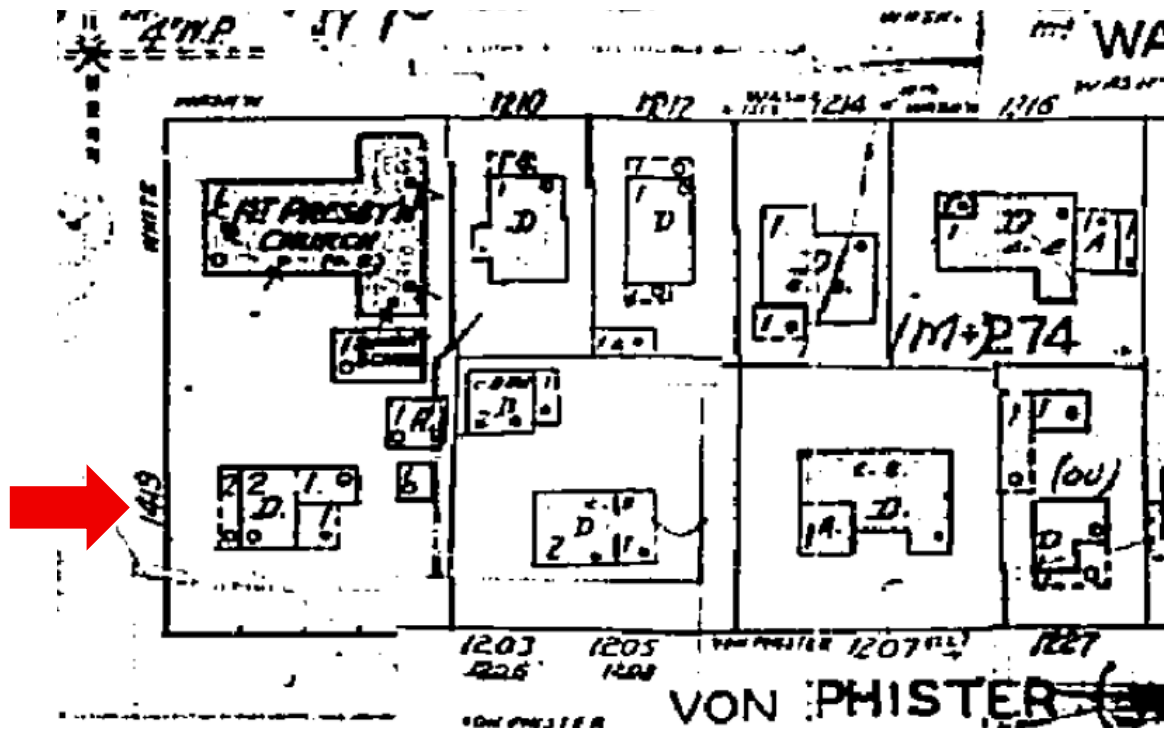
- (3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

THE STRUCTURE IS AWKWARD AND OUT OF SCALE WITH THE PRINCIPAL STRUCTURE

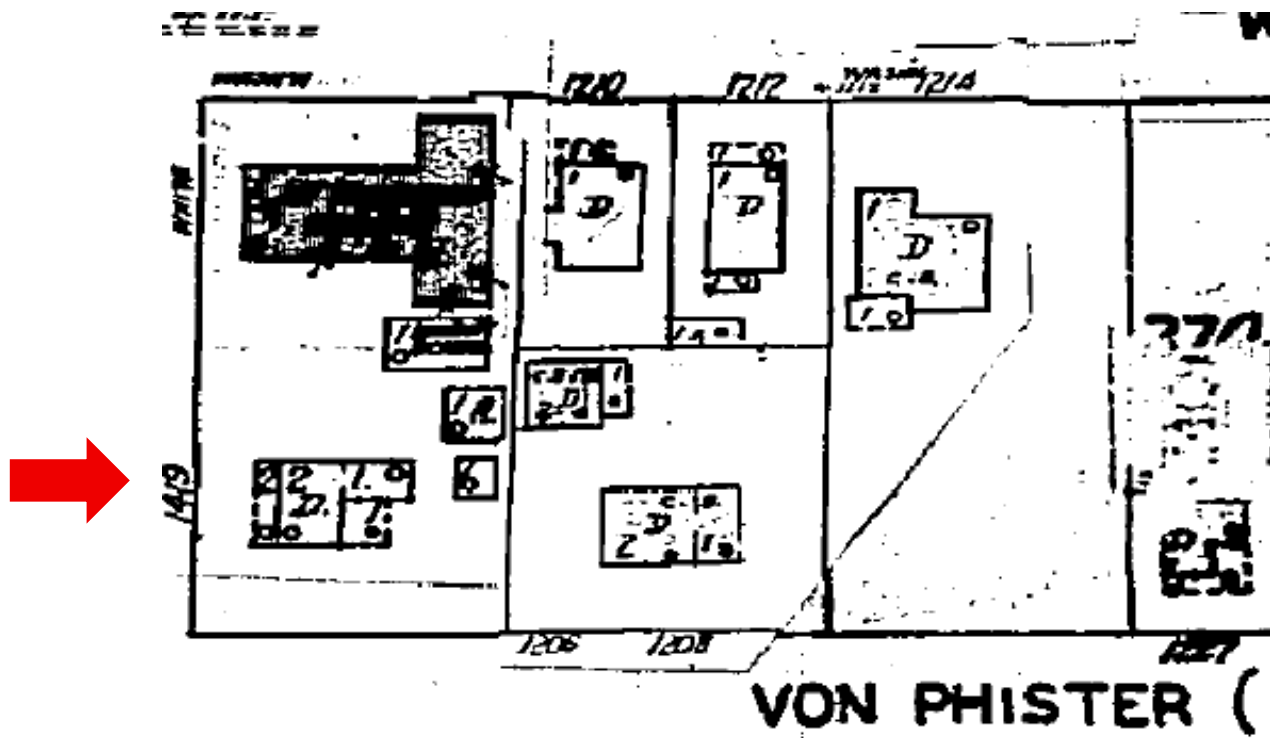
- (4) Removing buildings or structures that would otherwise qualify as contributing.

THE STRUCTURE OFFERS NO CHARACTER DEFINING FEATURE THAT WOULD QUALIFY AS CONTRIBUTING. THE CISTERN STRUCTURE IS TO REMAIN UNDER THE PROPOSED ADDITION.

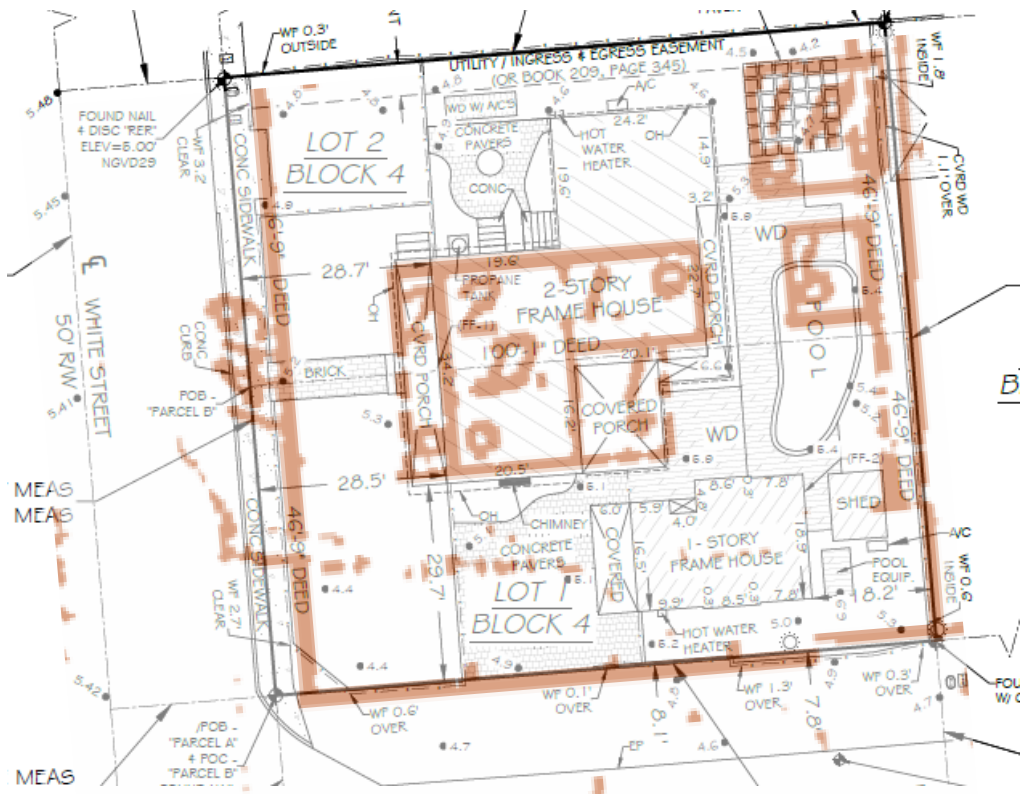
SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map



PROJECT PHOTOS



1421 WHITE STREET

FRONT ELEVATION



SIDE ELEVATION – FACING VON PHISTER STREET



SIDE ELEVATION – FACING VON PHISTER STREET

EXISTING OFF-STREET PARKING

ACCESSORY STRUCTURE ON RIGHT



EXISTING ACCESSORY STRUCTURES AT REAR

SMALL SHED AT LEFT TO BE RELOCATED TO NORTH SIDE YARD

COVERED PORCH AT RIGHT TO BE DEMOLISHED

POOL AND DECK TO BE REPLACED / RECONFIGURED



REAR ELEVATION

EXISTING WIDOWS WALK OVER SHED DORMER

COVERED PORCH AT LEFT TO BE DEMOLISHED AND REPLACED WITH NEW KITCHEN
ADDITION

POOL AND DECK TO BE REPLACED / RECONFIGURED



BACK YARD

NEW ACCESSORY STRUCTURE TO BE LOCATED AT INTERIOR REAR CORNER OF
PROPERTY



BACK YARD – FACING VON PHISTER STREET



LOW SHED ROOF STRUCTURE AT COVERED PORCH OVER CISTERN TO BE REMOVED



NORTH SIDE ELEVATION

EXISTING NON-HISTORIC ADDITIONS AT REAR

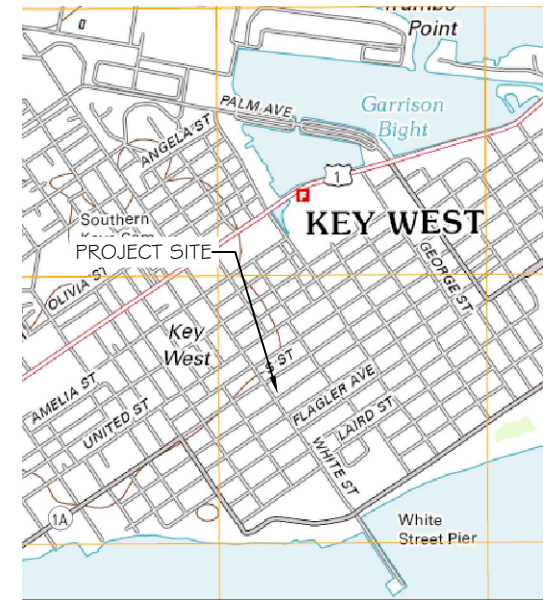


AERIAL VIEW

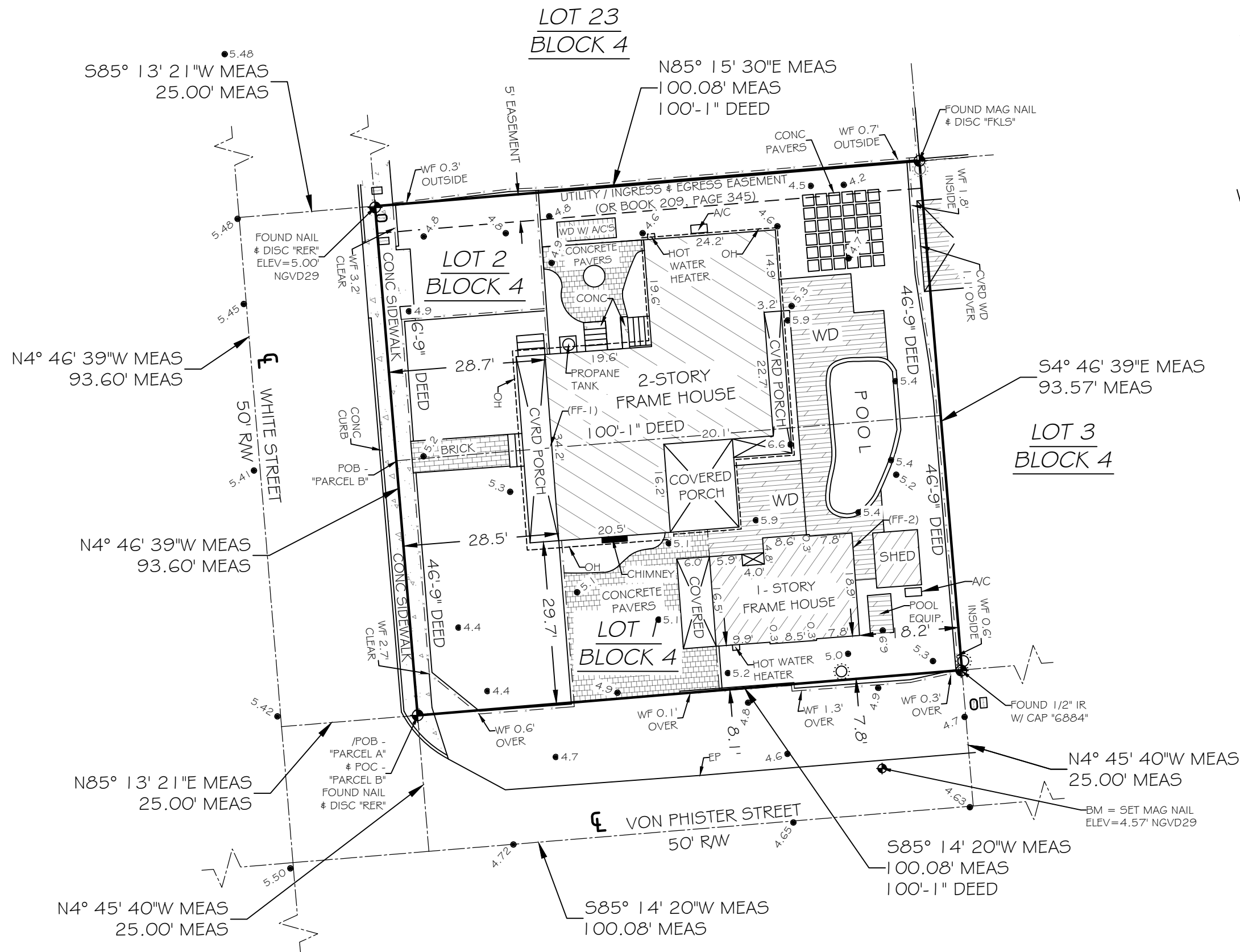
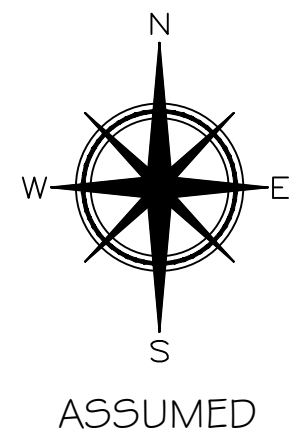
SURVEY

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6

MAP OF BOUNDARY SURVEY

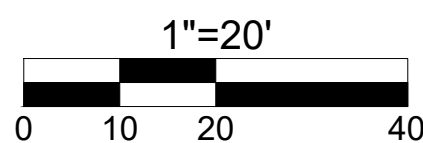


LOCATION MAP - NTS
SEC. 05-T68S-R25E



- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AAO020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED.
(FF-1)=7.2' (NGVD 1929) (FF-2)=7.1' (NGVD 1929)
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- REVISION (1) - 07/28/2025 - REVISED TO INCLUDE SPOT ELEVATIONS FIELD MEASURED ON 07/25/2025.

-  - WATER METER
-  - SANITARY SEWER CLEAN OUT
-  - MAILBOX
-  - WOOD POWER POLE
-  - CONCRETE POWER POLE
-  - WATER VALVE



TOTAL AREA = 9,366.16 SQFT±

CERTIFIED TO - Christopher L. Gaenzle and Margaret B. Gaenzle;
Oropeza Stones and Cardenas;
Old Republic National Title Insurance Company;
Bank of America;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFF = BACK-FLOW PREVENTER
 BO = BLOW OUT
 C & G = 2" CONCRETE CURB & GUTTER
 CB = CONCRETE BLOCK
 CBW = CONCRETE BLOCK WALL
 CL = CURB LINE
 CLF = CHAINLINK FENCE
 CM = CONCRETE MONUMENT
 COMC = CONC. MONUMENT
 CPP = CONCRETE POWER POLE
 CR = CURB RADIUS
 DELTA = CENTRAL ANGLE
 DEAGE = DRAINAGE EASEMENT
 EL = ELEVATION
 ENC = ENCLOSURE
 ENF = EASEMENT
 FF = FINISHED FLOOR ELEVATION
 FH = FIRE HYDRANT
 FID = FENCE IDENTIFICATION
 FND = FENCE ON DRAIN
 FOL = FENCE ON LOT LINE
 GUY = GUY WIRE
 HB = HOSE BIB
 IR = IRON PIPE
 IR = IRON ROD
 L = ARC LENGTH
 LS = LAND SURFACE
 MLB = MAILBOX
 MEAS = MEASURED
 MF = METAL FENCE
 MHW = MEAN HIGH WATER LINE
 NAD = NATIONAL GEODESIC
 VERTICAL DATUM (1929)
 NTS = NOT TO SCALE
 OK = OK FOR CONSTRUCTION
 OTH = OVERHEAD WIRING
 R = RADIUS OF CURVE
 P = PARKING METER
 PCC = POINT OF COMPOUND CURVE
 PCF = PERMANENT CONTROL POINT
 PK = PARKER KALON NAIL
 POS = POINT OF BEGINNING
 PI = POINT OF INTERSECTION
 POC = POINT OF COMMENCEMENT
 PRC = POINT OF REVERSE CURVE
 PRM = PERMANENT REFERENCE MONUMENT
 TT = POINT OF TANGENT
 R = RADIUS
 RW = RIGHT OF WAY LINE
 S&S = SANITARY SEWER CLEAN-OUT
 SW = SIDE WALK
 TBM = TEMPORARY BENCHMARK
 TSP = TOP OF BANK
 TS = TOP OF SLOPE
 TSP2 = TOP OF SLOPE 2
 TYP = TYPICAL
 UR = UNRELIABLE
 UFE = UTILITY EASEMENT
 WD = WOOD DECK
 WLF = WOOD FENCE
 WL = WOOD LANDING
 WM = WATER METER
 WPO = WOOD POWER POLE
 WRACK LINE = LINE OF DEBRIS ON SHORE

SCALE:	1"=20'	I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.
FIELD WORK DATE	05/30/2025	

SCALE:	1"=20'
FIELD WORK DATE	05/30/2025
MAP DATE	06/02/2025
REVISION DATE	07/28/2025
SHEET	1 OF 1
DRAWN BY:	MPB
JOB NO.:	25-144

SIGNED

ERIC A. ISAACS, FSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER



FLORIDA KEYS LAND SURVEYING

21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@Gmail.com

"PARCEL A"

On the Island of Key West, known on Wm. A. Whitehead's Map, delineated in February 1829; as a Part of Tract 19, But now better known as Lot 1, Block 4, of said Tract 19, according to W.A. Gwynn's Diagram recorded in Plat Book 1, Page 34, Monroe County, Florida Records; Commencing at a point at the corner of Von Phister and White Streets and running thence along the said White Street in a North Westerly direction 46 feet and 9 inches; thence at right angles in a Northeasterly direction 100 feet and 1 inch; thence at right angles in a South Easterly direction 46 feet and 9 inches; thence at right angles in a Southwesterly direction 100 feet and 1 inch back to the place of beginning.

"PARCEL B"

On the Island of Key West, known on Wm. A. Whitehead's Map, delineated in February 1829, as a part of Tract 19, but now better known as Lot 2, of Tract 19, but now better known as Lot 2, Block 4, in Tract 19 according to W.A. Gwynn's Diagram recorded in Plat Book 1, Page 34, Monroe County, Florida Records; Commencing at a point on White Street distant 46 feet and 9 inches from the corner of White and Von Phister Streets running thence along the said White Street in a North Westerly direction 46 feet and 9 inches; thence at right angles in a North Easterly direction 100 feet and 1 inch; thence at right angles in a South Easterly direction 46 feet and 9 inches; thence at right angles in a Southwesterly direction 100 feet and 1 inch back to the place of beginning.

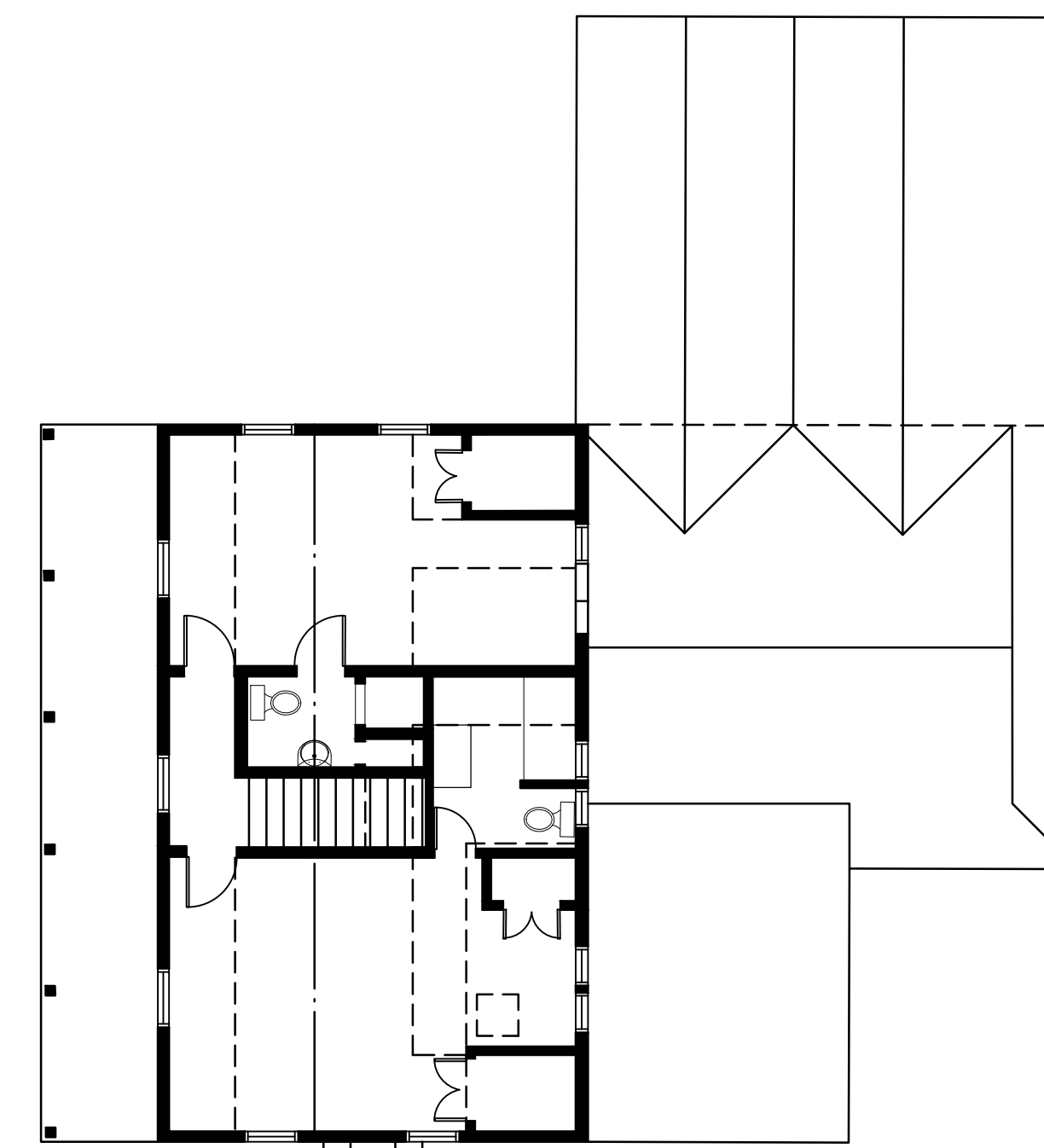
"EASEMENT"

Subject to Easement from Mrs. Lewis E. Pierce, to the City of Key West, Florida, for use of Utility Board of City of Key West, for electric utility over North Westerly 5 feet of Lot 2, Block 4, Tract 19, as recorded in P.B. L. Page 344, Monroe County, Florida, Public Records, plus right of ingress and egress over said property to maintain utility over subject property. Easement dated 12-21-1960, recorded 2-10-1961, O.R. Book 209, Page 345, Office of the clerk of the Circuit Court, Monroe County, Florida.

PROPOSED DESIGN



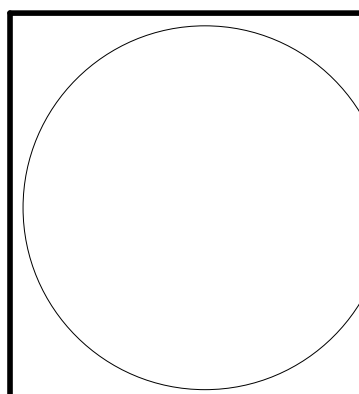
EXISTING SITE PLAN / FIRST FLOOR PLAN
1/8"=1'-0"



EXISTING SECOND FLOOR PLAN
1/8"=1'-0"

HARC

1421 WHITE STREET
Key West, FL 33040



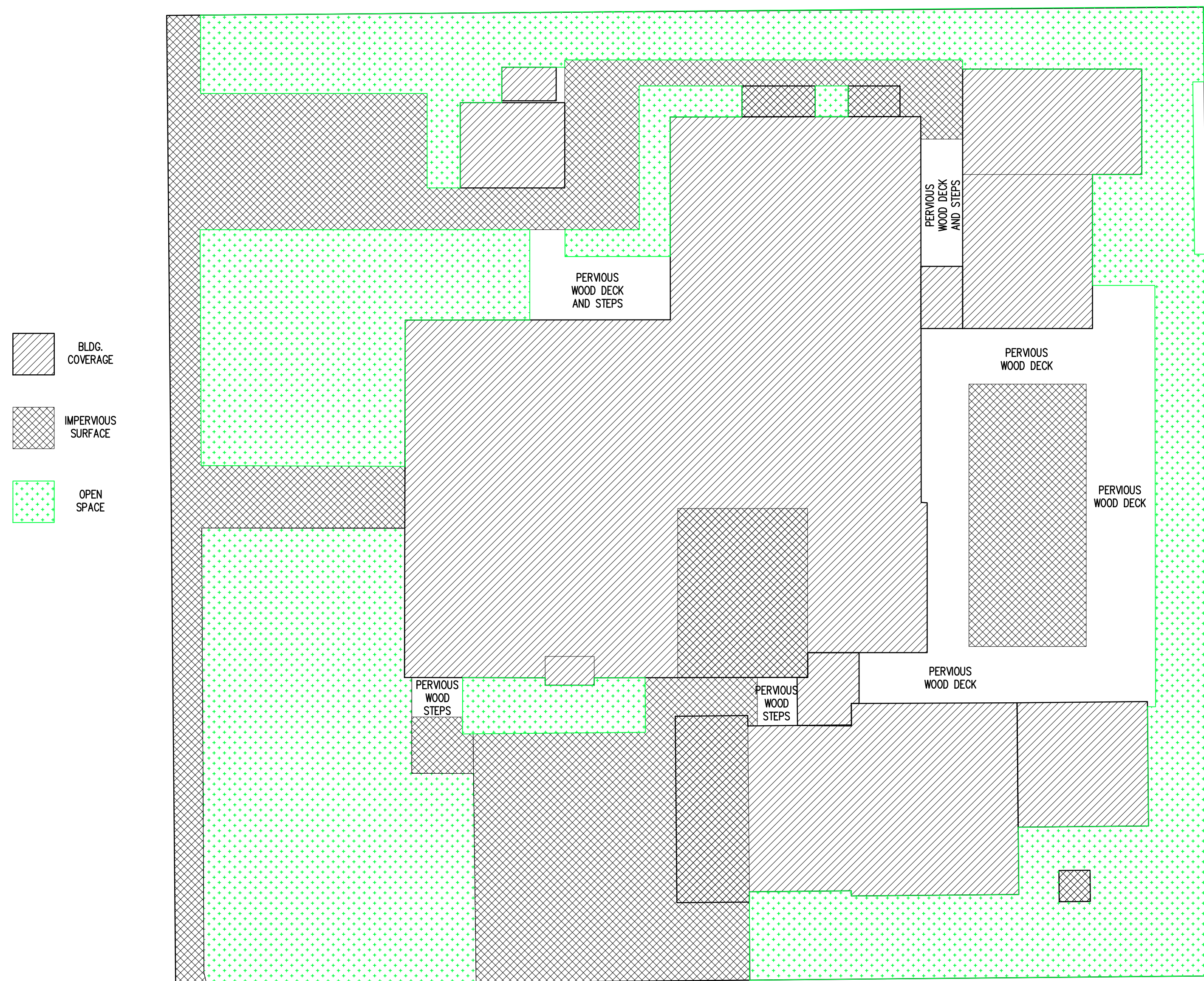
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

Date 8.25.25

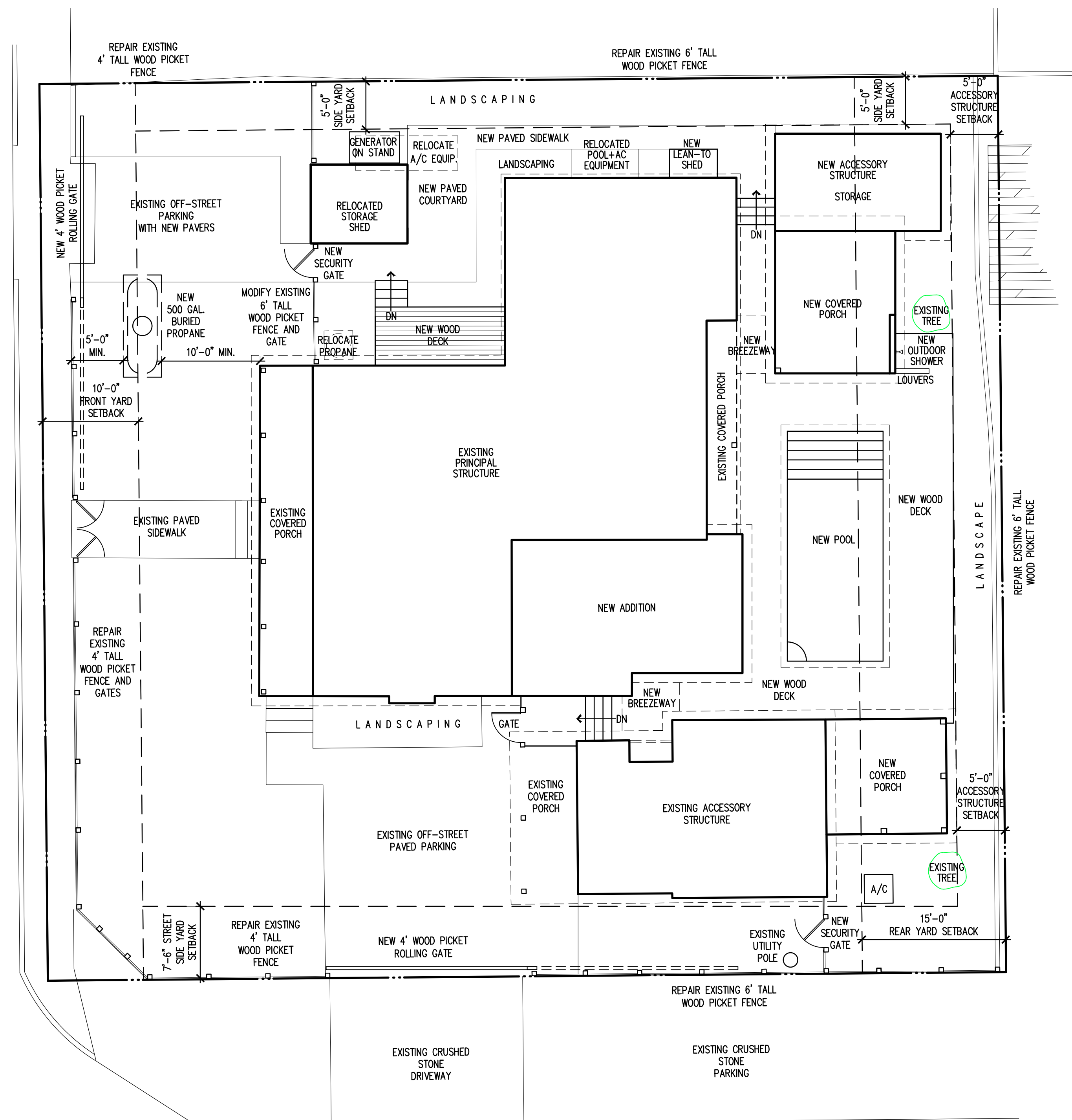
Project #

A-1

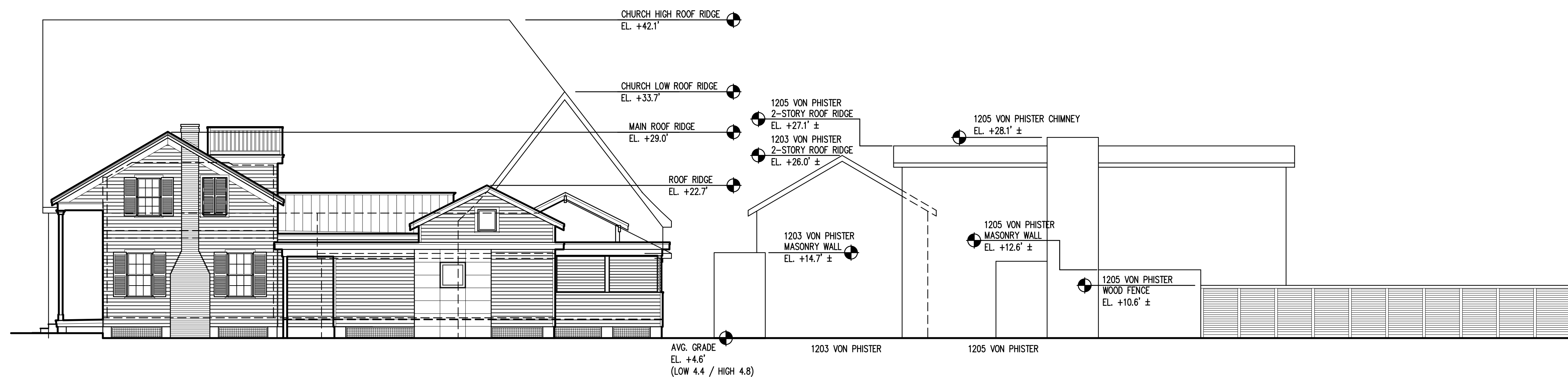


SITE DATA DIAGRAM
1/8"=1'-0"

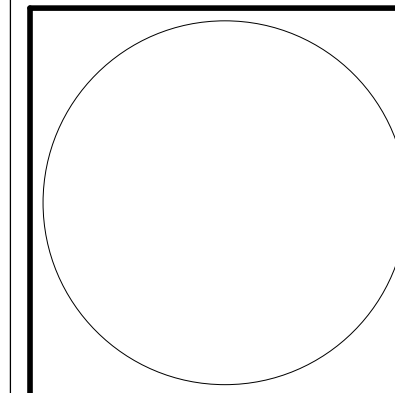
SITE DATA CALCULATIONS		
HMDR 9,363 SF LOT	ALLOWED	PROPOSED
BUILDING COVERAGE	3,745 SF (40%) MAX.	3,483 SF (37.2%)
IMPERVIOUS SURFACE	5,618 SF (60%) MAX.	2,442 SF (26.1%)
OPEN SPACE	3,277 SF (35%) MIN.	3,279 SF (35.0%)
FRONT YARD SETBACK	10'	21'-6" (UNCHANGED)
STREET SIDE YARD SETBACK	7'-6"	28'-7" (UNCHANGED)
SIDE YARD SETBACK	5'	7'-5"
REAR YARD SETBACK	15'	27'-2"
REAR YARD COVERAGE	1,415 SF REAR YARD X 30% MAX. COVERAGE = 425 SF	268 SF (18.9%)
BUILDING HEIGHT	30'	25' ± (UNCHANGED)



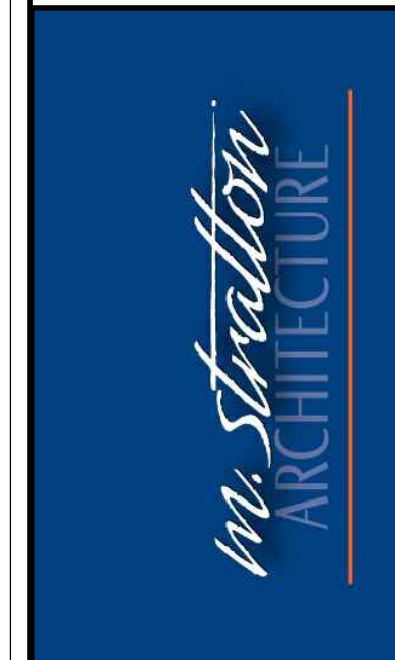
PROPOSED SITE PLAN
1/8"=1'-0"

**HARC**

1421 WHITE STREET
Key West, FL 33040



**3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com**



Date	8.25.25
------	---------

Project #

A-2



FIRST FLOOR PLAN
1/4"=1'-0"

HARC

1421 WHITE STREET
Key West, FL 33040

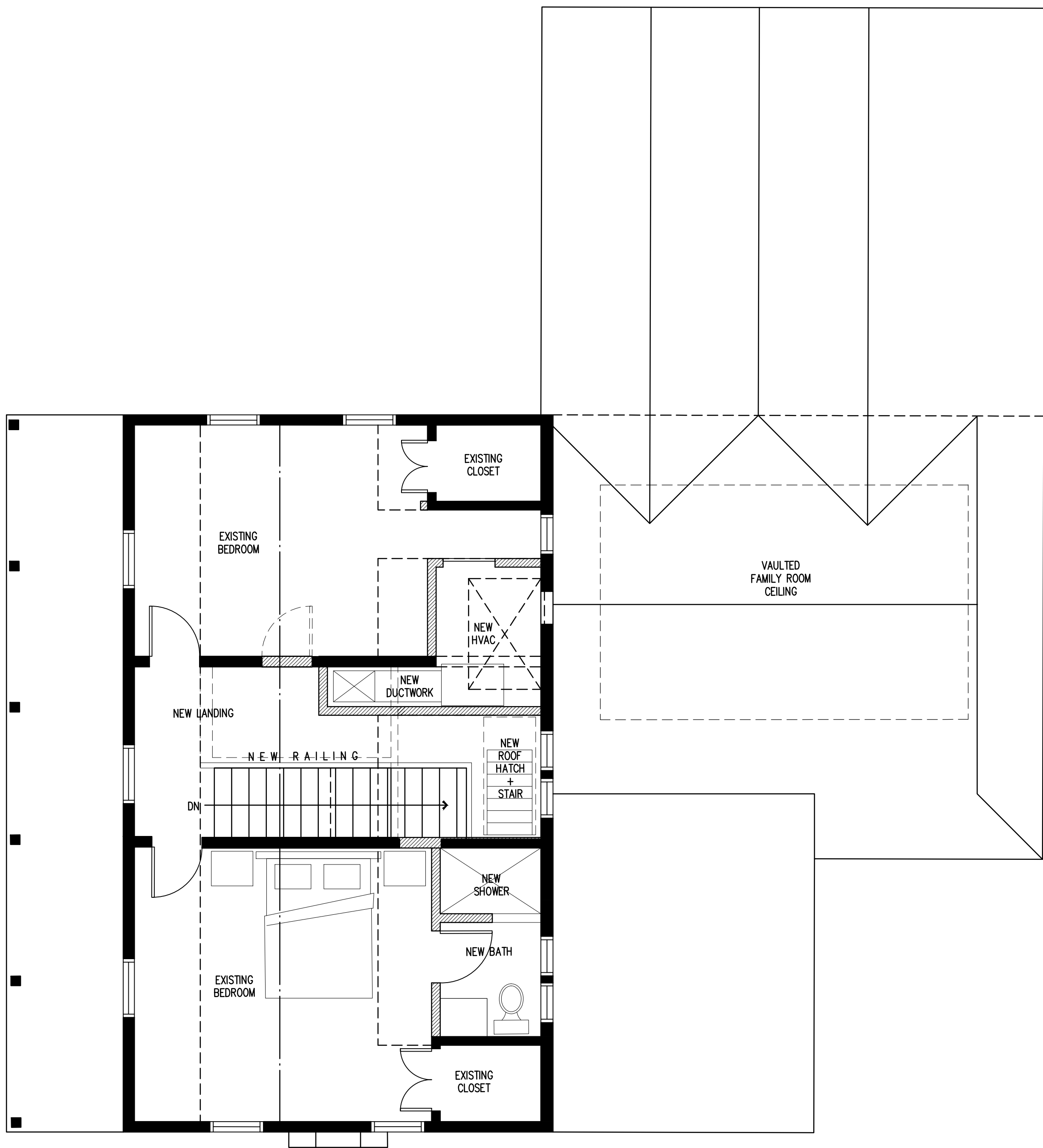
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

Date 8.25.25

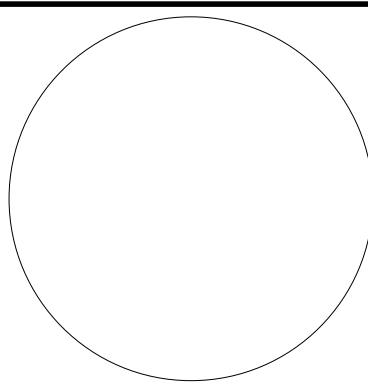
Project #

A-3



SECOND FLOOR PLAN
1/4"=1'-0"

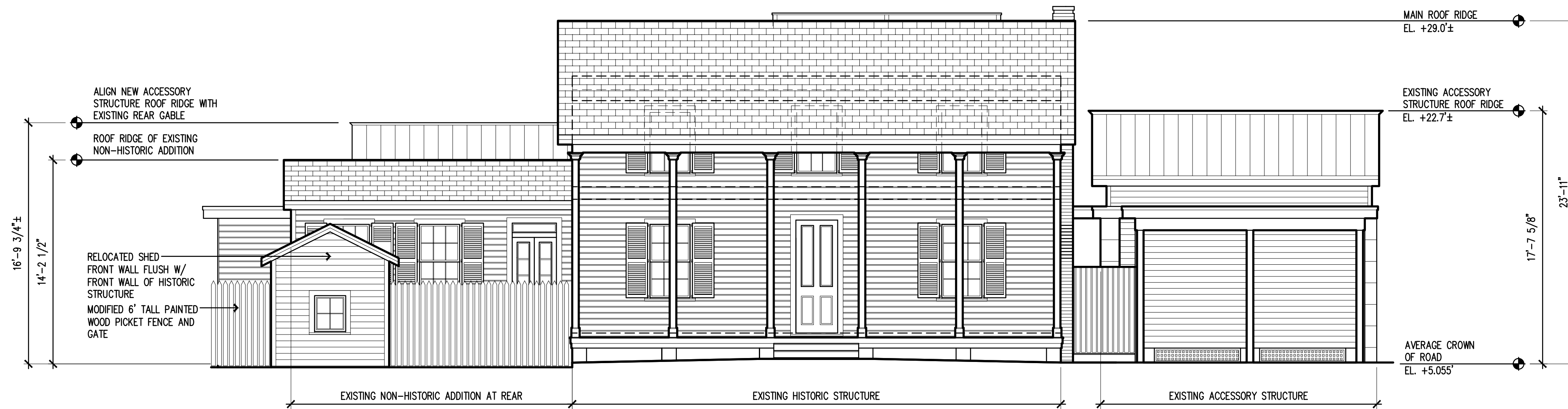
HARC	1421 WHITE STREET Key West, FL 33040		3801 Flagler Ave. Key West, Florida 33040 305.923.9670 Matthew@MStrattonArchitecture.com		Date8.25.25
					Project #
A-4					



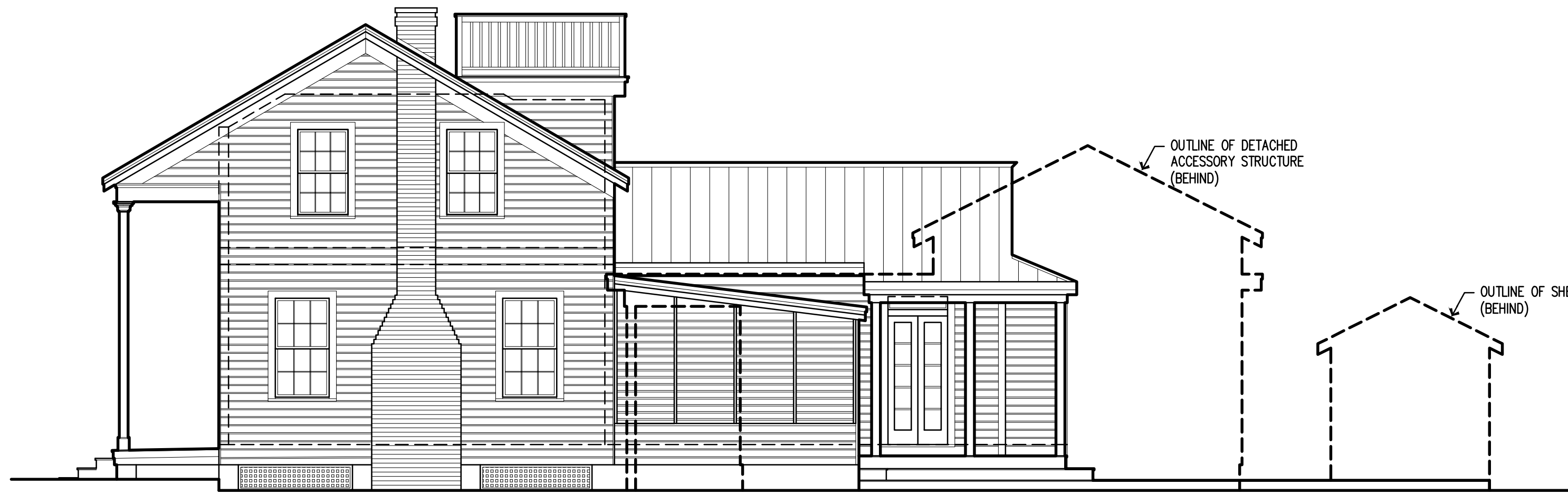
EXISTING FRONT ELEVATION
3/16"=1'-0"



PROPOSED FRONT ELEVATION
3/16"=1'-0"



PROPOSED FRONT ELEVATION
3/16"=1'-0"



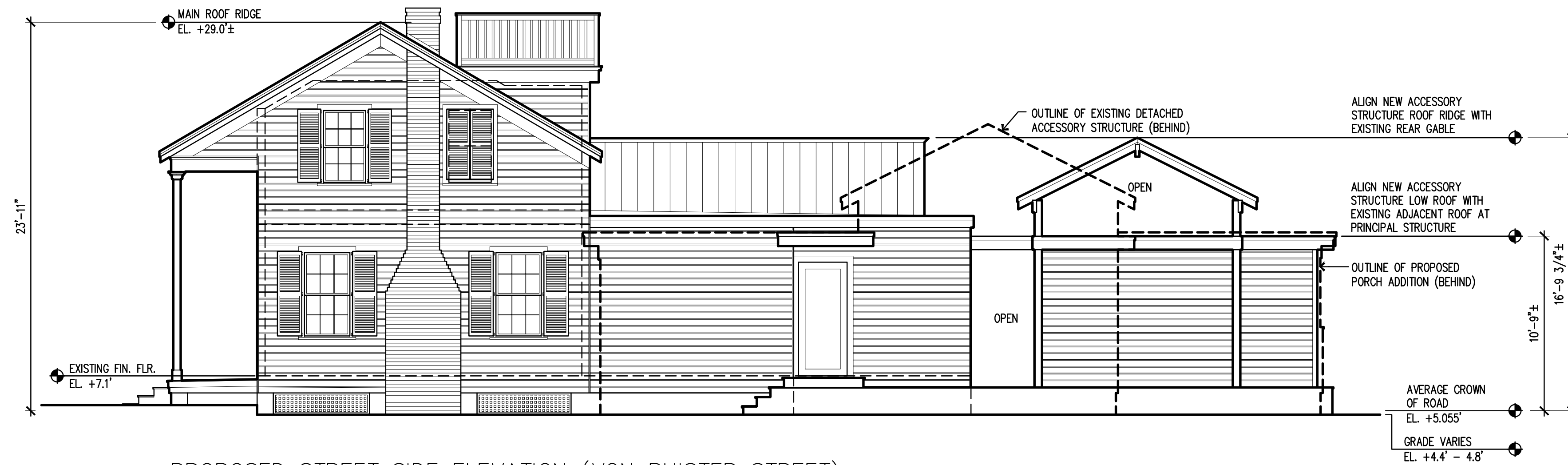
EXISTING STREET SIDE ELEVATION (VON PHISTER STREET)

3/16"=1'-0"



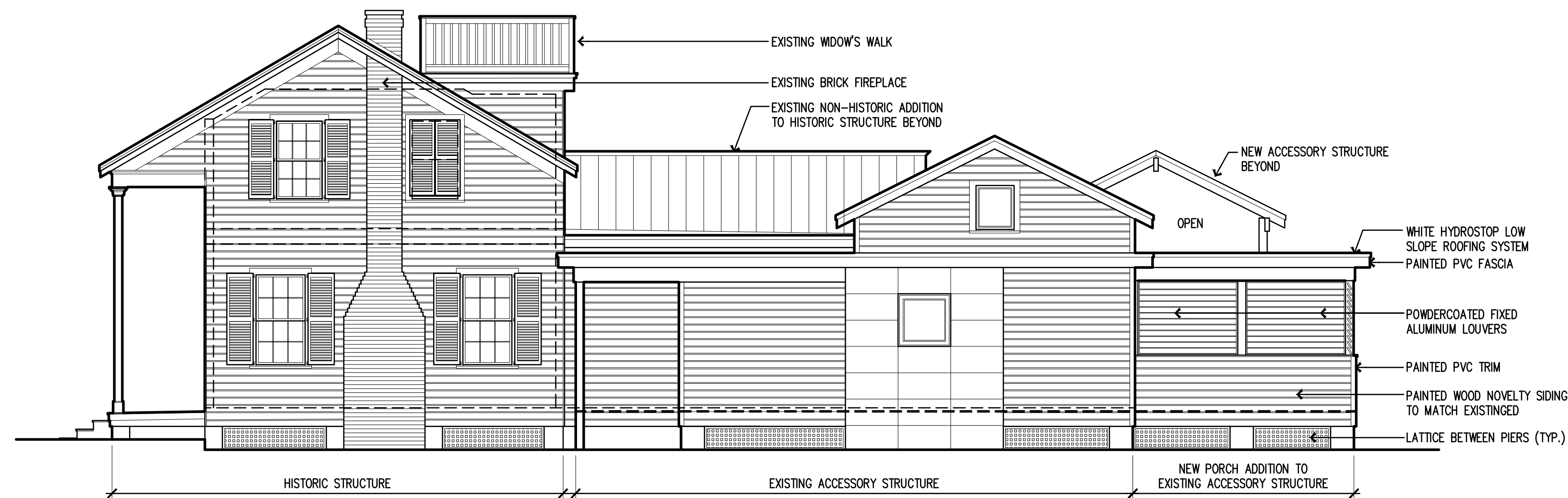
EXISTING STREET SIDE ELEVATION (VON PHISTER STREET)

3/16"=1'-0"



PROPOSED STREET SIDE ELEVATION (VON PHISTER STREET)

3/16"=1'-0"



PROPOSED STREET SIDE ELEVATION (VON PHISTER STREET)

3/16"=1'-0"

HARC

1421 WHITE STREET
Key West, FL 33040

3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

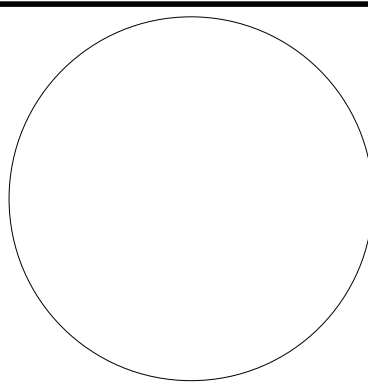
m. Stratton
ARCHITECTURE

Date 8.25.25

Project #

A-6

EXISTING REAR ELEVATION
3/16"=1'-0"PROPOSED REAR ELEVATION
3/16"=1'-0"PROPOSED REAR ELEVATION
3/16"=1'-0"



EXISTING SIDE ELEVATION (FACING CHURCH)
3/16"=1'-0"



PROPOSED SIDE ELEVATION (FACING CHURCH)
3/16"=1'-0"



PROPOSED SIDE ELEVATION (FACING CHURCH)
3/16"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. September 23, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ADDITION AT REAR OF MAIN STRUCTURE. NEW COVERED PORCH ADDITION TO EXISTING ACCESSORY STRUCTURE. NEW ACCESSORY STRUCTURE WITH NEW COVERED PORCH AT REAR. NEW LEAN-TO SHED ON NORTH ELEVATION. NEW POOL AND POOL DECK AT REAR AND SITE IMPROVEMENTS. RELOCATION OF EXISTING SHED FROM REAR YARD TO SIDE YARD. DEMOLITION OF SHED ROOF STRUCTURE AT COVERED PORCH. DEMOLITION OF EXISTING POOL AND POOL DECK.

#1421 WHITE STREET

Applicant – Matthew Stratton Application #C2025-0076

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 MATTHEW STRATTON, 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:

1421 WHITE ST on the 16TH day of SEPTEMBER, 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on SEPTEMBER 23, 2025.

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 C2025-0076

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

Signed Name of Affiant: Matthew Stratton

Date: 9/17/25

Address: 3801 FLAGLER AVE

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17 day of Sept., 2025.

By (Print name of Affiant) Matthew Stratton who is personally known to me or has produced ID as identification and who did take an oath.

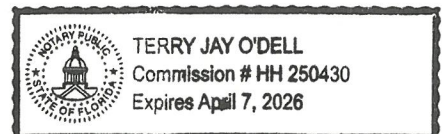
NOTARY PUBLIC

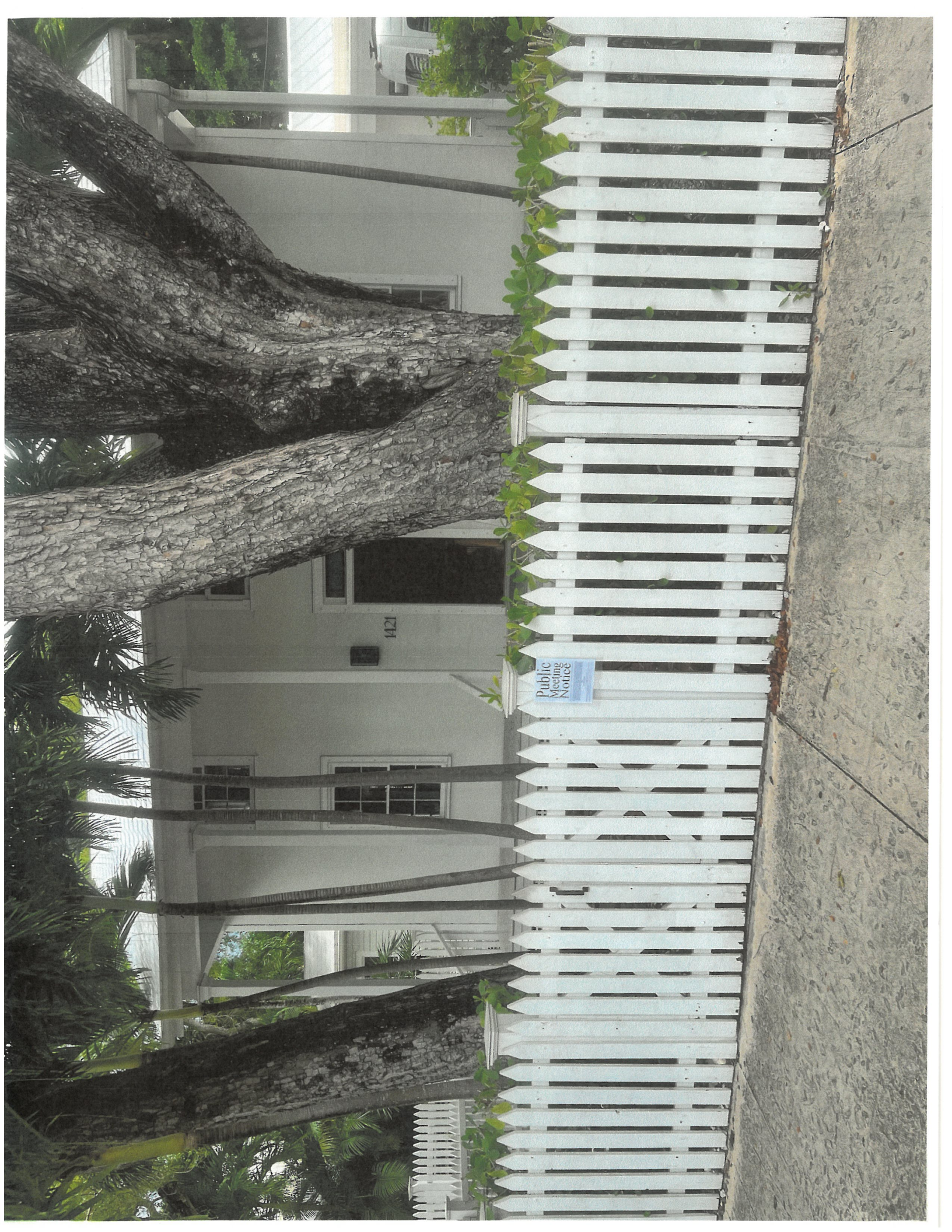
Sign Name: Terry O'Dell

Print Name: Terry O'Dell

Notary Public - State of Florida (seal)

My Commission Expires: April 7, 2026





Public
Meeting
Notice

1421

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 00041110-000000
 Account# 1041785
 Property ID 1041785
 Millage Group 10KW
 Location 1421 WHITE St, KEY WEST
 Address
 Legal Description KW TROPICAL BLDG AND INVESTMENT CO SUB LOTS 1 & 2 SQR 4 TR 19 PB1-34 G13-165 G13-166 G13-276 OR384-899 OR649-44 OR1765-320 OR1765-323 OR1994-437 OR1994-441 OR2361-2097 OR2848-170 OR3049-0460 OR3331-1496
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tropical Building and Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[GAENZLE CHRISTOPHER L](#)

1421 White St
 Key West FL 33040

[GAENZLE MARGARET B](#)

1421 White St
 Key West FL 33040

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,983,758	\$1,862,134	\$1,782,516	\$1,635,846
+ Market Misc Value	\$49,735	\$47,288	\$48,466	\$49,643
+ Market Land Value	\$1,239,615	\$1,239,615	\$1,293,512	\$975,523
= Just Market Value	\$3,273,108	\$3,149,037	\$3,124,494	\$2,661,012
= Total Assessed Value	\$2,198,296	\$2,136,343	\$2,074,120	\$2,013,709
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$2,173,296	\$2,111,343	\$2,049,120	\$1,988,709

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,239,615	\$1,862,134	\$47,288	\$3,149,037	\$2,136,343	\$25,000	\$2,111,343	\$500,000
2023	\$1,293,512	\$1,782,516	\$48,466	\$3,124,494	\$2,074,120	\$25,000	\$2,049,120	\$500,000
2022	\$975,523	\$1,635,846	\$49,643	\$2,661,012	\$2,013,709	\$25,000	\$1,988,709	\$500,000
2021	\$641,366	\$1,401,711	\$50,819	\$2,093,896	\$1,955,058	\$25,000	\$1,930,058	\$138,838
2020	\$592,860	\$1,071,446	\$44,382	\$1,708,688	\$1,680,811	\$25,000	\$1,655,811	\$27,877
2019	\$641,366	\$873,615	\$44,322	\$1,559,303	\$1,485,636	\$25,000	\$1,460,636	\$73,667
2018	\$617,113	\$882,530	\$45,974	\$1,545,617	\$1,457,936	\$25,000	\$1,432,936	\$87,681

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)	9,357.00	Square Foot	93.5	100

Buildings

Building ID	3215	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1943
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2017
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	3484	Roof Type	GABLE/HIP
Finished Sq Ft	2663	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED
Perimeter	302	Bedrooms	4
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	1
Depreciation %	6	Grade	650
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	1

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	315	0	136
FLA	FLOOR LIV AREA	2,663	2,663	440
OUU	OP PR UNFIN UL	240	0	64
OPF	OP PRCH FIN LL	266	0	122
TOTAL		3,484	2,663	762

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CUSTOM PATIO	1985	1986	6 x 19	1	114 SF	4
FENCES	2006	2007	6 x 152	0	912 SF	2
WATER FEATURE	2007	2009	0 x 0	1	1 UT	3
CUSTOM POOL	2007	2009	12 x 24	1	288 SF	2
WOOD DECK	2020	2021	0 x 0	1	556 SF	4
UTILITY BLDG	1964	1965	8 x 10	1	80 SF	3
FENCES	2019	2020	6 x 49	1	294 SF	2
FENCES	2019	2020	4 x 176	1	704 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/19/2025	\$2,750,000	Warranty Deed	2505060	3331	1496	01 - Qualified	Improved		
10/7/2020	\$2,425,000	Warranty Deed	2285241	3049	0460	01 - Qualified	Improved		
3/30/2017	\$1,450,000	Warranty Deed	2117859	2848	170	03 - Qualified	Improved	CUNNINGHAM CAROLINE	
3/31/2004	\$1,200,000	Warranty Deed		1994	0437	Q - Qualified	Improved		

Permits

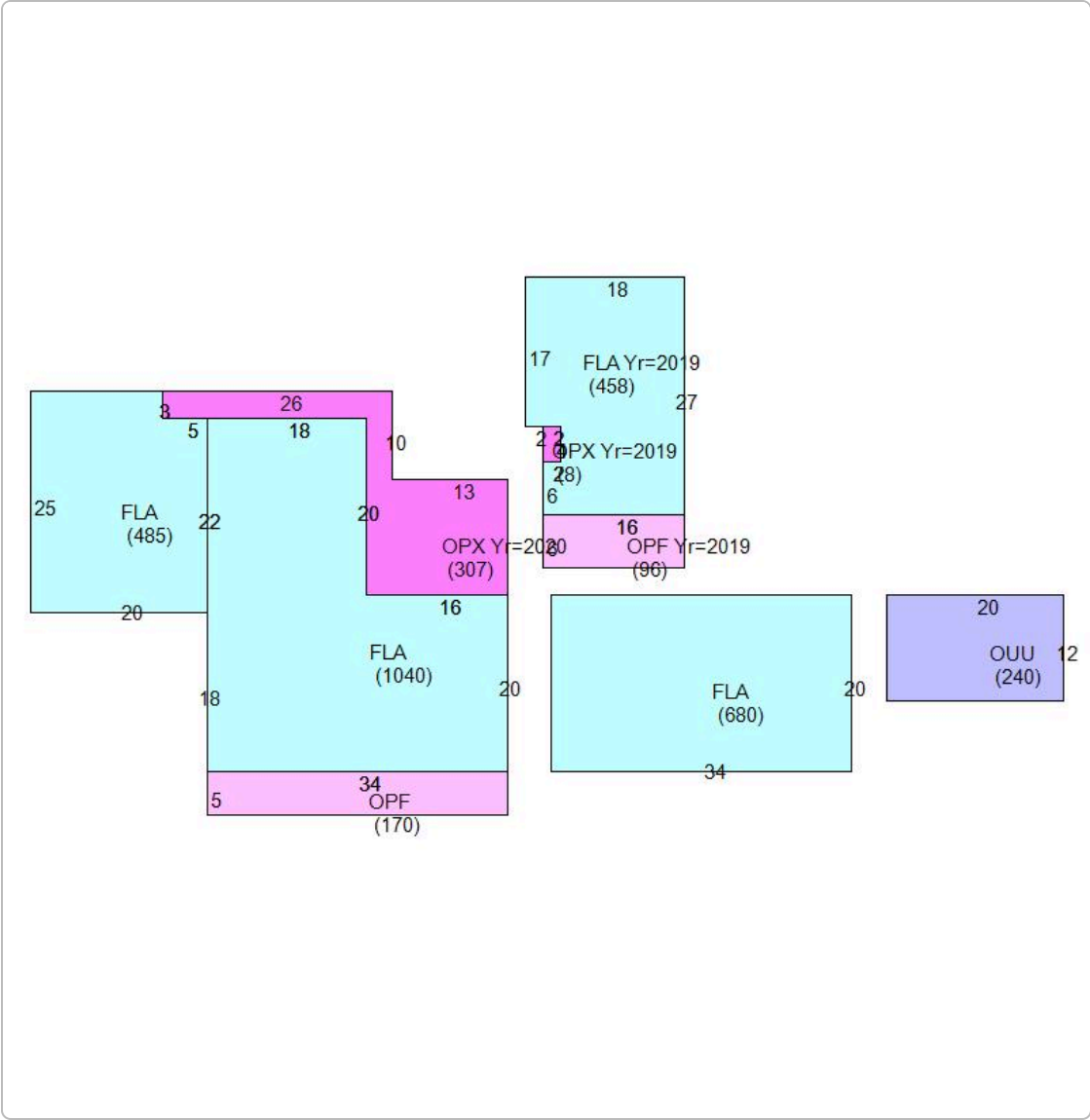
Number	Date Issued	Status	Amount	Permit Type	Notes
19-1041	12/11/2019	Completed	\$0	Residential	INSTALL NEW MITSUBISHI DUCTLESS SYSTEM. INCLUDES ALUMINUM CONDENSER STAND
19-1153	12/11/2019	Completed	\$0	Residential	Install 700 sf of 256 v crimp metal roofin install 600 sf of 60 mil TPO
19-0971	04/02/2019	Completed	\$3,000	Residential	MAKE ELECTRIC WIRING SYSTEM FOR A ONE BEDROOM ONE BATH COTTAGE
19-0343	03/08/2019	Completed	\$0	Residential	ROUGH IN TRIM OUT 1V LAV, TOILET, SHOWER, WASHER , WH
18-1067	12/11/2018	Completed	\$0	Residential	NEW ACCESSORY STRUCTURE APPROX 460 SF INSTALL PIERS, WINDOWS DOORS INT/EST SIDEING PAINT INSTALL FLOORING
17-4552	12/04/2017	Completed	\$6,000	Residential	RELOCATE 100' OF FENCING ON VON PHISTER SIDE OF PROPERTY TO PREPRTY SIDE OF LINE WOOD WHITEPICKET
17-2257	06/08/2017	Completed	\$25,000	Residential	REMOVE RELOCATE ONE INTERIOR WALL ADD NEW HARDWOOD FLOORING TO MAIN HOUSE. REMODEL KITCH CABINETS AND COUNTER TOPS
17-2258	06/08/2017	Completed	\$1,500	Residential	MOVE EXISTING ELECTRICAL OUTLETS IN KITCH, NEW ISLAND, KITCH APPLIANCE POWER,
17-2259	06/08/2017	Completed	\$1,000	Residential	RELOCATE KITCHEN,SINK IN ISLAND, DRAIN FOR WASHER
17-1408	04/11/2017	Completed	\$18,040	Residential	INSTALL 1100SF OF VIC METAL SHINGLES
06-0220	05/09/2006	Completed	\$5,000	Residential	ROUGH & SET 20 FIXTURES (3 NEW).
06-0782	02/08/2006	Completed	\$1,500	Residential	WIRE & BOND POOL.

Number	Date Issued	Status	Amount	Permit Type	Notes
06-0706	02/06/2006	Completed	\$8,500	Residential	INSTALL A/C
05-4582	12/09/2005	Completed	\$15,000	Residential	REWIRE ENTIRE HOUSE AND ADDITION, UPGRADE TO 200 AMP.
05-3549	08/22/2005	Completed	\$8,988	Residential	INSTALL V-CRIMP ROOFING 1300SF ON NEW ADDITION
05-0254	01/28/2005	Completed	\$195,000	Residential	BUILD ADDITION, DECK, & RENOVATION.
04-3786	12/28/2004	Completed	\$2,800	Residential	INSTALL INGROUND GUNITE POOL.
04-0309	02/05/2004	Completed	\$3,554	Residential	ROOFING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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[Contact Us](#)

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