



## **Historic Architectural Review Commission Staff Report for Item 7**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: May 25, 2021

Applicant: Artibus Design

Address: #701 Windsor Lane

### **Description of Work:**

Demolition of existing roof and roof framing.

### **Site Facts:**

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

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

### **Ordinances Cited on Review:**

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

### **Staff Analysis:**

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

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

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

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

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

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

The roof form under review for demolition is not historic.

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

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

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the roof in question will not qualify as a contributing element to the site or to the historic district in the near future.

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

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



**City of Key West**

1300 White Street  
Key West, Florida 33040

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

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

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

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

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

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

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

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

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

701 Windsor Lane, Key West FL 33040

PROPERTY OWNER'S NAME:

Kevin & Jennifer Trapani

APPLICANT NAME:

Kevin & Jennifer Trapani

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE

*Kevin A. Trapani*

*Kevin A. Trapani 2/18/21*  
*Jennifer A. Trapani 2/18/21*  
DATE AND PRINT NAME

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

Removing Roof & Roof Framing and removing interior finishes.

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

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

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

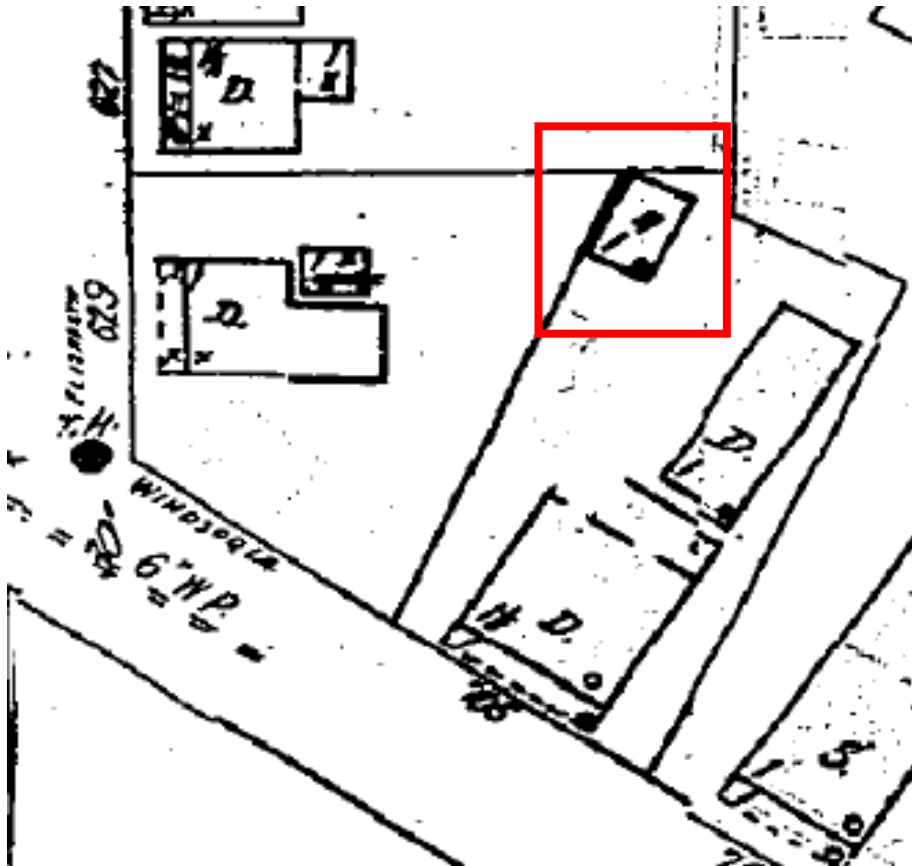
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

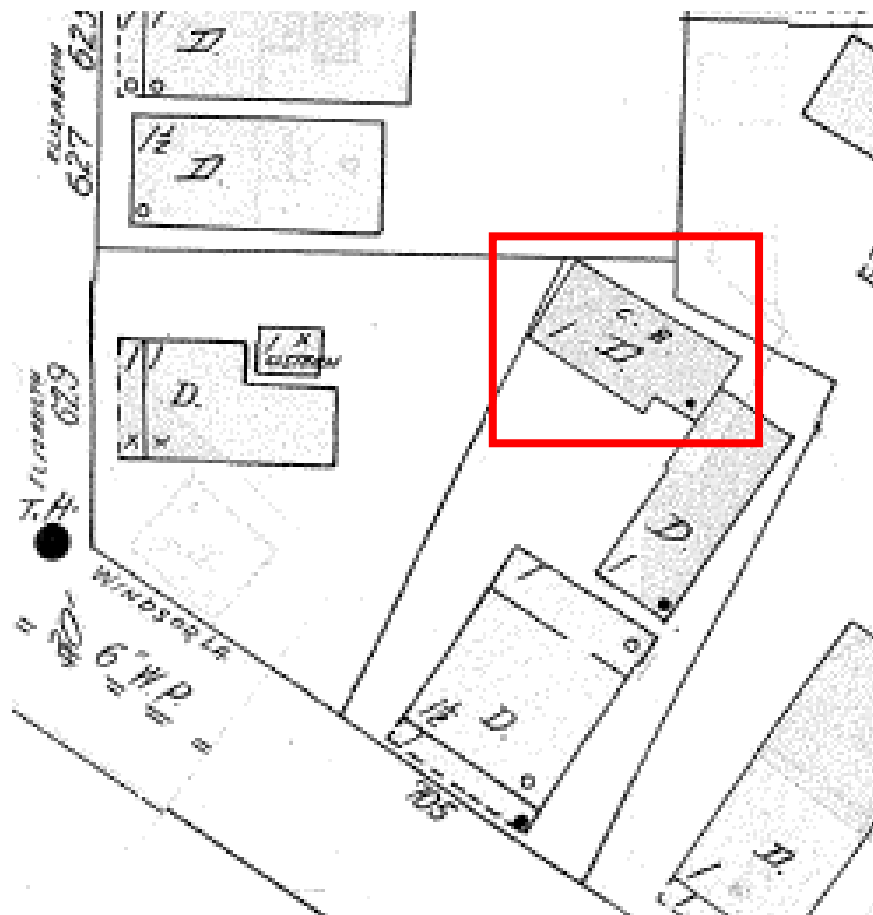
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
N/A
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
N/A
(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.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A.



# SANBORN MAPS



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



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

# PROJECT PHOTOS





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



1999 photo indicating 701 Windsor Lane with a red arrow.





701 WINDSOR LN  
FRONT ELEVATION





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

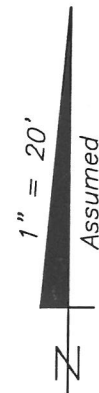


# SURVEY

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

## LEGEND

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



## NOTES:

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

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

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

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

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

J. LYNN O'FLYNN, INC.

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

April 6, 2021

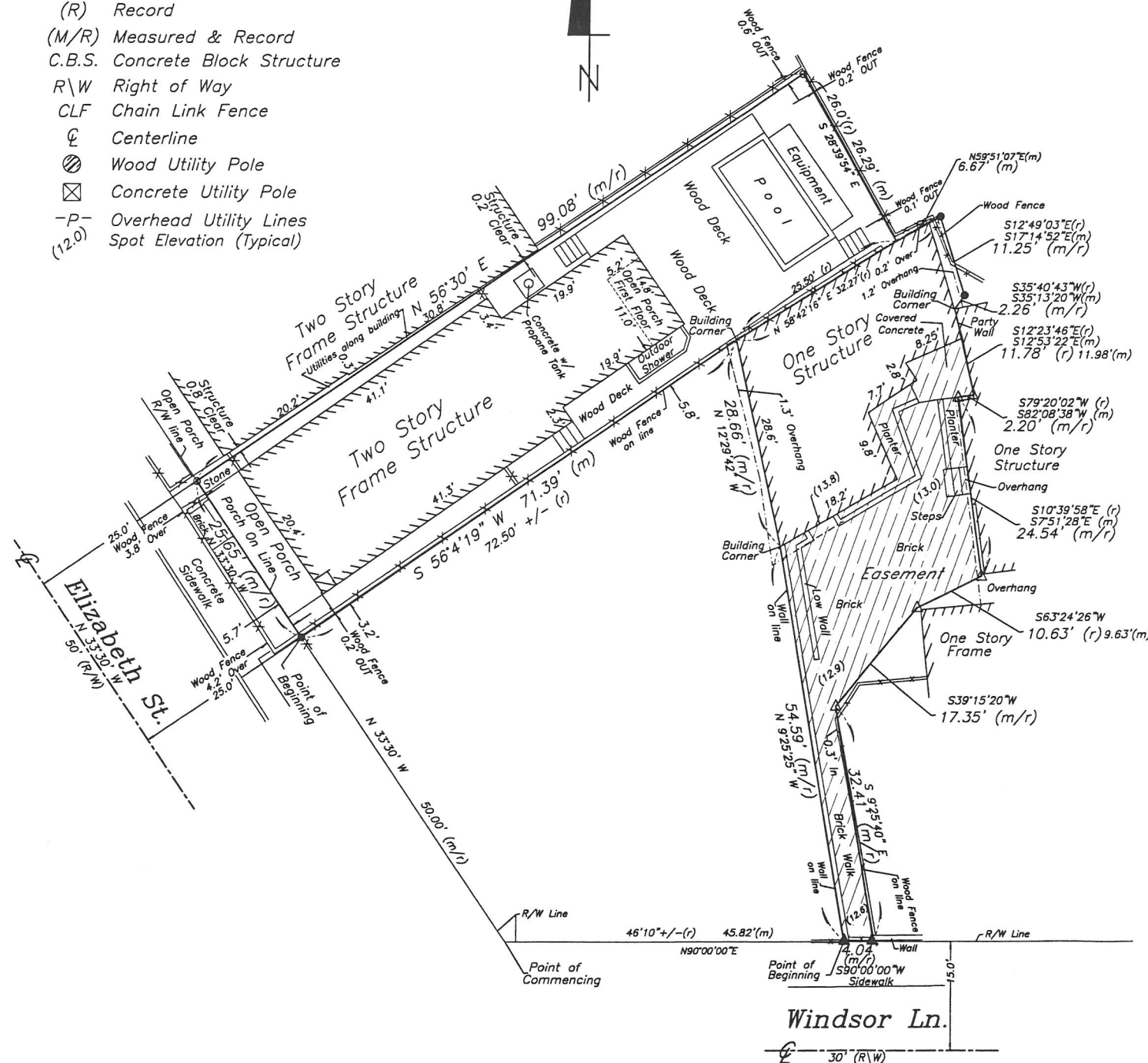
THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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



# PROPOSED DESIGN



REQUEST FOR VARIANCE  
APPLICATION  
701 WINDSOR LN

SITE LOCATION



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

CLIENT:  
ONE CALL CONSTRUCTION

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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

CLIENT:	ONE CALL CONSTRUCTION
PROJECT:	701 WINDSOR LN.

SITE:	701 WINDSOR LN. KEY WEST, FL 33040		
TITLE:	COVER		
SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12/25/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2012-11	G-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

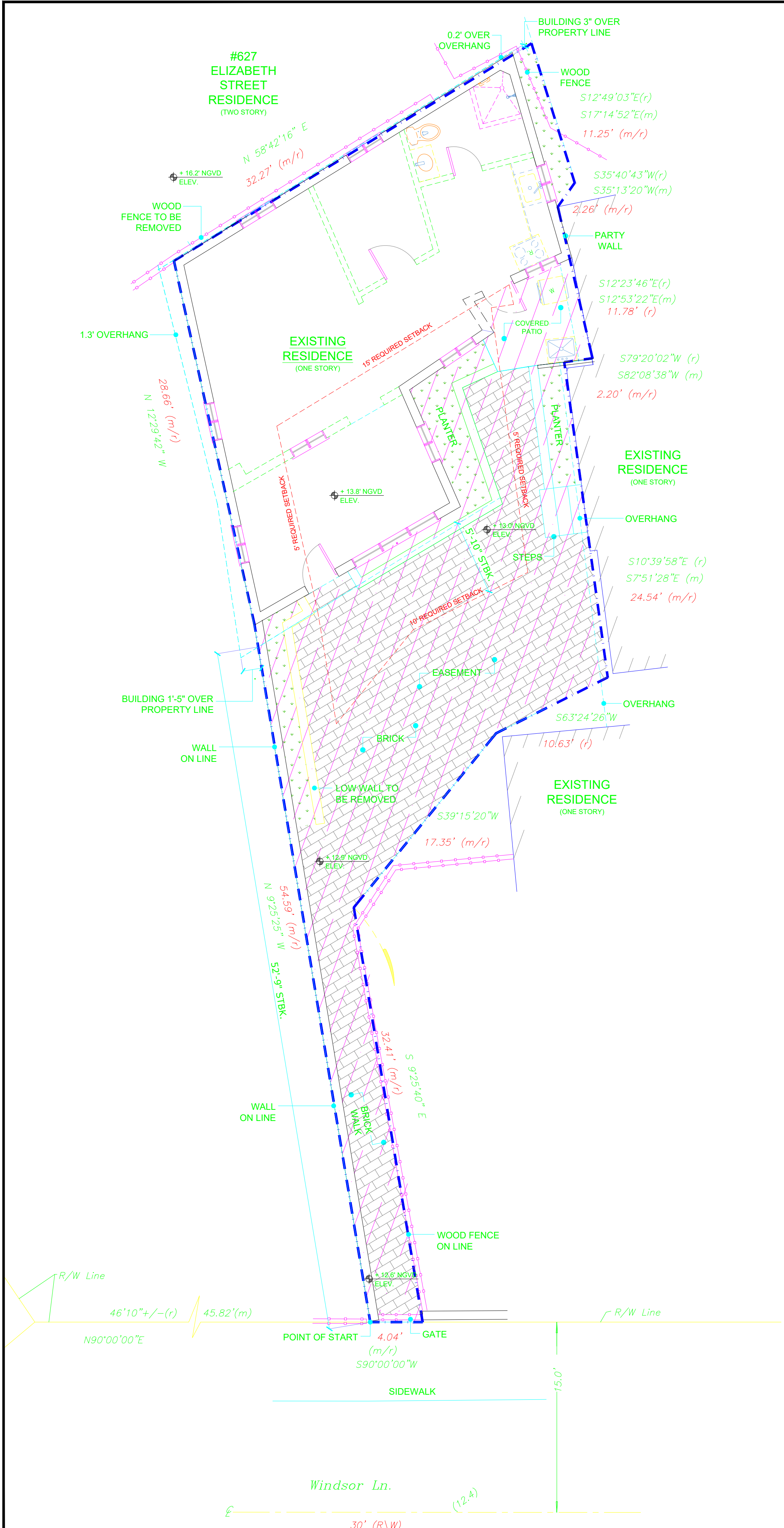
SERGE MASHTAKOV

PROFESSIONAL ENGINEER

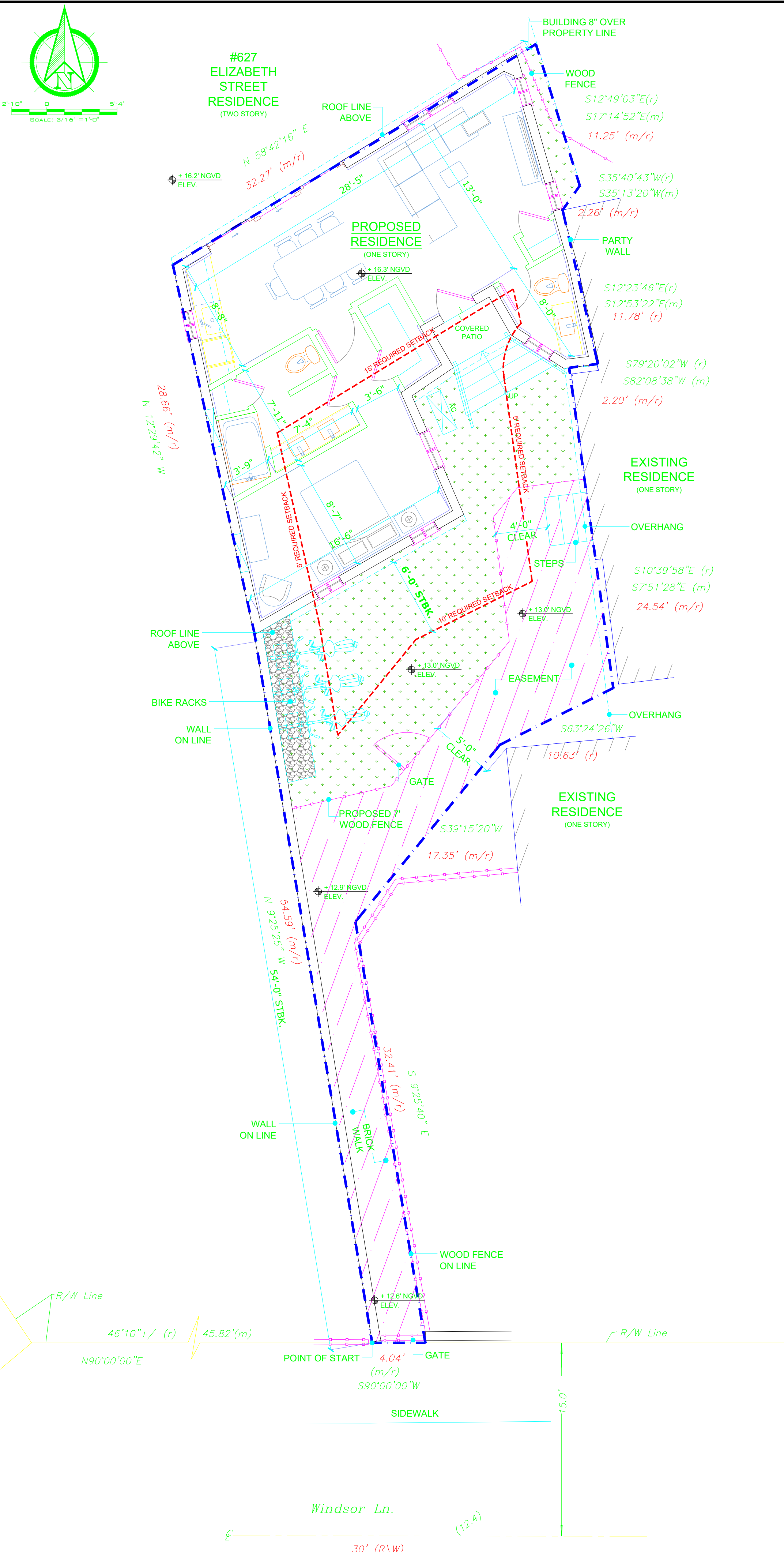
STATE OF FLORIDA

LICENSE NO 77480





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



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

**SITE DEVELOPMENT SUMMARY**

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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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


CLIENT: **ONE CALL CONSTRUCTION**

PROJECT: **701 WINSOR LN**

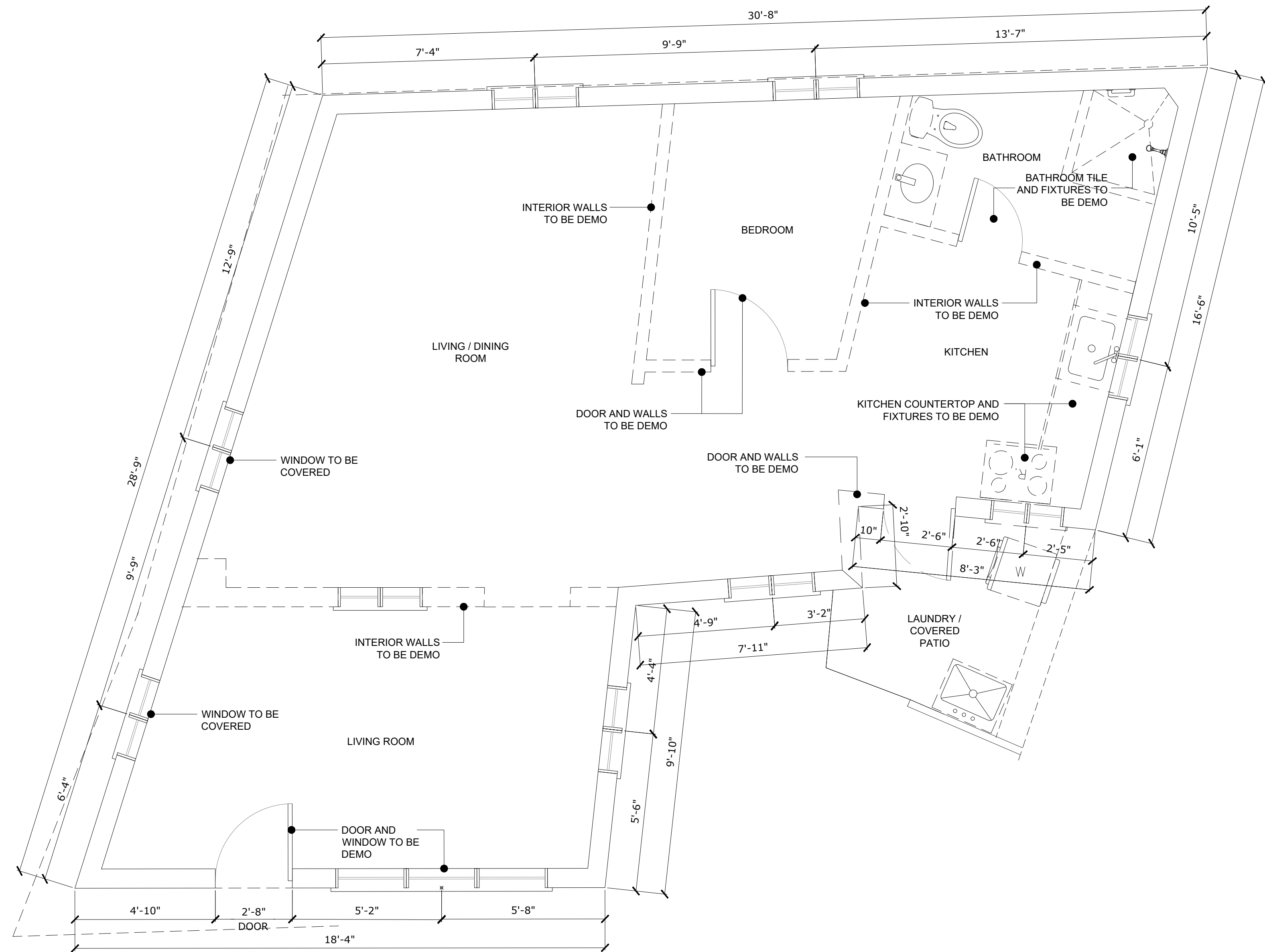
SITE: **701 WINSOR LN  
KEY WEST, FL 33040**  
TITLE: **SITE PLAN**

SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/15/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2012-11	C-101	1	

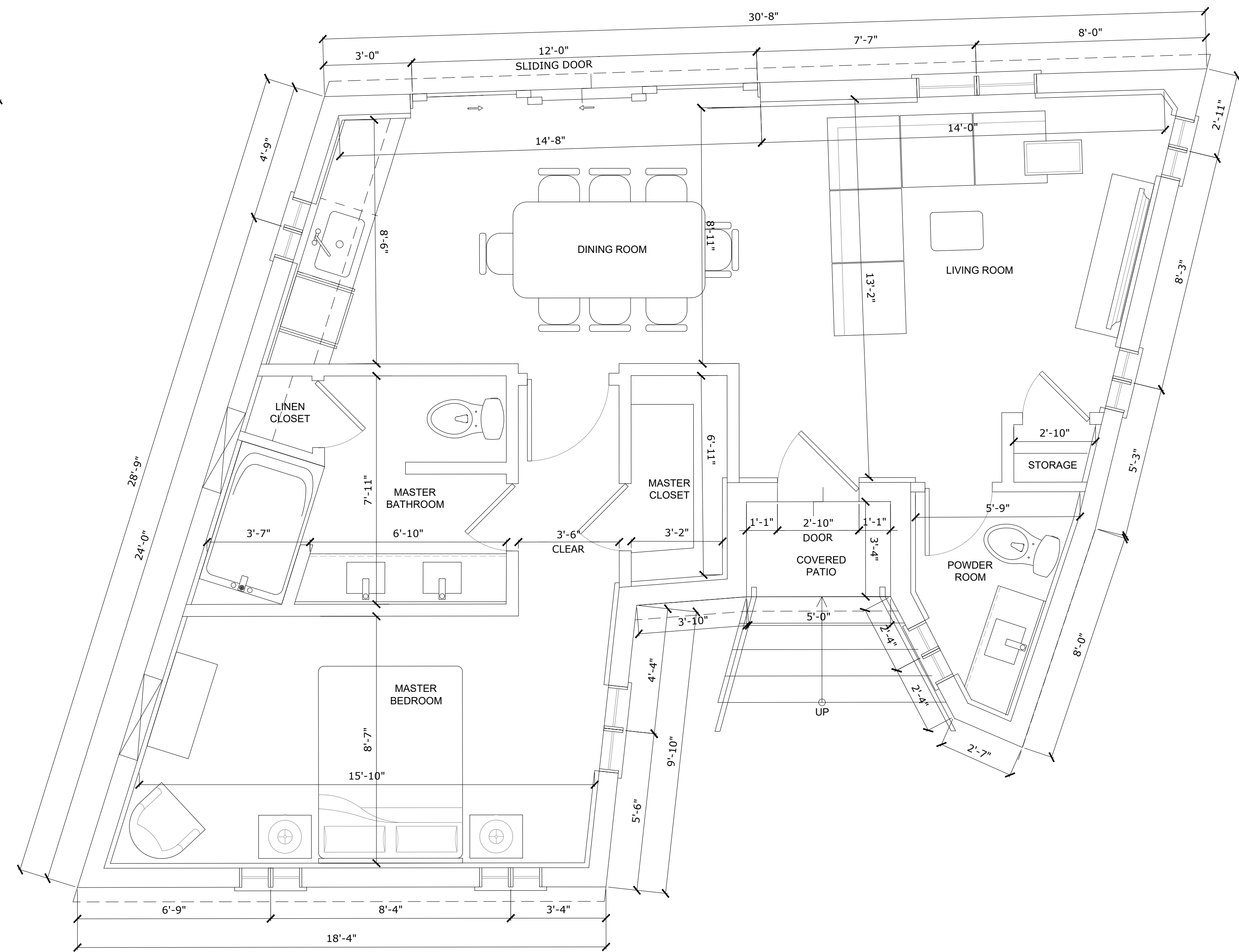
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SERGEI MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480





EXISTING AND DEMO FLOOR PLAN  
SCALE: 3/8" = 1'-0"



PROPOSED FLOOR PLAN  
SCALE: 3/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:



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

CLIENT: ONE CALL CONSTRUCTION

PROJECT: 701 WINSOR LN

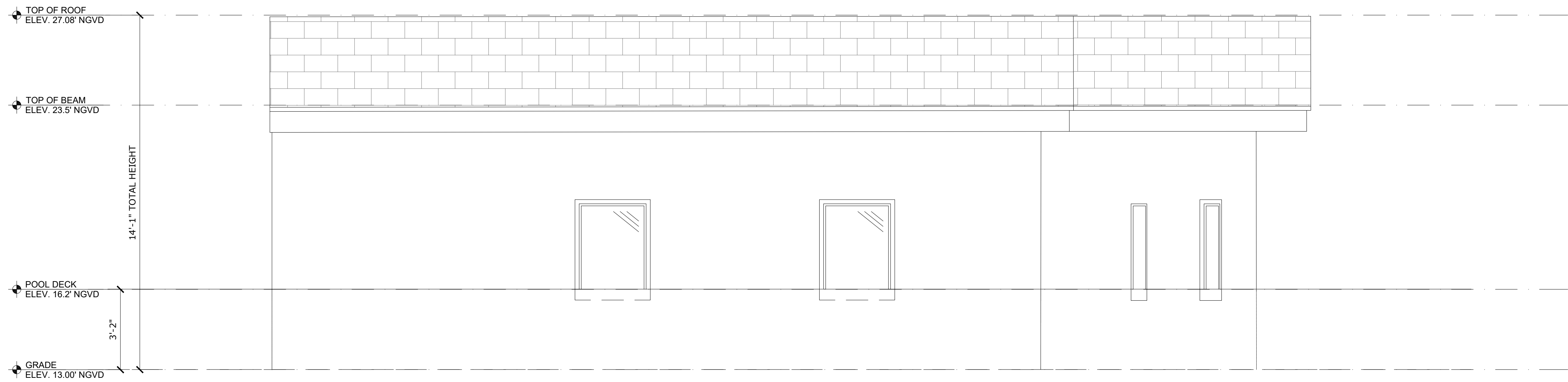
SITE: 701 WINSOR LN  
KEY WEST, FL 33040  
TITLE: FIRST FLOOR PLANS

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/15/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2012-11	A-101	1	

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

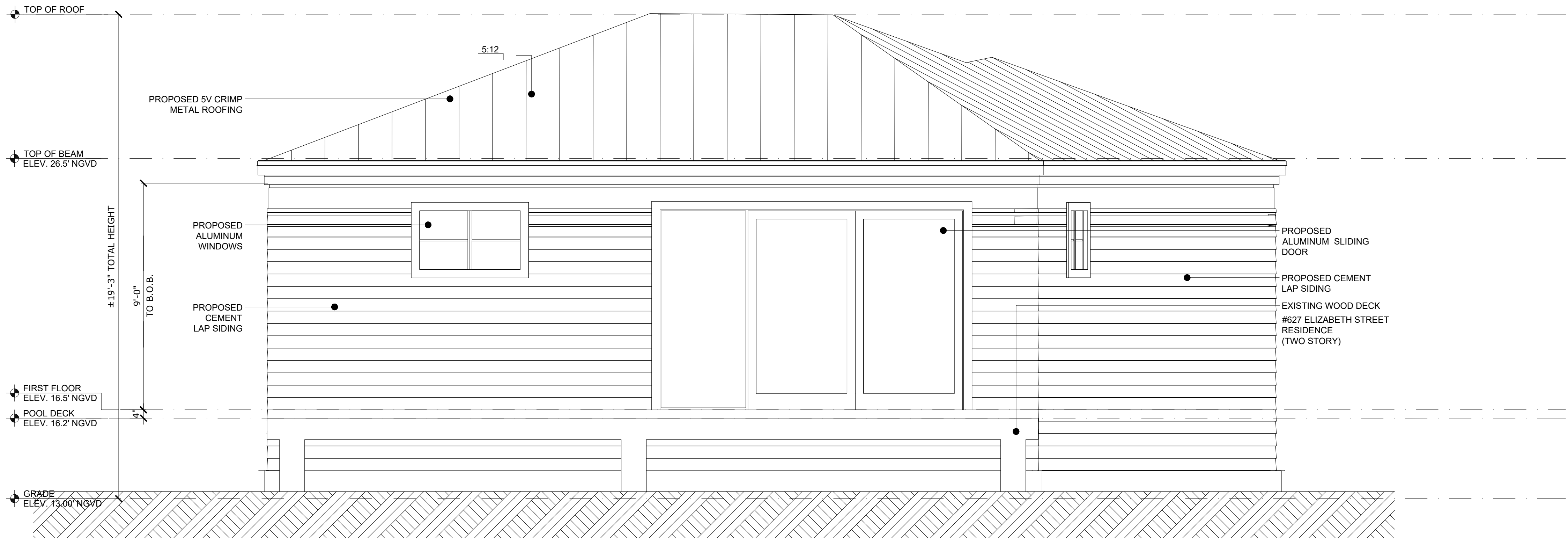
SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480



EXISTING FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 77480

REV:	DESCRIPTION:	BY:	DATE:



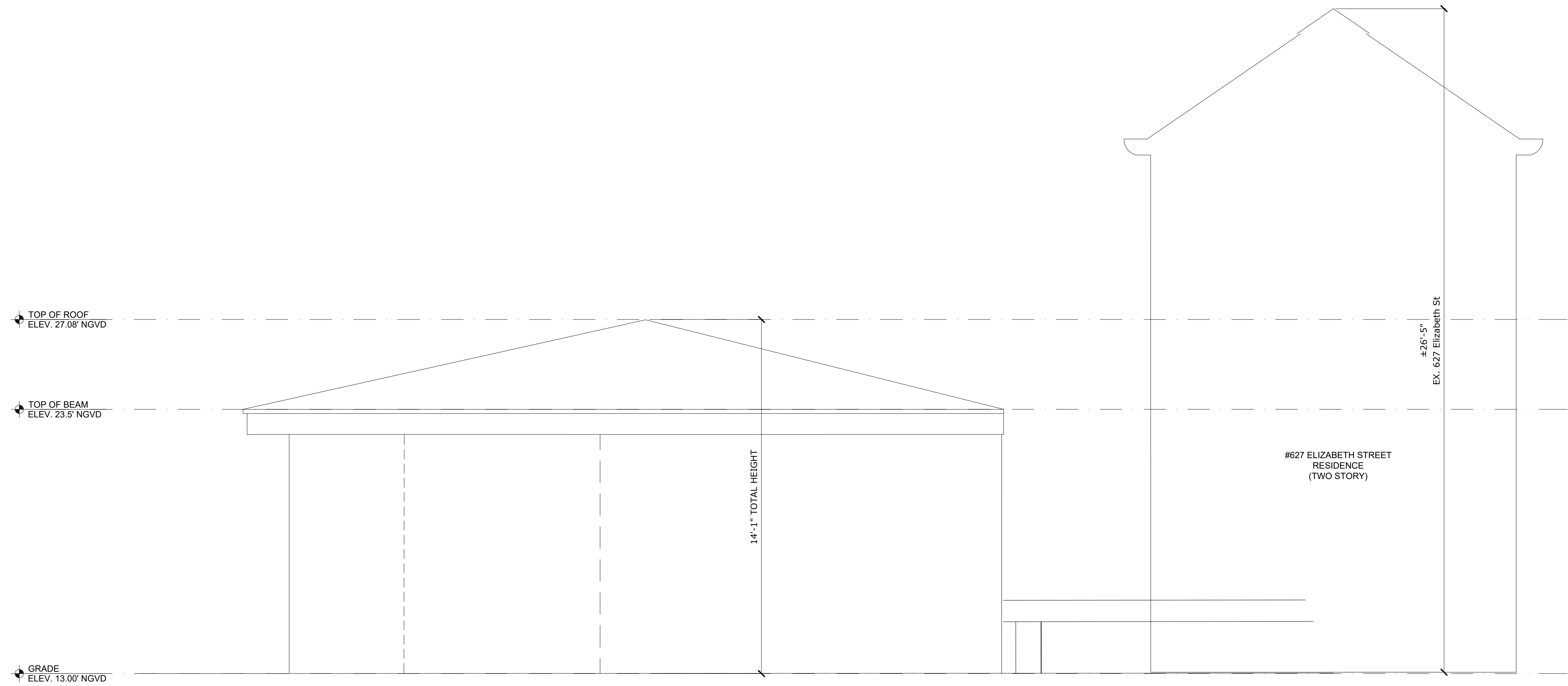
ARTIBUS DESIGN

3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
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CA # 30835

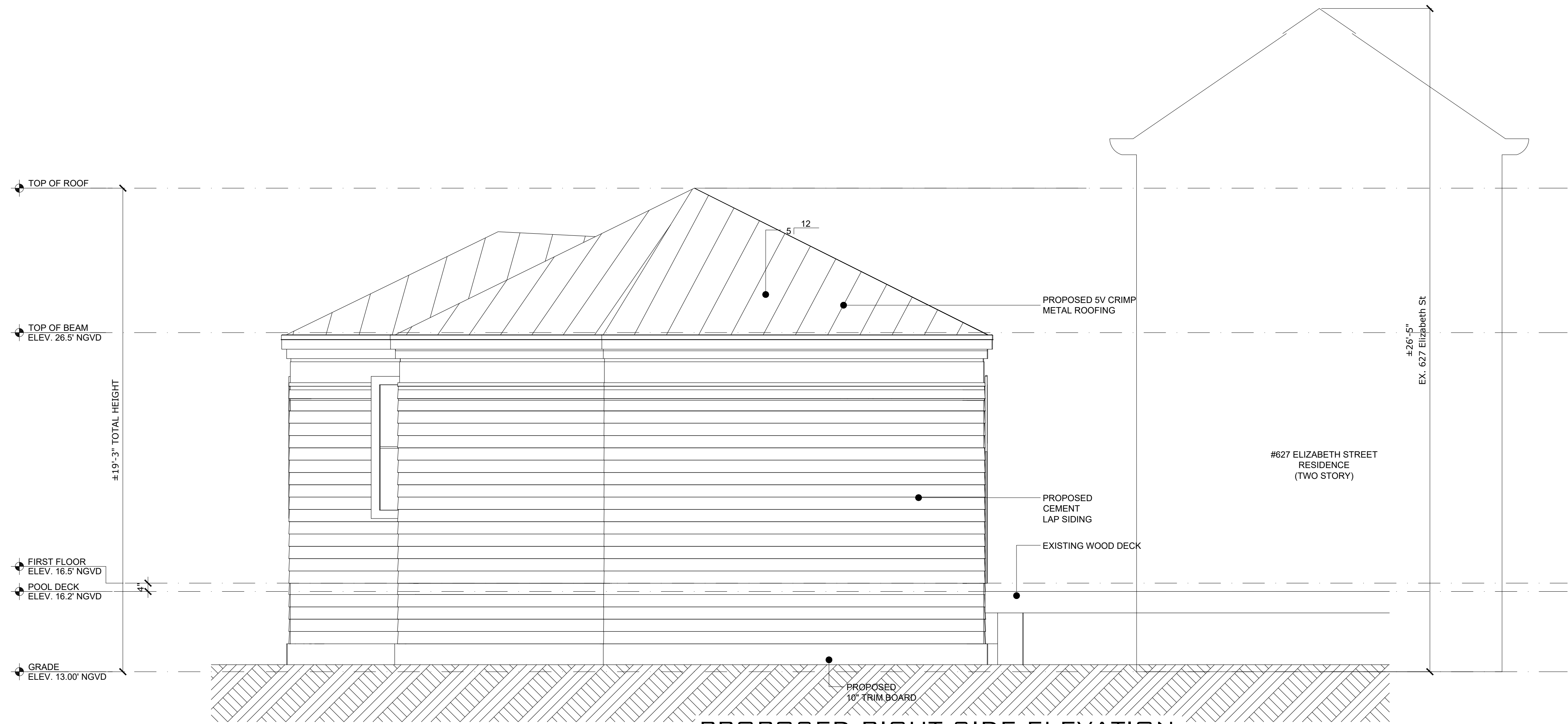
CLIENT: ONE CALL CONSTRUCTION

PROJECT: 701 WINDSOR LN

SITE:		701 WINDSOR LN KEY WEST, FL 33040	
TITLE: ELEVATIONS			
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PROJECT NO: 2012-11	DRAWING NO: A-201		REVISION: 1

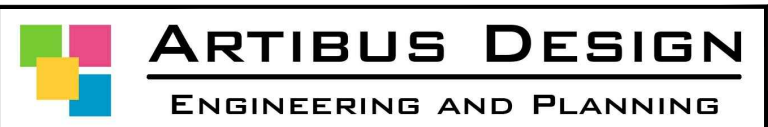


EXISTING RIGHT SIDE ELEVATION  
SCALE: 3/8" = 1'-0"



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

REV:	DESCRIPTION:	BY:	DATE:



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

CLIENT: ONE CALL CONSTRUCTION

PROJECT: 701 WINDSOR LN

SITE: 701 WINDSOR LN  
KEY WEST, FL 33040

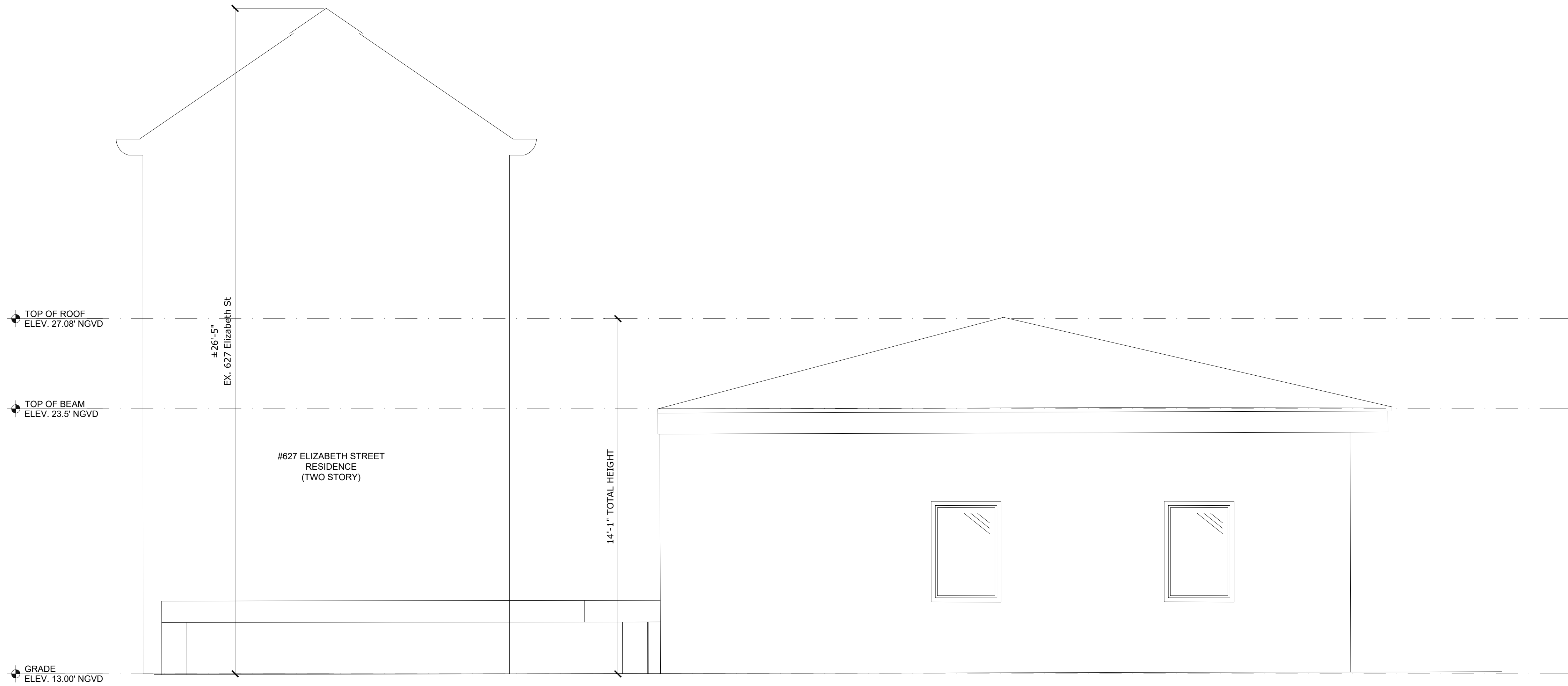
TITLE: ELEVATIONS

SCALE AT 1/4"=1'-0": AS SHOWN	DATE: 02/15/21	DRAWN: VF	CHECKED: SM
PROJECT NO: 2012-11	DRAWING NO: A-202	REVISION: 1	

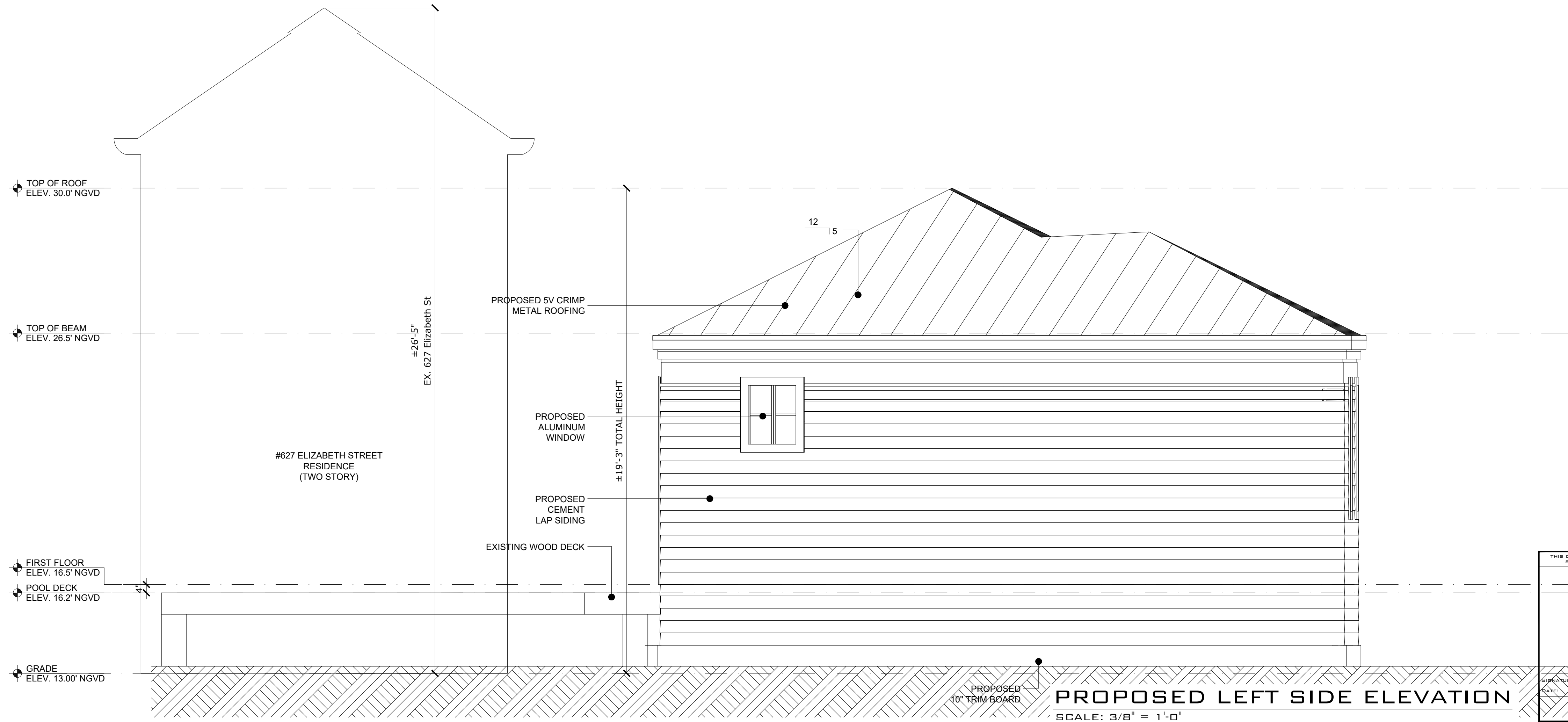
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:  
DATE:  
SERGEI MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 77480



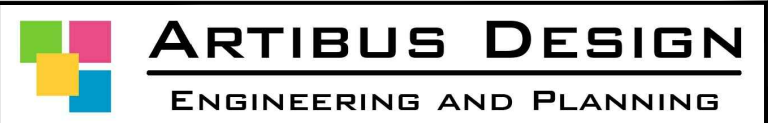


EXISTING LEFT SIDE ELEVATION  
SCALE: 3/8" = 1'-0"



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

REV.	DESCRIPTION:	BY:	DATE:



ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
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WWW.ARTIBUSDESIGN.COM  
CA # 30835

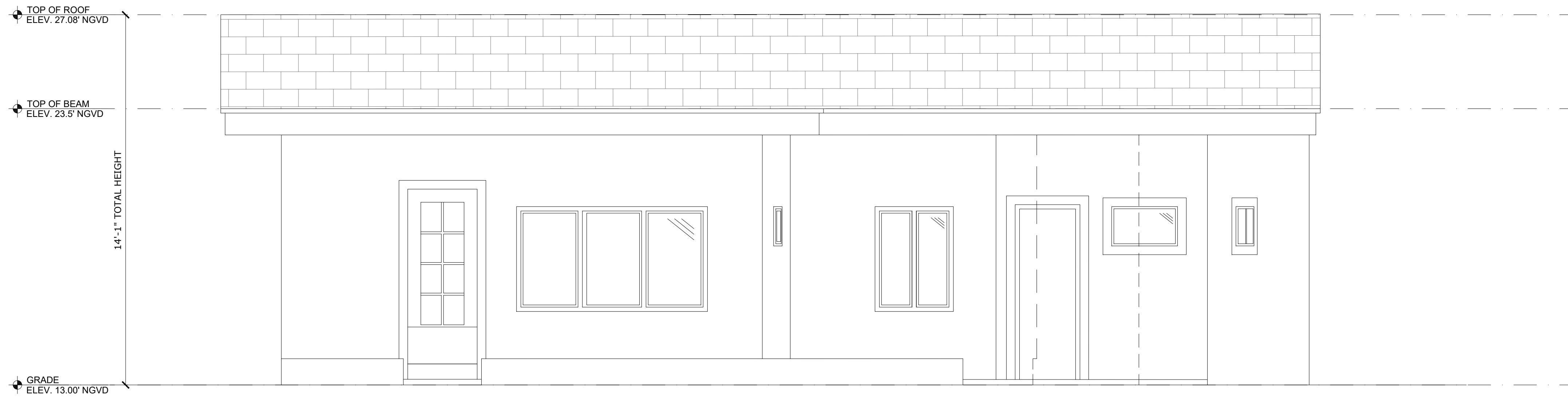
CLIENT: ONE CALL CONSTRUCTION

PROJECT: 701 WINDSOR LN

SITE: 701 WINDSOR LN  
KEY WEST, FL 33040

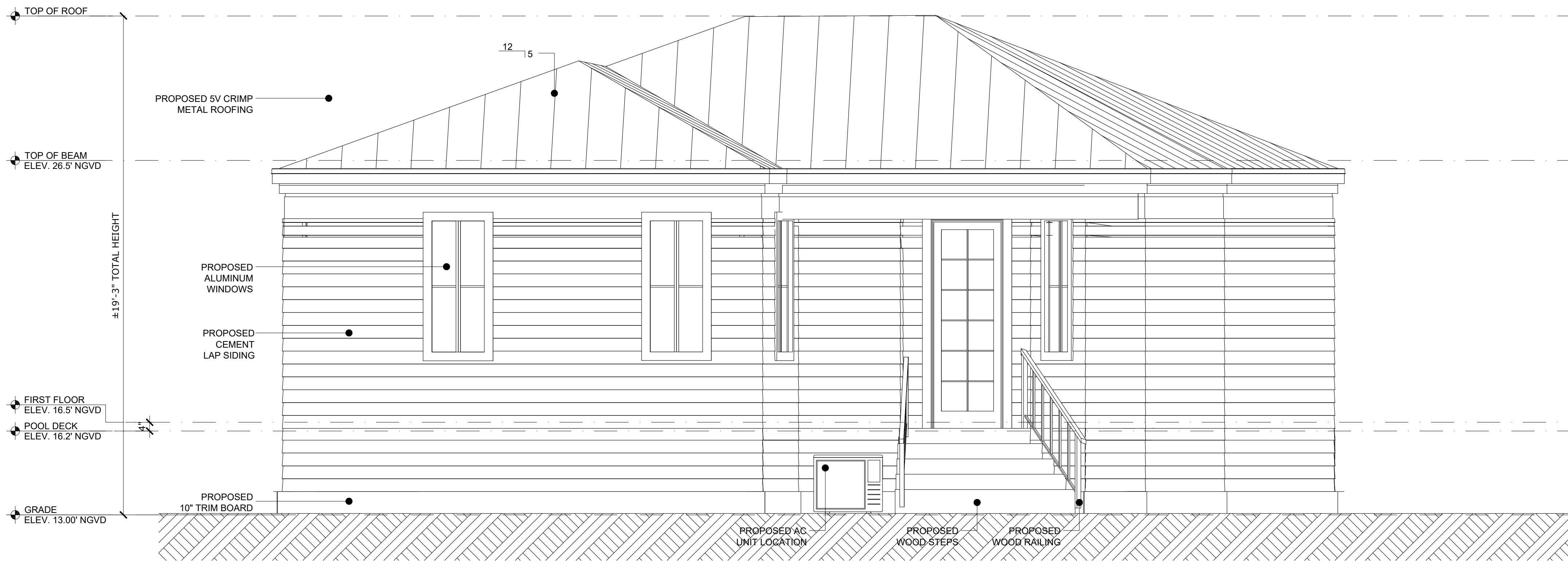
TITLE: ELEVATIONS

SCALE AT 1/4"=1'-0": AS SHOWN	DATE: 02/15/21	DRAWN: VF	CHECKED: SM
PROJECT NO: 2012-11	DRAWING NO: A-203	REVISION: 1	



### EXISTING REAR ELEVATION

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



### PROPOSED REAR ELEVATION

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

REV.	DESCRIPTION:	BY:	DATE:



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

CLIENT: **ONE CALL CONSTRUCTION**

PROJECT: **701 WINDSOR LN**

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

TITLE: **ELEVATIONS**

SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/15/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2012-11	A-204	1	

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

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

# NOTICING

# Public Meeting Notice

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

**RENOVATIONS TO EXISTING HOUSE INCLUDING ELEVATION, CHANGE IN ROOF FORM, AND RECONFIGURATION OF FENESTRATION. DEMOLITION OF EXISTING ROOF AND ROOF FRAMING.**  
**#701 WINDSOR LANE**

**Applicant –Artibus Design Application #H2021-0013**

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

## HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Blaine Grassi, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
701 Windsor Lane on the  
18th day of May, 2021.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on May 25, 2021.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2021-0013.

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

**Signed Name of Affiant:**

[Signature]  
**Date:** May 18, 2021

**Address:** 701 Windsor Lane

**City:** Key West

**State, Zip:** Florida, 33040

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

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

**NOTARY PUBLIC**

Sign Name: [Signature]

Print Name: Monica Grodzinski

Notary Public - State of Florida (seal)

My Commission Expires: April 3, 2023



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







# PROPERTY APPRAISER INFORMATION



### Disclaimer

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

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

### Summary

Parcel ID 00011920-000000  
 Account# 1012254  
 Property ID 1012254  
 Millage Group 10KW  
 Location 627 ELIZABETH ST, KEY WEST  
 Address  
 Legal PT LT 4 SQR 59 AND PT TR 5 PARCEL 2 AND 3 KW G56-31/34 OR290-134/35 OR306-3/4 OR397-532/33  
 Description OR547-292 OR547-364/65 OR552-88 OR683-542 OR685-228 OR700-75/78 OR711-187 OR783-129/34  
 OR784-1663/64 OR915-448/49 OR1003-1903/04 OR1074-1853/54 OR1317-1405/07 OR1370-1550/02  
 OR1388-2081 OR1529-1311/13 OR1994-2469/70 OR2012-1375/76 OR2252-985/87 OR2329-309/10  
 OR2329-311/12 OR2233-414 OR2575-2402/03 OR2851-2194/95 OR2908-1299 OR3087-682  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

TRAPANI KEVIN A  
 105 Cross Creek Dr  
 Chapel Hill NC 27514

TRAPANI JENNIFER A  
 105 Cross Creek Dr  
 Chapel Hill NC 27514

### Valuation

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

### Land

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

### Buildings

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

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

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

5/18/2021

qPublic.net - Monroe County, FL - Report: 00011920-000000

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	802	802	0
TOTAL		802	802	0

## Yard Items

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

## Sales

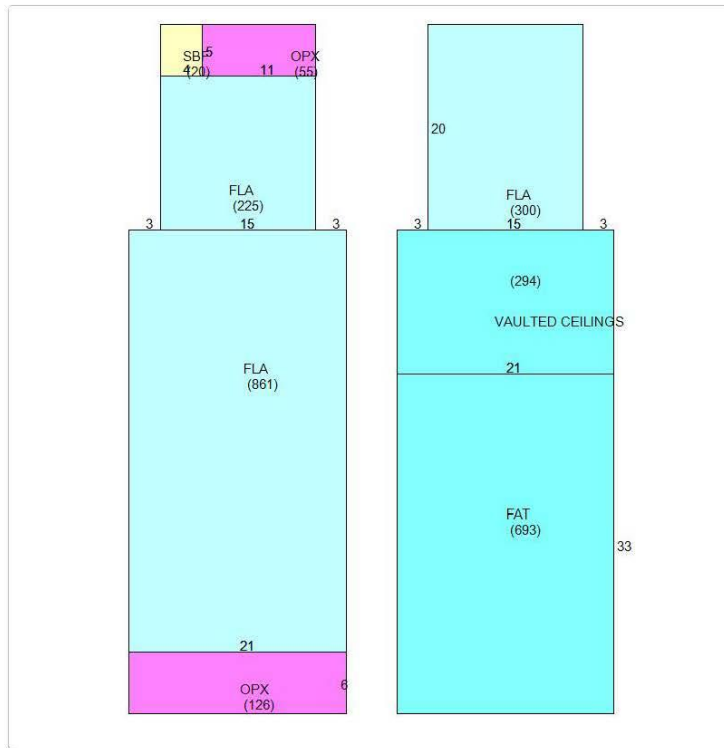
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/25/2017	\$1,235,000	Warranty Deed	2121098	2851	2194	O1 - Qualified	Improved
6/14/2012	\$850,000	Warranty Deed		2575	2402	O1 - Qualified	Improved
8/21/2006	\$599,000	Warranty Deed		2233	414	Z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

## Permits

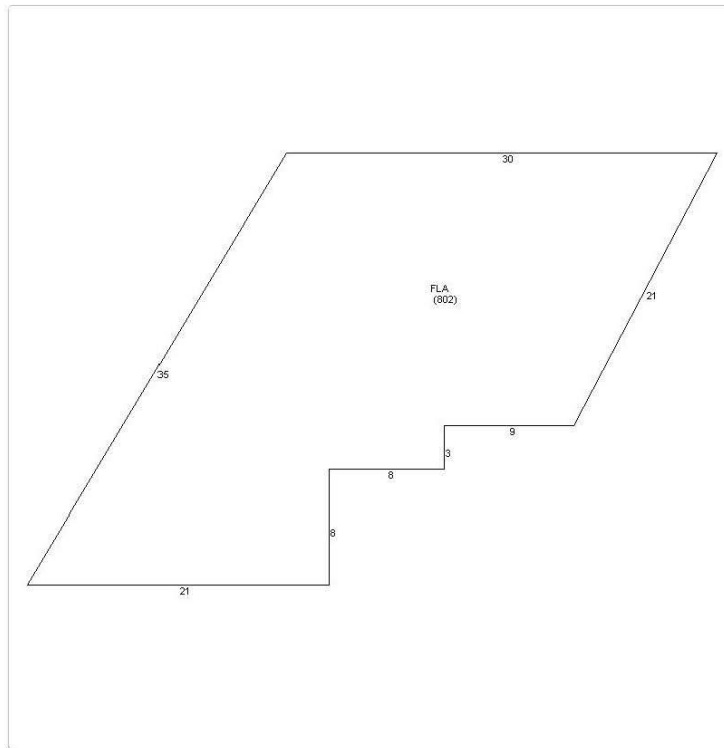
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-3200	2/25/2021		\$0	Residential	Remove wall sconce, installation of 6 - 6" led the trim, installation of two exhaust fans, installation of two GFCI receptacles, relocate wall switches.
20-3201	2/25/2021		\$0	Residential	Install hard duct vent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

## View Tax Info

[View Taxes for this Parcel](#)
[Sketches \(click to enlarge\)](#)







## Photos



5/18/2021

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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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