



Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: March 24, 2026

Applicant: Island fence

Applicant Number: C2026-0011

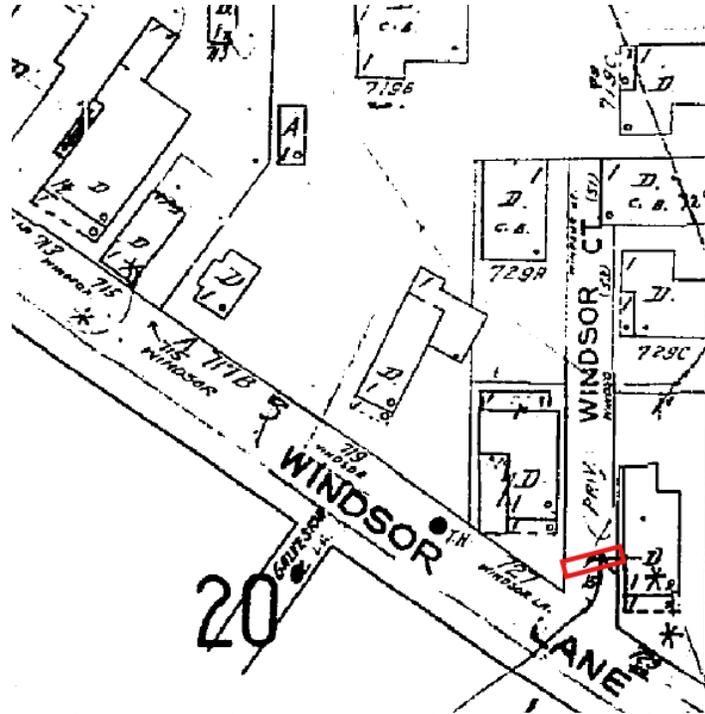
Address: 713-727 Windsor Lane

Description of Work:

New 6' wood picket gate along street frontage.

Site Facts:

The site under review is located at 713-727 Windsor Lane, also known as the Writer's Compound or Windsor Village. The existing front entry gate is located on Windsor Lane between the houses that front the street at 727 and 729 Windsor Lane. The gate and existing fence are not present in the 1965 photo and is not historic. A similar gate was present between 717 and 727. The HARC Commission approved the removal of this gate and the construction of the same 6' wood picket fence proposed on this project in October 2021. Currently the location of the fence is located within an AE-6 flood zone.



Sanborn Map of property under review 1962 showing location of proposed fence.



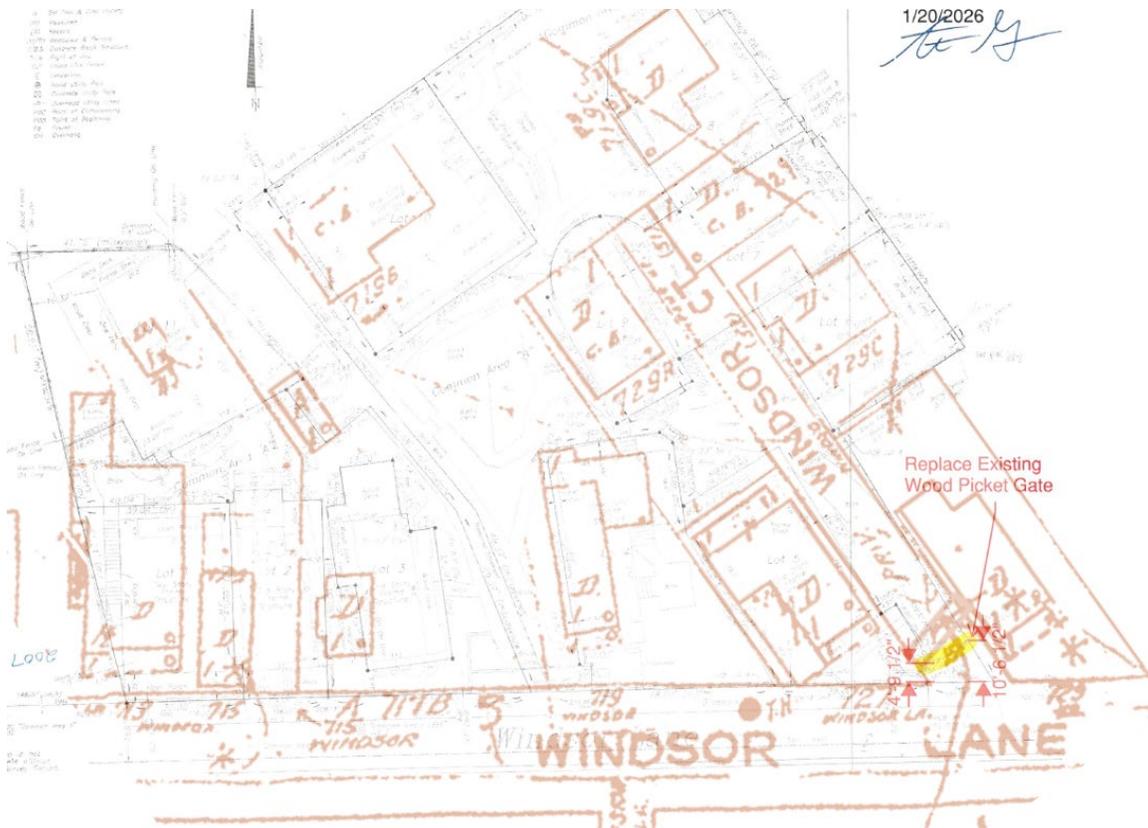
Photo of existing fence between 727 and 729 Windsor Lane.



Photo of previous gates between 717 and 719 Windsor Lane.



Photo of current fence between 717 and 719 Windsor Lane approved at October 2021 HARC Commission meeting.



1962 Sanborn Map and current survey

Guidelines Cited on Review:

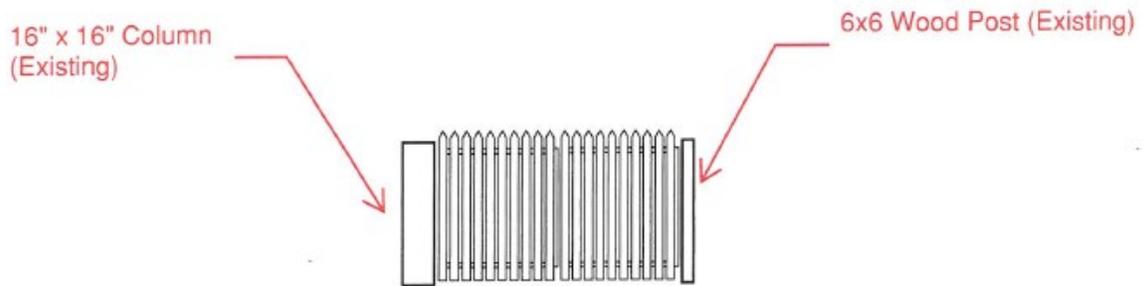
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.

Staff Analysis:

A Certificate of Appropriateness is currently under review for the construction of a new 6-foot-tall entry gate to replace the existing gate between 727 and 729 Windsor Lane. The new gate will have standard 1 x 3 pickets, which will be straight across the top, as opposed to the arched design of the existing gates. The proposed gate will match the existing 6' gate between 717 and 719 Windsor Lane, which was approved at the October 2021 HARC Commission meeting.



Existing gate between 727 and 729 Windsor Lane.



- Notes:**
 6' tall overall
 1x3" 60 degree pointed pickets pressure treated (white)
 3/4" gap spacing in between pickets

Proposed gate design.

Consistency with Cited Guidelines:

The beginning of the guidelines for Fences and Walls reads, “The scale and character of a fence, posts and gates must be compatible with the house and the neighboring structures.” The scale of the existing front fencing and gates at this property, all of which appears to be 6-feet-high. While this is not typical in the historic district at the front of property lines, there is a previously approved 6’ gate at the front of the property between 717 and 719 Windsor Lane.

Guideline 6 states that “Six-foot fences may begin from the rear of where the façade of the house joins the front porch, or at least ten (10) feet from the front property line.” The proposed 6-foot fence does not meet this guideline because its angled placement results in one portion of the fence being located only 4 feet 9 inches from the front property line. In order to comply with the Guidelines, the 6 foot height may begin no closer than ten feet from the front property line.

However, staff finds the 6’ fence to be appropriate at this location as there is a current 6’ gate at this location. Also as previously stated, there is a previously approved 6’ gate at the front of the property between 717 and 719 Windsor Lane of the same design as the proposed gate.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # COAC 2026-0011	REVISION #	INITIAL & DATE GT 02/20/26
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	713 Windsor Lane, Key West FL 33040	
NAME ON DEED:	Tyler Garrett	PHONE NUMBER 818-216-1011
OWNER'S MAILING ADDRESS:	713 Windsor Lane, Key West, FL 33040	EMAIL windsorvillage11@gmail.com
APPLICANT NAME:	Island Fence	PHONE NUMBER 305-509-3375
APPLICANT'S ADDRESS:	1109 17th Terrace, Key West, FL 33040	EMAIL islandfence33040@gmail.com
APPLICANT'S SIGNATURE:		DATE 02/18/2026

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 No RELOCATION OF A STRUCTURE No ELEVATION OF A STRUCTURE No
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO X INVOLVES A HISTORIC STRUCTURE: YES ___ NO X
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: To replace existing wood 1x6 gates on site with new 6' tall HARC style 1x3 pointed picket style gate, portion of gate is within 10' setback.
MAIN BUILDING: Remove existing gate, install new frames, install pointed pickets in white.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Removal of existing gates.

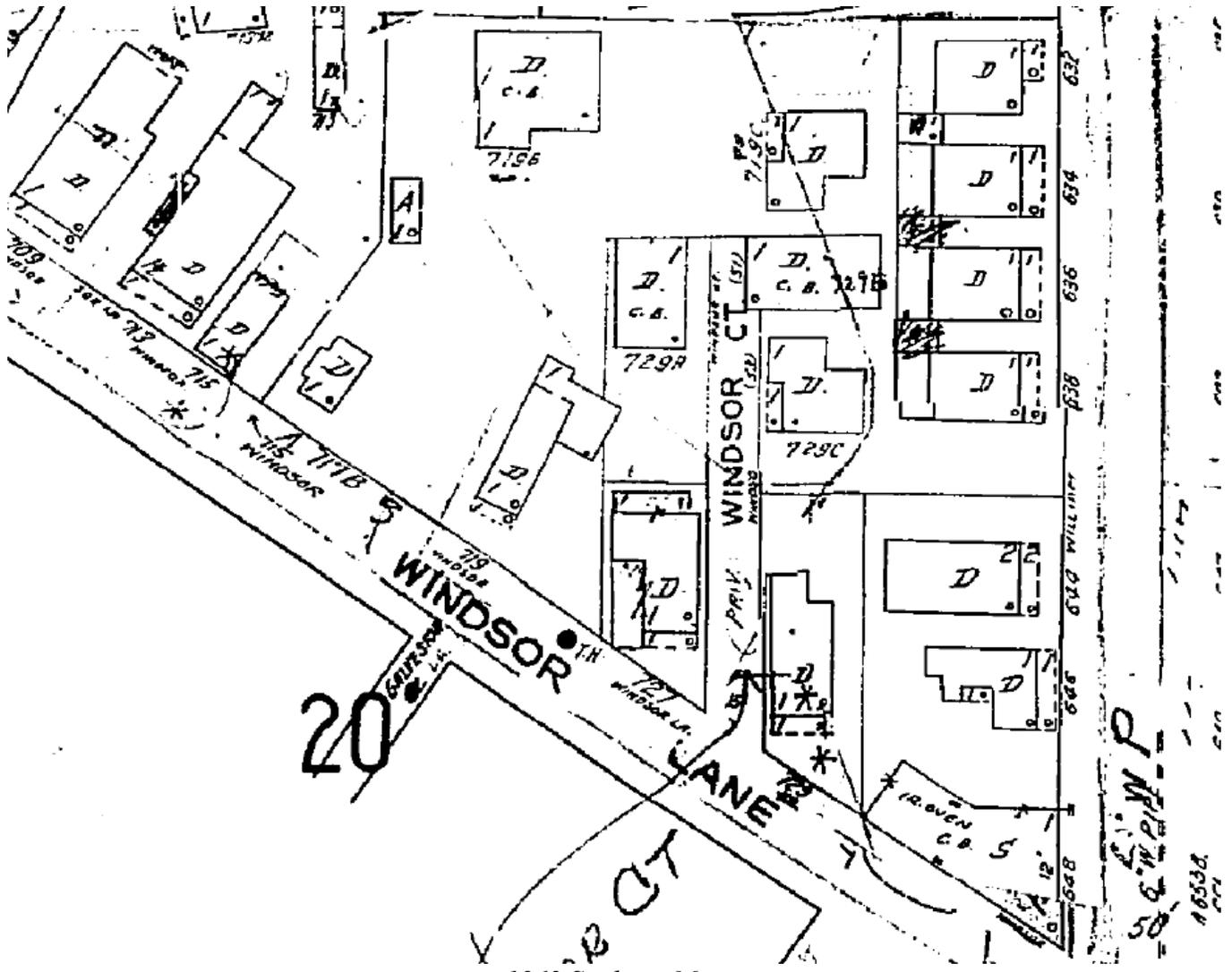
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES: Approximately 10' wide x 6' tall gate
	1x3 PT Pickets
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

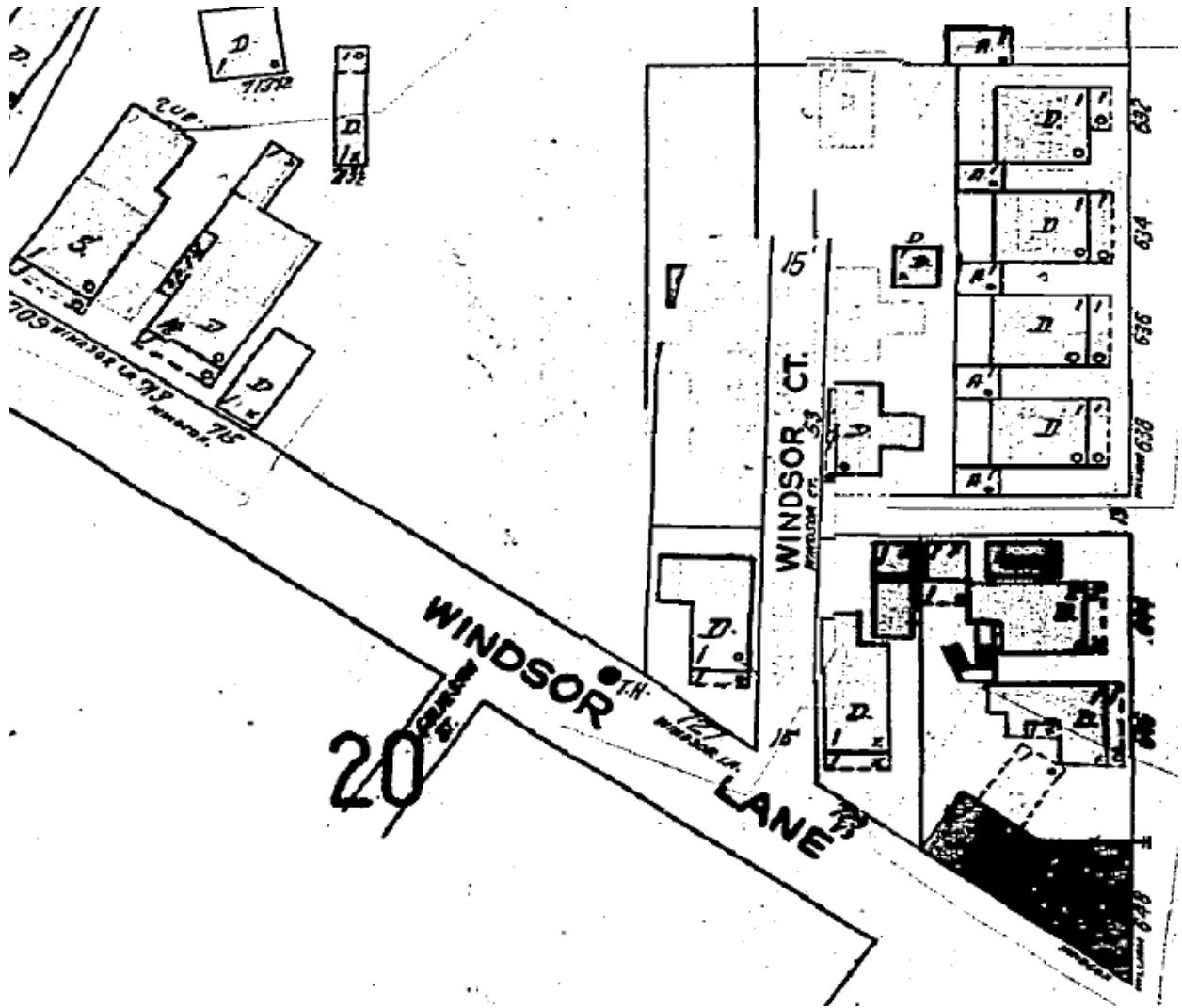
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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.

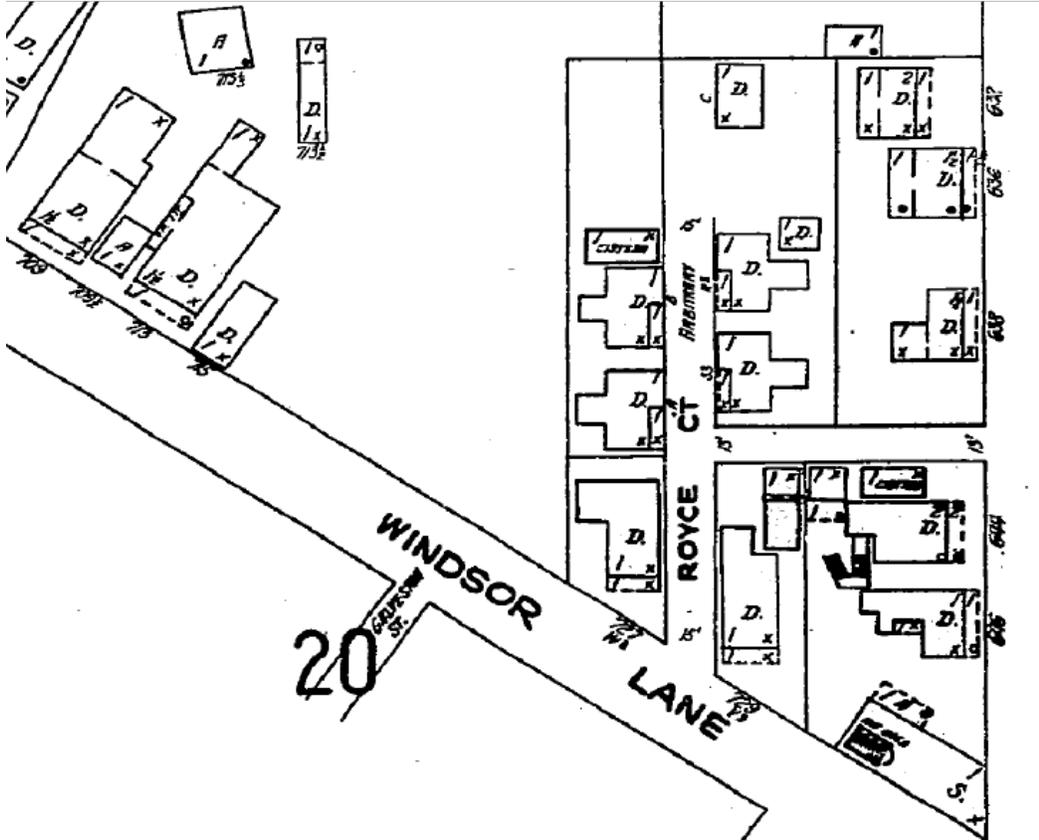
SANBORN MAPS



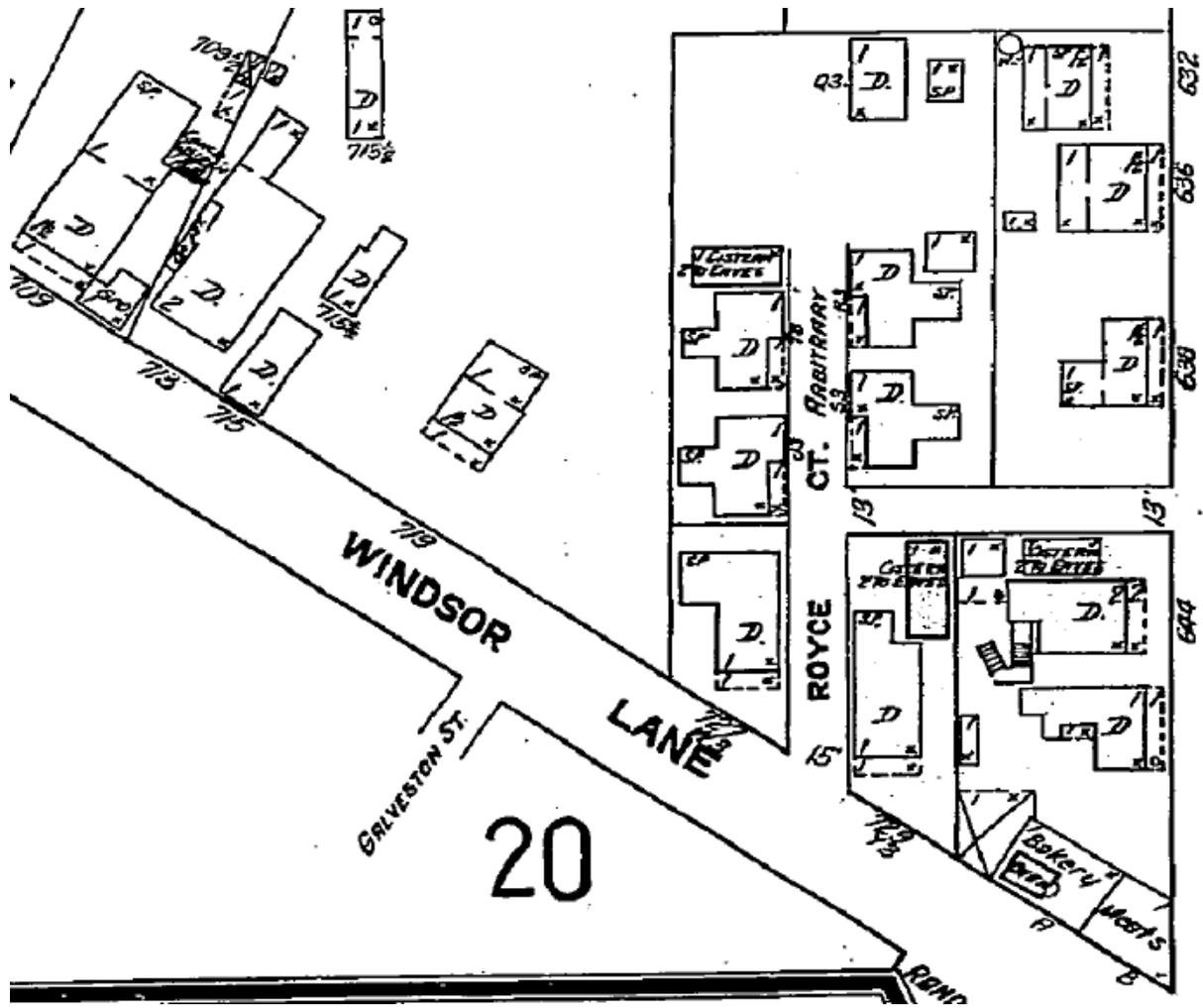
1962 Sanborn Map



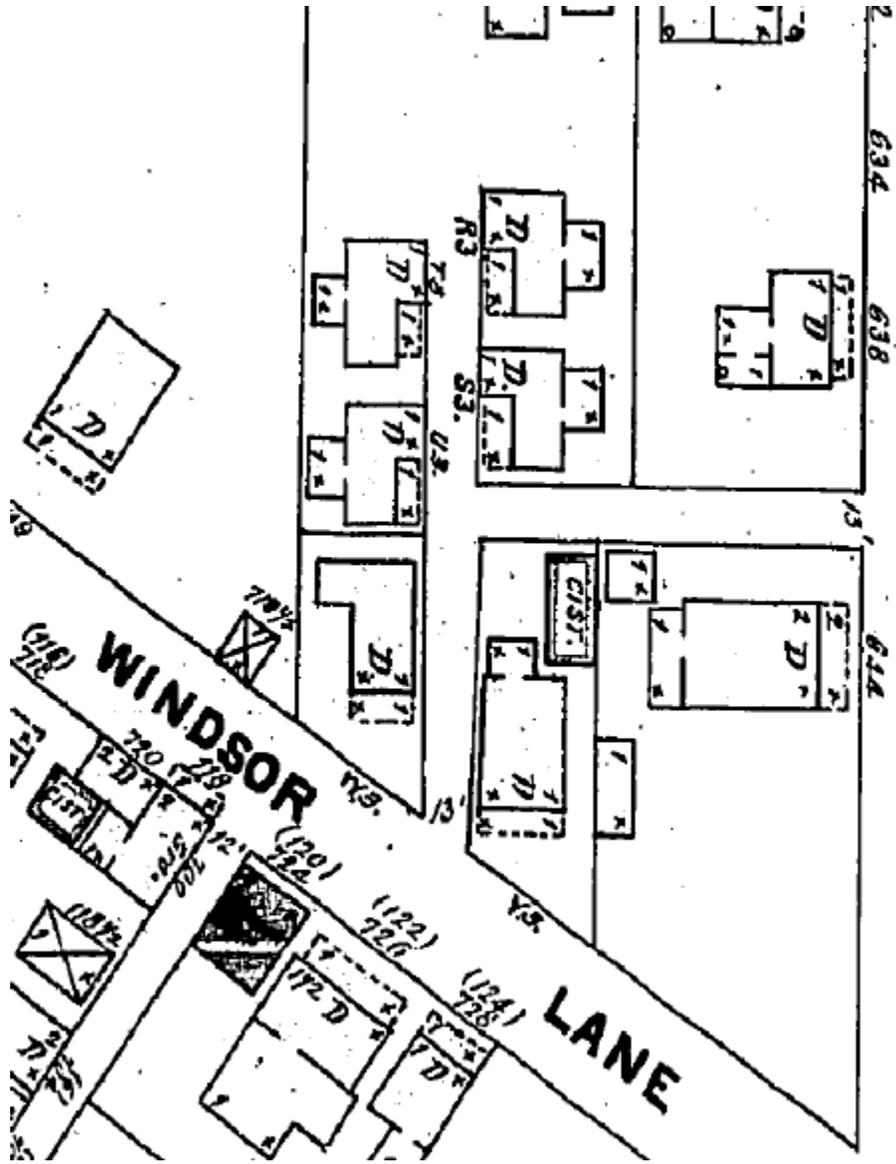
1948 Sanborn Map



1926 Sanborn Map



1912 Sanborn Map



1899 Sanborn Map

PROJECT PHOTOS



4' 9" Side

GATE TO BE REPLACED

10' 6" Side



4'

Google Maps

5'

10'

Existing

SURVEY

LEGEND

- ⊕ Found 1/2" iron Rod (100)
- Set 3/4" Pipe w/ cap (600)
- Found 1/2" iron Rod (100)
- ▲ Found Nail & Wire (100)
- ⊙ Set Nails & Wire (100)
- (M) Measurement
- (R) Record
- (M/R) Measure & Record
- C.S. Concrete Block Structure
- W.R. Right of Way
- CLF Chain Link Fence
- C Concrete
- ⊕ Road Utility Pole
- ⊕ Concrete Utility Pole
- U- Overhead Utility Lines
- POC Point of Commencement
- POB Point of Beginning
- Fd Found
- OH Overhang

Island Fence
3055093375
1/20/2026

[Handwritten Signature]



Replace Existing
Wood Picket Gate

4'-9 1/2"
10'-6 1/2"

LOOB

Windsor Lane

William St.

on 16 not
date without
Survey Report.

PROPOSED DESIGN

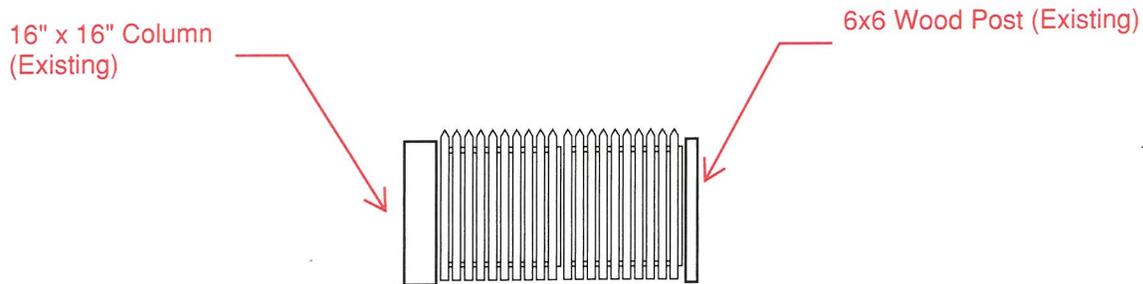


4' 9" Side

GATE TO BE REPLACED

10' 6" Side

713 Windsor
Key West, FL 33040
Design Drawing Gate
Scale 1/8" = 1'-0"



Notes:
6' tall overall
1x3" 60 degree pointed pickets pressure treated (white)
3/4" gap spacing in between pickets



Example

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. March 24, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW 6' WOOD PICKET GATE ALONG STREET FRONTAGE.

#713-727 WINDSOR LANE

Applicant –Island Fence Application #C2026-0011

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
Island Fence - Anthony Galvan _____, 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:
_____ 713 - 727 Windsor Lane, Key West, FL 33040 _____ on the
18th day of March, 2026.

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 March 24th, 2026.

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 COAC2026-0011.

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

Signed Name of Affiant:

Date: March 18th, 2026
Address: 1109 17th Terrace
City: Key West
State, Zip: FL, 33040

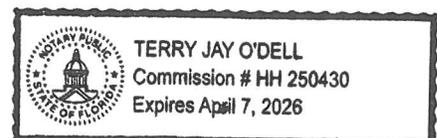
The forgoing instrument was acknowledged before me on this 18 day of March, 2026.

By (Print name of Affiant) Anthony Galvan who is personally known to me or has produced ID as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: _____
Print Name: Terry O'Dell

Notary Public - State of Florida (seal)
My Commission Expires: April 7, 2026





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Public Access Notice

NO PARKING
VIOLATORS WILL BE
TOWED AWAY
AT THE OWNER'S RISK

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00018730-000100
Account# 1019313
Property ID 1019313
Millage Group 10KW
Location 713 WINDSOR Ln, KEY WEST
Address
Legal Description KW PT TR 5 (A/K/A LOT 1 WINDSOR VILLAGE AND 1/11 INT IN COMMON AREAS A AND B) OR644-335 OR644-339 OR644-344 OR647-418 OR651-588 OR752-220 OR1516-945 OR1708-465 OR1711-2357 OR1749-543 OR1793-301 OR1827-416 OR1827-471 OR1827-494 OR1827-516 OR1919-466 OR1947-2265 OR2280-963 OR2282-680 OR2287-261 OR2505-704 OR3132-1143
(Note: Not to be used on legal documents.)
Neighborhood 6109
Property Class MULTI-FAMILY DUPLEX (0802)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

GARRETT TYLER A
 713 Windsor Ln
 Key West FL 33040
GARRETT JUDIT J
 713 Windsor Ln
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$464,079	\$460,564	\$445,154	\$449,744
+ Market Misc Value	\$686	\$612	\$612	\$612
+ Market Land Value	\$664,048	\$763,655	\$664,048	\$525,479
= Just Market Value	\$1,128,813	\$1,224,831	\$1,109,814	\$975,835
= Total Assessed Value	\$1,128,813	\$1,224,831	\$1,073,419	\$975,835
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$1,103,813	\$1,199,831	\$1,109,814	\$975,835

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$763,655	\$460,564	\$612	\$1,224,831	\$1,224,831	\$25,000	\$1,199,831	\$0
2023	\$664,048	\$445,154	\$612	\$1,109,814	\$1,073,419	\$0	\$1,109,814	\$0
2022	\$525,479	\$449,744	\$612	\$975,835	\$975,835	\$0	\$975,835	\$0
2021	\$444,268	\$178,741	\$0	\$623,009	\$428,189	\$25,000	\$403,189	\$194,820
2020	\$469,746	\$183,445	\$0	\$653,191	\$436,240	\$25,000	\$411,240	\$216,951
2019	\$428,345	\$192,853	\$0	\$621,198	\$420,201	\$25,000	\$395,201	\$200,997
2018	\$460,090	\$197,556	\$0	\$657,646	\$411,646	\$25,000	\$404,658	\$227,988

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
MULTI RES DRY (080D)	1,694.00	Square Foot	49.9	50

Buildings

Building ID	1400	Exterior Walls	B & B with 77% ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2018
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	2881	Roof Type	GABLE/HIP
Finished Sq Ft	1488	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	118	Bedrooms	3
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	6	Grade	550
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	1,104	0	140
OPX	EXC OPEN PORCH	224	0	102
FLA	FLOOR LIV AREA	1,488	1,488	220
OUF	OP PRCH FIN UL	25	0	20
SBF	UTIL FIN BLK	40	0	26
TOTAL		2,881	1,488	508

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RW2	1977	1978	4 x 31	1	124 SF	2
FENCES	1977	1978	2 x 31	1	62 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/14/2021	\$1,132,000	Warranty Deed	2344662	3132	1143	01 - Qualified	Improved		
2/18/2011	\$450,000	Warranty Deed		2505	704	02 - Qualified	Improved		
10/27/2003	\$635,000	Warranty Deed		1947	2265	Q - Qualified	Improved		
6/26/2001	\$220,000	Warranty Deed		1708	0465	Q - Qualified	Improved		
12/1/1977	\$49,500	Conversion Code		752	220	Q - Qualified	Improved		

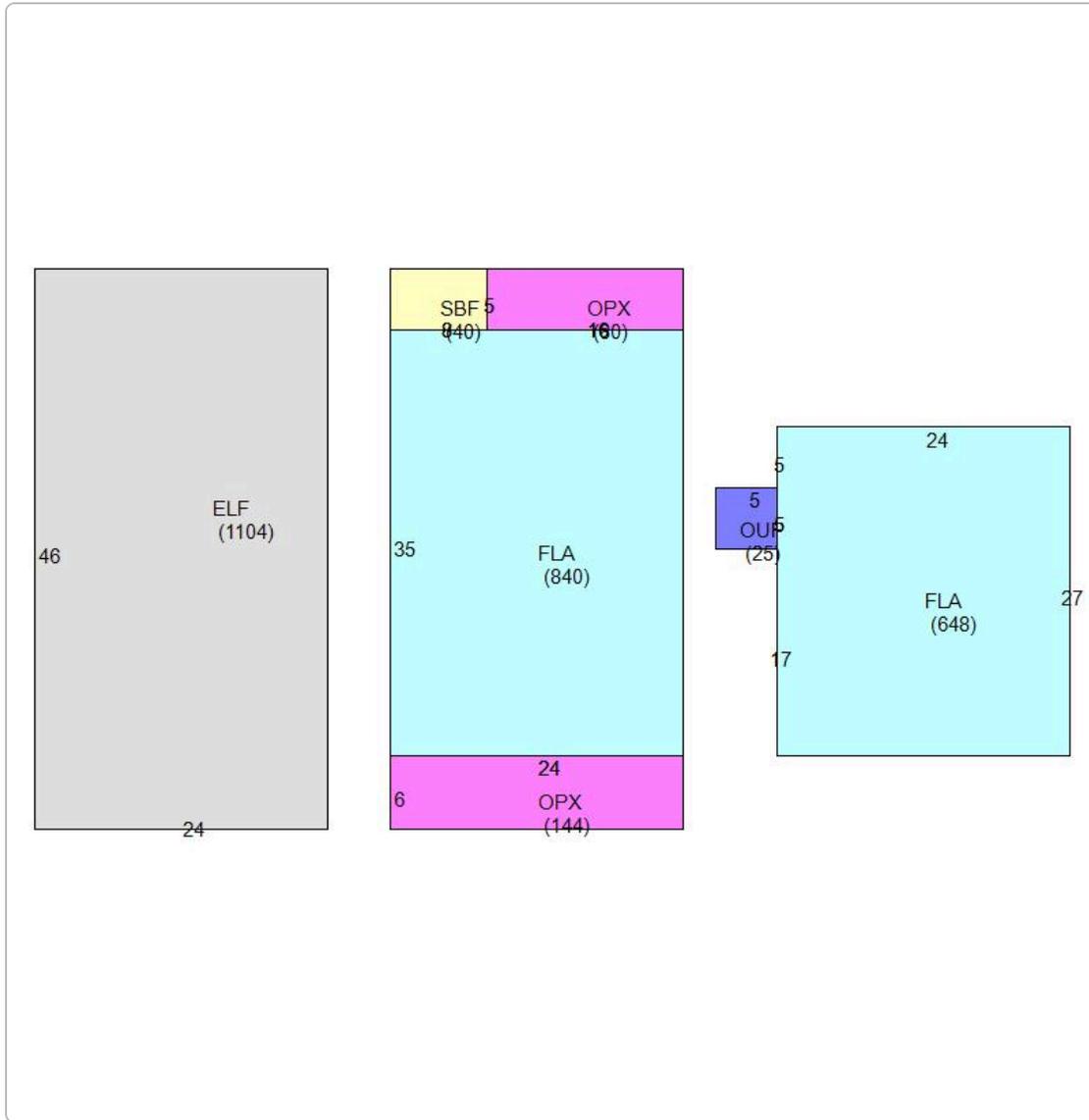
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
23-0409	02/13/2023	Active	\$7,000	Residential	Replacing existing French door and front door
14-5688	01/07/2015	Completed	\$9,600		R & R 155 SF FRONT PORCH ROOFING REPLACE WITH T & G
02/3006	11/06/2002	Completed	\$3,000	Residential	RED TAGGED-PAINT FENCE
02-856	04/10/2002	Completed	\$5,900		INSTALL A C
01-3450	11/16/2001	Completed	\$30,000		DORMERS ROOF FRAMING
01-2700	07/26/2001	Completed	\$7,000		DEMO INTERIOR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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[| User Privacy Policy](#) | [| GDPR Privacy Notice](#)
Last Data Upload: 3/17/2026, 2:07:47 AM

[Contact Us](#)

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