



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

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: January 23, 2018

Applicant: Robert Delaune, Architect

Application Number: H17-01-0057

Address: #916 Eisenhower Drive

Description of Work

Enclosure of first floor side porch with windows and doors.

Site Facts

The building in review is a two-story frame house listed as a contributing resource. The frame vernacular house, built circa 1906, is located on the south side corner of Eisenhower Drive and Albury Street. Through a review of the Sanborn maps, the actual one-story rear and two-story side porch are additions to the original fabric. Also, the rear portion of the house was added around 2004.

Guidelines Cited on Review

- Secretary of the Interior's Standards for Rehabilitation (pages 16-23), specifically Standards 1, 2, 9 and 10.
- Entrances, Porches and Doors (pages 32-33); specifically guideline 1.

Staff Analysis

The Certificate of Appropriateness in review is for the enclosure of the first floor of a non-historic side porch. The proposed design will incorporate on each existing bay 6 over 6

wood windows with fixed or awning units below and fixed transoms above. The rear bay will have wood French doors.

Consistency with Guidelines

It is staff's opinion that the proposed infill of the first floor non-historic side porch is consistent with the guidelines and the SOIS cited in this review. Although the porch is visible from Eisenhower Drive, the proposed enclosure, just on the first floor, will not have a major impact in the massing of the historic home. Furthermore, the existing altered side elevation does not possess character-defining features like its original fenestrations and rhythm; the enclosure will not obscure a significant element of the house.

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 # 17-0300057	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:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

916 EISENHOWER DRIVE	
DEMETRI & LYNN REYSON	PHONE NUMBER 219 712 0994
2828 LAKEWOOD TRAIL	EMAIL
CHESTERTON, IN 46304	
ROBERT L. DELAUNE ARCHITECT PA	PHONE NUMBER 305 293 0304 305 304 4842
619 EATON ST., SUITE 1	EMAIL RDELAUNE@BEUSOUTH.NET
KEY WEST, FL 33040	
<i>Robert DeLaune</i>	DATE 12/20/17

52060 / 3047

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:

MAIN BUILDING: **ENCLOSE 1ST FLOOR OF LEFT SIDE PORCH WITH WOOD WINDOWS AND DOORS. (100 S.F.)**

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Upload NUMBER: Type: B* Drawn: 1
 Date: 12/22/17 62 Receipt no: 4536
 2017 30057
 FT * BUILDING PERMITS-NEW
 1.00 \$400.00
 Trans number: 3123838
 V# VISA/MASTERCARD \$400.00
 Trans date: 12/22/17 Time: 12:49:05

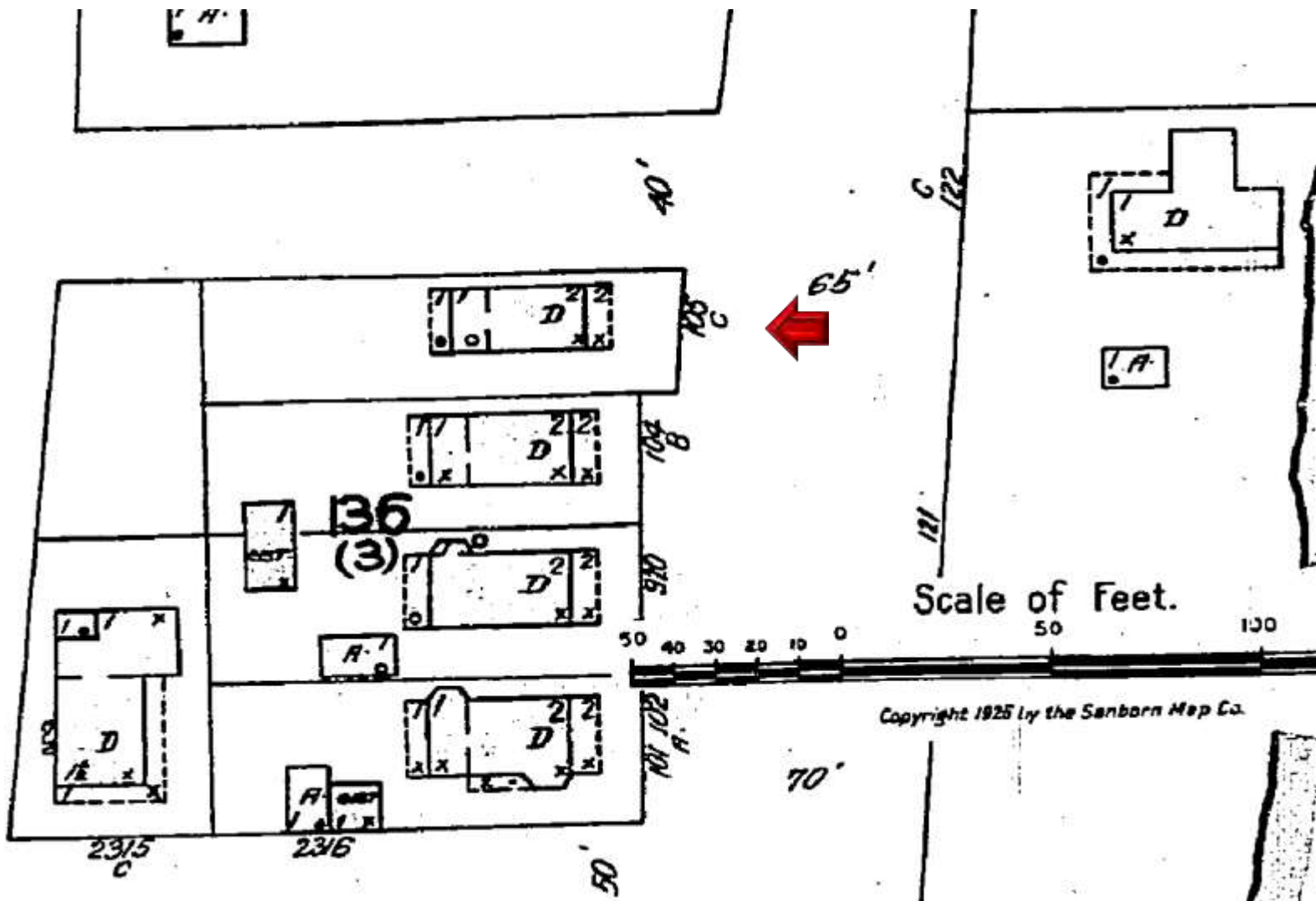
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

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

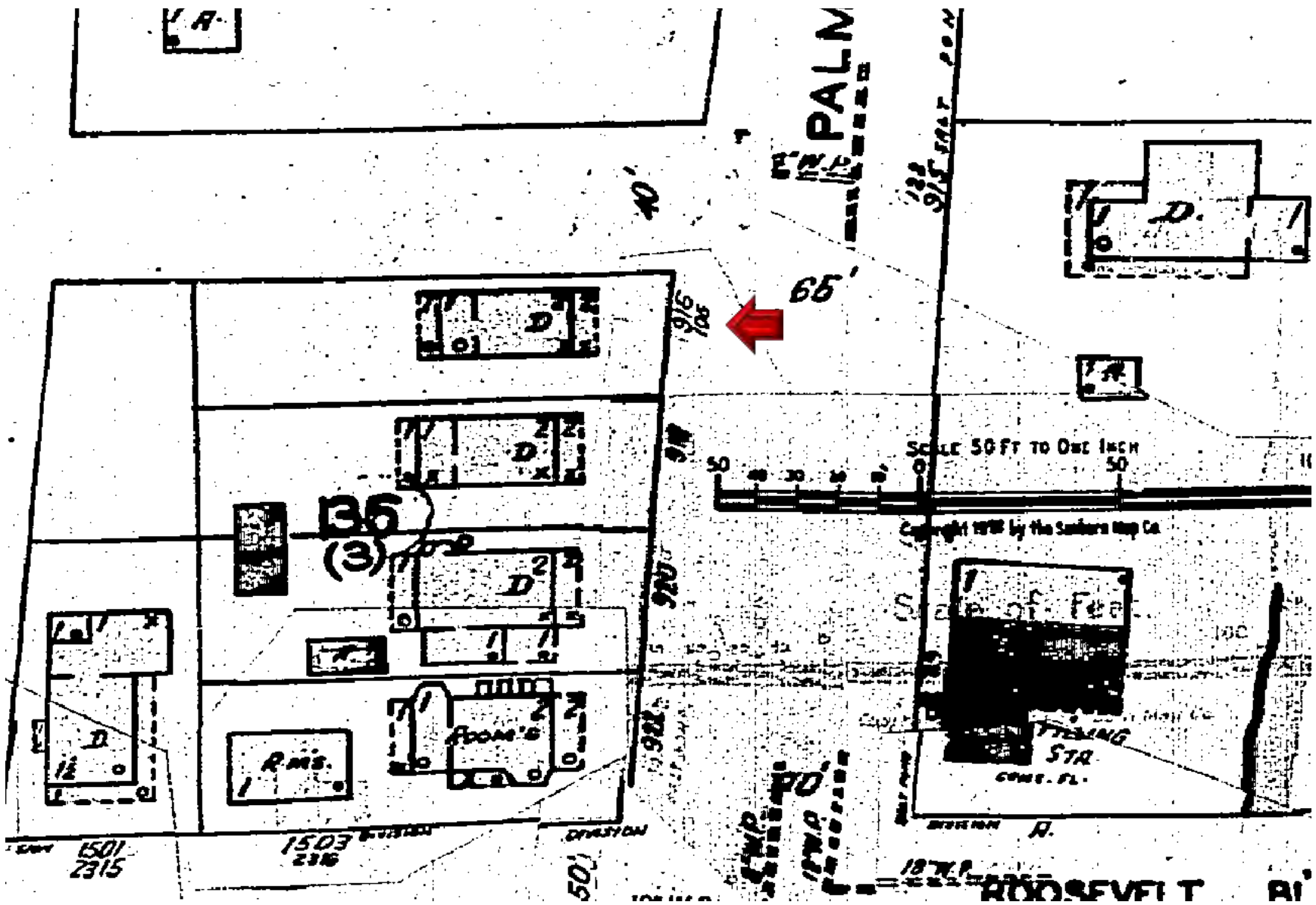
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
<i>Contributing resource. Guidelines for entrances, porch.</i>		
<i>3015 1.2.9 / 10.</i>		
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.

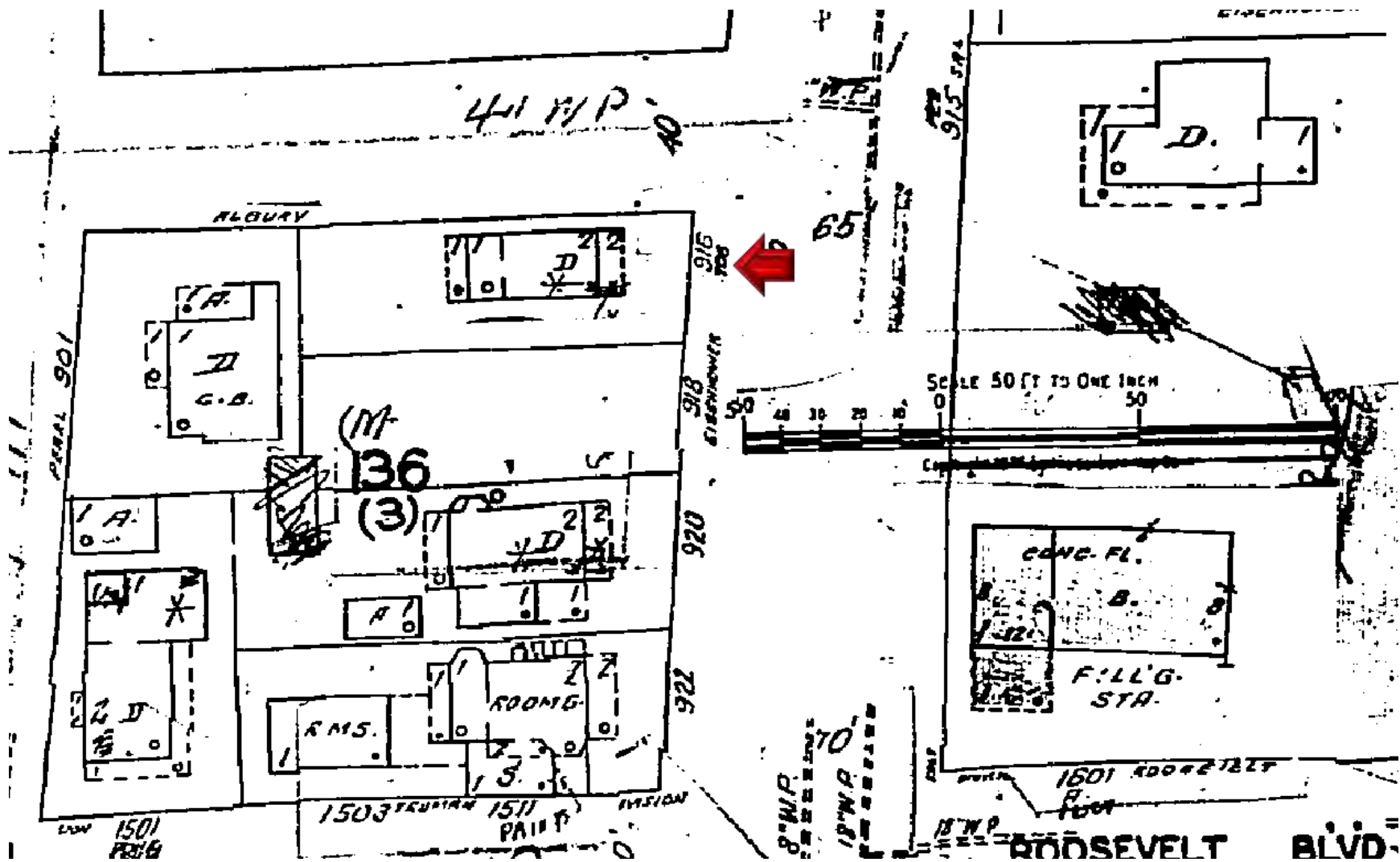
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



916 Eisenhower Dr. circa 1965



NO
PARKING
ANY
TIME
↔



46

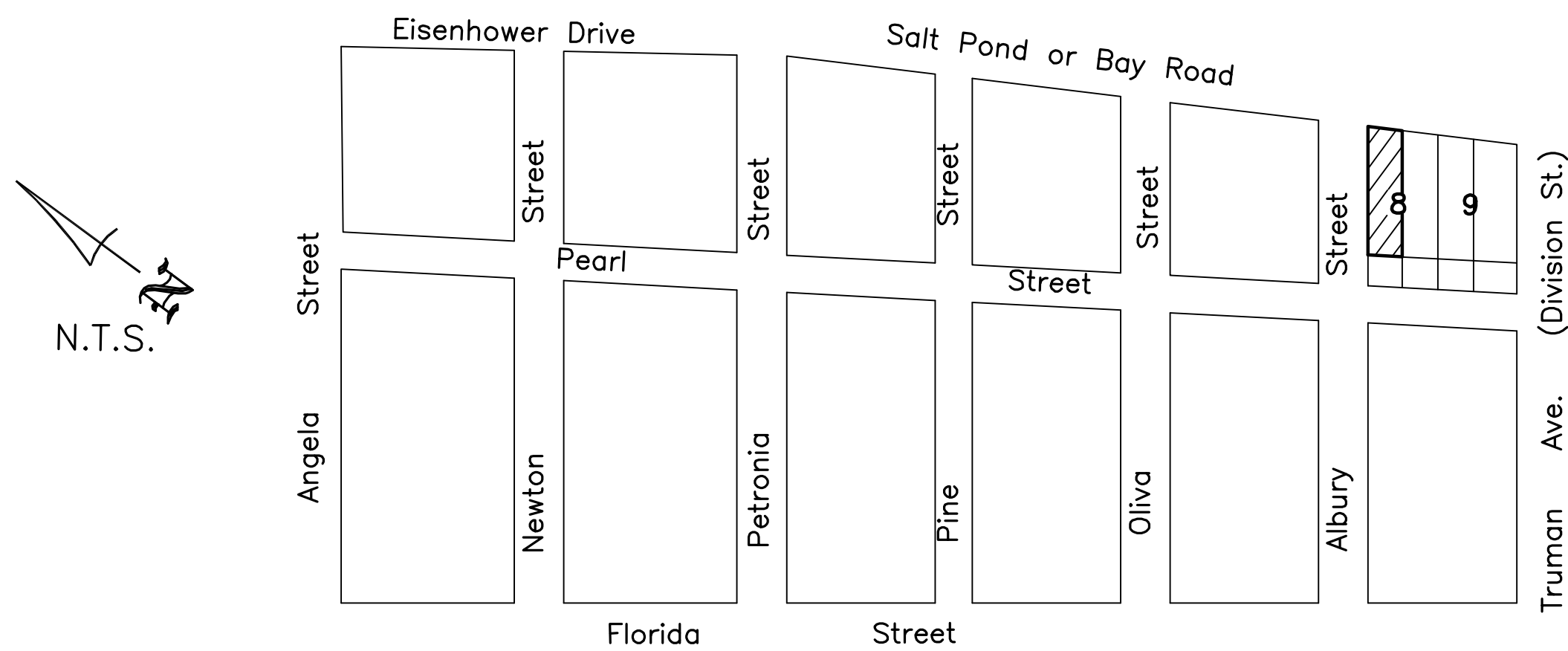




ATTENTION
AU
CHIEN



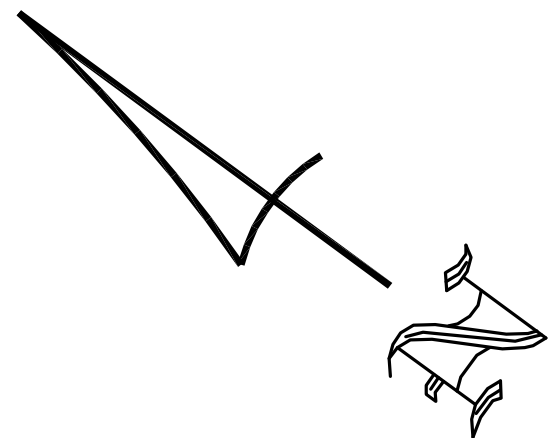
SURVEY



LOCATION MAP
Benj. Albury's Sub. City of Key West

LEGAL DESCRIPTION: 916 Eisenhower:
On the Island of Key West, Monroe County, Florida and known as part of Tract Seven (7) according to a diagram recorded in Deed Book I at Page 389 of the Public Records of Monroe County, Florida as part of Lot Eight (8) in Square (3) of said Tract Seven (7); and being more particularly described as follows:
Beginning at the intersection of the Southeasterly Right-of-Way Line of Albury Street and the Southwesterly Right-of-Line of Eisenhower Drive as existing and constructed; thence S 29°17'20" E along the said Southwesterly Right-of-Way Line of Eisenhower Drive for 40.23 feet; thence S 53°36'30" W for a distance of 100 feet(original deed) (108.46 feet measured); thence N 32°45'45" W for a distance of 40.00 Feet to the said Southeasterly Right-of-Way Line of Albury Street; thence N 53°36'30" E along the said Southeasterly Right-of-way Line of Albury Street for 100 feet(original deed) (110.90 feet measured)) to the Point of Beginning.
Containing 4141.43 square feet, more or less.

LESS AND EXCEPT:
That portion between the Southwesterly right of way line of Eisenhower Drive (Salt Pond Road) as platted in Plat Book 1, Page 3, Monroe County, Florida and Northeastery Property line of the parcel of land described in Warranty Deed recorded in O.R. B ook 1979, Page 1576, Monroe County, Florida
On the Island of Key West, Monroe County, Florida and known as part of Tract Seven (7) according to a diagram recorded in Deed Book I at Page 389 of the Public Records of Monroe County, Florida as part of Lot Eight (8) in Square (3) of said Tract Seven (7); and being more particularly described as follows:
Beginning at the intersection of the Southeasterly Right-of-Way Line of Albury Street and the Southwesterly Right-of-Line of Eisenhower Drive as existing and constructed; thence S 29°17'20" E along the said Southwesterly Right-of-Way Line of Eisenhower Drive for 40.23 feet; thence S 53°36'30" W for a distance of 7.78 feet; thence N 32°34'34" W for a distance of 40.41 feet" to the said Southeasterly Right-of-Way Line of Albury Street; thence N 53°36'30" E along the said Soputheasterly Right-of-way Line of Albury Street for 10.09 feet to the Point of Beginning.
Containing 356.64 square feet, more or less.



SURVEYOR'S NOTES:
North arrow based on assumed median 3.4 illustrates existig elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: D-121 Elevation: 3.914

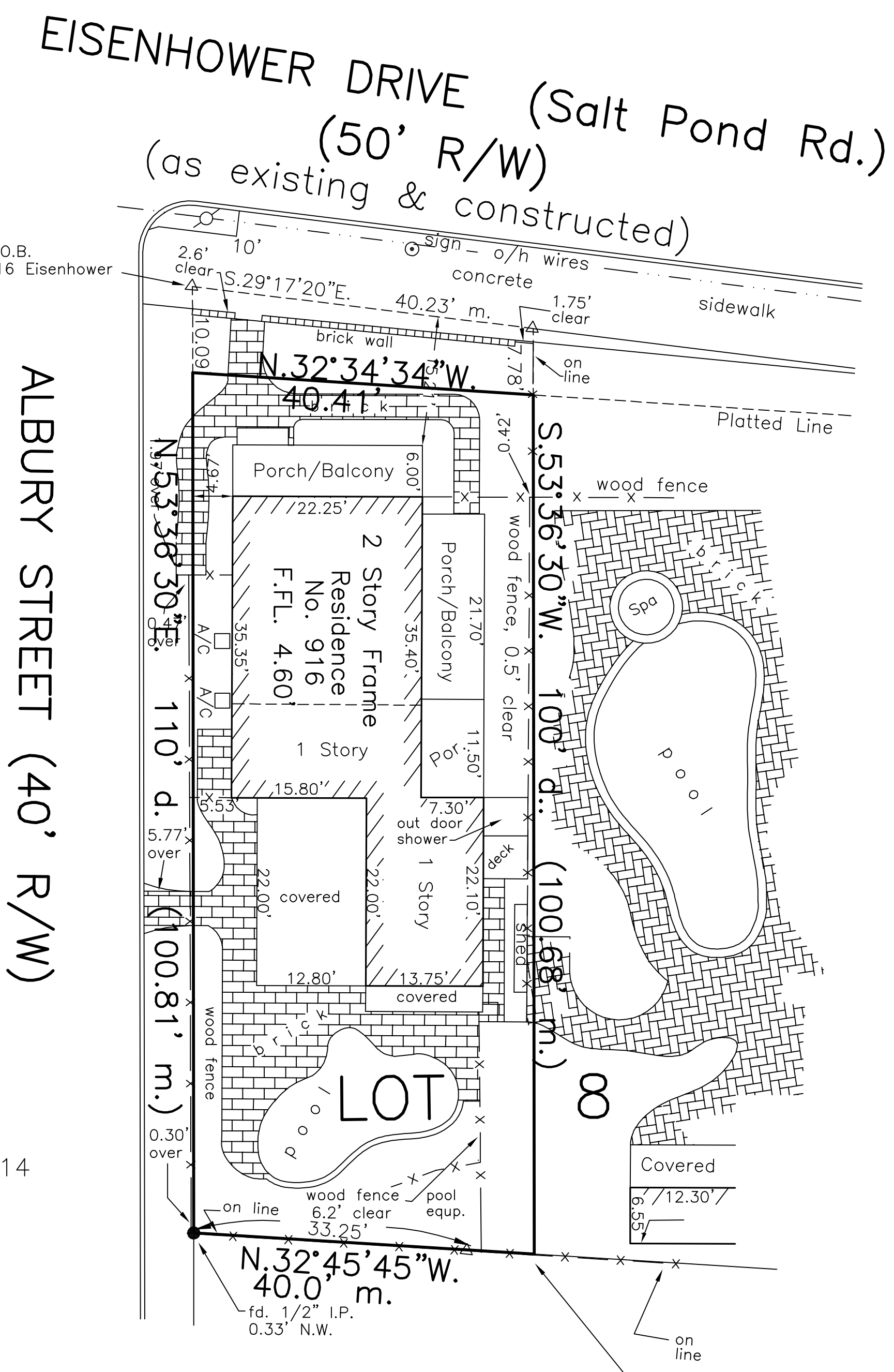
CERTIFICATION made to:
Demetri J. Retson & Lynn V. Retson
Spottswood. Spottswood & Spottswood
Chicago Title Insurance Company
Center Bank, its successors and or assigns as their interest may appear.

Field Work performed on: 3/4/13

Abbreviations:

- | | | |
|----------------------|---------------------------------|----------------------------|
| Sty. = Story | F.F.L. = Finish Floor Elevation | Elev. = Elevation |
| R/W = Right-of-Way | conc. = concrete | B.M. = Bench Mark |
| fd. = Found | I.P. = Iron Pipe | P.O.C.= Point of Commence |
| p. = Plat | I.B. = Iron Bar | P.O.B.= Point of Beginning |
| m. = Measured | C.B.S.= Concrete Block Stucco | A/C = Air Conditioner |
| N.T.S.= Not to Scale | cov'd.= Covered | wd. = Wood |
| ⊙ = Centerline | | o/h = Overhead |

- 3/5/13: owner, cert. reset prop. corners
- 2/9/04: Revise legal description, Property Line, & Easement
- 2/13/04: Revise L.D.
- 9/28/10: Updated, addition building, pool, brick pavers, wood fence and owner cert.



- Monumentation:**
- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
 - = Found 1/2" Iron Pipe
 - ▲ = fd. P.K. Nail,
 - △ = Set P.K. Nail, P.L.S. No. 2749

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 minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statue Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Demetri J. Retson & Lynn V. Retson 916 Eisenhower Drive, Key West, FL 33040			
BOUNDARY SURVEY		Dwn No.: 13-130	
Scale: 1"=20'	Ref. 175-14 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 1/28/04		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
1/31/04: 916 only			
2/3/04: Revise legal description			
2/5/04: Revise legal description & Property Line			
FILE: c:/dwgs/Key West/Block 95 1/2			

BLOCK 95 1/2

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expiration Date: July 31, 2015

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name Demetri J. Retson and Lynn V. Retson		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 916 Eisenhower Drive		Company NAIC Number:
City Key West	State FL	ZIP Code 33040
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) KW BENJ ALBURY'S SUB, Diagram 1-389, PT LOT 8, SQR 3, TR 7, Parcel No. 00024220-000000		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24 33'30.1"N</u> Long. <u>81 47'18.4"W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>5</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>n/a</u> sq ft		a) Square footage of attached garage <u>n/a</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>n/a</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>n/a</u>
c) Total net area of flood openings in A8.b <u>n/a</u> sq in		c) Total net area of flood openings in A9.b <u>n/a</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West 120168		B2. County Name Monroe		B3. State Florida	
B4. Map/Panel Number 12087C-1516	B5. Suffix K	B6. FIRM Index Date 12/18/05	B7. FIRM Panel Effective/Revised Date 12/18/05	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 6'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: Basic Vertical Datum: NGVD 1929
 Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

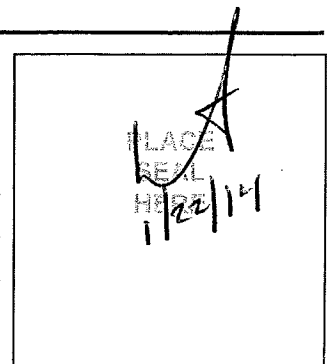
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>4.60</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>14.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>7.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>3.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>4.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>3.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
 Check here if attachments.

Certifier's Name Fred H. Hildebrandt	License Number PLSM 2749
Title P.E., P.L.S.	Company Name Island Surveying, Inc.
Address 3152 Northside Drive	City Key West State FL ZIP Code 33040
Signature	Date 1/22/14 Telephone 305-293-0466



ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
916 Eisenhower Drive

City Key West

State FL

ZIP Code 33040

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments A5. Lat. and Long. obtained using hand held G.P.S. C2.e) Electric meter box at elevation 7.7'.

Signature

Date 1/22/14

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments

Check here if attachments.

1

\$850,000

Prepared by and return to:
Monica Hornyak
Real Estate Closer
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 13-045-JM
Will Call No.:

Doc# 1924747 03/18/2013 9:34AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/18/2013 9:34AM
DEED DOC STAMP CL: DS \$5,950.00

_____[Space Above This Line For Recording Data]_____

Doc# 1924747
BK# 2618 Pg# 850

Warranty Deed

This Warranty Deed made this **8th** day of **March, 2013** between **ERIC LAFRENIERE** and **MEGAN T. LAFRENIERE**, his wife, grantor, and **DEMETRI J. RETSON** and **LYNN V. RETSON**, his wife whose post office address is **2828 Lakewood Trail, Porter, IN 46304**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel Identification Number: 00024220-000000

SUBJECT TO: Taxes for the current and subsequent years.
SUBJECT TO: Conditions, limitations, easments and restrictions of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jenny M. Spurling
Witness Name: Monica Hornyak

[Signature] (Seal)
ERIC LAFRENIERE

[Signature] (Seal)
MEGAN T. LAFRENIERE

**Doc# 1924747
BK# 2618 P# 851**

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 8th day of March, 2013 by ERIC LAFRENIERE and MEGAN T. LAFRENIERE, who are personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

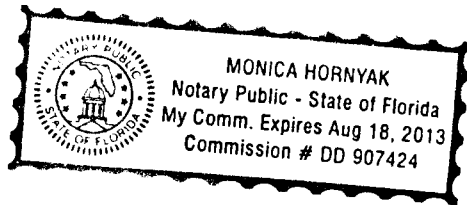


EXHIBIT "A"

The following described land, situate, lying and being in Monroe County, Florida, to-wit:

On the Island of Key West, Monroe County, Florida and known as part of Tract Seven (7) according to a diagram recorded in Deed Book I at Page 389 of the Public Records of Monroe County, Florida, as part of Lot Eight (8) in Square Three (3) of said Tract Seven (7); and being more particularly described as follows:

Beginning at the intersection of the Southeasterly Right-of-Way Line of Albury Street and the Southwesterly Right-of-Way Line of Eisenhower Drive as existing and constructed; thence S 29°17'20" E along the said Southwesterly Right-of-Way Line of Eisenhower Drive for 40.23 feet; thence S 53°36'30" W for a distance of 100 feet (original deed), (108.46 feet measured); thence N 32°45'45" W for a distance of 40.00 feet to the said Southeasterly Right-of-Way Line of Albury Street; thence N 53°36'30" E along the Southeasterly Right-of-Way Line of Albury Street 100 feet (original deed), (110.90 feet measured) to the Point of Beginning.

LESS AND EXCEPT:

That portion between the Southwesterly right of way line of Eisenhower Drive (Salt Pond Road) as platted in Plat Book 1, Page 3, Monroe County, Florida and Northeasterly Property line of the parcel of land described in Warranty Deed recorded in OR Book 1979 Page 1576, Monroe County, Florida.

On the Island of Key West, Monroe County, Florida and known as part of Tract Seven (7) according to a diagram recorded in Deed Book I at Page 389 of the Public Records of Monroe County, Florida as part of Lot Eight (8) in Square Three (3) of said Tract Seven (7) and being more particularly described as follows:

Beginning at the intersection of the Southeasterly Right of Way line of Albury Street and the Southwesterly line of Eisenhower Drive as existing and constructed; thence S 29° 17' 20" E a distance of 40.23; thence S 53° 36' 30" W a distance of 7.78; thence N 32° 34' 24" W a distance of 40.23 feet; thence N 53° 36' 30" E a distance of 10.09 feet to the point of beginning.

Together with the easement for use contained City Resolution No. 05-048, dated January 24, 2005, filed February 14, 2005, recorded in Official Records Book 2084, Page 2426 of the Public Records.

**Doc# 1924747
Bk# 2618 Pg# 851**

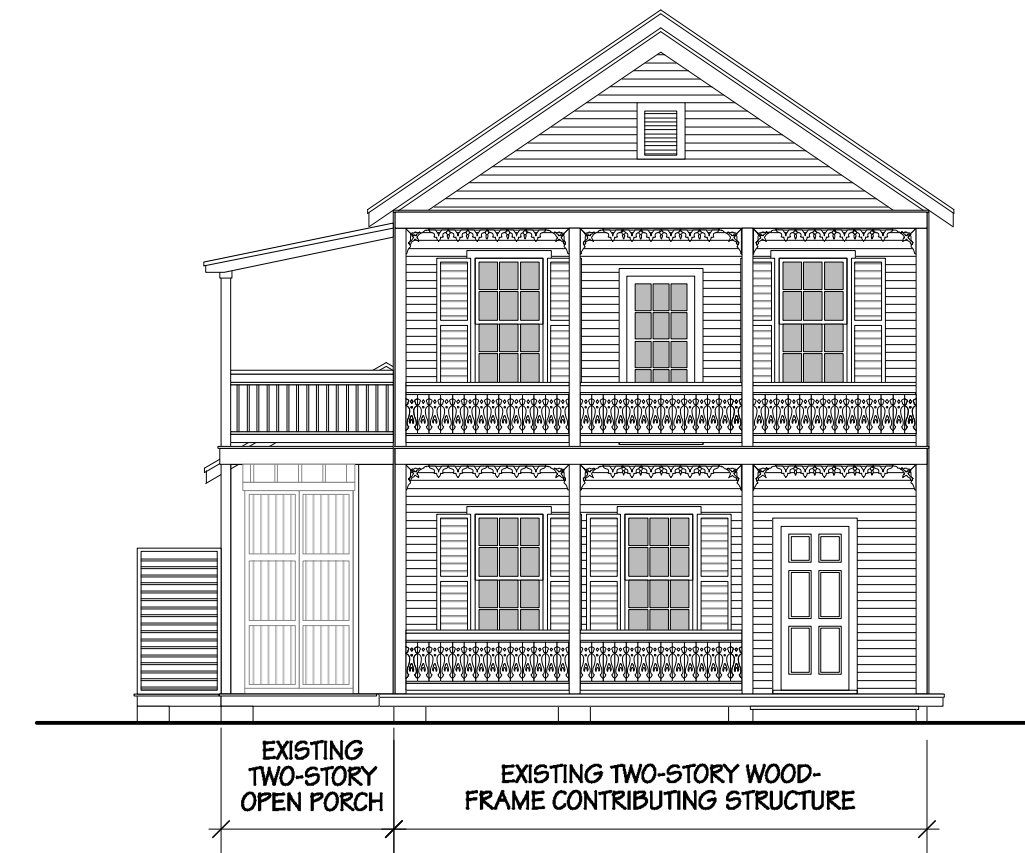
A

**MONROE COUNTY
OFFICIAL RECORDS**

PROPOSED DESIGN



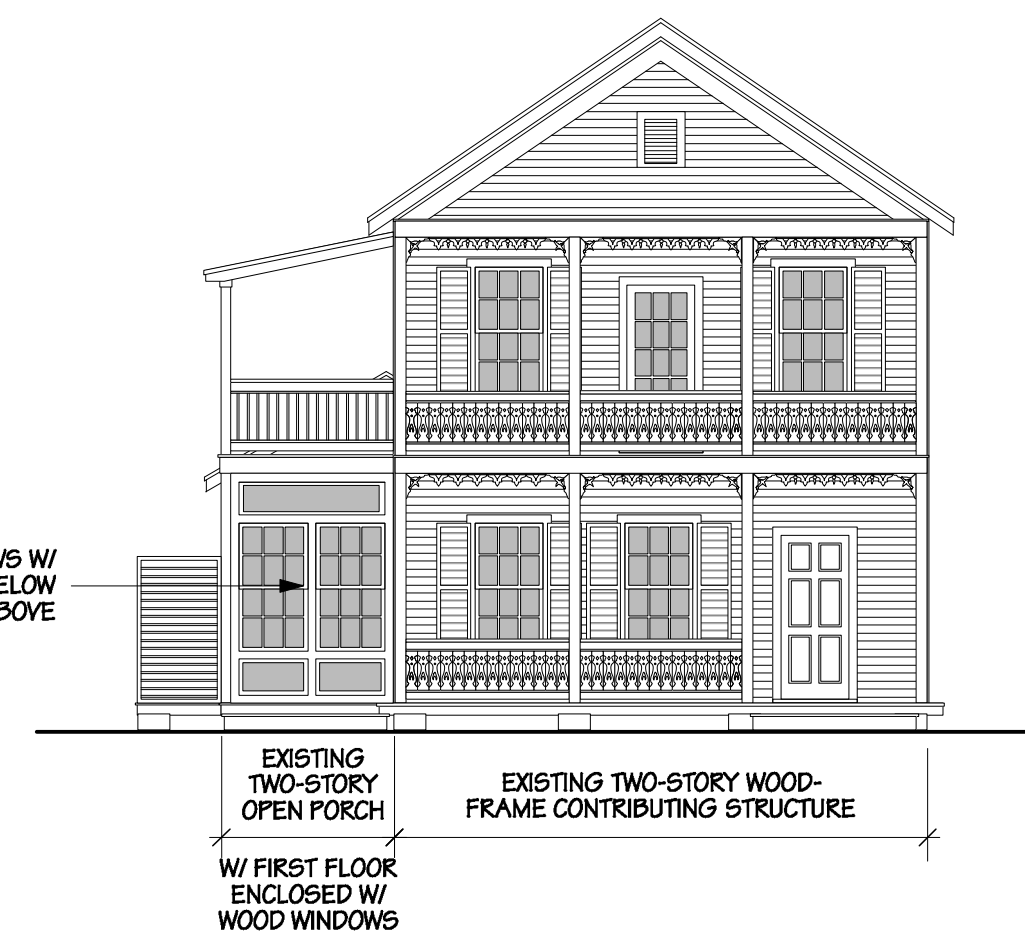
EXISTING SOUTH ELEVATION
scale: 1/4"=1'-0"



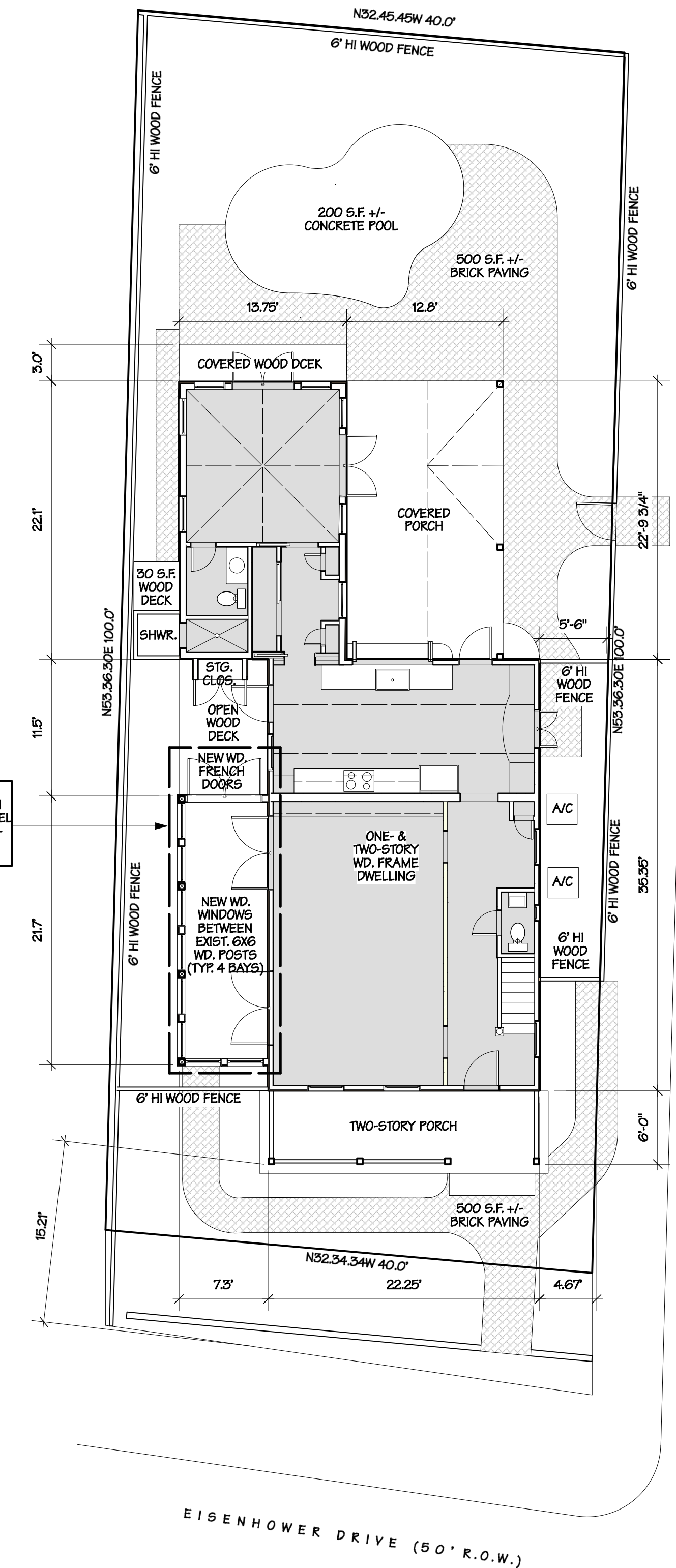
EXISTING EAST ELEVATION
scale: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
scale: 1/4"=1'-0"

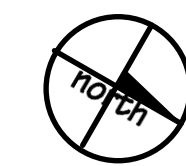


PROPOSED EAST ELEVATION
scale: 1/4"=1'-0"



LIMITS OF WORK
THIS APPLICATION
ENCLOSE THIS LEVEL
OF EXISTING TWO-
STORY PORCH
AS INDICATED

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



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., January 23, 2018 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

ENCLOSURE OF FIRST FLOOR SIDE PORCH WITH WINDOWS AND DOORS.

#916 EISENHOWER DR.

Applicant – Robert Delaune, Architect Application #17-03-0057

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.

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

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

PROPERTY APPRAISER INFORMATION



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 00024220-000000
Account # 1025020
Property ID 1025020
Millage Group 10KW
Location 916 EISENHOWER DR , KEY WEST
Address
Legal KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LT 8 SQR 3 TR 7 G44-325/26 OR44-471/72 OR857-1130/31 OR1015-57/58 OR1054-847/48C OR1060-1889/91 OR1242-251/53 OR1595-2200/01 OR1595-2202/03 OR1978-588/595E OR1979-1576/78 OR1979-1611/13 OR2095-1244/45 OR2236-2480/81R/S OR2474-1964/68C/T OR2507-1775/77 OR2618-850/81A
 (Note: Not to be used on legal documents)
Neighborhood 6284
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

RETSON DEMETRI J AND LYNN V
 2828 LAKEWOOD TRL
 CHESTERTON IN 46304

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$497,160	\$216,924	\$222,520	\$226,532
+ Market Misc Value	\$28,438	\$29,978	\$25,889	\$24,138
+ Market Land Value	\$535,950	\$839,239	\$707,515	\$688,405
= Just Market Value	\$1,061,548	\$1,086,141	\$955,924	\$939,075
= Total Assessed Value	\$1,061,548	\$1,051,516	\$955,924	\$939,075
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,061,548	\$1,086,141	\$955,924	\$939,075

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	4,030.00	Square Foot	40.2	110.9

Buildings

Building ID 1876
Style
Building Type S.F.R. - R1 / R1
Gross Sq Ft 3688
Finished Sq Ft 1606
Stories 3 Floor
Condition GOOD
Perimeter 264
Functional Obs 0
Economic Obs 0
Depreciation % 10
Interior Walls WALL BD/WD WAL
Exterior Walls ABOVE AVERAGE WOOD
Year Built 1933
EffectiveYearBuilt 2007
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 3
Full Bathrooms 2
Half Bathrooms 1
Grade 550
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
ATC	Attic	528	0	92

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	704	0	240
FLA	FLOOR LIV AREA	1,606	1,606	278
OPU	OP PR UNFIN LL	104	0	60
OPF	OP PRCH FIN LL	187	0	86
PTO	PATIO	559	0	158
TOTAL		3,688	1,606	914

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1975	1976	1	600 SF	2
FENCES	1977	1978	1	132 SF	5
FENCES	2000	2001	1	600 SF	2
RES POOL	2004	2005	1	220 SF	5
BRICK PATIO	2004	2005	1	250 SF	2
FENCES	2004	2005	1	330 SF	2

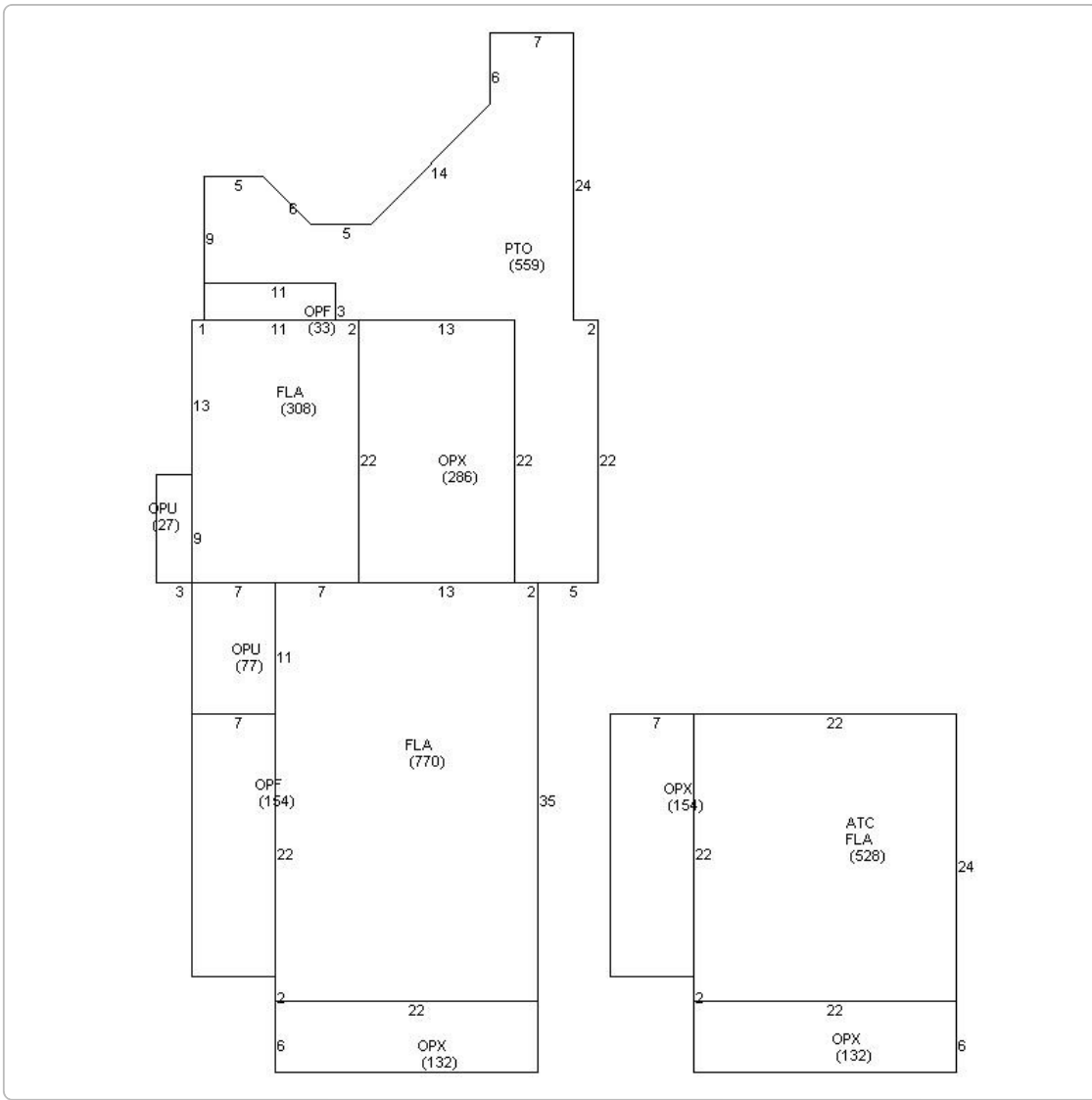
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/8/2013	\$850,000	Warranty Deed		2618	850	02 - Qualified	Improved
9/15/2010	\$570,000	Warranty Deed		2507	1775	02 - Qualified	Improved
7/12/2010	\$100	Certificate of Title		2474	1964	12 - Unqualified	Improved
9/7/2006	\$435,768	Warranty Deed		2236	2480	J - Unqualified	Improved
2/3/2004	\$769,000	Warranty Deed		1979	1576	Z - Unqualified	Improved
9/8/1999	\$775,000	Warranty Deed		1595	2202	M - Unqualified	Improved
1/1/1993	\$259,000	Warranty Deed		1242	251	Q - Qualified	Improved
7/1/1988	\$225,000	Warranty Deed		1060	1889	Q - Qualified	Improved
6/1/1987	\$215,000	Warranty Deed		1015	57	Q - Qualified	Improved
6/1/1982	\$90,000	Warranty Deed		857	1130	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-1342	5/14/2015	7/30/2015	\$1,500	Residential	RELOCATION OF EXISTING FENCE ON REAR PORTION OF PROPERTY APPROX. 27' TO LOT LINE
13-0766	2/27/2013	2/27/2013	\$100	Residential	EXTEND PERMIT #10-3582 FOR FINAL INSPECTION ONLY
12-0587	2/16/2012	8/7/2012	\$1,300		INSTALL WIRING FOR 2 SPLIT UNIT AC
12-0272	2/1/2012	8/7/2012	\$6,290		REMOVE EXISTING 2 TON SYSTEM. RELO AHU TO ATTIC AND CONNECT TO EXISTING
12-0217	1/24/2012	2/15/2013	\$900	Residential	INSTALLATION OF SINGLE PLY IN ROOF VALLEYS APPROX 100 SQ FT
11-4533	1/19/2012	8/7/2012	\$24,900		REVISION: INSTALLATION OF APPROX 1500sf OF FOAM INSULATION IN ATTIC. INSTALL PULL DOWN STAIRWAY FOR ATTIC. INSTALL NEW WOOD AC DUCT CHASE
11-4533	12/19/2011	8/7/2012	\$8,600		R & R 30)sf OF SIDING, 200lf OF TRIM, REPAIR ROTTED SHUTTERS AND 4 ROTTED WINDOW SASHES PAINT TO MATCH
05-4412	10/4/2005	10/18/2005	\$1,700		DEMO BRICK & WOOD FENCE
04-2801	8/26/2004	12/6/2004	\$2,400		REMOVE WOOD FENCE, REPLACE WITH NEW FENCE
04-1859	7/21/2004	12/6/2004	\$24,500		POOL & ELECTRIC
04-1851	6/9/2004	12/6/2004	\$4,300		A/C
04-1464	5/18/2004	12/6/2004	\$106,400		REMODEL & ADDITION
04-1106	4/12/2004	12/6/2004	\$750		BRICK PAVERS
04-0536	4/8/2004	12/6/2004	\$1,950		REVISION TO PERMIT
04-1029	4/6/2004	12/6/2004	\$3,500		DEMO SHED & 1ST & 2ND DECK
04-0873	3/22/2004	12/6/2004	\$1,500		ELEC - RECEPS, FANS, ETC
04-0552	3/5/2004	12/6/2004	\$8,500		PLUMBING
04-0536	2/25/2004	10/18/2005	\$1,200		DEMO 2ND. BATHROOM., DEMO 1S FLOOR ENTRY & HALLWAY
9901555	5/6/1999	7/17/2000	\$3,000		WOOD FENCE
B933130	11/1/1993	6/1/1994	\$45,000		PORCHES 2 FLOORS (RE2426)

Sketches (click to enlarge)



Photos



Map



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

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