



Historic Architectural Review Commission

Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 23, 2024

Applicant: Robert L. Delaune, Architect

Application Number: H2024-0021

Address: 1002 Fleming Street

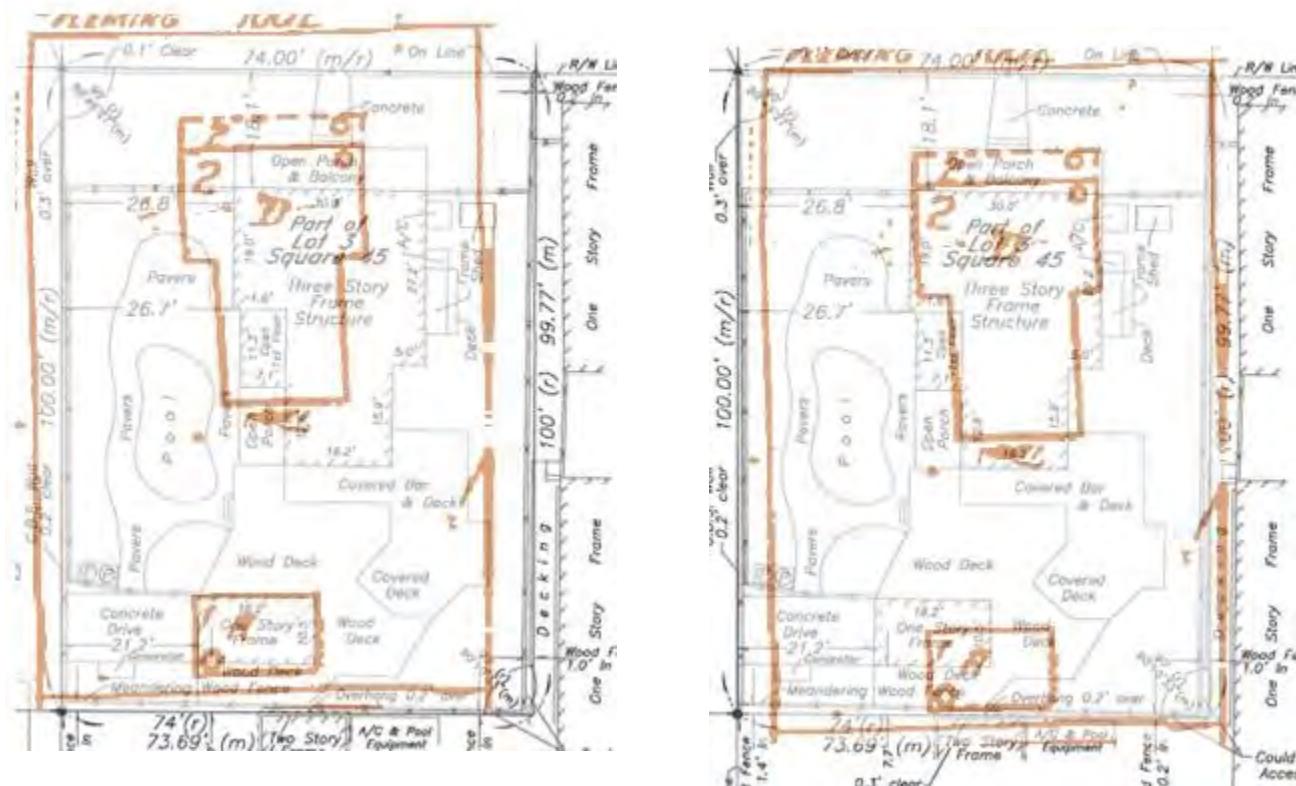
Description of Work:

Demolition of accessory structure at rear yard.

Site Facts:

The site under review comprises of a single-family house, an accessory structure, and a pool. The property is a corner lot facing Fleming Street and Grinnell Street abuts the west side. The two and a half-story principal building is a contributing resource to the historic district. The frame vernacular house was built circa 1920's. The house has been altered on its rear with attached additions. A one-story accessory structure is located behind the principal house with a concrete driveway accessible from Grinnell Street. According to the Sanborn maps a one-story accessory structure dedicated to one car was in the rear yard and is depicted with a similar footprint than the existing accessory habitable space. This structure is depicted in the Sanborn maps of 1926, 1948 and 1962. The structure is approximately 21-2' setback from the Grinnell Street property line. In 2005 under HARC COA 05-05-27-0830, the Commission approved the conversion of the carport into a pool cabana. A building permit was approved for such project (BLD2005-00005046). Among the renovations to the historic carport converted to a pool house are French doors to open to the pool, barn style doors to replace plywood doors and the design retained the board and batten

siding. All those elements are still present in the accessory structure. In 2006 a new dining gazebo attached to the rear of the house was approved for building permits. There is no evidence of approval for current horizontal hardie lap siding installed on the north side of the accessory pool house, as well as new doors. The parcel is in an AE -6 flood zone.



1962 Sanborn map over current survey.



1002 Fleming Street circa 1965. Monroe County Library. Notice accessory structure at rear with board and batten siding



509 Grinnell Street circa 1965. Monroe County Library. Notice accessory structure on the property at 1002 Fleming Street and board and batten siding.



Existing accessory structure view from Grinnell Street.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218, Criteria for Demolitions.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of a non-contributing but historic one-story structure. The structure under review was built as a garage and it is first depicted in the 1926 Sanborn map. In 2005 the Commission motioned to approve the conversion of the garage into a pool cabana. The structure was elevated in blocks, barn doors look like were installed on the west elevation facing Grinnell Street, a pair of French doors were installed on the north elevation and board and batten wood siding was going to remain. The structure has vegetation over the roof finished with metal shingles, and has board and batten siding on the south, east, and west elevation. Current lap siding and new pair of French doors on the north elevation were installed without any COA or building permit. A site visit proved that many exterior finishes components are not

historic, but the roof may be historic. Only parts of the southwest corner was exposed and the structural component was not historic material.

It is staff's opinion that the request for demolition shall be reviewed based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria state the following.

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

It is staff's opinion that the existing garage converted into a pool cabana cannot be considered irrevocable compromised by extreme deterioration.

The following is the criteria of section 102-125:

- 1 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;*

Staff opines that the accessory structure still possesses its historic form and it adds to the character of the urban context.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff's understanding that no significant events have ever happened in the site relevant to local, state, or national history.

- 3 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;*

The historic form of the building has survived for almost 100 years on this site and has significant value to the architectural heritage and cultural record of the city. Its footprint, roof and building form still give the sense of how garages used to be in Old Town.

- 4 Is not the site of a historic event with a significant effect upon society;*

It is staff's understanding that the site is not associated with any event with significant effect upon society.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The structure under review still possesses the building form associated with its original use.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The structure under review is one of few examples of its kind within the historic district.

- 7 *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;*

This is not the case, but the structure still preserves its historic footprint and form.

- 8 *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; and*

The accessory structure under review exemplifies a remaining architectural type of its kind in its neighborhood.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The accessory structure under review does yield important information in history.

Staff cannot recommend to the Commission this demolition request due to the proposed design and the understanding that in 2005 the Commission was concerned about the proposed adaptive use as the “*guidelines should be carefully considered as he is altering a historic accessory structure*”. It is staff ‘s understanding that the efforts of the Commission 19 years ago were to protect and preserve the character of the structure. There may have been a reconstruction of many components of the building, but the intent 19 years ago was to protect the form and finishes the building historically possessed on its exterior. If, on the contrary, the Commission motions to approve the new proposed design and finds that the structure meets the criteria for demolition this will be the only required reading for demolition.

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Matthew Stratton recused himself as he is employed by Bender & Associates and is the representative for the project.

CL7. H05-05-27-0828 615 Mickens Lane, Bender & Associates Architects

After the fact: 9 X 16 addition by previous owner. Variance has been granted as result of HARC appeal.

Summary of Finding of Fact. Matthew Stratton presented the project. He explained this addition was built several years ago without HARC approval or a building permit. At that time the house belonged to Snow Phillips. The after the fact application was disapproved by HARC because of the siting of the addition. The decision was appealed to the Special Master. The new owner of the property was aware of this situation and has obtained a variance for the addition.

Don Craig read the minutes into the record from the meeting of September 24, 2002, when this was initially addressed by HARC. The application was denied based on the guidelines for additions, alterations, and new construction (pages 36-38) with regard to siting, cladding, and roof form. Vicki Marino and Don Craig agreed that circumstances have not changed since the last HARC disapproval. Vicki Marino motioned to disapprove. Terry Garcia seconded the motion.

APPROVE _____ DISAPPROVE TABLE _____

CL8.H05-05-27-0830 1002 Fleming Street, Vincent Mancini

Construct pavilion, convert garage to pool house. Repair decking, add 200 sq decking.

Vincent Mancini presented the project.

The structure is contributing. Matthew Stratton noted the design of the addition is not compatible with the historic house. The guidelines for additions state the design of the addition should be compatible.

The elevations and site plan do not coincide with one another. This should be resolved. Annotation should be included.

The Commission agreed the roof form of the addition should be simplified so that it is more compatible with the historic house and the accessory structure.

Two sets of French doors are being added on blank elevations of the garage structure. One will be at the rear of the garage and the other on the pool side elevation. This will be habitable space. He is adding a window for the bathroom. It is an old structure. Siding will remain board and batten.

Don Craig asked that he supply a copy of the Sanborn maps so we can get an idea of the garage's age. The guidelines should be carefully considered as he is altering a historic.

HARC MINUTES AND ORDERS

14 June 2005

accessory structure.

Matthew Stratton motioned to table. Drawings should be annotated and drawn to scale. Vicki Marino seconded the motion.

APPROVE _____ DISAPPROVE _____ TABLE X _____

CL9. H05-05-31-0840 1020 South Street, Richard Bird

Changes to original drawings. Addition. 60' linear feet of 6' & 4' picket fencing. Change to exterior windows & doors. Change to exterior rear porch.

Thomas Pope (Architect) and Matt Zintmaster (owner) presented the project. They are proposing picket fencing and changing the windows on the front elevation to 2/2 to match the other existing windows on the house. To the rear of the house the gazebo will be moved over about 18". Transoms were added and the number of windows has been reduced from 4 to 3. A "French" balcony is proposed for the master bedroom. Fenestration will also be changed on the west elevation. Shutters will also be added.

Vicki Marino was concerned with the French doors on the front façade (guidelines for doors page 33, no. 11).

Mr. Pope said they are recessed from the front façade and it is not the main entry.

Matthew Stratton motioned to approve with the condition that a pair of solid doors are installed on the Whalton Street façade. Vicki Marino seconded the motion.

APPROVE X _____ DISAPPROVE _____ TABLE _____

CL10. H05-06-01-0864 800 Simonton Street, William P. Horn Architect, P.A.

Renovate existing building to office use. Remove non-Historic additions, infill covered area with storefront glass.

Frank Hirdliska (Architect) and William Kemp (owner) presented the project. They are planning to remove the non-historic additions and to reclaim some of the square footage in the area under the canopy. Currently the canopy is partially in-filled. This would create a storefront system. The roofline would be maintained.

The Commission agreed it is appropriate to follow the historic footprint.

Matthew Stratton was concerned with enclosing the canopy area. He reviewed the guidelines porches (page 32, no. 1) "the removal or non-historic enclosure of an historic entrance or open front porch or side porch on publicly visible elevations on a contributing structure is not appropriate; nor is the non-historic use of louvers, glazing, screening or a permanent enclosure of any kind permitted."

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12 July 2005

Tim Root motioned to table. Marilyn wild seconded the motion.

APPROVE DISAPPROVE TABLE

TABLED ITEMS

T1. H05-04-08-0537 802 Eaton Street, David Knoll, Architect

Extensive reconfiguration of interior walls. New lapped siding at non-historic louver and lattice walls. New doors with double glass panels. New windows to match existing. Removal of surface mounted plumbing runs. Repair siding & metal roofing. New decking at existing deck. New 4' picket fence. Repaint exterior. New roof windows 2 and additions of exit stair from attic bedroom.

Withdrawn from this agenda.

APPROVE DISAPPROVE TABLE

T2. H04-05-09-736 430 Greene Street, David Knoll, Architect

Demolition of existing balcony & roof to be enlarged and re-roofed. New access stair. New folding glass doors; new commercial booth.

David Knoll and Owen Trepannier presented the project. The revised drawings reflect retaining the existing booth and adding a second floor balcony. They are creating a parapet wall and adding an awning for shade.

Owen Trepannier explained the problem is the existing booth extends into the City right of way about 1 foot. They will remove the 1 ½ foot overhang and are proposing to move the booth back 1 foot.

The Commission agreed Mr. Knoll followed their recommendations. Moving the booth back even 1 foot is an improvement. New booths must be at least 5 feet back from the right of way. If anything happens to this booth it can not be built back as it is nonconforming.

Tim Root motioned to approve with the condition they submit a color selection for the proposed awning. Terry Garcia seconded the motion.

APPROVE DISAPPROVE TABLE

T3. H05-05-27-0830 1002 Fleming Street, Vincent Mancini

Construct pavilion, convert garage to pool house. Repair decking add 200 sq decking.

Vincent Mancini presented revised drawings that reflect a simplified design. The garage will be converted to a pool house. He is proposing French doors opening up to the pool

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12 July 2005

area. He has eliminated the one set of French doors and the window to minimize damage to the historic garage structure. The garage plywood doors will be changed to barn style doors. They will retain the board and batten siding.

The roof design of the addition was simplified so it is more compatible with the main house. Two hundred square feet of decking will be added and the existing deck repaired.

Tim Root motioned to approve the revised drawings. Terry Garcia seconded the motion.

APPROVE DISAPPROVE TABLE

T4. H05-06-0888 1430-1440 Grinnell Street, Gail A. Miller
Install hurricane shutters.

Gail Miller presented the project. She has applied for a certificate of noncontributing value as she would like to install accordion hurricane shutters.

George Born explained this application was reviewed at the previous meeting. One of these structures is listed as contributing the other is not. The buildings are very similar. There are four other buildings that are similar, two on Flagler and two on Von Phister. The two on Von Phister Street are listed as contributing.

Ms. Miller noted the only criteria met for certification is the age of fifty years or more. She was not notified about the designation.

The Commission reviewed the nine criteria to be considered for de-certification (Section 102-125).

Tim Root said we do not take de-certification lightly. A professional should provide documentation to demonstrate the structure has no significance or historic integrity. We do not have enough information to make this decision.

Marilyn Wild asked if the reason for this request is just for the hurricane shutters.

Ms. Miller said she wants it de-classified because it would make everything you do to it less expensive. If it is under HARC jurisdiction it drives the cost up and, therefore, increases the amount that must be charged for rent.

Ms. Wild said we can deny it and you can go in front of Judge Overby.

The Commission reviewed the guidelines for shutters (pages 30-31 No. 60): "roll down and accordion shutters may be allowed on new commercial structures and may be appropriate on other types of buildings when reasonably concealed. These shutters will be considered on a case-by-case basis." They noted there is some room for interpretation.

NORBY



& Associates, Inc.

Professional Land Surveyors

3104 Flagler Avenue

Key West, FL 33040

#U4
10. 1263
1002 FLEMING

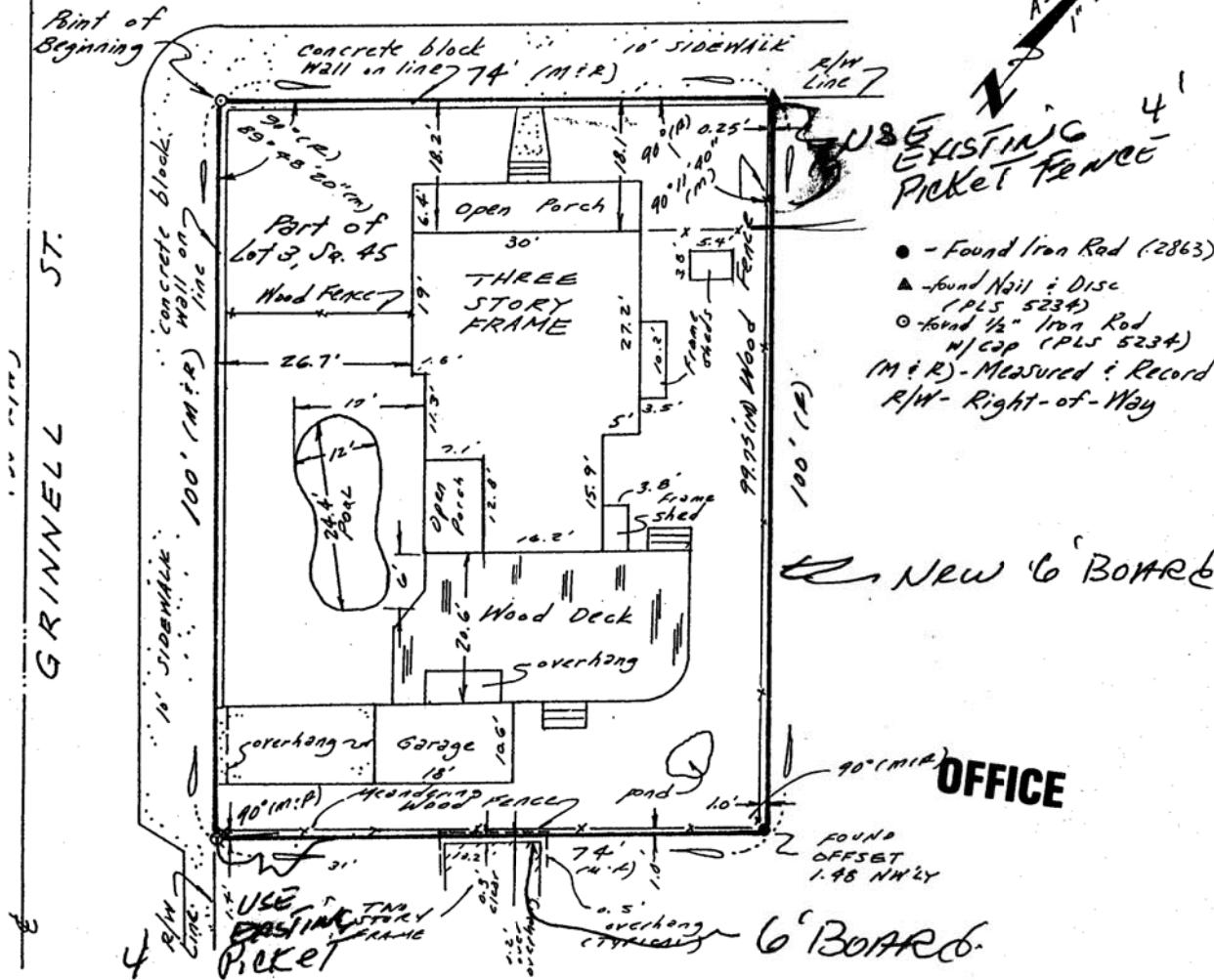
Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924

(50' R/W)

FLEMING ST.



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
6. Street address: 1002 Fleming Street, Key West, FL 33040.
7. Date of field work: August 24, 2000.

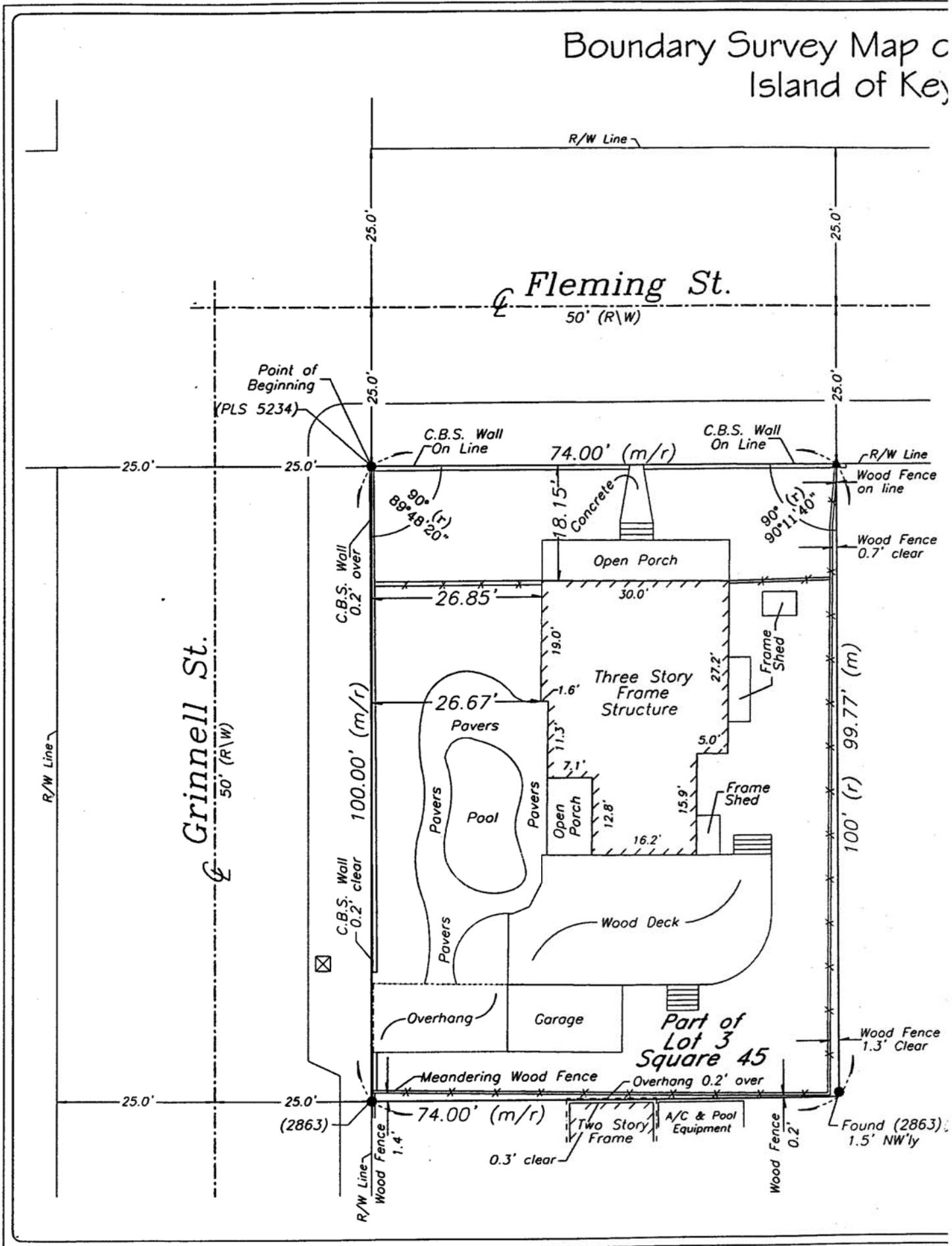
BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Lot 3 in Square 45; commencing at the corner of Fleming and Grinnell Streets, and thence along said Grinnell Street in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 74 feet; thence at right angles in a Northwesterly direction 100 feet to Fleming Street; thence at right angles in a Southwesterly direction along said Fleming Street 74 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Walter J. Stiedler & Gary E. Rooney;
Bank of America, N.A., ISAOA;
Spottswood, Spottswood & Spottswood;
Chicago Title Insurance Company;

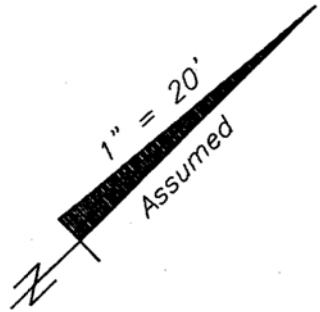
NORBY & ASSOCIATES, INC.

Thomas A. Norby, PLS
Florida Reg. #5234

Boundary Survey Map c
Island of Key



part of Lot 3, Square 45
West, Florida



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (LB 7131)
- Found 1/2" Iron Rod (PLS 5234) (2863)
- ▲ Found Nail & Disc (PLS 5234)
- △ Set Nail & Disc (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- £ Centerline
- ☒ Concrete Utility Pole

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2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1002 Fleming Street, 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. Error of closure exceeds one part in 10,000.
9. Date of field work: February 4, 2005.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

OFFICE COPY

BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's Map of said Island delineated in February, I.D. 1829, as part of Lot 3 in Square 45; commencing at the corner of Fleming and Grinnell Streets, and thence along said Grinnell Street in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 74 feet; thence at right angles in a Northwesterly direction 100 feet to Fleming Street; hence at right angles in a Southwesterly direction along said Fleming Street 74 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Francis J. Gonzon & Nichol Gonzon;
Americas Wholesale Lender;
Attorney's Title Insurance Fund, Inc.;
Stones & Cardenas;

NORBY & O'FLYNN SURVEYING, INC.

Lynn O'Flynn, PSM
Florida Reg. #6298

February 9, 2005

NORBY & O'FLYNN
Surveying, Inc.



Professional Land Surveyors
LB No. 7131

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

APPLICATION

RECEIVED
MAY 22 2024
BY: TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
HARC 2024-0021		TK 5/22/24
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1002 Fleming Street	
NAME ON DEED:	James & Jodie Wickenheiser	PHONE NUMBER 615-293-0880
OWNER'S MAILING ADDRESS:	1002 Gasserway Circle	EMAIL jim@paragonconstruction.com
	Brentwood, TN 27027	
APPLICANT NAME:	Robert L Delaune Architect PA	PHONE NUMBER 305-304 4842
APPLICANT'S ADDRESS:	619 Eaton Street, Suite 1	EMAIL robdelaune@bellsouth.net
APPLICANT'S SIGNATURE:	Key West, FL 33040	
	DATE 05/17/24	

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:	
demolition of existing one-story wood-frame non-historic accessory structure and construction of new 1 1/2-story wood frame accessory structure in same location	
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
demolition of existing one-story wood frame non-historic accessory structure	

**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):	
construction of new 1 1/2-story wood frame accessory structure	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
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:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-2024-0021



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

The structure in question is not an historic structure

OR THAT THE BUILDING OR STRUCTURE;

- (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.

It does not

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

It is not

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The structure in question is not an historic structure.

OR THAT THE BUILDING OR STRUCTURE;

- (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.

It does not.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

It is not.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
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- (2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

- (a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 2 pages, 14 May 2024

No Reason _____

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The structure in question is not and its removal will not

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

The structure in question is not historic

AND

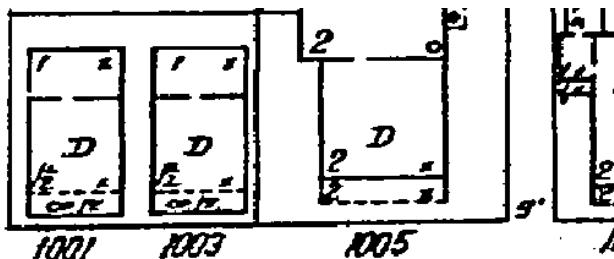
- (3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The structure in question is not historic

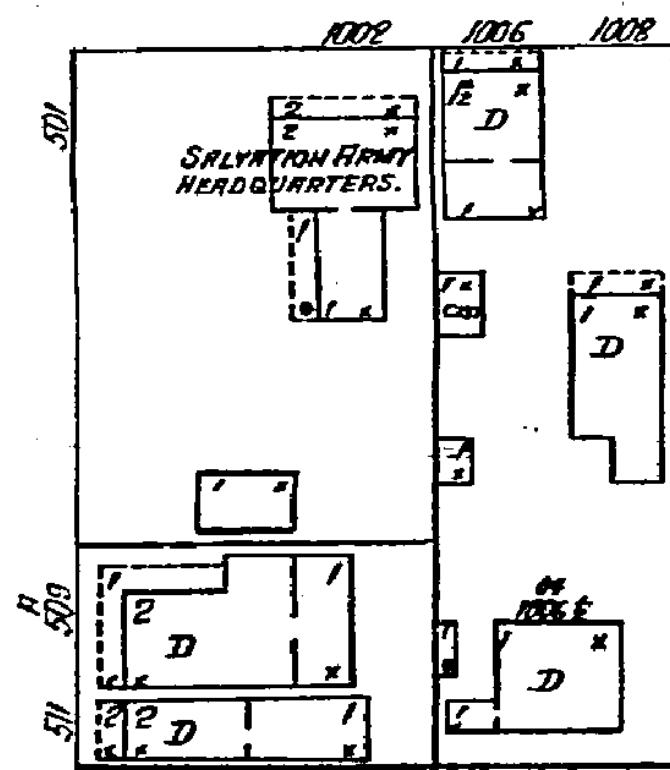
- (4) Removing buildings or structures that would otherwise qualify as contributing.

It is unknown whether the structure in question would qualify as contributing or not

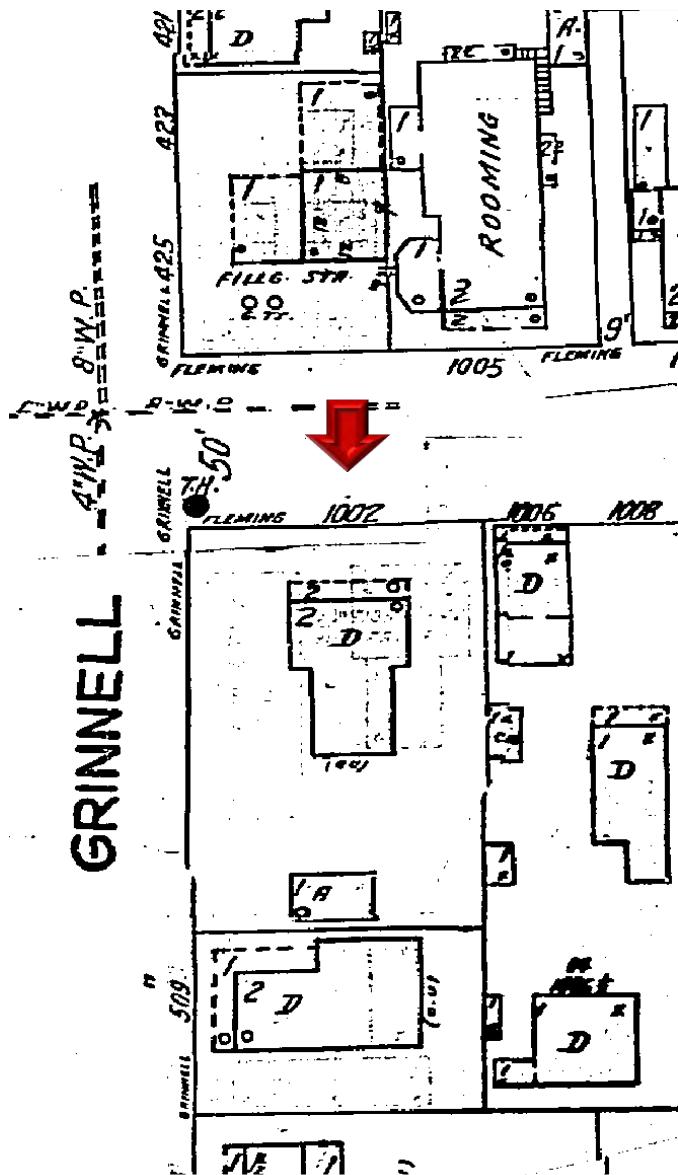
SANBORN MAPS



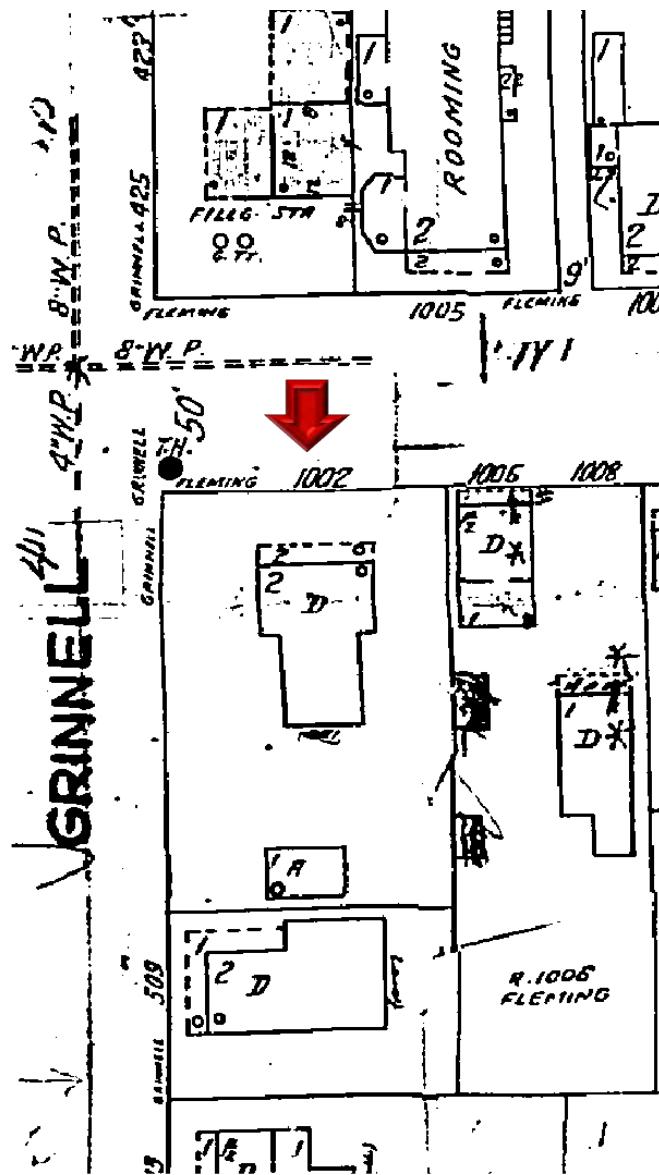
GRINNELL



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1002 Fleming Street circa 1965. Monroe County Library.









509







Existing accessory structure
at 1002 Fleming Street

Left side of 509 Grinnell



AMERICAN
ANNUAL
VIDEO
RENTAL

Grinnell Street side of
1002 Fleming Street





Rear part of
1002 Fleming Street

1002 Fleming Street existing accessory structure view from north





1002 Fleming Street existing accessory structure view from east



1002 Fleming Street existing accessory structure
view along south side



509 Grinnell Street



504 Grinnell Street

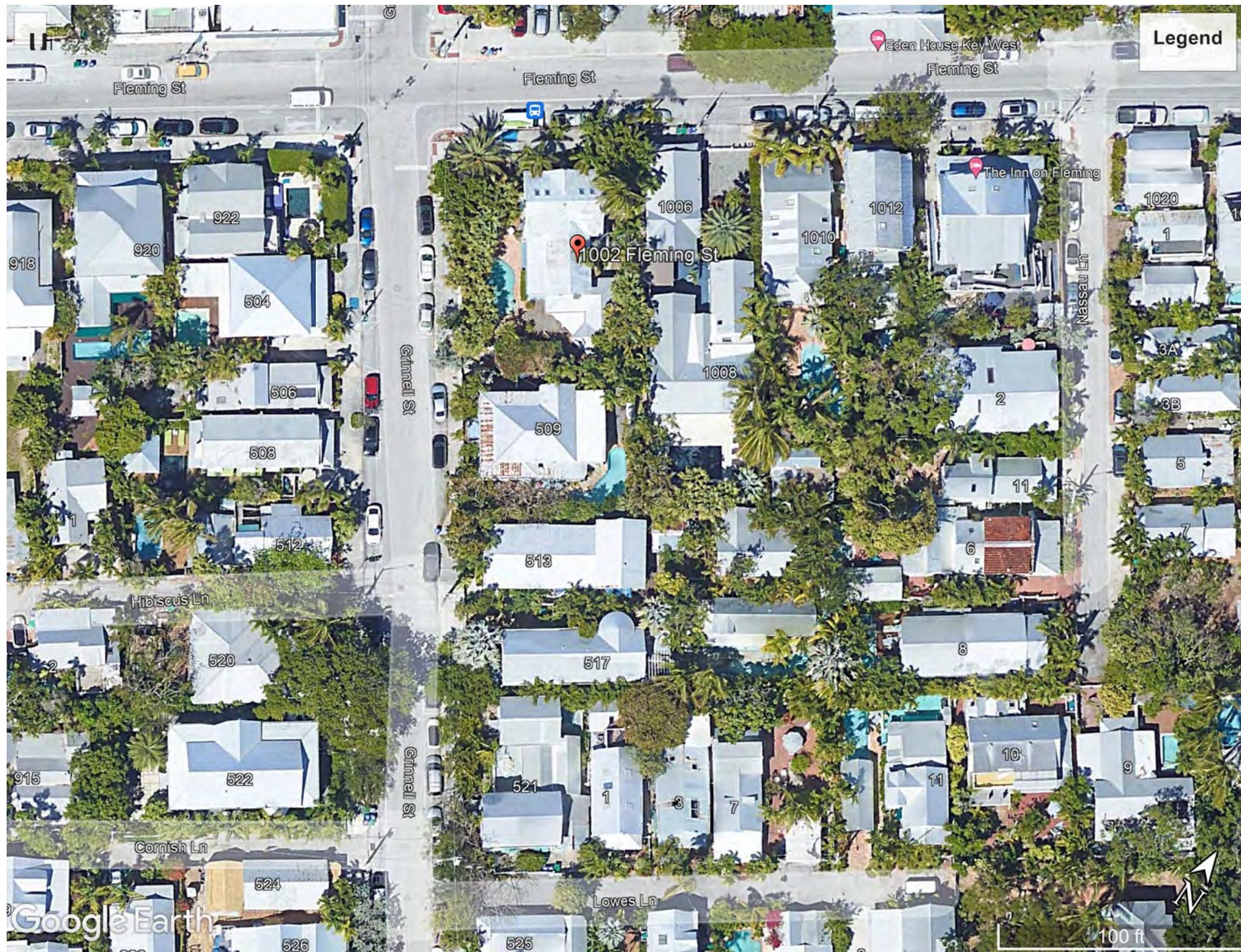


506 & 508 Grinnell Street



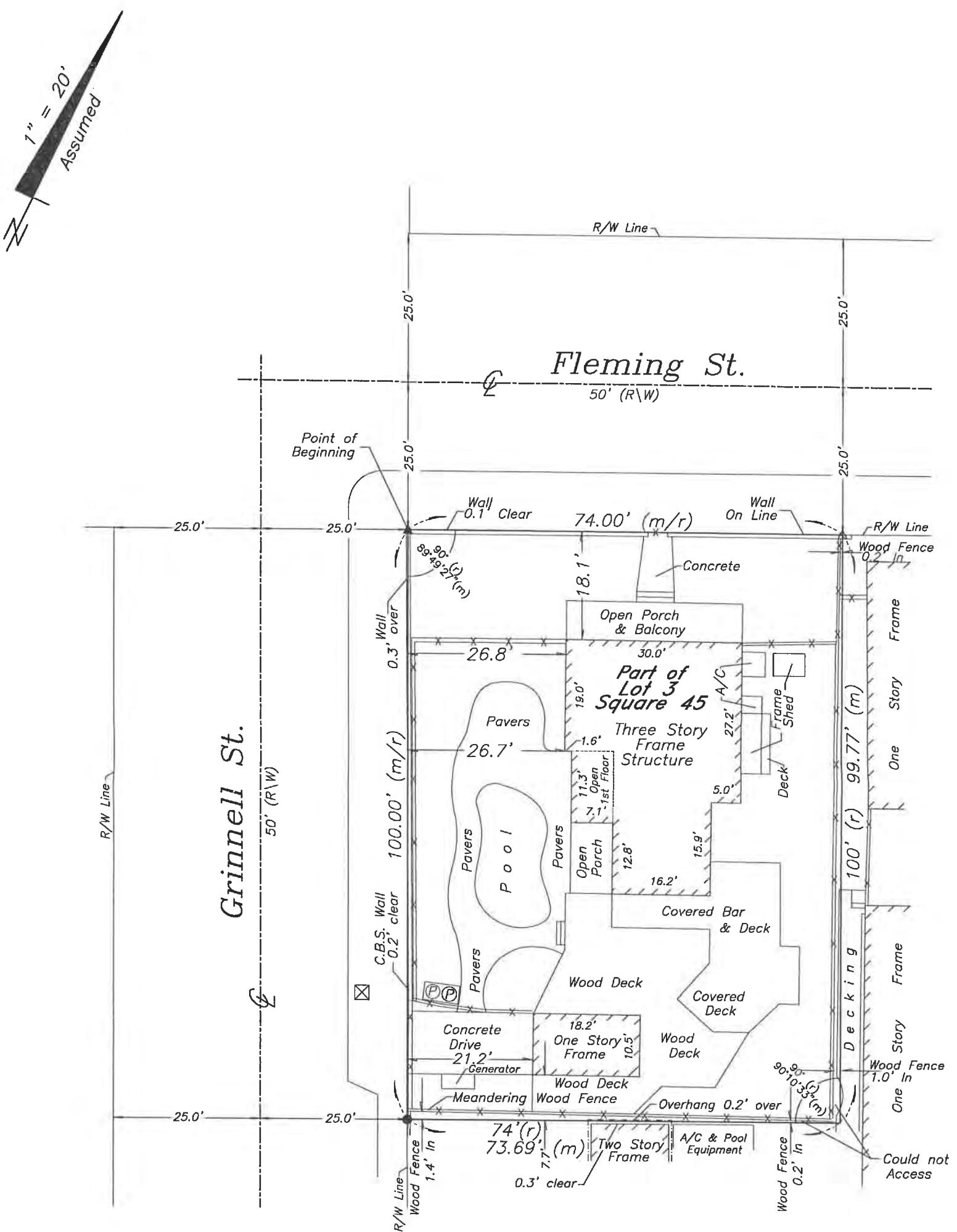
Grinnell Street side of 922 Fleming Street

Legend



SURVEY

Boundary Survey Map of part of Lot 3, Square 45, Island of Key West



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Found #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found PK Nail
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ꝝ Centerline
- ꝝ Utility Pole
- P- Overhead Utility Lines

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

Boundary Survey Report of part of Lot 3, Square 45, Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1002 Fleming Street, 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. All concrete and bricking is not shown.
9. Date of field work: July 18, 2022
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Lot 3 in Square 45; commencing at the corner of Fleming and Grinnell Streets, and thence along said Grinnell Street in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 74 feet; thence at right angles in a Northwesterly direction 100 feet to Fleming Street; thence at right angles in a Southwesterly direction along said Fleming Street 74 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: James Wickenheiser and Jodi Wickenheiser;
Truist Bank;
Oropeza Stones & Cardenas, PLLC;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

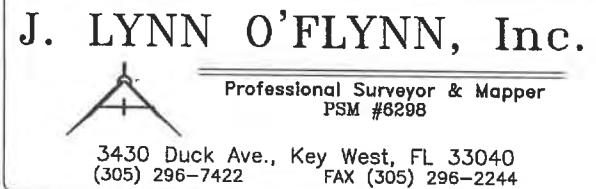
J. LYNN O'FLYNN, INC.

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

July 23, 2022

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets



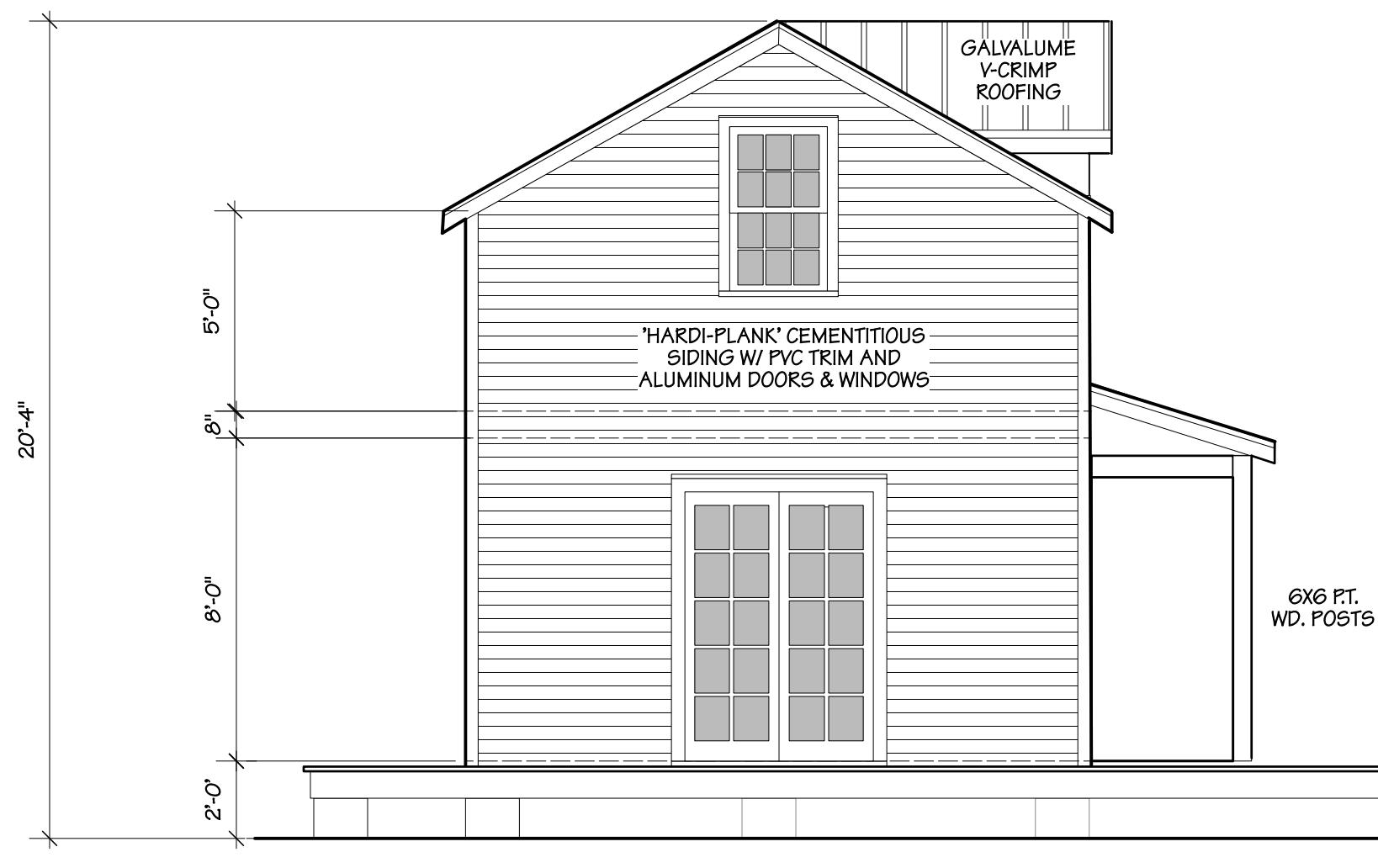
PROPOSED DESIGN

**poolhouse demolition / reconstruction
1002 FLEMING STREET
KEY WEST, FLORIDA**

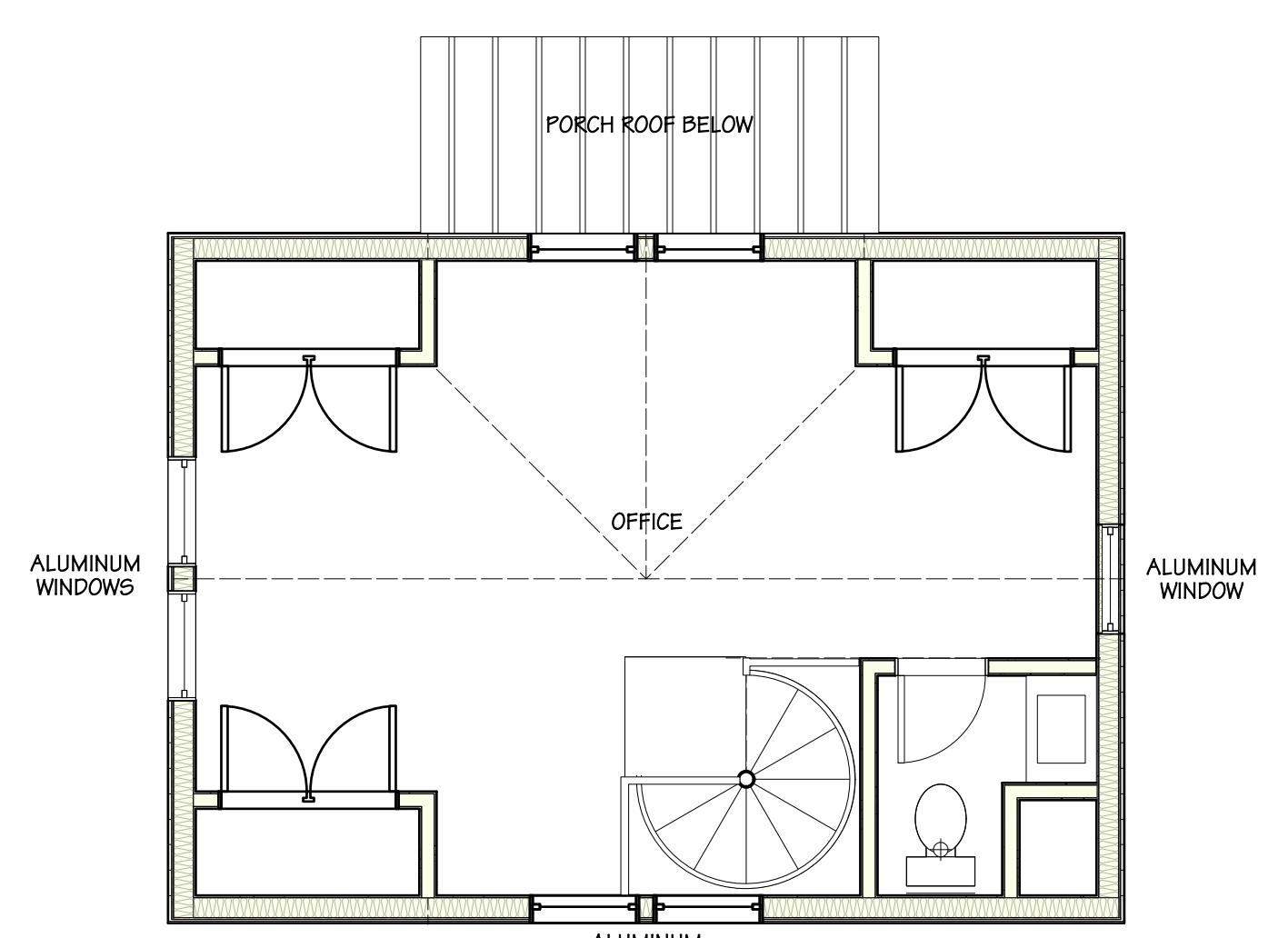
Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet
1
of
2



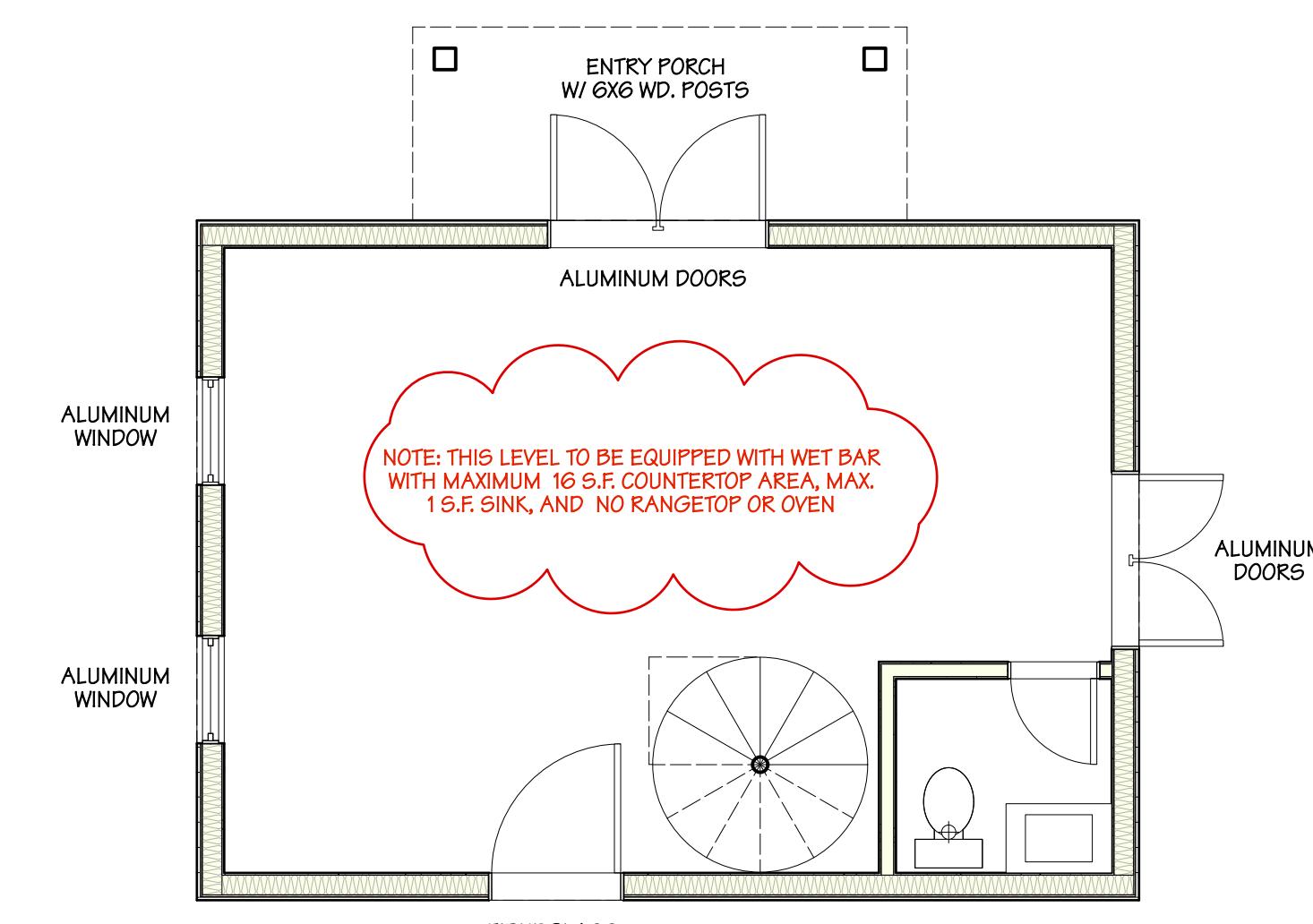
PROPOSED EAST ELEVATION
scale: 1/4"=1'-0"



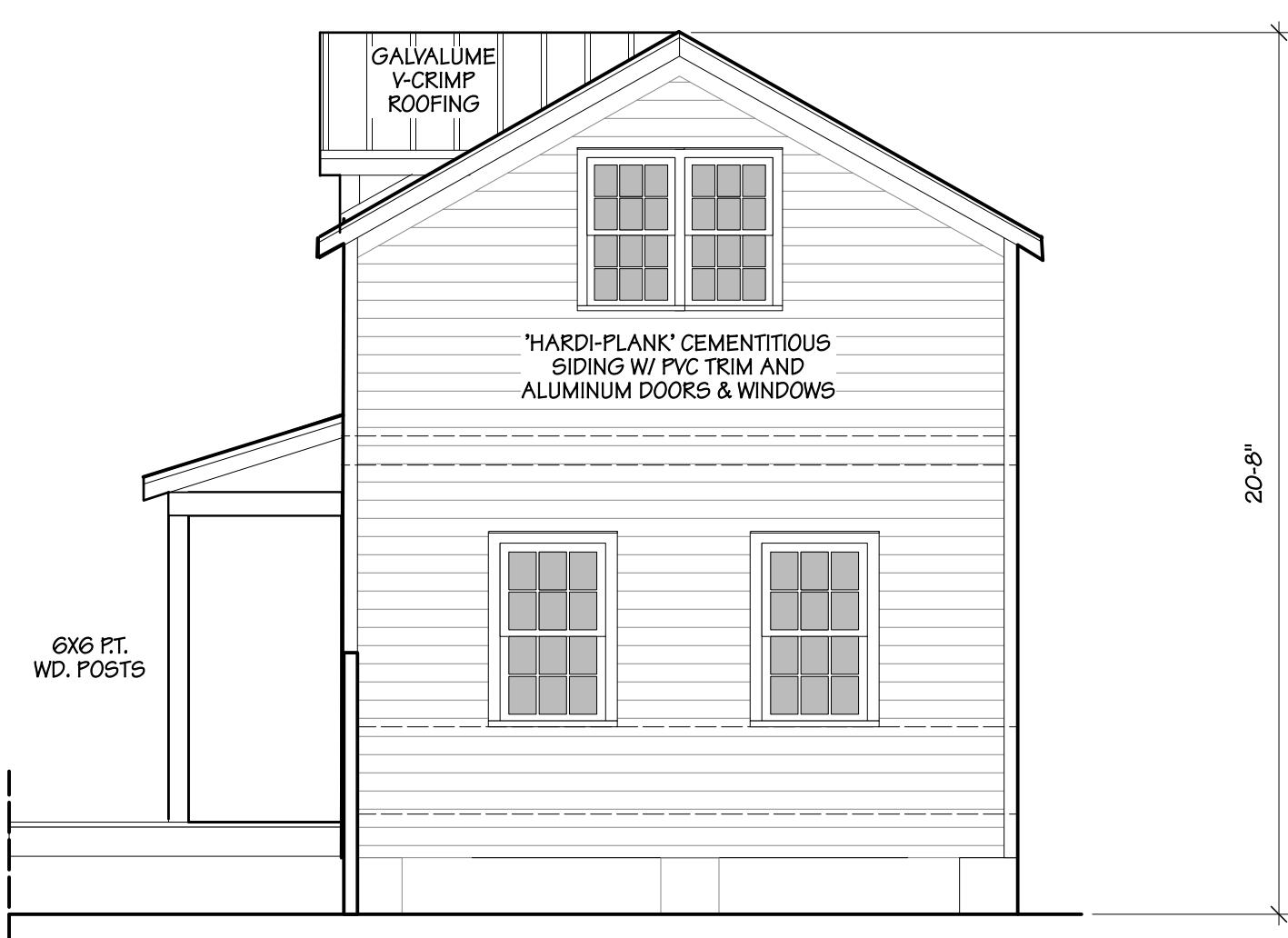
PROPOSED 1/2-STORY FLOOR PLAN
scale: 1/4"=1'-0"



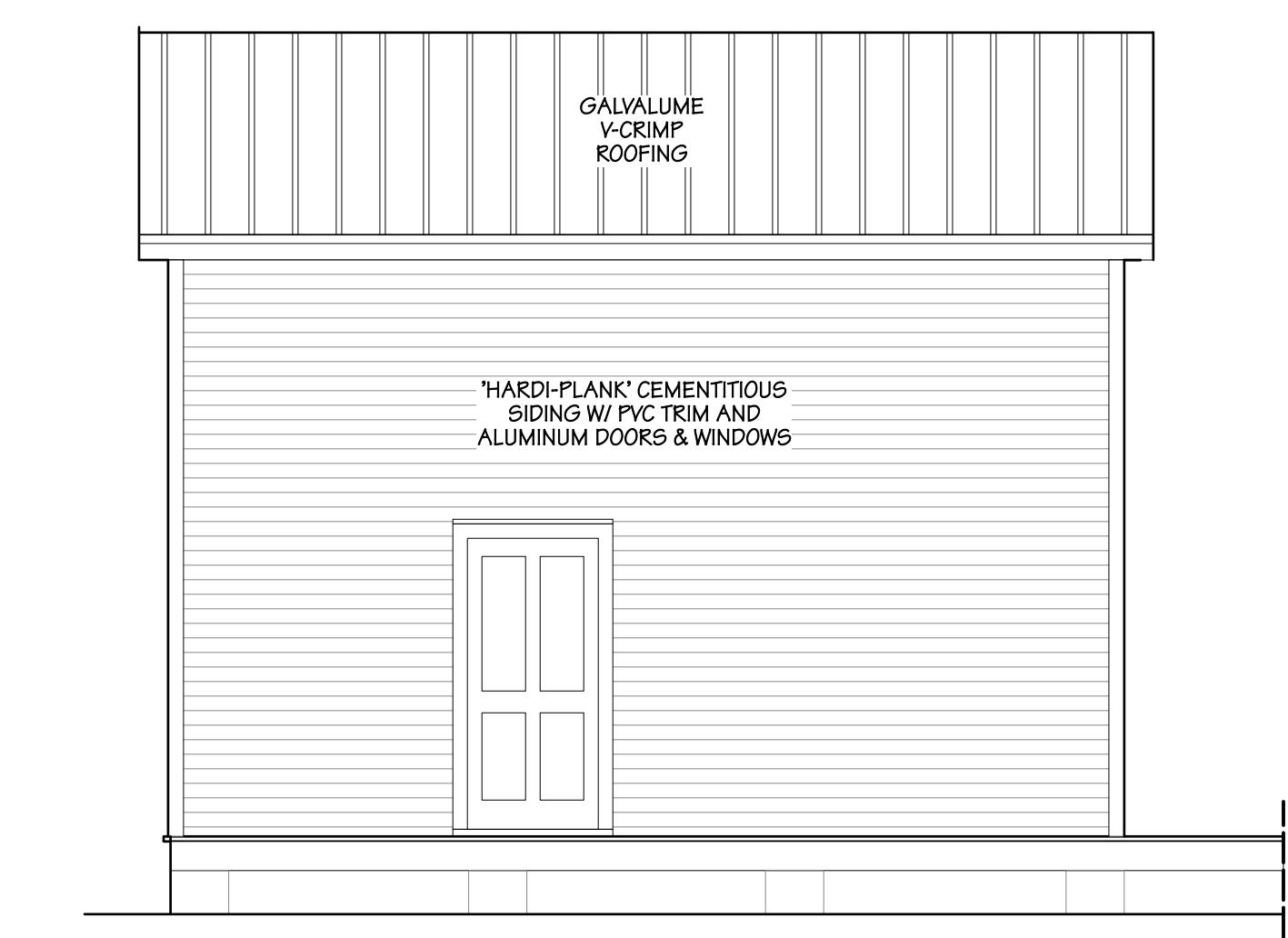
PROPOSED NORTH ELEVATION
scale: 1/4"=1'-0"



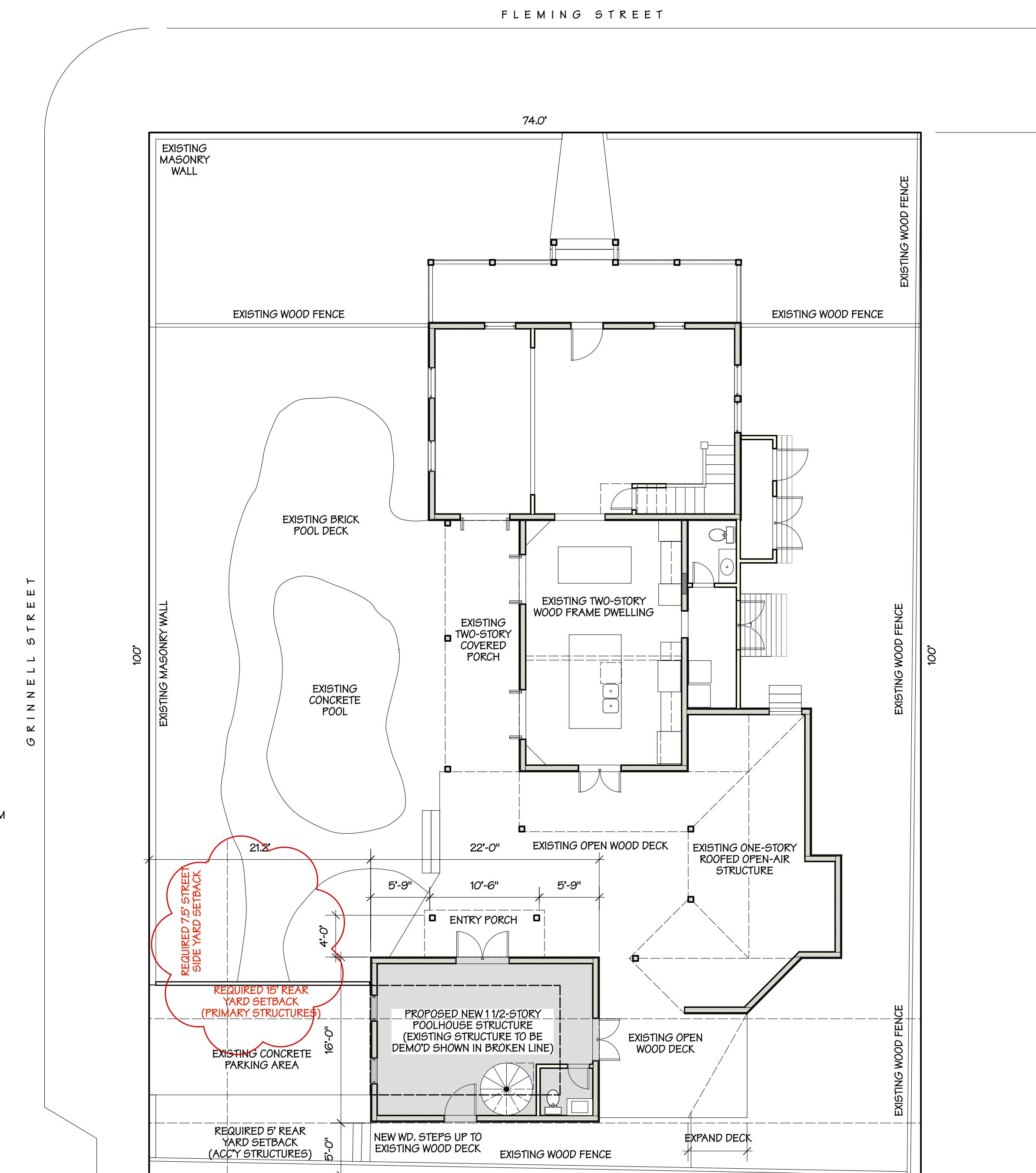
PROPOSED 1st FLOOR PLAN
scale: 1/4"=1'-0"



PROPOSED WEST ELEVATION
scale: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
scale: 1/4"=1'-0"



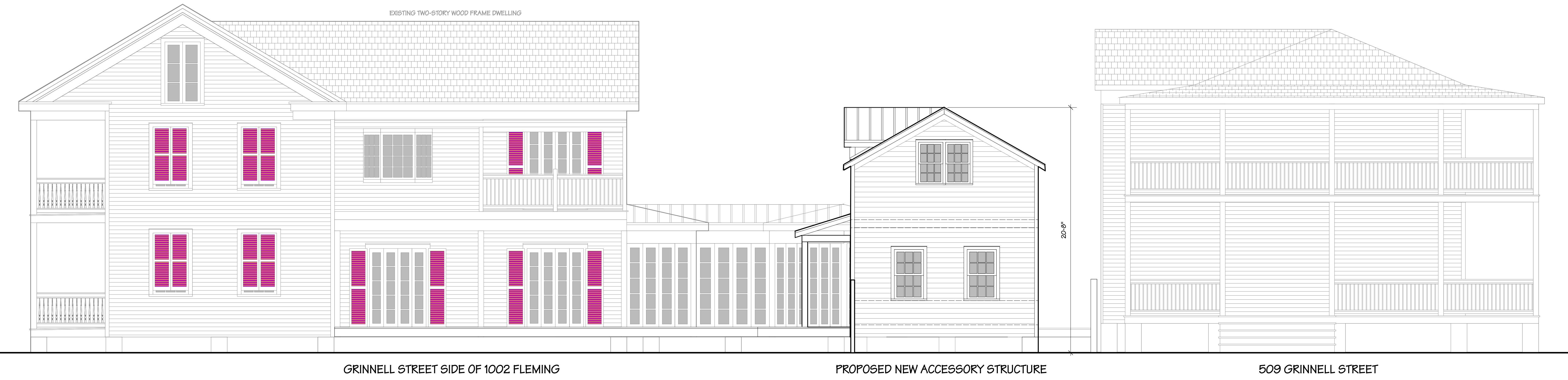
SITE PLAN
scale: 1"=10'

SITE DATA:		ALLOWED/ REQUIRED	EXISTING	PROPOSED
LOT AREA:	7400 S.F.			
LAND USE DISTRICT:	HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-2)			
FEMA FLOOD ZONE:	AE-6; PROPOSED FLOOR ELEVATION 8.0 +/-			
BLDG. COVERAGE:	2960 S.F. (40%)	2003 S.F. (26.4%)	2159 S.F. (29.2%)	
IMPERVIOUS SURFACE RATIO:				
CONC. DRIVE:	222	223	223	
POOL:	450	302	302	
POOL DECK:	302	302	302	
ENTRY WALK:	30	30	30	
TOTAL IMPERVIOUS:	4400 S.F. (60%)	3008 S.F. (40.6%)	3164 S.F. (42.8%)	
OPEN SPACE:	2590 S.F. (35%)	3744 S.F. (50.6 %)	NO CHANGE	
HEIGHT:	35'	29' +/-	NO CHANGE	
SETBACKS (ACCESSORY STRUCTURE):				
STREET SIDE:	7.5'	9'	7.7'	
REAR:	21.2'	21.2'	21.7'	
ACCESSORY STRUCTURE REAR YARD COVERAGE:	333 S.F. (30%)	220 S.F. (19.8%)		
STORMWATER DRAINAGE CALCULATIONS:				
IMPERVIOUS COVERAGE IS INCREASED BY 156 S.F.				
156 S.F. X 1st 1" RAINFALL = 13 C.F. REQUIRED SWALE AREA				

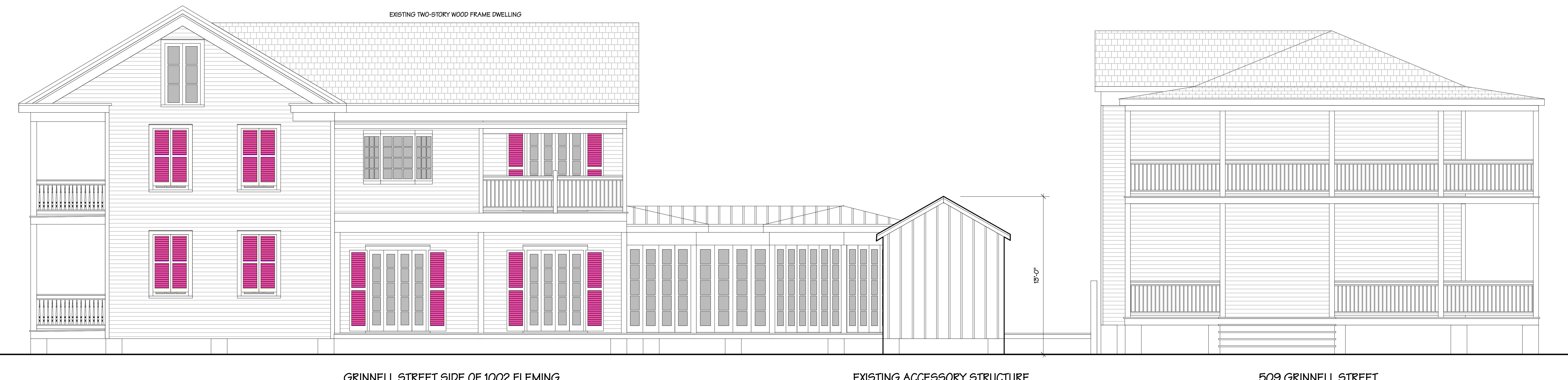
poolhouse demolition / reconstruction
1002 FLEMING STREET
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594
sheet 2 of 2



PROPOSED WEST (GRINNELL STREET) ELEVATION
scale: 1/4"=1'-0"



EXISTING WEST (GRINNELL STREET) 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., July 23, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE AT REAR YARD.
DEMOLITION OF ACCESSORY STRUCTURE AT REAR YARD.

#1002 FLEMING STREET

Applicant – Robert L. Delaune, Architect Application #H2024-0021

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 ROBERT DELAUNE, 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:

- That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

1002 FLEMING STREET on the
177[#] day of JULY, 2021.

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 23 JULY 2024,
2024.

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 H2024-0021

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

Signed Name of Affiant:

Robert Delaune
Date: 7/17/24
Address: 1009 Estero St
City: KEY WEST, FL
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 17 day of
July, 2024.

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

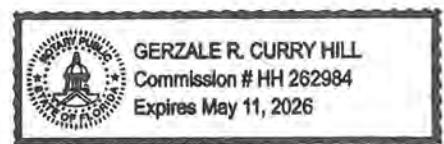
NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____



Public Meeting Notice

The Village of White Haven Board of Zoning Adjustment will hold a public meeting on Saturday, July 23, 2016 at 10:00 AM, White Haven, Key West, Florida. The purpose of the meeting is to consider the application of Robert L. Webster, Architect, Application #16004-0001.

**NEW ACCESSORY STRUCTURE AT REAR YARD,
DEMOLITION OF ACCESSORY STRUCTURE AT REAR
YARD.**

#1092 FLEMING STREET

Applicant: Robert L. Webster, Architect Application #16004-0001

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1092 Fleming Street, 305-294-0972 or visit our website at www.whitehaven.com.

THE VILLAGE OF WHITE HAVEN IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER. IT IS THE POLICY OF THE VILLAGE OF WHITE HAVEN NOT TO DISCRIMINATE ON THE BASIS OF RACE, COLOR, NATIONAL ORIGIN, GENDER, AGE, DISABILITY, OR ANY OTHER CLASSIFICATION PROTECTED BY LAW.

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	00007430-000000
Account#	1007706
Property ID	1007706
Millage Group	10KW
Location	1002 FLEMING St, KEY WEST
Address	
Legal Description	KW PT LOT 3 SQR 45 OR86-124/25 OR526-850 OR601-362 OR758-561/62 OR927-2308 OR1041-905 OR1287-529/31 OR1287-532/34 OR1614-1085/86 OR1651-402 OR2088-2031/32 OR3188-0896 <i>(Note: Not to be used on legal documents.)</i>
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable	No
Housing	



Owner

WICKENHEISER JAMES
1012 Gasserway Cir
Brentwood TN 37027

WICKENHEISER JODIE
1012 Gasserway Cir
Brentwood TN 37027

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$984,101	\$987,763	\$722,834	\$742,370
+ Market Misc Value	\$38,162	\$39,276	\$40,389	\$41,587
+ Market Land Value	\$1,630,535	\$1,235,430	\$913,752	\$906,759
= Just Market Value	\$2,652,798	\$2,262,469	\$1,676,975	\$1,690,716
= Total Assessed Value	\$2,652,798	\$1,844,673	\$1,676,975	\$1,690,716
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,652,798	\$2,262,469	\$1,676,975	\$1,690,716

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,235,430	\$987,763	\$39,276	\$2,262,469	\$1,844,673	\$0	\$2,262,469	\$0
2021	\$913,752	\$722,834	\$40,389	\$1,676,975	\$1,676,975	\$0	\$1,676,975	\$0
2020	\$906,759	\$742,370	\$41,587	\$1,690,716	\$1,690,716	\$0	\$1,690,716	\$0
2019	\$955,710	\$761,906	\$42,783	\$1,760,399	\$1,007,183	\$25,000	\$982,183	\$500,000
2018	\$854,848	\$800,978	\$43,980	\$1,699,806	\$988,404	\$25,000	\$963,404	\$500,000

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)	7,400.00	Square Foot	74	100

Buildings

Building ID	506	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	Effective Year Built	2015
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	3944	Roof Type	IRR/CUSTOM
Finished Sq Ft	2044	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	292	Bedrooms	3

Functional Obs	0		Full Bathrooms	4
Economic Obs	0		Half Bathrooms	0
Depreciation %	7		Grade	600
Interior Walls	WALL BD/WD WAL		Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,120	0	365
FAT	FINISHED ATTIC	750	0	110
FLA	FLOOR LIV AREA	2,044	2,044	332
SBF	UTIL FIN BLK	30	0	26
TOTAL		3,944	2,044	833

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1978	1979	5 x 30	1	150 SF	2
FENCES	1978	1979	2 x 92	1	184 SF	4
WALL AIR COND	1983	1984	0 x 0	1	1 UT	1
WALL AIR COND	1983	1984	0 x 0	1	3 UT	2
WOOD DECK	1993	1994	0 x 0	1	680 SF	2
WATER FEATURE	2000	2001	0 x 0	1	1 UT	1
TILE PATIO	2000	2001	0 x 0	1	272 SF	5
BRICK PATIO	2000	2001	0 x 0	1	30 SF	2
RES POOL	2000	2001	0 x 0	1	450 SF	3
FENCES	1979	2004	5 x 68	1	340 SF	2
FENCES	2003	2004	6 x 94	1	564 SF	2
FENCES	2005	2006	6 x 140	1	840 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/5/2022	\$2,915,000	Warranty Deed	2386934	3188	0896	03 - Qualified	Improved		
2/14/2005	\$2,150,000	Warranty Deed		2088	2031	Q - Qualified	Improved		
8/30/2000	\$920,000	Warranty Deed		1651	0402	Q - Qualified	Improved		
1/5/2000	\$985,000	Warranty Deed		1614	1085	Q - Qualified	Improved		
12/1/1993	\$430,000	Warranty Deed		1287	0532	Q - Qualified	Improved		
4/1/1978	\$97,500	Conversion Code		758	561	Q - Qualified	Improved		

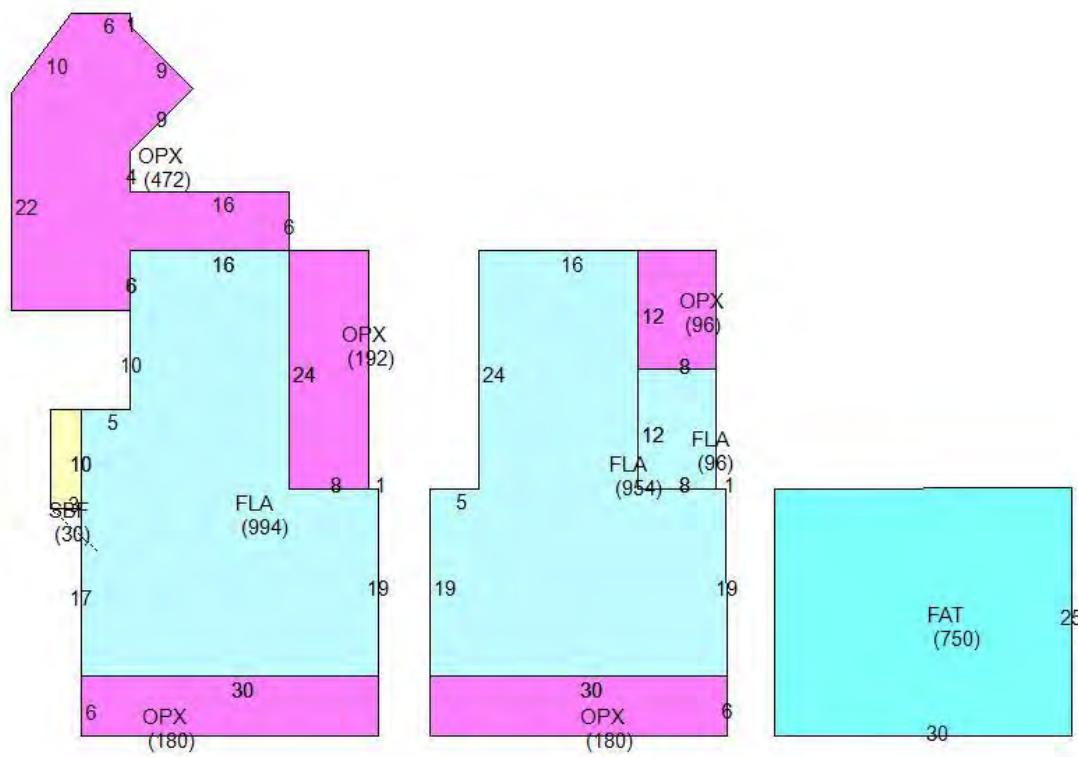
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-3330	1/31/2023		\$20,000	Residential	only homeowner to perform the work. Must use City of Key West Inspectors. in progress and finals 12/29/2022 11:33:38 AM 2 story side addition per plans. Install new impact windows on side + back of home.
22-2508	9/23/2022	10/27/2022	\$28,600	Residential	Remove 22SQ existing Metal Shingle roofing and replace with new of the same.
22-2363	8/22/2022	10/27/2022	\$4,000	Residential	Exploratory removal of drywall from bedroom walls and ceilings to determine condition of wood walls and ceilings. Remove rotten steps and decking on 1st floor side porch. Repair and replace with 1" x 4" T&G wood deck.
08-0135	1/24/2008	2/1/2008	\$1,000	Residential	AFTER THE FACT INSTALL OF 125A GENERATOR
08-0166	1/23/2008	2/1/2008	\$1,500	Residential	REPLACE ROTTED PICKET FENCE WITH LIKE PICKET FENCE
08-0036	1/10/2008	1/30/2008	\$800	Residential	RUN 15' COPPER LINE FROM TWO 100 GAL TANKS TO GENERATOR
08-0003	1/2/2008	1/23/2008	\$400	Residential	EMERGENCY REPAIR REPLACE OF METER CAN & RISER WIRES
06-1511	3/6/2006	8/7/2006	\$41,000	Residential	INSTALL 5SQS OF V-CRIMP METAL ROOFINGON NEW GAZEBO
06-1263	3/3/2006	8/7/2006	\$1,200	Residential	INSTALL 3 CEILING FANS IN DINING GAZEBO
06-0362	2/3/2006	8/7/2006	\$3,500	Residential	BUILD DINING GAZEBO ATTACHED TO REAR OF HSE ON EXISTING DECK
06-0326	1/23/2006	8/7/2006	\$900	Residential	INSTALL SEWER LATERAL TO POOL HSE
06-0199	1/12/2006	8/7/2006	\$1,500	Residential	INSTALL NEW 125 AMP FOR POOL HSE
05-5046	12/6/2005	8/7/2006	\$6,500	Residential	CONVERT GARAGE INTO POOL HSE
05-5047	12/6/2005	8/7/2006	\$2,200	Residential	WIRE POOL HSE (170SF)
05-5048	12/6/2005	8/7/2006	\$1,800	Residential	ROUGH SET W/C LAV/WATER HEATER
05-3888	9/12/2005	8/7/2006	\$4,000	Residential	18" METAL FENCE ATOP OF 85LF CONCRETE WALL
05-3356	8/8/2005	8/7/2006	\$4,000	Residential	RELOCATE THE EXISTING SERVICE DROP& REPLACE 200AMP PANEL
05-1703	5/24/2005	8/7/2003	\$4,000	Residential	red tag by corey install 140'X6" solid picket fence
05-1047	4/4/2005	8/7/2006	\$3,500	Residential	REPLACE 700SF OF DECK
02-2495	10/3/2002	1/12/2003	\$1,500	Residential	REPLACE FENCE
02-1038	4/24/2002	8/21/2003	\$1,000	Residential	PAINT EXTERIOR
01-1943	5/14/2001	10/9/2001	\$6,200	Residential	CENTRAL AC
00-3854	11/13/2000	12/21/2000	\$25,000	Residential	ELECTRICAL
00-3288	10/19/2000	12/21/2000	\$25,000	Residential	EXTERIOR REPAIRS
00-0190	1/25/2000	7/19/2000	\$9,015	Residential	RESURFACE POOL/RETILE PAT
98-3670	12/2/1998	8/13/1999	\$1	Residential	REPAIR FENCE(STORM DAMAGE
B942647	8/1/1994	12/1/1994	\$8,000	Residential	RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
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