



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 22, 2022

Applicant: Artibus Design

Application Number: H2022-0002

Address: 814 Windsor Lane

Description of Work:

Re-open front porch, new stucco lap siding on CMU wall, replacement of all windows and doors openings.

Site Facts:

The building under review is listed as a non-contributing resource in the survey. The one-story CMU structure, built in 1976, sits in the east corner lot of Windsor and Poorhouse lanes. The house replaced a neglected one-story frame house. A photograph from 1977 depicts the house with a three-bay front porch and a front gable end sided with T1-11 wood panels. The house faces the cemetery, and the front yard has dense vegetation.

Guidelines Cited on Review:

- Decorative elements and details (page 24), specifically guidelines 1 and 2.
- Windows (pages 29-30), specifically guideline 4.
- Entrances. Porches and doors (pages 32-33), specifically guidelines 8 and 11.
- Additions and alterations (pages 37a-37k), specifically guidelines 1, 13, 19, 26, and 33.
- New Construction (pages 38a-q), specifically guidelines 1, 2, 8, 9, 12, 17, 23, 24, and 25.
- Decks, patios (page 39a), specifically guideline 1.

Staff Analysis:

The Certificate of Appropriateness under review proposes the reconstruction of a front porch that is currently enclosed. The proposed front alteration will consist of a two-bay porch with wood frame tapered columns, each supported by a base. Columns and bases will be trimmed with cement board and each column will have brackets at the top. The front wall will have two pairs of 6 over 6 windows flanked with louvered shutters and the entry door will be kept on the east side elevation.

The design proposes the replacement of all windows with aluminum impact units. Lap siding stucco is proposed over all exterior walls. A submitted detail proposes stucco horizontal lap with a +/- 6" between drip edges. The plans also depict a change in materials of an existing tile patio at the east side of the lot, with a wood deck and a concrete walkway change to bricks.

Consistency with Cited Guidelines:

The house under review is not historic and is listed as a non-contributing resource. The design proposes changes in wall textures, architectural vocabulary, and style, to create a building with a more traditional look. The proposed design does not mimic any specific building but creates a different sense of a style that was not original to the 1976 structure. Based on cited regulations the proposed project meets the guidelines except for the proposed brackets on the front porch columns, as those architectural elements were not preexisting. Staff also finds the proposed deck and walkway are consistent with cited guidelines.

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 # <i>2022-0002</i>	REVISION #	INITIAL & DATE <i>1/24/22 JMM</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	814 Windsor Ln, Key West, FL 33040	
NAME ON DEED:	James Myron Harlow	PHONE NUMBER
OWNER'S MAILING ADDRESS:	814 Windsor Ln, Key West, FL 33040	EMAIL <i>jiminkeys@aol.com</i>
APPLICANT NAME:	Serge Mashtakov P.E.	PHONE NUMBER (305) 304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd, Key West, FL 33040	EMAIL <i>Serge@artibusdesign.com</i>
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 01/24/2022

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: Replacement of all windows and doors with relocation of openings. New stucco on CMU walls. Open Front Porch
MAIN BUILDING: Re-open existing front porch. Install new aluminum frame doors and windows in existing and, new and relocated openings.
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): N/A	
PAVERS: Front walkway - HARC approved pavers	FENCES: Demo existing cum fence. Install new wood picket fences. 4ft along the front property line, 6ft in line with building
DECKS: Demo concrete slabs and replace with wood frame decks	PAINTING: White paint or HARC approved pastel color
	Per approved submitted color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No major grading is proposed.	
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:		
Non-historic and non-contributing house.		
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:	814 Windsor Ln, Key West, FL 33040
PROPERTY OWNER'S NAME:	James Myron Harlow
APPLICANT NAME:	Serge Mashtakov, P.E. Artibus Design LLC

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

James Myron Harlow

15 FEB 2022 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of the front porch enclosure walls, demolition of existing windows and doors and part of exterior walls for new window and door openings.

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.

No distinctive architectural style is represented in front porch enclosure nor existing wall openings

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.

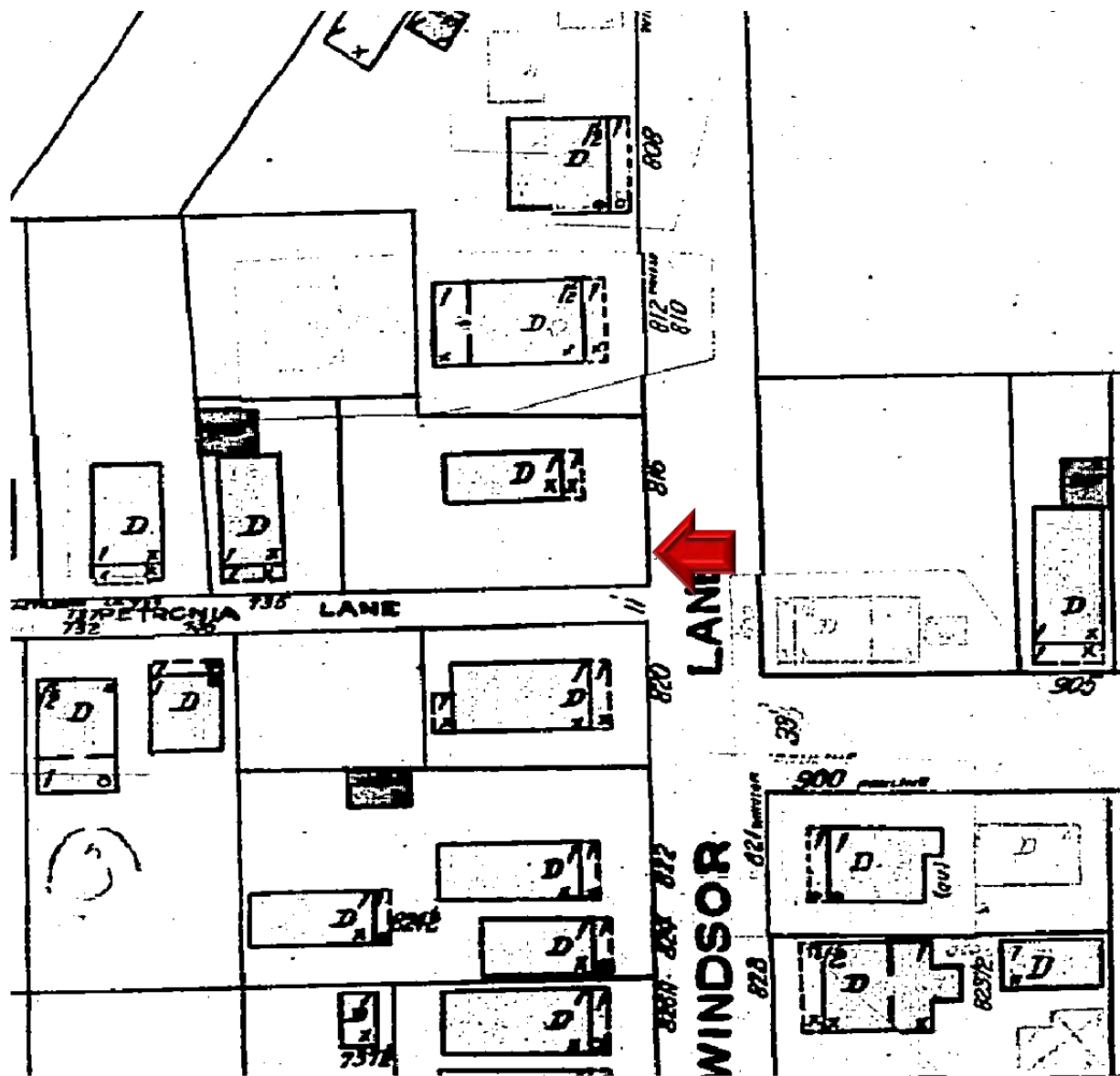
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Not associated with events of local, state nor national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
No significant character, interest, or value is affected by the proposed demolition.
(d) Is not the site of a historic event with significant effect upon society.
Property is not the site of a historic event.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Does not portray the environment in an era of history.
(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.

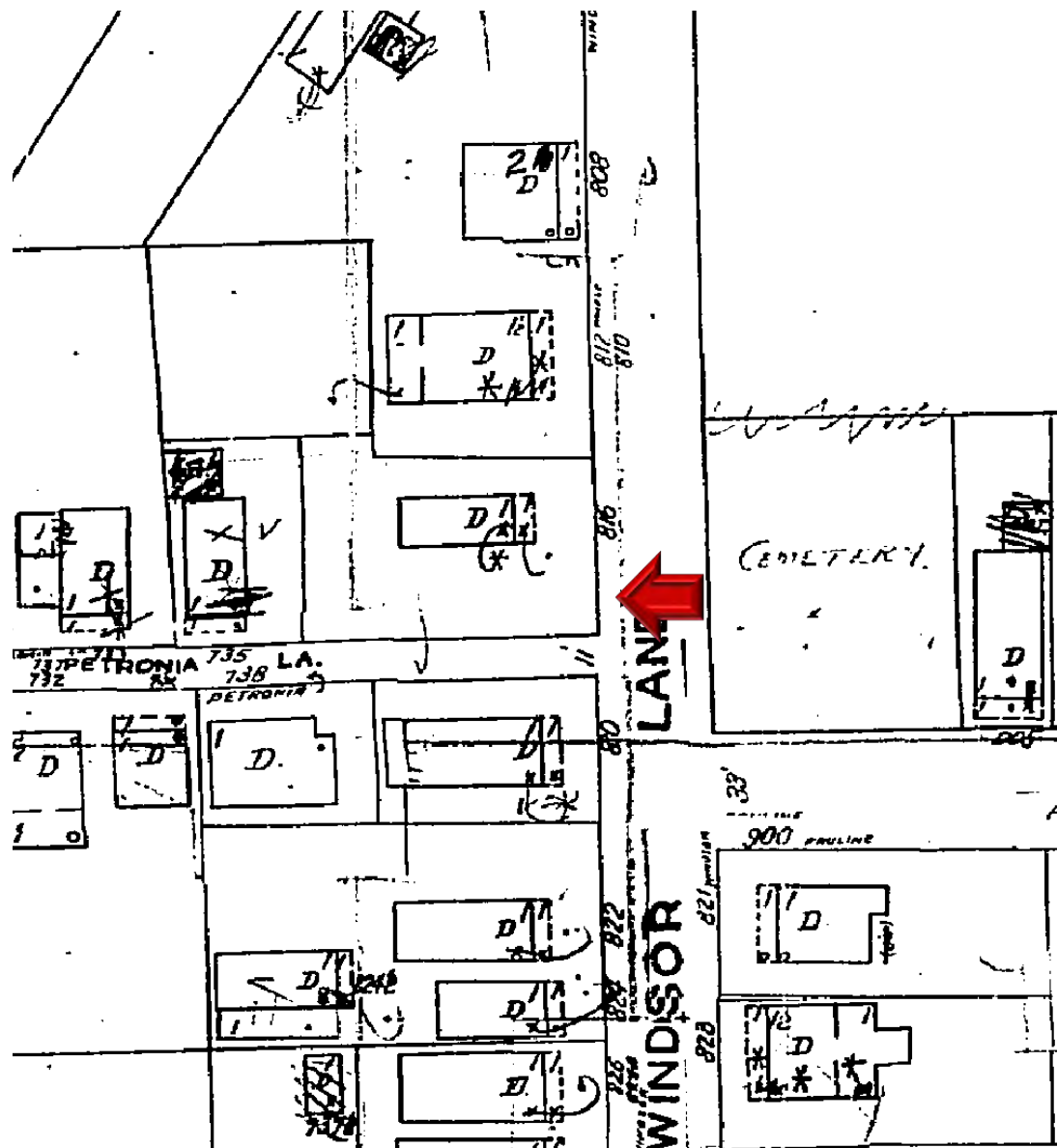
(i) Has not yielded, and is not likely to yield, information important in history,
Has not yielded and is not likely to yield information important in history.

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.
The front porch enclosure is not important in defining the overall historic character of a district.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
No historic relationship between other buildings or structures and open space.
(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.
Not defining to the historic character of a site or the surrounding district.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Does not qualify as contributing structure.

SANBORN MAPS

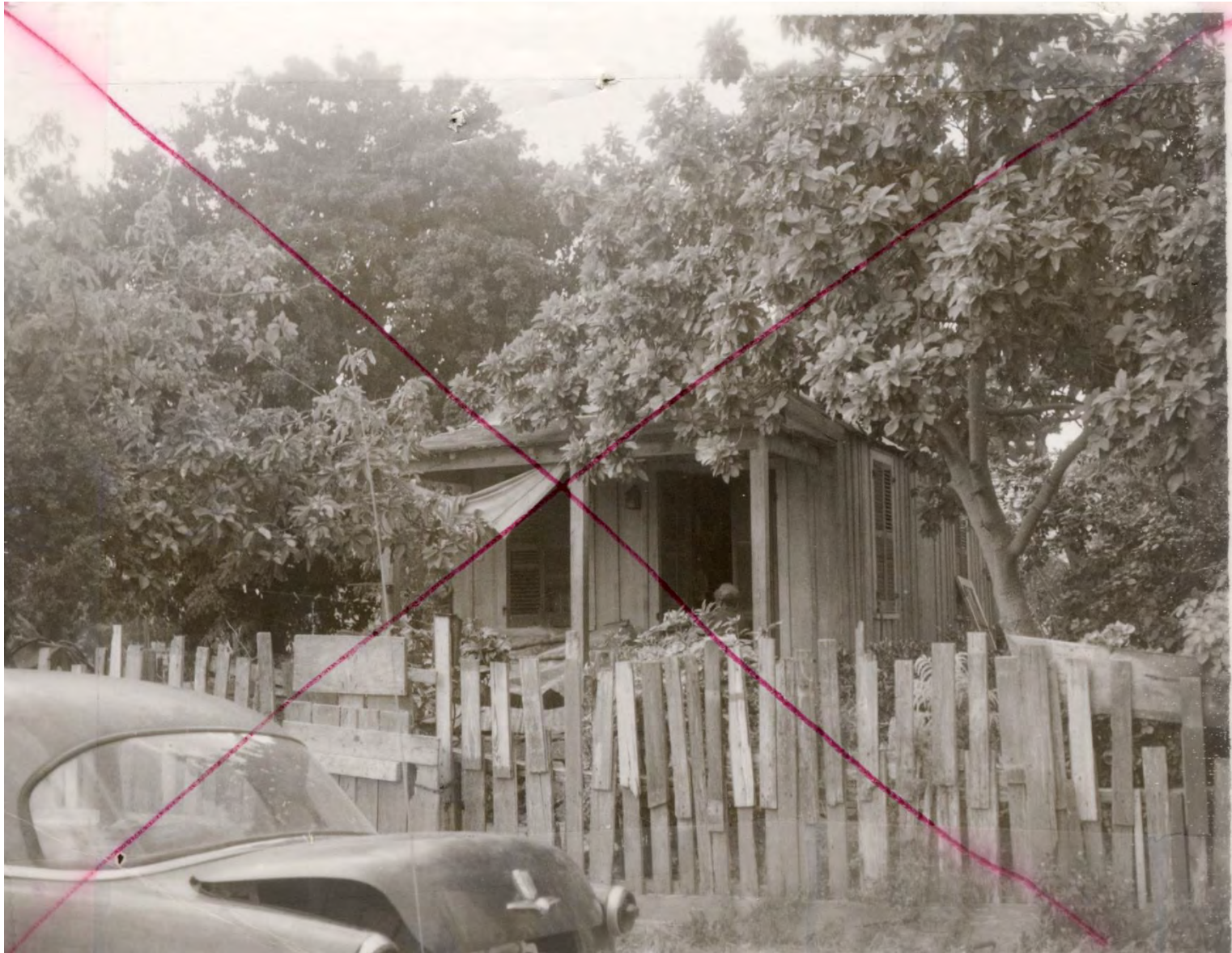


1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



814 Windsor Lane circa 1965, razed about 1975. Monroe County Library.



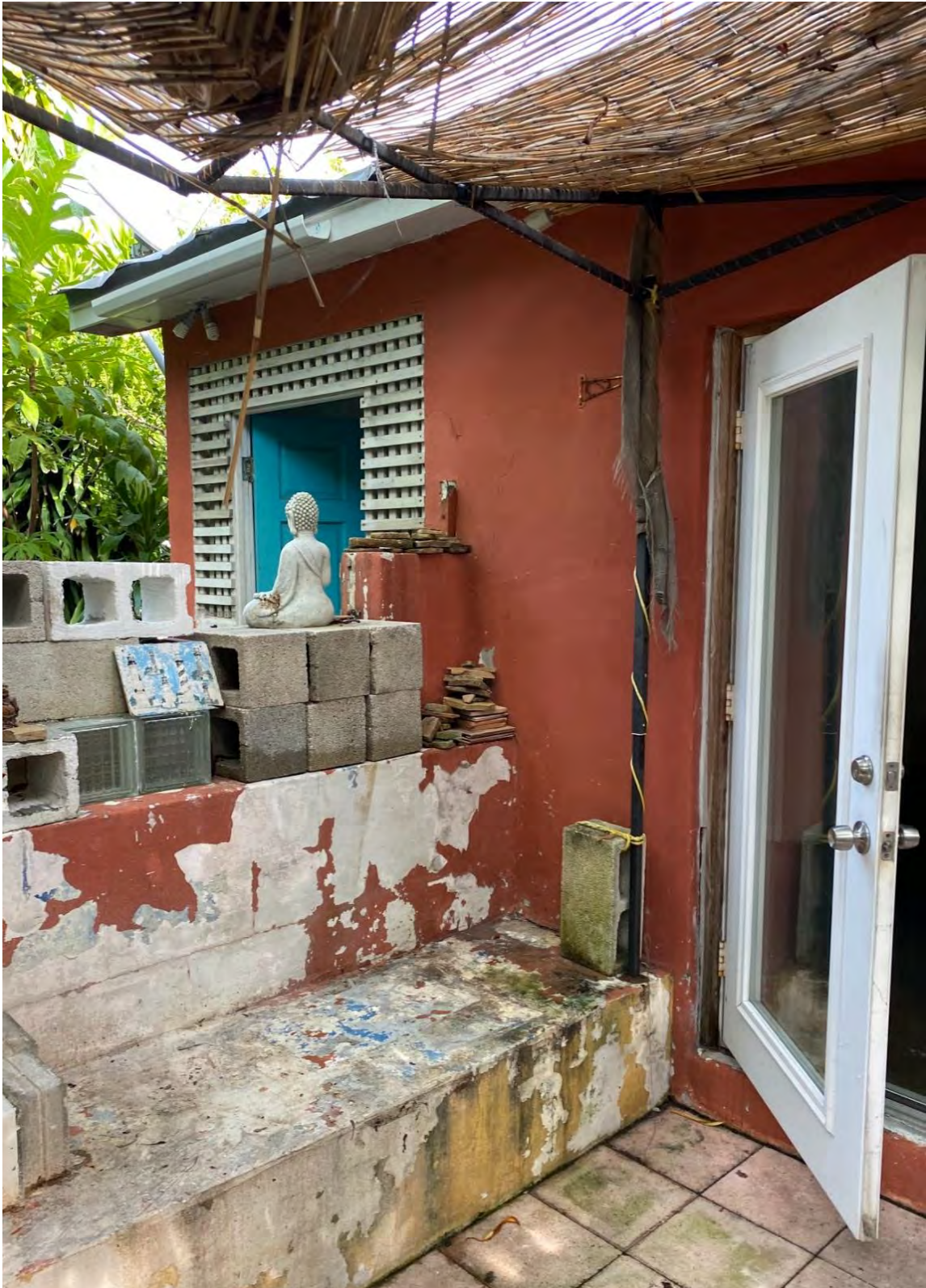
814 Windsor Lane 1977. Monroe County Library.

814 WINDSOR LN,
EXISTING BUILDING PHOTOS



HISTORICAL BUILDING – FRONT SIDE

814 WINDSOR LN,
EXISTING BUILDING PHOTOS



HISTORICAL BUILDING – RIGHT SIDE VIEW

814 WINDSOR LN,
EXISTING BUILDING PHOTOS



HISTORICAL BUILDING – RIGHT SIDE VIEW

814 WINDSOR LN,
EXISTING BUILDING PHOTOS



HISTORICAL BUILDING – REAR SIDE VIEW

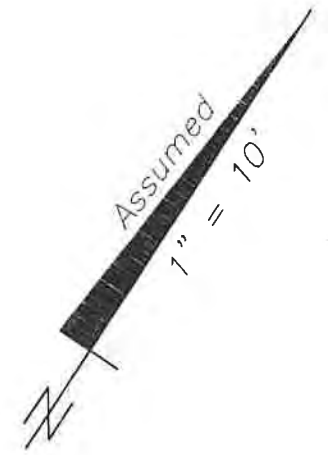
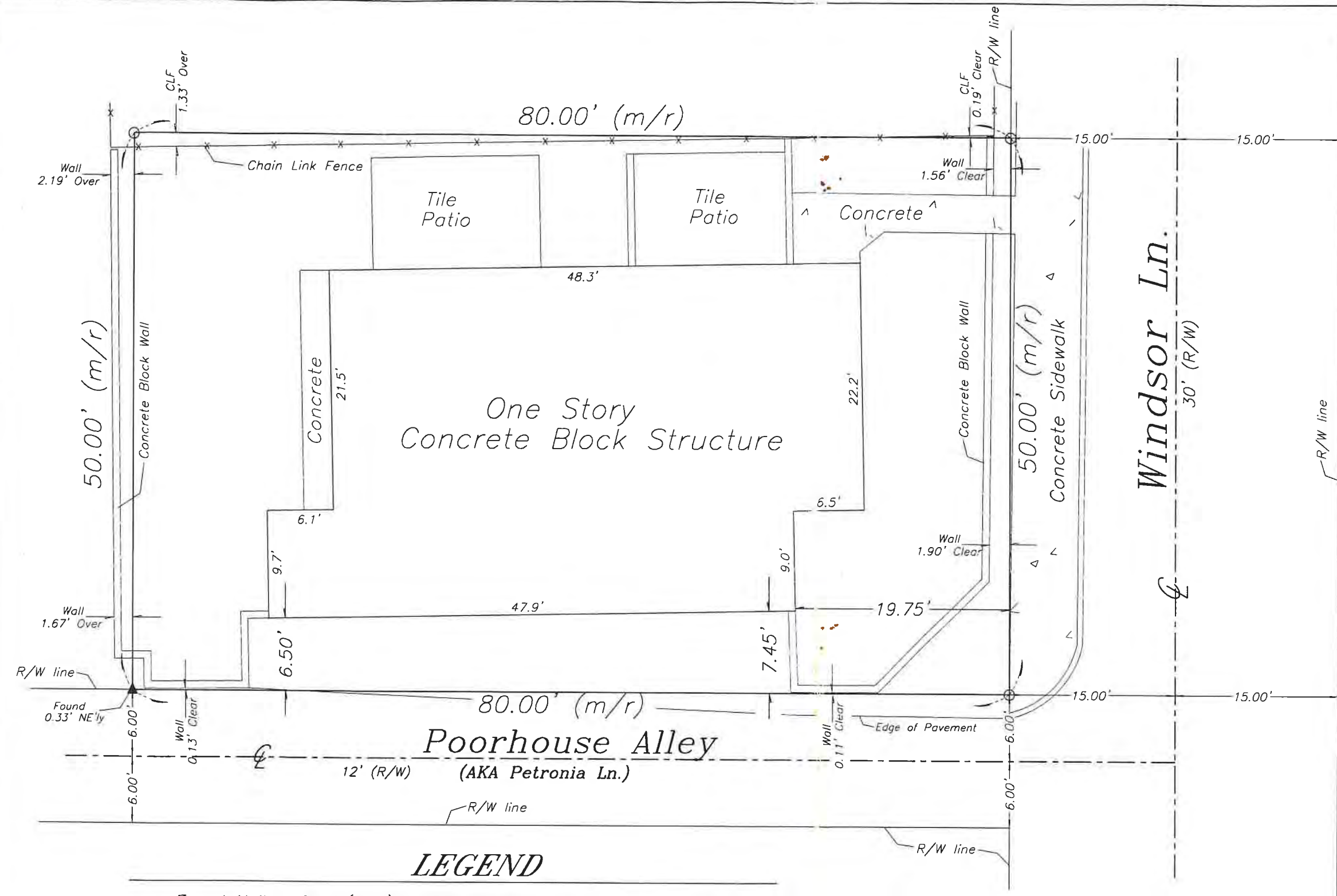
814 WINDSOR LN,
EXISTING BUILDING PHOTOS



HISTORICAL BUILDING – STREET SIDE VIEW

SURVEY

Map of:
Boundary Survey for:
Pony Charvet;
Part of Tract 5 on the
Island of Key West.



LEGEND

- | | |
|------------------------------------|----------------------|
| ▲ Found Nail & Disc (FHH) | CLF Chain Link Fence |
| ○ Set #5 Iron Rod w/ Cap (LB 7131) | R\W Right of Way |
| (M) Measured | ℄ Centerline |
| (R) Record | |
| (M/R) Measured & Record | |

NOTE:
The Survey Map is not full and complete
without the attached Survey Report.

Sheet One of Two Sheets

NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
LB No. 7131
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924

Report of:
Boundary Survey for:
Pony Charvet;
Part of Tract 5 on the
Island of Key West.

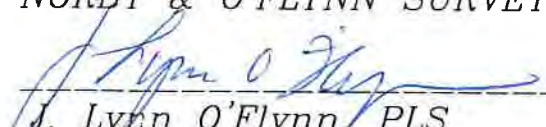
NOTES:

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: 814 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. Date of field work: January 16, 2002.
8. North arrow is assumed and based on the legal description.
9. Error of closure exceeds one part in 10,000.
10. The Survey Report is not full and complete without the attached Survey Map.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: Part of Tract Five (5) on the Island of Key West; Commencing at the corner of Windsor Lane and Poor House Alley, and extending along the line of Windsor Lane, in a Northerly direction a distance of Fifty (50) feet and extending back at right angles from Windsor Lane of a uniform width of Fifty (50) feet for a distance of Eighty (80) feet; thus forming a rectangle at the corner of Windsor Lane and Poor House Alley, Fifty (50) by Eighty (80) feet in size.

BOUNDARY SURVEY FOR: Pony Charvet;
Impact Lending Group;
Richard M. Klitenick, P.A.;
Attorneys' Title Insurance Fund, Inc.;

NORBY & O'FLYNN SURVEYING, INC.


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

January 25, 2002

Sheet Two of Two Sheets

NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
LB No. 7131
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924

PROPOSED DESIGN

CONSTRUCTION PLANS FOR 814 WINDSOR LN REMODELING



SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:
814 WINDSOR LN,
KEY WEST, FL 33040

CLIENT:
MYRON HARLOW

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL			
SIGNATURE:			
DATE:			
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480			

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



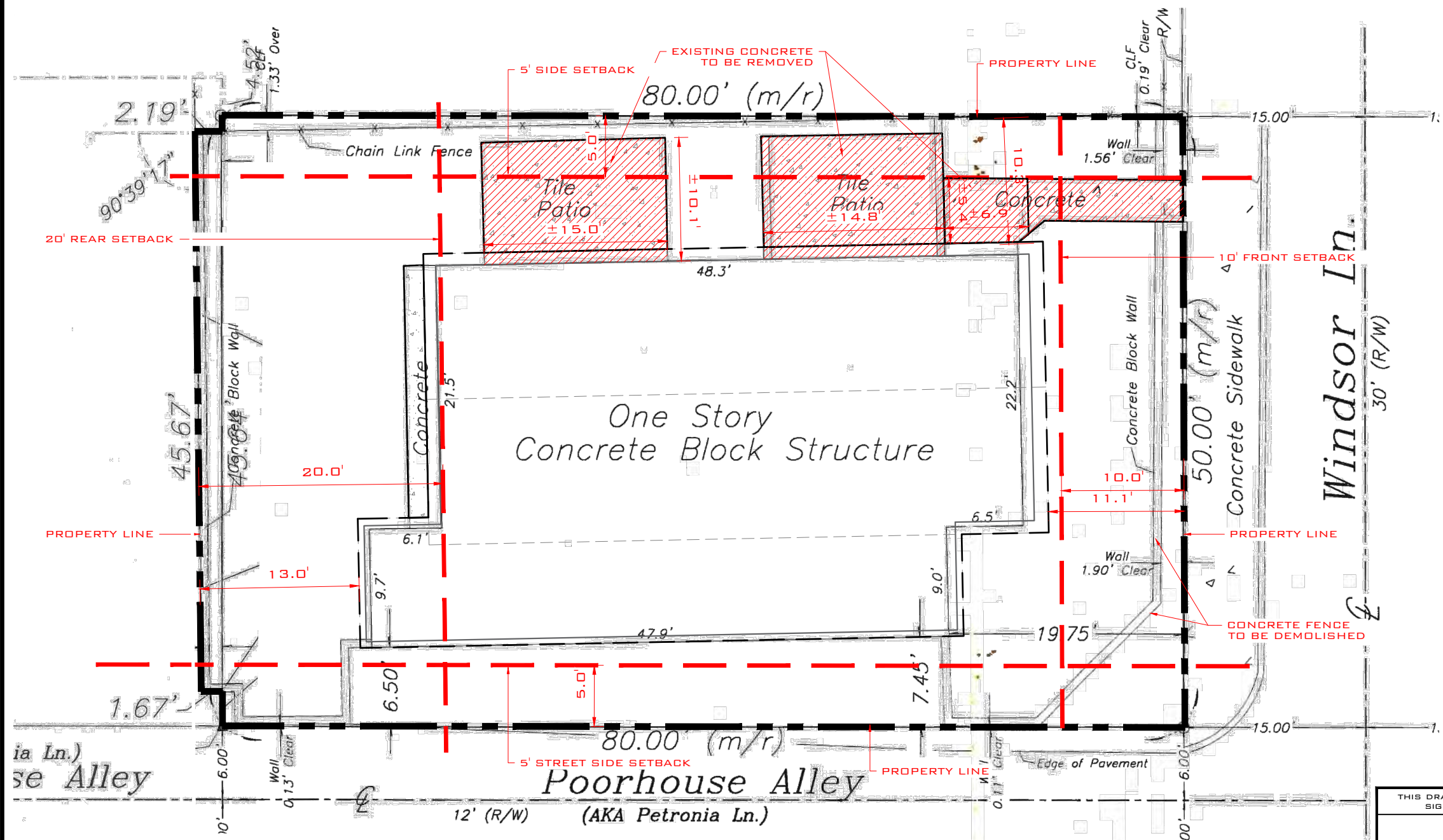
ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
JAMES MYRON HARLOW

PROJECT:
814 WINDSOR LN

SITE:
814 WINDSOR LN
KEY WEST, FL 33040
TITLE:
COVER

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/24/22	AH	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2111-03	G-100	1	



EXISTING SITE PLAN/DEMO
SCALE: 1" = 20'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____

DATE: _____

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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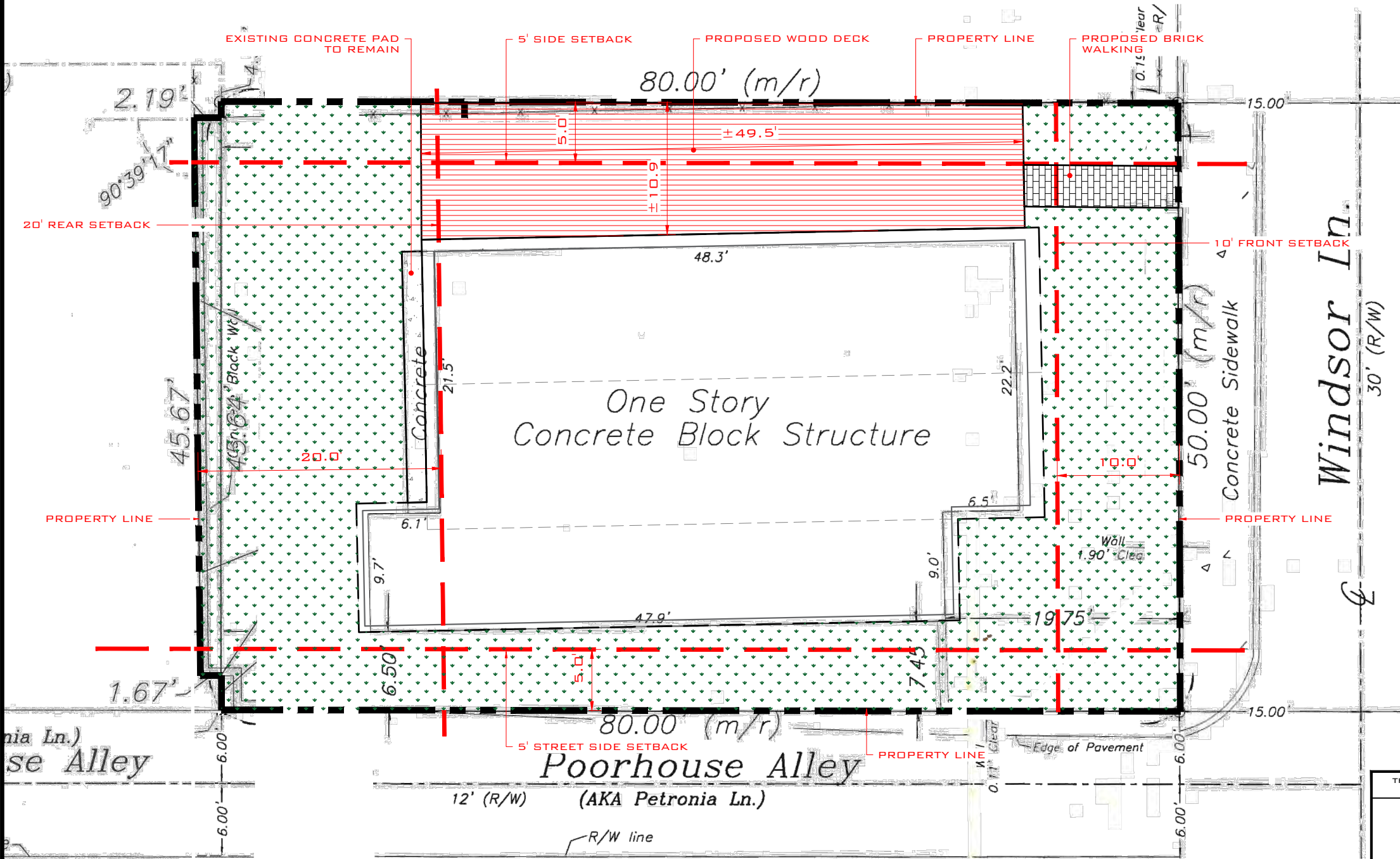
CLIENT: JAMES MYRON HARLOW

PROJECT: 814 WINDSOR LN

SITE: 814 WINDSOR LN
KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/20/22	AH	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2111-03	G-101	1	



SITE DATA:	
TOTAL SITE AREA:	±4,029.4 SQ.FT
LAND USE:	HHDR
FLOOD ZONE:	AE6
SETBACKS	
FRONT:	
REQUIRED	10 FT
EXISTING	±11.1 FT
PROPOSED	NO CHANGE
SIDE:	
REQUIRED	5 FT
EXISTING	±10.3 FT
PROPOSED	NO CHANGE
STREET SIDE:	
REQUIRED	5 FT
EXISTING	±6.4 FT
PROPOSED	NO CHANGE
REAR:	
REQUIRED	20 FT
EXISTING	±13 FT
PROPOSED	NO CHANGE
MAXIMUM IMPERVIOUS SURFACE RATIO:	
REQUIRED:	60% (2,417.64 SQ.FT.)
EXISTING	50.1% (±2,019.0 SQ.FT.)
PROPOSED	42.50% (±1,711.8 SQ.FT.)
BUILDING:	±1,634.8 SQ.FT.
CONCRETE:	±33.4 SQ.FT.
BRICK:	±43.6 SQ.FT.
TOTAL:	±1,711.8 SQ.FT.
MAXIMUM BUILDING COVERAGE:	
REQUIRED	50% (2,014.7 SQ.FT)
EXISTING	40.57% (1634.8 SQ.FT)
PROPOSED	NO CHANGE
OPEN SPACE MINIMUM:	
REQUIRED	35% (1,410.29 SQ.FT)
EXISTING	49.9% (±2,010.3 SQ.FT.)
PROPOSED	44.21% (±1,785.8 SQ.FT.)

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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CLIENT: JAMES MYRON HARLOW

PROJECT: 814 WINDSOR LN

SITE: 814 WINDSOR LN
KEY WEST, FL 33040

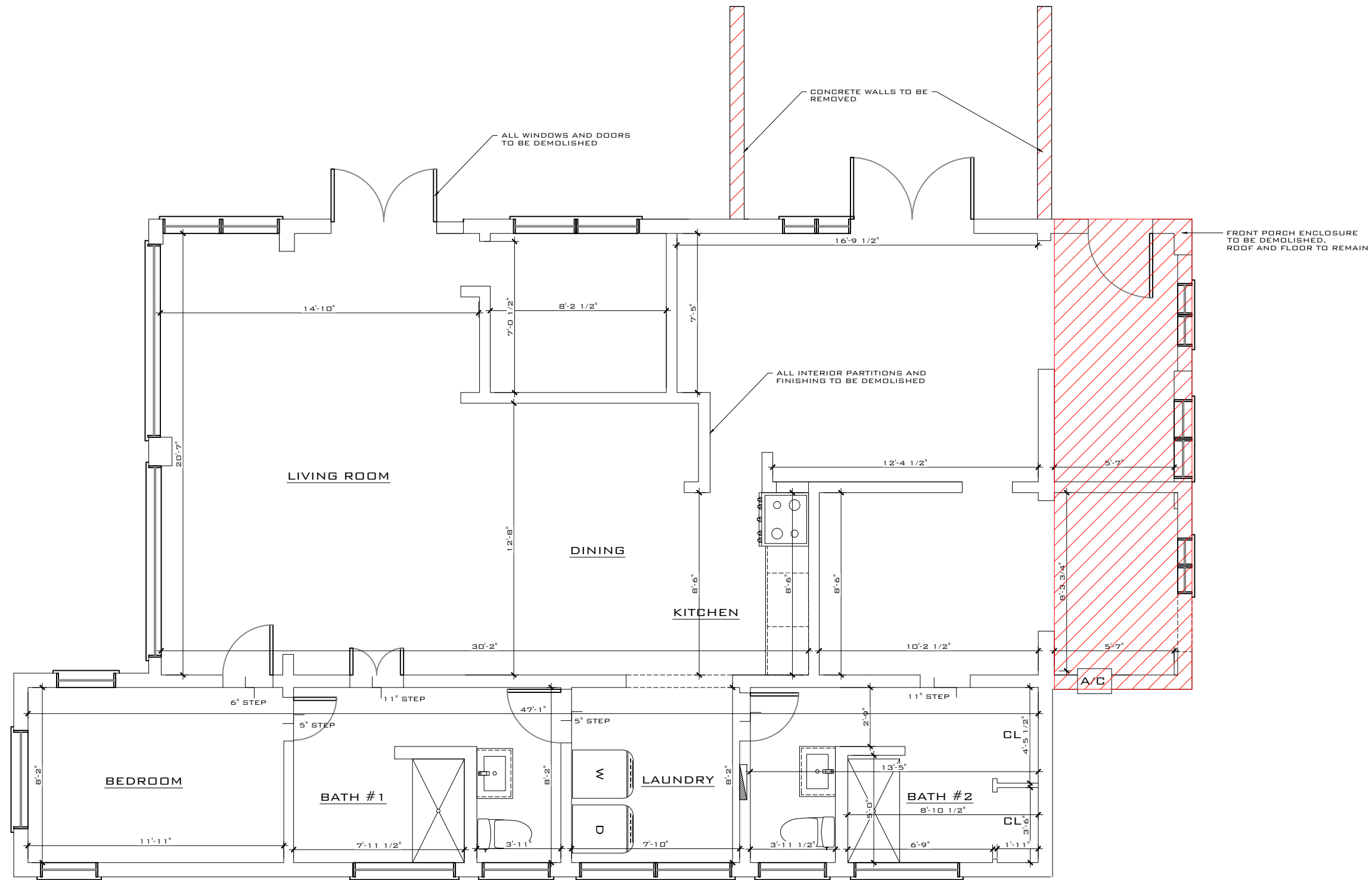
TITLE: PROPOSED SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/20/22	AH	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2111-03	G-102	1	

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SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

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DATE:	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

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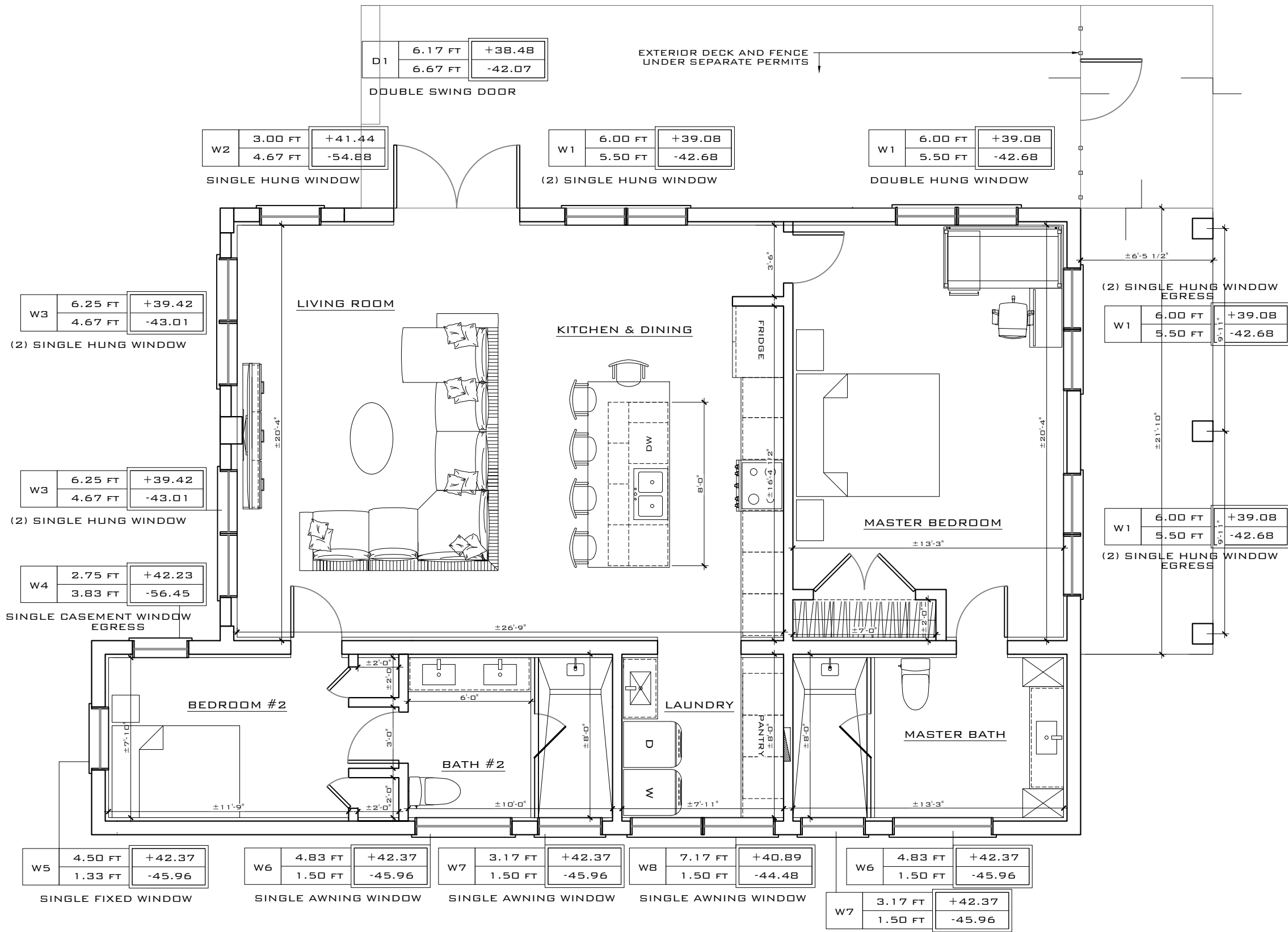
CLIENT:
JAMES MYRON HARLOW

PROJECT:
814 WINDSOR LN

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

TITLE:
EXISTING FLOOR PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/24/22	AH	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2111-03	A-101	1	



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

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SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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STATUS:	FINAL		



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CA # 30835

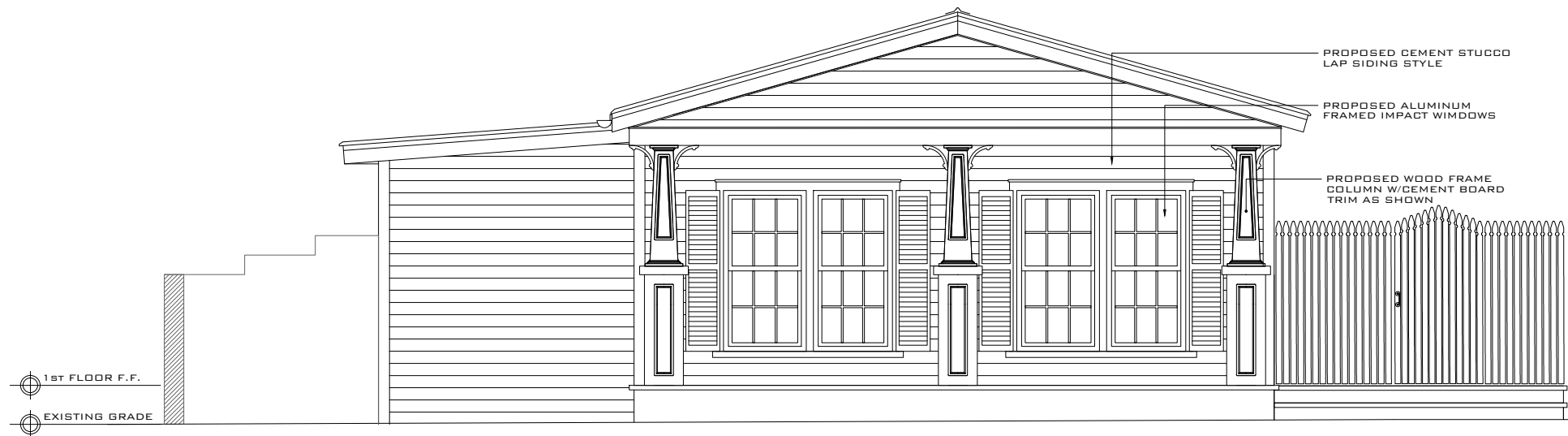
CLIENT:
JAMES MYRON HARLOW

PROJECT:
814 WINDSOR LN

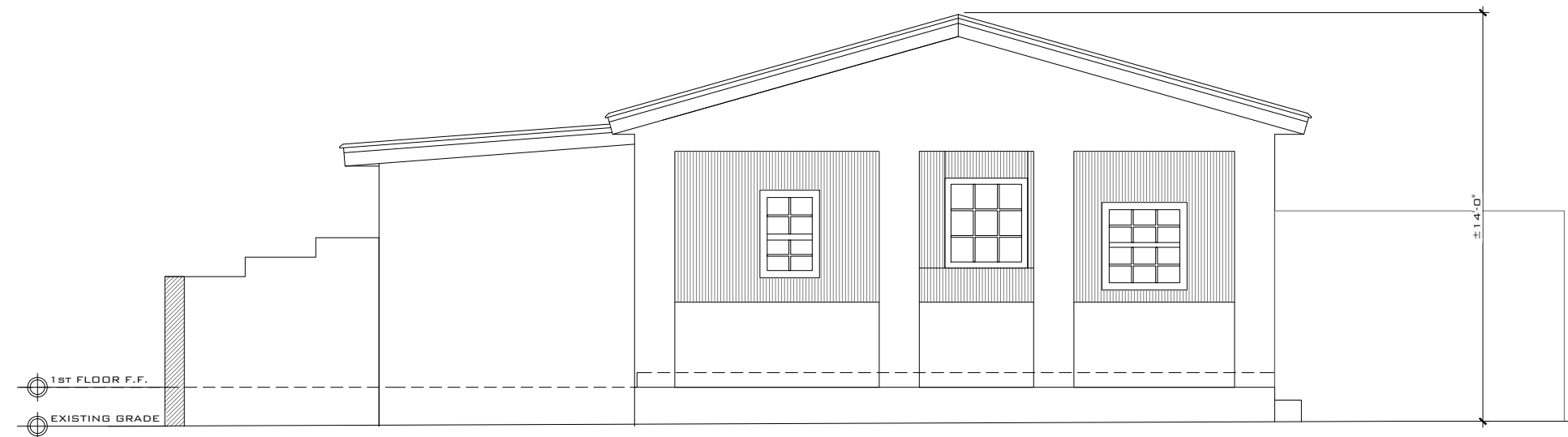
SITE:
814 WINDSOR LN
KEY WEST, FL 33040

TITLE:
PROPOSED FLOOR PLAN

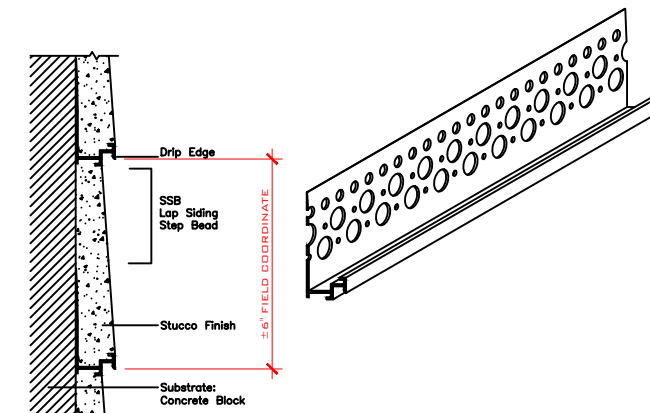
SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/24/22	AH	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2111-03	A-102	1	



PROPOSED FRONT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FRONT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



**TYPICAL LAP SIDING STUCCO
DETAIL**
SCALE: NTS

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SIGNATURE:	
DATE:	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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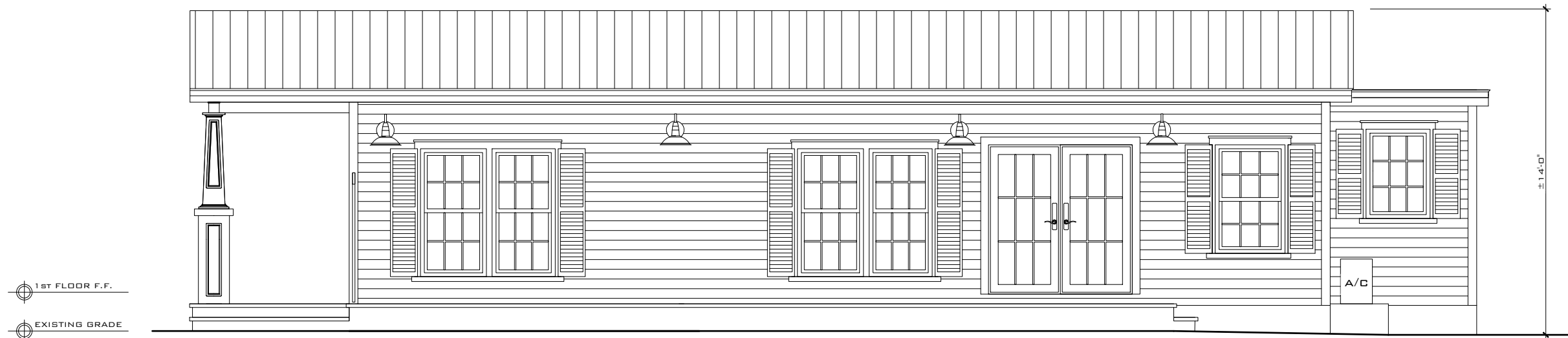
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SITE:
**814 WINDSOR LN
KEY WEST, FL 33040**

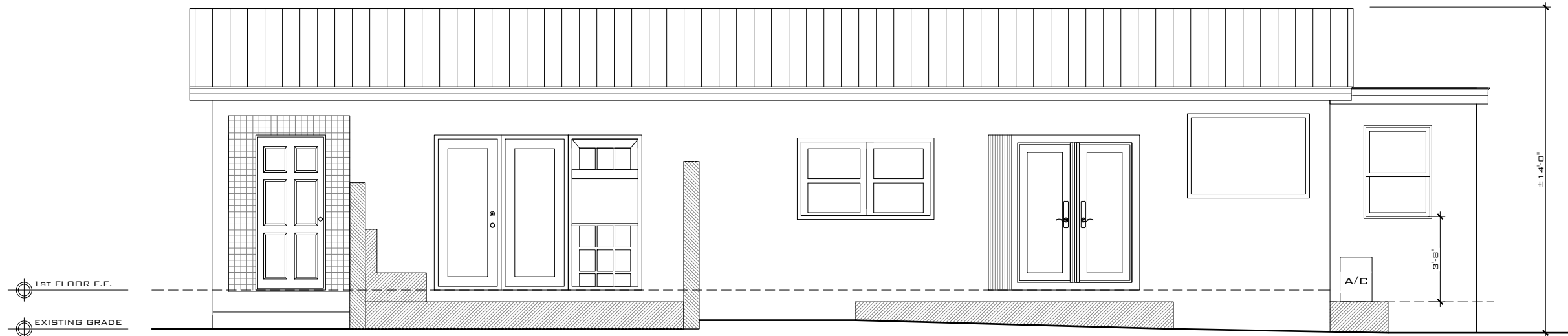
TITLE:
**EXISTING AND PROPOSED
FRONT SIDE ELEVATION**

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/24/22	AH	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2111-03	A-103	1	



PROPOSED RIGHT SIDE ELEVATION

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



EXISTING RIGHT SIDE ELEVATION

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

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SIGNATURE:	
DATE:	
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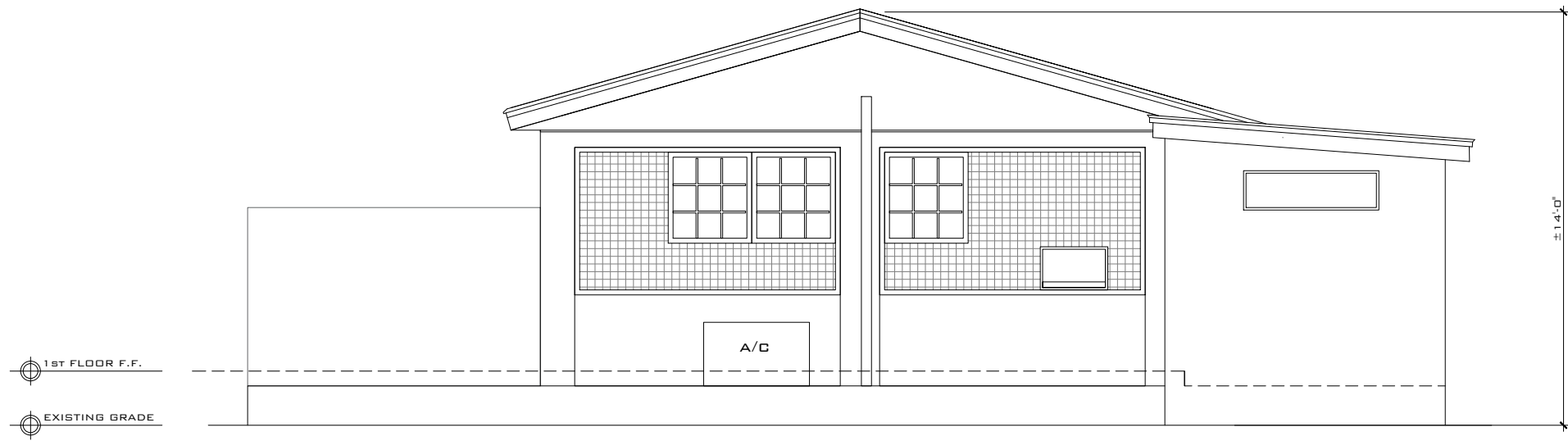
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PROJECT:	814 WINDSOR LN

SITE:	814 WINDSOR LN KEY WEST, FL 33040		
TITLE:	EXISTING AND PROPOSED RIGHT SIDE ELEVATION		
SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/AH/22	AH	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2111-03	A-104	1	



PROPOSED REAR SIDE ELEVATION

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



EXISTING REAR SIDE ELEVATION

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL			
SIGNATURE:			
DATE:			
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480			

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

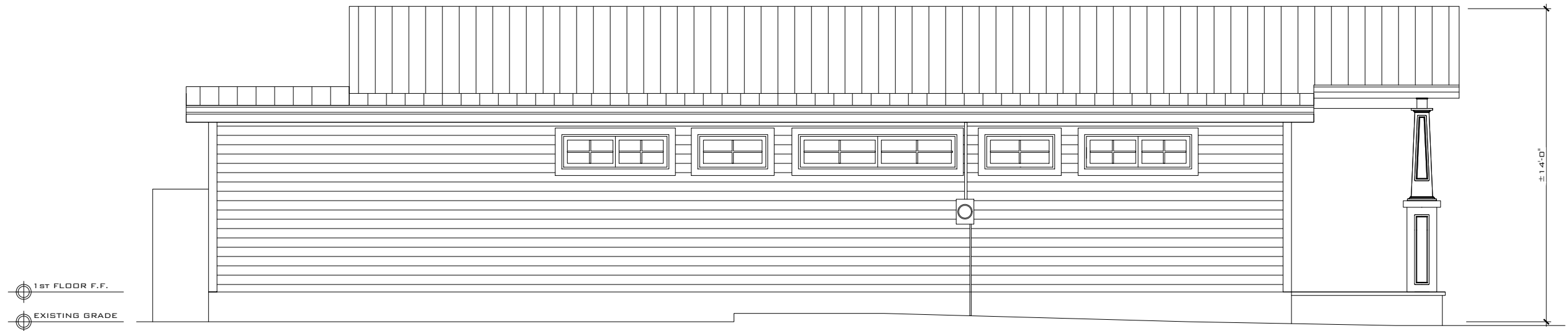
	ARTIBUS DESIGN ENGINEERING AND PLANNING
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ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835
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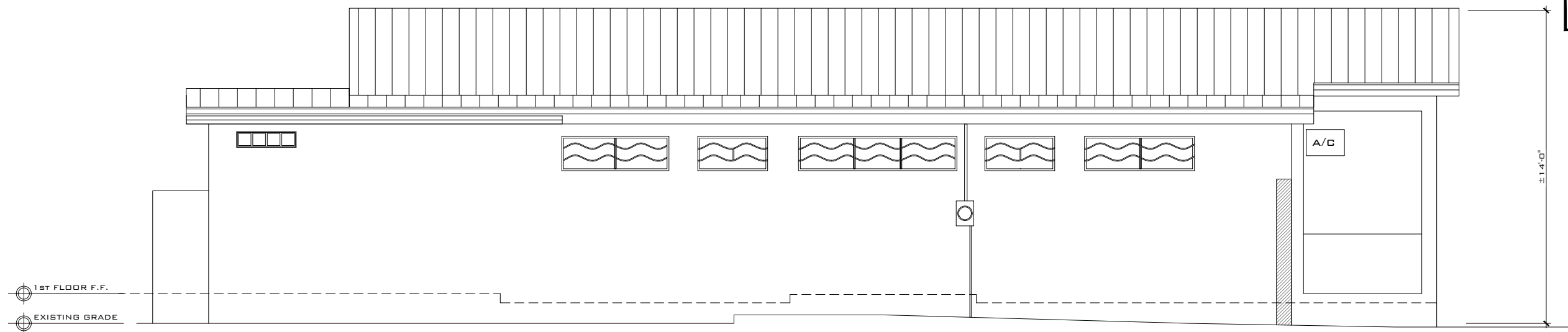
CLIENT:	JAMES MYRON HARLOW
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PROJECT:	814 WINDSOR LN
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SITE:	814 WINDSOR LN KEY WEST, FL 33040		
TITLE:	EXISTING AND PROPOSED REAR SIDE ELEVATION		
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/24/22	AH	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2111-03	A-105	1	



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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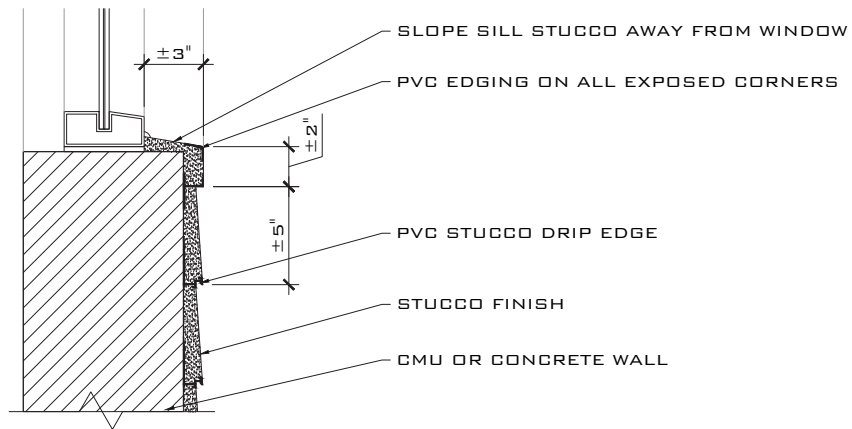
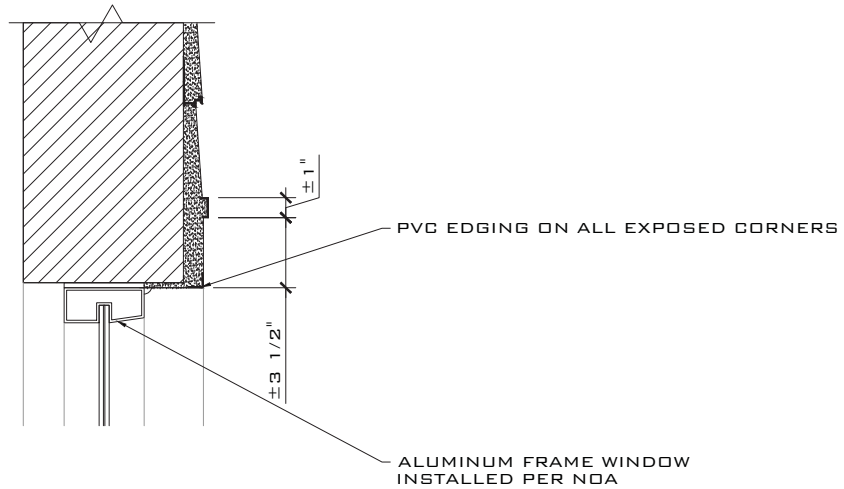
CLIENT:
JAMES MYRON HARLOW

PROJECT:
814 WINDSOR LN

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

TITLE:
**EXISTING AND PROPOSED
LEFT SIDE ELEVATION**

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/24/22	AH	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2111-03	A-106	1	



**TYPICAL WINDOW STUCCO
EXTERIOR TRIM DETAIL**
SCALE: NTS

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

CLIENT:
JAMES MYRON HARLOW

PROJECT:
814 WINDSOR LN

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

TITLE:
STUCCO TRIM DETAIL

SCALE AT 1"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/24/22	AH	SAM
PROJECT NO.	DRAWING NO.	REVISION:	
2111-03	A-201	1	

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 22, 2022 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.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

RE-OPEN FRONT PORCH, NEW STUCCO LAP SIDING ON CMU WALLS, REPLACEMENT OF ALL WINDOWS AND DOORS AND RELOCATION OF OPENINGS. DEMOLITION OF FRONT PORCH ENCLOSURE. PARTIAL DEMOLITION OF EXTERIOR WALLS FOR NEW WINDOW AND DOOR OPENINGS.

#814 WINDSOR LANE

Applicant – Artibus Design Application #H2022-0002

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 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 James Myron Harlow, 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: 814 Windsor Ln, Key West FL 33040 on the 15 day of Feb, 2022.

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 2 / 22, 2022.

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 _____.

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

Signed Name of Affiant:

James Myron Harlow
Date: 15 FEB 2022
Address: 814 WINDSOR LN
City: KEY WEST
State, Zip: FL 33040

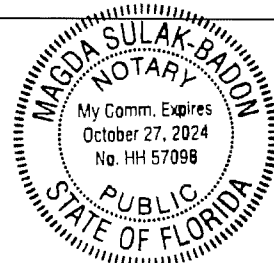
The forgoing instrument was acknowledged before me on this 15 day of February, 2022.

By (Print name of Affiant) James Myron Harlow who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Magdalena Sulak
Print Name: Magdalena Sulak

Notary Public - State of Florida (seal)
My Commission Expires: 10/27/2024



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 00019420-000000
 Account# 1020109
 Property ID 1020109
 Millage Group 10KW
 Location 814 WINDSOR Ln, KEY WEST
 Address
 Legal KW PT OF TR 5 OR306-106 OR916-316 OR922-1037 OR1621-1895 OR1757-45
 Description OR3113-1435
 (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

[HARLOW JAMES MYRON](#)
 814 Windsor Ln
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$132,679	\$132,679	\$134,721	\$134,721
+ Market Misc Value	\$5,223	\$5,223	\$5,223	\$5,223
+ Market Land Value	\$522,070	\$474,760	\$448,200	\$411,680
= Just Market Value	\$659,972	\$612,662	\$588,144	\$551,624
= Total Assessed Value	\$415,715	\$409,976	\$400,759	\$393,287
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$390,715	\$384,976	\$375,759	\$368,287

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,000.00	Square Foot	50	80

Buildings

Building ID 1481
 Style GROUND LEVEL
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1482
 Finished Sq Ft 1482
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 158
 Functional Obs 0
 Economic Obs 0
 Depreciation % 35
 Interior Walls DRYWALL

Exterior Walls C.B.S.
 Year Built 1976
 EffectiveYearBuilt 1990
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage ASPHALT SHINGL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,482	1,482	170
TOTAL		1,482	1,482	170

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1986	1987	1	300 SF	2
FENCES	1986	1987	1	782 SF	4
WALL AIR COND	1992	1993	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/18/2021	\$900,000	Warranty Deed	2330773	3113	1435	01 - Qualified	Improved
1/30/2002	\$345,000	Warranty Deed		1757	0045	Q - Qualified	Improved
6/1/1984	\$53,600	Warranty Deed		916	316	Q - Qualified	Improved

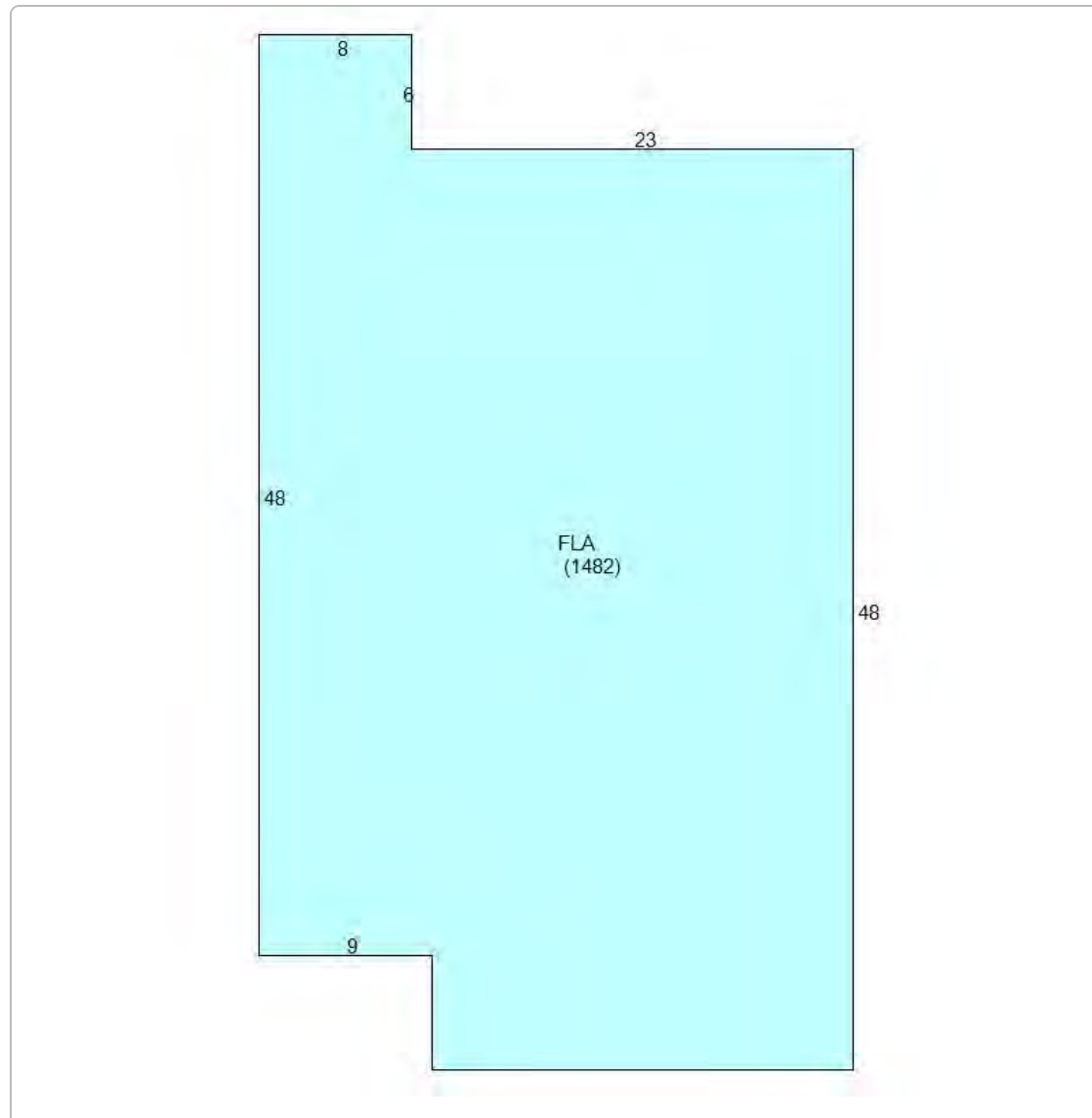
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
02-0448	2/27/2002	10/11/2002	\$4,000		ROOFING V-CRIMP
A950072	1/1/1995	10/1/1995	\$1,200		12 SQS V-CRIMP ROOF
B94719	3/1/1994	6/1/1994	\$3,000		ENCLOSE PATIO

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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

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](#)

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