



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: March 23, 2021

Applicant: Meridian Engineering

Application Number: H2021-0009

Address: 714 Passover Lane

Description of Work:

Relocation and restoration of historic two-story house. New one and a half-story guest house and new one and a half-story single family house. New pool, spa and fences and site improvements.

Site Facts:

The site under review is comprised of two parcels that were combined at some point in time. The unique and irregular shape lot sits north across the Key West Cemetery and is surrounded in two sides by Passover Lane; towards the north the lane feels more like an alleyway, as no driveways are found in all five lots facing it. The property has two structures. The main house, facing the alleyway is a contributing resource to the historic district. The structure was built circa 1908 and has been completely altered. Historically, the building had a one story attached structure on its west side. Staff was no able to find any records or approvals for all current alterations which includes the removal of its original roof and its replacement with a third story, wrap porches on the second and third floor, a silo like structure where staircases to the third floor are located, and a crude addition towards the west side of the house. Fenestrations to the building have also been altered through time.

A second structure can be found in the property, a one- story frame building that sits on the east side of the lot. This structure is not historic. The lot has perimetral fences of different heights, designs and materials and it is heavily vegetated with palm trees, bushes, and large canopy trees.

In October 13, 2020 the Tree Commission approved proposed tree removals. The city recognizes three units on this site.

SOIS, Guidelines and Ordinance Cited on Review:

- Secretary of the Interior's Standards for Rehabilitation (pages 16- 23), specifically Standards 1, and 6.
- Roofing (page 26), specifically guidelines 3 and 4.
- Windows (pages 29-30), specifically guidelines 1, 2 and 7.
- Entrances, Porches, and Doors (pages 32-33), specifically guidelines 7, 9, and 12.
- Additions and Alterations (pages 37a- 37k), specifically guidelines 7, 8, 17, 32 and 33.
- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 5, 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, 22, 23, 24 and 25.
- Deck, Patios, Hot Tubs and Pools (pages 39-40), specifically preamble and guidelines 1, 2, 3, 4, and 6.
- Fences and Walls (pages 41-42), specifically guidelines 1, 3, 4, 6, 8 and 9.
- Ordinance for Relocation Sec. 102-252.

Staff Analysis:

The Certificate of Appropriateness under review proposes renovations and relocation of the historic house. The building will be relocated within the site and will be facing the Cemetery. For the relocation new footers at same height as existing will be build. As the building has been severely altered the plans proposes the removal of all unpermitted work, including the third floor. The design includes the reconstruction of a new gable roof over the second floor as well as the reconstruction of the two-story three bay front porch. The contractor has found through the site historic windows that will be restored and reused in the main house. New wood doors are proposed on the front elevation, and siding will be replaced with same as needed. On the west elevation, where an addition is currently built, the plans includes single glassed double doors. New roof will be finish with metal V-crimp and the ridge will extend 27 feet from grade.

The plan also includes two new frame structures, one will be located facing north and a second building will be located towards the east side of the lot. Both new structures are designed based on traditional architecture found in the district and are considered full units and not accessory buildings. The structure facing north, labeled as the new single-family home, will be rectangular in footprint with a maximum height of 24'- 1". The structure is designed as two volumes, with different heights: 18'-6" tall for the shortest portion of the house, and each having a gable roof. The structure's main façade will face Passover lane (alleyway) and will have one-story "U" shape wrap porch. The second new building, labeled in the plans as new guest residence, has an "L" shape floor footprint, and will face the Cemetery. The building maximum height will be 22'- 7" and will have a one story three bay front porch. Both new buildings will have 2 over two impact

windows, fiberglass impact entry doors and sliding doors on secondary elevations. Siding will be hardie board and roofs will be covered with metal v-crimp panels.

The plans also include a swimming pool that will be surrounded with the three buildings and approximately 22 feet from the front property line facing the cemetery. The pool will have a brick deck. A spa will be in the west side of the lot and behind the historic house. One off street parking will be provided towards the south west corner of the lot. A new 4 feet tall wood picket fence will surround the property perimeter and a six-foot picket fence will be installed 10 feet from street side property lines. Mechanical equipment will be located towards the west side of the property and next to the historic house and the north side.

Consistency with Cited Guidelines:

Staff find the proposal to be in conformance with current cited regulations. By removing not permitted additions to the historic house the design will bring back this building to its original form. The relocation of the house will create a different orientation; nevertheless, its new location will give a prominent presence in the site and will help defining the urban façade of the block, which was lost decades ago. The re use of historic windows and reconstruction of the front two-story porch are appropriate design solutions clearly based on the SOIS. The new proposed buildings will have building forms and size, mass, and scale that will be harmonious to the historic house and surrounding buildings. Their orientation will help defining the urban block façade. Materials and textures proposed for these two new buildings are consistent with cited guidelines.

Although it will be appropriate not to have a six-foot fence in front of the historic house and the new buildings, regulations allow the use of six-foot fences ten feet from the front property line. The irregular shape of the site makes hard interpreting guidelines for pools, but staff finds that the location of the new proposed pool will not jeopardize the historic character of the urban block. Staff finally want to state that removed trees will be replaced through the site.

For the past ten months staff has been working very close with the owners and applicant and reviewed several concepts prior to the one that is on review today. The project, as proposed has been evaluated by planning staff and it will not prompt a review from the Planning Board.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA # 2016-0009	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:

714 Passover Lane

NAME ON DEED:

Skull and Crossbones Trust

PHONE NUMBER

OWNER'S MAILING ADDRESS:

5950 Canoga Ave Ste 510

EMAIL

Woodland Hills CA 91367

APPLICANT NAME:

Will Shepler & Assoc / Meridian Engineering

PHONE NUMBER

305-481-0400

APPLICANT'S ADDRESS:

201 Front St. Ste 203

EMAIL

rmilelli@mefflkeys.com

KW FL 33040

APPLICANT'S SIGNATURE:

DATE

2/22/21

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: Demolish existing accessory structure. Remove non historic additions to main structure and relocate structure. Construct (2) new single family residence, pool, pool deck, 6' fence, 4' fence and parking space

MAIN BUILDING: Remove non historic balconies, side addition, roof, and relocate structure on property (see plans). Replace/renovate non historic windows with existing windows that are stored on site (historic) windows. New foundation, framing, roof, replace door, construct new porch facing Passover Lane.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

see demo appendix

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): Construct (2) new single family structures. Each structure will be 2-stories w/ hardi siding, 5cmmp roof, impact doors and windows	
PAVERS: Pavers around pool and driveway	FENCES: New 4' fence along prop. line and new 6' fence along setback
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): New pool and pool equip. New spa
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>2021-0009</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

714 Passover Lane

PROPERTY OWNER'S NAME:

Skull + Crossbones Trust

APPLICANT NAME:

Will Shepler + Assoc. / Meridian Engineering

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

[Handwritten Signature]

2-22-21
Nick Carter
DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

- Demolish entire accessory structure located in property corner.
- Demolish all first/second/third floor balconies on main historic structure.
- Demolish side addition on historic structure. Demolish roof to historic structure. Demolish side wall of historic structure. (west side of structure)

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.

The applicant is not proposing to demolish the entire structure. Only the non-contributing/non historic additions will be removed so that the structure can be renovated.

(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.

As noted above, the main historic structure will remain.

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

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

N/A

(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.

N/A

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

N/A

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

N/A

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

N/A

(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.

N/A

(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.

N/A

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

N/A

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

Accessory structure doesn't have any historic character.

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

Accessory structure has no relationship to any building or open space

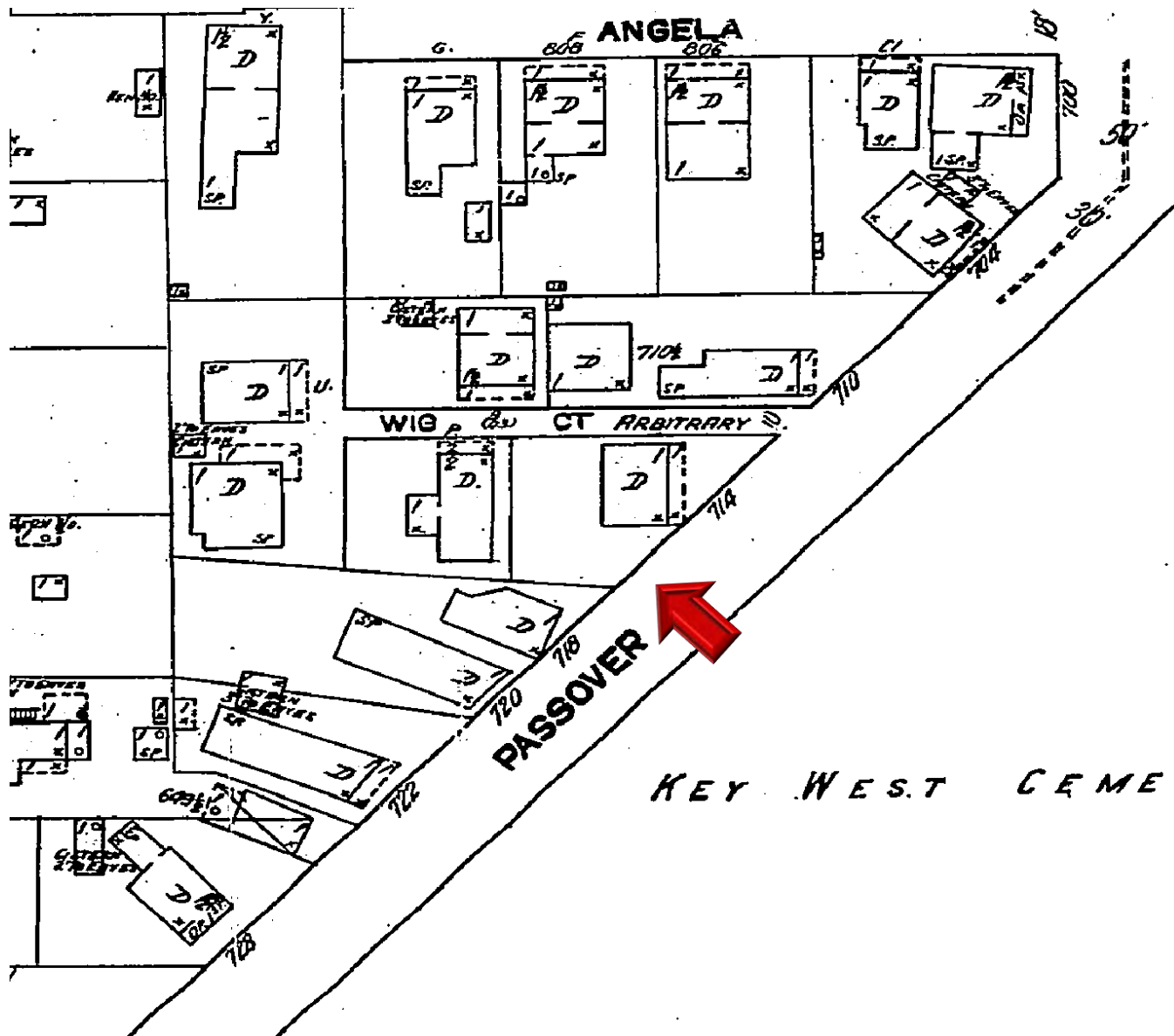
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Accessory structure does not define historic character of district or neighborhood.

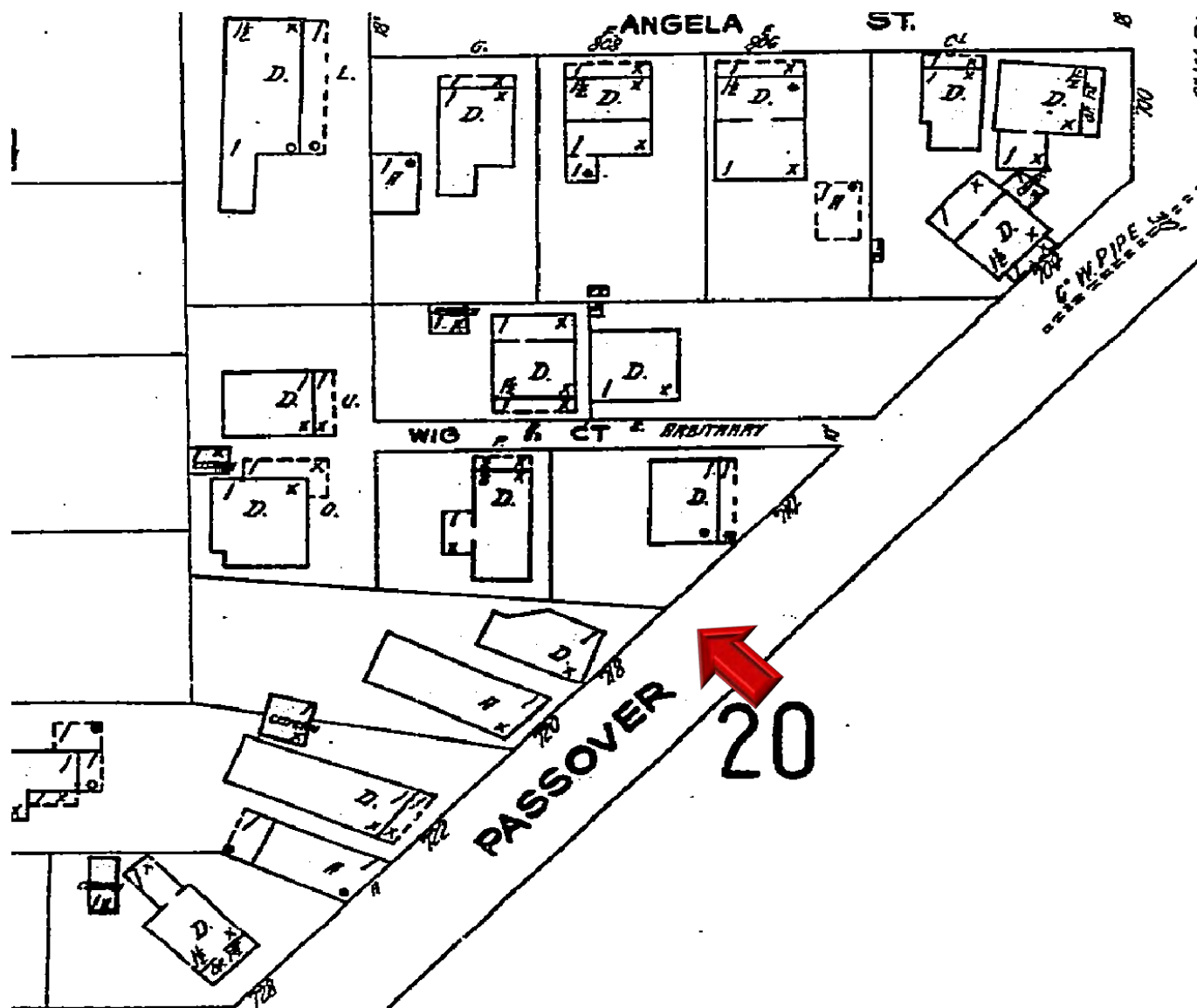
(4) Removing buildings or structures that would otherwise qualify as contributing.

Accessory structure does not qualify as contributing

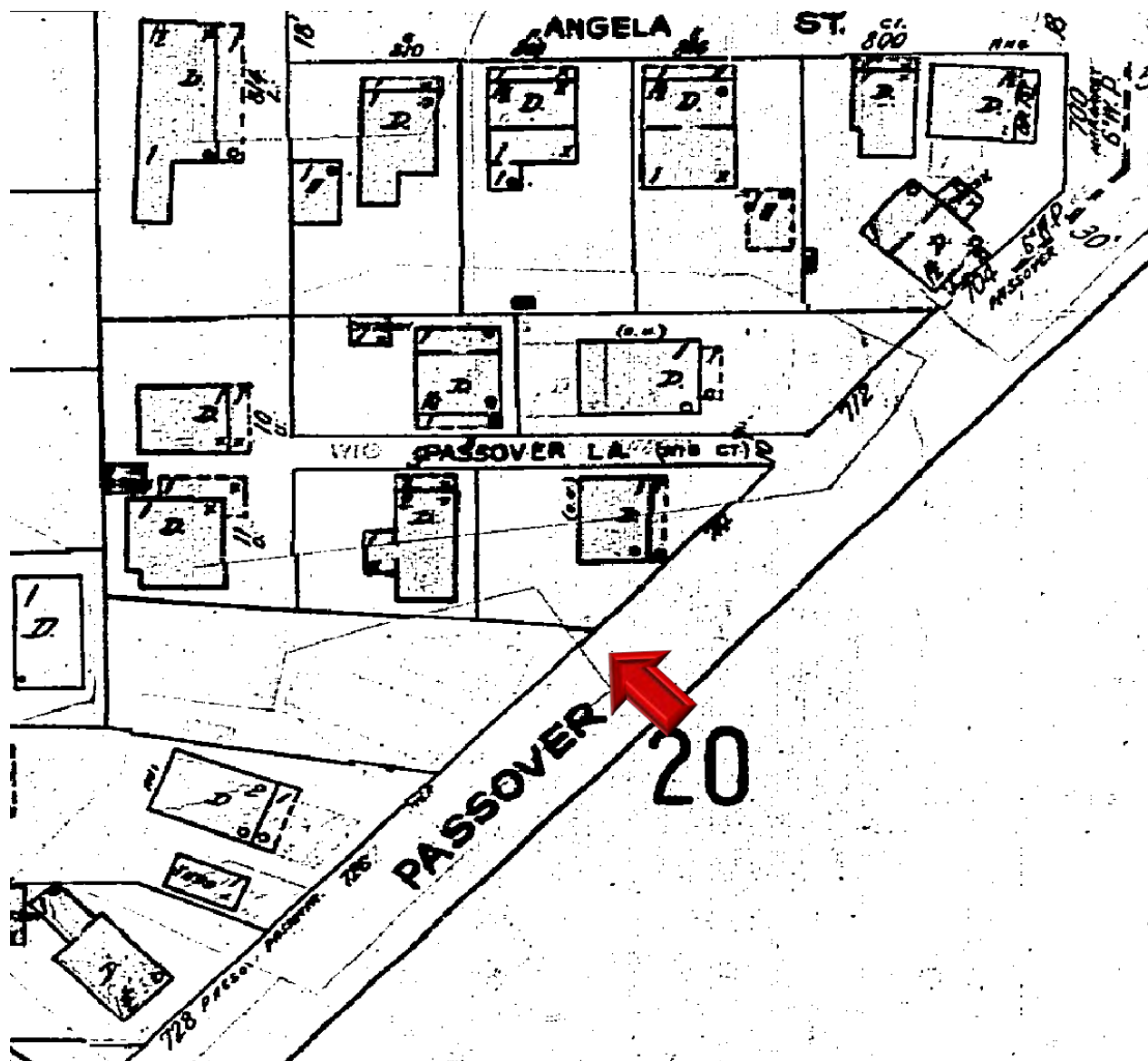
SANBORN MAPS



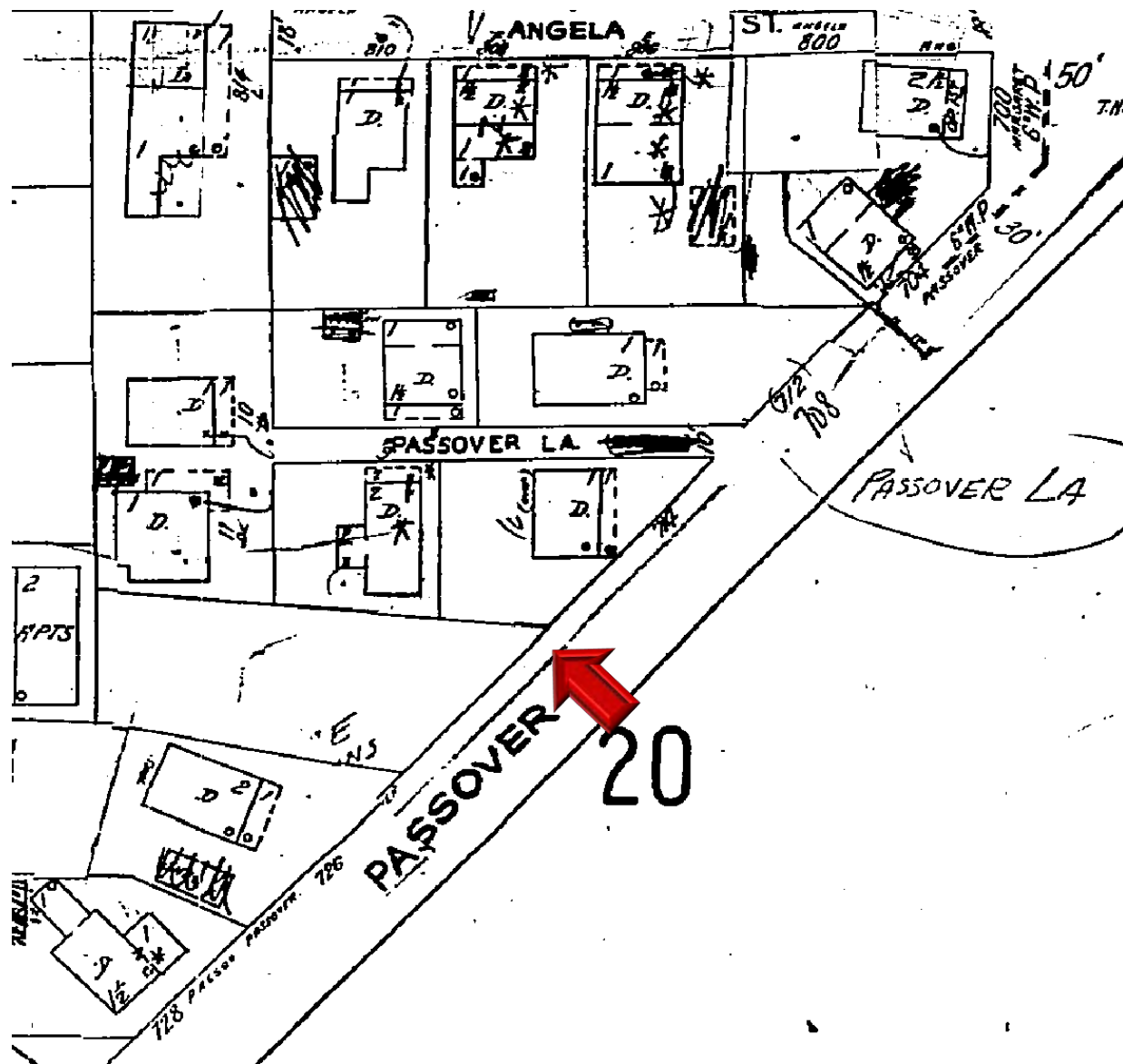
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



714 Passover Lane circa 1965. Monroe County Library.



1972



714 Passover Lane April 28, 1973. Monroe County Library.



1994



1998

1. 714 Passover Lane Elevation Photograph:



View of 714 Passover Lane from the cemetery across Passover Lane

Prepared by Meridian Engineering, LLC

HARC Application 714 Passover Lane

2. South view on Passover Lane Photograph:



View looking to the south on Passover Lane in front of 714 Passover.

Prepared by Meridian Engineering, LLC

HARC Application 714 Passover Lane

3. North view on Passover Lane Photograph:



View looking to the north on Passover Lane in front of 714 Passover Lane.

Prepared by Meridian Engineering, LLC

HARC Application 714 Passover Lane

4. Neighboring home to the south Photograph:



View of 726 Passover Lane to the south of 714 Passover

Prepared by Meridian Engineering, LLC

HARC Application 714 Passover Lane

5. 728 Passover Lane Photograph:



View of structure at 726 Passover Lane which is adjacent to 724 Passover Lane.

Prepared by Meridian Engineering, LLC

HARC Application 714 Passover Lane

6. 708 Passover Lane Photograph:



View of structure at 708 Passover Lane which is to the north of the subject site.

Prepared by Meridian Engineering, LLC

HARC Application

7. Passover Lane Photograph:



View of Passover Lane 708 Passover Lane is on the right.
Subject property is on the left. Passover Lane is approximately
10 ft wide.

Prepared by Meridian Engineering, LLC

HARC Application

8. 7 Passover Lane Photograph:



View of structure at 7 Passover Lane which is located at the end of Passover Lane.

Prepared by Meridian Engineering, LLC

HARC Application

9. 8 Passover Lane Photograph:



View of structure at 8 Passover Lane which is located on Passover Lane across from the subject site.

Prepared by Meridian Engineering, LLC

HARC Application

10. 8 Passover Lane Photograph:



View of structure at 8 Passover Lane which is located on Passover Lane across from the subject site.

Prepared by Meridian Engineering, LLC

HARC Application

11. 704 Passover Lane Photograph:



View of structure at 704 Passover Lane which is located adjacent to 708 Passover Lane.

Prepared by Meridian Engineering, LLC

HARC Application

12. 714 Passover Lane Photograph:



View of the east side of the main structure at 714 Passover Lane

Prepared by Meridian Engineering, LLC

HARC Application

13. 714 Passover Lane Photograph:



View of the east and south side of the main structure.

Prepared by Meridian Engineering, LLC

HARC Application

14. 714 Passover Lane Photograph:



View of the north side of the structure along the Passover Lane alley.

Prepared by Meridian Engineering, LLC

HARC Application

15. 714 Passover Lane Photograph:



View of the second floor covered porch.

Prepared by Meridian Engineering, LLC

HARC Application

16. 714 Passover Lane Photograph:



View of the second floor porch on the north side.

Prepared by Meridian Engineering, LLC

HARC Application

17. 714 Passover Lane Photograph:



View of third floor structure.

Prepared by Meridian Engineering, LLC

HARC Application

18. 714 Passover Lane Photograph:



View of side addition to main structure.

Prepared by Meridian Engineering, LLC

HARC Application

19. 714 Passover Lane Photograph:



View of south side of main structure.

Prepared by Meridian Engineering, LLC

HARC Application

20. 714 Passover Lane Photograph:



View of south side of main structure.

Prepared by Meridian Engineering, LLC

HARC Application

21. 714 Passover Lane Photograph:



View of south side of side addition.

Prepared by Meridian Engineering, LLC

HARC Application

22. 714 Passover Lane Photograph:



View of accessory structure at 714 Passover.

Prepared by Meridian Engineering, LLC

HARC Application

23. 714 Passover Lane Photograph:



View of accessory structure.

Prepared by Meridian Engineering, LLC

HARC Application

24. 714 Passover Lane Photograph:



View of accessory structure.

Prepared by Meridian Engineering, LLC

HARC Application

25. 714 Passover Lane Photograph:



View of structure at 8 Passover Lane which is located on Passover Lane across from the subject site.

Prepared by Meridian Engineering, LLC

HARC Application

SURVEY

MAP OF BOUNDARY SURVEY

PART OF LOTS 7 AND 8
DEED BOOK "K", PAGE 782
KEY WEST, MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION (Official Records Book 1609, Page 1830):
PARCEL ONE:

A parcel of land on the Island of Key West, Monroe County, Florida; said parcel being a part of Lot 8, according to the Diagram recorded in Deed Book "K", Page 782, of the Public Records of Monroe County; and said parcel being more particularly described as follows: BEGIN at the North corner of the said Lot 8 and run thence in a Southerly Direction along the East boundary line of said Lot 8 (also known as the West right-of-way line of The Passover) for a distance of 65.72 feet to a wood fence; thence Southwesterly along a line with an angle to the right of 239°37'38" and along said fence for a distance of 36.35 feet;; thence Northwesterly along a line with an angle to the right of 224°54'17" for a distance of 23.36 feet; thence Northwesterly along a line with an angle to the right of 214°45'04" for a distance of 16.35 feet to the Northwesterly boundary line of the said Lot 8; thence Northeasterly along the Northwesterly boundary line of the said Lot 8 for a distance of 92.11 feet, more or less, back to the POINT OF BEGINNING.

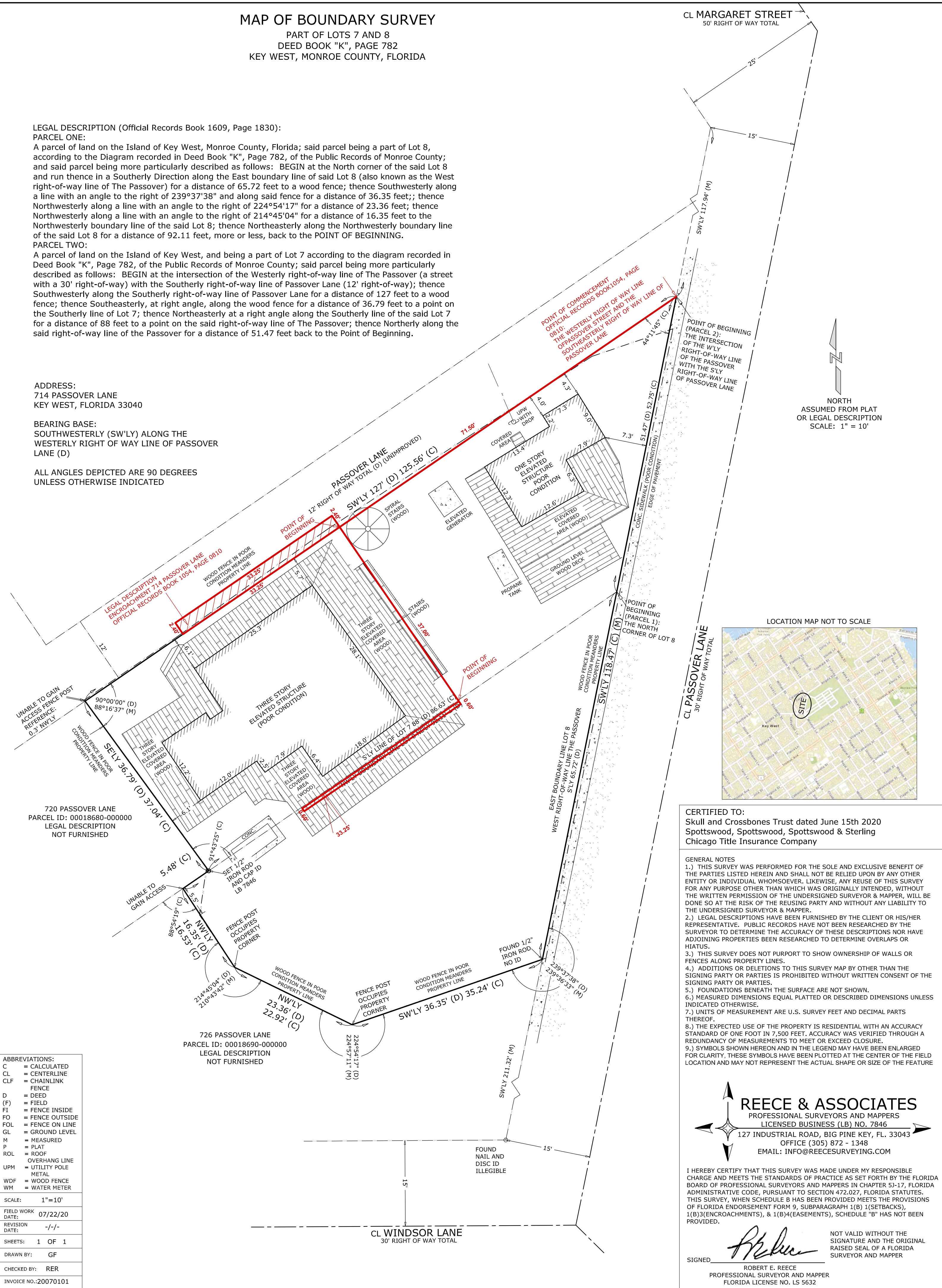
PARCEL TWO:

A parcel of land on the Island of Key West, and being a part of Lot 7 according to the diagram recorded in Deed Book "K", Page 782, of the Public Records of Monroe County; said parcel being more particularly described as follows: BEGIN at the intersection of the Westerly right-of-way line of The Passover (a street with a 30' right-of-way) with the Southerly right-of-way line of Passover Lane (12' right-of-way); thence Southwesterly along the Southerly right-of-way line of Passover Lane for a distance of 127 feet to a wood fence; thence Southeasterly, at right angle, along the wood fence for a distance of 36.79 feet to a point on the Southerly line of Lot 7; thence Northeasterly at a right angle along the Southerly line of the said Lot 7 for a distance of 88 feet to a point on the said right-of-way line of The Passover; thence Northerly along the said right-of-way line of the Passover for a distance of 51.47 feet back to the Point of Beginning.

ADDRESS:
714 PASSOVER LANE
KEY WEST, FLORIDA 33040

BEARING BASE:
SOUTHWESTERLY (SW'LY) ALONG THE
WESTERLY RIGHT OF WAY LINE OF PASSOVER
LANE (D)

ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED



PROPOSED DESIGN

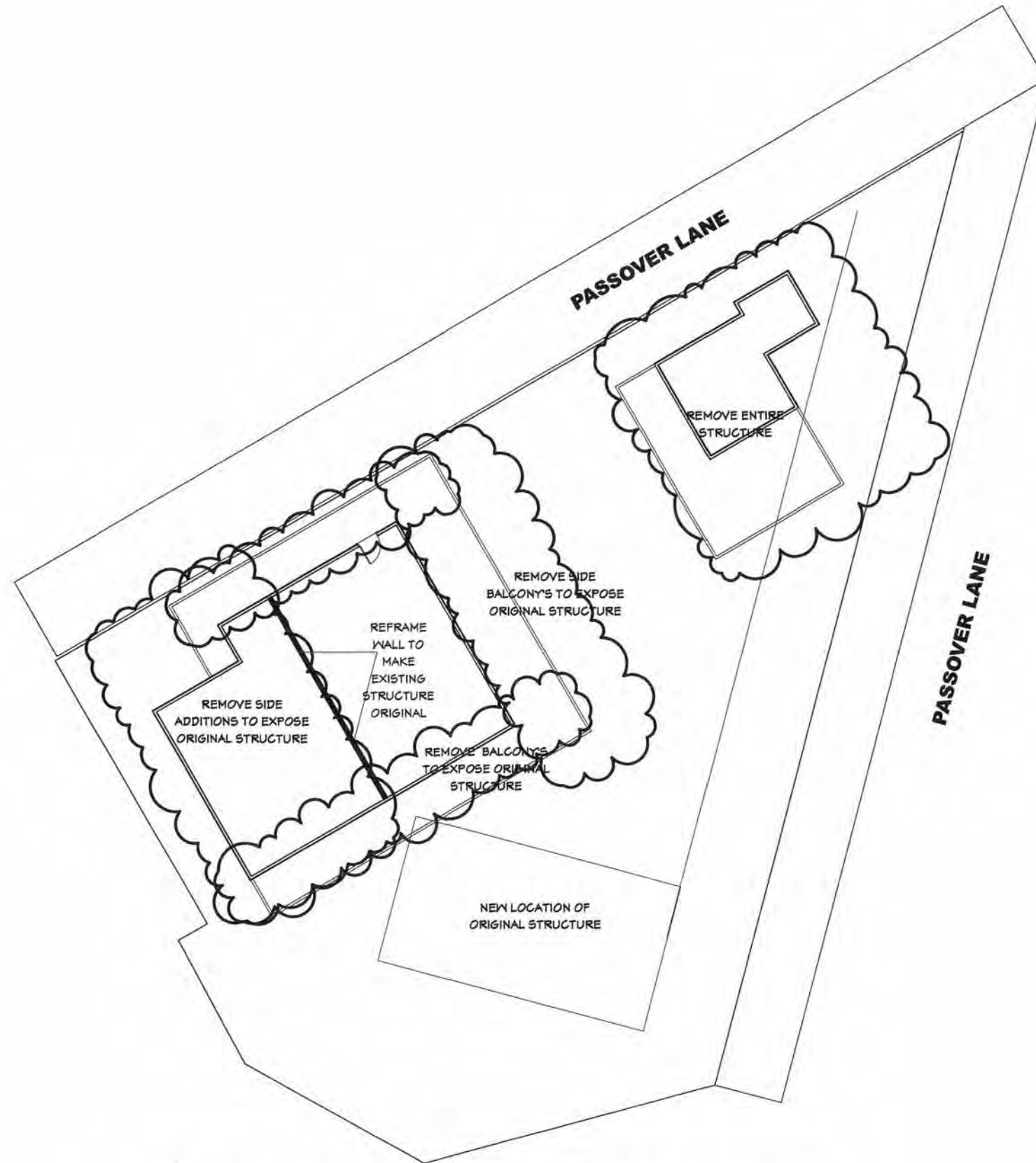


714 PASSEOVER LANE
KEY WEST, FL 33040

REVISION TABLE	
NUMBER	DESCRIPTION

PROPOSED RENOVATION
714 PASSEOVER LANE, KEY
WEST FL

DATE:
2/19/2021
SCALE:
SHEET:



714 PASSOVER LANE PROPOSED NEW LOCATION OF EXISTING STRUCTURE
SCALE: NTS

REVISION TABLE		NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED RENOVATION
714 PASSOVER LANE, KEY
WEST FL

DRAWINGS PROVIDED BY:

DATE:

2/19/2021

SCALE:

SHEET:

P-2

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

PROPOSED RENOVATION
714 PASSOVER LANE, KEY
WEST FL

DRAWINGS PROVIDED BY:

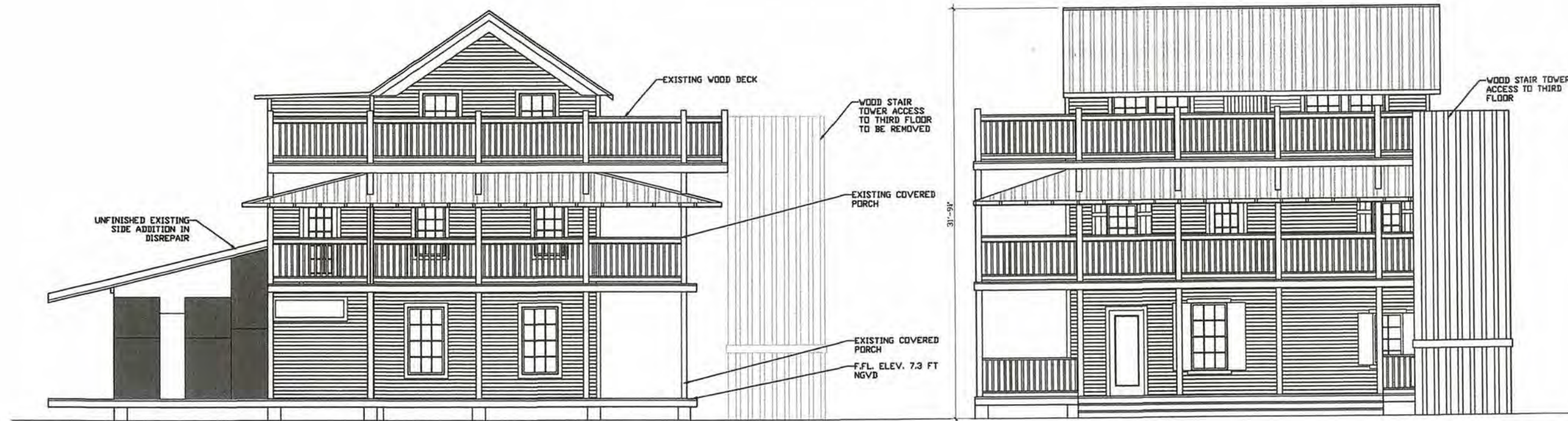
DATE:

2/19/2021

SCALE:

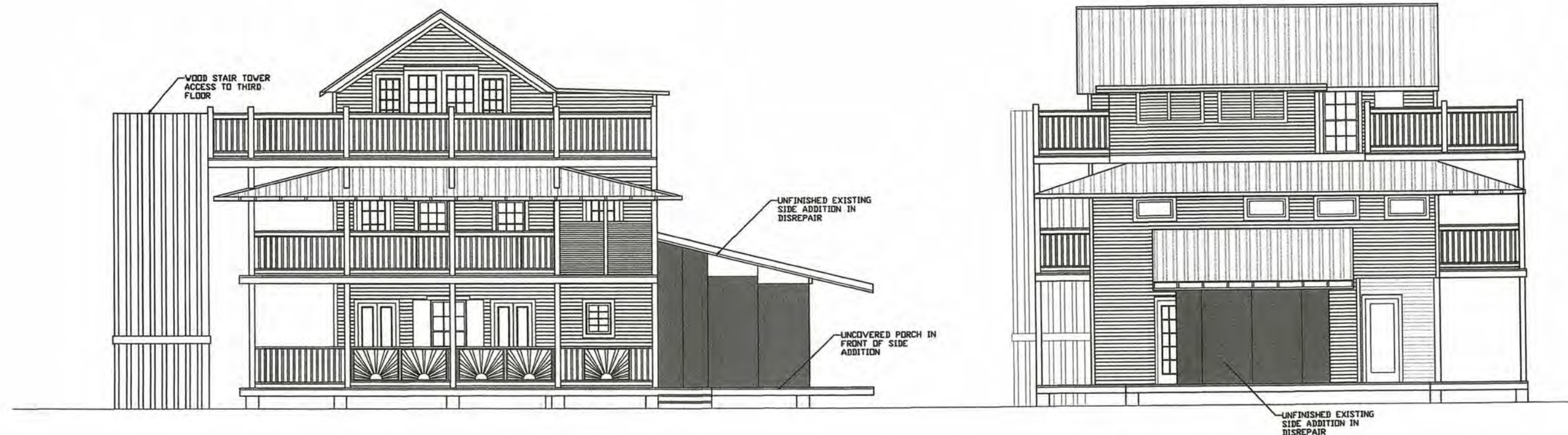
SHEET:

A-1.1



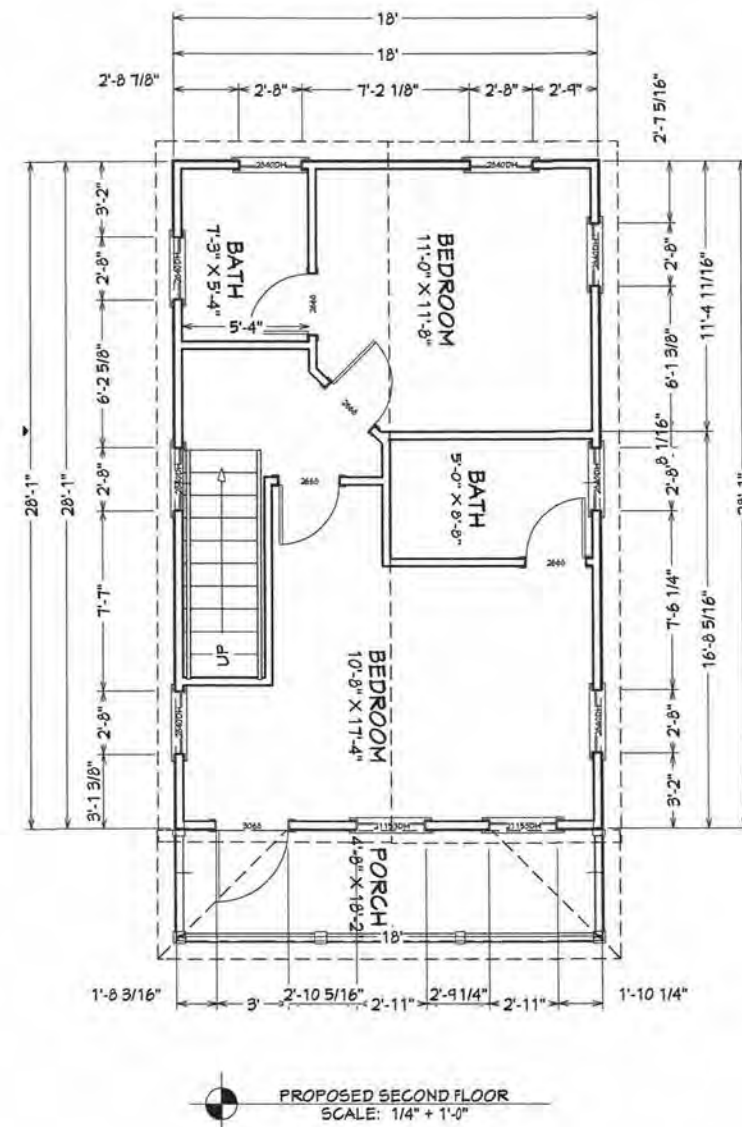
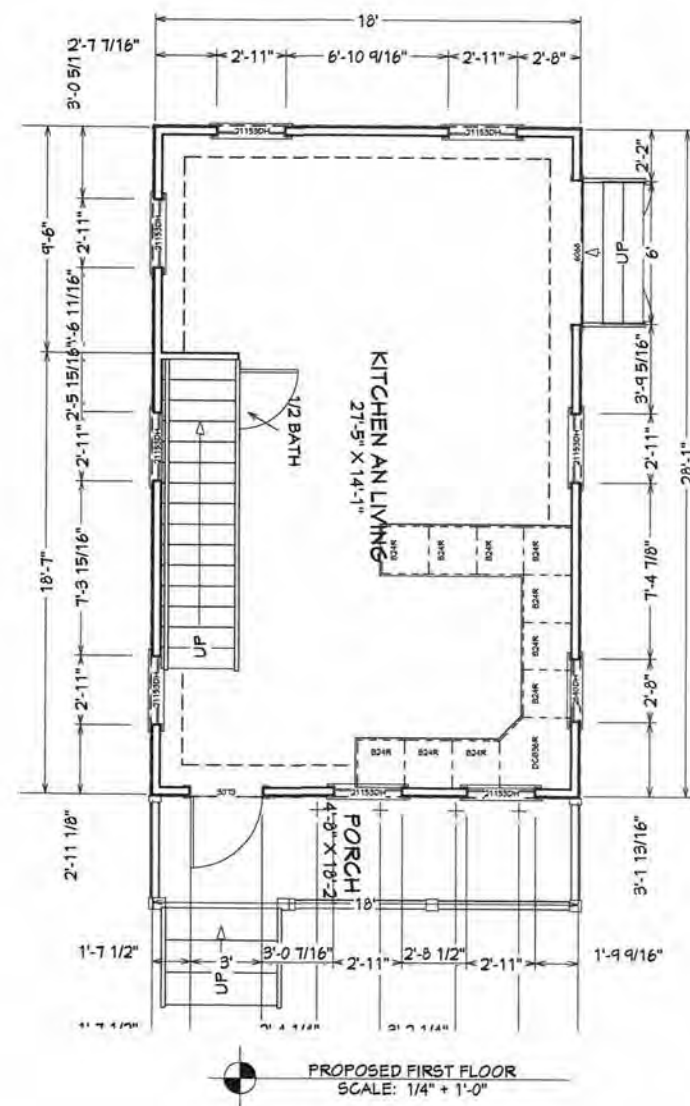
1 EXISTING SOUTH ELEVATION
A-1.3 SCALE: 1/4"=1'-0"

2 EXISTING EAST ELEVATION
A-1.3 SCALE: 1/4"=1'-0"



3 EXISTING NORTH ELEVATION
A-1.3 SCALE: 1/4"=1'-0"

4 EXISTING WEST ELEVATION
A-1.3 SCALE: 1/4"=1'-0"



PROPOSED EXISTING HOUSE AFTER RENOVATION

NUMBER	DATE	REVISION	TABLE	DESCRIPTION

PROPOSED RENOVATION
714 PASSOVER LANE, KEY
WEST FL

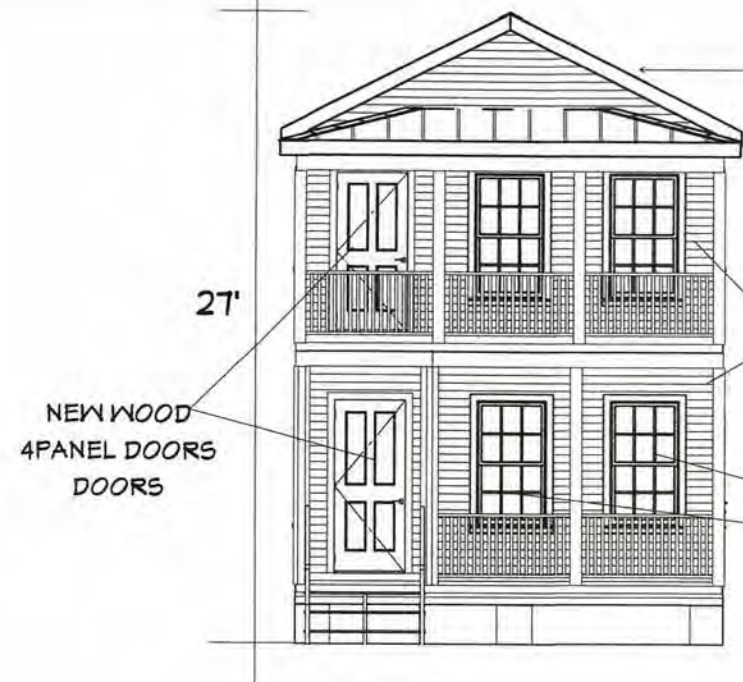
DRAWINGS PROVIDED BY:

DATE:
2/19/2021

SCALE:

SHEET:

A-1.2



27'

NEW WOOD
4-PANEL DOORS

REPAIR WOOD
SIDING AS NEEDED,
TYP



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

FRAME NEW ROOF TO
MATCH EXISTING HISTORIC
PICTURE. ROOFING TO BE
V-CRIMP METAL

REPAIR WOOD
SIDING AS NEEDED,
TYP

RESTORE ALL
EXISTING
HISTORICAL
WINDOWS, TYP
OWNER HAS A
STOCK PILE OF
ORIGINAL WINDOWS
ON SITE TO USE FOR
ALL MISSING
WINDOWS



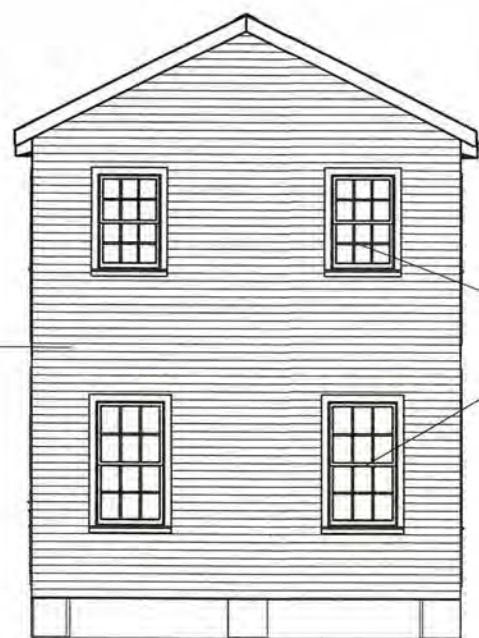
28'-1"

5'

RESTORE ALL
EXISTING
HISTORICAL
WINDOWS, TYP



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

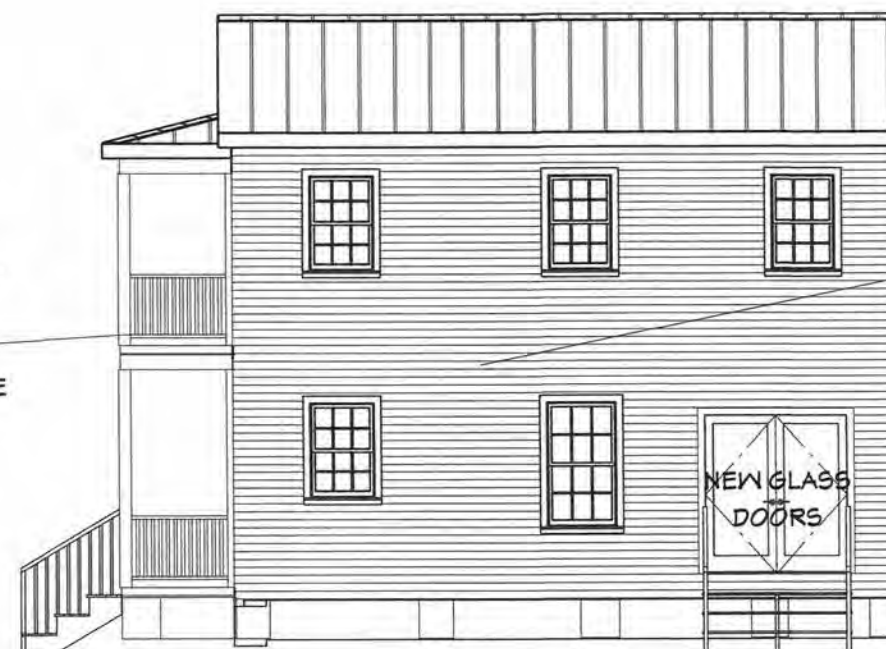


18'

REPAIR WOOD
SIDING AS NEEDED,
TYP

RESTORE ALL
EXISTING
HISTORICAL
WINDOWS, TYP

FRAME NEW ROOF AND
PORCH TO MATCH
EXISTING HISTORIC
PICTURE. ROOFING TO BE
V-CRIMP METAL



INSTALL NEW WOOD
SIDING TO MATCH
EXISTING THIS SIDE
OF HOUSE, ALL NEW
FRAMING NEEDED
AFTER DEMO OF
ADD-ON ADDITIONS

NEW GLASS
DOORS



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

EXISTING MAIN HOUSE AFTER RENOVATION

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED RENOVATION
714 PASSOVER LANE, KEY
WEST FL

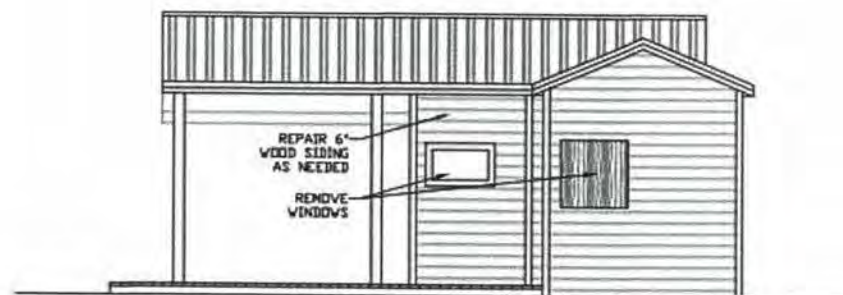
DRAWINGS PROVIDED BY:

DATE:
2/19/2021

SCALE:

SHEET:

A-1.3



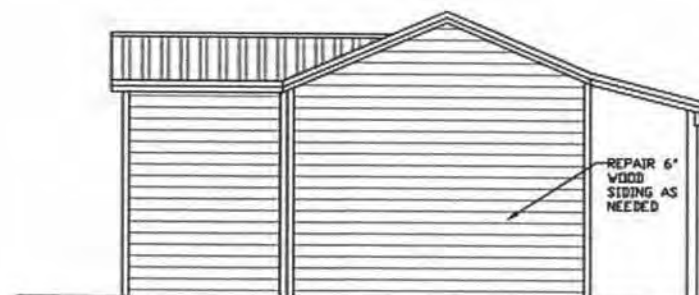
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

EXISTING ACCESSORY STRUCTURE TO BE REMOVED

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED RENOVATION
714 PASSOVER LANE, KEY
WEST FL

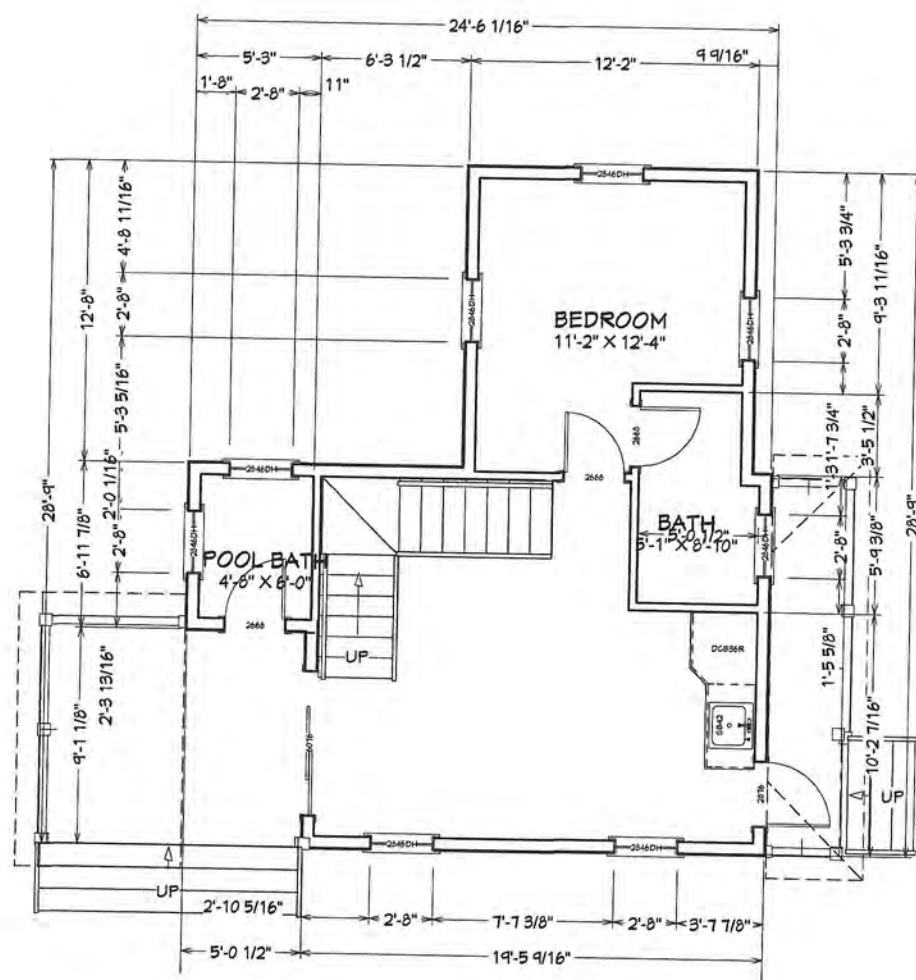
DRAWINGS PROVIDED BY:

DATE:
2/19/2021

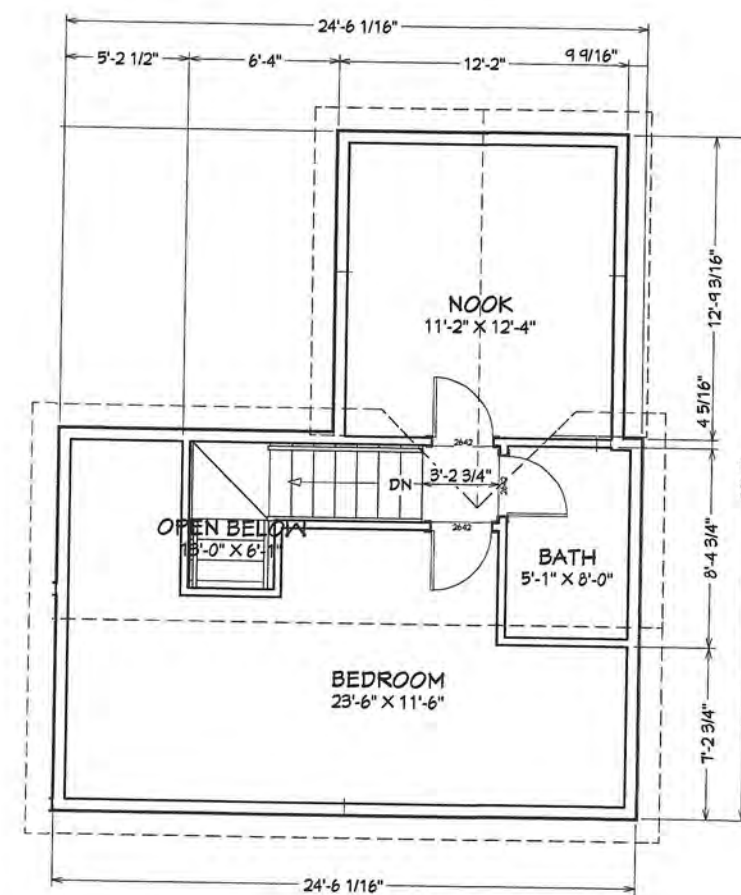
SCALE:

SHEET:

A-2.1



PROPOSED FIRST FLOOR
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"

PROPOSED NEW GUEST RESIDENCE

REVISION TABLE	
NUMBER	DATE

PROPOSED RENOVATION
714 PASSEOVER LANE, KEY
WEST FL

DRAWINGS PROVIDED BY:

DATE:
3/15/2021

SCALE:

SHEET:

A-2.2



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



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



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



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

PROPOSED NEW GUEST RESIDENCE

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED RENOVATION
714 PASSOVER LANE, KEY
WEST FL

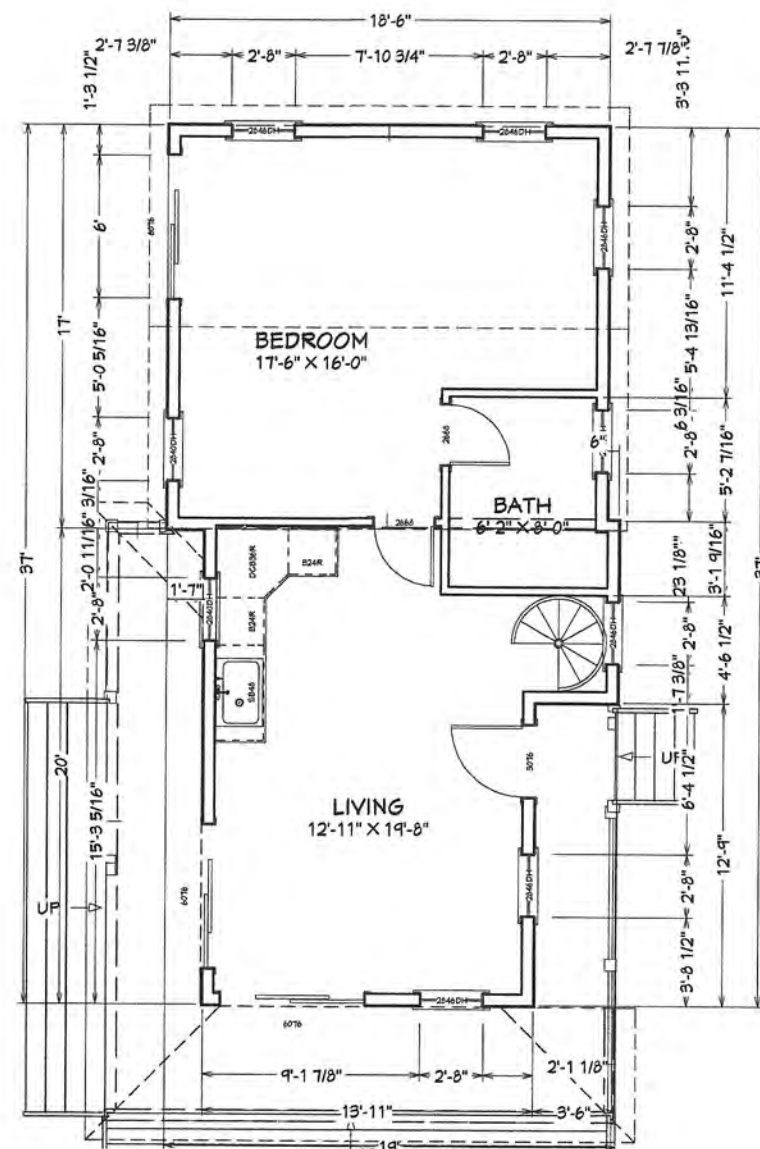
DRAWINGS PROVIDED BY:

DATE:
3/15/2021

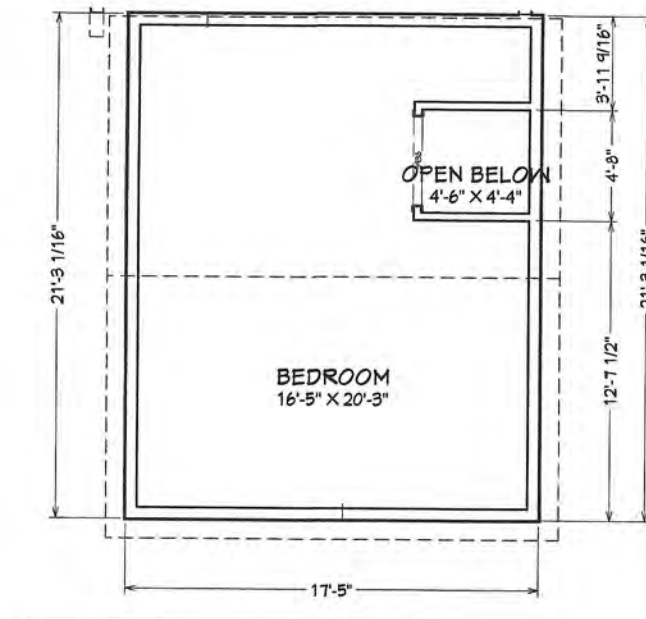
SCALE:

SHEET:

A-2.3



PROPOSED NEW SINGLE FAMILY HOME FIRST FLOOR
SCALE: 1/8" = 1'-0"



PROPOSED NEW SINGLE FAMILY HOME SECOND FLOOR
SCALE: 1/8" = 1'-0"

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED RENOVATION
714 PASSOVER LANE, KEY
WEST FL

DRAWINGS PROVIDED BY:

DATE:
3/15/2021

SCALE:

SHEET:

A-3.1

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED RENOVATION
714 PASSOVER LANE, KEY
WEST FL

DRAWINGS PROVIDED BY:


DATE:
3/15/2021

SCALE:

SHEET:

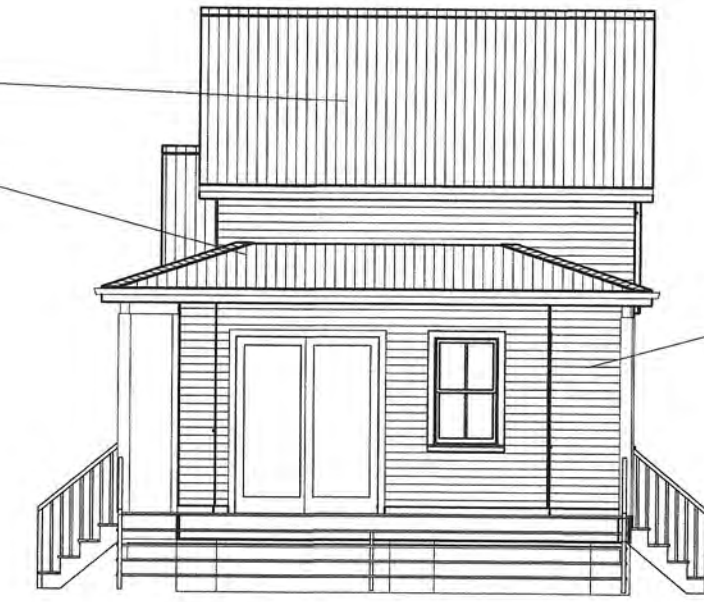
A-3.2




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

NEW SLIDING
IMPACT DOORS

ROOFING TO BE
V-CRIMP METAL,
TYP




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

HARDI SIDING,
TYP


Elevation 4

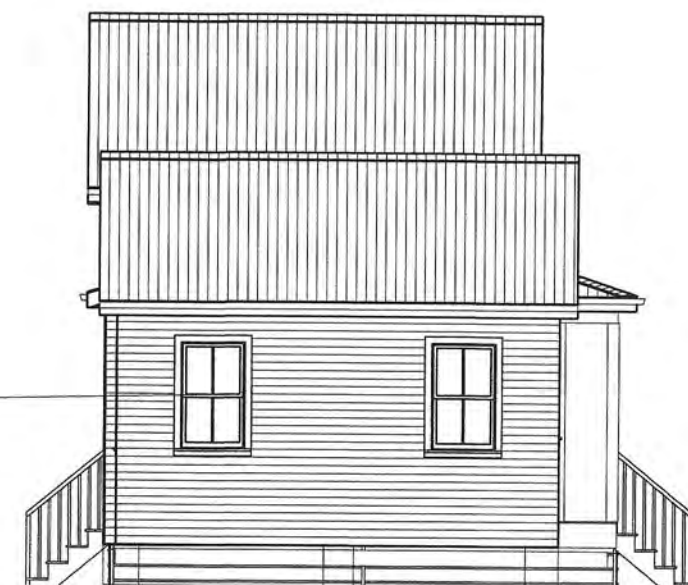



 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

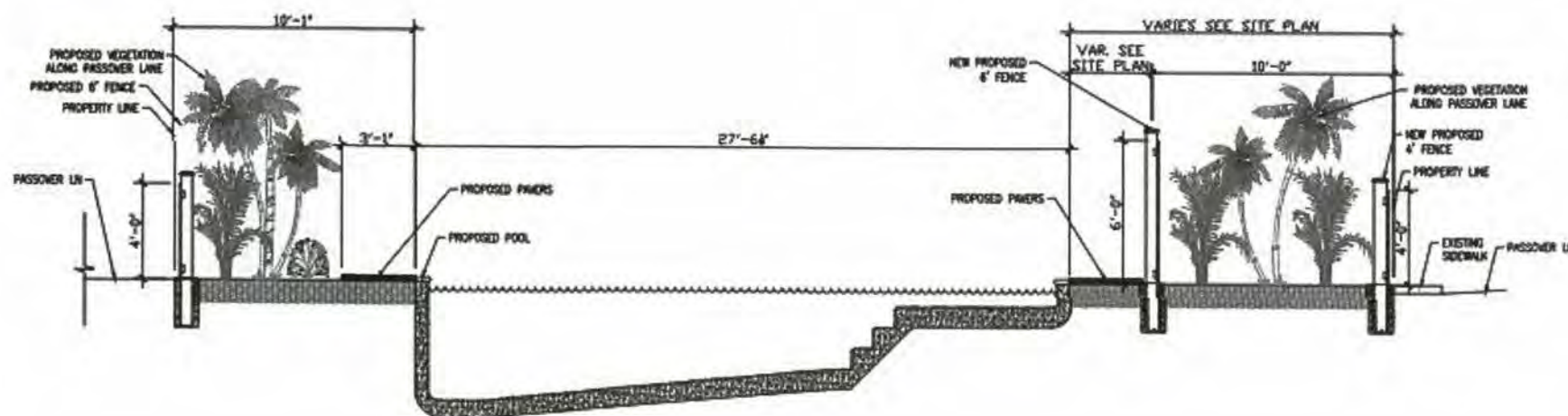
NEW
FIBERGLASS
IMPACT DOORS,
TYP THIS
STRUCTURE

NEW 2 OVER 2
IMPACT
WINDOWS, TYP
THIS STRUCTURE

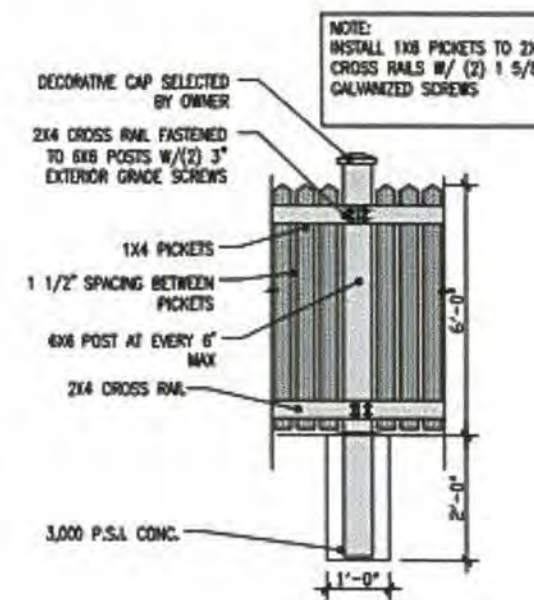
 PROPOSED NEW SINGLE FAMILY HOME
SCALE: 1/8" = 1'-0"



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



PROPOSED POOL ELEVATION
SCALE: NTS



FENCE DETAIL
SCALE: NTS

PROPOSED NEW POOL ELEVATION

NUMBER	DATE	REVISION	DESCRIPTION

PROPOSED RENOVATION
714 PASSEOVER LANE, KEY
WEST FL

DRAWINGS PROVIDED BY:

DATE:
2/19/2021
SCALE:
SHEET:
A-4.1



726 PASSEOVER LANE

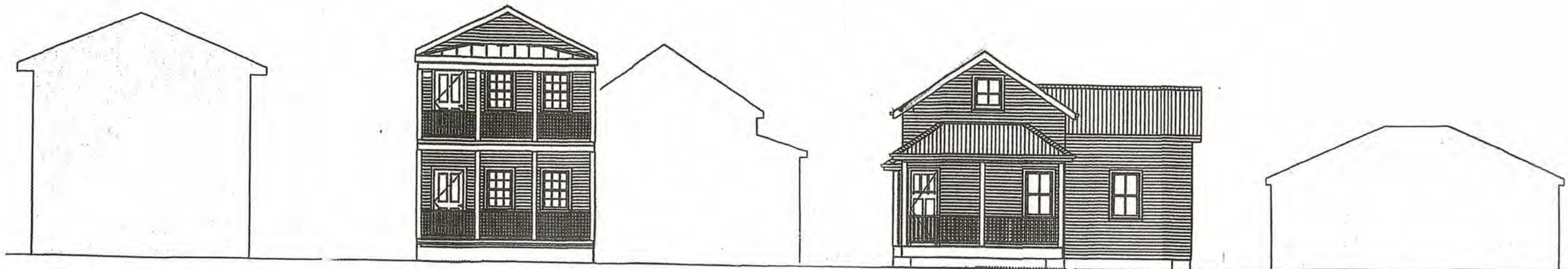
EXISTING HOUSE

POOL HOUSE

708 PASSEOVER LANE



714 PASSEOVER LANE EXISTING STREETScape
SCALE: 3/16" = 1'-0"



726 PASSEOVER LANE

EXISTING HOUSE (NEW LOCATION) NEW REAR BUILDING

PROPOSED GUEST HOUSE

708 PASSEOVER LANE



714 PASSEOVER LANE PROPOSED STREETScape
SCALE: 3/16" = 1'-0"

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED RENOVATION
714 PASSEOVER LANE, KEY
WEST FL

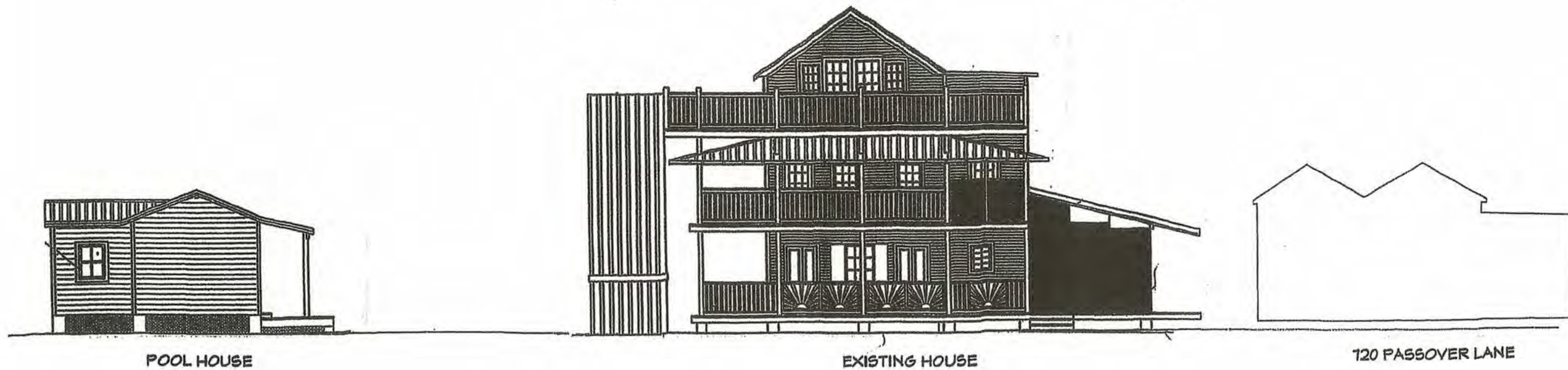
DRAWINGS PROVIDED BY:


DATE:
2/19/2021

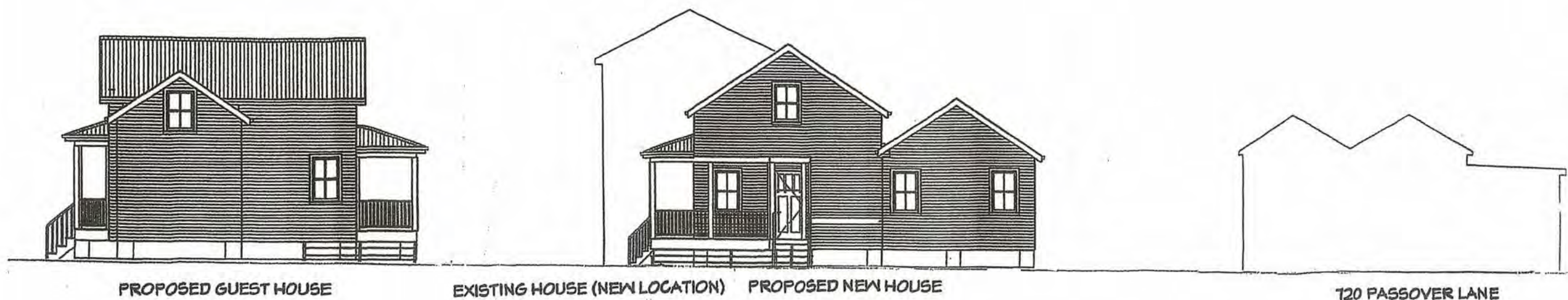
SCALE:


SHEET:

A-5.1




714 PASSOVER LANE (WALKING) EXISTING STREETSCAPE
 SCALE: 3/16" = 1'-0"




714 PASSOVER LANE PROPOSED STREETSCAPE
 SCALE: 3/16" = 1'-0"

REVISION TABLE	
NUMBER	DATE

PROPOSED RENOVATION
 714 PASSOVER LANE, KEY
 WEST FL

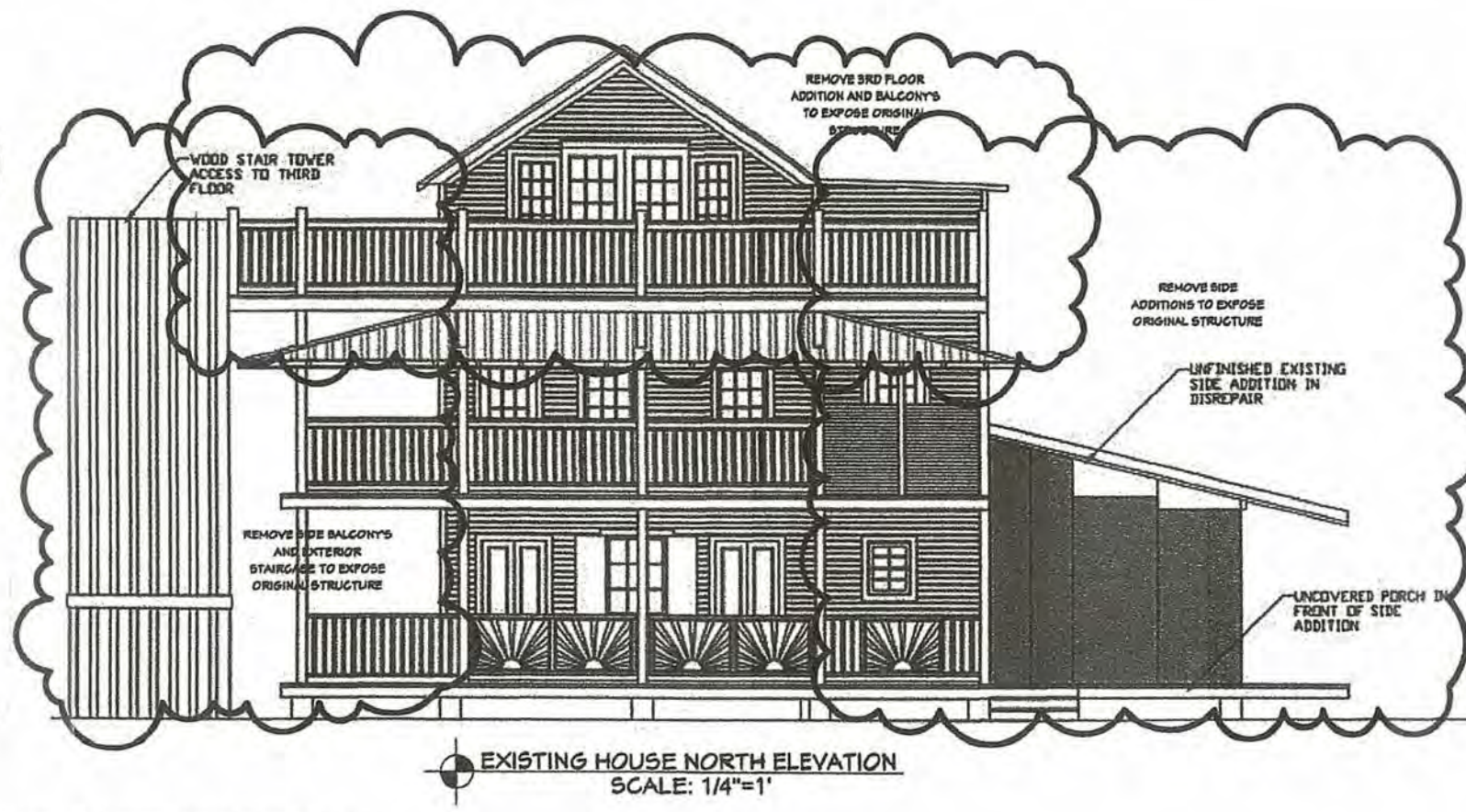
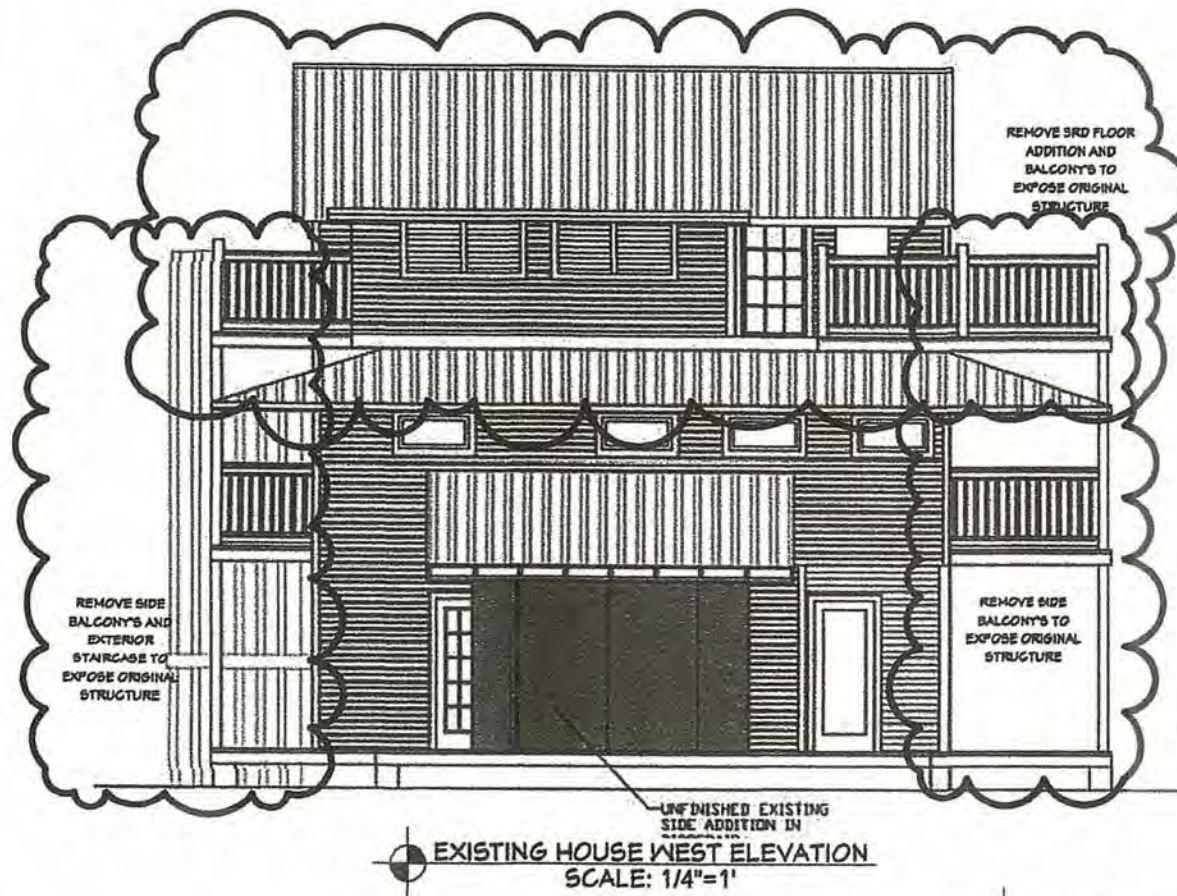
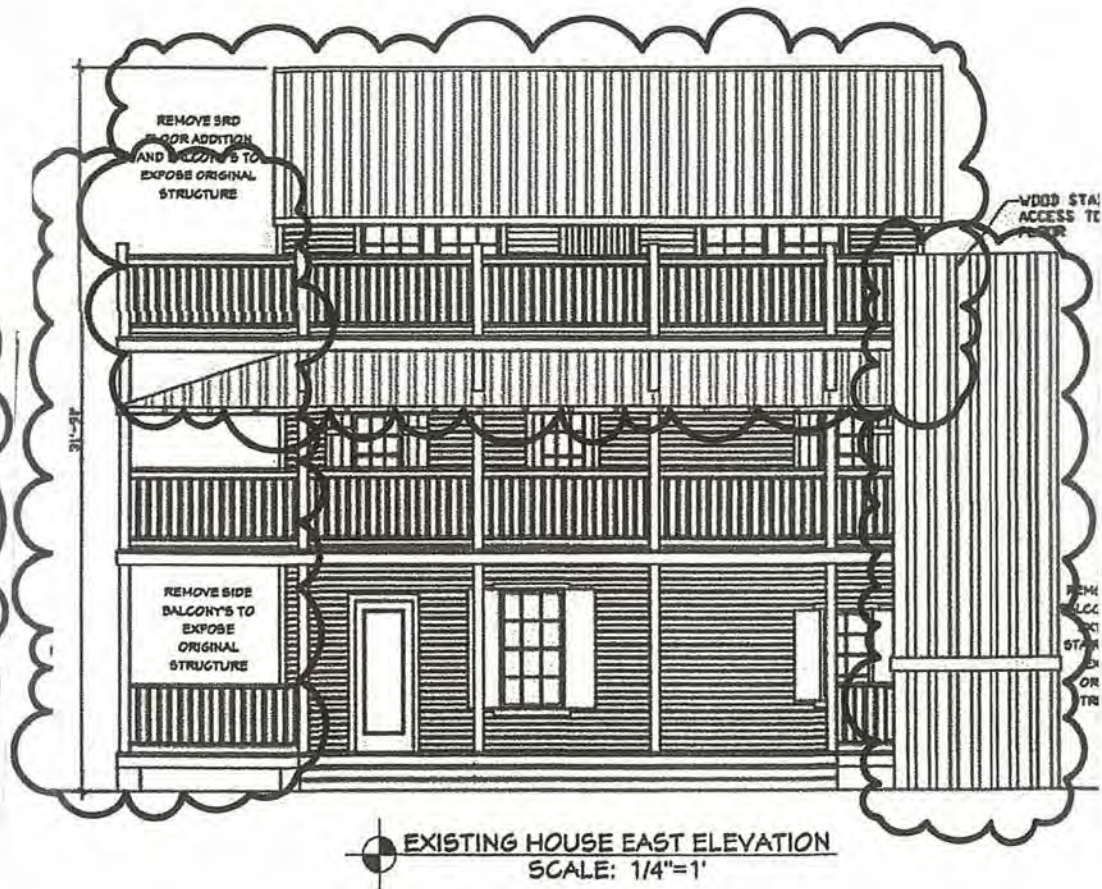
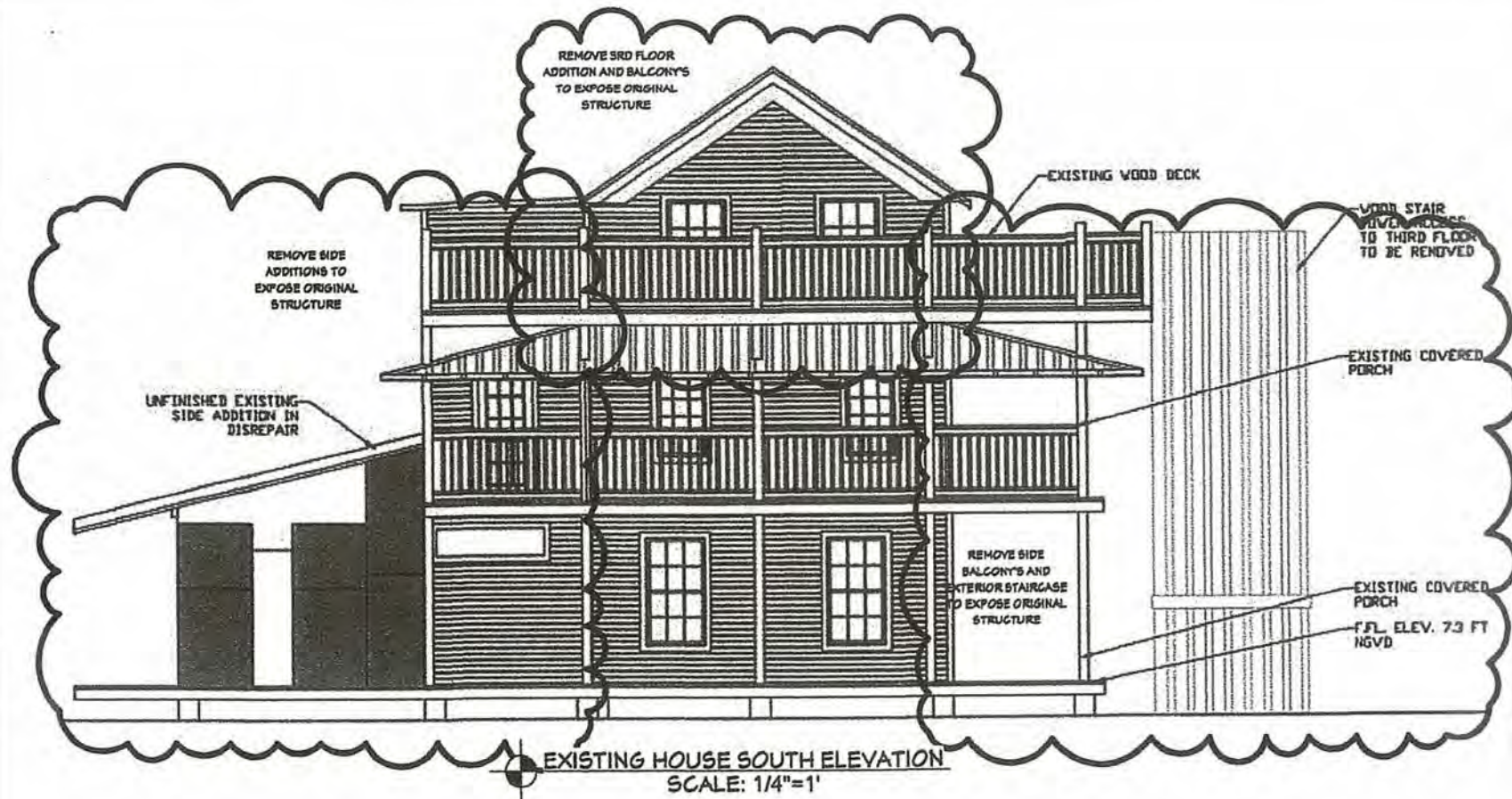
DRAWINGS PROVIDED BY:

DATE:
 2/19/2021

SCALE:

SHEET:

A-5.2



DEMO OF ADDITIONS ON EXISTING STRUCTURE

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

PAGE TITLE

DRAWINGS PROVIDED BY:

DATE:
2/19/2021

SCALE:

SHEET:

P-1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 23, 2021 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, type this link into your browser: <http://keywestcity.granicus.com/MediaPlayer>

If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

RELOCATION AND RESTORATION OF HISTORIC TWO-STORY HOUSE. NEW ONE AND A HALF-STORY GUEST HOUSE AND NEW ONE AND A HALF-STORY SINGLE FAMILY HOUSE. NEW POOL, SPA AND FENCES AND SITE IMPROVEMENTS. DEMOLITION OF NON- HISTORIC THIRD FLOOR, WRAP PORCHES AND EXTERNAL CIRCULAR STAIRCASE AT MAIN HOUSE. DEMOLITION OF NON-HISTORIC ONE-STORY ACCESSORY STRUCTURE.

#714 PASSOVER LANE

Applicant – Meridian Engineering Application #H2021-0009

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.

PROPERTY APPRAISER INFORMATION



Monroe County, FL

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 00018670-000000
Account# 1019232
Property ID 1019232
Millage Group 10KW
Location 714 PASSOVER Ln, KEY WEST
Address
Legal KW PT LOTS 7 AND 8 OF TR 5 OO-467 C3-259 G19-234 OR505-466 OR515-767 OR804-41 OR833-908 OR844-2 OR861-1031 OR1262-666/67 OR1300-1582/84 OR1344-911/12 OR1609-1859/60 OR1610-207/08 OR1832-980/81 OR2037-1224 OR3030-1797
Description (Note: Not to be used on legal documents.)
Neighborhood 6103
Property MULTI FAMILY LESS THAN 10 UNITS (0800)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

SKULL & CROSSBONES TRUST DATED 06/15/2020
 C/O GRAF LORRAINE R AND GILHULY BERNARD JR
 TRUSTEES
 5950 Canoga Ave Ste 510
 Woodland Hills CA 91367

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$337,153	\$310,315	\$314,491	\$314,491
+ Market Misc Value	\$4,015	\$4,015	\$3,964	\$3,964
+ Market Land Value	\$642,130	\$623,274	\$701,838	\$701,838
= Just Market Value	\$983,298	\$937,604	\$1,020,293	\$1,020,293
= Total Assessed Value	\$680,701	\$638,492	\$600,757	\$565,544
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$675,493	\$649,838	\$679,327	\$673,655

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	6,547.00	Square Foot	0	0

Buildings

Building ID 1391
Style 3 STORY ELEV FOUNDATION
Building Type M.F. - R2 / R2
Gross Sq Ft 4370
Finished Sq Ft 1888
Stories 3 Floor
Condition POOR
Perimeter 368
Functional Obs 0
Economic Obs 0
Depreciation % 30
Interior Walls WALL BD/WD WAL
Exterior Walls ABOVE AVERAGE WOOD
Year Built 1908
EffectiveYearBuilt 1999
Foundation CONC BLOCK
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type NONE with 0% NONE
Bedrooms 4
Full Bathrooms 3
Half Bathrooms 0
Grade 550
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,888	1,888	0
OUU	OP PR UNFIN UL	740	0	0
OPF	OP PRCH FIN LL	924	0	0
OUF	OP PRCH FIN UL	710	0	0

SBF	UTIL FIN BLK	108	0	0
TOTAL		4,370	1,888	0

Building ID	1392	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1975
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1981
Gross Sq Ft	449	Foundation	CONCRETE SLAB
Finished Sq Ft	228	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	72	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	39	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	228	228	0
OPU	OP PR UNFIN LL	76	0	0
OPF	OP PRCH FIN LL	145	0	0
TOTAL		449	228	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1959	1960	1	290 SF	2
LC UTIL BLDG	1959	1960	1	72 SF	1
CH LINK FENCE	1964	1965	1	140 SF	1
LC UTIL BLDG	1971	1972	1	56 SF	1
FENCES	1975	1976	1	736 SF	2
FENCES	1993	1994	1	648 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/7/2020	\$1,080,000	Warranty Deed	2272238	3030	1797	01 - Qualified	Improved
12/9/1999	\$470,000	Warranty Deed		1609	1859	M - Unqualified	Improved
2/1/1972	\$3,000	Conversion Code		804	41	Q - Qualified	Improved

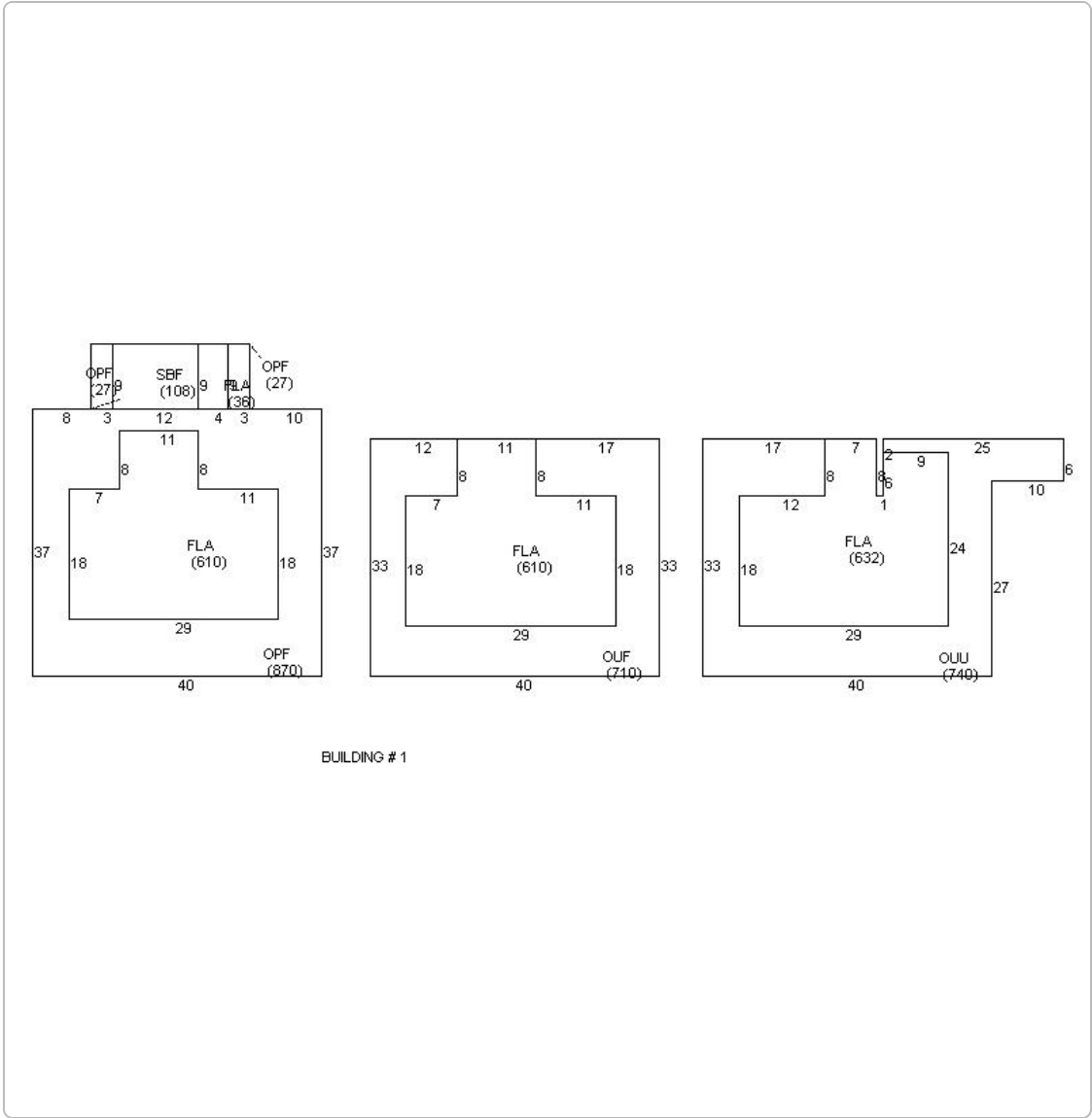
Permits

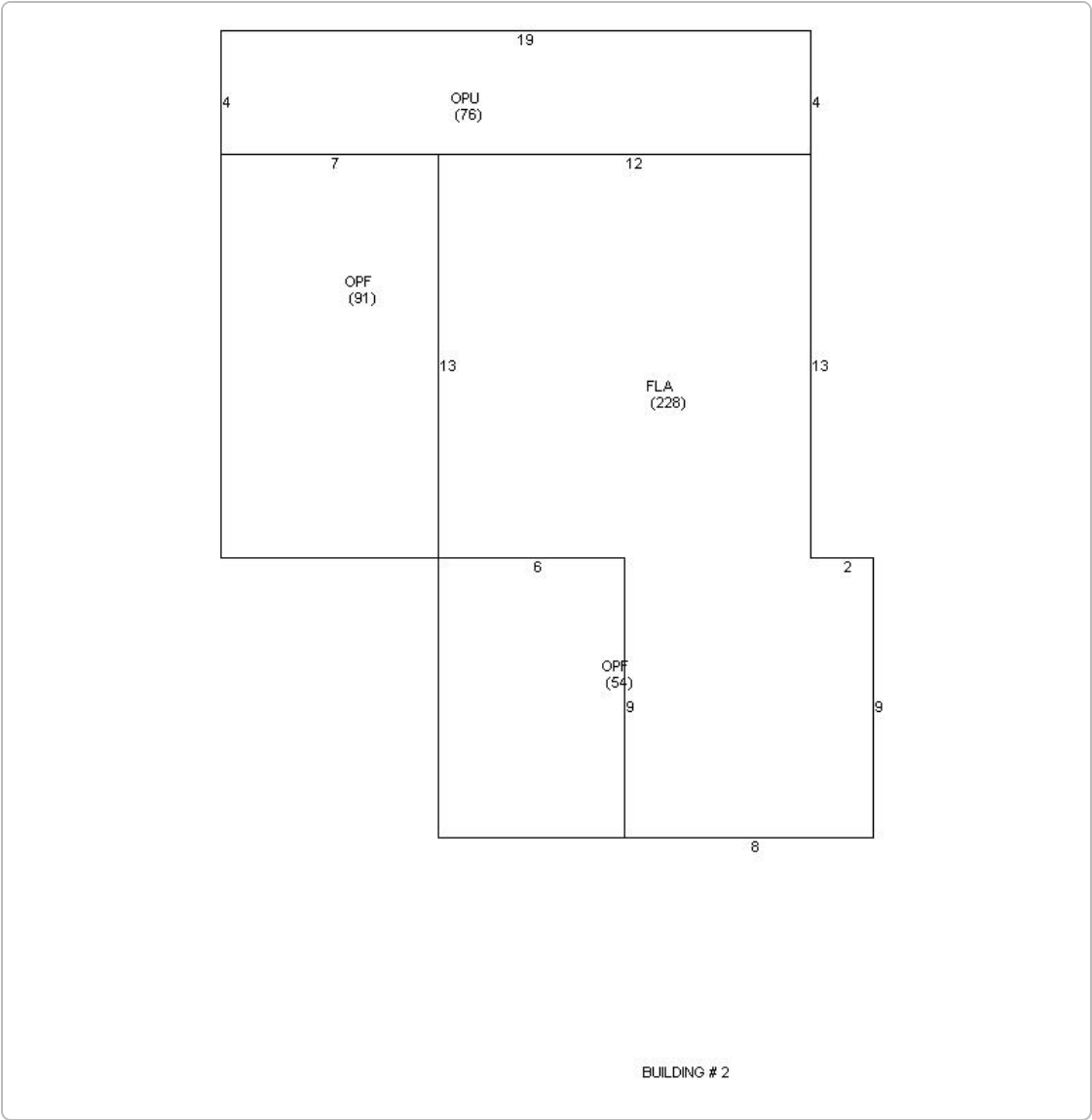
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
0101485	4/9/2001	12/11/2001	\$2,000	Residential	PAINT EXTERIOR
B941258	4/1/1994	12/1/1994	\$2,500		REPLACE 3RD FL RAILINGS
B941345	4/1/1994	12/1/1994	\$1,500		EXTERIOR REPAIRS
B930521	2/1/1993	12/1/1994	\$6,000		INTERIOR RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



2020 TRIM Notice (PDF)

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

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 **Schneider**
GEOSPATIAL

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