

## Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review

**Commission Members** 

From: Matthew Crawford

Historic Architectural Preservationist

Meeting Date: November 18, 2025

Applicant: Bender & Associates Architects

Application Number: C2025-0094

Address: 913 Terry Lane

## **Description of Work:**

New one-story accessory structure in rear property.

## **Site Facts:**

The building under review is a contributing resource to the historic district; however, the rear addition is historic and non-contributing shown in a 1972 aerial photo. The main structure was built circa 1929, but staff has found that the structure is shown on the 1912 Sanborn Map. This historic one-story frame and concrete block structure faces Terry Lane. Currently, the house is under renovation from a separate permit.

Currently the house sits on piers, and it is in an X flood zone.



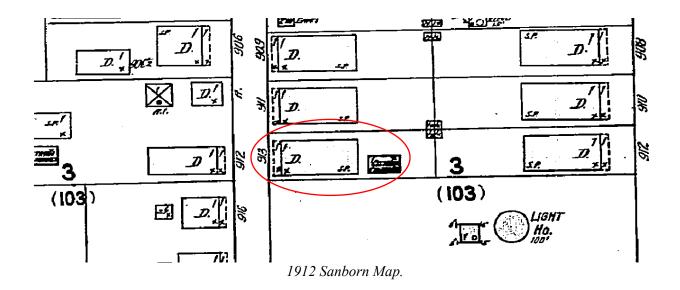
Photo taken by the Property Appraiser's office circa 1965. Monroe County Library.

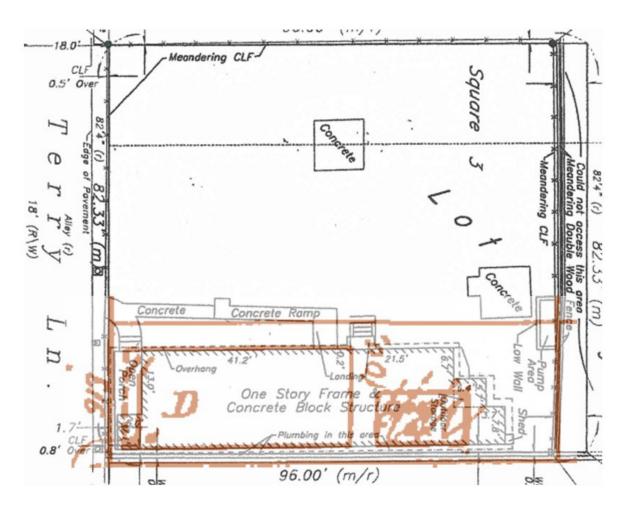


Current Photo of House Under Review.



Current Photo of House Under Review.





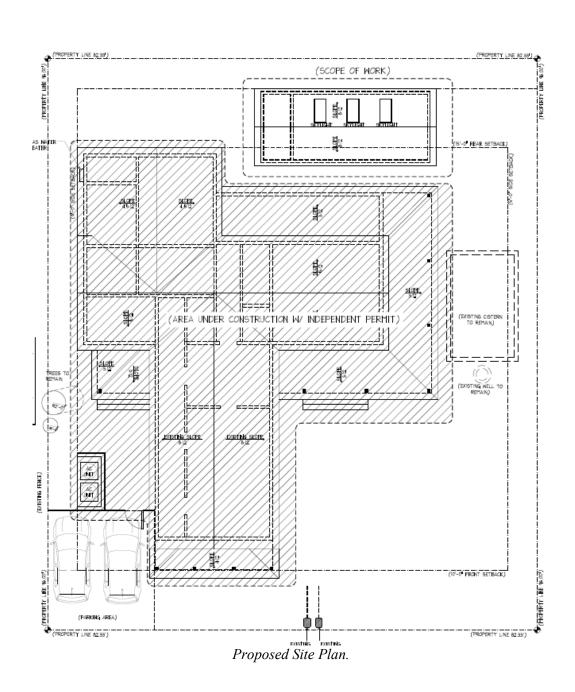
Current survey and 1962 Sanborn Map.

## **Guidelines Cited on Review:**

- Guidelines for Building Exteriors (page 24), specifically guidelines 1 (specifically board and batten).
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Windows (pages 29a-1), specifically guidelines A (3, and 5).
- Guidelines for Entrances, Porches, Doors, and exterior staircases (page 32), specifically guidelines 9 and 12.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6 (first two sentences), 9, 11, 12, 13 (first sentence), 14, 18, 22, 23, 24, and 25.

## **Staff Analysis:**

A Certificate of Appropriateness is currently under review for a new accessory structure at the rear of a historic, contributing house. The structure will include 6 over 6 windows, board and batten siding, and a 5v crimp metal roof. The proposed one-story structure will be built lower than the main structure on the property. The main structure is 19' tall and the proposed accessory structure is 14'10" tall.





## **Consistency with Cited Guidelines:**

Staff opines that the overall design is cohesive with the surrounding context and that it meets cited guidelines. The new accessory structure meets many of the Guidelines for New Construction. The accessory structure follows Guideline 6 as it is situated with consideration to building setbacks, orientation and front and side yards open space. The accessory structure also meets Guidelines 22-24 as the proposed siding and roof materials will be the same as the existing main structure on the property. Also, the pattern and proportions of the window and door openings on the accessory structure fall within a range associated with similar buildings in the historic district.

## APPLICATION

## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



ADDRESS OF PROPOSED PROJECT:

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT#

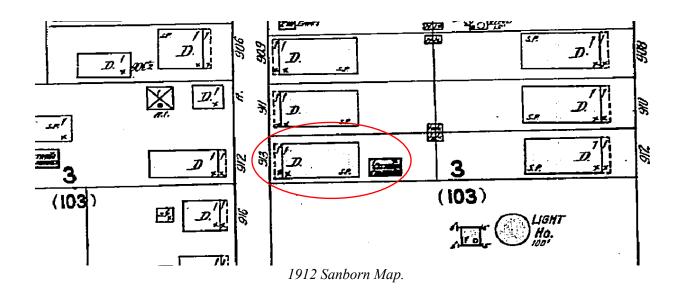
## A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

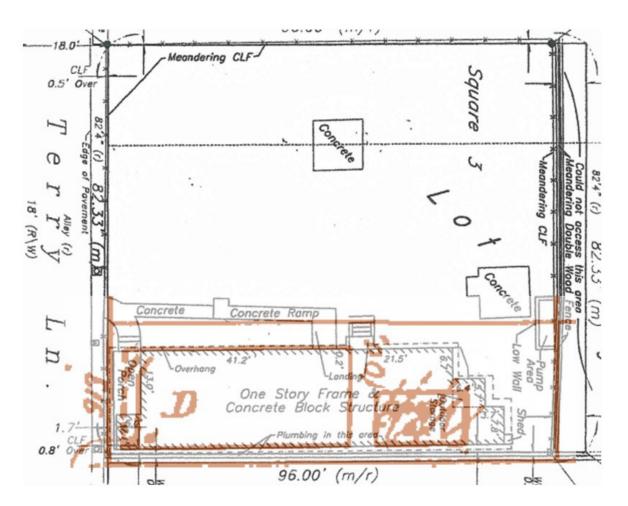
ADDRESS OF PROPOSED PROJECT:	913 Terry Ln.	
NAME ON DEED:	Deborah Ann Snelgrove	PHONE NUMBER
OWNER'S MAILING ADDRESS:		EMAIL
APPLICANT NAME:	Bender & Associates Architects.	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela St.	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 10.18.2025
FLORIDA STATUTE 837.06: WHOEVER KNO SERVANT IN THE PERFORMANCE OF HIS PUNISHABLE PER SECTION 775.082 OR TO DESCRIBED IN THE APPLICATION SHALL APPLICANT FURTHER STIPULATES THAT DESCRIPTION OF WORK, AS DESCRIBED AND THE SUBMITTED PLANS, THE AFORE PROJECT INCLUDES: REPLACEMENT OF PROJECT INVOLVES A STRUCTURE THAT	DWINGLY MAKES A FALSE STATEMENT IN WR S OR HER OFFICIAL DUTY SHALL BE GUILT 775.083. THE APPLICANT FURTHER HEREBY BE THE SCOPE OF WORK THAT IS CONTE T SHOULD FURTHER ACTION BE TAKEN BY HEREIN, AND IF THERE IS CONFLICTING INF MENTIONED DESCRIPTION OF WORK SHALL OF WINDOWS RELOCATION OF A STRU TRUCTURE: YES _X_NO INVO T IS INDIVIDUALLY LISTED ON THE NATIONA	JCTURE ELEVATION OF A STRUCTURE LVES A HISTORIC STRUCTURE: YES _X_NO
MAIN BUILDING:		
DEMOLITION (PLEASE FILL OUT AND A	TTACH DEMOLITION APPENDIX):	
	N/A	

## 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	(5):	new accessory str	ucture.		
PAVERS: None			FENCES: N/A		
DECKS: N/A			PAINTING: All new paint to be white		
SITE (INCLUDING GRADING	G, FILL, TREES, ET	C): See plans.	POOLS (INCLUDING EQUIPMENT): N/A		
ACCESSORY EQUIPMENT	(GAS, A/C, VENTS,	ETC):	OTHER: N/A		
N/A					
OFFICIAL USE ONLY:		HARC COM	MISSION REVIEW	EXPIRES ON:	
MEETING DATE:				INITIAL:	
WILLTING DATE.	APPROVED _	NOT APPROVED _	DEFERRED FOR FUTURE CONSIDERATION	INITIAL.	
MEETING DATE:	APPROVED	NOT APPROVED	DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	/\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			INITIAL:	
REASONS OR CONDITIONS:	APPROVED _	NOT APPROVED _	DEFERRED FOR FUTURE CONSIDERATION		
NEAGONG ON CONDITIONS.					
STAFF REVIEW COMMENTS:					
OTAL NEVIEW COMMENTS.					
FIRST READING FOR DEMO:			SECOND READING FOR DEMO:		
TINOT NEADING FOR DEMO.			OLOGIAD NEADING FOR DEINIG.		
HARC STAFF SIGNATURE AND DA	ATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

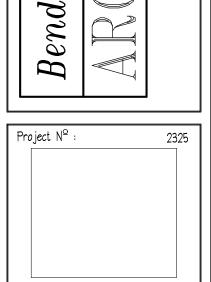
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



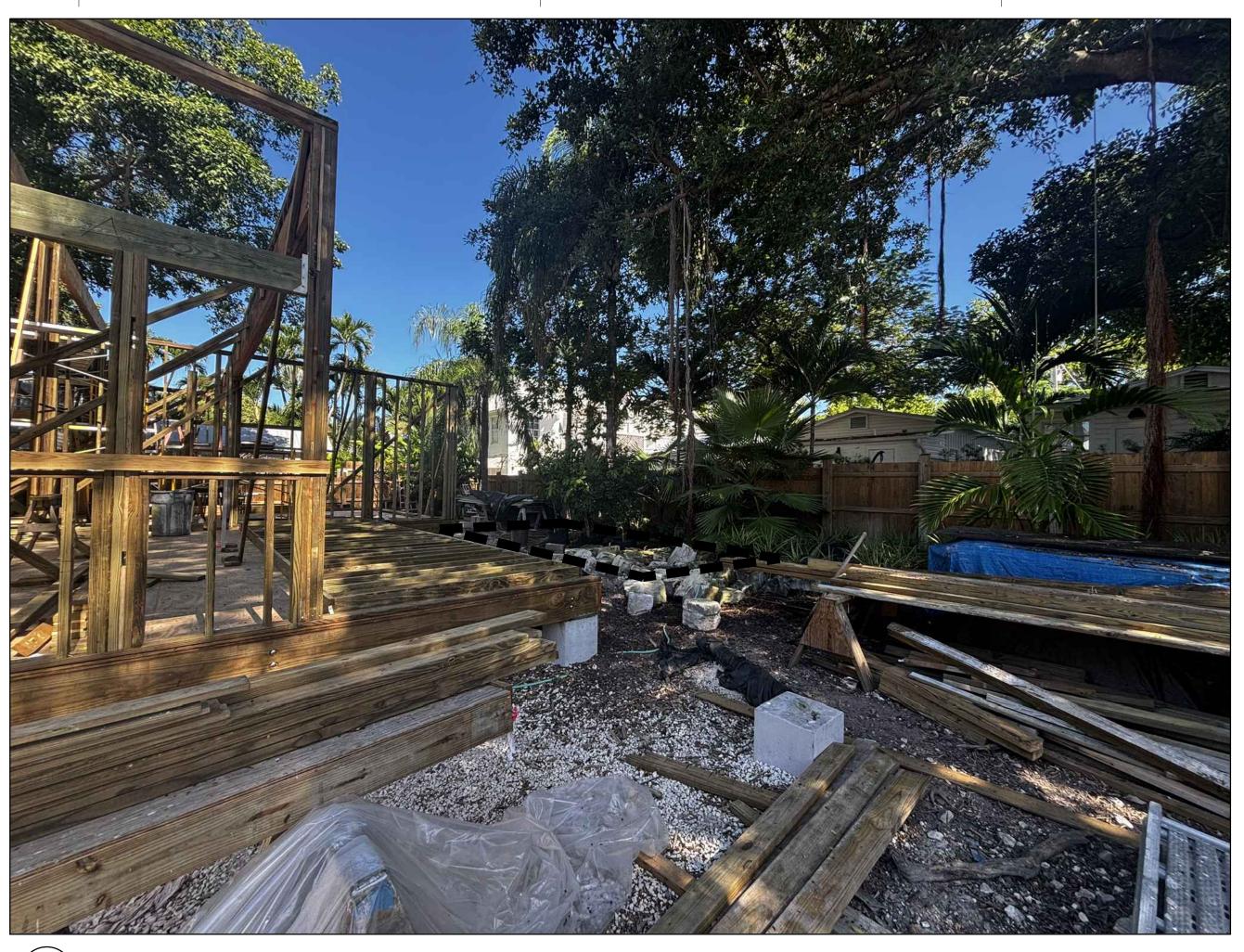


Current survey and 1962 Sanborn Map.

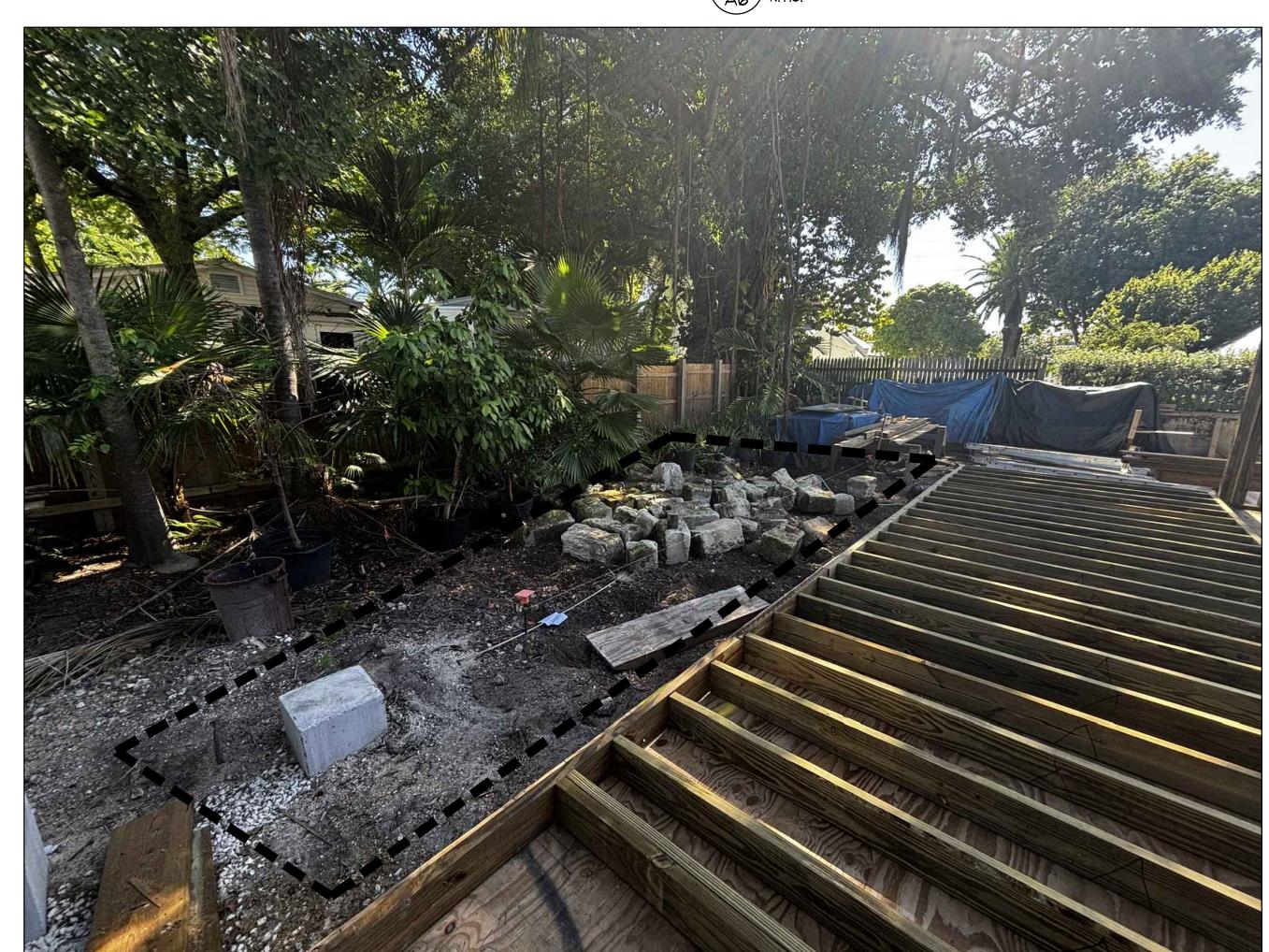
## PROJECT PHOTOS

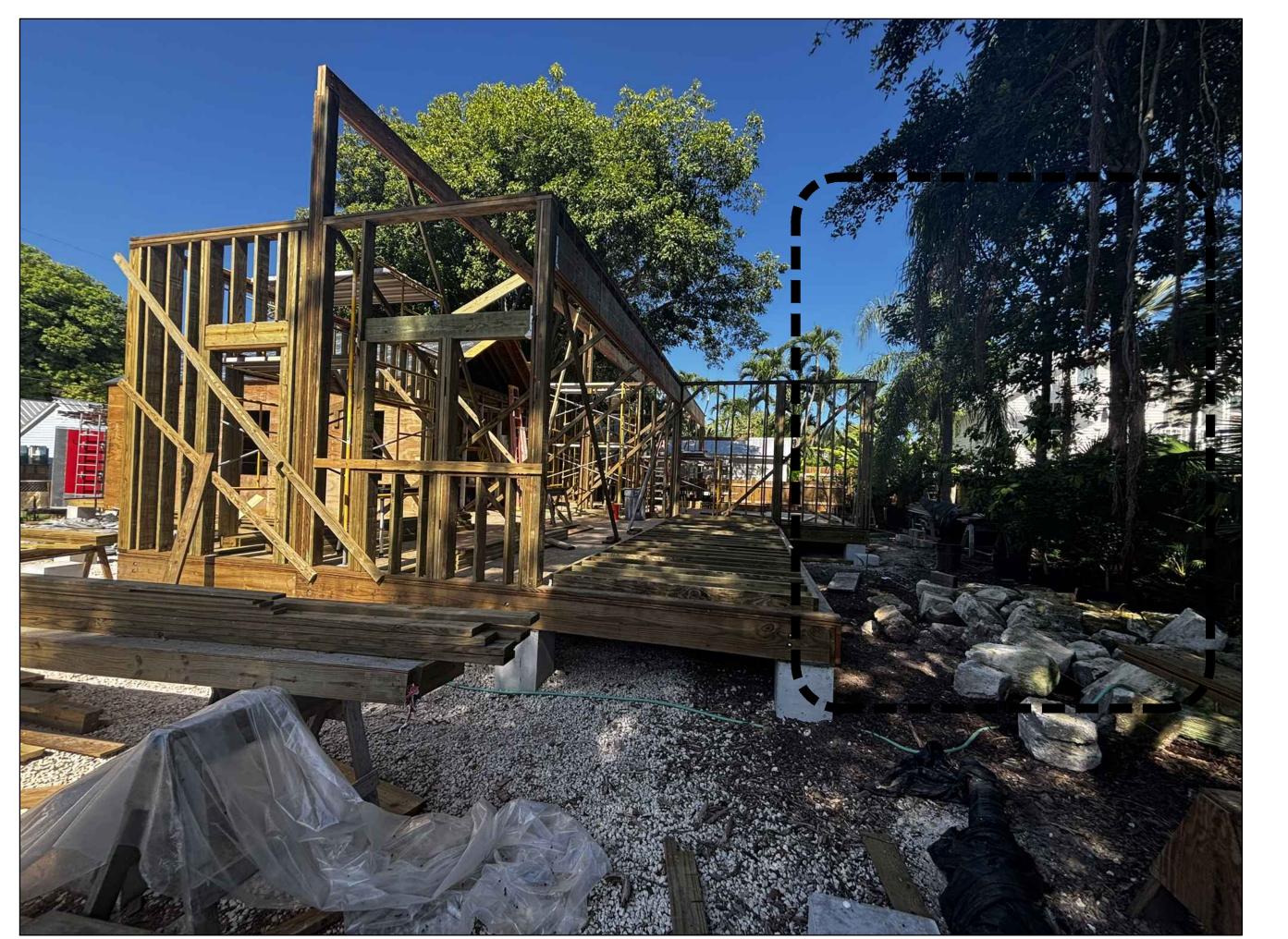




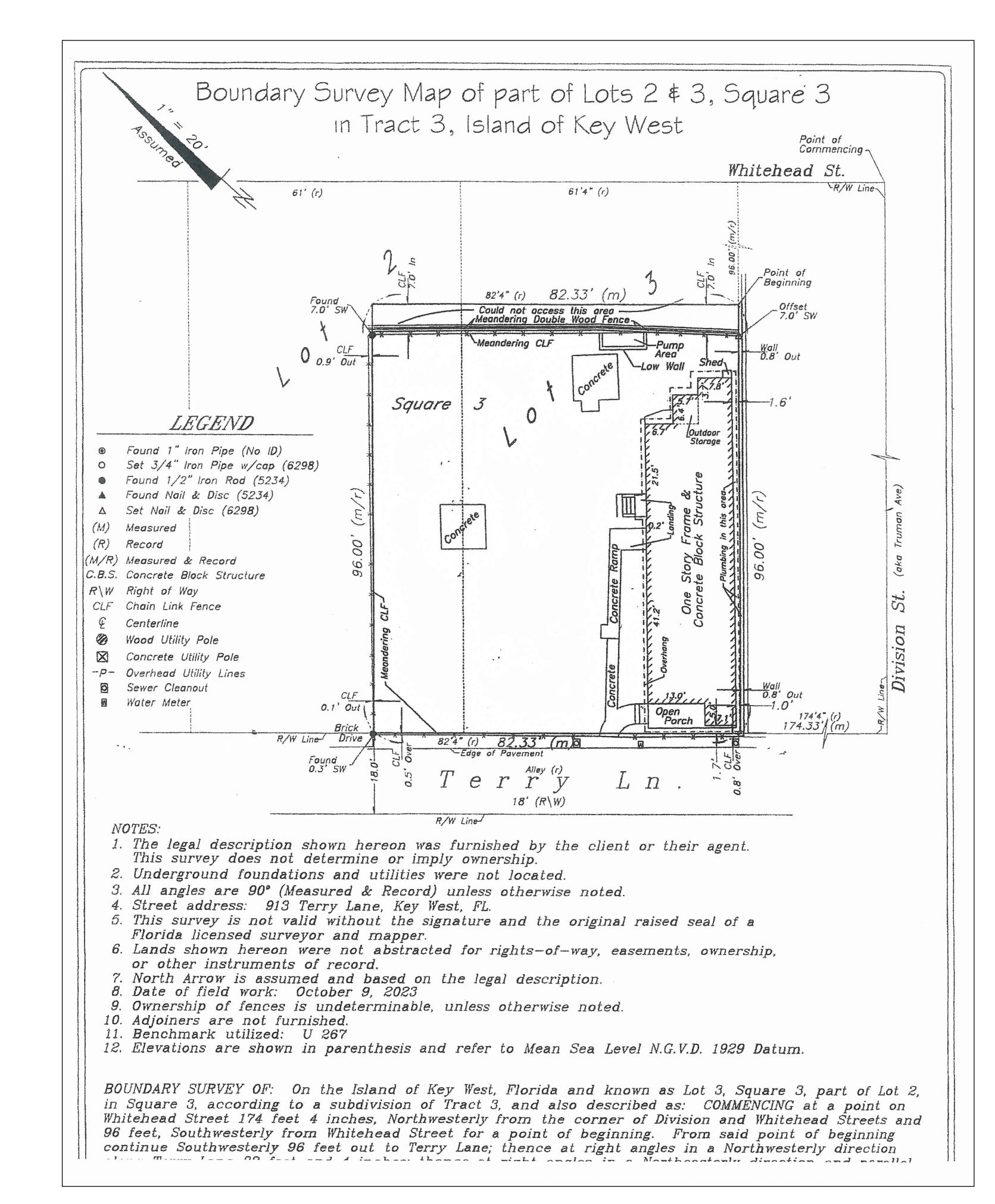


3 PHOTOGRAPH OF THE AREA OF THE PROJECT (SOUTH OF THE PROPERTY)
A6 N.T.S.



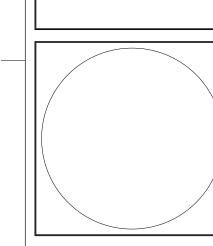


2 PHOTOGRAPH OF THE AREA OF THE PROJECT (EAST OF THE PROPERTY)
A6 N.T.S.



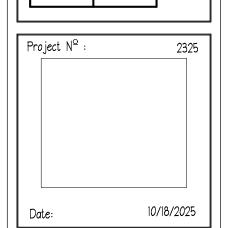


913 TERRY LANE



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

Bender & Associates  $\mathbb{A} \mathbb{R} \mathbb{E} \mathbb{E} \mathbb{S}$  p.a.

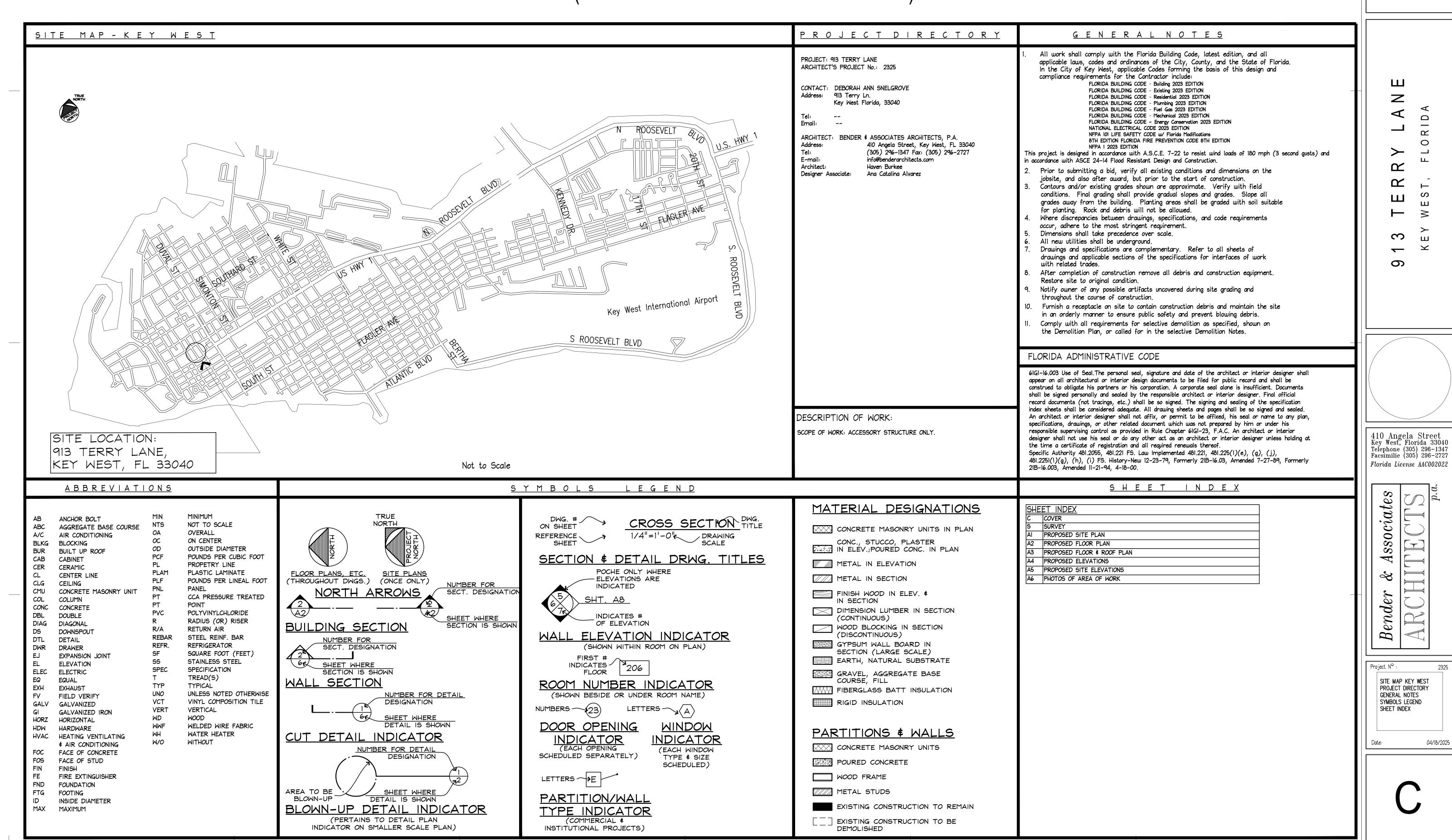


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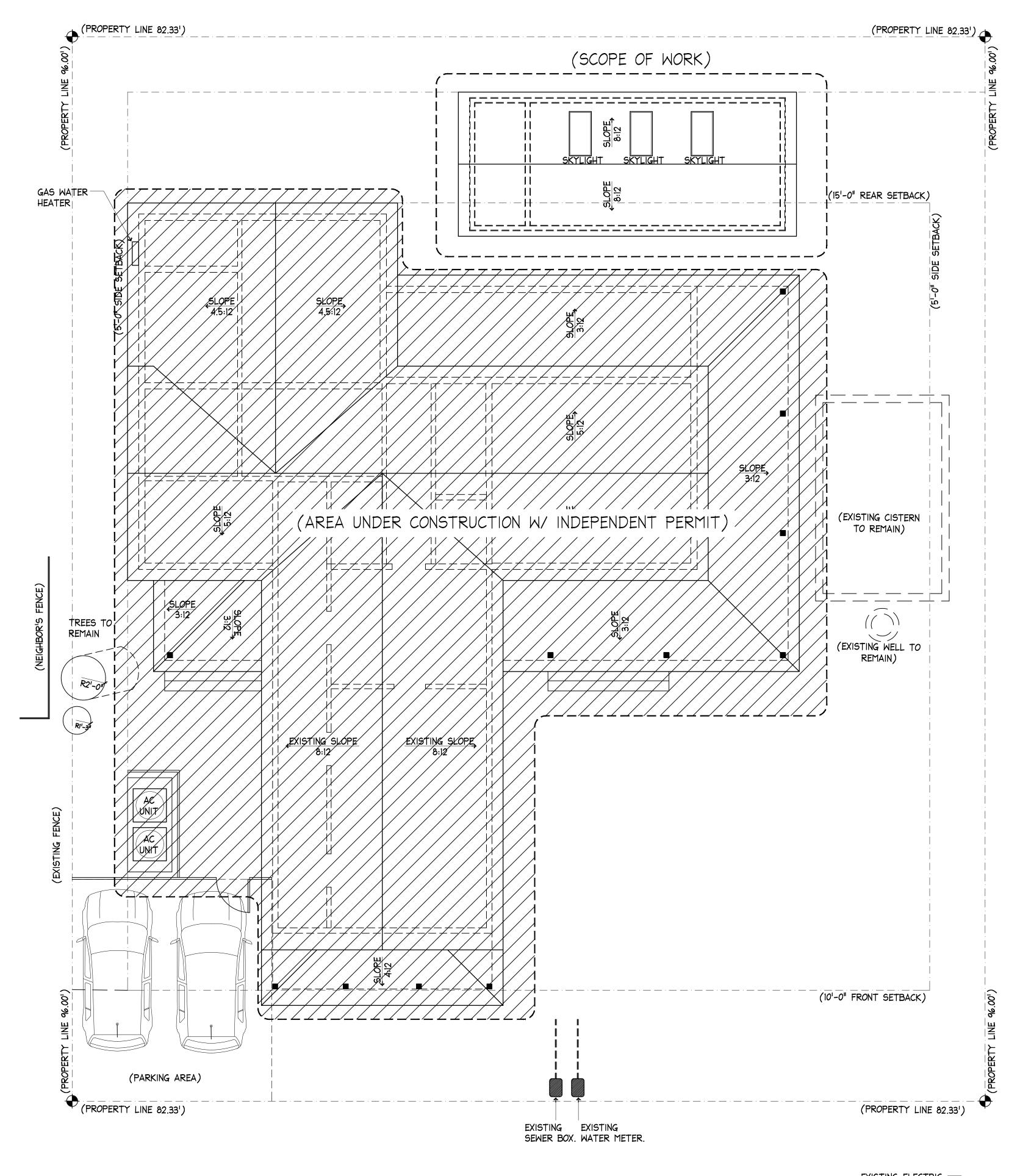
## PROPOSED DESIGN

## 913 TERRY LANE

Key West Florida 33040
HARC PERMIT (ACCESSORY STRUCTURE ONLY)



	TATICT		
PROJECT S	HAIISI	165	
FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION  LOT SIZE	HMDR   7,904 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE 7,904 S.F. X 40%	3,162 S.F. MAX.	1,468 S.F.	2,689 S.F.
IMPERVIOUS SURFACE 7,904 S.F. X 60%	4,742 S.F. MAX.	1,680 S.F.	841 S.F. (BUILDING ELEVATED 2'-6" ABOVE GRADE MIN.)
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	18'-7"	19'-0"
FRONT SETBACK (TERRY LN.)	10'-0" MIN.	0'-10"	15'-2"
STREET SIDE SETBACK (NORTH)	7'-6" MIN.	62'-0"	6'-0"
SIDE SETBACK (SOUTH)	5'-0" MIN.	0'-6"	26'-O"
REAR SETBACK (EAST)	15'-0" MIN.	16'-6"	16'-0"
OPEN SPACE (35%)	1,976 S.F. MIN.	6,224 S.F.	4,374 S.F.
ACCESSORY STRUCTURE	30% OF REAR YARD MAX. (REAR YARD: 1,235 S.F.)	N/A	20% COVERAGE (305 S.F.)



NEW POWER SUPPLIED — FROM THIS EXISTING ELECTRIC CONCRETE POLE

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

EXISTING ELECTRIC — CONCRETE POLE WITH TRANSFORMER

| A1

10/18/2025

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

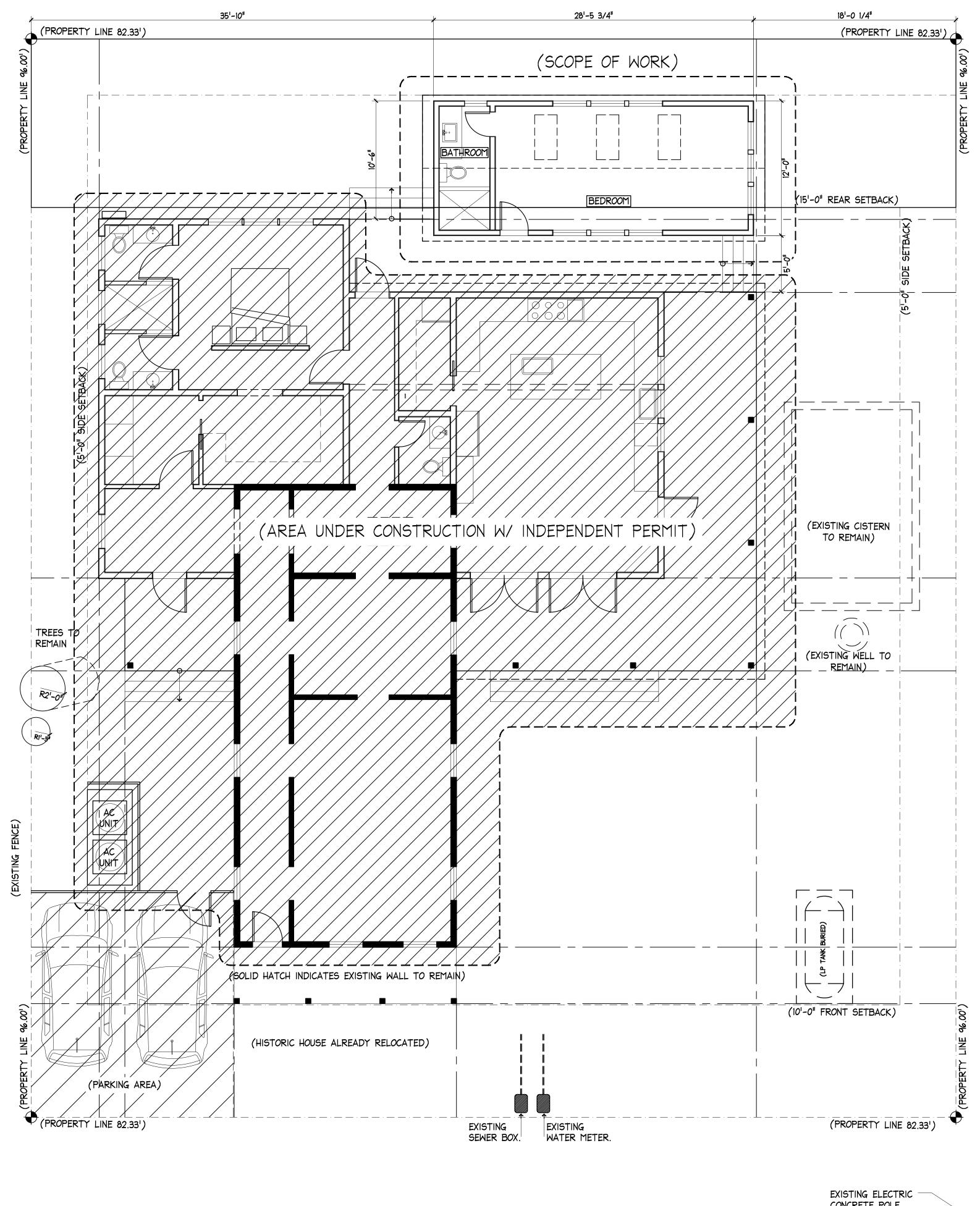
Florida License AAC002022

Associates

 $\approx$ 

Bender

Project Nº :



NEW POWER SUPPLIED — FROM THIS EXISTING ELECTRIC CONCRETE POLE

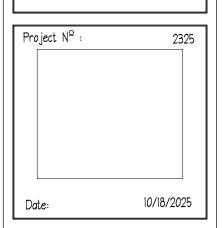
EXISTING ELECTRIC — CONCRETE POLE WITH TRANSFORMER

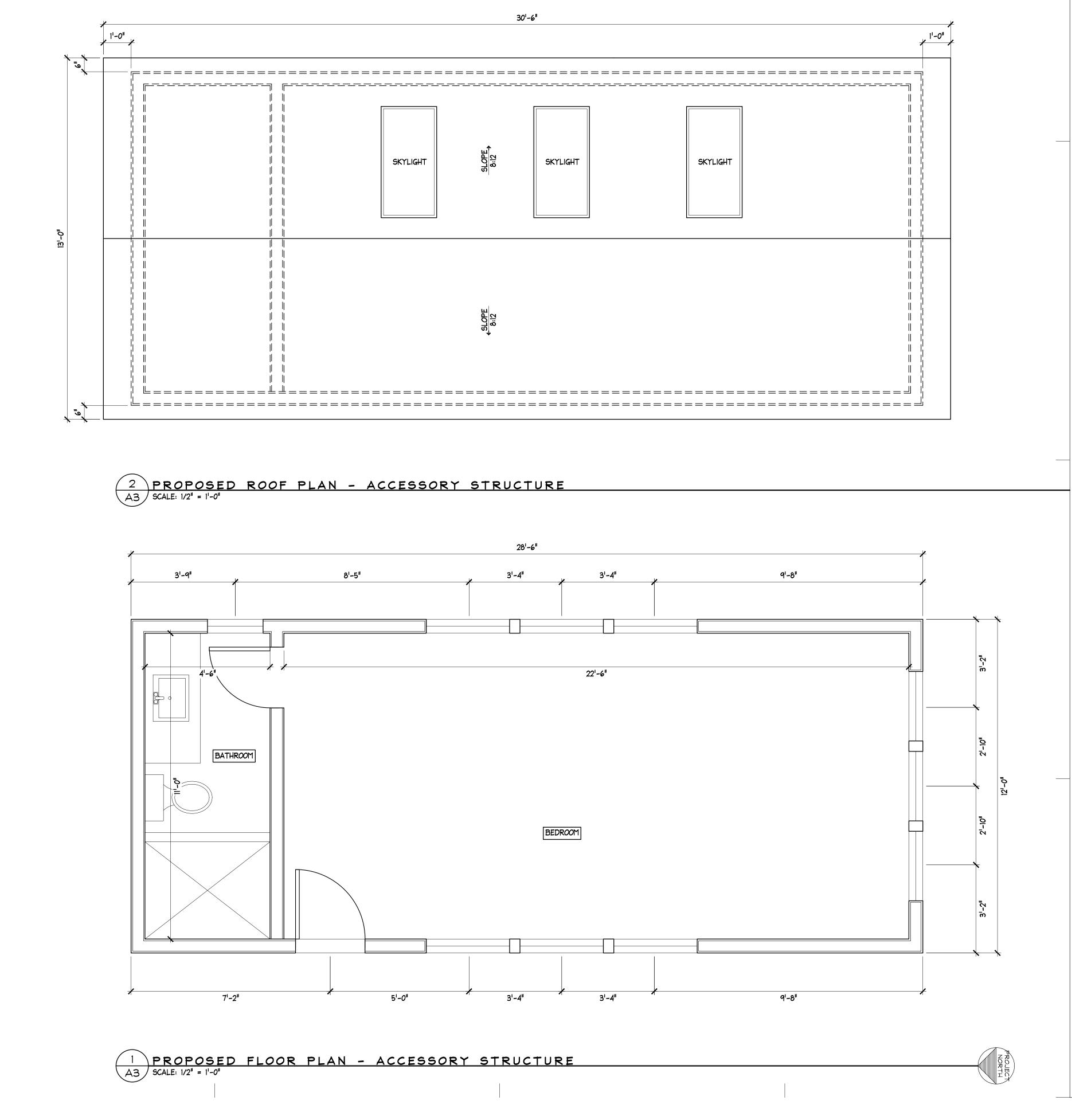
1 PROPOSED FLOOR PLAN
A2 SCALE: 3/16" = 1'-0"

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

Associates $\approx$ Bender





913 TERRY LANE
KEY WEST, FLORIDA

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

Bender & Associates  $A \mathbb{RCHITECTS}$ p.a.

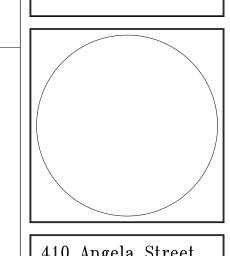
Project Nº : 2325

Date: 10/18/2025

**A3** 







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

Bender & Associates

Bender & Associates

Project Nº: 2325

Date: 10/18/2025

A5

TOP OF BOOF

(HISTORIC HOUSE)

TOP OF ROOF

(ACCESSORY STRUCTURE)

TOP OF PLATE

(ACCESSORY STRUCTURE)

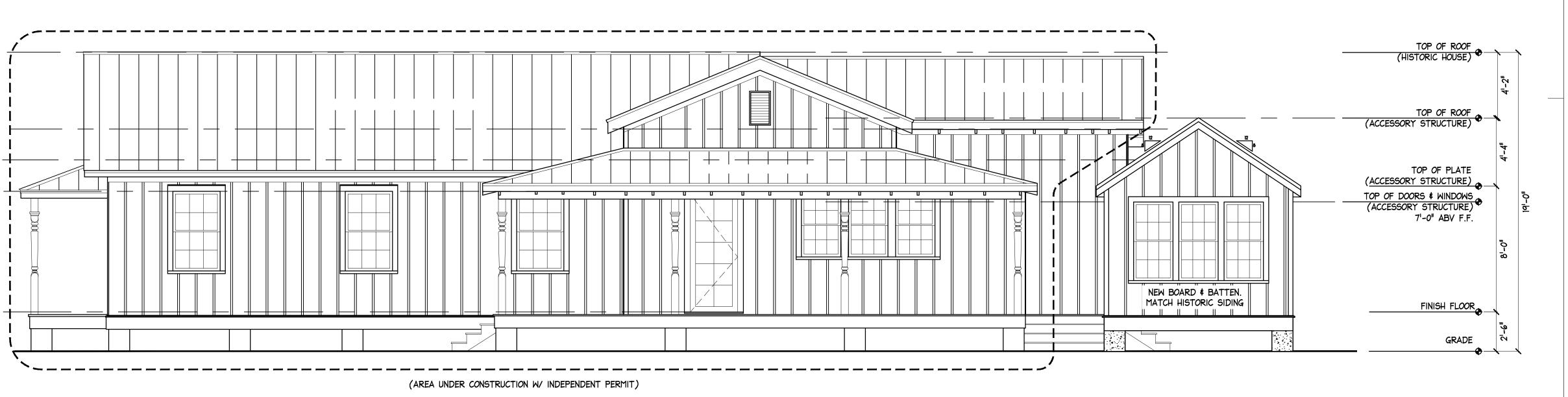
(ACCESSORY STRUCTURE)

TOP OF PLATE

(ACCESSORY STRUCTURE)

(ACCESSOR

2 PROPOSED WEST ELEVATION - ACCESSORY STRUCTURE
A5 SCALE: 1/4" = 1'-0"



PROPOSED SOUTH SITE ELEVATION - ACCESSORY STRUCTURE

A5 SCALE: 1/4" = 1'-0"

The Historic Architectural Review Commission will hold a public meeting at <u>5:00 p.m., November 18, 2025, at City Hall, 1300 White Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW ONE-STORY ACCESSORY STRUCTURE IN REAR OF PROPERTY.

## **#913 TERRY LANE**

Applicant – Bender & Associates Architects Application #C2025-0094

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 <a href="https://www.citvofkevwest-fl.gov">www.citvofkevwest-fl.gov</a>.

## 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						
BEFORE		NA ALV			, who,	first being
			se and says that ner knowledge a		statements	are true and
	ew Comr	mission	or Public Notice (HARC) was plac 913 Terry L	ed on the follo		:
_ 07	day	of No	vember,	20 <u>25</u> .		
This	legal not	tice(s) c	ontained an area	of at least 8.	5″x11″.	
	itectural		sted to notice a p Commission to be			West Historio
	legal not erty.	cice(s) is	s/are clearly visit	ole from the p	ublic street ad	jacent to the
The	Certificat	te of App	propriateness nui	mber for this le	gal notice is #	C2025-0094
2. A ph	otograph	n of that	legal notice pos	ted in the pro	perty is attach	ed hereto.
			Signed Date: Addres City: State,	Kay We	jant: 101/2026, 1981a. 91. 13040	
The forgoi	ng instru	ıment w	as acknowledged , 20 <u>25</u>	i before me oi	n this 444	day of
personally	known	o me or	take an oath.	رور 		who is as
<b>NOTARY</b> Sign Name						
Print Nam	e: Notary	Public -	State of Florida n Expires:	31000	Caltlin Dempsey Comm.: HH 456193 Expires: Oct. 19, 2027 ary Public - State of Flo	





# PROPERTY APPRAISER INFORMATION

## \*\*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 00028700-000000 Account# 1029483 Property ID 1029483 10KW Millage Group

1202 SIMONTON St, KEY WEST Location

Address

KW LOT 20 SQR 8 TR 11 (L-215) D2-587 H2-18 OR175-379 OR262-2 OR1279-373 OR1292-2455 OR1292-Legal

2458 OR2073-1588 OR2871-2202 OR3112-2004 OR3245-0027 OR3261-0536 Description

(Note: Not to be used on legal documents.)

32080 Neighborhood

RESTAURANT (2100) **Property Class** 

Subdivision

Sec/Twp/Rng 06/68/25 Affordable No

Housing



## **Owner**

PASION PROJECT LLC 1107 Key Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$431,525	\$456,183	\$404,053	\$404,053
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,334,170	\$758,051	\$606,441	\$606,441
= Just Market Value	\$1,765,695	\$1,214,234	\$1,010,494	\$1,010,494
= Total Assessed Value	\$1,335,657	\$1,214,234	\$1,010,494	\$1,010,494
- School Exempt Value	\$O	\$0	\$0	\$0
= School Taxable Value	\$1,765,695	\$1,214,234	\$1,010,494	\$1,010,494

## **Historical Assessments**

Year	Land Value	<b>Building Value</b>	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$758,051	\$456,183	\$0	\$1,214,234	\$1,214,234	\$0	\$1,214,234	\$0
2021	\$606,441	\$404,053	\$0	\$1,010,494	\$1,010,494	\$0	\$1,010,494	\$0
2020	\$606,441	\$404,053	\$0	\$1,010,494	\$1,010,494	\$0	\$1,010,494	\$0
2019	\$695,130	\$422,145	\$0	\$1,117,275	\$1,117,275	\$0	\$1,117,275	\$0
2018	\$1.032.473	\$380.814	\$0	\$1 <i>4</i> 13 287	\$1 413 287	\$0	\$1 413 287	\$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
(2100)	4,700.00	Square Foot	50	100

## **Buildings**

**Building ID** 39970 Style GROUND LEVEL Building Type

RESTRNT/CAFETR-B- / 21B

DRYWALL

**Building Name** 

Interior Walls

Gross Sq Ft Finished Sq Ft 4366 1 Floor Stories Condition AVERAGE Perimeter 282 **Functional Obs** 35 Economic Obs Depreciation % 30

**Exterior Walls** C.B.S. Year Built 1953 EffectiveYearBuilt 2000 Foundation

CONCRETE SLAB FLAT OR SHED Roof Coverage MIN/PAINT CONC Flooring Type CONC S/B GRND FCD/AIR DUCTED

Bedrooms 0 **Full Bathrooms** 0 **Half Bathrooms** 0 Grade 300 Number of Fire Pl 0

Roof Type

Heating Type

Code Description Sketch Area Finished Area Perimeter FLA FLOOR LIV AREA 4,366 4,366

TOTAL 0 4,366 4,366

## Sales

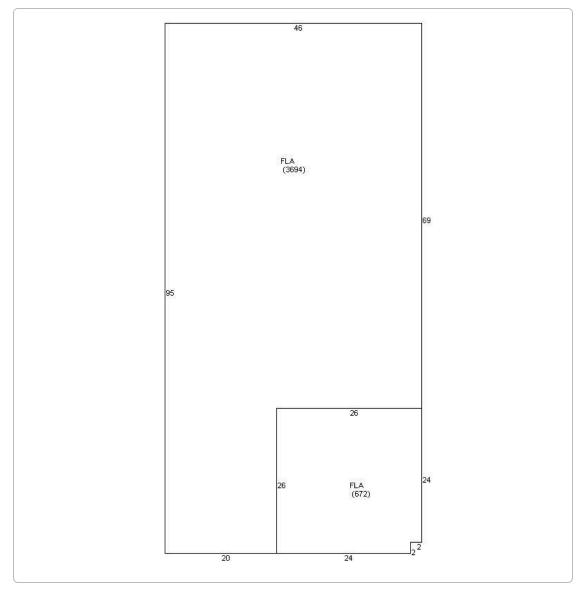
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/2/2024	\$100	Warranty Deed	2449975	3261	0536	11 - Unqualified	Improved		
9/29/2023	\$1,700,000	Warranty Deed	2434351	3245	0027	01 - Qualified	Improved		
7/12/2021	\$1,442,000	Warranty Deed	2330310	3112	2004	03 - Qualified	Improved		
8/31/2017	\$1,800,000	Warranty Deed	2137413	2871	2202	35 - Unqualified	Improved	MARIGOLD INC	
1/4/2005	\$900.000	Warranty Deed		2073	1588	O - Oualified	Improved		

## **Permits**

t Permit Type	Notes <b>4</b>
Commercial Demo kitchen hood, selective removal of drywall and soffits	Construct temporary walls infill door openings. Interior work only
Commercial	CHINA WHITE. TRICORN BLACK FOR SHUTTERS
Commercial	EMO OLD EQUIPMENT, LVT FLOORING, DRYWALL, PAINT
5 Commercial REPLACE EXISTING 10	TO RHEEM RPWL - 120C RHGM- 120Z. **NOC REQUIRED**
CONDENSOR AND EQUP. WILL BE REPLACED W/100/	IS REPLACED WNEW. NEW UNIT WAS CONNECTED TEMP BOOF TOP 100A 3-PHASE DISCONNECT SWITCH FEEDING INDENSOR PANEL. 3-POLE 50A BREAKER FOR BINDENSOR PANEL. 3-POLE 50A BREAKER FOR EVAP. COIL
	INSTALL 700SF GALVALUME V-CRIMP METAL ROOFING
RE	PLACE CBS BLOCK WALL BETWEEN PROPERTIES AT REAR
	INSTALL SEC SYSTEM
	NEW C/AC
)	REMODEL/RENOVATION
	DEMO INTERIOR
	REPAINT BUILDING
Commercial	BURGLAR ALARM
Commercial	ELECTRICAL
Commercial	PLUMBING
Commercial	RENOVATIONS
	REPLACE EXISTING AC UNIT
	SIGN
	MECHANICAL
	FIRE ALARM
	MECHANICAL
	MECHANICAL
	PLUMBING
	PLUMBING
	REPAIR ROOF
	ELECTRICAL
	REPAIR/REMODELING
	45 SQS BUILTUP
	REPAIRS
	ALTERATION TO ELECTRICAL
	CANVAS AWNINGS
	REMODEL FACADE
	INSTALL 3 TON AC
	PAINT EXT/REPLACE AWN/SIG

## **View Tax Info**

View Taxes for this Parcel



## **Photos**



## Мар



## **TRIM Notice**

2023 TRIM Notice (PDF)

## No data available for the following modules: Yard Items.

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
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 7/16/2024, 6:04:44 AM

Contact Us

