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**Historic Architectural Review Commission  
Staff Report for Item 2**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Casey Burtch  
Historic Preservation Planner II

**Meeting Date:** March 28, 2023

**Applicant:** Catherine Felton, Designer

**Application Number:** H2022-0058

**Address:** 1004 Seminary Street

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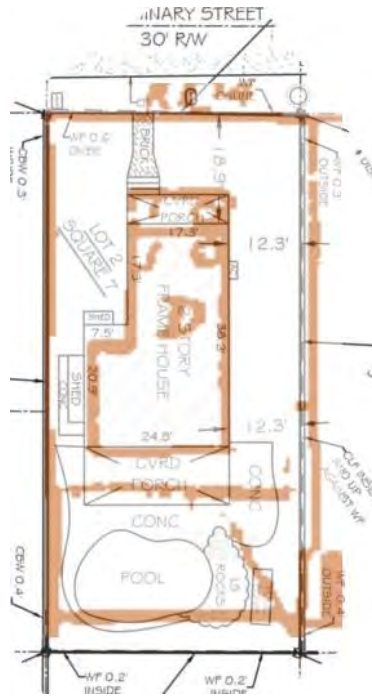
**Description of Work**

Elevation, relocation, ~~roof elevation~~, and renovations to existing house. New addition to rear and west side of the house.

**Site Facts**

The building under review is a contributing resource to the historic district. The one-story frame vernacular house was built in 1901. Additions to the southwest front side and a rear porch attached to the house are not original to the house. Two non-historic sheds are located on the west side of the lot and attached to the house. The house has board and batten wood siding.

On January 24, 2023, the commission motioned to postpone this application as they found some of the design elements inconsistent with guidelines.



*Current survey and 1962 Sanborn Map*



*Front elevation*

## **Guidelines, Secretary of the Interior's Standards for Rehabilitation, and Ordinances Cited on Review**

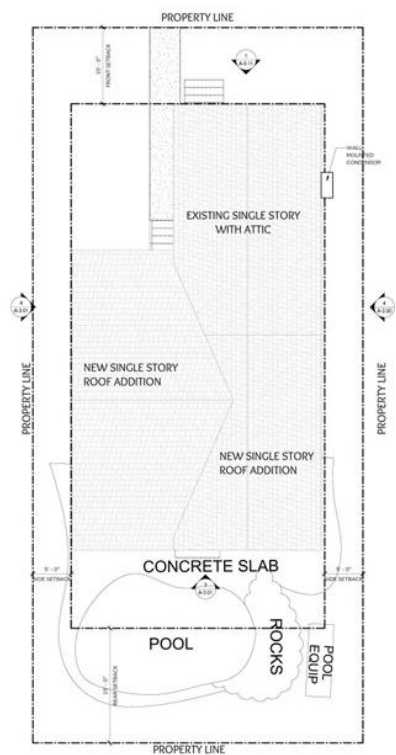
- SOIS (pages 16-23), specifically Standards 1, 2, 9 and 10.
- Foundations (page 34), specifically first paragraph, and guidelines 1 and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, 19, 22, and 23.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 9, 11, 12, 13, 14, 18, 22, 23, 24 and 25.
- Chapter 102- Section 252- Requirements precedent to relocation.

## **Staff Analysis**

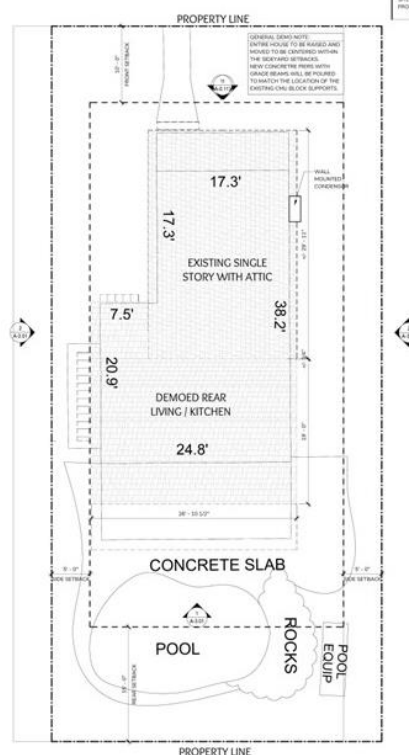
A Certificate of Appropriateness is under review for a new one-story side and rear addition. The plan also includes the relocation of the house towards the front yard and new foundations that will be approximately 18” higher than the existing ones. The submittal of the revised plan excludes the extension of exterior walls 2’-3” of the main house to raise the roof as submitted before, bringing the historic structure back to maintain the current building form.

The new addition will extend towards the north, west, and south. A new covered porch with an entry will be the façade of the addition facing Seminary Street. The side addition will have a side gable roof, while the rear addition will be covered with a front gable roof, lower than the principal existing roof. Materials for the new addition includes wood board and batten for exterior siding, single hung impact rated aluminum windows, and metal shingles will be used to finish the roof. The existing front and east side of the historic house will not be changed.

The proposed plans include the relocation of the house towards the east and north to the minimum required setbacks, to create more room for the new proposed additions. New brick pavers will be used for a walkway to the new entryway porch. Existing front gingerbread railings and brackets will remain.



2 ARCHITECTURAL SITE PLAN  
SCALE: 3/8" = 1'-0"

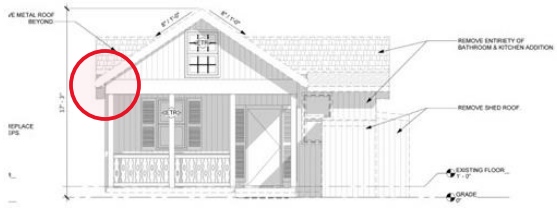


1 DEMOLITION SITE PLAN  
SCALE: 3/8" = 1'-0"

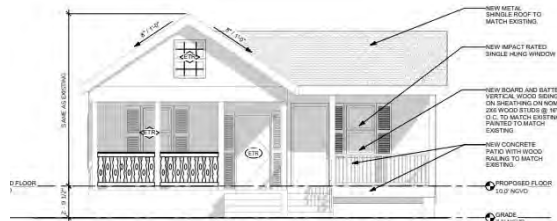
*Proposed and existing site plans*



3 NORTH (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"



1 DEMOLITION NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 NORTH (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"

*Top Left Previous Design, Bottom Left Existing Elevation, Bottom Right Revised Design*

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

It is the staff's opinion that the revised design is consistent with the cited guidelines and the SOIS. Keeping the existing form and proportions of the historic house makes the side addition less massive than previous design.

In addition, staff finds the proposed relocation and new foundations 18" higher than the existing ones are consistent with cited guidelines.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <b>HARC 2022-0058</b>	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:	<b>1004 SEMINARY ST.</b>	
NAME ON DEED:	<b>WRM-KEYWEST LLC</b>	PHONE NUMBER <b>330.416.0500</b>
OWNER'S MAILING ADDRESS:	<b>5223 LAKE PINE CIR</b>	EMAIL <b>DLEOHR@PRIDEONE.COM</b>
	<b>BRUNSWICK, OH 44212</b>	
APPLICANT NAME:	<b>CATHERINE FELTON</b>	PHONE NUMBER <b>219.241.9478</b>
APPLICANT'S ADDRESS:	<b>25 SHIPS WAY</b>	EMAIL <b>CATHERINE@LILREDROOSTER</b>
	<b>BIG PINE, FL 33042</b>	
APPLICANT'S SIGNATURE:	<i>Catherine Felton</i>	DATE <b>12.28.2022</b>

**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: <i>The existing 805 SF structure will be raised 18" and relocated on the site. The structure will be centered between the side yard setbacks and moved forward to meet the front yard setback.</i>
MAIN BUILDING: <i>+/- 280 SF will be added to the rear and west rear portion of the house. The main roof line will extend to meet the new rear wall. A new roof profile to match existing will be constructed over the side addition.</i>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): <i>See appendix</i>

**RECEIVED**  
**DEC 29 2022**  
 BY: *[Signature]*

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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S): N/A	
PAVERS: +/- 100 SF of pavers will be added to the front of the house to the new entry.	FENCES: N/A
DECKS: N/A	PAINTING: Paint entire house to match existing color.
SITE (INCLUDING GRADING, FILL, TREES, ETC): N/A	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): N/A	OTHER: N/A

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: 1.24.22	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: IB
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS: DEFERRED to meet 28 <sup>th</sup> For Design modifications		
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 # <b>HARC2022-0058</b>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: **1004 SEMINARY ST**

PROPERTY OWNER'S NAME: **DOUG LEOHR**

APPLICANT NAME: **CATHERINE FELTON - LITTLE RED ROOSTER**

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.**

 **DOUG LEOHR** 12-29-22 DATE AND PRINT NAME

**DETAILED PROJECT DESCRIPTION OF DEMOLITION**

Removal of +/- 200SF of the west side and rear of the house. The entirety of the rear wall will be removed.

**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.

(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.



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.
(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.

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

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

**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 portions removed are not important in defining the overall historical character of the neighborhood. The portions removed can not be seen from the street front.

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

The portion removed will not destroy the historical relationship between structure and open space

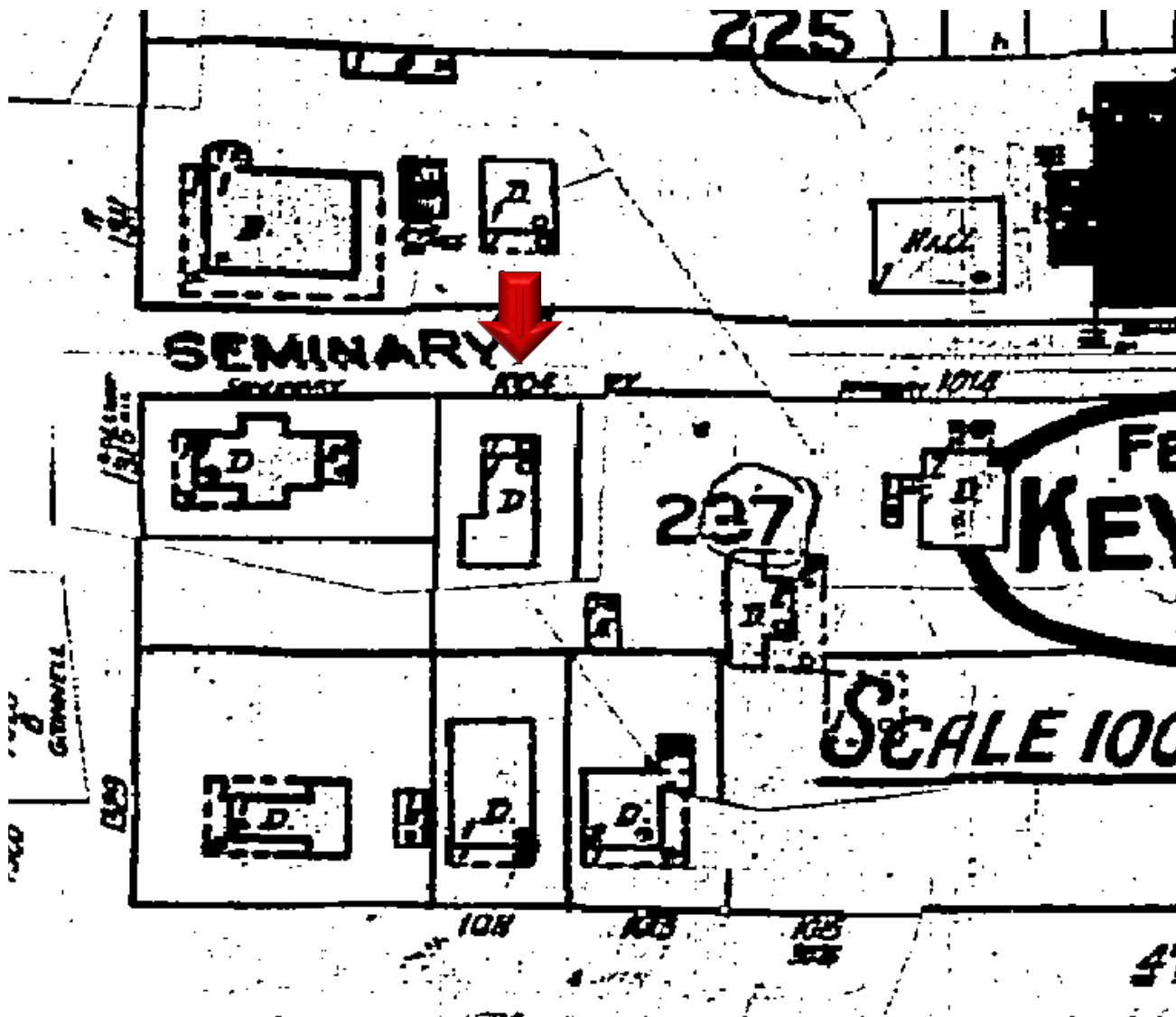
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Not removing a building facade that contributes to the historical context of the neighborhood.

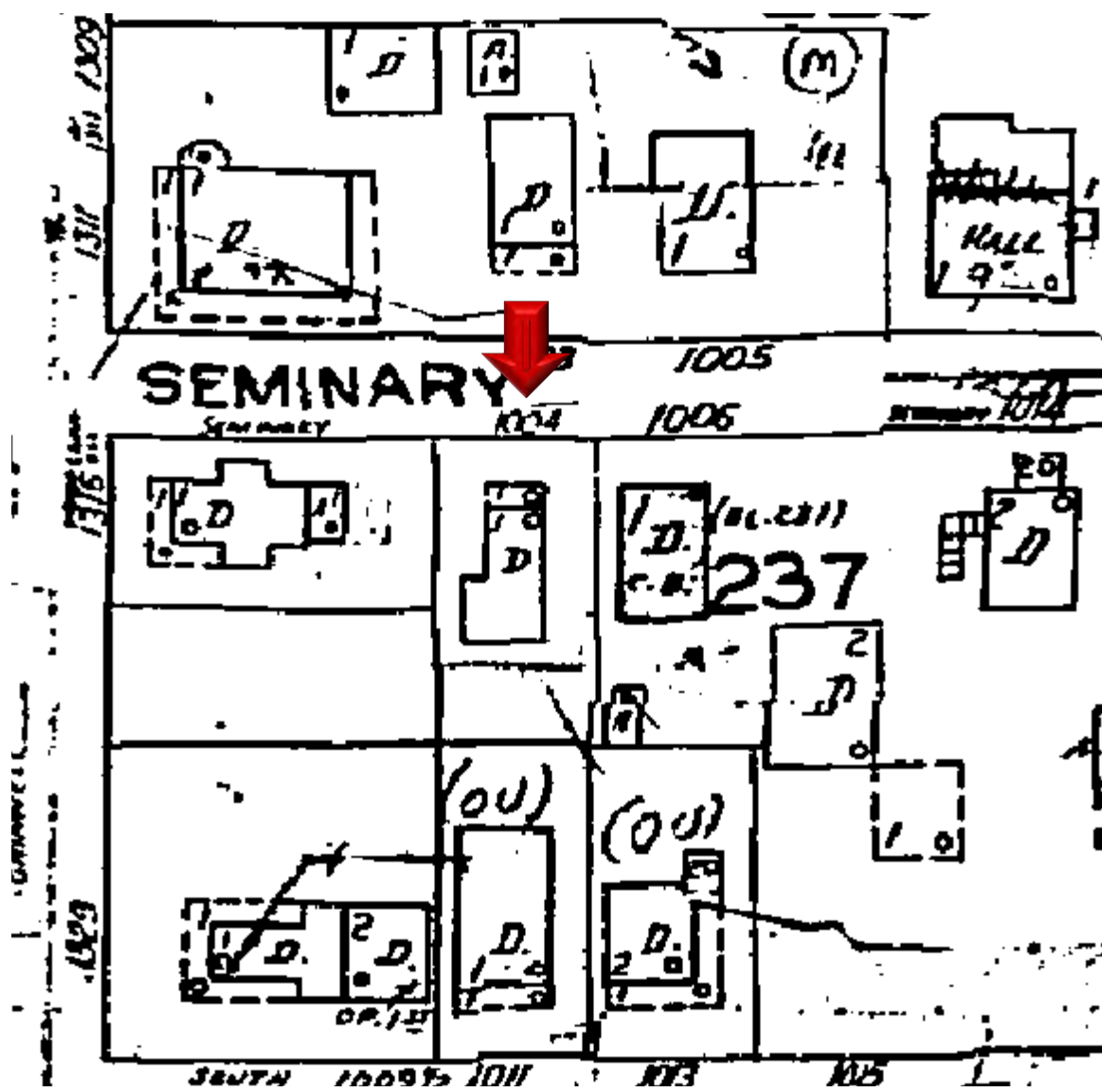
(4) Removing buildings or structures that would otherwise qualify as contributing.

Not removing any aspect of the structure that would qualify as contributing.

# SANBORN MAPS



Sanborn Map 1948



Sanborn Map 1962

# PROJECT PHOTOS



**1002 Seminary Street circa 1965. Monroe County Library.**



1004 SEMINARY

FRONT ELEVATION FACING NORTH



1004 SEMINARY

FRONT ELEVATION FACING NORTH



1004 SEMINARY

SIDE ELEVATION FACING EAST



1004 SEMINARY  
SIDE ELEVATION FACING WEST



1004 SEMINARY  
REAR ELEVATION FACING SOUTH



1004 SEMINARY  
REAR ELEVATION FACING SOUTH



1006 SEMINARY

NEIGHBORING LOT TO THE EAST



1004 SEMINARY  
FACING THE LOT FROM THE NORTH





1315 GRINNELL  
NEIGHBORING LOT TO THE WEST



1315 GRINNELL  
NEIGHBORING LOT TO THE WEST



1311 GRINNELL

ADJACENT LOT TO THE WEST



1003 SEIMNARY  
LOT DIRECTLY ACROSS THE STREET



# SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N34°34'04"E ASSUMED  
ALONG THE CENTERLINE OF  
SEMINARY STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

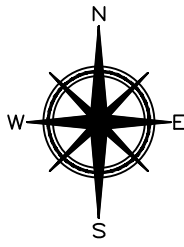
ADDRESS:  
1004 SEMINARY STREET,  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X-SHADED  
BASE ELEVATION: NA

# MAP OF BOUNDARY SURVEY

## LEGEND

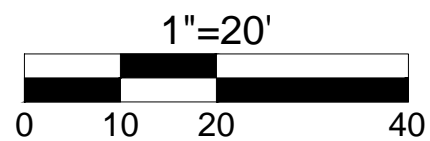
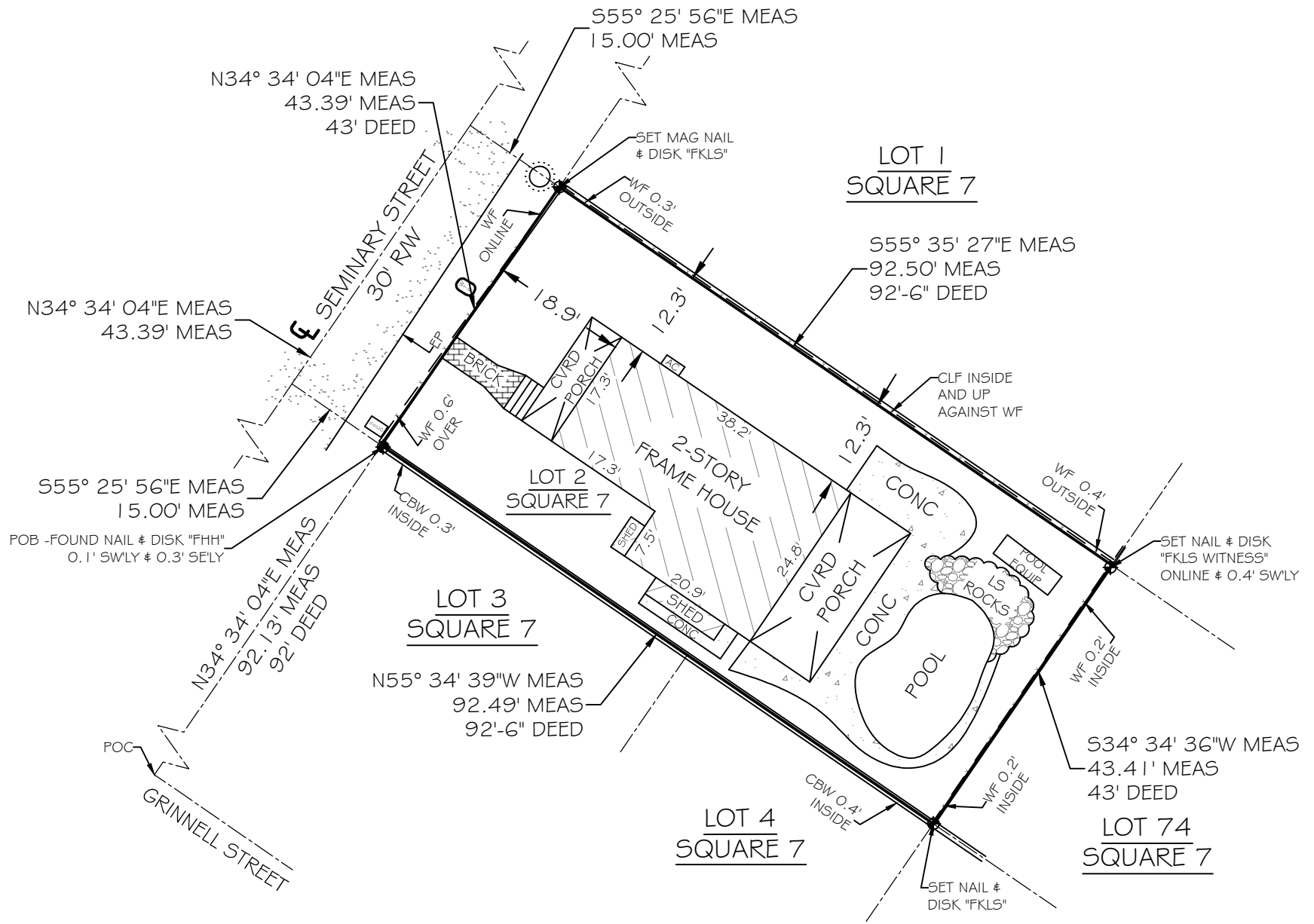
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



ASSUMED



LOCATION MAP - NTS  
SEC. 05-T685-R25E



## LEGAL DESCRIPTION -

On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February A.D. 1829, as part of Tract 18 and is now better known as Lot Two (2) of said Tract 18, according to the Diagram of the Webb Realty Company, recorded in Plat Book One (1), Page 42, Public Records of Monroe County, Florida.

Commencing at the point on Seminary Street, distance 92 feet from the corner of Seminary and Grinnell Streets and running thence along Seminary Street in a Northeasterly direction 43 feet; thence at right angles in a Southeasterly direction 92 feet, 6 inches; thence at right angles in a Southwesterly direction 43 feet; thence at right angles in a Northwesterly direction 92 feet 6 inches to the point of beginning.

## CERTIFIED TO -

Sean McGreer;  
Old Republic National Title Insurance Company;  
Oropeza, Stones & Cardenas, PLLC.;

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.

- |                                   |                               |                                      |
|-----------------------------------|-------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GUY = GUY WIRE                | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BIB                 | PRC = POINT OF REVERSE CURVE         |
| C & G = 2' CONCRETE CURB & GUTTER | IP = IRON PIPE                | PRM = PERMANENT REFERENCE            |
| CB = CONCRETE BLOCK               | IR = IRON ROD                 | MONUMENT                             |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                | PT = POINT OF TANGENT                |
| CL = CENTERLINE                   | LS = LANDSCAPING              | R = RADIUS                           |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                  | RAW = RIGHT OF WAY LINE              |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED               | SSCO = SANITARY SEWER CLEAN-OUT      |
| CONC = CONCRETE                   | MF = METAL FENCE              | SW = SIDE WALK                       |
| CPP = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE   | TBM = TEMPORARY BENCHMARK            |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC      | TOB = TOP OF BANK                    |
| DELTA = CENTRAL ANGLE             | VERTICAL DATUM (1929)         | TOS = TOE OF SLOPE                   |
| DEASE = DRAINAGE EASEMENT         | NTS = NOT TO SCALE            | TS = TRAFFIC SIGN                    |
| EL = ELEVATION                    | OH = ROOF OVERHANG            | TYP = TYPICAL                        |
| ENCL = ENCLOSURE                  | OHW = OVERHEAD WIRES          | UR = UNREADABLE                      |
| EP = EDGE OF PAVEMENT             | PC = POINT OF CURVE           | UE = UTILITY EASEMENT                |
| FF = FINISHED FLOOR ELEVATION     | PCP = PERMANENT CONTROL POINT | WD = WOOD DECK                       |
| FH = FIRE HYDRANT                 | PK = PARKER KALON NAIL        | WF = WOOD FENCE                      |
| FI = FENCE INSIDE                 | POB = POINT OF BEGINNING      | WL = WOOD LANDING                    |
| FND = FOUND                       | PI = POINT OF INTERSECTION    | WM = WATER METER                     |
| FO = FENCE OUTSIDE                |                               | WPP = WOOD POWER POLE                |
| FOL = FENCE ON LINE               |                               | WRACK LINE = LINE OF DEBRIS ON SHORE |
|                                   |                               | WV = WATER VALVE                     |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	08/16/2022
MAP DATE	08/17/2022
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	IDG
JOB NO.:	22-244

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 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

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

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

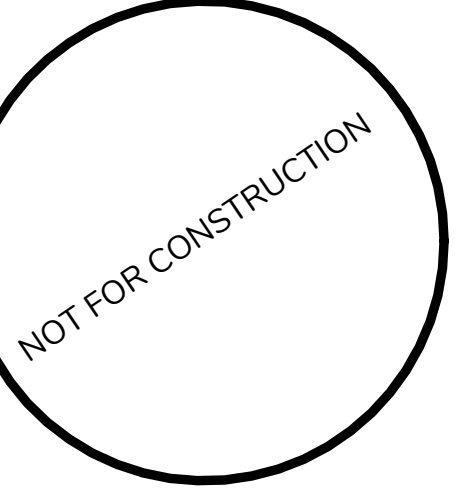


## FLORIDA KEYS LAND SURVEYING

21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSEmail@Gmail.com

# REVISED PLANS

CONSULTANTS  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MECH. / PLUMBING ENGINEER:  
 ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

PRIVATE RESIDENCE  
 1004 SEMINARY STREET, KEY WEST, FL 33040

SHEET TITLE:  
 HARC  
 SUBMISSION-SITE

ORIGINAL SIZE: 24 x 36 PROJECT NUMBER: 22023  
 DRAWN BY: PDB CHECKED BY: PDB

CREATION DATE:	DATE
ISSUED FOR:	DATE:

REVISION	DATE



SIDE ELEVATION FACING EAST



FRONT ELEVATION FACING NORTH



FRONT ELEVATION FACING NORTH



SIDE ELEVATION FACING WEST



REAR ELEVATION FACING SOUTH



REAR YARD FACING SOUTH





1006 SEMINARY



1004 SEMINARY



1315 GRINNELL



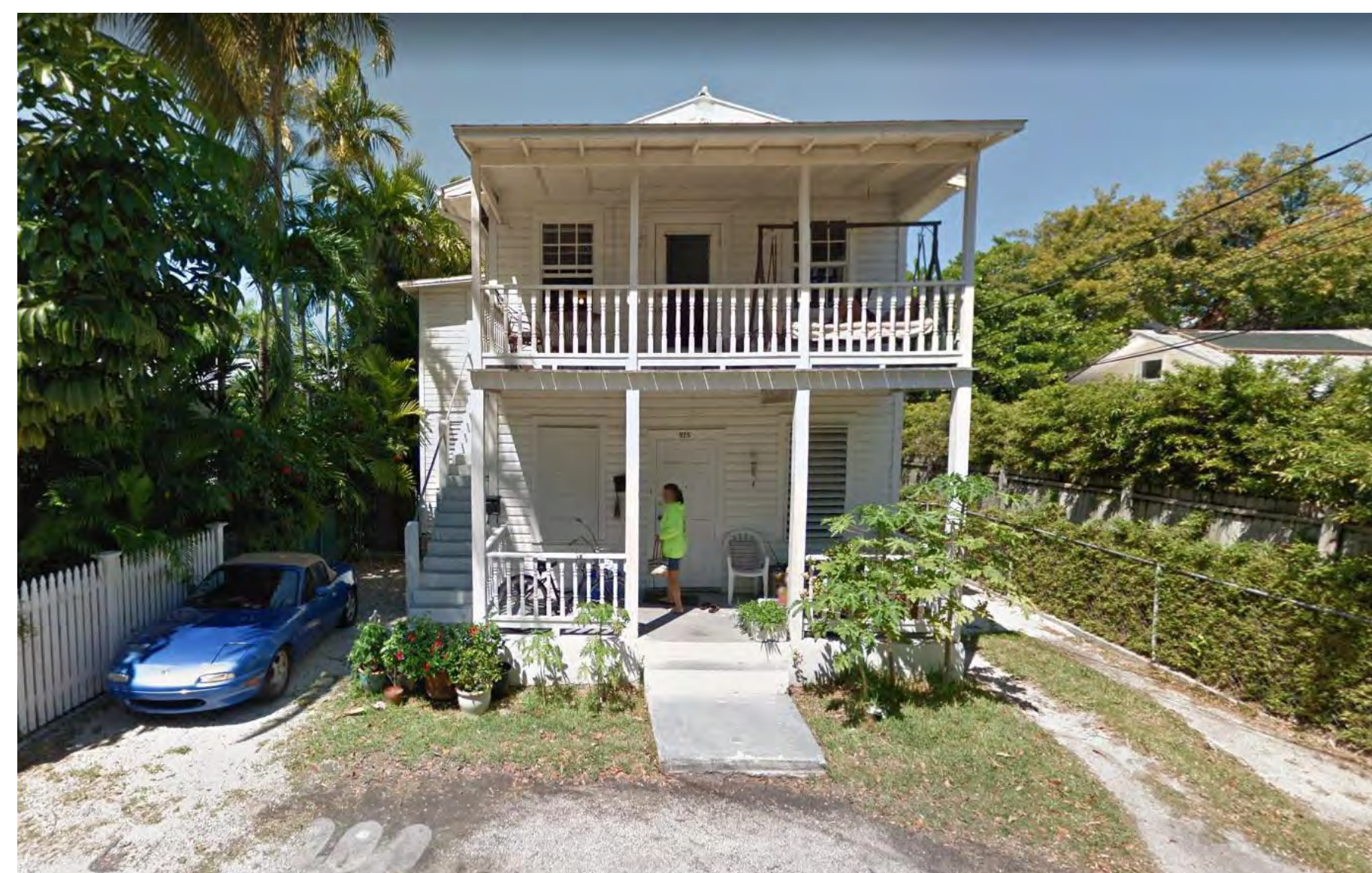
1311 GRINNELL



1003 SEMINARY



1315 GRINNELL



925 SEMINARY

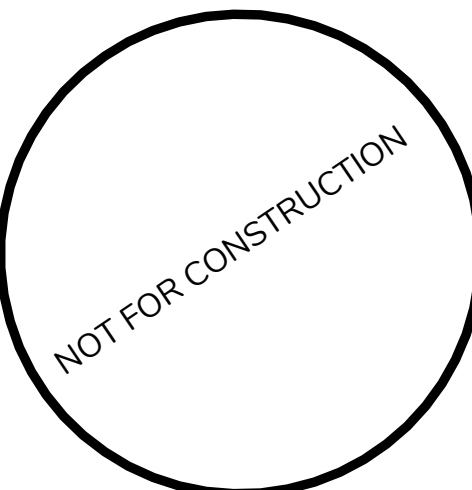


1014 SOUTH



1019 SOUTH

CONSULTANTS  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MECHANICAL/PLUMBING ENGINEER:  
 ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

PRIVATE RESIDENCE  
 1004 SEMINARY STREET, KEY WEST, FL 33040

SHEET TITLE:

HARC  
 SUBMISSION-SITE  
 CONTEXT

ORIGINAL SIZE: PROJECT NUMBER:  
 24 x 36 22023  
 DRAWN BY: CHECKED BY:  
 PDB PDB

CREATION DATE:	DATE
ISSUED FOR:	DATE

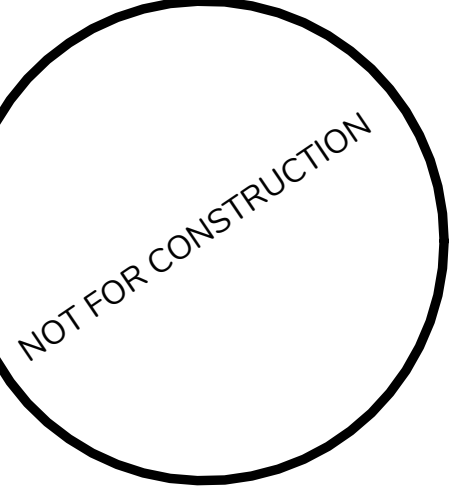
REVISION	DATE

SHEET NUMBER:

**A-0.02**

PLOTTED:  
 2/26/2023 1:17:23 PM  
 2021 LITTLE RED ROOSTER,LLC

CONSULTANTS  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MECH. / PLUMBING ENGINEER:  
 ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

**PRIVATE RESIDENCE**  
 1004 SEMINARY STREET, KEY WEST, FL 33040

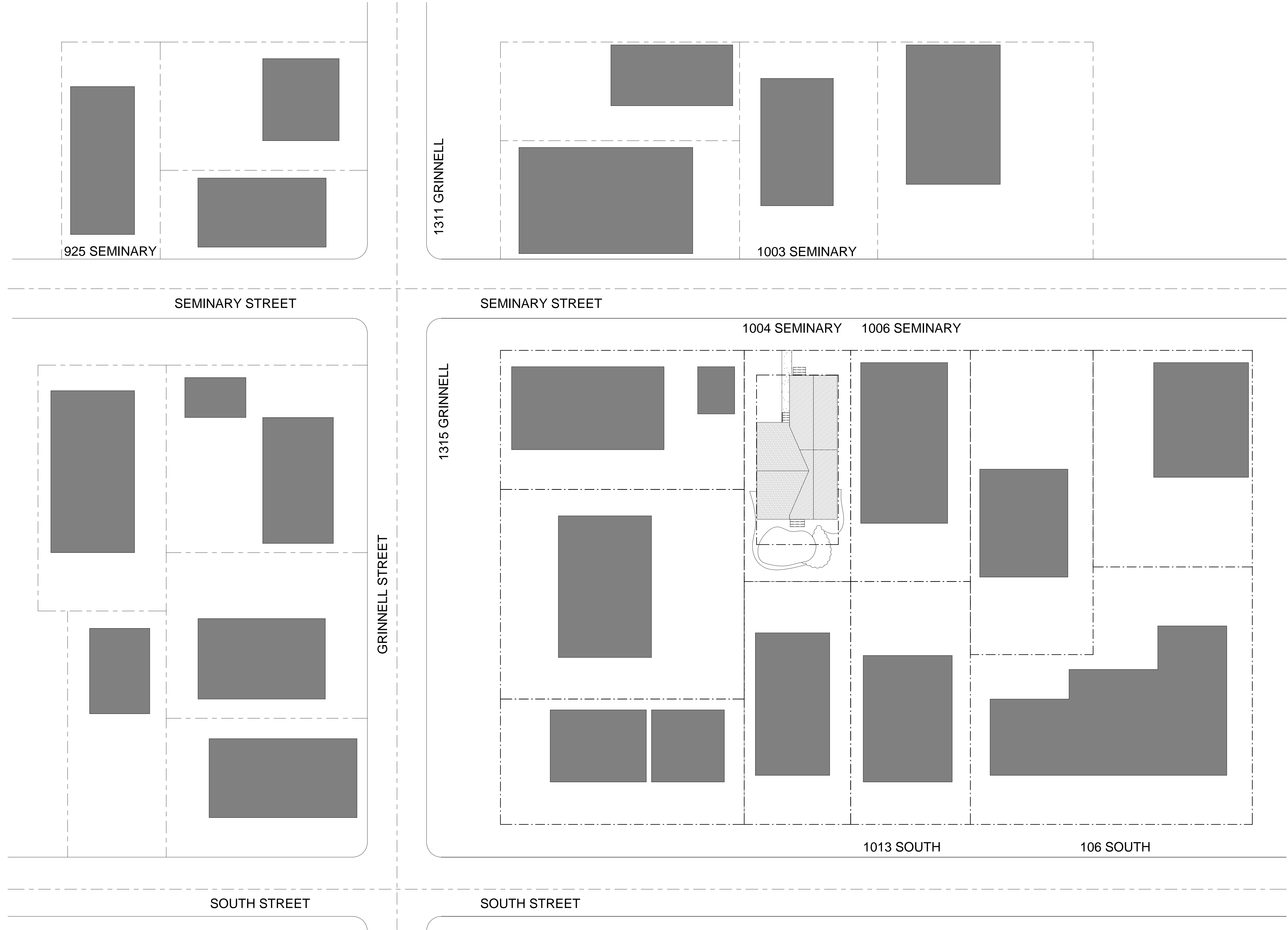
SHEET TITLE:  
**HARC  
 SUBMISSION-SITE  
 MASSING**

ORIGINAL SIZE: 24 x 36 PROJECT NUMBER: 22023  
 DRAWN BY: PDB CHECKED BY: PDB

CREATION DATE:	DATE
ISSUED FOR:	DATE

REVISION	DATE

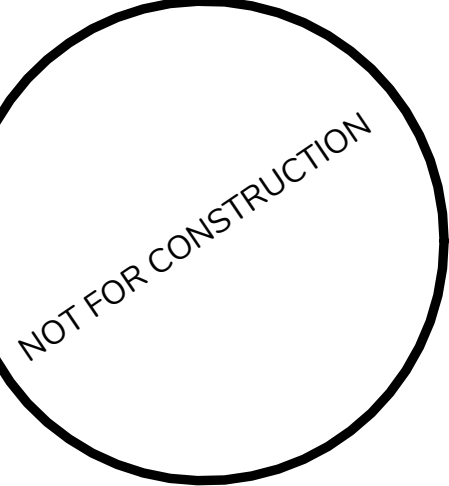
SHEET NUMBER:  
**A-0.10**  
 PLOTTED:  
 2/26/2023 1:17:24 PM  
 2021 LITTLE RED ROOSTER,LLC



**1** PROPOSED SITE MASSING  
 SCALE: 1" = 20'-0"



CONSULTANTS  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MECH. / PLUMBING ENGINEER:  
 ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

**PRIVATE RESIDENCE**  
 1004 SEMINARY STREET, KEY WEST, FL 33040

SHEET TITLE:  
**DEMOLITION AND PROPOSED SITE PLAN**

ORIGINAL SIZE: 24 x 36 PROJECT NUMBER: 22023  
 DRAWN BY: CAF CHECKED BY: PDB

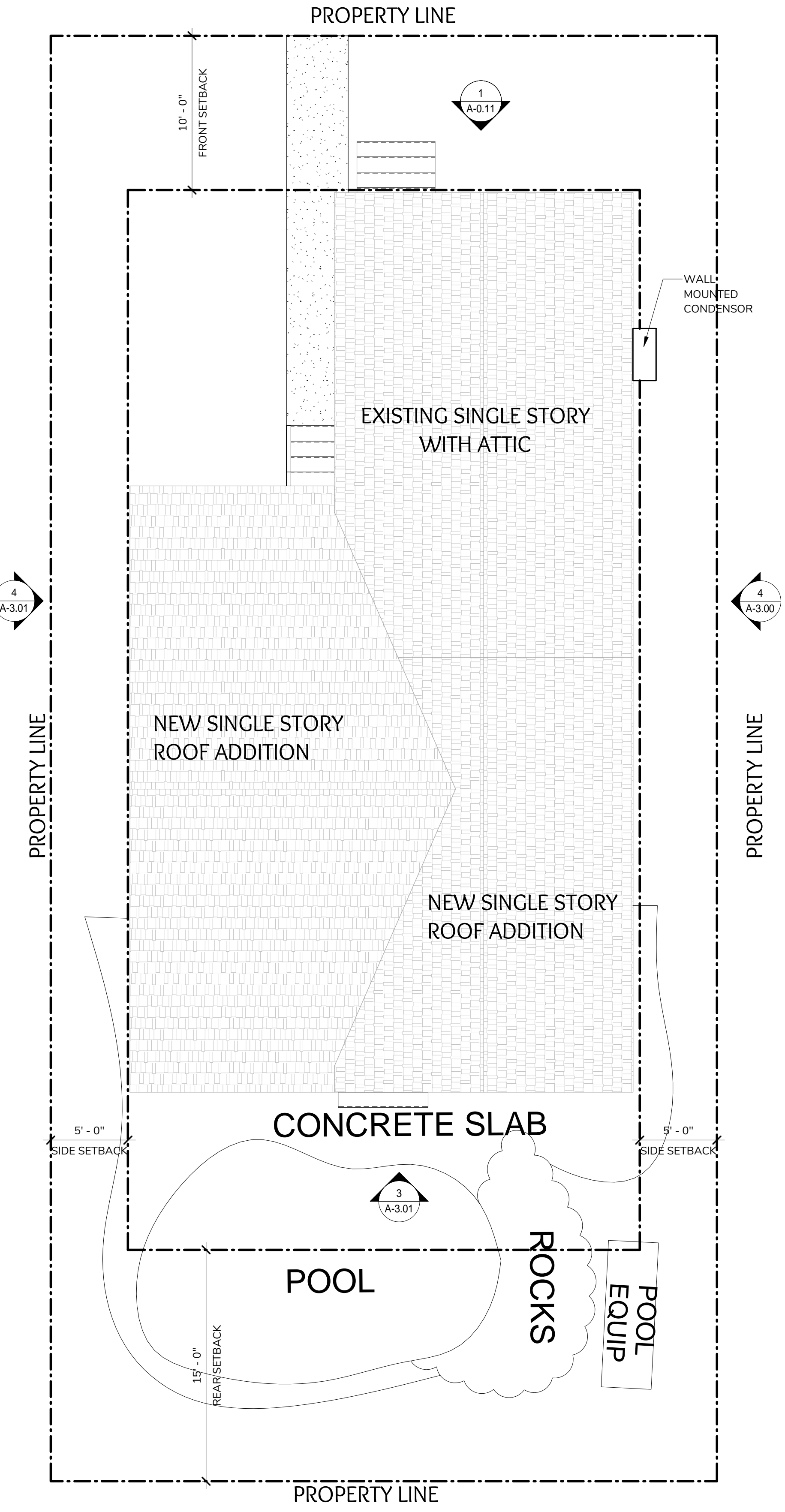
CREATION DATE:	DATE
ISSUED FOR:	DATE

REVISION	DATE

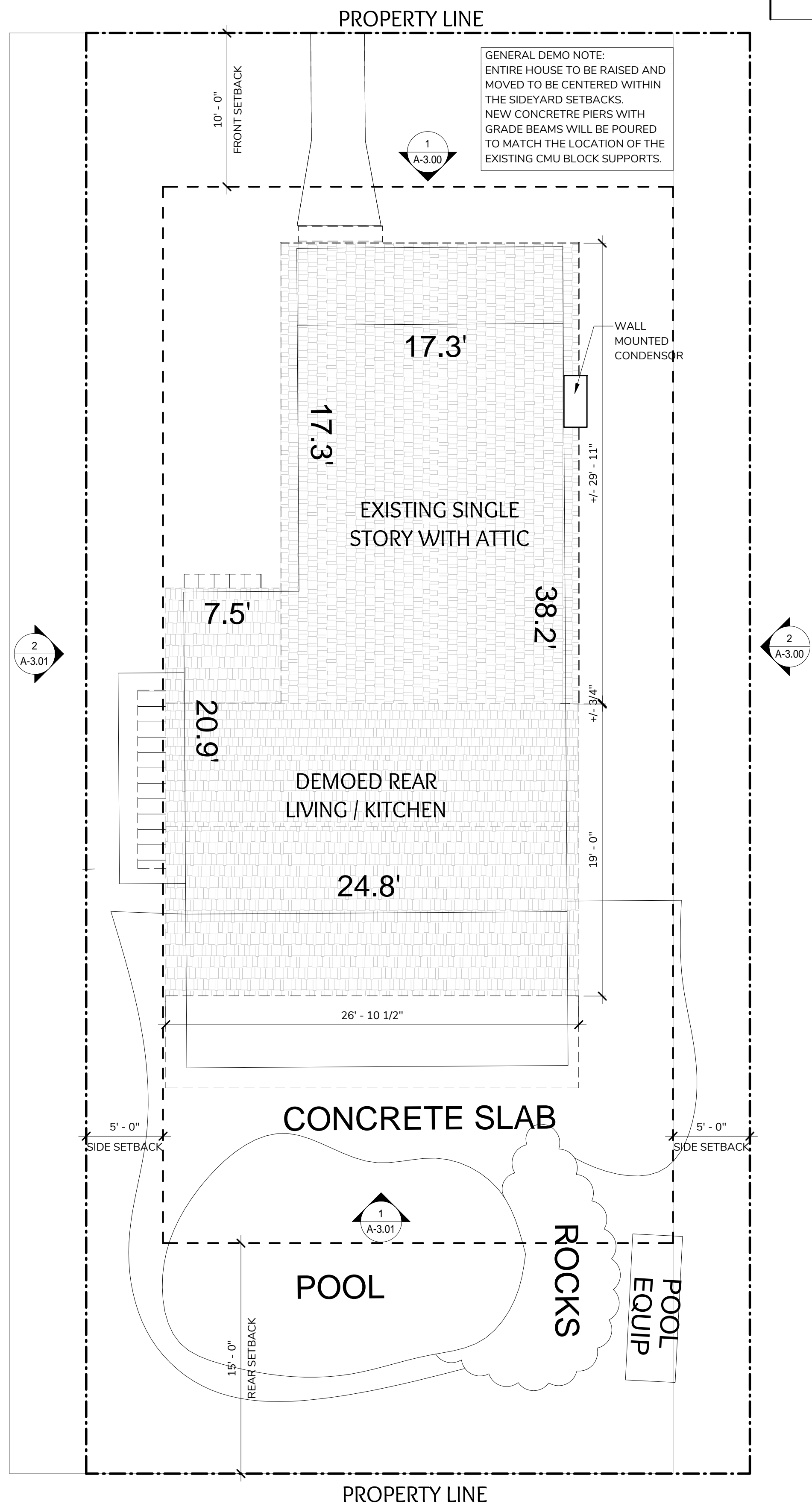
SHEET NUMBER:  
**A-1.00**

PLOTTED:  
 2/28/2023 2:56:49 PM  
 2021 LITTLE RED ROOSTER,LLC

SITE & BUILDING DATA TABLE				
ZONING CLASSIFICATION: HISTORICAL MEDIUM DENSITY-RESIDENTIAL				
FLOOD ZONE: X				
CODE REQUIREMENTS	EXISTING	REQUIRED/ALLOWED	PROPOSED	REMARKS
LOT SIZE:	4,047 SF	4,000 SF	NO CHANGE	COMPLIES
HEIGHT:	+/- 17'-3"	30'-0"	+/- 17'-3"	COMPLIES
SETBACKS:				
FRONT	13'-8"	10'-0"	NO CHANGE	COMPLIES
SIDE YARD	3'-4"	5'-0"	6'-6"	COMPLIES
SIDE YARD	11'-2"	5'-0"	6'-1"	COMPLIES
REAR	26'-6"	15'-0"	NO CHANGE	COMPLIES
ACCESSORY	6'-0"	5'-0"	NO CHANGE	COMPLIES
BUILDING COVERAGE:	32% - 1,308 SF	40% - 1,618 SF	37% - 1,502 SF	COMPLIES
IMPERVIOUS COVERARE:	52% - 2,135 SF	60% - 2,428 SF	57% - 2,318 SF	COMPLIES
SITE OPEN SPACE:	48% - 1,912 SF	35% - 1,416 SF	43% - 1,729 SF	COMPLIES
FRONT YARD OPEN SPACE:	8% - 36 SF	50% - 215 SF	11% - 50 SF	COMPLIES
	(430 SF)	(430 SF)	(430 SF)	

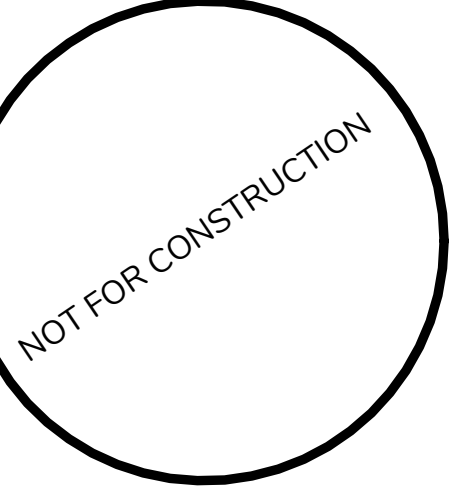


**2** PROPOSED SITE PLAN  
 SCALE: 3/16" = 1'-0"



**1** DEMOLITION SITE PLAN  
 SCALE: 3/16" = 1'-0"

CONSULTANTS  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MECHANICAL ENGINEER:  
 ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

**PRIVATE RESIDENCE**  
 1004 SEMINARY STREET, KEY WEST, FL 33040

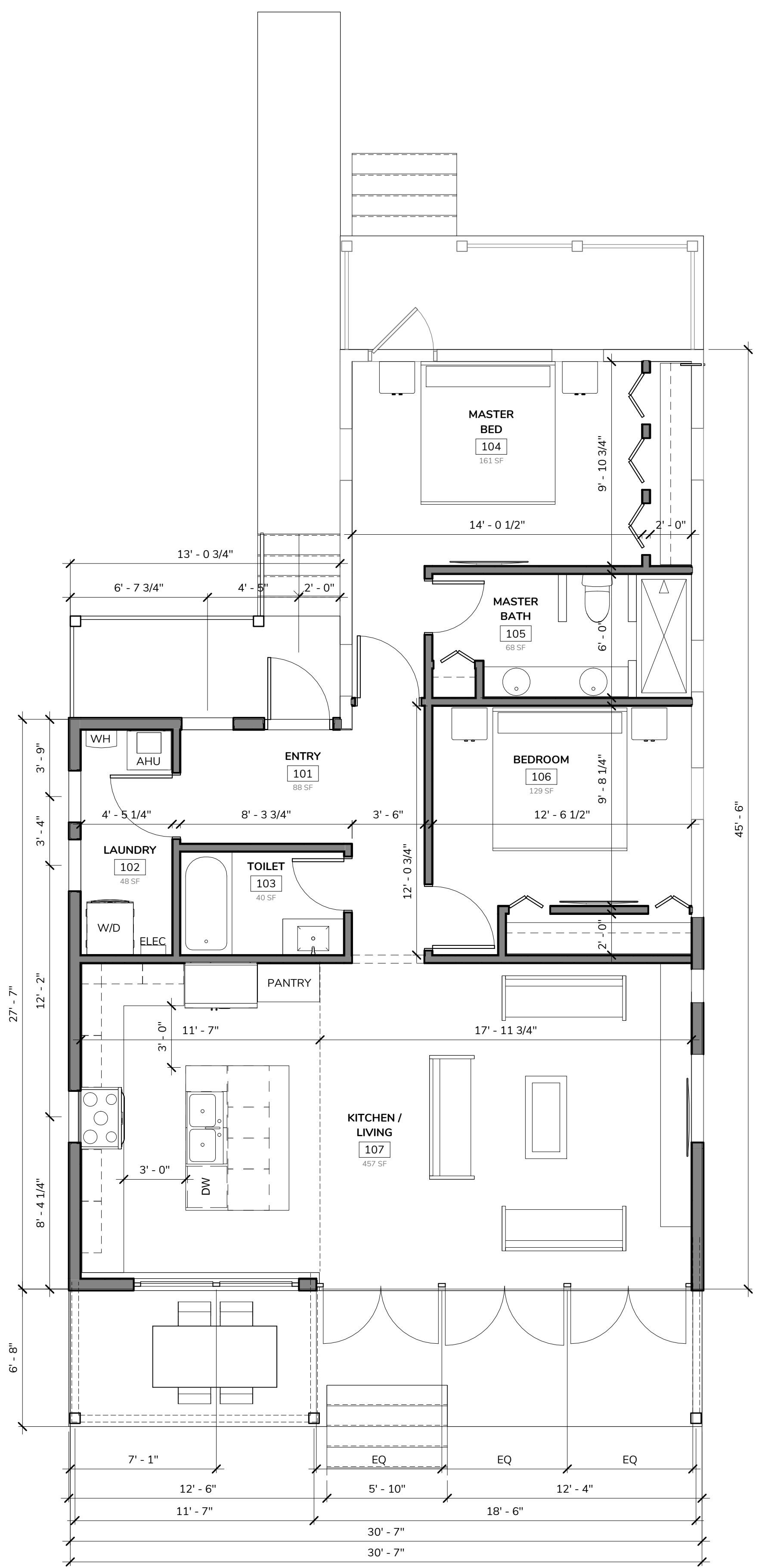
SHEET TITLE:  
**DEMOLITION & PROPOSED FLOOR PLANS**

ORIGINAL SIZE: 24 x 36 PROJECT NUMBER: 22023  
 DRAWN BY: CAF CHECKED BY: PDB

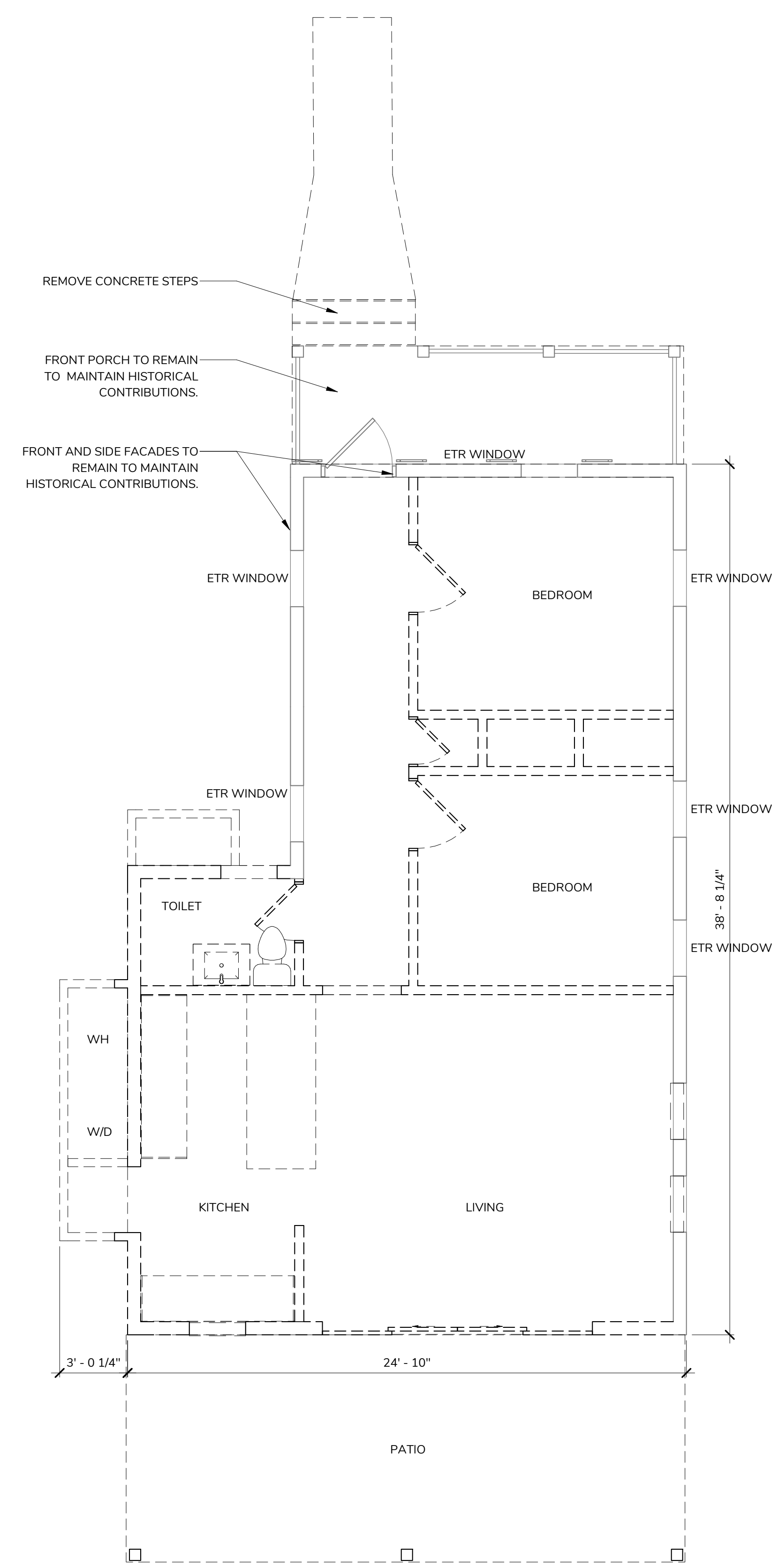
CREATION DATE:	DATE:
ISSUED FOR:	DATE:

REVISION	DATE

SHEET NUMBER:  
**A-2.00**



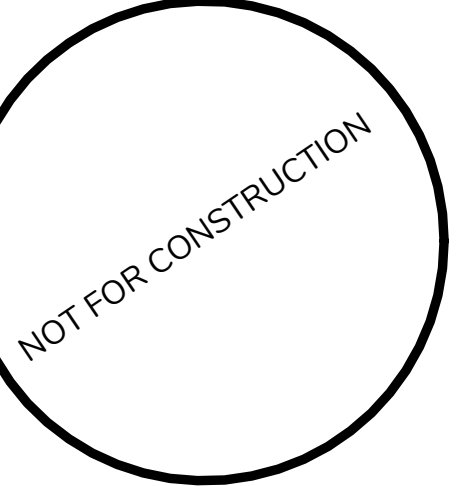
**2** PROPOSED GROUND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



**1** DEMOLITION GROUND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

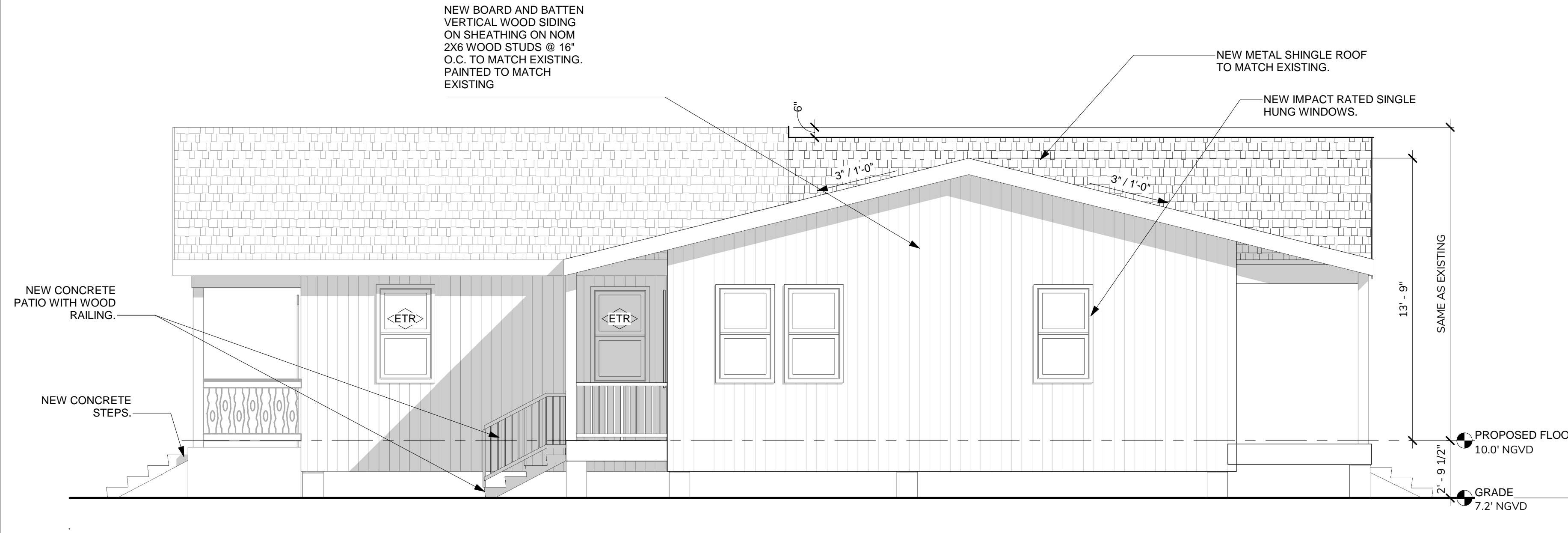


CONSULTANTS  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MECH. / PLUMBING ENGINEER:  
 ELECTRICAL ENGINEER:

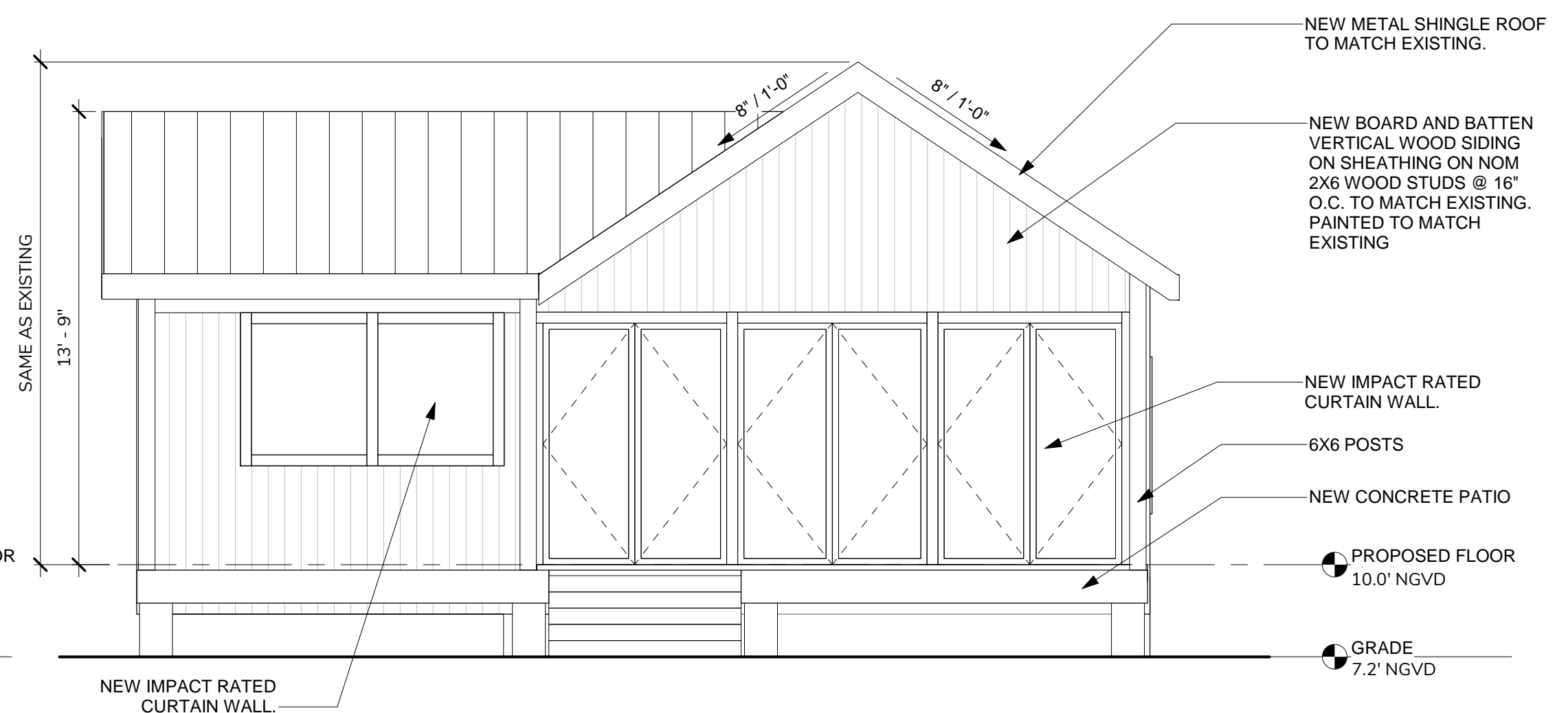


FL LIC. AR99860 exp. 2/28/2023

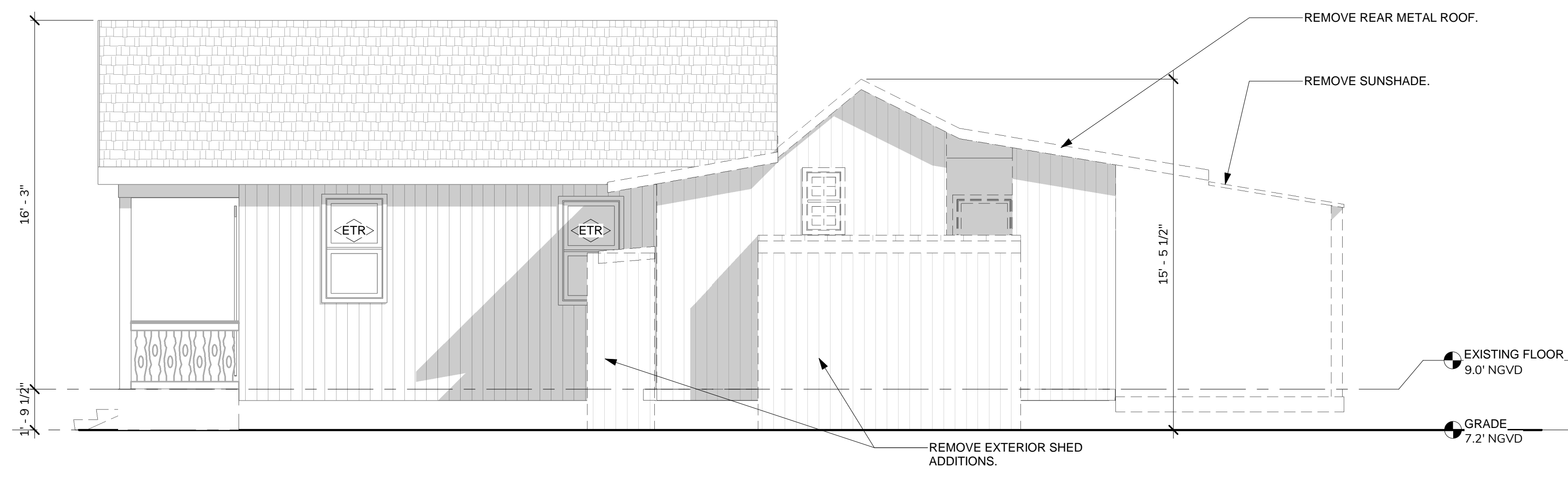
**PRIVATE RESIDENCE**  
 1004 SEMINARY STREET, KEY WEST, FL 33040



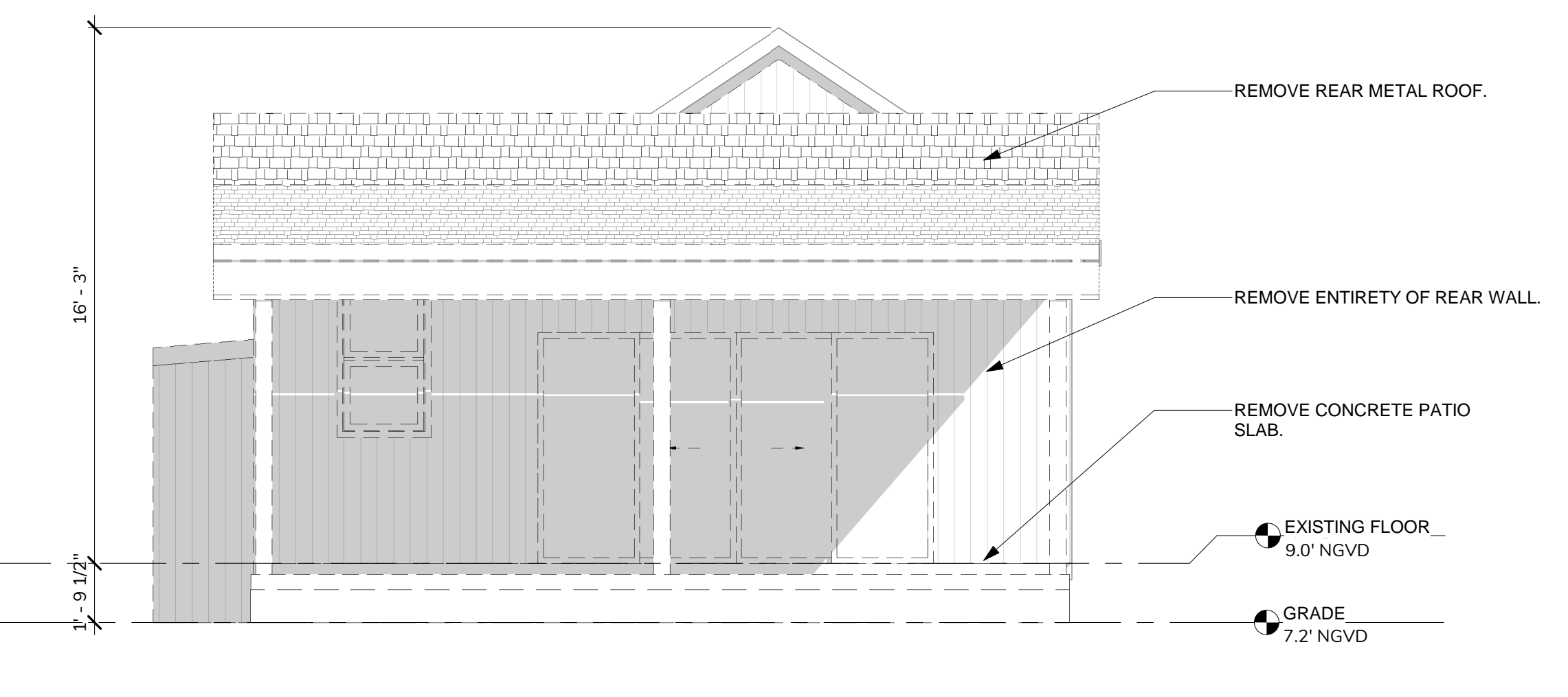
**4 WEST (SIDE) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**3 SOUTH (REAR) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 DEMOLITION WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 DEMOLITION SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

SHEET TITLE:  
**DEMOLITION AND PROPOSED ELEVATIONS**

ORIGINAL SIZE: 24 x 36 PROJECT NUMBER: 22023  
 DRAWN BY: CAF CHECKED BY: PDB

CREATION DATE:	DATE
ISSUED FOR:	DATE

REVISION	DATE

SHEET NUMBER:  
**A-3.01**

PLANS SUBMITTED FOR THE  
JANUARY 24, 2023 MEETING





SIDE ELEVATION FACING EAST



FRONT ELEVATION FACING NORTH



FRONT ELEVATION FACING NORTH



SIDE ELEVATION FACING WEST



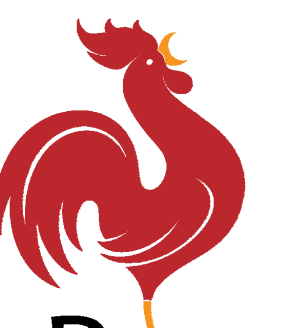
REAR ELEVATION FACING SOUTH



REAR YARD FACING SOUTH

# HARC SUBMISSION-SITE PRIVATE RESIDENCE

1004 SEMINARY STREET, KEY WEST, FL 33040



**LITTLE RED ROOSTER**

YOUR VISION • OUR PASSION  
[WWW.LILREDROOSTER.COM](http://WWW.LILREDROOSTER.COM)

A-o.01

LRR PROJECT NO.: 22023  
DATE: 12/08/22  
ORIGINAL SIZE: 24 x 36

2022 LITTLE RED ROOSTER, LLC



1006 SEMINARY



1004 SEMINARY



1315 GRINNELL



1311 GRINNELL



1003 SEMINARY



1315 GRINNELL



925 SEMINARY



1014 SOUTH



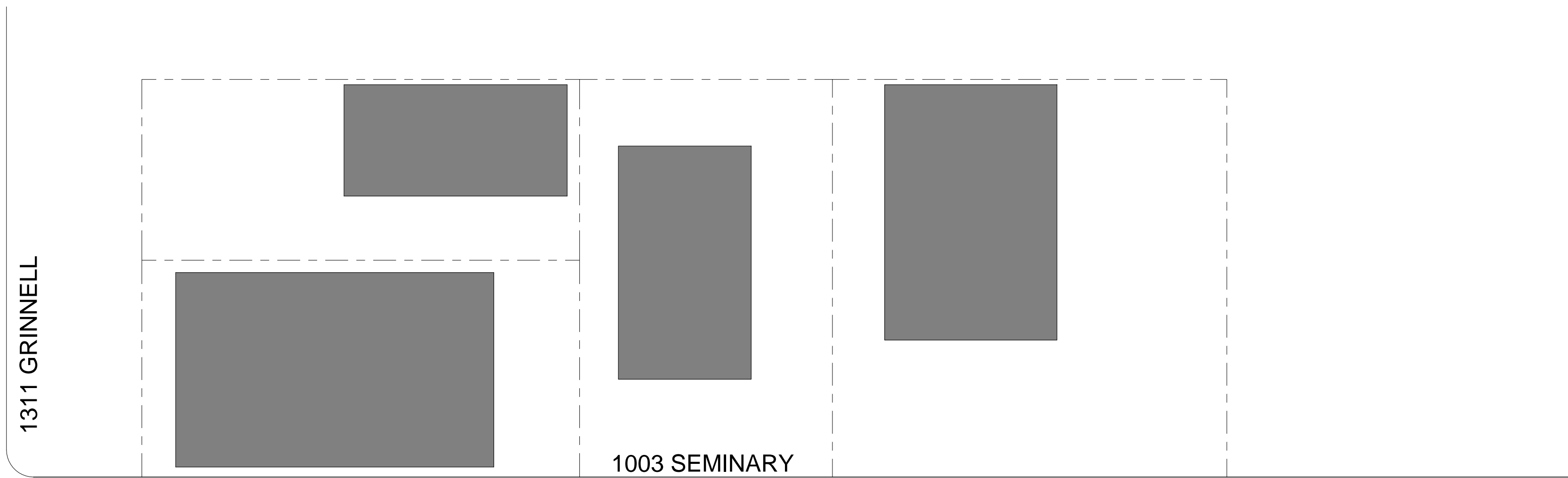
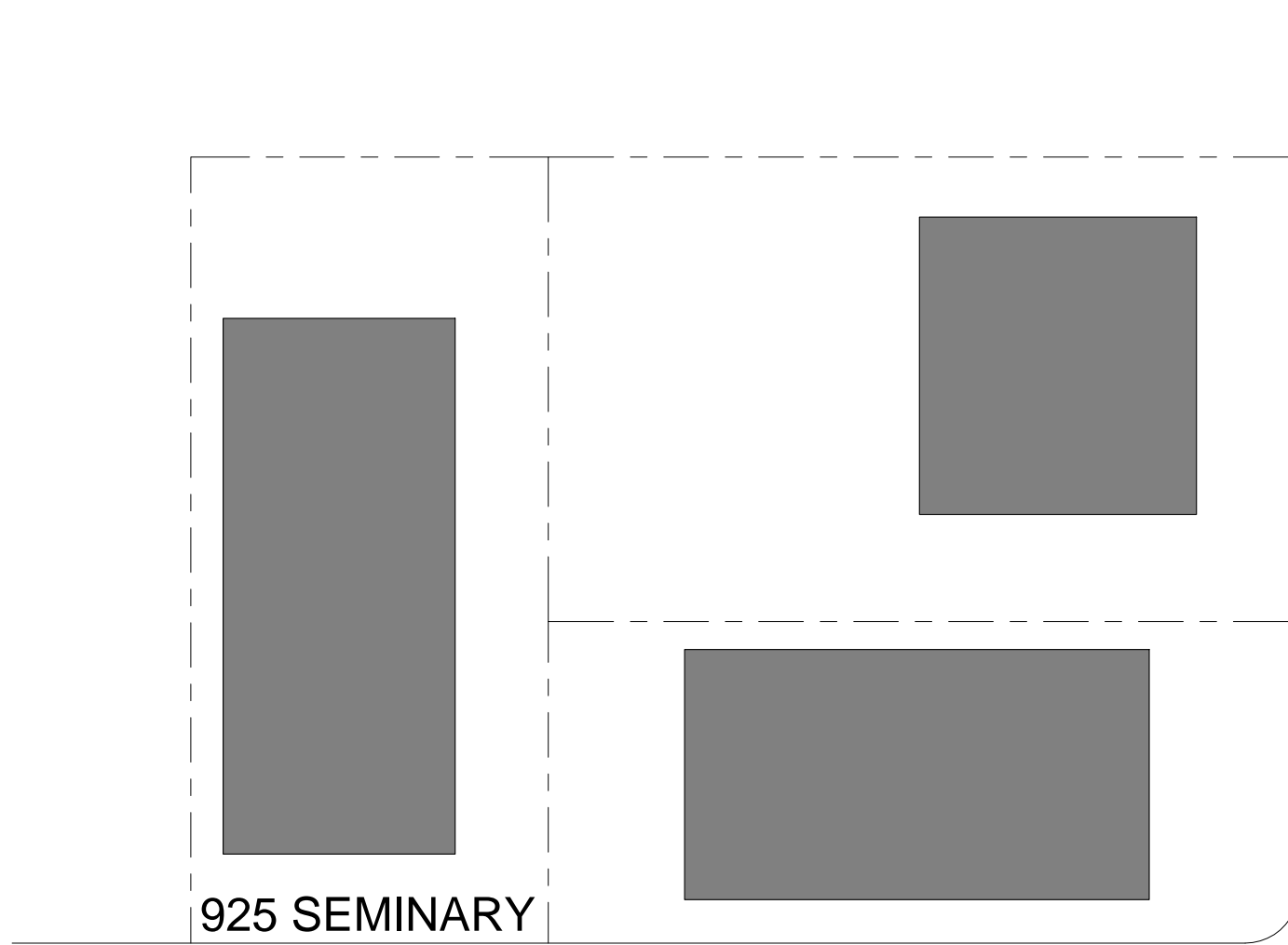
1019 SOUTH

# HARC SUBMISSION-SITE CONTEXT PRIVATE RESIDENCE

1004 SEMINARY STREET, KEY WEST, FL 33040

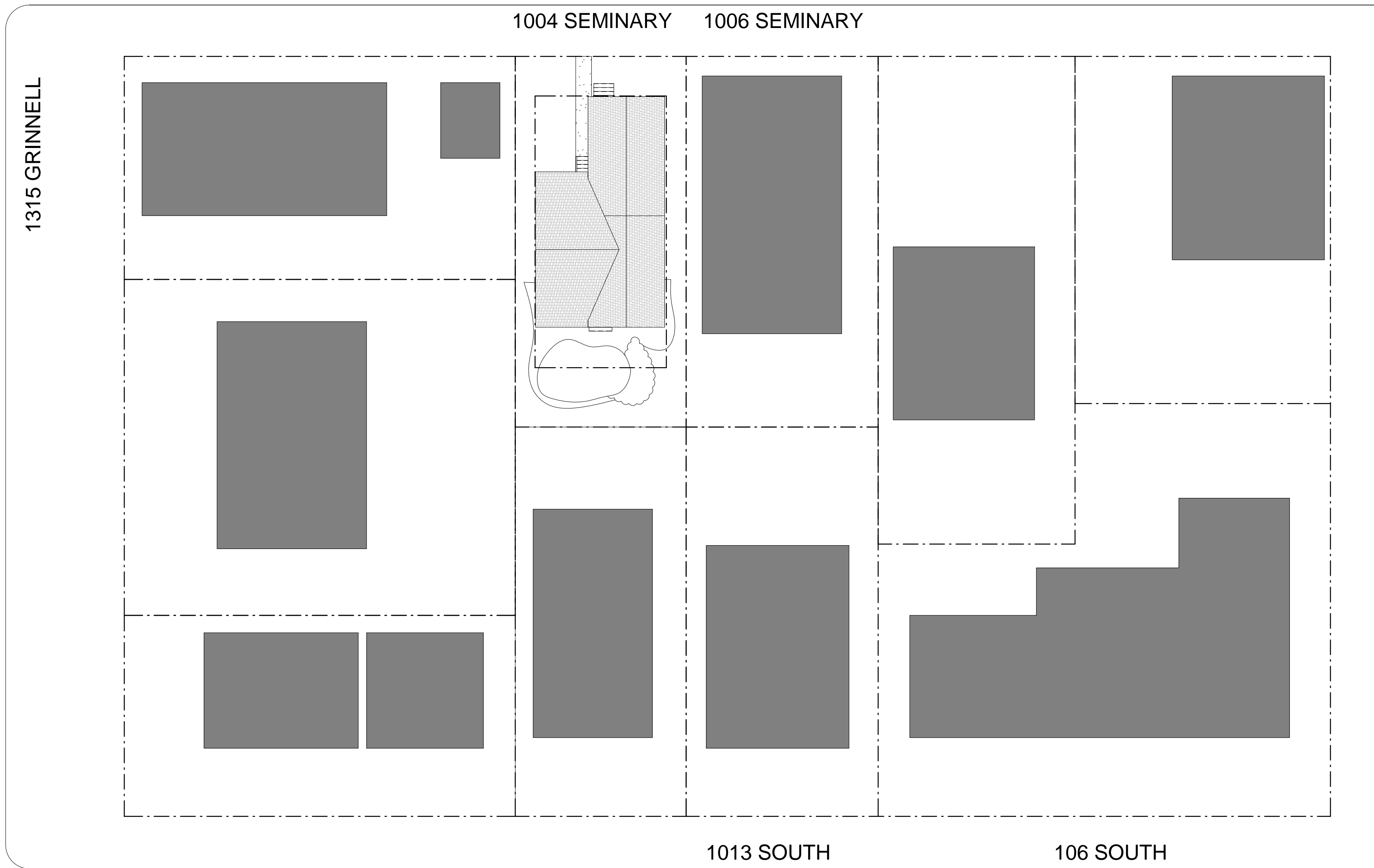
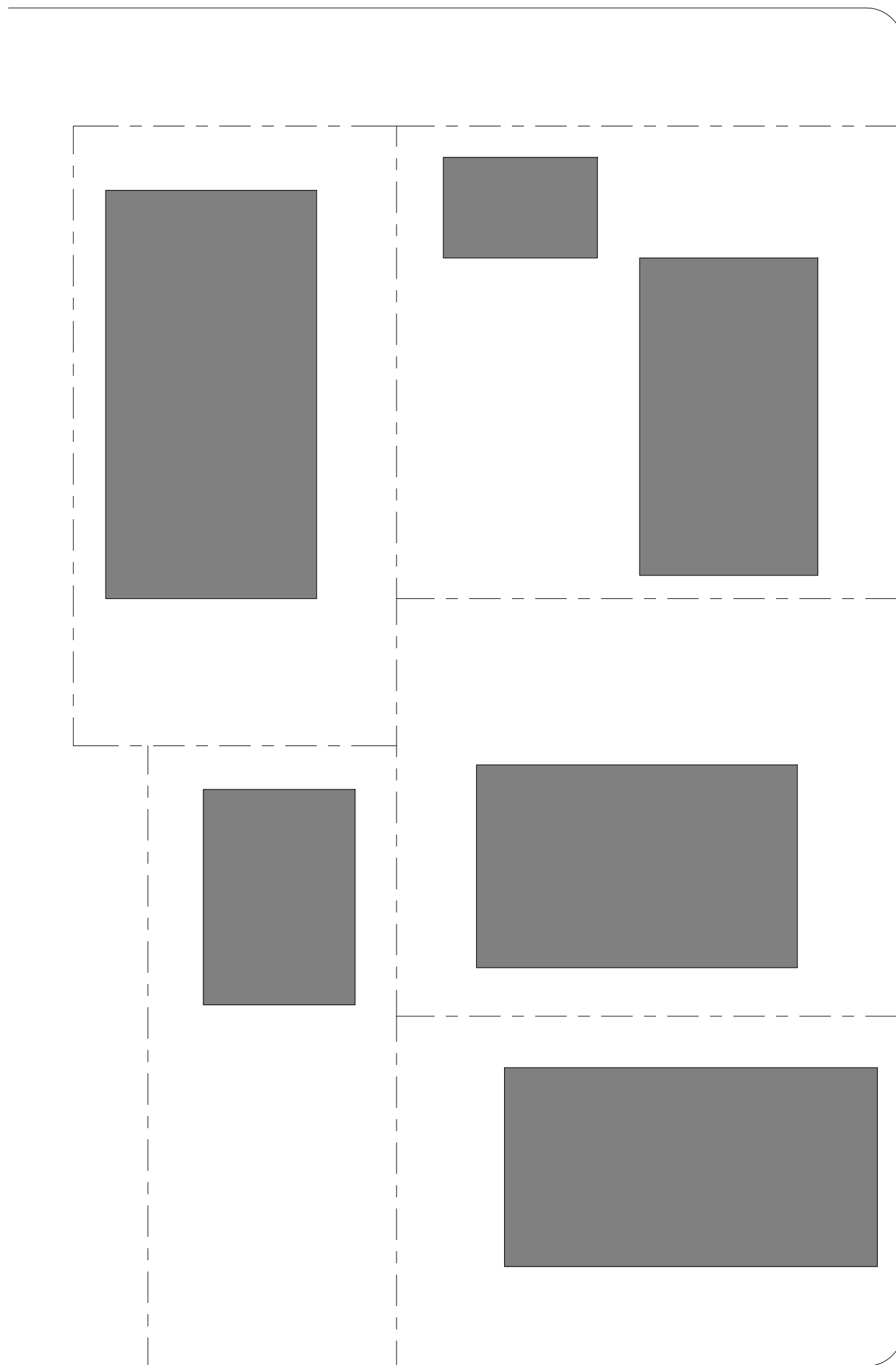


**LITTLE RED ROOSTER**  
YOUR VISION • OUR PASSION  
[WWW.LILREDROOSTER.COM](http://WWW.LILREDROOSTER.COM)



SEMINARY STREET

SEMINARY STREET



SOUTH STREET

SOUTH STREET

# HARC SUBMISSION-SITE MASSING PRIVATE RESIDENCE

1004 SEMINARY STREET, KEY WEST, FL 33040



**LITTLE RED ROOSTER**  
YOUR VISION • OUR PASSION  
WWW.LILREDROOSTER.COM

A-o.10

LRR PROJECT NO.: 22023  
DATE: 12/08/22  
ORIGINAL SIZE: 24 x 36

2022 LITTLE RED ROOSTER, LLC



**LITTLE RED ROOSTER**

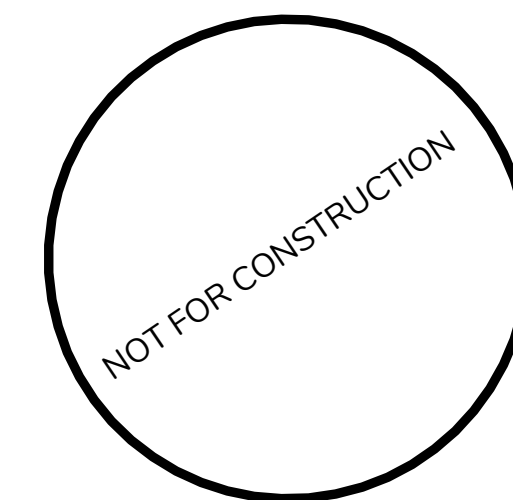
Your Vision • Our Passion

25 Ships Way  
Big Pine, FL 33043  
(305) 509 - 7932

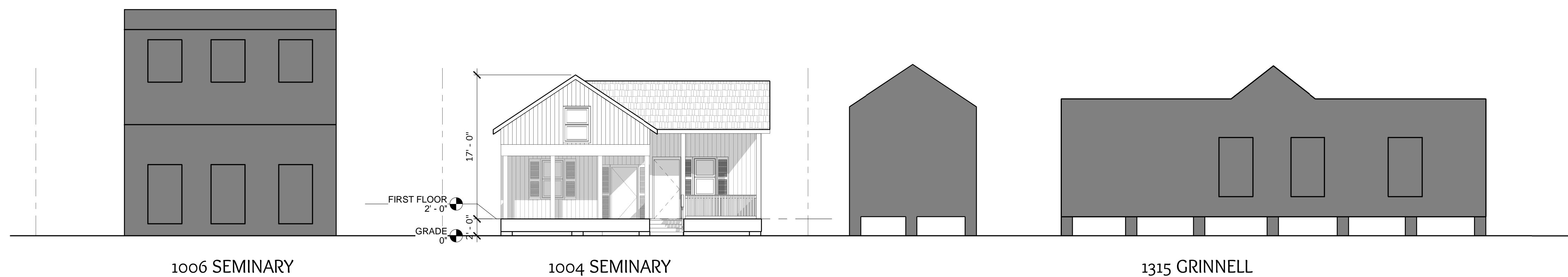
www.LilRedRooster.com

CONSULTANTS

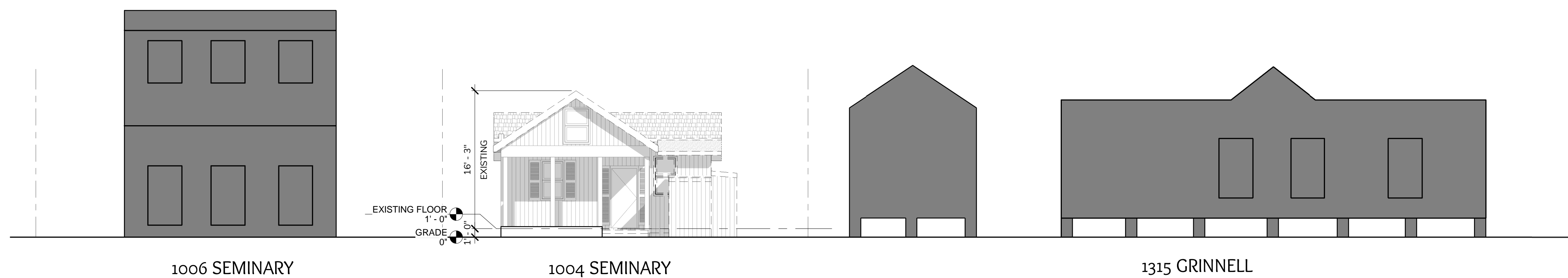
CIVIL ENGINEER:  
STRUCTURAL ENGINEER:  
MECH. / PLUMBING ENGINEER:  
ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023



**2** PROPOSED MASSING  
SCALE: 1/8" = 1'-0"



**1** EXISTING MASSING  
SCALE: 1/8" = 1'-0"

**PRIVATE RESIDENCE**  
1004 SEMINARY STREET, KEY WEST, FL 33040

SHEET TITLE:

**EXISTING AND  
PROPOSED  
ELEVATION MASSING**

ORIGINAL SIZE: **24 x 36** PROJECT NUMBER: **22023**

DRAWN BY: **CAF** CHECKED BY: **PDB**

CREATION DATE:	DATE
ISSUED FOR:	DATE:

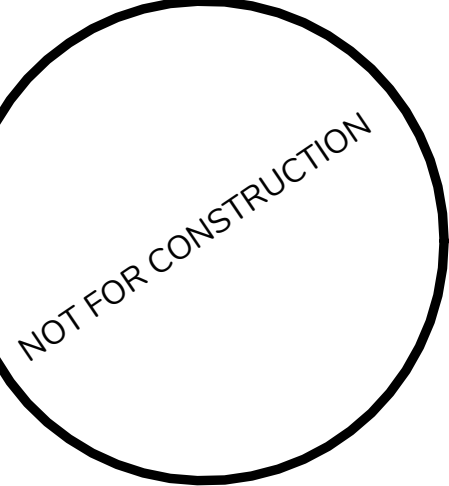
REVISION	DATE

SHEET NUMBER:

**A-0.11**

PLOTTED:  
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2021 LITTLE RED ROOSTER,LLC

CONSULTANTS  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MECH. / PLUMBING ENGINEER:  
 ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

**PRIVATE RESIDENCE**  
 1004 SEMINARY STREET, KEY WEST, FL 33040

SHEET TITLE:  
**DEMOLITION AND PROPOSED SITE PLAN**

ORIGINAL SIZE: 24 x 36 PROJECT NUMBER: 22023  
 DRAWN BY: CAF CHECKED BY: PDB

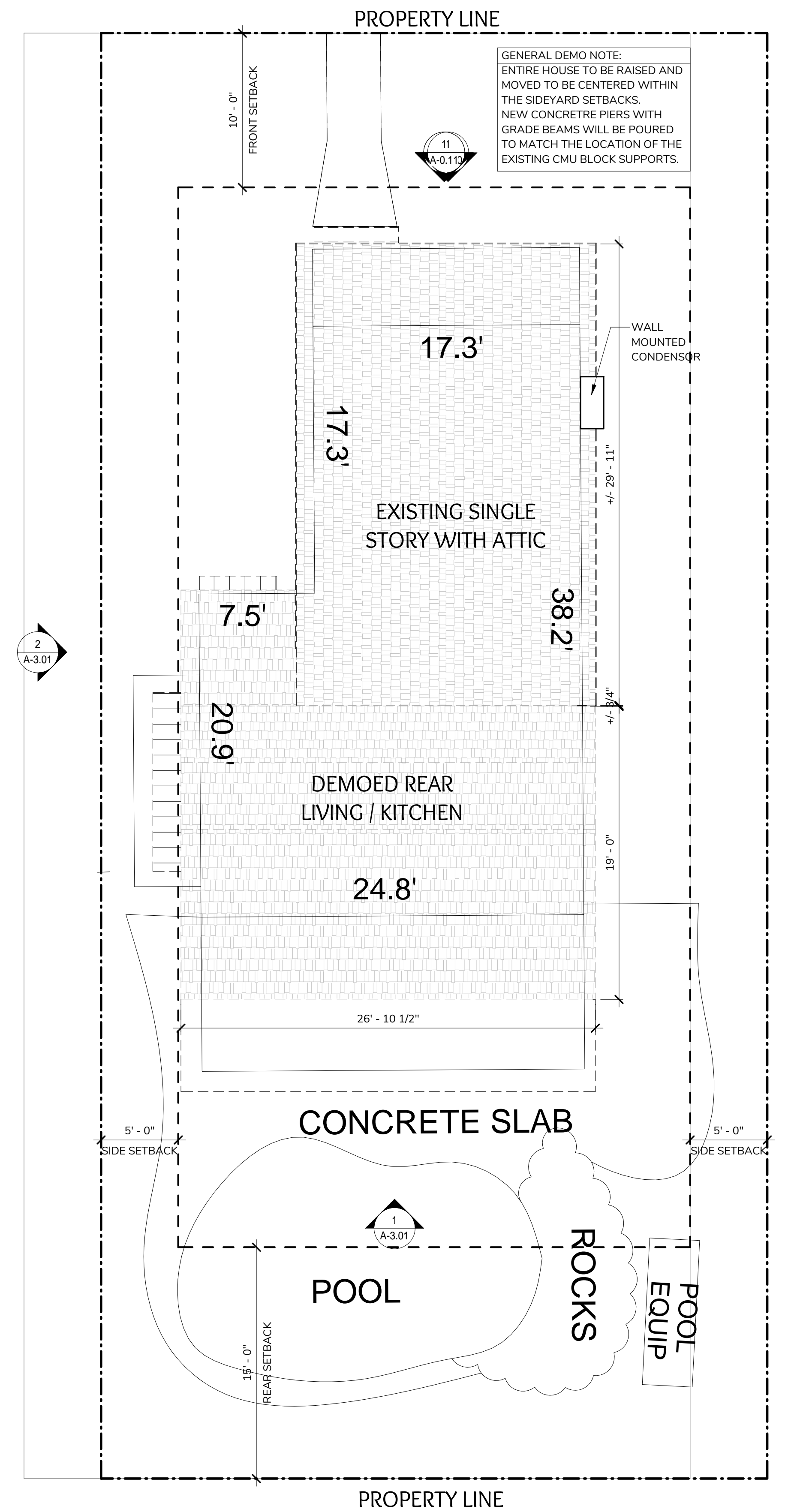
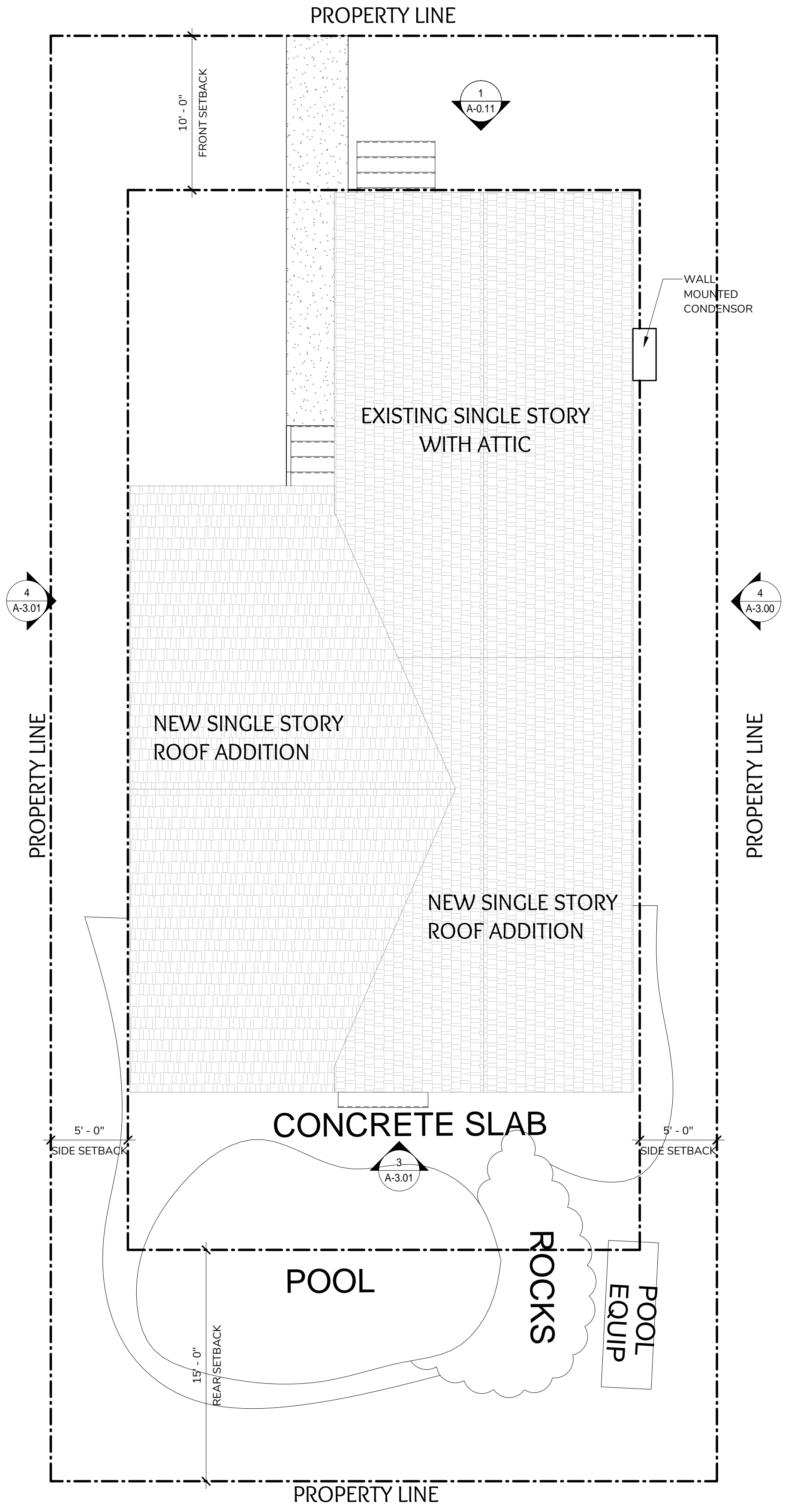
CREATION DATE:	DATE
ISSUED FOR:	DATE:

REVISION	DATE

SHEET NUMBER:  
**A-1.00**

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 2021 LITTLE RED ROOSTER,LLC

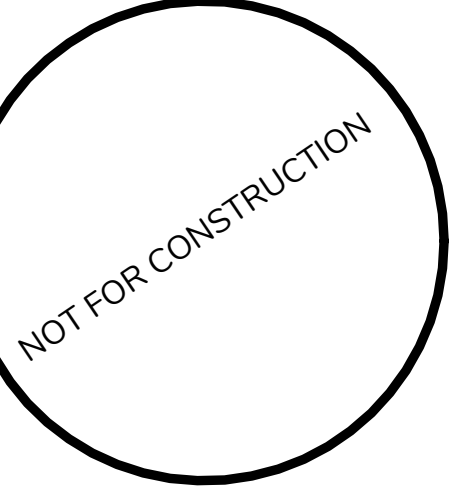
SITE & BUILDING DATA TABLE				
ZONING CLASSIFICATION: HISTORICAL MEDIUM DENSITY-RESIDENTIAL				
FLOOD ZONE: X				
CODE REQUIREMENTS	EXISTING	REQUIRED/ALLOWED	PROPOSED	REMARKS
LOT SIZE:	4,047 SF	4,000 SF	NO CHANGE	COMPLIES
HEIGHT:	+/- 17'-3"	30'-0"	+/- 19'-6"	COMPLIES
SETBACKS:				
FRONT	13'-8"	10'-0"	NO CHANGE	COMPLIES
SIDE YARD	3'-4"	5'-0"	6'-6"	COMPLIES
SIDE YARD	11'-2"	5'-0"	6'-1"	COMPLIES
REAR	26'-6"	15'-0"	NO CHANGE	COMPLIES
ACCESSORY	6'-0"	5'-0"	NO CHANGE	COMPLIES
BUILDING COVERAGE:	32% - 1,308 SF	40% - 1,618 SF	37% - 1,502 SF	COMPLIES
IMPERVIOUS COVERARE:	52% - 2,135 SF	60% - 2,428 SF	57% - 2,318 SF	COMPLIES
SITE OPEN SPACE:	48% - 1,912 SF	35% - 1,416 SF	43% - 1,729 SF	COMPLIES
FRONT YARD OPEN SPACE:	8% - 36 SF	50% - 215 SF	11% - 50 SF	COMPLIES
	(430 SF)	(430 SF)	(430 SF)	



**2 ARCHITECTURAL SITE PLAN**  
 SCALE: 3/16" = 1'-0"

**1 DEMOLITION SITE PLAN**  
 SCALE: 3/16" = 1'-0"

CONSULTANTS  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MECHANICAL ENGINEER:  
 ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

**PRIVATE RESIDENCE**  
 1004 SEMINARY STREET, KEY WEST, FL 33040

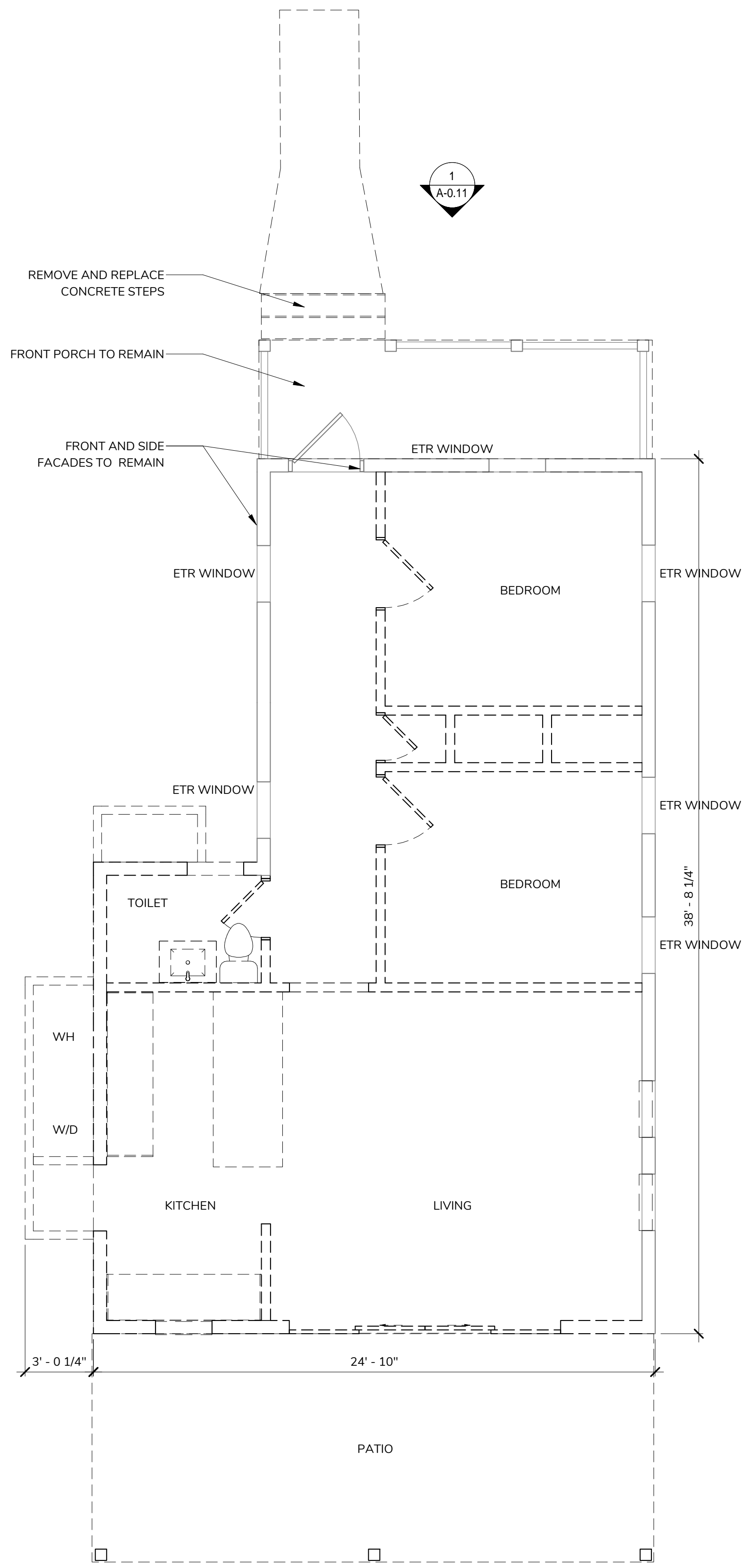
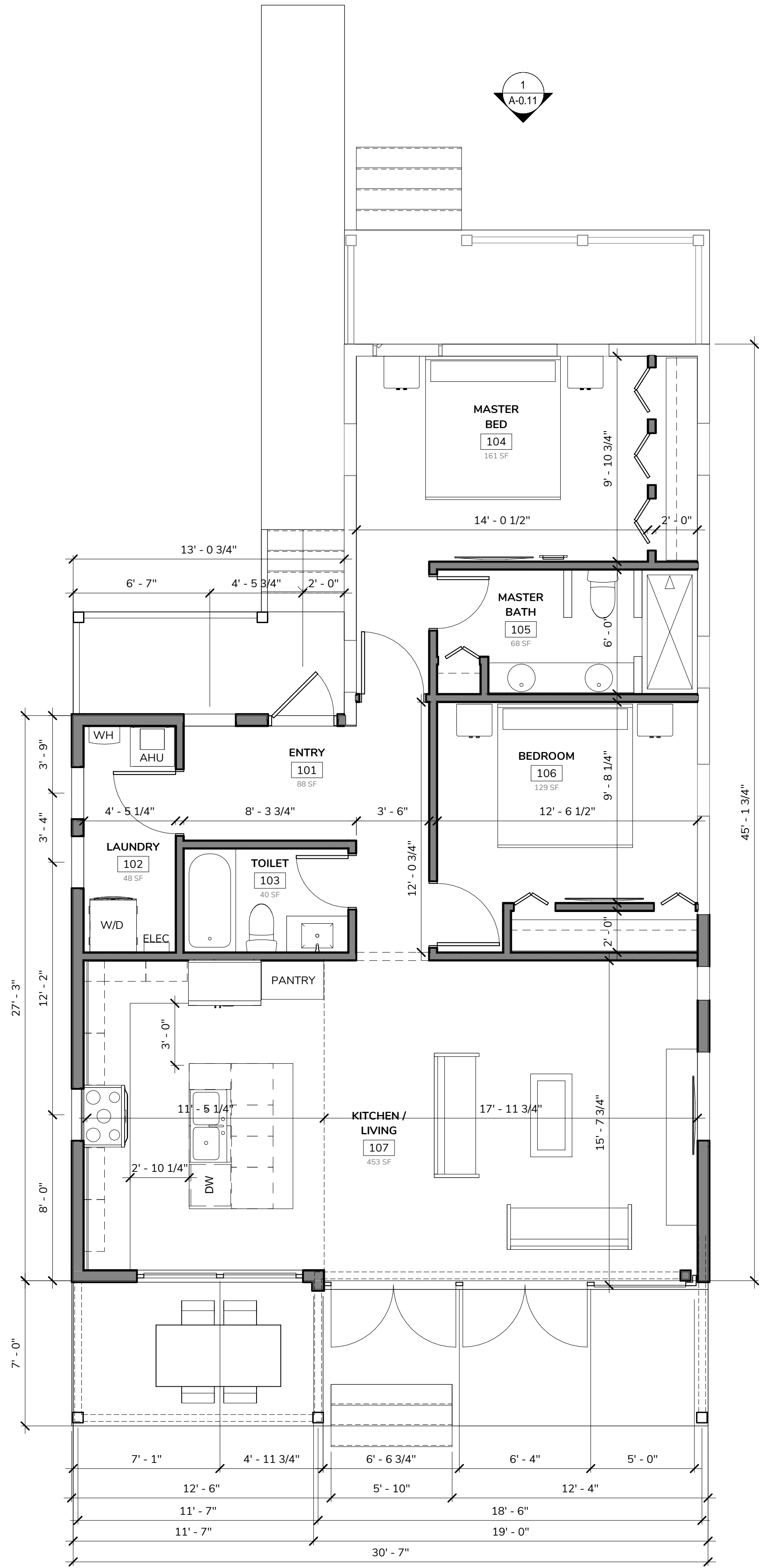
SHEET TITLE:  
**DEMOLITION AND PROPOSED FLOOR PLAN**

ORIGINAL SIZE: 24 x 36 PROJECT NUMBER: 22023  
 DRAWN BY: CAF CHECKED BY: PDB

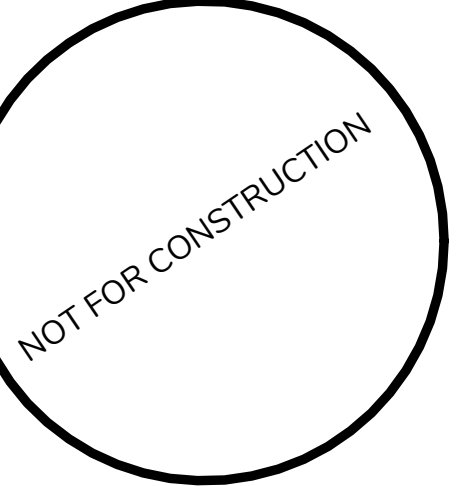
CREATION DATE:	DATE
ISSUED FOR:	DATE

REVISION	DATE

SHEET NUMBER:  
**A-2.00**  
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 2021 LITTLE RED ROOSTER,LLC

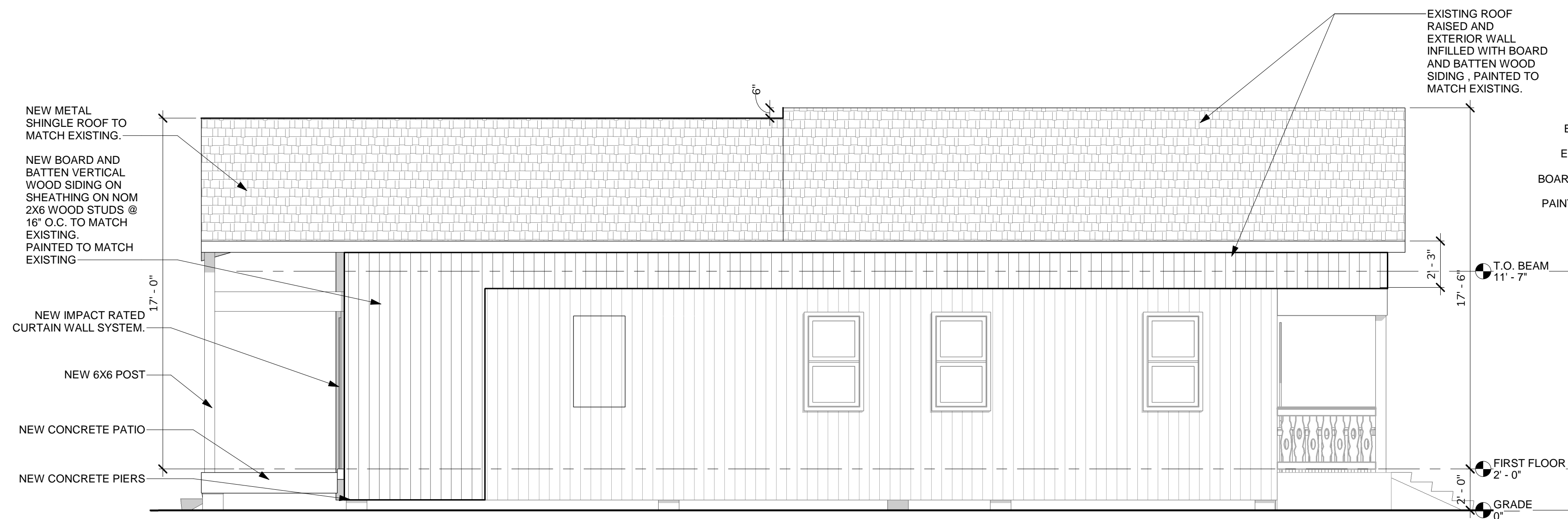


CONSULTANTS  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MECH. / PLUMBING ENGINEER:  
 ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

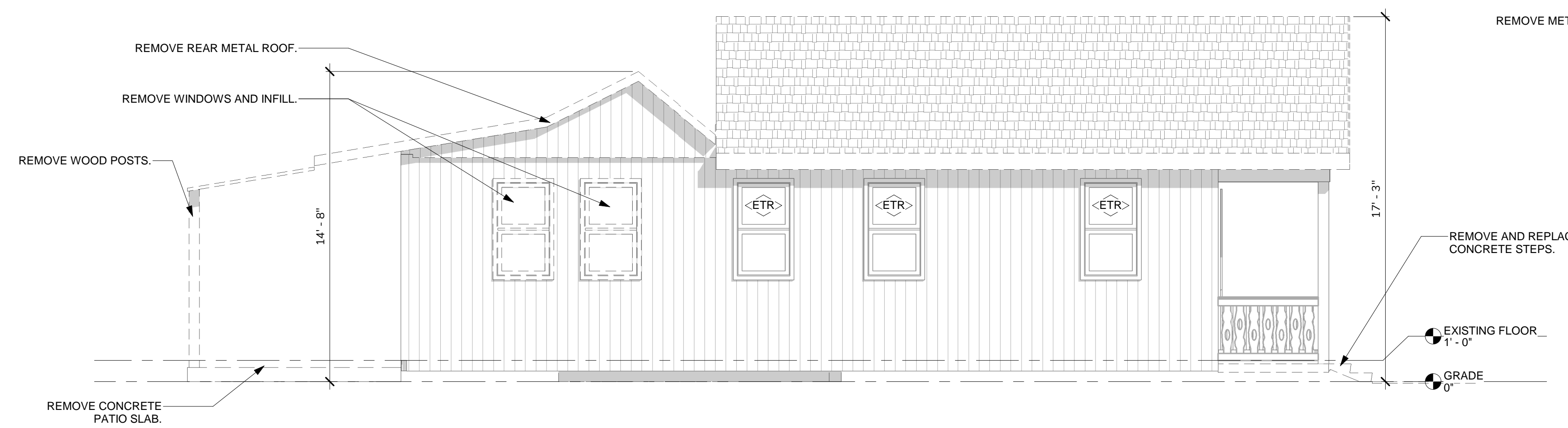
**PRIVATE RESIDENCE**  
 1004 SEMINARY STREET, KEY WEST, FL 33040



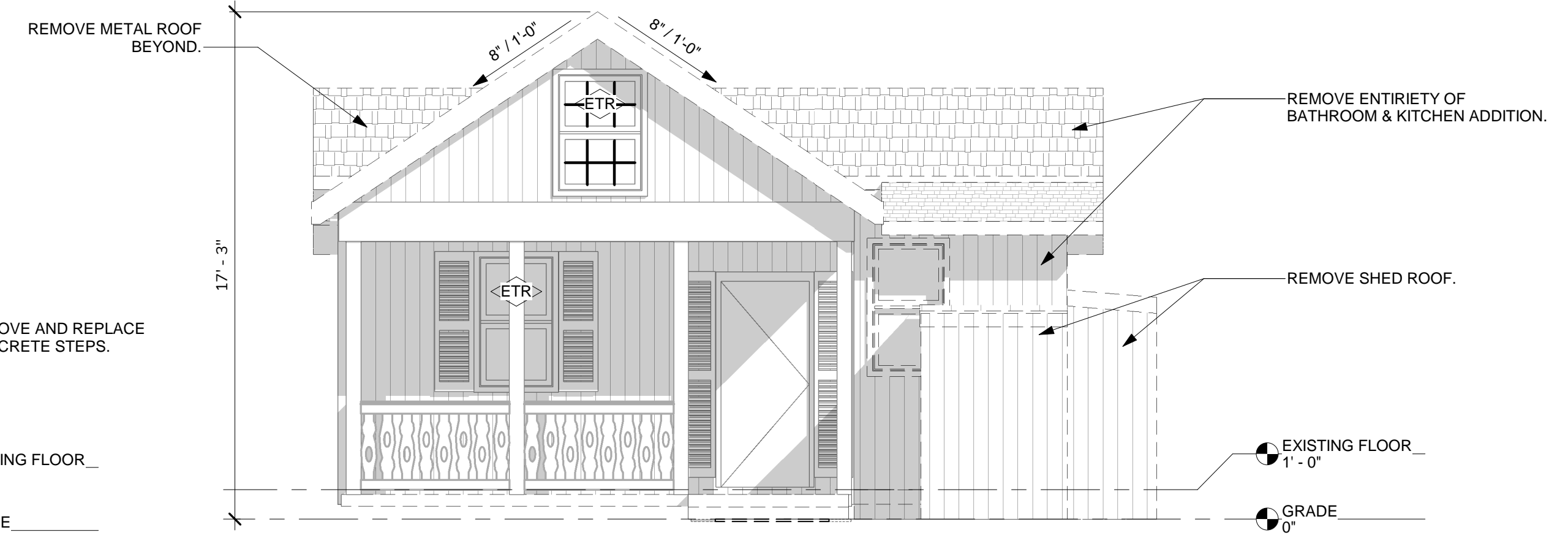
**4 EAST (SIDE) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**3 NORTH (FRONT) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 DEMOLITION EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 DEMOLITION NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

SHEET TITLE:

**DEMOLITION AND PROPOSED ELEVATIONS**

ORIGINAL SIZE: 24 x 36 PROJECT NUMBER: 22023  
 DRAWN BY: CAF CHECKED BY: PDB

CREATION DATE:	DATE
ISSUED FOR:	DATE

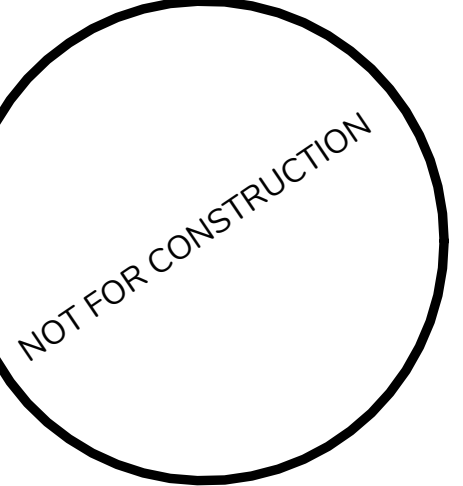
REVISION	DATE

SHEET NUMBER:

**A-3.00**

PLOTTED: 1/12/2023 6:50:59 PM  
 2021 LITTLE RED ROOSTER,LLC

CONSULTANTS  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MECH. / PLUMBING ENGINEER:  
 ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

**PRIVATE RESIDENCE**  
 1004 SEMINARY STREET, KEY WEST, FL 33040

SHEET TITLE:  
**DEMOLITION AND PROPOSED ELEVATIONS**

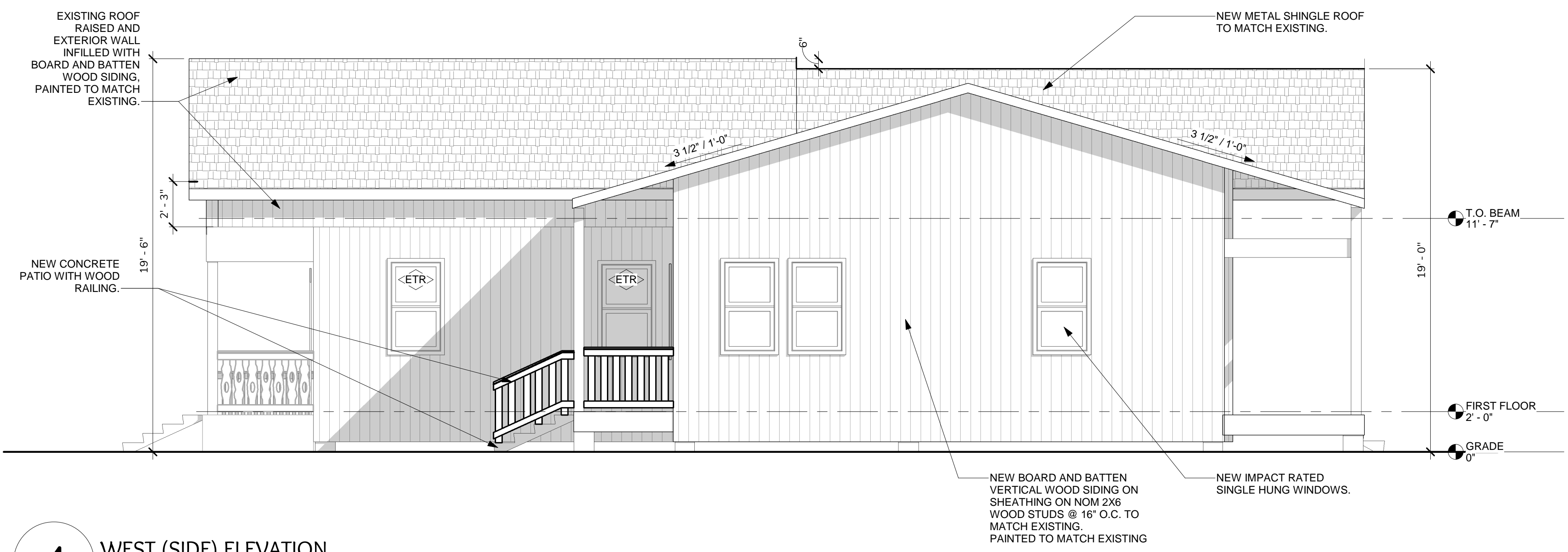
ORIGINAL SIZE: 24 x 36 PROJECT NUMBER: 22023  
 DRAWN BY: CAF CHECKED BY: PDB

CREATION DATE:	DATE
ISSUED FOR:	DATE

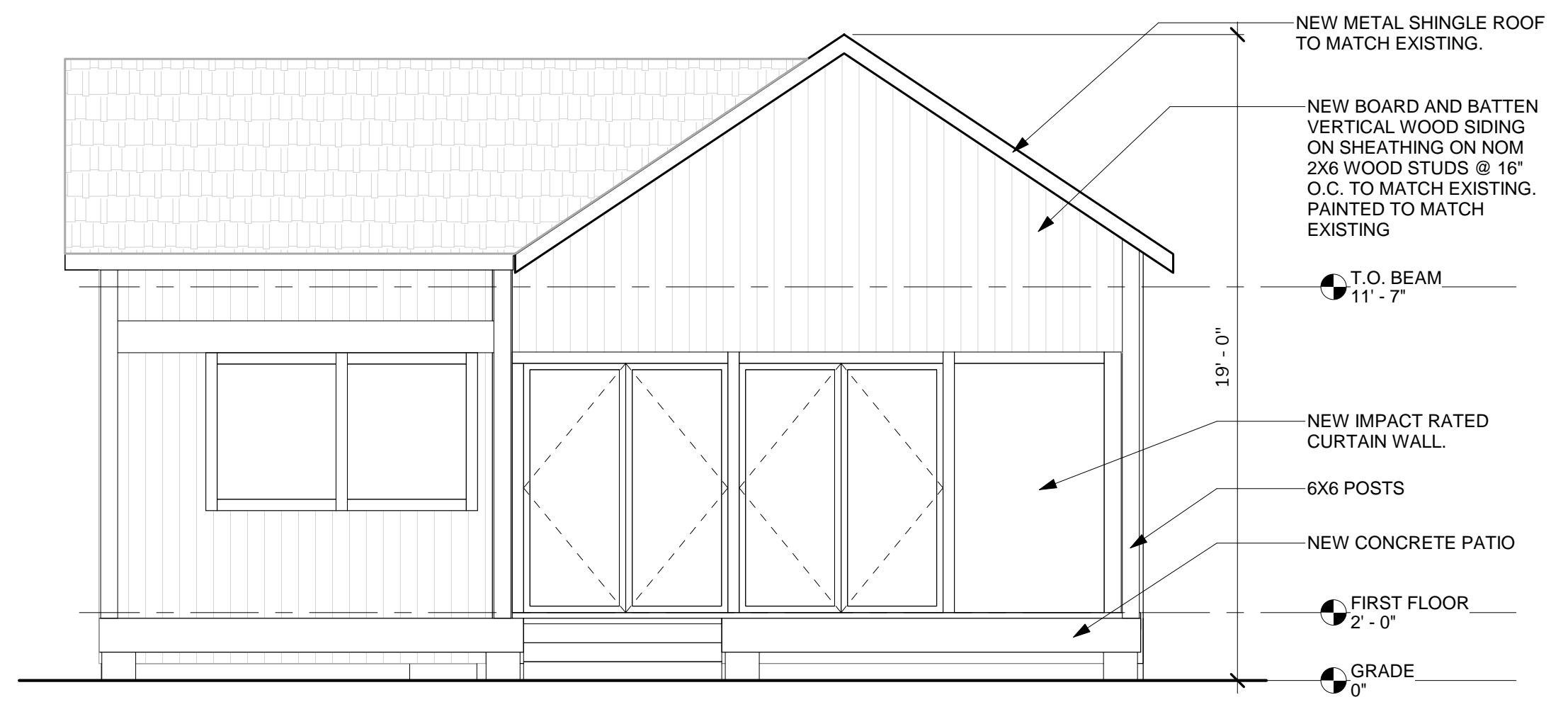
REVISION	DATE

SHEET NUMBER:

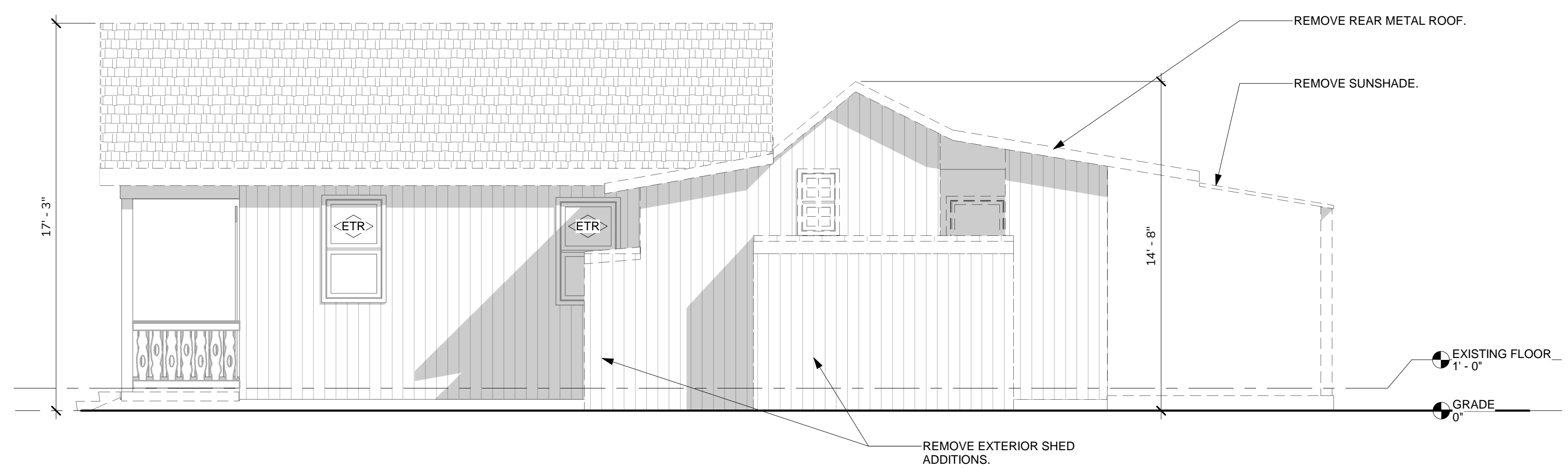
**A-3.01**



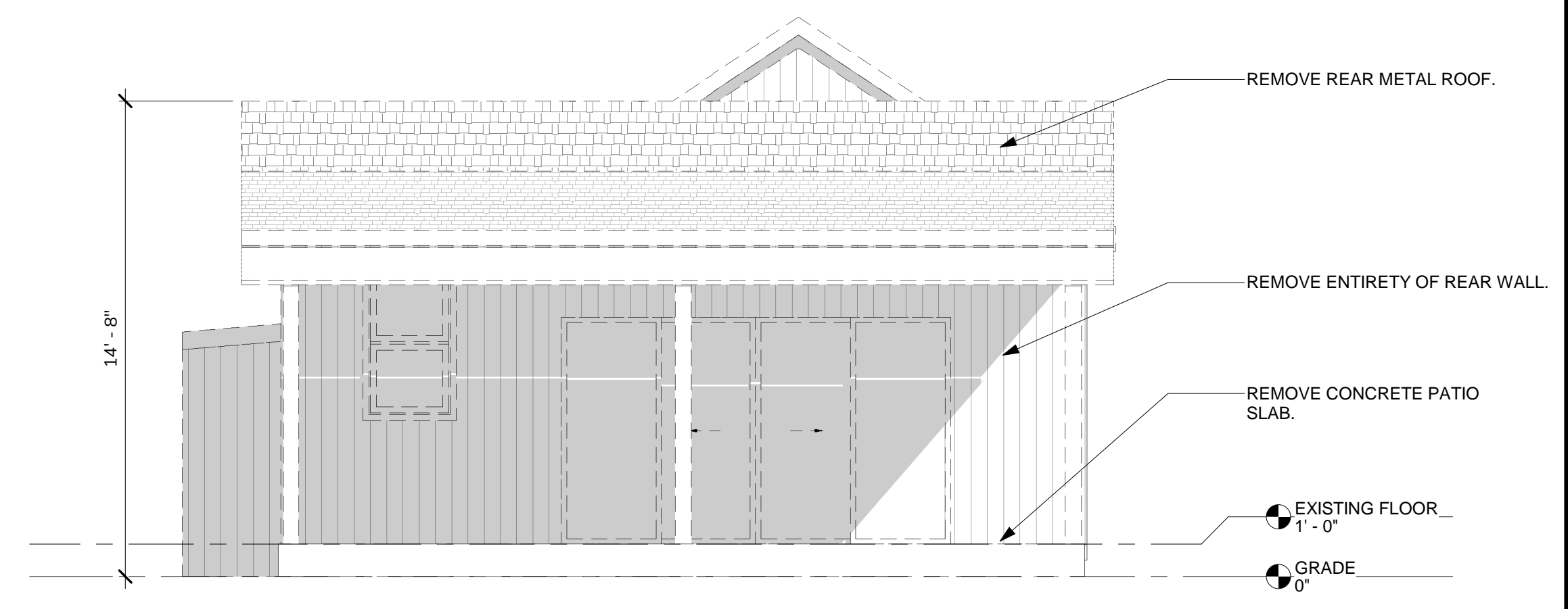
**4 WEST (SIDE) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**3 SOUTH (REAR) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 DEMOLITION WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 DEMOLITION SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 24, 2023, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

<http://keywestcity.granicus.com/MediaPlayer>. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**ELEVATION, RELOCATION, ROOF ELEVATION, AND RENOVATIONS TO EXISTING HOUSE. NEW ADDITION TO REAR AND WEST SIDE OF THE HOUSE. PARTIAL DEMOLITION OF WEST SIDE AND REAR DEMOLITION OF HOUSE. ENTIRE REAR WALL WILL BE DEMOLISHED.**

**#1004 SEMINARY STREET**

**Applicant – Catherine Felton Application #H2022-0058**

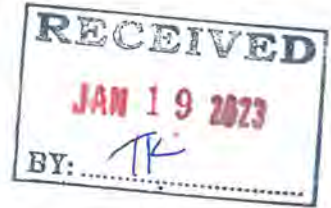
If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**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.

HARC 2022-0058

# HARC POSTING AFFIDAVIT



STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Leslie Leohr, 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: 1004 Seminary Street on the 17<sup>th</sup> day of January, 2023.

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 January 24, 2023.

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 # H2022-0058

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

**Signed Name of Affiant:**

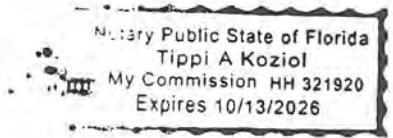
Leslie Leohr  
**Date:** 1/19/23  
**Address:** 1004 Seminary  
**City:** Key West  
**State, Zip:** 33040

The forgoing instrument was acknowledged before me on this 19<sup>th</sup> day of January, 2023.

By (Print name of Affiant) Leslie Leohr who is personally known to me or has produced FL DL as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Tippi A Koziol  
 Print Name: Tippi A Koziol  
 Notary Public - State of Florida (seal)  
 My Commission Expires: 10/13/2026





# 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 00039290-000000  
 Account# 1040037  
 Property ID 1040037  
 Millage Group 10KW  
 Location 1004 SEMINARY St, KEY WEST  
 Address  
 Legal KW WEBB REALTY CO SUB PB1-42 LOT 2 SQR 7 TR 18 OR84-438 OR834-1368  
 Description OR843-852 OR926-245 OR3108-1822 OR3183-1987 OR3191-2197  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision The Webb Realty Co  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

WRM-KEY WEST LLC  
 5223 Lake Pine Cir  
 Brunswick OH 44212

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$135,557	\$86,869	\$88,075	\$89,282
+ Market Misc Value	\$26,624	\$27,273	\$27,921	\$28,570
+ Market Land Value	\$755,829	\$496,926	\$459,344	\$496,926
= Just Market Value	\$918,010	\$611,068	\$575,340	\$614,778
= Total Assessed Value	\$672,175	\$611,068	\$575,340	\$584,577
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$918,010	\$611,068	\$575,340	\$614,778

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$496,926	\$86,869	\$27,273	\$611,068	\$611,068	\$0	\$611,068	\$0
2020	\$459,344	\$88,075	\$27,921	\$575,340	\$575,340	\$0	\$575,340	\$0
2019	\$496,926	\$89,282	\$28,570	\$614,778	\$584,577	\$0	\$614,778	\$0
2018	\$478,135	\$91,695	\$29,219	\$599,049	\$531,434	\$0	\$599,049	\$0

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

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,977.00	Square Foot	43	93

**Buildings**

Building ID	3080	Exterior Walls	B & B
Style	1 STORY ELEV FOUNDATION	Year Built	1901
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Gross Sq Ft	1035	Foundation	WD CONC PADS
Finished Sq Ft	814	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	126	Heating Type	FCD/AIR NON-DC
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1

Depreciation %	10	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	85	0	44
FLA	FLOOR LIV AREA	814	814	126
OPF	OP PRCH FIN LL	100	0	58
SBF	UTIL FIN BLK	36	0	30
<b>TOTAL</b>		<b>1,035</b>	<b>814</b>	<b>258</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1969	1970	1	276 SF	1
WALL AIR COND	1988	1989	1	1 UT	1
WATER FEATURE	1999	2000	1	1 UT	4
RES POOL	1999	2000	1	280 SF	4
FENCES	1987	1988	1	176 SF	5
BRICK PATIO	1964	1965	1	36 SF	2
CUSTOM PATIO	1999	2000	1	375 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/22/2022	\$1,225,000	Warranty Deed	2389610	3191	2197	01 - Qualified	Improved		
6/28/2022	\$0		2383248	3183	1987	11 - Unqualified	Improved		
12/20/2019	\$0	Order (to be used for Order Det. Heirs, Probate in	2327592	3108	1822	19 - Unqualified	Improved		
11/1/1984	\$110,000	Warranty Deed		926	245	U - Unqualified	Improved		
11/1/1981	\$57,500	Warranty Deed		843	852	Q - Qualified	Improved		

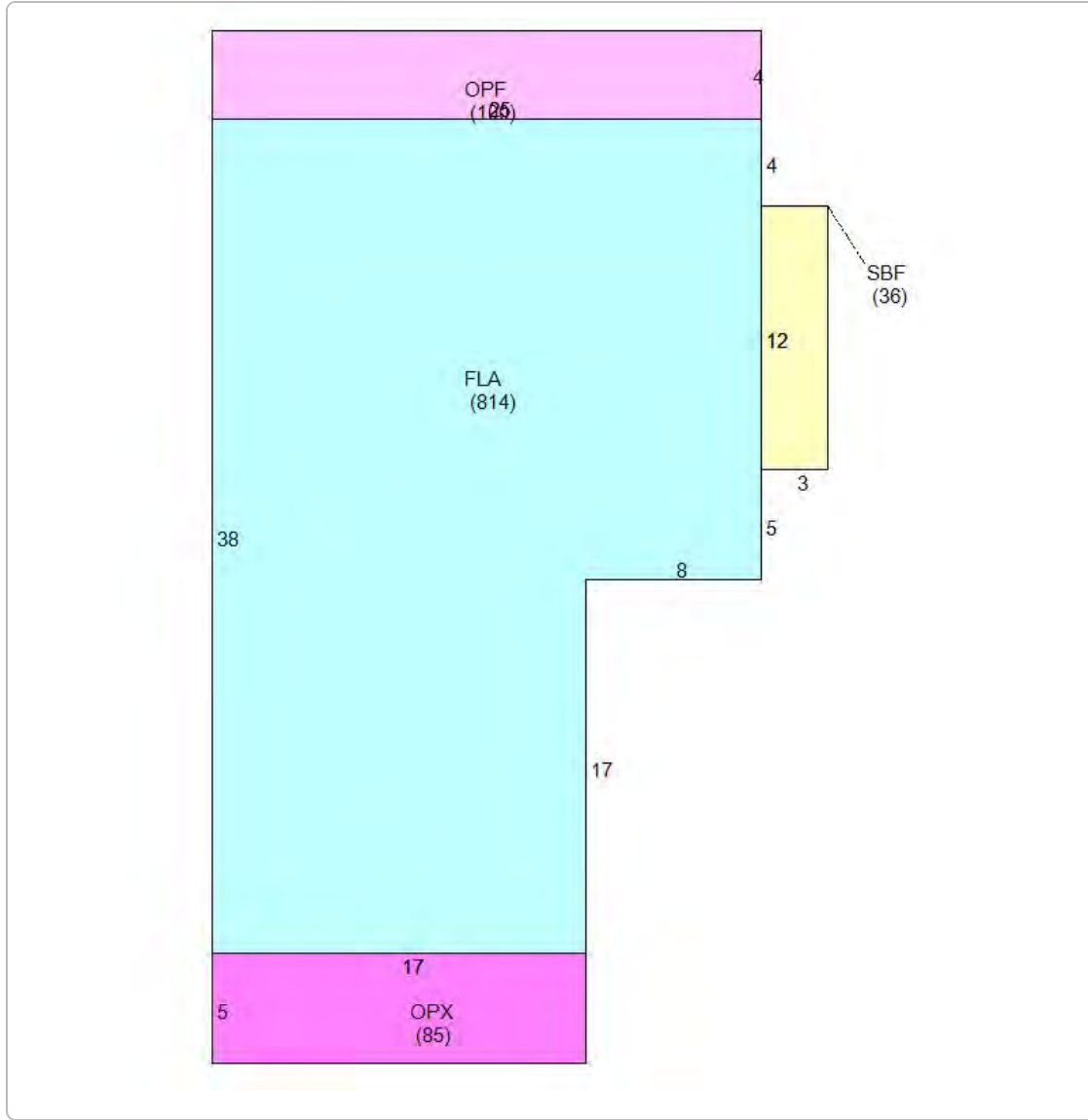
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05-5946	12/27/2005	8/9/2006	\$200	Residential	HURRICANE DAMAGE REPLACE WEATHERHEAD
02-705	4/4/2002	9/18/2002	\$850	Residential	REPAIR FT PORCH WOOD
9802363	8/6/1998	2/28/2000	\$22,040	Residential	POOL & DECK
9601293	3/1/1996	8/1/1996	\$2,000	Residential	ROOF

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**

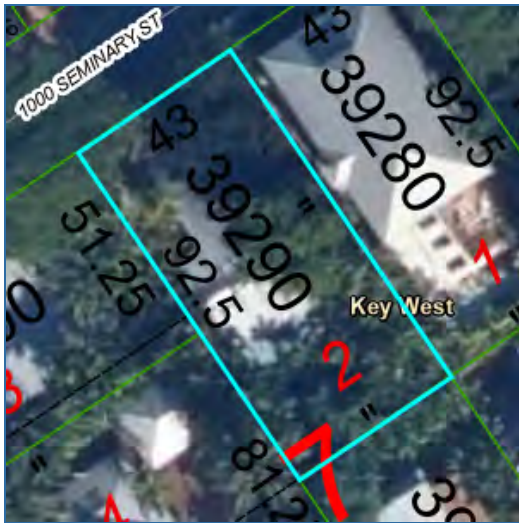


Photos





Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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

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