



Historic Architectural Review Commission

Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: May 20, 2020

Applicant: Seth Neal

Application Number: H2020-0012

Address: #723 Eaton Street

Description of Work:

Renovations to existing house, decks, and pool. New rear addition.

Site Facts:

The site under review is a lot containing a one-and-a-half-story frame vernacular residence, built circa 1933. The structure has been altered over time with several add-ons, which include dormers, rear additions, and a rear roof deck structure. The historic property is listed on our survey as an altered-contributing structure in the Key West Historic District.

Guidelines Cited on Review:

- Guidelines for Additions and Alterations on Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 2, 4, 6, 9, 11, 13, 14, 19, 26, 30, 31, 32 and 33.

Staff Analysis:

A Certificate of Appropriateness is under review for renovations to the existing house, decks, and pool, as well as a new rear addition at 723 Eaton Street.

Renovations to the existing house will take place on the front façade and will include the repair/replacement of wood siding, the repair of wood columns, and the replacement of windows

and a door with wood units. The existing rear deck and pool are also to be renovated and reworked in order to conform to setbacks.

The new rear addition is to follow roughly the same footprint as the existing rear addition. The new addition is proposed to have a ridge height to match the existing roof at 19 feet 11 inches. Materials of the new addition include wood lap siding and 5 v-crimp roofing to match existing. The new addition is also to have wood windows and metal doors.

Consistency with Cited Guidelines and SOIS:

It is staff's opinion that the proposed design is consistent with the cited guidelines.

The proposed design requires no changes to the character defining features of the historic part of the building and its site. The proposed design also avoids the removal of historic elements and the alteration of character defining features. The existing addition at the rear of the historic building has not acquired its own historic significance.

Although the proposed addition that is to replace the existing non-historic addition at the rear is in line with (and not lower than) the historic building height, the historic front portion of the house has had alterations over time, including the addition of dormers and the alteration of the original roof form. The existing rear addition is currently taller in height than the historic portion of the building, and so the newly proposed rear addition is a more appropriate scale and height than what is existing. The newly proposed addition also has more appropriately scaled dormers than those on the existing rear addition.

While the newly proposed addition maintains a similar footprint to the existing non-historic rear addition, the newly proposed addition has more appropriate building forms and massing than those of the existing non-historic rear addition. The newly proposed materials are to match those of the existing house, and therefore will be visually harmonious.

Number 31 under Guidelines for Additions and Alterations advises the use of a recessed, small-scale hyphen to differentiate the original structure and the new addition, and this project proposes to maintain the footprint of the existing rear addition, which does not utilize any such hyphen. While this proposal does not include changing the footprint to include such a hyphen, it does improve on the 3-dimensional aspect of the footprint, in terms of massing and scale.

Numbers 32 and 33 under Guidelines for Additions and Alterations encourage the removal of non-historic additions and alterations. This proposal would require the removal of the existing non-historic rear additions, in order to replace them with a new rear addition that is to be more appropriate in scale, massing, and form. This proposal also would require the removal of existing front porch infill and non-historic railings, which have obscured the front of the historic structure. The proposal includes renovations that will return the front porch to a more historically appropriate state.

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 # 2020-0012	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	723 EATON ST	
NAME ON DEED:	DEKD PROPERTIES LLC	PHONE NUMBER 920-728-6711
OWNER'S MAILING ADDRESS:	723 EATON ST. KEY WEST FL 33040	EMAIL SANDY@AMCIFA.COM
APPLICANT NAME:	SETH NEAL, T.S. NEAL ARCHITECT	PHONE NUMBER 305-340-8857 251-422-9547
APPLICANT'S ADDRESS:	22974 OVERSEAS HWY CUDJOE KEY, FL 33042	EMAIL sethneal@TSONARCHITECTS.COM
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 3-9-2020

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: RENOVATION TO EXISTING RESIDENCE, DECKS, & POOL. REMOVES REAR PORTION OF HOUSE & REMOVE INFILL WALLS AT FRONT PORCH, REAR ADDITION TO FOLLOW SIMILAR OUTLINE/FOOTPRINT OF EXISTING STRUCTURE.
MAIN BUILDING: REAR ADDITION TO HAVE WOOD LAP SIDING TO MATCH EXISTING, 5-V METAL ROOFING, WOOD WINDOWS & METAL DOORS, NEW FOUNDATIONS, NEW POOL DECK, EXISTING POOL TO BE REMOVED, NEW REAR ADDITION/EXTENSION ROOF RIDGE HEIGHT TO MATCH EXISTING ROOF HEIGHT. FRONT PORCH: NEW WINDOWS AT PORCH & DOORWAY, REPAIR SIDING AS REQUIRED, COLUMNS TO BE REPAIRED DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): AS REQUIRED

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): POOL , EXISTING POOL WILL BE RENOVATED POOL DECK , SEE SITE PLAN	
PAVERS: EXISTING DRIVEWAY TO REMAIN SEE SITE PLAN	FENCES: YES , EXISTING TO REMAIN
DECKS: YES , SEE SITE PLAN	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): YES , SEE SITE PLAN
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): YES , A/C , GAS	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 #
HMDR	

ADDRESS OF PROPOSED PROJECT:	723 EATON STREET
PROPERTY OWNER'S NAME:	DOUG ELDMAN , DEKD PROPERTIES LLC
APPLICANT NAME:	SETH NEAL , T.S. NEAL ARCHITECT

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	DOUG ELDMAN 3-6-20 DATE AND PRINT NAME
-----------------------------------------------------------------------------------------------------------------	-------------------------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION
FRONT PORCH: REMOVE WALLS BETWEEN COLUMNS & REMOVE EX. WINDOWS. REAR OF BUILDING TO BE REMOVED; PORCHES, DECKS, REMOVE PORTION OF POOL, REMOVE EX. FOUNDATIONS, WALLS & ROOF.

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

THE PORTION OF BUILDING BEING DEMOLISHED DOES NOT DEFINE THE OVERALL HISTORIC CHARACTER OF A DISTRICT OR NEIGHBORHOOD

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

REMOVING THE REAR STRUCTURE DOES NOT DESTROY HISTORIC RELATIONSHIP BETWEEN BUILDINGS

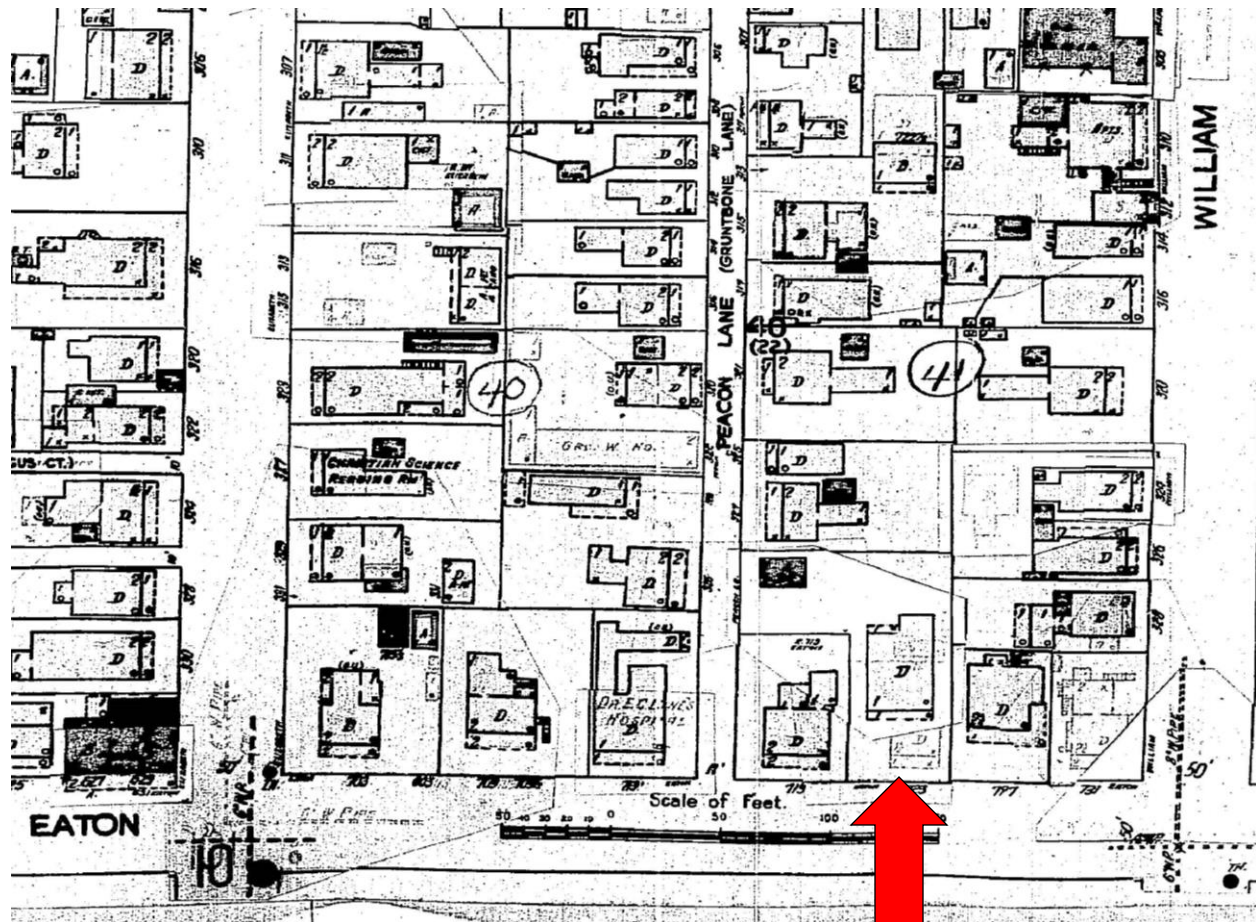
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

REMOVING THE LATER ADDITIONS DOES NOT DEFINE THE HISTORIC CHARACTER OF THE SITE

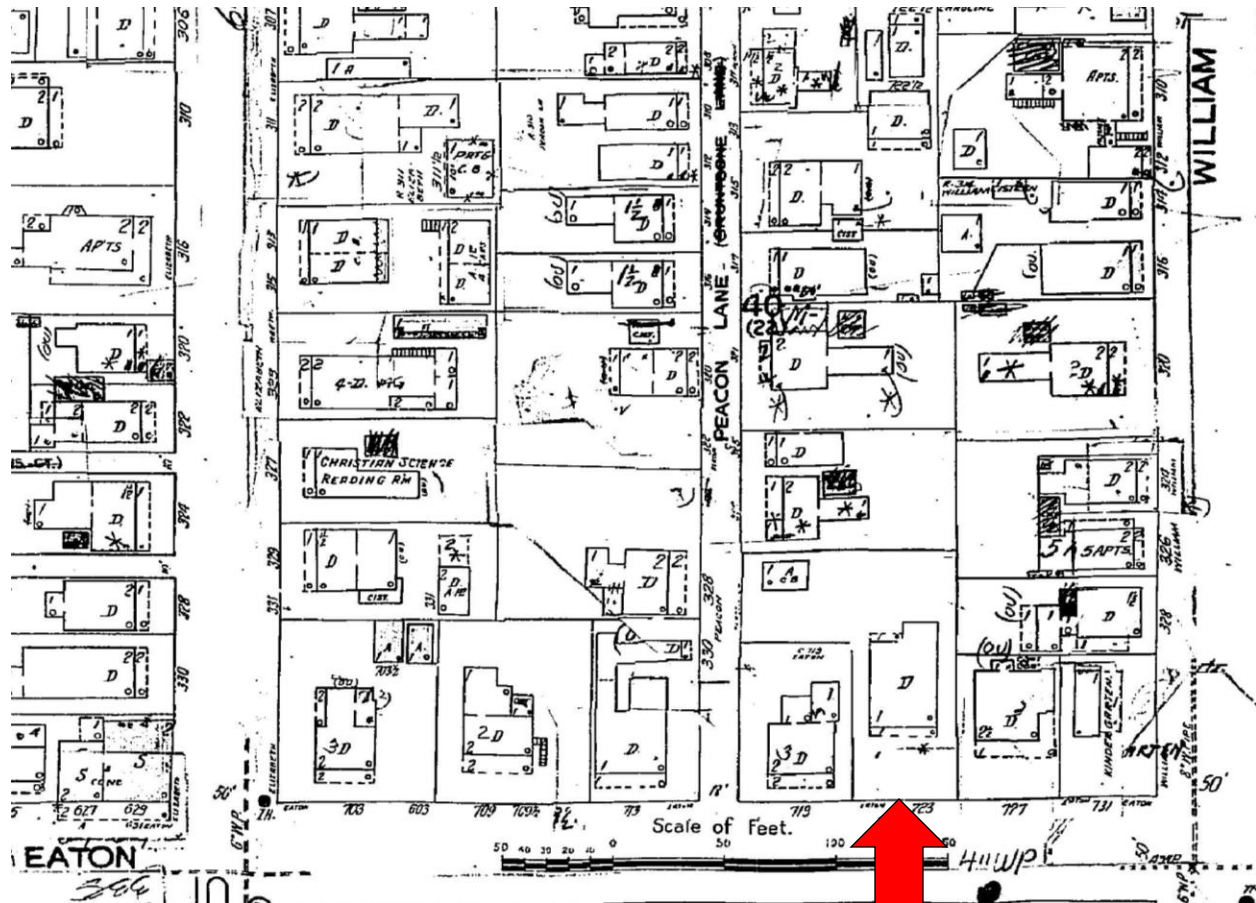
(4) Removing buildings or structures that would otherwise qualify as contributing.

REAR PORTION OF BUILDING WOULD NOT QUALIFY AS CONTRIBUTING.

SANBORN MAPS



1948 Sanborn Map indicating 723 Eaton Street.



1962 Sanborn Map indicating 723 Eaton Street.

PROJECT PHOTOS



Property Appraiser's photo of the house at 723 Eaton Street from 1965. Note that no rear additions are visible.



Eaton Street Side



North Side Elevation



Rear Elevation

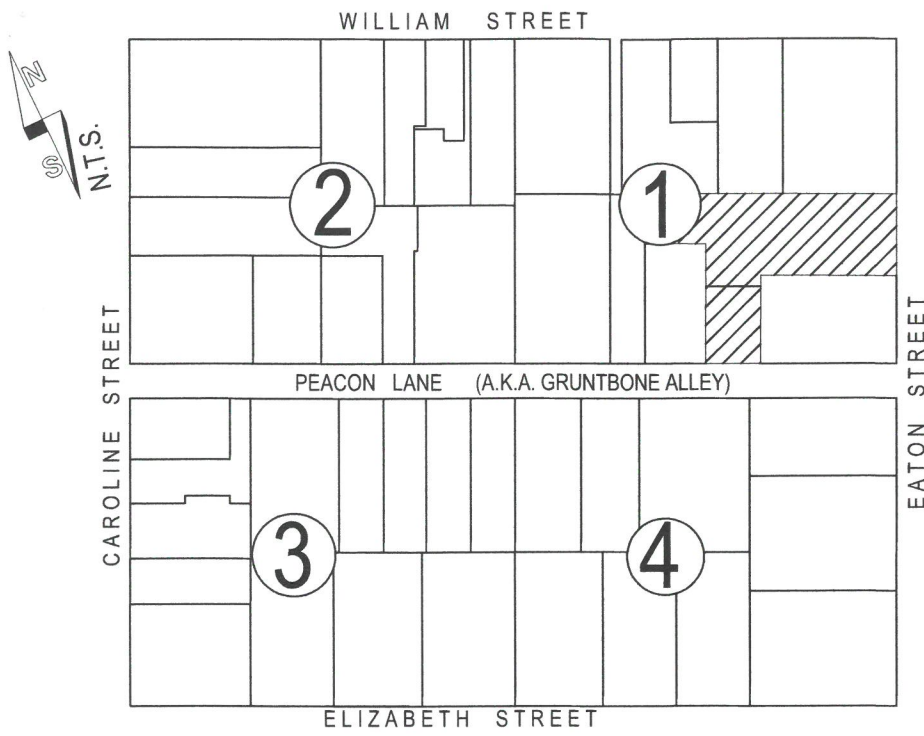


Partial Rear Elevation



West Side Elevation

SURVEY



LOCATION MAP

SQUARE 22
PART OF LOT 1, PLAT BOOK "D", PAGE 205
CITY OF KEY WEST, FL

LEGAL DESCRIPTION:

PARCEL 1:

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN AS PART OF LOT 1 IN SQUARE 22, ACCORDING TO W.A. WHITEHEAD'S MAP, BUT NOW BETTER KNOWN AS PART OF SAID LOT 1, ACCORDING TO W.R. HACKLEY'S DIAGRAM RECORDED IN BOOK "D", AT PAGE 205, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WILLIAM STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EATON STREET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF EATON STREET FOR 93.00 FEET OF THE POINT OF BEGINNING; THENCE AT A RIGHT ANGLE AND IN A NORTHWESTERLY DIRECTION FOR 151.50 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 30.00 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION FOR 36.50 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 71.25 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PEACON LANE THENCE AT AN ANGLE OF 90°12'00" TO THE RIGHT AND IN A SOUTHEASTERLY DIRECTION ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF PEACON LANE FOR 33.00 FEET; THENCE AT AN ANGLE OF 89°48'00" TO THE RIGHT AND IN A NORTHEASTERLY DIRECTION FOR 54.87 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION FOR 82.00 FEET TO THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF EATON STREET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF EATON STREET FOR 46.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN AND DESIGNATED ON A PLAN OF A SUBDIVISION BY W.R. HACKLEY, RECORDED IN DEED BOOK "D", PAGE 205, MONROE COUNTY, FLORIDA, PUBLIC RECORDS AS PART OF SUBDIVISIONS 5 AND 6 OF PART OF LOT 1, IN SQUARE 22, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PEACON LANE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EATON STREET AND RUN THENCE NORTHEASTERLY AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID EATON STREET FOR A DISTANCE OF 53 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE NORTHWESTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 82 FEET; THENCE NORTHEASTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 2 FEET; THENCE SOUTHEASTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 82 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 2 FEET BACK TO THE POINT OF BEGINNING.

PARCEL 3: (LESS AND EXCEPT)

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN OR DESIGNATED ON A PLAT OF THE SUBDIVISION OF LOT 1, IN SQUARE 22, WHICH SAID PLAT IS RECORDED IN DEED BOOK "D," PAGE 205, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS A PART OF LOT 6, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERN SIDE OF PEACON LANE, WHICH SAID POINT IS DISTANT NORTHWESTERLY 82 FEET FROM THE CORNER OF SAID LANE, AND EATON STREET, RUNNING THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID LANE, 33 FEET TO THE CORNER OF SAID LOT 6, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOT 6 AND LOT 7, 46 FEET AND 6 INCHES, THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 33 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 46 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Eaton Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324'
No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.

Field Work performed on: 7/3/19

THIS IS SHEET 1 OF 2. FOR SKETCH, DESCRIPTION NOTES AND ABBREVIATIONS SEE PAGE 2.
THIS SURVEY IS NOT VALID NOR FULL AND COMPLETE WITHOUT THE ATTACHED SHEET 2 OF 2.

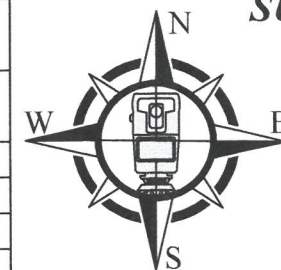
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the standards of practice adopted by the Florida Board of Surveyors and Mappers, Chapter 5-J17, Florida Statute Section 472.027.

Eddie A. Martinez, PSM
Professional Land Surveyor & Mapper LS 6755
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

FYF, LLC			723 Eaton Street, Key West, FL 33040		
BOUNDARY SURVEY		Flood Panel No. 1516K	Drawn By D.R.F.		
Scale 1"= 20'	Ref. File	Flood Zone X	Checked By E.A.M.		
Date: 8/7/84		Flood Elevation N/A			
REVISIONS AND/OR ADDITIONS					
5/16/17: Updated, owner, cert. brick, spa, fences, deck					
7/18/19: Updated, building on Peacon Ln. other minor changes					
3/4/20: Updated, spot elevations, other minor changes					
datamcsm/dwg/keywest/block22/329peacon723eaton					



MONROE COUNTY
SURVEYING & MAPPING
STATE OF FLORIDA LB 8236

1100 Truman Avenue
Key West, FL 33040
PH (305) 534-4668 (Corporate Office)
PH (305) 293-0466 (Key West Office)
FAX (305) 531-4589

PROPOSED DESIGN

SITE DATA

723 EATON ST.
RE# 00003400-000000

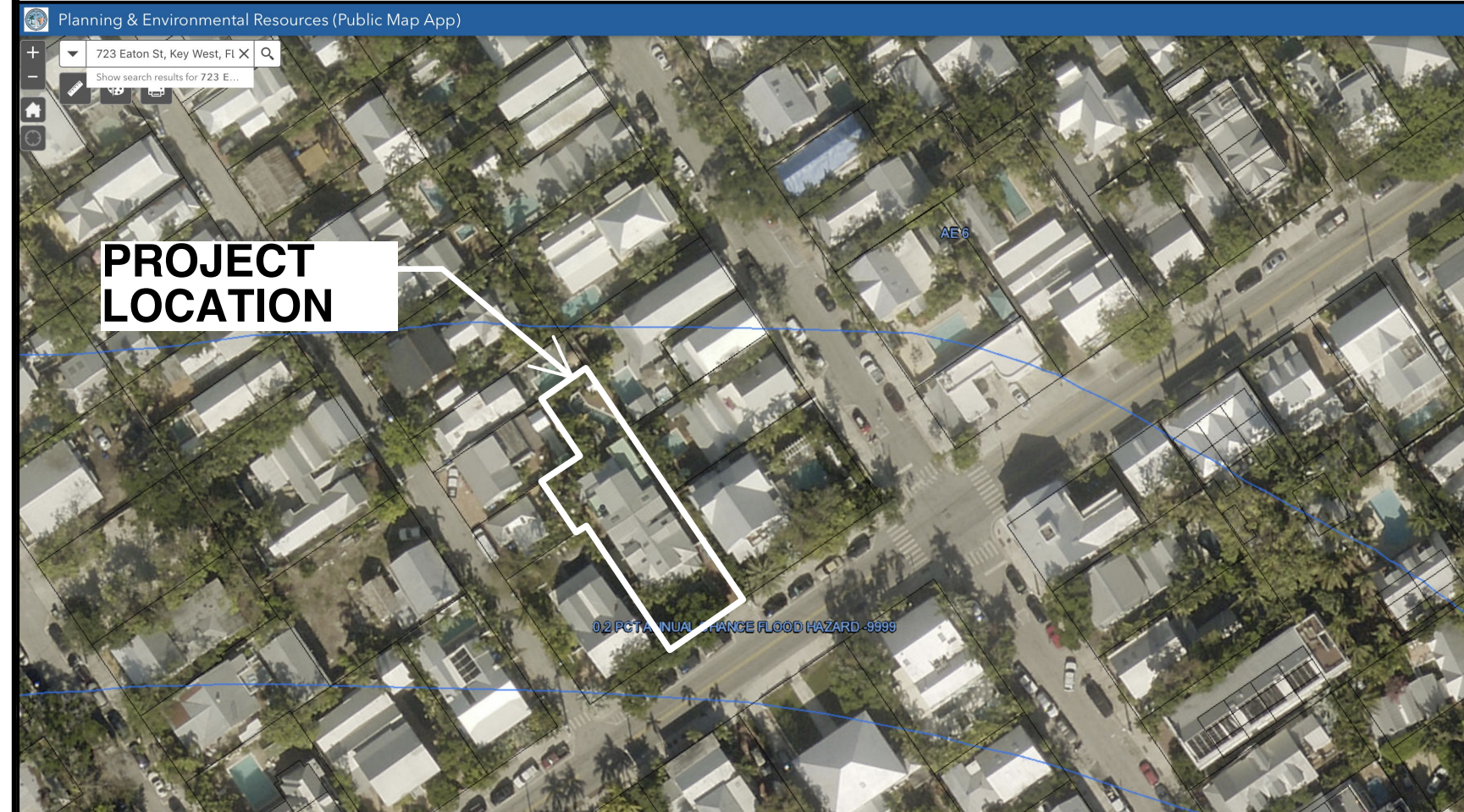
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	EXISTING
SITE AREA	6,868 SQ. FT.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	EXISTING
IMPERVIOUS	4,430.3 SQ. FT. (64.5% EXISTING)	4,120.7 SQ. FT. (60% MAX)	4,047 SQ. FT. (58.9% PROPOSED)	CONFORMING
OPEN SPACE	2,289.9 SQ. FT. (33.3% EXISTING)	2,403.7 SQ. FT. (35% MIN)	2,499 SQ. FT. (36% PROPOSED)	CONFORMING
BUILDING COV.	3,841.5 SQ. FT. (56% EXISTING)	2,747 SQ. FT. (40% MAX)	3,461 SQ. FT. (50% PROPOSED)	IMPROVEMENT TO EXISTING NON-CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	157 SQ. FT. (19% EXISTING)	824 SQ. FT. @ (30% MAX.) = 247 SQ FT	234 SQ. FT. (28% PROPOSED)	CONFORMING
FRONT YARD 50% GREEN SPACE COV.	368.7 SQ FT (76% EXISTING)	484.5 (50% MIN) = 242.25 SF	348 SQ FT (71% PROPOSED)	CONFORMING
SETBACKS				
FRONT SETBACK (EATON)	25'-11"	10'	25'-11"	CONFORMING
REAR SETBACK	9'-6"	15'	15'-2 1/2"	CONFORMING
SIDE SETBACK (EAST)	5'-1/2"	5'	5'-5 1/2"	CONFORMING
SIDE SETBACK (WEST)	5 1/2"	5'	5'-1/2"	CONFORMING
BUILDING HEIGHT	+/- 24'-4"	30'	+/- 19'-9"	CONFORMING

SCOPE OF WORK:

DEMOLISHING INFILL WALLS AT EXISTING FRONT PORCH & REAR ADDITIONS, SEE DEMOLITION DRAWINGS FOR COMPLETE SCOPE.

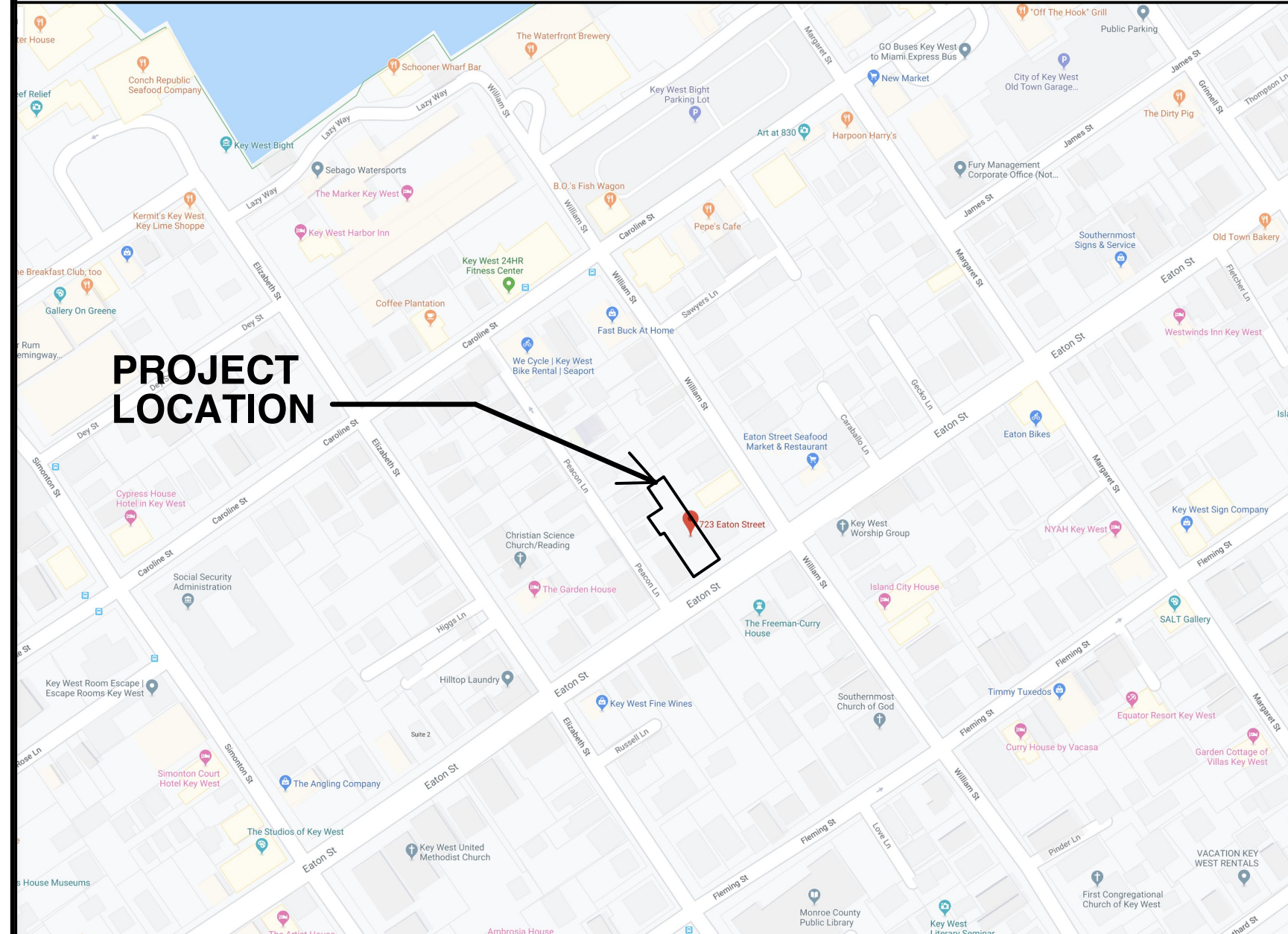
NEW, SINGLE STORY ADDITION TO BE MADE AT THE REAR PORTION OF THE HOUSE. EXISTING POOL TO BE PARTIALLY DEMOLISHED & REWORKED TO CONFORM TO SETBACKS, SEE PROPOSED PLANS FOR FULL SCOPE.

FEMA MAP FLOOD ZONE X



A RENOVATION FOR DOUG ERDMAN 723 EATON STREET KEY WEST , FL 33040

SITE LOCATION MAP



DESIGN NOTES:

GENERAL NOTES:

DRAWING SCHEDULE:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

- | | |
|--------------|--------------------------------------------|
| T1.1 | TITLE, SITE DATA & PROJECT INFO |
| C1.0 | SURVEY |
| C1.1 | EXISTING SITE PLAN |
| C1.2 | PROPOSED ARCHITECTURAL SITE PLAN |
| EX1.1 | EXISTING FLOOR PLANS |
| EX2.1 | EXISTING ELEVATIONS |
| EX2.2 | EXISTING ELEVATION & ROOF PLAN |
| D1.1 | DEMOLITION PLANS |
| D1.2 | DEMOLITION ELEVATIONS |
| A1.1 | PROPOSED FLOOR PLANS |
| A1.2 | PROPOSED ROOF PLAN |
| A3.1 | PROPOSED ELEVATIONS |

T.S. NEAL
ARCHITECT INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547

A RENOVATION FOR
DOUG ERDMAN
723 EATON STREET
KEY WEST, FL 33040

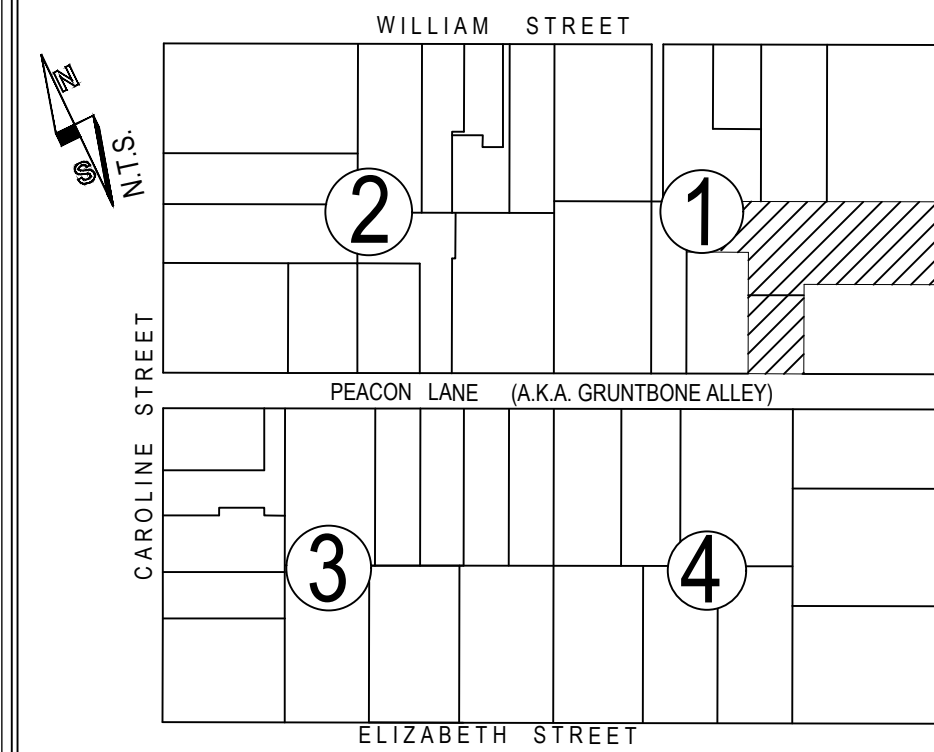
DRAWING TITLE:
TITLE & PROJECT
INFORMATION

DRAWN: TSN / EDSA
CHECKED: TSN
DATE: 03-11-2020

REVISION #	DATE

T1.1
SHEET #

TSN
T. S. NEAL ARCHITECTS, INC.



LOCATION MAP
 SQUARE 22
 PART OF LOT 1, PLAT BOOK "D", PAGE 205
 CITY OF KEY WEST, FL

SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing: R/W Eaton Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D., 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324'
 No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.

Field Work performed on: 7/3/19

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief, that it meets the standards of practice adopted by the Florida Board of Surveyors and Mappers, Chapter 5-117, Florida Statutes, Section 472.027.

Eddie A. Martinez, PSM
 Professional Land Surveyor & Mapper LS 6755
 State of Florida

LEGAL DESCRIPTION:

PARCEL 1:
 ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN AS PART OF LOT 1 IN SQUARE 22, ACCORDING TO W.A. WHITEHEAD'S MAP, BUT NOW BETTER KNOWN AS PART OF SAID LOT 1, ACCORDING TO W.R. HACKLEY'S DIAGRAM RECORDED IN BOOK "D", AT PAGE 205, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WILLIAM STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EATON STREET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF EATON STREET FOR 93.00 FEET OF THE POINT OF BEGINNING; THENCE AT A RIGHT ANGLE AND IN A NORTHWESTERLY DIRECTION FOR 151.50 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 30.00 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION FOR 36.50 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 71.25 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PEACON LANE THENCE AT AN ANGLE OF 90°12'00" TO THE RIGHT AND IN A SOUTHEASTERLY DIRECTION ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF PEACON LANE FOR 33.00 FEET; THENCE AT AN ANGLE OF 88°48'00" TO THE RIGHT AND IN A NORTHEASTERLY DIRECTION FOR 54.87 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION FOR 82.00 FEET TO THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF EATON STREET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF EATON STREET FOR 46.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN AND DESIGNATED ON A PLAN OF A SUBDIVISION BY W.R. HACKLEY, RECORDED IN DEED BOOK "D", PAGE 205, MONROE COUNTY, FLORIDA, PUBLIC RECORDS AS PART OF SUBDIVISIONS 5 AND 6 OF PART OF LOT 1, IN SQUARE 22, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PEACON LANE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EATON STREET AND RUN THENCE NORTHEASTERLY AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID EATON STREET FOR A DISTANCE OF 53 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE NORTHWESTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 82 FEET; THENCE NORTHEASTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 2 FEET; THENCE SOUTHEASTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 82 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 2 FEET BACK TO THE POINT OF BEGINNING.

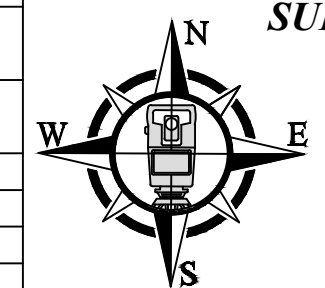
PARCEL 3: (LESS AND EXCEPT)

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN OR DESIGNATED ON A PLAT OF THE SUBDIVISION OF LOT 1, IN SQUARE 22, WHICH SAID PLAT IS RECORDED IN DEED BOOK "D," PAGE 205, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS A PART OF LOT 6, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A POINT ON THE NORTHEASTERN SIDE OF PEACON LANE, WHICH SAID POINT IS DISTANT NORTHWESTERLY 82 FEET FROM THE CORNER OF SAID LANE, AND EATON STREET, RUNNING THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID LANE, 33 FEET TO THE CORNER OF SAID LOT 6, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOT 6 AND LOT 7, 46 FEET AND 6 INCHES, THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 33 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 46 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

SHEET 1 OF 2

THIS IS SHEET 1 OF 2 FOR SKETCH, DESCRIPTION NOTES AND ABBREVIATIONS SEE PAGE 2.
 THIS SURVEY IS NOT VALID NOR FULL AND COMPLETE WITHOUT THE ATTACHED SHEET 2 OF 2.

FYF, LLC 723 Eaton Street, Key West, FL 33040		Flood Panel No. 1516K	Drawn By D.R.F.
BOUNDARY SURVEY		Flood Zone X	Checked By E.A.M.
Scale 1"= 20'	Ref.	Flood Elevation N/A	
Date: 8/7/84	File		
REVISIONS AND/OR ADDITIONS			
5/16/17: Updated, owner, cert, brick, spa, fences, deck			
7/18/19: Updated, building on Peacon Ln, other minor changes			
3/4/20: Updated, spot elevations, other minor changes			
data\mcs\dwg\keywest\block22\329\peacon723easton			



MONROE COUNTY
SURVEYING & MAPPING
 STATE OF FLORIDA LB 8236

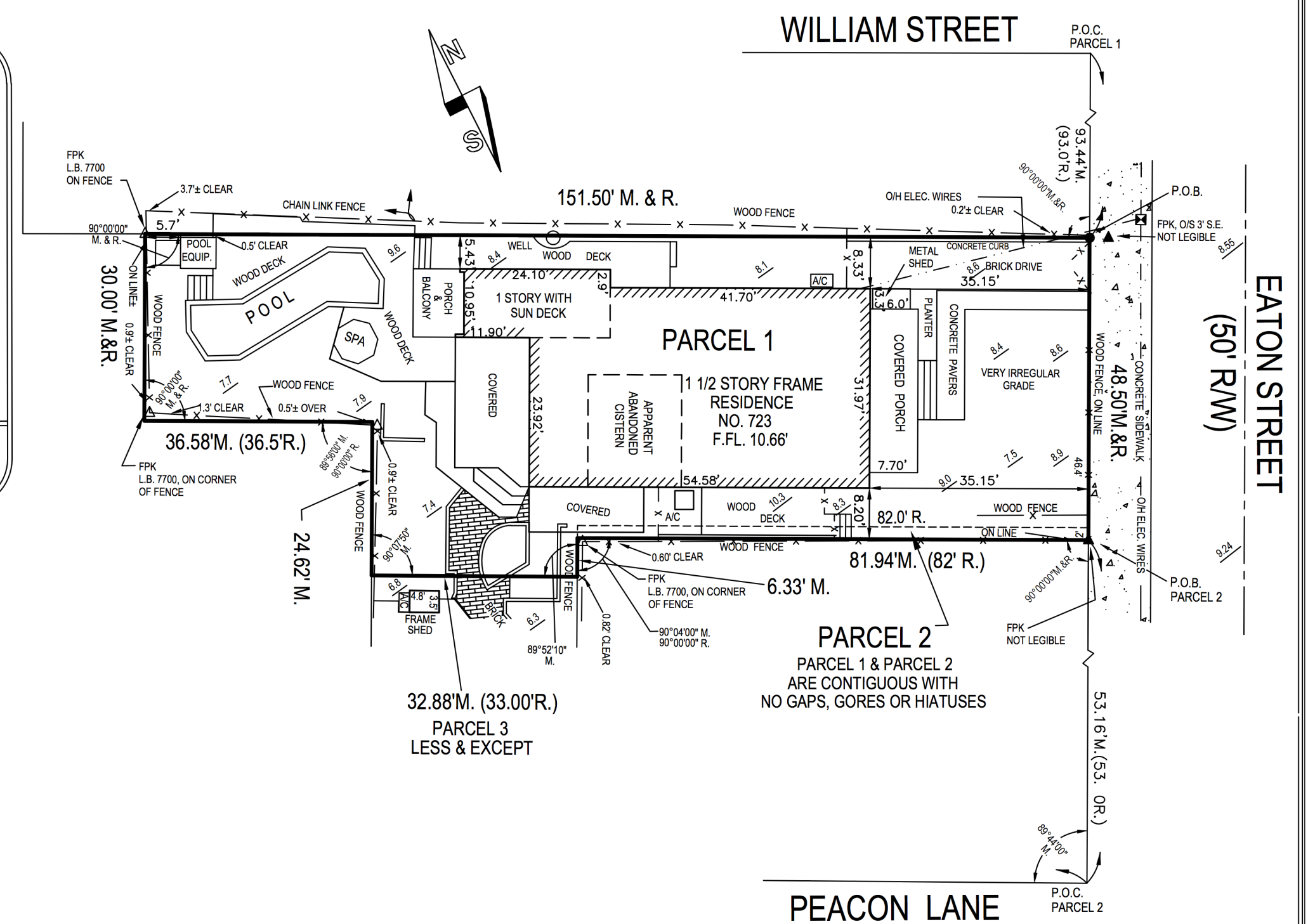
1100 Truman Avenue
 Key West, FL 33040
 PH (305) 534-4668 (Corporate Office)
 PH (305) 293-0466 (Key West Office)
 FAX (305) 531-4589

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

LEGEND

- | | |
|-----------------------------------|--------------------------------|
| A/C = Air Conditioner | LB = Licensed Business |
| BAL = Balcony | Number |
| BM = Bench Mark | M = Measured |
| CB = Catch Basin | N.T.S. = Not To Scale |
| CL = Center Line | O.R. = Official Records |
| CO = Clean Out | OH = Over Head |
| CONC = Concrete | P = Plat |
| C.B. = Concrete Block | PB = Plat Book |
| CJP = Concrete Utility Pole | P.O.B. = Point Of Beginning |
| COVD = Covered | P.O.C. = Point Of Commencement |
| D = Dead | R/W = Right Of Way |
| ELEV = Elevation | SIB = Set Iron Bar |
| F.F.L. = Finished Floor Elevation | SIP = Set Iron Pipe |
| FD = Found | SPK = Set Nail And Disc |
| FIB = Found Iron Bar | STY = Story |
| FPK = Found Nail & Disc | UP = Utility Pole |
| INV = Invert | WM = Water Meter |
| IRR = Irregular | WW = Water Valve |

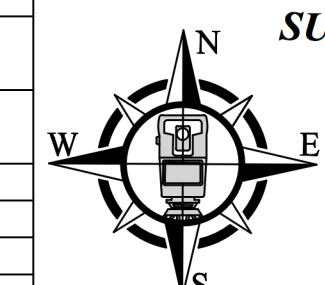
- SYMBOLS**
- | | | | |
|--|--------------------------|--|-------------------|
| | Concrete Utility Pole | | Street Light |
| | Fire Hydrant | | Wood Utility Pole |
| | Sanitary Sewer Clean Out | | Water Meter |



SHEET 2 OF 2

THIS IS SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS, LOCATION MAP AND SURVEYOR'S NOTES SEE SHEET 1.
 THIS SURVEY IS NOT VALID NOR FULL AND COMPLETE WITHOUT THE ATTACHED SHEET 1 OF 2.

FYF, LLC 723 Eaton Street, Key West, FL 33040		Flood Panel No. 1516K	Drawn By D.R.F.
BOUNDARY SURVEY		Flood Zone X	Checked By E.A.M.
Scale 1"= 20'	Ref.	Flood Elevation N/A	
Date: 8/7/84	File		
REVISIONS AND/OR ADDITIONS			
5/16/17: Updated, owner, cert, brick, spa, fences, deck			
7/18/19: Updated, building on Peacon Ln, other minor changes			
3/4/20: Updated, spot elevations, other minor changes			
data\mcs\dwg\keywest\block22\329\peacon723easton			



MONROE COUNTY
SURVEYING & MAPPING
 STATE OF FLORIDA LB 8236

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NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief, that it meets the standards of practice adopted by the Florida Board of Surveyors and Mappers, Chapter 5-117, Florida Statutes, Section 472.027.

Eddie A. Martinez, PSM
 Professional Land Surveyor & Mapper LS 6755
 State of Florida

SURVEY PROVIDED BY OWNER

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

T.S. NEAL ARCHITECT INC.
 22974 OVERSEAS HWY
 CUDJOE KEY, FL 33042
 305-340-8857
 251-422-9547

A RENOVATION FOR DOUG ERDMAN
 723 EATON STREET
 KEY WEST, FL 33040

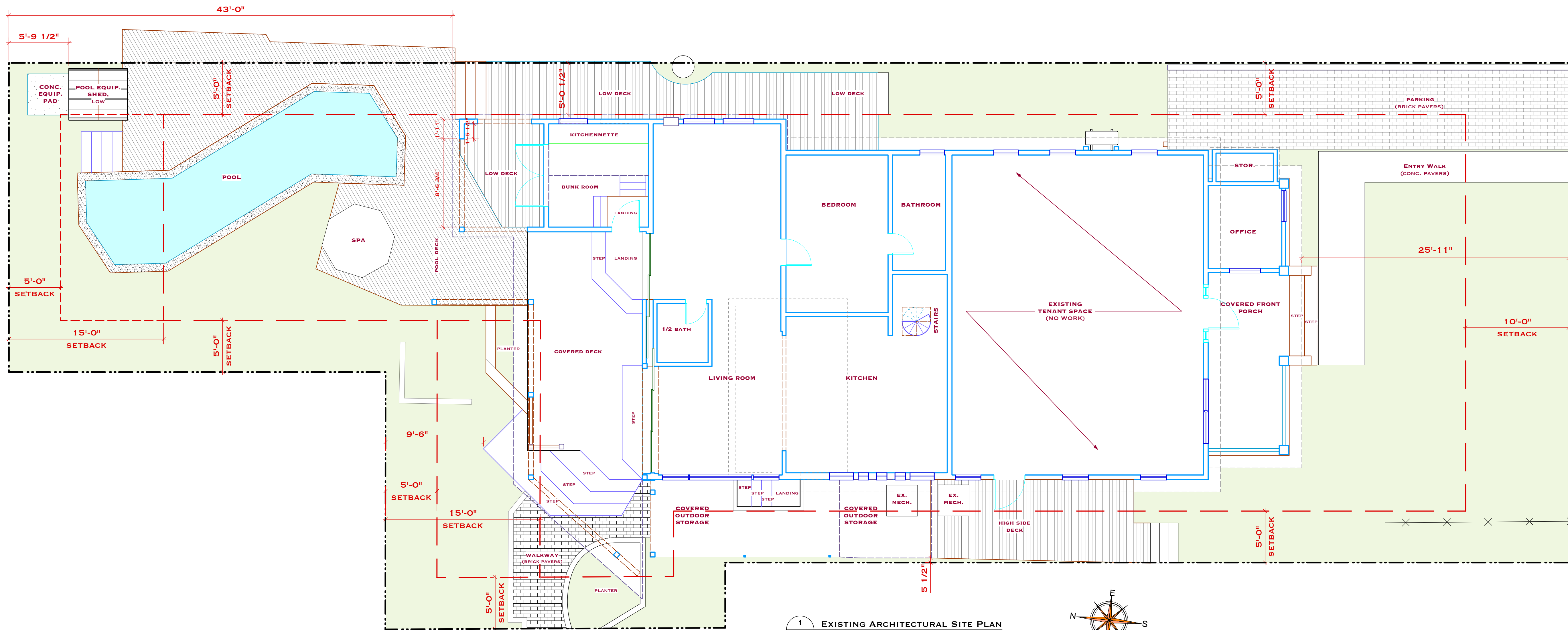
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DRAWN: TSN / EDSA
 CHECKED: TSN
 DATE: 03-11-2020

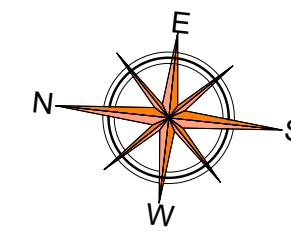
REVISION # DATE

C1.0
 SHEET #

TSN
 T. S. NEAL ARCHITECTS, INC.



1
C1.1 EXISTING ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"



T.S. NEAL
ARCHITECT INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547



A RENOVATION FOR
DOUG ERDMAN
723 EATON STREET
KEY WEST, FL 33040

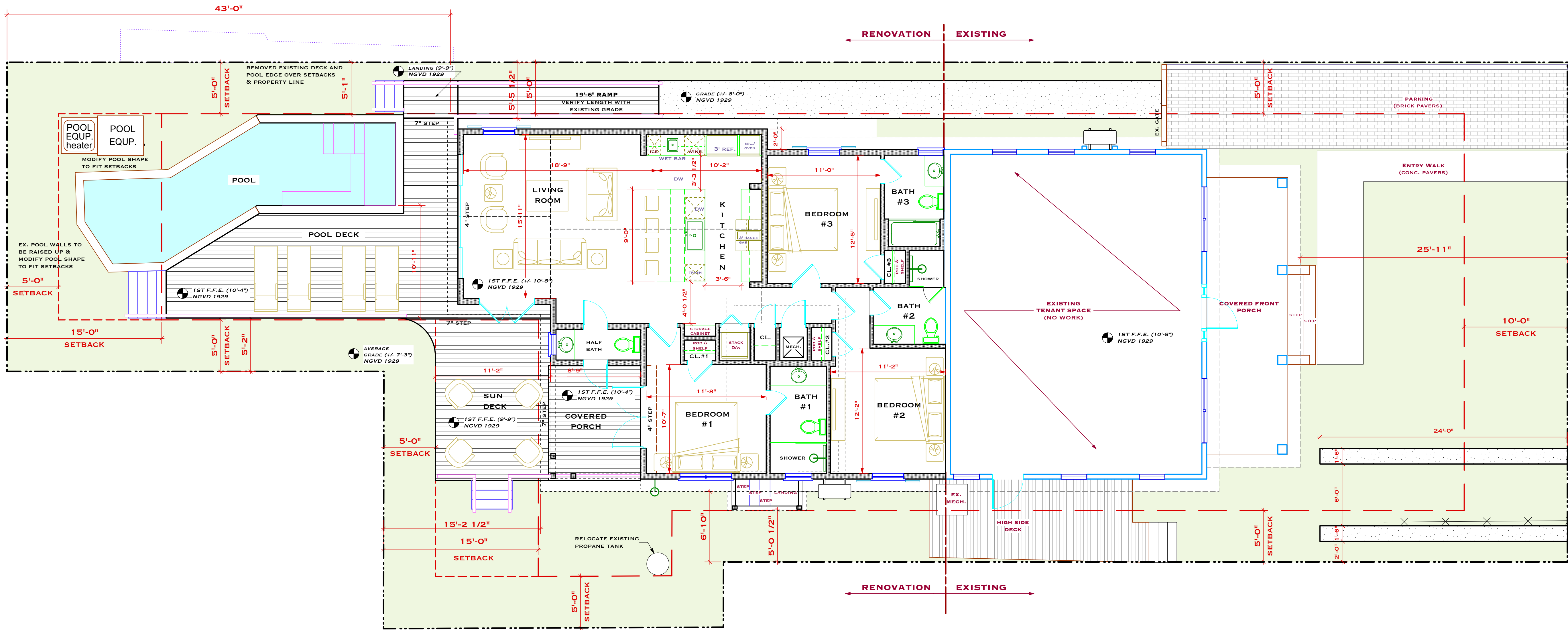
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EXISTING ARCHITECTURAL
SITE PLAN

DRAWN: TSN / EDSA
CHECKED: TSN
DATE: 03-11-2020

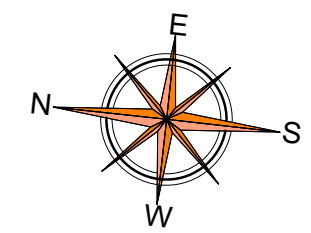
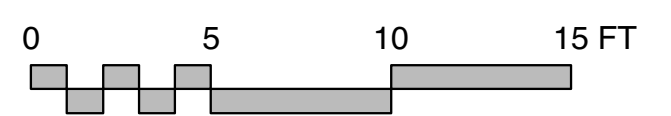
REVISION #	DATE

C1.1
SHEET #

TSN
T. S. NEAL ARCHITECTS, INC.



1 ARCHITECTURAL SITE PLAN
 C1.2 SCALE: 3/16" = 1'-0"

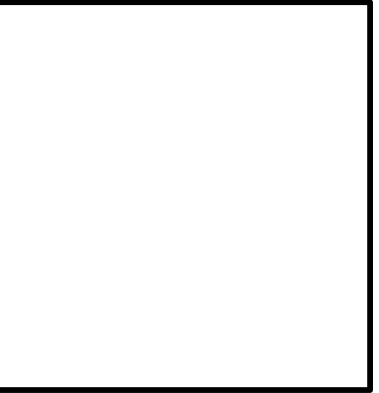


WALL TYPE LEGEND:

	EXISTING WALLS
	NEW 2x4 (4 1/2") OR 2x6 (6 1/2") PT STUD WALLS. SEE WALL TYPES

NOTE:
 DIMENSIONS ARE TO THE EXTERIOR FACE OF PLYWOOD, EXTERIOR SHEATHING, OR GYP. BD. U.N.O.

T.S. NEAL ARCHITECT INC.
 22974 OVERSEAS HWY
 CUDJOE KEY, FL 33042
 305-340-8857
 251-422-9547



A RENOVATION FOR
DOUG ERDMAN
 723 EATON STREET
 KEY WEST, FL 33040

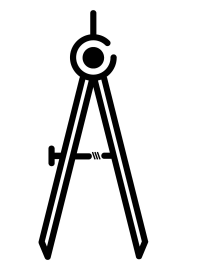
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 ARCHITECTURAL SITE PLAN

DRAWN: TSN / EDSA
CHECKED: TSN
DATE: 03-11-2020

REVISION #	DATE

C1.2
 SHEET #

TSN
 T. S. NEAL ARCHITECTS, INC.



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
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A RENOVATION FOR
DOUG ERDMAN
723 EATON STREET
KEY WEST, FL 33040

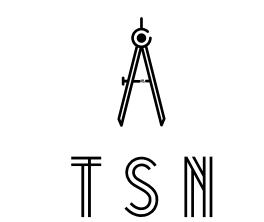
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DRAWN: TSN / EDSA
CHECKED: TSN
DATE: 03-11-2020

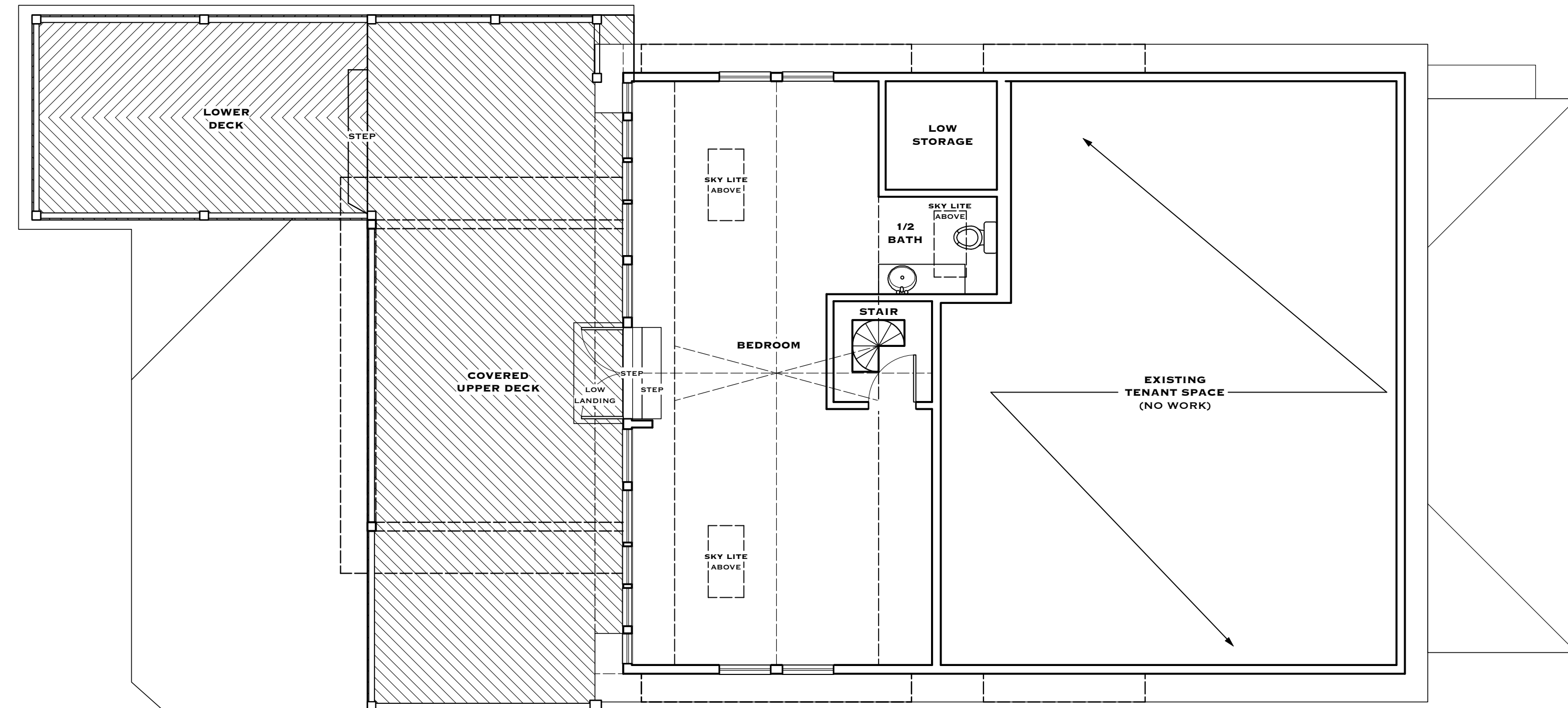
REVISION # DATE

EX1.1

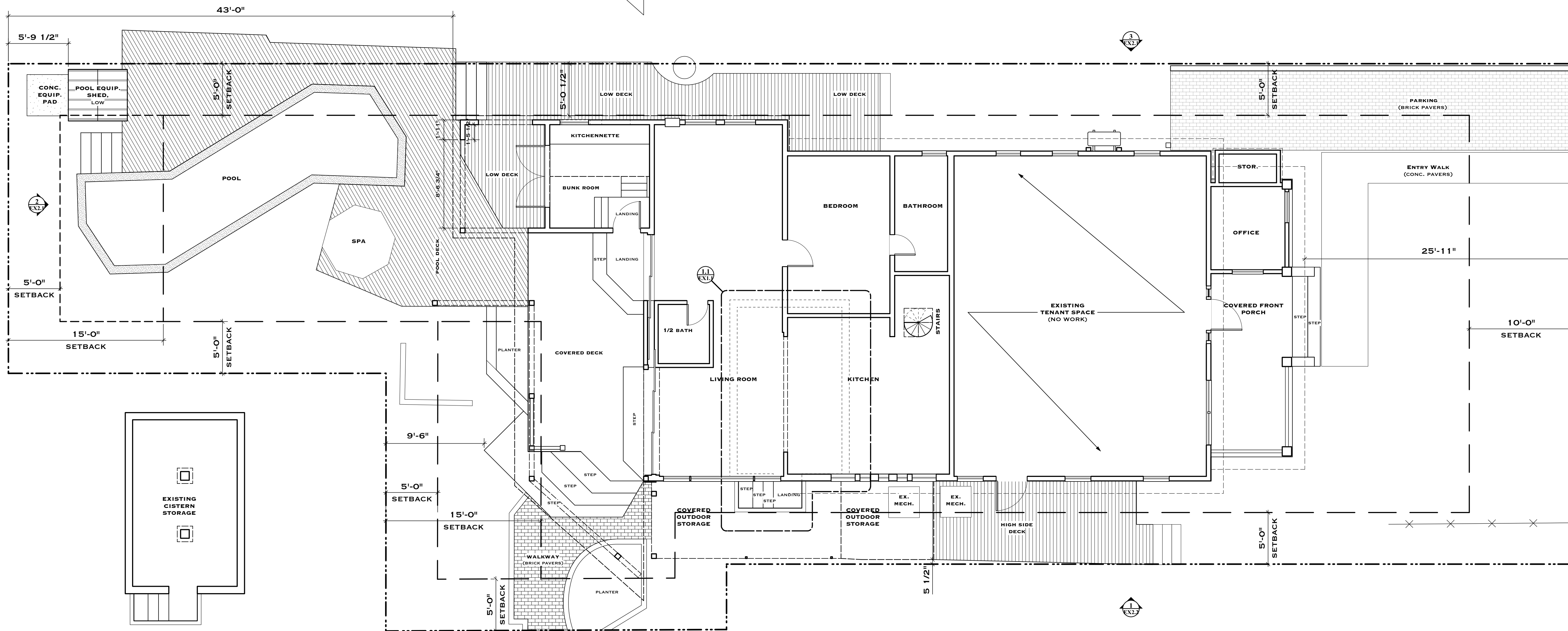
SHEET #



T. S. NEAL ARCHITECTS, INC.

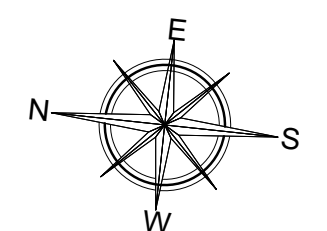


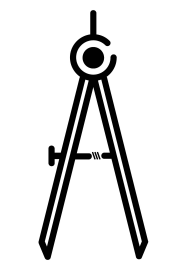
2 2ND FLOOR PLAN
EX1.1 SCALE: 3/16" = 1'-0"



1.1 CISTERN PLAN
EX1.1 SCALE: 3/16" = 1'-0"

1 1ST FLOOR PLAN
EX1.1 SCALE: 3/16" = 1'-0"





T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

A RENOVATION FOR
DOUG ERDMAN
723 EATON STREET
KEY WEST, FL 33040

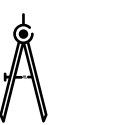
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DRAWN: TSN / EDSA
CHECKED: TSN
DATE: 03-11-2020

REVISION # DATE

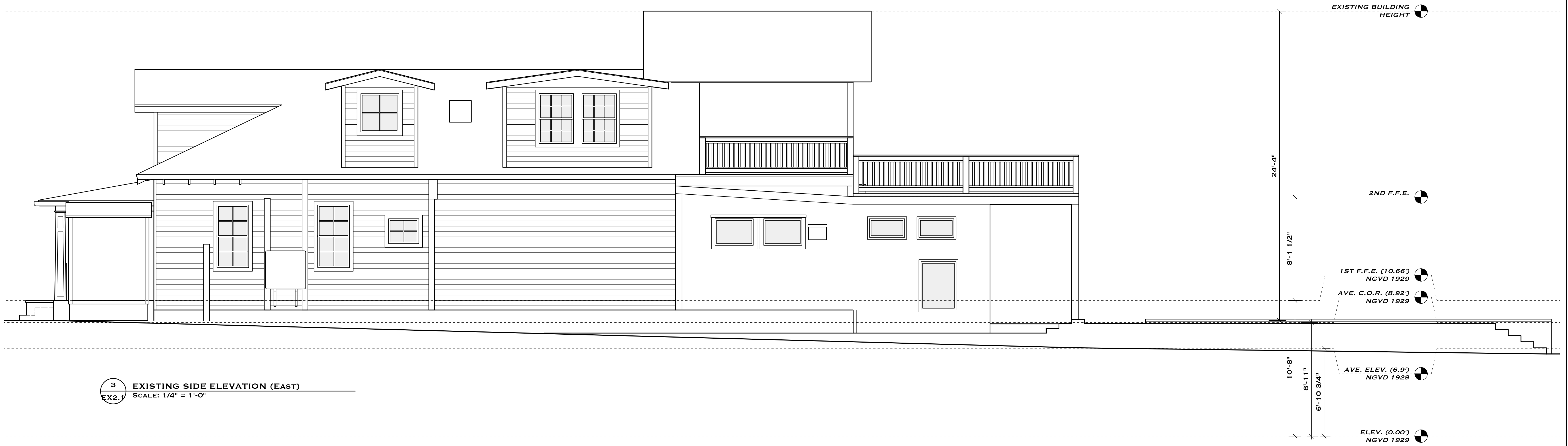
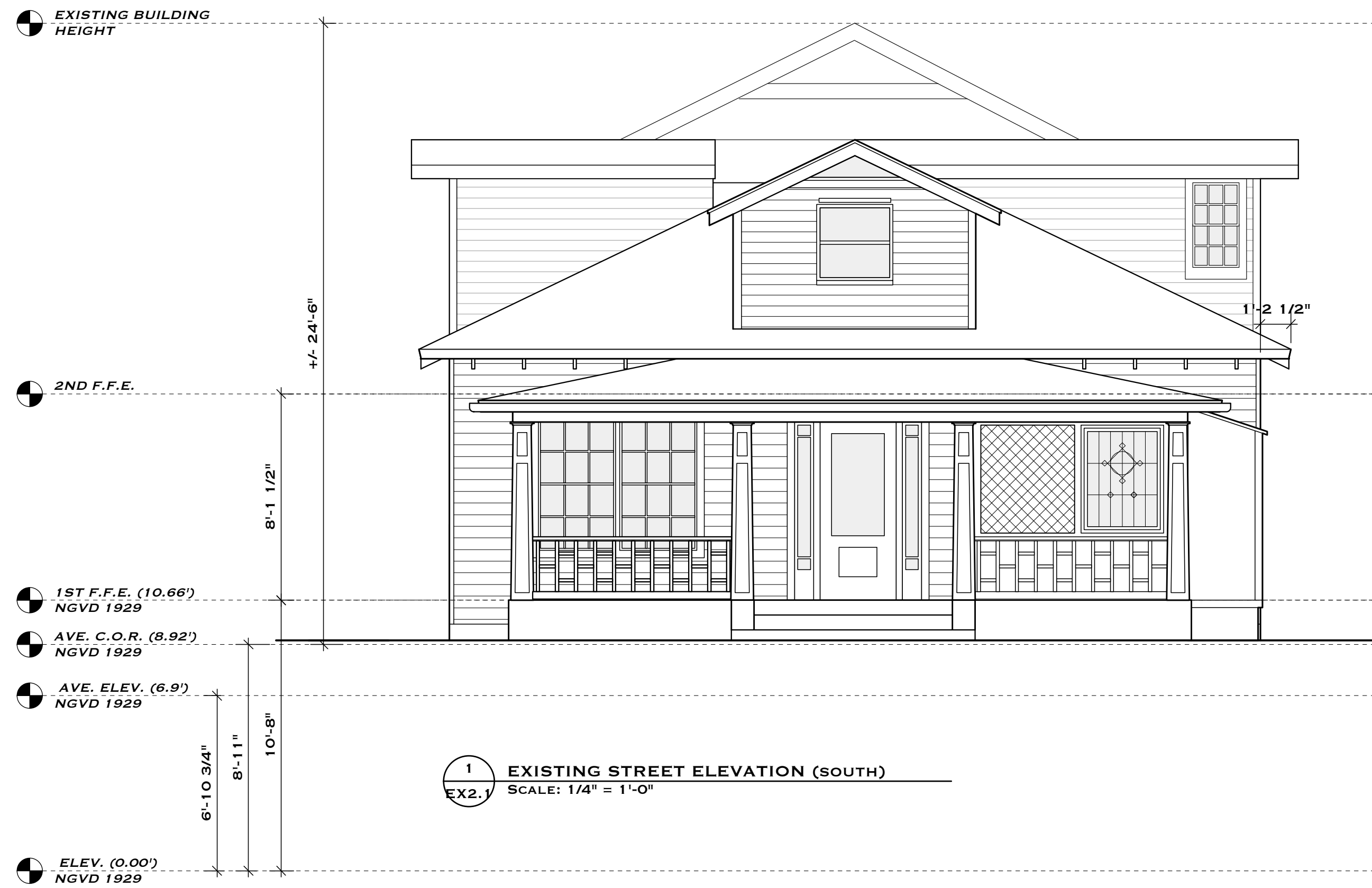
EX2.1

SHEET #



TSN
T. S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

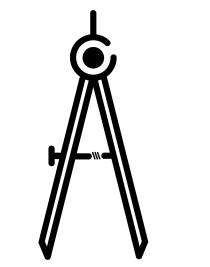


DRAWING TITLE:
EXISTING ELEVATIONS

DRAWN: TSN / EDSA
CHECKED: TSN
DATE: 03-11-2020

REVISION #	DATE

EX2.1
SHEET #



T.S. NEAL
ARCHITECT INC.

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CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

A RENOVATION FOR
DOUG ERDMAN
723 EATON STREET
KEY WEST, FL 33040

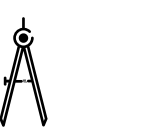
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EXISTING ELEVATION & ROOF
PLAN

DRAWN: TSN / EDSA
CHECKED: TSN
DATE: 03-11-2020

REVISION # DATE

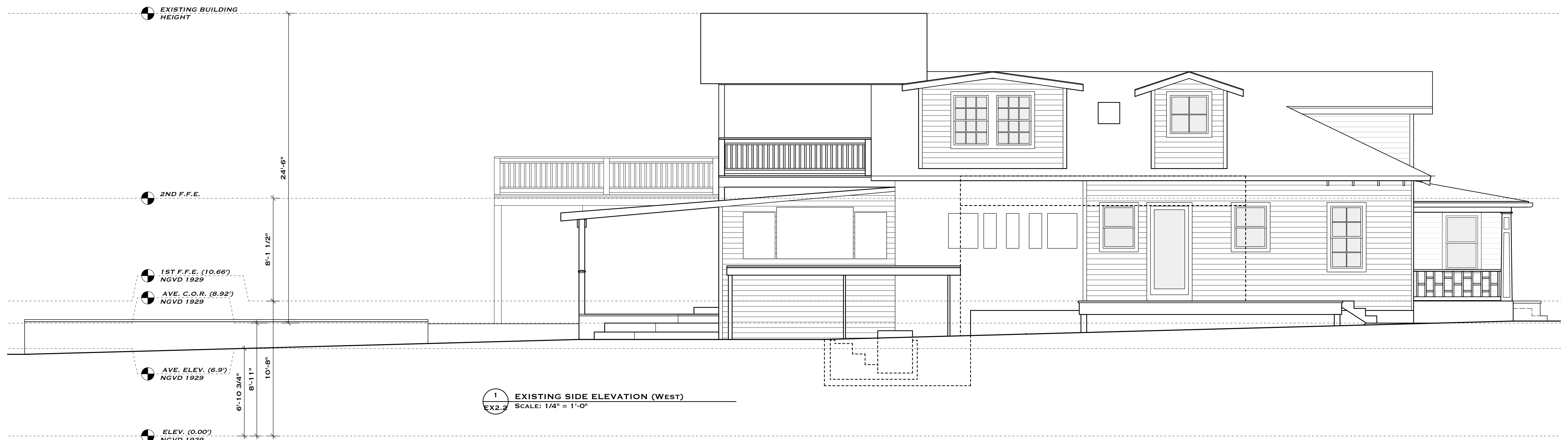
EX2.2

SHEET #



T.S.N
T. S. NEAL ARCHITECTS, INC.

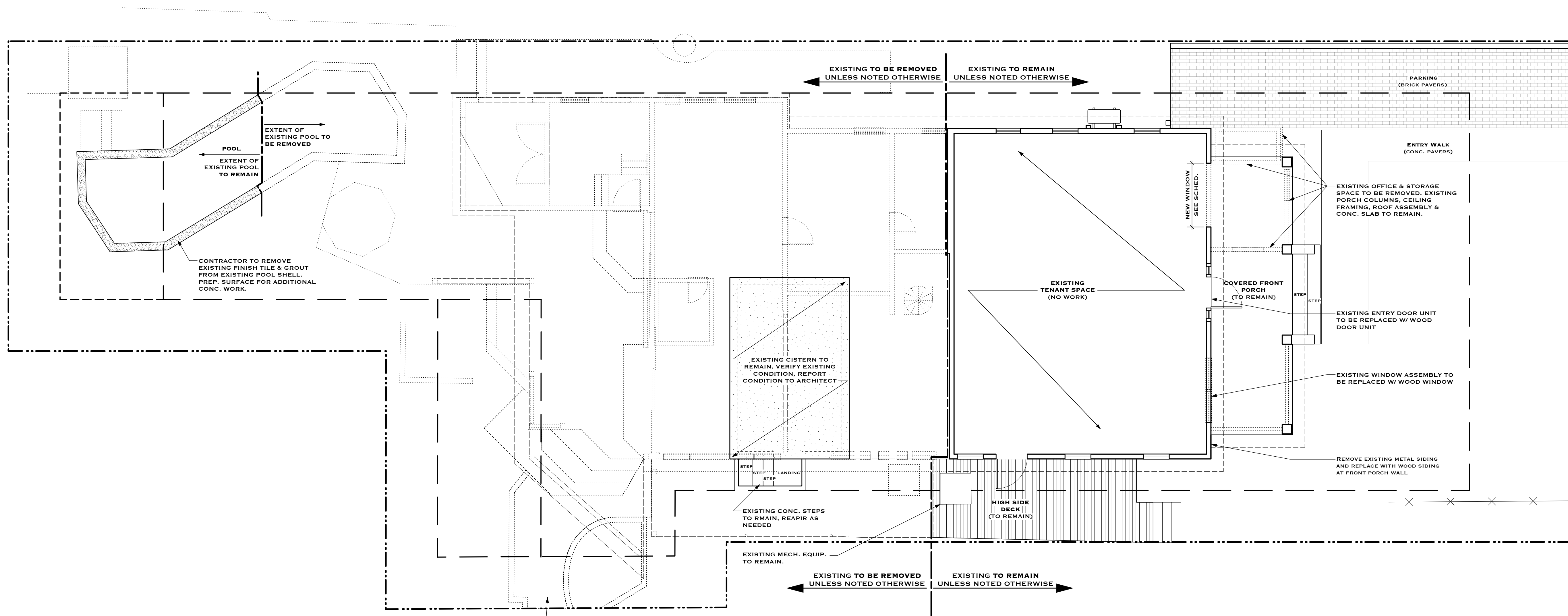
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



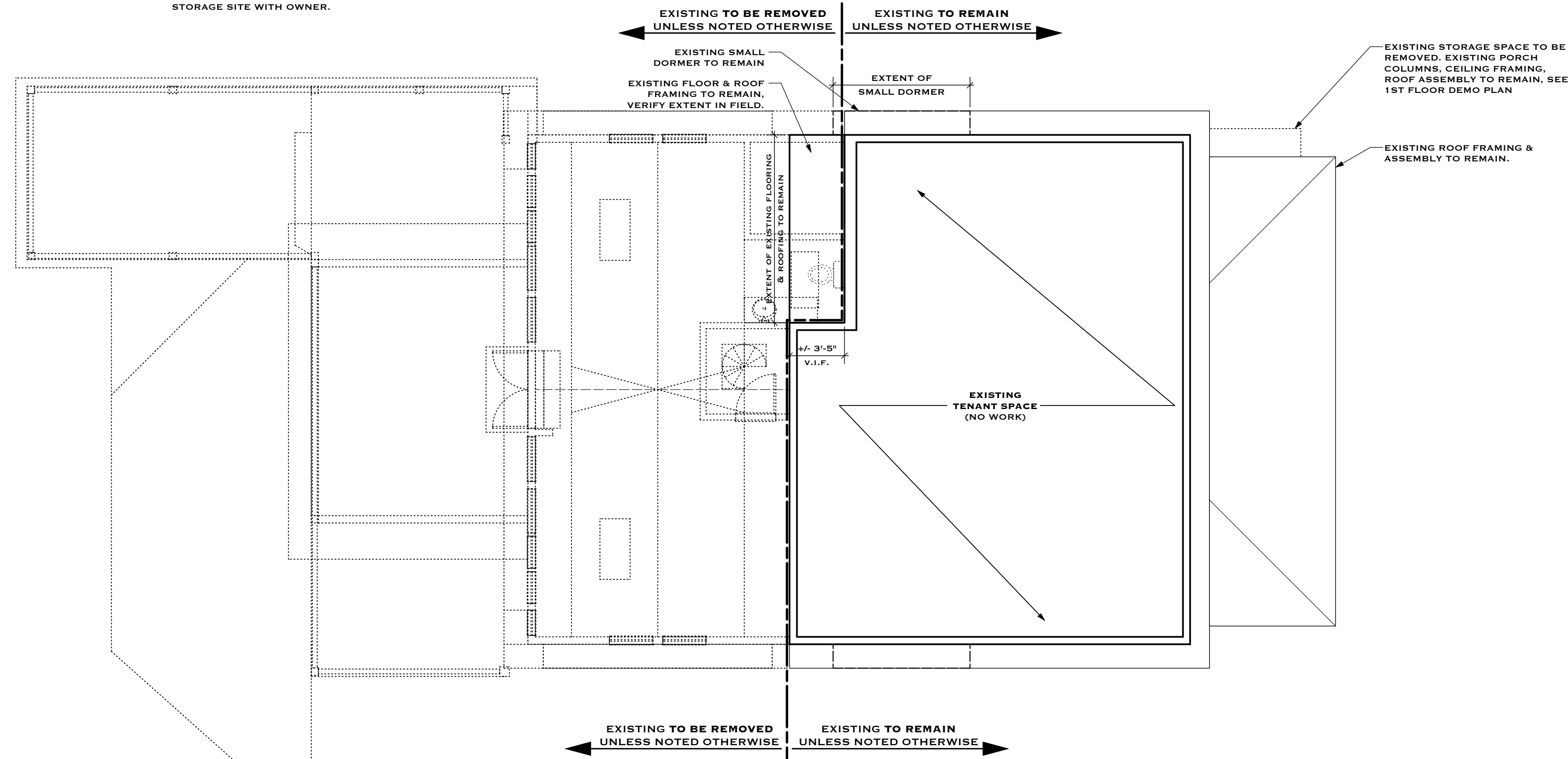
1 EXISTING SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



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



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



2 2ND FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

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22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
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251-422-9547

A RENOVATION FOR
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723 EATON STREET
KEY WEST, FL 33040

DRAWING TITLE:
DEMOLITION PLANS

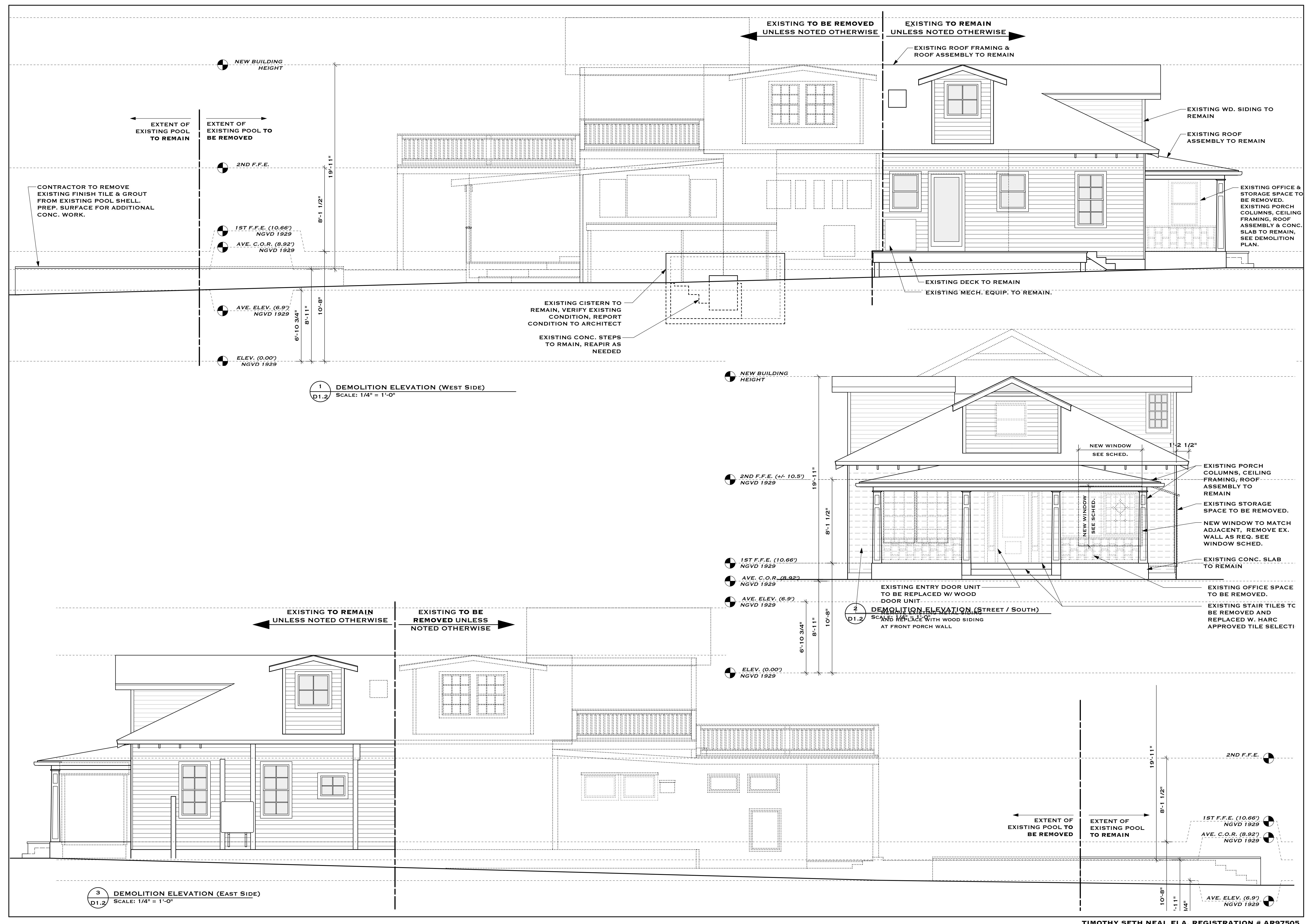
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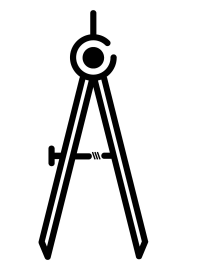
REVISION # DATE
D1.1
SHEET #

TSN
T. S. NEAL ARCHITECTS, INC.



REVISION #	DATE





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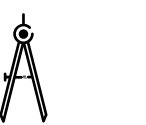
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ROOF PLAN

DRAWN: TSN / EDSA
CHECKED: TSN
DATE: 03-11-2020

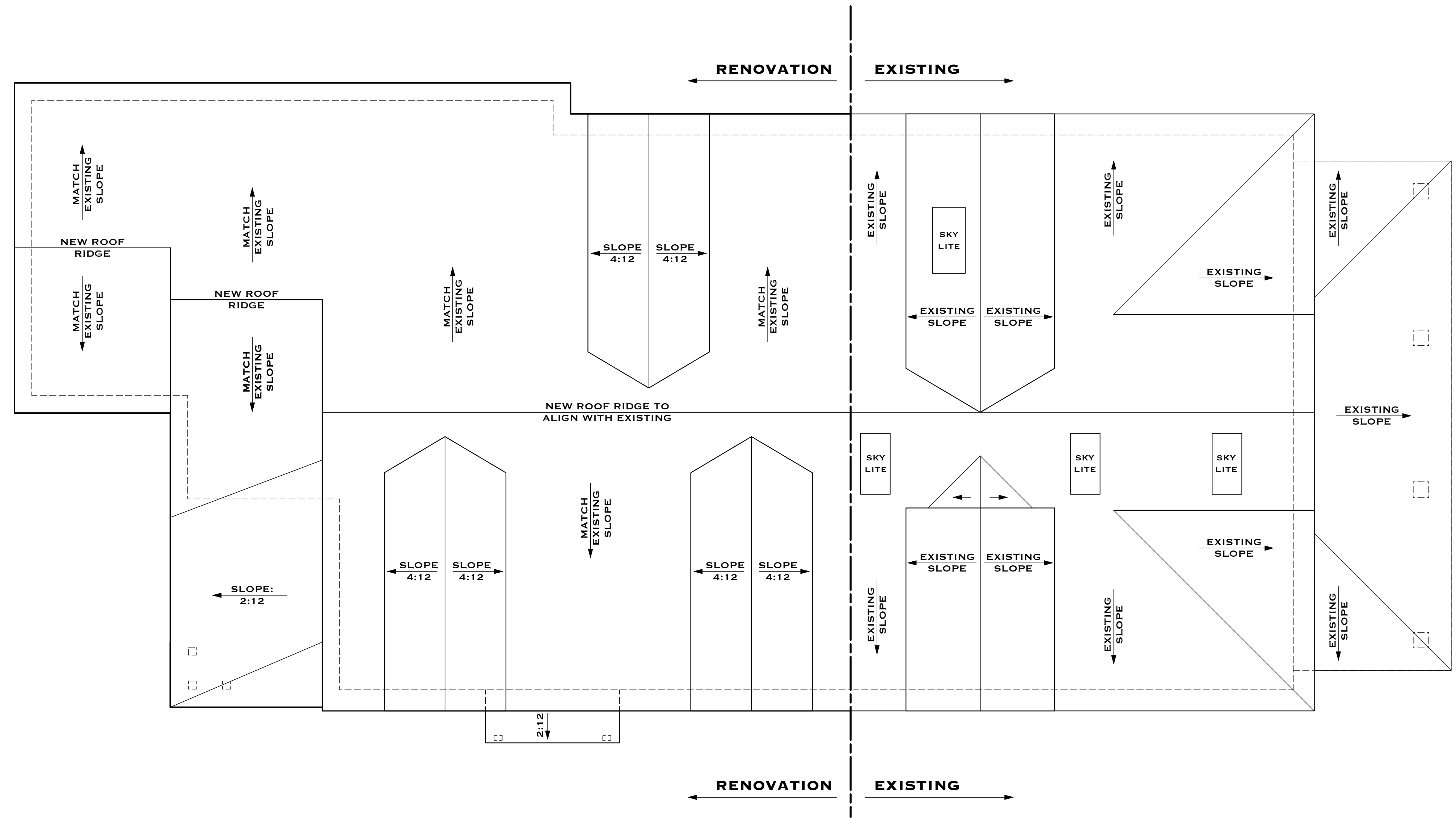
REVISION # DATE

A1.2

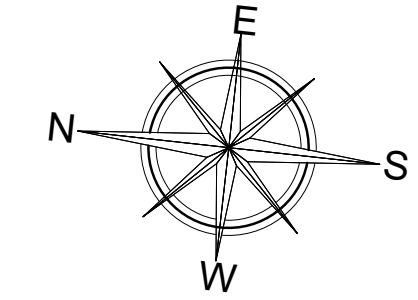
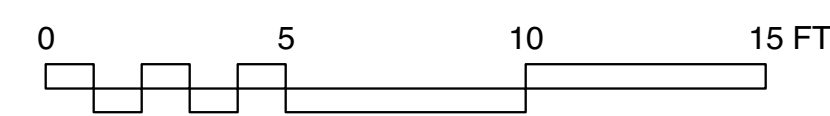
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T.S. NEAL ARCHITECTS, INC.

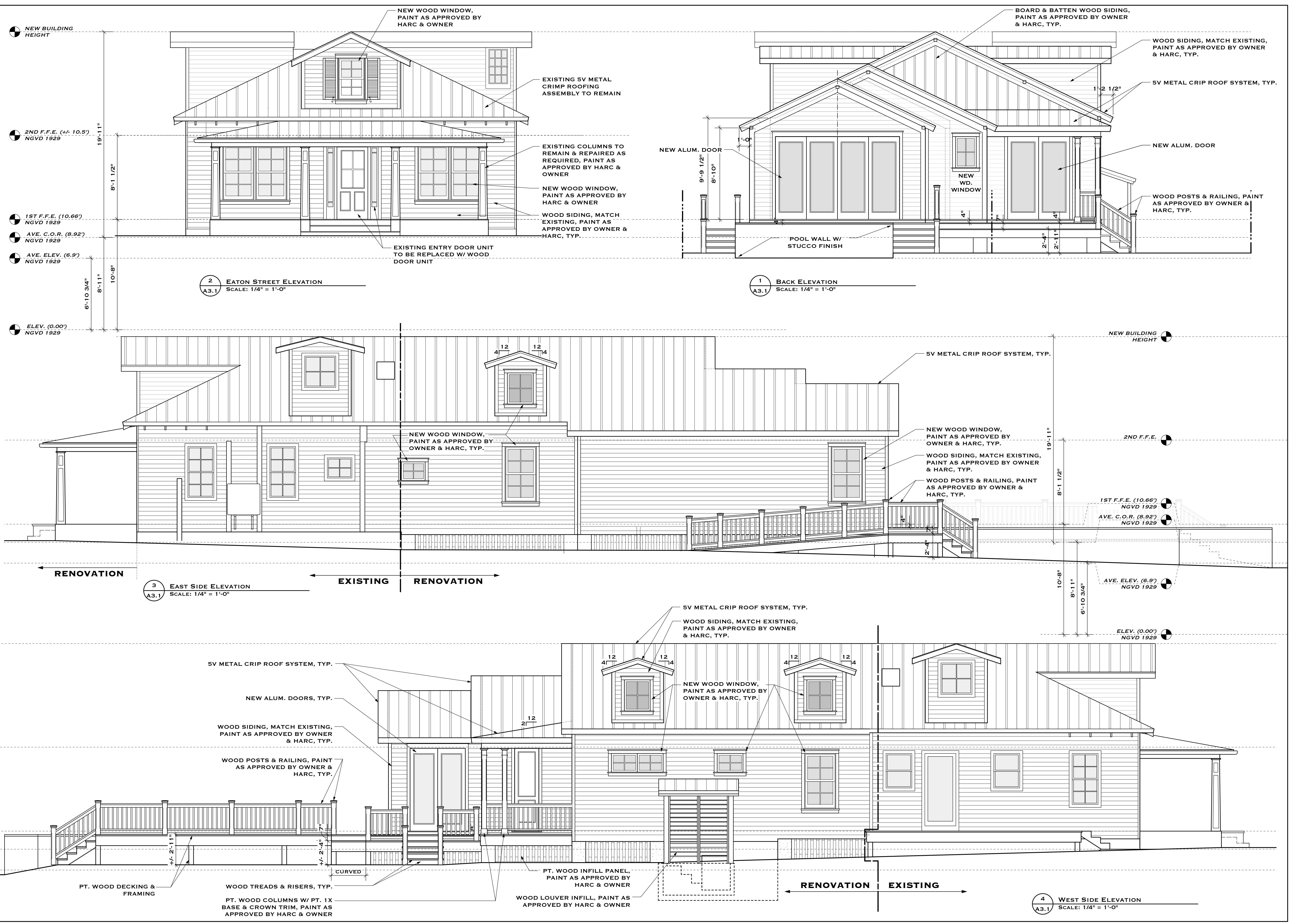


1 ROOF PLAN
A1.2 SCALE: 1/4" = 1'-0"





REVISION #	DATE



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., May 20, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING HOUSE, DECKS AND POOL. NEW REAR
ADDITION. DEMOLITION OF NON-HISTORIC REAR ADDITIONS.
REMOVAL OF FRONT PORCH INFILL.**

#723 EATON STREET

Applicant – Seth Neal Application #H2020-0012

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
J. Smith, 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:

_____ on
the _____ day of _____, 20____.

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
_____, 20____.

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

The Certificate of Appropriateness number for this legal notice is
_____.

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

Signed Name of Affiant:

J. Smith
Date: 5-14-2020
Address: 723 EADON ST
City: KEY WEST
State, Zip: FLORIDA 33040

The forgoing instrument was acknowledged before me on this 14 day of
may, 2020.

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

NOTARY PUBLIC

Sign Name: Margarita Pedroza

Print Name: Margarita Pedroza

Notary Public - State of Florida (seal)

My Commission Expires: 8/20/2023





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 00003400-000000
 Account# 1003531
 Property ID 1003531
 Millage Group 10KW
 Location 723 EATON ST, KEY WEST
 Address
 Legal Description KW PT LOT 1 SQR 22 G7-17 OR108-426/29 OR617-318 OR750-591D/C OR897-1066/67 OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38 OR1453-2397/98 OR1453-2409/10 OR2858-1197 OR3002-1719
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

DEKD PROPERTIES LLC
 43 S Water St E
 Fort Atkinson WI 53538

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$525,767	\$558,259	\$416,363	\$380,062
+ Market Misc Value	\$20,703	\$20,793	\$20,883	\$22,178
+ Market Land Value	\$646,815	\$658,898	\$823,623	\$813,190
= Just Market Value	\$1,193,285	\$1,237,950	\$1,260,869	\$1,215,430
= Total Assessed Value	\$1,052,523	\$1,237,950	\$792,414	\$744,201
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,193,285	\$1,237,950	\$821,845	\$794,282

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	6,886.50	Square Foot	0	0

Buildings

Building ID 185
 Style 2 STORY ELEV FOUNDATION
 Building Type M.F. - R3 / R3
 Gross Sq Ft 5176
 Finished Sq Ft 2304
 Stories 2 Floor
 Condition GOOD
 Perimeter 356
 Functional Obs 0
 Economic Obs 0
 Depreciation % 8
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD with 11% C.B.S.
 Year Built 1933
 EffectiveYearBuilt 2010
 Foundation WD CONC PADS
 Roof Type IRR/CUSTOM
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 6
 Full Bathrooms 5
 Half Bathrooms 1
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	93	0	40
OPX	EXC OPEN PORCH	477	0	156
FHS	FINISH HALF ST	960	0	124
FLA	FLOOR LIV AREA	2,304	2,304	354
OPU	OP PR UNFIN LL	442	0	204
OOU	OP PR UNFIN UL	420	0	128

OUF	OP PRCH FIN UL	480	0	94
TOTAL		5,176	2,304	1,100

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	246 SF	1
BRICK PATIO	1979	1980	1	349 SF	2
TILE PATIO	1979	1980	1	391 SF	1
WOOD DECK	1981	1982	1	235 SF	1
WALL AIR COND	1983	1984	1	1 UT	1
WALL AIR COND	1983	1984	1	1 UT	2
WATER FEATURE	1986	1987	1	1 UT	1
RES POOL	1987	1988	1	240 SF	4
WOOD DECK	1987	1988	1	350 SF	2
FENCES	2002	2003	1	192 SF	2
FENCES	2006	2007	1	420 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/2/2020	\$100	Warranty Deed	2251046	3002	1719	11 - Unqualified	Improved
6/2/2017	\$1,500,000	Warranty Deed	2126370	2858	1197	02 - Qualified	Improved
4/1/1997	\$1,000	Quit Claim Deed		1453	2409	O - Unqualified	Vacant
6/1/1989	\$375,000	Warranty Deed		1095	2435	M - Unqualified	Improved
11/1/1983	\$1	Warranty Deed		897	1066	M - Unqualified	Improved

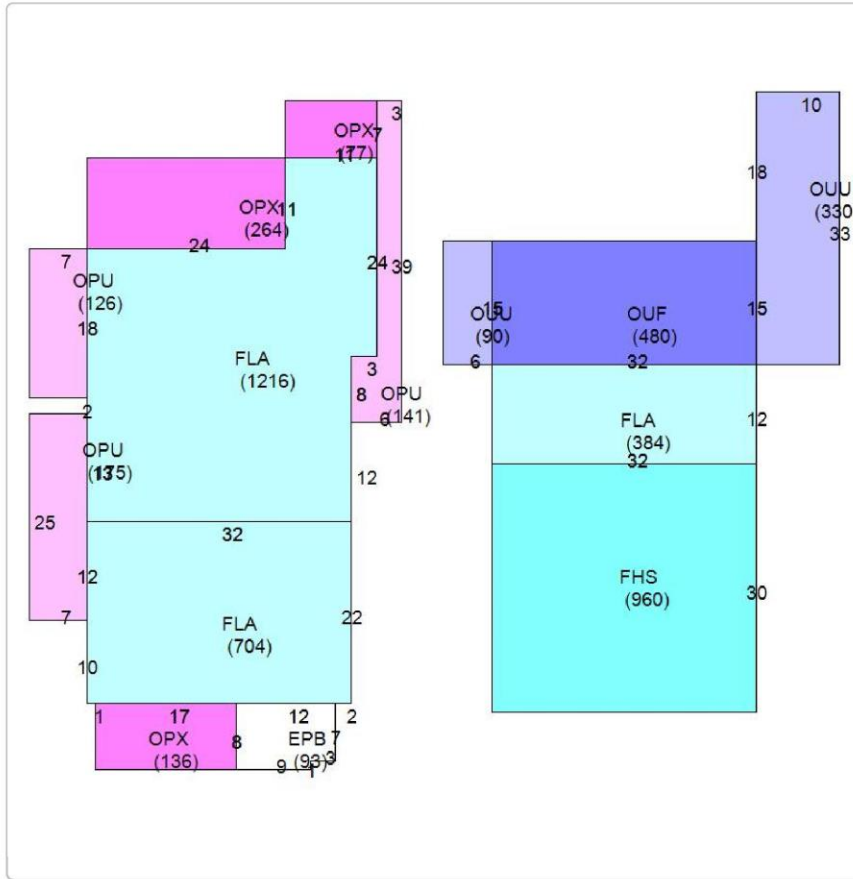
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0872	6/20/2019	12/19/2019	\$0	Residential	ELECTRICAL REMODEL OF RES UNIT PER PLANS
18-0954	6/20/2019	12/19/2019	\$0	Residential	ROUGH IN INSTALL 1 TOILET, 1 HAND SINK 1 SHOWER 1 KITCH SINK 1 WH
18-1529	6/20/2019	12/19/2019	\$0	Residential	MINI SPLIT INSTALL
18-2509	6/20/2019		\$0	Residential	NEW FOUNDATION PIER NEW GROUND LEVEL DECK FRAMING AND SHEATHING
19-2047	6/20/2019	12/19/2019	\$0	Residential	REAR COTTAGE PATCH EXIST BROKEN TRIM AND PAINT TO MATCH REPLACE EXIST FORMICA COUNTERTOPS WITH QUARTZ
18-331	1/30/2018		\$55,000	Residential	PARTIAL HOUSE RENOVATION, 1 BATH,KITCHEN,1 BEDROOM, 1 LIVING AREA,NOT STRUCTUREAL CHANGES. NEW KITCH CABINETS AND FIXTURES, BEDROOM FLOORING, BATHROOM FIXTURES, LIVING ROOM AND FLOORING AND FIXTURES
05-5126	11/16/2005	7/24/2006	\$465	Residential	*****HURRICANE WILMA DAMAGE***** REPLACE 40'x6' STOCADE FENCE
05-5127	11/16/2005	7/24/2006	\$385	Residential	*****HURRICANE WILMA DAMAGE***** REPLACE FENCE ON SIDE OF SFR
04-2254	7/7/2004	6/16/2004	\$500	Residential	ELECTRIC
04-325	2/5/2004	6/16/2004	\$450	Residential	SECURITY/FIRE ALARM
03-3588	10/9/2003	12/31/2003	\$426	Residential	BACKYARD GATE
02-0884	4/19/2002	8/19/2002	\$530	Residential	WOOD PICKET FENCE
02-0924	4/15/2002	6/16/2004	\$1,000	Residential	RENOVATION OF 2 OUT OF 4 RES UNITS ON TOP FLOOR
9601645	4/1/1996	8/1/1996	\$13,927	Residential	ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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

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