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## **Historic Architectural Review Commission Staff Report for Item 14**

**To:** Acting Chairman Greg Oropeza and Historic Architectural Review Commission Members

**From:** Enid Torregrosa Silva, MSHP  
Historic Preservation Planner

**Meeting Date:** January 23, 2023

**Applicant:** Bender & Associates Architects

**Application Number:** H2023-0054

**Address:** 621 Catholic Lane

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### **Description of Work:**

Demolition of rear addition, back covered porch, and covered shed.

### **Site Facts:**

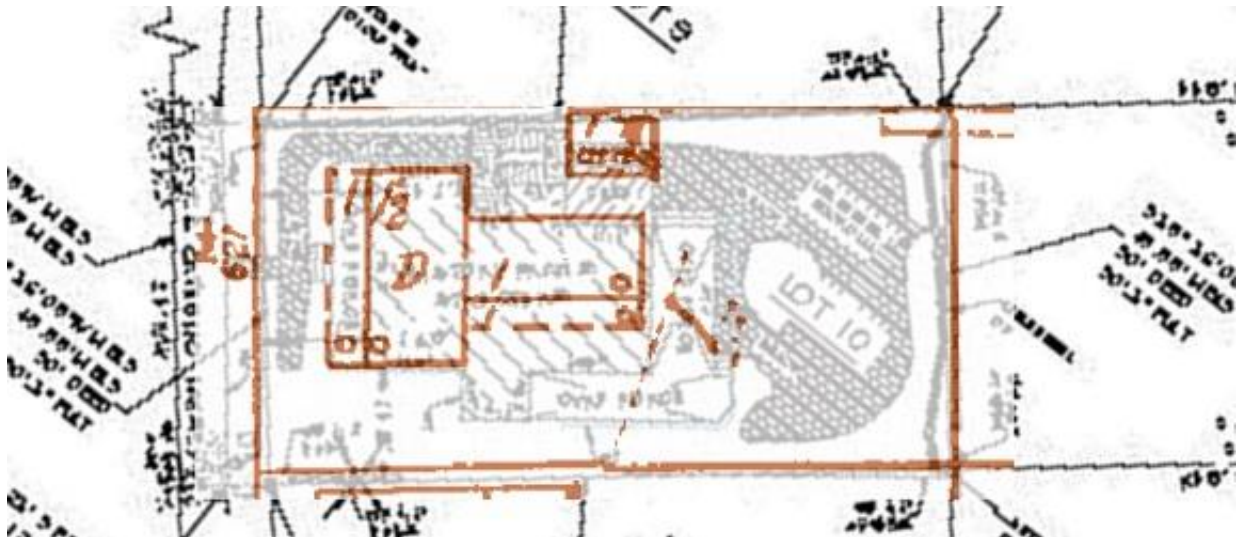
The site under review contains a principal structure with a shed attached to its northeast wall. The principal structure on the site is listed as a contributing resource to the historic district. The one and a half-story house was built circa 1889. Many additions have been done to the side gabled house including a full wide shed addition at the rear gable. Rear additions, wider than the original house were done as well as a rear covered porch. Exterior stairs were added on the north elevation for access to the attic space and roof deck. The historic configuration of the house at its rear, with a porch facing south, has been lost. This building was the house of Author Evan H. Rhodes, a noted Key West based author born in New York. One of his novels, The Prince of central Park, was adapted into a Broadway musical and a feature length film.



*Building under review circa 1965.*



*Front elevation.*



*1962 Sanborn Map and Current Survey*

### **Ordinances Cited on Review:**

- Land Development Regulations Section 102-217 (3), demolition of non-contributing or non-historic structures.

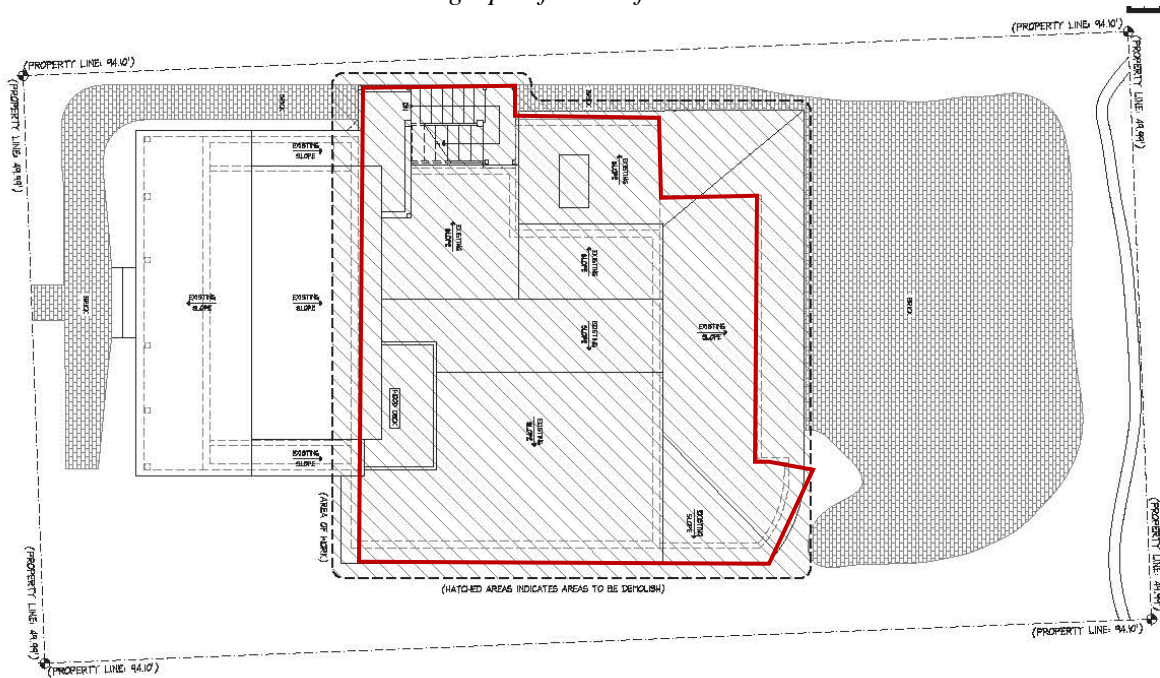
### **Staff Analysis:**

The Certificate of Appropriateness under review proposes the demolition of a non-historic rear addition and rear porch. In addition, the project includes the demolition of a non-historic shed attached to the northeast side of the rear addition. Schematic plans have been submitted for the replacement of the rear addition.





*Photograph of Back of House.*



*Elements proposed to be demolished marked in red.*

It is staff's opinion that the request for demolition should be reviewed based on the demolition criteria under Chapter 102 Section 218 of the LDR's. The criteria state the following:



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

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).*

This is not the case. The structures under review are not historic.

- (2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

All the structures submitted for demolition review are non-historic. If approved, construction plans will be reviewed by HARC staff for consistency with approved schematic plans.

*(b) The historic architectural review commission shall not issue permits that would result in:*

- (1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished:*

The rear additions and attached shed structure are not historic and do not contribute to the historic character of the building or site.

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

None of the structures proposed to be demolished are historic. The elements under review do not possess significant relationship with the historic fabric.

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

The rear additions and existing shed structure are not later additions that define the historic character of the site.

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

It is staff's opinion that the structures under review will not qualify as contributing elements to the house or to the historic site in the future.

In conclusion, staff recommends to the Commission the review of the requested demolition of non-historic rear additions and shed structure as it is consistent with the criteria established in the LDR's. If approved this will be the first and only required reading.



# APPLICATION

**RECEIVED**  
 DEC 20 2023  
 BY: TR

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



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

HARC COA # HARC2023-0054	REVISION # 0054	INITIAL & DATE TK 12/20/23
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	621 Catholic Lane	
NAME ON DEED:	Lyle & Kerry Feigenbaum	PHONE NUMBER
OWNER'S MAILING ADDRESS:	621 Catholic Lane	EMAIL
APPLICANT NAME:	Bender & Associates Architects.	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela St.	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 12.18.2023

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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Historic house renovation and new additions. New pool.
<b>MAIN BUILDING:</b> Interior renovation.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
Demolition of existing addition (kitchen area), back covered porch and covered shed.



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b> New Accessory Structure	
<b>PAVERS:</b> None	<b>FENCES:</b> N/A
<b>DECKS:</b> New elevated wood deck	<b>PAINTING:</b> All new paint to be white
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b> None	<b>POOLS (INCLUDING EQUIPMENT):</b> By others
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b> N/A
AC & Pool equipment	

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 #	INITIAL & DATE
# 2023-0054	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	621 Catholic Lane
PROPERTY OWNER'S NAME:	Lyle & Kerry Feigenbaum
APPLICANT NAME:	Bender & Associates Architects

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  **Kerry Feigenbaum** 12/10/23 DATE AND PRINT NAME

### DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of existing addition (kitchen area), back covered porch and covered shed.

### 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.

N/A

(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.

N/A



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.
N/A

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

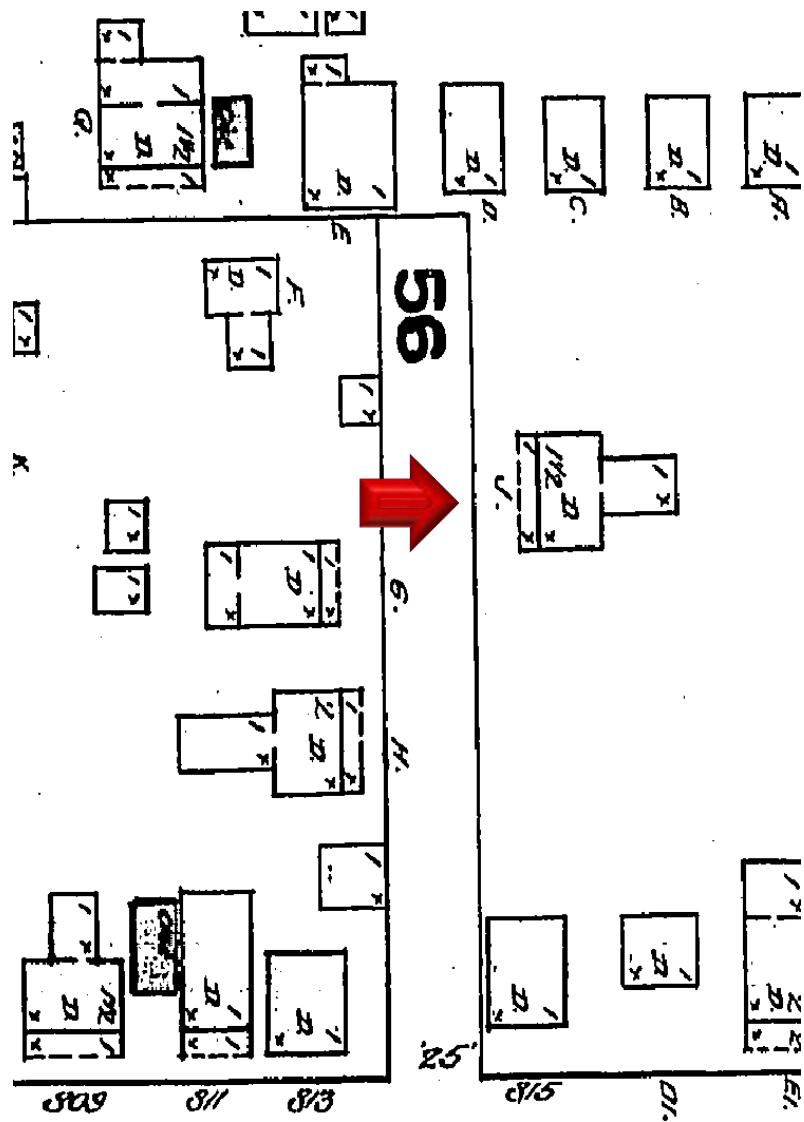
(i) Has not yielded, and is not likely to yield, information important in history.
N/A

**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):

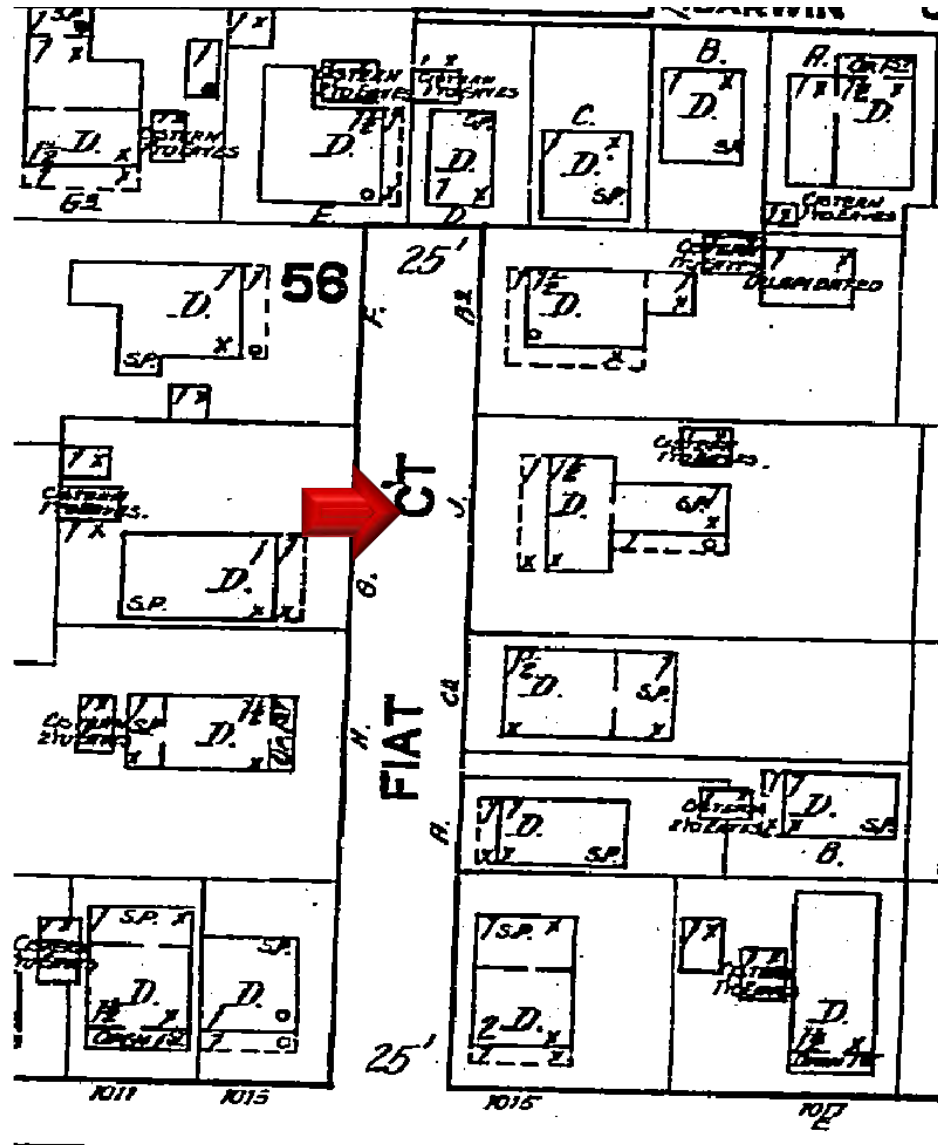
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
N/A
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
N/A
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

# SANBORN MAPS

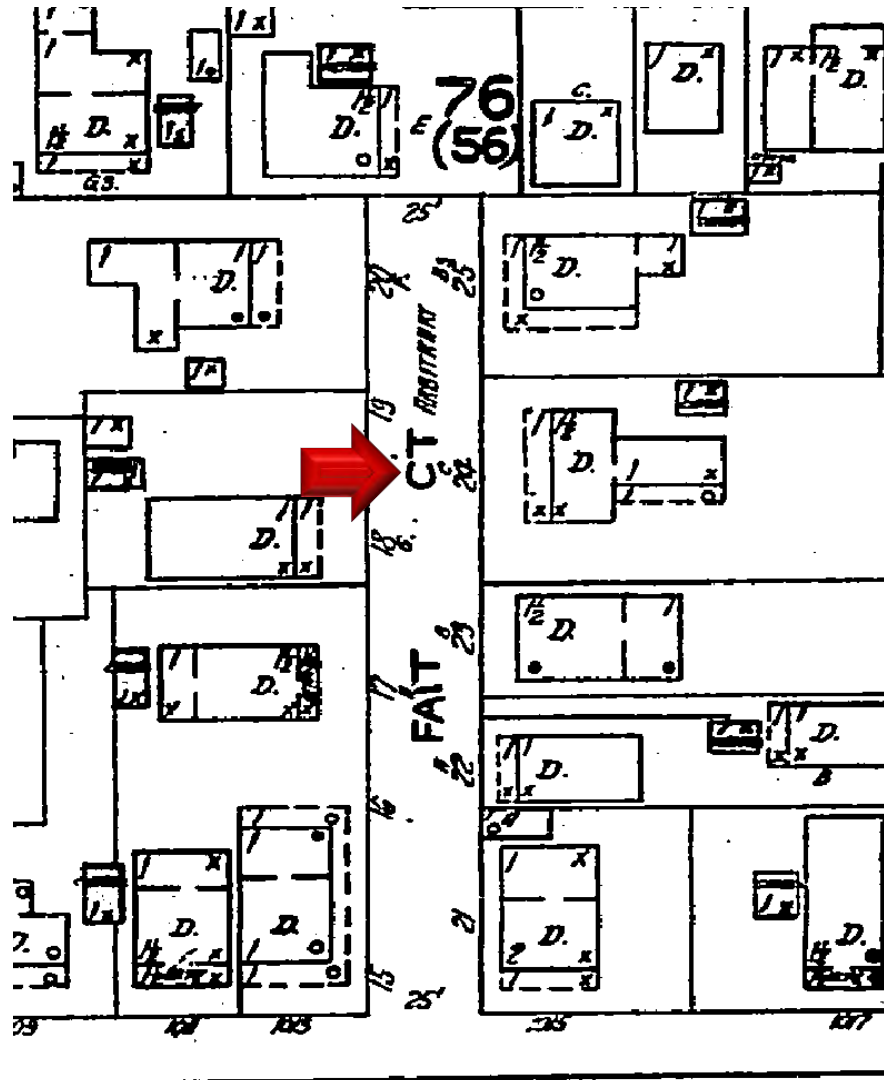


1892 Sanborn Map

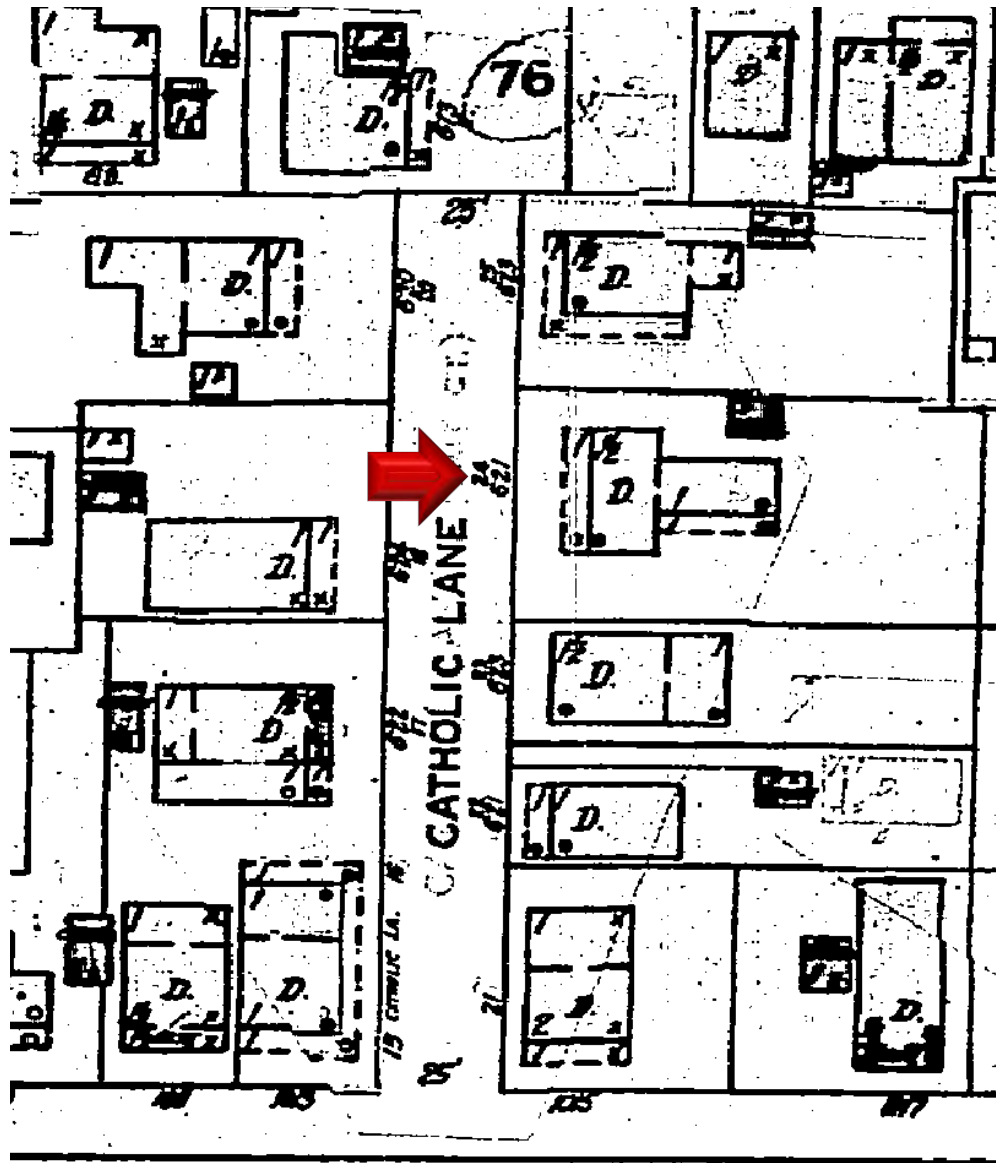




1912 Sanborn Map

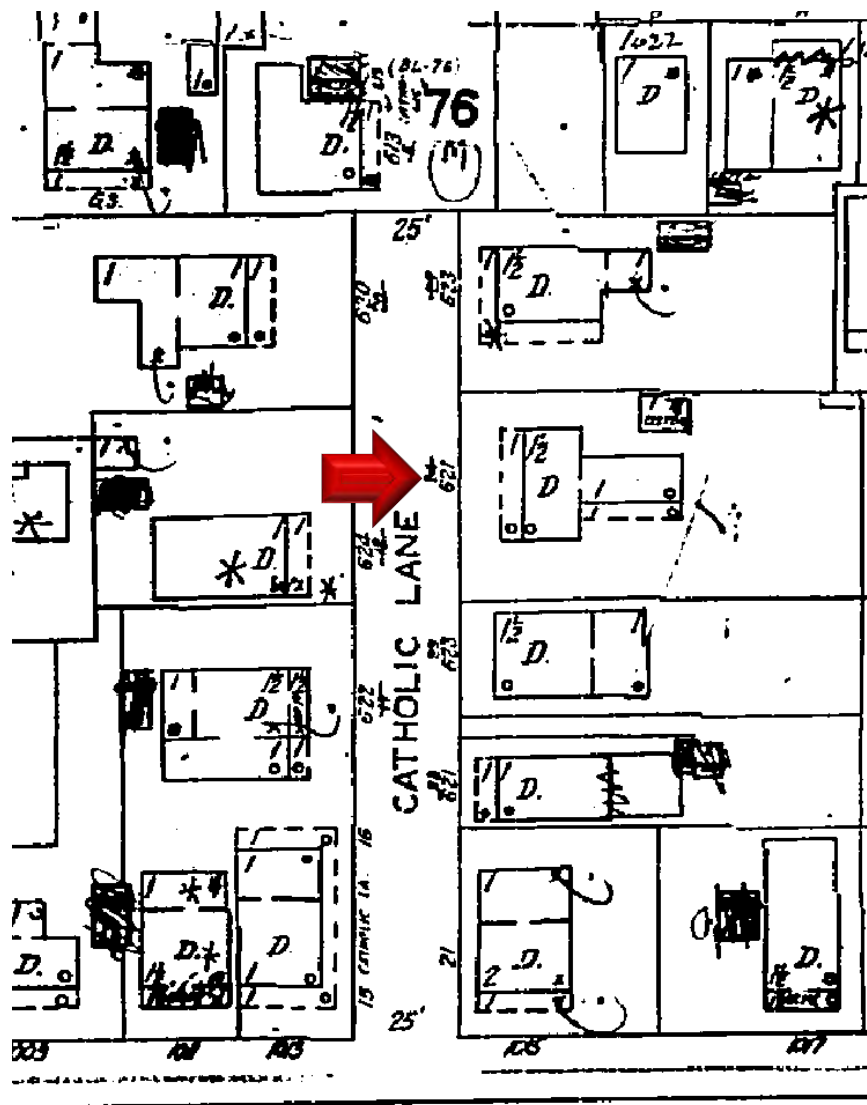


1926 Sanborn Map



1948 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



**612 Catholic Lane circa 1965. Monroe County Library.**



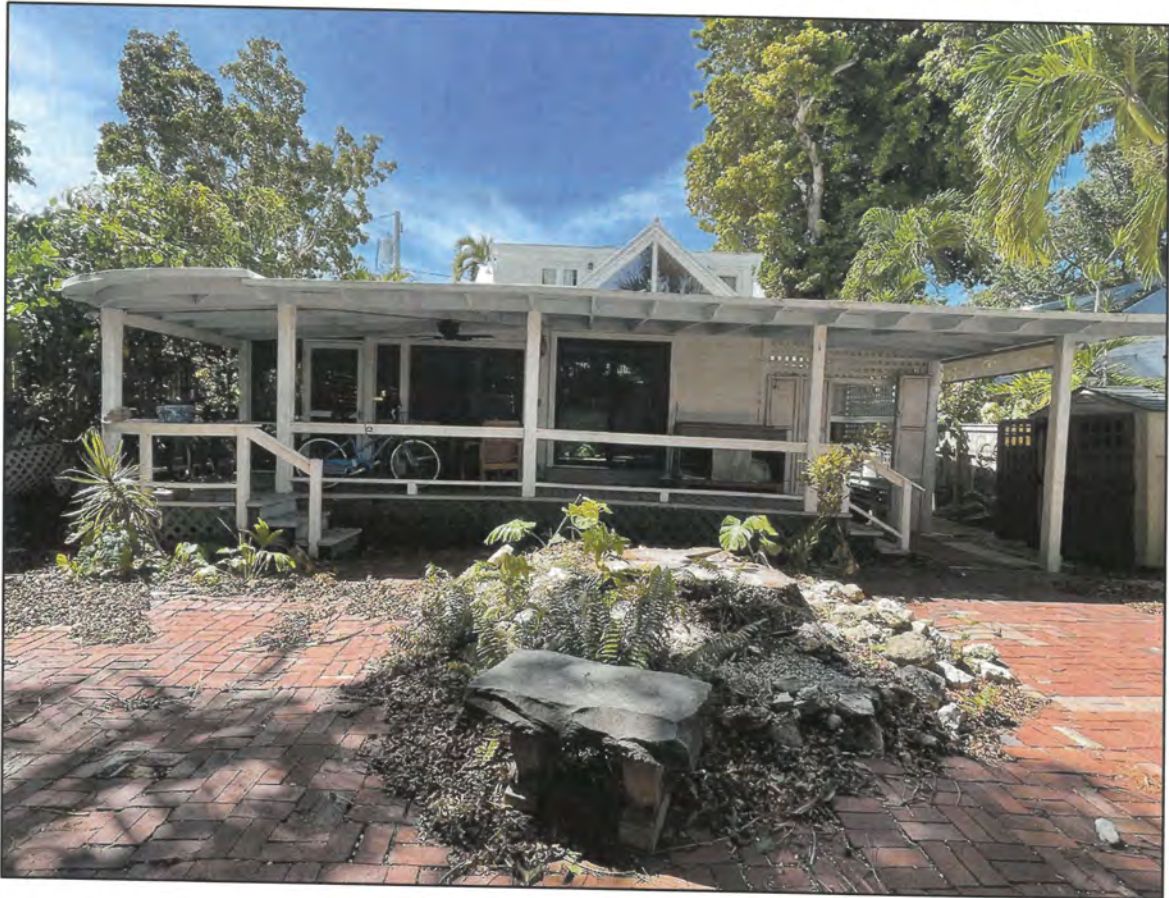


**Evan H. Rhodes at his house at 621 Catholic Lane circa 1980. Monroe County Library.**



VIEW FROM CATHOLIC LANE (EXISTING WEST ELEVATION)





VIEW FROM THE BACK OF THE HOUSE (EXISTING EAST ELEVATION)





VIEW FROM SIDE OF THE HOUSE (EXISTING NORTH ELEVATION)

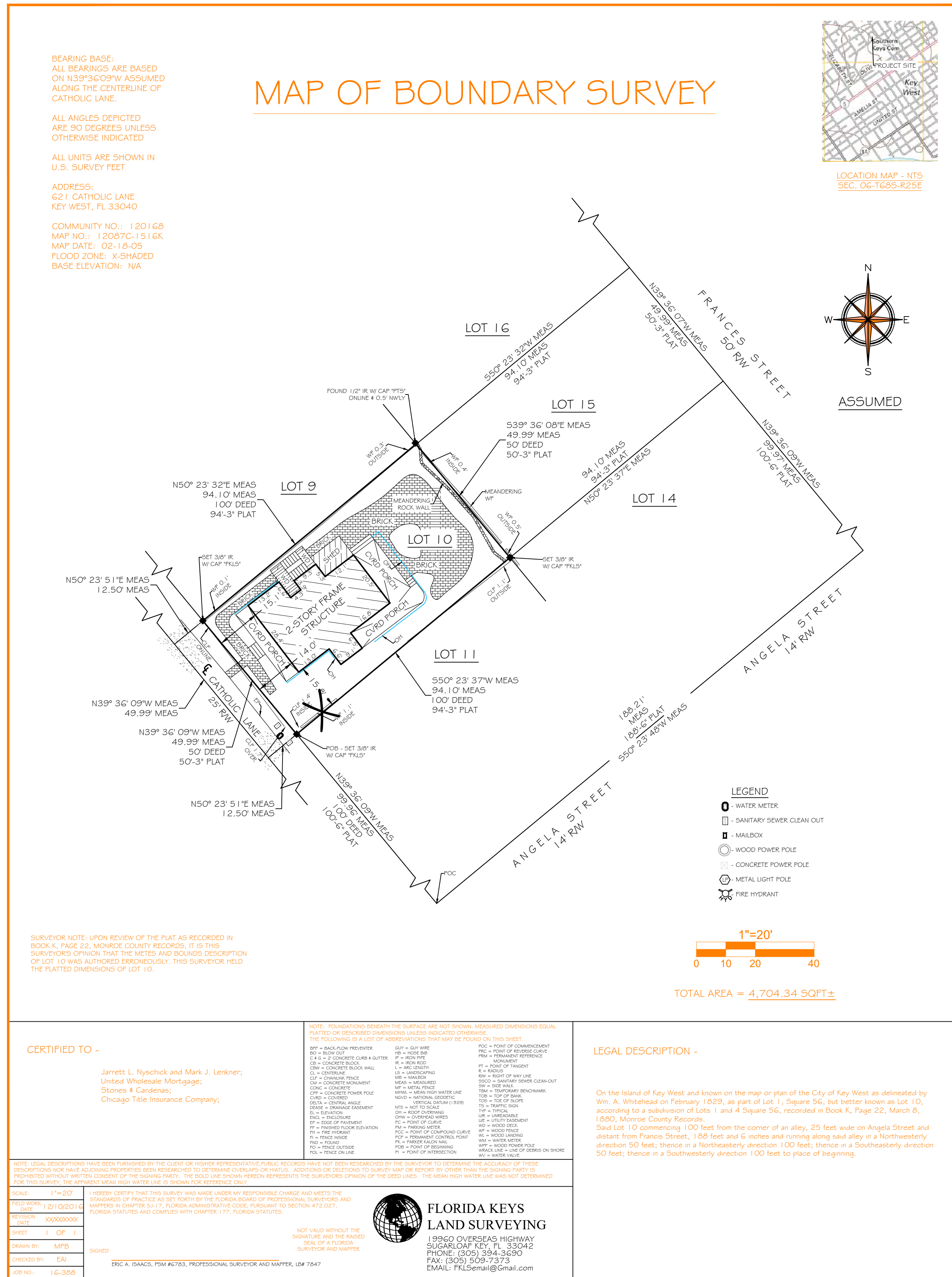




VIEW FROM SIDE OF THE HOUSE (EXISTING SOUTH ELEVATION)

# SURVEY





621 CATHOLIC LANE  
KEY WEST, FLORIDA

**Bender & Associates**  
**ARCHITECTS**

p.c.

Project No: 2316

Date: 12/09/2023

S

# PROPOSED DESIGN

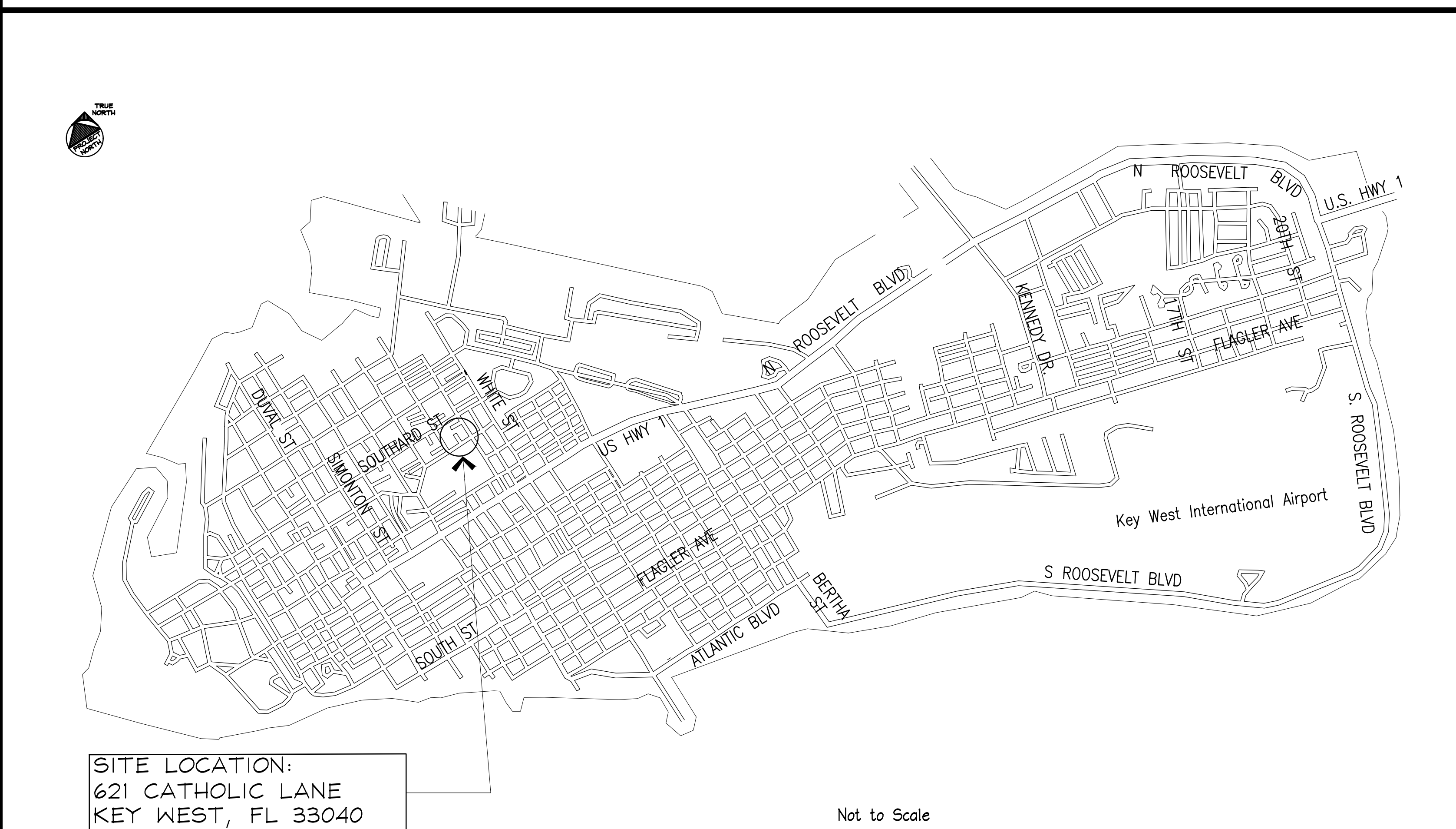


# 621 CATHOLIC LANE

Key West Florida 33040

HARC PERMIT SET

## SITE MAP - KEY WEST



SITE LOCATION:  
621 CATHOLIC LANE  
KEY WEST, FL 33040

Not to Scale

## PROJECT DIRECTORY

PROJECT: 621 CATHOLIC LANE  
ARCHITECT'S PROJECT No.: 2318

CONTACT: --  
Address: 621 Catholic Lane  
Key West Florida, 33040

Tel: --  
Email: --

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.  
Address: 410 Angela Street, Key West, FL 33040  
Tel: (305) 296-1347 Fax: (305) 296-2727  
E-mail: info@benderarchitects.com  
Architect: Haven Burkee  
Designer Associate: Ana Catalina Alvarez

## GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:  
FLORIDA BUILDING CODE - Building 2020 EDITION  
FLORIDA BUILDING CODE - Existing 2020 EDITION  
FLORIDA BUILDING CODE - Residential 2020 EDITION  
FLORIDA BUILDING CODE - Plumbing 2020 EDITION  
FLORIDA BUILDING CODE - Fuel Gas 2020 EDITION  
FLORIDA BUILDING CODE - Mechanical 2020 EDITION  
FLORIDA BUILDING CODE - Energy Conservation 2020 EDITION  
NATIONAL ELECTRICAL CODE 2020 EDITION  
NFPA 101 LIFE SAFETY CODE w/ Florida Modifications  
2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION  
NFPA 1 2020 EDITION
- This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

## FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

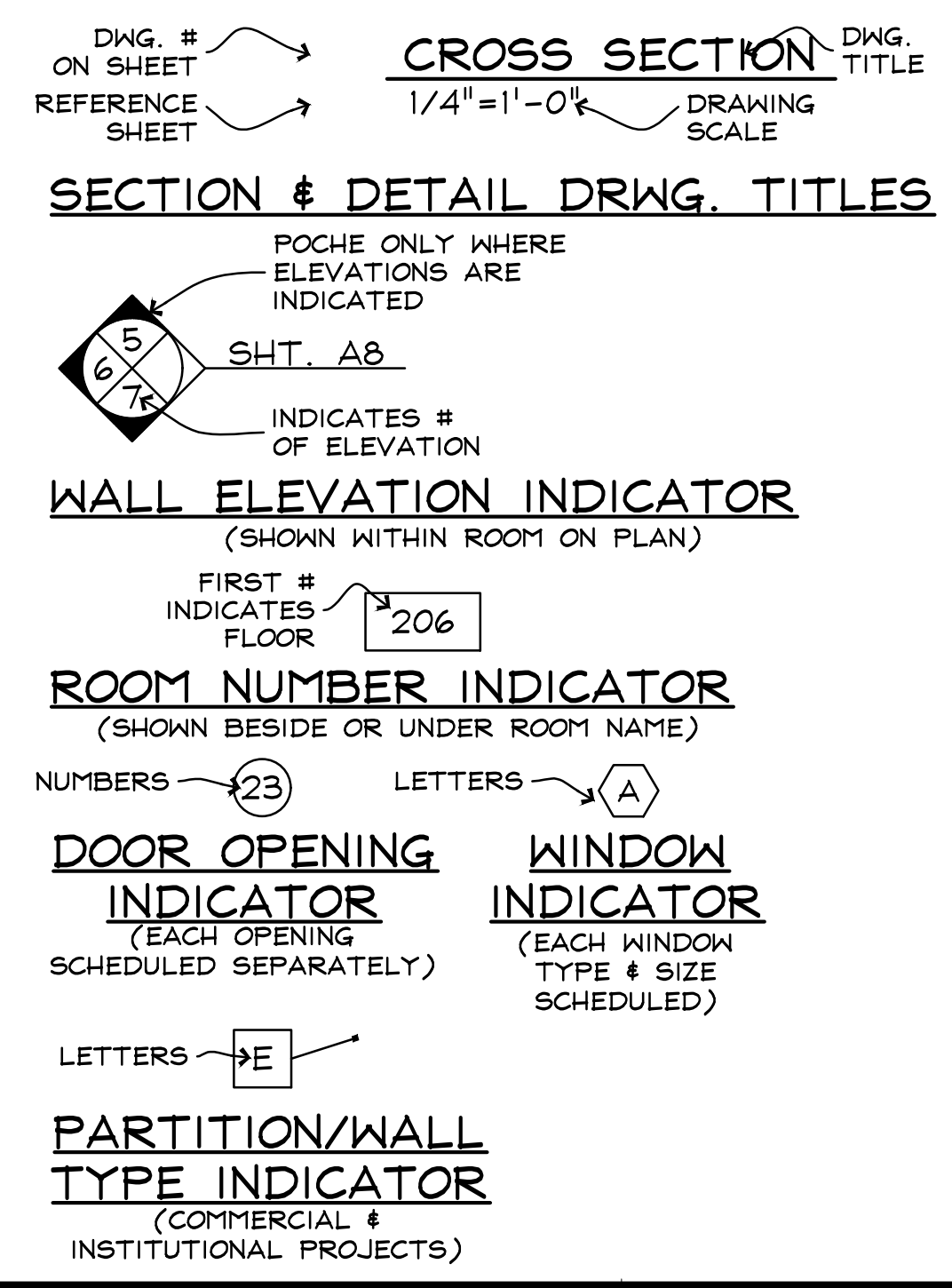
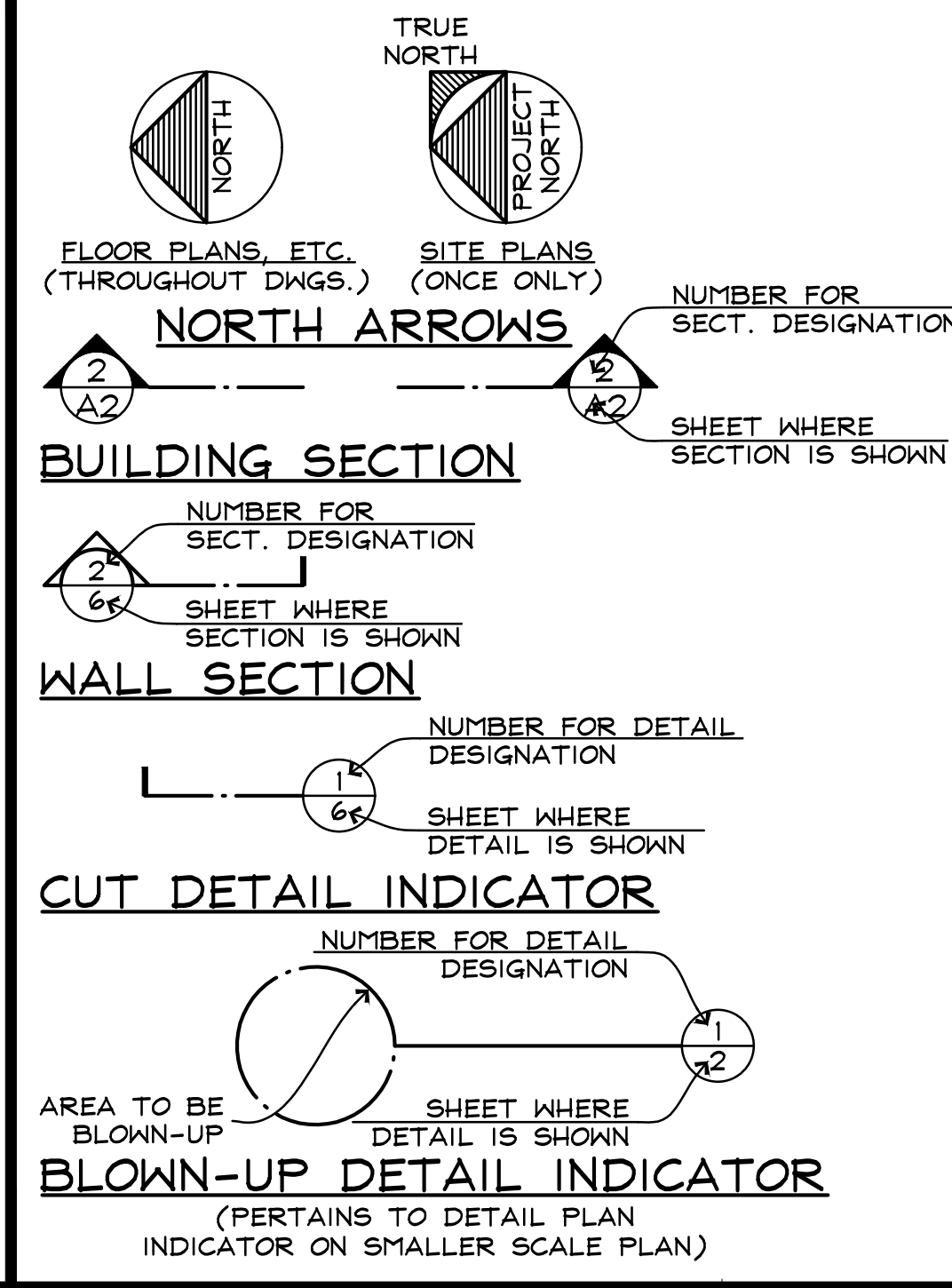
## DESCRIPTION OF WORK:

HISTORIC HOUSE RENOVATION AND ADDITIONS. NEW POOL.

## ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETY LINE
CL	CENTER LINE	PLM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CNU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED
CONC	CONCRETE	PVC	POINT
DBL	DOUBLE	R	POLYVINYLCHLORIDE
DIAG	DIAGONAL	R/A	RADIUS (OR) RISER
DS	DOWNSPOUT	R	RETURN AIR
DTL	DETAIL	REBAR	STEEL REINF. BAR
DNR	DRAWER	REFR.	REFRIGERATOR
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SS	STAINLESS STEEL
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	T	TYPICAL
EXH	EXHAUST	TYP	TYPICAL
FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GI	GALVANIZED IRON	VERT	VERTICAL
HORZ	HORIZONTAL	WD	WOOD
HDW	HARDWARE	WHF	WELDED WIRE FABRIC
HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER
FOC	FACE OF CONCRETE	W/O	WITHOUT
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

## SYMBOLS LEGEND



## MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV.; POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (CONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSON WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

## PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

## SHEET INDEX

C	COVER
S	SURVEY
A0	EXISTING & PROPOSED SITE PLAN
A1	EXISTING & PROPOSED FLOOR PLAN
A2	EXISTING & PROPOSED WEST ELEVATION
A3	EXISTING & PROPOSED NORTH ELEVATION
A4	EXISTING & PROPOSED EAST ELEVATION
A5	EXISTING & PROPOSED SOUTH ELEVATION
A6	EXISTING & PROPOSED SITE ELEVATION
A7	EXISTING VIEW OF THE SITE AND OPPOSITE SIDE
A8	EXISTING VIEW OF THE HOUSE

621 CATHOLIC LANE  
KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

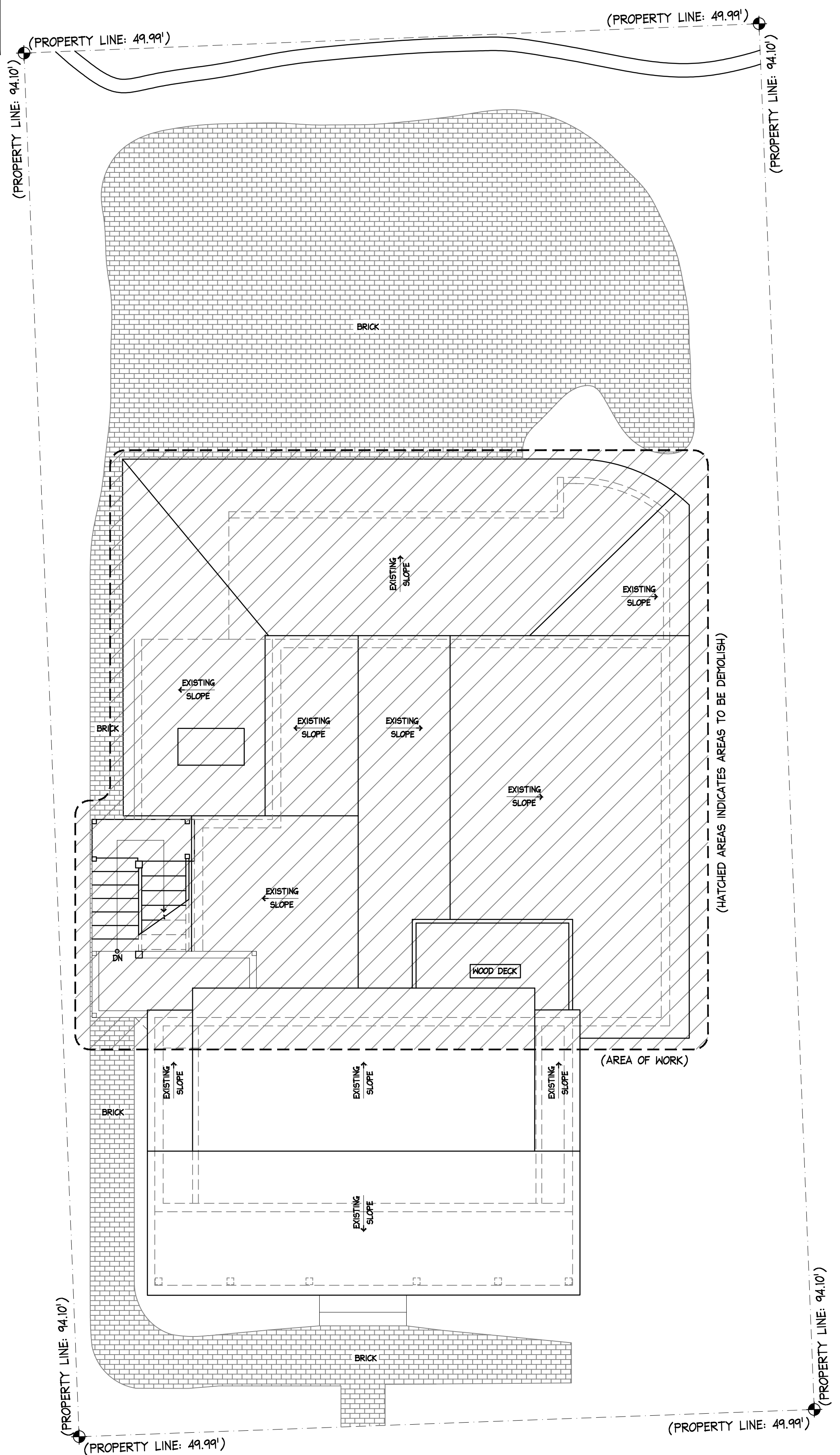
Project No.: 2318  
SITE MAP KEY WEST  
PROJECT DIRECTORY  
GENERAL NOTES  
SYMBOLS LEGEND  
SHEET INDEX

Date: 12/09/2023

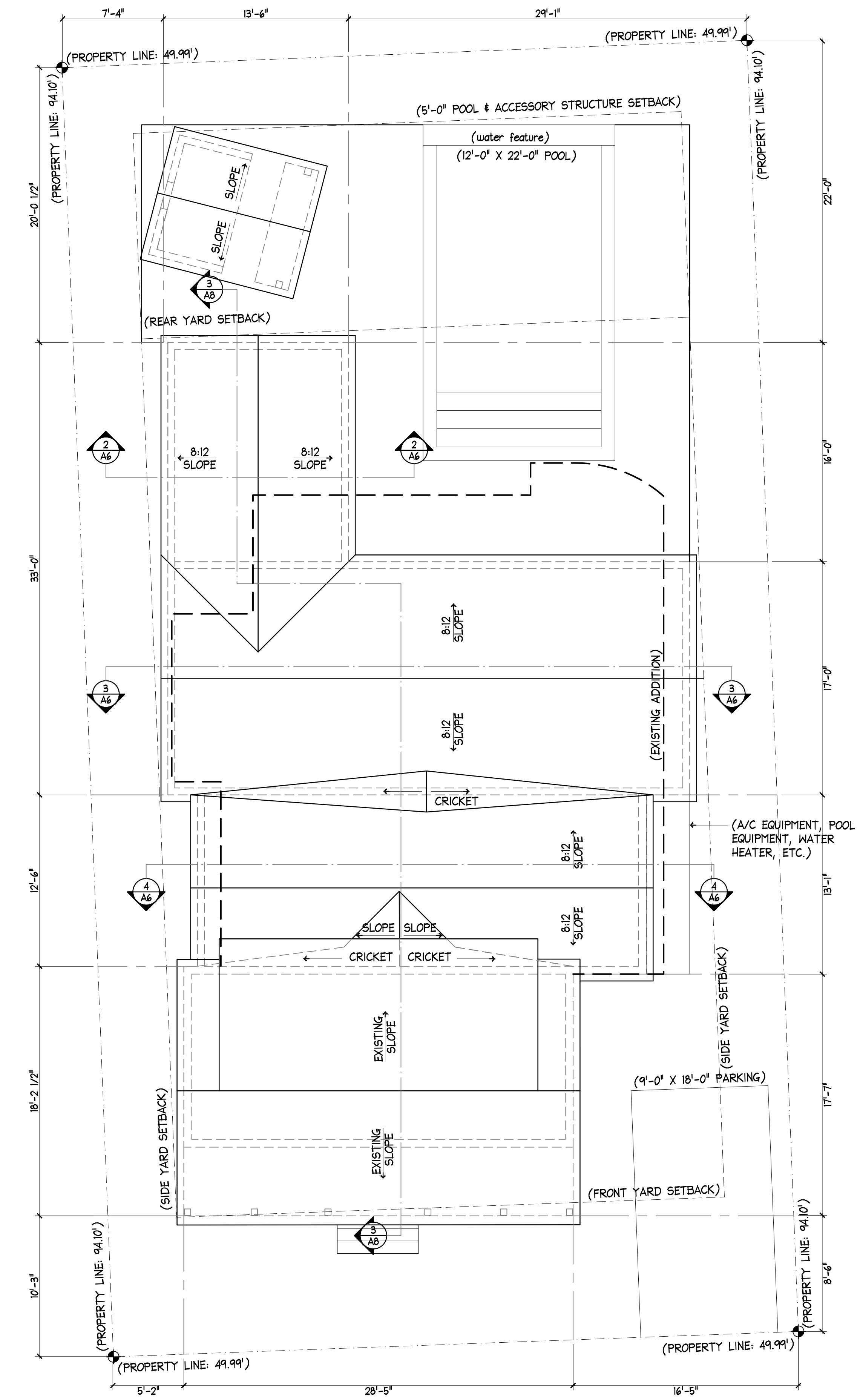
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# PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HDR		
LOT SIZE	4,709 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	2,355 S.F. MAX.	1,760 S.F.	1,893 S.F.
IMPERVIOUS SURFACE	2,825 S.F. MAX.	3,052 S.F.	2,242 S.F.
FRONT SETBACK (CATHOLIC)	10'-0" MIN.	10'-1"	10'-1"
SIDE SETBACK (NORTH)	5'-0" MIN.	5'-11"	5'-3"
SIDE SETBACK (SOUTH)	5'-0" MIN.	7'-5"	5'-8"
REAR SETBACK (EAST)	20'-0" MIN.	30'-3"	20'-4"
OPEN SPACE (35%)	1,648 S.F. MIN.	1,657 S.F.	1,650 S.F.

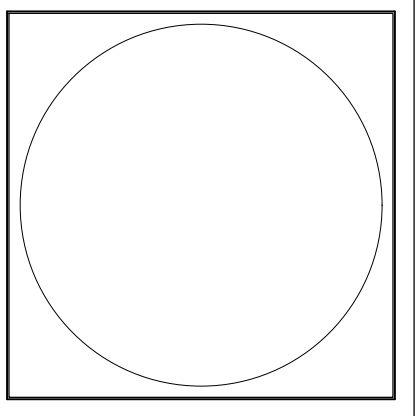


EXISTING SITE PLAN  
AO SCALE: 3/16"=1'-0"



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

621 CATHOLIC LANE  
KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-3727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.c.

Project No: 2318  
Date: 12/09/2023

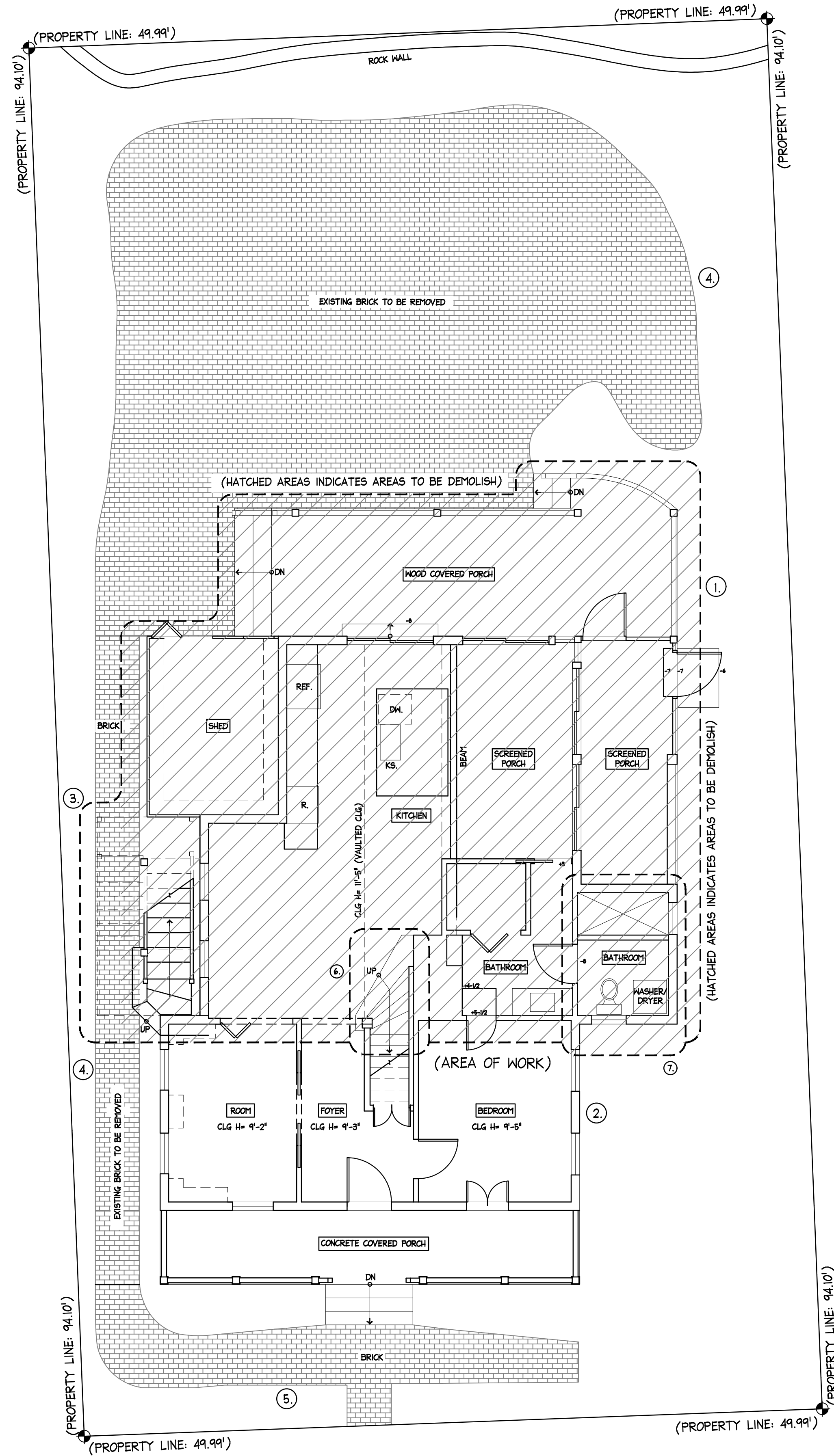
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**CODED DEMOLITION NOTES**

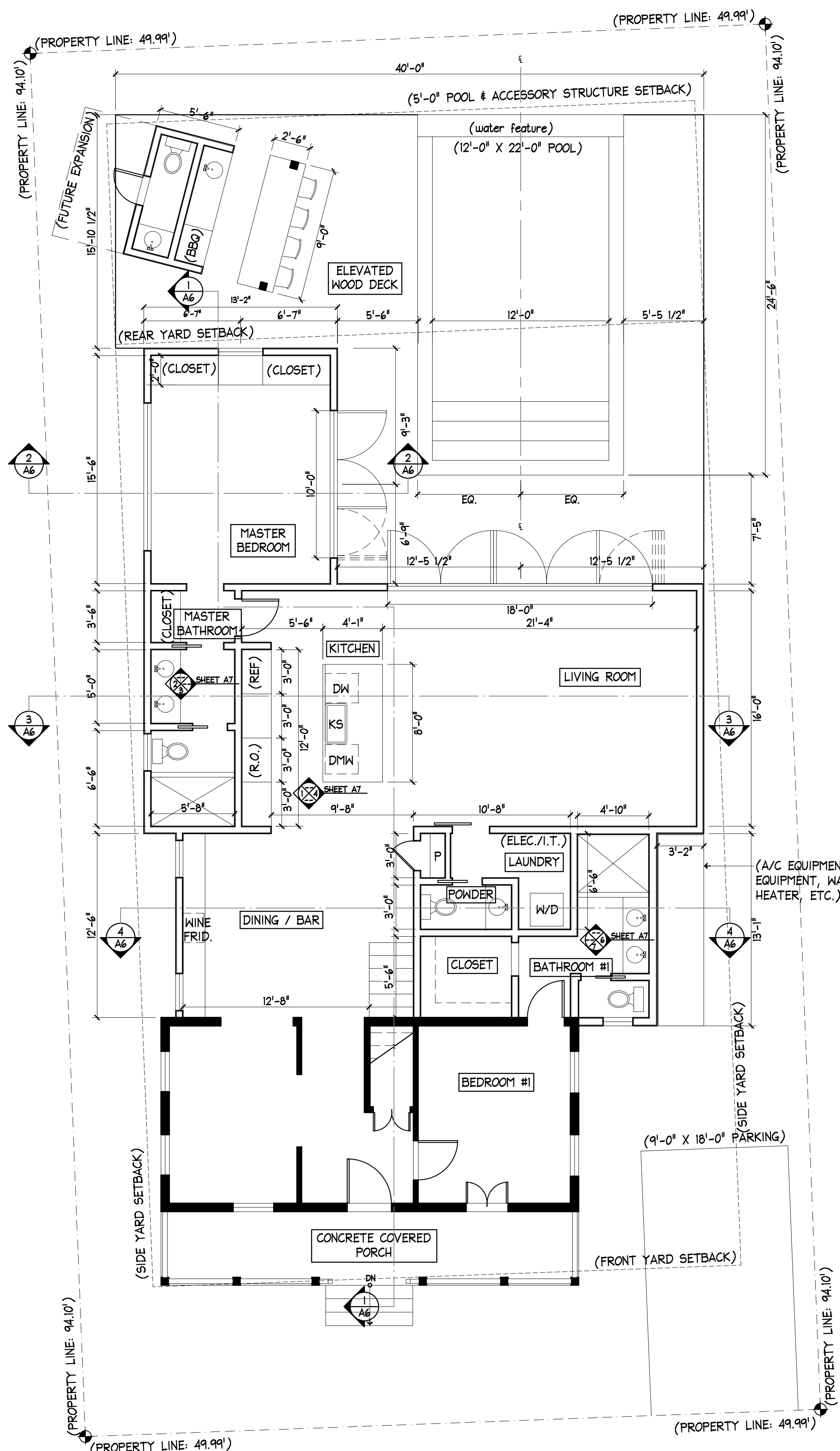
1. EXISTING WALLS, FINISH FLOOR, AND ROOF TO BE DEMOLISH. FIXTURES, APPLIANCES, CABINERY TO BE REMOVED. WINDOWS AND DOORS TO BE REMOVED.
2. EXISTING WALLS, FINISH FLOOR, ROOF, WINDOWS & DOORS OF THE HISTORIC HOUSE TO BE REMAIN.
3. EXISTING EXTERIOR WOOD STAIR TO BE DEMOLISH.
4. EXISTING BRICK TO BE REMOVED (BACK PATIO & NORTH SIDE).
5. EXISTING BRICK IN FRONT OF THE HOUSE TO REMAIN.
6. EXISTING STAIR LOCATION TO BE REMOVED AND REPLACE.
7. EXISTING BATHROOM AREA TO BE PARTIALLY REMOVED.

**DEMOLITION GENERAL NOTES**

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOBSITE, AND ALSO AFTERWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE. COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COSTS OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.



2 EXISTING PLAN  
A1 SCALE: 3/16"=1'-0"



1 PROPOSED PLAN  
A1 SCALE: 3/16"=1'-0"

621 CATHOLIC LANE  
KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-3727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

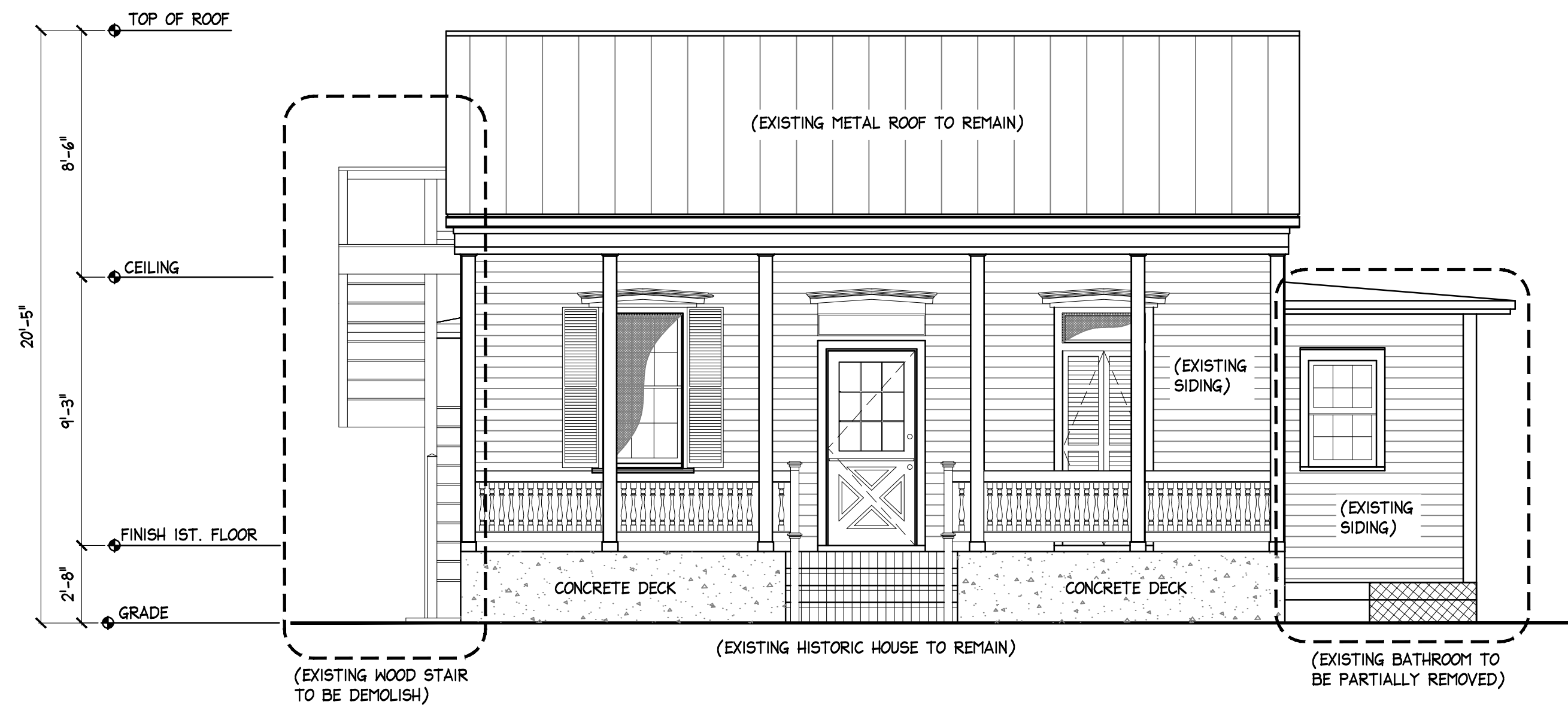
Project No: 2316  
Date: 12/09/2023

A1

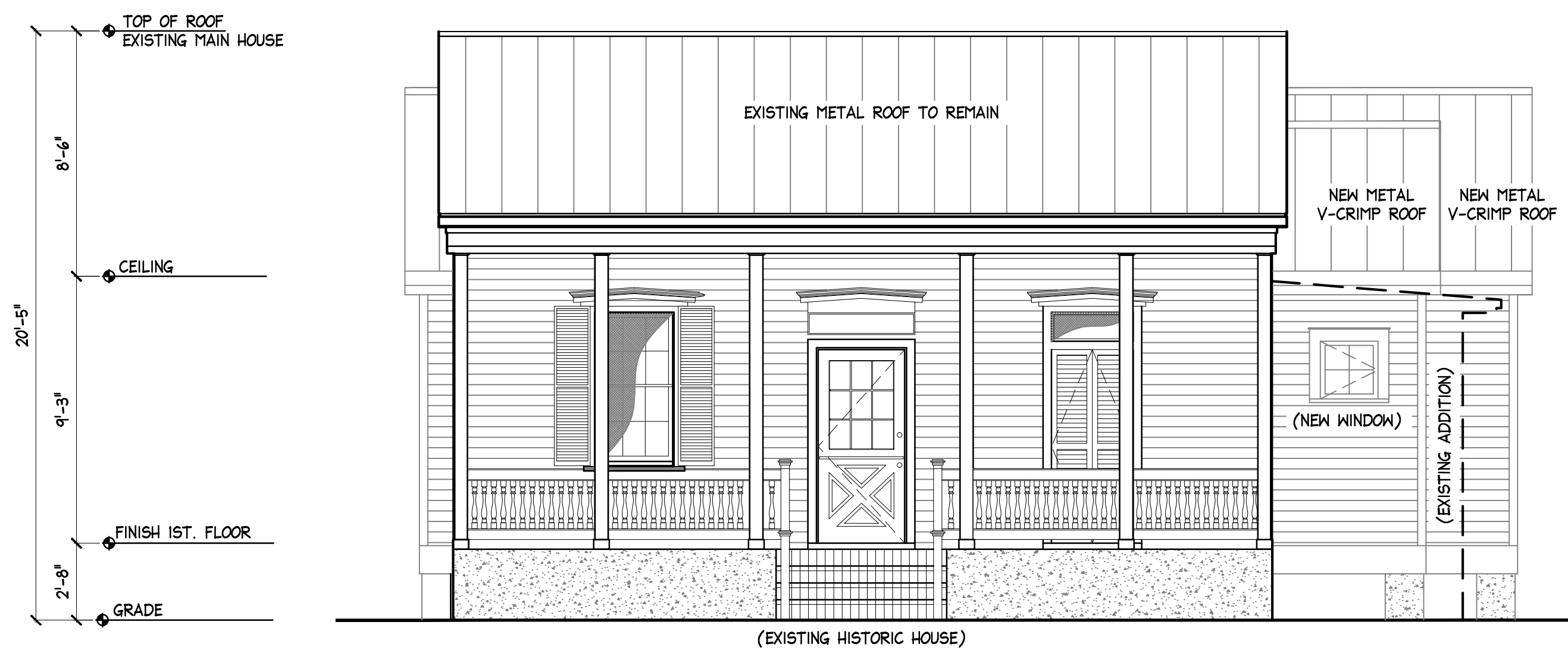


**GENERAL ELEVATION NOTES**

1. EXISTING EXTERIOR LAP SIDING IS TO BE SANDED AND REPAIRED IN PREPARATION FOR PAINT. FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING. ALL NEW SIDING TO MATCH EXISTING. ALL SIDING PAINTED WHITE.
2. EXISTING FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. PATCH AND REPAIR AS REQUIRED. ALL NEW TRIM TO MATCH EXISTING. ALL TRIM TO BE PAINTED WHITE.
3. ALL WINDOWS AND DOORS AT HISTORIC STRUCTURE ARE TO BE RESTORED. PAINTED WHITE.
4. HISTORIC STRUCTURE METAL SHINGLES ARE TO REMAIN. ANY REQUIRED REPAIRS ARE TO BE FINISHED WITH NEW METAL SHINGLES THAT MATCH EXISTING.
5. AT NEW ADDITION AND NEW ACCESSORY STRUCTURE ALL EXTERIOR SIDING, CORNER TRIM, FASCIA, BASE TRIM, DOOR TRIM AND WINDOW TRIM IS TO MATCH HISTORIC STRUCTURE (PAINTED WHITE).
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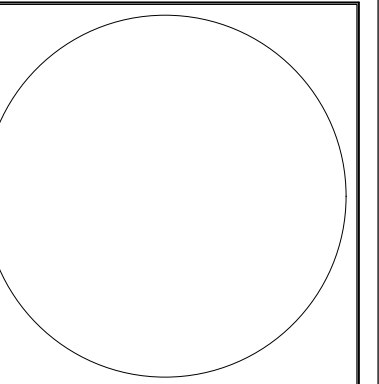


**2 EXISTING WEST ELEVATION**  
SCALE: 1/4"=1'-0"



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

621 CATHOLIC LANE  
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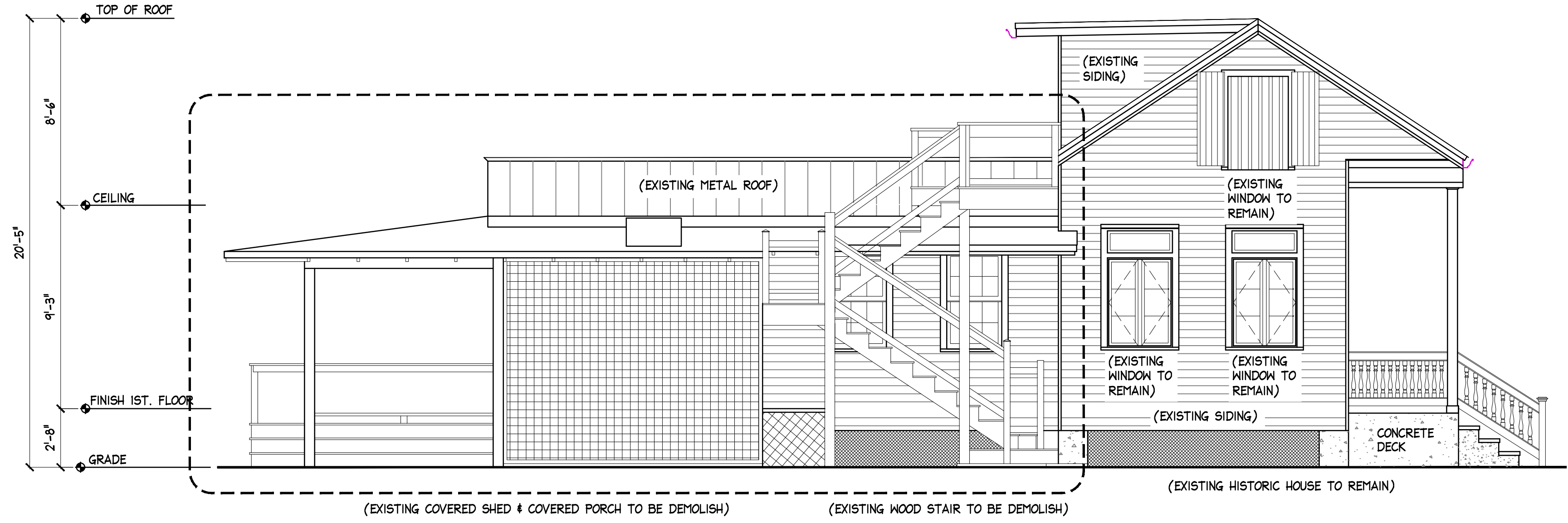
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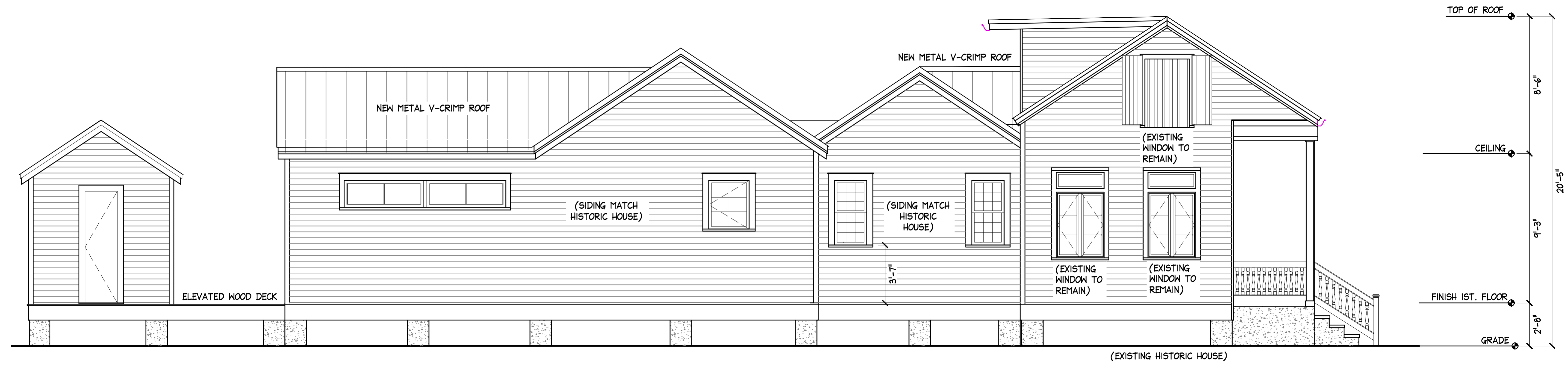
A2



- GENERAL ELEVATION NOTES**
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  8. AT NEW ADDITIONS STRUCTURE ALL DOORS ARE TO BE ALUMINUM PAINTED WHITE.



**2 EXISTING NORTH ELEVATION**  
 A3 SCALE: 1/4"=1'-0"



**1 PROPOSED NORTH ELEVATION**  
 A3 SCALE: 1/4"=1'-0"

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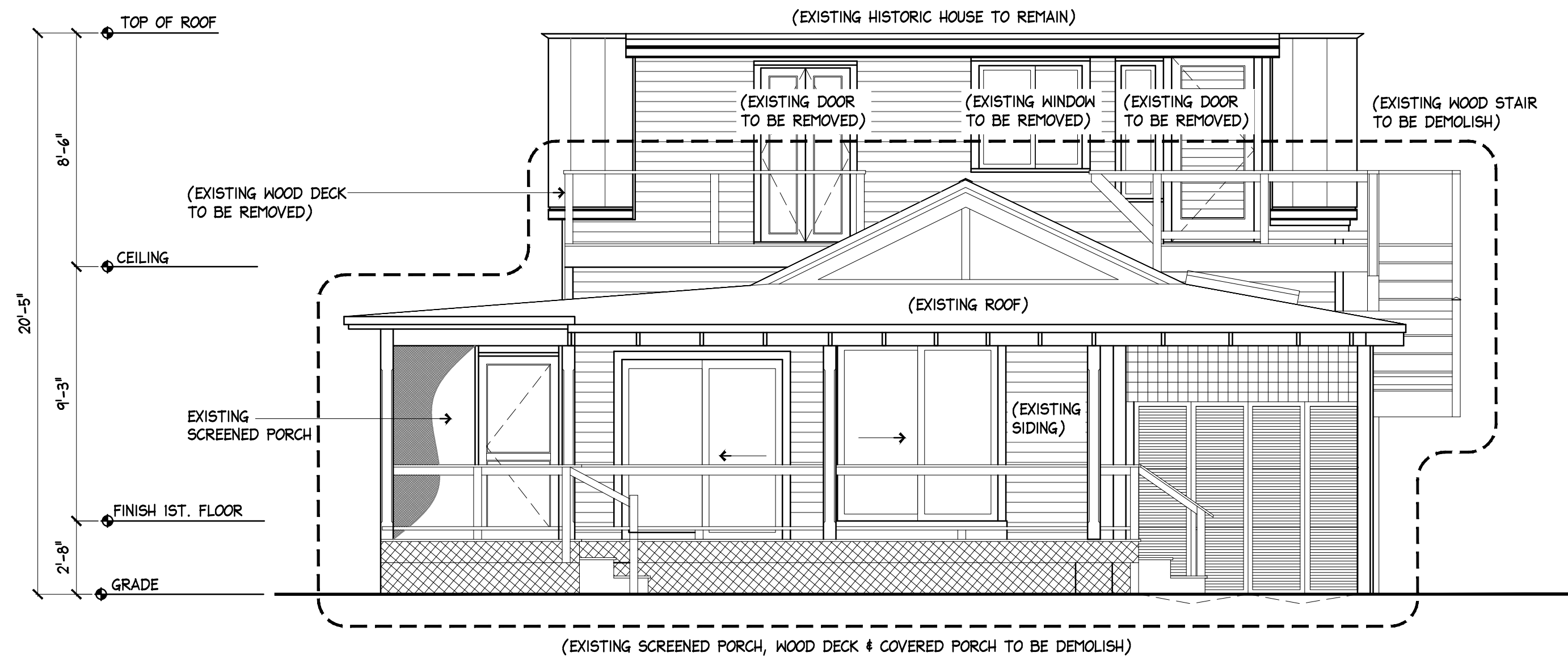
**Bender & Associates**  
 ARCHITECTS  
 p.c.

Project No: 2316  
 Date: 12/09/2023

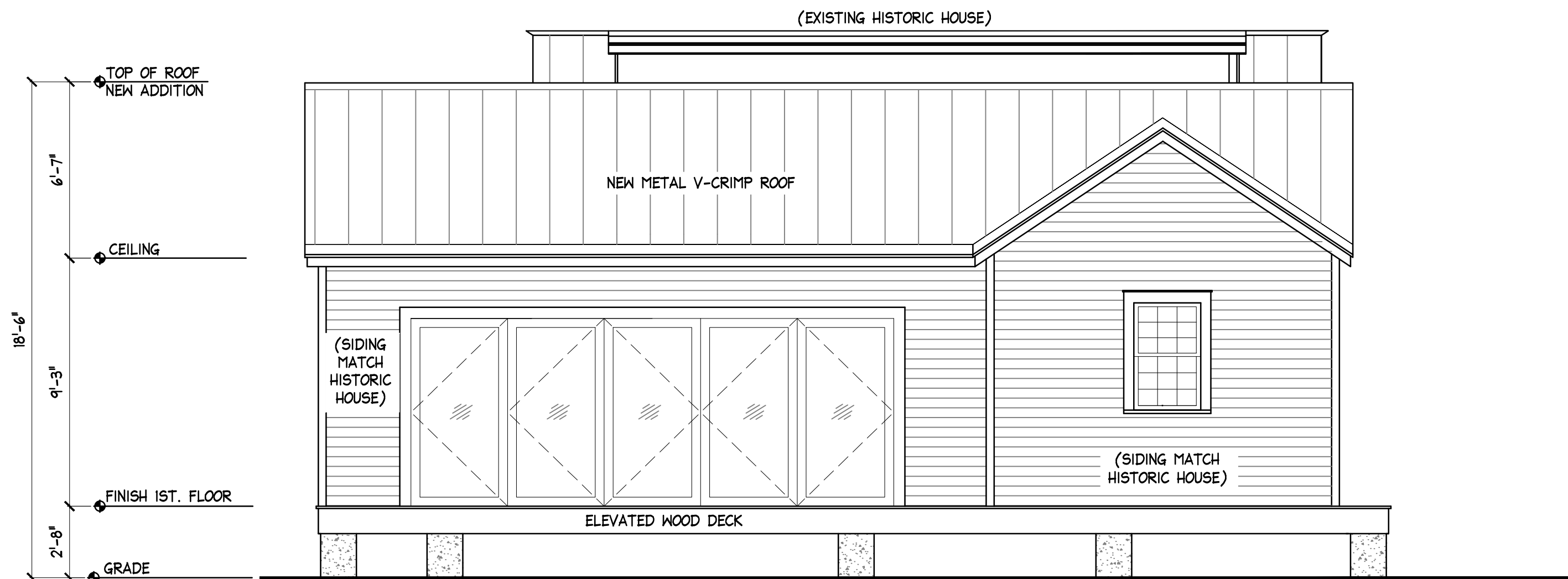
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- GENERAL ELEVATION NOTES**
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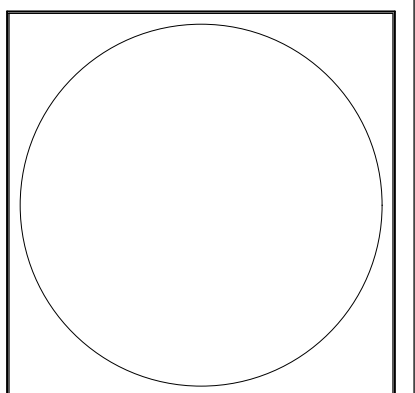


**2** EXISTING EAST ELEVATION  
 A4 SCALE: 1/4"=1'-0"



**1** PROPOSED EAST ELEVATION  
 A4 SCALE: 1/4"=1'-0"

621 CATHOLIC LANE  
 KEY WEST, FLORIDA

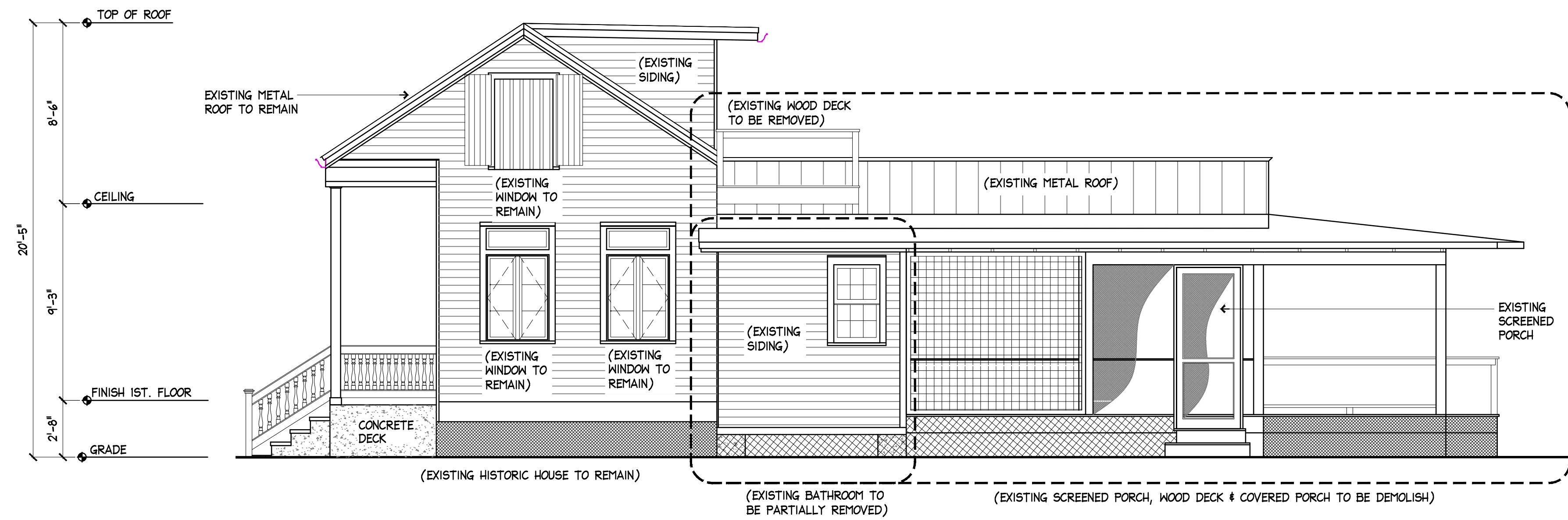


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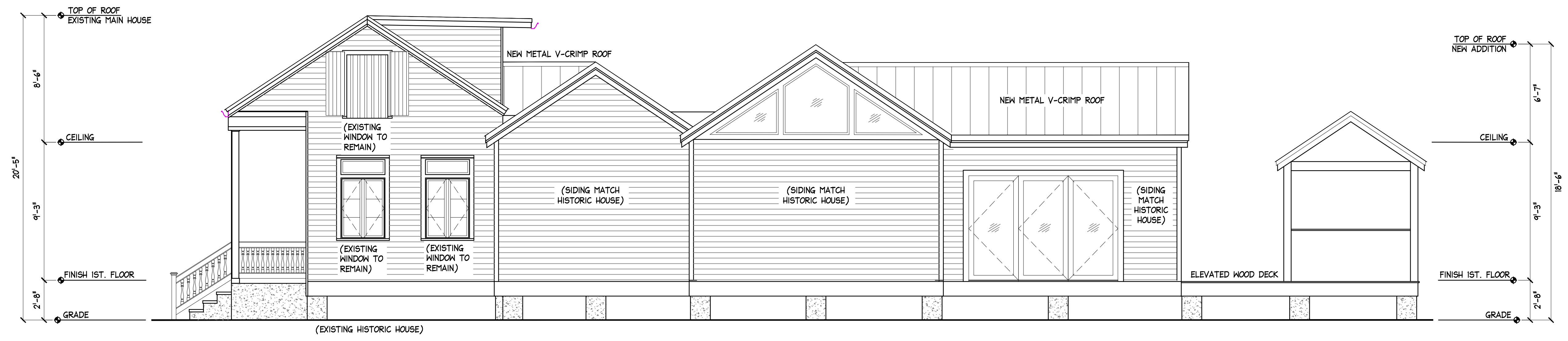
A4



**2** EXISTING SOUTH ELEVATION  
 A5 SCALE: 1/4"=1'-0"

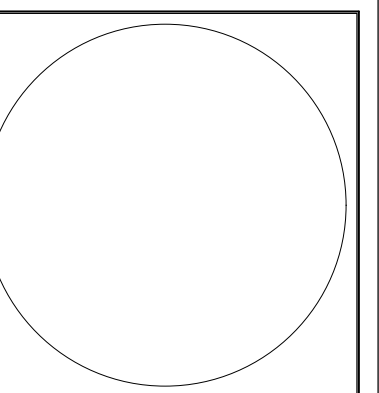
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**1** PROPOSED SOUTH ELEVATION  
 A5 SCALE: 1/4"=1'-0"

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A5

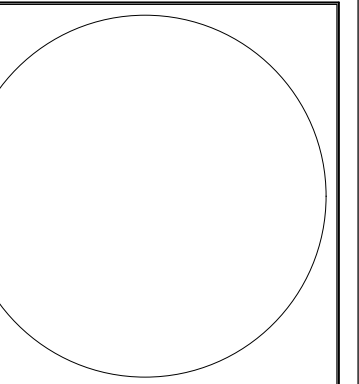


2 PROPOSED SITE ELEVATION  
A6 SCALE: 1/4"=1'-0"



1 EXISTING SITE ELEVATION  
A6 SCALE: 1/4"=1'-0"

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ARCHITECTS p.a.

Project No: 2318

Date: 12/09/2023

A6



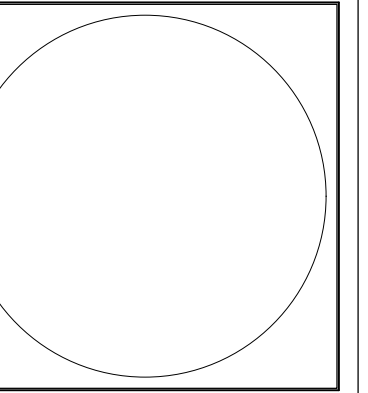


1 CATHOLIC LANE STREET VIEW SHOWN PROJECT SITE  
A7 SCALE: 1/4"=1'-0"



1 CATHOLIC LANE - OPPOSITE VIEW OF PROJECT SITE  
A7 SCALE: 1/4"=1'-0"

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ARCHITECTS p.a.

Project No: 2316

Date: 12/09/2023

A7





4  
A8 VIEW OF THE FRONT OF THE HOUSE  
(EXISTING WEST ELEVATION)  
SCALE: N.T.S.



3  
A8 VIEW OF THE BACK OF THE HOUSE  
(EXISTING EAST ELEVATION)  
SCALE: N.T.S.

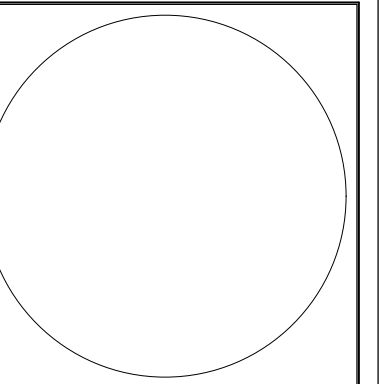


2  
A8 VIEW FROM SIDE OF THE HOUSE  
(EXISTING NORTH ELEVATION)  
SCALE: N.T.S.



1  
A8 VIEW FROM SIDE OF THE HOUSE  
(EXISTING SOUTH ELEVATION)  
SCALE: N.T.S.

621 CATHOLIC LANE  
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ARCHITECTS p.a.

Project No: 2316

Date: 12/09/2023

A8



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., January 23, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING HOUSE AND NEW ADDITIONS AT REAR. NEW POOL AND SITE IMPROVEMENTS. DEMOLITION OF REAR ADDITION, BACK COVERED PORCH AND COVERED SHED.**

**#621 CATHOLIC LANE**

**Applicant – Bender & Associates Architects**

**Application #H2023-0054**

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

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared ANA ALVAREZ, 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:

621 CATHOLIC LANE on the 03 day of JANUARY, 2024.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JANUARY 23, 2024, 20  .

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 H2023-0054.

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

**Signed Name of Affiant:**

Ana Alvarez  
**Date:** 01/02/2024  
**Address:** 410 Angela  
**City:** Key West  
**State, Zip:** Florida 33040

The forgoing instrument was acknowledged before me on this 2<sup>ND</sup> day of JANUARY, 2024.

By (Print name of Affiant) ANA ALVAREZ who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

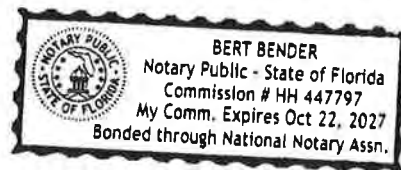
**NOTARY PUBLIC**

Sign Name: Bert Bender

Print Name: BERT BENDER

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_



# 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** 00010580-000000  
**Account#** 1010871  
**Property ID** 1010871  
**Millage Group** 10KW  
**Location Address** 621 CATHOLIC Ln, KEY WEST  
**Legal Description** KW PT LOT 1 SQR 56 PP-117 H3-313 OR245-219/22 OR692-256 OR900-1147 OR1384-690/1 OR2834-2212/13 OR3224-0458  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6103  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

KEY WEST DREAMIN LLC  
 5454 E James Rd  
 Bloomington IN 47408

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$284,579	\$266,309	\$230,821	\$236,067
+ Market Misc Value	\$6,594	\$6,650	\$6,705	\$6,760
+ Market Land Value	\$1,398,600	\$852,480	\$586,080	\$575,424
= Just Market Value	<b>\$1,689,773</b>	<b>\$1,125,439</b>	<b>\$823,606</b>	<b>\$818,251</b>
= Total Assessed Value	<b>\$856,863</b>	<b>\$831,906</b>	<b>\$807,676</b>	<b>\$796,525</b>
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	<b>\$831,863</b>	<b>\$806,906</b>	<b>\$782,676</b>	<b>\$771,525</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$852,480	\$266,309	\$6,650	\$1,125,439	\$831,906	\$25,000	\$806,906	\$293,533
2021	\$586,080	\$230,821	\$6,705	\$823,606	\$807,676	\$25,000	\$782,676	\$15,930
2020	\$575,424	\$236,067	\$6,760	\$818,251	\$796,525	\$25,000	\$771,525	\$21,726
2019	\$575,424	\$241,313	\$6,815	\$823,552	\$778,617	\$25,000	\$753,617	\$44,935
2018	\$572,760	\$184,469	\$6,871	\$764,100	\$764,100	\$25,000	\$739,100	\$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
SFR LANE (01LN)	4,736.00	Square Foot	0	0

## Buildings

<b>Building ID</b>	719	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1938
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2009
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	2255	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1542	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	NONE with 0% NONE
<b>Perimeter</b>	240	<b>Bedrooms</b>	2

Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	16	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	140	0	0
FLA	FLOOR LIV AREA	1,542	1,542	0
OUU	OP PR UNFIN UL	96	0	0
OPF	OP PRCH FIN LL	280	0	0
SPF	SC PRCH FIN LL	119	0	0
SBF	UTIL FIN BLK	78	0	0
<b>TOTAL</b>		<b>2,255</b>	<b>1,542</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1984	1985	0 x 0	1	1291 SF	2
BRICK PATIO	2000	2001	3 x 97	1	291 SF	2
CH LINK FENCE	1964	1965	4 x 50	1	200 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/4/2023	\$1,750,000	Warranty Deed	2416929	3224	0458	01 - Qualified	Improved		
1/12/2017	\$910,000	Warranty Deed	2106860	2834	2212	02 - Qualified	Improved	WETZEL JOHN	
1/1/1996	\$270,000	Warranty Deed		1384	0690	Q - Qualified	Improved		
1/1/1984	\$153,500	Warranty Deed		900	1147	Q - Qualified	Improved		
2/1/1977	\$43,000	Conversion Code		692	256	Q - Qualified	Improved		

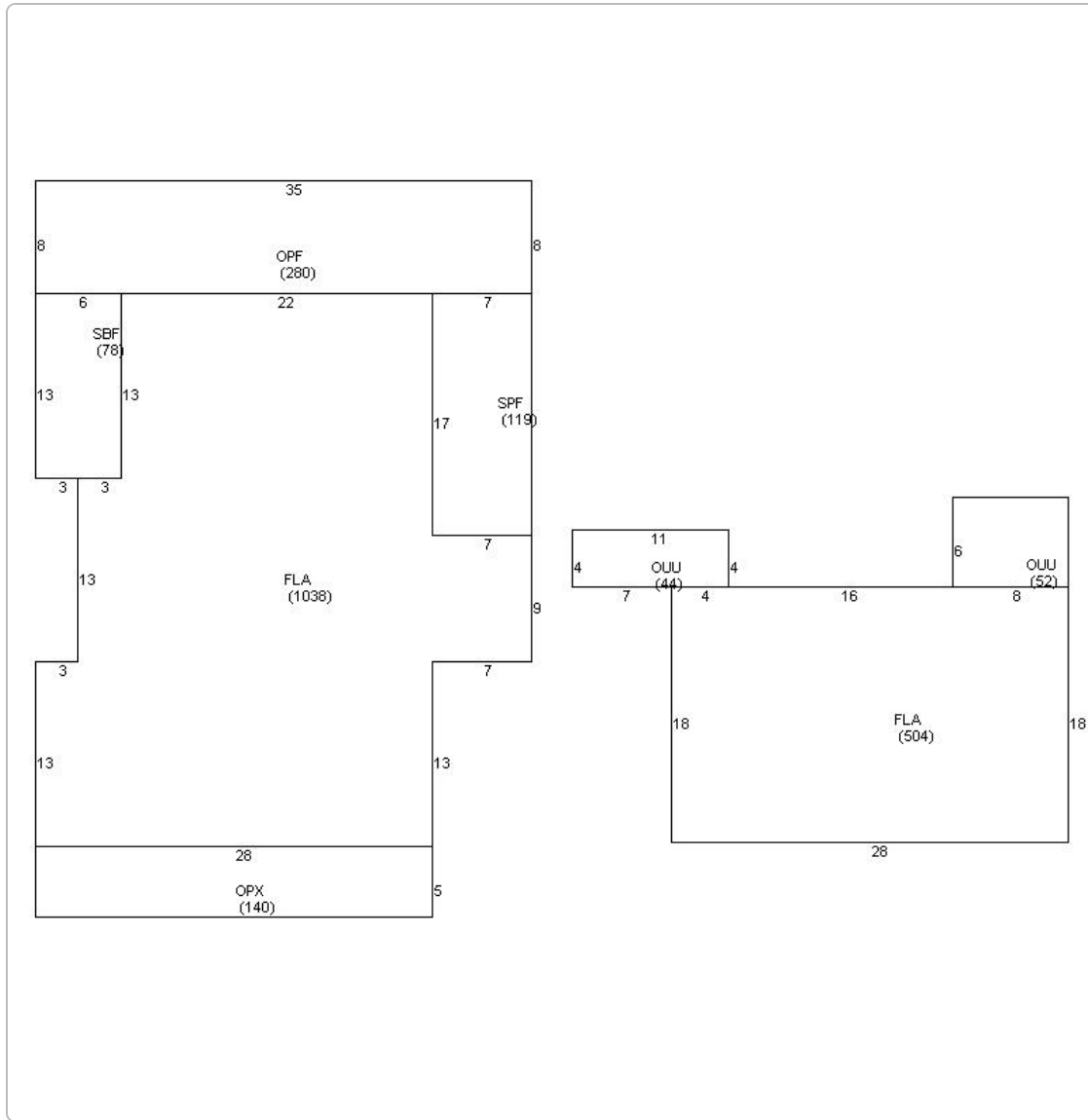
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-3317	12/6/2023		\$9,400		Demo of interior non structural finishes Remove cabinetry, flooring and wall finishes
22-1425	6/2/2022	6/23/2022	\$1,500	Residential	Bathroom rewire.
22-0768	5/9/2022	6/23/2022	\$5,000	Residential	Remodel bathroom Contact is Joe Weed (305) 304-0841. Change tub to shower, replace toilet, tile, etc. Vanity and sink is in entry room with no changes
22-0806	5/9/2022	6/23/2022	\$5,000	Residential	Bathroom remodel. Tub to shower, set fixtures set toilet (no vanity / sink).
18-1699	12/26/2018	3/14/2019	\$25,000	Residential	R&R 4 SMALL ROOF AREAS WITH VCRIMP
17-1701	5/2/2017	6/7/2017	\$800	Residential	ELECTRIC REMODEL OF KITCHEN
17-1203	4/12/2017	8/21/2017	\$1,500	Residential	INSTALL 4'H BY 35LF FENCE
17-1102	3/20/2017	6/13/2017	\$22,000	Residential	INTERIOR WORK ONLY: DEMO EXISTING KITCHEN CABINETS AND COUNTER TOPS INSTALL NEW. FURNISH AND INSTALL NEW WOOD FLOOR ATOP EXISTING WOOD FLOOR
06-4500	7/27/2006	9/28/2006	\$4,500	Residential	INSTALL NEW SHEATHING OVER T&G ROOF DECK
06-4501	7/27/2006	9/28/2006	\$3,500	Residential	13 SQRS OF SINGLE PLY OVER LOW PITCHED ROOF

**View Tax Info**

[View Taxes for this Parcel](#)

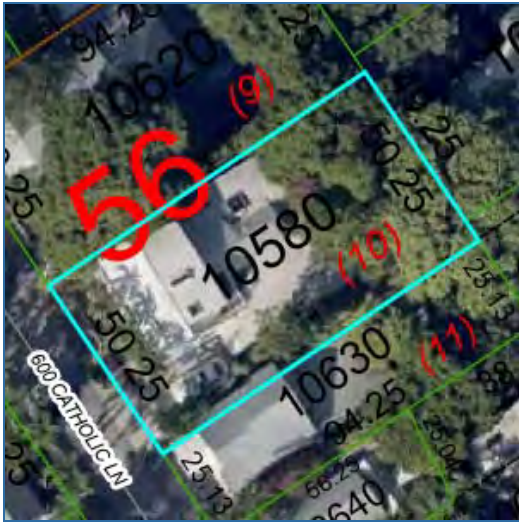
**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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

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