



## **Historic Architectural Review Commission Staff Report for Item 9**

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: March 23, 2021

Applicant: Meridian Engineering

Application Number: H2021-0009

Address: 714 Passover Lane

### **Description of Work:**

Demolition of non- historic third floor, wrap porches and external circular staircase at main house. Demolition of non-historic one-story accessory structure.

### **Site Facts:**

The site under review is comprised of two parcels that were combined at some point in time. The unique and irregular shape lot sits north across the Key West Cemetery and is surrounded in two sides by Passover Lane; towards the north the lane feels more like an alleyway, as no driveways are found in all five lots facing it. The property has two structures. The main house, facing the alleyway is a contributing resource to the historic district. The structure was built circa 1908 and has been completely altered. Historically, the building had a one story attached structure on its west side. Staff was no able to find any records or approvals for all current alterations which includes the removal of its original roof and its replacement with a third story, wrap porches on the second and third floor, a silo like structure where staircases to the third floor are located, and a crude addition towards the west side of the house. Fenestrations to the building have also been altered through time.

A second structure can be found in the property, a one- story frame building that sits on the east side of the lot. This structure is not historic. The lot has perimetral fences of different heights,

designs and materials and it is heavily vegetated with palm trees, bushes, and large canopy trees. In October 13, 2020 the Tree Commission approved proposed tree removals. The city recognizes three units on this site.

### **Ordinance Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

### **Staff Analysis:**

The Certificate of Appropriateness under review is for the demolition of non-historic and unpermitted alterations done to a historic building by previous owners, and demolition of a one-story accessory structure that was built circa 1975. The applicant has submitted plans for renovations to the historic building and two new buildings. 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 current alterations to the historic circa 1908 house are detrimental to the building itself and surrounding historic houses. The scale, mass and form of the altered house are incompatible with the historic urban fabric and therefore diminish the character of the original building.

The one-story non-historic structure does not define the historic character of the site or neighboring area. It's location, setback from the street does not convey urban patterns found historically on the site. By the contrary the proposed demolition and design will greatly improve the character of the historic surrounding context.

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

The one-story building and alterations in question are not historic and its demolition and proposed design will enhance significant urban patterns.

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

It is staff's opinion that the non-historic building and additions do not define the historic character of the site. Staff finds that the additions jeopardize the historic character of the ca 1908 house and surrounding urban fabric. The one-story building does not have any urban relationship with surrounding historic buildings.

- (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 one-story building and non-permitted additions and alterations to the historic house will not qualify as contributing resources to the historic district in a near future.

In conclusion, staff finds that the requested demolitions can be considered by the Commissioners as it complies with current ordinances for demolition under the LDR's. If approved, this will be the only required reading.

# APPLICATION



# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA # 2016-0009	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:

714 Passover Lane

NAME ON DEED:

Skull and Crossbones Trust

PHONE NUMBER

OWNER'S MAILING ADDRESS:

5950 Canoga Ave Ste 510

EMAIL

Woodland Hills CA 91367

APPLICANT NAME:

Will Shepler & Assoc / Meridian Engineering

PHONE NUMBER

305-481-0400

APPLICANT'S ADDRESS:

201 Front St. Ste 203

EMAIL

rmilelli@mefflkeys.com

KW FL 33040

APPLICANT'S SIGNATURE:

DATE

2/22/21

**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: Demolish existing accessory structure. Remove non historic additions to main structure and relocate structure. Construct (2) new single family residence, pool, pool deck, 6' fence, 4 fence and parking space

MAIN BUILDING: Remove non historic balconies, side addition, roof, and relocate structure on property (see plans). Replace/renovate non historic windows with existing windows that are stored on site (historic) windows. New foundation, framing, roof, replace door, construct new porch facing Passover Lane.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

see demo appendix



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

ACCESSORY STRUCTURE(S): Construct (2) new single family structures. Each structure will be 2-stories w/ hardi siding, 5cmmp roof, impact doors and windows	
PAVERS: Pavers around pool and driveway	FENCES: New 4' fence along prop. line and new 6' fence along setback
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): New pool and pool equip. New spa
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 # <i>2021-0009</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

*714 Passover Lane*

PROPERTY OWNER'S NAME:

*Skull + Crossbones Trust*

APPLICANT NAME:

*Will Shepler + Assoc. / Meridian Engineering*

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

*2-22-21*  
**Nick Carter**  
DATE AND PRINT NAME

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

- Demolish entire accessory structure located in property corner.
- Demolish all first/second/third floor balconies on main historic structure.
- Demolish side addition on historic structure. Demolish roof to historic structure. Demolish side wall of historic structure. (west side of structure)

## 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.

*The applicant is not proposing to demolish the entire structure. Only the non-contributing/non historic additions will be removed so that the structure can be renovated.*

(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.

*As noted above, the main historic structure will remain.*



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

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

N/A

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

N/A

(d) Is not the site of a historic event with significant effect upon society.

N/A

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

N/A

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

N/A

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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.

N/A

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

N/A

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

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

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

Accessory structure doesn't have any historic character.

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

Accessory structure has no relationship to any building or open space

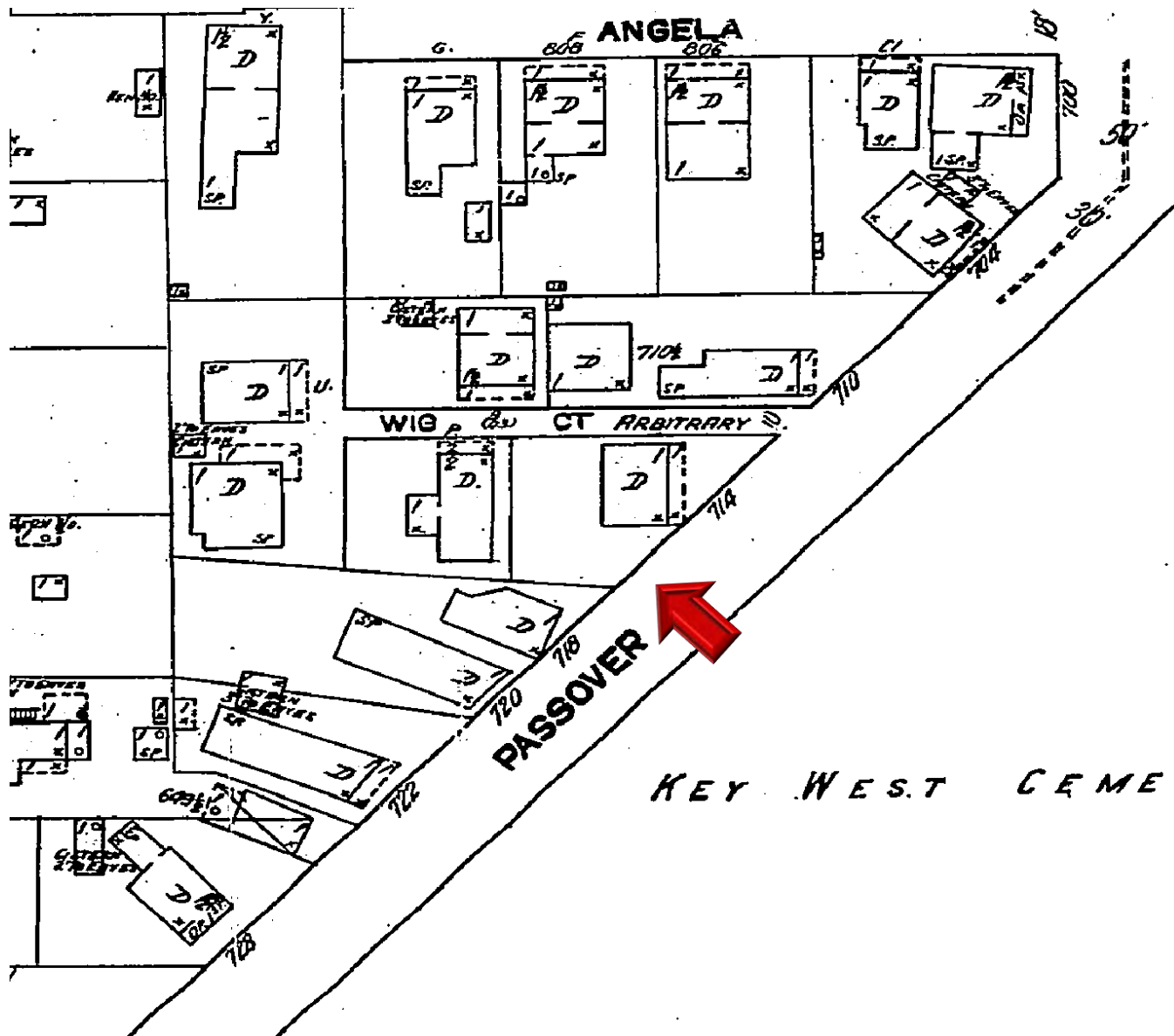
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Accessory structure does not define historic character of district or neighborhood.

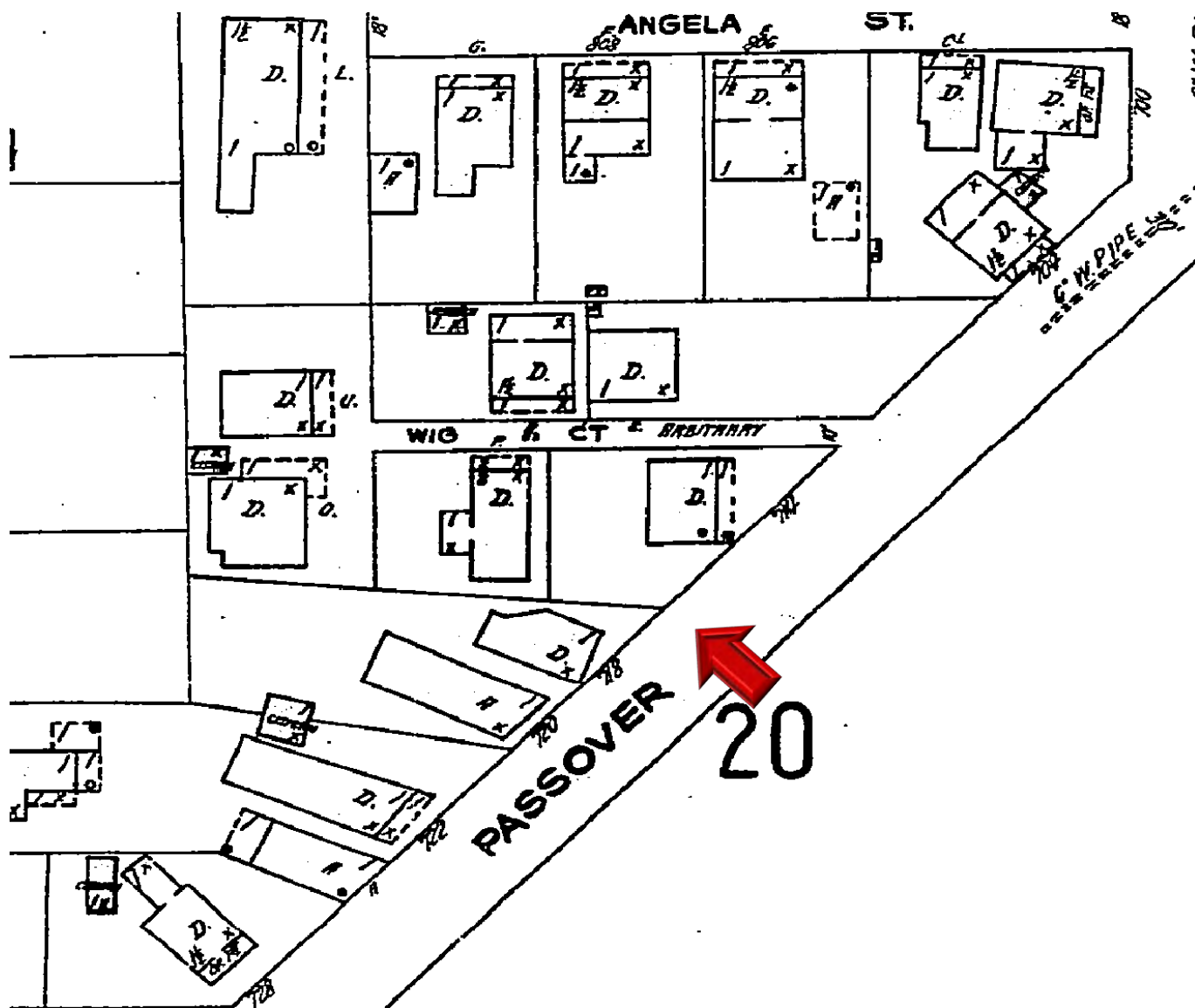
(4) Removing buildings or structures that would otherwise qualify as contributing.

Accessory structure does not qualify as contributing

# SANBORN MAPS

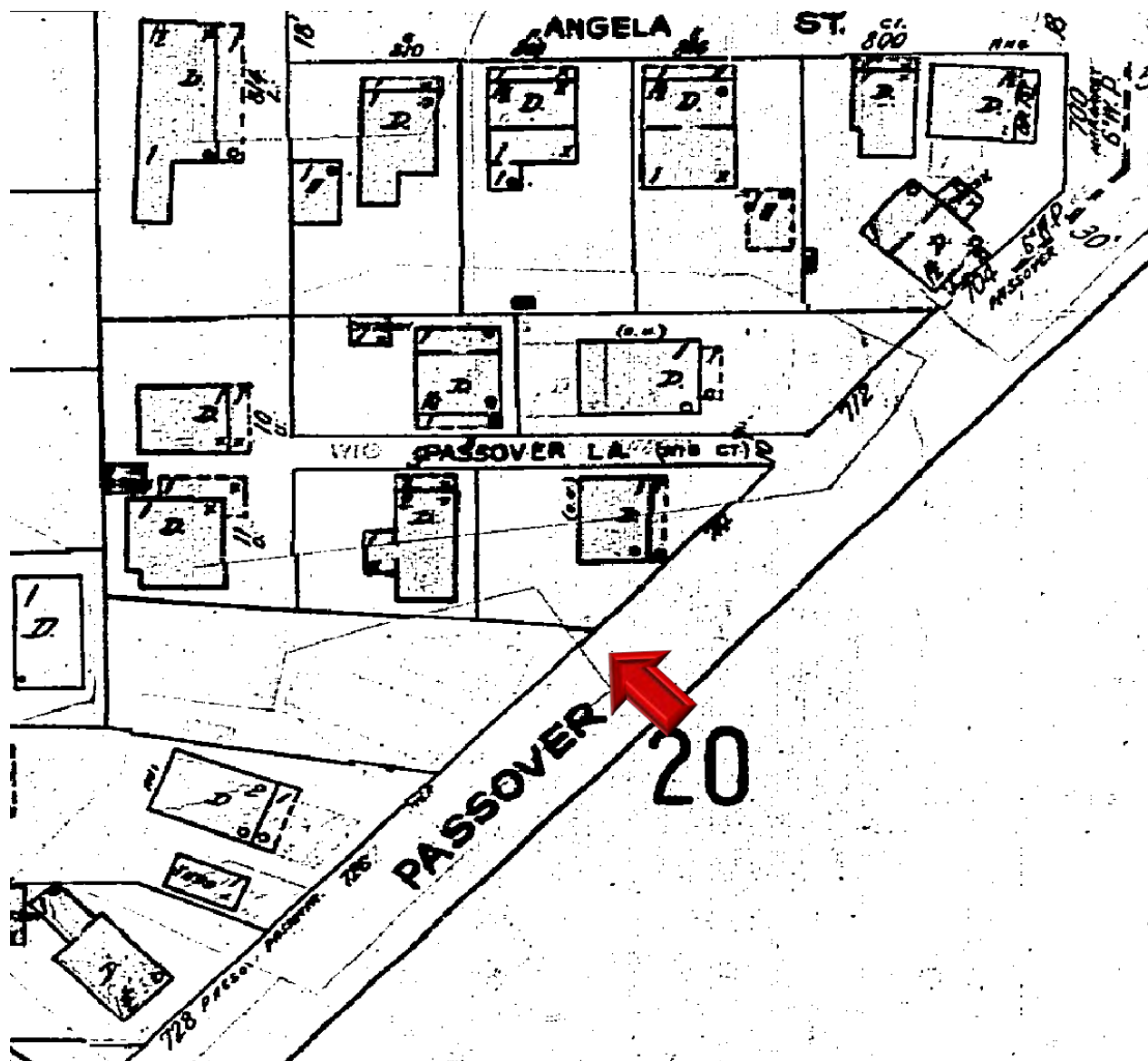


1912 Sanborn Map

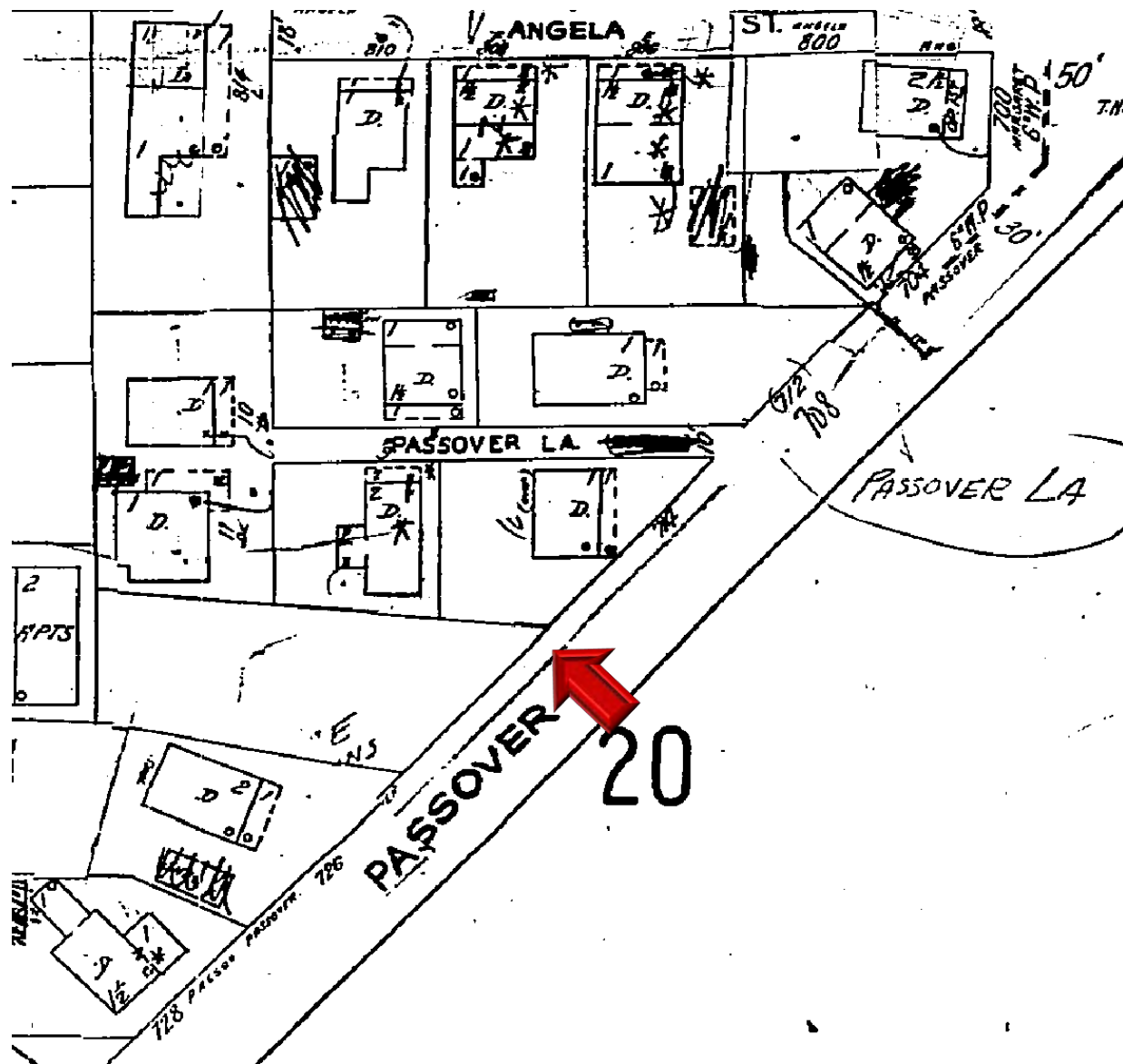


1926 Sanborn Map





1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**714 Passover Lane circa 1965. Monroe County Library.**



1972





**714 Passover Lane April 28, 1973. Monroe County Library.**



1994



1998



**1. 714 Passover Lane Elevation Photograph:**



**View of 714 Passover Lane from the cemetery across  
Passover Lane**

Prepared by Meridian Engineering, LLC

HARC Application 714 Passover Lane



## **2. South view on Passover Lane Photograph:**



**View looking to the south on Passover Lane in front of 714 Passover.**

Prepared by Meridian Engineering, LLC

HARC Application 714 Passover Lane



### 3. North view on Passover Lane Photograph:



View looking to the north on Passover Lane in front of 714 Passover Lane.

Prepared by Meridian Engineering, LLC

HARC Application 714 Passover Lane



#### **4. Neighboring home to the south Photograph:**



**View of 726 Passover Lane to the south of 714 Passover**

Prepared by Meridian Engineering, LLC

HARC Application 714 Passover Lane



## 5. 728 Passover Lane Photograph:



View of structure at 726 Passover Lane which is adjacent to 724 Passover Lane.

Prepared by Meridian Engineering, LLC

HARC Application 714 Passover Lane



## 6. 708 Passover Lane Photograph:



View of structure at 708 Passover Lane which is to the north of the subject site.

Prepared by Meridian Engineering, LLC

HARC Application



## 7. Passover Lane Photograph:



View of Passover Lane 708 Passover Lane is on the right.  
Subject property is on the left. Passover Lane is approximately  
10 ft wide.

Prepared by Meridian Engineering, LLC

HARC Application



## 8. 7 Passover Lane Photograph:



View of structure at 7 Passover Lane which is located at the end of Passover Lane.

Prepared by Meridian Engineering, LLC

HARC Application



## 9. 8 Passover Lane Photograph:



View of structure at 8 Passover Lane which is located on Passover Lane across from the subject site.

Prepared by Meridian Engineering, LLC

HARC Application

## 10. 8 Passover Lane Photograph:



View of structure at 8 Passover Lane which is located on Passover Lane across from the subject site.

Prepared by Meridian Engineering, LLC

HARC Application



## 11. 704 Passover Lane Photograph:



View of structure at 704 Passover Lane which is located adjacent to 708 Passover Lane.

Prepared by Meridian Engineering, LLC

HARC Application



## 12. 714 Passover Lane Photograph:



View of the east side of the main structure at 714 Passover Lane

Prepared by Meridian Engineering, LLC

HARC Application



### 13. 714 Passover Lane Photograph:



View of the east and south side of the main structure.

Prepared by Meridian Engineering, LLC

HARC Application



#### 14. 714 Passover Lane Photograph:



View of the north side of the structure along the Passover Lane alley.

Prepared by Meridian Engineering, LLC

HARC Application

## 15. 714 Passover Lane Photograph:



View of the second floor covered porch.

Prepared by Meridian Engineering, LLC

HARC Application



## 16. 714 Passover Lane Photograph:



View of the second floor porch on the north side.

Prepared by Meridian Engineering, LLC

HARC Application



## 17. 714 Passover Lane Photograph:



View of third floor structure.

Prepared by Meridian Engineering, LLC

HARC Application



## 18. 714 Passover Lane Photograph:



View of side addition to main structure.

Prepared by Meridian Engineering, LLC

HARC Application

## 19. 714 Passover Lane Photograph:



View of south side of main structure.

Prepared by Meridian Engineering, LLC

HARC Application



## 20. 714 Passover Lane Photograph:



View of south side of main structure.

Prepared by Meridian Engineering, LLC

HARC Application

## 21. 714 Passover Lane Photograph:



View of south side of side addition.

Prepared by Meridian Engineering, LLC

HARC Application



## 22. 714 Passover Lane Photograph:



View of accessory structure at 714 Passover.

Prepared by Meridian Engineering, LLC

HARC Application

### 23. 714 Passover Lane Photograph:



View of accessory structure.

Prepared by Meridian Engineering, LLC

HARC Application



## 24. 714 Passover Lane Photograph:



View of accessory structure.

Prepared by Meridian Engineering, LLC

HARC Application



## 25. 714 Passover Lane Photograph:



View of structure at 8 Passover Lane which is located on Passover Lane across from the subject site.

Prepared by Meridian Engineering, LLC

HARC Application

# SURVEY



# MAP OF BOUNDARY SURVEY

PART OF LOTS 7 AND 8  
DEED BOOK "K", PAGE 782  
KEY WEST, MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION (Official Records Book 1609, Page 1830):  
PARCEL ONE:

A parcel of land on the Island of Key West, Monroe County, Florida; said parcel being a part of Lot 8, according to the Diagram recorded in Deed Book "K", Page 782, of the Public Records of Monroe County; and said parcel being more particularly described as follows: BEGIN at the North corner of the said Lot 8 and run thence in a Southerly Direction along the East boundary line of said Lot 8 (also known as the West right-of-way line of The Passover) for a distance of 65.72 feet to a wood fence; thence Southwesterly along a line with an angle to the right of 239°37'38" and along said fence for a distance of 36.35 feet;; thence Northwesterly along a line with an angle to the right of 224°54'17" for a distance of 23.36 feet; thence Northwesterly along a line with an angle to the right of 214°45'04" for a distance of 16.35 feet to the Northwesterly boundary line of the said Lot 8; thence Northeasterly along the Northwesterly boundary line of the said Lot 8 for a distance of 92.11 feet, more or less, back to the POINT OF BEGINNING.

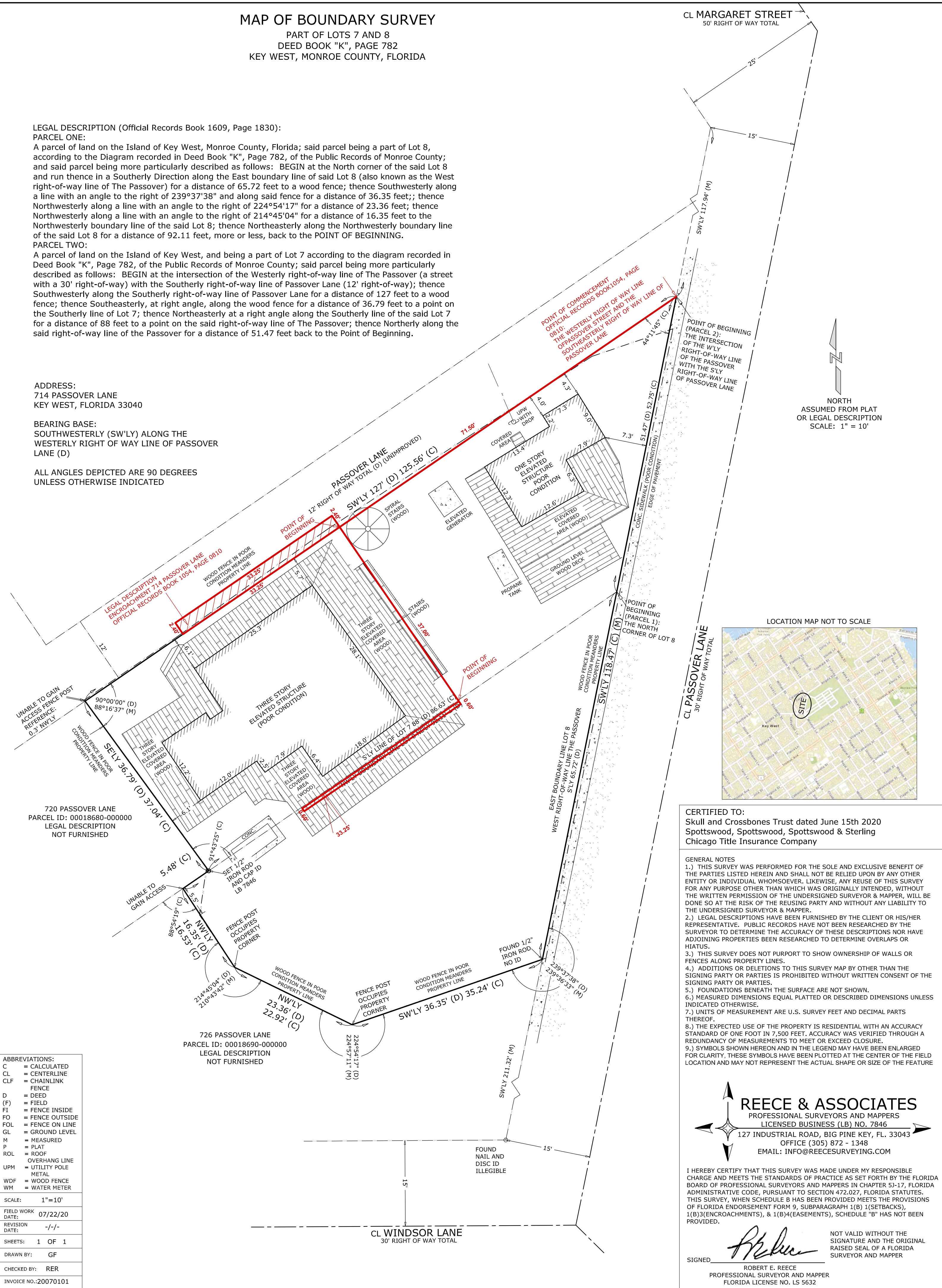
PARCEL TWO:

A parcel of land on the Island of Key West, and being a part of Lot 7 according to the diagram recorded in Deed Book "K", Page 782, of the Public Records of Monroe County; said parcel being more particularly described as follows: BEGIN at the intersection of the Westerly right-of-way line of The Passover (a street with a 30' right-of-way) with the Southerly right-of-way line of Passover Lane (12' right-of-way); thence Southwesterly along the Southerly right-of-way line of Passover Lane for a distance of 127 feet to a wood fence; thence Southeasterly, at right angle, along the wood fence for a distance of 36.79 feet to a point on the Southerly line of Lot 7; thence Northeasterly at a right angle along the Southerly line of the said Lot 7 for a distance of 88 feet to a point on the said right-of-way line of The Passover; thence Northerly along the said right-of-way line of the Passover for a distance of 51.47 feet back to the Point of Beginning.

ADDRESS:  
714 PASSOVER LANE  
KEY WEST, FLORIDA 33040

BEARING BASE:  
SOUTHWESTERLY (SW'LY) ALONG THE  
WESTERLY RIGHT OF WAY LINE OF PASSOVER  
LANE (D)

ALL ANGLES DEPICTED ARE 90 DEGREES  
UNLESS OTHERWISE INDICATED

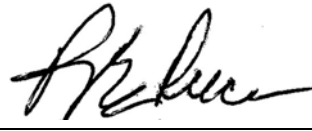


CERTIFIED TO:  
Skull and Crossbones Trust dated June 15th 2020  
Spottswood, Spottswood, Spottswood & Sterling  
Chicago Title Insurance Company

GENERAL NOTES  
1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.  
2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.  
3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.  
4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.  
6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
7.) UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.  
8.) THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.  
9.) SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE THEREOF.

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSED BUSINESS (LB) NO. 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043  
OFFICE (305) 872 - 1348  
EMAIL: INFO@RECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED   
ROBERT E. REECE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5632

NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA  
SURVEYOR AND MAPPER

ABBREVIATIONS:	
C	= CALCULATED
CL	= CENTERLINE
CLF	= CHAINLINK
FENCE	
D	= DEED
(F)	= FIELD
FI	= FENCE INSIDE
FO	= FENCE OUTSIDE
FOL	= FENCE ON LINE
GL	= GROUND LEVEL
M	= MEASURED
P	= PLAT
ROL	= ROOF
OVERHANG LINE	
UPM	= UTILITY POLE
WDF	= WOOD FENCE
WM	= WATER METER
SCALE:	1"=10'
FIELD WORK DATE:	07/22/20
REVISION DATE:	-/-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	20070101

# PROPOSED DESIGN





**714 PASSEOVER LANE**  
**KEY WEST, FL 33040**

REVISION TABLE	
NUMBER	DESCRIPTION

PROPOSED RENOVATION  
714 PASSEOVER LANE, KEY  
WEST FL

DATE:  
2/19/2021

SCALE:

SHEET:

DRAWINGS PROVIDED BY:





# HARC SUBMITTAL

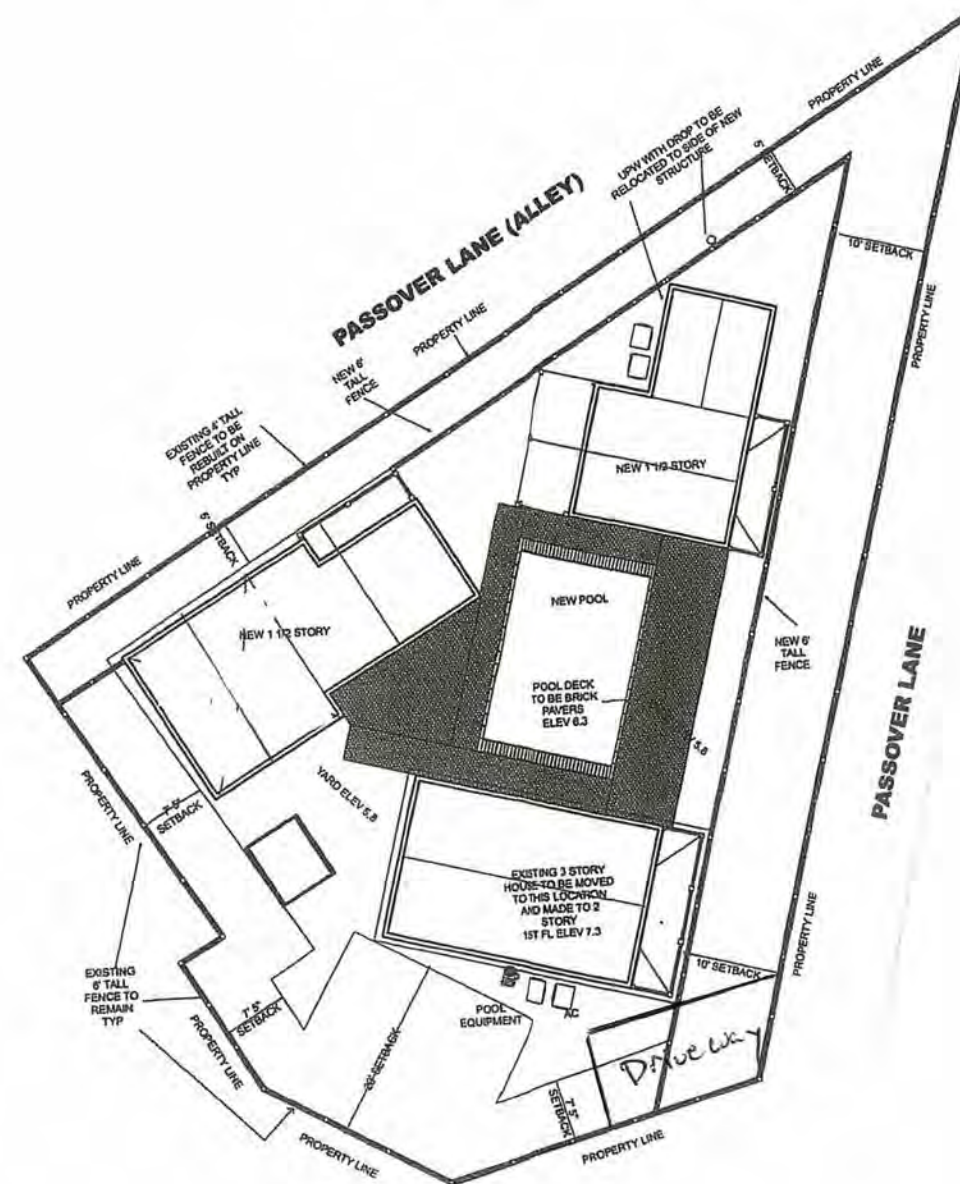
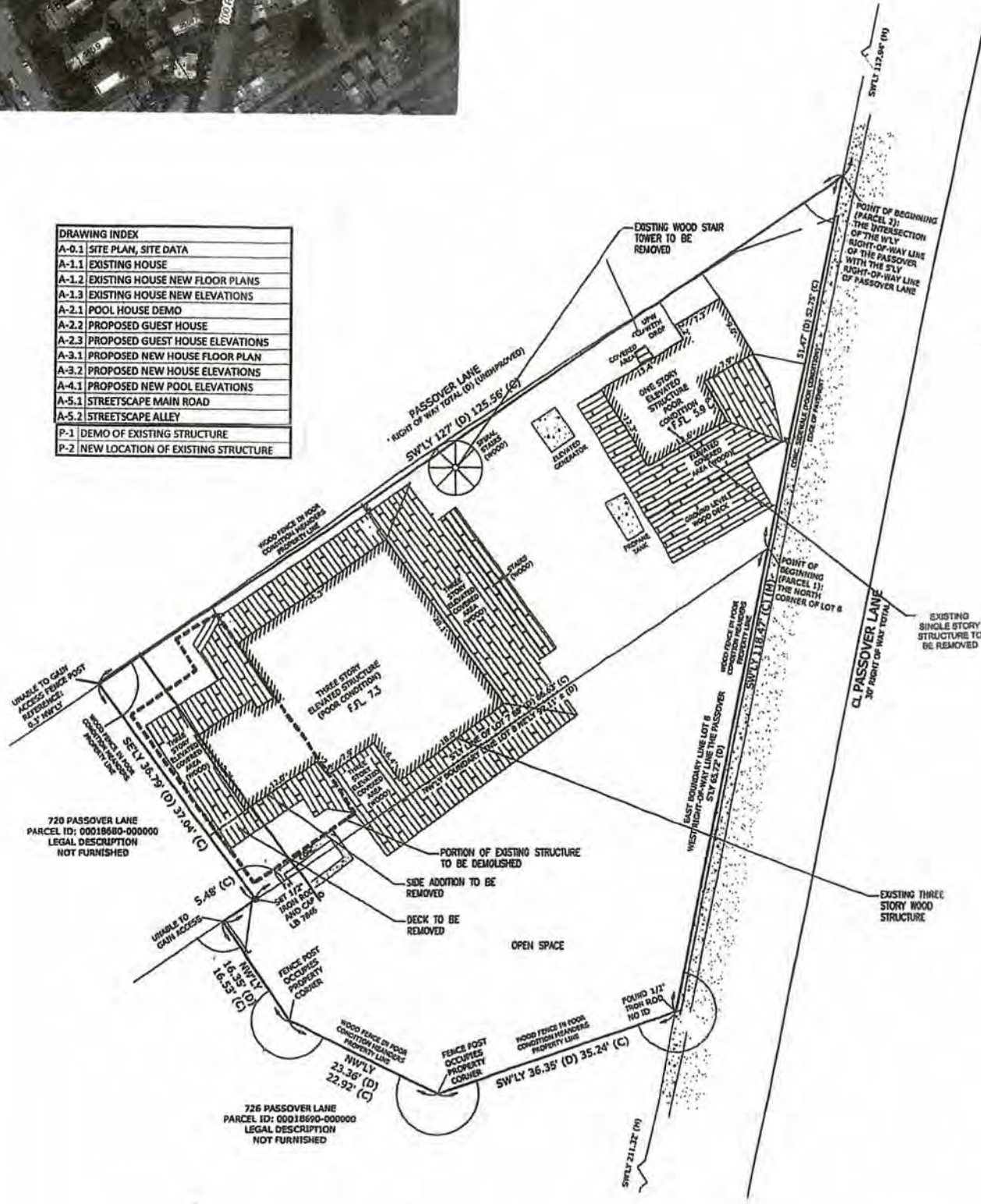
## 714 PASSOVER LANE

### KEY WEST, FL

#### PROJECT DATA

	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO / ZONING	00018870-000000/HDR			
SETBACKS				
FRONT	10'	10"	10'	NONE
SIDE STREET	5'	1.1'	5'	NONE
SIDE	7.05"	1.3'	7.05"	NONE
REAR	20'	20'	20'	NONE
LOT SIZE	NO CHANGE	6,675.6 SQ. FT.	4,000 SQ. FT.	NONE
BUILDING COVERAGE	2,269.75 SQ. FT. 34.4%	2,196 SQ. FT. 32.9%	3,337.8 SQ. FT. 50% MAX	NONE
FLOOR AREA	N/A	N/A	N/A	NONE
BUILDING HEIGHT	27'	32'	30' MAX	NONE
IMPERVIOUS AREA	3,525 SQ. FT. 53.4%	1,540.2 SQ. FT. 32.8%	4,005.6 SQ. FT. 60%	NONE
OPEN SPACE	3,150 SQ. FT. 46.6%	3,158.2 SQ. FT. 67.3%	2,336.5 SQ. FT. 35%	NONE

DRAWING INDEX
A-0.1 SITE PLAN, SITE DATA
A-1.1 EXISTING HOUSE
A-1.2 EXISTING HOUSE NEW FLOOR PLANS
A-1.3 EXISTING HOUSE NEW ELEVATIONS
A-2.1 POOL HOUSE DEMO
A-2.2 PROPOSED GUEST HOUSE
A-2.3 PROPOSED GUEST HOUSE ELEVATIONS
A-3.1 PROPOSED NEW HOUSE FLOOR PLAN
A-3.2 PROPOSED NEW HOUSE ELEVATIONS
A-4.1 PROPOSED NEW POOL ELEVATIONS
A-5.1 STREETSCAPE MAIN ROAD
A-5.2 STREETSCAPE ALLEY
P-1 DEMO OF EXISTING STRUCTURE
P-2 NEW LOCATION OF EXISTING STRUCTURE



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

#### PROPOSED RENOVATION

##### 714 PASSOVER LANE, KEY WEST FL

DRAWINGS PROVIDED BY:

DATE:

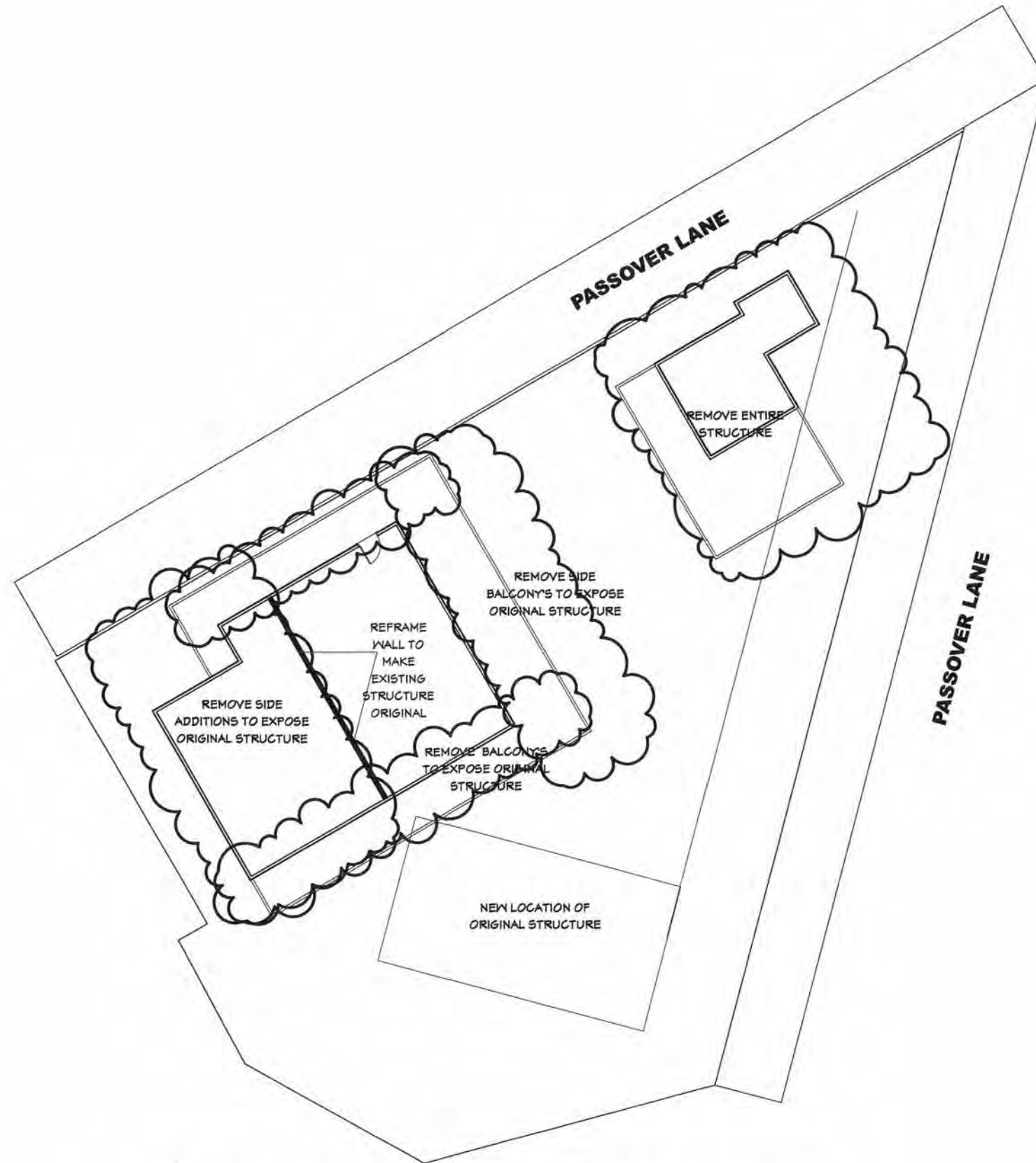
1/30/2021

SCALE:

SHEET:

A-0.1





714 PASSOVER LANE PROPOSED NEW LOCATION OF EXISTING STRUCTURE  
SCALE: NTS

REVISION TABLE		NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED RENOVATION  
714 PASSOVER LANE, KEY  
WEST FL

DRAWINGS PROVIDED BY:

DATE:

2/19/2021

SCALE:

SHEET:

P-2



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

PROPOSED RENOVATION  
714 PASSOVER LANE, KEY  
WEST FL

DRAWINGS PROVIDED BY:

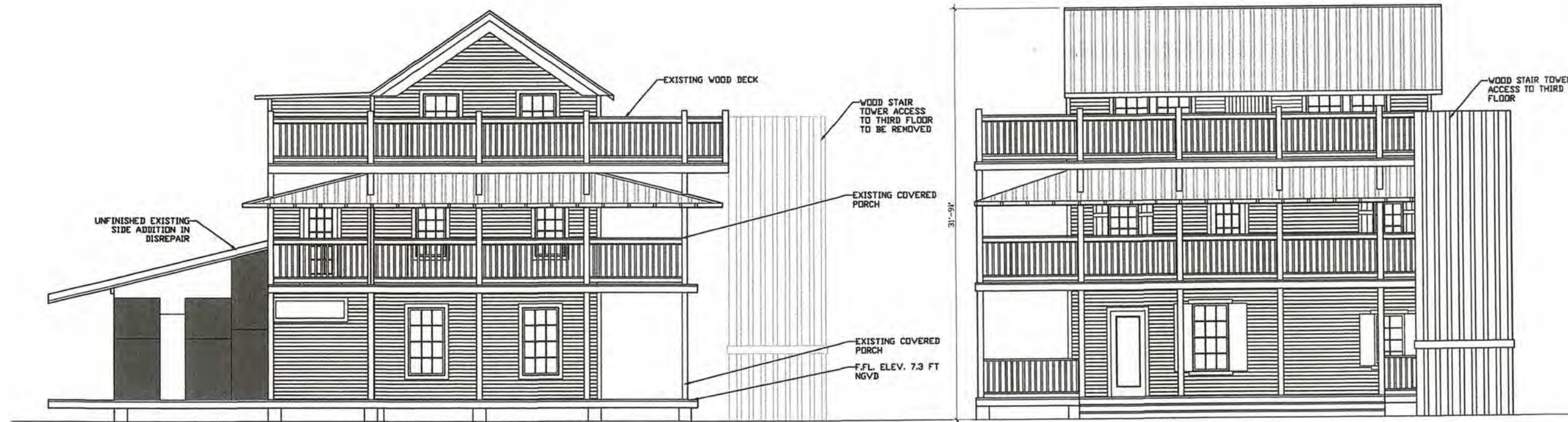
DATE:

2/19/2021

SCALE:

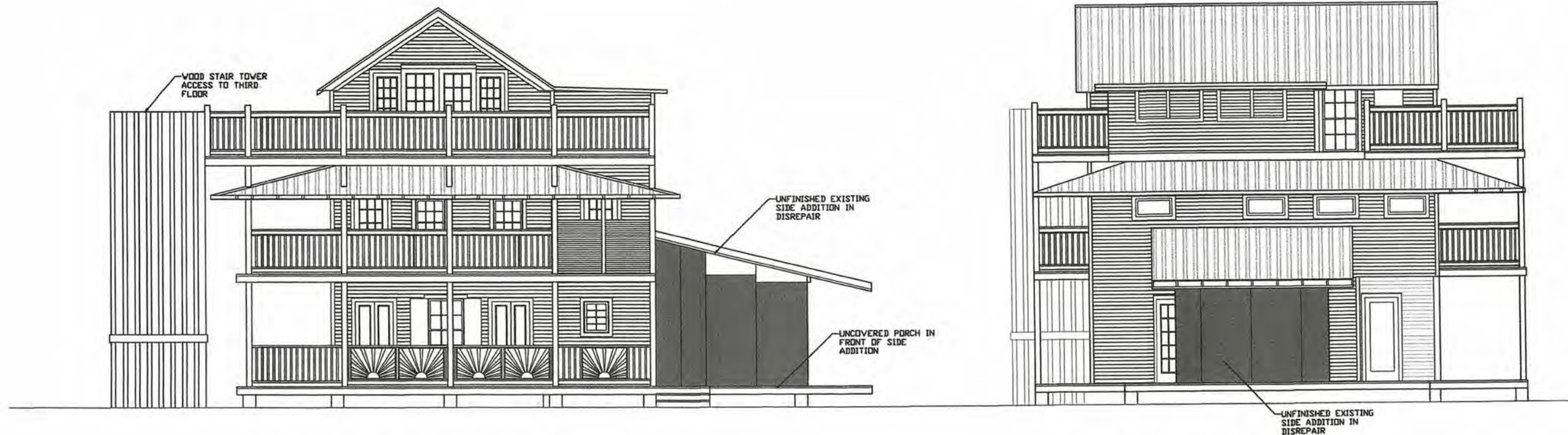
SHEET:

A-1.1



1 EXISTING SOUTH ELEVATION  
A-1.3 SCALE: 1/4"=1'-0"

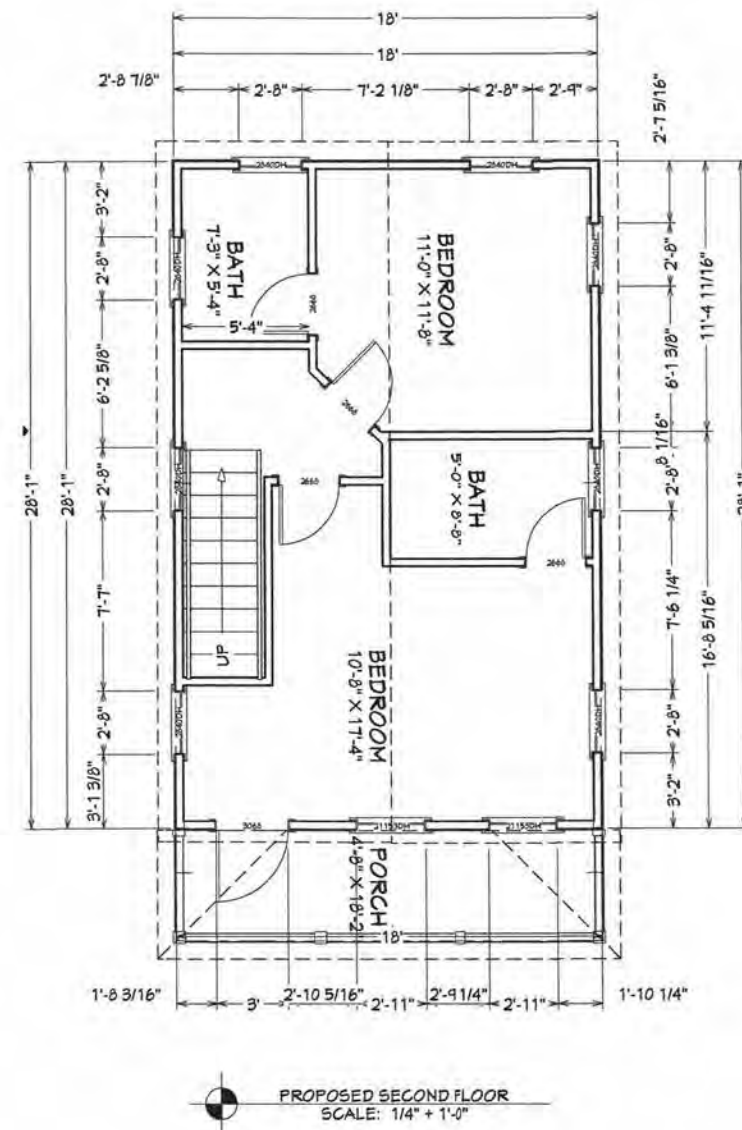
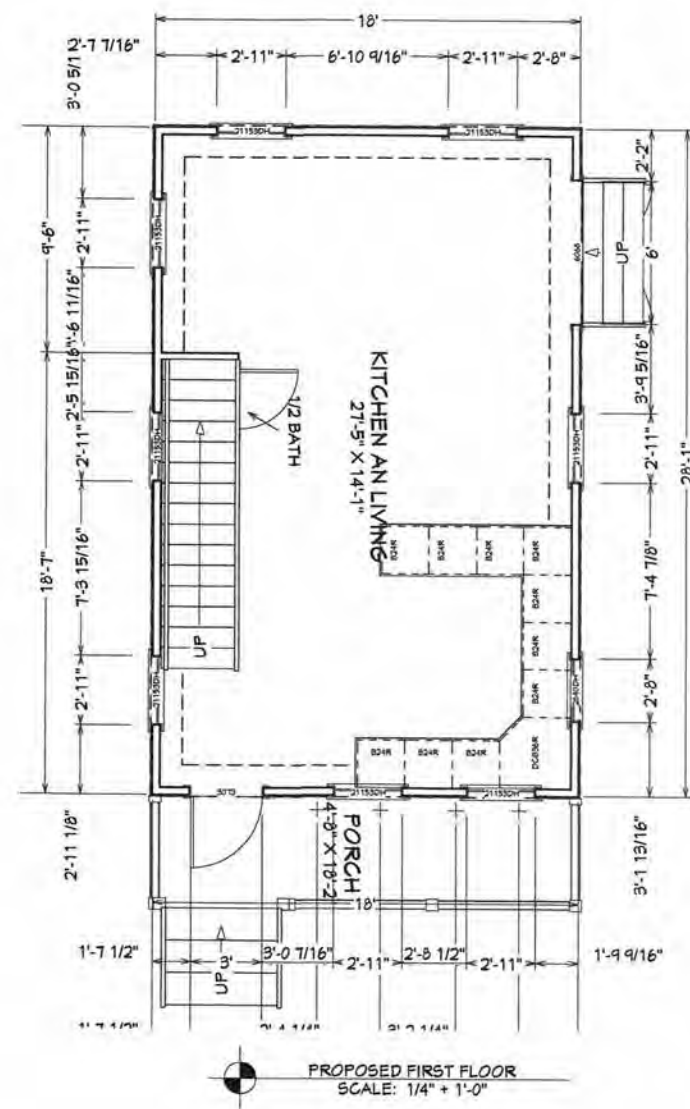
2 EXISTING EAST ELEVATION  
A-1.3 SCALE: 1/4"=1'-0"



3 EXISTING NORTH ELEVATION  
A-1.3 SCALE: 1/4"=1'-0"

4 EXISTING WEST ELEVATION  
A-1.3 SCALE: 1/4"=1'-0"





## PROPOSED EXISTING HOUSE AFTER RENOVATION

NUMBER	DATE	REVISION	TABLE	DESCRIPTION

PROPOSED RENOVATION  
714 PASSOVER LANE, KEY  
WEST FL

DRAWINGS PROVIDED BY:

DATE:

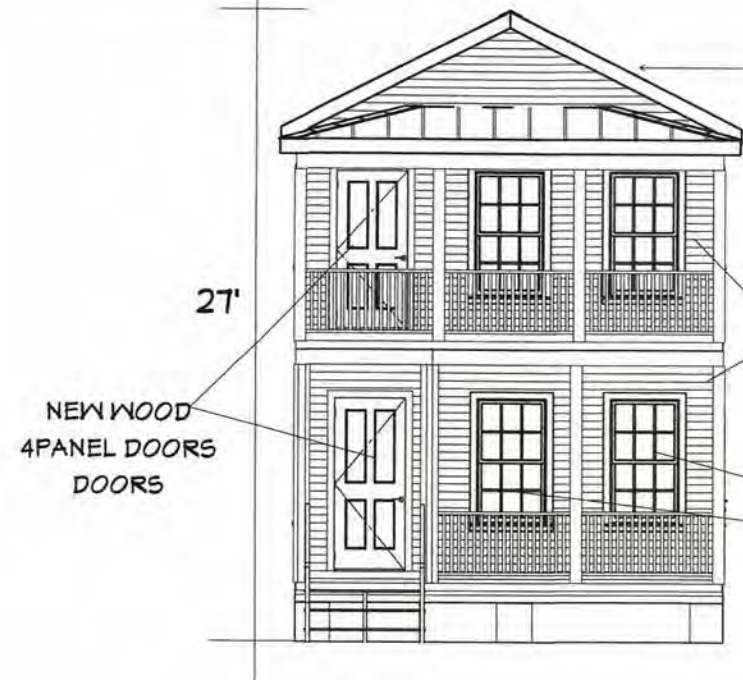
2/19/2021

SCALE:

SHEET:

A-1.2





27'

NEW WOOD  
4-PANEL DOORS

REPAIR WOOD  
SIDING AS NEEDED,  
TYP



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

FRAME NEW ROOF TO  
MATCH EXISTING HISTORIC  
PICTURE. ROOFING TO BE  
V-CRIMP METAL

REPAIR WOOD  
SIDING AS NEEDED,  
TYP

RESTORE ALL  
EXISTING  
HISTORICAL  
WINDOWS, TYP  
OWNER HAS A  
STOCK PILE OF  
ORIGINAL WINDOWS  
ON SITE TO USE FOR  
ALL MISSING  
WINDOWS



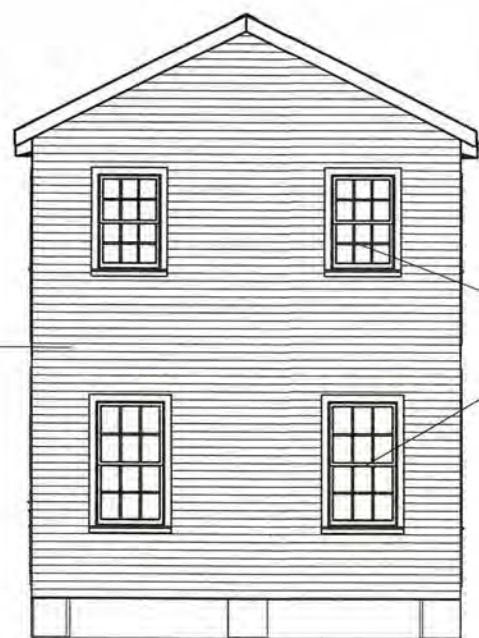
28'-1"

5'

RESTORE ALL  
EXISTING  
HISTORICAL  
WINDOWS, TYP



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



18'

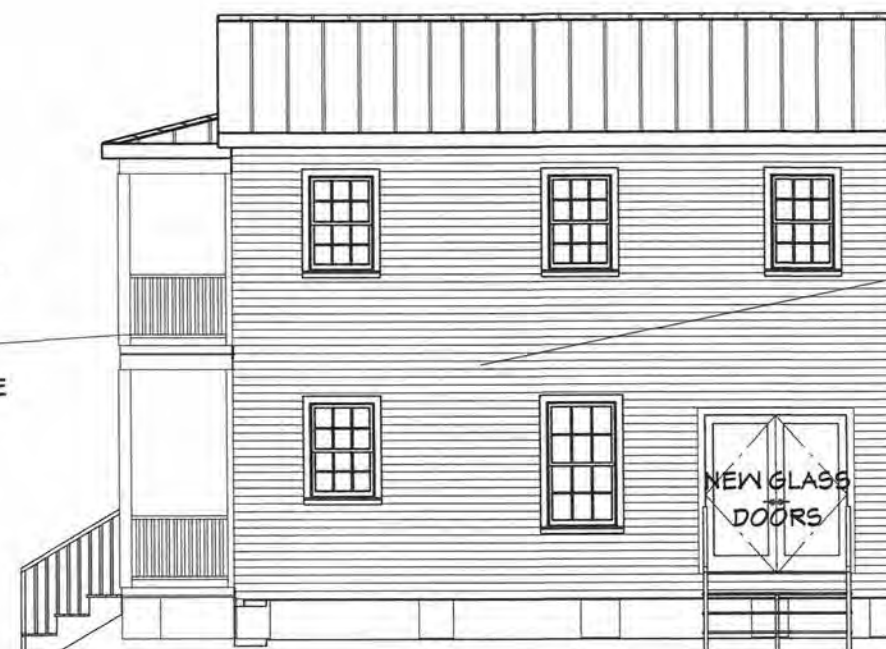
REPAIR WOOD  
SIDING AS NEEDED,  
TYP

RESTORE ALL  
EXISTING  
HISTORICAL  
WINDOWS, TYP

FRAME NEW ROOF AND  
PORCH TO MATCH  
EXISTING HISTORIC  
PICTURE. ROOFING TO BE  
V-CRIMP METAL



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



INSTALL NEW WOOD  
SIDING TO MATCH  
EXISTING THIS SIDE  
OF HOUSE, ALL NEW  
FRAMING NEEDED  
AFTER DEMO OF  
ADD-ON ADDITIONS

NEW GLASS  
DOORS



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

## EXISTING MAIN HOUSE AFTER RENOVATION

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED RENOVATION  
T14 PASSOVER LANE, KEY  
WEST FL

DRAWINGS PROVIDED BY:

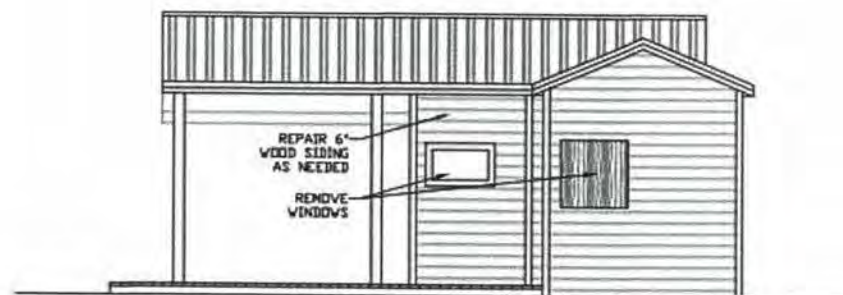
DATE:  
2/19/2021

SCALE:

SHEET:

A-1.3





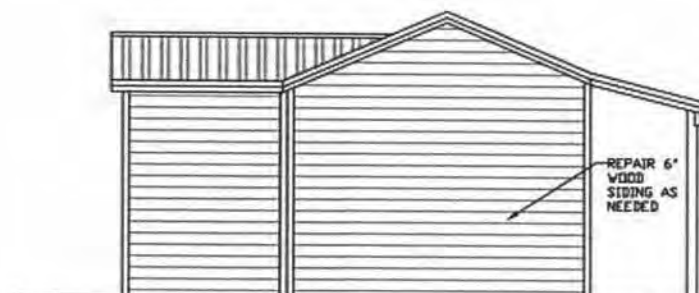
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**EXISTING ACCESSORY STRUCTURE TO BE REMOVED**

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED RENOVATION  
714 PASSOVER LANE, KEY  
WEST FL

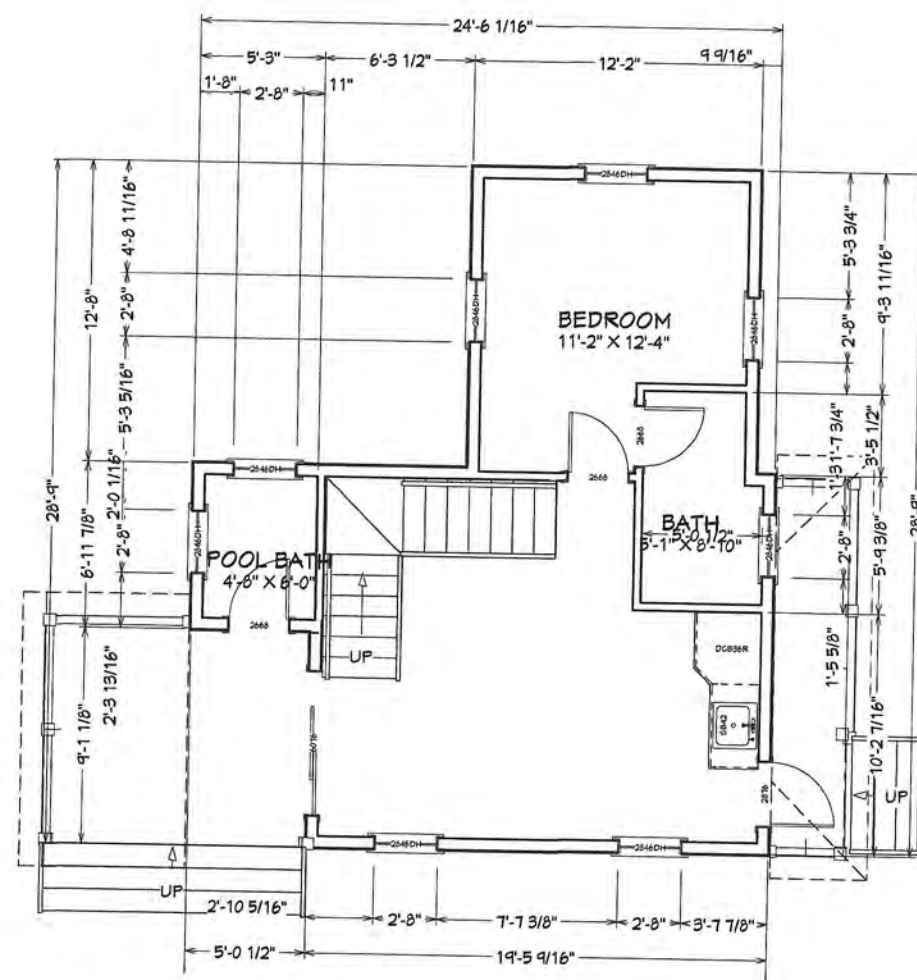
DRAWINGS PROVIDED BY:

DATE:  
2/19/2021

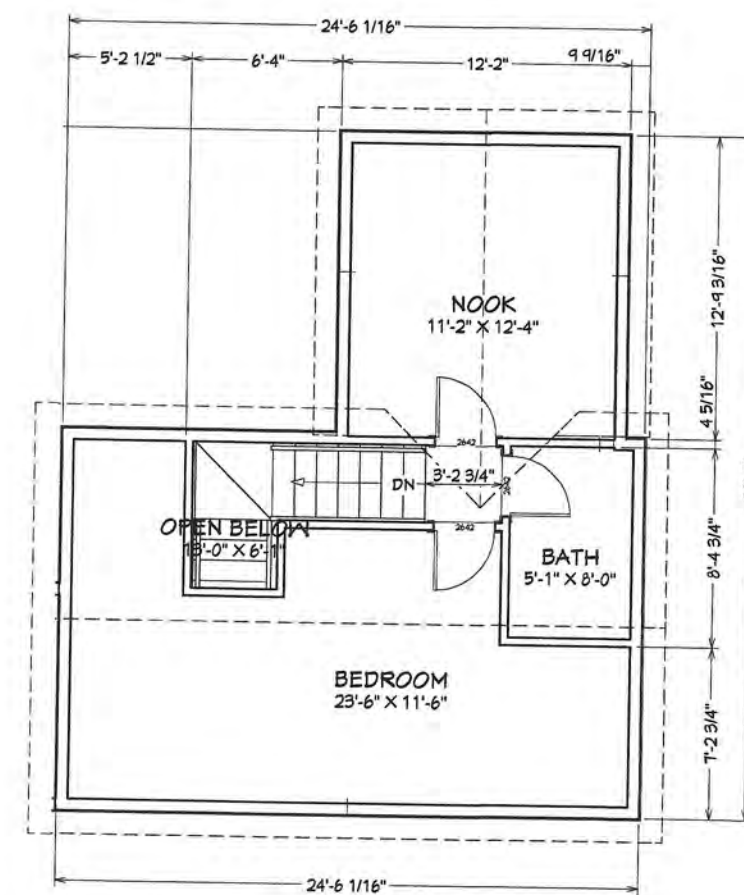
SCALE:

SHEET:

A-2.1



PROPOSED FIRST FLOOR  
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR  
SCALE: 1/4" = 1'-0"

# PROPOSED NEW GUEST RESIDENCE

REVISION TABLE	
NUMBER	DATE

PROPOSED RENOVATION  
714 PASSEOVER LANE, KEY  
WEST FL

DRAWINGS PROVIDED BY:

DATE:  
3/15/2021

SCALE:

SHEET:

A-2.2





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



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



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



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

## PROPOSED NEW GUEST RESIDENCE

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED RENOVATION  
714 PASSOVER LANE, KEY  
WEST FL

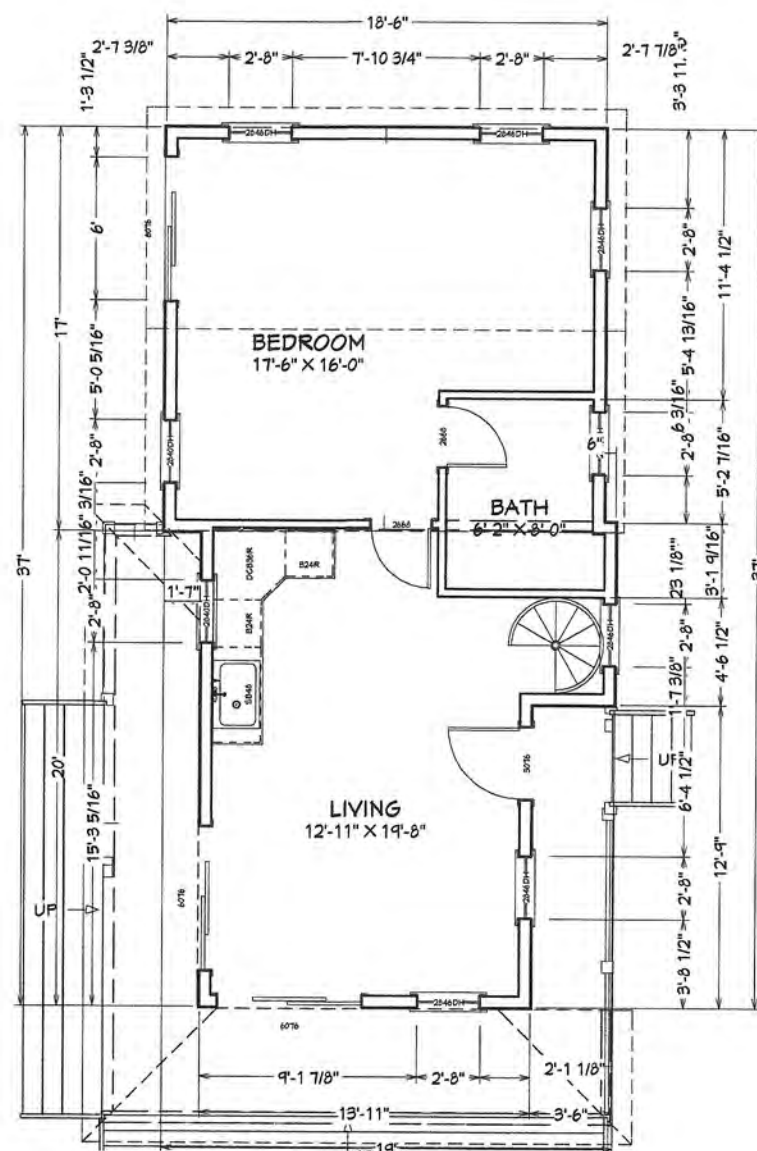
DRAWINGS PROVIDED BY:

DATE:  
3/15/2021

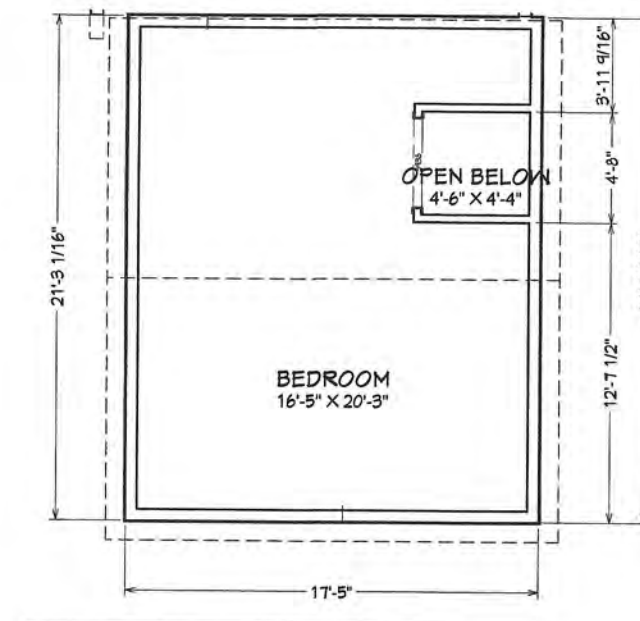
SCALE:

SHEET:

A-2.3



PROPOSED NEW SINGLE FAMILY HOME FIRST FLOOR  
SCALE: 1/8" = 1'-0"



PROPOSED NEW SINGLE FAMILY HOME SECOND FLOOR  
SCALE: 1/8" = 1'-0"

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED RENOVATION  
714 PASSOVER LANE, KEY  
WEST FL

DRAWINGS PROVIDED BY:

DATE:  
3/15/2021

SCALE:

SHEET:

A-3.1



REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED RENOVATION  
714 PASSOVER LANE, KEY  
WEST FL

DRAWINGS PROVIDED BY:


DATE:  
3/15/2021

SCALE:

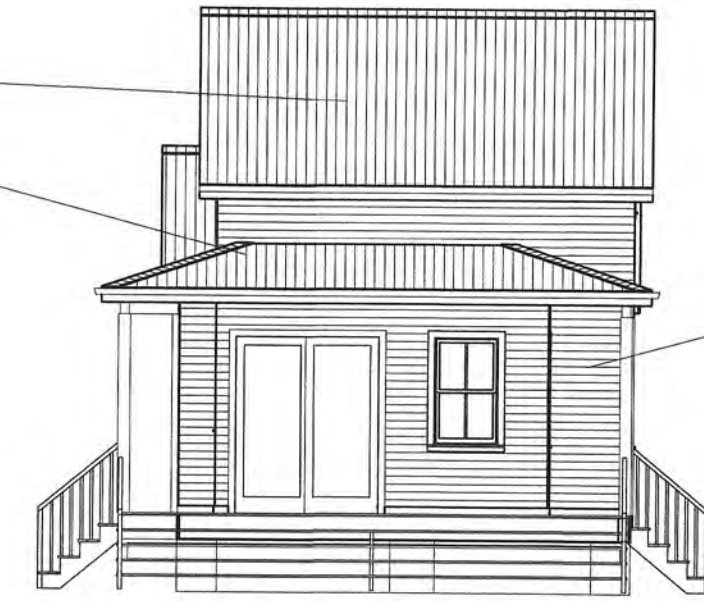
SHEET:


A-3.2



 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"


ROOFING TO BE  
V-CRIMP METAL,  
TYP



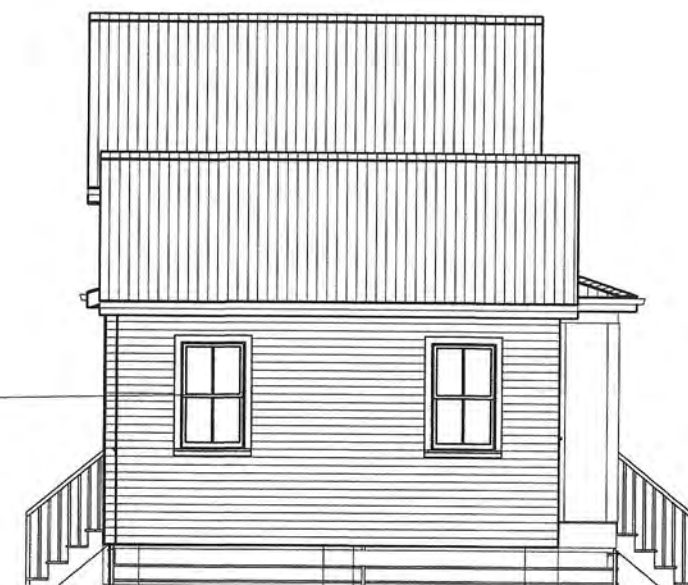
Elevation 4  
 EAST ELEVATION  
SCALE: 1/8" = 1'-0"


HARDI SIDING,  
TYP




 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

NEW 2 OVER 2  
IMPACT  
WINDOWS, TYP  
THIS STRUCTURE

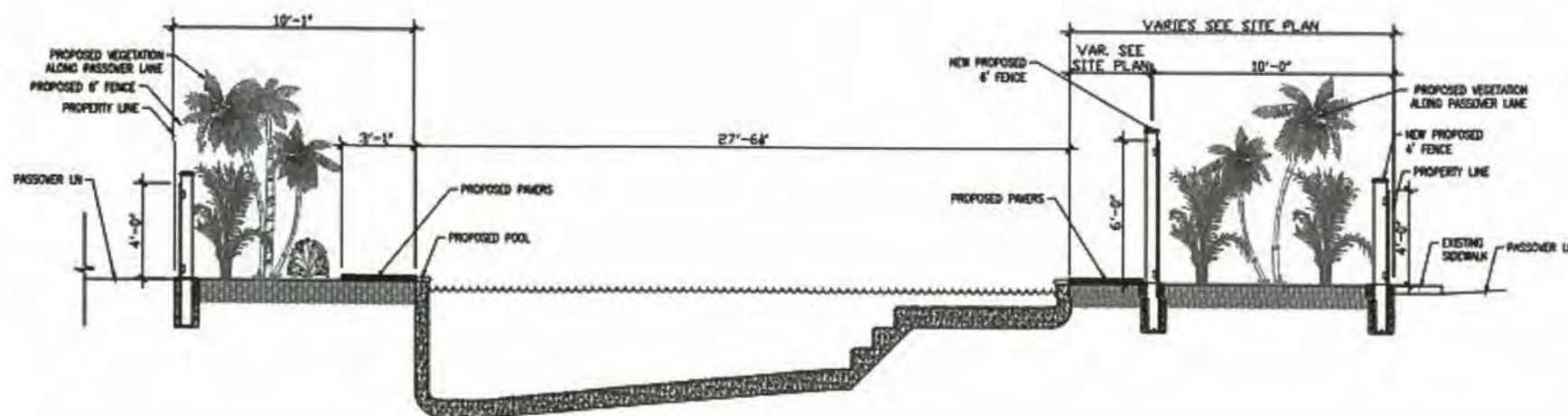


 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

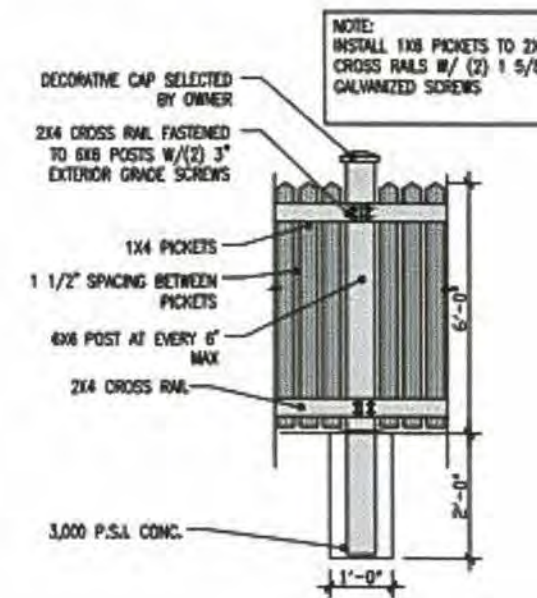
 PROPOSED NEW SINGLE FAMILY HOME  
SCALE: 1/8" = 1'-0"

18'-6"

NEW  
FIBERGLASS  
IMPACT DOORS,  
TYP THIS  
STRUCTURE



PROPOSED POOL ELEVATION  
SCALE: NTS



FENCE DETAIL  
SCALE: NTS

## PROPOSED NEW POOL ELEVATION

NUMBER	DATE	REVISION	DESCRIPTION

PROPOSED RENOVATION  
714 PASSEOVER LANE, KEY  
WEST FL

DRAWINGS PROVIDED BY:

DATE:
2/19/2021
SCALE:
SHEET:
A-4.1





726 PASSEOVER LANE

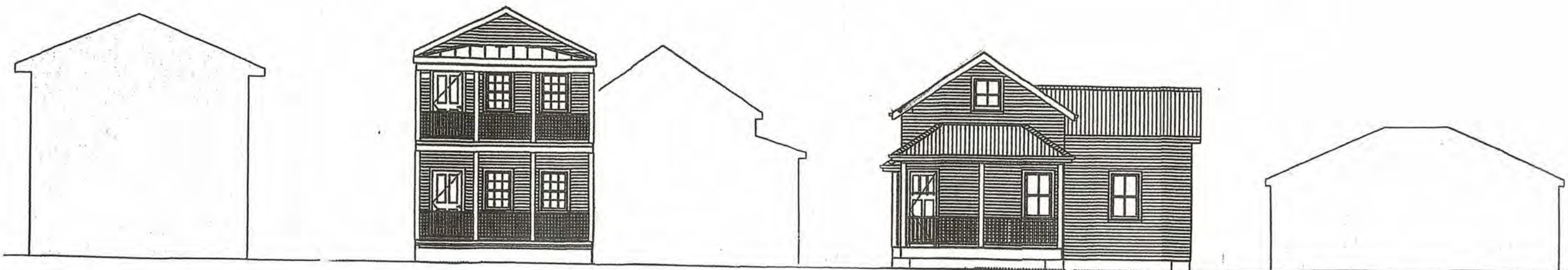
EXISTING HOUSE

POOL HOUSE

708 PASSEOVER LANE



**714 PASSEOVER LANE EXISTING STREETScape**  
SCALE: 3/16" = 1'-0"



726 PASSEOVER LANE

EXISTING HOUSE (NEW LOCATION) NEW REAR BUILDING

PROPOSED GUEST HOUSE

708 PASSEOVER LANE



**714 PASSEOVER LANE PROPOSED STREETScape**  
SCALE: 3/16" = 1'-0"

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED RENOVATION  
714 PASSEOVER LANE, KEY  
WEST FL

DRAWINGS PROVIDED BY:

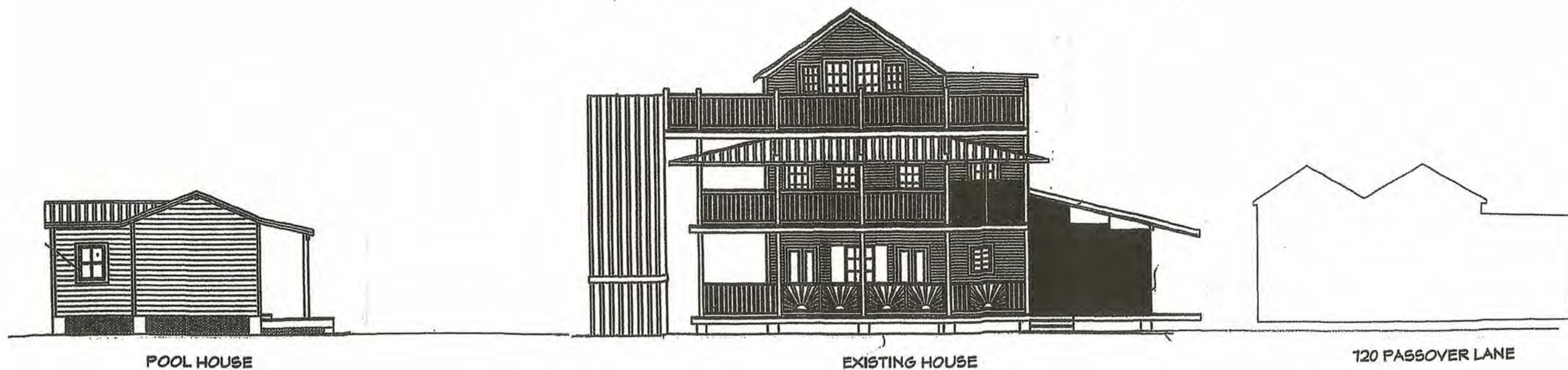
DATE:  
2/19/2021


SCALE:

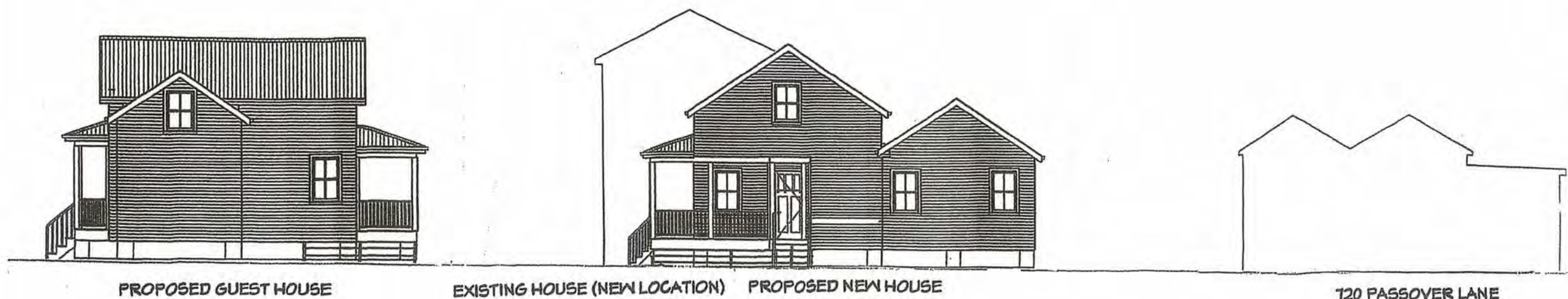
SHEET:


A-5.1






**714 PASSOVER LANE (WALKING) EXISTING STREETSCAPE**  
 SCALE: 3/16" = 1'-0"




**714 PASSOVER LANE PROPOSED STREETSCAPE**  
 SCALE: 3/16" = 1'-0"

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

PROPOSED RENOVATION  
 714 PASSOVER LANE, KEY  
 WEST FL

DRAWINGS PROVIDED BY:

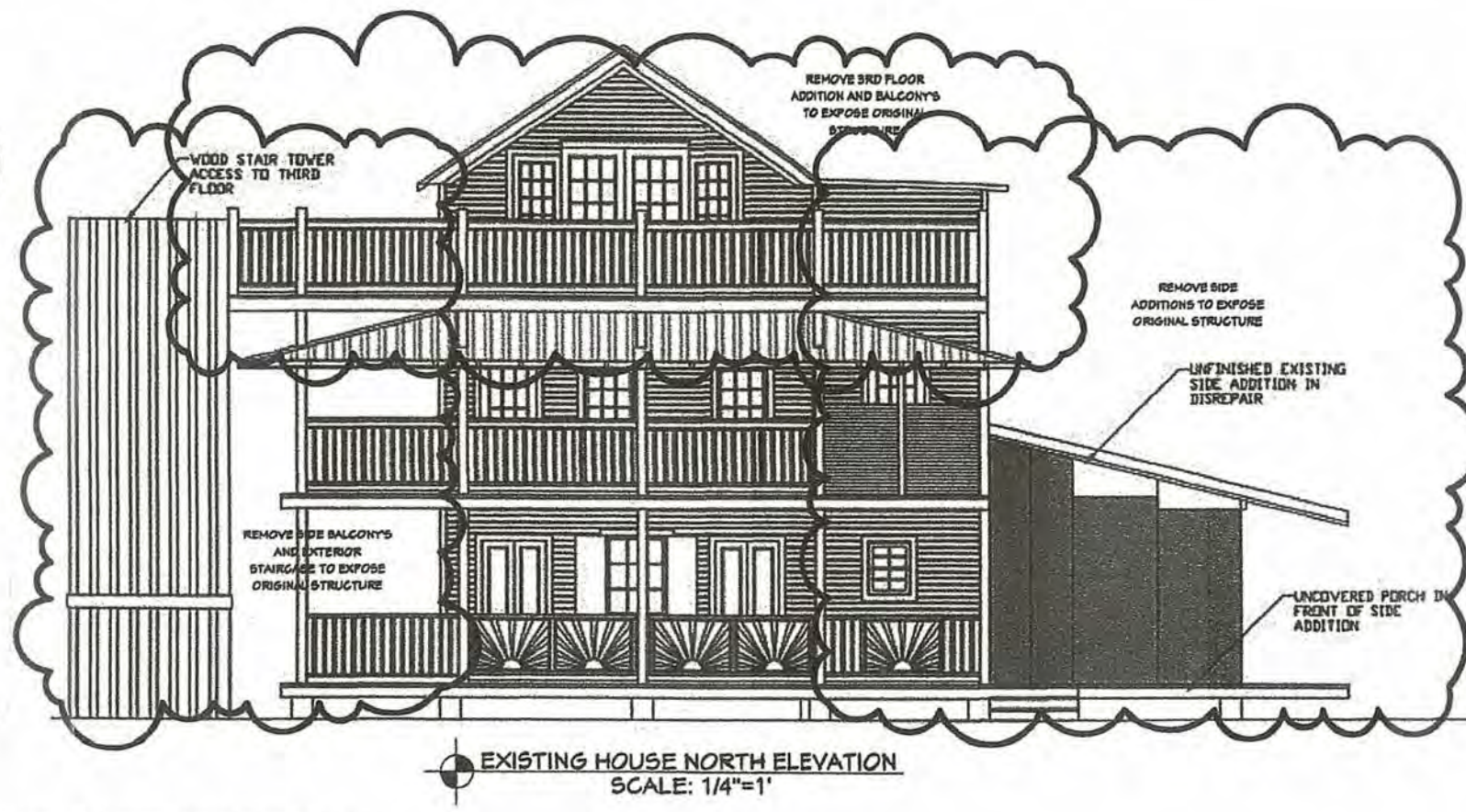
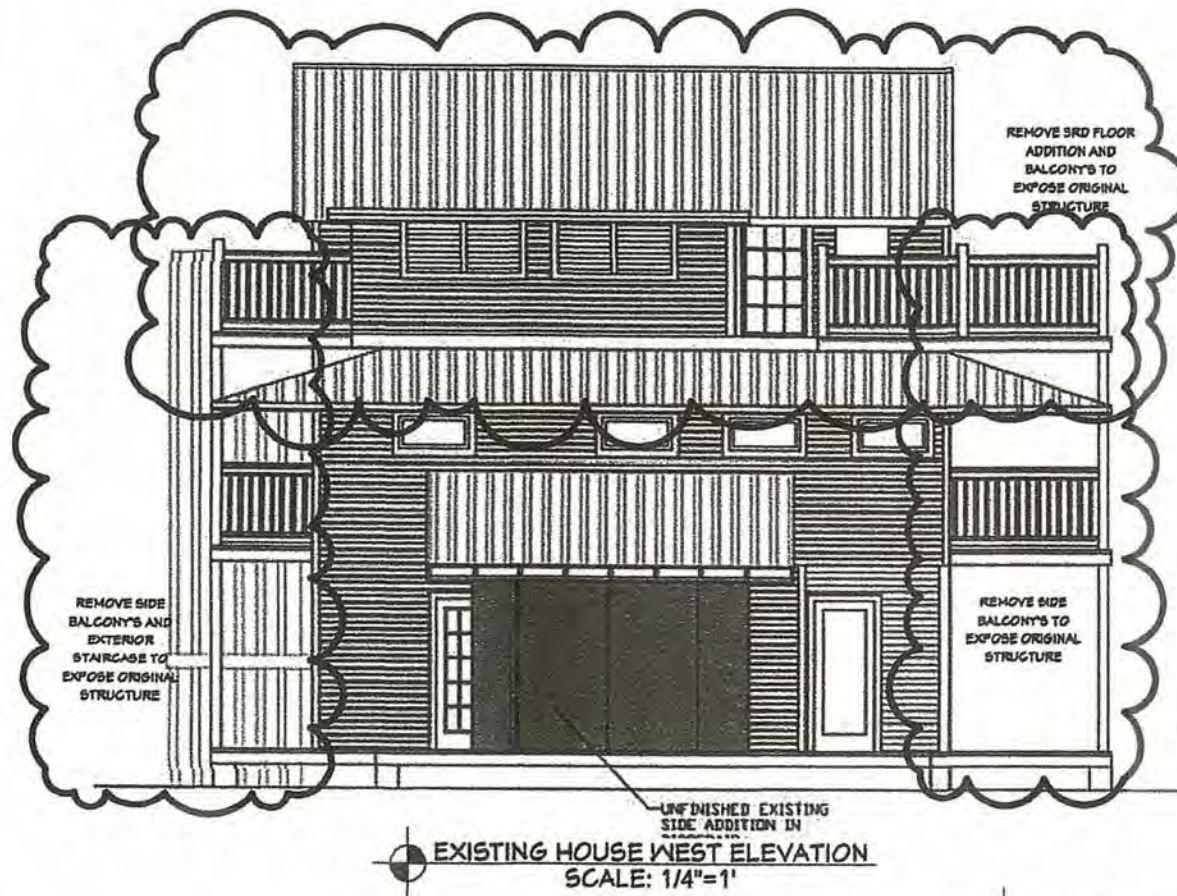
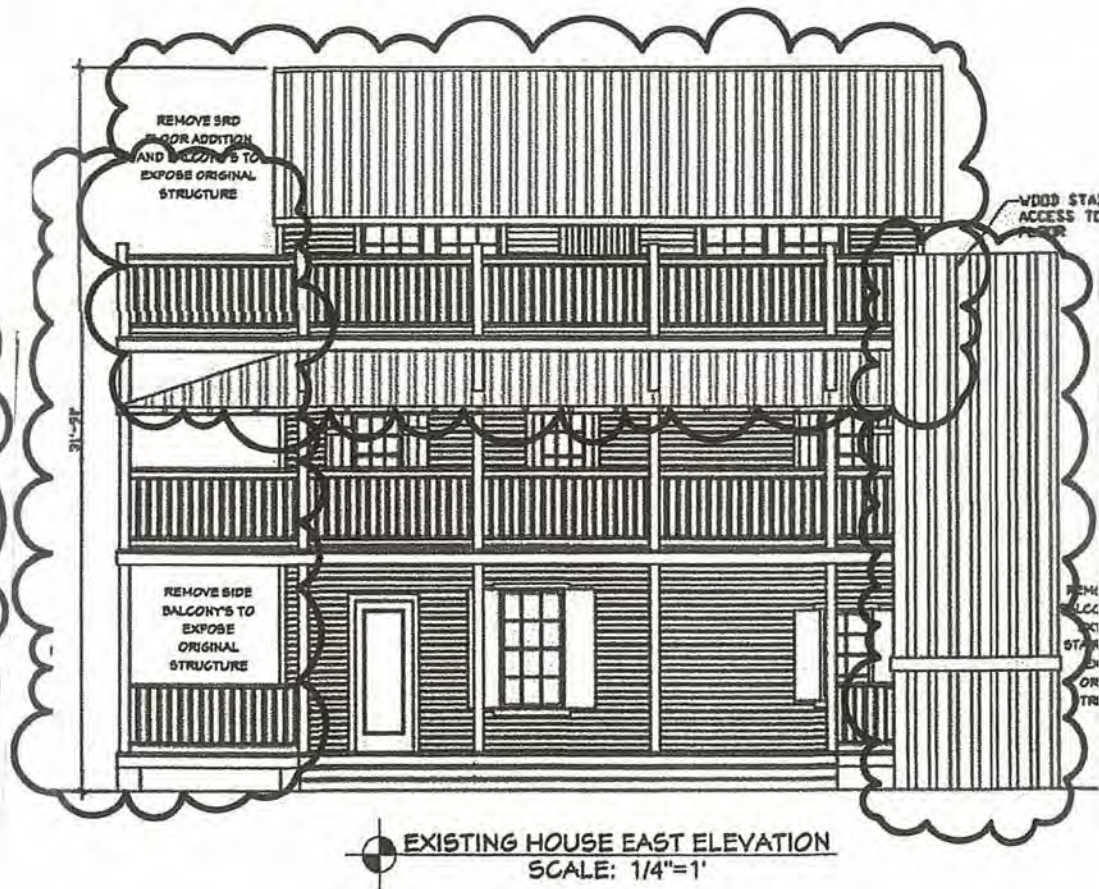
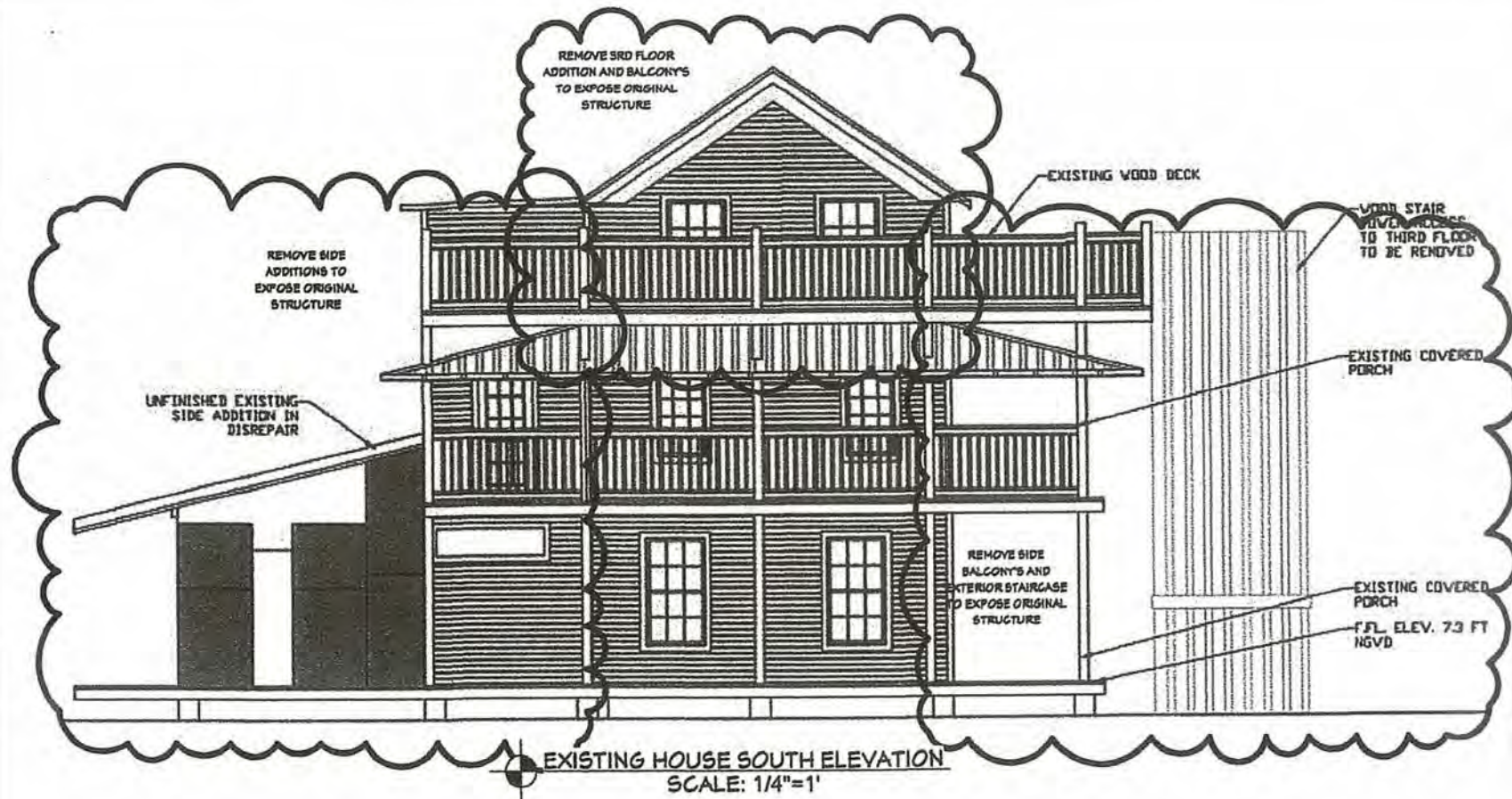
DATE:  
 2/19/2021

SCALE:

SHEET:

A-5.2





DEMO OF ADDITIONS ON EXISTING STRUCTURE

REVISION TABLE  
NUMBER DATE REVISION BY DESCRIPTION

PAGE TITLE

DRAWINGS PROVIDED BY:

DATE:  
2/19/2021

SCALE:

SHEET:

P-1



# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 23, 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, type this link into your browser: <http://keywestcity.granicus.com/MediaPlayer>

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:

**RELOCATION AND RESTORATION OF HISTORIC TWO-STORY HOUSE. NEW ONE AND A HALF-STORY GUEST HOUSE AND NEW ONE AND A HALF-STORY SINGLE FAMILY HOUSE. NEW POOL, SPA AND FENCES AND SITE IMPROVEMENTS. DEMOLITION OF NON- HISTORIC THIRD FLOOR, WRAP PORCHES AND EXTERNAL CIRCULAR STAIRCASE AT MAIN HOUSE. DEMOLITION OF NON-HISTORIC ONE-STORY ACCESSORY STRUCTURE.**

**#714 PASSOVER LANE**

**Applicant – Meridian Engineering    Application #H2021-0009**

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

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

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

# 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** 00018670-000000  
**Account#** 1019232  
**Property ID** 1019232  
**Millage Group** 10KW  
**Location** 714 PASSOVER Ln, KEY WEST  
**Address**  
**Legal** KW PT LOTS 7 AND 8 OF TR 5 OO-467 C3-259 G19-234 OR505-466 OR515-767 OR804-41 OR833-908 OR844-2 OR861-1031 OR1262-666/67 OR1300-1582/84 OR1344-911/12 OR1609-1859/60 OR1610-207/08 OR1832-980/81 OR2037-1224 OR3030-1797  
**Description** (Note: Not to be used on legal documents.)  
**Neighborhood** 6103  
**Property** MULTI FAMILY LESS THAN 10 UNITS (0800)  
**Class**  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

SKULL & CROSSBONES TRUST DATED 06/15/2020  
 C/O GRAF LORRAINE R AND GILHULY BERNARD JR  
 TRUSTEES  
 5950 Canoga Ave Ste 510  
 Woodland Hills CA 91367

## Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$337,153	\$310,315	\$314,491	\$314,491
+ Market Misc Value	\$4,015	\$4,015	\$3,964	\$3,964
+ Market Land Value	\$642,130	\$623,274	\$701,838	\$701,838
= Just Market Value	\$983,298	\$937,604	\$1,020,293	\$1,020,293
= Total Assessed Value	\$680,701	\$638,492	\$600,757	\$565,544
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$675,493	\$649,838	\$679,327	\$673,655

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	6,547.00	Square Foot	0	0

## Buildings

**Building ID** 1391  
**Style** 3 STORY ELEV FOUNDATION  
**Building Type** M.F. - R2 / R2  
**Gross Sq Ft** 4370  
**Finished Sq Ft** 1888  
**Stories** 3 Floor  
**Condition** POOR  
**Perimeter** 368  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 30  
**Interior Walls** WALL BD/WD WAL  
**Exterior Walls** ABOVE AVERAGE WOOD  
**Year Built** 1908  
**EffectiveYearBuilt** 1999  
**Foundation** CONC BLOCK  
**Roof Type** GABLE/HIP  
**Roof Coverage** METAL  
**Flooring Type** SFT/HD WD  
**Heating Type** NONE with 0% NONE  
**Bedrooms** 4  
**Full Bathrooms** 3  
**Half Bathrooms** 0  
**Grade** 550  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,888	1,888	0
OUU	OP PR UNFIN UL	740	0	0
OPF	OP PRCH FIN LL	924	0	0
OUF	OP PRCH FIN UL	710	0	0

SBF	UTIL FIN BLK	108	0	0
TOTAL		4,370	1,888	0

<b>Building ID</b>	1392	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1975
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1981
<b>Gross Sq Ft</b>	449	<b>Foundation</b>	CONCRETE SLAB
<b>Finished Sq Ft</b>	228	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	1 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	SFT/HD WD
<b>Perimeter</b>	72	<b>Heating Type</b>	NONE with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	1
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Depreciation %</b>	39	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	450
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	228	228	0
OPU	OP PR UNFIN LL	76	0	0
OPF	OP PRCH FIN LL	145	0	0
TOTAL		449	228	0

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1959	1960	1	290 SF	2
LC UTIL BLDG	1959	1960	1	72 SF	1
CH LINK FENCE	1964	1965	1	140 SF	1
LC UTIL BLDG	1971	1972	1	56 SF	1
FENCES	1975	1976	1	736 SF	2
FENCES	1993	1994	1	648 SF	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/7/2020	\$1,080,000	Warranty Deed	2272238	3030	1797	01 - Qualified	Improved
12/9/1999	\$470,000	Warranty Deed		1609	1859	M - Unqualified	Improved
2/1/1972	\$3,000	Conversion Code		804	41	Q - Qualified	Improved

### Permits

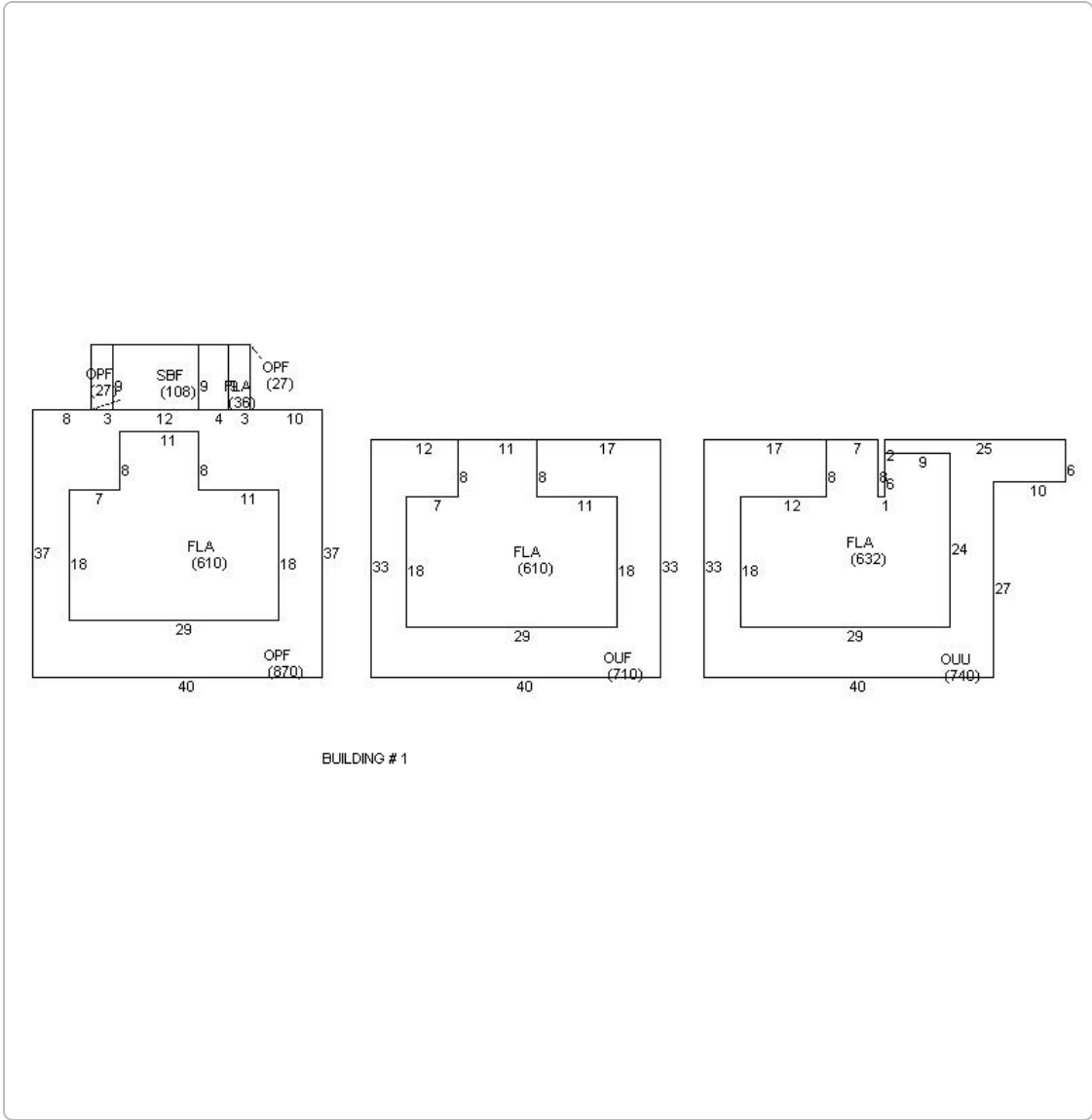
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
0101485	4/9/2001	12/11/2001	\$2,000	Residential	PAINT EXTERIOR
B941258	4/1/1994	12/1/1994	\$2,500		REPLACE 3RD FL RAILINGS
B941345	4/1/1994	12/1/1994	\$1,500		EXTERIOR REPAIRS
B930521	2/1/1993	12/1/1994	\$6,000		INTERIOR RENOVATIONS

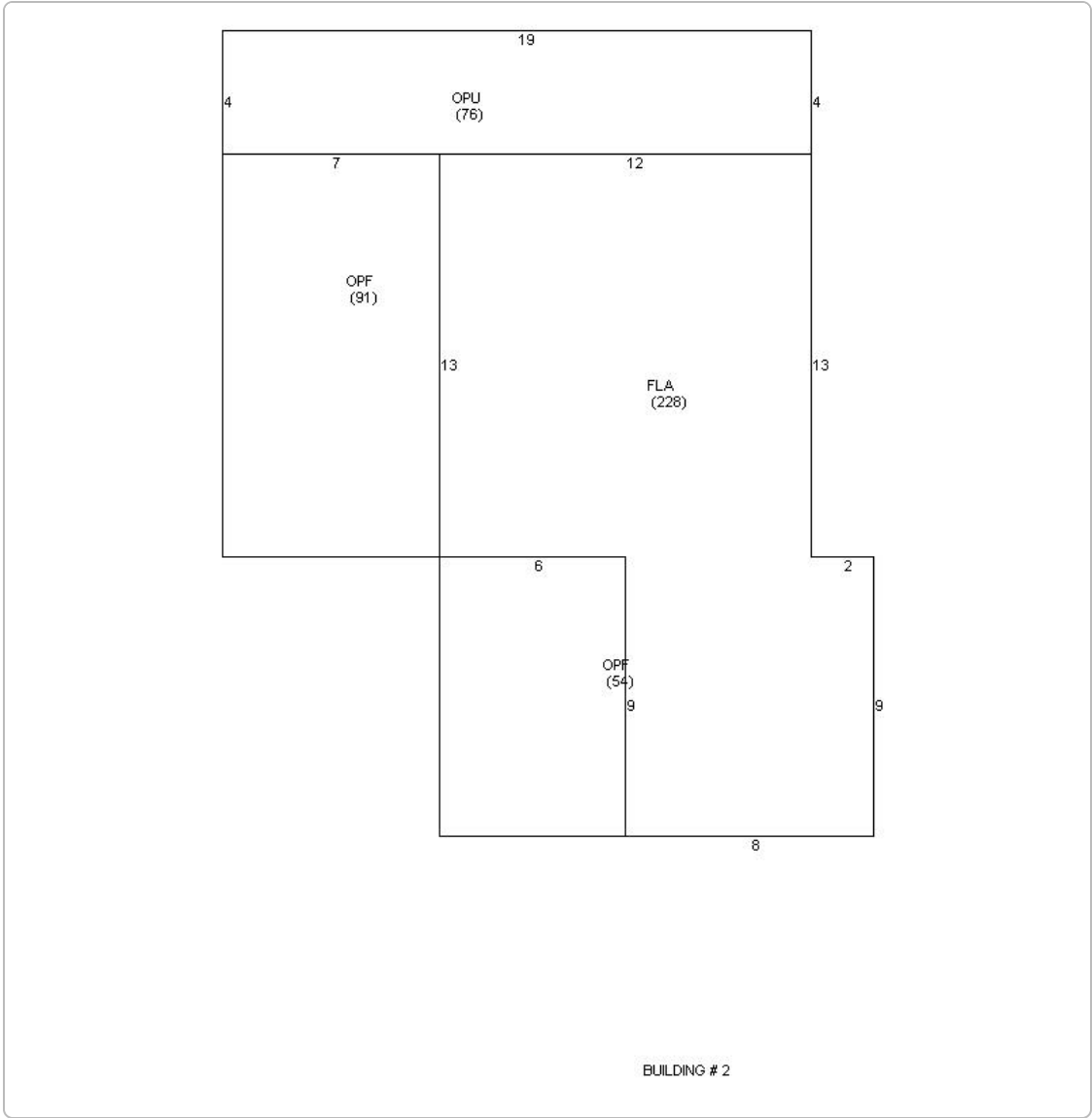
### View Tax Info

[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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[GDPR Privacy Notice](#)

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 **Schneider**  
GEOSPATIAL

Version 2.3.112