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## **Historic Architectural Review Commission Staff Report for Item 17**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Matthew Crawford  
Historic Preservation Assistant

Meeting Date: June 24, 2025

Applicant: Robert L Delaune Architect, p.a.

Application Number: C2025-0056

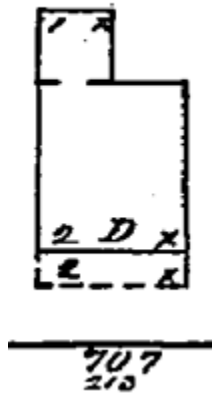
Address: 707 Simonton Street

### **Description of Work:**

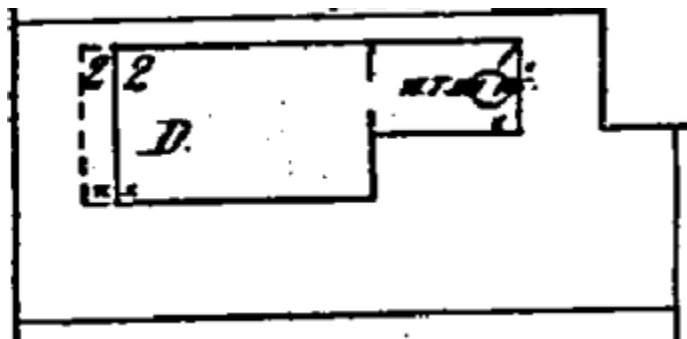
Demolition of existing non-historic rear deck, covered porch, and outdoor shower.  
Removal of existing 6' fence.

### **Site Facts:**

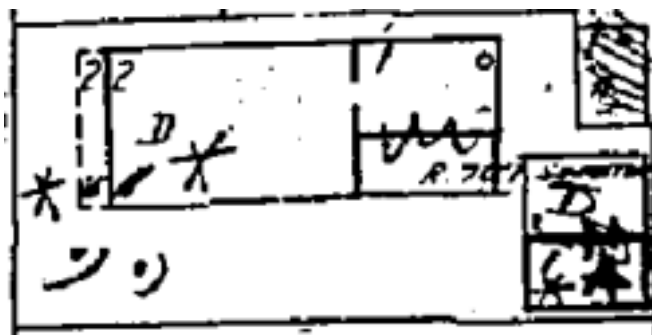
The building under review is listed as being constructed in 1943 according to the Property Appraisers website; however, this date is not supported by other sources. The house first appears on the 1892 Sanborn Map. The site contains a two-story wood-framed structure with a non-historic east elevation porch.  
Currently the house sits on piers and is located within an X flood zone.



*Sandorn Map of property under review 1892.*



*Sanborn Map of property under review 1912.*



*Sanborn Map of property under review 1962.*



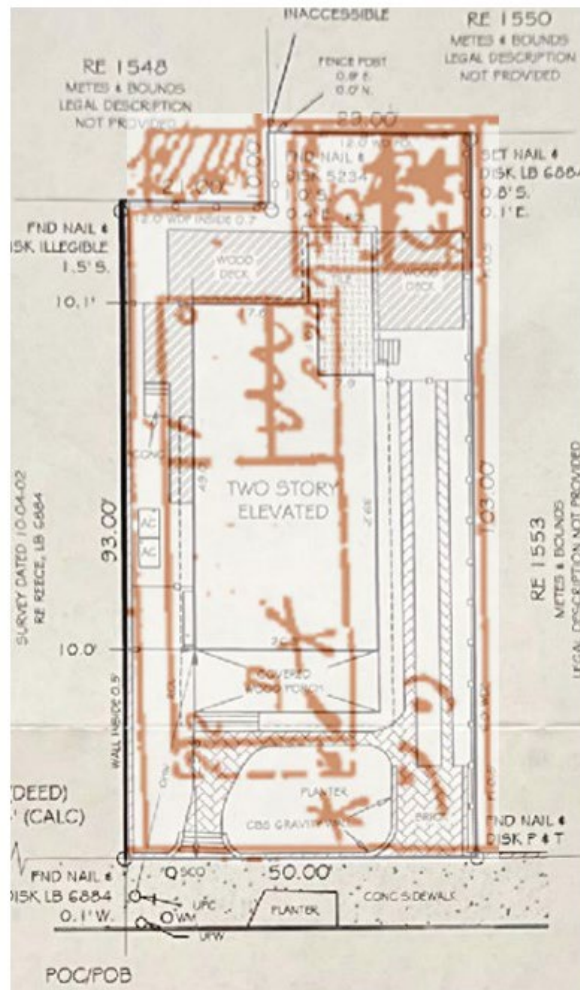
*Photo of property under review. (front)*



*Photo of property under review. (South Elevation)*



*Photo of property under review. (South Elevation)*



*1962 Sanborn Map and current survey*

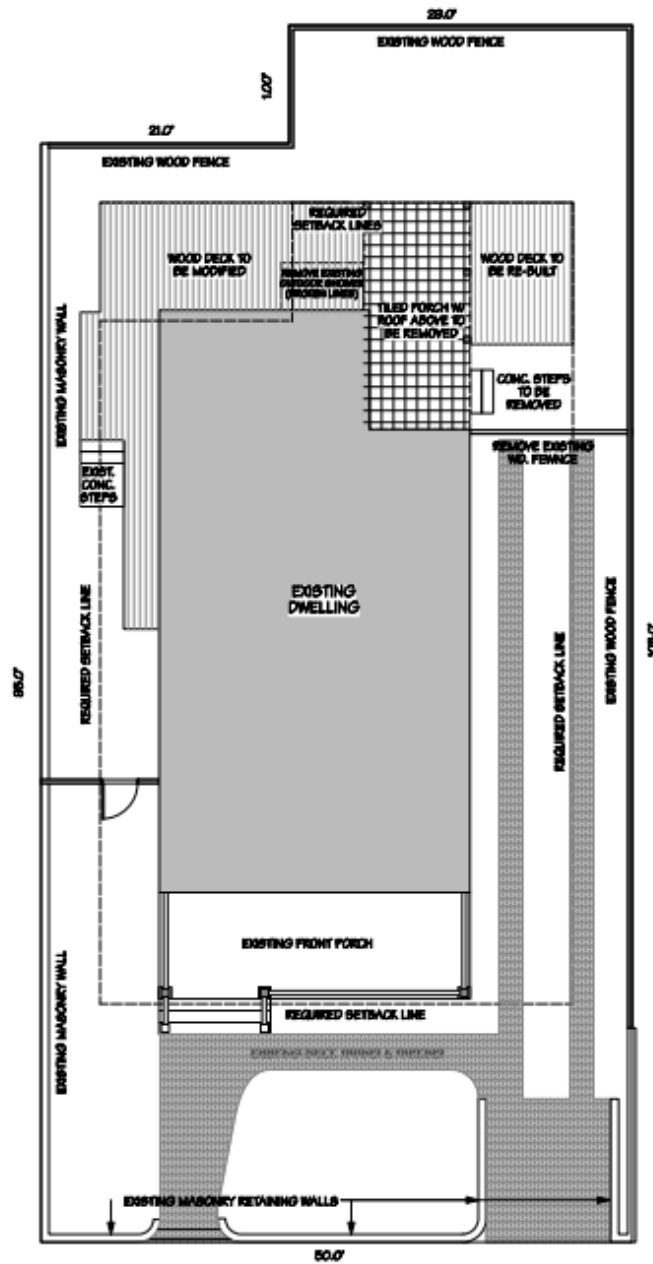


**Ordinance Cited on Review:**

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

**Staff Analysis:**

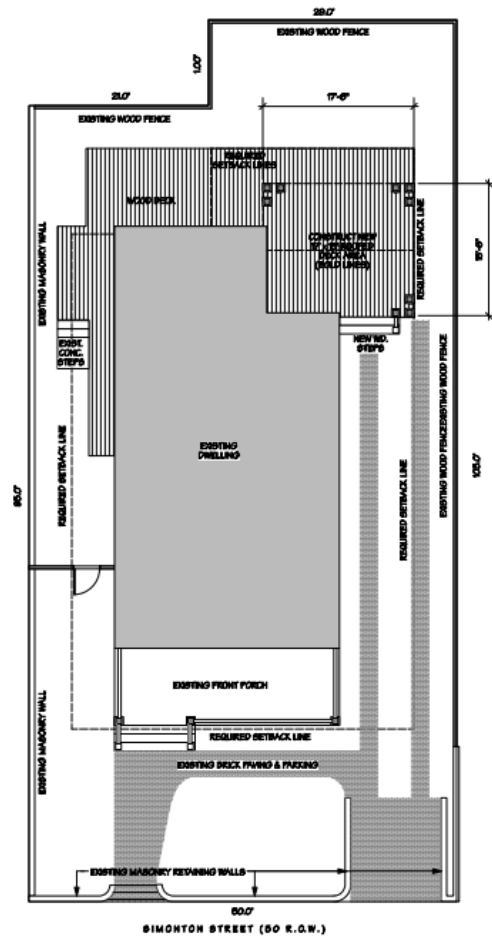
A Certificate of Appropriateness proposes the partial demolition of the non-historic rear deck, covered porch, and outdoor shower. A non-historic wood fence on the east elevation and concrete steps leading to the porch are also proposed to be removed.



EXISTING SITE PLAN  
scale: 1/8" = 1'-0"



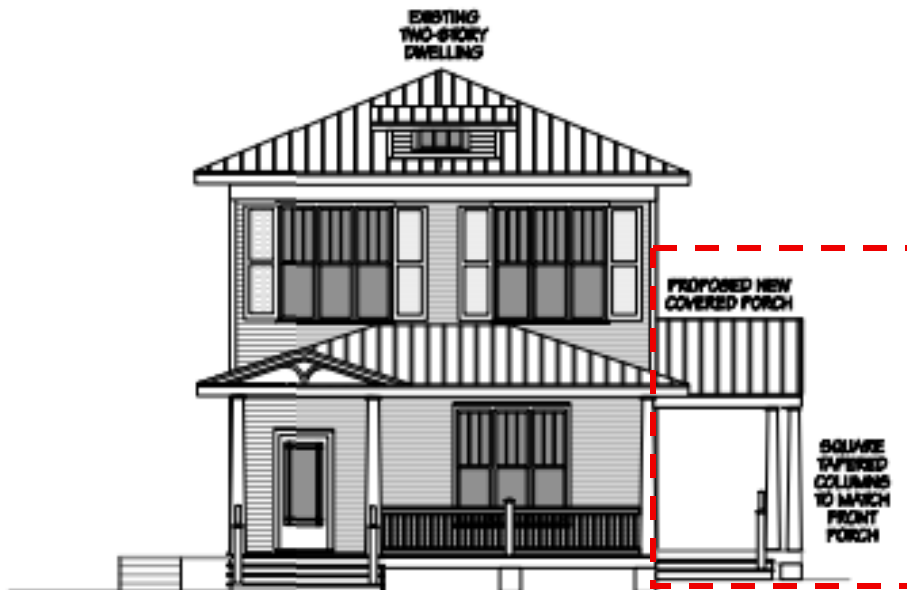
*Existing Site Plan.*





**EXISTING WEST ELEVATION**  
**scale: 1/8" -1'-0"**

*Existing Front elevation (West).*



**PROPOSED WEST ELEVATION**  
**scale: 1/8" -1'-0"**

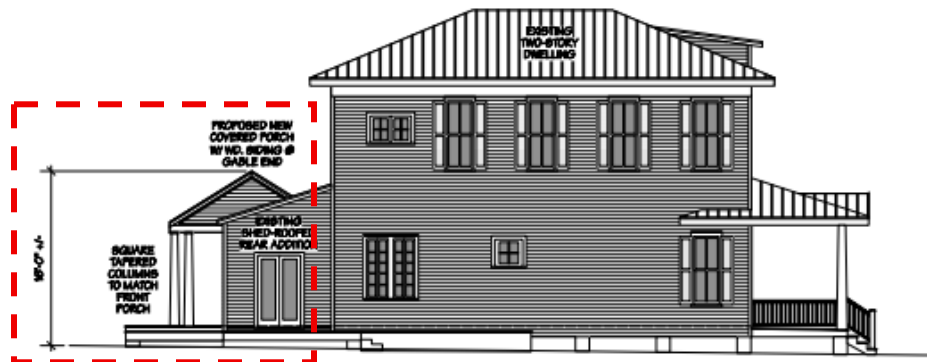
*Proposed Front Elevation (West).*





**EXISTING NORTH ELEVATION**  
**scale: 1/8" = 1'-0"**

*Existing side Elevation (North).*



**PROPOSED NORTH ELEVATION**  
**scale: 1/8" = 1'-0"**

*Proposed Side Elevation (North).*



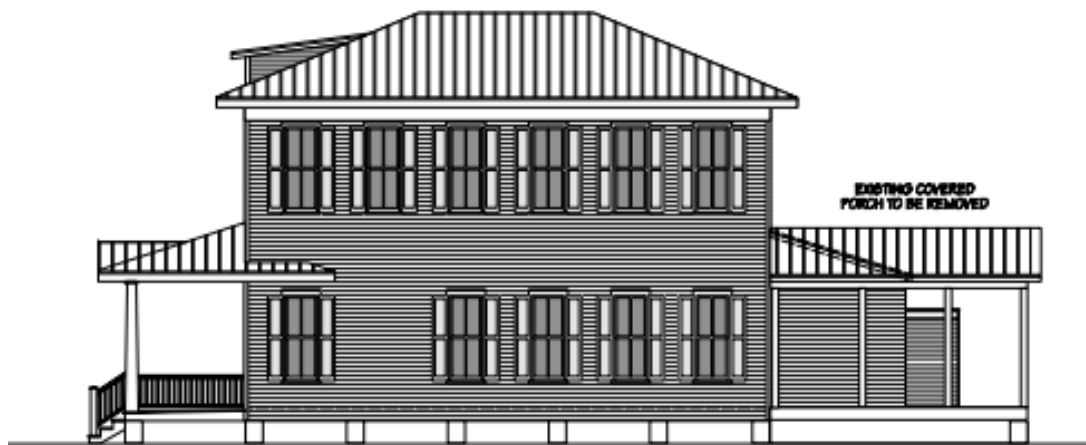
**EXISTING EAST ELEVATION**  
**scale: 1/8" = 1'-0"**

*Existing rear Elevation (East).*



**PROPOSED EAST ELEVATION**  
**scale: 1/8" = 1'-0"**

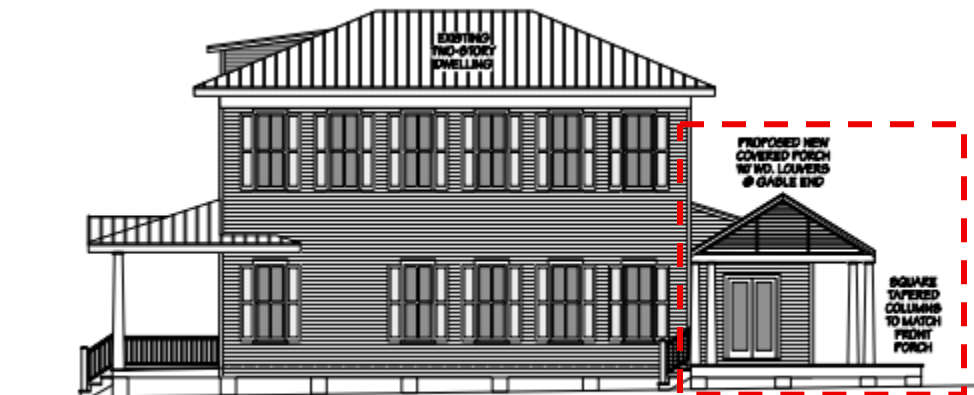
*Proposed Rear Elevation (East).*



# **EXISTING SOUTH ELEVATION**

**scale: 1/8" = 1'-0"**

*Existing Side Elevation (South).*



# **PROPOSED SOUTH ELEVATION**

**scale: 1/8" = 1'-0"**

*Proposed Side Elevation (South).*

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

- (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 criteria of section 102-125(1) through (9).*

The structure proposed for demolition is considered historic and contributing; however, the elements proposed to be demolished are non-historic additions to the historic structure.

The following is the criteria of section 102-125:

- 1 *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.*

Staff opines that while the main structure is modest in design, it does reflect elements of early 20th-century Key West vernacular architecture. However, the building lacks distinctive stylistic or construction features that would make it architecturally significant beyond its contributing status. Also, the features proposed to be demolished are non-historic and do not have distinctive characteristics.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff understanding that no significant events have ever happened on the site relevant to local, state, or national history.

- 3 *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.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

- 4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*



It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city, though the structure does contribute to the overall historic fabric of the district.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

Staff believes that the existing building does not portray an era of history characterized by a distinctive architectural style.

- 7 *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.*

This is not the case.

- 8 *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; and*

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city. However, the building dates back to 1943.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

It is the staff's opinion that the request for demolition may be considered, as the features of the structure under review meet the criteria for demolition. Although the main house is historic and contributes to the historic district, the elements proposed to be demolished are non-historic and their historical significance is limited. The proposed wood decking and covered porch proposed to be demolished are not visible on the 1972 aerial imagery and lack distinctive features. If approved, the demolition will require two readings, as required for contributing structures within the historic district. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



**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:

**707 SIMONTON STREET**

NAME ON DEED:

**KEY WEST CONCH HOUSE INC**

PHONE NUMBER **252 315 4647**

OWNER'S MAILING ADDRESS:

**2601 RED HILL RD.**

EMAIL **EDBREZINA@HOTMAIL.COM**

**HILLSBOROUGH, NC 27278**

APPLICANT NAME:

**ROBERT L DELAUNE ARCHITECT PA**

PHONE NUMBER **305 304 4842**

APPLICANT'S ADDRESS:

**619 EATON STREET, SUITE 1**

EMAIL **ROBDELAUNE@BELLSOUTH.NET**

**KEY WEST, FL 33040**

APPLICANT'S SIGNATURE:

*[Handwritten Signature]*

DATE **5/27/25**

**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\_\_\_\_

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b>
<b>REMOVE EXISTING DECK &amp; COVERED PORCH @ REAR OF HOUSE &amp; CONSTRUCT NEW COVERED PORCH</b>
<b>MAIN BUILDING:</b>
<b>REMOVE EXISTING DECK &amp; COVERED PORCH @ REAR OF HOUSE &amp; CONSTRUCT NEW COVERED PORCH</b>
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
<b>REMOVE EXISTING NON-HISTORIC DECK &amp; COVERED PORCH @ REAR OF HOUSE</b>

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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
	<b>REMOVE EXISTING 6' WOOD FENCE @</b>
	<b>AREA OF NEW COVERED PORCH</b>
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



# 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:	707 Simonton Street
PROPERTY OWNER'S NAME:	KEY WEST CONCH HOUSE INC
APPLICANT NAME:	ROBERT L DELAUNE ARCHITECT PA

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.**

May 22, 2025. PROPERTY OWNER'S SIGNATURE <i>Edward S. Brezina Jr</i>	Edward S. Brezina JR DATE AND PRINT NAME
-------------------------------------------------------------------------	---------------------------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION
DEMO EXISTING NON-HISTORIC OPEN PORCH @ REAR OF HOUSE

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 PORCH IN QUESTION IS NOT HISTORIC - -
IT WAS CONSTRUCTED ABOUT 30 YEARS AGO
(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.
SAME ANSWER AS ABOVE

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.

**SAME ANSWER AS ABOVE**

(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.

**SAME ANSWER AS ABOVE**

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

**SAME ANSWER AS ABOVE**

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

**SAME ANSWER AS ABOVE**

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

**SAME ANSWER AS ABOVE**

(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.

**SAME ANSWER AS ABOVE**

(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.

**SAME ANSWER AS ABOVE**



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,

**SAME ANSWER AS ABOVE**

**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.

**SAME ANSWER AS ABOVE**

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

**SAME ANSWER AS ABOVE**

(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.

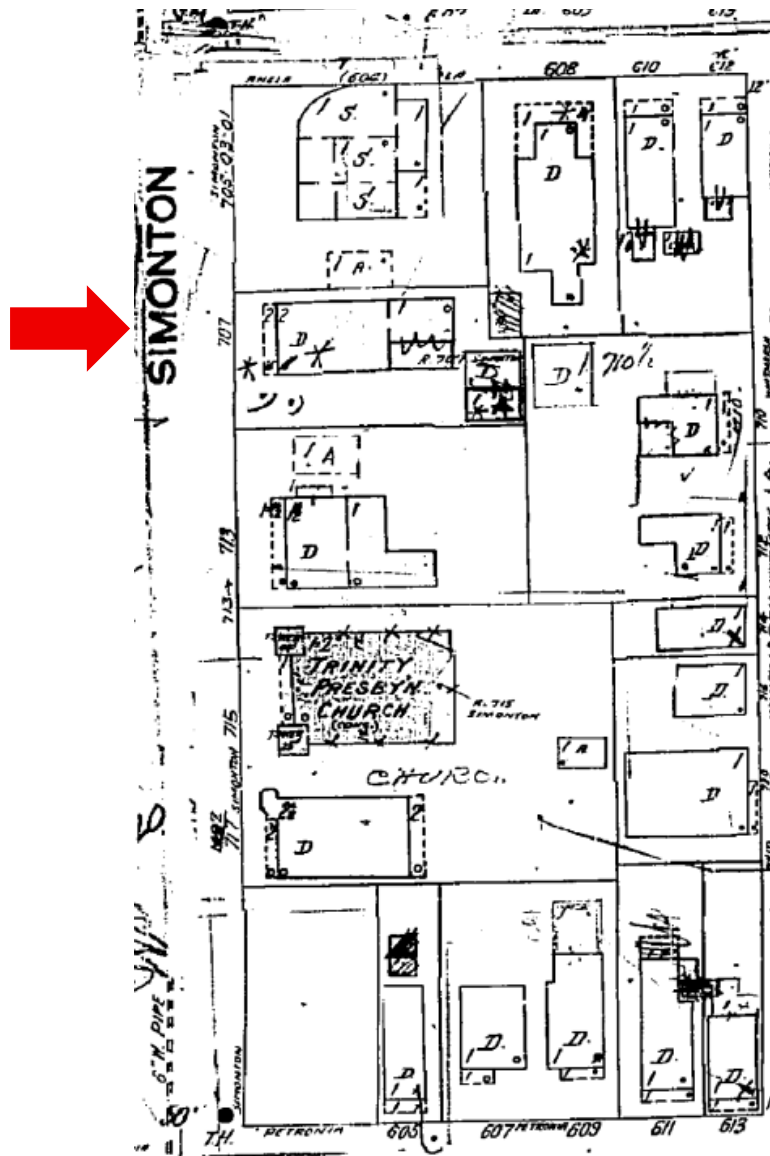
**SAME ANSWER AS ABOVE**

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

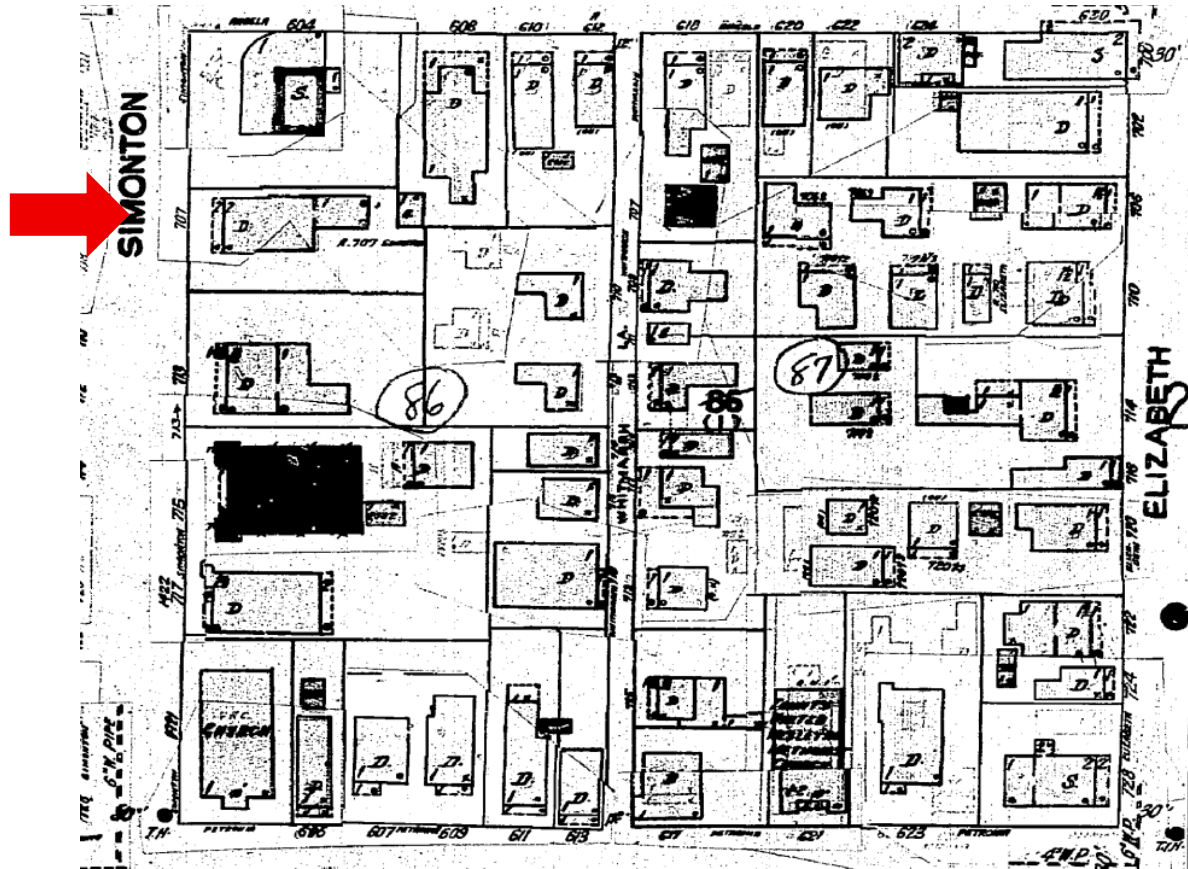
**SAME ANSWER AS ABOVE**

# SANBORN MAPS



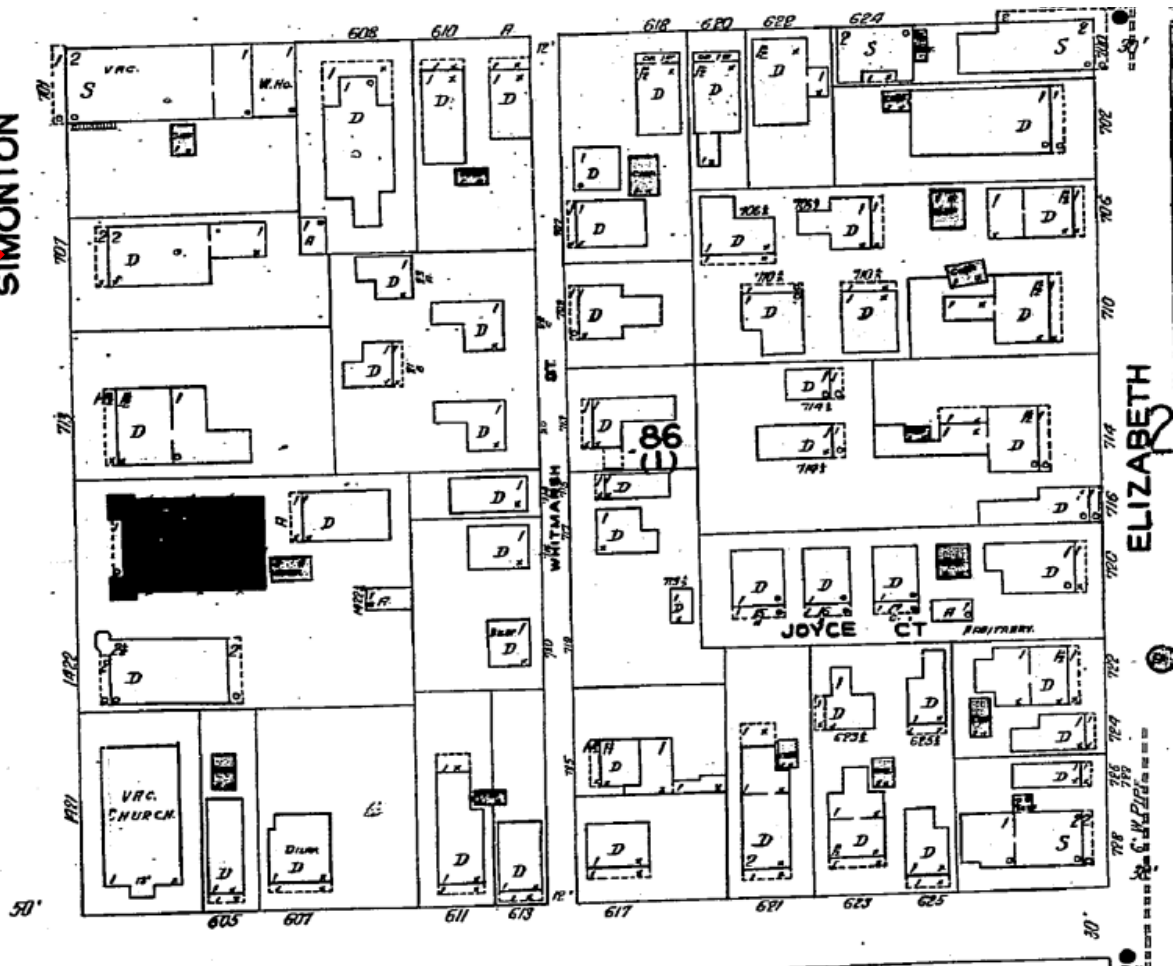


1962 Sanborn Map

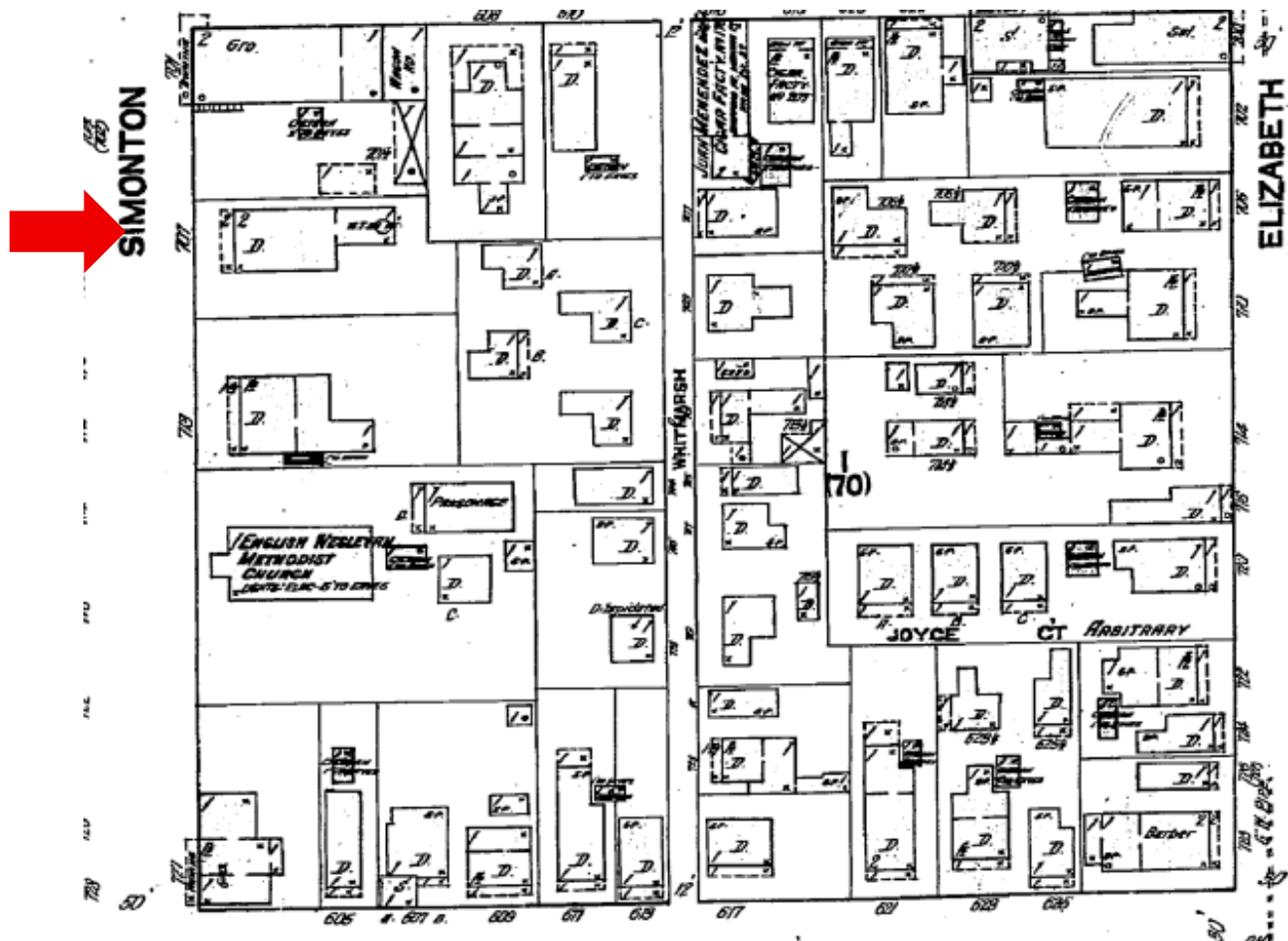


1948 Sanborn Map

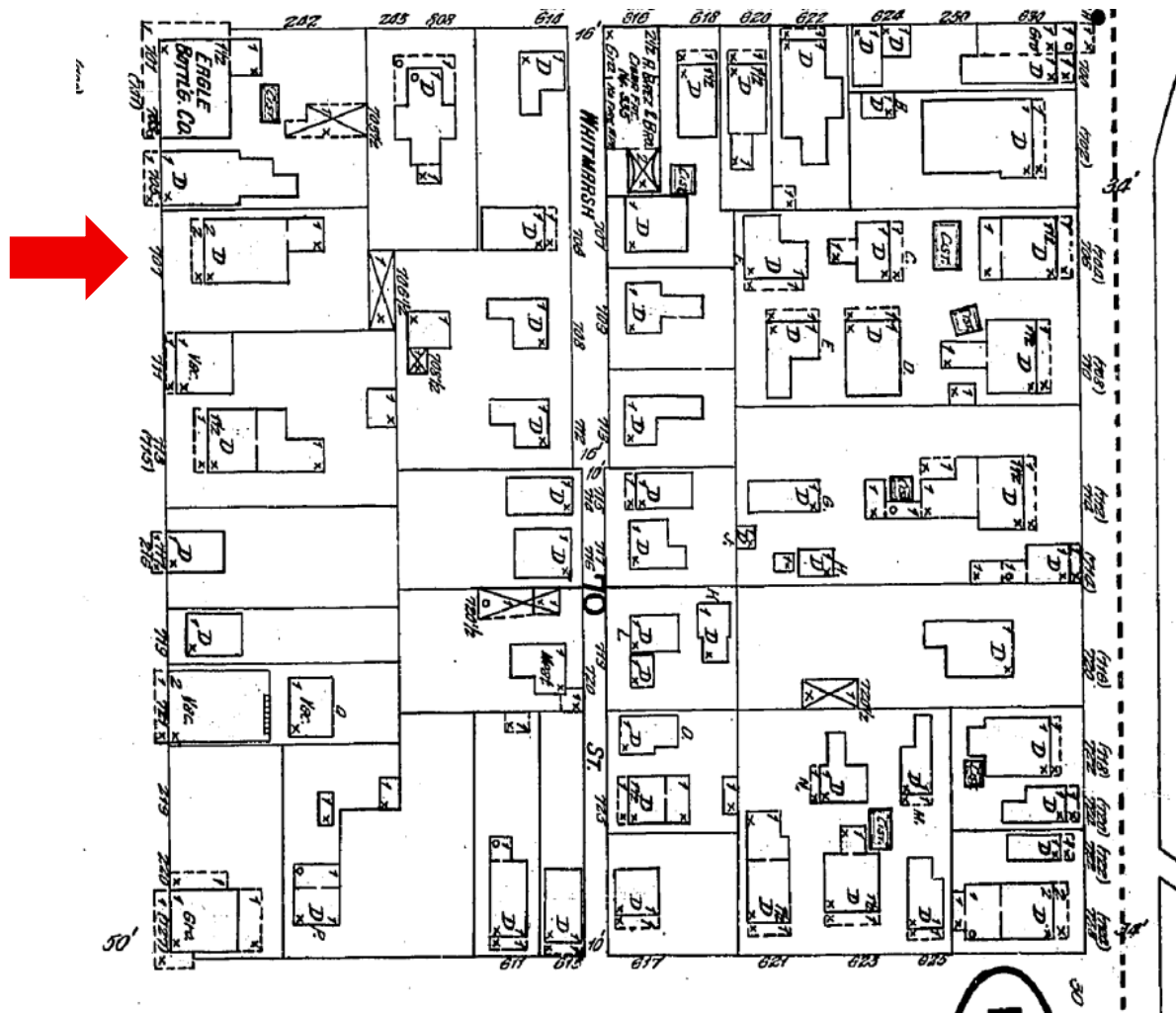
 **SIMONTON**



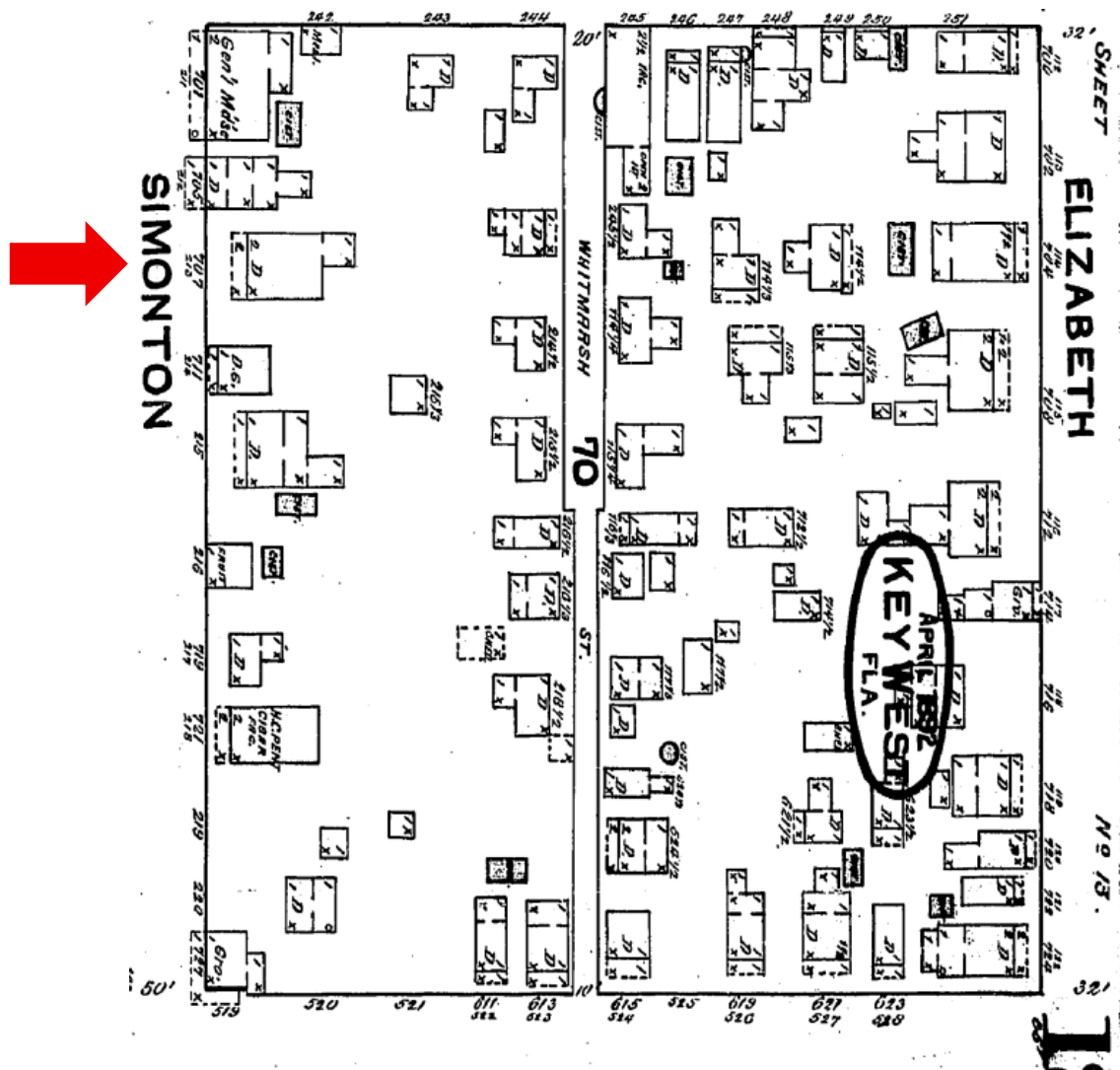
1926 Sanborn Map



1912 Sanborn Map



1899 Sanborn Map



1892 Sanborn Map

# PROJECT PHOTOS





**707 SIMONTON  
VIEW OF EXISTING FENCE  
& DECK TO BE REMOVED**



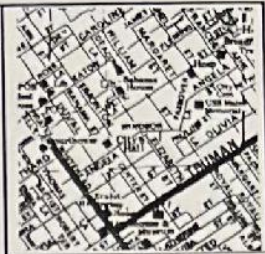


**707 SIMONTON  
VIEW OF RIGHT (SOUTH) SIDE**

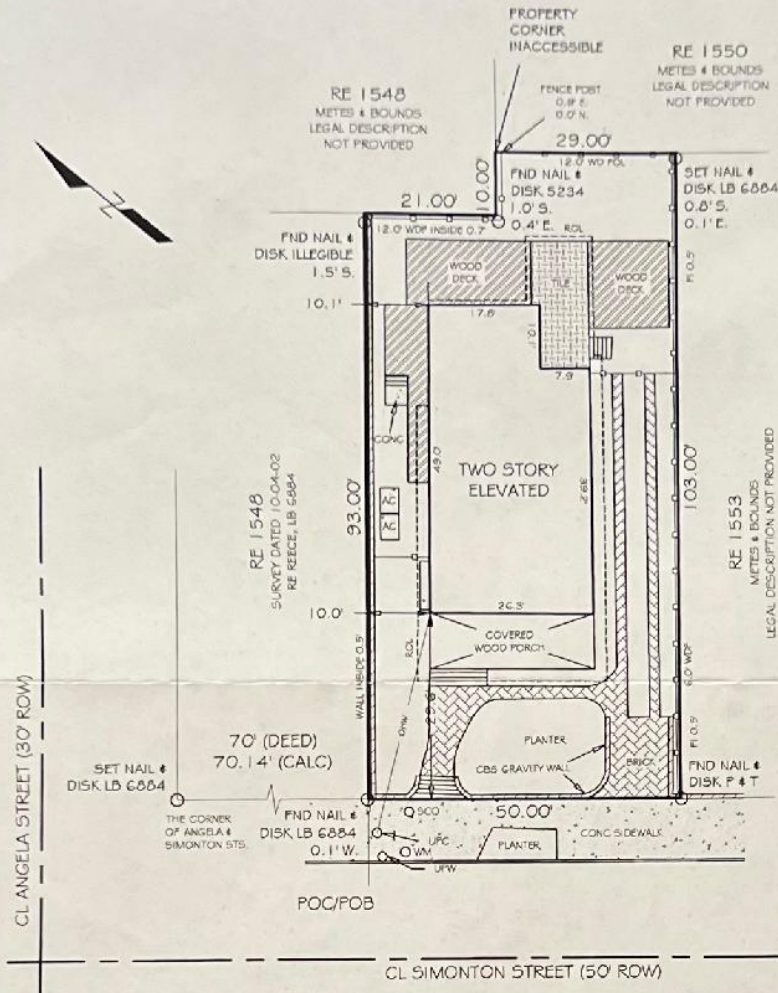


# SURVEY

# MAP OF BOUNDARY SURVEY PART OF LOT 1, SQUARE 1 OF SIMONTON & WALL'S ADDITION TO KEY WEST



LOCATION MAP - NTS



SCALE: 1" = 20'

BEARING BASE:  
DERIVED FROM LEGAL  
DESCRIPTION AS THE  
NELY ROWL OF  
SIMONTON STREET

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
707 SIMONTON STREET  
KEY WEST, FL 33040

CERTIFIED TO -  
KEY WEST CONCH HOUSE, INC.  
STONES & CARDENAS  
ATTORNEYS' TITLE INSURANCE FUND, INC.

## LEGAL DESCRIPTION -

On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as part of Tract Number Four (4), but now better known as part of Lot Number One (1) in Square Number One (1) of said Tract Number Four (4), according to Simonton and Wall's Addition to Key West, recorded in Deed Book E, Page 245, of the records in the office of the Clerk of the Circuit Court, Monroe County, State of Florida, and more accurately and particularly described as follows: Commencing at a point on the Northeastly side of Simonton Street, distant seventy (70) feet Southeastly from the Easterly corner of Angela Street and said Simonton Street, and running thence along the line of said Simonton Street in a Southeastly direction fifty (50) feet; thence at right angles in a Northeastly direction one hundred and three (103) feet; thence at right angles in a Northwestly direction twenty-nine (29) feet; thence at right angles in a Southwestly direction ten (10) feet; thence at right angles in a Northwestly direction twenty-one (21) feet; thence at right angles in a Southwestly direction ninety-three (93) feet to the point or place of beginning.

NOTE: 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 HIALUS.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN, MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	IP = IRON PIPE	PRC = POINT OF REVERSE CURVE
CL = CENTERLINE	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
CLY = CHAINING PENCE	L = LINE LENGTH	PT = POINT OF TANGENT
CM = CONCRETE MONUMENT	LS = LANDSCAPING	R = RADIUS
CONC = CONCRETE	MB = MAURICE	RES = RESIDENCE
COVD = COVERED	MAAS = MEASURED	ROL = ROOF OVERLAYS LINE
DETA = CENTRAL ANGLE	NOVD = NATIONAL GEODETIC VERTICAL DATUM (1928)	ROW = RIGHT OF WAY
DOSE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	ROWL = RIGHT OF WAY LINE
EL = ELEVATION	OWH = OVERHEAD WIRE	SCC = SANITARY CLEAN-OUT
ENCL = ENCLOSURE	PC = POINT OF CURVE	TBM = TEMPORARY BENCHMARK
ENCR = ENCROACHMENT	PM = PASSING METER	TS = TRAVEL SIGN
EOP = EDGE OF PAVEMENT	POC = POINT OF COMPOUND CURVE	UTP = UTILITY
FE = FINISHED FLOOR ELEVATION	POP = PERMANENT CONTROL POINT	USE = UTILITY EASEMENT
FI = FIRE HYDRANT	PL = PARKER LASH NAIL	UPC = CONCRETE UTILITY POLE
FID = FOUND	PL = PROPERTY LINE	UPW = WOOD UTILITY POLE
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	W = WATER
FOL = FENCE ON LHS	POI = POINT OF INTERSECTION	WV = WATER VALVE
GW = GUY WIRE	POC = POINT OF COMMENCEMENT	

SCALE: 1" = 20'

FIELD WORK DATE: 12/1/06

REVISION DATE: --

SHEET: 1 OF 1

DRAWN BY: DDD

CHECKED BY: RR

INVOICE NO.: 6120602

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDOSEMENT FORM 3, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1 (B) 2 (ENCROACHMENTS), & 1 (B) 4 (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

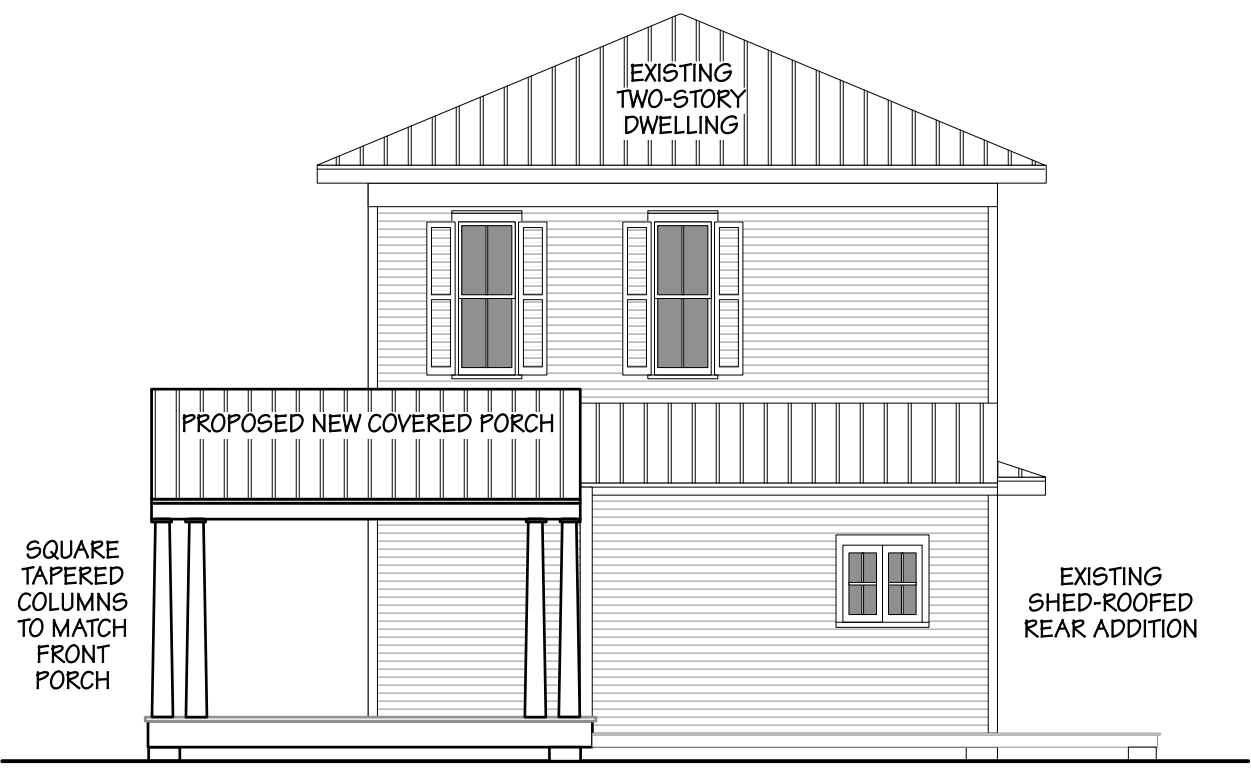
SIGNED: *R.E. Reece*  
ROBERT E. REECE, P.E., P.A., PROFESSIONAL SURVEYOR AND MAPPER, TA #654

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

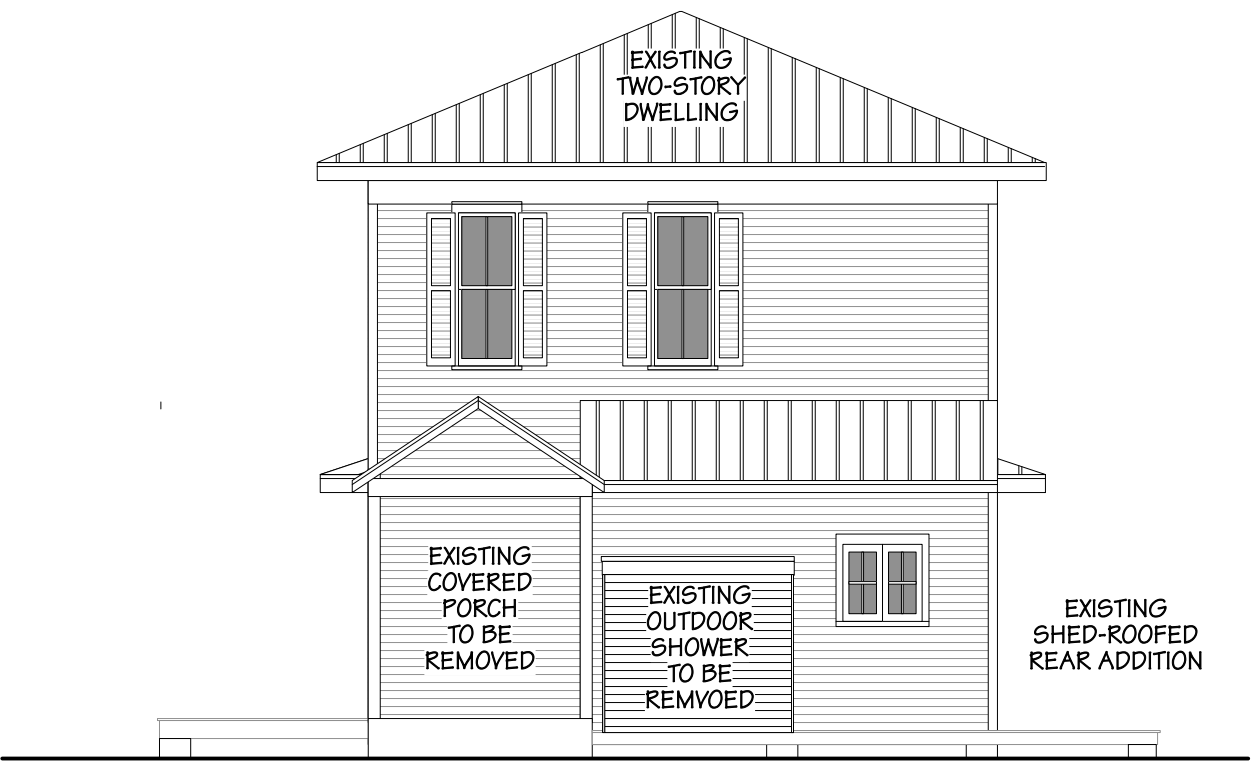
**R.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPER

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043  
OFFICE (305) 872-1348  
FAX (305) 872-5622

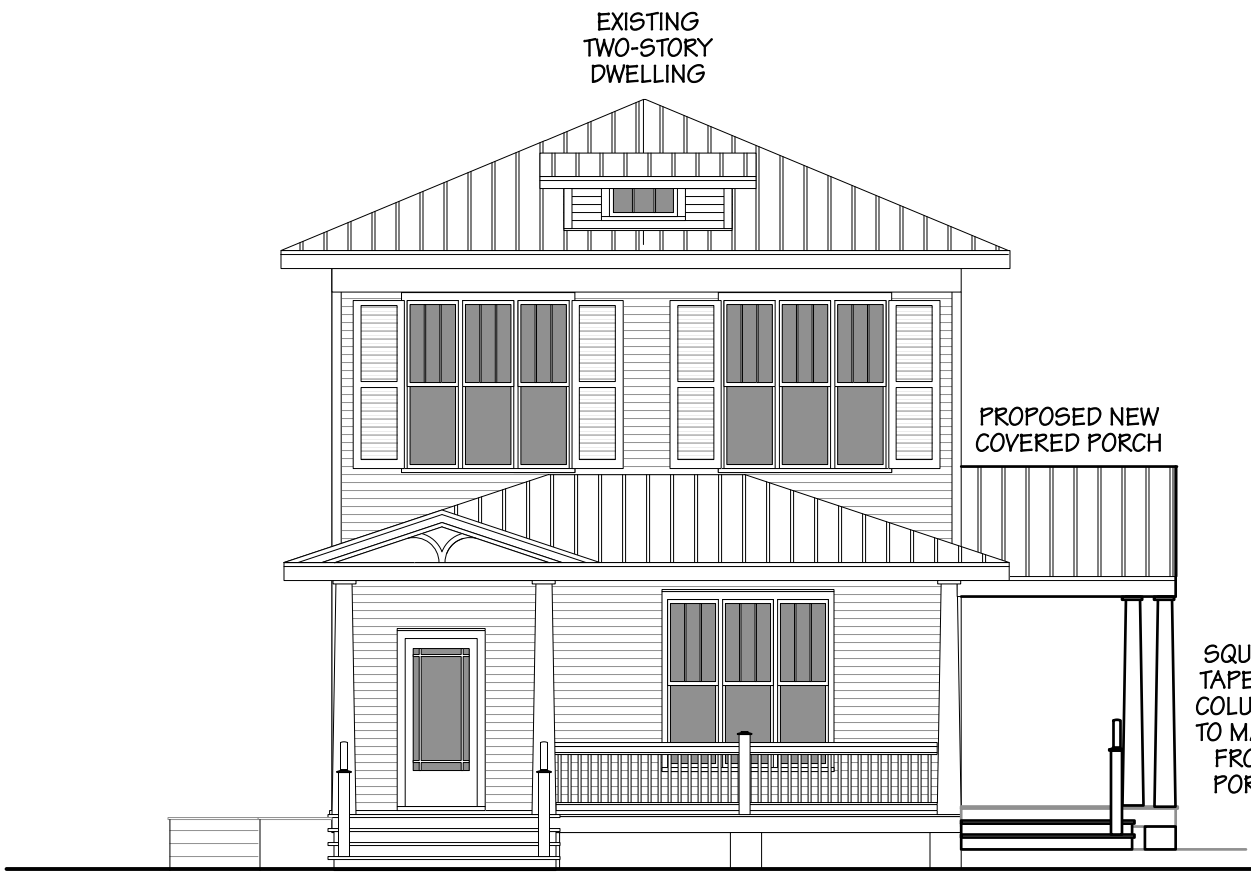
# PROPOSED DESIGN



PROPOSED EAST ELEVATION  
scale: 1/8" -1'-0"



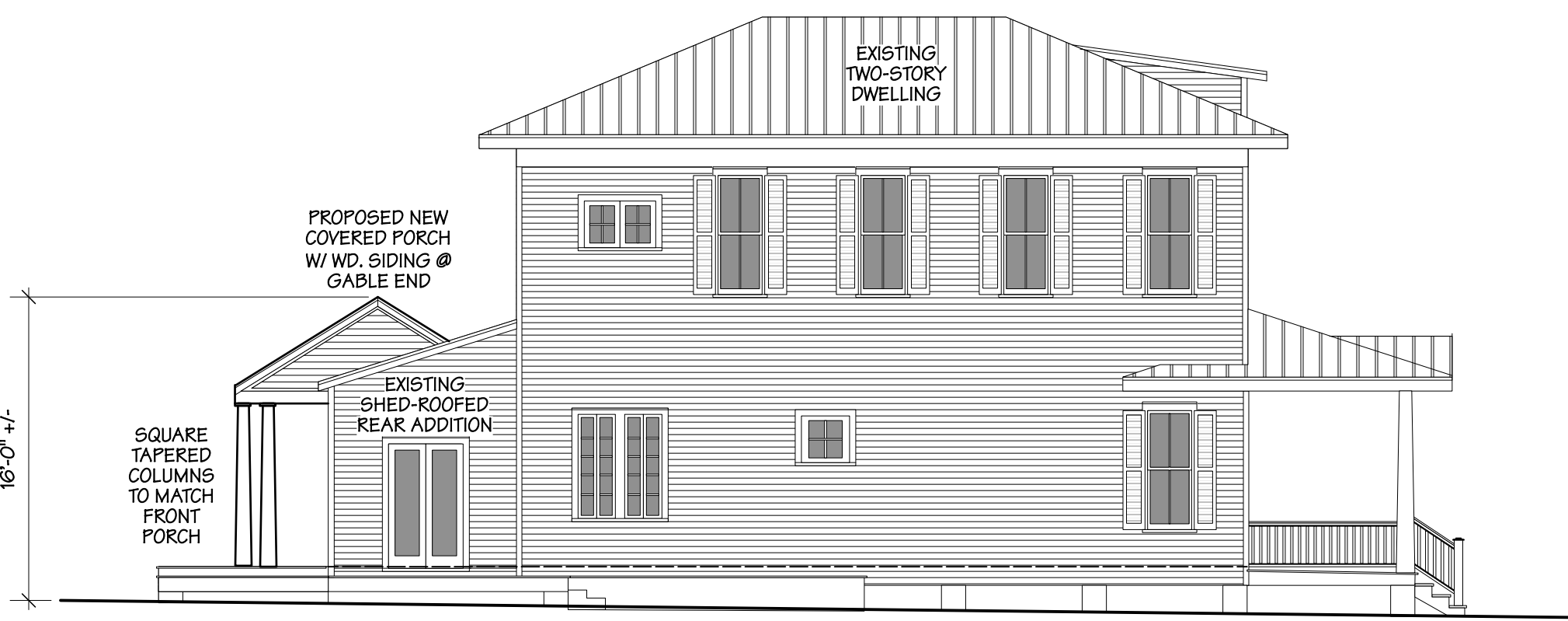
EXISTING EAST ELEVATION  
scale: 1/8" -1'-0"



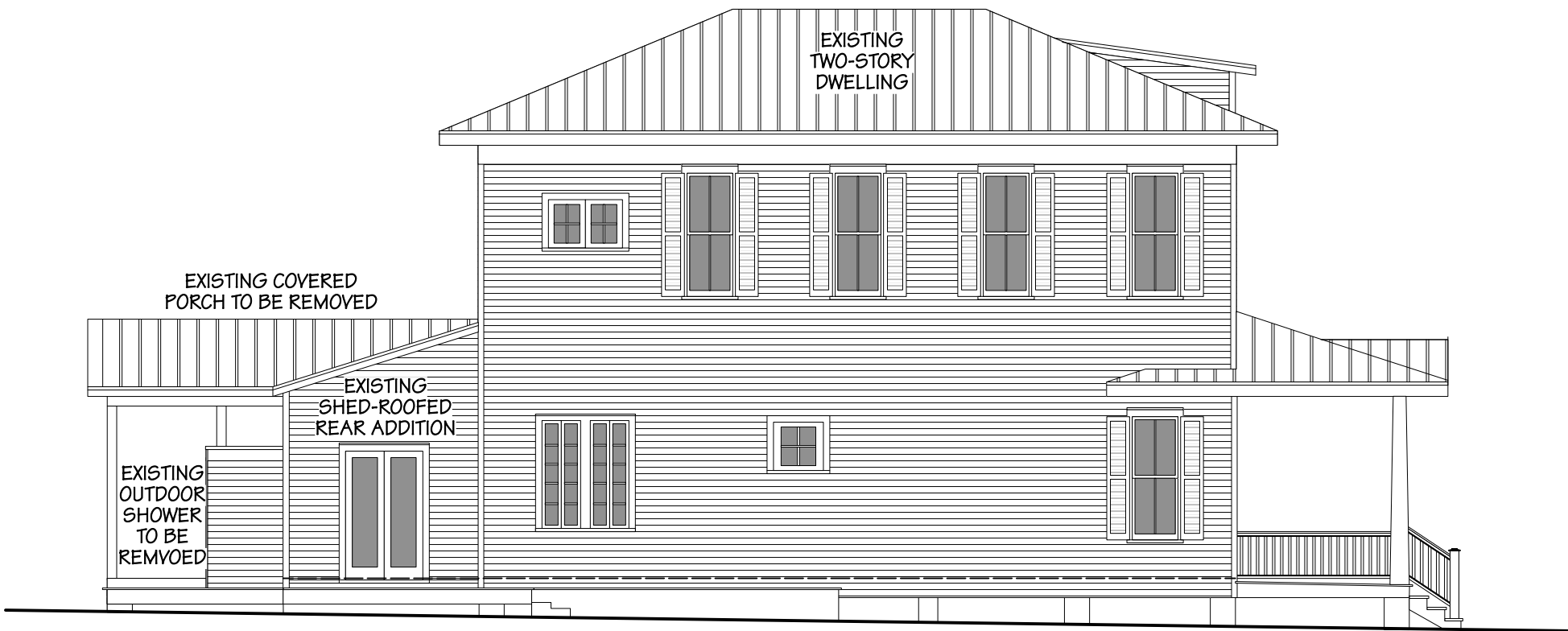
PROPOSED WEST ELEVATION  
scale: 1/8" -1'-0"



EXISTING WEST ELEVATION  
scale: 1/8" -1'-0"



PROPOSED NORTH ELEVATION  
scale: 1/8" -1'-0"



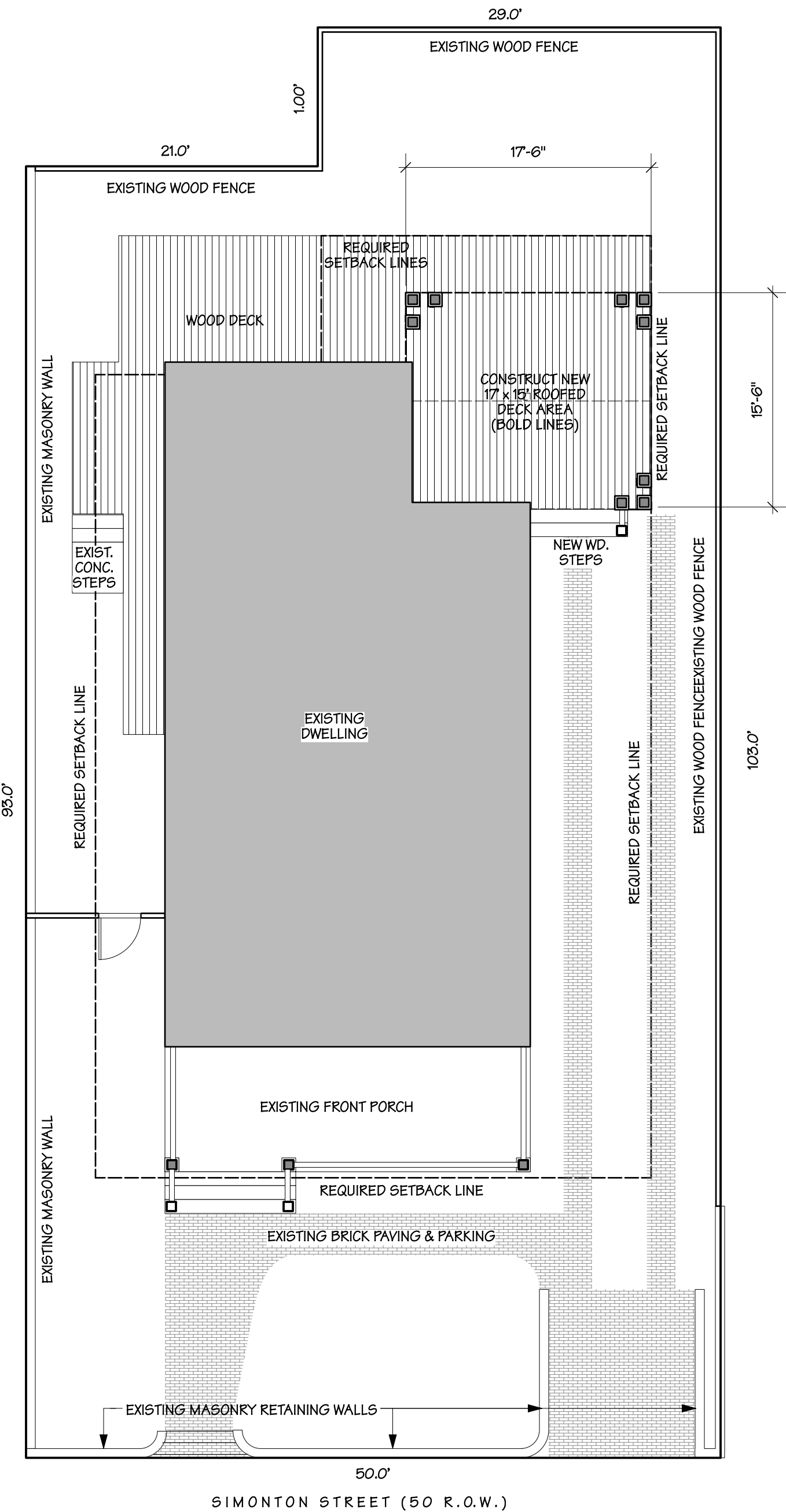
EXISTING NORTH ELEVATION  
scale: 1/8" -1'-0"



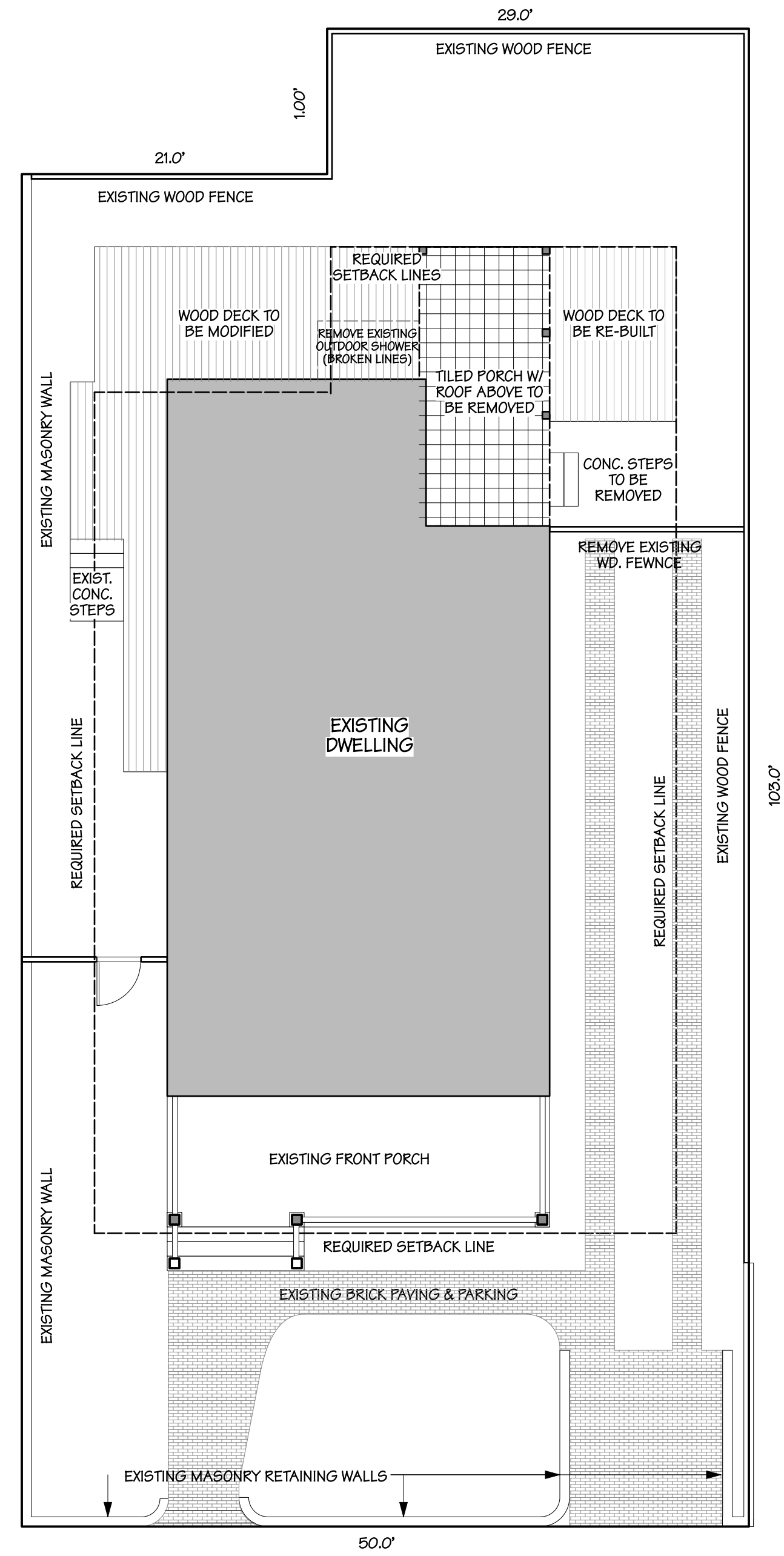
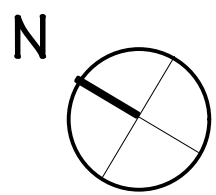
PROPOSED SOUTH ELEVATION  
scale: 1/8" -1'-0"



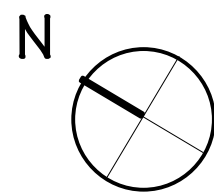
EXISTING SOUTH ELEVATION  
scale: 1/8" -1'-0"



PROPOSED SITE PLAN  
scale: 1/8" -1'-0"



EXISTING SITE PLAN  
scale: 1/8" -1'-0"



SITE DATA:

LOT AREA: 4940 S.F.

LAND USE DISTRICT: HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-1)

FEMA FLOOD ZONE: X

	ALLOWED/ REQUIRED	EXISTING	PROPOSED
BLDG. COVERAGE:	2470 S.F. (50.0%)	1620 S.F. (32.8%)	1718 S.F. (34.8%) MAX.
IMPERVIOUS COVERAGE:			
BLDGs:		1620 S.F.	1718 S.F.
BRICK PAVING:		530	530
MASONRY WALLS:		108	108
CONC. STEPS & LANDING:		28	21
A/C UNITS:		20	20
TOTAL IMPERVIOUS:	2964 S.F. (60%)	2306 S.F. (46.7%)	2397 S.F. (48.5%)
OPEN SPACE:	988 S.F. (20%)	2634 S.F. (53.3%)	2543 S.F. (51.5%)

HEIGHT:	35'	35' +/-	NO CHANGE
SETBACKS:			
FRONT:	20'	20'	NO CHANGE
R. SIDE:	5'	13.7'	5'
L. SIDE:	5'	10.0'	NO CHANGE
REAR:	15'	14.4'	15'

STORMWATER DRAINAGE CALCULATIONS:

IMPERVIOUS COVERAGE IS INCREASED BY 91 S.F. WITH THIS APPLICATION.  
91 S.F. x 1.0" OF RAINFALL = 7.6 C.F. RETENTION SWALE REQUIRED  
THIS VOLUME IS THE MINIMUM; AND SITE OPEN SPACE IS FAR IN EXCESS OF REQUIRED MINIMUM.  
THEREFORE, NO DRAINAGE STRUCTURES HAVE BEEN INDICATED

Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040

ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet  
1  
of  
1

21 MAY 2025

new covered poirtch at rear of  
707 SIMONTON STREET  
KEY WEST, FLORIDA

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 24, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW COVERED PORCH AT REAR AND SIDE OF HISTORIC HOUSE. DEMOLITION OF EXISTING NON-HISTORIC REAR DECK, COVERED PORCH, AND OUTDOOR SHOWER. REMOVAL OF EXISTING 6' FENCE.**

**#707 SIMONTON STREET**

**Applicant – Robert L Delaune Architect    Application #C2025-0056**

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 305-809-3975 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 ROBERT DELAUNE, 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: 707 SIMONTON STREET on the 18TH day of JUNE, 2025.

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 JUNE 24, 2025.

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 C2025-0050

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

Signed Name of Affiant:

Robert Delaune  
Date: 6/18/25  
Address: 619 EATON ST.  
City: KEY WEST, FL  
State, Zip: 33040

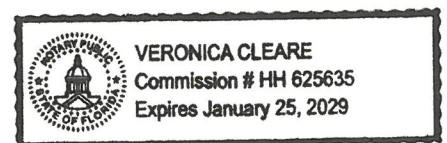
The forgoing instrument was acknowledged before me on this 18TH day of JUNE, 2025.

By (Print name of Affiant) ROBERT DELAUNE who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]  
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)  
My Commission Expires: 1/25/2029









# Public Meeting Notice

The Comprehensive Review Commission will hold a public meeting on **June 24, 2025, at 10:00 AM** at **100 White Street, 4th Floor, Miami, Florida**. For purposes of the meeting, the Commission will be located at **100 White Street, 4th Floor, Miami, Florida**.

**NEW COVERED PORCH AND SIDE OF HISTORIC HOUSE, DEMOLITION OF EXISTING SIDE PORCH, COVERED PORCH AND OUTDOOR SHOWER, REMOVAL OF EXISTING FENCE, 6207 SIMONSON STREET**

Applicant - Robert J. DeLeon Architect Application #C-2025-0001

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 100 White Street, call 305-359-3974 or visit our website at [miami.gov/planning](http://miami.gov/planning).

**THIS NOTICE IS NOT A GUARANTEE OF THE PROJECT'S SUCCESS. THE PROJECT'S SUCCESS WILL BE DETERMINED BY THE COMMISSION'S DECISION.**



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 24, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW COVERED PORCH AT REAR AND SIDE OF HISTORIC HOUSE.**  
**DEMOLITION OF EXISTING NON-HISTORIC REAR DECK, COVERED PORCH, AND OUTDOOR SHOWER. REMOVAL OF EXISTING 6' FENCE.**

**#707 SIMONTON STREET**

Applicant – Robert L Delaune Architect    Application #C2025-0056

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 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

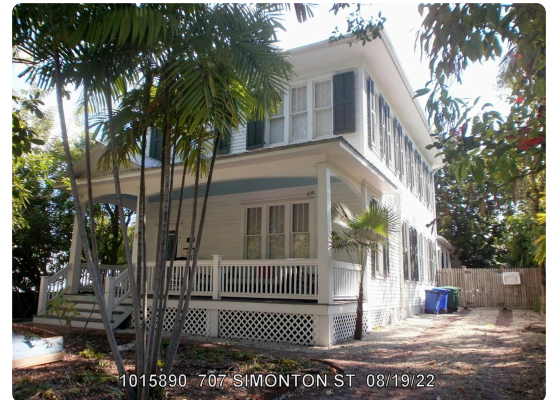
### Disclaimer

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

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

### Summary

**Parcel ID** 00015520-000000  
**Account#** 1015890  
**Property ID** 1015890  
**Millage Group** 10KW  
**Location** 707 SIMONTON St, KEY WEST  
**Address**  
**Legal** KW PT LOT 1 SQR 1 TR 4 D1-185 E1-181 OR325-43/44 OR608-721/23 OR731-494  
**Description** OR819-1634/54 OR863-2035/38 OR1136-1421 OR1333-738/39 OR1335-383  
OR1340-269 OR1340-270 OR1340-271 OR1340-272 OR1570-798/99 OR2257-1137/39  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6108  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



### Owner

KEY WEST CONCH HOUSE INC  
 2601 Red Hill Ln  
 Hillsborough NC 27278

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$475,225	\$457,101	\$374,689	\$342,149
+ Market Misc Value	\$6,814	\$6,979	\$7,142	\$7,305
+ Market Land Value	\$1,280,304	\$1,073,196	\$831,570	\$615,048
= Just Market Value	\$1,762,343	\$1,537,276	\$1,213,401	\$964,502
= Total Assessed Value	\$1,283,752	\$1,167,047	\$1,060,952	\$964,502
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,762,343	\$1,537,276	\$1,213,401	\$964,502

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,280,304	\$475,225	\$6,814	\$1,762,343	\$1,283,752	\$0	\$1,762,343	\$0
2023	\$1,073,196	\$457,101	\$6,979	\$1,537,276	\$1,167,047	\$0	\$1,537,276	\$0
2022	\$831,570	\$374,689	\$7,142	\$1,213,401	\$1,060,952	\$0	\$1,213,401	\$0
2021	\$615,048	\$342,149	\$7,305	\$964,502	\$964,502	\$0	\$964,502	\$0
2020	\$610,341	\$350,494	\$7,469	\$968,304	\$968,304	\$0	\$968,304	\$0
2019	\$643,290	\$271,216	\$7,632	\$922,138	\$922,138	\$0	\$922,138	\$0
2018	\$566,409	\$271,216	\$7,796	\$845,421	\$845,421	\$0	\$845,421	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,230.00	Square Foot	0	0

Buildings

Building ID	1142	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1943	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	3149	Roof Type	IRR/CUSTOM	
Finished Sq Ft	2208	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	SFT/HD WD	
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	280	Bedrooms	4	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	16	Grade	650	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	234	0	0
FLA	FLOOR LIV AREA	2,208	2,208	0
OPU	OP PR UNFIN LL	528	0	0
OPF	OP PRCH FIN LL	179	0	0
TOTAL		3,149	2,208	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1949	1950	0 x 0	1	150 SF	1
FENCES	1969	1970	4 x 93	1	372 SF	3
RW2	1994	1995	0 x 0	1	106 SF	5
BRICK PATIO	1994	1995	0 x 0	1	456 SF	4
FENCES	1995	1996	0 x 0	1	120 SF	2
FENCES	1997	1998	6 x 48	1	288 SF	2
FENCES	1999	2000	6 x 50	1	300 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/1/1989	\$22,000	Warranty Deed		1136	1421	U - Unqualified	Improved		

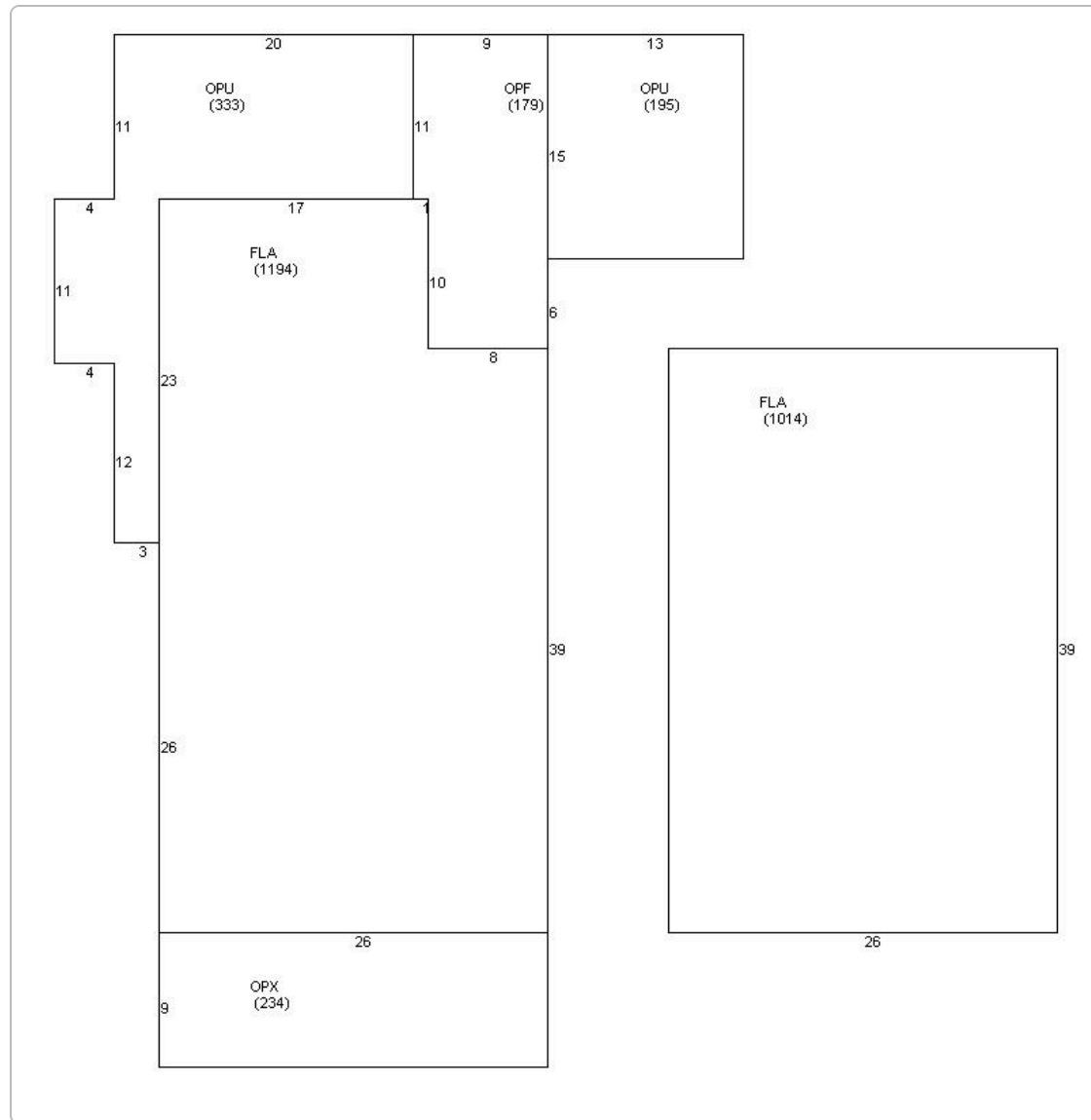
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
9902447	07/19/1999	Completed	\$1,250	Residential	WOOD PICKET FENCE
9602352	06/01/1996	Completed	\$6,000		WOOD DECK/POOL(SEE NOTES)
B952683	08/01/1995	Completed	\$10,000		REPLACE RW2,WALKS & DRIVE
E951760	05/01/1995	Completed	\$4,400		ALARM SYSTEM & SMOKE
B951415	04/01/1995	Completed	\$20,000		UPDATE PERMIT#95-1019
E951161	04/01/1995	Completed	\$200		TEMPERORY ELECTRIC SERVIC
E951417	04/01/1995	Completed	\$7,500		ELECTRICAL SERVICE
M951323	04/01/1995	Completed	\$5,500		1-2TON & 1-3TON A/C W/12D
P951286	04/01/1995	Completed	\$3,200		NEW PLUMBING FIXTURES
B951019	03/01/1995	Completed	\$100,000	Residential	GEN RENOVATIONS,NEW ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



## Photos



## Map



## TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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[Last Data Upload: 5/31/2025, 1:32:00 AM](#)

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