



Historic Architectural Review Commission Staff Report for Item 16

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: August 26, 2025

Applicant: T.S. Neal Architects

Application Number: C2025-0071

Address: 1010 Windsor Lane

Description of Work:

Replacement of historic amber glass to clear glass at sanctuary doors on east and west elevations. Two new doors at sides of contributing structure, new ADA ramp at side entry, and relocation of condenser units.

Site Facts:

The building under review is a historic, contributing structure within the historic district, constructed in 1904. The site forms part of the Basilica of St. Mary Star of the Sea complex and is bounded by Truman Avenue, Amelia Street, and Windsor Lane. However, the scope of this project is limited solely to work on the church. The church is notable not only as a center of worship but also as a symbol of the city's resilience, having survived multiple hurricanes and remaining a cornerstone of the community for over a century. Early church buildings were lost to fire and hurricanes, but the present structure was built and dedicated in 1904. In recognition of its enduring spiritual and cultural significance, the church was elevated to the status of Minor Basilica in 2012.

Currently the church is located within an X flood zone.

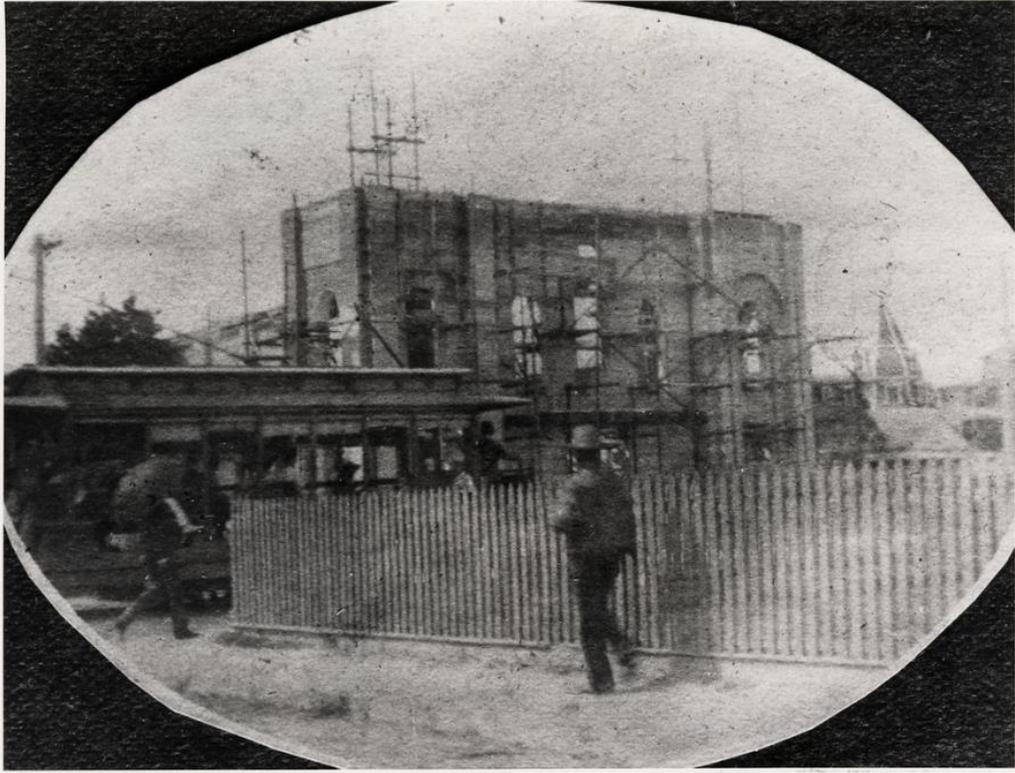


Photo of property under review circa 1902. Monroe County Library.



St Mary Star of the Sea Catholic Church, September 1906. Photo by E. Lowe Pierce from the Wright Langley Collection.



Photo of property under review circa 1910. Wright Langley Collection.



Photo of property under review. Class of 1929. Monroe County Library.

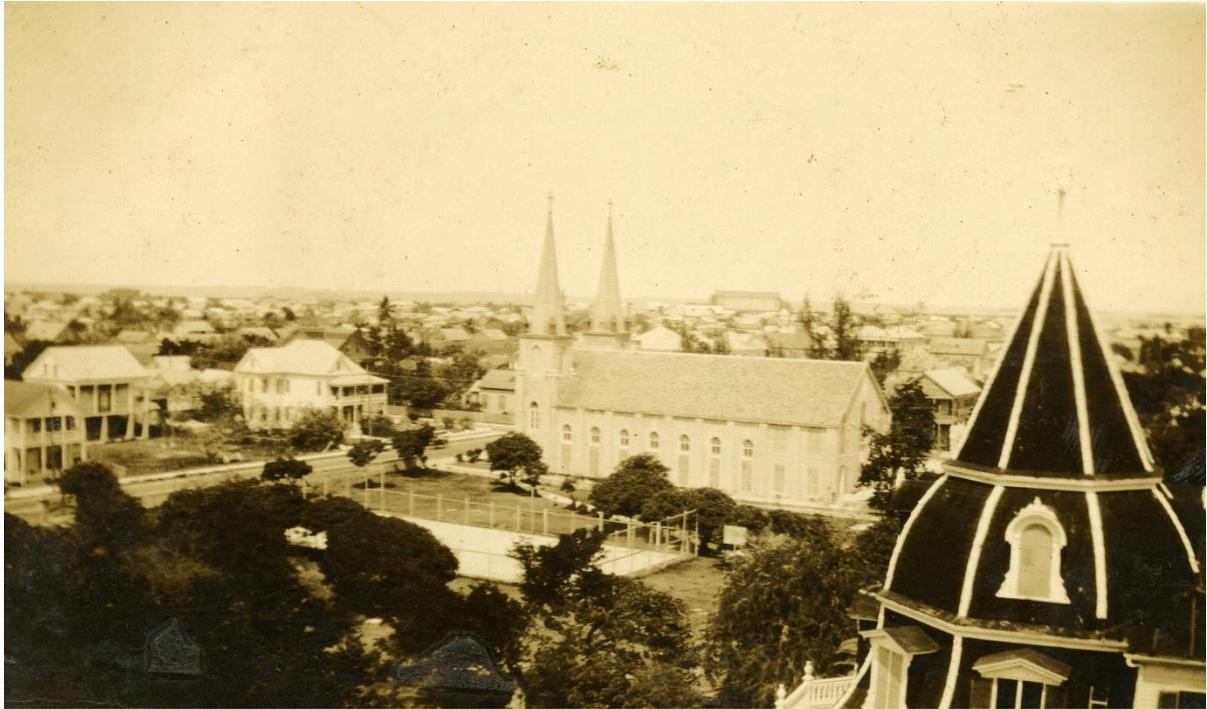


Photo of property under review circa 1929. Monroe County Library.



Photo of property under review circa 1940. Wright Langley Collection.



Photo of property under review circa 1940s. Monroe County Library. Door glass panels in question are outlined in red.



Photo of property under review. President Harry Truman passes St. Mary Star of the Sea Church on Division Street during a 1947 visit to Key West. The Scott DeWolfe Collection.



St. Mary Star of the Sea Catholic Church in 1950s. Photo Lewis McLane.

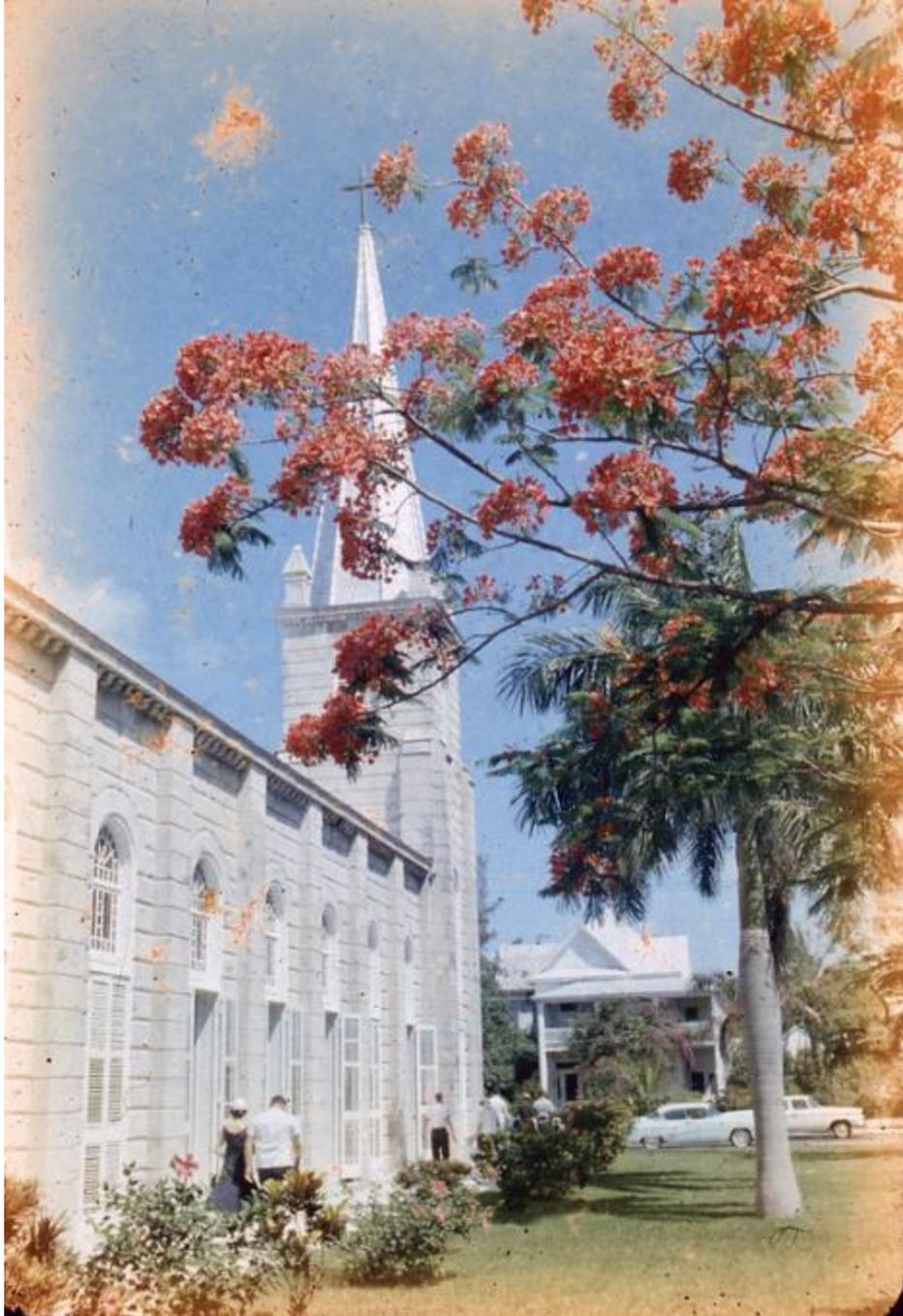


Photo St. Mary Star of the Sea Church in 1961. Photo by Raymond L. Blazevic.



Photo taken by the Property Appraiser's office c1965.



*An Easter Service being held at the Grotto at St. Mary Star of the Sea Catholic church in 1990.
Photo by Ray Blazevic.*



Interior of St. Mary Star of the Sea Church in 1994. Photo by Raymond L. Blazevic.



1030791 730 TRUMAN AVE 11/05/04

Photo of property under review. Property Appraisers website 11/05/04.

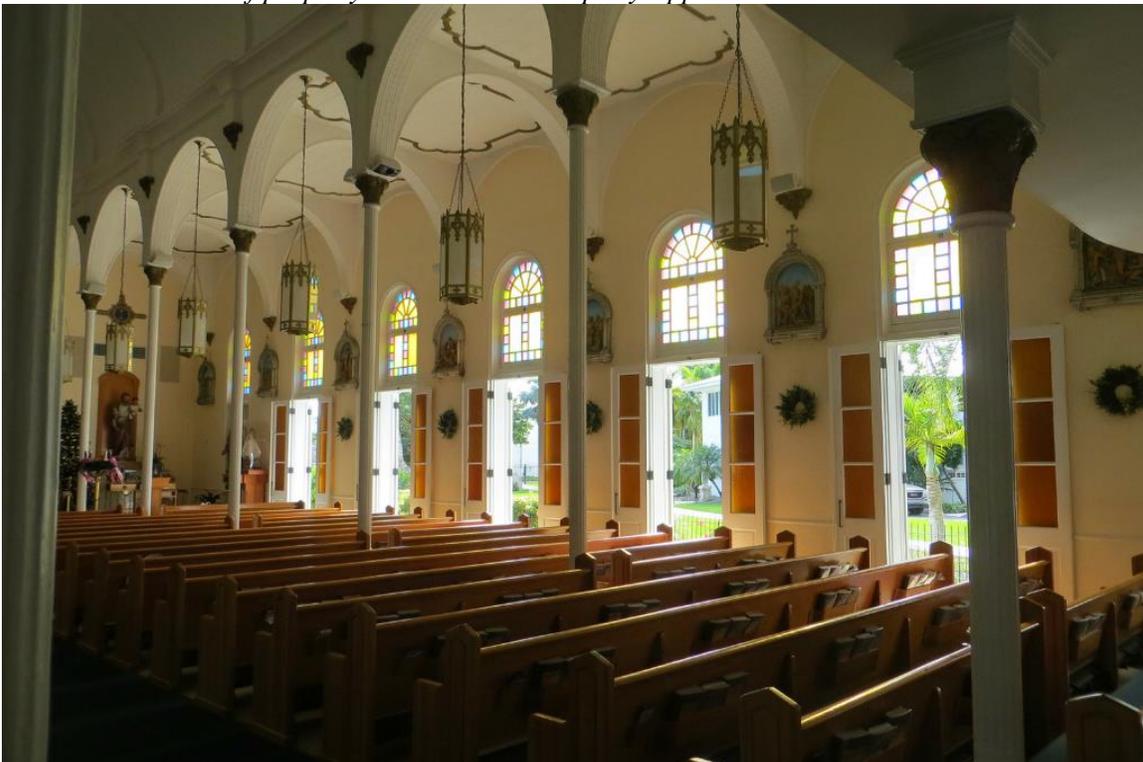


Photo of interior showing amber colored glass on doors circa 2018.



The Basilica of St. Mary Star of the Sea Key West, Florida circa 2020.



Photo of interior showing amber colored glass on doors circa 2020.



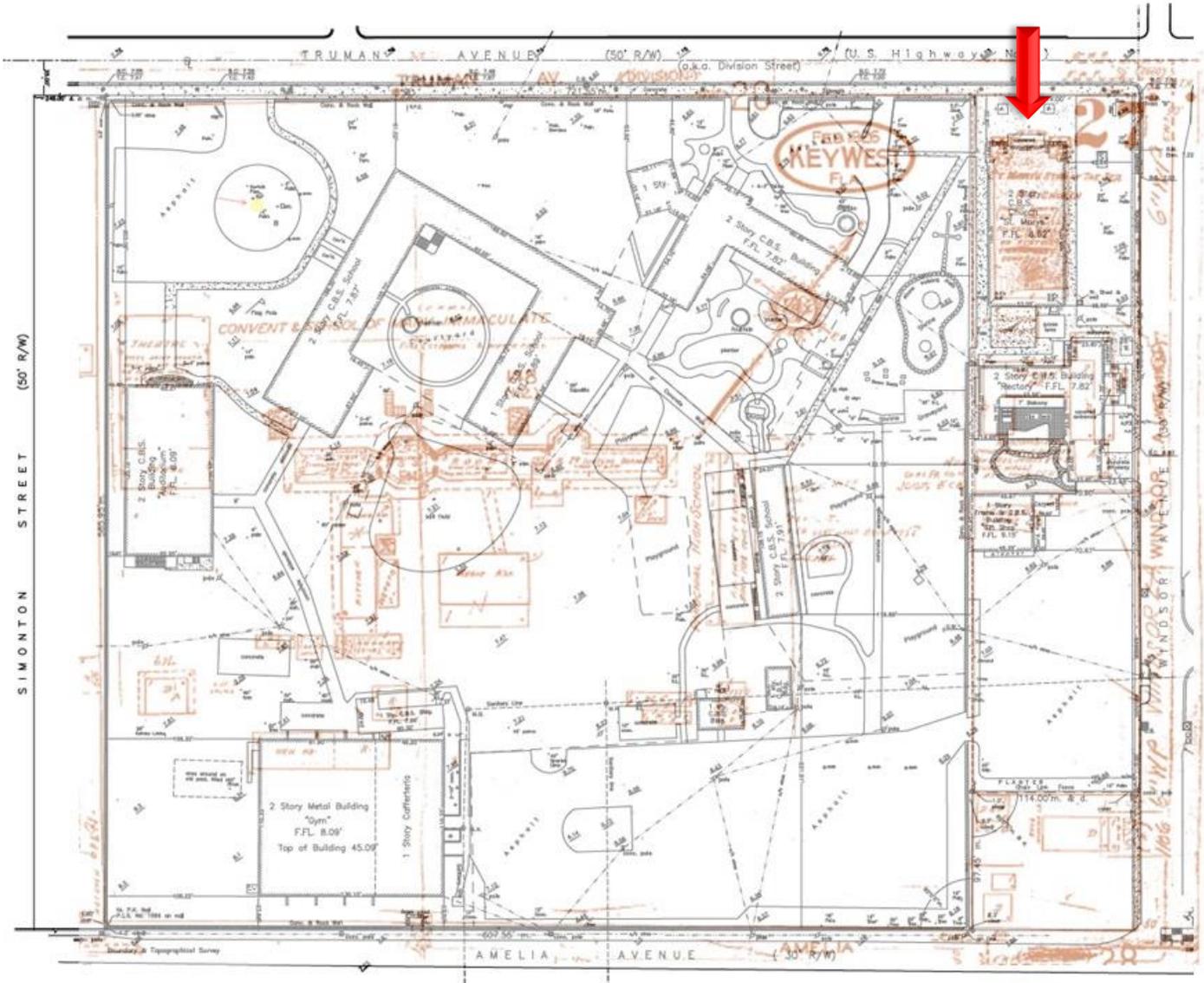
The Basilica of St. Mary Star of the Sea Key West, Florida circa 2020.



Photo of property under review.



Photo of exterior of Basilica at night circa 2020.



1962 Sanborn Map and current survey.

Guidelines Cited on Review:

- Secretary of the Interior’s Standards for Rehabilitation, specifically standards 2, 4, 5, 6, and 10.
- Guidelines for Building Exteriors - Decorative elements and details (page 24), specifically guideline 1.
- Guidelines for Windows (pages 29a-29l), specifically guidelines A (2, 3, 5, 8, 9).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 1, 3, 5, 9, 10, and 11.
- Guidelines for Ramps (page 34), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5 (first sentence), 6, 8, 11, 12, 13, 14, 19, 21 (first sentence), 22 (first sentence), 23, 26, 27, 28, 29, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6 (first two sentences), 7 (last sentence), 8, 11, 13 (first sentence), 14, 22, and 23.
- Guidelines for Air Conditioning Units (page 42), specifically guidelines 1, 2, 4, 5, 6, and 7.

Staff Analysis:

A Certificate of Appropriateness is currently under review for the replacement of historic amber glass to clear glass at sanctuary doors on east and west elevations, specifically seven on each side. The scope of work also includes two new doors at sides of contributing structure, new ADA ramp at side entry, and relocation of condenser units. The applicant intends to retain the existing stained and textured glass in the transoms above and surrounding windows but wishes to replace only the lower door glass panels (6 panels on each set of doors) to clear impact glass. The existing panels exhibit a repeating starburst or daisy pattern with fine curved dotted contour lines. After thorough research with historical glass catalogs, staff has identified this pattern as "Majestic" glass, manufactured by the Swindell Brothers Glass Company of Baltimore, Maryland in the late 19th and early 20th centuries. The company went out of business around the 1950’s and therefore this exact design is not being manufactured any more.

This glass is a type of rolled patterned, or “cathedral” glass, which was popular in churches and public buildings between the 1880s and 1930s. It was used because it softened and diffused the light, offered privacy, and added a decorative look. It’s also important to note that the glass in the door panels also matches the pattern found in the arched transom windows above, creating a unified design.

Over time, some of the glass panels have been replaced with designs and colors that do not match the historic amber “Majestic” pattern. The original “Majestic” glass featured the distinctive starburst daisy pattern, while the version without dots represents a later replacement. Other substitutions, such as pebbled glass in varying tones, are modern replacements that further deviate from the original design. This emphasizes the

importance of retaining and preserving the original material in accordance with the Secretary of the Interior's Standards.



Photo of glass from 3 paneled door

Photo of Majestic glass pattern by the Swindell Brothers

Reference: Swindell Brothers Glass Catalog, ca. early 1900s – pattern identified as “Majestic.” SashWindowSpecialist.com.



Photo of stained glassed window on transom showing "Majestic" pattern.



Photo of stained glassed window on transom showing "Majestic" pattern.

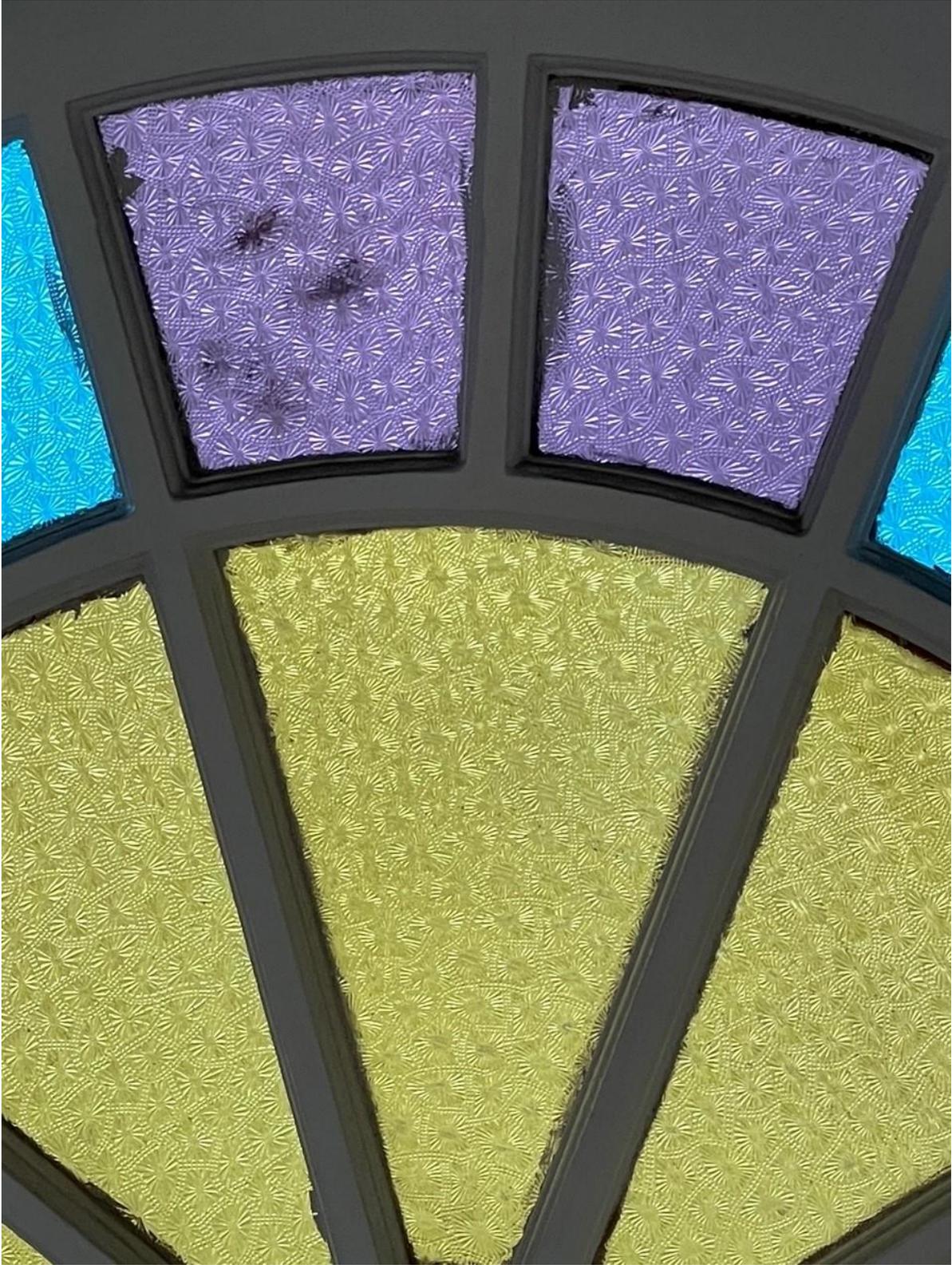


Photo of stained glass window on transom showing "Majestic" pattern.



Photo showing glass patterns.



Photo showing glass patterns.



Photo showing “Majestic” glass pattern inside church at Confessional.

Consistency with Cited Guidelines:

The proposed changes are not consistent with the Secretary of the Interior’s Standards for Rehabilitation or the City of Key West Historic Architectural Guidelines. Standard 2 requires that the historic character of the property be preserved, while Standards 5 and 6 emphasize the retention and repair of distinctive historic materials rather than their removal or replacement with incompatible modern alternatives. Similarly, HARC Guideline 2 for Windows requires the preservation and restoration of historic stained and colored glass, with replacements matching original materials, design, and profile. The amber “Majestic” glass is a contributing, character-defining feature of the 1904 Basilica; its replacement with clear impact glass would result in the irreversible loss of historic fabric and alter the architectural expression of the façade. Guideline 8 of Windows states that the use of a window visually incompatible with the historic appearance of a building, or one that obscures, damages, or destroys character-defining features of a contributing or historic structure, is not permitted. Additionally, Guideline 2 of Additions cautions against the removal of historic materials. Therefore, staff strongly recommends the retention of the historic amber glass to protect the Basilica’s authenticity and character, while avoiding setting a precedent for future changes.

Staff further recommends that the new emergency exit doors proposed for the east and west elevations match the existing double doors with a total of six glass panels, incorporate amber glass color and pattern, be constructed of wood, and be finished in white paint to ensure compatibility with the Basilica’s historic character.

The change to make the front entry door swing outward is acceptable, provided the historic design, materials, and detailing of the door are preserved, as this modification is related to life-safety compliance and does not alter the historic appearance.

The relocation of existing condenser units to the lawn area behind the Basilica, with reuse of the existing fence enclosure, is consistent with the guidelines since the units will remain screened and minimally visible, avoiding adverse impact on the historic resource.

The proposed ramp on the west elevation is compatible with the Standards and guidelines as it provides necessary accessibility. Its construction of concrete to match the sidewalk and use of simple aluminum pipe rails minimizes visual intrusion and allows the historic character of the building to remain prominent. Its placement on the west elevation, which is not a primary street-facing façade and is set back from view, further reduces its visibility and impact on the building’s historic appearance.



The Basilica of Saint Mary Star of the Sea

1010 Windsor Lane
Key West, FL 33040
305-294-1018

Jesus says, “Behold, I come to make all things new!”

Since 1851 the parish of St. Mary Star of the Sea has been a beacon of Light and a harbor of Hope for generations of Conchs and all people of Good Will. In 1904 the cornerstone of the present Church was set in place, and the iconic spires and architectural features began to rise toward the light of heaven. A few years after the completion of the Church, the original glass was removed, and the magnificent stained-glass window of “Stella Maris” was set above the High Altar as a bright “star” leading to Heaven. Over the years certain design and liturgical elements were introduced and, due to advances in technology, fires or changes in the Church’s style of worship, were exchanged for other elements. In 2012 our beautiful parish church and community of Faith was recognized, chosen and elevated by St. Peter’s 265th Successor, Pope Benedict XVI as a Minor Basilica. In the Catholic world there are millions of churches, chapels, shrines and cathedrals but out of those millions of churches, chapels, shrines and cathedrals, less than 2,000 bear the privilege and responsibility of a Basilica. A Basilica is “the Pope’s Church” and as such, is raised and entrusted with a universal status. Every Sunday, and to pilgrims throughout the week, I have the joy and privilege of announcing, “Welcome to The Basilica, Welcome to the Pope’s Church, Welcome Home!”

Now we come to a new moment in history when we are called by The Lord, prompted by 120 years of wear and tear, new and better possibilities of mitigating the elements and a vibrant and supportive Faith Community, to build on the tradition and reach



The Basilica of Saint Mary Star of the Sea

1010 Windsor Lane
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305-294-1018

for the future. In reviewing the archival photographs, documents and historic memory of the most senior members of the Basilica parish, we were encouraged to restore certain architectural and decorative aspects of The Basilica Church while moving towards a theme of “light, bright and airy” indicated by the very “bones” of the original architecture. A Temple of Light and Hope reaching towards the bright clarity of Heaven!

The original Church sanctuary and much of the Church building was a bright vision of ornately carved white woodwork and white surfaces, certainly intended in the days before electric lighting to reflect the natural light pouring in from the ever-open doors in the days before air conditioning. A few decades later the sanctuary was refashioned due to the natural effect of moisture and termite damage upon the woodwork and embellished with a sturdy yet airy wrought iron canopy and gates. In the 1990’s the sanctuary was extended out into the nave which caused the loss of pews on both sides of the Church. Building on the tradition we reach now to the future by capitalizing on the best features of the history of St. Mary Star of the Sea, while attending to our universal status as a Papal Basilica, the present needs and growth of our Church and School Community, and the modern technologies that allow “light, bright and airy” to be experienced on the interior as well as on the exterior of the “Pope’s Church” for generations to come.

Dear Mr. Castillo, by making “all things new” Jesus does not destroy whatever is good, true and beautiful but He transforms it, and us, to reflect and receive the fullness of His Goodness, Truth and Beauty, in this life and leading to the fullness of Life yet to



The Basilica of Saint Mary Star of the Sea

1010 Windsor Lane
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come. This is precisely what we endeavor to do at this new moment of history by Renewing the Light of Hope restoration project at The Basilica of St. Mary Star of the Sea in our beloved, Key West. May the stone, glass and wood of the Basilica Church continue to be a sign and symbol of the light and hope of Heaven, now and in the future.

Sincerely,

Very Rev. Christopher Marino, Rector

Patricia Madiedo background:

4th Generation St. Mary Star of the Sea (now Basilica) church.

Gato cigar makers Grandparents lived on site of the Gato Pocket Park blocks from church.

Parents raised us another few blocks from the church on Grinnell by Fire House Museum.

My Father was a master carpenter in civil service for Navy on Truman annex and in charge of maintaining many now historic buildings such as the Little White House. On Saturdays he would go the old convent and church and help maintain those buildings hence paying the tuition for all three children to attend 12 years of catholic school.

He was also a Knights of Columbus and every year in his honor I sponsor a scholarship in his honor to a graduating Catholic senior. Dad was also a rosary maker shipping tens of thousands of rosaries all over the world in his lifetime.

All generations of sacraments and occasions (baptism, sacraments, weddings and funerals) were held at St. Mary Star of the Sea.

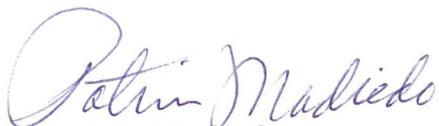
I have been a Eucharist Minister at the 7:30 am Mass for many many years.

My husband, Bruce Neff, and I have renovated many historic homes and won "stars" for excellence. We have had a good relationship with both Enid Torregrosa and Diane Silvia .

We also created the "Historic Markers" on over 140 Island Historic properties with a web site and map to guide you on the free tour.

Also created the "Gato Cigar Pocket Park" on Louisa Street honoring my Gato family heritage.

Love of the History of the Island of Key West is in my DNA.


Patricia Madiedo

August 20, 2025

City of Key West, Florida

Historic Architectural Review Commission

REF: Item # 16 of August 26, 2025 agenda

I am writing in regards to the First part of item # 16. This is the only part of the item that I am opposed to. See attached photos of present glass and the proposed rendering.

The item begins with "replacement of historic amber glass with clear glass at sanctuary doors on east and west elevations". In the rendering on brochure for renovation the upper colored glass sections are also in clear glass. Is this also part of the change ?

The amber glass on the doors and the colored glass above each is historic and should remain.

The clear glass is not practical since the east side receives morning sun and west side receives evening sun. At times of the year very intense. The amber and colored glass was purposely placed to help with heat and sun reflection from the very construction of the church.

The heat and cost of air conditioning (even if new units) would be extremely high.

I also fear this sets a precedent if this change to a very visible historic part of the church that other historic churches would want to change their exterior historic appearance.

I am urging you to vote "NO" to this portion of the item request.

A handwritten signature in blue ink that reads "Patricia Madiedo". The signature is written in a cursive, flowing style.

Patricia Madiedo, 4th generation St. Mary Star of the Sea parishioner

Camera all

4:31 PM

37%



May 11
9:05 AM



RENEWING THE LIGHT

BUILDING ON TRADITION, REACHING FOR

"THE LIGHT STRUCK IN THE DARKNESS, AND THE MESSAGE HAS NOT OVERCOME IT." — JOHN 1:9



HISTORY OF THE CHURCH

Construction of the present Saint Mary Star of the Sea Church began in February 1907 and is indebted to the generous vision and the first donors of the Church. With wide community support, the construction was completed, the Church was dedicated, and the altar consecrated on August 20, 1908, by the Most Rev. Dr. J. J. Kenney, Bishop of Saint Augustine.

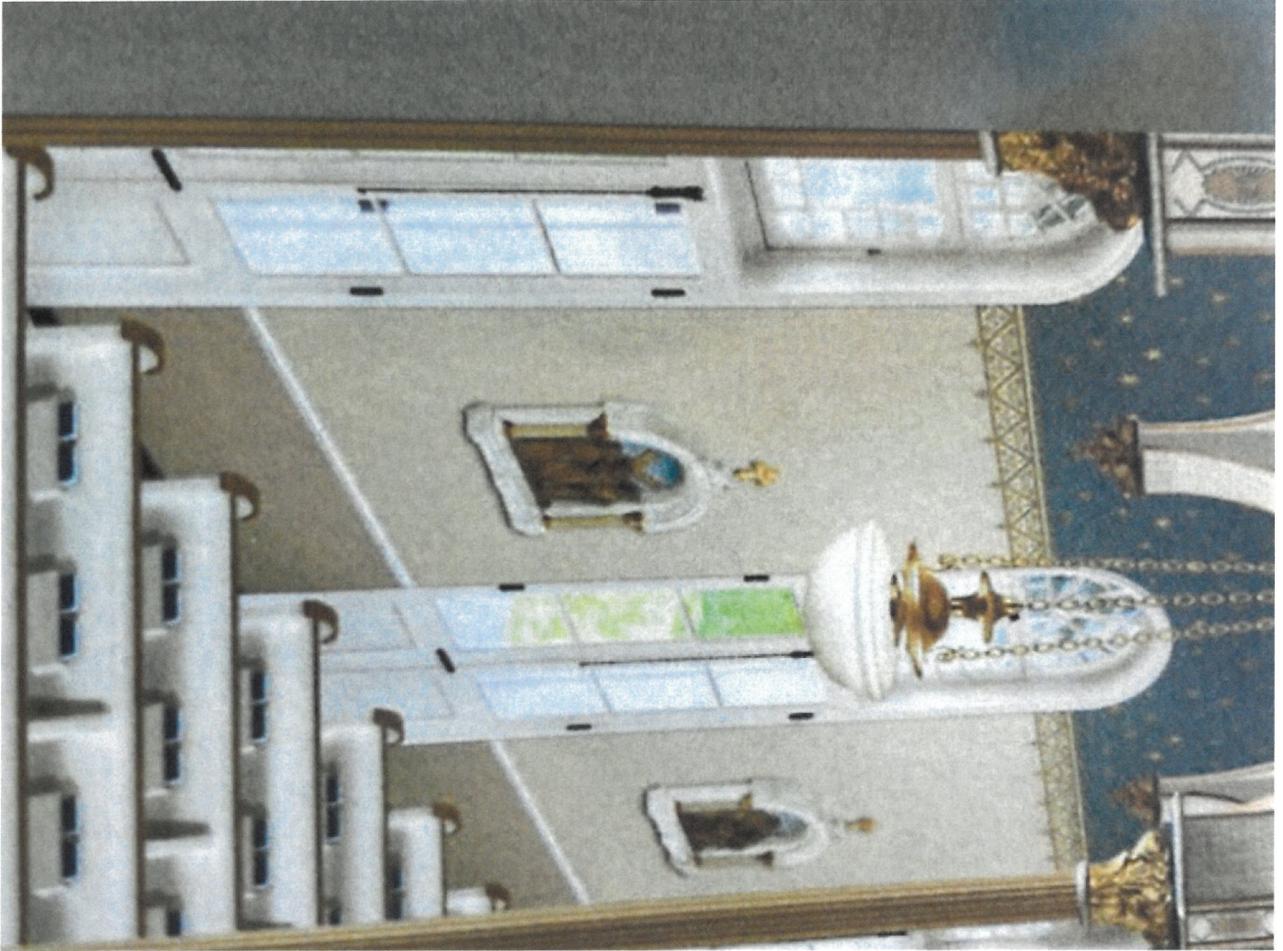
"LET THERE BE LIGHT." — GENESIS 1:3



1907



1918



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 #	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HPS	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1010 Windsor Lane	
NAME ON DEED:	Wenski Thomas G. Archbishop of Archdiocese of Miami	PHONE NUMBER 240-405-5520
OWNER'S MAILING ADDRESS:	9401 Biscayne Road	EMAIL coneilljadam@gmail.com
	Miami Shores Fl 33138	John Oneill, Owners Rep.
APPLICANT NAME:	T.S. Neal Architects- Joe Scarpelli	PHONE NUMBER 305-340-8857
APPLICANT'S ADDRESS:	22974 Oversea Hwy	EMAIL joe@tsnarchitects.com
	Cudjoe Key Fl	
APPLICANT'S SIGNATURE:		DATE 07 18 2025

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 X NO ___ **INVOLVES A HISTORIC STRUCTURE:** YES X NO ___
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
Replace existing amber glass at existing sanctuary doors to clear glass, two new solid wood 4 panel doors at side existing openings and new ADA ramp at side entry of sanctuary.
See Plans for additional information
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
No

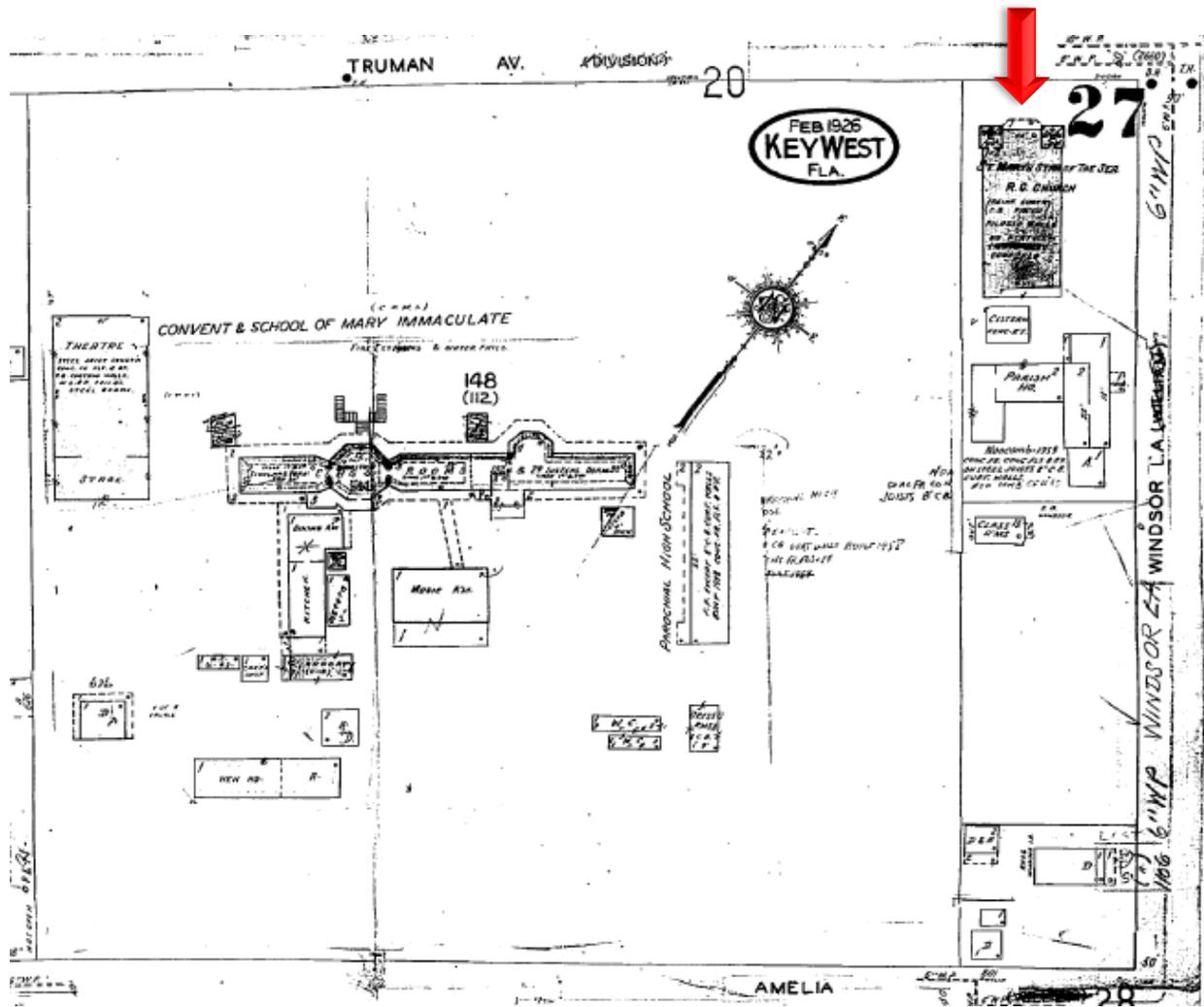
**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV**

ACCESSORY STRUCTURE(S):	
-	
PAVERS:	FENCES:
-	
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

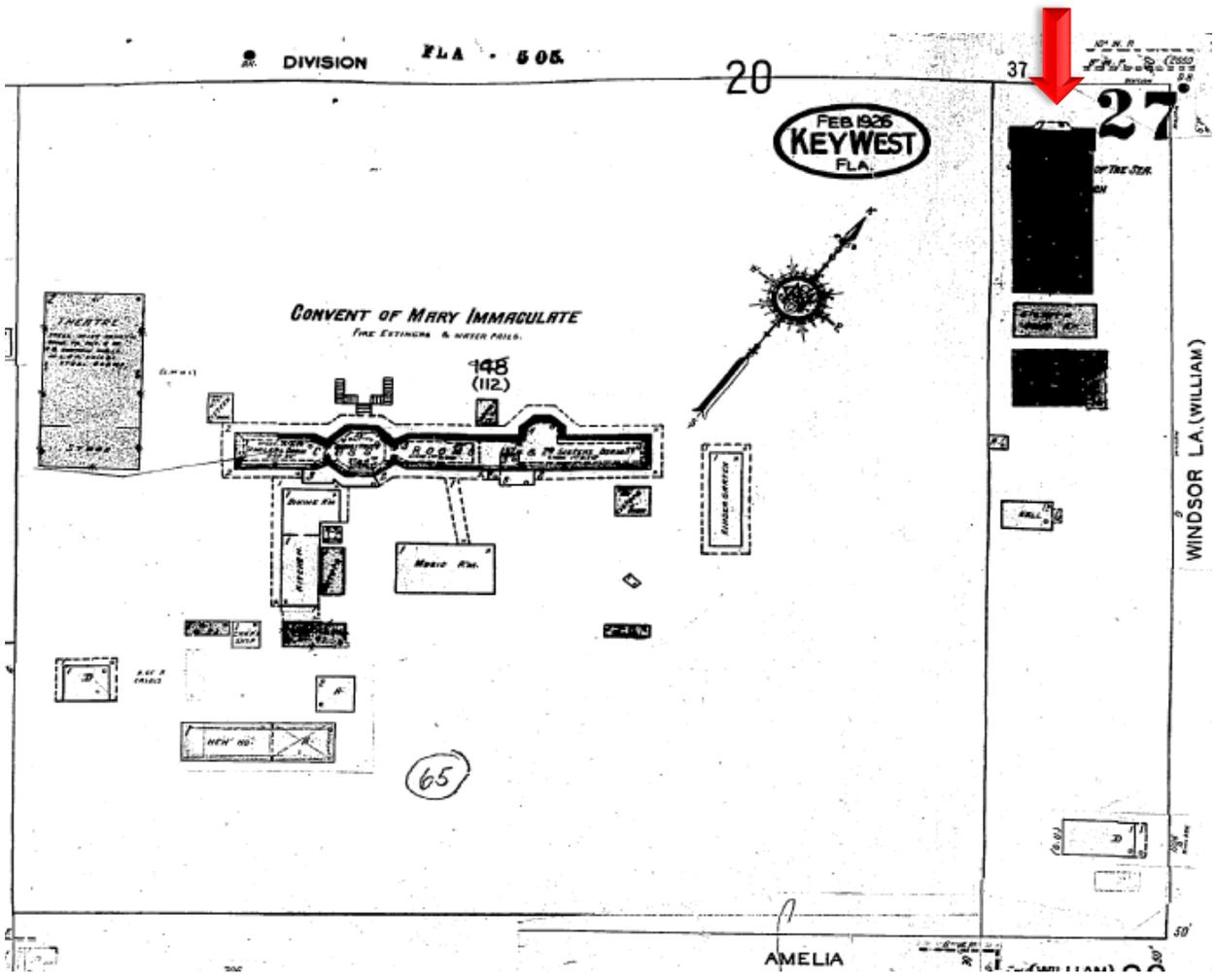
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
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REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

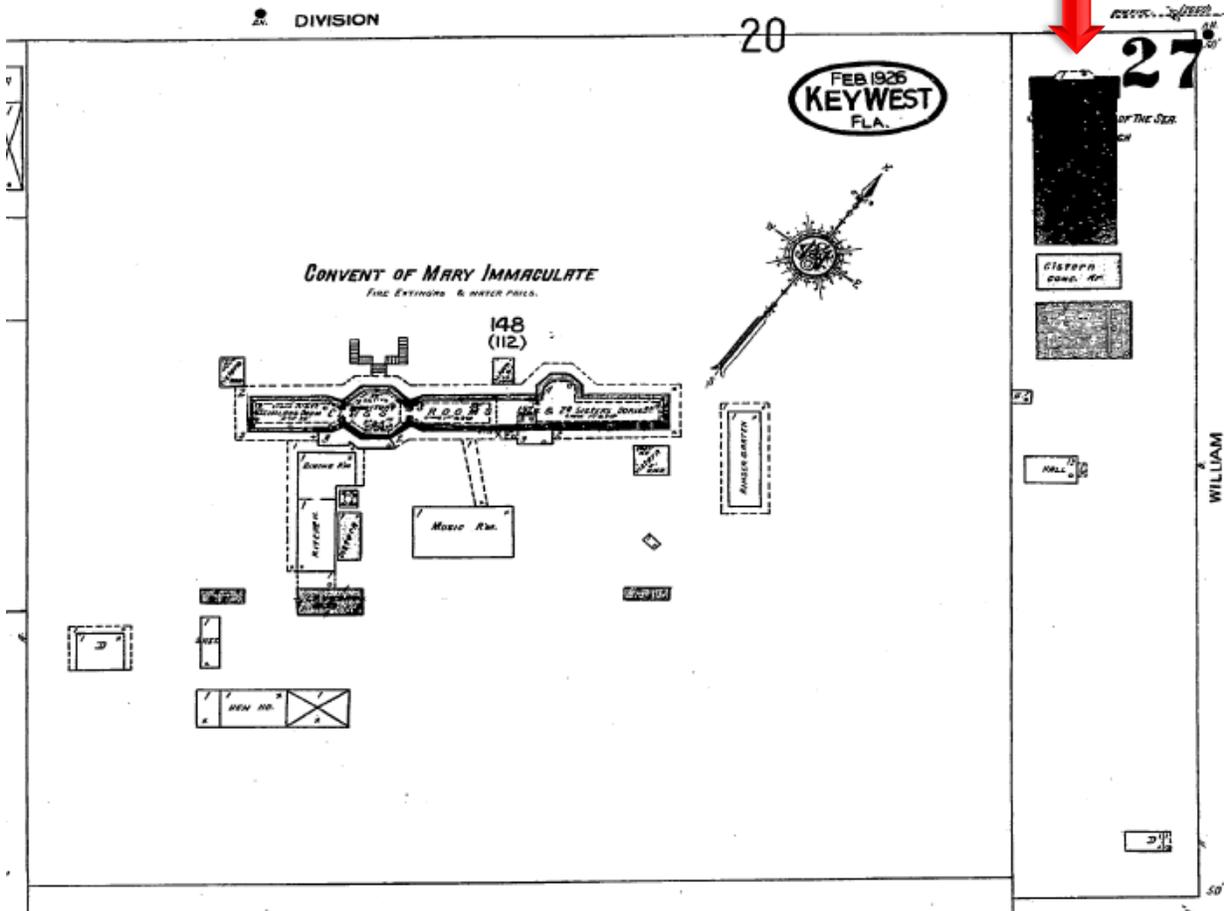
SANBORN MAPS



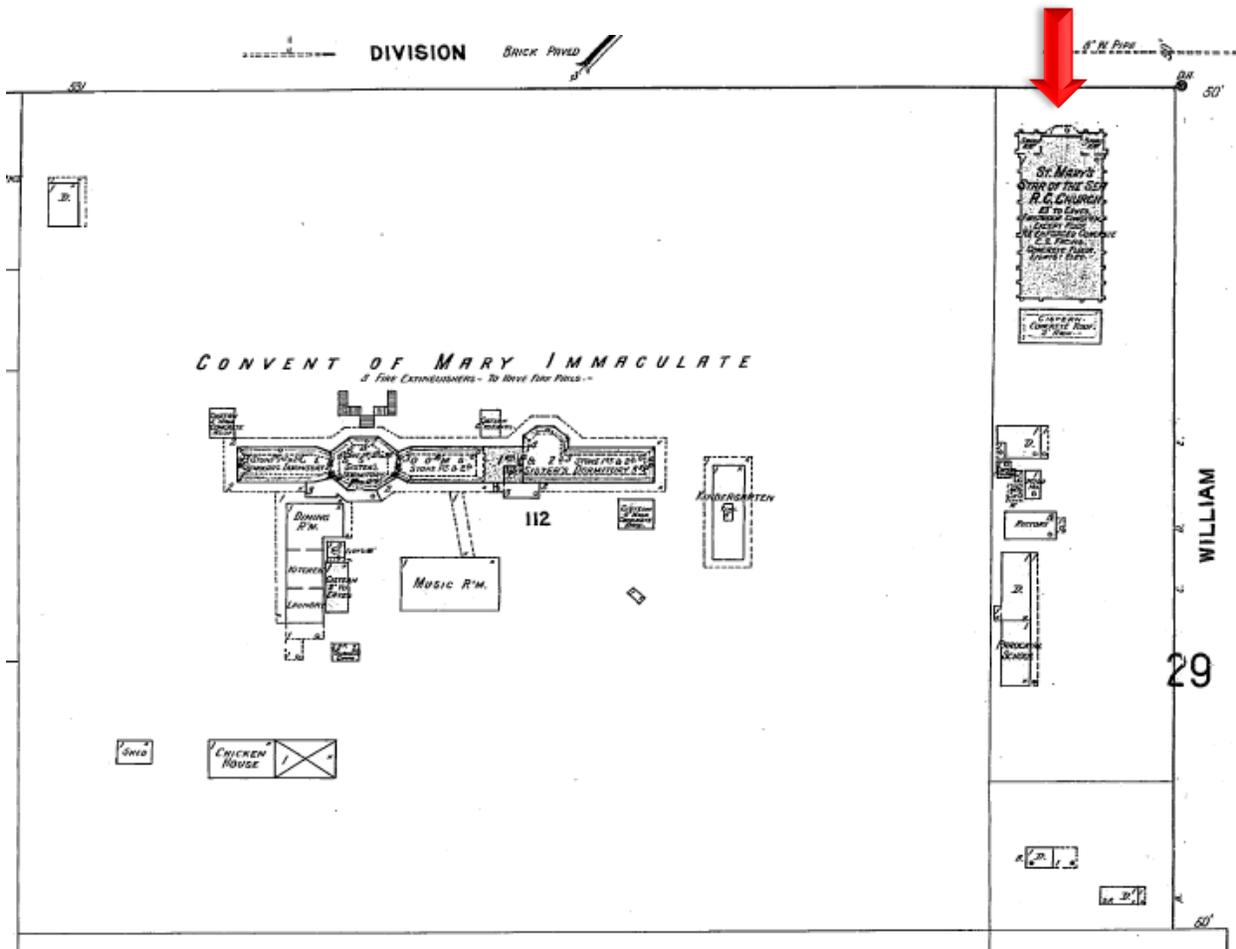
1962 Sanborn Map.



1948 Sanborn Map.



1926 Sanborn Map.



1912 Sanborn Map.

PROJECT PHOTOS



EXISTING AMBER GLASS



EXISTING DOOR JAMB



EXTERIOR W. DOORS OPEN



EXTERIOR W. SHUTTERS CLOSED



EXISTING INTERIOR VIEW



**INTERIOR EGRESS
DOOR OPENING**



**EX. DOOR OPEING
FOR EGRESS & ADA RAMP**

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LITURGICAL DESIGN CONCEPTS

THE BASILICA OF ST. MARY STAR OF THE SEA

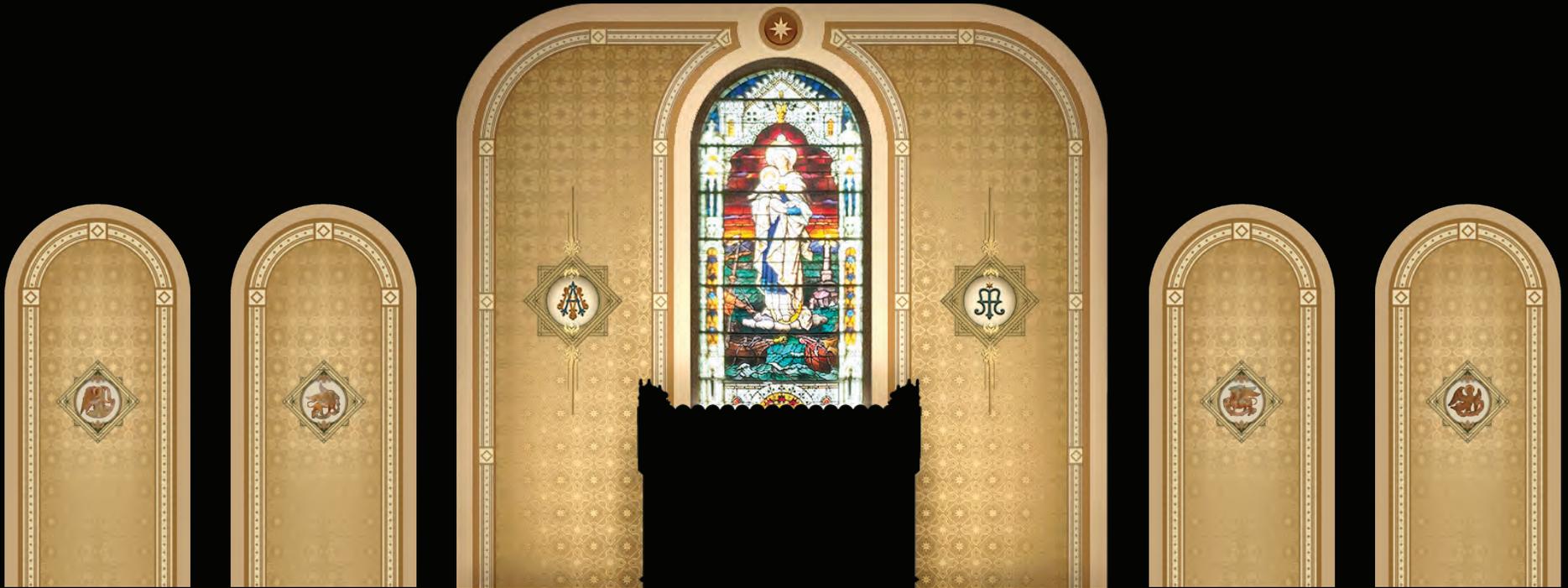
Key West, Florida



The proposed decoration for the Basilica of St. Mary Star of the Sea honors its historic Victorian and Renaissance architecture and introduces new elements that make the space feel like heaven on earth during each Mass. The design respects the church's history, creating an atmosphere of beauty, reverence, and holiness.



SANCTUARY DECORATION



A continuous gold-on-gold pattern symbolizes God's glory, majesty and presence at the heart of the sanctuary walls. The eight-pointed stars are prominent in this pattern, as it represents the Virgin Mary, patroness of the parish. The Blessed Mother invites the faithful to experience the divine presence while reflecting on the heavenly realm and the central role of the Eucharist in the life of the Church.

Intricate medallions with the monograms of the Virgin Mary add depth to the design. One medallion represents the Latin prayer "Ave Maria" ("Hail Mary"), expressing Mary's intercessory role. The other medallion symbolizes "Star of the Sea" (Stella Maris), a title reflecting Mary as a guiding light for Christians, similar to how a star guides sailors across the sea. These medallions reveal her role as a spiritual mother, intercessor, and guide to salvation.

Symbols of the Four Evangelists will be placed on either side of the sanctuary, emphasizing the importance of proclaiming the Gospel to spread the message of Christ. These murals, surrounded by an ornate geometric design, highlight the importance of following the teachings of Christ in our lives.



Above the sanctuary, the Holy Spirit crowns the space, representing God's presence and guidance over the entire church. He radiates grace upon the faithful gathered and serves as a guiding light for all of us in this world.

NAVE DECORATION



Eight-pointed stars will be placed throughout the nave, symbolizing the Virgin Mary and her title Stella Maris (Star of the Sea). These stars represent resurrection, hope, and the promise of eternal life. The blue tones throughout the sanctuary will reflect the sea, symbolizing Mary's protective role in leading the faithful safely to Christ. An intricate geometric border draws the eye upward, symbolizing our journey toward Christ. Inspired by the tin ceiling patterns, its design elevates the nave, complementing the blue starry wall above and inviting the faithful to reflect on our eternal, heavenly goal.

The color palette also draws from blues and beige, traditionally associated with the Blessed Virgin Mary. Blue signifies Mary's compassion, purity, and her role as our heavenly mother, while beige reflects her earthly humility. This combination of colors creates a harmonious atmosphere that connects the divine and the earthly, highlighting Mary's role as the mother of the Church and guide to the faithful.

REREDOS / CANOPY

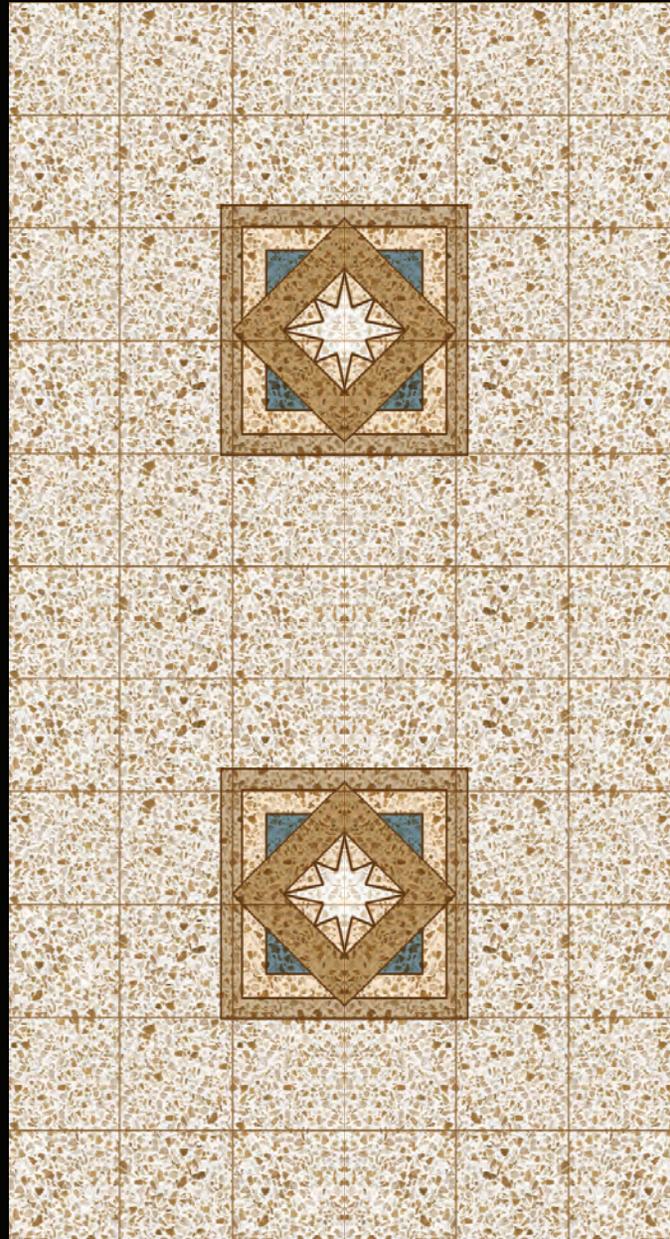


FRONT

SIDE

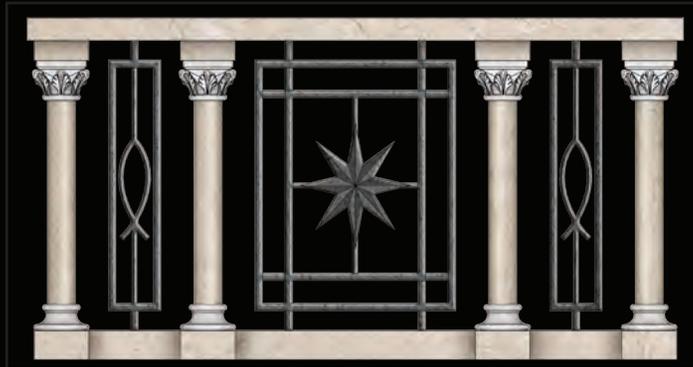
A canopy with a wainscot will be included in the design, echoing the traditional style of the church. Behind the canopy, wood with a white-finish will provide an elegant backdrop for the tabernacle, enhancing its reverence and emphasizing the central role of the Eucharist. This blend of tradition and function elevates the sanctuary. Symbols of St. Peter's Keys, fish, and stars will be placed on the canopy's façade, honoring their foundational role in the Church and the apostolic nature of the Catholic faith.

FLOOR



NAVE TERRAZZO FLOORING

FITMENTS



FRONT



SIDE

ALTAR OF SACRIFICE



FRONT



SIDE

AMBO

New fitments will be designed to match the church's existing fitments while reintroducing historic features. Sections of the tin ceiling will be glazed, allowing the intricate details of the space to emerge. This approach not only brightens the interior but also symbolizes the divine light of Christ, reflecting the glory and sanctity of the sacred space. By revealing the architecture, the faithful are invited to connect more deeply with the beauty and tradition of the basilica, creating an environment that elevates both prayer and contemplation.

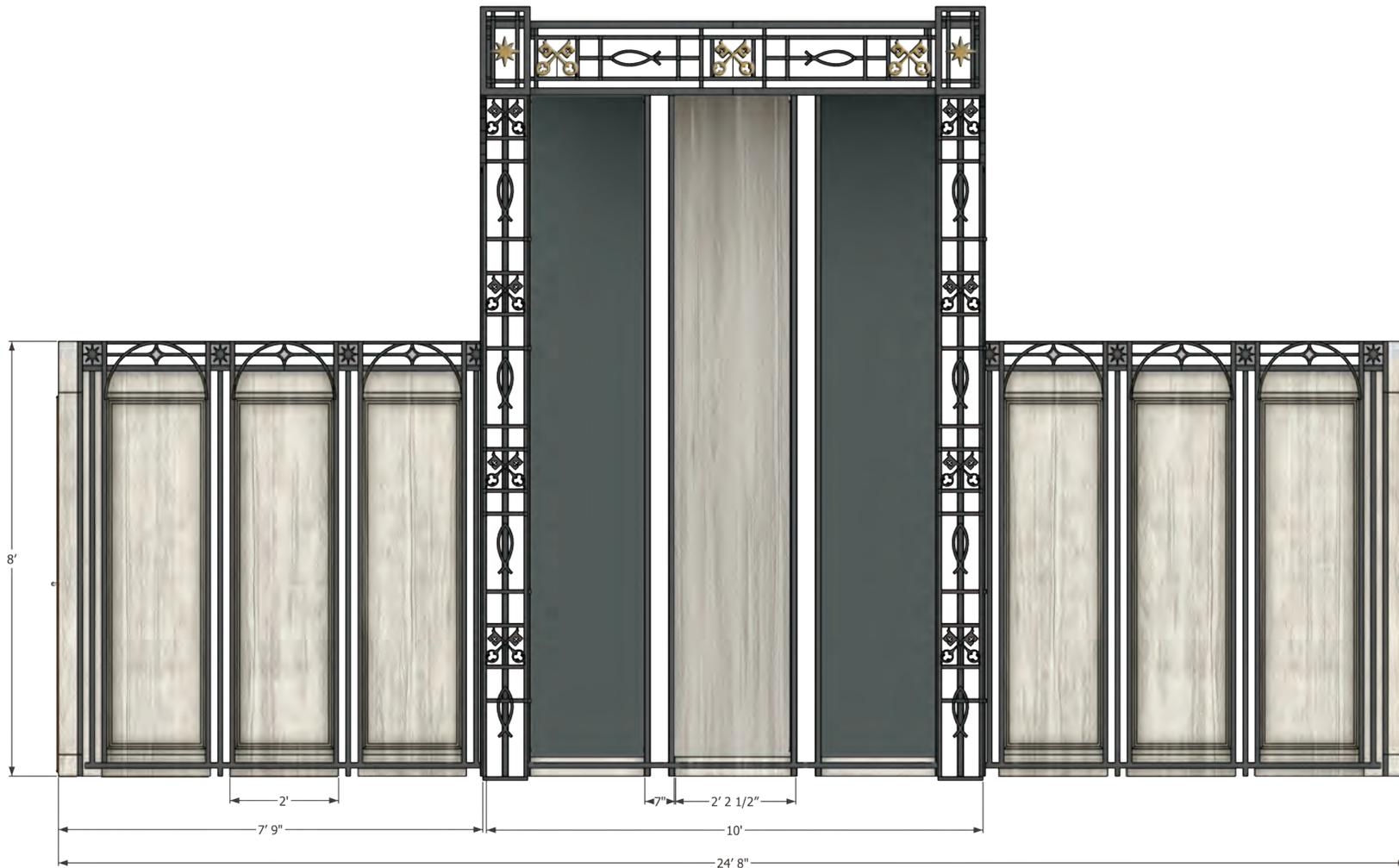
THE BASILICA OF ST. MARY STAR OF THE SEA

KEY WEST, FLORIDA

REREDOS/CANOPY DETAIL FRONT

MATERIAL:

WROUGHT IRON
WOOD



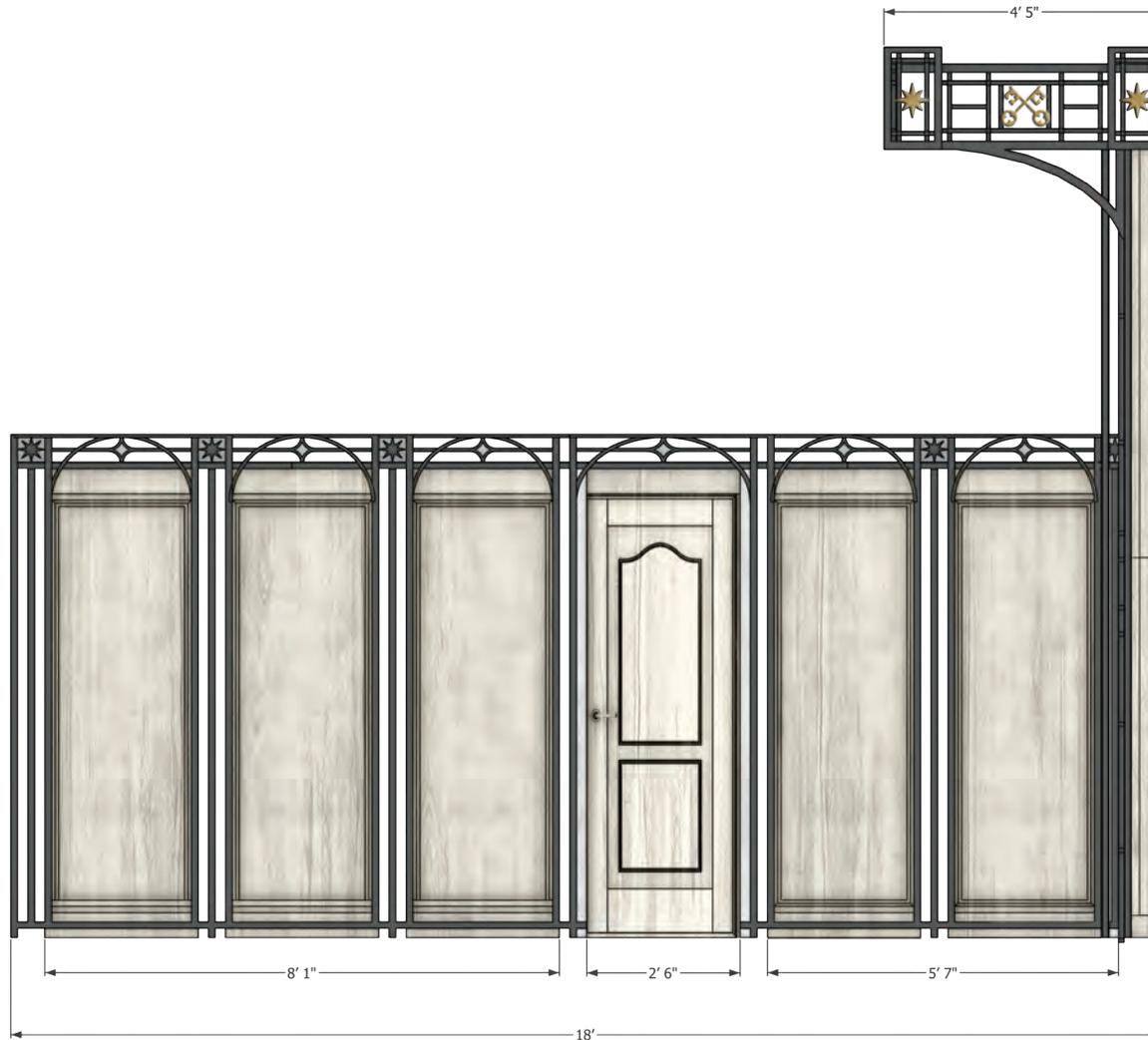
THE BASILICA OF ST. MARY STAR OF THE SEA

KEY WEST, FLORIDA

REREDOS/CANOPY DETAIL SIDE

MATERIAL:

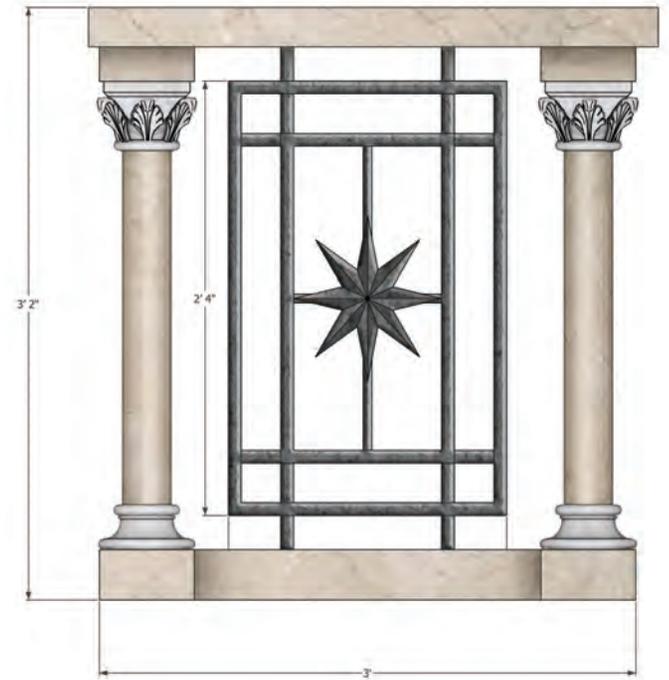
WROUGHT IRON
WOOD



THE BASILICA OF ST. MARY STAR OF THE SEA

KEY WEST, FLORIDA

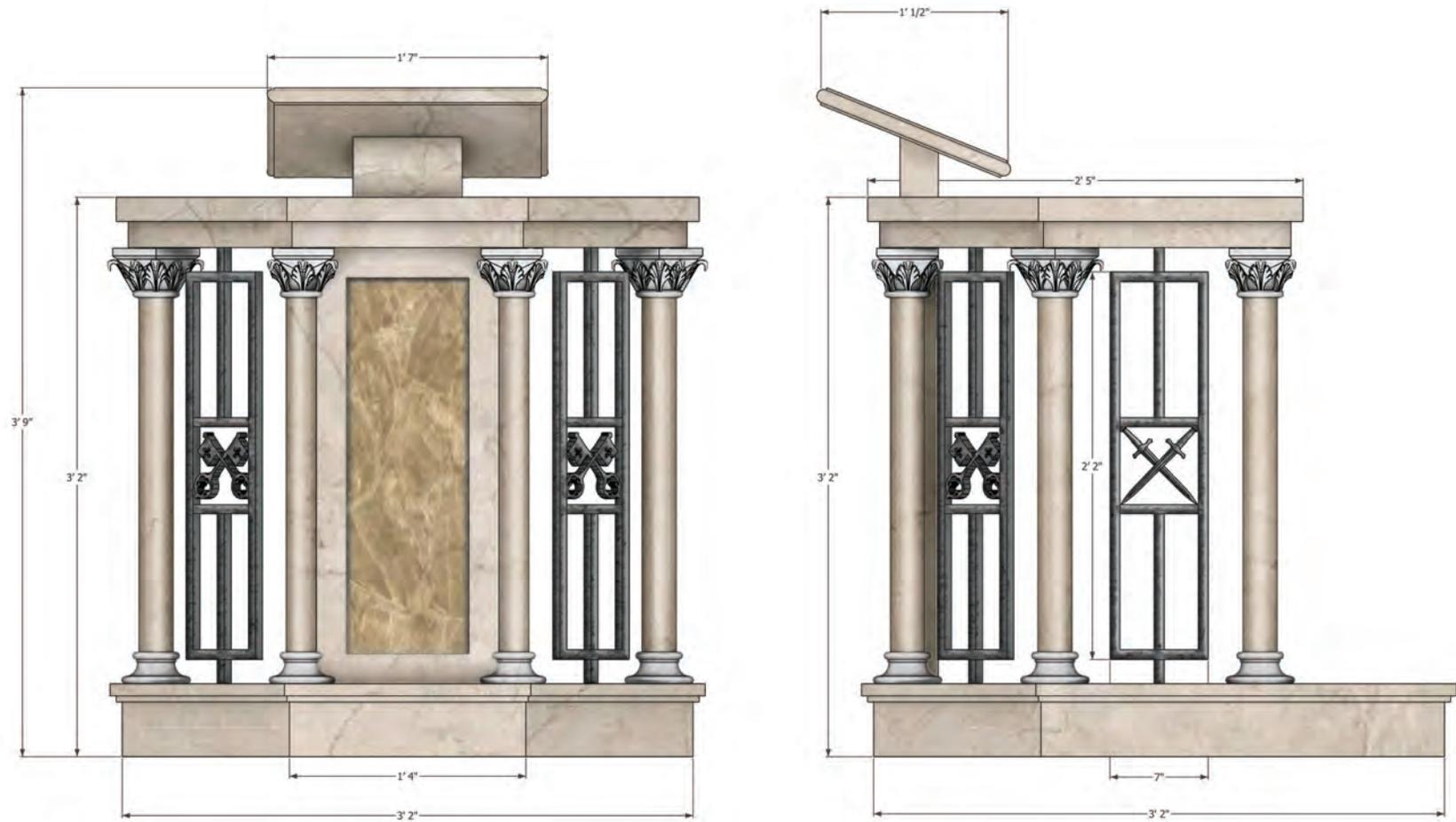
ALTAR DETAIL



THE BASILICA OF ST. MARY STAR OF THE SEA

KEY WEST, FLORIDA

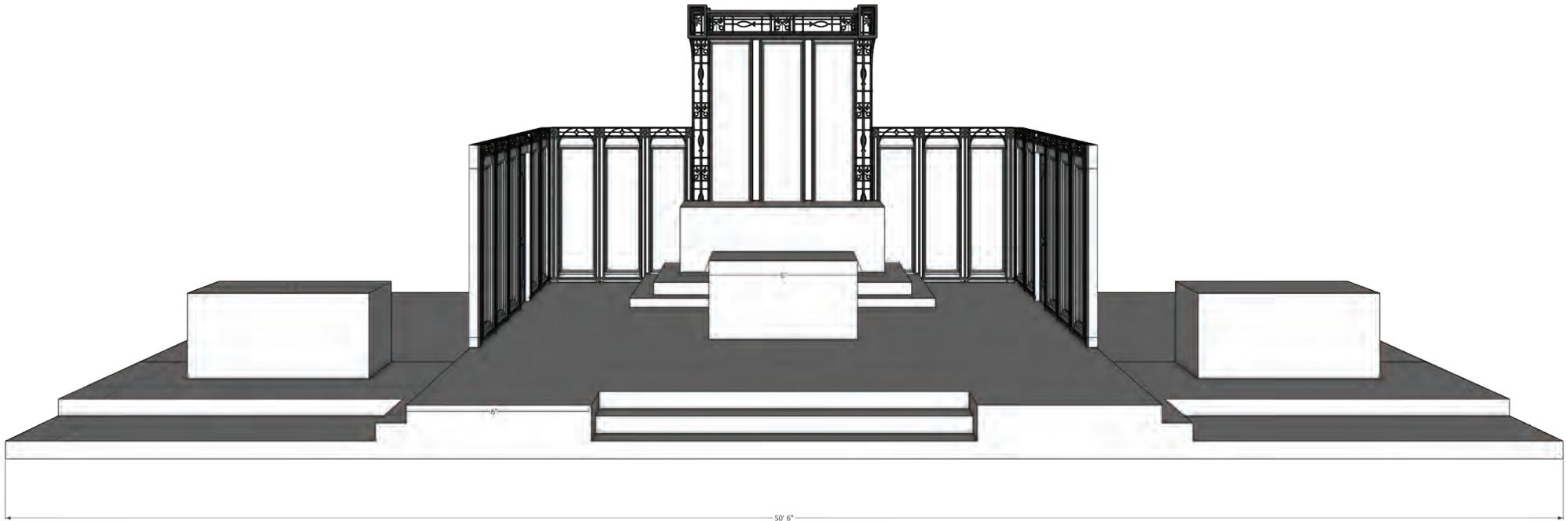
AMBO DETAIL



THE BASILICA OF ST. MARY STAR OF THE SEA

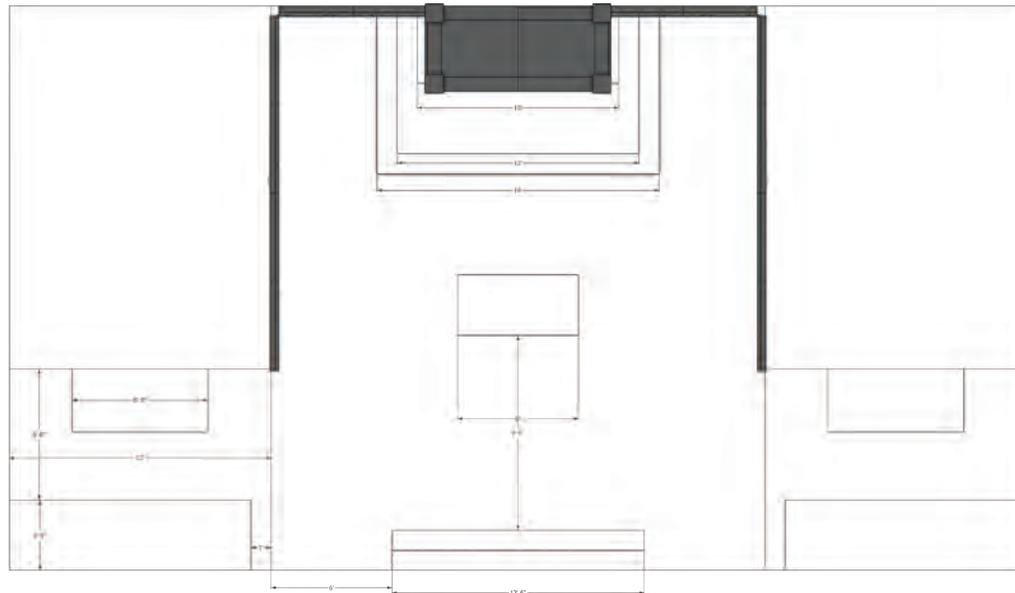
KEY WEST, FLORIDA

SANCTUARY FLOOR DETAIL

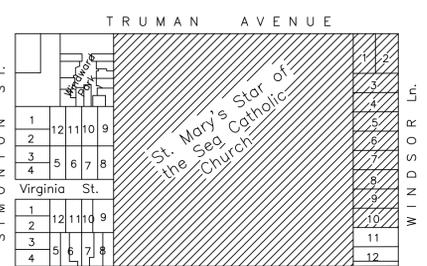
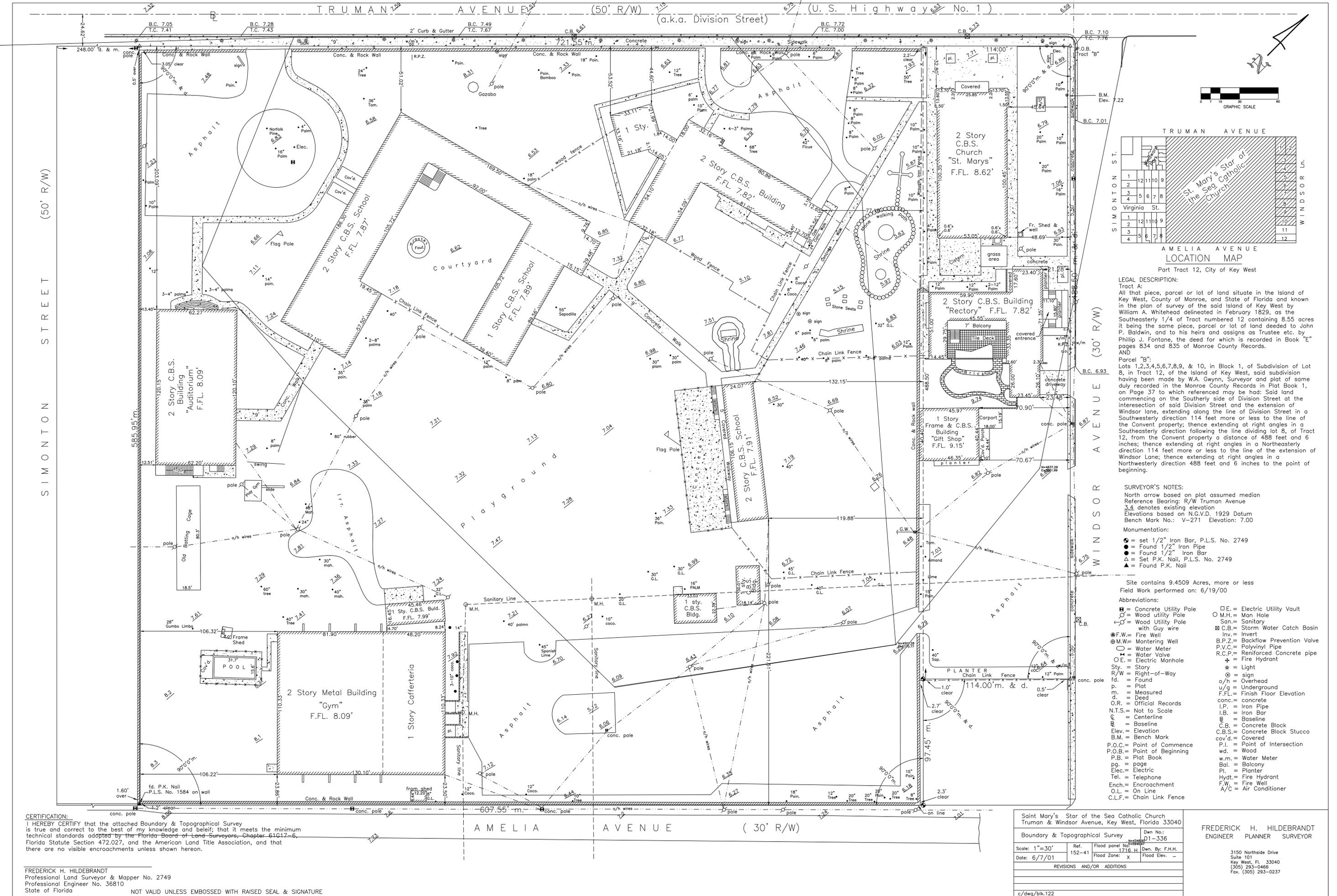


50' 6"

PROPOSED FLOOR PLAN:



SURVEY



TRUMAN AVENUE
AMELIA AVENUE
WINDSOR LANE
SIMONTON ST.
LOCATION MAP
Part Tract 12, City of Key West

LEGAL DESCRIPTION:
Tract A:
All that piece, parcel or lot of land situate in the Island of Key West, County of Monroe, and State of Florida and known in the plan of survey of the said Island of Key West by William A. Whitehead delineated in February 1829, as the Southeastly 1/4 of Tract numbered 12 containing 8.55 acres it being the same piece, parcel or lot of land deeded to John P. Baldwin, and to his heirs and assigns as Trustee etc. by Phillip J. Fontane, the deed for which is recorded in Book "E" pages 834 and 835 of Monroe County Records.
AND
Parcel "B":
Lots 1,2,3,4,5,6,7,8,9, & 10, in Block 1, of Subdivision of Lot 8, in Tract 12, of the Island of Key West, said subdivision having been made by W.A. Gwynn, Surveyor and plat of same duly recorded in the Monroe County Records in Plat Book 1, on Page 37 to which reference may be had: Said land commencing on the Southern side of Division Street at the intersection of said Division Street, and the extension of Windsor Lane, extending along the line of Division Street in a Southwesterly direction 114 feet more or less to the line of the Convent property; thence extending at right angles in a Southeastly direction following the line dividing lot 8, of Tract 12, from the Convent property a distance of 488 feet and 6 inches; thence extending at right angles in a Northeastly direction 114 feet more or less to the line of the extension of Windsor Lane; thence extending at right angles in a Northwesterly direction 488 feet and 6 inches to the point of beginning.

SURVEYOR'S NOTES:
North arrow based on plat assumed median
Reference Bearing: R/W Truman Avenue
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: V-271 Elevation: 7.00
Monumentation:
● = set 1/2" Iron Bar, P.L.S. No. 2749
● = Found 1/2" Iron Pipe
● = Found 1/2" Iron Bar
▲ = Set P.K. Nail, P.L.S. No. 2749
▲ = Found P.K. Nail

Site contains 9.4509 Acres, more or less
Field Work performed on: 6/19/00
Abbreviations:
C.U.P. = Concrete Utility Pole
W.U.P. = Wood Utility Pole
W.U.P. = Wood Utility Pole with Guy wire
F.W. = Fire Well
M.W. = Monitoring Well
W.M. = Water Meter
W.V. = Water Valve
E.M. = Electric Manhole
Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
O.R. = Official Records
N.T.S. = Not to Scale
C. = Centerline
B. = Baseline
Elev. = Elevation
B.M. = Bench Mark
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
Elec. = Electric
Tel. = Telephone
Ench. = Encroachment
O.L. = On Line
C.L.F. = Chain Link Fence
E.U.V. = Electric Utility Vault
M.H. = Man Hole
San. = Sanitary
C.B. = Storm Water Catch Basin
Inv. = Invert
B.P.Z. = Backflow Prevention Valve
P.V.C. = Polyvinyl Pipe
R.C.P. = Reinforced Concrete pipe
+ = Fire Hydrant
* = Light
O = sign
o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
B. = Baseline
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd. = Covered
P.I. = Point of Intersection
wd. = Wood
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
Hyd. = Fire Hydrant
F.W. = Fire Well
A/C = Air Conditioner

CERTIFICATION:
I HEREBY CERTIFY that the attached Boundary & Topographical Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61C17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Saint Mary's Star of the Sea Catholic Church Truman & Windsor Avenue, Key West, Florida 33040			
Boundary & Topographical Survey		Dwn No.: 01-336	
Scale: 1"=30'	Ref. 152-41	Flood panel No. 1716 H	Dwn. By: F.H.H.
Date: 6/7/01		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
c/dwg/blk.122			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR
3150 Northside Drive
Suite 101
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237

PROPOSED DESIGN

CODE DATA

PROJECT ADDRESS:

1010 WINDSOR LANE
KEY WEST, FL 33040

APPLICABLE CODES:

2023 FLORIDA BUILDING CODE, 8TH EDITION
2023 FLORIDA BUILDING CODE EXISTING BUILDING
2023 FLORIDA FIRE PREVENTION CODE
NATIONAL FIRE PROTECTION ASSOCIATION
2023 FLORIDA BUILDING CODE MECHANICAL
2023 FLORIDA BUILDING CODE PLUMBING
NATIONAL ELECTRIC CODE NFPA 70
2023 FLORIDA BUILDING CODE FUEL GAS
2023 FLORIDA BUILDING CODE ENERGY CONSERVATION
2023 FLORIDA BUILDING CODE ACCESSIBILITY
2023 FLORIDA BUILDING CODE: FLORIDA TEST PROTOCOLS FOR
HIGH VELOCITY HURRICANES CODES

CHAPTER 3 - OCCUPANCY CLASSIFICATION:

LOBBY, NAVE, MEZZANINE, AND SANCTUARY AREAS
SEC. 303.4 ASSEMBLY, GROUP A-3
SACRISTY (ACCESSORY USE < 10%)
SEC. 304.1 BUSINESS, GROUP B
MECHANICAL ROOMS (ACCESSORY USE < 10%)
SEC. 312.1 UTILITY AND MISCELLANEOUS, GROUP U

CHAPTER 5 - ALLOWABLE HEIGHT & AREA:

TABLE 504.3 A
LOBBY, NAVE, MEZZANINE, AND SANCTUARY AREAS
OCC. A-3, TYPE VB- SPRINKLERED, 60 FT
SACRISTY (ACCESSORY USE < 10%)
OCC. B, TYPE VB- SPRINKLERED, 60 FT
MECHANICAL ROOMS (ACCESSORY USE < 10%)
OCC. U, TYPE VB- SPRINKLERED, 60 FT
TABLE 504.4 A,B
LOBBY, NAVE, MEZZANINE, AND SANCTUARY AREAS
OCC. A-3, TYPE VB- SPRINKLERED, 2 STORIES
SACRISTY (ACCESSORY USE < 10%)
OCC. B, TYPE VB- SPRINKLERED, 2 STORIES
MECHANICAL ROOMS (ACCESSORY USE < 10%)
OCC. U, TYPE VB- SPRINKLERED, 2 STORIES
TABLE 506.2 A,B
LOBBY, NAVE, MEZZANINE, AND SANCTUARY AREAS
OCC. A-3, TYPE VB- SPRINKLERED, 24,000 SF
SACRISTY (ACCESSORY USE < 10%)
OCC. B, TYPE VB- SPRINKLERED, 36,000 SF
MECHANICAL ROOMS (ACCESSORY USE < 10%)
OCC. U, TYPE VB- SPRINKLERED, 22,000 SF

SEC. 508.2.4 SEPARATION OF OCCUPANCIES
NO SEPARATION IS REQUIRED BETWEEN
ACCESSORY OCCUPANCIES AND MAIN OCCUPANCY.

CHAPTER 6 - CONSTRUCTION TYPE:

TABLE 601 LOBBY, NAVE, MEZZANINE, AND SANCTUARY - TYPE VB SACRISTY - TYPE VB (ACCESSORY USE < 10%) MECHANICAL ROOMS - TYPE VB (ACCESSORY USE < 10%)		
PRIMARY STRUCTURAL FRAME	TYPE VB	O
BUILDING WALLS		0
EXTERIOR		0
INTERIOR		0
NON BEARING WALLS & PARTITIONS EXTERIOR TABLE 602		0
NON BEARING WALLS & PARTITIONS INTERIOR		0
FLOOR CONSTRUCTION & SECONDARY MEMBERS		0
ROOF CONSTRUCTION & SECONDARY MEMBERS		0

CHAPTER 7 - FIRE AND SMOKE PROTECTION:

SEC. 704.10 EXTERIOR STRUCTURAL MEMBERS
STRUCTURAL MEMBERS LOCATED OUTSIDE OF BUILDING SHALL BE PROVIDED WITH THE HIGHEST FIRE-RESISTANCE RATING AS DETERMINED BY TABLE 601 AND TABLE 602

SEC. 705.8 OPENINGS

SEC. 705.8.1 EXCEPTION 2: EXTERIOR WALLS NOT REQUIRED TO BE FIRE RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

SEC. 705.8.2 PROTECTED OPENINGS

EXCEPTION: OPENING PROTECTIVE ARE NOT REQUIRED WHERE SPRINKLER SYSTEM IS PROVIDED AND OPENINGS THAT REQUIRE PROTECTION ARE PROVIDED WITH A WATER CURTAIN.

CHAPTER 9 - FIRE PROTECTION SYSTEMS:

[F] **SEC. 903.2.1.3 GROUP A-3**
AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP A FIRE AREA.

[F] **SEC. 906.1 WHERE REQUIRED**

1) IN GROUP A-3 OCCUPANCIES

[F] **TABLE 906.3 FIRE EXTINGUISHERS FOR CLASS A HAZARDS (ORDINARY)**
MIN. RATED SINGLE EXTINGUISHER: 2-A
MAX. FLOOR AREA PER UNIT OF A: 1,500 SQ FT
MAX. FLOOR AREA FOR EXTINGUISHER: 11,250 SQ FT
MAX. DISTANCE OF TRAVEL TO EXTINGUISHER: 75 SQ FT

PORTABLE FIRE EXTINGUISHERS NOTE:

FIRE EXTINGUISHERS SHALL BE LOCATED WITHIN 75'-0" OF ANY PORTION OF THE BUILDING. DRAWINGS INDICATE PROPOSED LOCATIONS OF FIRE EXTINGUISHERS AND SHALL BE FIELD APPROVED BY FIRE DEPARTMENT PRIOR TO INSTALLING AND CO.

CHAPTER 10 - MEANS OF EGRESS:

LOBBY, NAVE, MEZZANINE, AND SANCTUARY AREAS:

NAVE	3,377 SF	COND.
LOBBY	606 SF	COND.
MEZZANINE	716 SF	COND.
SANCTUARY	1,050 SF	COND.

SACRISTY:

SACRISTY	503 SF	COND.
----------	--------	-------

MECHANICAL ROOMS:

MECHANICAL ROOM 1	223 SF	COND.
MECHANICAL ROOM 2	218 SF	COND.
MECHANICAL ROOM 3	121 SF	COND.

TOTAL BUILDING AREA 6,947 SF UNDER ROOF

OCCUPANT LOAD:

LOBBY, NAVE, MEZZANINE, AND SANCTUARY AREAS:

LOBBY, SANCTUARY, MEZZANINE 2,372 SF /15 NET = 158

NAVE 9,190 LINEAR INCHES /1 PER 24" OF SEAT LENGTH = 383

SACRISTY:

SACRISTY 503 SF /150 GROSS = 4

MECHANICAL ROOMS:

MECHANICAL ROOM 1 223 SF /300 GROSS = 1

MECHANICAL ROOM 2 218 SF /300 GROSS = 1

MECHANICAL ROOM 3 121 SF /300 GROSS = 1

TOTAL OCCUPANT LOAD LOBBY, SANCTUARY, MEZZANINE =158

TOTAL OCCUPANT LOAD NAVE =383

TOTAL OCCUPANT LOAD SACRISTY, MECHANICAL ROOMS. =6

TOTAL OCCUPANT LOAD =547

MEANS OF EGRESS SIZING:

1005.1 GENERAL

ALL PORTIONS OF THE MEANS OF EGRESS SYSTEM SHALL BE SIZED IN ACCORDANCE WITH THIS SECTION.
EXCEPTION: AISLES AND AISLE ACCESSWAYS IN ROOMS OR SPACES USED FOR ASSEMBLY PURPOSES COMPLYING WITH SECTION 1029A

1005.3.2 OTHER EGRESS COMPONENTS

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH (5.1 MM) PER OCCUPANT (SPRINKLERED).

OCC. LOAD (547)(0.15) = 82.05" MIN. TOTAL- 46" CLEAR AISLES PROVIDED

1005.5 DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY

WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY OR WIDTH.

82.05"(5) = 41.0" MIN. AISLE WIDTH - 46" AISLE WIDTH PROVIDED

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

MEZZANINE OCCUPANCY TOTAL = 49 OCCUPANTS
COMMON PATH TRAVEL DISTANCE = 63'-0"

1006.2.1.1 THREE OR MORE EXITS OR EXIT ACCESS DOORWAYS

THREE EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY SPACE WITH AN OCCUPANT LOAD OF 501 TO 1,000. FOUR EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY SPACE WITH AN OCCUPANT LOAD GREATER THAN 1,000.

SPACES WITH ONE EXIT:

TABLE 1006.2.1 MAX COMMON PATH OF EGRESS TRAVEL

OCC. A-3 (ASSEMBLY) = 75' A

FOOTNOTE A: BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903

EXIT ACCESS TRAVEL DISTANCE:

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:
OCCUPANCY: A-3 (ASSEMBLY), (SPRINKLED) = 250'



T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

SCHEMATIC
DESIGN PLANS
FOR REVIEW AND
COMMENT ONLY

THE BASILICA OF ST. MARY STAR OF THE SEA

1010 WINDSOR LANE
KEY WEST, FL 33040

DRAWING TITLE:
LIFE SAFETY AND CODE ANALYSIS

DRAWN: JFS & JE
CHECKED: TSN
DATE: 05-30-2025

REVISION # DATE

LS1.0
SHEET #



T.S. NEAL ARCHITECTS, INC.

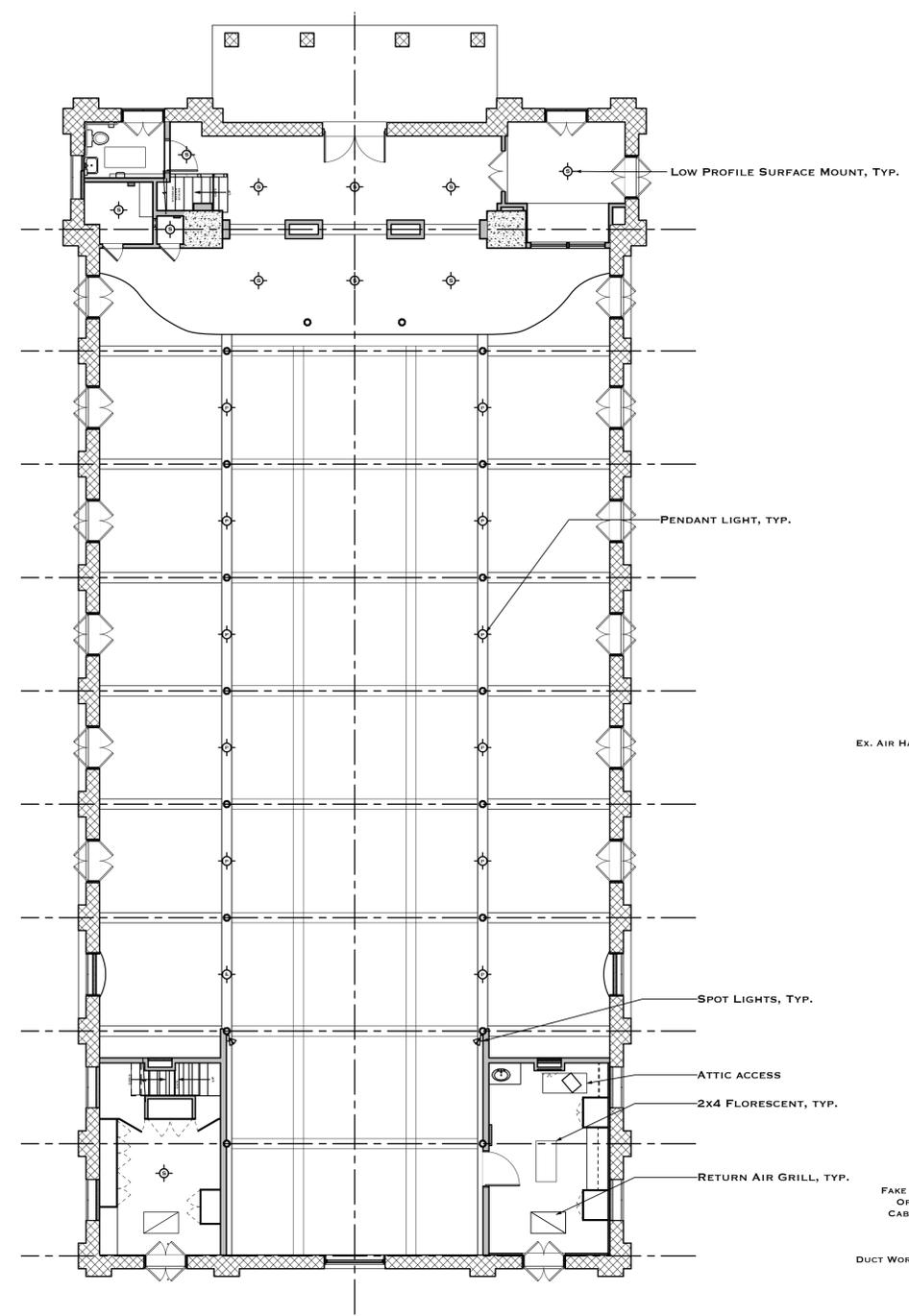
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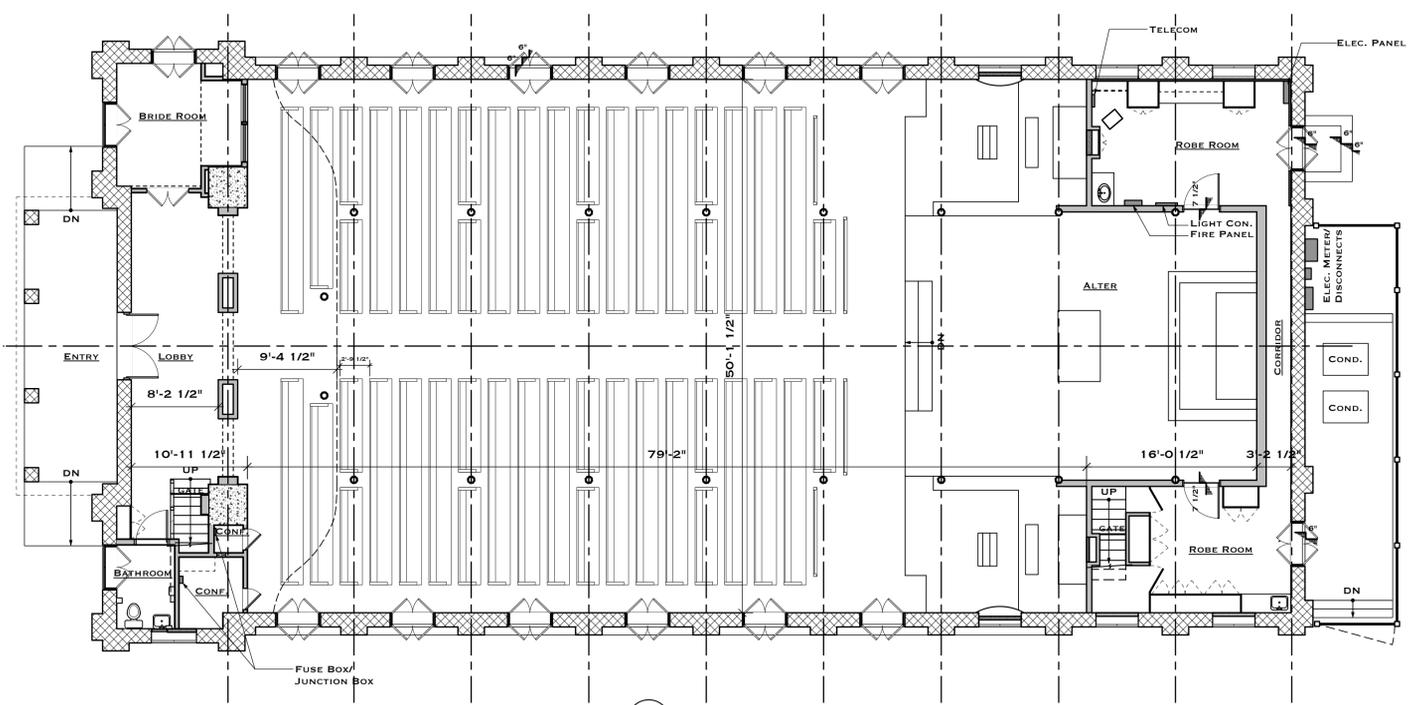
DRAWING TITLE:
EXISTING FLOOR PLANS AND RCP
 DRAWN: JFS & JE
 CHECKED: TSN
 DATE: 05-30-2025

REVISION #	DATE

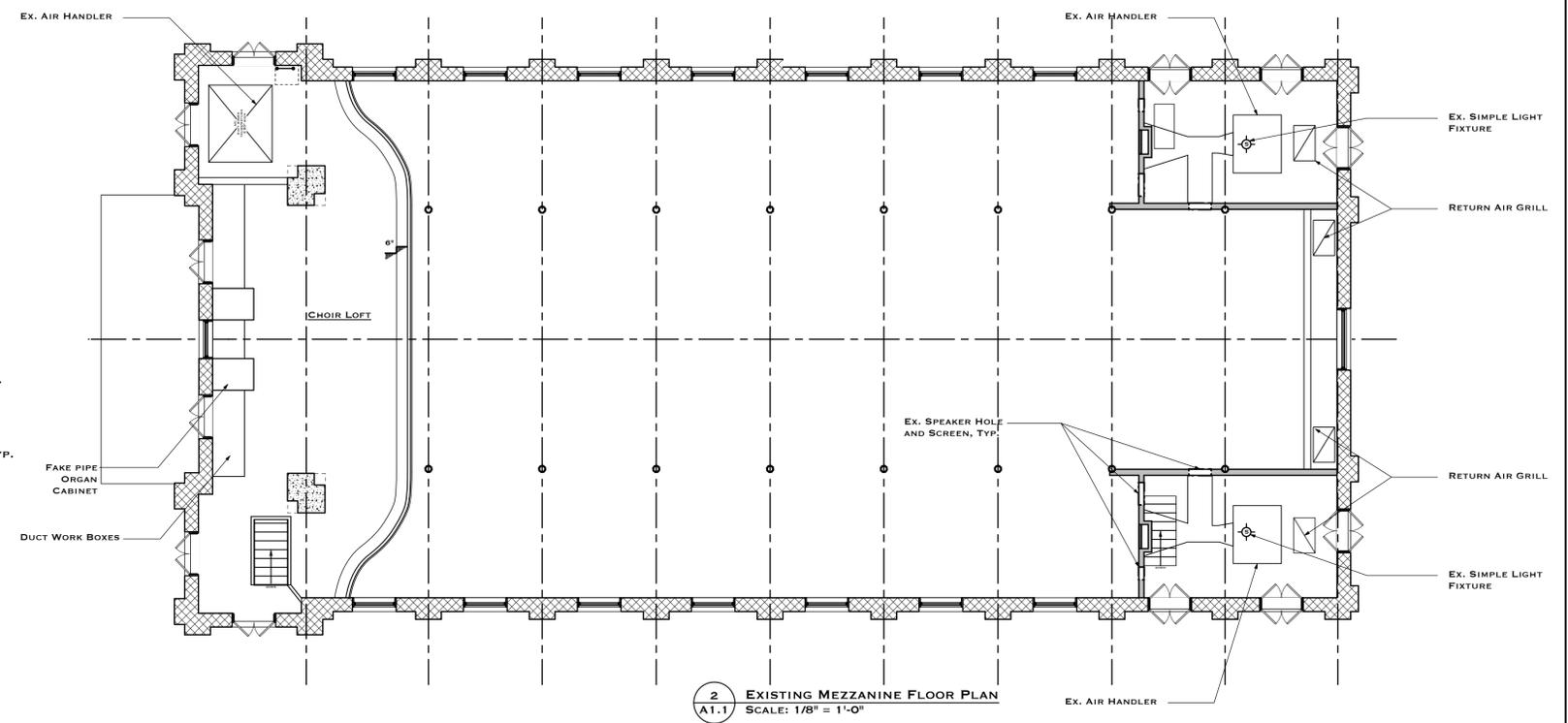
A1.1
 SHEET #



3 EXISTING REFLECTIVE CEILING PLAN
 A1.1 SCALE: 1/8" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
 A1.1 SCALE: 1/8" = 1'-0"



2 EXISTING MEZZANINE FLOOR PLAN
 A1.1 SCALE: 1/8" = 1'-0"

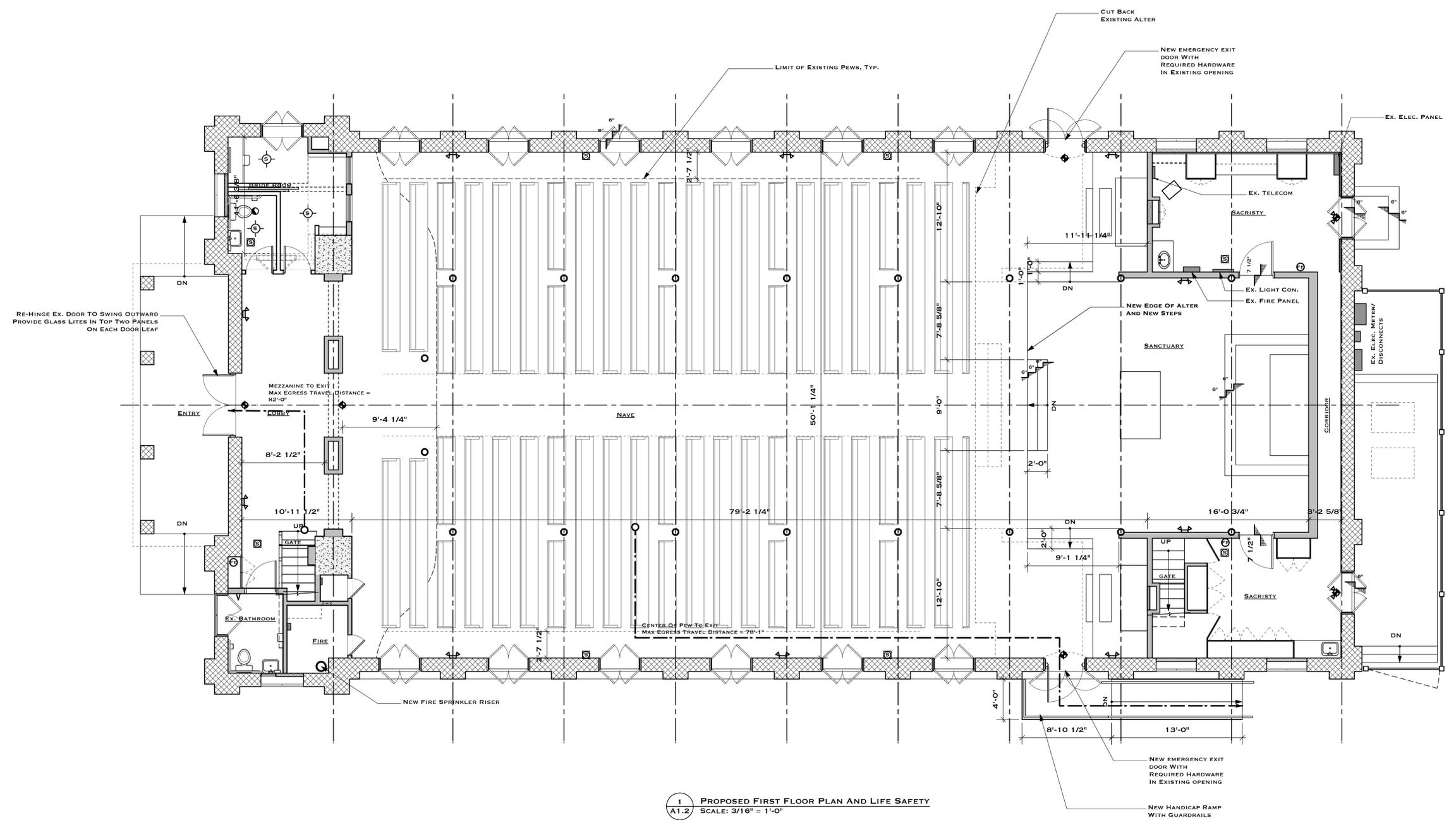
SCHEMATIC
DESIGN PLANS
FOR REVIEW AND
COMMENT ONLY

THE BASILICA OF ST. MARY STAR OF THE SEA
 1010 WINDSOR LANE
 KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED FIRST FLOOR AND
LIFE SAFETY PLAN
DRAWN: JFS & JE
CHECKED: TSN
DATE: 05-30-2025

REVISION #	DATE

A1.2
 SHEET #



LIFE SAFETY LEGEND

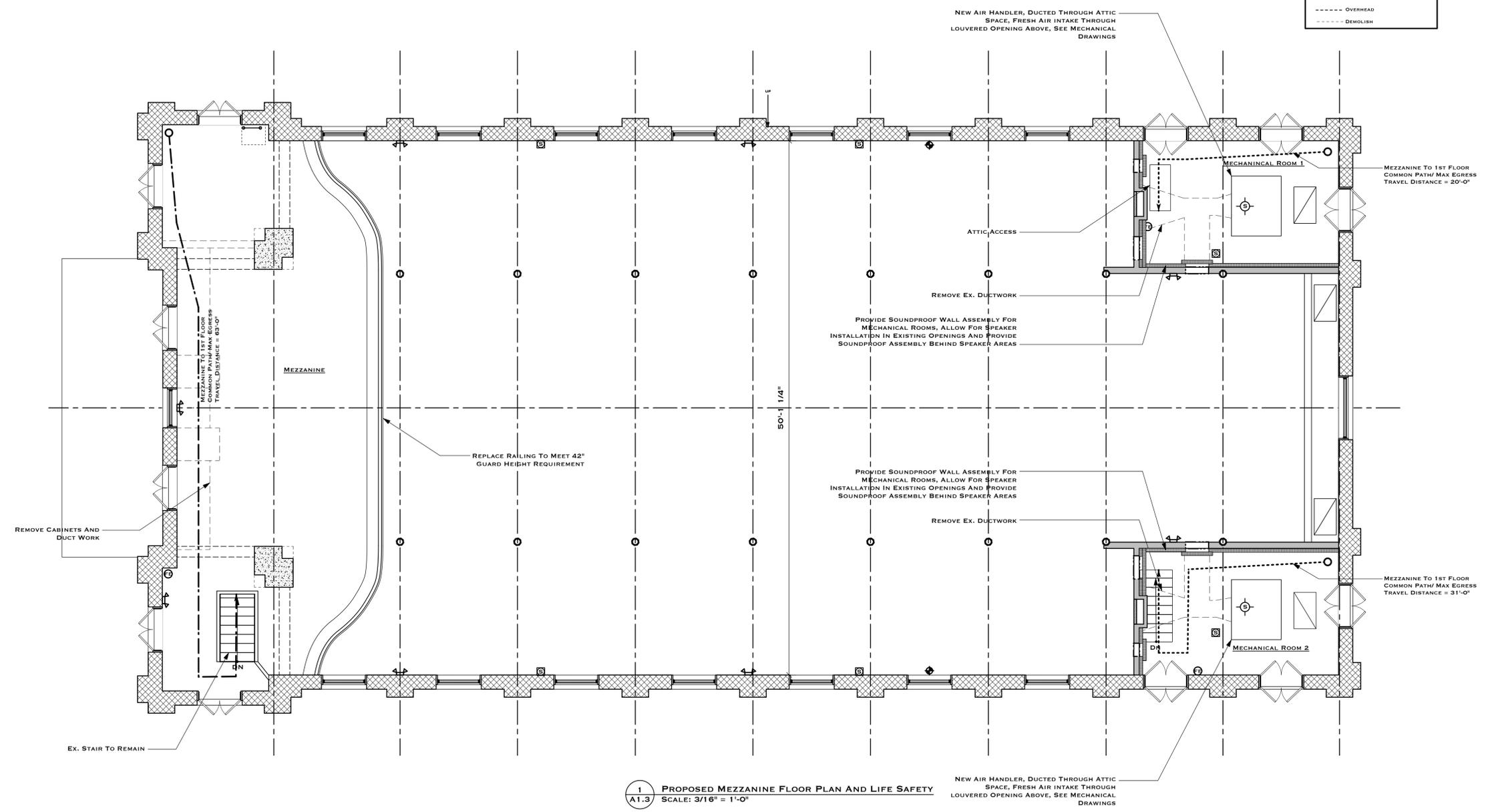
- EXIT LIGHT
- CONCEALED EMERGENCY LIGHT W/ BATTERY BACKUP
- EMERGENCY STROBE
- SMOKE DETECTOR (HARDWIRED)
- FIRE EXTINGUISHER
- SEE ELECTRICAL, FIRE ALARM & SPRINKLER DRAWINGS

GRAPHIC LEGEND

- EXTERIOR MASONRY
- PROPOSED INTERIOR WALLS
- EXISTING INTERIOR WALLS
- EXISTING CONCRETE WALLS
- SOUNDPROOF WALL ASSEMBLY
- OVERHEAD
- DEMOLISH

1
 A1.2 PROPOSED FIRST FLOOR PLAN AND LIFE SAFETY
 SCALE: 3/16" = 1'-0"

LIFE SAFETY LEGEND	
	EXIT LIGHT
	CONCEALED EMERGENCY LIGHT W/ BATTERY BACKUP
	EMERGENCY STROBE
	SMOKE DETECTOR (HARDWIRED)
	FIRE EXTINGUISHER
SEE ELECTRICAL, FIRE ALARM & SPRINKLER DRAWINGS	
GRAPHIC LEGEND	
	EXTERIOR MASONRY
	PROPOSED INTERIOR WALLS
	EXISTING INTERIOR WALLS
	EXISTING CONCRETE WALLS
	SOUNDPROOF WALL ASSEMBLY
	OVERHEAD
	DEMOLISH



1 PROPOSED MEZZANINE FLOOR PLAN AND LIFE SAFETY
 A1.3 SCALE: 3/16" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., August 26, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF HISTORIC AMBER GLASS WITH CLEAR GLASS AT SANCTUARY DOORS ON EAST AND WEST ELEVATIONS. TWO NEW DOORS AT SIDES OF CONTRIBUTING STRUCTURE, NEW ADA RAMP AT SIDE ENTRY, AND RELOCATION OF CONDENSER UNITS.

#1010 WINDSOR LANE

Applicant – T.S. Neal Architects Application #C2025-0071

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 305-809-3975 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 J. SETH NEAL, 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: 1010 WINDSOR on the 18 day of AUGUST, 2025.

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 8-26-25, 2025.

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 2025-0071.

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

Signed Name of Affiant:

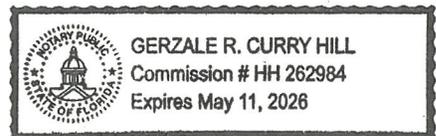
J. Seth Neal
Date: 8-26-25
Address: 22974 OVERSEAS HWY
City: COUSCOB KEY
State, Zip: FL 33042

The forgoing instrument was acknowledged before me on this 18 day of August, 2025.

By (Print name of Affiant) J Seth Neal 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 Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., August 26, 2025, at 1010 Windsor Lane, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF HISTORIC AMBER GLASS WITH CLEAR GLASS AT SANCTUARY DOORS ON EAST AND WEST ELEVATIONS, TWO NEW DOORS AT SIDES OF CONTRIBUTING STRUCTURE, NEW ADA RAMP AT SIDE ENTRY, AND RELOCATION OF CONDENSER UNITS.

#1010 WINDSOR LANE

Applicant - T.S. Neal Architects Application #C2025-0071

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Public Meeting Notice

Mary's Bakery
1010 Star Lane



Public Meeting Notice



DREM
TELLAE MARIS
VM
MOKIV



Public Meeting Notice

IN HONOREM
SACRAC MARIAE QUAERITUR
DICATVM
DEI ET S. MARIAE



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 00030040-000000
 Account# 1030791
 Property ID 1030791
 Millage Group 10KW
 Location Address 1010 WINDSOR Ln, KEY WEST
 Legal Description KW TROPICAL SUB PB1-37 LOTS 1 TO 10 SQR 1 TR 12 G60-100/101 UU-71 OR880-1739
 (Note: Not to be used on legal documents.)
 Neighborhood 32130
 Property Class CHURCHES (7100)
 Subdivision Tropical Building and Investment Co Sub
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing No



Owner

[WENSKI THOMAS G ARCHBISHOP OF ARCHDIOCESE OF MIAMI](#)
 9401 Biscayne Blvd
 Miami Shores FL 33138

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$3,269,445	\$3,378,427	\$3,277,305	\$3,430,875
+ Market Misc Value	\$79,743	\$77,844	\$78,704	\$79,565
+ Market Land Value	\$2,875,000	\$2,875,000	\$2,875,000	\$2,875,000
= Just Market Value	\$6,224,188	\$6,331,271	\$6,231,009	\$6,385,440
= Total Assessed Value	\$6,224,188	\$6,331,271	\$6,231,009	\$6,385,440
- School Exempt Value	(\$6,224,188)	(\$6,331,271)	(\$6,231,009)	(\$6,385,440)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,875,000	\$3,378,427	\$77,844	\$6,331,271	\$6,331,271	\$6,331,271	\$0	\$0
2023	\$2,875,000	\$3,277,305	\$78,704	\$6,231,009	\$6,231,009	\$6,231,009	\$0	\$0
2022	\$2,875,000	\$3,430,875	\$79,565	\$6,385,440	\$6,385,440	\$6,385,440	\$0	\$0
2021	\$2,875,000	\$3,426,979	\$80,426	\$6,382,405	\$6,382,405	\$6,382,405	\$0	\$0
2020	\$2,875,000	\$3,532,425	\$81,286	\$6,488,711	\$6,488,711	\$6,488,711	\$0	\$0
2019	\$2,875,000	\$3,532,425	\$82,147	\$6,489,572	\$6,489,572	\$6,489,572	\$0	\$0
2018	\$2,875,000	\$3,310,557	\$59,064	\$6,244,621	\$6,244,621	\$6,244,621	\$0	\$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
COMMERCIAL EXEMPT (100E)	1.25	Acreage	114	478.5

Buildings

Building ID	40001	Exterior Walls	CUSTOM
Style		Year Built	1930
Building Type	CHURCHES-A- / 71A	EffectiveYearBuilt	1994
Building Name		Foundation	
Gross Sq Ft	6416	Roof Type	
Finished Sq Ft	6156	Roof Coverage	
Stories	3 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	432	Bedrooms	0
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,156	6,156	0
OPF	OP PRCH FIN LL	260	0	0
TOTAL		6,416	6,156	0

Building ID	40002	Exterior Walls	C.B.S.
Style		Year Built	1970
Building Type	CHURCHES-A- / 71A	EffectiveYearBuilt	1994
Building Name		Foundation	
Gross Sq Ft	13508	Roof Type	
Finished Sq Ft	15576	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	728	Bedrooms	0
Functional Obs	0	Full Bathrooms	8
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	10,384	15,576	0
GBF	GAR FIN BLOCK	624	0	0
OPF	OP PRCH FIN LL	364	0	0
OUF	OP PRCH FIN UL	184	0	0
PTO	PATIO	1,952	0	0
TOTAL		13,508	15,576	0

Building ID	40003	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1900
Building Type	CHURCHES-A- / 71A	EffectiveYearBuilt	1994
Building Name		Foundation	
Gross Sq Ft	2360	Roof Type	
Finished Sq Ft	1620	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	172	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	360	0	0
FLA	FLOOR LIV AREA	1,620	1,620	0
OPF	OP PRCH FIN LL	380	0	0
TOTAL		2,360	1,620	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1969	1970	0 x 0	1	1380 SF	2
ASPHALT PAVING	1995	1996	0 x 0	1	21378 SF	2
CUSTOM POOL	2005	2006	12 x 36	1	432 SF	2

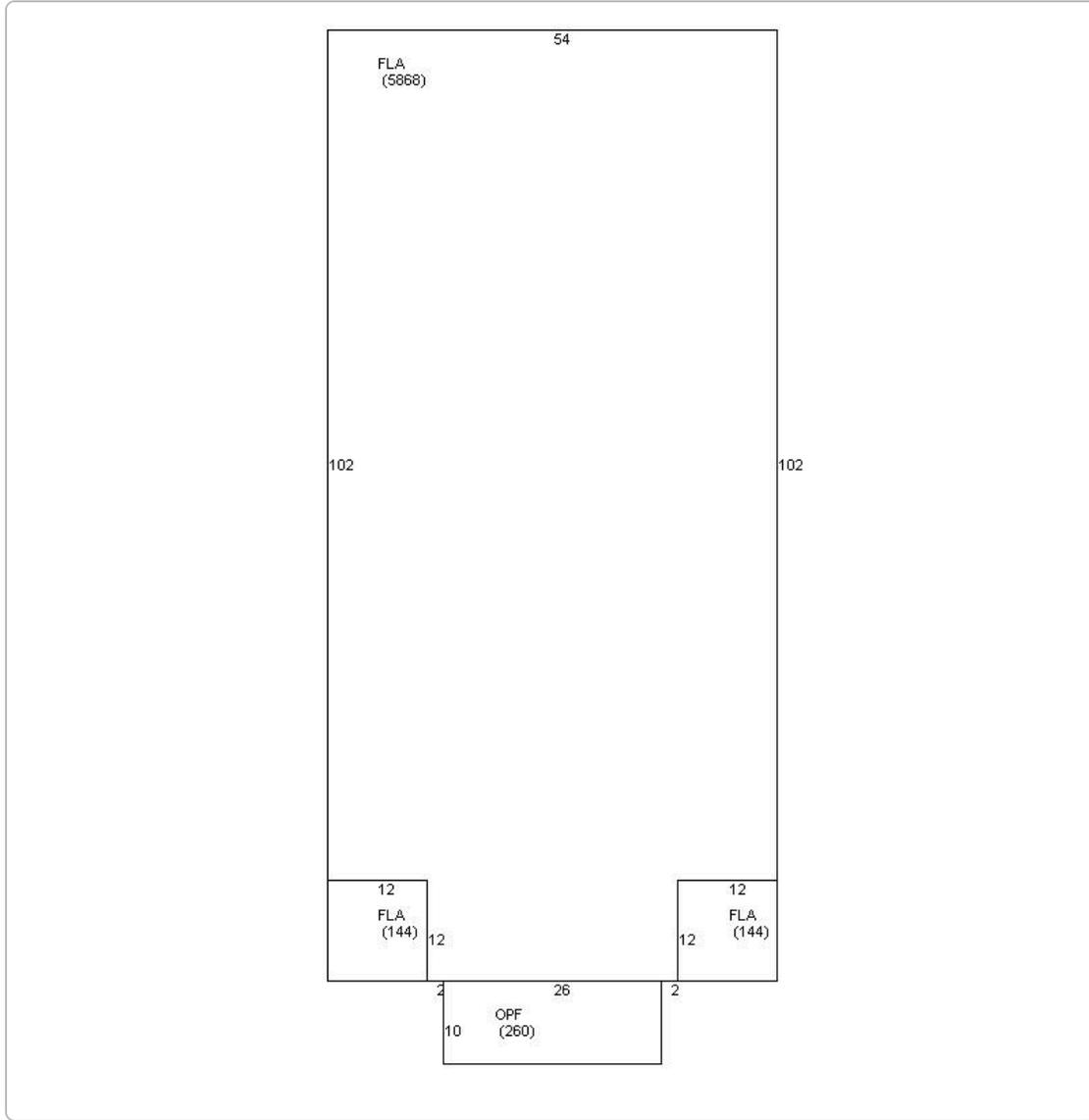
Permits

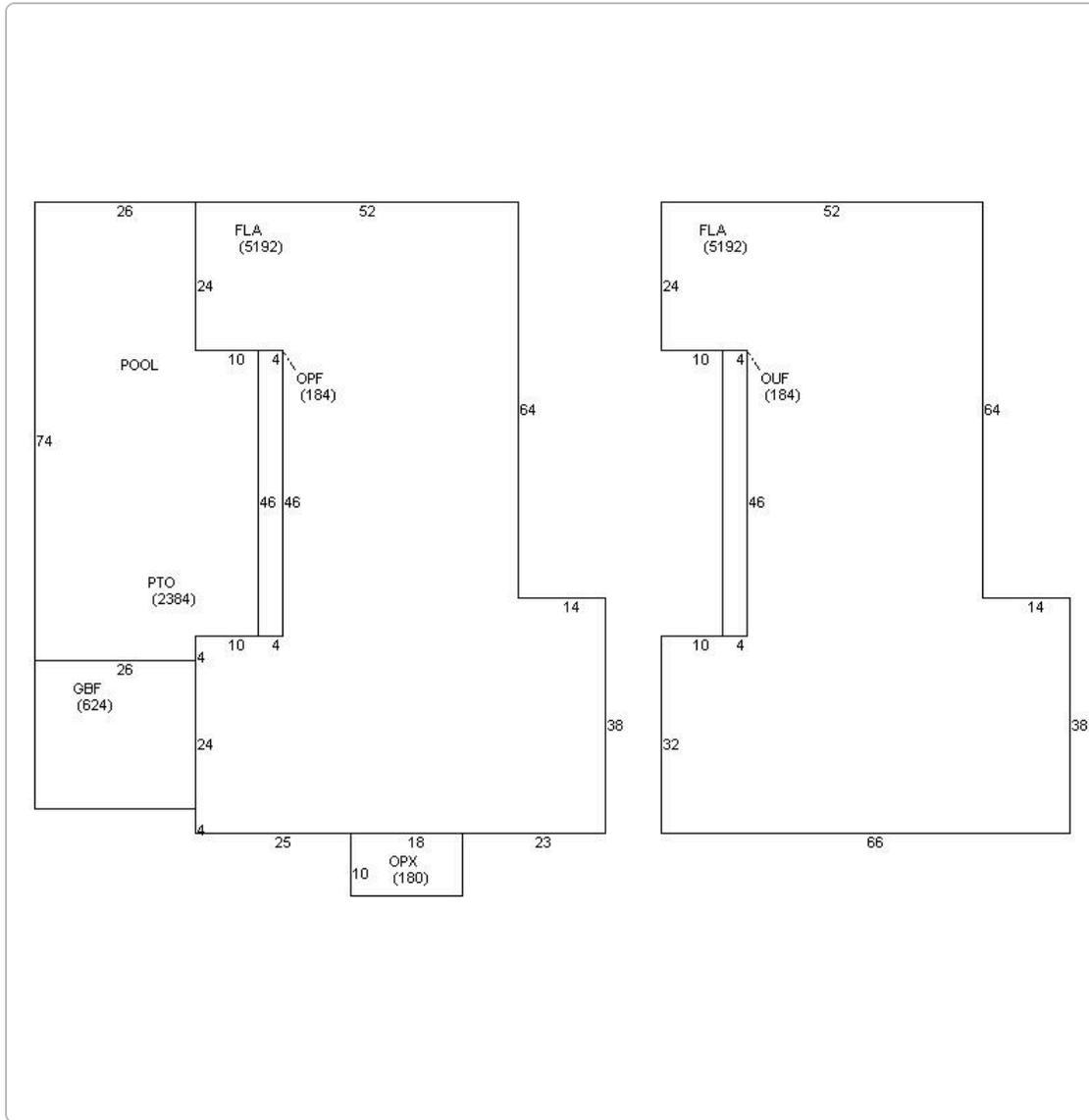
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2025-0268	05/19/2025	Completed	\$122,000	Commercial	Construct new sidewalk canopy
BLD2025-0713	03/27/2025	Completed	\$8,000	Commercial	20 light fixtures
BLD2025-0292	02/10/2025	Completed	\$4,000	Commercial	1010 WINDSOR LN ARCHIBISCUP ROOM. MINISPLIT INSTALLATION MSZ-WR18NA-U1 (INDOOR UNIT) AND MUZ-WR18NA-U2 (OUTDOOR UNIT)
BLD2021-2919	10/15/2021	Active	\$2,000	Commercial	WALL FLASHING OVER PORCH ROOF. INSTALL RETRO FIT PIPE BOOT. HAUL AWAY ALL TRASH AND ROOF DEBRIS.
BLD2021-1743	06/15/2021	Expired	\$2,000	Commercial	REPLACE ROTTEN SIDING ON GABLE AT FRONT OF GIFT SHOP (APPROXIMATELY 80SF) - SAME TYPE OF MATERIALS, SPACING AND COLOR). **NOC EXEMPT** HARC INSPECTION REQUIRED
16-00004179	11/07/2016	Completed	\$15,000	Commercial	R/R EXTERIOR STAIRS TO THE SECOND FLOOR GIRLS GYM. (STAIRWAY HAS BEEN CONDMNED BY THE BUILDING OFFICIAL). N.O.C. REQUIRED. HARC INPSECTION REQUIRED. GH
2016-00000582	02/12/2016	Completed	\$49,000	Commercial	TO THE GYMNASIUM ROOF: ROOF OVER EXISTING ROOFING AND INSTALL 1 PLY SECONDARY WATER RESISTANCE, METAL EAVES DRIP, FLASHING AND TPO VINYL ROOFING SYSTEM. ADD INSULATION. 67 SQ.
15-2359	09/03/2015	Expired	\$700,000	Commercial	RENOVATE CHURCH. NEW WINDOWS, PETITIONS, DOORS, INTERIOR FINISHES, EXTERIOR FACADE FINISHES.
13-2237	05/20/2013	Completed	\$2,800	Commercial	COMPLETE ELEC. INSTALLATION OF UNDERGROUND ELEC. POWER SUPPLY FOR EXT. SUB PANEL IN THE STORAGE MECH. BLDG. FED FROM THE EXT. SERVICE LOCATION. INSTALLTION OF: 1 1/2" PVC CONDUIT, #3 THIN CONDUCTORS W/GROUND, GROUNDING BY THE SUB PANEL, GROUNDING BY THE SERVICE. SUPPLY OF COVER FOR EXT. MDP PANEL.
09-00001838	07/10/2009	Completed	\$1,445	Commercial	INSTALL FIRE ALARM SYSTEM
09-00001840	07/10/2009	Completed	\$2,000	Commercial	INSTALL ELECTRICAL FOR EXHAUST HOOD
09-00002055	07/10/2009	Completed	\$500	Commercial	INSTALL TWO 420 LB PROPANE TANKS 100 GALLON EACH. INSTALL 80' GAS LINE TO KITCHEN EQUIPMENT
09-00001839	07/08/2009	Completed	\$5,000	Commercial	INSTALL HOOD VENTILATION SYSTEM
09-00002060	07/08/2009	Completed	\$3,000	Commercial	INSTALL FIRE SUPPRESSION SYSTEM FOR EXHAUST HOOD AND APPLIANCES
09-00001837	06/30/2009	Completed	\$2,450	Commercial	INSTALL TWO CONCRETE SLABS FOR PROPANE TANK. INSTALL DOUBLE 5/8 DRYWALL AND ONE LAYER 1/2 INCH DURAROCK BEHIND RANGE HOOD
06-0457	02/09/2006	Completed	\$3,500	Commercial	REPLACE BACK-STOP; INSTALL BLEECHERS, CHAINLINK FENCE FOR DUGOUTS
05-3997	09/14/2005	Completed	\$2,000	Commercial	ELECTRIC FOR NEW POOL
05-3307	08/09/2005	Completed	\$33,000	Commercial	INSTALL INGROUND POOL AND CONCRETE DECK& DRAINAGE SWALE
05-1603	07/12/2005	Completed	\$80,000	Commercial	RELOCATE GAZEBO'S
04-1886	07/19/2004	Completed	\$37,000	Commercial	HIP ROOFED PORCH
04-0156	04/06/2004	Completed	\$142,000	Commercial	FENCE & FOUNTAIN
03-2214	06/20/2003	Completed	\$12,453	Commercial	CHILDREN'S SWINGS
03-1313	04/10/2003	Completed	\$2,500	Commercial	REPAIR FACIA
0201608	06/17/2002	Completed	\$15,700	Commercial	REROOF BLDG
02-1586	06/14/2002	Completed	\$2,000	Commercial	LAWN SPRINKLER'S
01-3280	10/03/2001	Completed	\$16,100	Commercial	ROOF
0000818	04/12/2000	Completed	\$1,000	Commercial	PAINT EXTERIOR
0000900	04/07/2000	Completed	\$10,000	Commercial	CENT A/C
9902989	08/26/1999	Completed	\$180,000	Commercial	ROOFS ON 5 BLDGS
9901463	04/29/1999	Completed	\$100	Commercial	PAINT CHURCH TOWER
9900077	01/08/1999	Completed	\$2,884	Commercial	SECURTY ALARM
9900079	01/08/1999	Completed	\$7,800	Commercial	FIRE ALARM SYSTEM
9803811	12/07/1998	Completed	\$50,000	Commercial	FIRE DAMAGE CLEANING
9802032	07/27/1998	Completed	\$5,000	Commercial	INSULATE CEILING
9703008	02/06/1998	Completed	\$500	Commercial	INSTALL POLE SIGN
9702836	09/01/1997	Completed	\$5,000	Commercial	DEVELOP ROSARY BY GROTTTO
9701469	05/01/1997	Completed	\$15,000	Commercial	REPLACE EXISTING AC
9700675	03/01/1997	Completed	\$50,000	Commercial	INSTALL C/AC
9700783	03/01/1997	Completed	\$12,000	Commercial	ELECTRICAL
9603396	08/01/1996	Completed	\$35,000	Commercial	PAVING
M952979	09/01/1995	Completed	\$15,000	Commercial	REPLACE 20 TON A/C

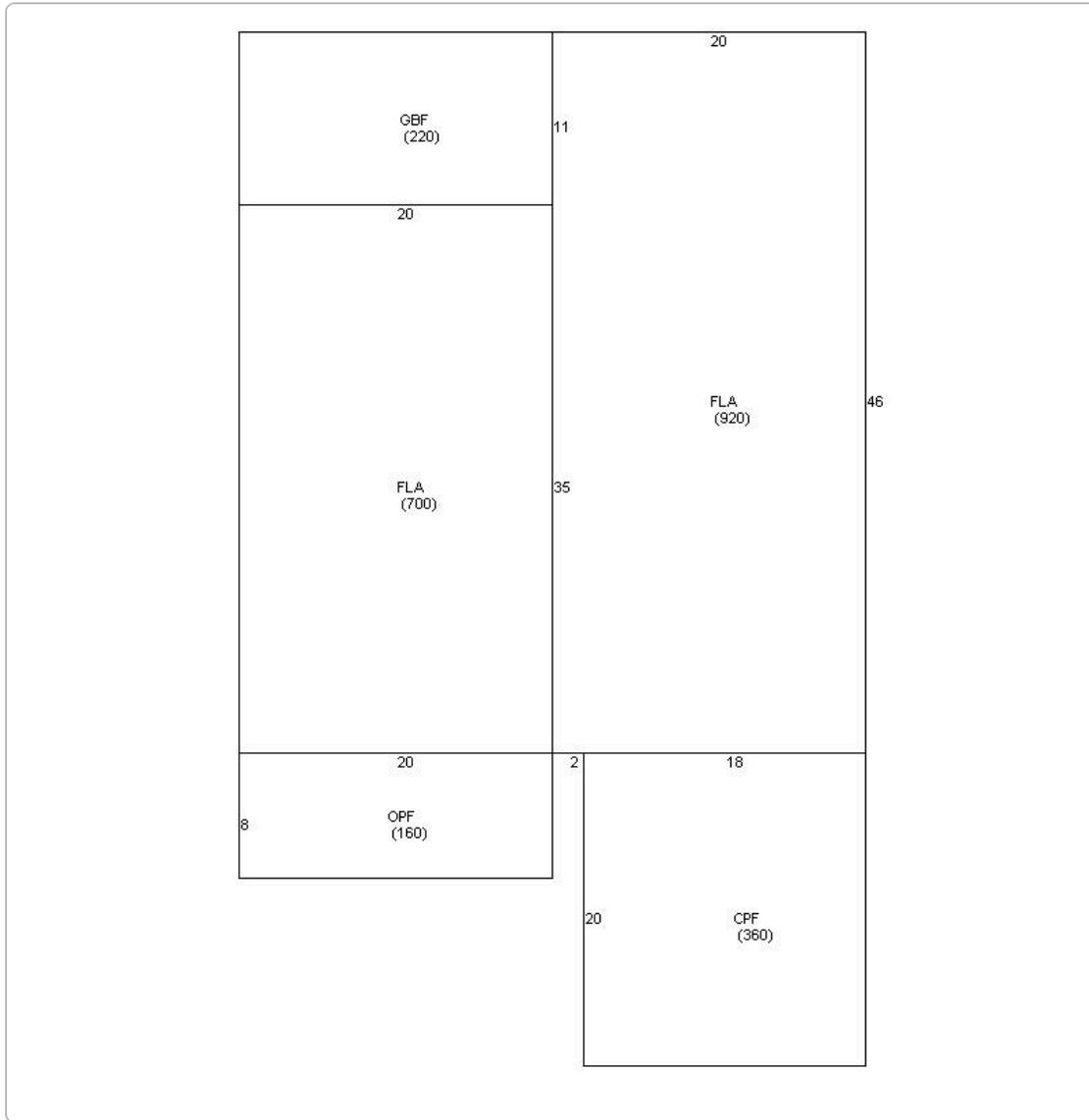
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Sketches (click to enlarge)







Photos



Map



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