



Historic Architectural Review Commission Staff Report for Item 3

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

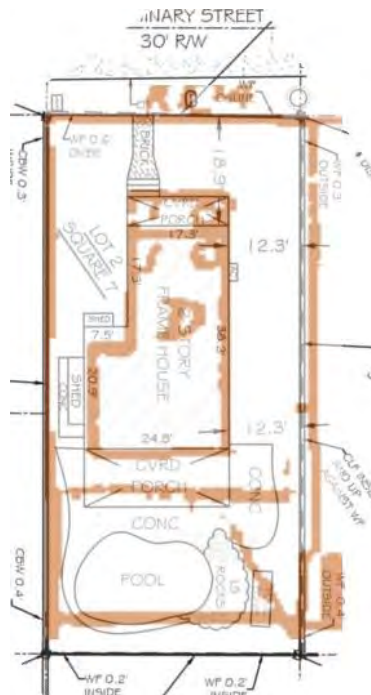
Description of Work

Partial demolition of west side and rear demolition of house. Entire rear wall will be demolished.

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



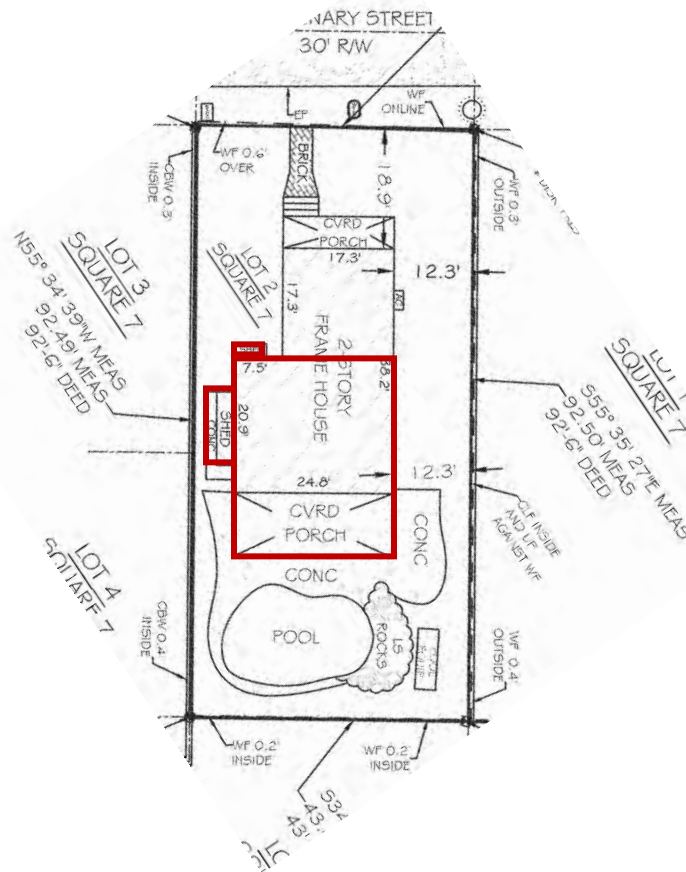
Front elevation

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of non-historic elements, including rear wall of the house, rear, and west side addition. It is staff's opinion that the proposed demolitions will be done for non-historic and non-contributing structures.



Areas proposed to be demolished.

Since the structures under review are non-historic, the evaluation shall be based on section 102-217 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (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;*

It is staff's opinion that the structures under review are not important character defining features to the historic site. The proposed additions that will replace the requested parts of the house to be demolished will be appropriate.

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

The proposed structures to be demolished are not historic.

- (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 non-historic structures under review cannot be considered important elements that can define the historic character of the site and neighborhood.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structures under review will not qualify to be contributing to the district in a near future.

Staff recommends to the Commission the consideration of this request for demolition. If the Commission finds the design meets cited criteria this will be the only required reading for demolition.

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 # HARC 2022-0058	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:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

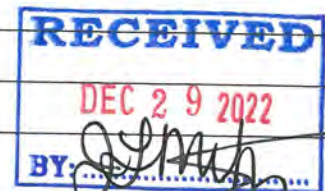
APPLICANT'S SIGNATURE:

1004 SEMINARY ST.	
WRM-KEYWEST LLC	PHONE NUMBER 330.416.0500
5223 LAKE PINE CIR	EMAIL DLEOHR@PRIDEONE.COM
BRUNSWICK, OH 44212	
CATHERINE FELTON	PHONE NUMBER 219.241.9478
25 SHIPS WAY	EMAIL CATHERINE@LILREDROOSTER
BIG PINE, FL 33042	
Catherine Felton	DATE 12.28.2022

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: 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.
MAIN BUILDING: +/- 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.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): See appendix



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

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: <u>1.24.22</u>	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: <u>IKB</u>
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:		
<u>DEFERRED to march 28th For Design modifications</u>		
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 # HARC2022-0058	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.**


PROPERTY OWNER'S SIGNATURE

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

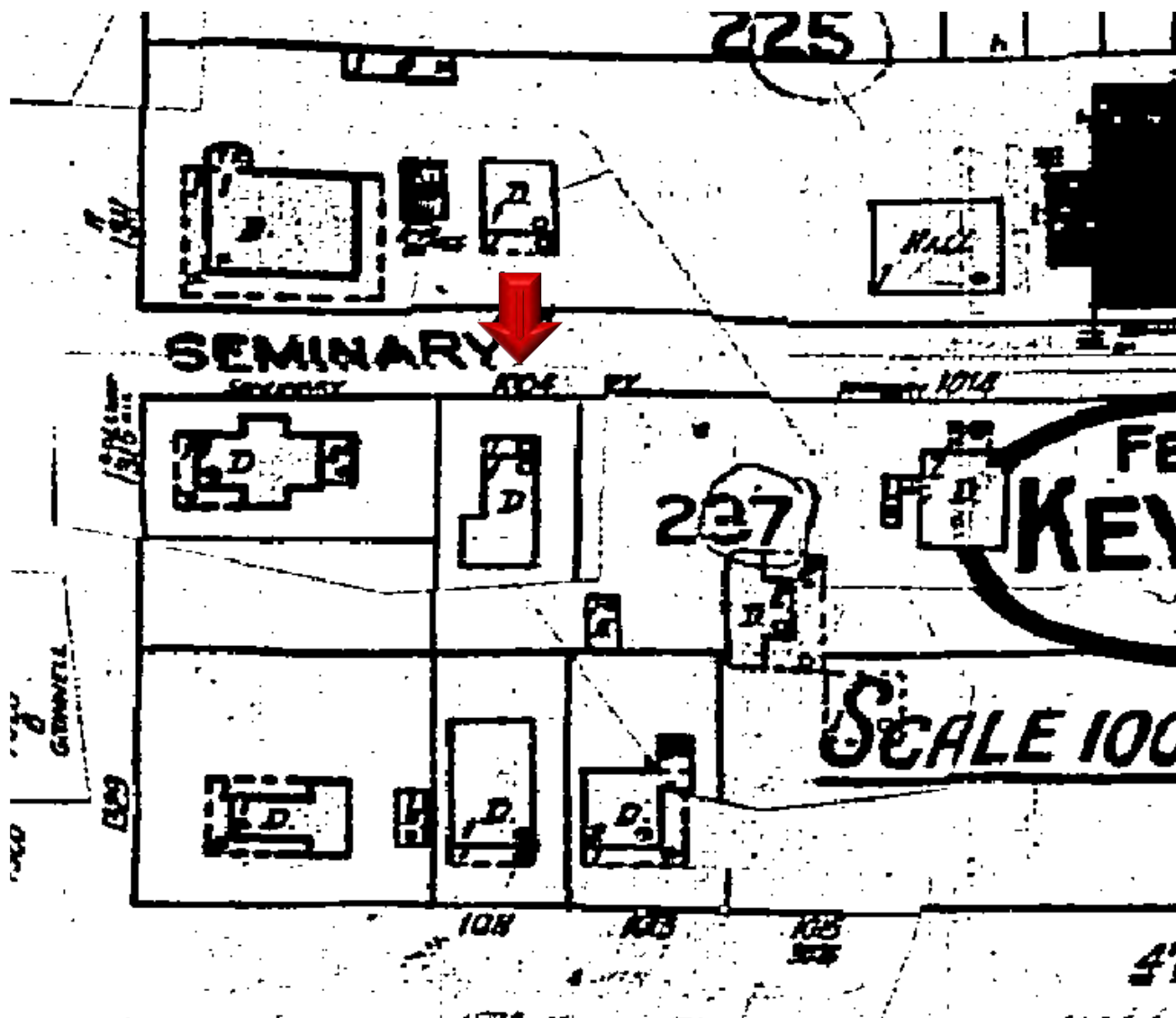
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

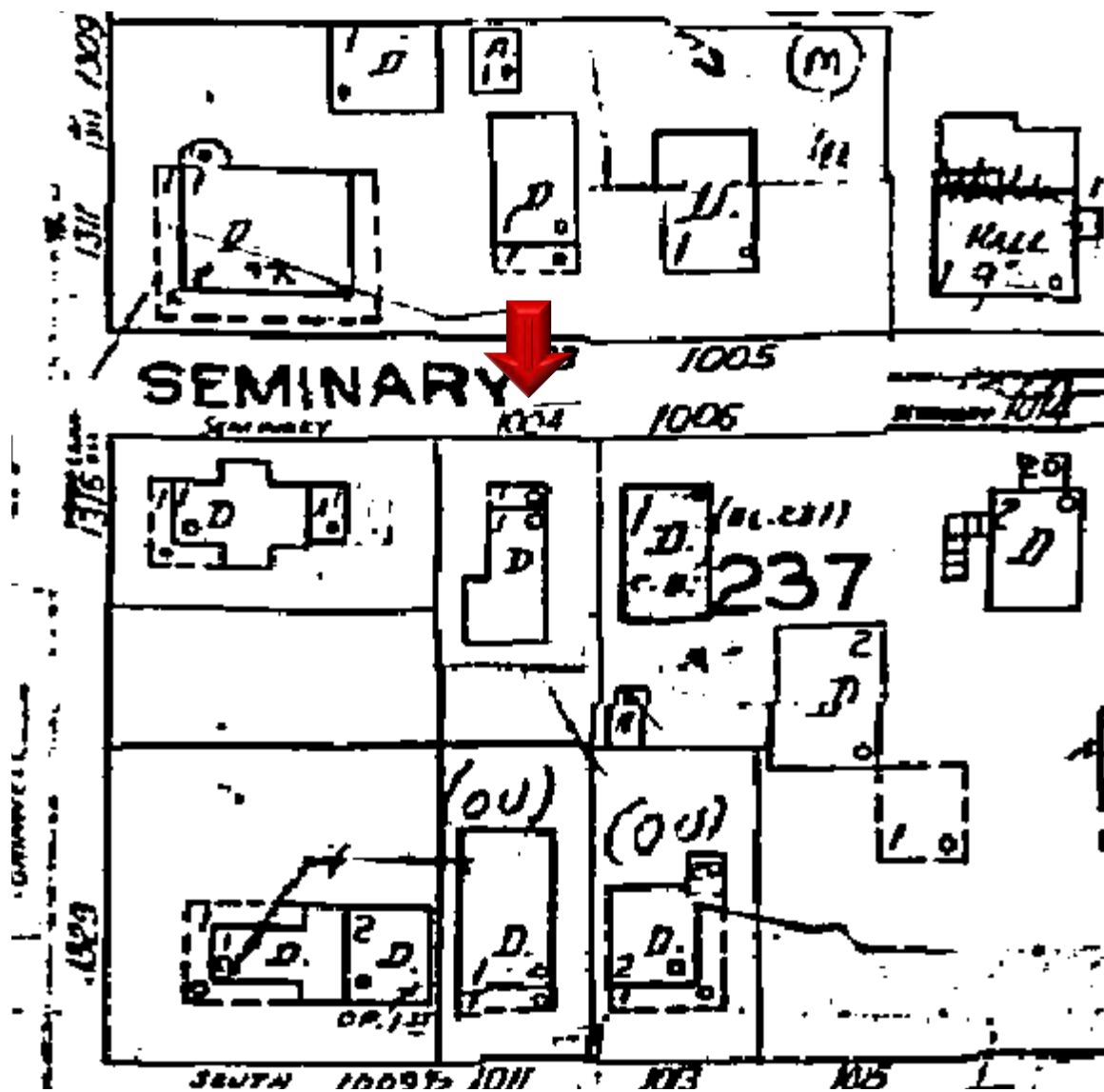
(4) Removing buildings or structures that would otherwise qualify as contributing.

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

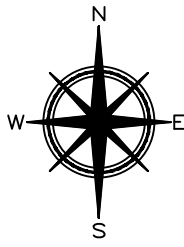
ADDRESS:
1004 SEMINARY STREET,
KEY WEST, FL 33040

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

MAP OF BOUNDARY SURVEY

LEGEND

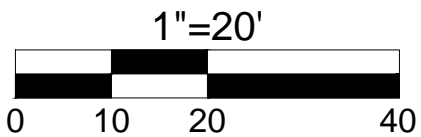
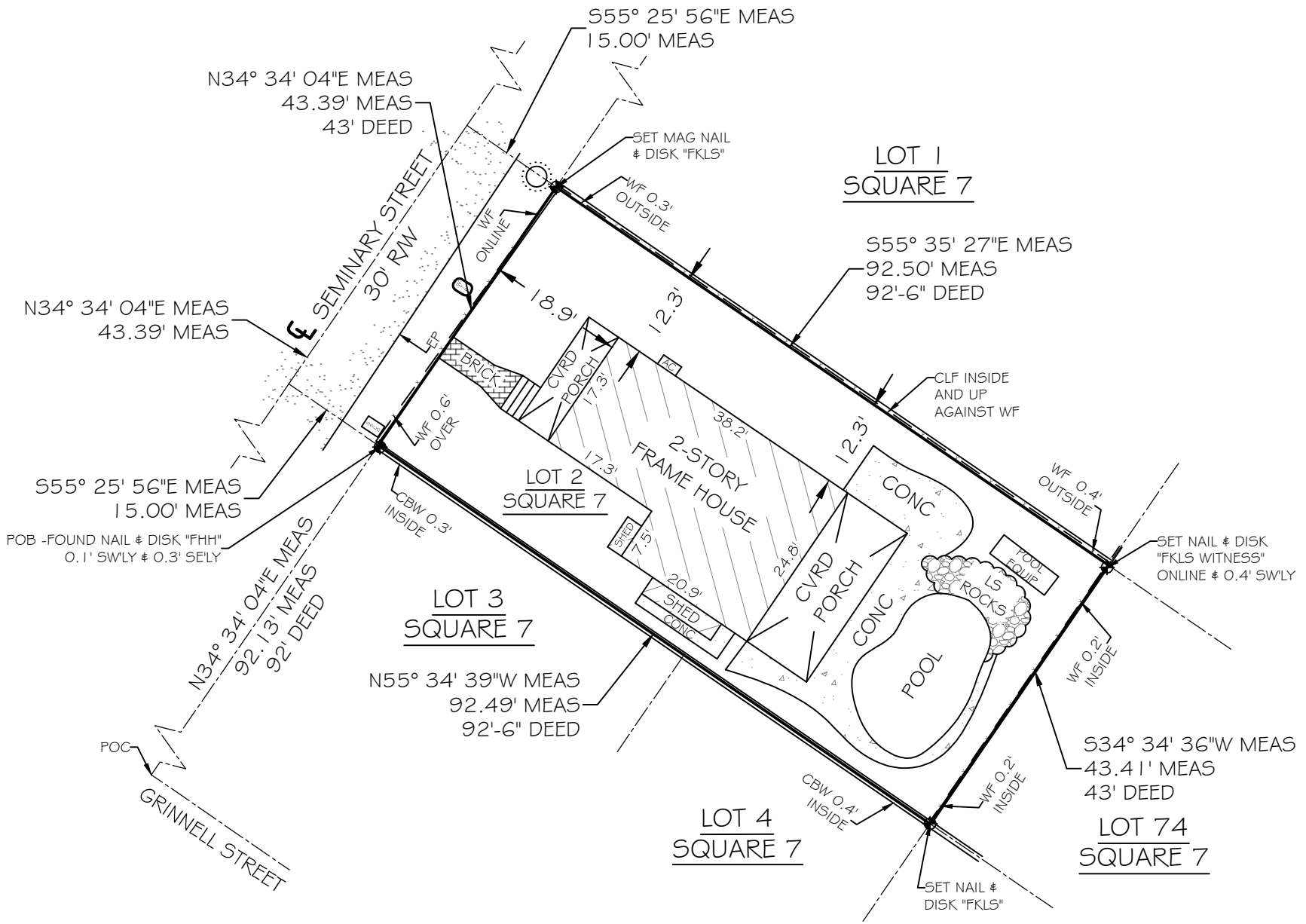
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



ASSUMED



LOCATION MAP - NTS
SEC. 05-T685-R25E



TOTAL AREA = 4,014.01 SQFT ±

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 MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHW = OVERHEAD WIRES | UR = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | U/E = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PCCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FND = FOUND | PK = PARKER KALON NAIL | WM = WATER METER |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FOL = FENCE ON LINE | PI = POINT OF INTERSECTION | 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 SURVEYORS 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, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

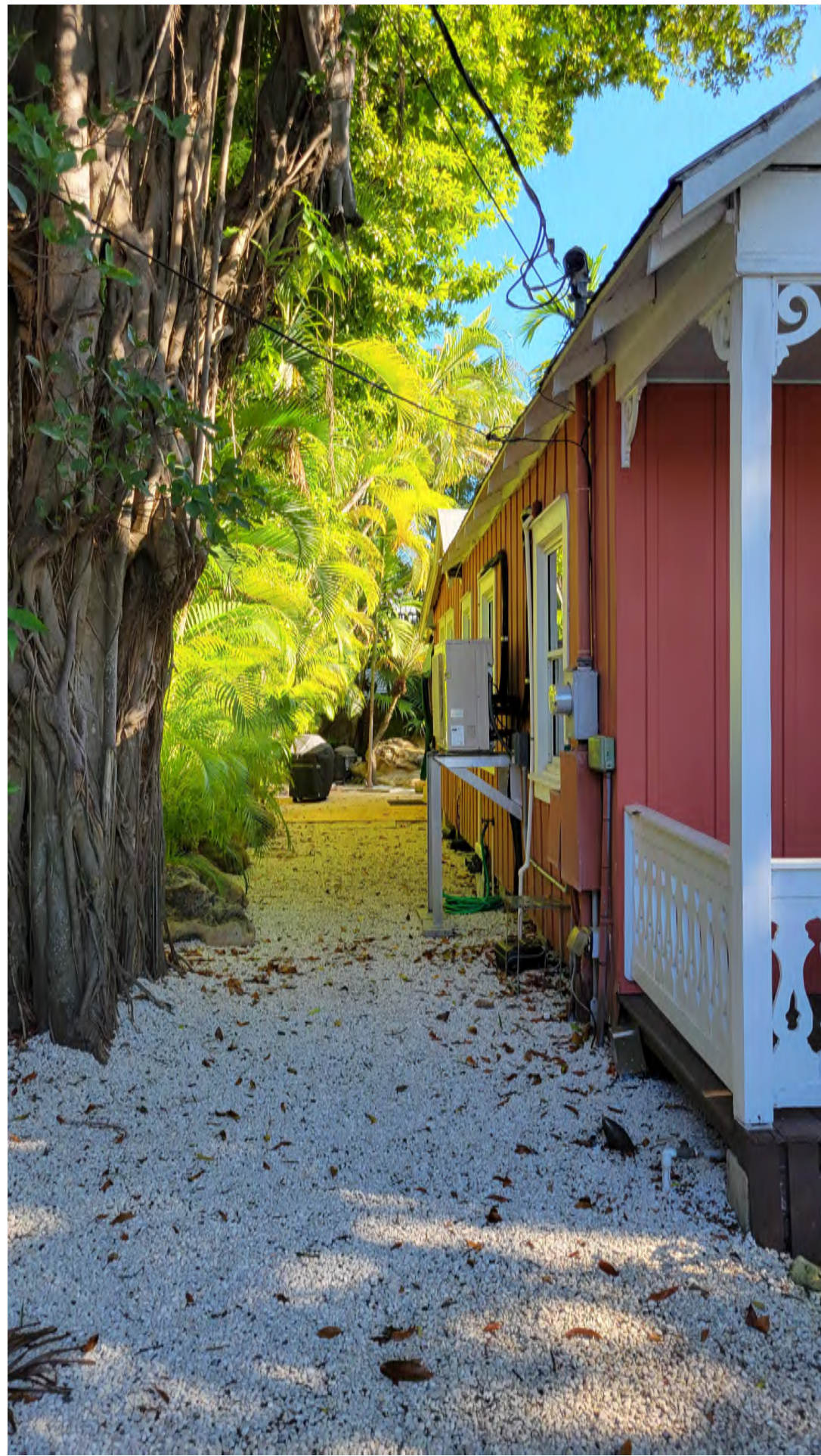
NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER



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



SIDE ELEVATION FACING EAST



FRONT ELEVATION FACING NORTH



FRONT ELEVATION FACING NORTH



SIDE ELEVATION FACING WEST

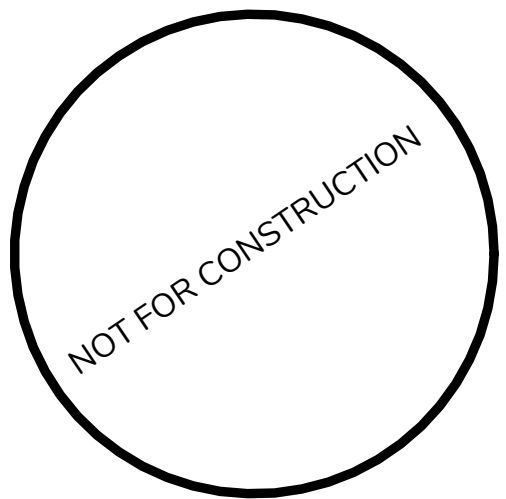


REAR ELEVATION FACING SOUTH



REAR YARD FACING SOUTH

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

SHEET NUMBER:
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2021 LITTLE RED ROOSTER,LLC



1006 SEMINARY



1004 SEMINARY



1315 GRINNELL



1311 GRINNELL



1003 SEMINARY



1315 GRINNELL



925 SEMINARY

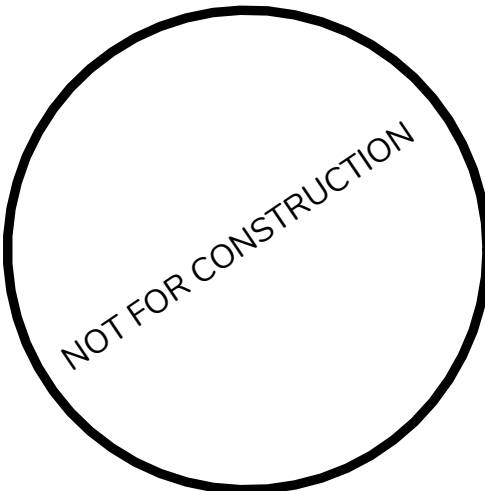


1014 SOUTH



1019 SOUTH

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
CONTEXT

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-0.02

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2021 LITTLE RED ROOSTER,LLC



Your Vision ● Our Passion

25 Ships Way

Big Pine, El. 33043

www.LilRedRooster.com

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

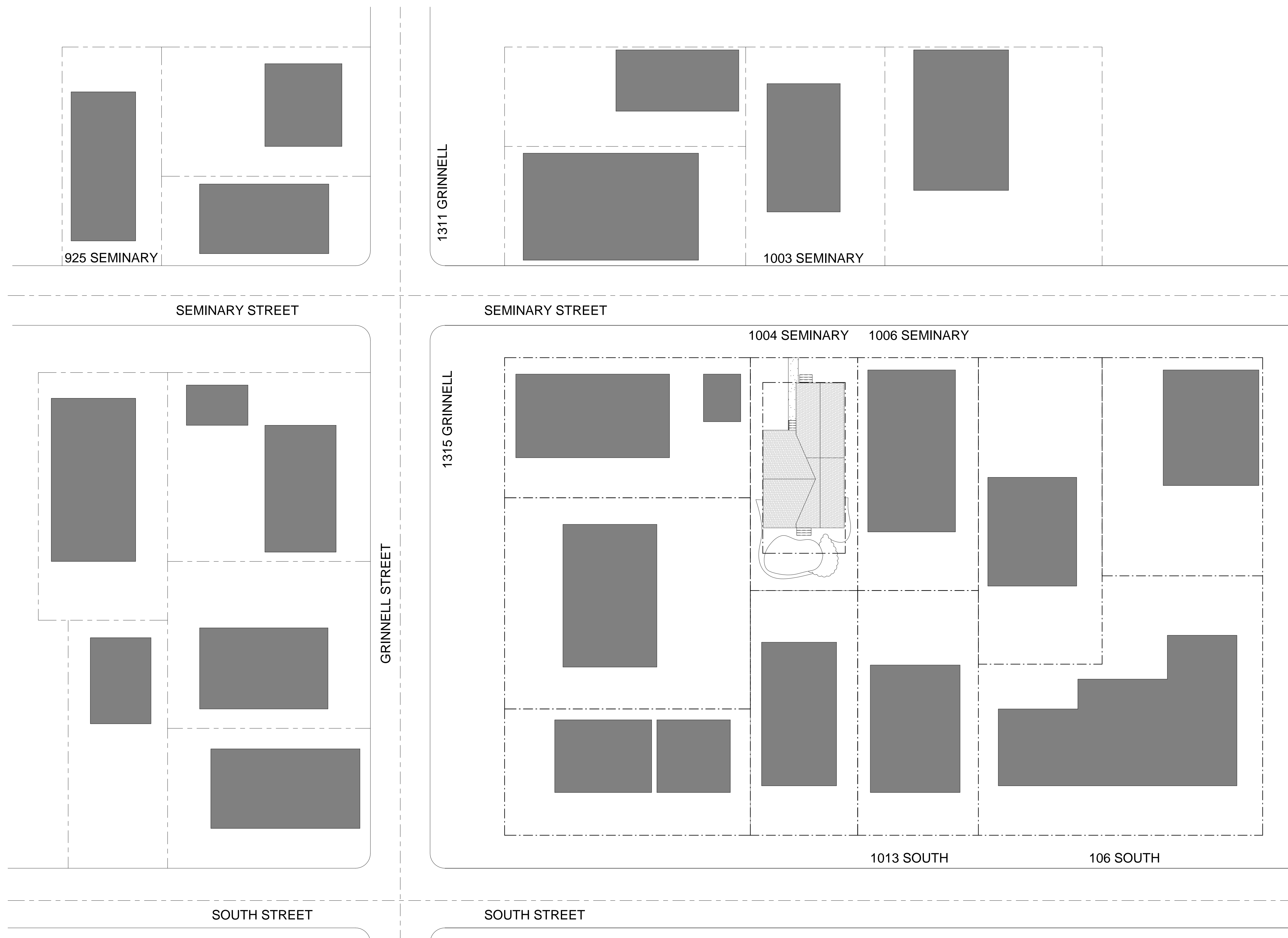
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ISSUED FOR:	DATE:

[illegible]

SHEET NUMBER:

A-0.10

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 2021 LITTLE RED ROOSTER,LLC



1

PROPOSED SITE MASSING

SCALE: 1" = 20'-0"



Your Vision ● Our Passion

25 Ships Way

Big Pine, FL 33043

www.LilRedRooster.com

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:

EXISTING AND
PROPOSED
ELEVATION MASSING

ORIGINAL SIZE: 24 x 36 PROJECT NUMBER: 22023

DRAWN BY: CAF
CHECKED BY: PDB

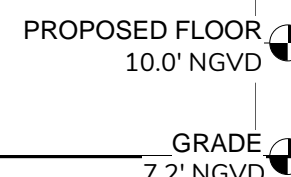
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ISSUED FOR:	DATE:

[illegible]

SHEET NUMBER:

A-0.11

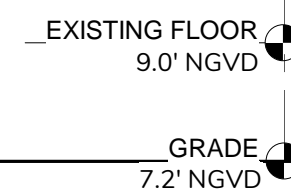
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2/26/2023 1:08:21 PM
2021 LITTLE RED ROOSTER,LLC



2

PROPOSED MASSING ELEVATION

SCALE: 1/8" = 1'-0"



1

DEMOLITION NORTH ELEVATION

SCALE: 1/8" = 1'-0"


LITTLE RED ROOSTER
Your Vision ● Our Passion
25 Ships Way
Big Pine, FL 33043
(305) 509 - 7932
www.LilRedRooster.com

NOT FOR CONSTRUCTION

SHEET TITLE:

DEMOLITION AND
PROPOSED SITE PLAN

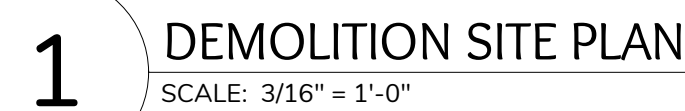
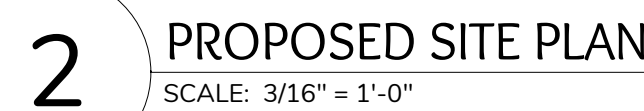
ORIGINAL SIZE: 24 x 36 PROJECT NUMBER: 22023
DRAWN BY: CAF CHECKED BY: PDB

CREATION DATE:	DATE
ISSUED FOR:	DATE:

[illegible]

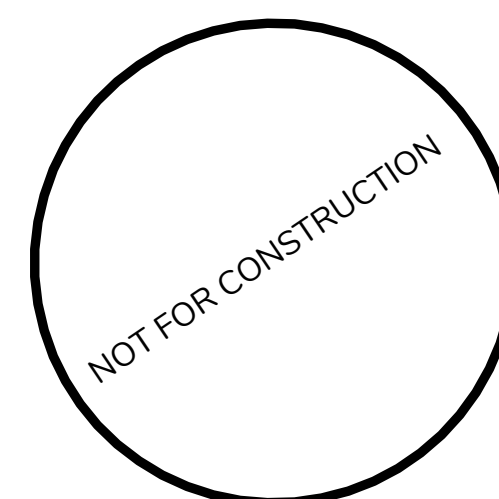
A-1.00

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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

SHEET TITLE:

DEMOLITION & PROPOSED FLOOR PLANS

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

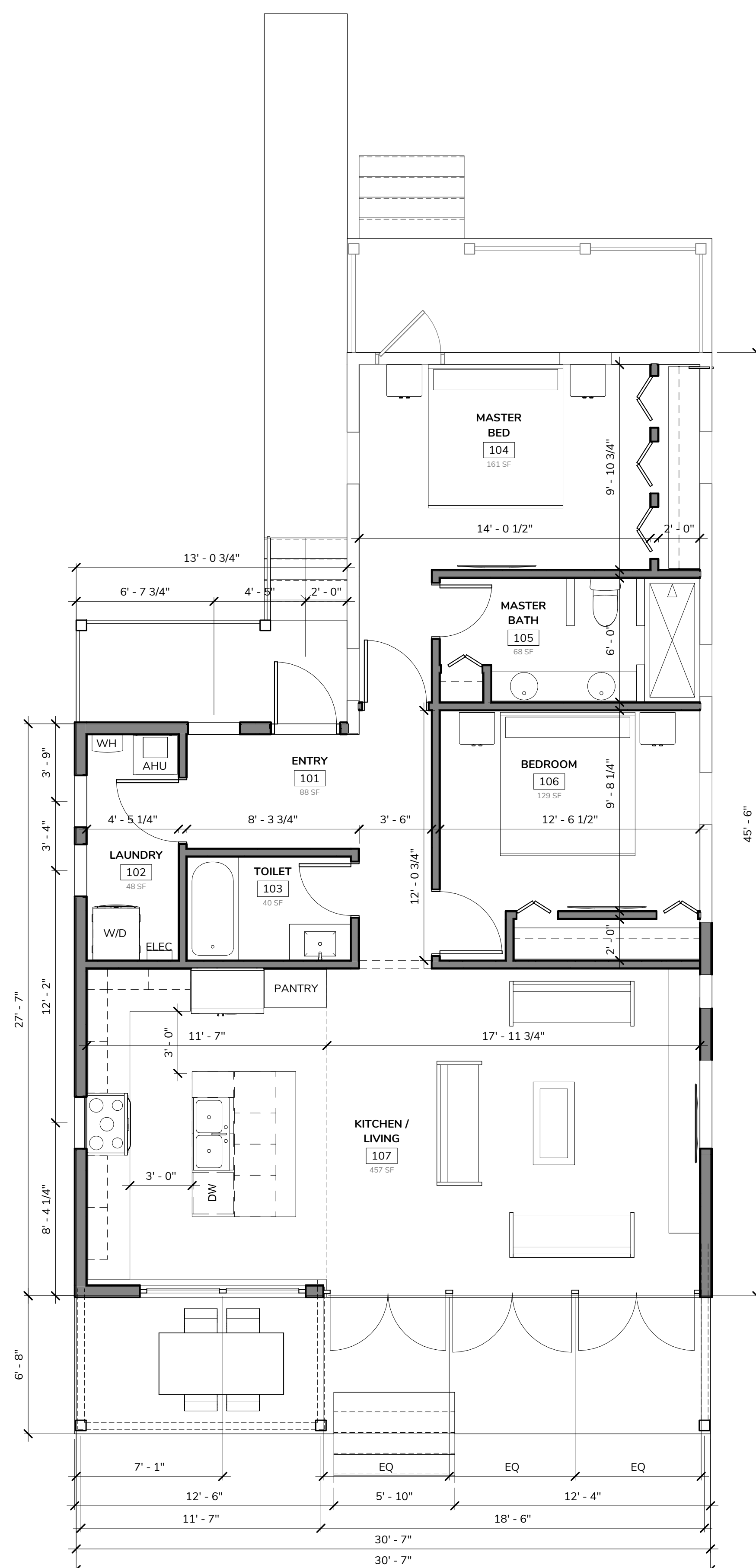
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ISSUED FOR:	DATE:

[illegible]

SHEET NUMBER:

A-2.00

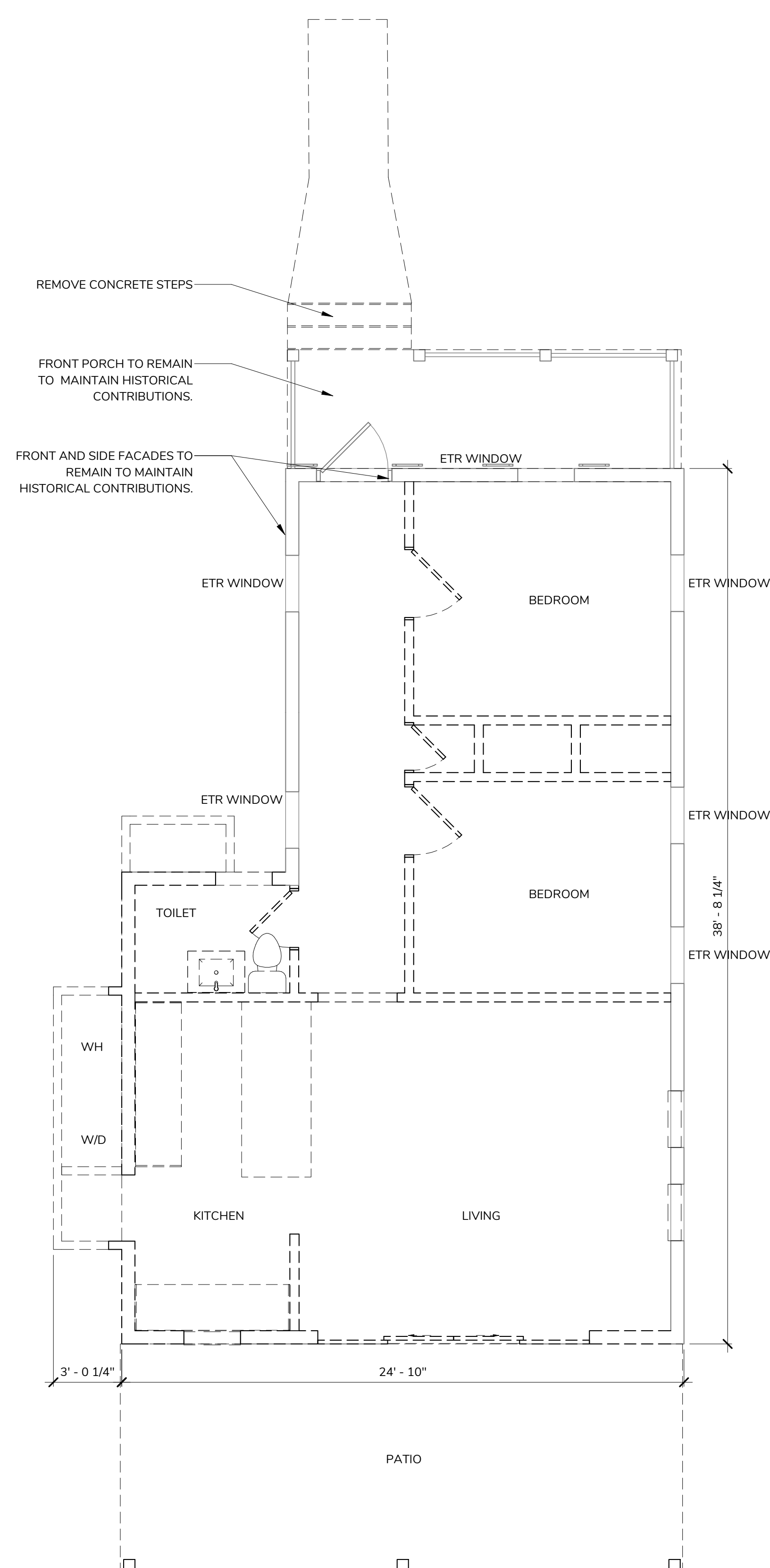
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2/26/2023 2:04:00 PM
2021 LITTLE RED ROOSTER,LLC



2

PROPOSED GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

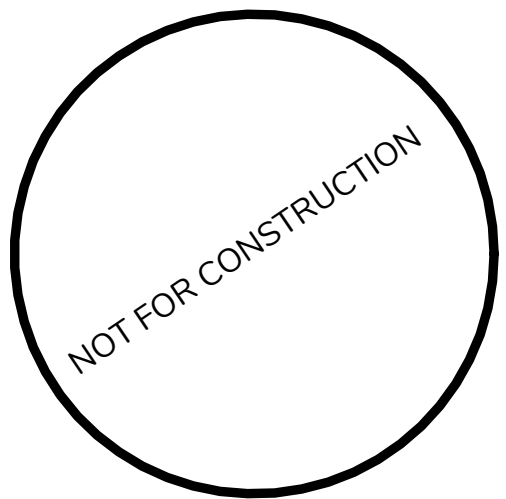


1

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

SHEET TITLE:

DEMOLITION AND
PROPOSED
ELEVATIONS

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

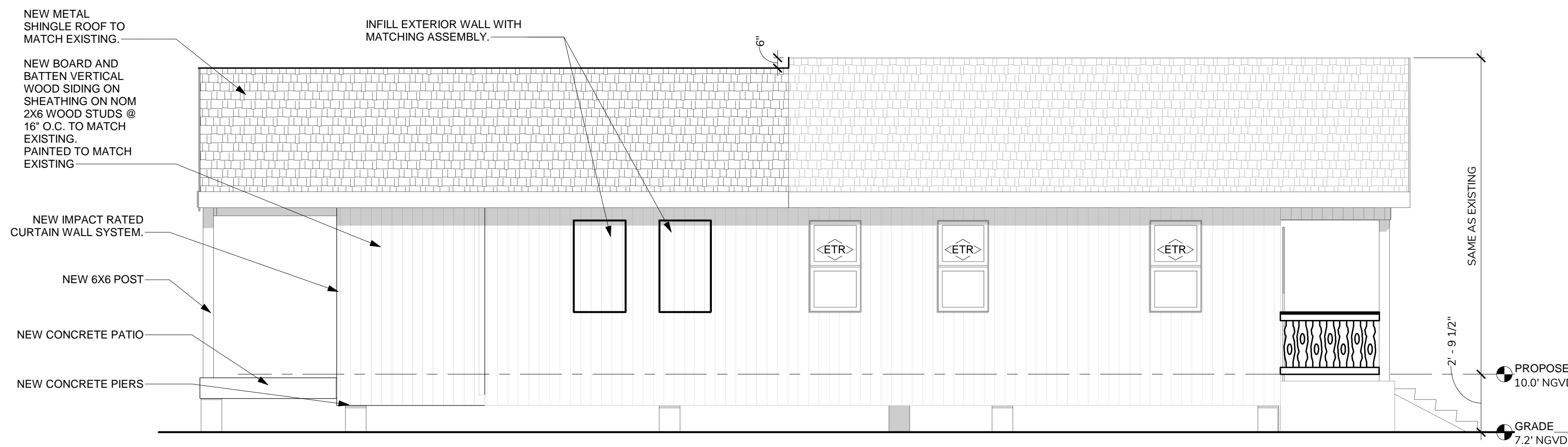
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ISSUED FOR:	DATE:

REVISION	DATE

SHEET NUMBER:

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2021 LITTLE RED ROOSTER,LLC



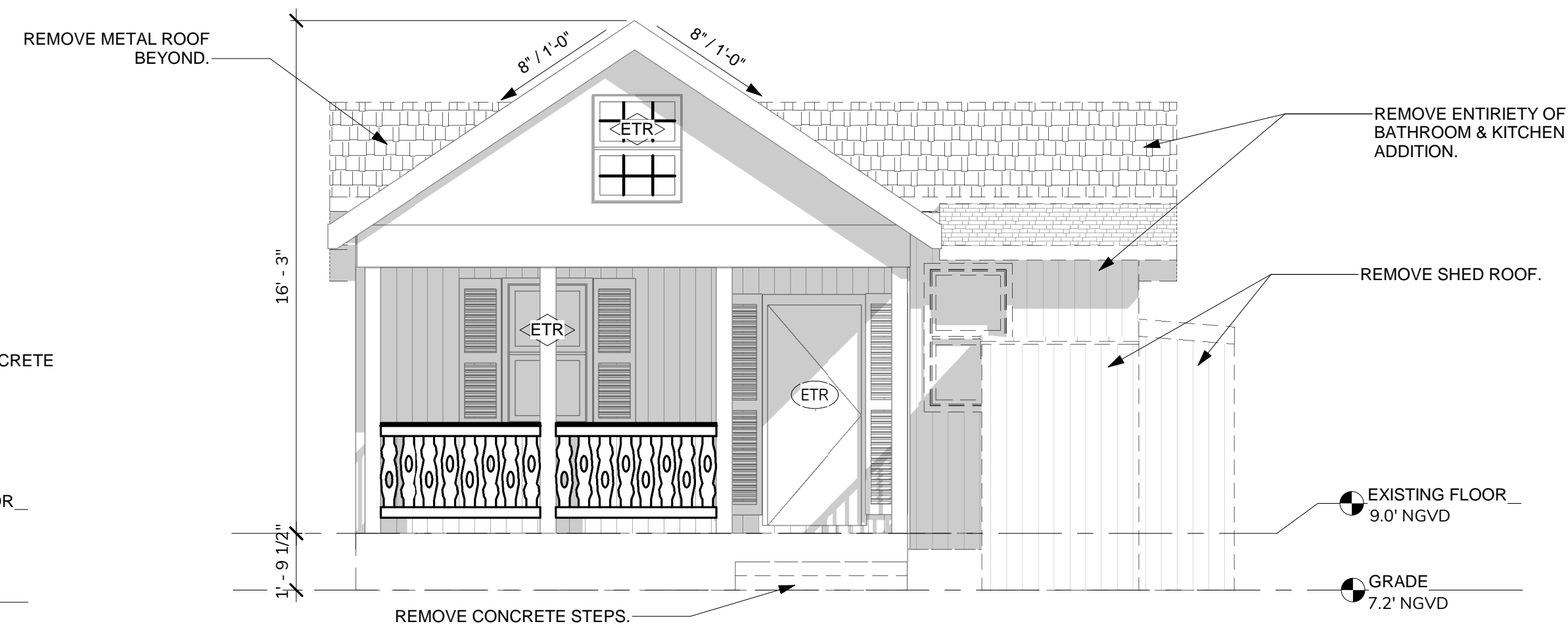
4 EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



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

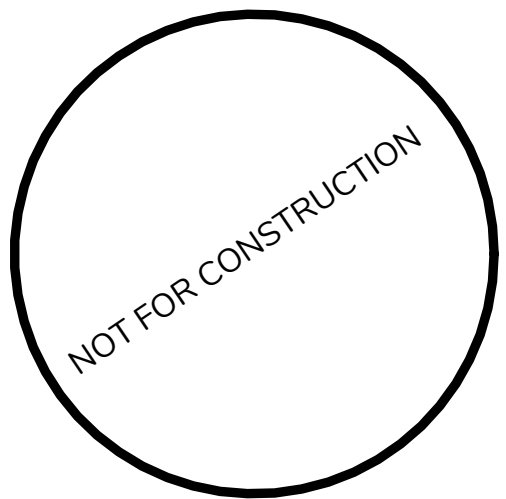


2 DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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

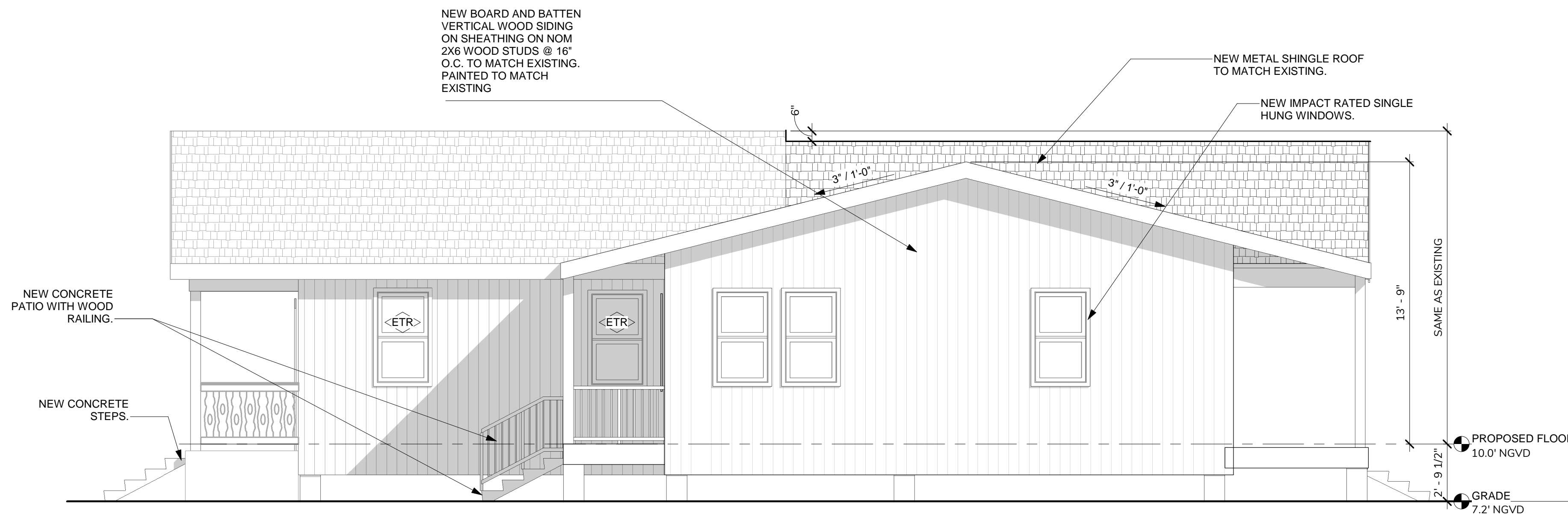
CREATION DATE:	DATE
ISSUED FOR:	DATE:

REVISION	DATE

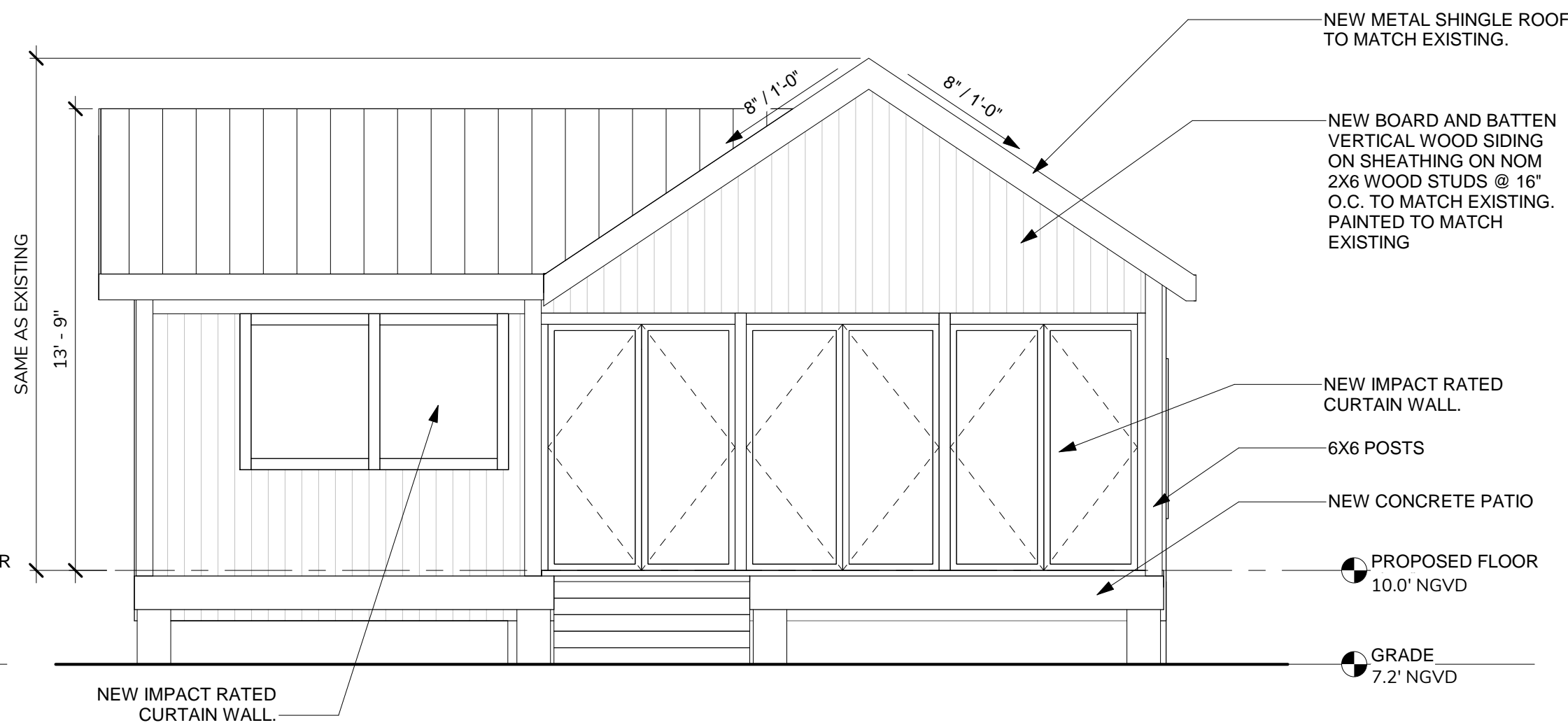
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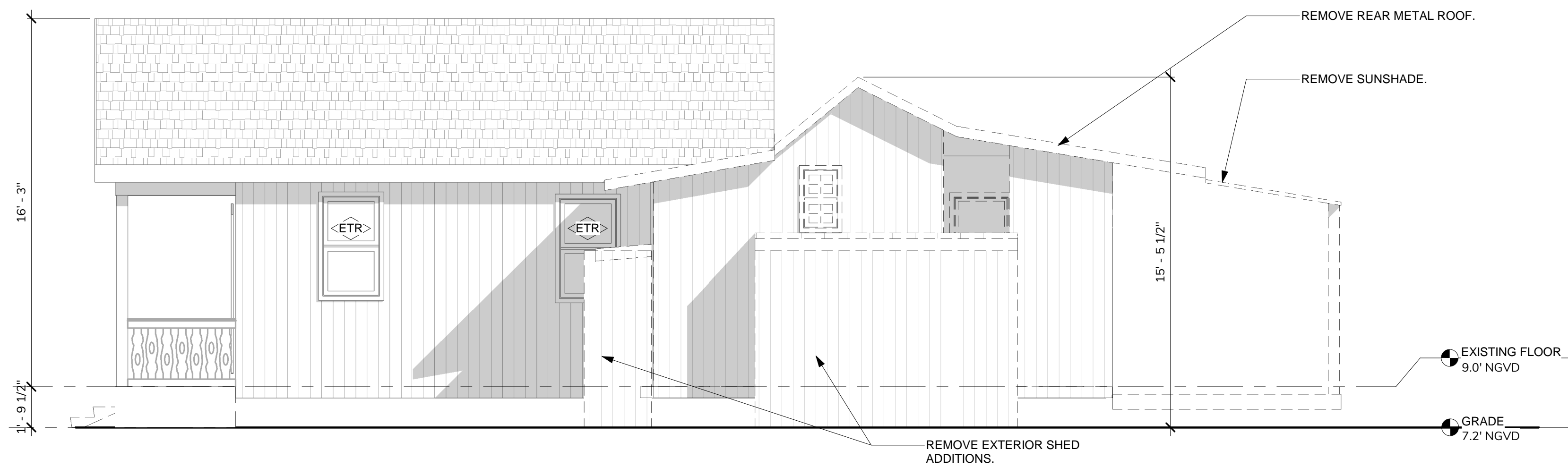
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2021 LITTLE RED ROOSTER,LLC



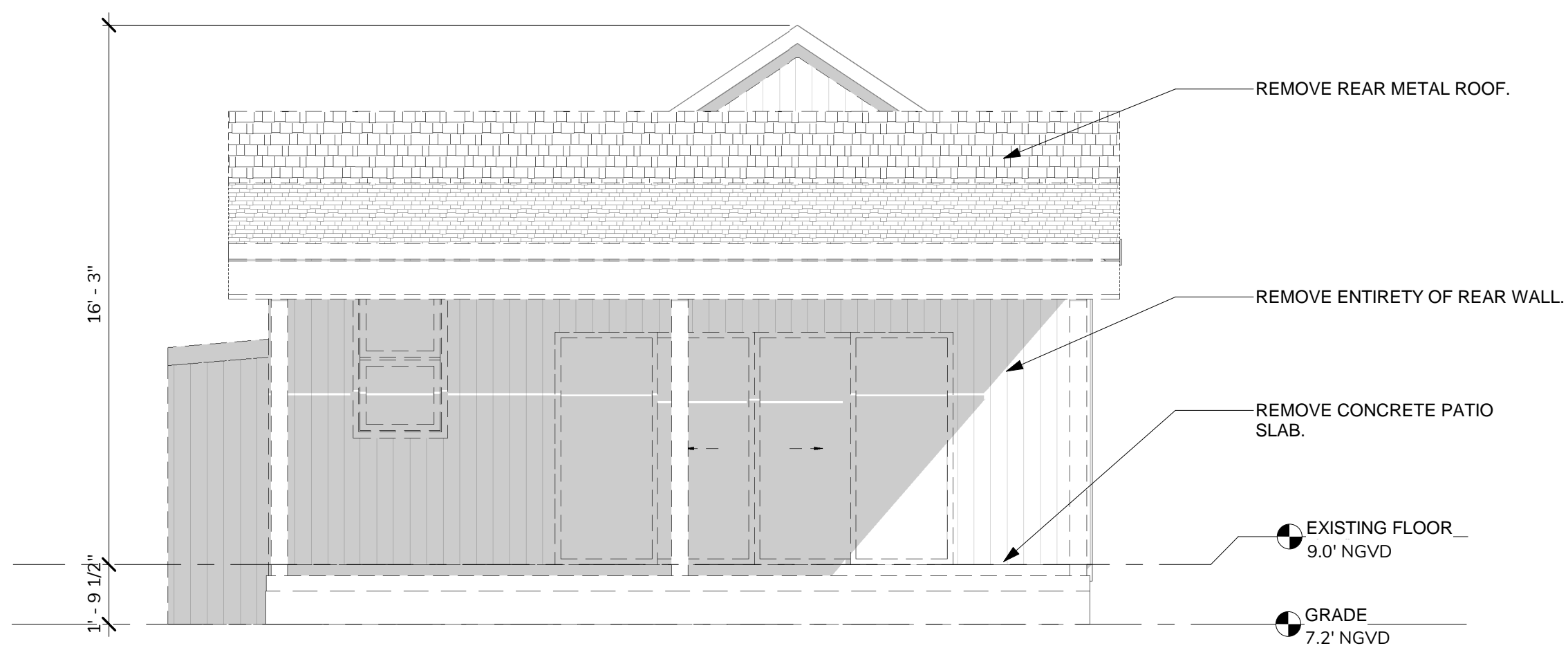
4 WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



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"

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

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



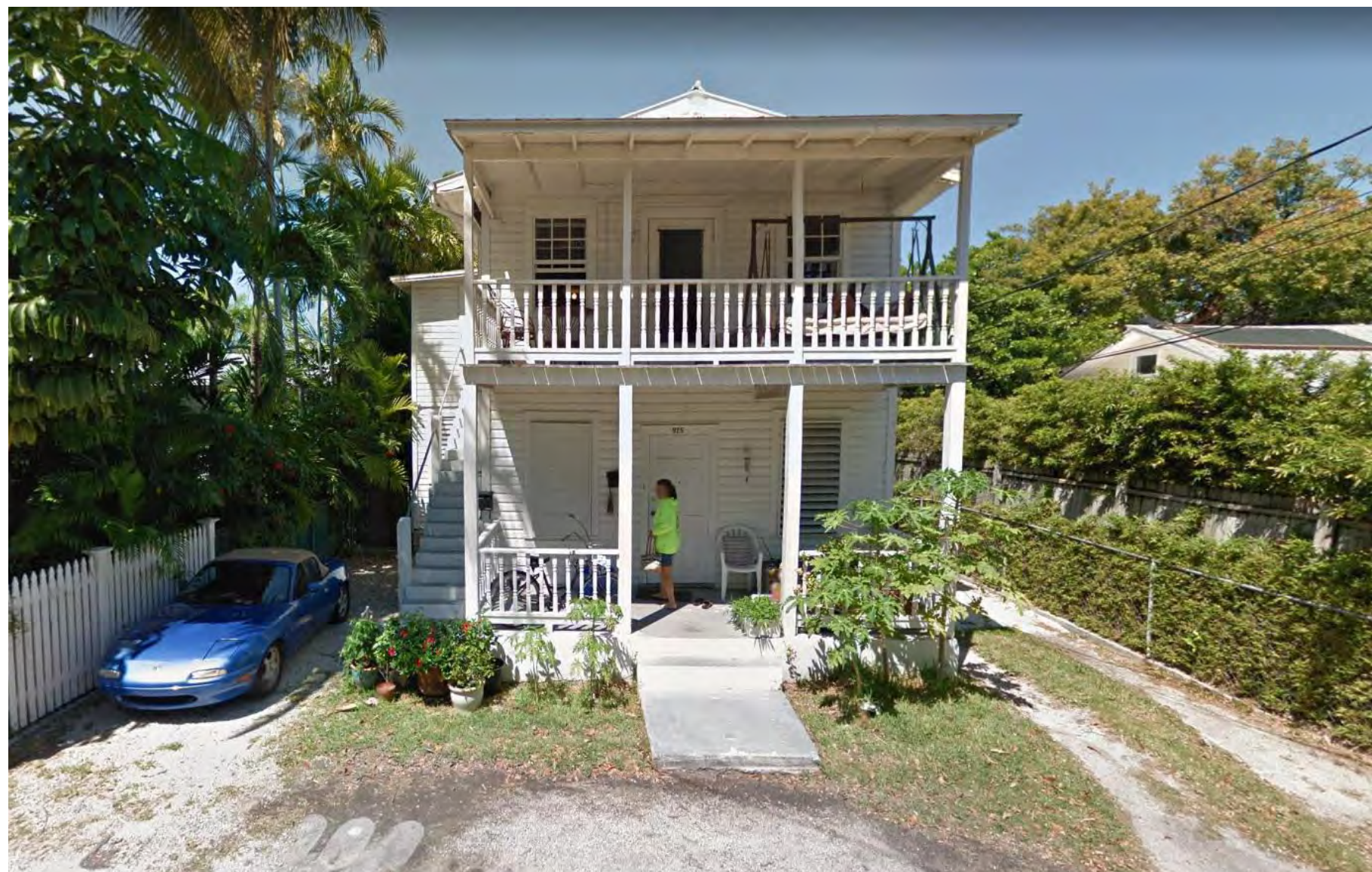
1311 GRINNELL



1003 SEMINARY



1315 GRINNELL



925 SEMINARY



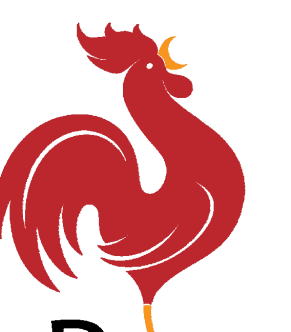
1014 SOUTH



1019 SOUTH

HARC SUBMISSION-SITE CONTEXT PRIVATE RESIDENCE

1004 SEMINARY STREET, KEY WEST, FL 33040

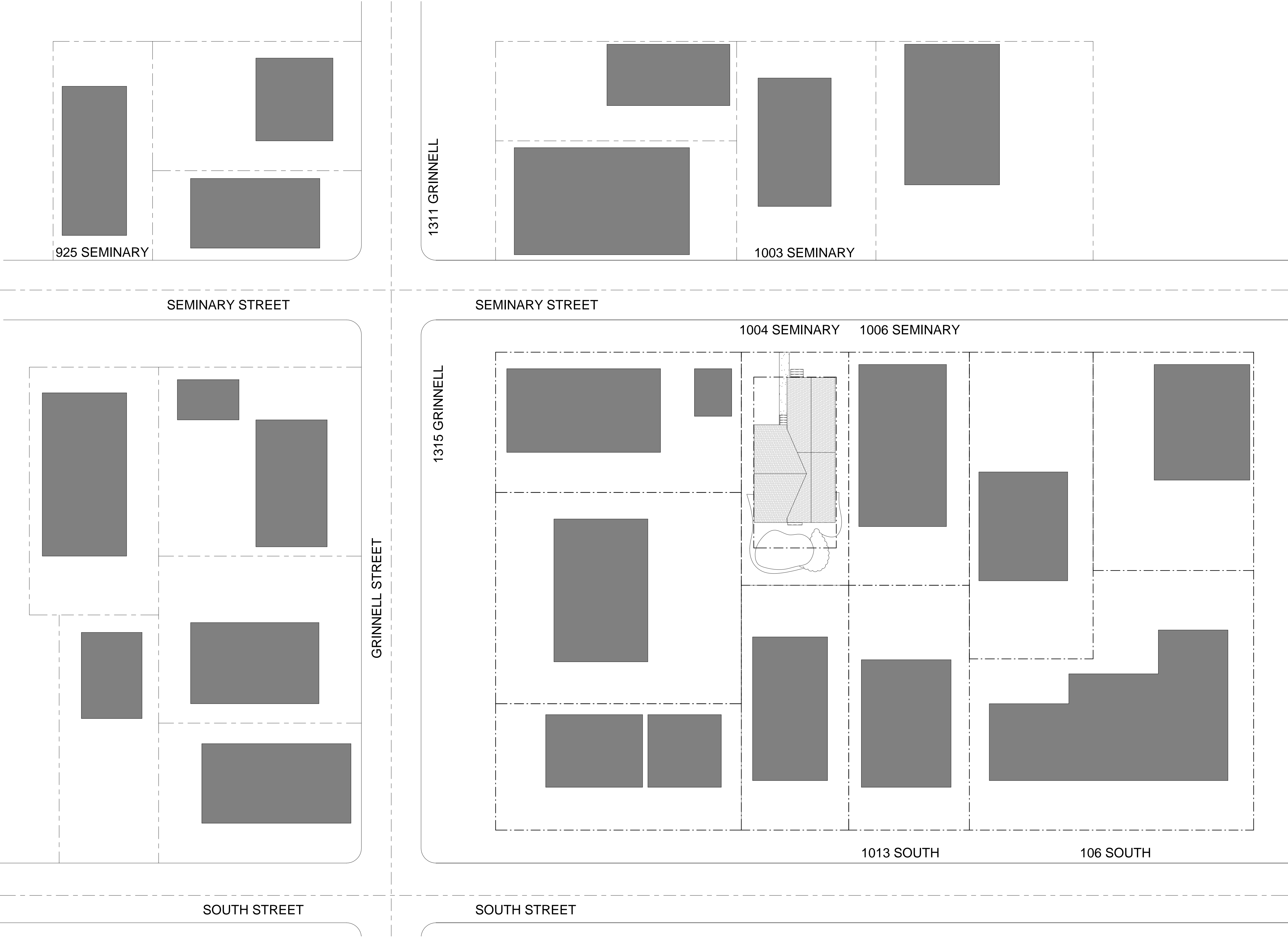


LITTLE RED ROOSTER
Your Vision • Our Passion
WWW.LILREDROOSTER.COM

A-o.02

LRR PROJECT NO.: 22023
DATE: 02/08/17
ORIGINAL SIZE: 24 x 36

2022 LITTLE RED ROOSTER, LLC



HARC SUBMISSION-SITE MASSING
PRIVATE RESIDENCE

1004 SEMINARY STREET, KEY WEST, FL 33040



LITTLE RED ROOSTER
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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

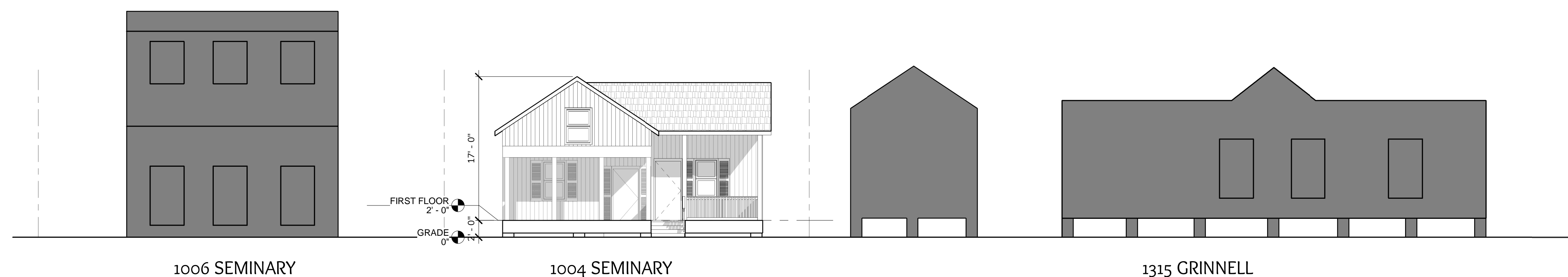
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ISSUED FOR:	DATE:

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SHEET NUMBER:

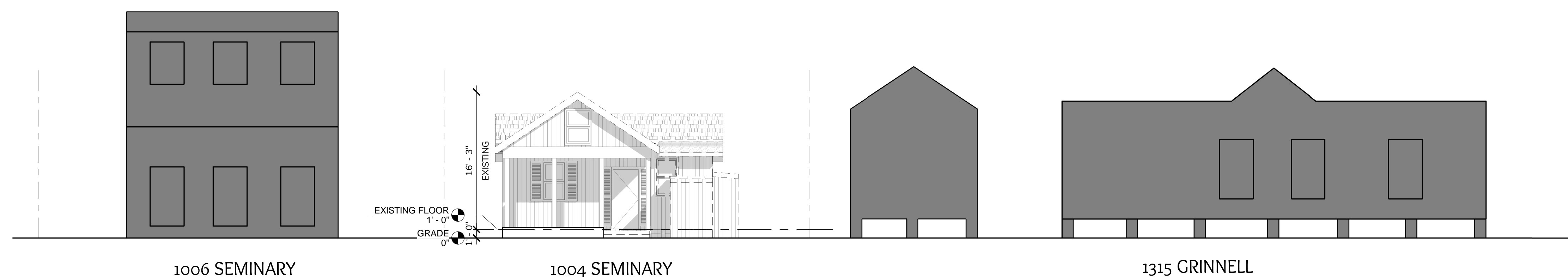
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 2021 LITTLE RED ROOSTER,LLC

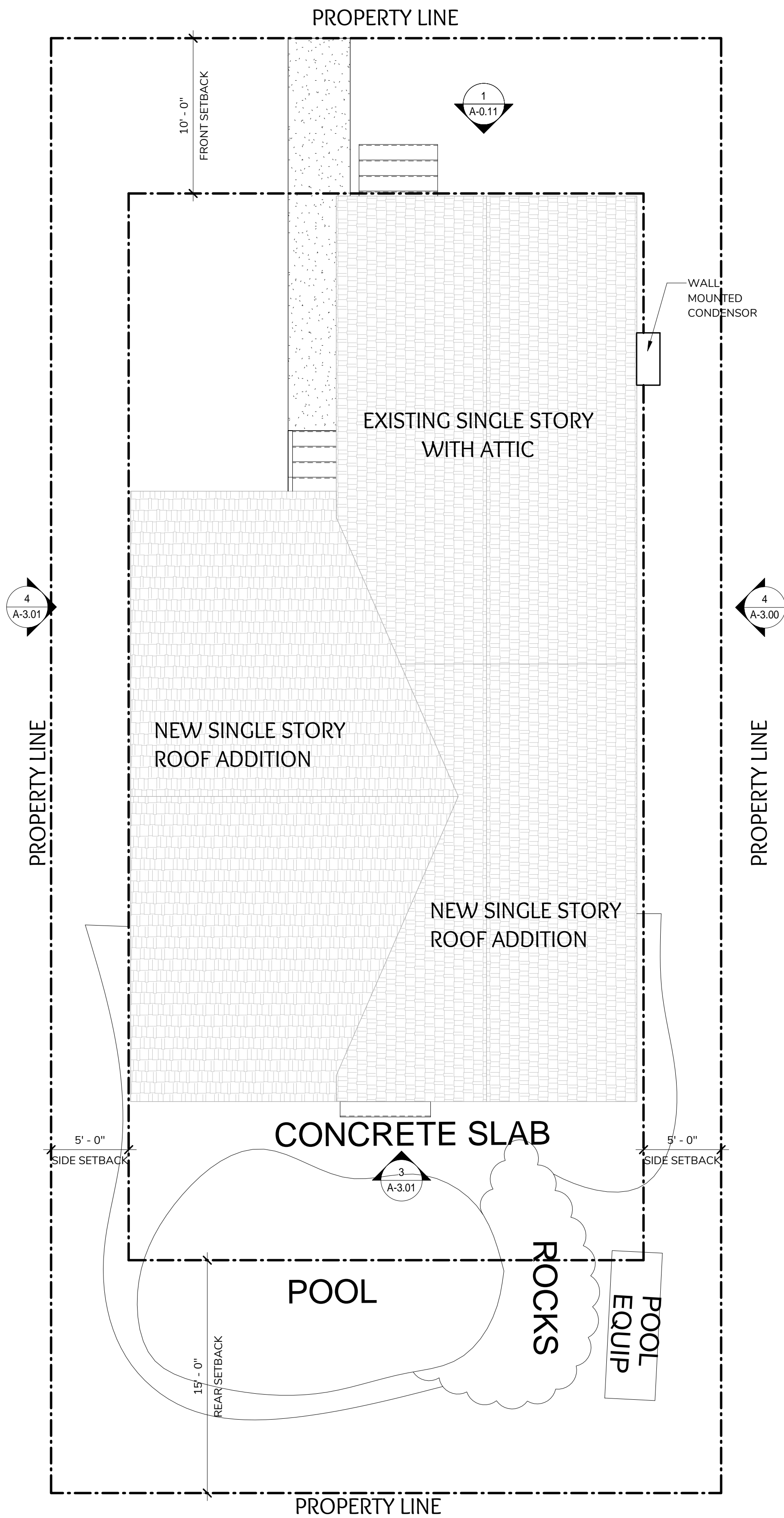


2 PROPOSED MASSING

SCALE: 1/8" = 1'-0"

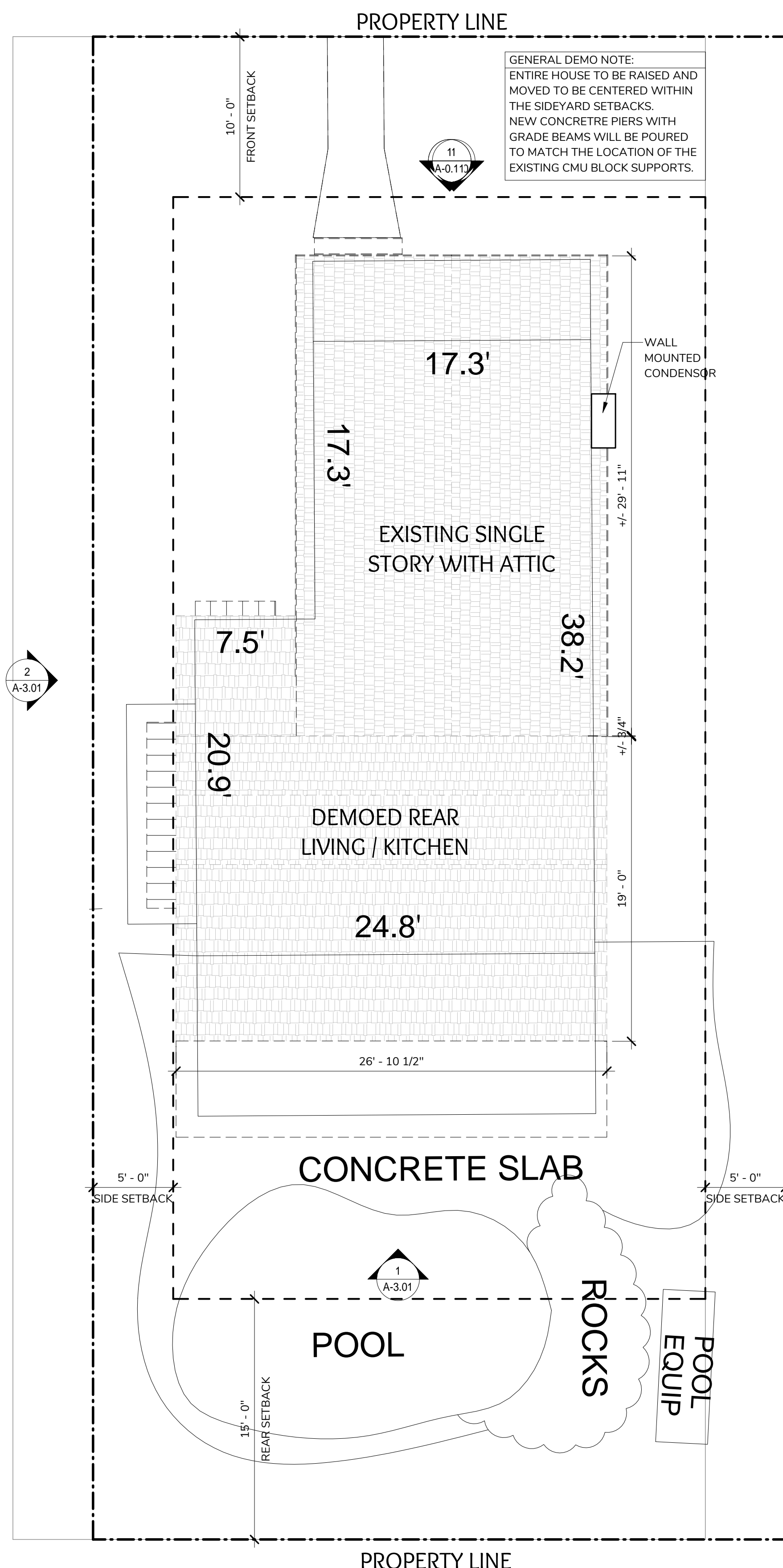


1 EXISTING MASSING
SCALE: 1/8" = 1'-0"



2

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



1

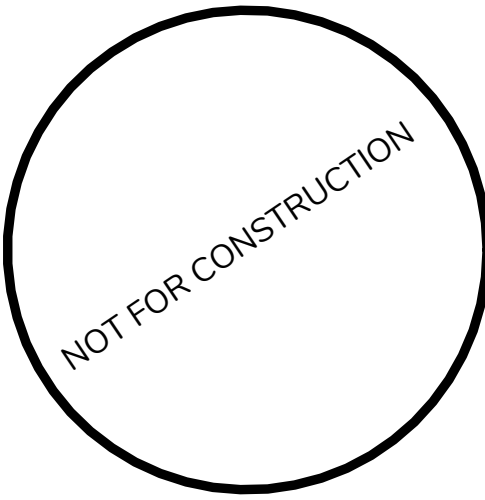
DEMOLITION SITE PLAN
SCALE: 3/16" = 1'-0"

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 COVERAGE:	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)	

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

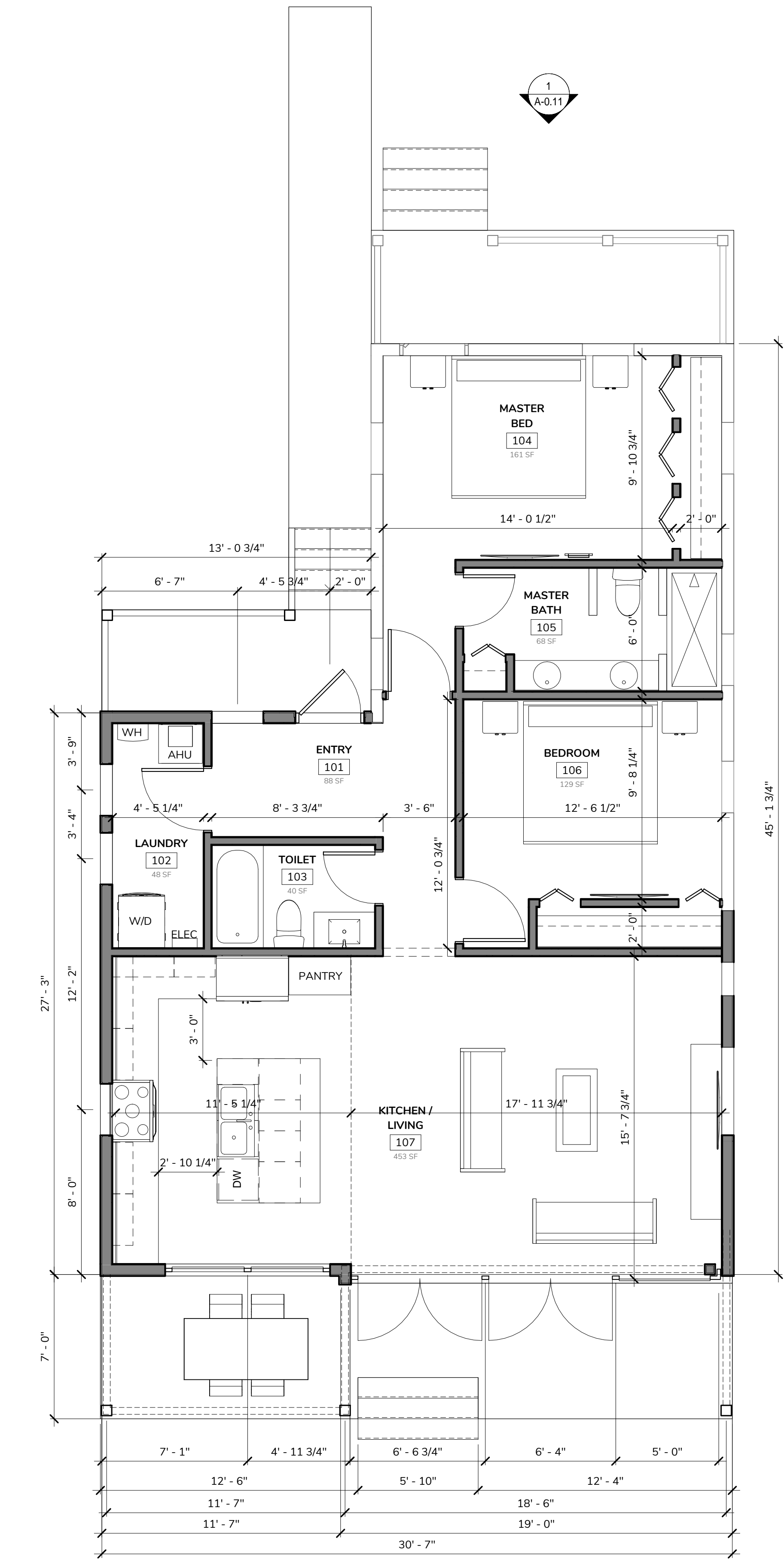
CREATION DATE:	DATE
ISSUED FOR:	DATE

REVISION	DATE

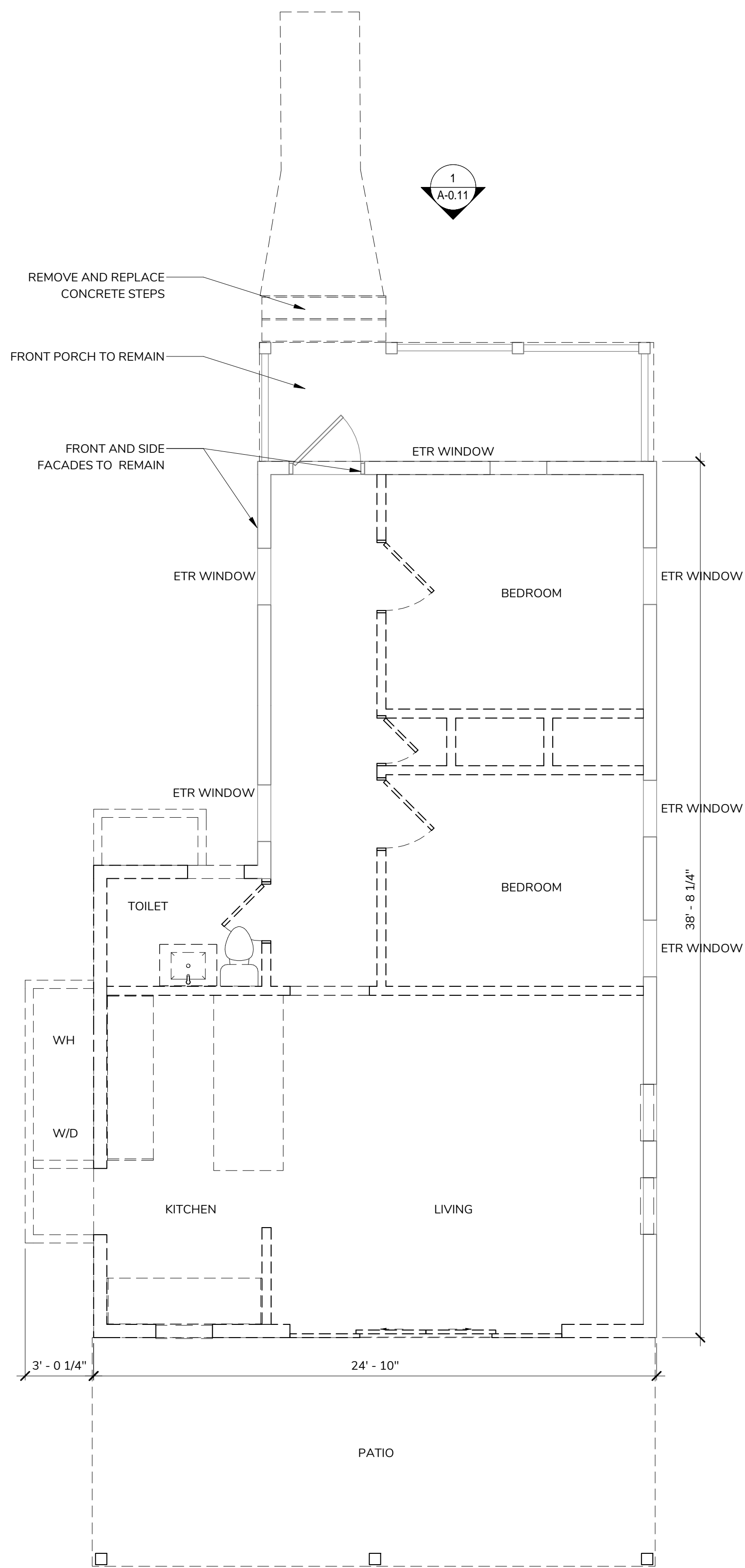
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2021 LITTLE RED ROOSTER,LLC

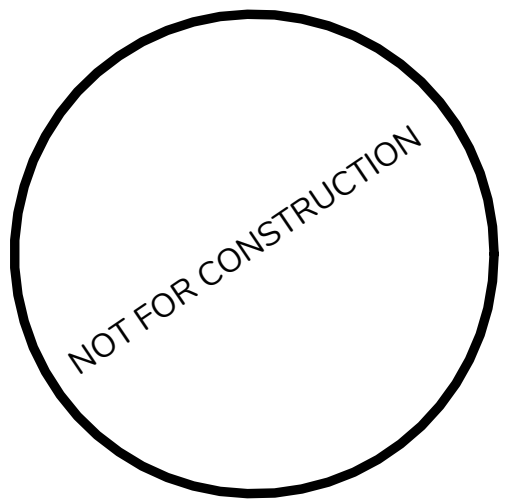


2 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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:

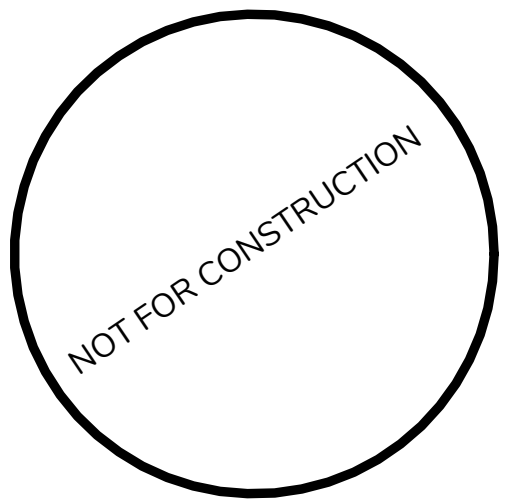
REVISION	DATE

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

SHEET TITLE:

DEMOLITION AND
PROPOSED
ELEVATIONS

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

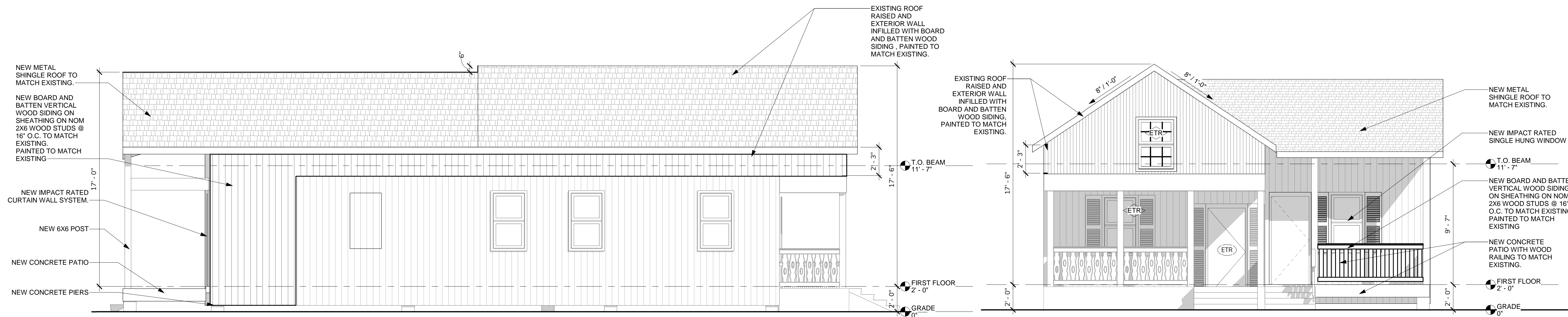
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ISSUED FOR:	DATE:

REVISION	DATE

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2021 LITTLE RED ROOSTER,LLC

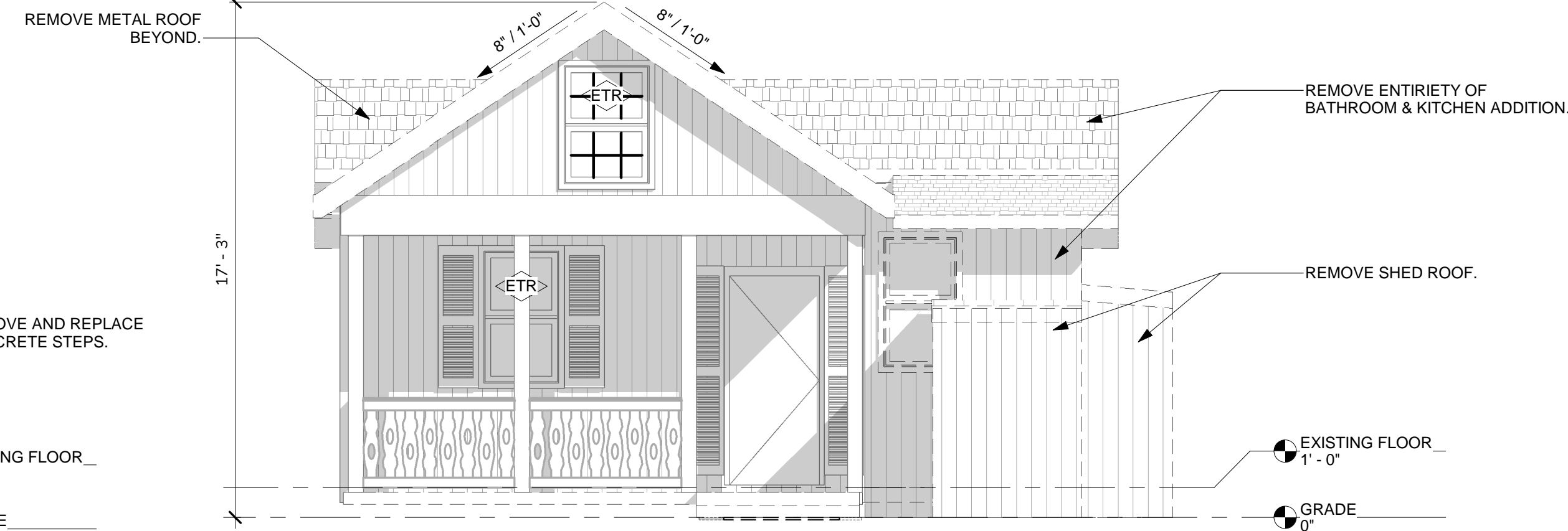


4 EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

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



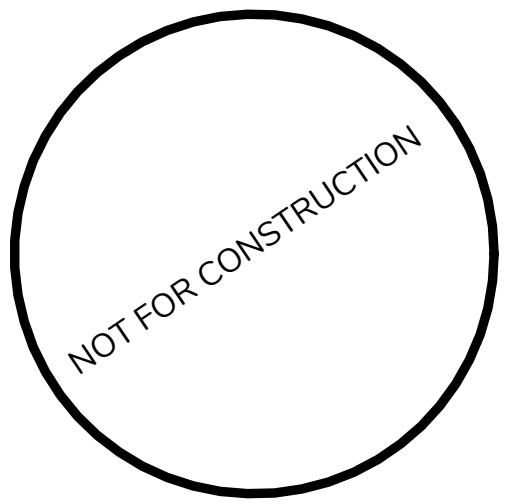
2 DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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

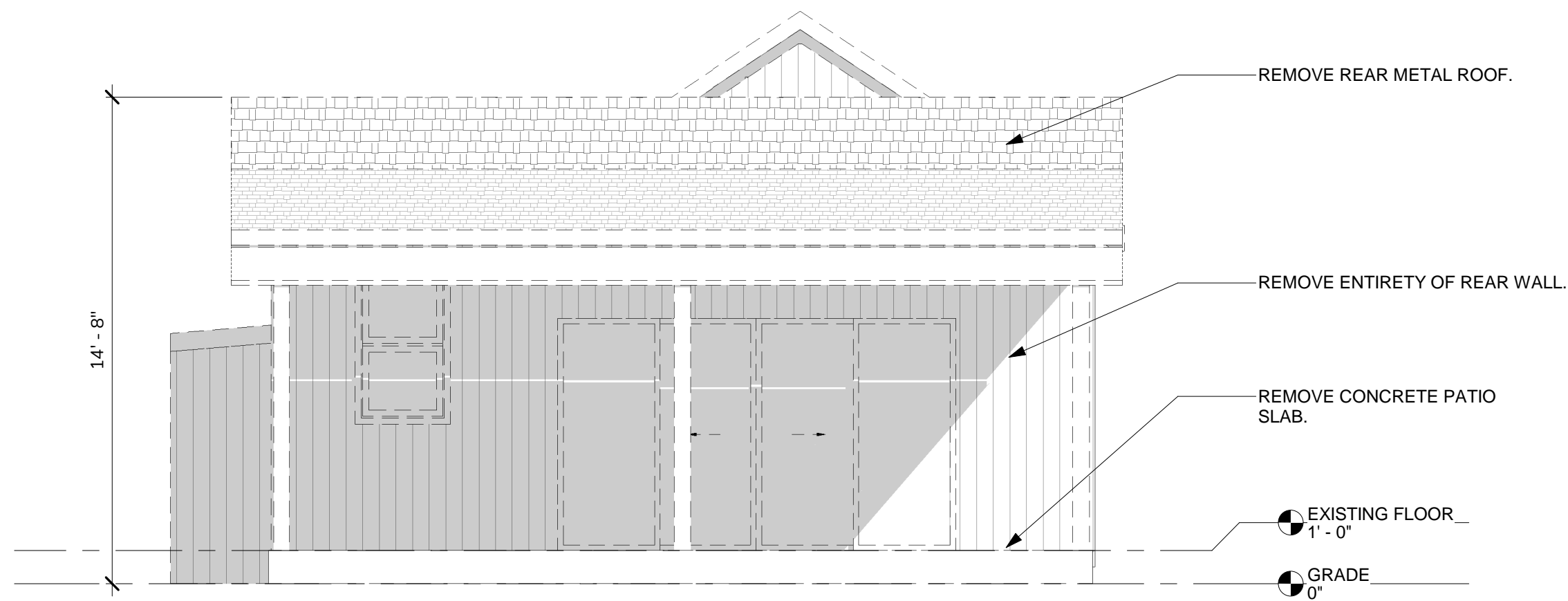
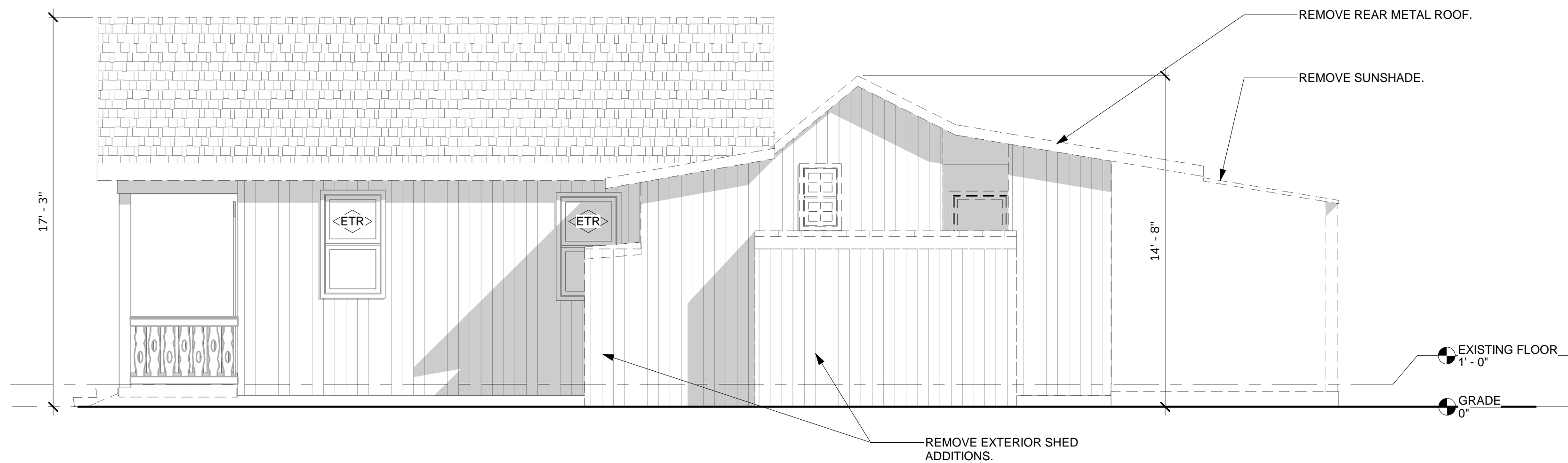
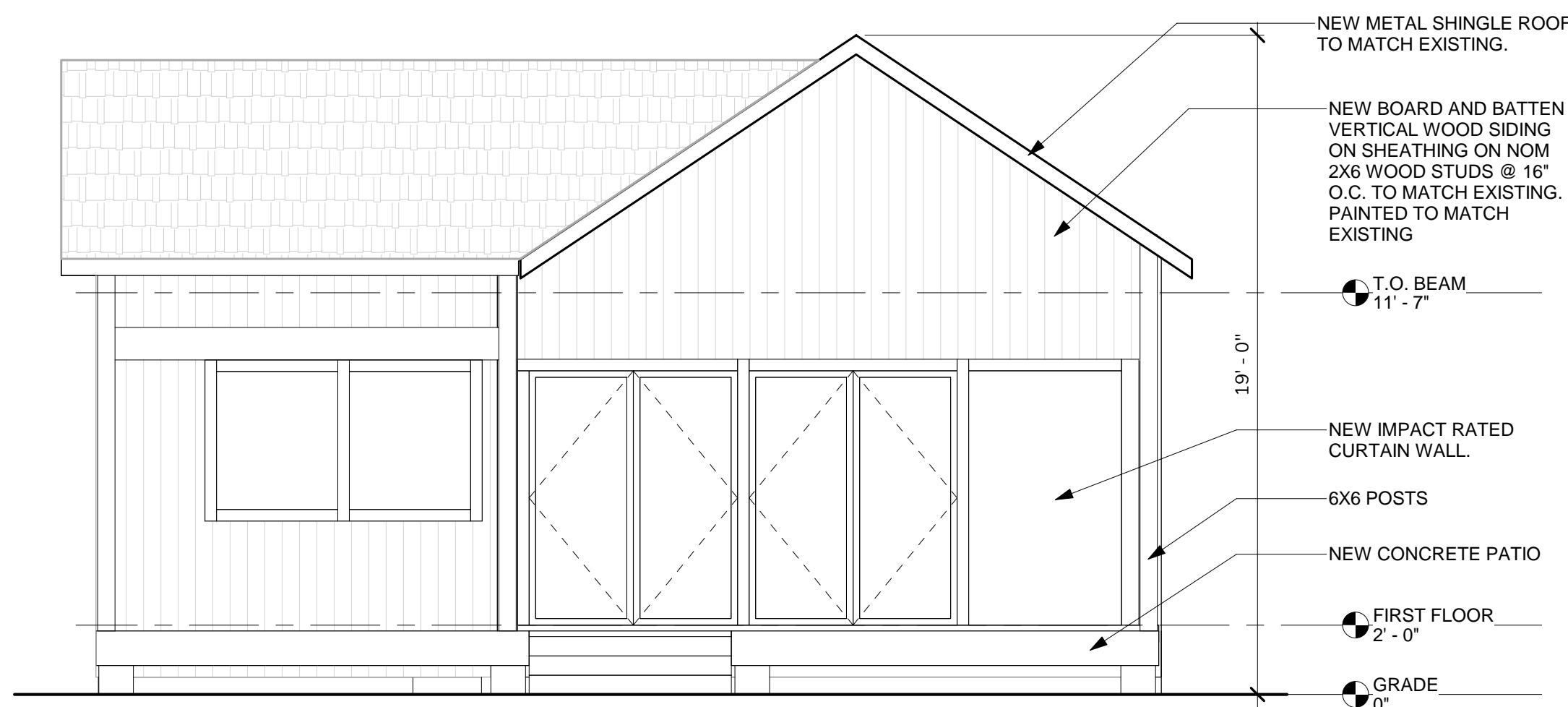
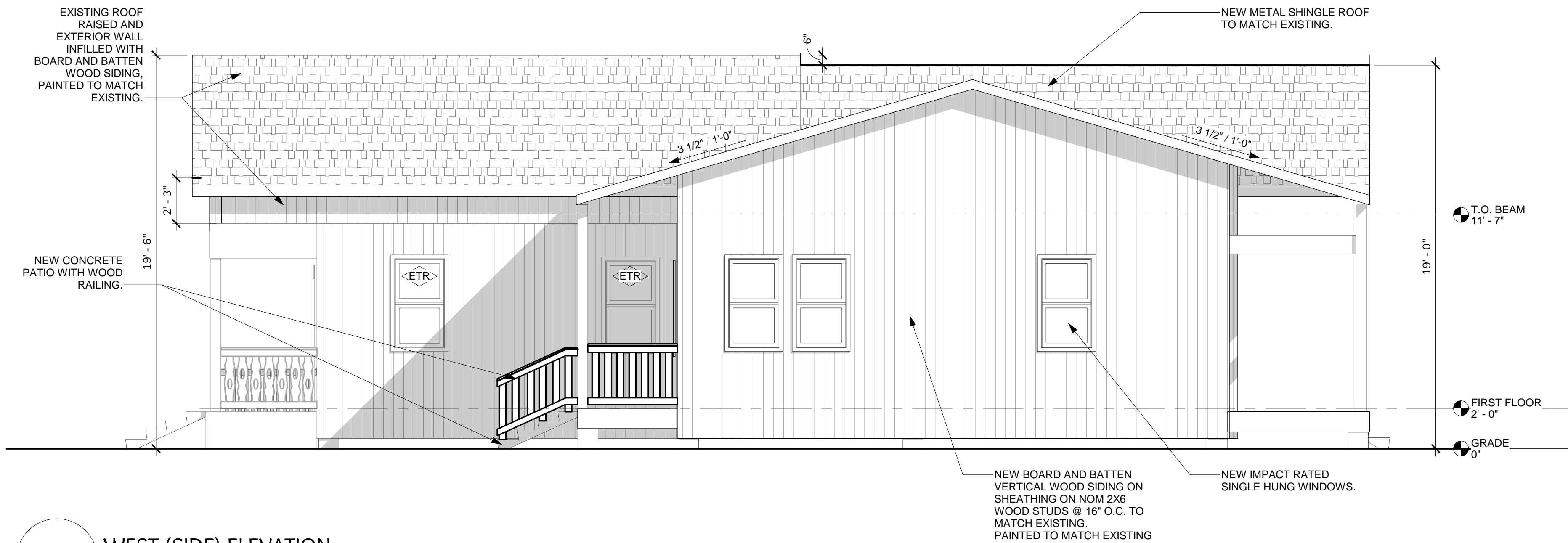
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ISSUED FOR:	DATE:

REVISION	DATE

SHEET NUMBER:

A-3.01

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1/12/2023 6:51:02 PM
2021 LITTLE RED ROOSTER,LLC



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

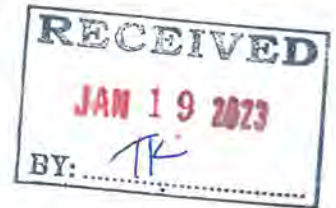
If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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 17th 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:

[Signature]

Date: 1/19/23

Address: 1004 Seminary

City: Key West

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 19th 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.

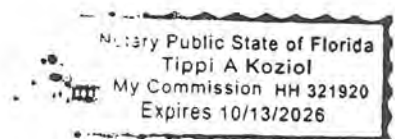
NOTARY PUBLIC

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
TOTAL		1,035	814	258

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		

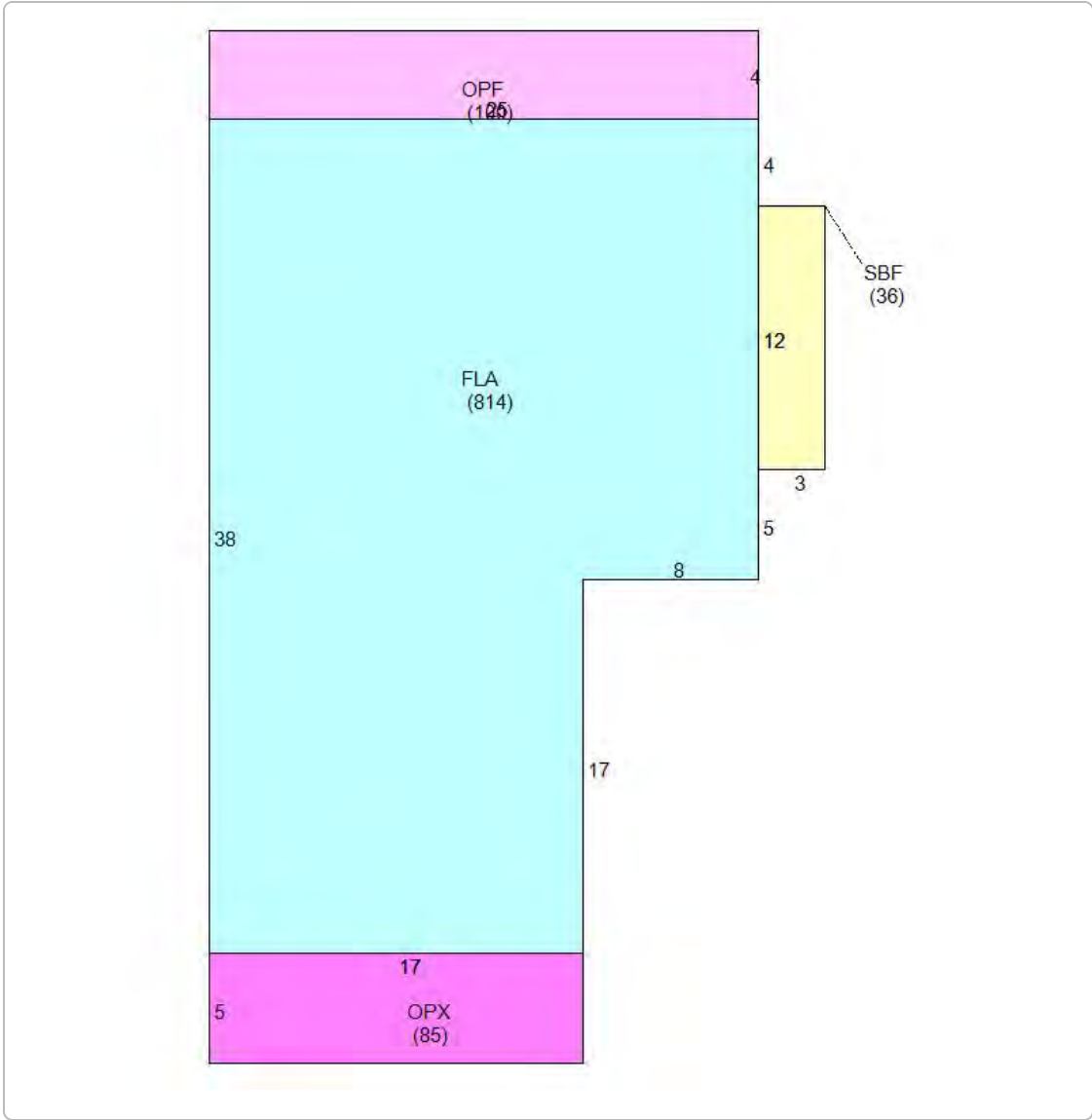
Permits

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](#)

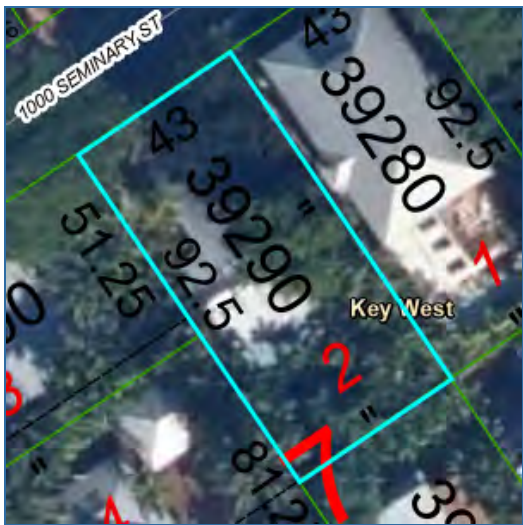
Sketches (click to enlarge)



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

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