



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: May 25, 2021

Applicant: Artibus Design

Address: #701 Windsor Lane

Description of Work:

Demolition of existing roof and roof framing.

Site Facts:

The site under review is located on an interior lot at 701 Windsor Lane. According to our survey, the concrete block structure on this site is non-contributing to the historic district. Sanborn maps from 1948 and 1962 show a structure on site, but the footprint seems to have expanded over time. As the footprint does not reflect what was there historically, staff has determined the existing structure at 701 Windsor Lane to be non-historic.

The applicant received variances from the Planning Board in April for the proposed changes in this application. The property owners also own the adjacent property at 627 Elizabeth Street.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-218 (b), Criteria for demolitions.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of the existing roof and roof framing on the non-historic, non-contributing concrete block house at 701 Windsor Lane. The existing low-pitched roof is to be replaced with a new hipped roof with a 5:12 slope as part of this application.

It is staff's opinion that the request for the demolition of the existing roof and roof framing shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) *The historic architectural review commission shall not issue a certificate of appropriateness that would result in:*

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

It is staff's opinion that the removal of the existing roof and roof framing will not have a negative effect on the character of the surrounding neighborhood.

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

The roof form under review for demolition is not historic.

- (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;*

The roof form under review is not a significant later addition, and it has not acquired historic significance that is important to the site or surrounding district.

- (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 roof in question will not qualify as a contributing element to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

APPLICATION

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 #	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:	701 Windsor Lane, Key west FL 33040	
NAME ON DEED:	Kevin & Jennifer Trapani	PHONE NUMBER 919-931-6316
OWNER'S MAILING ADDRESS:	105 Cross Creek Drive Chapel Hill NC 27514	EMAIL ktrapani@redwoodsgrp.com
APPLICANT NAME:	Kevin & Jennifer Trapani	PHONE NUMBER 919-931-6316
APPLICANT'S ADDRESS:	701 Windsor Lane Key West FL 33040	EMAIL ktrapani@redwoodsgrp.com
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 2.18.21

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Extending existing walls upwards, reconfiguring floor plan, openings & roof lines of the existing property.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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

ACCESSORY STRUCTURE(S):	
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:
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
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 701 Windsor Lane, Key West FL 33040

PROPERTY OWNER'S NAME: Karin & Jennifer Trapani

APPLICANT NAME: Kevin & Jennifer Trapani

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: [Signature] DATE AND PRINT NAME: Kevin A. Trapani 2/18/01
Jennifer A. Trapani 2/18/01

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Removing Roof & Roof Framing and removing interior finishes.

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.

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

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.

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

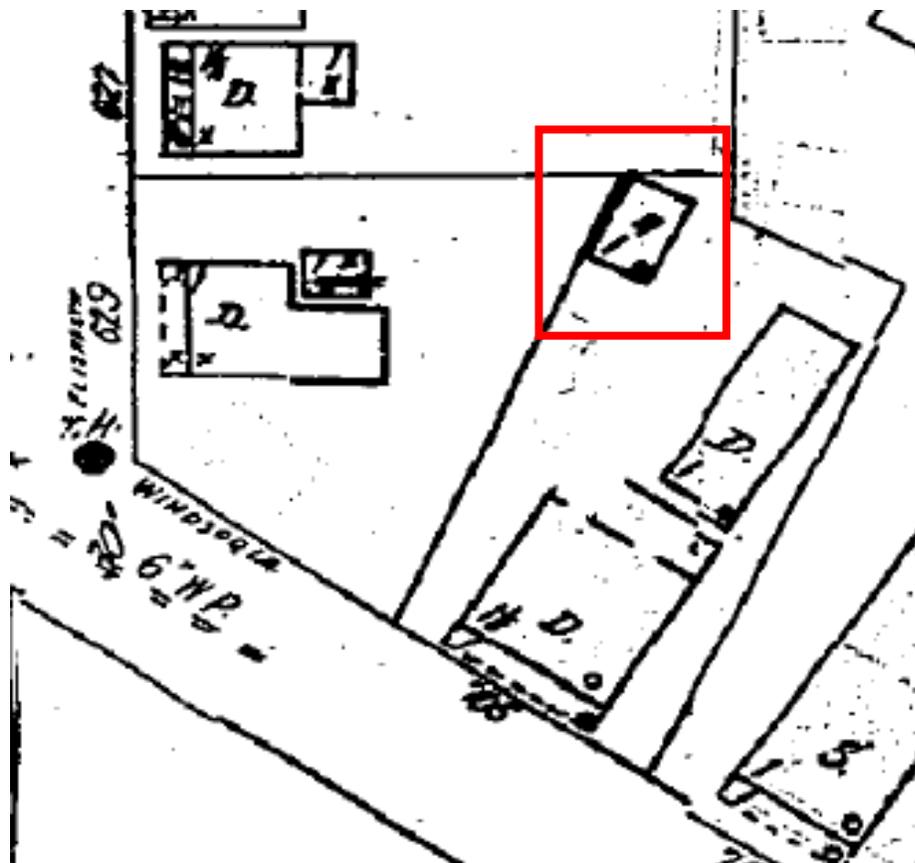
(i) Has not yielded, and is not likely to yield, information important in history,

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

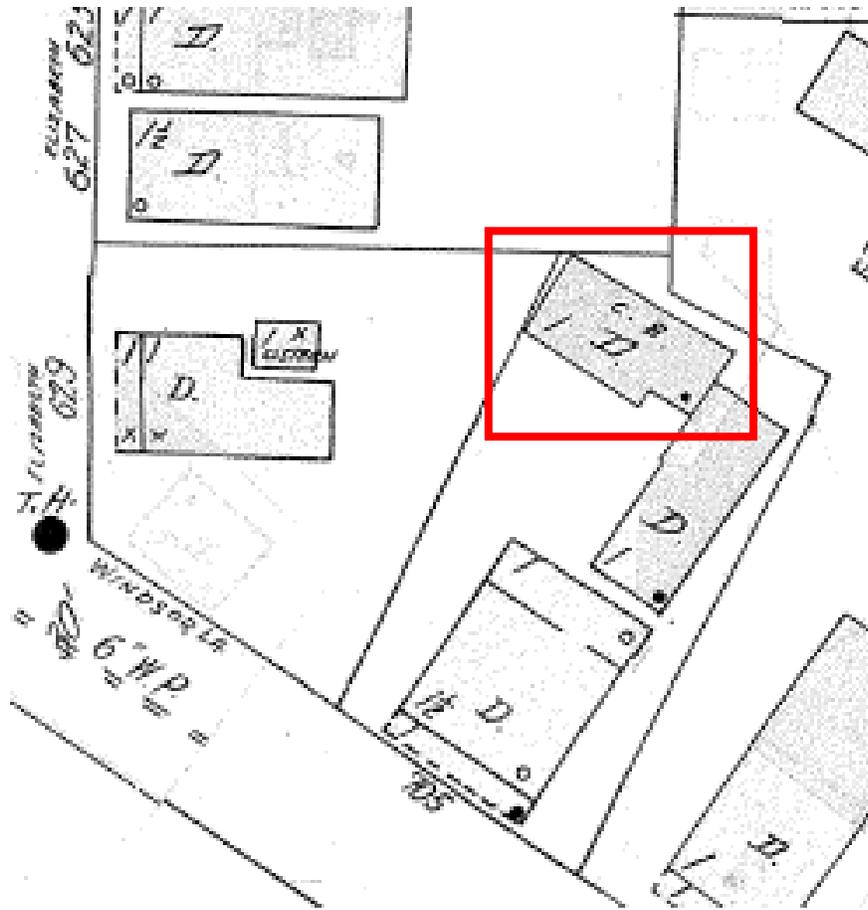
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
<i>N/A</i>
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
<i>N/A</i>
(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.
<i>N/A</i>
(4) Removing buildings or structures that would otherwise qualify as contributing.
<i>N/A.</i>

SANBORN MAPS



1948 Sanborn with the property at 701 Windsor Lane indicated in red.



1962 Sanborn with the property at 701 Windsor Lane indicated in red.

PROJECT PHOTOS



1970s photo indicating 701 Windsor Lane with a red arrow.



1999 photo indicating 701 Windsor Lane with a red arrow.



**701 WINDSOR LN
FRONT ELEVATION**



**701 WINDSOR LN
REAR ELEVATION
(BEHIND BAMBOO FENCE)
REAR OF
627 ELIZABETH ST**

SURVEY

Boundary Survey Map of part of Tract 5 and part of Lot 4, Square 59 Island of Key West, Florida

LEGEND

- Found 1/2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (12.0) Spot Elevation (Typical)



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 627 Elizabeth Street and 701 Windsor Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the legal description, whereas the East side of Elizabeth Street is called, N 33°30' W.
8. All Concrete and Bricking is not shown.
9. Date of field work: April 3, 2021
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
13. Benchmark utilized: BASIC

BOUNDARY SURVEY OF: A tract of land in a part or Lot 4, Square 59, according to William A. Whitehead's Map of the Island of Key West, Florida, dated February, A.D. 1829 and being more particularly described by metes and bounds as follows; COMMENCING at the intersection of the Northeasterly corner of the right of way of Elizabeth Street and the Northerly line of the right of way of Windsor Lane; thence bear North 33 degrees 30 minutes West along the East side of Elizabeth Street, 50 feet to the Point of Beginning of the tract of land hereinafter described; thence continue North 33 degrees 30 minutes West along the East side of Elizabeth Street 25.65 feet; thence bear North 56 degrees 30 minutes East 99.08 feet; thence bear Southeasterly along a cyclone fence 26.0 feet to the Northwesterly face of a concrete block building; thence bear Southwesterly along the Northwesterly face of a said building, 25.50 feet to the Northwest corner of said building and old wood fence; thence continue bearing Southwesterly and along said old wood fence 72.50 feet, more or less, back to the Point of Beginning.

AND ALSO

On the Island of Key West, and known on William A. Whitehead's map, delineated in February, 1829, as a part of Tract 5 and a part of Lot 4 of Square 59, more particularly described as follows: COMMENCING at the intersection of the Northerly right of way line of Windsor Lane and the Easterly right of way of Elizabeth Street, and running thence along the Northerly right of way line, more or less, to a point where an existing brick wall intersects said Northerly right of way line, to the Point of Beginning; thence N. 09°25'25" W for a distance of 54.59 feet; thence N 12°29'42" W for a distance of 28.66 feet; thence N 58°42'16" E for a distance of 32.27 feet; thence South 12°49'03" E for a distance of 11.25 feet; thence S 35°40'43" W for a distance of 2.26 feet; thence S 12°23'46" E for a distance of 11.78 feet; thence S 79°20'02" W for a distance of 2.20 feet; thence S 10°39'58" E for a distance of 24.54 feet; thence S 63°24'26" W for a distance of 10.63 feet; thence S 39°15'20" W for a distance of 17.35 feet; thence S 09°25'40" E for a distance of 32.41 feet; thence N 90°00'00" W for a distance of 4.04 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Kevin A. Trapani; Jennifer A. Trapani;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

April 6, 2021

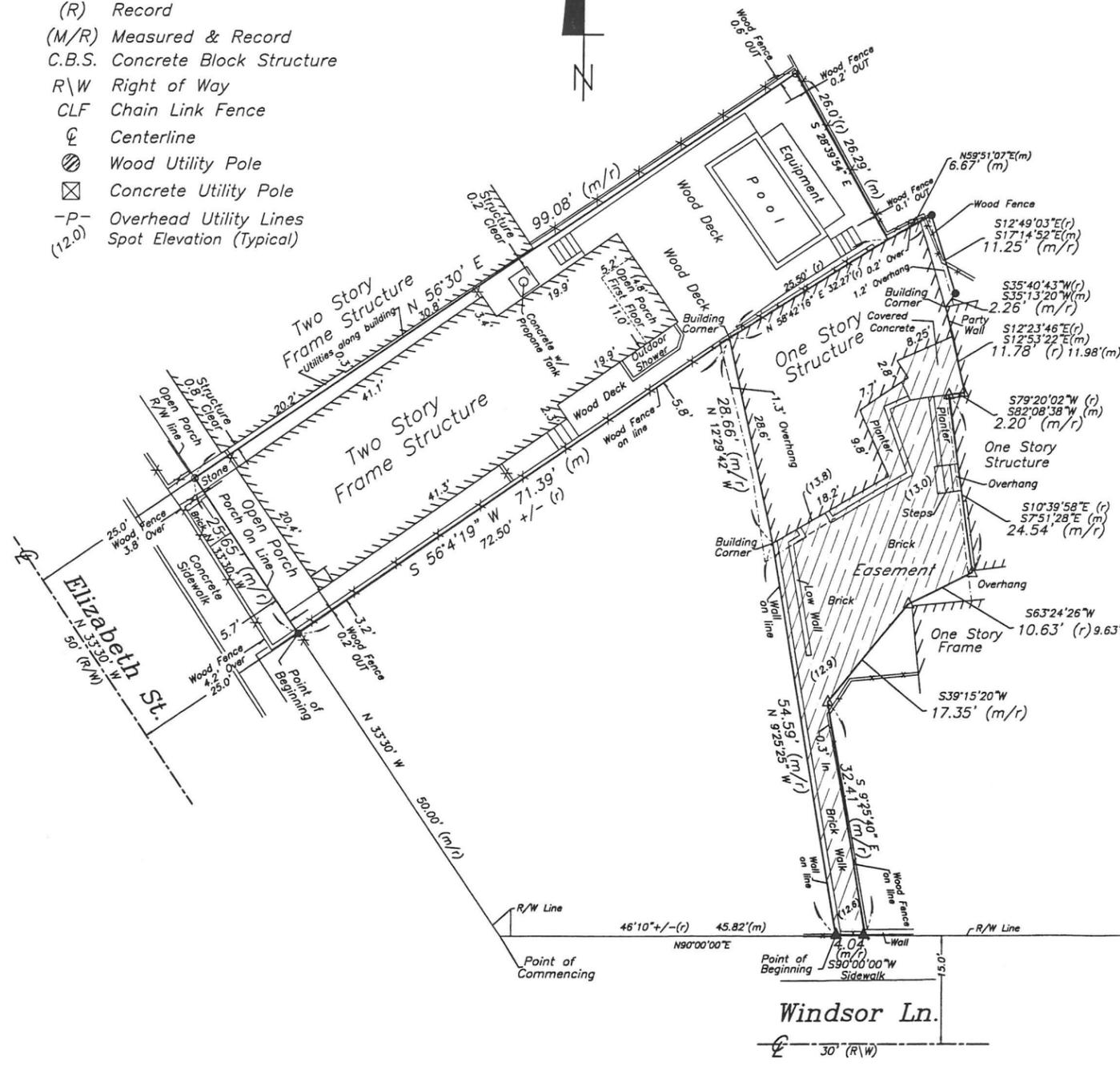
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



PROPOSED DESIGN

REQUEST FOR VARIANCE APPLICATION 701 WINDSOR LN

SITE LOCATION



**PROJECT LOCATION:
701 WINDSOR LN,
KEY WEST, FL 33040**

**CLIENT:
ONE CALL CONSTRUCTION**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ONE CALL CONSTRUCTION

PROJECT: 701 WINDSOR LN.

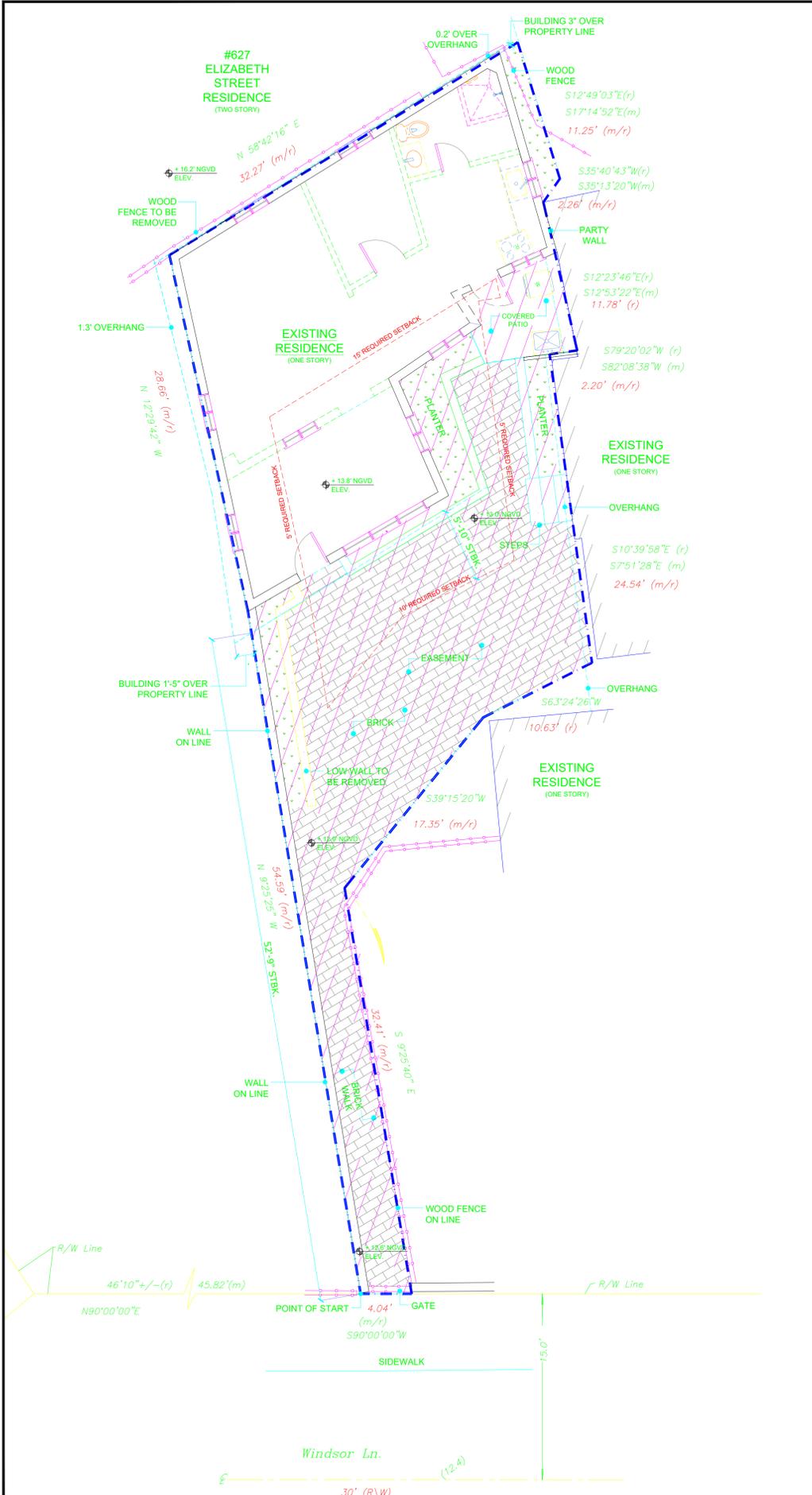
SITE: 701 WINDSOR LN.
KEY WEST, FL 33040

TITLE: COVER

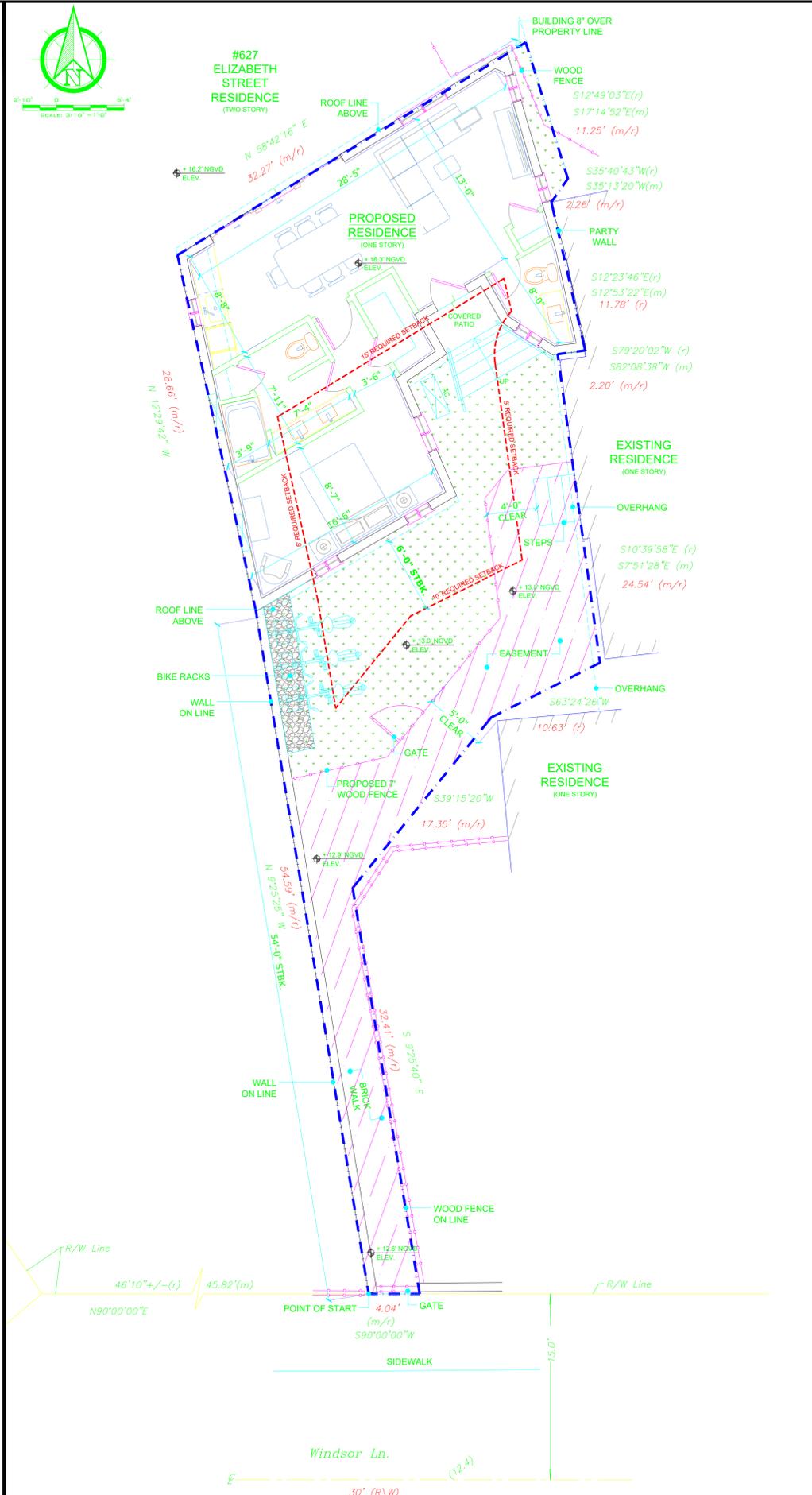
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AS SHOWN	12/25/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2012-11	G-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SERGE MARSHAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07480



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



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

SITE DEVELOPMENT SUMMARY

SITE DATA:	
TOTAL SITE AREA:	±1,535 SQ.FT
LAND USE:	HHDR
FLOOD ZONE:	X
SETBACKS - RESIDENCE	
FRONT:	
REQUIRED	10'-0"
EXISTING	±52'-9"
PROPOSED	±54'-0"
SIDE:	
REQUIRED	5'-0"
EXISTING	±1'-5" OVER PROPERTY LINE
PROPOSED	0'-0" (IMPROVEMENT) VARIANCE REQUIRED INCREASE OF NONCONFORMITY
REAR:	
REQUIRED	15'-0"
EXISTING	±0'-3" OVER PROPERTY LINE
PROPOSED	±0'-3" (NO CHANGE) VARIANCE REQUIRED INCREASE OF NONCONFORMITY
MAXIMUM IMPERVIOUS SURFACE RATIO:	
REQUIRED	60.00% (921 SQ.FT.)
EXISTING	93.88% (±1,441 SQ.FT.)
PROPOSED	75.96% (±1,166.0 SQ.FT.) IMPROVEMENT
MAXIMUM BUILDING COVERAGE:	
REQUIRED	50.00% (±767.5 SQ.FT.)
EXISTING	54.75% (±779.0 SQ.FT.)
PROPOSED	49.45% (±759.0 SQ.FT.) IMPROVEMENT
MINIMUM OPEN SPACE:	
REQUIRED	35.00% (±537.25 SQ.FT.)
EXISTING	6.12% (±94.0 SQ.FT.)
PROPOSED	24.0% (±369.0SQ.FT.) IMPROVEMENT
MAXIMUM HEIGHT:	
REQUIRED	30 FT
EXISTING	±14'-1"
PROPOSED	±19'-3"
REAR SETBACK COVERAGE: < 60% (±292.2 SQ.FT.)	
TOTAL AREA:	±487 SQ.FT.
COVERED BY BUILDING:	±467 SQ.FT.
TOTAL COVERAGE:	±467 SQ.FT. (95.9%) NO CHANGE

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ONE CALL CONSTRUCTION

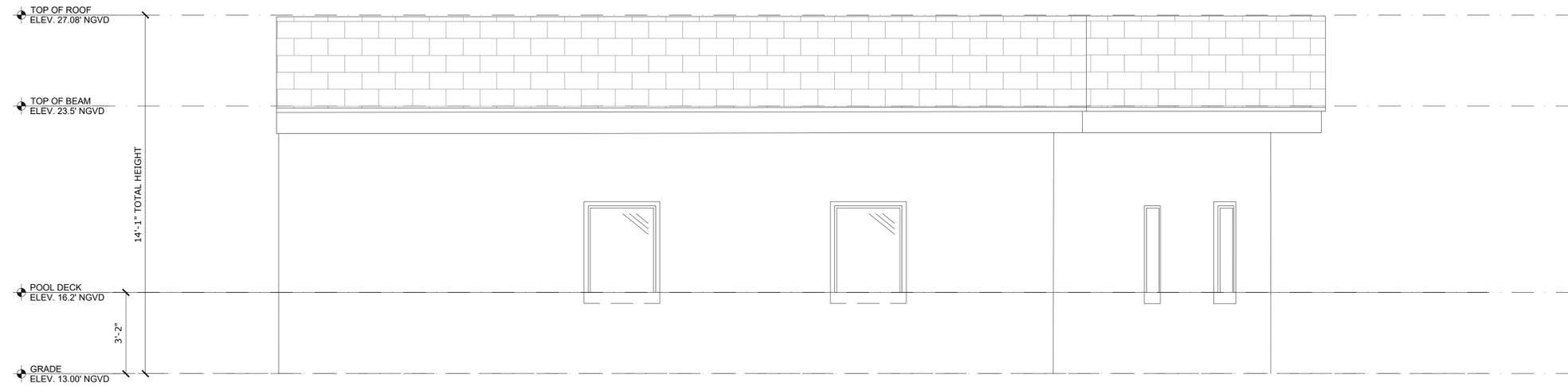
PROJECT: 701 WINSOR LN

SITE: 701 WINSOR LN
KEY WEST, FL 33040
TITLE: SITE PLAN

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AS SHOWN	02/15/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2012-11	C-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SERIE MANSOURY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 74821



EXISTING FRONT ELEVATION

SCALE: 3/8" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 3/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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 CA # 30835

CLIENT: **ONE CALL CONSTRUCTION**

PROJECT: **701 WINDSOR LN**

SITE: **701 WINDSOR LN
 KEY WEST, FL 33040**

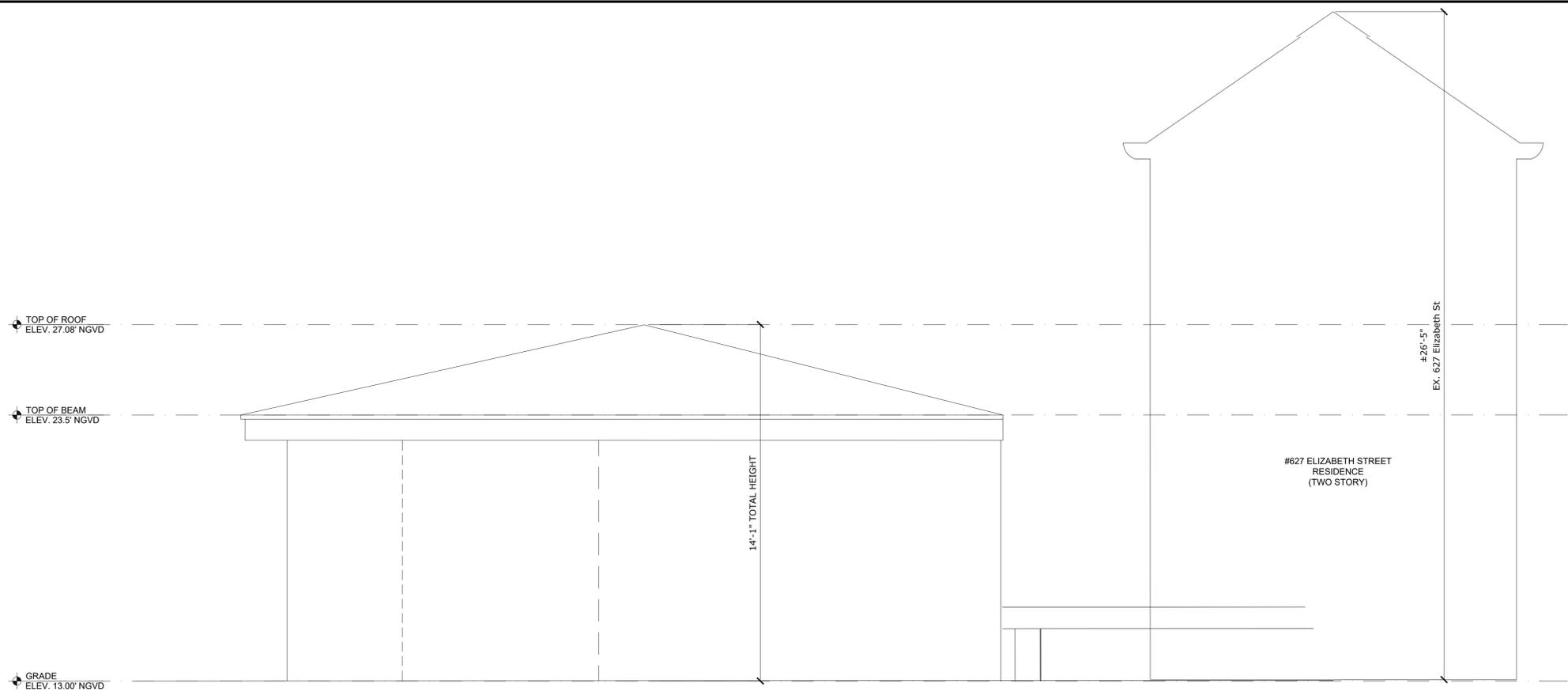
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2012-11	A-201	1	

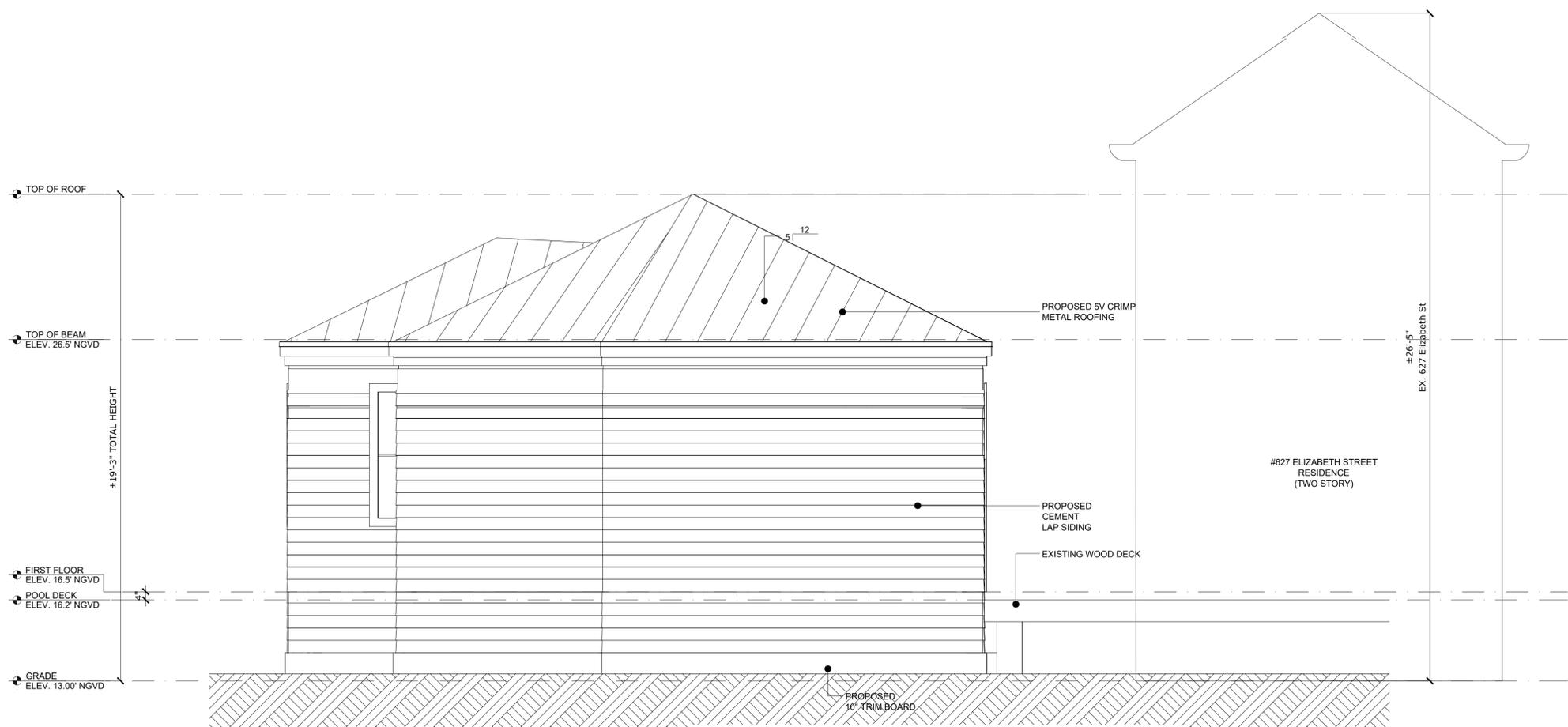
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SIGNATURE:
 DATE:

SENNE MARSHAKOVY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 07480



EXISTING RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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CA # 30835

CLIENT: **ONE CALL CONSTRUCTION**

PROJECT: **701 WINDSOR LN**

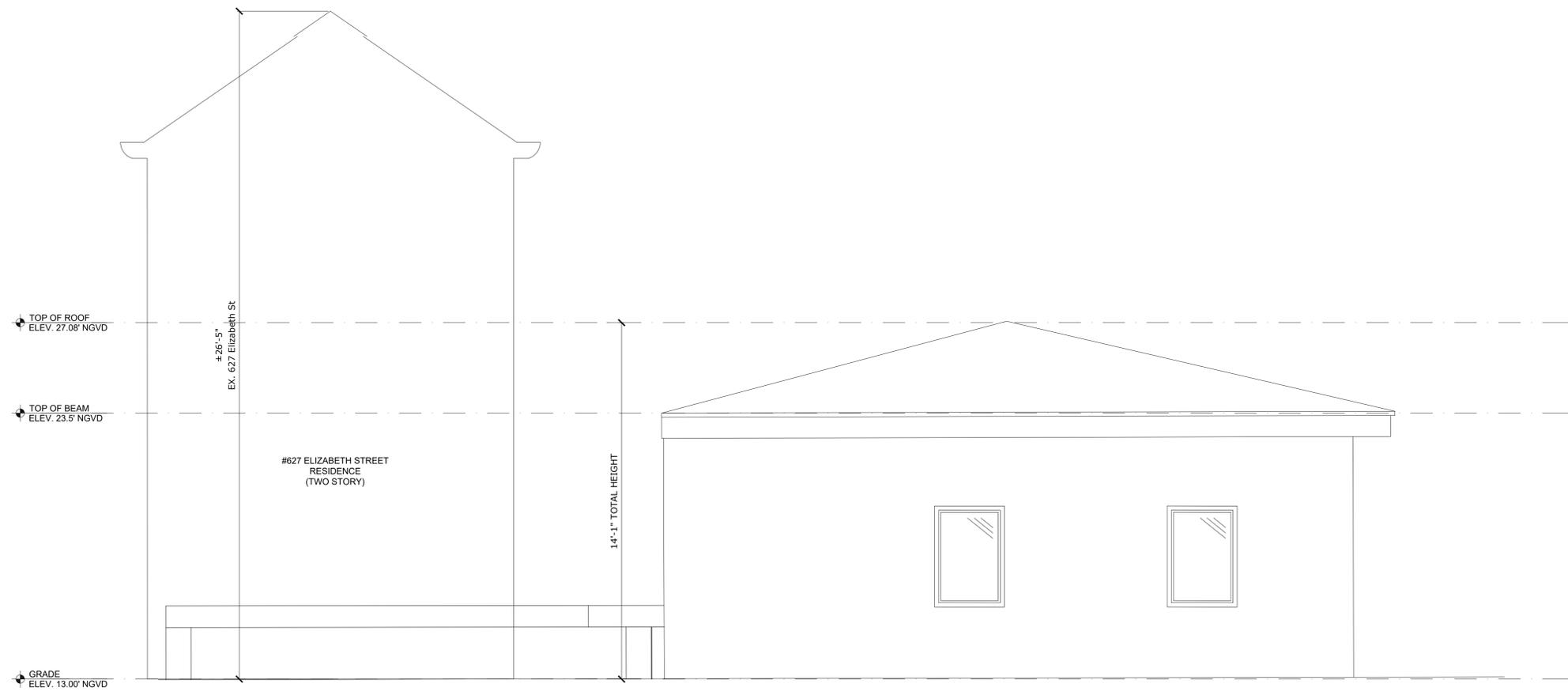
SITE: **701 WINDSOR LN
KEY WEST, FL 33040**

TITLE: **ELEVATIONS**

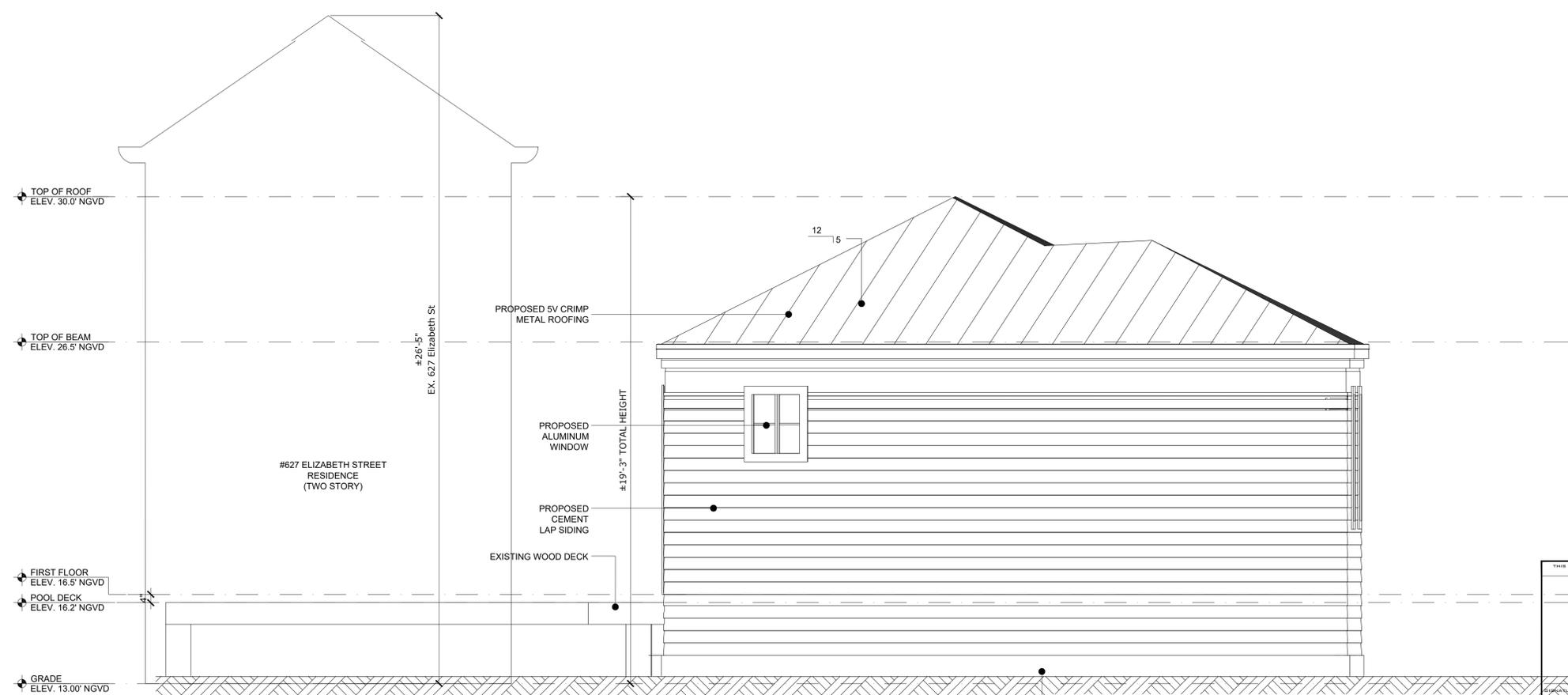
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THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE: _____
DATE: _____
SERGE MANTAKOVY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482



EXISTING LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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CLIENT: **ONE CALL CONSTRUCTION**

PROJECT: **701 WINDSOR LN**

SITE: **701 WINDSOR LN
KEY WEST, FL 33040**

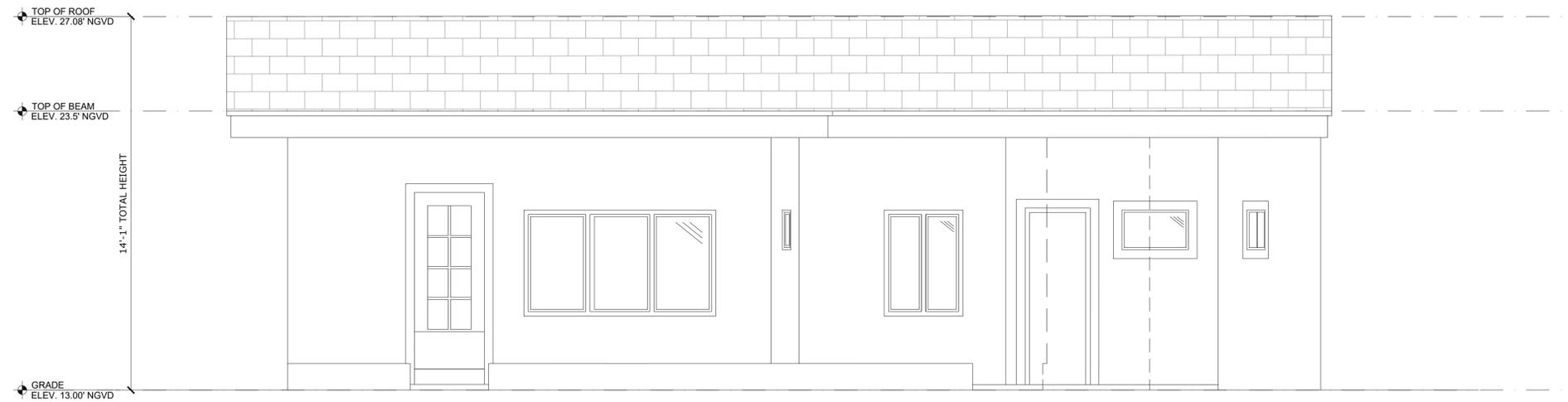
TITLE: **ELEVATIONS**

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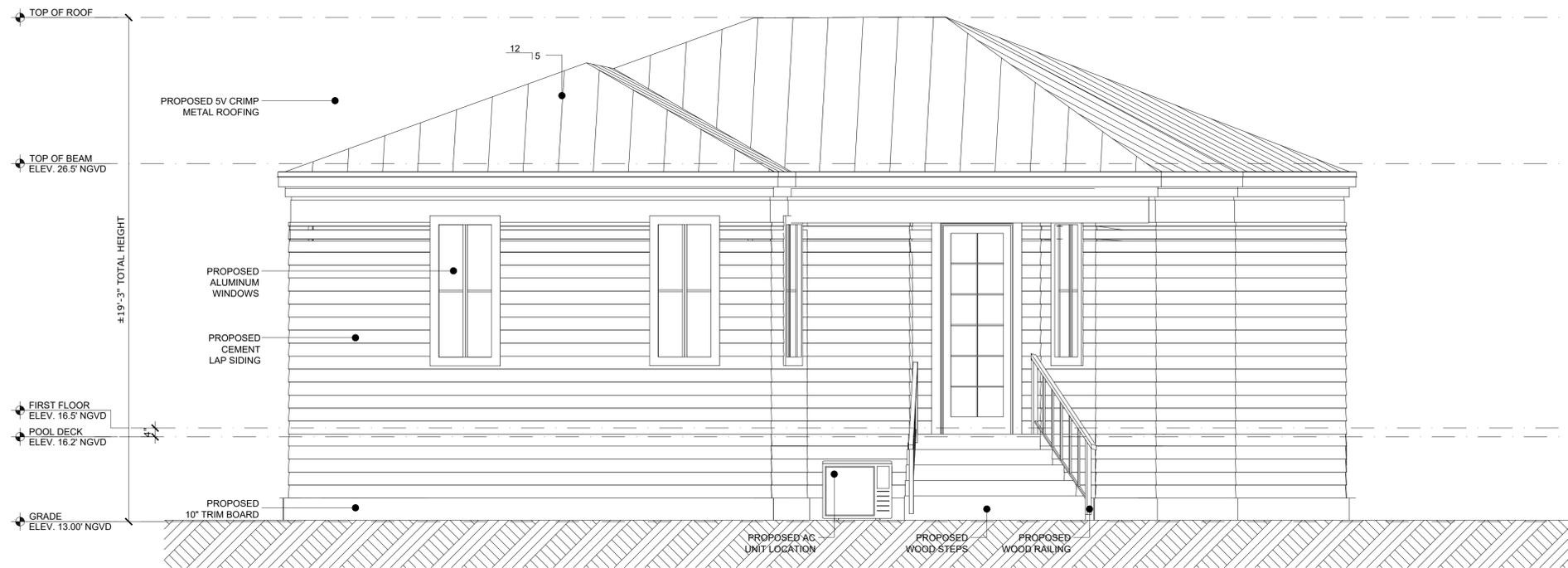
SEAL

SEAN M. HARTMAN
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 77482



EXISTING REAR ELEVATION

SCALE: 3/8" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 3/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
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CLIENT: **ONE CALL CONSTRUCTION**

PROJECT: **701 WINDSOR LN**

SITE: **701 WINDSOR LN
 KEY WEST, FL 33040**

TITLE: **ELEVATIONS**

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2012-11	A-204	1	

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SIGNATURE:
 DATE:

SEBIE MARSHADY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 07482

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 25, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: <http://keywestcity.granicus.com/MediaPlayer> If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE INCLUDING ELEVATION, CHANGE IN ROOF FORM, AND RECONFIGURATION OF FENESTRATION. DEMOLITION OF EXISTING ROOF AND ROOF FRAMING.

#701 WINDSOR LANE

Applicant –Artibus Design Application #H2021-0013

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

THIS NOTICE CANNOT 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 Blaine Grassi
_____, 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:
701 Windsor Lane _____ on the
18th day of May _____, 2021 .

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 May 25 _____, 2021 .

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 H2021-0013 .

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

Signed Name of Affiant:

Blaine Grassi
Date: May 18, 2021

Address: 701 Windsor Lane

City: Key West

State, Zip: Florida, 33040

The forgoing instrument was acknowledged before me on this 18th day of
May _____, 2021 .

By (Print name of Affiant) Blaine Grassi _____ who is
personally known to me or has produced FLDL G620-078-91-241-0 _____ as
identification and who did take an oath.

NOTARY PUBLIC

Sign Name: *Monica Grodzinski*

Print Name: Monica Grodzinski

Notary Public - State of Florida (seal)

My Commission Expires: April 3, 2023



MONICA GRODZINSKI
Commission # GG 319279
Expires April 3, 2023
Bonded Thru Budget Notary Services

PROPERTY APPRAISER INFORMATION



Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00011920-000000
 Account# 1012254
 Property ID 1012254
 Millage Group 10KW
 Location 627 ELIZABETH ST, KEY WEST
 Address
 Legal PT LT 4 SQR 59 AND PT TR 5 PARCEL 2 AND 3 KW G56-31/34 OR290-134/35 OR306-3/4 OR397-532/33 OR547-292 OR547-364/65 OR552-88 OR685-542 OR685-228 OR700-75/78 OR711-187 OR783-129/34 OR784-1663/64 OR915-448/49 OR1003-1903/04 OR1074-1853/34 OR1317-1405/07 OR1370-1550/02 OR1988-2083 OR1529-1311/13 OR1994-2469/70 OR2012-1375/76 OR2252-985/87 OR2329-309/10 OR2329-311/12 OR2233-414 OR2575-2402/03 OR2851-2194/95 OR2908-1299 OR3087-682
 Description
 (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

TRAPANI KEVIN A
 105 Cross Creek Dr
 Chapel Hill NC 27514
 TRAPANI JENNIFER A
 105 Cross Creek Dr
 Chapel Hill NC 27514

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$682,474	\$689,658	\$696,842	\$549,706
+ Market Misc Value	\$22,438	\$23,241	\$24,042	\$19,164
+ Market Land Value	\$370,630	\$349,896	\$321,386	\$321,386
= Just Market Value	\$1,075,542	\$1,062,795	\$1,042,270	\$890,256
= Total Assessed Value	\$1,075,542	\$1,062,795	\$1,042,270	\$890,256
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,075,542	\$1,062,795	\$1,042,270	\$890,256

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (015D)	2,541.00	Square Foot	25.65	99.08
RESIDENTIAL DRY (010D)	1,522.00	Square Foot	26	55

Buildings

Building ID 850
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2280
 Finished Sq Ft 1386
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 234
 Functional Obs 0
 Economic Obs 0
 Depreciation % 3
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1948
 EffectiveYearBuilt 2016
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR DUCTED
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 1
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	181	0	86
FAT	FINISHED ATTIC	693	0	108
FLA	FLOOR LIV AREA	1,386	1,386	254
SBF	UTIL FIN BLK	20	0	18
TOTAL		2,280	1,386	466

Building ID 64653
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 802
 Finished Sq Ft 802
 Stories 1 Floor
 Condition GOOD
 Perimeter 121
 Functional Obs 0
 Economic Obs 0
 Depreciation % 37
 Interior Walls WALL BD/WD WAL
 Exterior Walls B & B
 Year Built 1948
 EffectiveYearBuilt 1985
 Foundation WD CONC PADS
 Roof Type FLAT OR SHED
 Roof Coverage ASPHALT SHINGL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOORLIVAREA	802	802	0
TOTAL		802	802	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WATER FEATURE	2008	2009	1	1 UT	1
CUSTOM POOL	2008	2009	1	112 SF	4
FENCES	2008	2009	1	384 SF	2
FENCES	1965	1966	1	498 SF	2
BRICK PATIO	1999	2000	1	473 SF	2
WOOD DECK	2008	2009	1	117 SF	2
FENCES	2008	2009	1	100 SF	2
BRICK PATIO	1999	2000	1	96 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/25/2017	\$1,235,000	Warranty Deed	2121098	2851	2194	O1 - Qualified	Improved
6/14/2012	\$850,000	Warranty Deed		2575	2402	O1 - Qualified	Improved
8/21/2006	\$599,000	Warranty Deed		2233	414	Z - Unqualified	Improved
9/1/1995	\$165,000	Warranty Deed		1370	1550	Q - Qualified	Improved
12/1/1988	\$100,000	Warranty Deed		1074	1853	Q - Qualified	Improved
6/1/1984	\$85,000	Warranty Deed		915	448	U - Unqualified	Improved
2/1/1977	\$16,000	Conversion Code		711	187	Q - Qualified	Improved

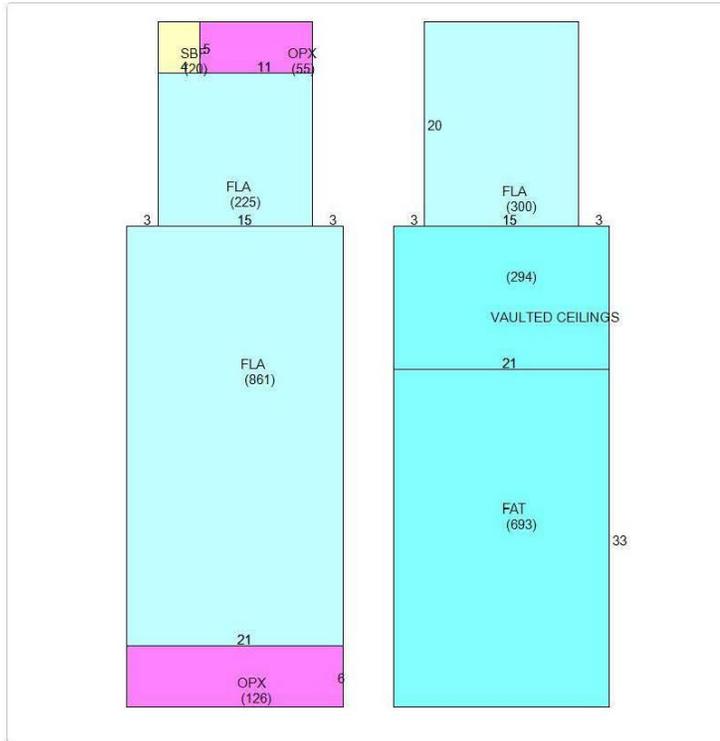
Permits

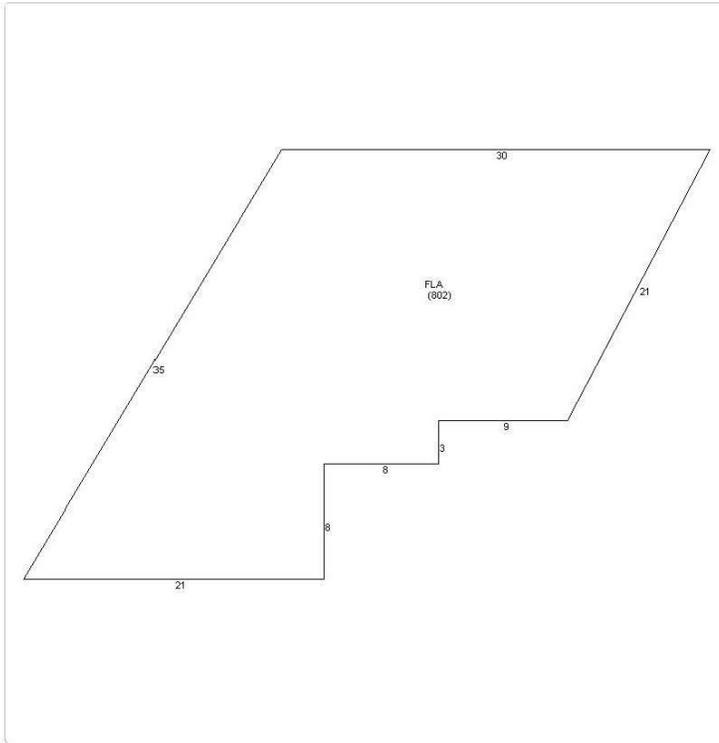
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-3200	2/25/2021		\$0	Residential	Remove wall sconce, installation of 6 - 6" led the trim, installation of two exhaust fans, installation of two GFCI receptacles, relocate wall switches.
20-3201	2/25/2021		\$0	Residential	Install hard duct vent for two exhaust fans
21-0324	2/25/2021		\$4,100	Residential	Kitchen - Installation of approx 6 LF base cabinet, installation of approx. 15 SF countertop. **NOC required**
20-3198	1/8/2021		\$11,400	Residential	Remove and replace approx 300 SF drywall, relocate nonstructural wall approx. 5 LF, relocate two nonstructural doors, installation of door trim approx. 70 LF installation of approx 300 SF tile backer, installation of approx. 400 SF tile, installation of two vanity cabinets. Apply top coat finishes approx.
20-3199	1/8/2021		\$4,320	Residential	Relocate existing water closet and add the second water closet, Relocate existing lav sink and add second lavatory sink, installation of new shower and shower valve.
8-3735	10/4/2008	12/5/2008	\$250		UPDATE PERMIT 7-1841 FINAL INSPXN COMPLETE WIRE WHOLE HSE 1336 SF
08-0331	2/7/2008	12/5/2008	\$1,500	Residential	BUILD ADDITIONAL 288 SF OF DECK AND COVER 3 SIDES OF THE POOL
07-4955	11/27/2007	12/5/2008	\$20,000	Residential	WIRE SWIMMING POOL, 2 WATER PUMPS, ONE HEAT PUMP AND INSTALL ONE 100 AMP PANEL
07-4955	11/15/2007	12/5/2008	\$20,000	Residential	BUILD 7' X 16' INGROUND SWIMMING POOL
07-3755	7/31/2007	12/5/2008	\$400	Residential	INSTALL SWITCH OUTSIDE RECEPTACLE FOR GENERATOR
7-2896	6/14/2007	12/5/2008	\$10,000		INSTALL 24 SQRS 5 VCRIMP TOP NEW ADDITION ON LOWER-REPLACE METAL SHINGLES
7-2823	6/12/2007	12/5/2008	\$3,200		INSTALL ON 3.5 SPLIT UNIT WITH 10 OPENINGS
7-2834	6/12/2007	12/5/2008	\$2,300		INSTALL 12 NEW FIXTURES FOR 2 NEW FULL BATHS ONE HALF BATH, ONE KITCHEN SINK, LAUNDRY ROOM
07-1841	4/16/2007	12/5/2008	\$21,000	Residential	INSTALL TEMPORARY ELECTRIC AND WIRE COMPLETE HOUSE 1336 SF.
07-1074	3/16/2007	12/5/2008	\$75,000	Residential	REMODEL INTERIOR OF HOUSE 800SF. ADD 2 STORY ADDITION TO REAR OF HOUSE 600SF
07-0820	2/22/2007	12/5/2008	\$700	Residential	REMOVE REAR 9FT OF BUILDING FOR NEW ADDITION CAN BE ADDED
06-5225	9/14/2006	12/5/2008	\$500	Residential	REMOVE SHEETROCK & CEILING AND TILE FROM FLOORS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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