



**Historic Architectural Review Commission
Staff Report for Item 2**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: June 27, 2017

Applicant: Thomas Kelly

Application Number: H17-03-0010

Address: #704 Eaton Street

Description of Work:

Partial demolition of rear wall of main house and demolition of side wall of rear addition.
Second Reading.

Site Facts:

The two-story house at 704 Eaton Street is listed as a contributing resource in the survey, built c. 1885, and first appears on the 1889 Sanborn map. The house has a two-story massing with typical features of a two-story Classical Revival structure in Key West with two-story front porch. The house has a temple form front gable roof with classical proportions. The posts on the front of the house are one wood piece – extending through the two stories. The house has two small additions on the rear that appear on the 1899 and 1912 Sanborn maps respectively. The two additions have vertical siding, although the small rear addition has two walls with plywood currently as the exterior siding.

Ordinances Cited in Review:

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

Last month, the Commission approved the partial demolition of the rear wall of a main building and the demolition of a side wall of the rear addition that dates to 1899. Because the demolition request is for the least publicly visible, secondary elevations and staff does not feel that the wall meet any of the criteria listed in Sec. 102-218, the Commission can consider the request for demolition:

- (1) The walls do not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction.
- (2) The walls are not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The walls have no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and are not associated with the life of a person significant in the past;
- (4) The walls to be demolished are not the site of a historic event with a significant effect upon society;
- (5) The walls do not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) The walls do not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The walls are not related to a square, park, or other distinctive area.
- (8) The walls do not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and
- (9) The walls have not yielded, and are not likely to yield, information important in history.

As this is the second reading for demolition, this will be the final review if approved.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 17-003-00010		BUILDING PERMIT NUMBER X	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:	704 EATON STREET		# OF UNITS
RE # OR ALTERNATE KEY:	00006110-000000		
NAME ON DEED:	KEY WEST NC LLC	PHONE NUMBER	
OWNER'S MAILING ADDRESS:	PO BOX 330	EMAIL	
	MOORESVILLE NC 28115-0330		
CONTRACTOR COMPANY NAME:		PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:		EMAIL	
APPLICANT'S NAME	THOMAS KELLY	PHONE NUMBER 305-304-1984	
APPLICANT'S ADDRESS:	19141 ROCKY ROAD	EMAIL THOMASCKELLY@BELLSOUTH.NET	
	SUGARLOAF KEY, FLORIDA 33042		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	<input checked="" type="checkbox"/> X
	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

1. PROPOSED POOL & LARAI IN REAR
2. ONE-STORY FRAMED ADDITION @ REAR
3. NEW DOOR @ FRONT OF BUILDING
4. WOOD PICKET FENCES

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Oper: KEYMAC Type: BP Drawn: 1
Date: 4/18/17 56 Receipt no: 14889
2017 30010 as identification.
PT - BUILDING PERMITS-NEW
1.00 \$100.00
Trans number: 310406
OK CHECK 1097 \$100.00
Trans date: 4/18/17 Time: 5:14:02

845-517-7577 #1548

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE, OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER
 ADDITIONAL INFORMATION: 1. PROPOSED POOL and LANAI IN REAR 2. ONE-STORY FRAMED ADDITION AT REAR

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
FRONT DOORS	WOOD	WOOD WITH GLASS
WINDOWS	WOOD	"MARVIN" REPLACEMENT SASHES

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.
 SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____
 BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

Kelly Perkins

To: THOMAS KELLY
Subject: RE: Question about Scope of Work for 704 Eaton Street

From: THOMAS KELLY [mailto:thomasckelly1@bellsouth.net]
Sent: Friday, May 12, 2017 3:18 PM
To: Kelly Perkins <kperkins@cityofkeywest-fl.gov>
Subject: Re: Question about Scope of Work for 704 Eaton Street

Kelly,

Clarification to application as follows:

1. Gutters on main structure only with downspouts to the rear. No gutters on the front porch area.
2. Any deteriorated siding will be repaired or replaced in kind.
3. All fences are wood picket.
4. The front door alterations will be done on this application.
5. The front porch is in good shape. A little beam repair but mostly prep and paint.

Thank you for your help,
Tom Kelly

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West’s Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

- 1. The walls proposed for demolition are damaged from prolong water damage due to incorrect flashing.
- 2. The first floor framing and perimeter beams will need 90% replacement due to water damage and age.

OR THAT THE BUILDING OR STRUCTURE;

(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.

The wall sections have no distinctive characteristics.

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

There are no events in 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.

There has been no significant person living in the building in the past.

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

No historic event happened within the building.

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

This building does not

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

This building does not

- (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.

The location is not unique.

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

It will not yield important information.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

No Reason _____ Plans will be completed after HARC review _____

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.

_____ No building will be removed. _____

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

_____ No historic building will be removed _____

AND

(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 sections of wall to be removed are not important in defining the historic charactor of the neighborhood _____

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

_____ No contributing structure will be removed. _____

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 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 there will be a final inspection required under this application. I also understand that any **changes to an approved Certificate of Appropriateness must be submitted for review.***

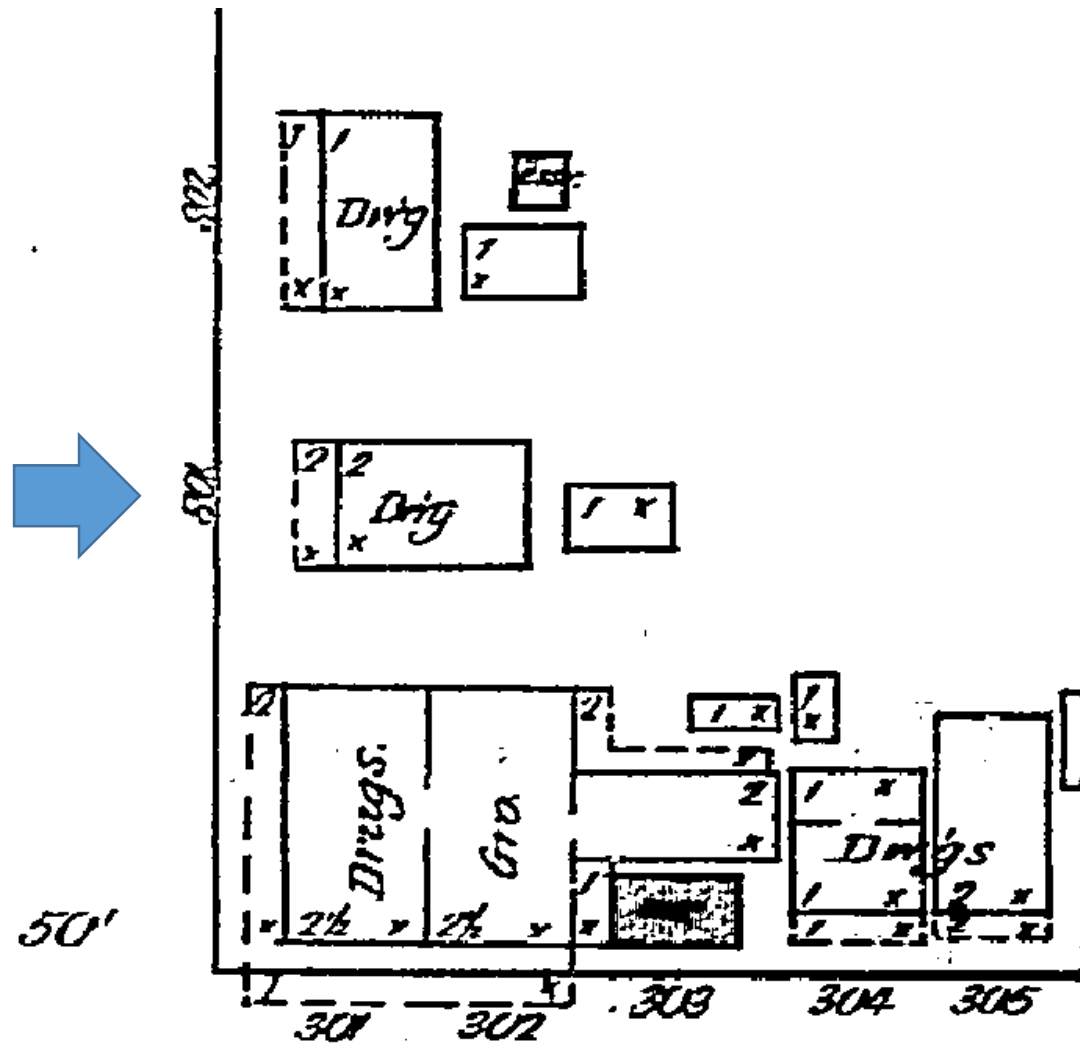
PROPERTY OWNER'S SIGNATURE:	DATE AND PRINT NAME:
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OFFICE USE ONLY

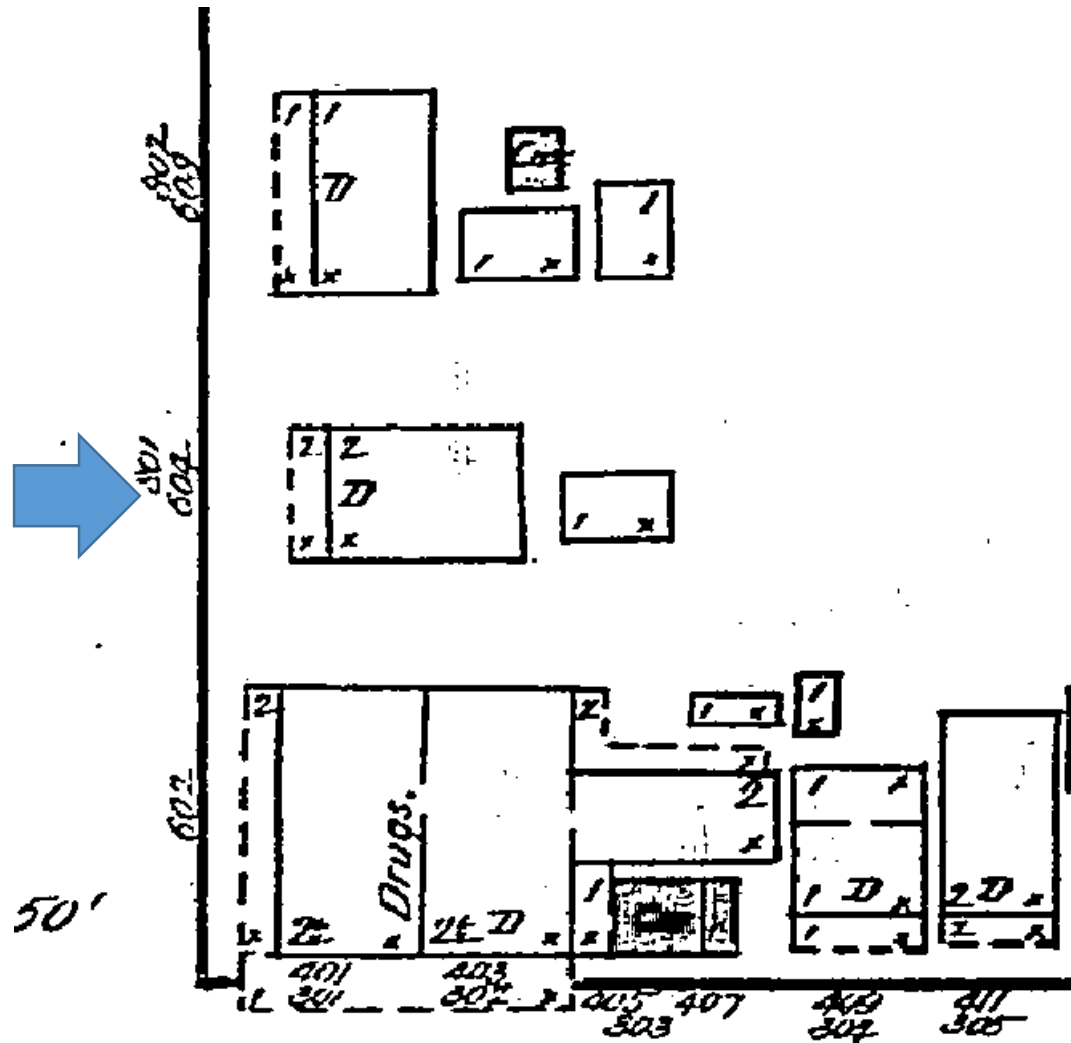
BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing Year built _____ Style _____ Listed in the NRHP <input type="checkbox"/> Year _____	
<input type="checkbox"/> Not listed Year built _____ Comments _____	

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
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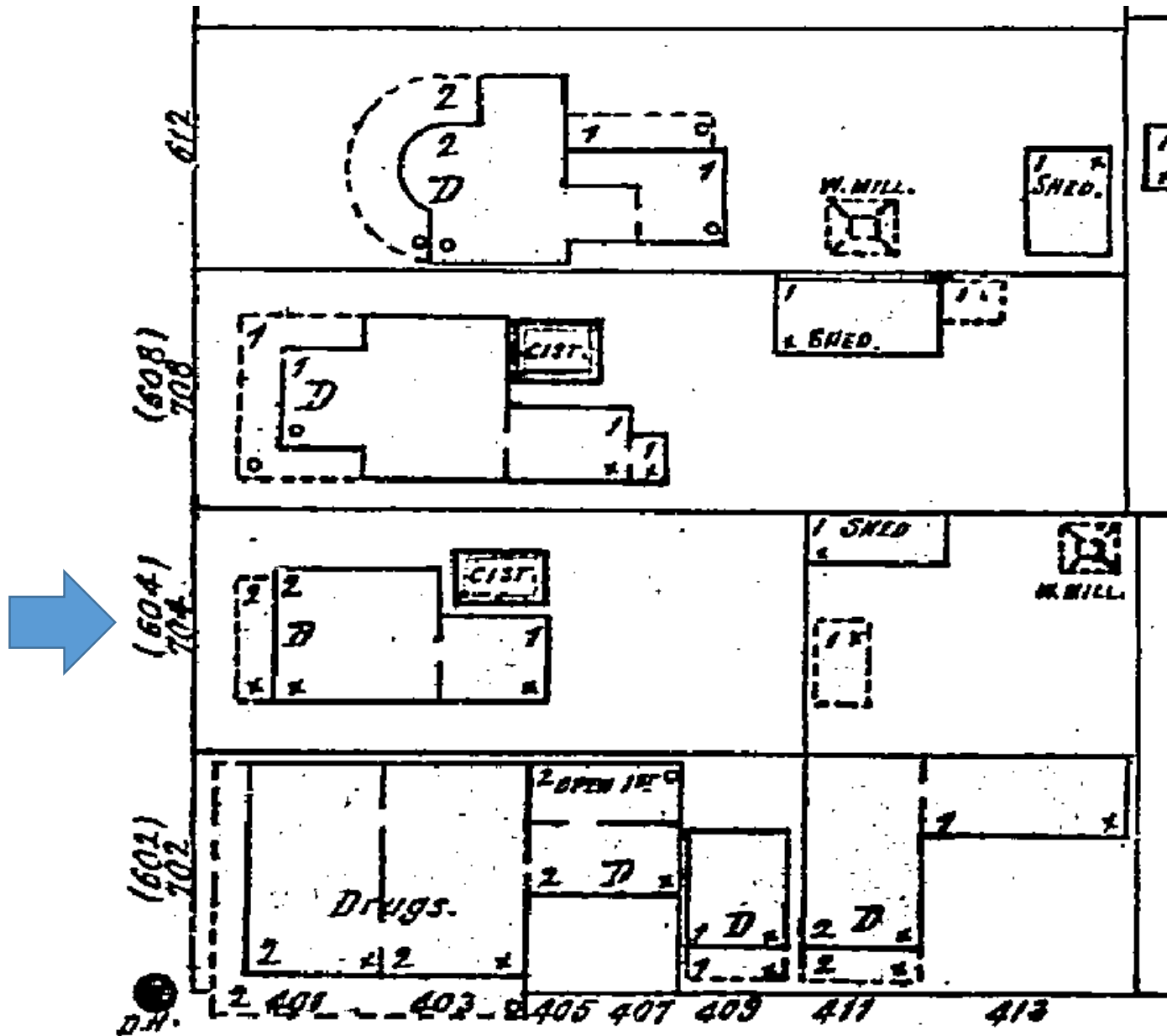
SANBORN MAPS



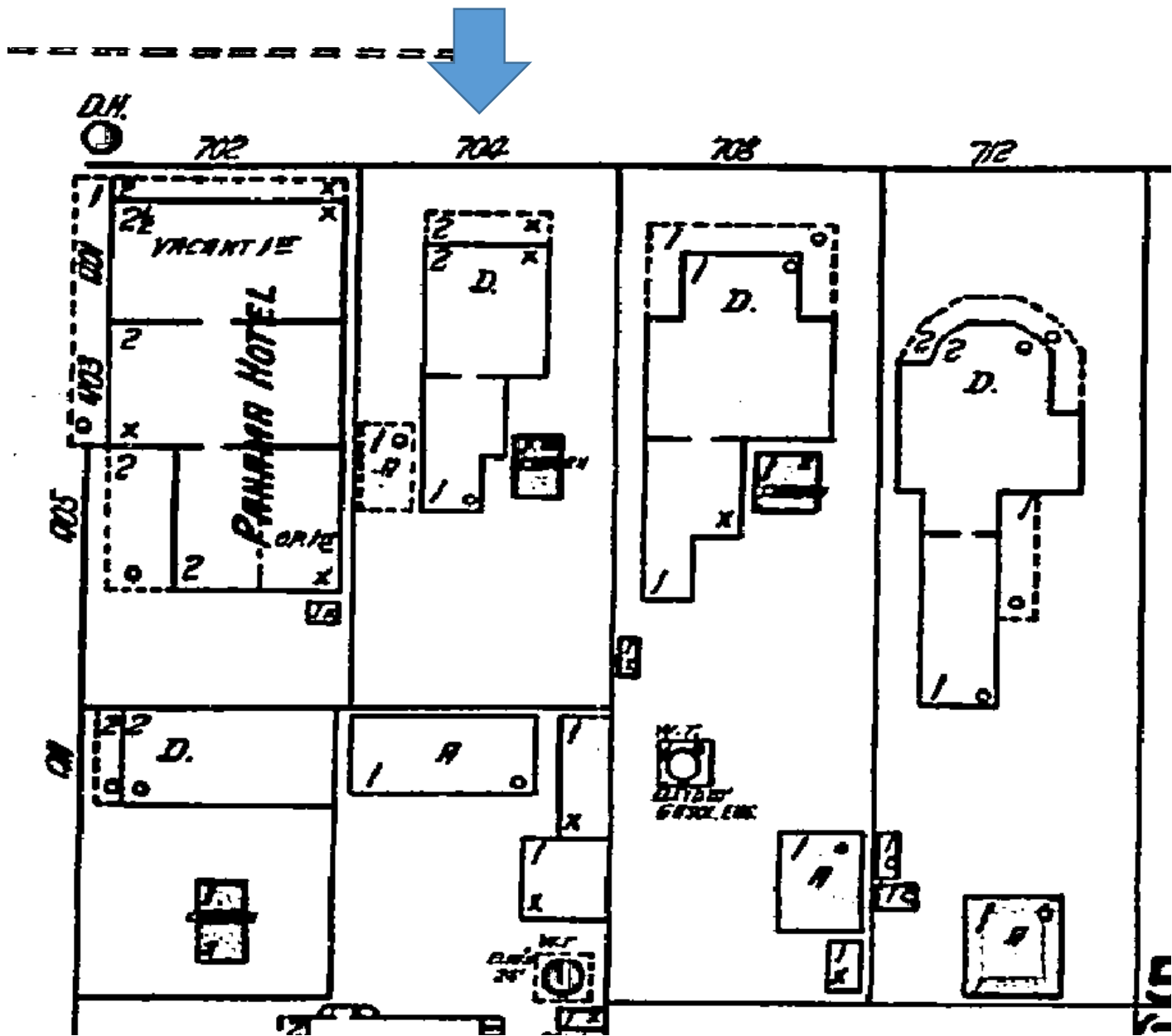
1889 Sanborn Map



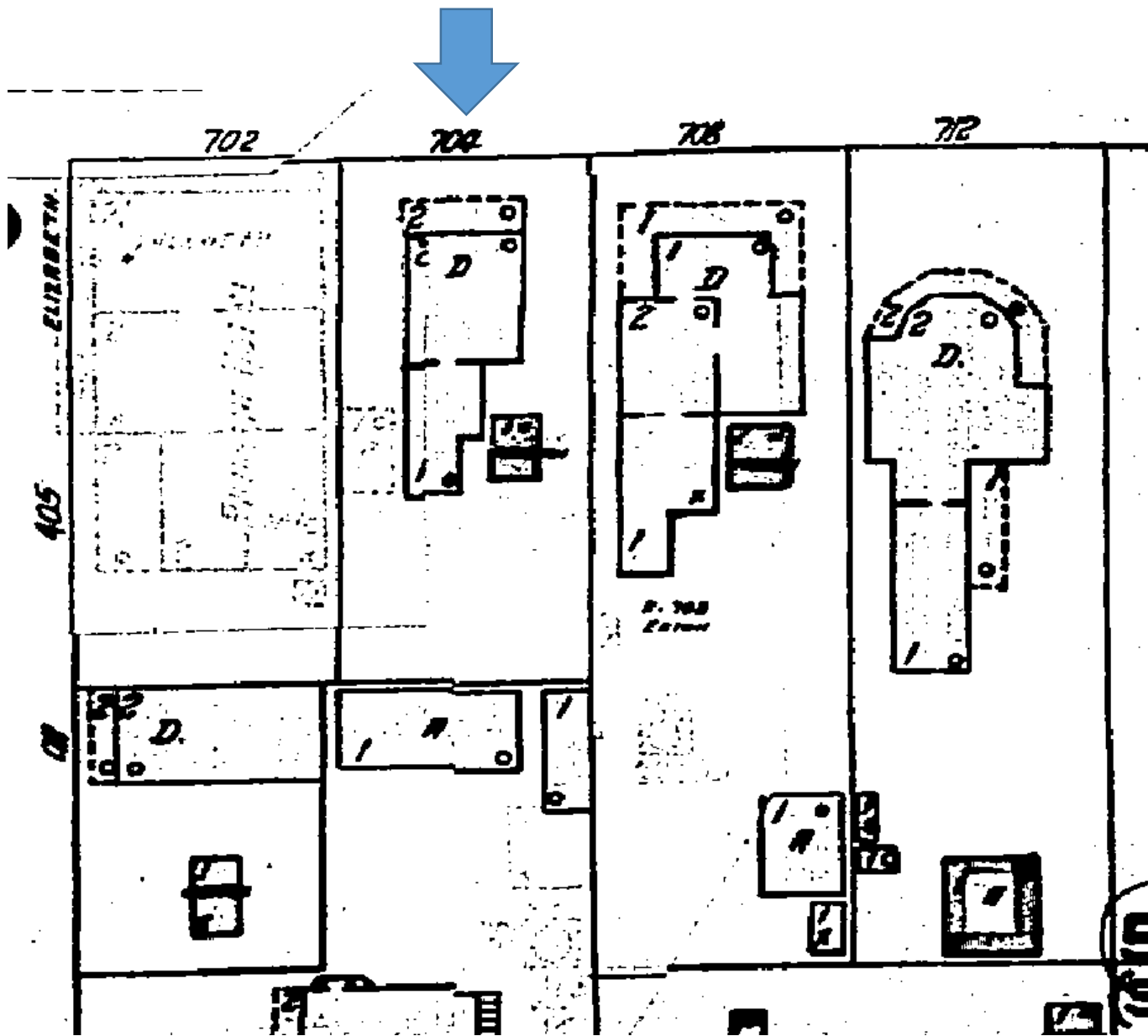
1892 Sanborn Map



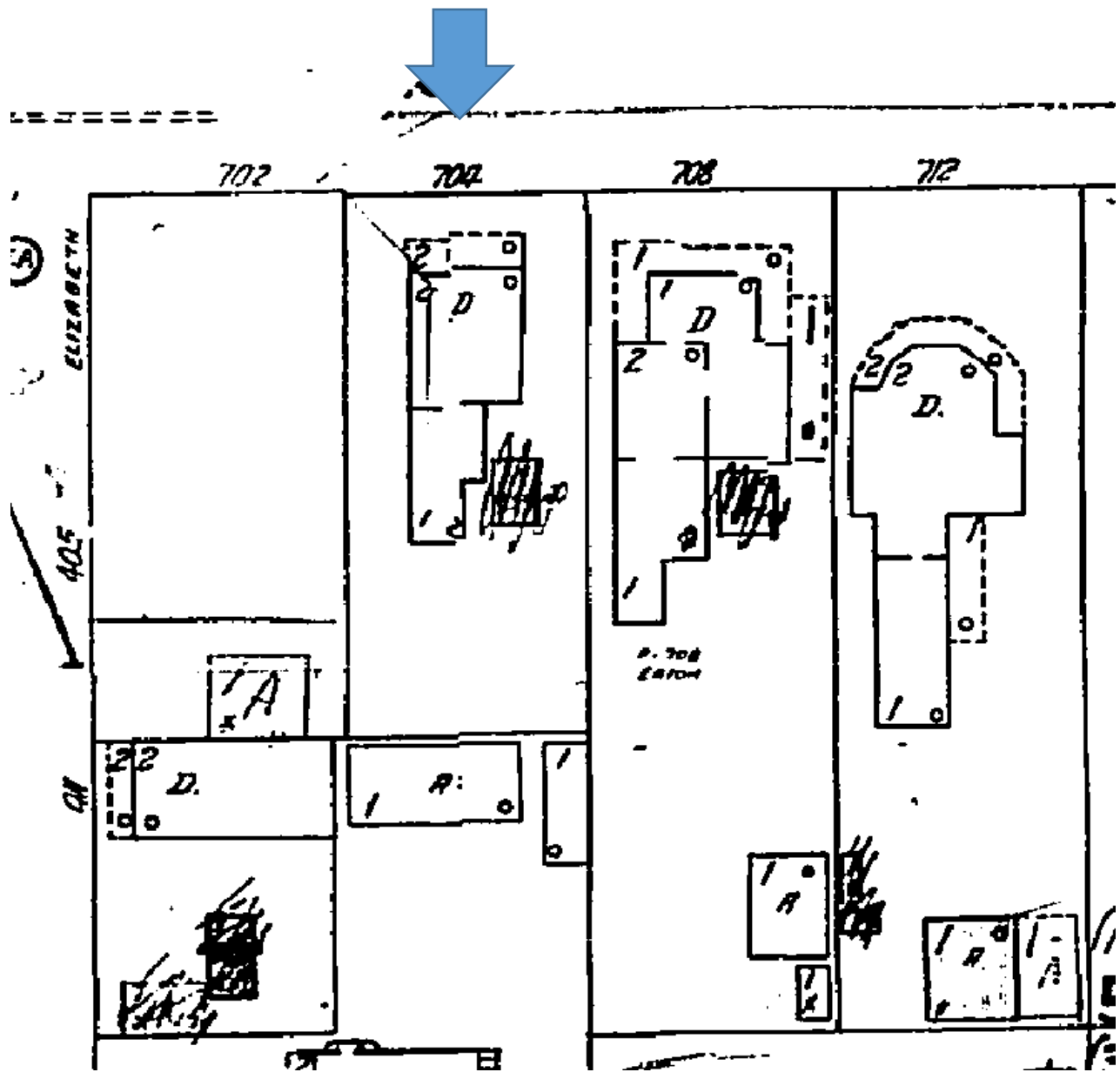
1899 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.

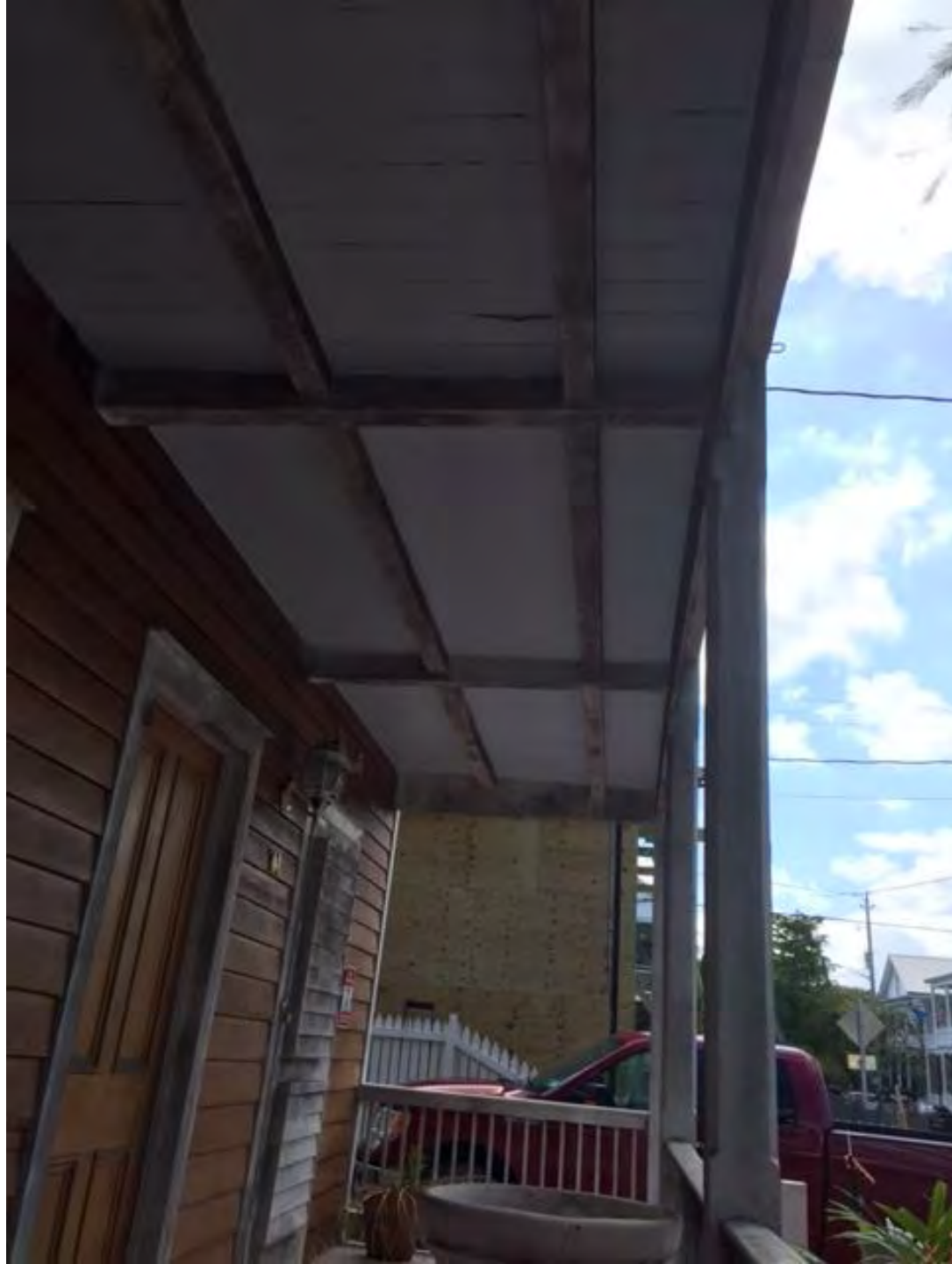




































SURVEY

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY PART OF LOT 3, SQUARE 35 WILLIAM A. WHITEHEAD'S MAP KEY WEST, FLORIDA

ADDRESS:
704 EATON STREET
KEY WEST, FL 33040



NORTH
ASSUMED FROM
LEGAL DESCRIPTION

SCALE: 1" = 20'

POC
"LESS AND
EXCEPT"

FND NAIL
& DISK
LB 7131

NORTHEASTERLY RIGHT OF WAY LINE
SELY 90.60'(D)
N57°32'49"E 50.01'(M)

I HAVE CONSULTED THE
FEDERAL EMERGENCY
MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP -
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
REVISED EFFECTIVE DATE: NA
THE HERON DESCRIBED
PROPERTY APPEARS TO BE IN -
FLOOD ZONE: ZONE X

FND 1/2" IR &
CAP, LB #7700
O/S 0.3' SW'LY

POC/POB

FND 1/2" IR &
CAP, LB #7700
O/S 0.3' SW'LY

NE'LY 50.25'(D)
N58°16'24"E 50.43'(M)

NE'LY 50.26'(D)
N58°52'28"E 50.41'(C)

FND NAIL
& DISK
ILLEGIBLE

BENCHMARK:
SET MAG NAIL
IN CONC SIDEWALK
EL. = 11.55', NGVD1929

FND NAIL &
DISK, PTS1587

BEARING BASE LINE
N57°37'42"E
201'(D) 200.91'(M)

NE'LY 100.5'(D)
N57°20'43"E 100.48'(M)

NOTHING FND/SET

FND 1/2" IR &
CAP, ILLEGIBLE
O/S 0.5' SE'LY

NE'LY 50.25'(D)
N58°16'24"E 50.43'(M)

NE'LY 50.25'(D)
N57°32'49"E 50.01'(M)

NE'LY 50.26'(D)
N58°52'28"E 50.41'(C)

NE'LY 50.26'(D)
N58°52'28"E 50.41'(C)

NE'LY 50.26'(D)
N58°52'28"E 50.41'(C)

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NE'LY 50.26'(D)
N58°52'28"E 50.41'(C)

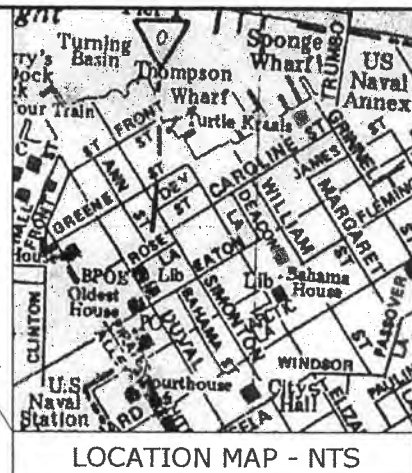
NE'LY 50.26'(D)
N58°52'28"E 50.41'(C)

NE'LY 50.26'(D)
N58°52'28"E 50.41'(C)

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NE'LY 50.26'(D)
N58°52'28"E 50.41'(C)



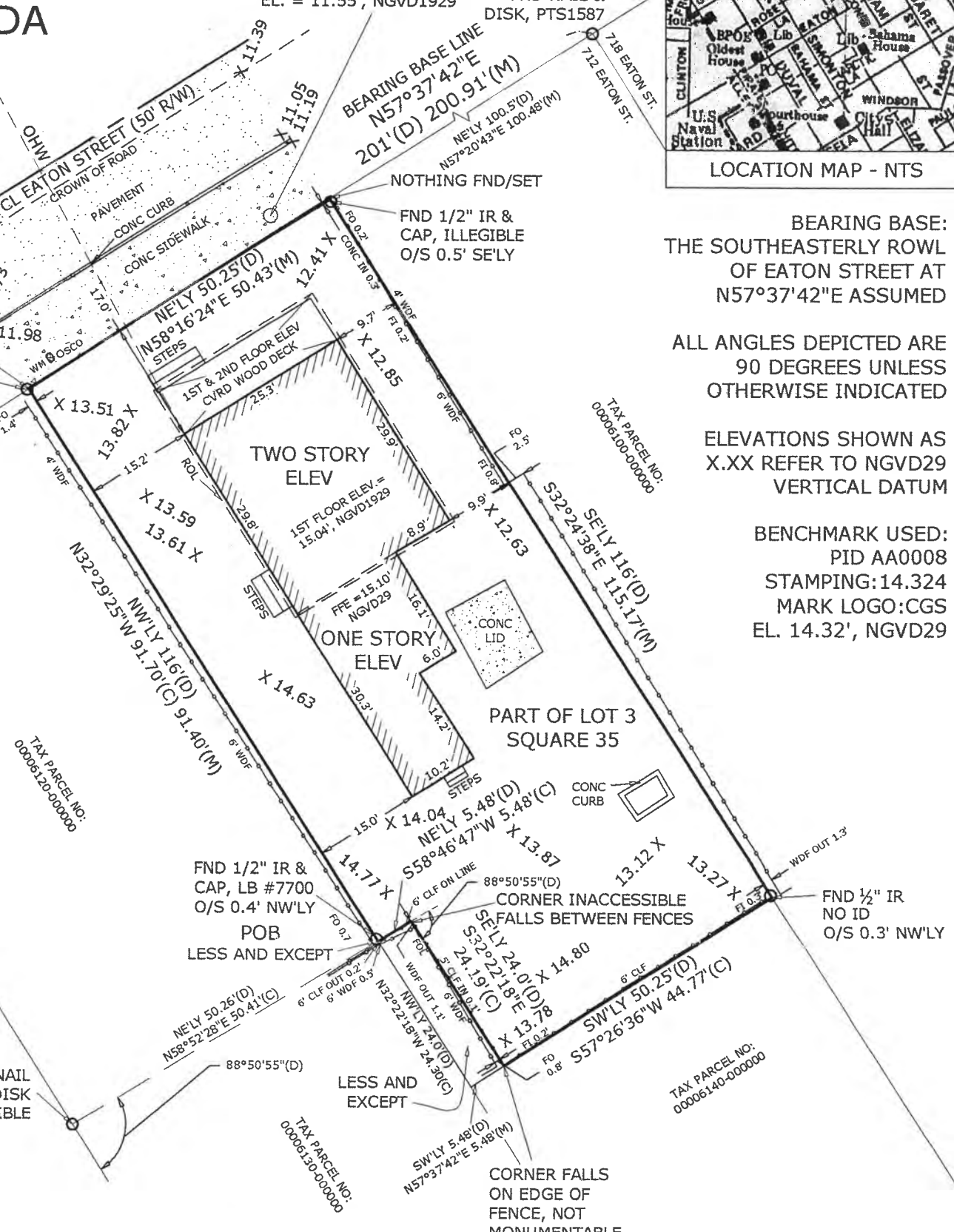
LOCATION MAP - NTS

BEARING BASE:
THE SOUTHEASTERLY ROWL
OF EATON STREET AT
N57°37'42"E ASSUMED

ALL ANGLES DEPICTED ARE
90 DEGREES UNLESS
OTHERWISE INDICATED

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD29
VERTICAL DATUM

BENCHMARK USED:
PID AA0008
STAMPING: 14.324
MARK LOGO: CGS
EL. 14.32', NGVD29



LEGAL DESCRIPTION - O.R. BOOK 2748, PAGE 1898

On the island of Key West, and known on William A. Whitehead's map of said island delineated in February, A.D. 1829 as part of Lot Three (3) of Square Thirty-Five (35). Commencing at a point on Eaton Street Fifty(50) feet and Three (3) inches from Elizabeth Street, and runs on Eaton Street Northeasterly Fifty(50) feet and Three (3) inches; thence runs in a Southeasterly direction One Hundred Sixteen (116) feet; thence runs in a Southwesterly direction Fifty(50) feet and Three (3) inches; thence runs in a Northwesterly direction One Hundred Sixteen (116) feet out to Eaton Street the Point of Beginning.

LESS AND EXCEPTING THEREFROM:

A parcel of land on the island of Key West, and known on William A. Whitehead's map of said island delineated in February, A.D. 1829 as part of Lot Three (3) of Square Thirty-Five (35). Commencing at the intersection of the Southeasterly line of Eaton Street and the Northeasterly line of Elizabeth Street, bear Southeasterly along the Northeasterly line of Elizabeth Street for a distance of 90.6 feet; thence with a deflected angle to the left of 88°50'55" and Northeasterly for a distance of 50.26 feet to the Point of Beginning; thence continue Northeasterly along the extension of the last named course for a distance of 5.48 feet; thence with a deflected angle to the right of 88°50'55" and Southeasterly for a distance of 24.0 feet; thence at right angles and Southwesterly for a distance of 5.48 feet; thence at right angles and Northwesterly for a distance of 24.0 feet to the Point of Beginning.

CERTIFIED TO - KEY WEST NC LLC

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

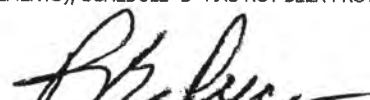
NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

C = CALCULATED	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
CL = CENTERLINE	IP = IRON PIPE	ROL = ROOF OVERHANG LINE
CLF = CHAINLINK FENCE	IR = IRON ROD	ROWL = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	L = ARC LENGTH	SCO = SANITARY CLEAN-OUT
CONC = CONCRETE	LE = LOWER ENCLOSURE	TBM = TIDAL BENCHMARK
C/S = CONCRETE SLAB	M = MEASURED	TMH = TELEPHONE MANHOLE
CVRD = COVERED	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	TOS = TOP OF BANK
D = DEED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TYP = TYPICAL
EL = ELEVATION	O/S = OFFSET	WD = WOOD DECK
ELEV = ELEVATED	OHW = OVERHEAD WIRES	WDF = WOOD FENCE
ENCL = ENCLOSURE	P = PLAT	WL = WOOD LANDING
FFE = FINISHED FLOOR ELEVATION	P&M = PLAT & MEASURED	WM = WATER METER
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WV = WATER VALVE
FND = FOUND	POC = POINT OF COMMENCEMENT	
FO = FENCE OUTSIDE		
FOL = FENCE ON LINE		

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SCALE:	1" = 20'
FIELD WORK DATE	01/05/16
REVISION DATE	-/-
SHEET	1 OF 1
DRAWN BY:	BT/KK
CHECKED BY:	RER
INVOICE #:	16010405

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED 
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

PROPOSED DESIGN

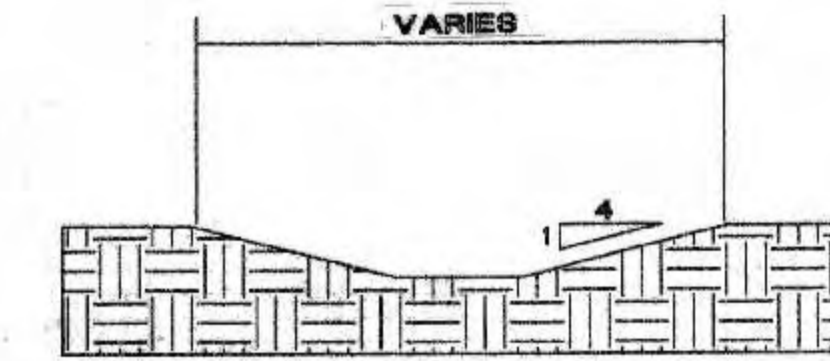
704 EATON STREET

KEY WEST - FLORIDA

LEGAL LOT 8, SQUARE 35 "William A. Whitehead's Map"	
FLOOD ZONE	X-ZONE
DISTRICT ZONE	HMDR
LOT SIZE	= 5697 S.F.
EXISTING BUILDING	= 1375 S.F.
NEW FRAMED ADDITION	= 238 S.F.
LANAI	= 420 S.F.
BUILDING / LOT RATIO	= 35.7%

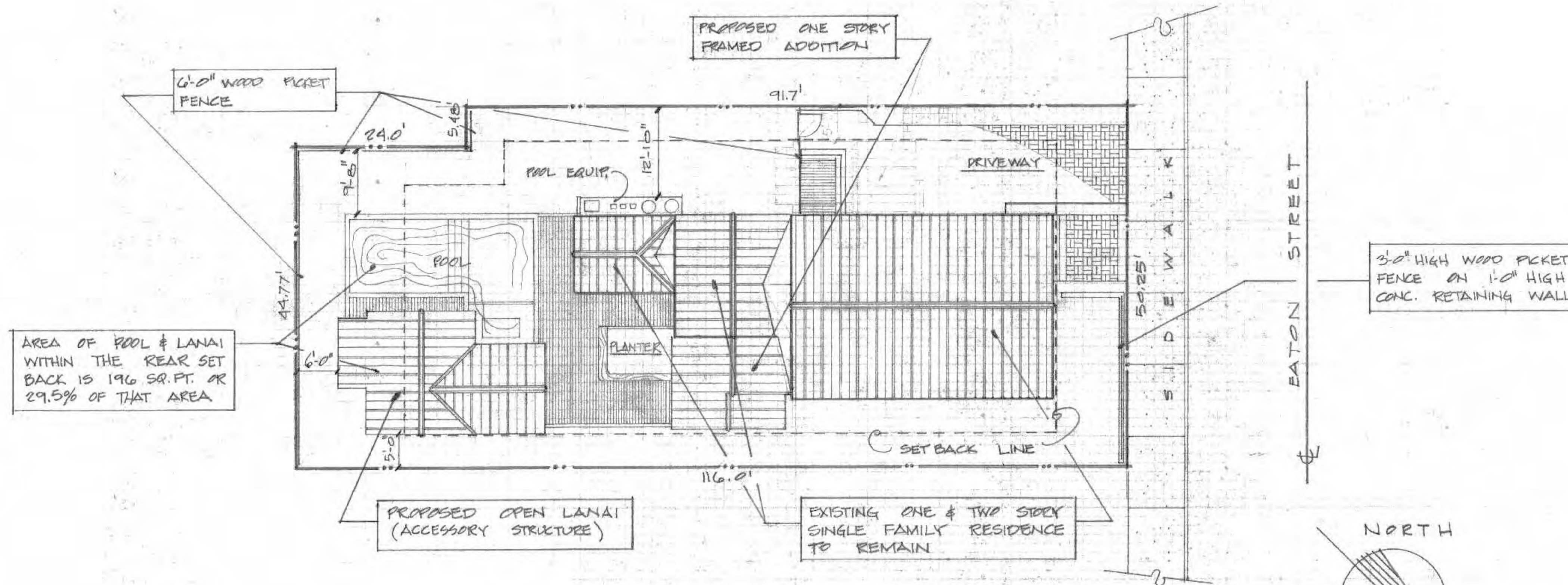
DRIVEWAY and WALKWAY	= 676 S.F.
EQUIPMENT SLAB	= 45 S.F.
POOL	= 232 S.F.
IMPERVIOUS SURFACES / LOT RATIO	= 52.4 S.F.

DECK W/ SPACED BOARDS BELOW 30"	= 386 S.F.
OPEN SPACE / LOT RATIO	= 41.2%



CUBIC FEET REQUIRED = $\frac{\text{DISTURBED AREA} \times \text{RAINFALL}}{12}$ = $\frac{1611 \text{ SQ.FT.}}{12}$ = 134 CU. FT.
 CUBIC FEET SUPPLIED = 134 CU. FT.

SWALE SECTION



SITE PLAN

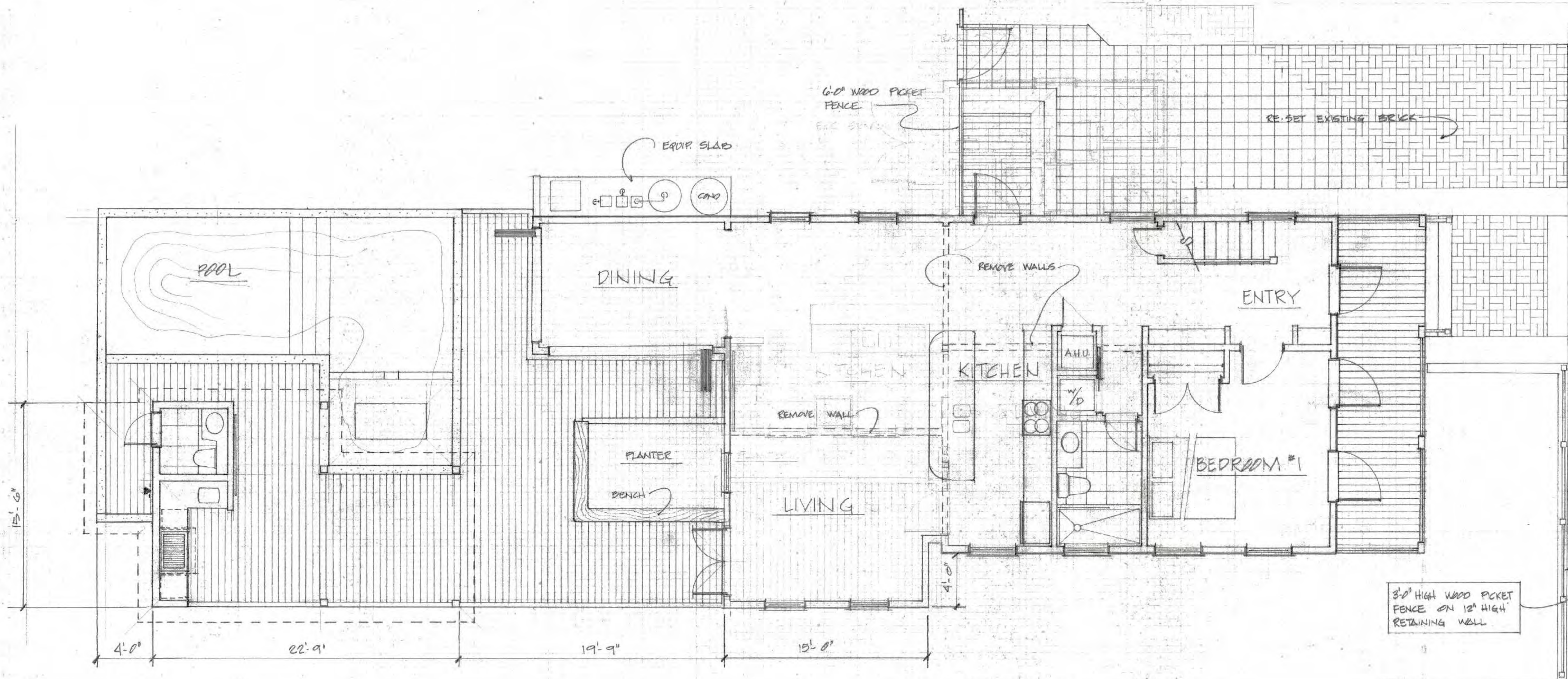
THOMAS KELLY ENTERPRISES INC.
 19141 ROCKY ROAD - SUGARLOAF KEY
 * DESIGN CONCEPTS
 * CONSTRUCTION MANAGEMENT
 (305) 304-1884

704 EATON STREET
 SITE PLAN

DRAWN: TCK
 DATE: 04/03/17

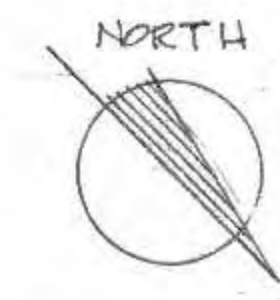
SHEET NUMBER
D-1

KEY WEST



FIRST FLOOR PLAN

1/4" = 1'-0"



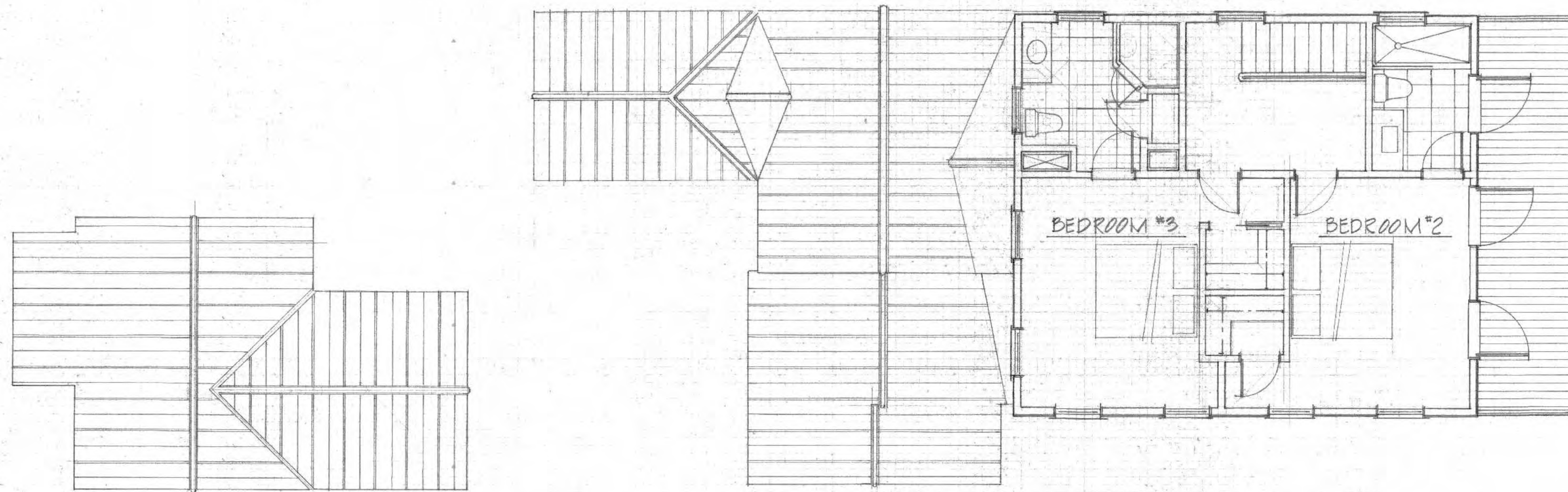
THOMAS KELLY ENTERPRISES INC.
 1941 ROCKY ROAD - SUGARLOAF KEY
 • DESIGN CONCEPTS
 • CONSTRUCTION MANAGEMENT
 (305) 304-1984

704 EATON STREET
 FIRST FLOOR PLAN

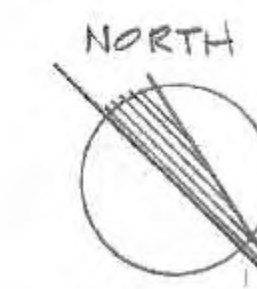
DRAWN: TCK
 DATE: 04/09/17

SHEET NUMBER
D-2
 OF

KEY WEST



SECOND FLOOR PLAN

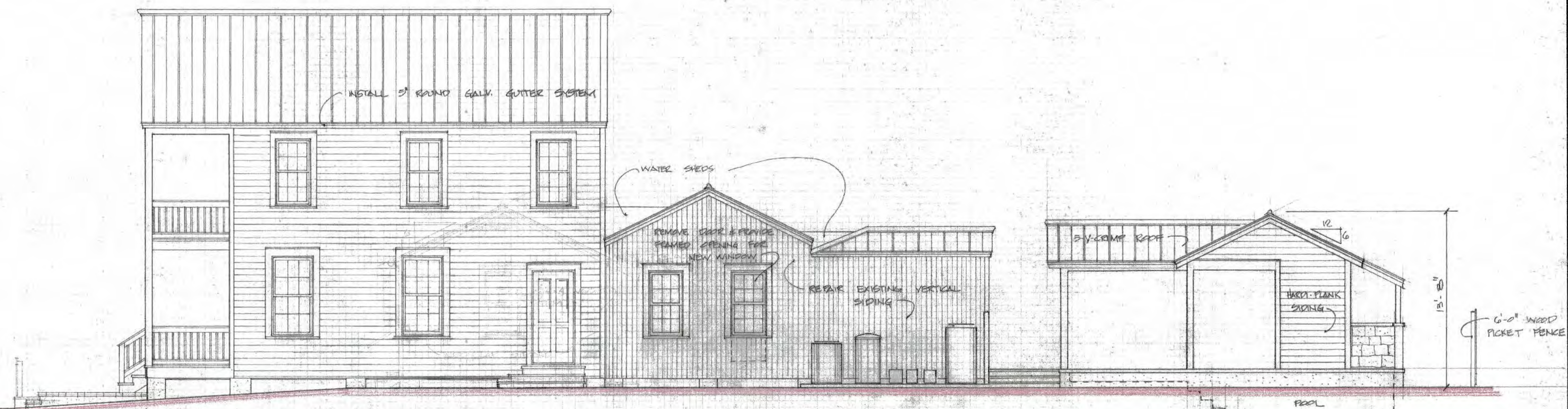


1/4" = 1'-0"



NORTHEAST ELEVATION

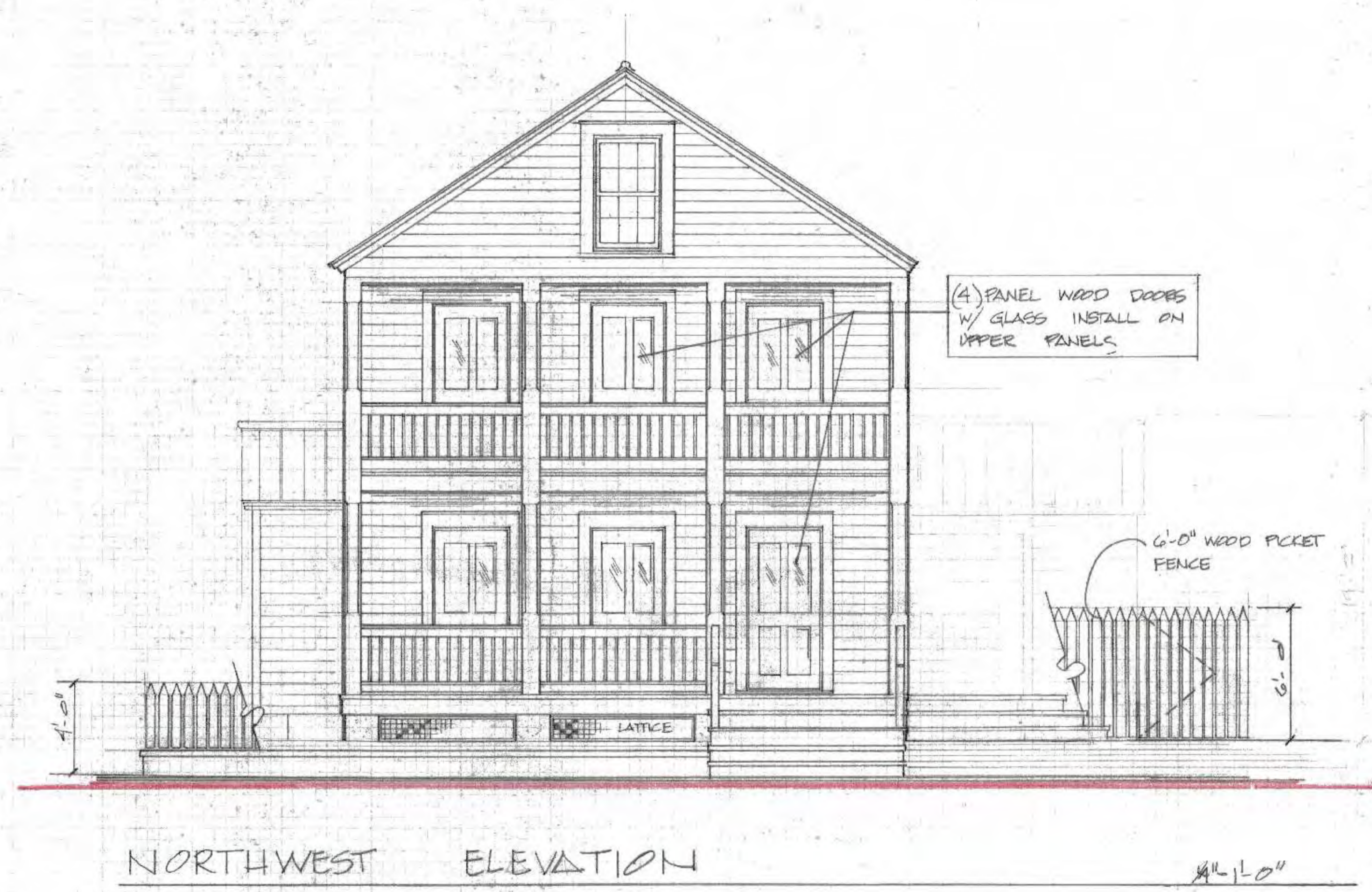
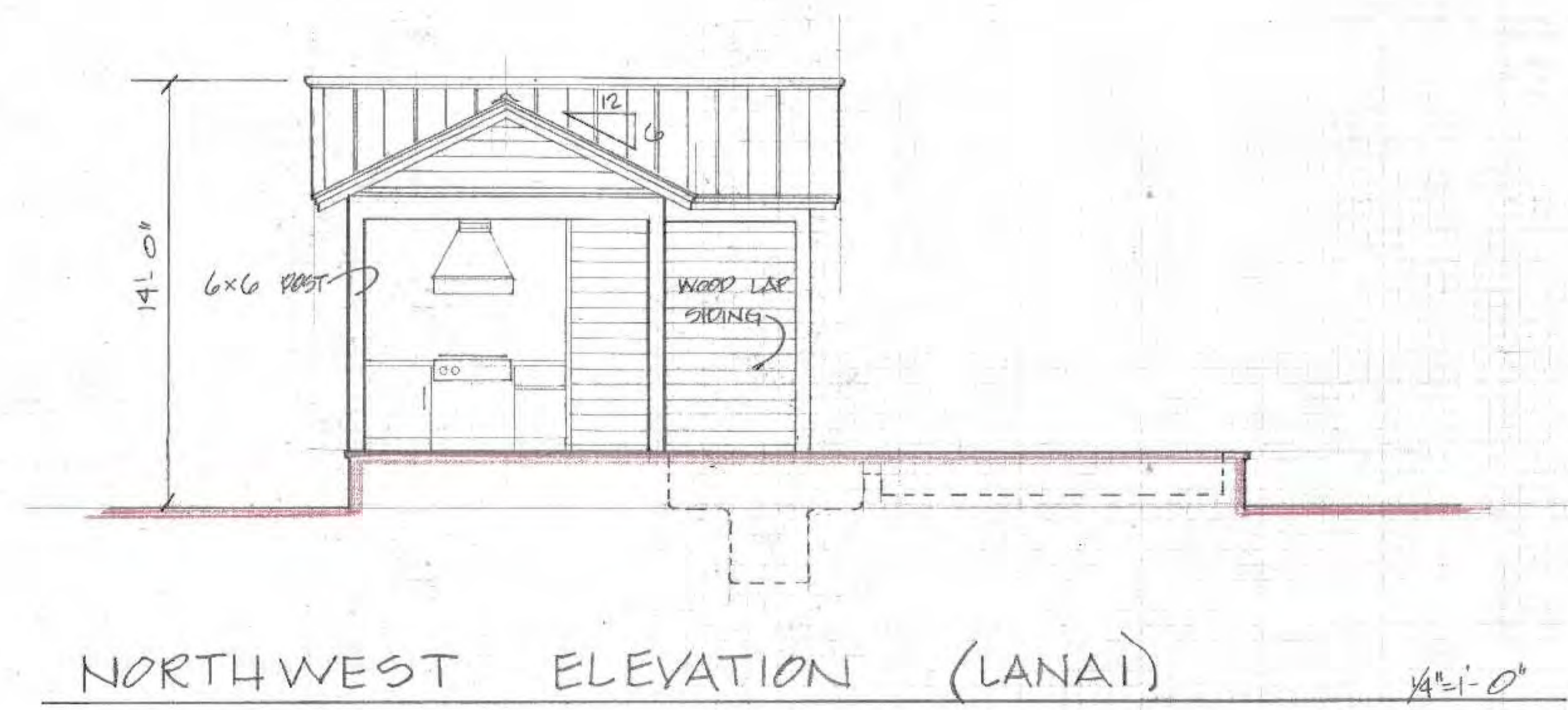
1/4" = 1'-0"

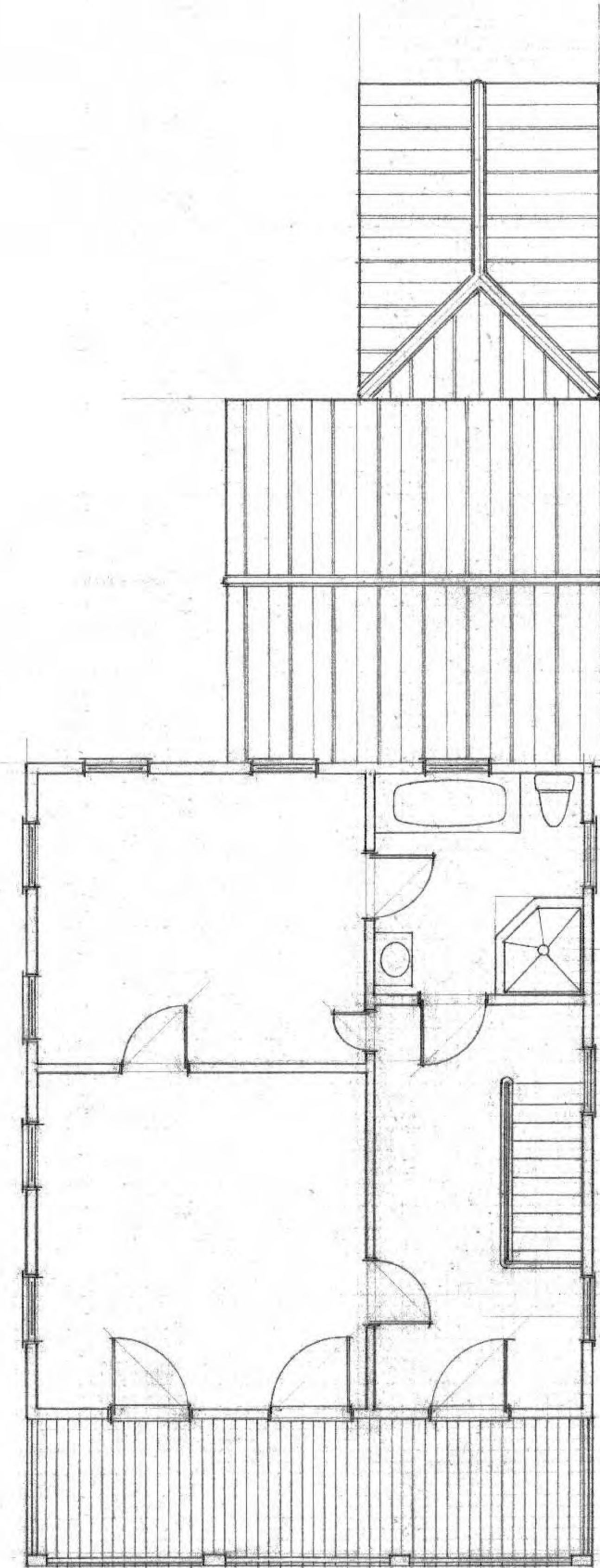


SOUTHWEST ELEVATION

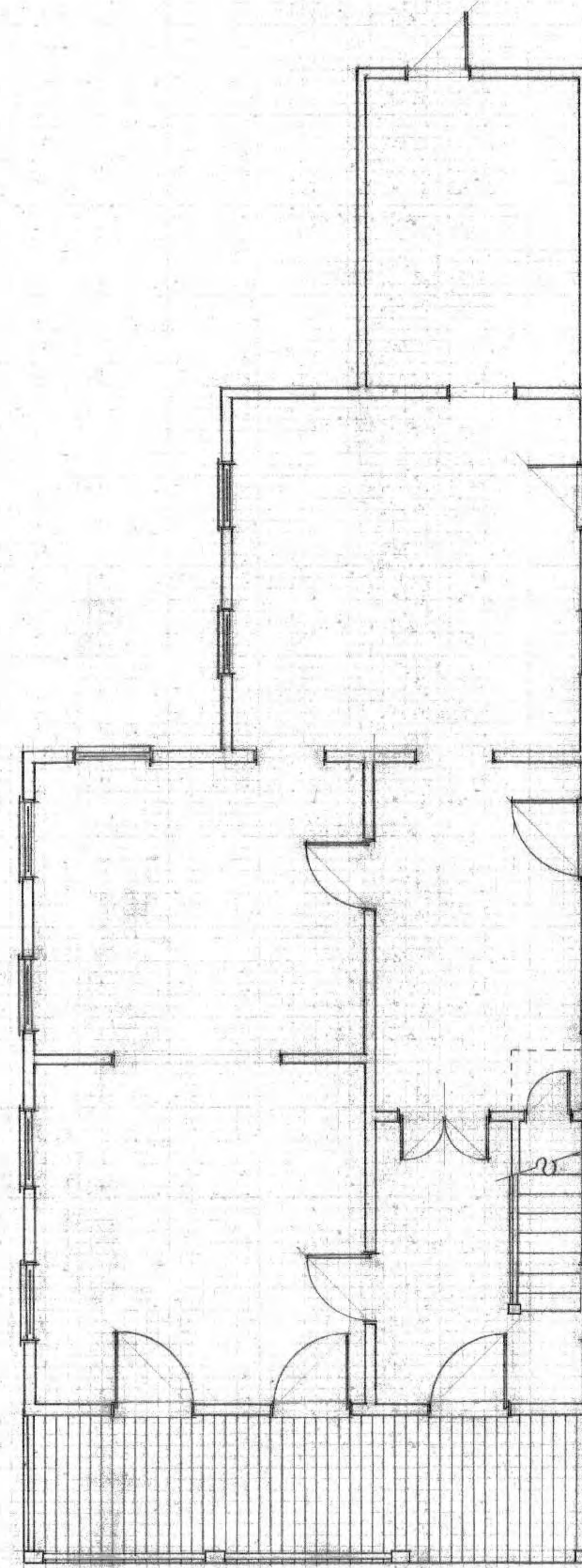
1/4" = 1'-0"

3
5





SECOND FLOOR PLAN 1/4"=1'-0"



FIRST FLOOR PLAN 1/4"=1'-0"

704 EATON STREET
KEY WEST - FLORIDA

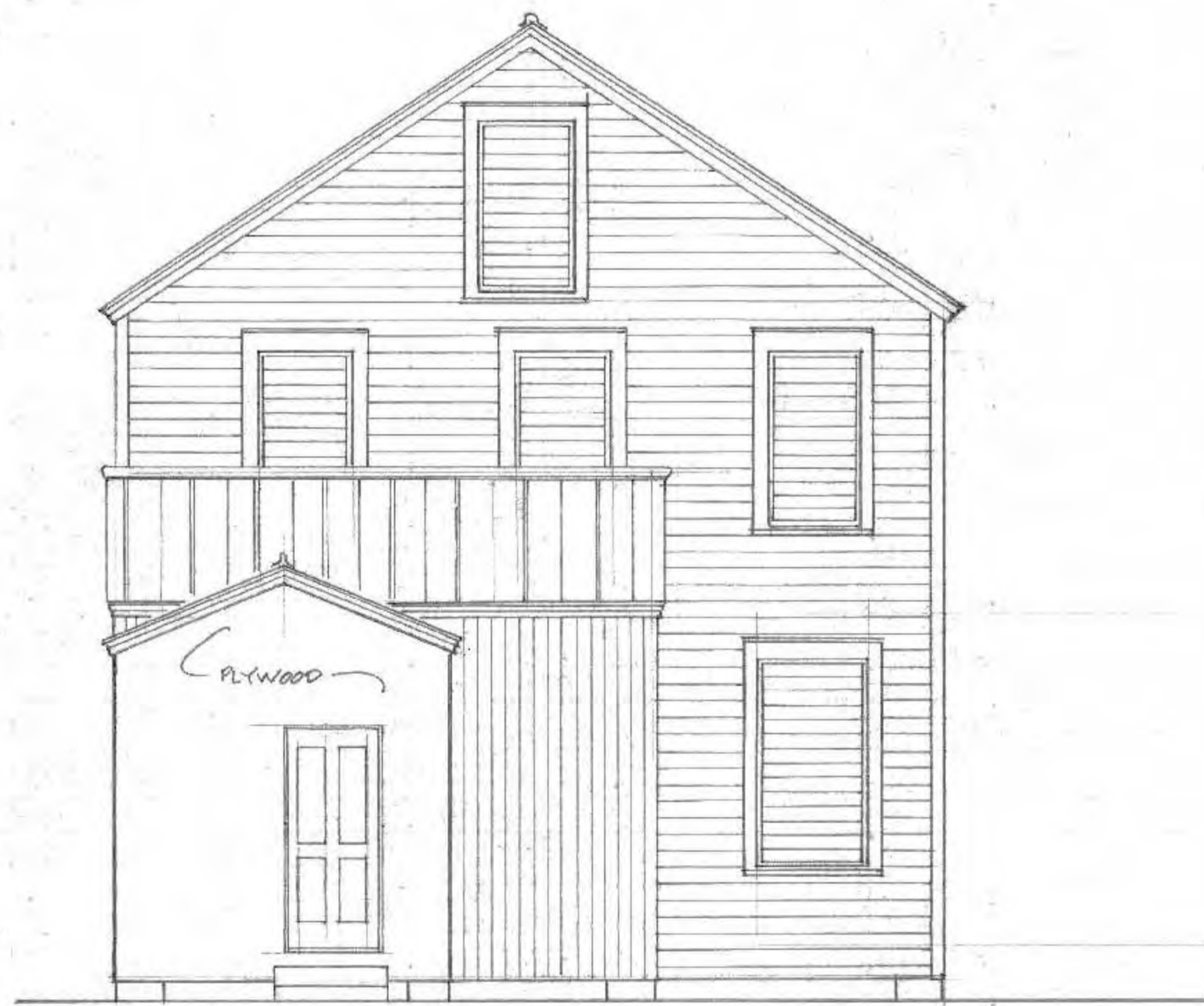
THOMAS KELLY ENTERPRISES INC.
1911 ROCKY ROAD - SUGARLOAF KEY
• DESIGN CONCEPTS
• CONSTRUCTION MANAGEMENT
(305) 904-1984

KEY WEST

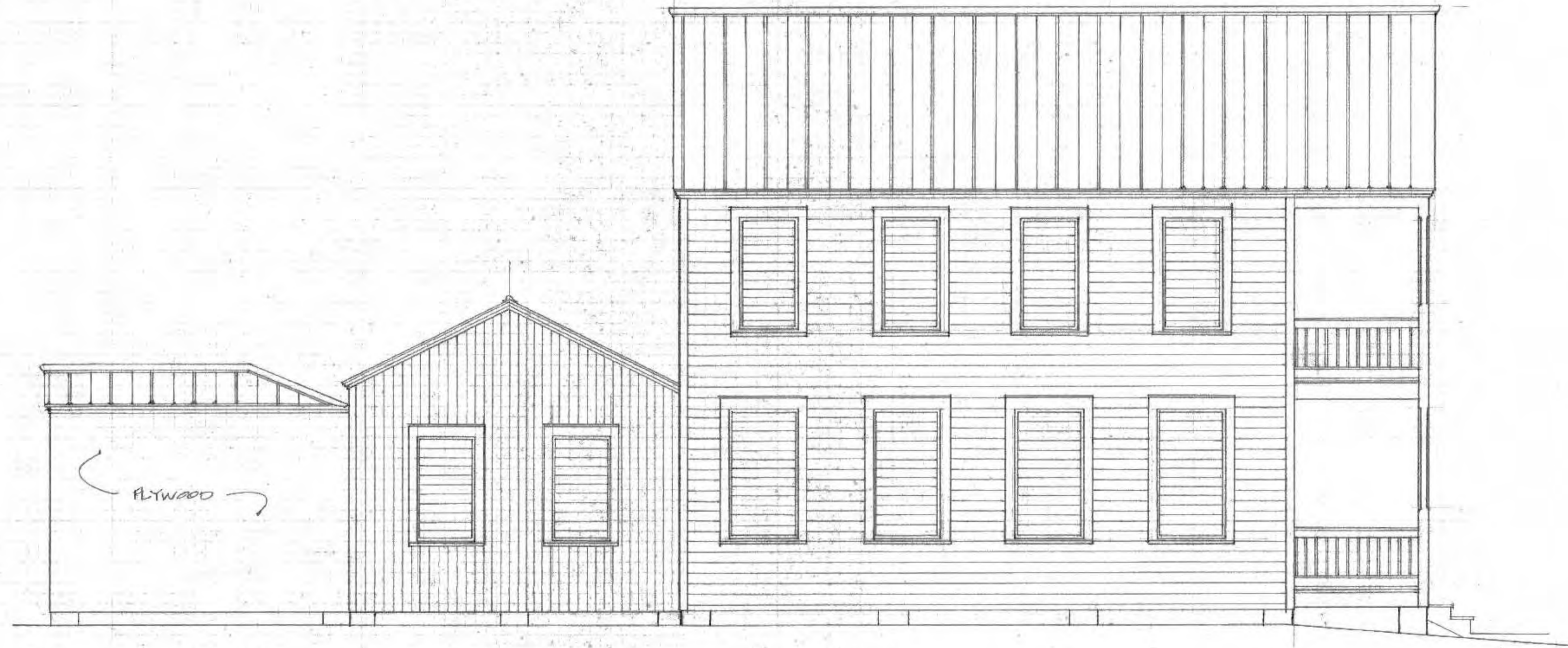
704 EATON STREET
EXISTING FLOOR PLANS

DRAWN TCK
DATE 03/10/17

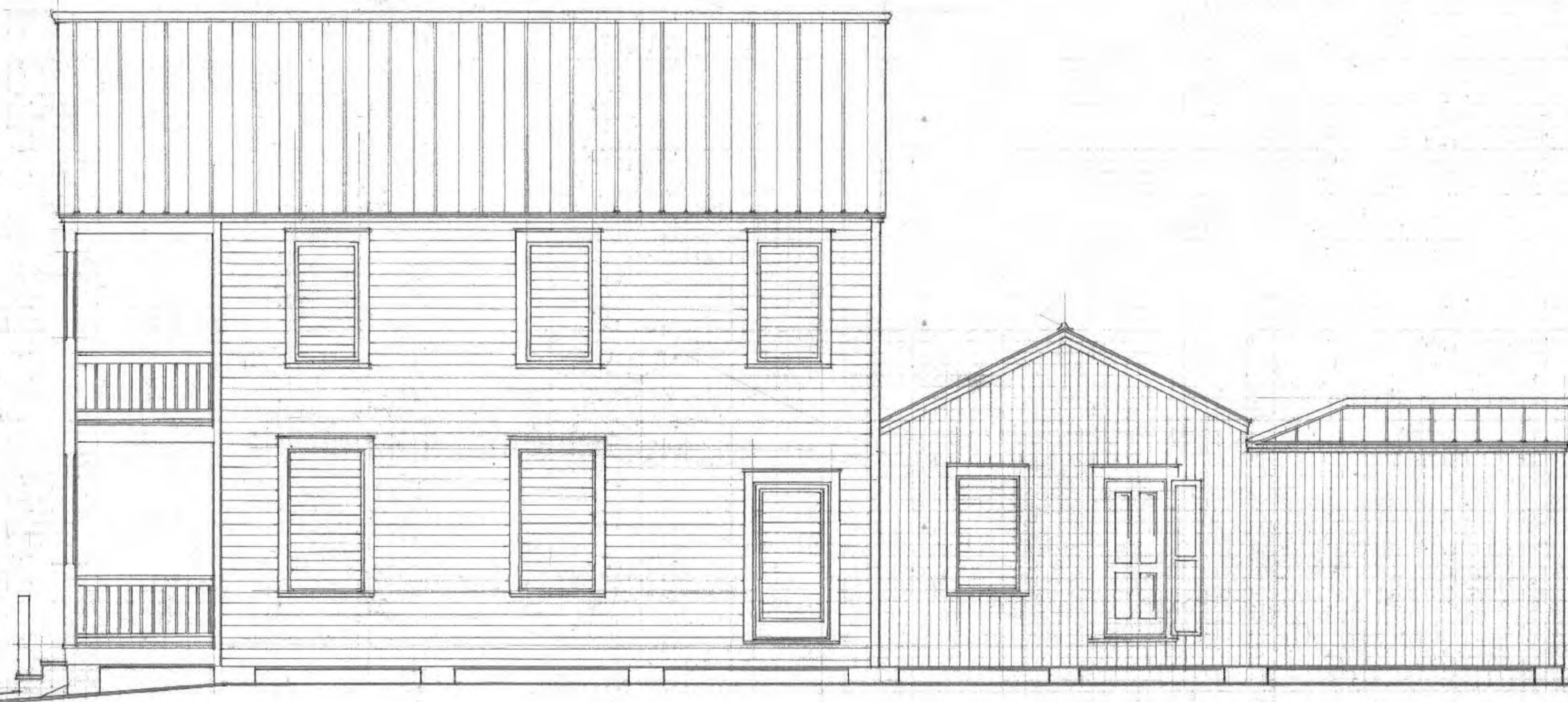
SHEET NUMBER
E-1
OF 2



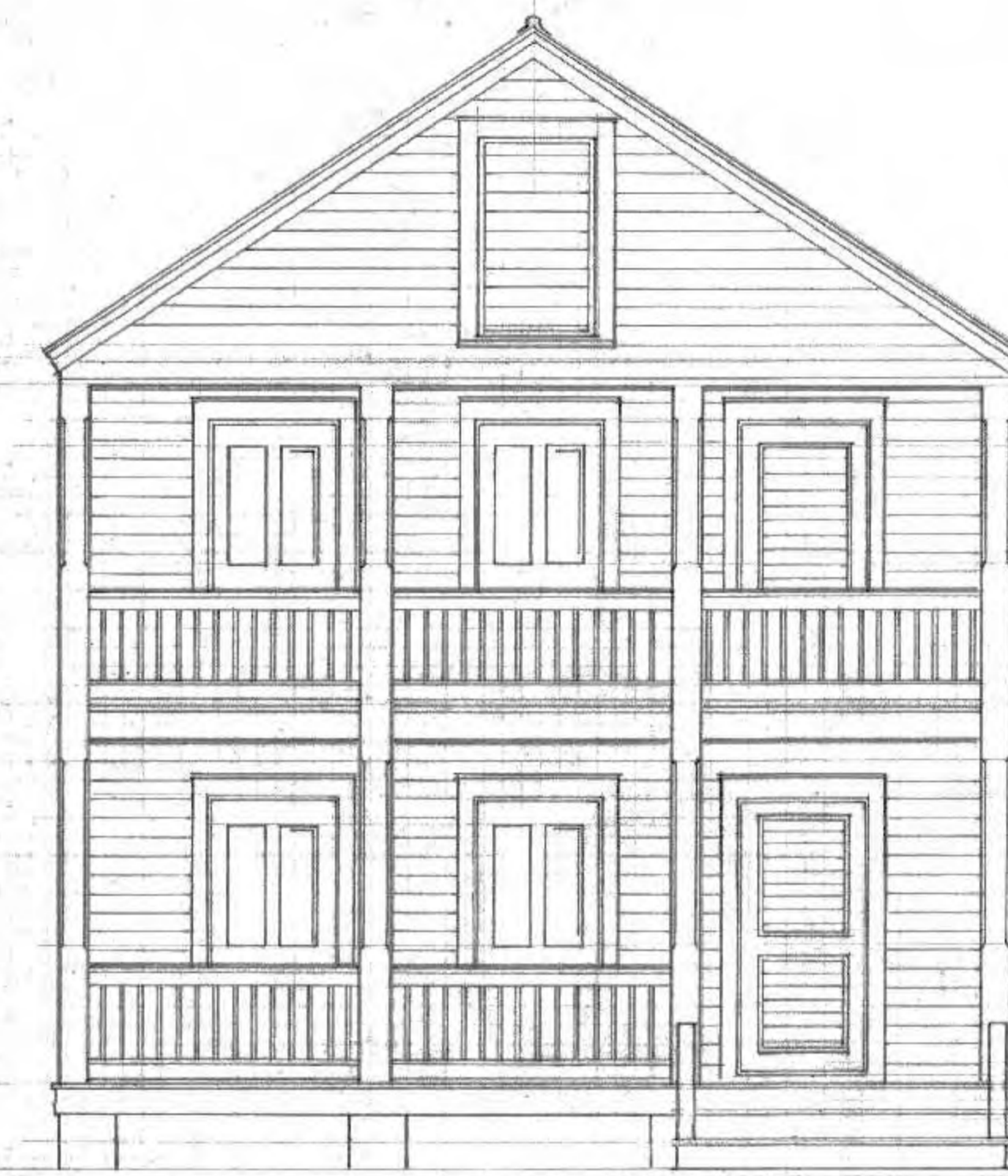
SOUTHEAST ELEVATION 1/4"=1'-0"



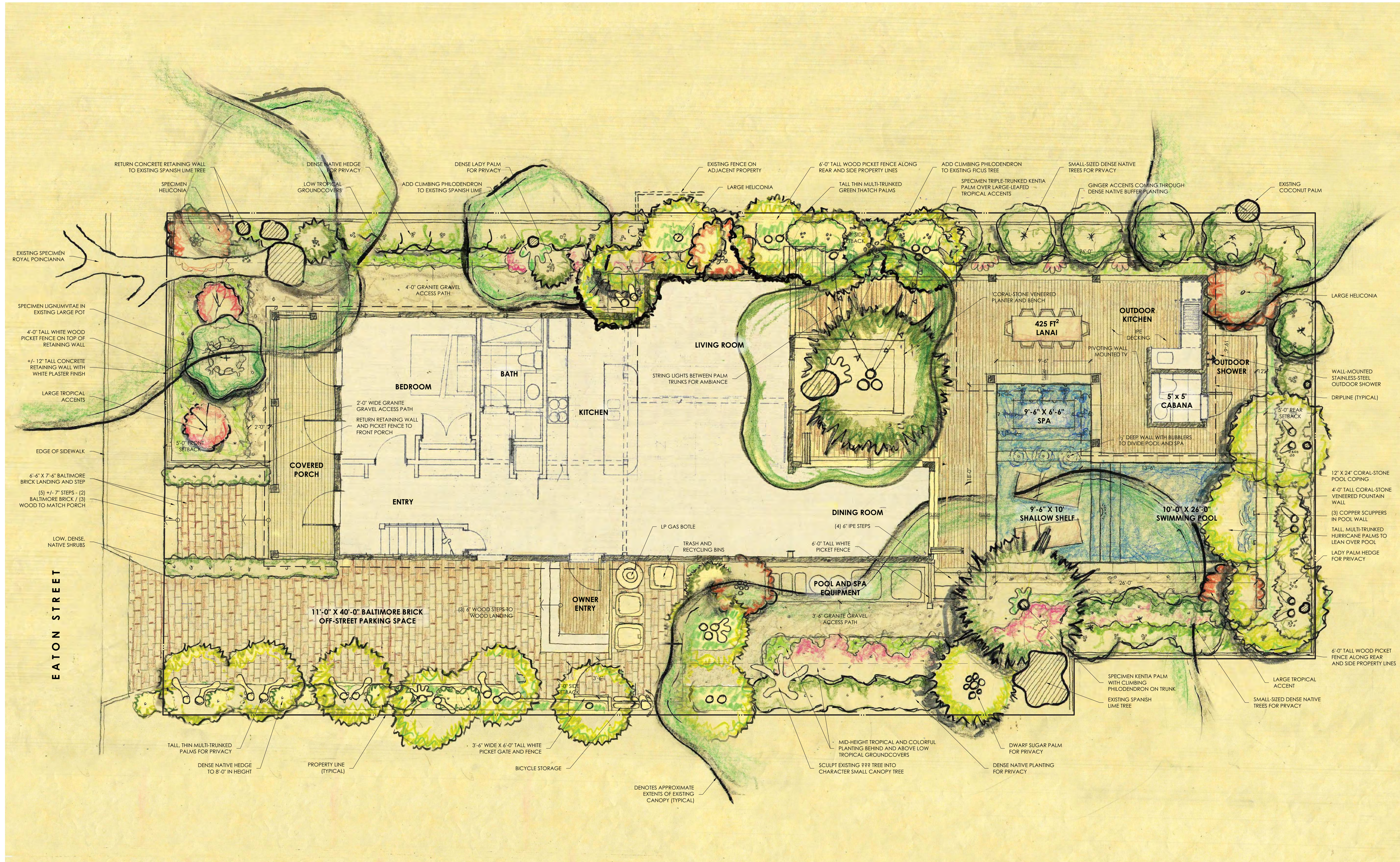
NORTHEAST ELEVATION 1/4"=1'-0"



SOUTHWEST ELEVATION 1/4"=1'-0"



NORTHWEST ELEVATION 1/4"=1'-0"







HARDSCAPE IMAGERY



TRADITIONALLY FRAMED LANAI WITH IPE DECKING AND TONGUE AND GROOVE CEILING



IPE POOL DECK WITH OILED FINISH AND CORAL-STONE SWIMMING POOL COPING



CORAL-STONE VENEERED PLANTER / BENCH WITH CORAL-STONE CAP



CORAL-STONE SWIMMING POOL AND SPA COPING WITH NATURAL STONE WATERLINE TILE AND STEEL BLUE POOL FINISH



CORAL-STONE VENEERED PLANTER / BENCH WITH CORAL-STONE CAP



SIMPLE OUTDOOR SHOWER ADJACENT TO CABANA BATHROOM

PLANT IMAGERY



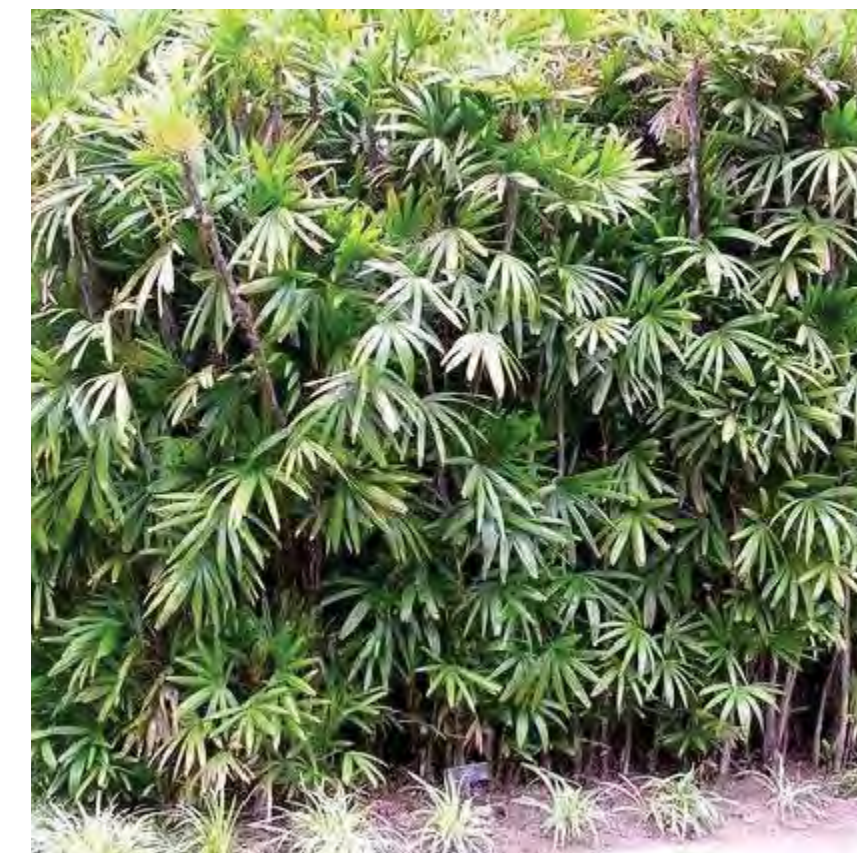
SPECIMEN TEDDY BEAR PALM BY SWIMMING POOL



NATIVE THATCH PALMS FOR PRIVACY AND SHADE



DENSE CLUMPING PALM FOR TEXTURE AND PRIVACY



LADY PALM HEDGE FOR PRIVACY



DENSE NATIVE SHADE TOLERANT BUFFER



HELICONIAS AS LARGE TROPICAL ACCENTS



MEDIUM-HEIGHT GINGERS AS TROPICAL ACCENTS AND BUFFER



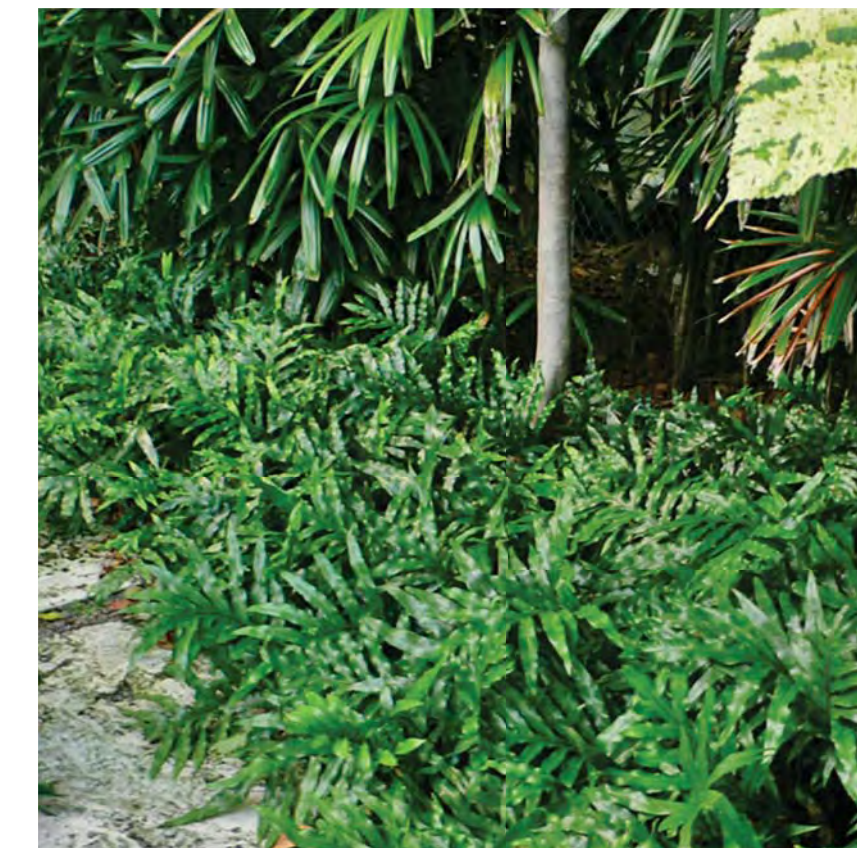
SPECIMEN ACCENT CROTONS



CLIMBING PHILODENDRONS ON EXISTING TREE TRUNKS AND PALM TRUNKS



LARGE LEAFED PHILODENDRONS FOR UNDERSTORY MASSINGS



WART FERN FOR DENSE TROPICAL GROUNDCOVER



PHILODENDRON BURLE-MARX AS ADDITIONAL TROPICAL GROUNDCOVER

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 23, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HISTORIC HOUSE, INCLUDING A NEW DOOR AT FRONT. NEW ONE-STORY FRAME ADDITION AT REAR OF MAIN HOUSE. NEW POOL AND LANAI AT REAR OF SITE. NEW FOUR FEET TALL WOOD PICKET FENCES. PARTIAL DEMOLITION OF REAR WALL OF MAIN HOUSE AND DEMOLITION OF SIDE WALL OF REAR ADDITION.

FOR- #704 EATON STREET

Applicant – Thomas Kelly

Application #H16-03-0010

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION