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**Historic Architectural Review Commission  
Staff Report for Item 10**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

**Meeting Date:** January 24, 2023

**Applicant:** A2O Architecture

**Application Number:** H2022-0057

**Address:** 217 Eanes (Eneas) Lane

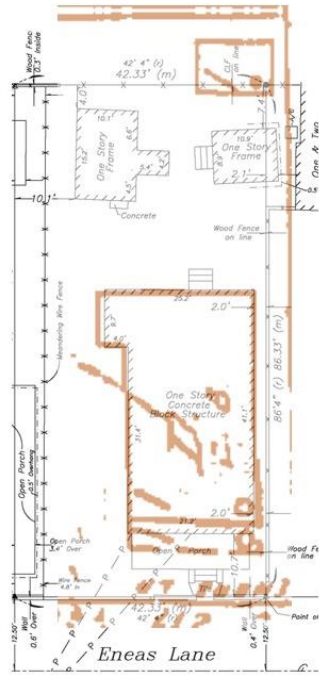
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**Description of Work**

Partial demolition of rear structure and roof.

**Site Facts**

The building under review is a contributing resource to the historic district. Built circa 1948, the one-story cbs house has a rear addition that has been altered through times. The rear addition extends the width of the house towards the northeast side and was rebuild with new materials in 2019 as part of some renovations. In 2020 two sheds, located at the rear of the property were declared unsafe by the CBO and were demolished.



*Current survey and 1962 Sanborn Map*



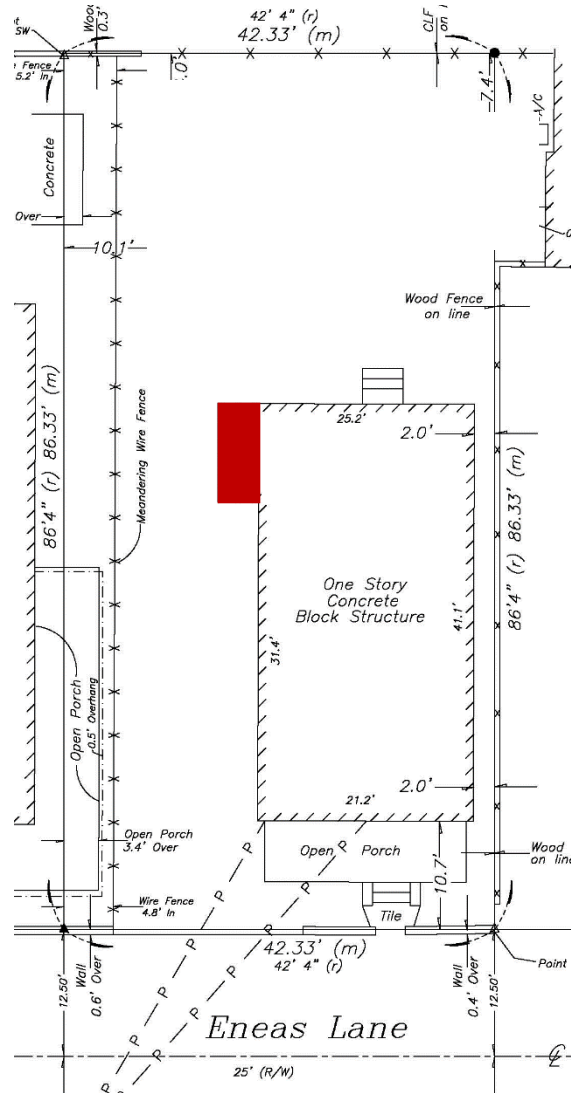
*Front elevation*

## Ordinance Cited on Review:

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

## Staff Analysis:

The Certificate of Appropriateness proposes the partial demolition of non-historic rear addition and roof. This portion of the building was reconstructed in 2019.



*Area proposed to be demolished.*

Since the portion of the building under review is non-historic, the evaluation shall be based on section 102-217 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits 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 structure under review is not a character defining feature to the historic house, therefore it is not a significant element that defines the historic character of the site.

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

The proposed structure to be demolish is not historic.

- (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.*

The non-historic structure cannot be considered a significant later addition that contributes to the historic character of the property or neighborhood.

- (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 structure under review will not qualify to be contributing to the district in a near future.

In conclusion, it is staff's opinion that the request for partial demolition of the rear addition can be considered by the Commission as it meet the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition.



# APPLICATION

# (HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <b>HARC2022-0057</b>	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:	217 EANES LANE	
NAME ON DEED:	JON AND LAURA PERRY	PHONE NUMBER <b>615.319.9801</b>
OWNER'S MAILING ADDRESS:	409 WILSON PIKE	EMAIL <b>JON@HOMELANDTITLETN.COM</b>
	BRENTWOOD, TN 37027	
APPLICANT NAME:	A2O Architecture	PHONE NUMBER 305-741-7676
APPLICANT'S ADDRESS:	3706 North Roosevelt Blvd #202	EMAIL <b>antonio@a2oarchitecture.com</b>
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE <b>12.29.2022</b>

**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 OF EXISTING INTERIOR FOOTPRINT.	<div style="border: 2px solid blue; padding: 5px; width: fit-content; margin: auto;"> <p style="color: blue; font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p style="color: red; font-weight: bold; font-size: 1.2em;">DEC 29 2022</p> <p>BY: </p> </div>
- SIDE ADDITION AT REAR OF EXISTING PRINCIPLE STRUCTURE.	
- COTTAGE & POOL ADDITION AT REAR OF PARCEL.	
MAIN BUILDING: - RENOVATION WITHIN EXISTING FOOTPRINT.	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
- PORTION OF EXISTING ROOF STRUCTURE AT NON-HISTORIC [CONTRIBUTING] SIDE ADDITION.	

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): - COTTAGE ADDITION AT PEAP	
PAVERS: N/A	FENCES:
DECK(S): - POOL DECK & STAIRS	PAINTING: T.B.D. [OWNER SELECTION]
SITE (INCLUDING GRADING, FILL, TREES, ETC): - N/A	POOLS (INCLUDING EQUIPMENT): - POOL AT PEAP
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): - POOL EQUIPMENT - HVAC [AT PEAP]	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 # <b>HARC 2022-0057</b>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: **217 EARNES LANE**

PROPERTY OWNER'S NAME: **JON & LAURA PERRY**

APPLICANT NAME: **ANTONIO A. OSBORN, JR. c/o A20 ARCHITECTURE**

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 \_\_\_\_\_ DATE AND PRINT NAME \_\_\_\_\_

**DETAILED PROJECT DESCRIPTION OF DEMOLITION**

**- PORTION OF EXISTING ROOF STRUCTURE AT NON-HISTORIC [CONTRIBUTING] SIDE ADDITION.**

**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.

**BUILT BETWEEN 1948 & 1962; DOES NOT MATCH IN SCALE NOR STYLE TO DESIGN OF PRINCIPLE STRUCTURE.**

**RECEIVED**  
**DEC 29 2022**  
BY: *[Signature]*

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

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

NOT ASSOCIATED.

(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.

HEAVILY MODIFIED, NON-CONTRIBUTING  
REAR  $\neq$  SIDE ADDITION.

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

NOT THE SITE

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

NOT EXEMPLARY.

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

NO 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.

N/A

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

NOT UNIQUE.

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

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

**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.
WILL NOT DIMINISH.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
WILL NOT DESTROY RELATIONSHIPS.
(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.
WILL NOT DIMINISH DEFINITION.
(4) Removing buildings or structures that would otherwise qualify as contributing.
NOT CONTRIBUTING [ADDITION.].



**City of Key West  
Planning Department  
Verification Form**  
*(Where Applicant is an entity)*

I, ANTONIO A. OSORNO, JR., in my capacity as \_\_\_\_\_  
(print name) (print position; president, managing member)  
 of AZO ARCHITECTURE, LLC.  
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

217 EAVES LANE, KEY WEST, FL 33040  
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

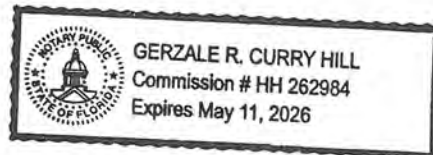
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Handwritten Signature]  
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this December 29 2022 by  
date  
ANTONIO A. OSORNO, JR.  
Name of Applicant

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

[Handwritten Signature]  
Notary's Signature and Seal  
Gerzale R. Curry Hill  
Name of Acknowledger typed, printed or stamped



May 11, 2026  
Commission Number, if any



**City of Key West  
Planning Department**

**Authorization Form**  
*(Individual or Joint Owner)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, JON AND LAURA PERRY authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

A20 ARCHITECTURE LLC / ANTONIO A. OBERON, JR.  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]  
*Signature of Owner*

[Signature]  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this December 29, 2022  
*Date*

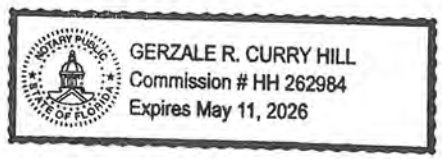
by \_\_\_\_\_  
*Name of Owner*

He/She is personally known to me or has presented Tenn - 060351244 as identification.

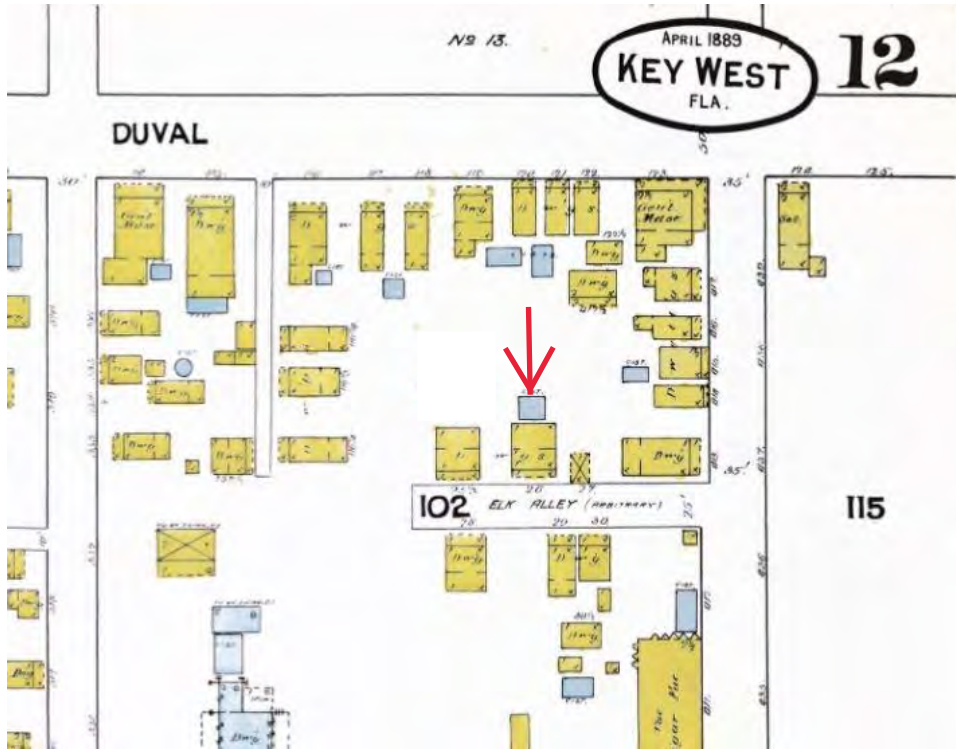
[Signature]  
*Notary's Signature and Seal*

Gerzale R. Curry Hill  
*Name of Acknowledger typed, printed or stamped*

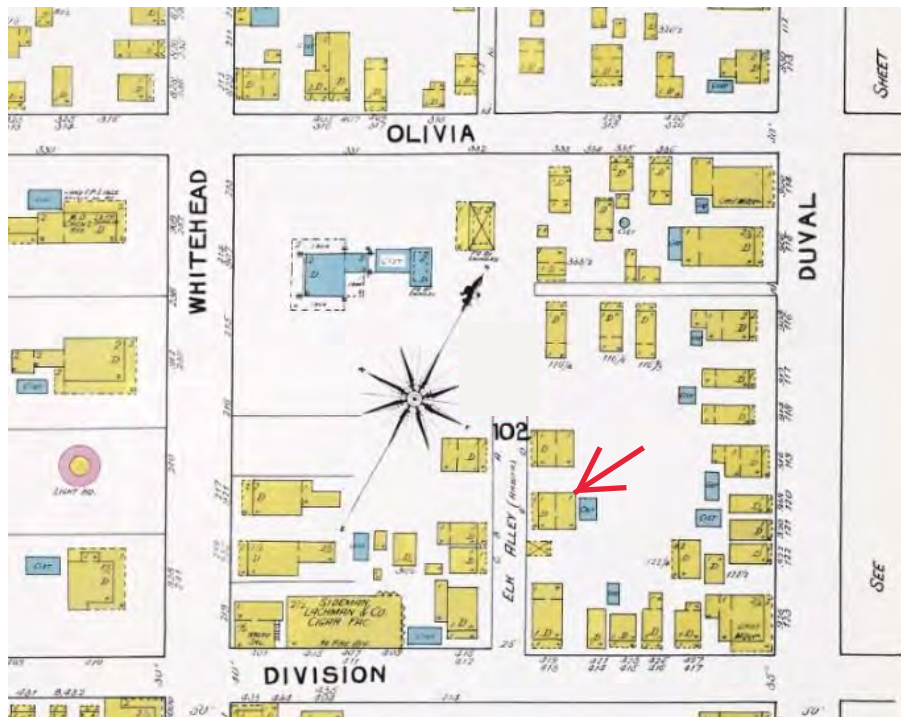
May 11, 2023  
*Commission Number, if any*



# SANBORN MAPS



Sanborn Map [1889]



Sanborn Map [1892]

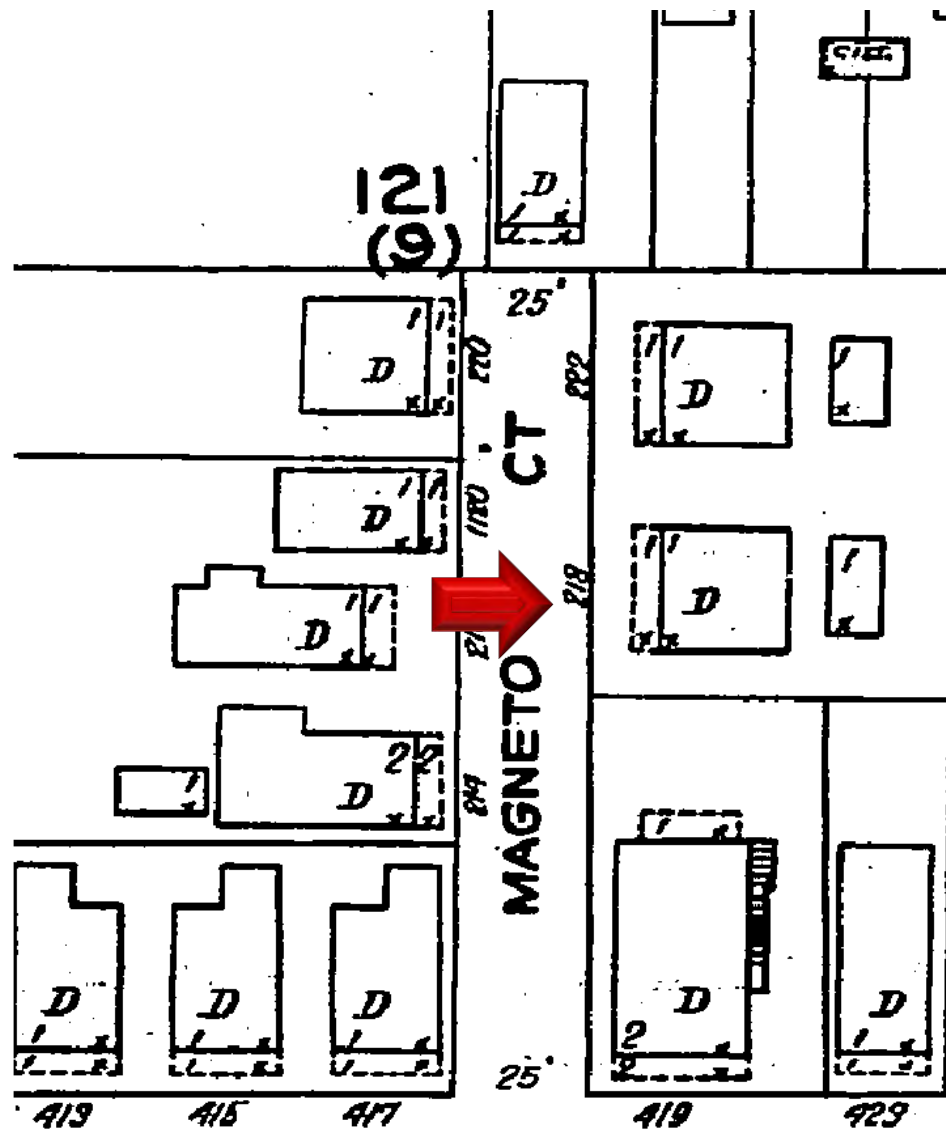


Sanborn Map [1899]

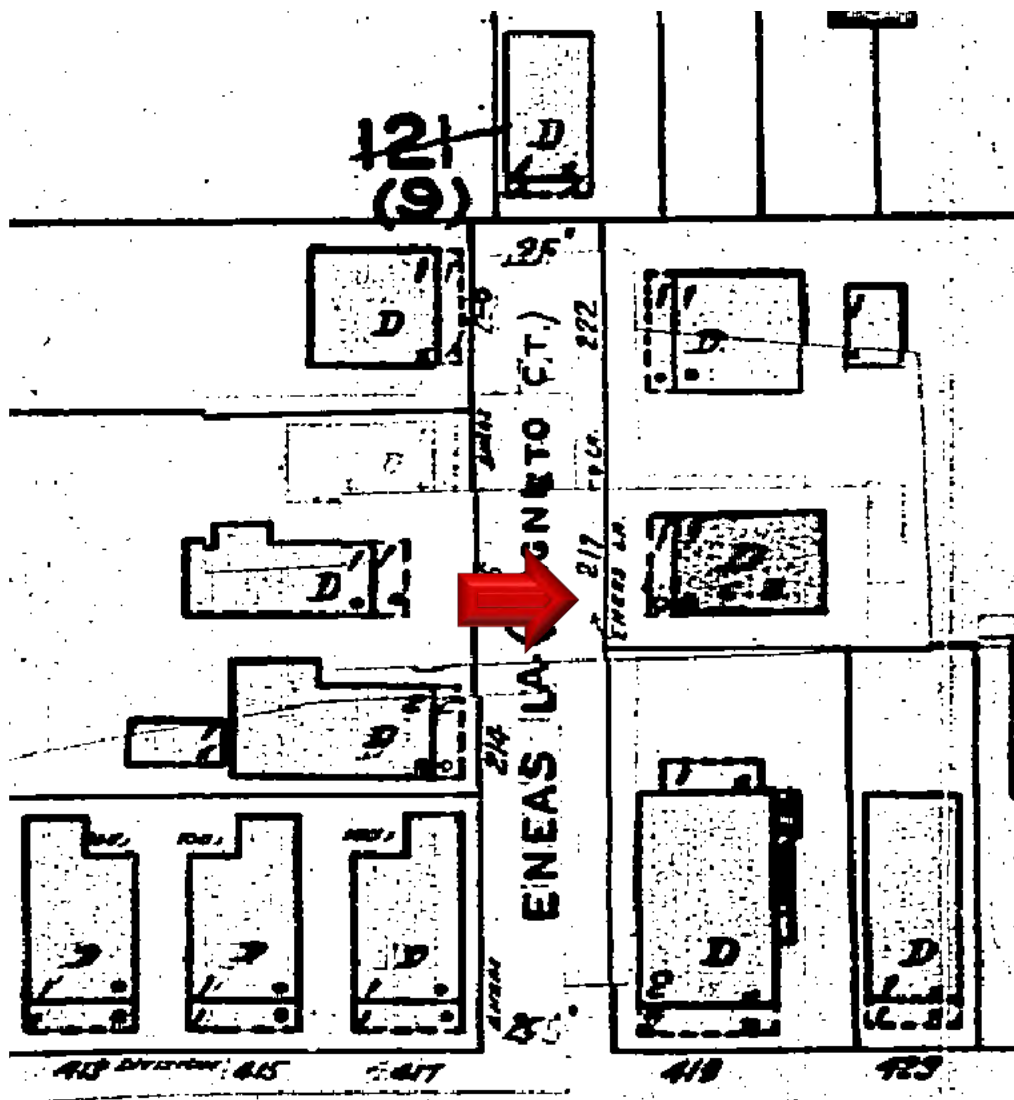


Sanborn Map [1912]

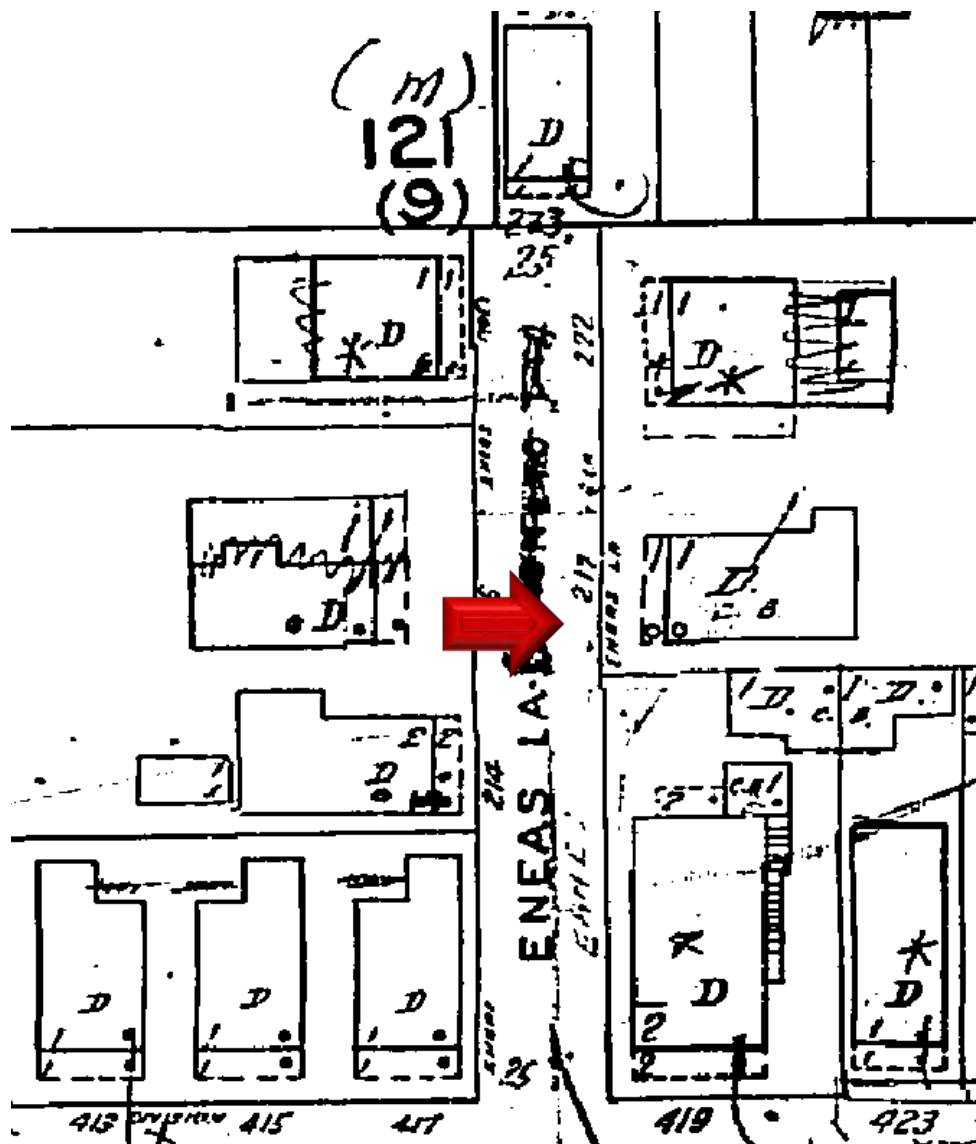




Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

# PROJECT PHOTOS



217 Eanes Lane - circa 1965.



222 Eanes Lane



215 Eanes Lane



419 Truman Ave.



417 Truman Ave.



214 Eanes Lane



216 Eanes Lane



220 Eanes Lane





217 Eanes Lane – Front Façade - Front.



217 Eanes Lane – North Façade - Side.



217 Eanes Lane – South Façade - Side.



217 Eanes Lane – East Façade – Rear.

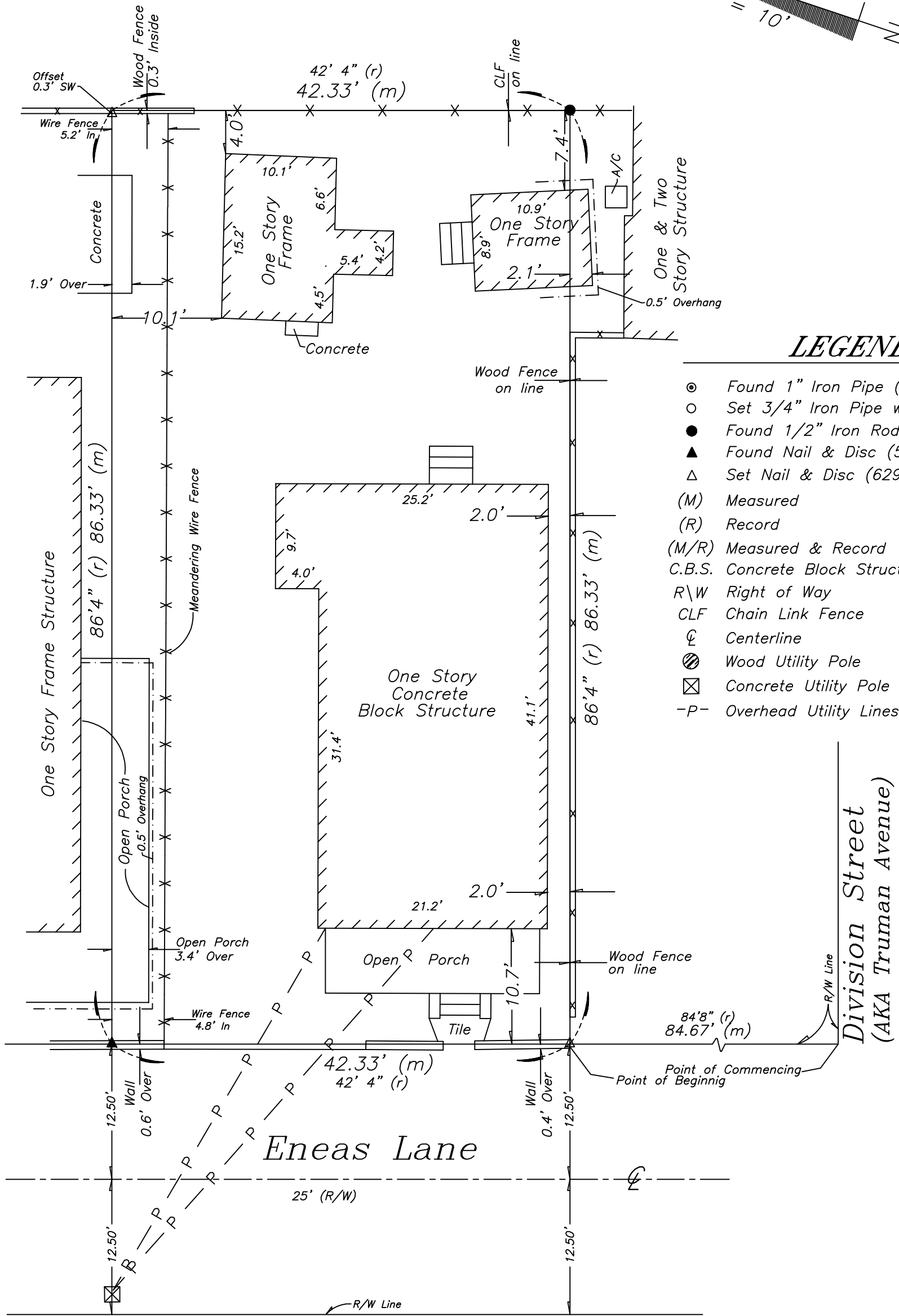
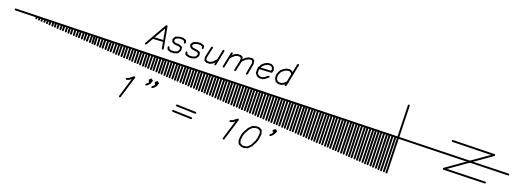






# SURVEY

# Boundary Survey Map of part of Lot 3, Square 9 Simonton and Wall's Addition to the Town of Key West



## LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ 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

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

Sheet One of Two Sheets

**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



# 217 EANES LANE

KEY WEST, FL 33040

RESIDENTIAL RENOVATION  
 PARCEL: 00017980-000000

## HARC SUBMISSION

**A2O ARCHITECTURE**  
 P. 305.742.1974 | T. 305.742.1975 | E. 305.742.1976  
 1000 N. MIAMI AVENUE, SUITE 1000, MIAMI, FL 33136  
 WWW.A2OARCHITECTURE.COM

ARCHITECT: ARIANA OUBIN, R.A.  
 CONSULTANTS: LUCIANO ANTUNES, R.A.  
 LUCIANO ANTUNES, R.A.  
 LUCIANO ANTUNES, R.A.

MR. & MRS. PERRY RESIDENCE  
 217 EANES LANE  
 KEY WEST, FLORIDA 33040

RESIDENTIAL RENOVATION

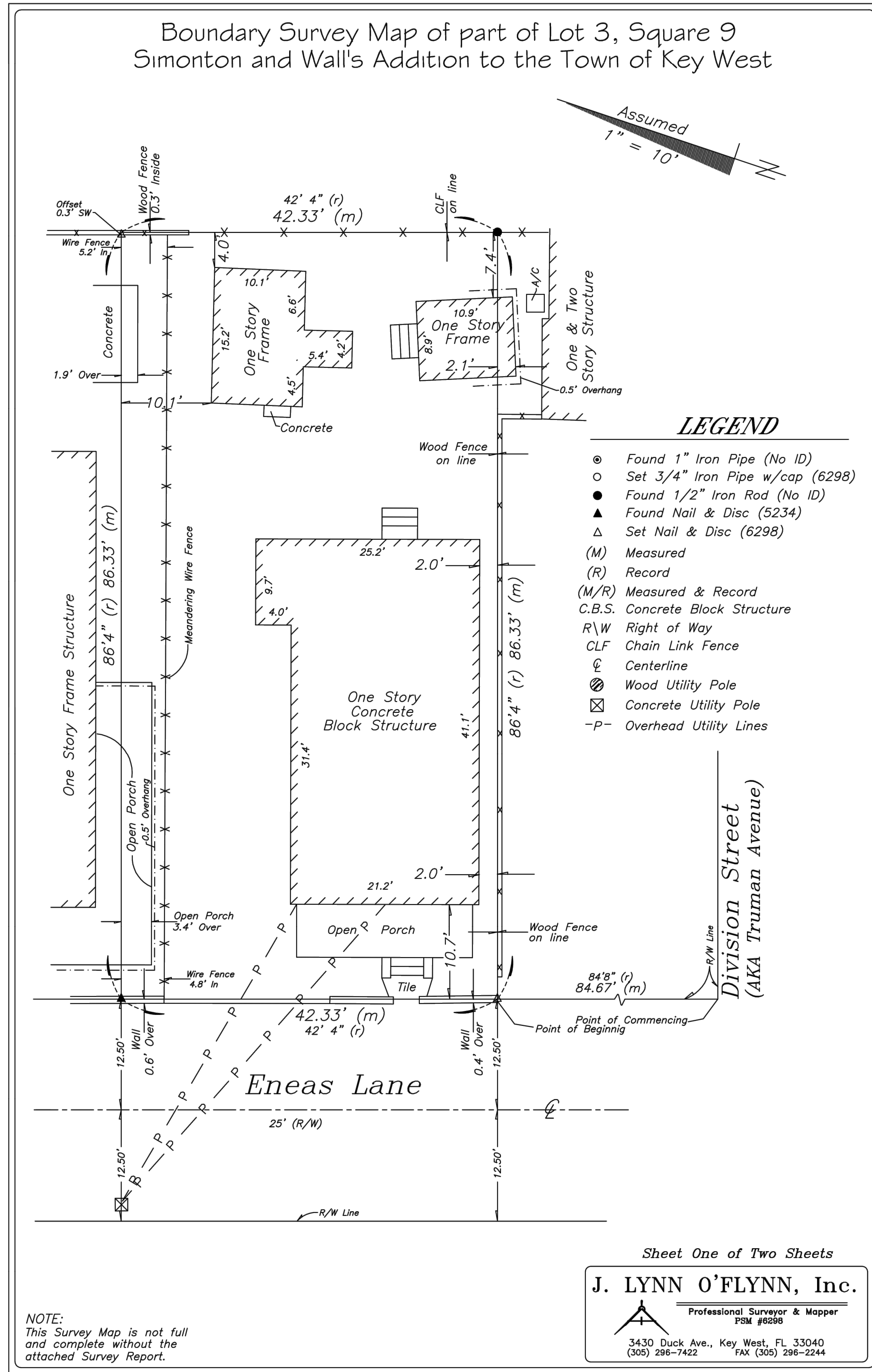
MR. & MRS. PERRY RESIDENCE  
 217 EANES LANE  
 KEY WEST, FLORIDA 33040

COVER, SCOPE OF WORK, COPY OF SURVEY

PROJECT #: 22-15

G7.0

DEC. 29, 2022

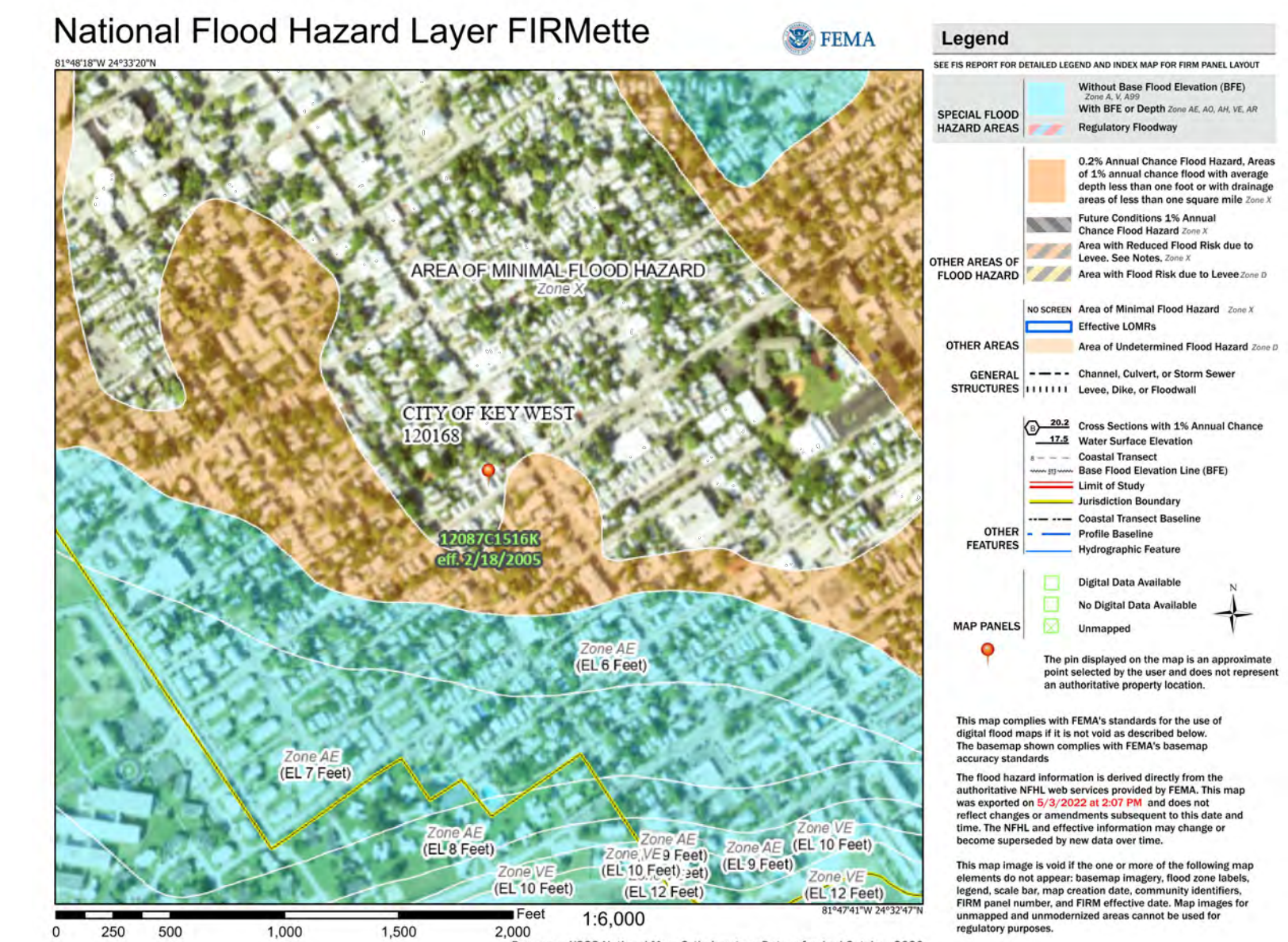
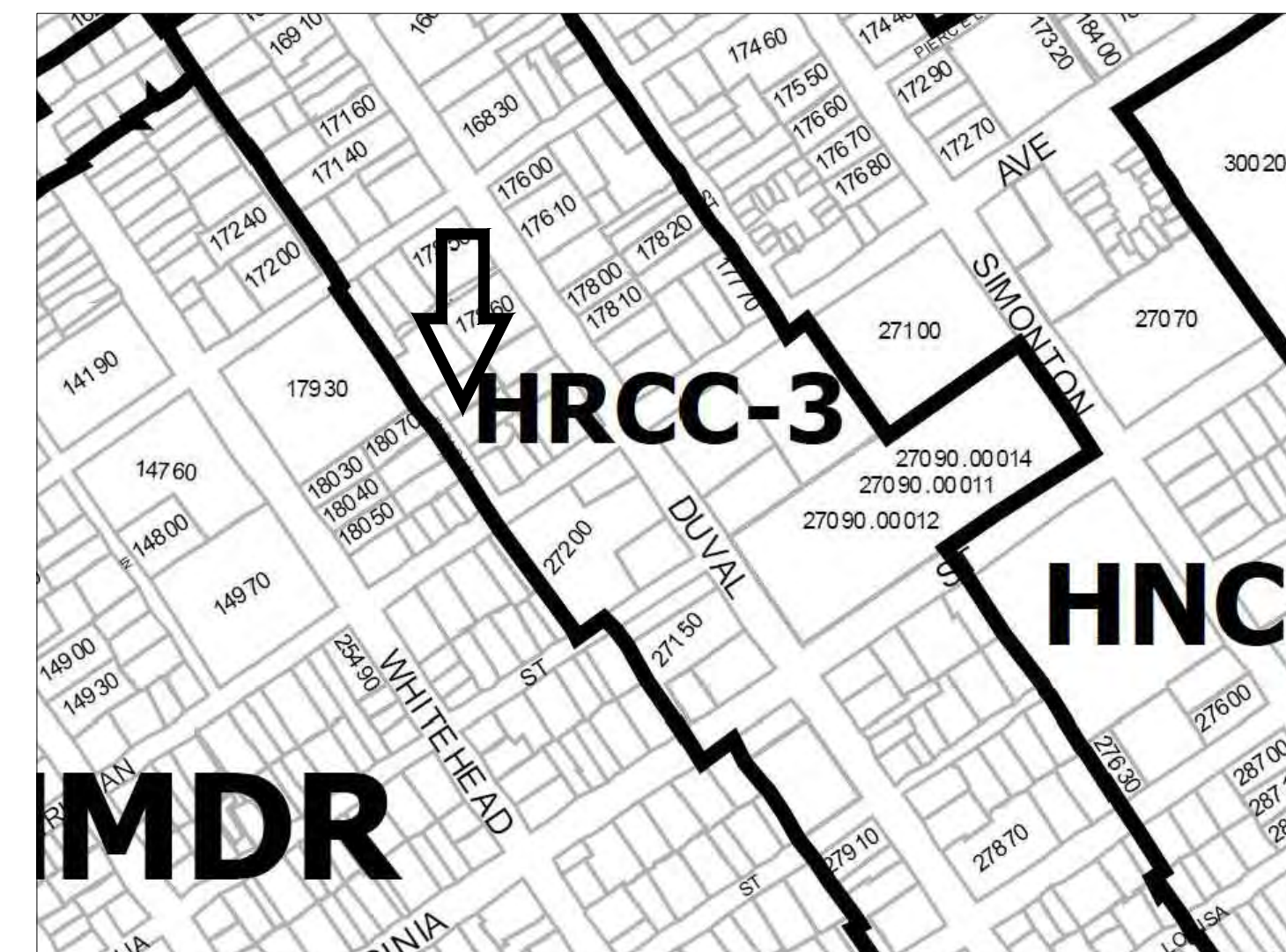


### DRAWING INDEX

- GENERAL**  
 G1.0 COVER, SCOPE, INDEX AND SURVEY COPY
- ARCHITECTURAL**  
 A1.1 EXISTING & PROPOSED SITE PLANS & SITE DATA TABLE  
 A1.2 EXISTING & PROPOSED NEIGHBORHOOD MASSING  
 A2.1 EXISTING & PROPOSED FLOOR PLANS  
 A3.1 EXISTING EXTERIOR ELEVATIONS  
 A3.2 PROPOSED EXTERIOR ELEVATIONS

### SCOPE OF WORK

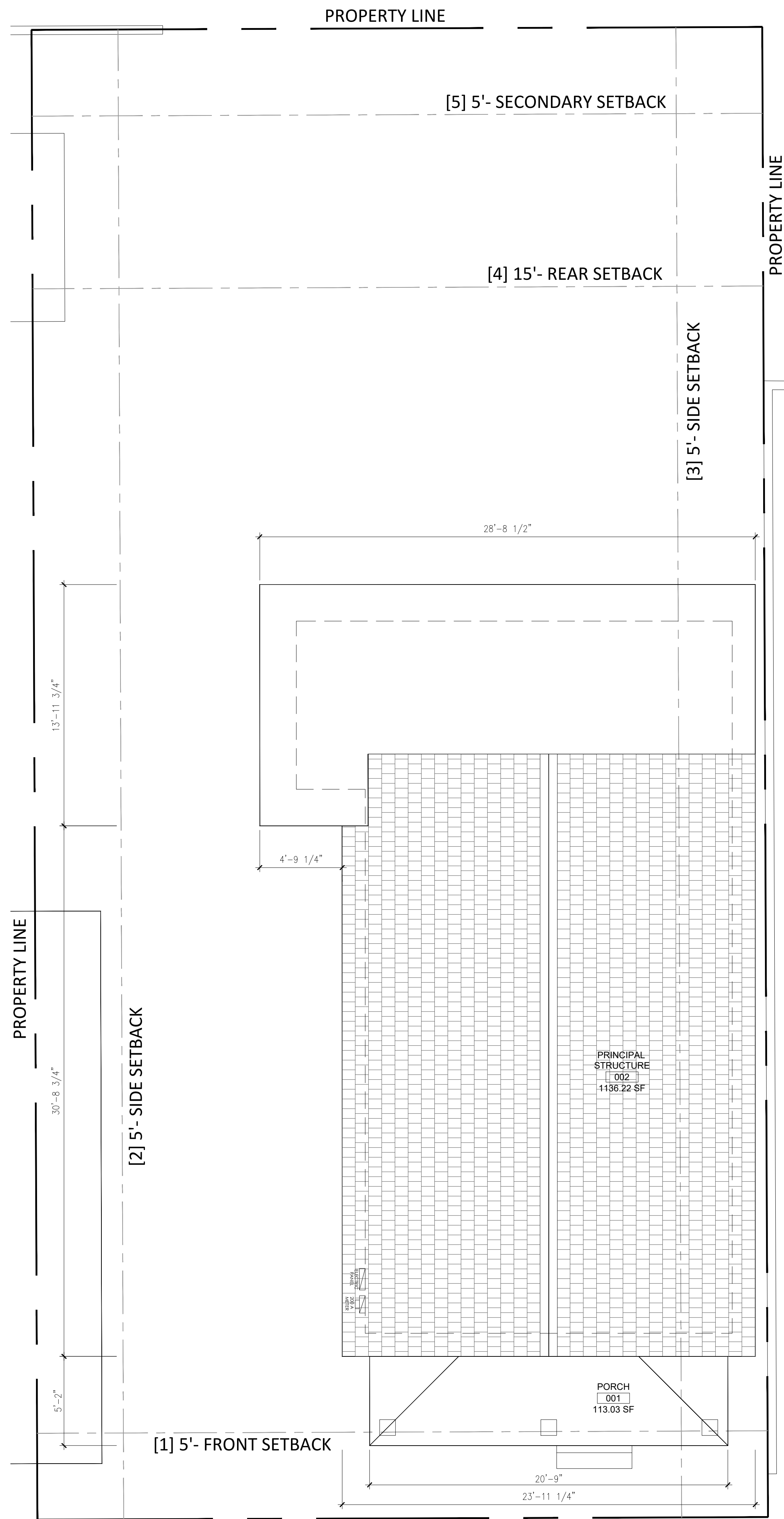
- HARC SUBMISSION:
- REMOVE PORTION OF EXISTING NON-CONTRIBUTING, HISTORIC ADDITION [C. 1948-1962]
  - RECONFIGURATION OF INTERIOR SPACES TO ACCOMMODATE RENOVATION.
  - CONSTRUCT NEW ONE-STORY SIDE ADDITION TO MAIN STRUCTURE, WITH DETACHED ACCESSORY COTTAGE AND POOL AT REAR.



1 COPY OF SURVEY  
 SCALE: NOT TO SCALE

2 ZONING MAP  
 SCALE: NOT TO SCALE

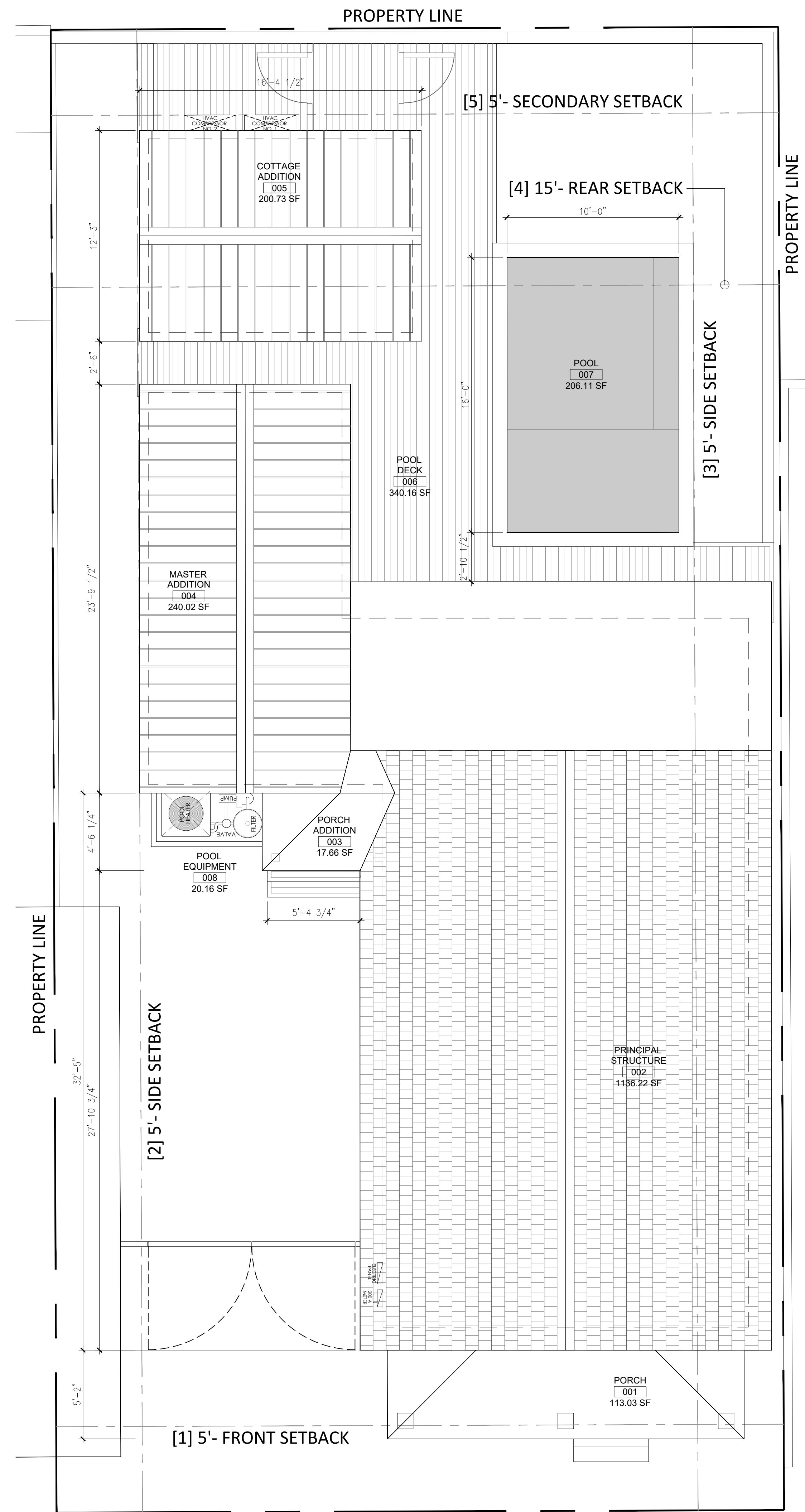
3 FEMA FLOOD MAP  
 SCALE: NOT TO SCALE



**1** EXISTING SITE PLAN  
 SCALE: 1/4"=1'-0"  
 [ROTATED] GRAPHIC SCALE: 1/4" = 1'-0" 25' R/W

PROJECT SITE DATA				
217 EANES LANE, KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00017980-000000				
ZONING DISTRICT	HRCC-3 : DUVAL STREET OCEANSIDE DISTRICT			
FLOOD ZONE	X [0.2 % ANNUAL CHANCE]			
CODE REQUIREMENTS:	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	3,65400 SF	3,654.00 SF	EXISTING
HEIGHT				
PRIMARY	35'-0"	16'-0"	16'-0"	COMPLIES
SETBACKS				
[1] FRONT YARD	5'-0"	4'-1 3/4"	4'-1 3/4"	EXISTING
[2] SIDE YARD 1	5'-0"	13'-1 1/4"	5'-0"	COMPLIES
[3] SIDE YARD 2	5'-0"	0'-6 1/2"	0'-6 1/2"	EXISTING
[4] REAR YARD	15'-0"	32'-2 1/4"	20'-7 3/4"	COMPLIES
[5] POOL / REAR YARD	5'-0"	N/A	12'-6 1/4" / 5'-10 1/2"	COMPLIES
SITE COVERAGES				
RESIDENCE	N/A	1,136.22 SF	1,136.22 SF	N/A
FRONT PORCH	N/A	113.03 SF	113.03 SF	N/A
SIDE PORCH	N/A	0.00 SF	17.66 SF	N/A
COTTAGE	N/A	0.00 SF	200.73 SF	N/A
SWIMMING POOL	N/A	0.00 SF	206.11 SF	N/A
POOL DECK	N/A	0.00 SF	340.16 SF	N/A
EQUIPMENT	N/A	0.00 SF	20.16 SF	N/A
HARC COVERAGES				
SIDE ADDITION	30% MAX. [340.87 SF]	N/A	21.12% [240.02 SF]	COMPLIES
BUILDING COVERAGE	50% MAX [1,827.00 SF]	34.19% [1,249.25 SF]	46.73% [1,707.66 SF]	COMPLIES
IMPERVIOUS COVERAGE	60% MAX [2,192.24 SF]	34.19% [1,249.25 SF]	52.93% [1,933.93 SF]	COMPLIES
OPEN SPACE	35% MIN [1,278.90 SF]	65.81% [2,404.75 SF]	37.54% [1,371.59 SF]	COMPLIES
REAR YARD ACCESSORY COVERAGE [TOTAL AREA: 634.99 SF]	30% MAX [190.50 SF]	N/A	23.43% [148.75 SF]	N/A

NOTES:  
 1. SITE PLAN BASED ON SURVEY BY J. LYNN O'FLYNN, INC.



**2** PROPOSED SITE PLAN  
 SCALE: 1/4"=1'-0"  
 [ROTATED] GRAPHIC SCALE: 1/4" = 1'-0" 25' R/W

**A2O ARCHITECTURE**  
 P. 352.742.7977 | T. 352.742.8444 | E. INFO@A2OARCH.COM  
 1000 N. W. 10TH AVENUE, SUITE 1000, MIAMI, FL 33136

ARCHITECT: \_\_\_\_\_  
 CONSULTANTS: \_\_\_\_\_

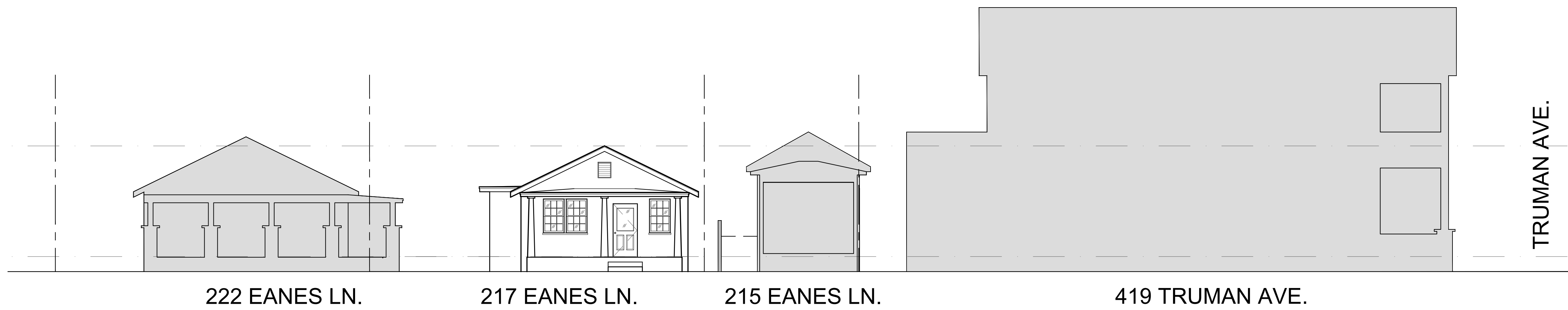
MR. & MRS. PERRY RESIDENCE  
**RESIDENTIAL RENOVATION**  
 217 EANES LANE  
 KEY WEST, FLORIDA 33040

SUBMISSIONS: \_\_\_\_\_  
 APPROVALS: \_\_\_\_\_

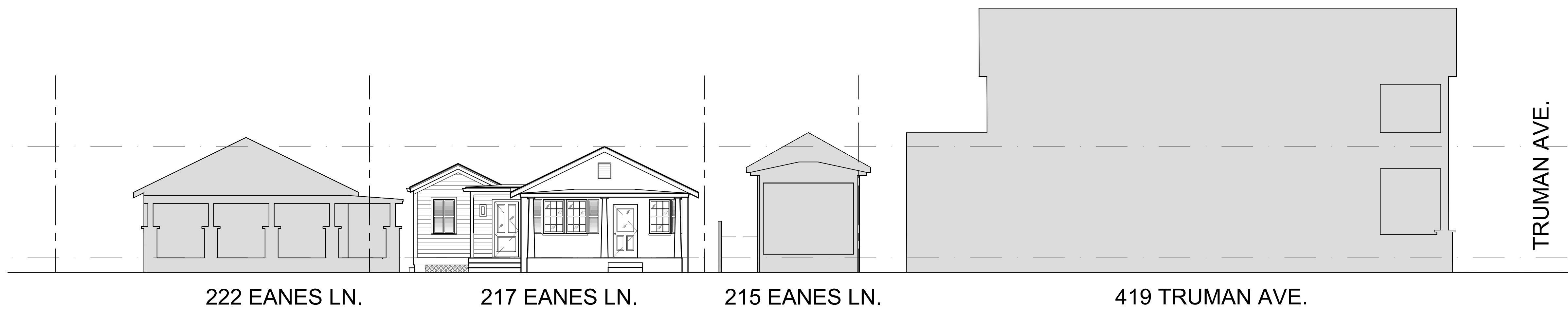
TITLE: EXISTING & PROPOSED SITE PLANS, AND SITE DATA TABLE  
 PROJECT #: 22-15

SHEET: **A1.1**  
 DRAWING DATE: 2024.10.01 (DO NOT SCALE DRAWINGS)

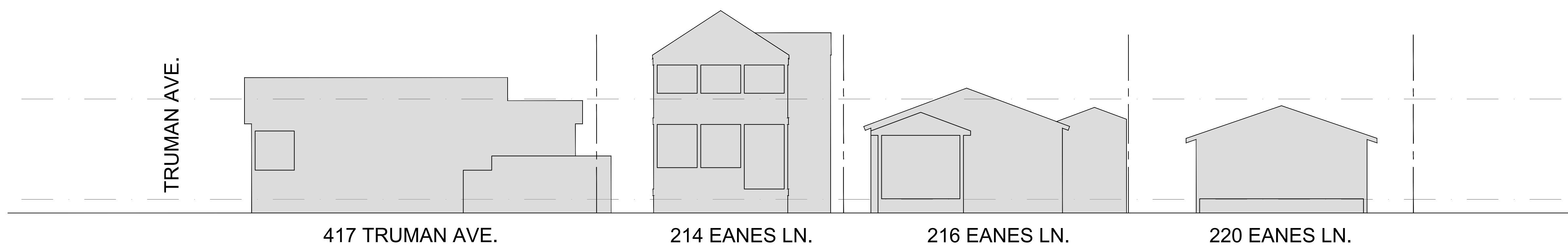
DEC. 29, 2022  
 © 2022 BY A2O ARCHITECTURE, LLC



1 EXISTING NEIGHBORHOOD MASSING - EANES LANE - EAST  
SCALE: 1/8"=1'-0"

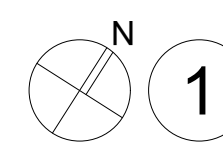
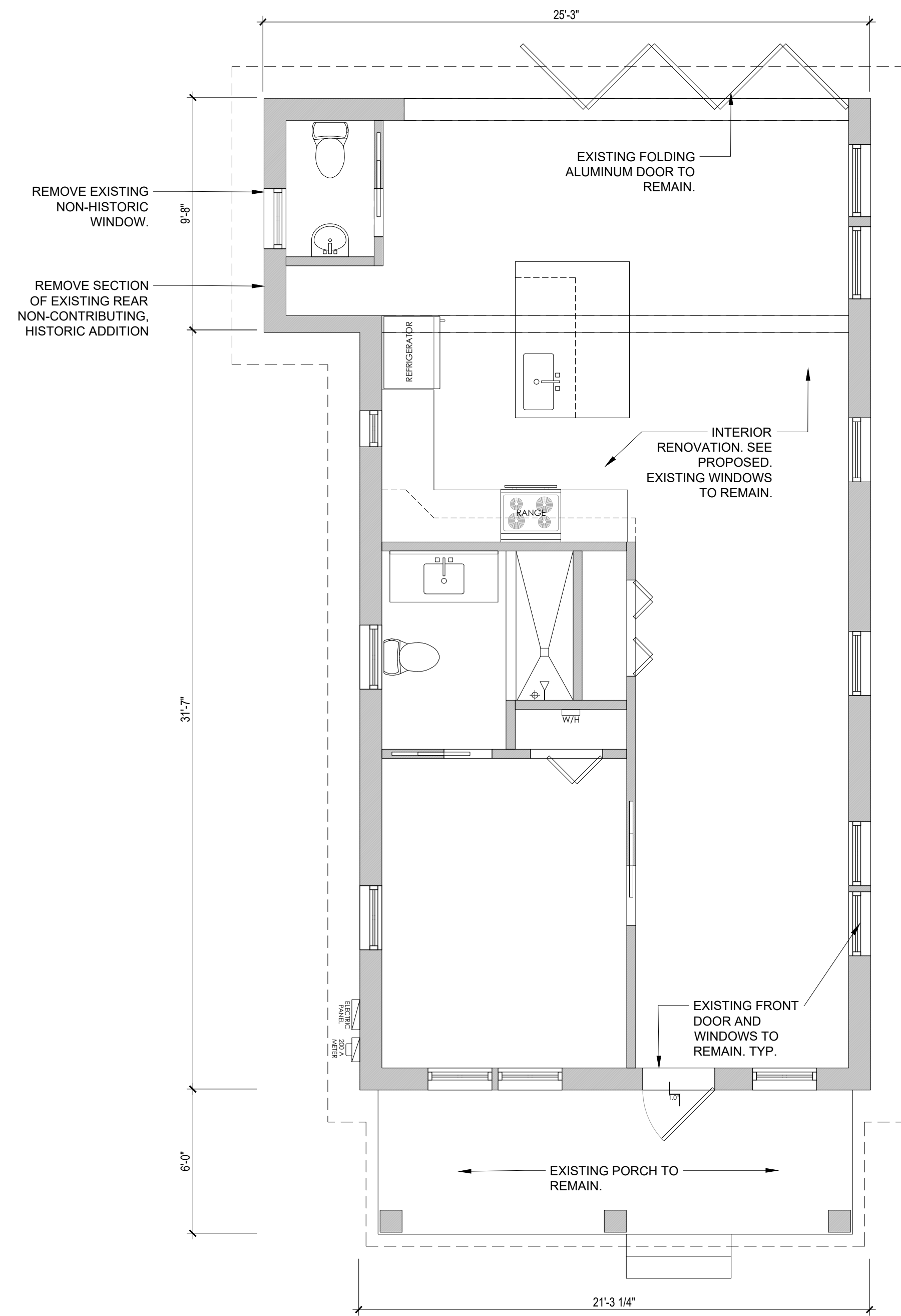


2 PROPOSED NEIGHBORHOOD MASSING - EANES LANE - EAST  
SCALE: 1/8"=1'-0"



3 EXISTING NEIGHBORHOOD MASSING - EANES LANE - WEST  
SCALE: 1/8"=1'-0"

<p><b>A2O</b> ARCHITECTURE</p> <p><small>P: 352.742.1977 F: 352.742.1978 WWW.A2OARCHITECTURE.COM PROF. REG. ARCHITECT PROJECT REGISTRATION NO. 001 WEST FL 39040</small></p>	<p>ARCHITECT:</p>	<p>CONSULTANTS:</p>	<p>MR. &amp; MRS. PERRY RESIDENCE</p> <h2 style="margin: 0;">RESIDENTIAL RENOVATION</h2> <p>217 EANES LANE KEY WEST, FLORIDA 33040</p>
<p>SUBMISSIONS:</p>	<p>APPROVALS:</p>	<p>TITLE: EXISTING &amp; PROPOSED NEIGHBORHOOD MASSING</p> <p>PROJECT #: 22-15</p>	
<p>SHEET:</p>	<h1 style="font-size: 2em; margin: 0;">A1.2</h1>		
<p>DEC. 29, 2022</p> <p><small>© 2022 BY A2O ARCHITECTURE, LLC</small></p>			

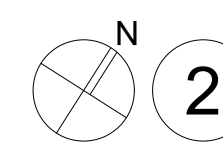
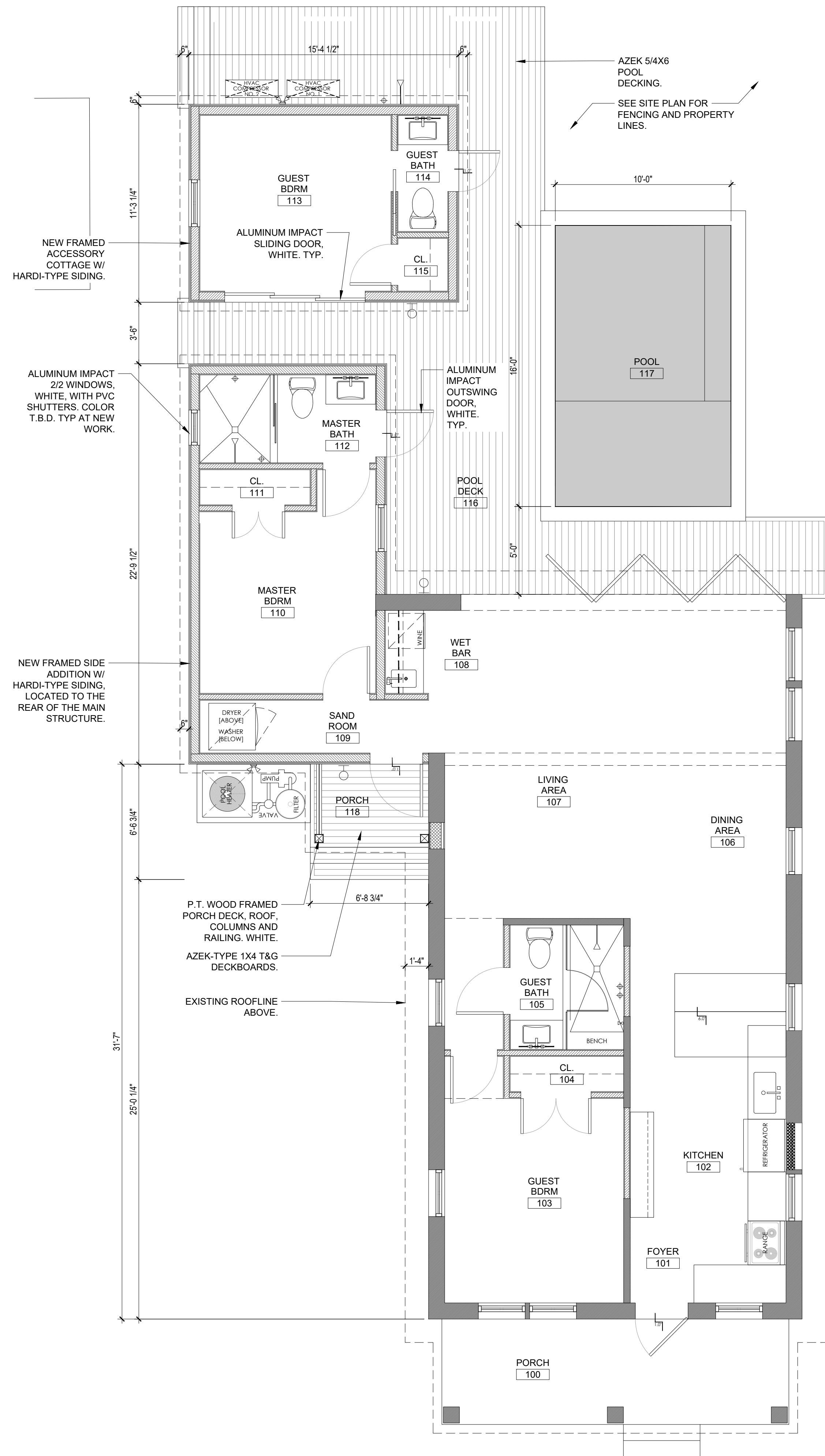


1

EXISTING FLOOR PLAN

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

[ROTATED]

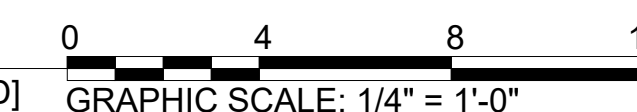


2

PROPOSED FLOOR PLAN

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

[ROTATED]



A2O  
ARCHITECTURE

P: 352.742.7677  
T: 352.742.7677  
F: 352.742.7677  
WWW.A2OARCHITECTURE.COM

ARCHITECT:

CONSULTANTS:

MR. & MRS. PERRY RESIDENCE

RESIDENTIAL RENOVATION

217 EANES LANE  
KEY WEST, FLORIDA 33040

SUBMISSIONS:

TITLE:

EXISTING FLOOR PLAN

SHEET:

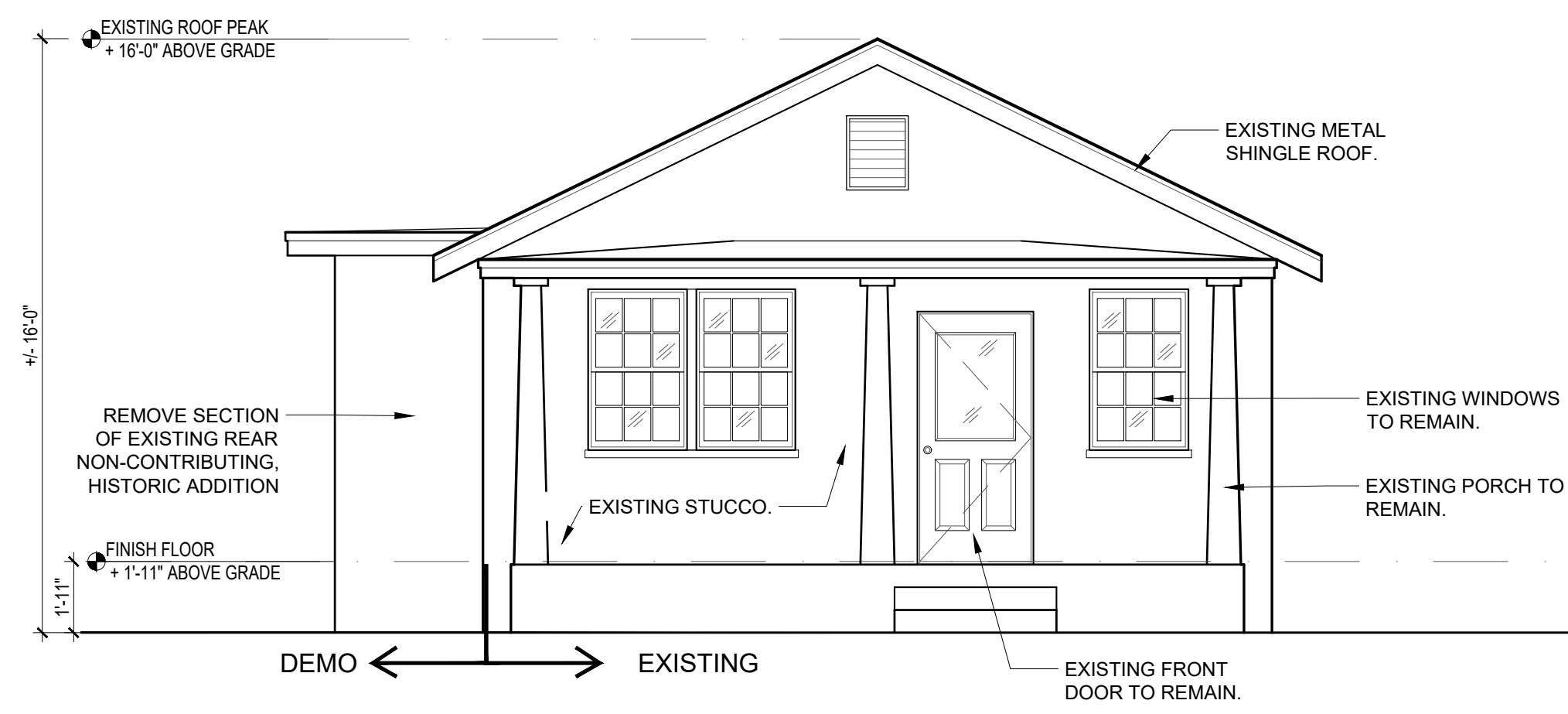
A2.7

APPROVALS:

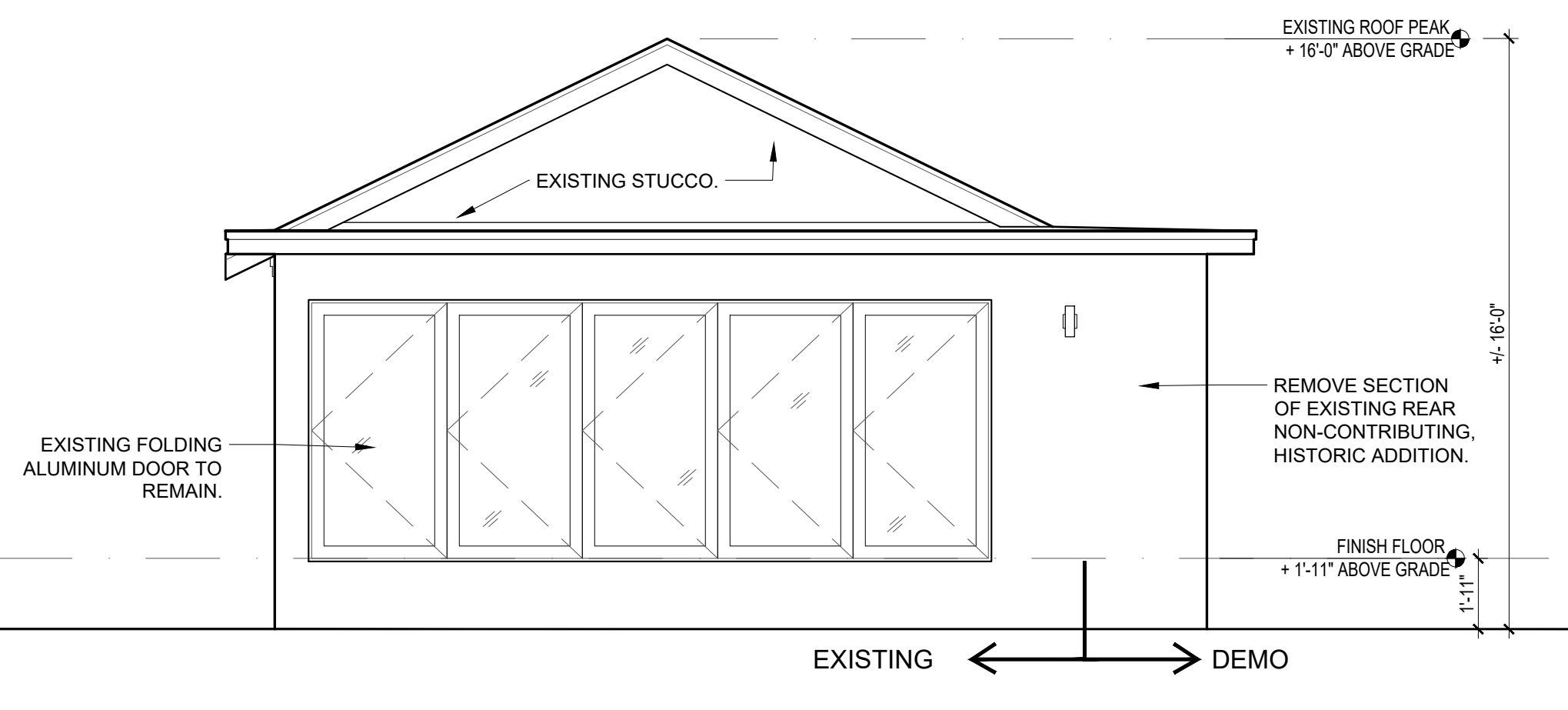
PROJECT #: 22-15

DEC. 29, 2022

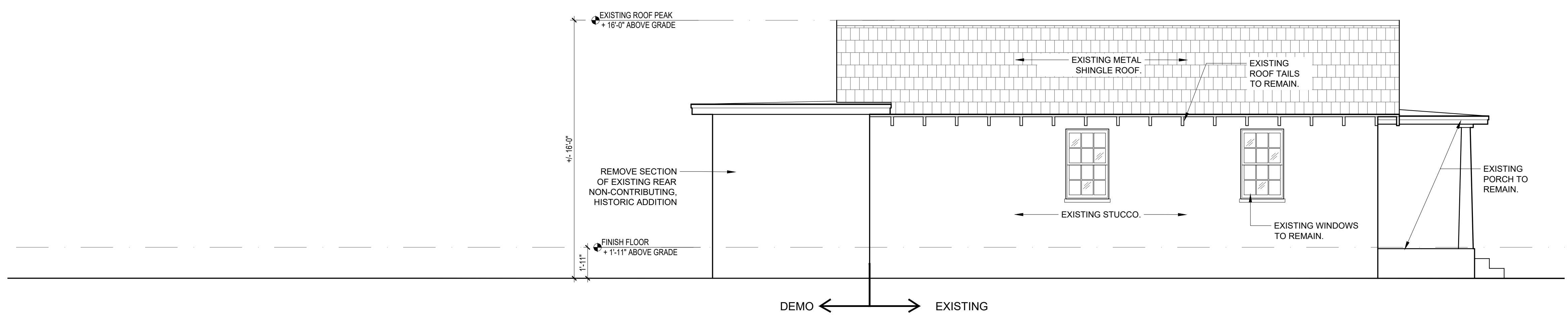
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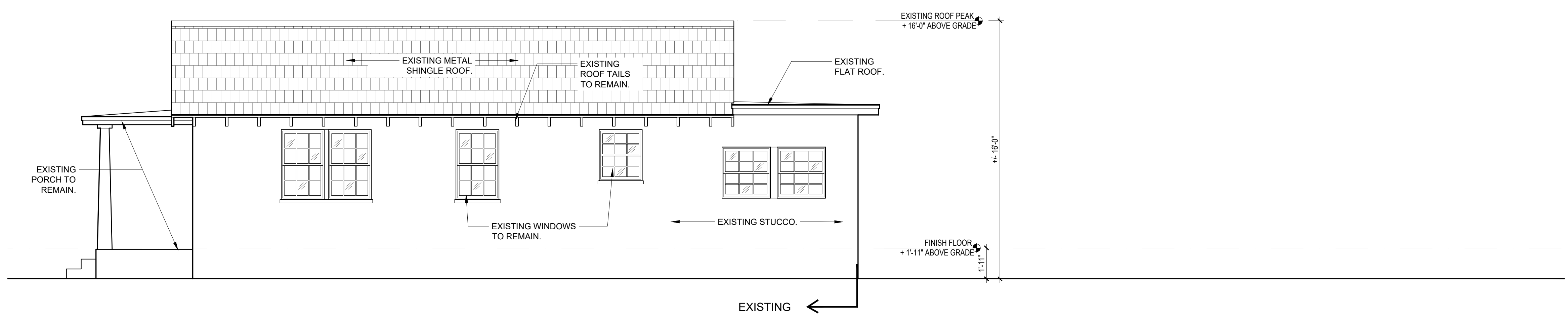
1 NORTH - FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



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



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



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

**A2O**  
ARCHITECTURE

P: 352.742.7977  
F: 352.742.7978  
WWW.A2OARCHITECTURE.COM  
PROF. REG. ARCHITECT  
PROJECT: RESIDENTIAL RENOVATION 2021, 421 WEST CLYDE AVE

ALEXIA GORDON, R.A.  
LUCYNE LOJANINO  
DIPLOMA ARCHITECT, GRADES

ARCHITECT:

CONSULTANTS:

MR. & MRS. PERRY RESIDENCE

# RESIDENTIAL RENOVATION

217 EANES LANE  
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

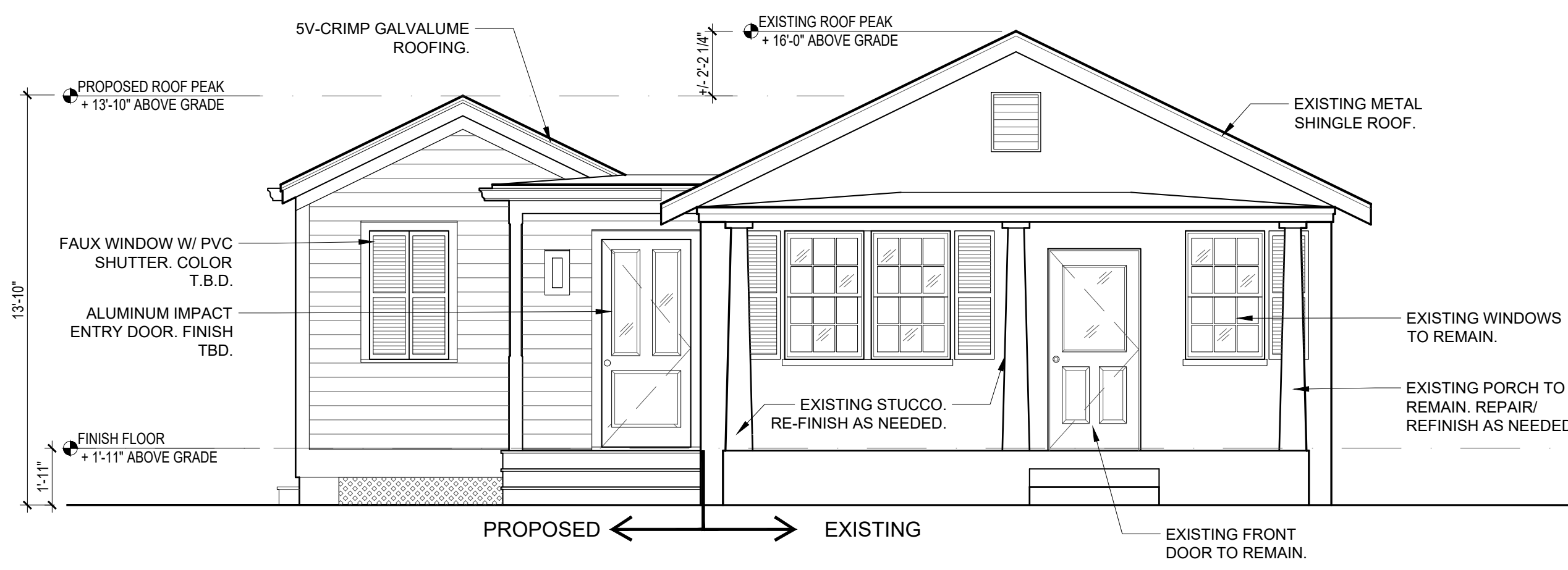
TITLE: EXISTING EXTERIOR ELEVATIONS

PROJECT #: 22-15

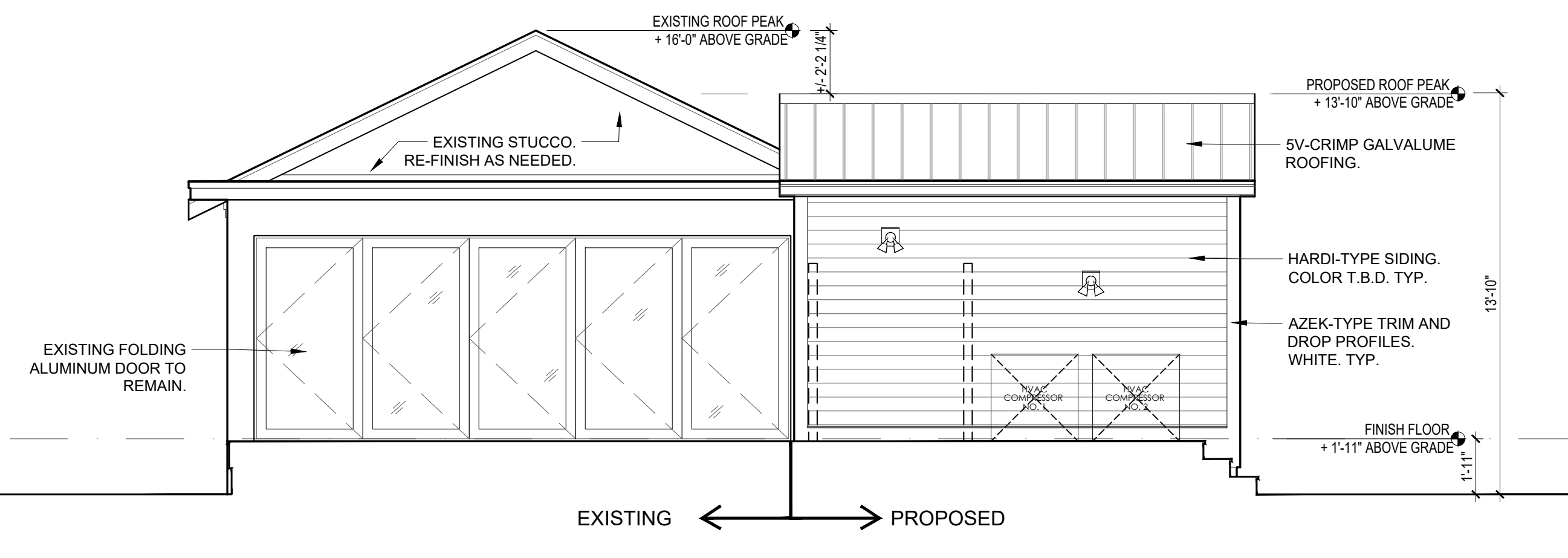
SHEET: **A3.1**

DEC. 29, 2022

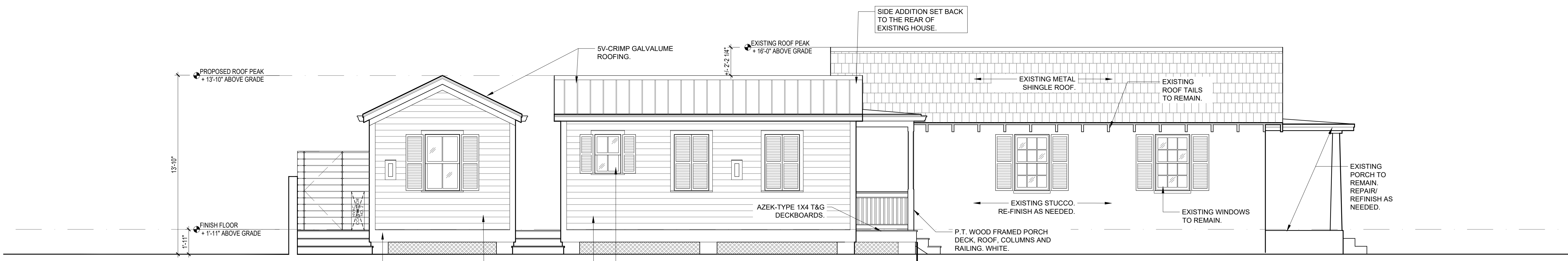
© 2022 BY A2O ARCHITECTURE, LLC



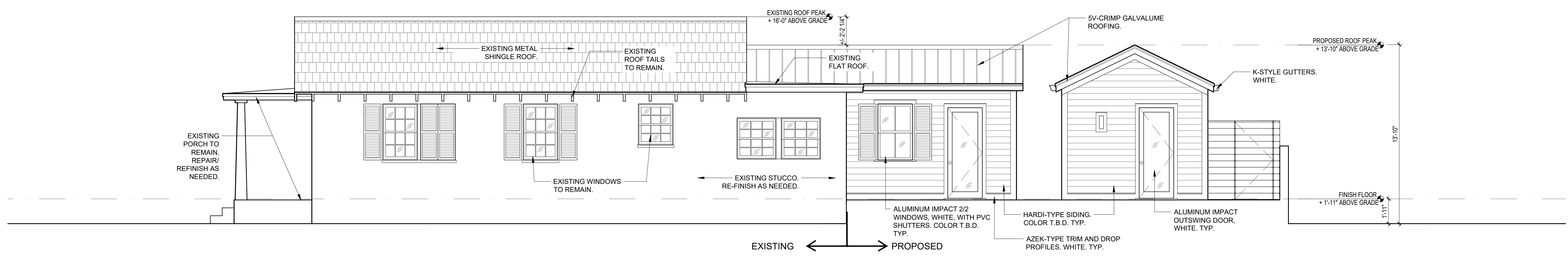
**1 WEST - FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



**2 EAST - REAR ELEVATION**  
SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



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



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

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 24, 2023, 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. ONE-STORY REAR SIDE ADDITION.  
NEW ACCESSORY STRUCTURE AND POOL. SITE IMPROVEMENTS.  
PARTIAL DEMOLITION OF REAR STRUCTURE AND ROOF.**

**#217 ENEAS (EANES) LANE**

**Applicant – A2O Architecture    Application #H2022-0057**

**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 ANTONIO A. OSBORN, JR., 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: 217 ENEAS [LEAVES] LANE, KEY WEST, FL 33040 on the ~~13TH~~ day of JANUARY, 2023.  
13TH

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 JANUARY 24TH, 2023.

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 H2022 0097.

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

Signed Name of Affiant: [Signature]

Date: JANUARY 13, 2023

Address: 3160 N. ROOSEVELT BLVD. #202

City: KEY WEST

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 13TH day of JANUARY, 2023.

By (Print name of Affiant) ANTONIO A. OSBORN, JR. who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

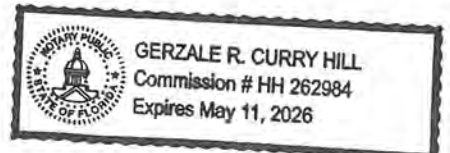
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: 5/11/2026





217

Public Meeting Notice

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# 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 00017980-000000  
 Account# 1018449  
 Property ID 1018449  
 Millage Group 10KW  
 Location 217 EANES Ln, KEY WEST  
 Address  
 Legal KW PT LOT 3 SQR 9 TR 4 (LT8 L-130) G18-485 OR401-537 OR886-964 OR898-1193  
 Description OR1204-971 OR1228-1324/26 OR1309-545 OR1903-851/52 OR2864-1754/55 OR3176-0589  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

PERRY JON 409 Wilson Pike Brentwood TN 37027  
 PERRY LAURA 409 Wilson Pike Brentwood TN 37027

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$110,232	\$48,717	\$32,160	\$33,054
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$498,881	\$449,442	\$434,461	\$462,925
= Just Market Value	\$609,113	\$498,159	\$466,621	\$495,979
= Total Assessed Value	\$601,745	\$498,159	\$466,621	\$495,979
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$609,113	\$498,159	\$466,621	\$495,979

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$449,442	\$48,717	\$0	\$498,159	\$498,159	\$0	\$498,159	\$0
2020	\$434,461	\$32,160	\$0	\$466,621	\$466,621	\$0	\$466,621	\$0
2019	\$462,925	\$33,054	\$0	\$495,979	\$495,979	\$0	\$495,979	\$0
2018	\$462,925	\$33,947	\$0	\$496,872	\$496,872	\$0	\$496,872	\$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
RES SUPERIOR DRY (01SD)	3,654.00	Square Foot	0	0

### Buildings

<b>Building ID</b>	1316	<b>Exterior Walls</b>	CUSTOM
<b>Style</b>	GROUND LEVEL	<b>Year Built</b>	1948
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2020
<b>Gross Sq Ft</b>	1036	<b>Foundation</b>	CONCR FTR
<b>Finished Sq Ft</b>	922	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	1 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	SFT/HD WD
<b>Perimeter</b>	230	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	1
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Depreciation %</b>	1	<b>Half Bathrooms</b>	1
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	600
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	114	0	50
FLA	FLOOR LIV AREA	922	922	134
<b>TOTAL</b>		<b>1,036</b>	<b>922</b>	<b>184</b>

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/20/2022	\$1,525,000	Warranty Deed	2377403	3176	0589	01 - Qualified	Improved		
7/6/2017	\$600,000	Warranty Deed	2131386	2864	1754	03 - Qualified	Improved	CASH-STUART JOANN	
6/18/2003	\$143,000	Quit Claim Deed		1903	0851	H - Unqualified	Improved		

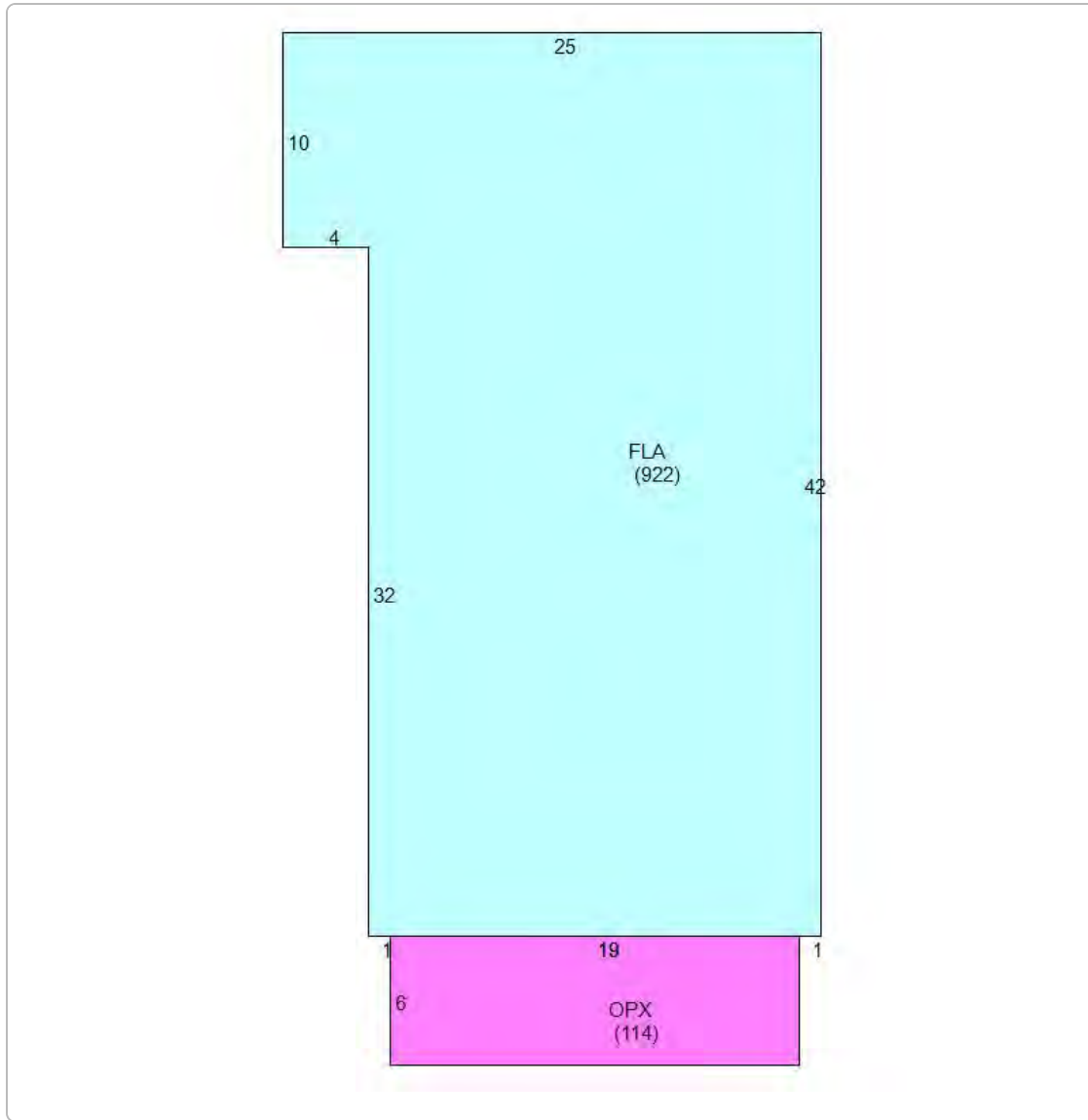
### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-3341	9/2/2021	5/18/2022	\$8,940	Residential	Installation of interior fire sprinkler system. Installation of 6 sprinkler heads, 1" RPZ, supervised valves, water flow switch, control valve with tamper. **NOC required**
21-1846	9/2/2021	4/14/2022	\$850	Residential	Remove 2 Rear Sheds 7/28/2021
20-0693	4/17/2020		\$22,000	Residential	New 20 x 10 pool. Electrical and Plumbing by other
20-0839	4/17/2020	4/13/2022	\$7,990	Residential	Installing new 3 ton15 seer rheem air condition + heat split system with ductwork and venting exhaust fans + dryer exhaust
19-4428	1/16/2020	5/20/2022	\$15,000	Residential	RE WIRE EXISTING HOUSE PER PLANS SMALL 1 BEDROOM 1.5 BATH HOUSE
19-1390	11/20/2019	5/24/2022	\$100,100	Residential	RENOVATION PER PLANS INCLUDES ELECTRIC PLUMBING TOTAL INTERIOR RENOVATION INCLUDING REPLACEMENT OF REAR WALL NEW FRONT DOOR AND R&R WINDOWS
19-3729	11/20/2019	5/10/2022	\$9,450	Residential	ROUGH IN TRIM OUT 3 LAVS, 2 TOILETS, 1 SHOWER, 1 KITCH SINK
19-2057	7/3/2019	8/5/2019	\$8,800	Residential	REMOVE EXISTING ROOFING INSTALL METAL SHINGLES
18-3085	7/16/2018	3/12/2019	\$0	Residential	FULL INTERIOR REMODEL PLUMBING ELECTRIC FRAMING SHEET ROCK
18-2411	6/2/2018		\$0	Residential	DEMO OF EXISTING SHEDS, NEW CONSTRUCTION OF ACCESSORY BULIDING PER CITY.
17-2956	8/29/2017	8/29/2019	\$2,500	Residential	DEMO EXISTING NON CONTRIBUTING BRICK RAILINGS ON PORCH. DEMO 2'H STUCCO WALL IN FRONT REPAIR FASCIA AND SOFFIT AS NEEDED PAINT EXTERIOR
17-2958	7/28/2017	2/12/2019	\$2,500	Residential	DEMO SHEETROCK, DEMO CABINETS IN KITCHEN AND BATH. DEMO FLOORING THROUGHOUT

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)



Photos



### Map



### TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

**2022 Notices Only**

No data available for the following modules: Yard Items.

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[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

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Version 2.3.239