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**Historic Architectural Review Commission  
Staff Report for Item 4**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** July 24, 2019

**Applicant:** John Huss & David Genest, Owners

**Application Number:** 2018-1469

**Address:** #920 Cornish Lane

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**Description of Work**

After-the Fact Partial removal of front fence and gate and reposition of fence. Reconfigure existing 3/8" granite stones bicycle space. Change in shape but no change in total square feet.

**Site Facts**

The main house on the site under review is a contributing resource to the historic district. The one-story frame vernacular house, built circa 1928, is one of three houses fronting the lane. The house was extensively renovated in 2009. Brick pavers and the current fence are over city's right-of-way.

On January 29, 2019, the owners received an email from Kelly Perkins stating that the changes were going to receive staff approval. As the HAR Planner, it is my opinion that the Commission shall review this application, as it will have a visual impact to the streetscape of the lane. The item was scheduled to be presented to the City Commission for an easement review and approval, and the Planning Director decided to present the proposal first to HARC.

**Guidelines Cited on Review**

- Secretary of the Interior's Standards for Rehabilitation (pages 16-23), specifically Standards 1, and 2. Secretary of the Interior's Guidelines for Rehabilitation-Building site (pages 31-33) specific:

*Not Recommended- “Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site.”*

*Recommended- “Designing new onsite parking, loading docks, or ramps when the required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.”*

- Parking areas, landscaping and open space environment (page 43), specifically first paragraph, and, guidelines 1, 2, 4, 5, and 8.
- Fences and walls (pages 41-42), specifically guidelines 1, 2, 8, and 9.

### **Staff Analysis**

A Certificate of Appropriateness is under review for an after-the fact application to reconfigure a bicycle space parking area in order to create a driveway for a small car. Historically the structure did not had a carport; in 1995, a building permit with HARC approval was issued for a 10' by 10' gazebo to be attached to a shed (Building Permit 1996-0809 and COA# 10-15483-95). Aerial photographs from 1994 and 1998 depict a west addition to the house, which was no there in the 1962 Sanborn Map nor on the circa 1965 photograph. That side addition still remains in the house, but it was rebuilt over piers, exterior walls were elevated to the same height of the house and a new hip roof was also added, all in the 2009 renovations. Staff was not able to find documents for the 10' by 10' gazebo attached to a shed, but there is clear evidence that an existing shed was located at the rear southwest corner of the property; submitted survey for the 2009 building renovations depicts a shed structure that was demolished for the construction of the current swimming pool. The following picture shows the submitted survey in 2009 with a red arrow on what staff understands is the 10' by 10' gazebo attached to storage shed, as that portion of the structure is 10.2' wide. The red arrow points to the non-historic southwest addition that is in the aerial photographs and that was reconstructed in 2009 with different height and roof. This survey was part of the Planning Board approved plans. It is staff's opinion that the property historically did not had a carport or garage.

One of the many character-defining features of lanes within the historic district is the small scale of structures and their pedestrian sense, which can be opposite to grid pattern streets. Cornish Lane is 12' wide and the existing encroachment of the fence, brick and planter area is 5.60'. The historic house located to the east side of the lot in question, 524 Grinnell Street is encroaching the lane and received an easement by the city in 2006; 2.99' on its maximum encroachment with 1' of eaves.





Image from 2011- Realtor's website page.

### **Consistency with Guidelines Cited Guidelines**

It is staff's opinion that the existing design is inconsistent with many of the cited guidelines and the SOIG. Staff finds that the current design has an adverse effect on the historic character of the lane, as a green area will be replaced with stones for parking space, which does not comply with LDR's minimum requirements. Past appearance of the property depicts trees in the area and no space or structure was dedicated for cars. The encroachment to the lane is contrary to retaining the property's development as it alters the lane's width and its streetscape. In conclusion, staff opines that the current design affects the relationship of the building to its environment and creates a precedent that will affect the visual and pedestrian character of this and other historic lanes in the historic district.

From: John Huss <aschiker@yahoo.com>  
Sent: Friday, April 26, 2019 11:02 AM  
To: Enid Torregrosa  
Subject: Fw: 920 Cornish Lane, BLDG 2018-1469 and ENG 2018-0019

Follow Up Flag: Follow up  
Flag Status: Completed

Good morning Ms. Torregrosa,

Yesterday morning at the DRC meeting, the request for a ROW easement associated with the subject permit applications for our property at 920 Cornish Lane was discussed. HARC staff had reviewed the subject permit applications in January and informed us at that time that the plans are compliant with HARC guidelines and that they would receive staff approval. The HARC staff approval received in January is forwarded below. There have been no changes made to the plans that HARC reviewed in January. My understanding is that yesterday during the DRC meeting HARC indicated that the subject plans are not compliant with HARC guidelines. If this is correct, could we arrange a meeting with HARC staff so that we may better understand the disconnect between the two opinions and to determine if there is anything that we can do to mitigate any concerns.

Thank you,  
John Huss  
781-862-2537

----- Forwarded Message -----

From: Kelly Perkins <kperkins@cityofkeywest-fl.gov>  
To: John Huss <aschiker@yahoo.com>  
Sent: Tuesday, January 29, 2019, 4:04:35 PM EST  
Subject: RE: 920 Cornish Lane, BLDG 2018-1469 and ENG 2018-0019

Hi John,

After reviewing your application, we don't see any HARC issues with it. It would receive a staff approval.

Kelly Perkins, HARC Assistant Planner  
Planning Department, City of Key West  
1300 White Street, Rear Entrance  
Key West, Florida 33040  
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

From: John Huss <aschiker@yahoo.com>  
Sent: Monday, January 28, 2019 10:11 AM  
To: Kelly Perkins <kperkins@cityofkeywest-fl.gov>  
Subject: Re: 920 Cornish Lane, BLDG 2018-1469 and ENG 2018-0019

Good morning Kelly,

Thank you for reviewing our applications a bit sooner than you normally would. Let us know if you have any questions.

John and David  
781-862-2537

On Friday, January 25, 2019, 4:09:01 PM EST, Kelly Perkins <kperkins@cityofkeywest-fl.gov> wrote:

Hi John,

We will review your application and get back to you on its compliance with the HARC Guidelines. I tend to not review applications until they are physically given to me, as there are often many changes during the simultaneous plan review process.

Thank you,  
Kelly Perkins, HARC Assistant Planner  
Planning Department, City of Key West  
1300 White Street, Rear Entrance  
Key West, Florida 33040  
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

From: John Huss <aschiker@yahoo.com>  
Sent: Friday, January 25, 2019 12:36 PM  
To: Kelly Perkins <kperkins@cityofkeywest-fl.gov>  
Cc: Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>  
Subject: 920 Cornish Lane, BLDG 2018-1469 and ENG 2018-0019

Kelly Perkins  
HARC Assistant Planner  
Planning Department  
City of Key West, FL

Good afternoon Kelly,

We recently submitted after the fact permit applications for work we did in the front right hand side of our property at 920 Cornish Lane in 2017. Permit application BLD 2018-1469 and associated Right of Way (ROW) permit application ENG 2018-0019 are the numbers assigned to our applications. After reviewing our applications, the Planning Department has determined that we must establish an easement with the city because some of the permit work is within the ROW. Melissa Paul-Leto in Planning, who we have been working with regarding the easement, told us that you are the staff point of contact in HARC for our permit applications. As we pull together the documentation required to apply for an easement would it be possible to confirm that the design, as documented in our permit applications, meets HARC guidelines and that you are OK with it. We previously provided HARC an electronic copy of our permit applications when we submitted them to the Building and Engineering Departments on December 5th and have attached another copy for your convenience.

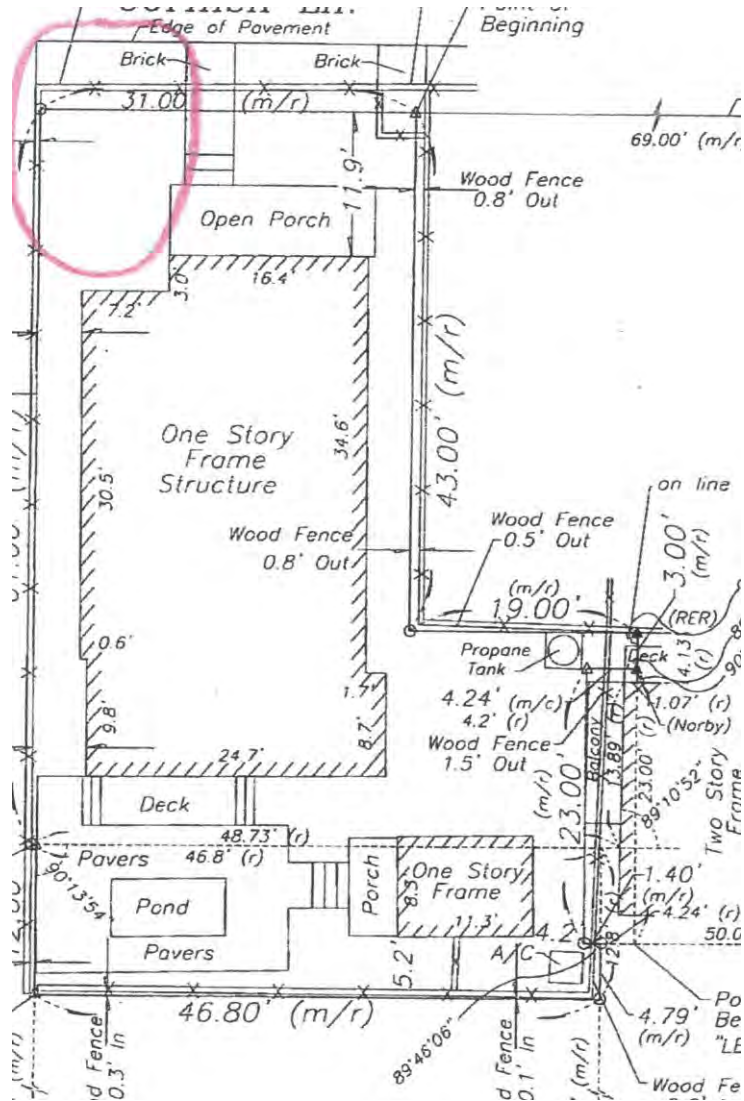
Please let us know if you require any additional information. We would be happy to stop by your office if that might be helpful. Thank you for your assistance.

Sincerely,  
John Huss  
David Genest  
920 Cornish Lane  
781-862-2537

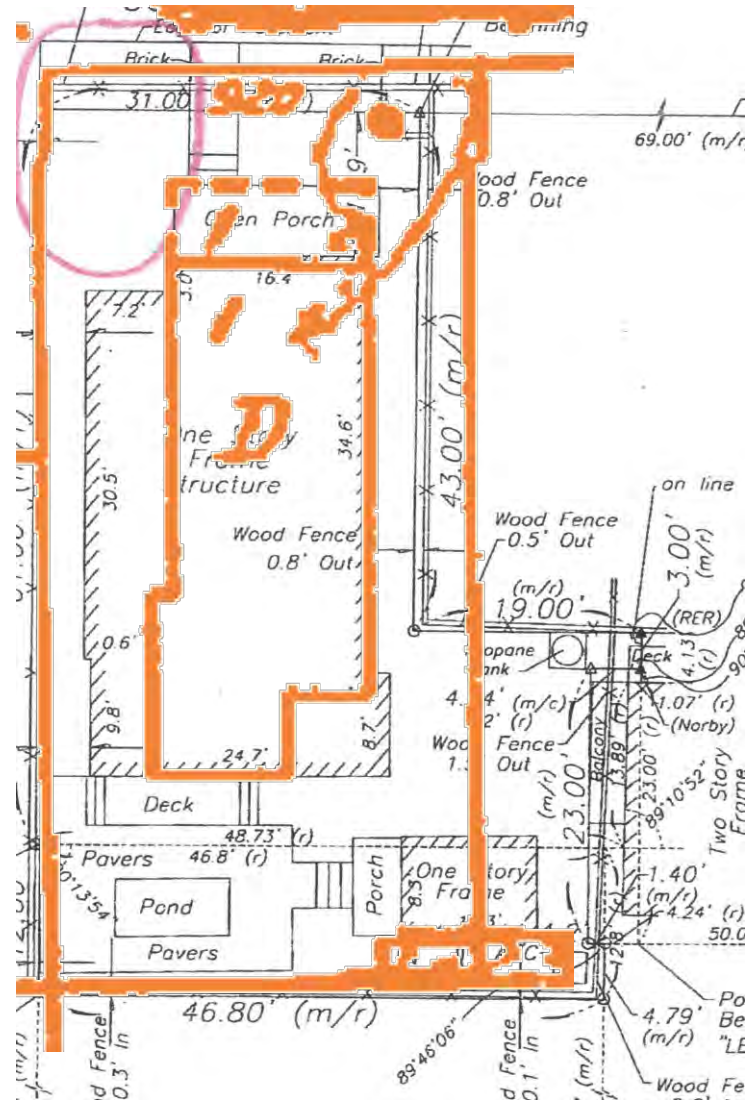
Sent from my iPhone



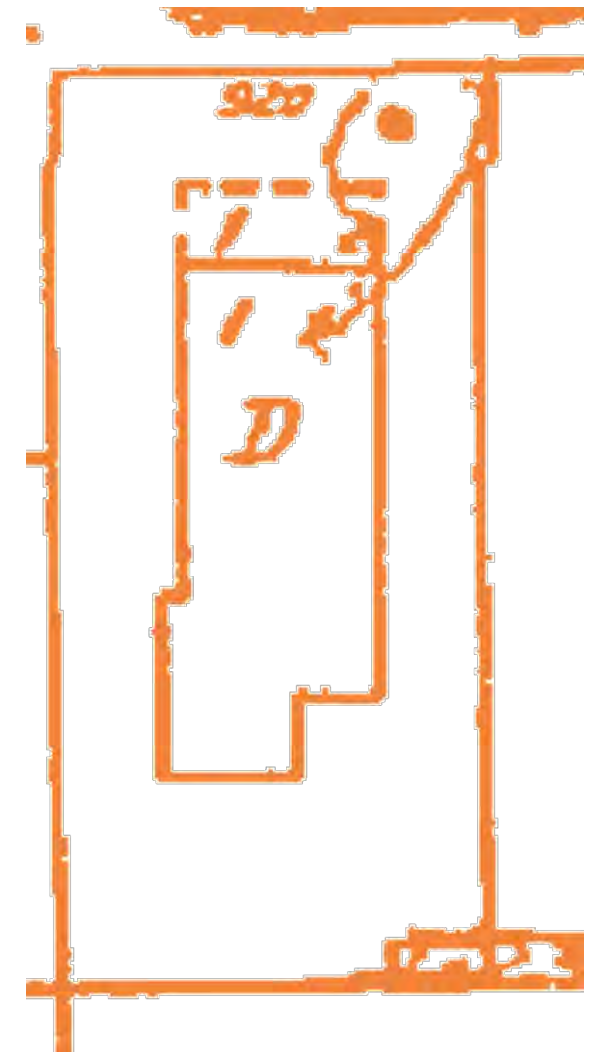
# Submitted Survey



# Juxtaposition

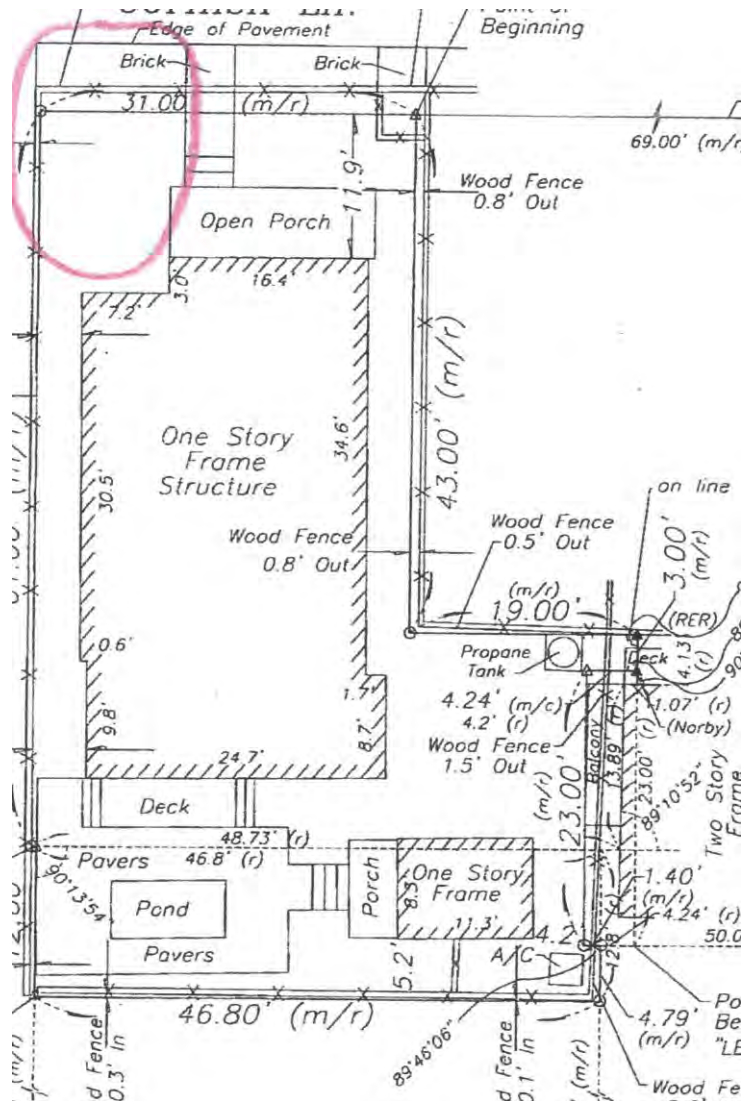


# 1962 Sanborn Map

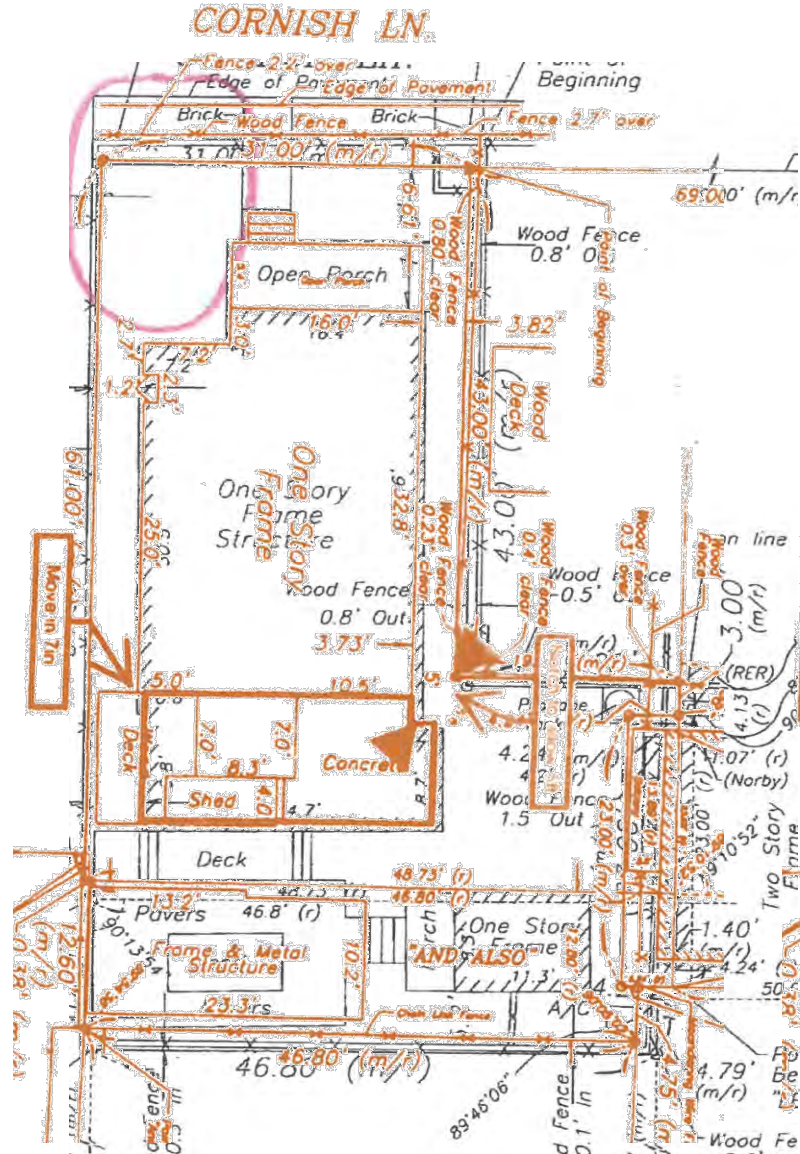




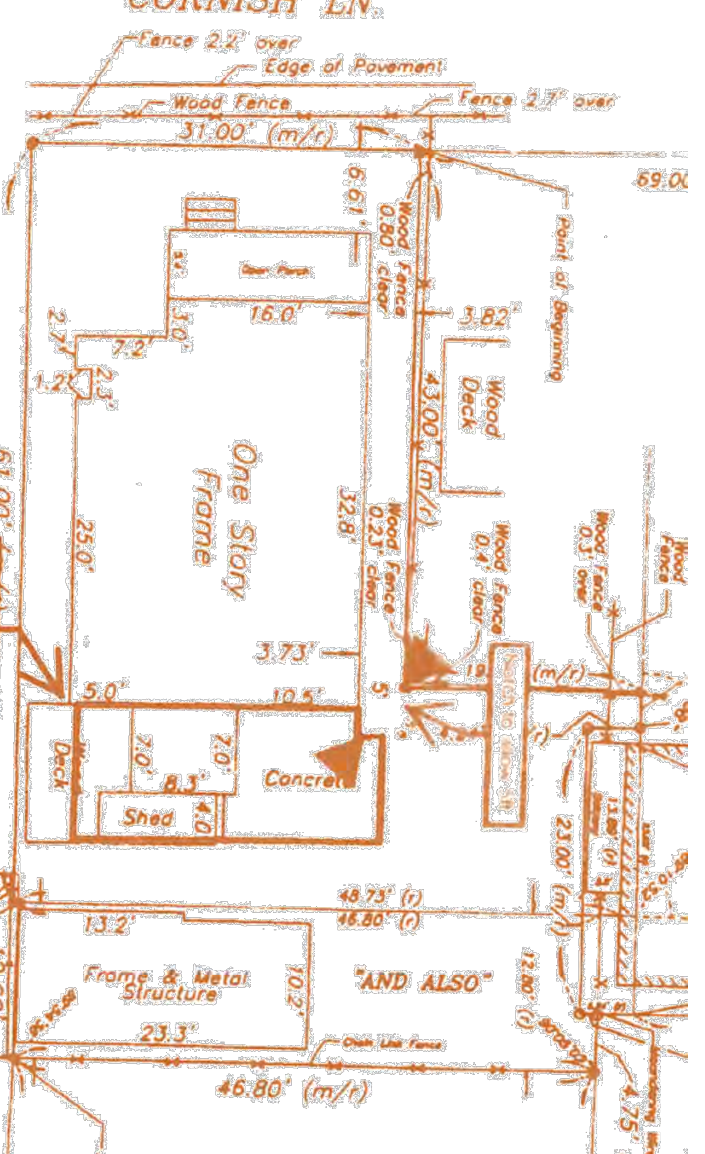
# Submitted Survey



# Juxtaposition



# 2009 Survey



# APPLICATION



After the Fact Application Code case  
**COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC**  
 \$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**  
 1300 WHITE STREET  
 KEY WEST, FLORIDA 33040  
 Phone: 305.809.3956  
 BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER	INITIAL & DATE
		2018-1469	12-5-18
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:  
 RE # OR ALTERNATE KEY:  
 NAME ON DEED:  
 OWNER'S MAILING ADDRESS:  
 CONTRACTOR COMPANY NAME:  
 CONTRACTOR'S CONTACT PERSON:  
 ARCHITECT / ENGINEER'S NAME:  
 ARCHITECT / ENGINEER'S ADDRESS:

920 Cornish Ln # OF UNITS 1

John Huss & David Genest PHONE NUMBER 781-862-2537

920 Cornish Ln EMAIL dschiker@yahoo.com

Key West, FL 33040

PHONE NUMBER

EMAIL

PHONE NUMBER

EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L, LABOR & PROFIT: \$ 750.00

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.) Removal of a 4.5' wide 4' high gate and 2.5' wide 4' high section of fence. Reposition a 3' wide 4' high section of fence. Reconfigure existing 3/8" granite stones bicycle space. Change in shape but no change in total sq. ft.

Printed name of property owner or licensed contractor: John P. Huss

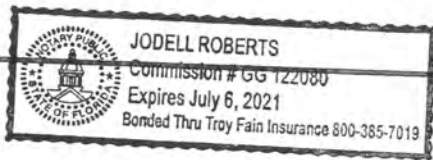
Signature: [Signature] 12/13/18

Notary Signature as to applicant, State of Florida, County of Monroe, Sworn to and subscribed before me.

[Signature] JODELL ROBERTS

Personally known or produced FL. Div. 122080 as identification.

Official Use Only: 4200-475-55-532-0



**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A/C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE, OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: *see attached work plan and HARC Guidelines discussion*

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<i>fence</i>	<i>wood</i>	<i>wood</i>

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_



**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC).

TYPE OF SIGNAGE \_\_\_\_\_ FRONTAGE LINEAL FEET OF FACADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: _____ INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:	HARC STAFF OR COMMISSION REVIEW
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.	
REASONS OR CONDITIONS:	
STAFF REVIEW COMMENTS:	
<i>Main house is contributing.</i>	
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:

920 Cornish Ln, 1965 KW  
property appraisal office



915 Cornish Ln, 1965 KW  
property appraisal office





## Work Plan (work completed October 2017)

Modify the existing picket fence in front of 920 Cornish Lane and reconfigure the existing 3/8" granite stone bicycle space so that it may also accommodate a Smart Car class sized mini vehicle. Before and after work plan drawings are attached. As indicated on both drawings each block equals 1 square foot. Also attached are before and after photographs of the work completed, a surveyed plot plan highlighting the area of work and location of the fence, a document that discusses the work plan with respect to HARC Guidelines, 2 historic photographs, a signed statement of neighborhood support, and a close-up photo of the 3/8" granite stones.

The following specific work was completed: The 4 foot high open picket style fence in front of the property was modified. A 4.5' wide gate located between the stone bicycle space and the lane was removed along with a 2.5' section of the fence to the left of the gate. Another 3' section of the fence, to the left of the removed section, was slanted inward. The inward slanted fence was constructed using materials (wood) from the existing fence. The design, color and height of the fence was not changed. The shape of the stone bicycle space was altered by moving around existing garden landscaping and 3/8" granite stones. The approximate square feet of granite stones vs. garden landscaping remains the same as before so it was possible to use existing stones, garden landscaping and soil to make the changes. The top surface of both the stones and garden landscape soil surfaces (before and after) are at the elevation grade of the property and follow the natural elevation of the land. A single line of bricks between the lane and the granite stone area was not altered as part of this work.

## Work Plan and HARC Guidelines

The Modifications to the fence and configuration of the stone bicycle space described in the work plan are consistent with HARC guidelines as discussed below:

1. Changes to the fence described in the work plan:

- The picket fence that was changed is not a historic or traditional part of Cornish Lane. Our next door neighbor, Helen Patterson, has lived at 919 Cornish lane over 40 years first as a renter and than as the owner of the property since 1988. She told us that when she arrived in 1978 there was not a fence in front of 920 Cornish Lane and that the picket fence that we modified was first built in 2010 when the house was renovated. A 1965 photo of 920 Cornish Lane (attached), taken by the Key West property appraisers office, shows that there was not a fence in front of the property at that time.
- Removing the gate and small section of fence restores the openness that traditionally existed at the end of the lane prior to construction of the picket fence in 2010. As a result residents at the end of the lane have better pedestrian and bicycle access to their homes when vehicles are temporarily at the end of the lane to load or unload, or when cable company or Keys Energy vehicles are backed in to the end of the lane to work on the concrete pole located there, or when propane trucks are at the end of the lane making deliveries.
- There has been no change to the height, color, pickets or design of the fence.

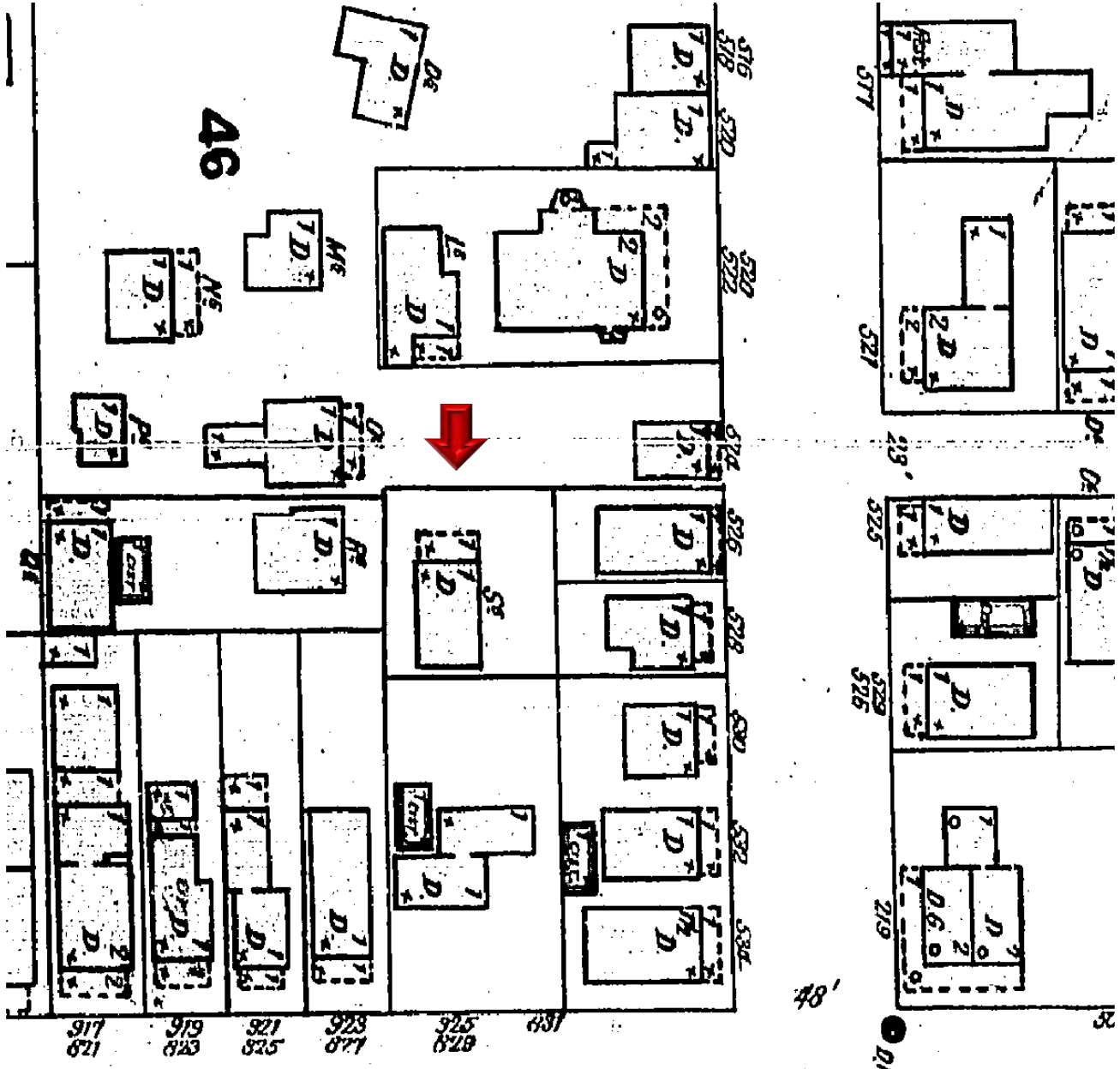
2. Changes to the configuration of the stone bicycle space as described in the work plan allowing for a Smart Car class sized mini vehicle such as our mini Fiat to maneuver in to and fit in the space:

- There is a history of vehicle parking on Cornish Lane including 920 Cornish Lane. A 1965 photo of 915 Cornish Lane (attached) shows a parked vehicle. Cornish Lane long time resident Helen Patterson told us that the right front side of our property at 920 Cornish Lane has previously been used for vehicle parking. According to the Key West building dept. database a building permit to construct a garage at 920 Cornish Ln was issued and completed in 1996 providing further evidence of previous parking on our property. The garage was attached to the right side of the house.
- The reconfigured stone space is located on the right front side of 920 Cornish Lane where vehicles traditionally have parked in the past.
- The reconfigured stone space is to the right side of the historic portion of the house. The original house was a shotgun that included the front door, the window to the left of the front door and the front porch. Evidence of this can be seen in the 1965 photo of the house (attached). The right hand side addition, set 3 feet back from the historic facade of the house, was added during the 2010 renovation replacing the small attached garage that was added to the house in 1996 as previously noted.
- The 3/8" granite stones used for the reconfigured space is the same material that was used in the previously configured bicycle space.

- More than 50% of the front yard space of our property consists of traditional garden landscaping.
- The square footage of stone coverage vs. garden landscape coverage was not changed. Only the shape of the stone and garden landscape coverage was changed. This can be seen in the before and after photographs and work plan drawings.
- The reconfigured stone space is not visible from Grinnell St.
- The limited dimensions of the reconfigured stone space precludes vehicles, other than Smart Car class sized mini vehicles such as our mini Fiat, from maneuvering in to or fitting in the space. This insures that the stone space, and how it is used, is kept within the scale of the lane. It also helped insure that the previously existing hardscape vs. garden landscape coverage percentages in the front of our property remained the same.
- The reconfigured stone space and its opening to the lane is consistent with the other openings and spaces at the end of the lane. In particular at 918 Cornish Lane there is a 9' x 9' opening in the front right hand side of the property. It is covered with black paving stones. Although the owner does not currently park a vehicle in the space, it is a large enough space to accommodate an 5.4' wide x 8.8' long Smart Car vehicle.

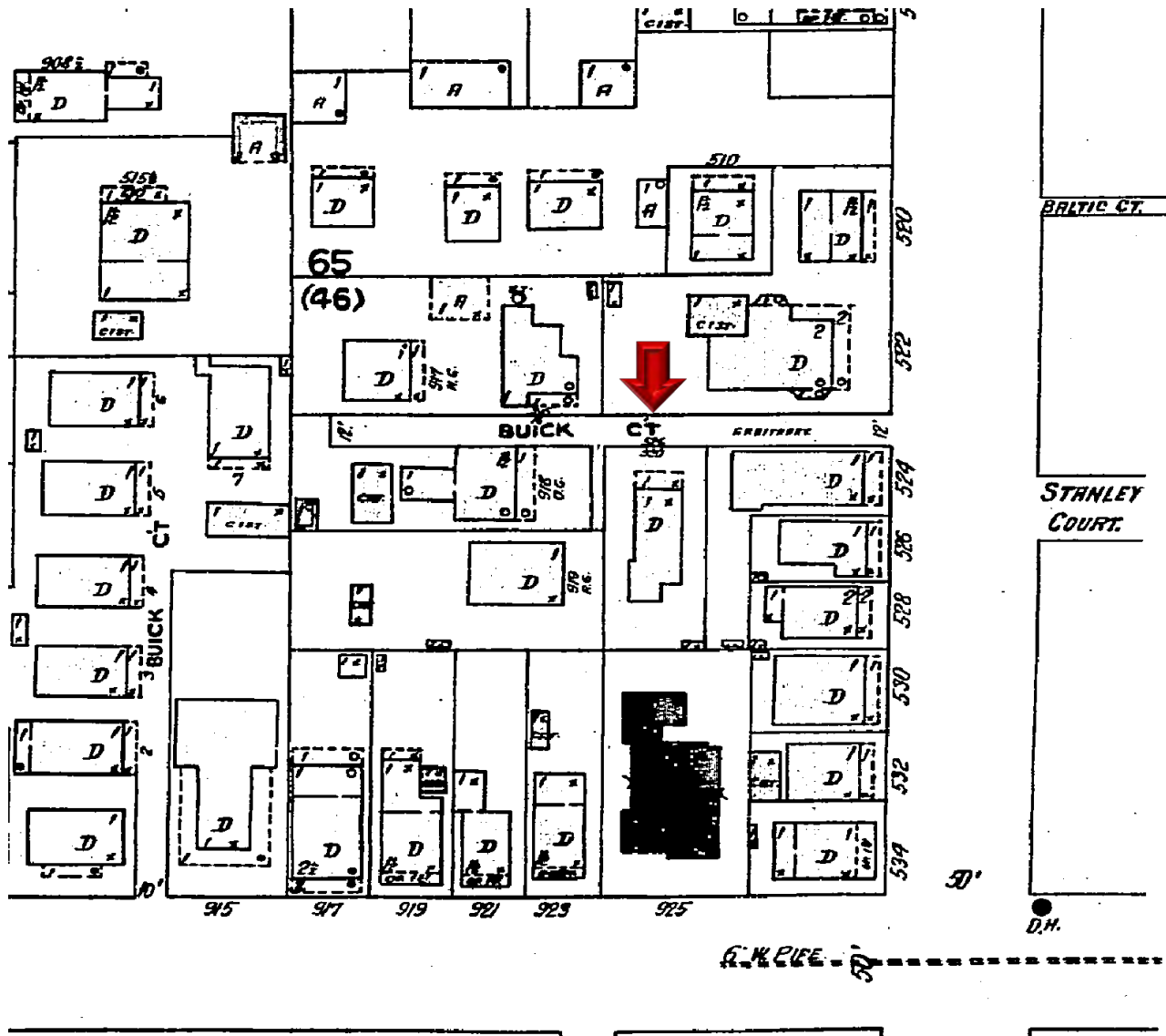
Our property at 920 Cornish Lane, with the fence, stone space and garden landscaping changes in place, blends in seamlessly with the charm, character and other features of Cornish Lane and is a positive attribute to the lane, our neighborhood and Old Town. The changes are consistent with the history and tradition of the lane, other properties on the lane, and HARC guidelines. Because of this we have strong approval and support from neighbors who own property on or abutting Cornish Lane. A signed statement of their approval and support is attached.

# SANBORN MAPS



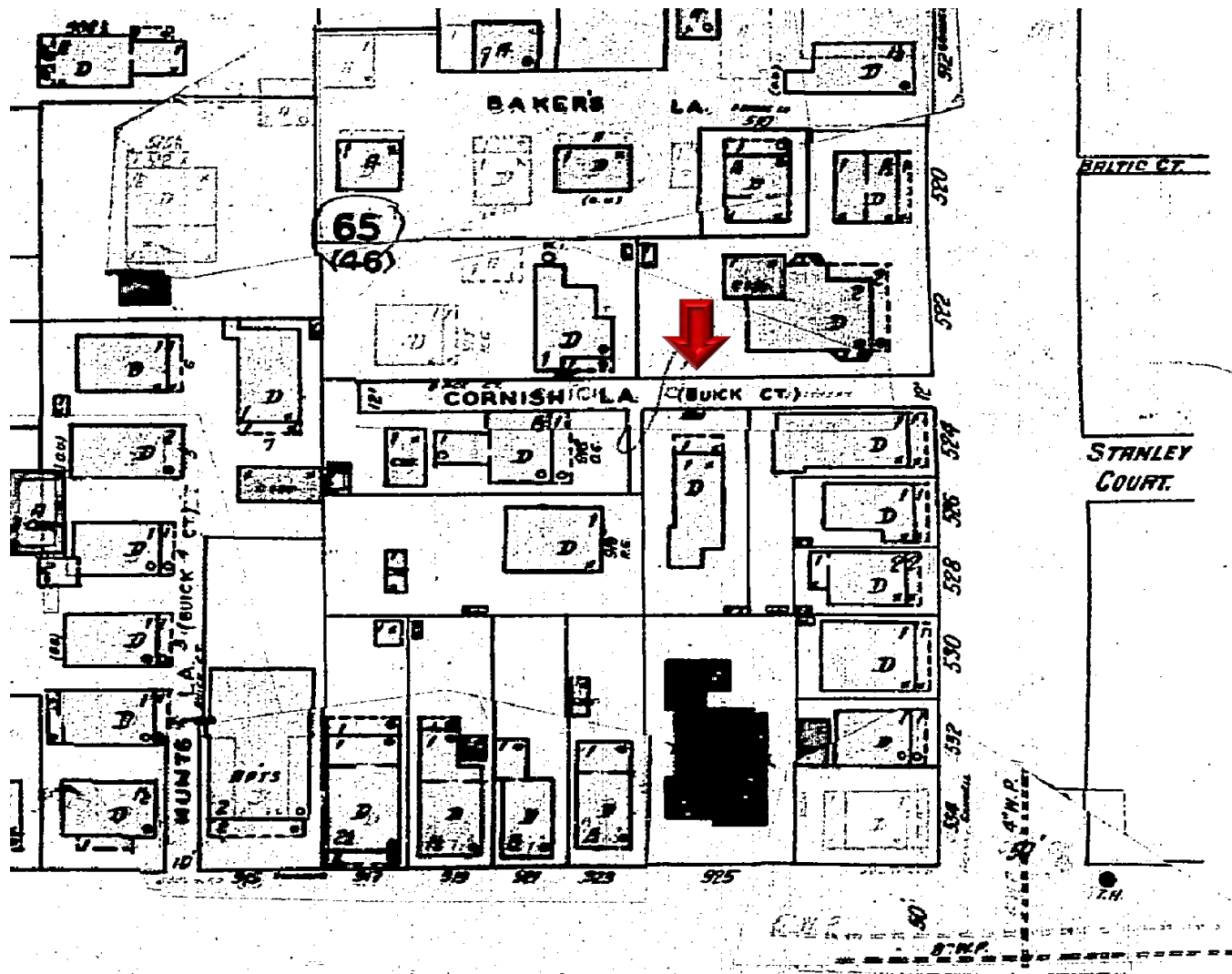
1899 Sanborn Map



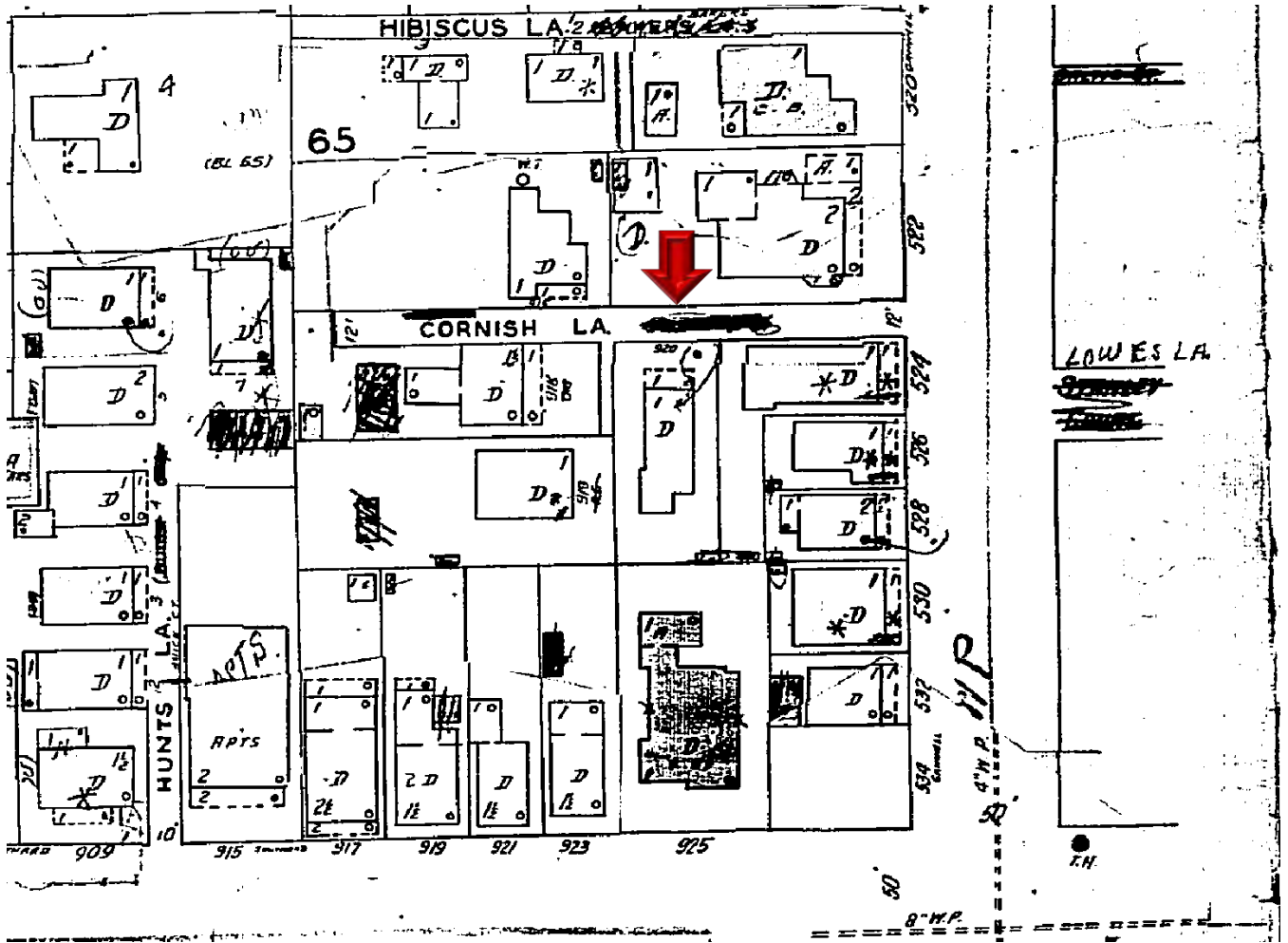


1926 Sanborn Map





1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**920 Cornish Lane circa 1965**





**Aerial photograph 1972**

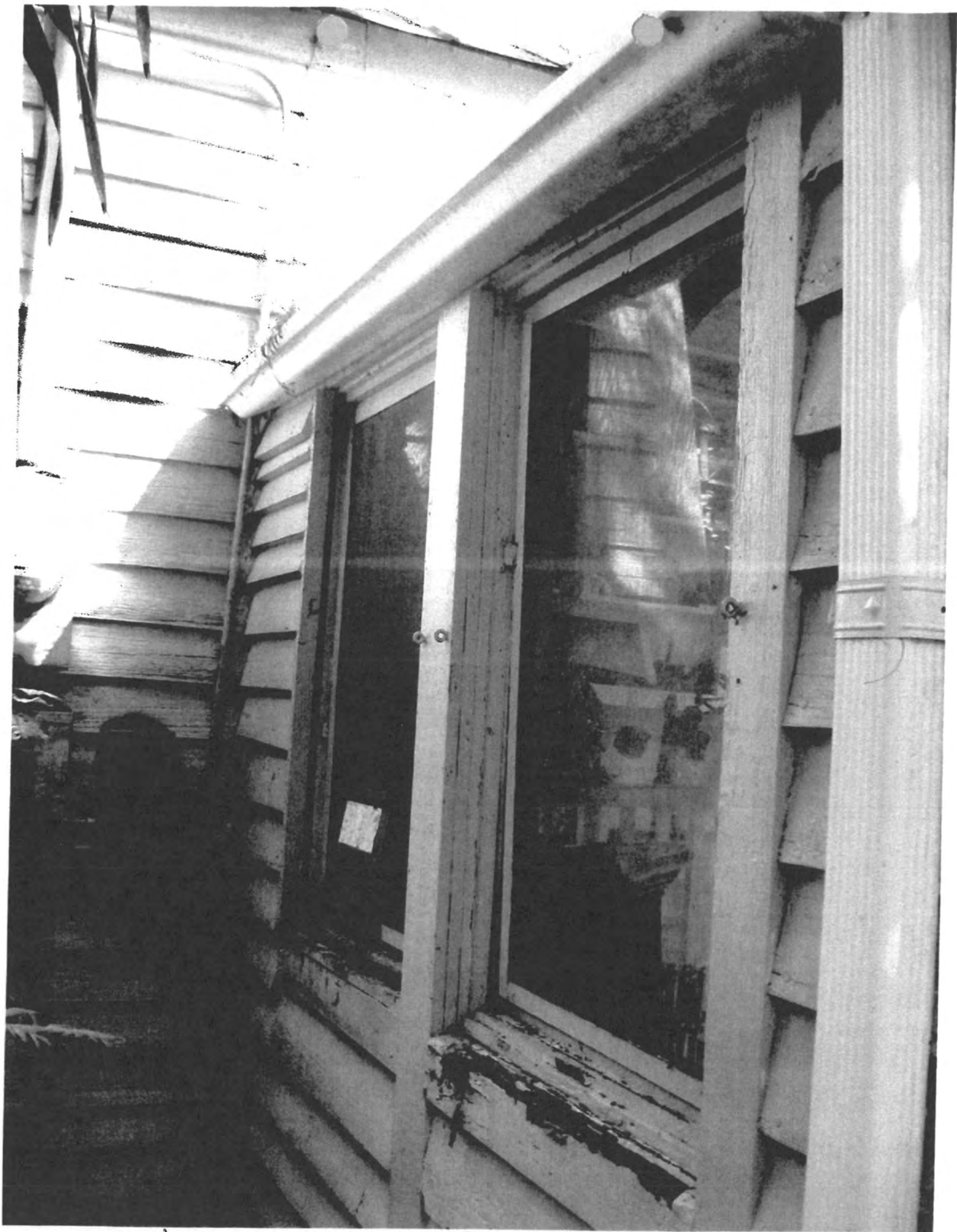


**Aerial photograph March 1994**



**Aerial photograph March 12, 1998**





SIDE ADDITION IN 2008



**Monroe County Property Appraisers photograph**



920 Cornish Lane, Key West, Florida 33040  
SITE VISIT





920 Cornish Lane, Key West, Florida 33040  
SITE VISIT





920 Cornish Lane, Key West, Florida 33040  
SITE VISIT





920 Cornish Lane, Key West, Florida 33040  
SITE VISIT





920 Cornish Lane, Key West, Florida 33040  
SITE VISIT





920 Cornish Lane, Key West, Florida 33040  
SITE VISIT





920 Cornish Lane, Key West, Florida 33040  
SITE VISIT



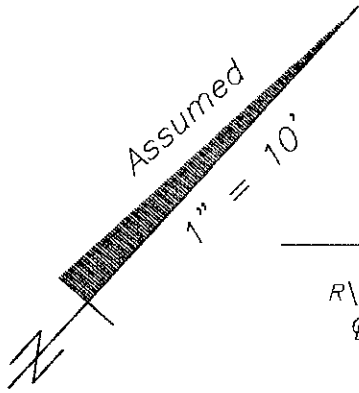
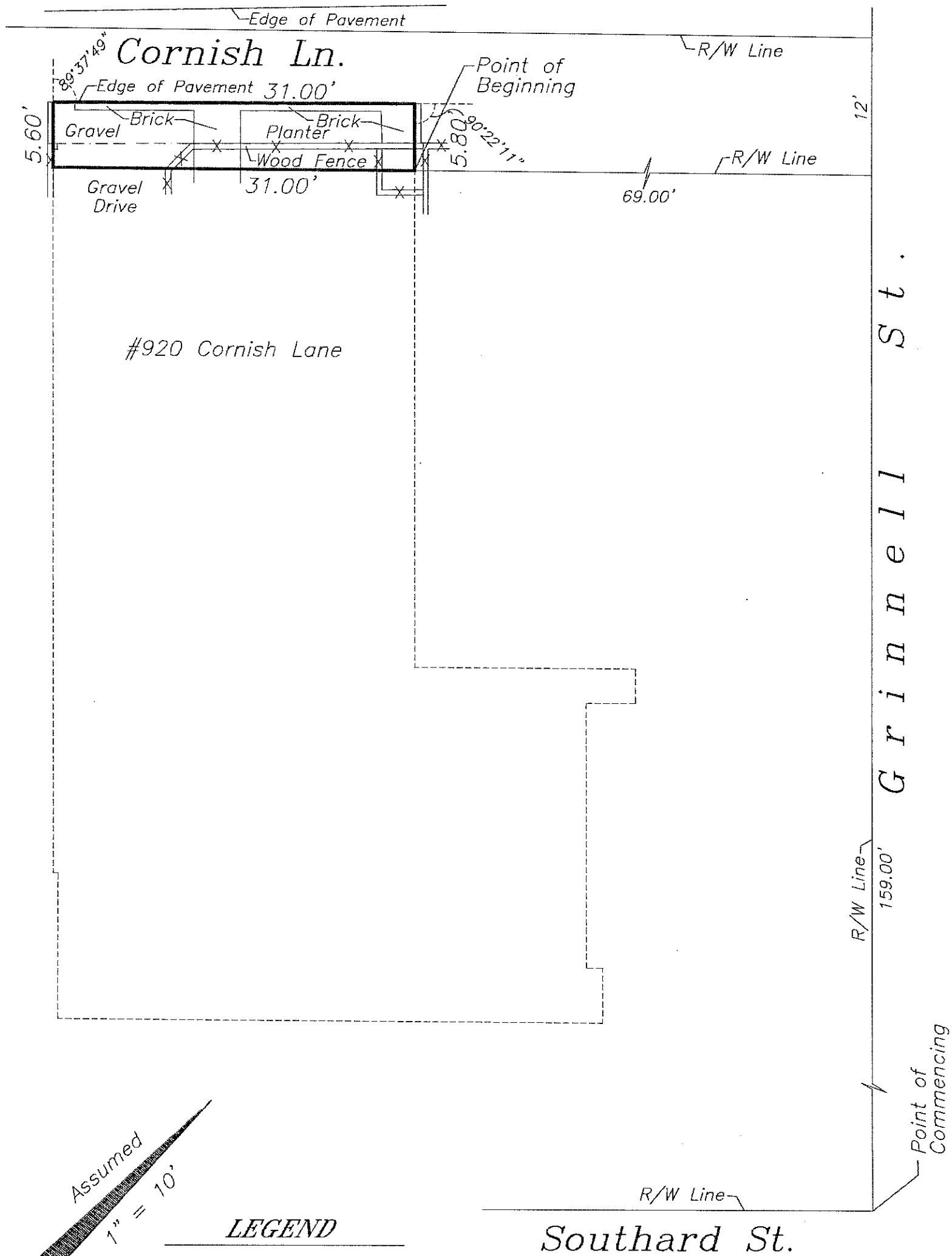


920 Cornish Lane, Key West, Florida 33040  
SITE VISIT



# SURVEY

Specific Purpose Survey to illustrate a legal description of part of Cornish Lane, in part of Lot 1, Square 46, Island of Key West, prepared by the undersigned



**LEGEND**

- R/W Right of Way
- ⊕ Centerline

NOTE:  
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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



Specific Purpose Report to illustrate a legal description  
of part of Cornish Lane, in part of Lot 1, Square 46,  
Island of Key West, prepared by the undersigned

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 920 Cornish Lane, 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. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.
10. This survey is not assignable.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION  
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, and known as a portion of Cornish Lane in Lot One (1), of Square Forty-six (46), according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right of way line of Southard Street with the Southwesterly right of way line of Grinnell Street and run thence Northwesterly along the Southwesterly right of way line of the said Grinnell Street for a distance of 159.00 feet to the Southeasterly right of way line of Cornish Lane; thence Southwesterly and at right angles along the Southeasterly right of way line of the said Cornish Lane for a distance of 69.00 feet to the Point of Beginning; thence continue Southwesterly along the previous described course for a distance of 31.00 feet; thence Northwesterly and at right angles for a distance of 5.60 feet; thence Northeasterly with a deflection angle of 89°37'49" to the right for a distance of 31.00 feet; thence Southeasterly with a deflection angle of 90°22'11" to the right for a distance of 5.80 feet back to the Point of Beginning, containing 177 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: John Huss & David Genest;

J. LYNN O'FLYNN, INC.

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

March 15, 2019

Revised June 7, 2019 to add Edge of Pavement, Planter  
and extension of fence line to the SW

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #8298

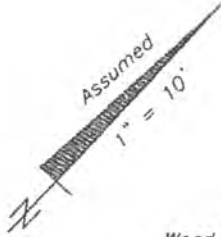
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN

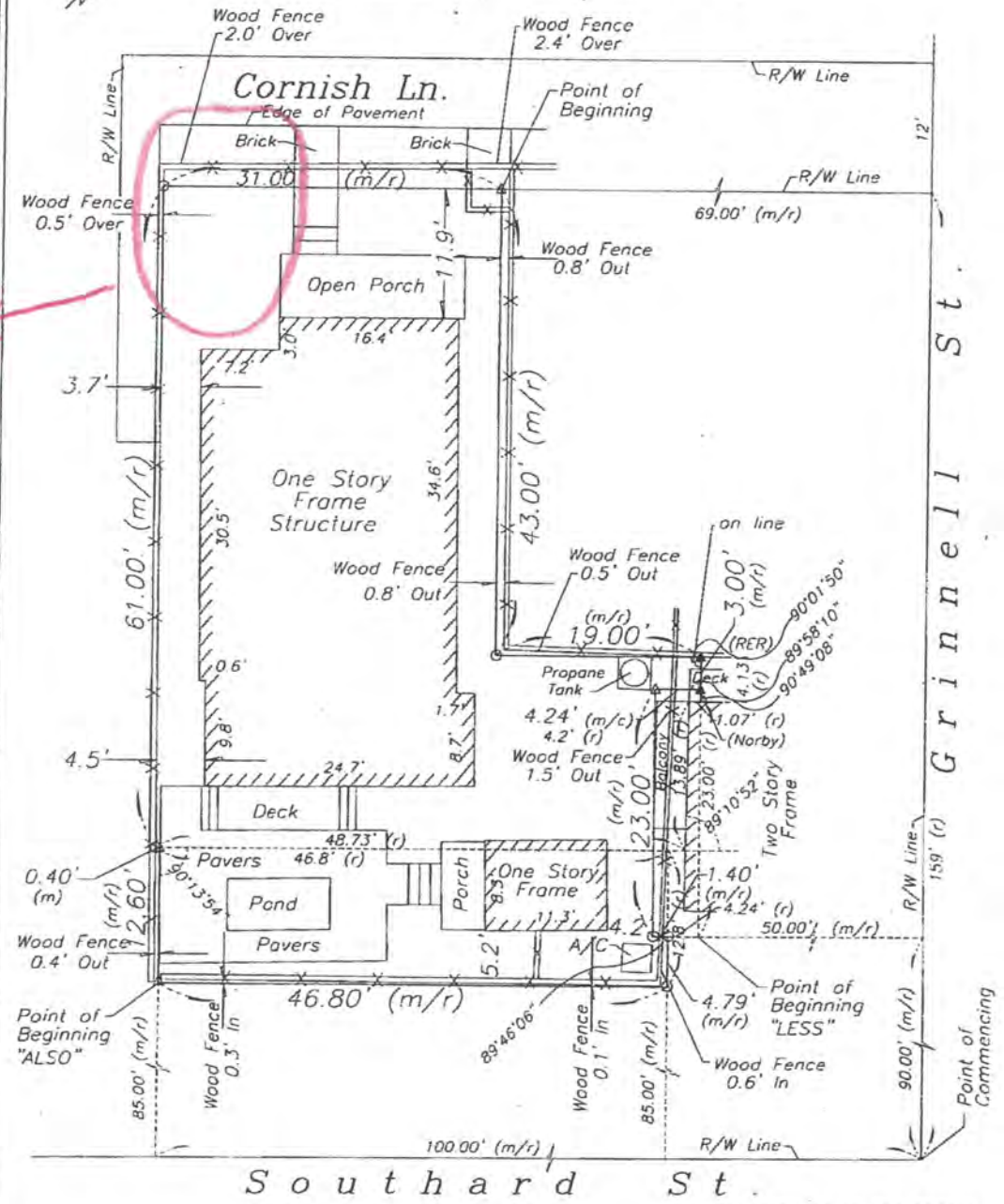
# Boundary Survey Map of part of Lot 1, Square 46, ISLAND OF KEY WEST

## LEGEND

- |                                   |                             |
|-----------------------------------|-----------------------------|
| ▲ Found Nail & Disc (RER) (Norby) | (M) Measured                |
| ○ Set 3/4" Iron Pipe (6298)       | (R) Record                  |
| ● Found 1/2" Iron Rod (Norby)     | (M/R) Measured & Record     |
| △ Set Nail & Disc (6298)          | (M/C) Measured & Calculated |
| ⊗ Wood Utility Pole               | CLF Chain Link Fence        |
| ⊕ Centerline                      | R/W Right of Way            |



Area addressed in work plan



**NOTE:**  
This Survey Map is not full and complete without the attached Survey Report.

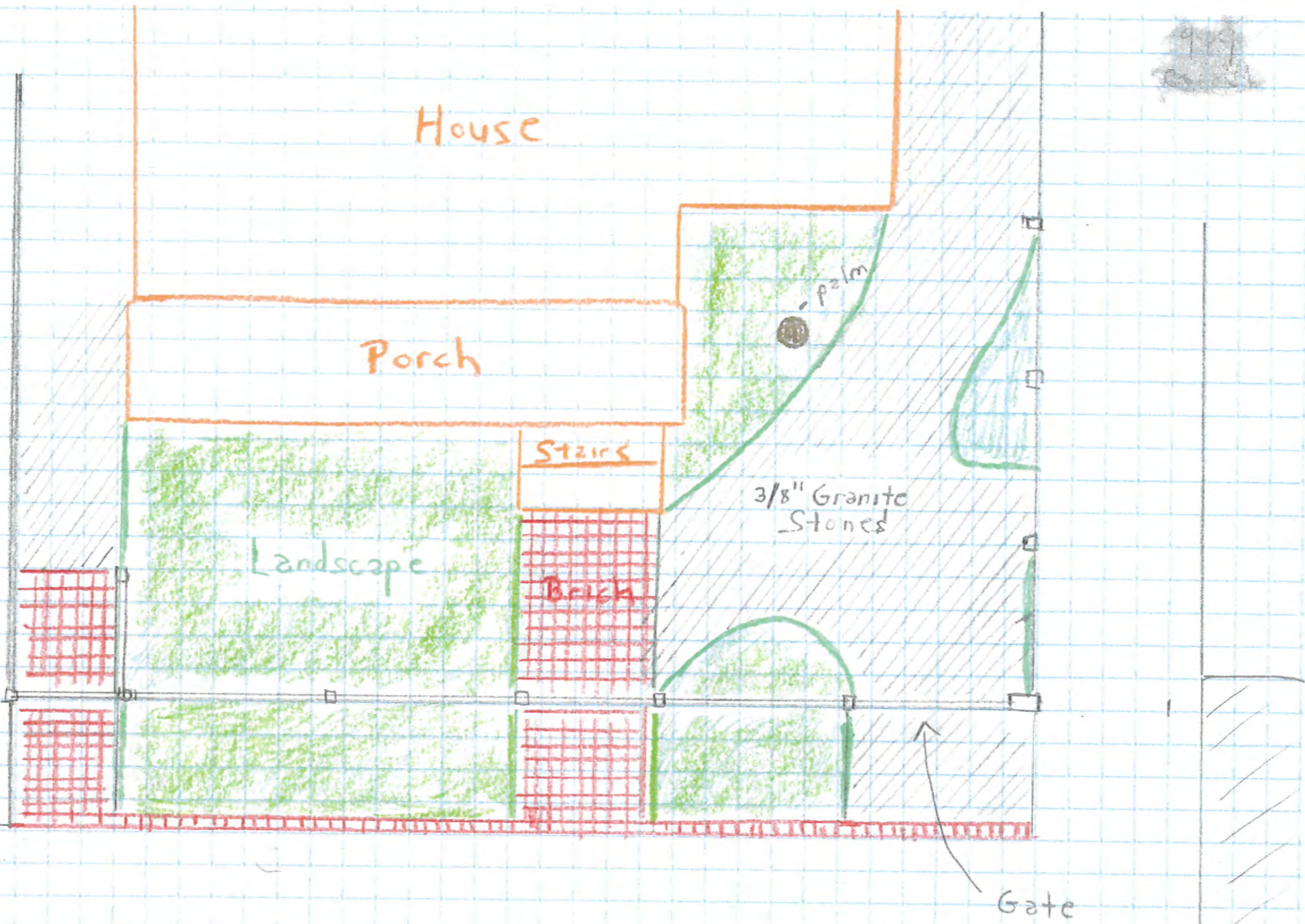
Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**

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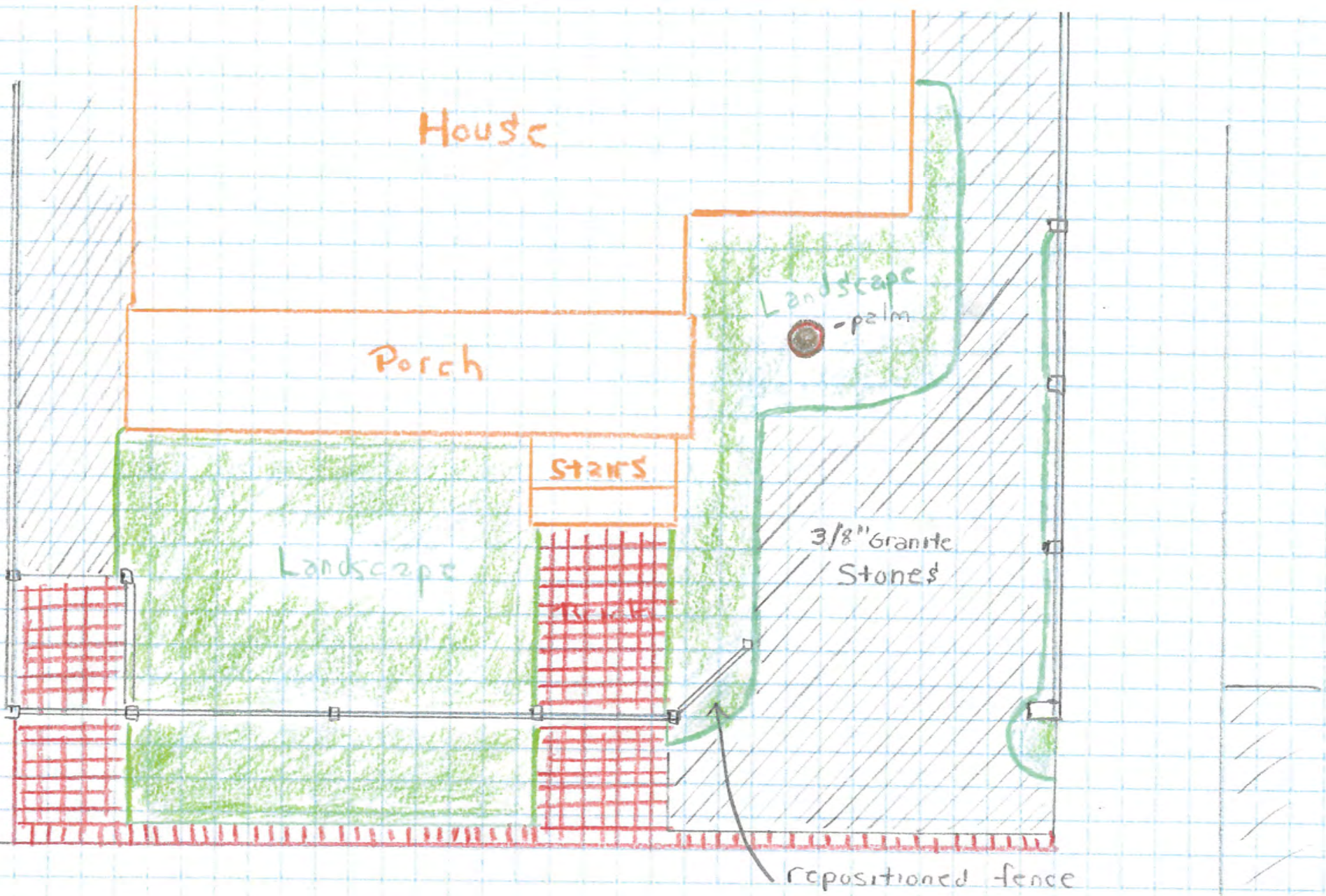
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920 Cornish Lane - prior configuration





920 Cornish Lane - Current Configuration

□ .1 block = 1 sq ft



920 Cornish Ln before gate and fence changes and bicycle space reconfiguration





920 Cornish Ln. before gate and fence changes and bicycle space reconfiguration







920 Cornish Ln after gate and fence changes and bicycle space reconfiguration



920 Cornish Ln, after gate changes and reconfiguration


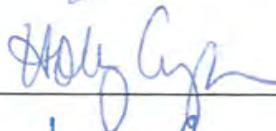
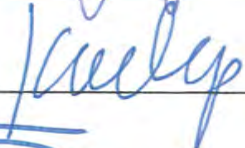




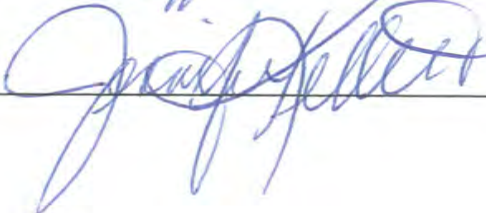








We the undersigned residents and abutters of Cornish Lane approve the changes to the frontage of 920 Cornish Lane completed last year. The changes include the removal of a gate and section of fence, the slight realignment of a small section of fence and the reconfiguration of the stone bicycle space so that it may accommodate a very small vehicle such as a Smart Car or small Fiat. The changes are consistent with the character, charm, beauty, and scale of our lane. For those of us who live at the end of the lane, the removal of the gate and small amount of fencing greatly improves access to our property when vehicles are in the end section of the lane to load and unload or when a Cable company or Keys Energy bucket truck is working on the pole at the end of the lane. We support continued vehicle access to Cornish Lane.

NAME	STREET ADDRESS	SIGNATURE	PHONE #
John Croniglan	522 Grinnell St.		703-554-3727
Holly Cunningham	522 Grinnell St.		703-431-0918
Kevin Melloncamp	524 Grinnell St.		305-294-7776
Scott Mason	524 GRINNELL ST		305 394 7060
Helen Petterson	919 Cornish Ln		305-849-1815
James Karamalegos	919 Cornish Ln.		305 294-0360
Glen Kelleff	915 Cornish Ln.		317-345-3000
Jennifer Kelleff	915 Cornish Ln		317-345-1414

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., July 24, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER-THE FACT PARTIAL REMOVAL OF FRONT FENCE AND GATE AND REPOSITION OF FENCE. RECONFIGURE EXISTING 3/8" GRANITE STONES BICYCLE SPACE. CHANGE IN SHAPE BUT NO CHANGE IN TOTAL SQUARE FEET.**

**#920 CORNISH LANE**

**Applicant – John Huss and David Genest**

**Application #2018-1469**

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](http://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.



# PROPERTY APPRAISER INFORMATION



**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 00007670-000000  
 Account# 1007943  
 Property ID 1007943  
 Millage Group 10KW  
 Location 920 CORNISH Ln, KEY WEST  
 Address  
 Legal KW PT LT 1 SQR 46 PP-557 TT-213 G9-512 OR512-1097 OR751-1615/16 OR747-698  
 Description OR1693-2093/94F/J OR1716-1779/81 OR1875-1440 OR2551-387/89 OR2576-1357/59  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

HUSS JOHN P TRUST 1/27/2012 GENEST DAVID R TRUST 1/16/2007  
 920 Cornish Ln  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$186,741	\$188,770	\$188,650	\$194,580
+ Market Misc Value	\$18,087	\$18,618	\$19,680	\$17,143
+ Market Land Value	\$420,125	\$420,125	\$503,684	\$452,008
= Just Market Value	\$624,953	\$627,513	\$712,014	\$663,731
= Total Assessed Value	\$619,623	\$606,879	\$594,397	\$590,265
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$594,123	\$581,379	\$568,897	\$564,765

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	2,756.00	Square Foot	31	63

**Buildings**

Building ID 531  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1204  
 Finished Sq Ft 988  
 Stories 1 Floor  
 Condition EXCELLENT  
 Perimeter 138  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 3  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD with 34% HARDIE BD  
 Year Built 1928  
 EffectiveYearBuilt 2014  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 1  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 500  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	128	0	0
DUF	FIN DET UTILIT	88	0	0
FLA	FLOOR LIV AREA	988	988	0
<b>TOTAL</b>		<b>1,204</b>	<b>988</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2003	2004	1	100 SF	2
WATER FEATURE	2009	2010	1	0.5 UT	1
FENCES	2009	2010	1	124 SF	1
RES POOL	2013	2014	1	96 SF	5
WOOD DECK	2013	2014	1	125 SF	2
WOOD DECK	2013	2014	1	144 SF	2
WOOD DECK	2013	2014	1	70 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/25/2012	\$100	Warranty Deed		2576	1357	11 - Unqualified	Improved
1/6/2012	\$705,000	Warranty Deed		2551	387	37 - Unqualified	Improved
7/18/2001	\$225,000	Warranty Deed		1716	1779	Q - Qualified	Improved
12/1/1977	\$12,000	Conversion Code		747	698	Q - Qualified	Improved

**Permits**

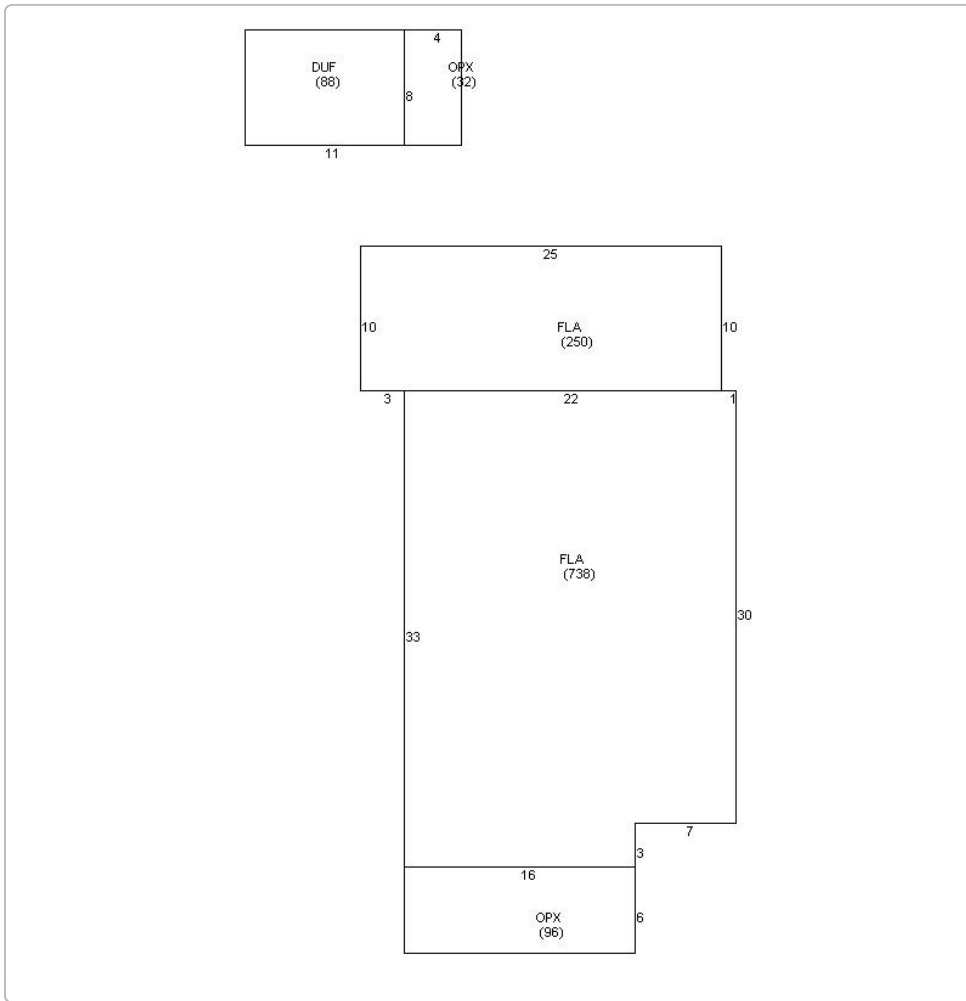
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-3141	9/25/2012	4/4/2014	\$1,500	Residential	COMPLETE ELECTRICAL INSTALL OF POOL EQUIPMENT AS PER PLANS INSTALL 100A POOL PANEL, ONE FILTER PUMP, ONE POOL LIGHT & POOL HEATER.
12-3095	9/11/2012	4/4/2014	\$16,000	Residential	DEMO EXISTING PORCH; BUILD NEW DECK AROUND POOL, BUILD 4' WALL TO HIDE POOL EQUIPMENT, INSTALL TWO GATES FOR POOL SAFETY AS PER PLANS.
12-3144	8/28/2012	4/4/2014	\$25,000	Residential	NEW SMALL DIPPING POOL.
09-3018	9/10/2009	12/13/2009	\$1,240		INSTALL 113' OF 6" WHITE K STYLE SEAMLESS GUTTER
09-2764	8/24/2009	12/13/2009	\$4,500		BUILD 88SF NEW TOOL SHED WITH 44SF PORCH
09-2765	8/24/2009	12/13/2009	\$0		INTALL 150SF OF VCRIMP ON TOOL SHED
09-2766	8/24/2009	12/13/2009	\$1,000		WIRE 8x11 NEW UTILITY SHED AS PER PLANS
09-2228	7/27/2009	12/13/2009	\$100		SUBSTITUTION OF ONE WINDOW OF CYPRESS WOOD DIVIDED LIGHT . CONSTRUCTION FOR END OVER PORCH SAME SIZE AS PREVIOUSLY APPROVED
09-2229	7/27/2009	12/13/2009	\$700		REPLACE PORCH BALUSTRADE WITH A REPLICA IN WOOD OF ORIGINAL FOUND UNDER THE HOUSE
09-1388	6/26/2009	12/13/2009	\$11,018		INSTALL 1350 OF VCRIMP
09-1452	6/10/2009	12/13/2009	\$6,500		INSTALL ONE 3.5 TON AC SYSTEM 10 OPENINGS
09-1385	5/19/2009	12/13/2009	\$125,000		REMODEL 900SF OF EXISTING STRUCTURE, ADD 240SF
09-1386	5/19/2009	12/13/2009	\$3,500		ROUGH IN AND SET FIXTURES FOR 2 SHOWERS, 2 TOILETS, 2 LAVS, 1 KITCH SINK, 1 D/W, 1/W/H
09-1387	5/19/2009	12/13/2009	\$12,000		COMPLETE ELECTRICAL FOR REMODEL ADN ADDITION
09-1156	4/22/2009	12/13/2009	\$4,500		DEMO BACK KITCHEN 12X16 RIGHT SIDE 8X20 ONLY
09-1158	4/22/2009	12/13/2009	\$300		CAP OFF WATER & SEWER LINES FOR DEMO
03-2684	8/5/2003	11/17/2003	\$1,200		REPLACE SEWER LINE
9600809	2/1/1996	11/1/1996	\$500		CP

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**





Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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