

# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 1006432 Parcel ID: 00006210-000000

### Ownership Details

**Mailing Address:**

SERBINSKI MARK T AND KRISTINA  
5409 OVERSEAS HWY NO 345  
MARATHON, FL 33050-2710

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 616 EATON ST KEY WEST

**Legal Description:** KW PT LOTS 1-2-3-4 SQR 36 G56-165/66 OR1251-2426/39EST OR1430-1752/55PET OR1555-1637/38P/R OR2582-257/58 OR2699-351/53 OR2703-2336/37C

**Click Map Image to open interactive viewer**





### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	19,018.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 2427  
**Year Built:** 1939

### Building 3 Details

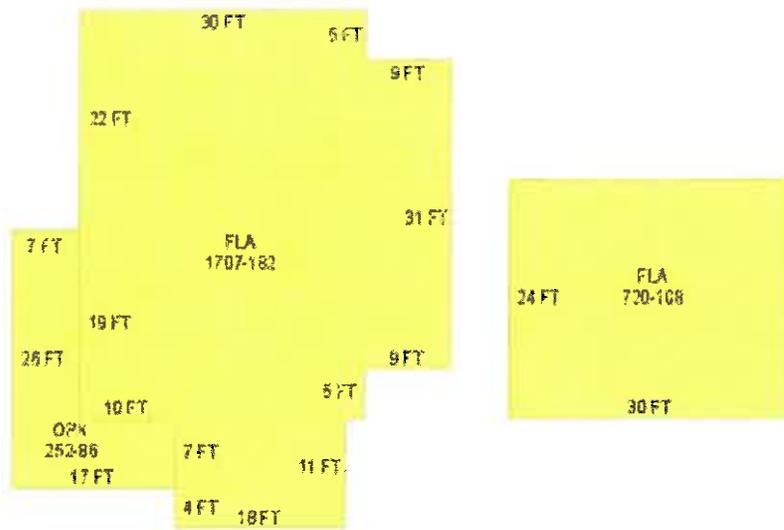
<b>Building Type</b> R1	<b>Condition</b> P	<b>Quality Grade</b> 650
<b>Effective Age</b> 59	<b>Perimeter</b> 290	<b>Depreciation %</b> 53
<b>Year Built</b> 1939	<b>Special Arch</b> P	<b>Grnd Floor Area</b> 2,427
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

<b>Roof Type</b> IRR/CUSTOM	<b>Roof Cover</b> METAL	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 3
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 2	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,707
2	OPX	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	252
3	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	720

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
5	FN2:FENCES	200 SF	50	4	1939	1940	5	30

**Appraiser Notes**

2008-10-31 SALES FLYER \$5.5M HISTORIC CONCH HSE DWNSTRS 3/2 UPSTRS LICENSED FOR NON-TRANSIENT USE HAS SEPARATE ENTRANCE 1/1 W/KITCHEN "THE VALUE IS IN THE SIZE OF THE LAND".DKRAUSE

2010-08-05 SALES FLYER \$3,299,999 2500SF HISTORIC CONCH HSE LOCATED ON NEARLY HALF ACRE. THE VALUE IS THE LOCATION AND THE SIZE OF THE LAND.BEING SOLD AS IS .

2013-01-09 MLS 1,995,000 3/3 OWN A PIECE OF KEY WEST HISTORY AND POSSIBLY THE LAST OPPORTUNITY TO CREATE A MAGNIFICENT PRIVATE ESTATE IN OLD TOWN. MATURE TREES. ROOM FOR NOT ONLY A POOL AND JACUZZI BUT IT COULD BE A LAP POOL. POTENTIAL IS REALLY ALMOST BEYOND IMAGINATION. WALK TO MARINAS, RESTAURANTS, SHOPPING AND GALLERIES OF OLD TOWN WITH SO MUCH PRIVACY AND SOLITUDE AVAILABLE IN THIS PARCEL. RENOVATORS DREAM. PERFECT PROPERTY FOR A FAMILY COMPOUND OR CORPORATE RETREAT

POOL IS OF NO CASH VALUE

PER OWNER REQUEST AND CITY APPROVAL OF LOT ADJUSTMENTS TRANSFERRING SQUARE FOOTAGE FROM RE'S 00006210-000000 AND 00006210-000200 TO RE 00006240-000000 , REDUCE THIS PARCEL BY 2,498 SQ FT; DONE FOR THE 2013 TAX ROLL.

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 12-4030	11/14/2012	01/06/2014	2,000	Residential	4 SQS. CLEAN & PAINT ROOF WITH SILVER BRITE PAINT.
15-0227	01/29/2015		1,500		EXPLOARATORY DEMO OF FLOOR TO VERIFY CONDITION
15-0253	02/13/2015		12,500		WIDEN DRIVE TO 15' CREATE 13' PRIVATE DRIVE. REPLACE 26' OF IRON FENCE AND 2 GATES INSTALL 300 LF OF 6' WOODEN PICKET FENCE IN REAR
1 A95-1275	04/01/1995	10/01/1995	2,400	Residential	4 SQS SGL PLY ROOFING
1 97-2768	08/15/1997	11/03/1998	2,000	Residential	REPAIRS TO ROOF
1 00-2843	09/22/2000	11/03/2000	925	Residential	REPAIR PORCH

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	195,465	2,408	1,082,874	1,280,747	1,224,692	0	1,280,747
2013	203,776	3,176	906,405	1,113,357	1,113,357	0	1,113,357
2012	207,481	3,176	819,854	1,030,511	549,120	25,000	524,120
2011	211,186	3,176	755,611	969,973	533,126	25,000	508,126
2010	182,647	3,176	953,017	1,138,840	525,247	25,000	500,247
2009	200,711	3,176	1,448,586	1,652,473	511,438	25,000	486,438
2008	185,666	3,176	2,999,759	3,188,601	510,927	25,000	485,927
2007	302,187	3,022	3,021,340	3,326,549	496,046	25,000	471,046
2006	388,727	3,022	1,537,646	1,929,395	483,947	25,000	458,947
2005	344,301	3,022	1,375,789	1,723,112	469,851	25,000	444,851
2004	242,086	3,022	1,133,003	1,378,111	456,166	25,000	431,166
2003	233,120	3,022	755,335	991,477	447,661	25,000	422,661
2002	213,881	3,022	733,754	950,657	437,169	25,000	412,169
2001	186,284	3,022	733,754	923,060	430,285	25,000	405,285
2000	176,672	3,183	410,039	589,894	417,753	25,000	392,753
1999	166,857	3,006	307,529	477,392	406,771	25,000	381,771
1998	588,444	1,902	525,626	1,115,972	946,271	50,000	896,271
1997	529,600	1,712	474,530	1,005,841	903,926	50,000	853,926
1996	397,200	1,284	474,530	873,014	847,574	50,000	797,574
1995	361,893	1,170	474,530	837,593	822,805	50,000	772,805
1994	323,644	1,046	470,603	795,293	795,293	25,500	769,793
1993	348,404	0	470,603	819,007	819,007	25,500	793,507

1992	348,404	0	470,603	819,007	819,007	25,500	793,507
1991	348,404	0	470,603	819,007	819,007	25,500	793,507
1990	275,998	0	413,392	689,390	689,390	25,500	663,890
1989	250,300	0	406,010	656,310	656,310	25,500	630,810
1988	218,842	0	369,100	587,942	587,942	25,500	562,442
1987	199,792	0	316,503	516,295	516,295	25,500	490,795
1986	200,698	0	310,044	510,742	510,742	25,500	485,242
1985	195,517	0	126,335	321,852	321,852	25,500	296,352
1984	183,277	0	126,335	309,612	309,612	25,500	284,112
1983	183,298	0	126,335	309,633	309,633	25,500	284,133
1982	186,707	0	126,335	313,042	313,042	25,000	288,042

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/16/2014	2703 / 2336	0	WD	11
8/15/2014	2699 / 351	1,850,000	WD	02
7/31/2012	2582 / 257	1,700,000	WD	38

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Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176

CITY OF KEY WEST  
HISTORIC ARCHITECTURAL REVIEW COMMISSION

RE: 616 EATON STREET  
H15-01-0842

Old City Hall  
510 Greene Street  
Key West, Florida 33040  
Tuesday, July 28, 2015  
5:55 p.m. - 6:40 p.m.

COMMISSION:

Chair Bryan Green  
Theo Glorie  
Lori Thompson  
Michael Miller  
Janet Hinkle

STAFF PRESENT:

Ronald Ramsingh, Assistant City Attorney  
Enid Torredrosa  
Jo Bennett, City Clerk

APPLICANT:

William Horn Architects

1 (WHEREUPON, the following proceedings were had on  
2 July 28, 2015, at 5:55 p.m., with all parties present:)

3 CHAIR GREEN: Okay. We are on 5a and 5b.  
4 Renovations to contributing house. New rear addition. New  
5 two-story residence in rear of property at 616 Eaton  
6 Street. Bill Horn Architect, (H15-01-0842).

7 Bill, you've got a staff recommendation, I think,  
8 for approval. And again, this is an application which has  
9 considerably changed since the first -- before it was  
10 removed last time. Perhaps you could just run through it.  
11 This is a complex scheme. Some of the neighbors may not  
12 fully understand it. So I think it would be, since given  
13 the size of this, if you try and wrap it up in four or five  
14 minutes, it would be great.

15 MR. HORN: I can do that.

16 CHAIR GREEN: If you need more time, just say.

17 MR. HORN: Okay. For the record, William Horn,  
18 the architect on the project, 915 Eaton Street. Good  
19 evening, Commissioners, Chairman Green.

20 CHAIR GREEN: And if you could talk closer to the  
21 microphone.

22 MR. HORN: Yes. Talk a little louder into the  
23 mic, yes.

24 CHAIR GREEN: That would be great.

25 MR. HORN: Okay. So, yeah, at the last meeting,

1 we had heard some concerns from the staff, from the  
2 Chairman and from some of the neighbors about some concerns  
3 about the mass and scale on the building, some finishes and  
4 other various things, so we went and redesigned. And I'll  
5 just point out some of the five key things we did redesign,  
6 and then we can go over the drawings.

7 We did -- it was more of a concern of the rear  
8 house in the back and the mass and scale, so we broke that  
9 down into three separate buildings, so to say, to shrink  
10 the footprint and the mass of it. We also lowered the  
11 height of it so, it's a 30-foot height limit. We went down  
12 from 30 feet to two feet -- two feet eight inches down from  
13 that to lower the height. We made more pitched roofs  
14 because there were some concerns there was too many flat  
15 roofs, so there are more pitched roofs than flat roofs. We  
16 still have the green rooftop garden over the garage there.  
17 And we changed some -- there was some concerns there was  
18 too much stucco, so we only have two, two of the buildings  
19 that are stucco and all the rest are siding.

20 We also eliminated, and I'll show you on the  
21 drawing, but we eliminated all the windows on this  
22 building's facade here and screened, louvered screened this  
23 porch, so that the Campbell Courtyard, essentially, doesn't  
24 have any windows staring down on it, because I think there  
25 were some concerns from some of those neighbors.

1           We also did a ton of context work, which I want  
2 to quickly get into. And that, I think I'd like to get to  
3 this page, yeah. We essentially did a site plan of the  
4 entire block and we got this from the property appraiser's  
5 map from the county and it has the sizes and the sites and  
6 all the buildings on it, all the blocks. This is our  
7 property right here. And you can see from the colors, what  
8 the colors mean is the darker it is, the taller it is. The  
9 lighter it is, the lighter [sic] it is. Like that's a  
10 three-story, these are two and-a-halves. All of this color  
11 is two, and then there's some ones kind of scattered  
12 around. A couple of one and-a-halves.

13           One thing to point out is of the 18 properties,  
14 12 of them have buildings that are taller than our new  
15 buildings. So two-thirds of the other properties have  
16 taller buildings than ours. So, I think height-wise, our  
17 new buildings are lower than two-thirds of the other  
18 properties.

19           Also, we did a -- you can't see clearly here, but  
20 we did lot coverage calculations and what that means is  
21 that lot coverages, compared to your site area, how much of  
22 your buildings is a footprint on the lot. And there's  
23 zoning codes for that and it's 40 percent for this  
24 District, HMDR. And of the 18 sites, 11 of them -- not our  
25 site -- 11 of them are over 40 percent lot coverage, and

1 seven are under, including ours. And so, we are in the  
2 lower third in height and footprint on the property.

3 And one of the things you can see here, this is  
4 our rear building and this is the garage kind of wing.  
5 This is the main house and that's kind of the guest wing.  
6 And you can see that the footprints of those buildings,  
7 they're not much different than any other three buildings  
8 scattered throughout the site, and certainly smaller in  
9 size than a lot of other properties built.

10 You can also see here that we've got our new  
11 building much further away from the property line. That's  
12 the property line there. From most of our neighbors, we're  
13 further apart than what they are to the property line. So  
14 we've tried our best here, in this case, to push that  
15 building up away from any of these neighbors.

16 But you've got to remember, our site is the  
17 second biggest site, other than the church property, on  
18 this entire property. Sixty percent of our site is not  
19 built on. So that's a lot. That's thousands and thousands  
20 of square feet of site.

21 But anyway, so that just gives you an idea of the  
22 whole overall site. We also later on, we've got some  
23 sections that kind of cut through either here through our  
24 building or here through our old building with the  
25 addition, and this way, and any way you cut through it, we

1 don't stand out as being anything big and unusual from any  
2 other property. In fact, we kind of look a bit smaller or  
3 typical, so.

4 This is a little hard to read, but this is sort  
5 of the first floor plan. This is Eaton Street. This is  
6 the existing building. This is the addition, kind of an L-  
7 shaped addition, a little pool, courtyard area. This is  
8 the rear house and with its two-car garage. This is a kind  
9 of an alleyway here, a stair, main stair, elevator with the  
10 livingroom, diningroom, kitchen, kind of an outdoor/indoor,  
11 living/dining and -- well, they call it the man cave, but  
12 it's like a family room. A sauna, bathroom. And the pool  
13 and all the open spaces here.

14 Upstairs, this is the existing building and it's  
15 got a couple of bedrooms, and then there's a dance studio  
16 on this new wing with a porch here. This being the rear  
17 building, it's got a couple of bedrooms here, a couple of  
18 bedrooms here, and their master bedroom and their office,  
19 home office, there.

20 This is elevations of the existing building with  
21 its rear addition. You can see the rear addition secondary  
22 to the main historic building. This is the four elevations  
23 isolated of the rear buildings. One, two and three. It's  
24 kind of hard to read there, it's kind of light. But again,  
25 just two-story with some one-story lengths breaking apart

1 the mass and scale. And, well, I'll get to the rendering,  
2 but that's the elevation. That way, we took all the  
3 windows off.

4 So, renderings. I have some blowups. It is a  
5 little light. I don't know if it reads better on the  
6 little screen. I know it does on the computer. But that's  
7 sort of a rendering of the rear house, the garage, the main  
8 house and kind of the guest wing. That's another view and  
9 this points out, there's the facade. We had a big window  
10 here, we took it off. Another window there, we took it  
11 off. Full louver screens, not be able to see through at  
12 any of these decks. All they can do is look inward.

13 You can see a lot of gable roofs. That's another  
14 view, kind of hard to see. That's kind of a back view.  
15 Again, you can see how it's all broken apart. All mostly  
16 gable roofs. This is all siding. This one is stucco and  
17 that's stucco, but all of that's siding.

18 Another view of the existing house with this  
19 addition, and then back further is the other house. That's  
20 the neighboring property.

21 And those, we have blowups, but it's kind of  
22 light, but those are the aerials. We did 3D of the entire  
23 block just to get context and you really can't see it here,  
24 but it sort of shows that our building really does not  
25 stand out. There's much more of a massive size in the

1 height of buildings here, here and here, here, there,  
2 there, than ours. Same thing there, it's kind of washed  
3 out on this screen. A little bit of a closeup. Just,  
4 again, a 3D. Another one in back. That's sort of the  
5 street scape on Eaton. That's the church property. That's  
6 our storage building. That's two and-a-half stories next  
7 to it. And you can sort of maybe see part of the building  
8 in the background, but it's lower than any of these  
9 buildings on Eaton Street.

10 That's sort of an inner, kind of an artificial  
11 view, you'd never see it quite like that, but of our  
12 property, of the historic building and then the other  
13 building and the back view.

14 And then these are those sections that kind of go  
15 through, whether it's going through from Eaton over to  
16 Fleming. That's our property. That's the guesthouse  
17 Ambrosia. That's one of the church buildings. We kind of  
18 fit in there on a smaller scale. If you cut through our  
19 existing house with the addition, then there's some smaller  
20 buildings and then the three-story. Again, we don't stand  
21 out.

22 And here, if you go from Elizabeth say over to  
23 Simonton, there's a two-story here, two-story here, we're a  
24 two-story. There's a two and-a-half, two, ones, it's just  
25 a mix. Again, we don't really stand out.

1           So, I'll leave it at that and if you have any  
2 questions, I'll be glad to answer them.

3           CHAIR GREEN: Okay. In terms of the members of  
4 the public, we had one, two, three, four, five, six, seven,  
5 eight, nine, ten, eleven, twelve, thirteen, fourteen,  
6 fifteen, sixteen letters of representation from Arlene  
7 Brush, Donna Carpenter, Reverend Terri Hill, Jeffrey  
8 Cornfeld, Julie Cornfeld, Frank Kirwin, Melissa Trader,  
9 Mark Jacob, Campbell Court Condominiums, Eric Detwiler,  
10 Dawn Szot, Dana Day, Christine Fifer, Walt Szot, David and  
11 Janine Keller, Michael and Jessica Downer.

12           It's not our policy to read those out. Each of  
13 the Commissioners has seen those, they're on file, but just  
14 to log that. But, at this point, invite anybody who wishes  
15 to say something to come to the stand here. Remember to  
16 try and avoid repetition. I'm not sure it's going to help  
17 much, very much if you all say the same thing.

18           COMMISSIONER MILLER: Mr. Chair, is there any  
19 indication of which are pro and which are --

20           CHAIR GREEN: There are no -- there were no  
21 letters here that were pro. They were all broadly saying  
22 they felt the site was overdeveloped and over-designed,  
23 that it was incompatible with the Historic District.

24           MS. TORREDROSA: There was only one letter that  
25 had some questions regarding parking, which was the

1 Reverend's letter. There was no -- no opinion, specific  
2 opinion. The rest of the letters that we received were  
3 just, like, against the project.

4 CHAIR GREEN: If you could just give us your name  
5 and address.

6 MR. DETWILER: Right. Hi, my name is Eric  
7 Detwiler.

8 CHAIR GREEN: And try and keep it to a couple of  
9 minutes or so.

10 MR. DETWILER: Okay. My name is Eric Detwiler.  
11 I live at 617 Fleming Street. I've been a resident there  
12 for a couple of years now. I'd just like to make a few  
13 comments.

14 In 1962, the City Commission created the Old  
15 Island Restoration Commission in an effort to preserve the  
16 historic architecture of Key West. This Board is its  
17 successor and it's mostly because of this Board that we  
18 have one of the largest collections of historic structures  
19 in the world. That is your legacy. It is powerful and it  
20 is strong.

21 If this Board did not exist, the beautiful  
22 historic structures we have around us right now would have  
23 been demolished years ago and replaced with mc-mansions.  
24 Now, having said that, I would gladly take a mc-mansion  
25 over this.

1           If you look at the audience here, if you'd all  
2 stand up, those of us who have come in opposition. There  
3 are no slick land use attorneys here. There are no paid  
4 architects. We are residents and we are locals and we get  
5 it.

6           This building is out of scope of the surrounding  
7 structures. If you approve it, we are going to have to  
8 look at it every single day. It is an eyesore. It looks  
9 like a cross between a shopping center and an aircraft  
10 carrier. It's ugly. It's a non-conforming structure.

11           As for historical elements, it has skybridges.  
12 There are no structures in Old Town that have skybridges.  
13 It has a rooftop garden and an elevator to get to that  
14 rooftop garden. Once you get to the top, you can see the  
15 non-conforming roof line and you can see down onto all of  
16 our properties. And instead of daylight, the only thing  
17 we're going to see is this stucco building.

18           There appears to be green tinted glass as a major  
19 construction element. That's non-conforming. It's stucco,  
20 that's not conforming. There is a dance floor and a studio  
21 and a ballroom with a DJ nook. I have no doubt the owner  
22 thinks this will make a wonderful vacation rental-slash-  
23 hotel someday, especially since it has nine bedrooms. This  
24 is a ridiculous, hideous design. It has no business being  
25 in the Key West Historic Architectural District. It

1 belongs in Naples or South Beach, and I'm sure even there  
2 they'd have serious objections to it.

3 Board members, if you'd look closely at the  
4 people who are here against this, we're locals. We live in  
5 the Historic District. We get it. I'm the owner of a  
6 historic structure in Key West. And while I'm its owner,  
7 I'm also its custodian. I would like future generations to  
8 see what a historic neighborhood is supposed to look like.  
9 I knew these were the rules when I bought and I get it.

10 If this owner had submitted plans for a classic  
11 revival and two eyebrow houses, none of us would be here.  
12 Believe me, I think everyone here has things they'd rather  
13 be doing. It's quite apparent the owner and the architect  
14 don't get it. They want Disneyland on steroids and that's  
15 what they've designed.

16 I urge you not to approve this obese, ridiculous  
17 non-conforming structure. Thank you.

18 CHAIR GREEN: Thank you very much. Is there  
19 anybody else who wishes to speak?

20 CLERK BENNETT: There were two others that signed  
21 up.

22 CHAIR GREEN: And again, I just remind you to ask  
23 yourself, am I about to say something new.

24 MR. WYATT: I'll spare you the repetition. My  
25 name is Chris Wyatt. I own a couple shops on the Simonton

1 Street side of that block. Also got a residence further up  
2 Eaton Street.

3 I really appreciate the revitalization of the  
4 house in front. I do agree with Staff's comments on June  
5 23rd that the rear buildings are out of, just out of  
6 proportion. We like seeing the reinvestment in the block  
7 and we love Mr. Horn as an architect, but what this does to  
8 the neighborhood is beyond what any of us would have  
9 thought would happen. I enjoy living in the Historic  
10 District and would like to continue feeling like I live in  
11 a Historic District. Thank you.

12 CHAIR GREEN: Thank you very much.

13 CLERK BENNETT: The Szots.

14 CHAIR GREEN: Is there anyone else? Okay. I'm  
15 going to bring it then -- oh, I'm sorry. Yes, ma'am. If  
16 you would come forward. Sorry, that's a British "ma'am."

17 MS. SZOT: Thank you. First I want to say, I  
18 appreciate the opportunity to speak about this. I love an  
19 open forum. I think it's very fair. But I must tell you  
20 that this structure -- sorry if I'm repeating a little bit  
21 here -- it's massive, it's ultra-modern and it sits in the  
22 back yards of three blocks of residents. We will be  
23 staring at a wall that looks like a prison encampment. It  
24 will block light. Our green, it's taken away the green  
25 space. It will block breeze and it's invasive on the

1 privacy of three blocks of residents.

2 When they were describing where this sits and  
3 making, attempting to make it look like it fits in, they're  
4 forgetting to mention that they have just invaded three  
5 blocks worth of property owners. It is awful. It is  
6 ultra-modern, it is non-conforming, and it is awful to look  
7 at. Nothing about it -- I have read the HARC Guidelines  
8 through and through. I can't see where this conforms to  
9 any of the HARC Guidelines.

10 I conform, my neighbors conform, and now we have  
11 the Starship Enterprise landing itself in our back yards.  
12 It's absolutely just so upsetting, so frightening to me  
13 that I am -- I'm so happy to have an opportunity to stand  
14 here and speak about this. Not only am I afraid for us,  
15 but this sets a precedent, if it gets passed, that means  
16 these starships can land in other parts of Old Historic Key  
17 West, and that's frightening. I think it is a dangerous,  
18 harmful thing to happen. Thank you.

19 CHAIR GREEN: Okay. Thank you very much. Is  
20 there anyone else? Yes, sir. Did you sign up on the form?

21 MR. KIRWIN: I did not.

22 CHAIR GREEN: Come on up, and then if you'd be  
23 kind enough to sign in afterwards.

24 MR. KIRWIN: My name is Frank Kirwin and I'm a  
25 realtor in town. I actually represented the previous

1 owners of this property in the sale. I am also the owner  
2 of a home in Old Town, an eyebrow in Old Town. I love Old  
3 Town. I like the perspective of Old Town.

4 But, I am probably the only one that can tell you  
5 that the new owners, when they purchased this property,  
6 misled everyone in the deal so radically that it's hard to  
7 believe. What we were told -- it would never have been  
8 sold had this been seen prior to the sale. I will  
9 guarantee you that.

10 CHAIR GREEN: Thank you very much. Last call for  
11 any comments. Okay. Before we get to Staff, I was remiss  
12 in not asking Commissioners to tell us of any ex parte  
13 contact on this particular application.

14 COMMISSIONER GLORIE: I received a phone call on  
15 Friday in regards to this project and I don't know from --  
16 from that person, but I told them that I will look at it  
17 and I don't have any for or against it yet.

18 MR. RAMSINGH: And just for the record, that's  
19 Mr. Smith?

20 COMMISSIONER GLORIE: Mr. Smith, yes.

21 MR. RAMSINGH: Okay. We've just got to disclose,  
22 fully disclose who and --

23 COMMISSIONER GLORIE: I understand.

24 CHAIR GREEN: Yes?

25 COMMISSIONER THOMPSON: Yes, I met with Bill Horn

1 and just reviewed the plans.

2 COMMISSIONER MILLER: I, too, met with Bill Horn  
3 and reviewed the plans.

4 CHAIR GREEN: Anybody else?

5 COMMISSIONER HINKLE: No.

6 CHAIR GREEN: I feel somewhat offended that  
7 nobody has tried to -- to nobble me, but there we are.  
8 There we are. I'm not sure any of those rises to a point  
9 where the Commissioners are -- do you feel that you --

10 COMMISSIONER GLORIE: No. From the beginning, I  
11 said, like, I'd still like to see the plans.

12 MR. RAMSINGH: the point is to disclose the  
13 conversation. Whether it is a conflict is another  
14 analysis.

15 COMMISSIONER GLORIE: No, there's absolutely no  
16 conflict.

17 CHAIR GREEN: Okay. I'm going to bring this back  
18 then to Staff. Staff opinion, per the report, is the  
19 renovation, the addition, the second house are consistent  
20 with the guidelines. It's a unique lot where there is  
21 ample space to construct a new residence behind the  
22 historic house. Although the proposed house is very large,  
23 the applicant has worked to break up massing so it's  
24 compatible with the adjacent structures and will not  
25 outsize the neighborhood. Is that still your view? Is

1 there anything new you want to add to that in light of the  
2 comments from --

3 MS. PERKINS: Other than that our guidelines say  
4 it's not meant to exclude contemporary design, but I do  
5 stand by my Staff Report that the applicant has worked with  
6 us to break up the massing and to show the context of the  
7 adjoining neighbors.

8 CHAIR GREEN: Before I bring it back to the  
9 Commission, I think it would be a good point to just remind  
10 everybody that this is not a panel that sits making  
11 subjective judgments about whether we like something or  
12 not, but to actually evaluate an application in light of  
13 the guidelines and to ask ourselves whether the application  
14 either does or does not comply with the guidelines.

15 So, with that context, I bring it back to the  
16 Commission for comments. Who would like to go first?

17 COMMISSIONER GLORIE: I wouldn't mind.

18 CHAIR GREEN: Commissioner Glorie.

19 COMMISSIONER GLORIE: Of course, I'm very  
20 familiar with that property just like probably all of you  
21 guys are. I've been looking at this property from the  
22 moment I walked into Key West, really. I always thought it  
23 was a wonderful opportunity to buy something like that and  
24 to fix it up and make it look beautiful, and I think that  
25 these people have the right thing in mind.

1           What I really appreciate about this project is  
2           that the contemporary design in the back, I think it brings  
3           a time line in our Historic District. I think that new  
4           structures should be 2014 design. I would have loved to  
5           have seen some self sustainability, some water collection,  
6           some kind of a maybe solar panels, some kind of energy  
7           features to the house. But other than that, I'm in full  
8           favor of this project.

9           I've been to the property and I really was  
10          worried about all the people that are sitting over here in  
11          regards to their privacy, and I really didn't see anybody  
12          being mis -- having any kind of a problem by people looking  
13          in their back yards. I'm in -- I'm in favor of this  
14          project.

15          CHAIR GREEN: Okay. Commissioner Hinkle?

16          COMMISSIONER HINKLE: I'd like to say that I can  
17          sympathize with the neighbors not wanting change, but I  
18          also believe in private property rights and that people  
19          have the right to develop their property, whether we like  
20          the design or not, as long as they are in compliance with  
21          the guidelines that we've put before them. And they have  
22          complied with the guidelines and for that reason, I have to  
23          support it also.

24          CHAIR GREEN: Commissioner Logan.

25          COMMISSIONER LOGAN: One can't help but interject

1 a personal attitude to this, although I'll just tell you,  
2 and some of you may have been to my home, I have a very  
3 contemporary home in the middle of a Historic District and  
4 I never had a single complaint from a neighbor or a visitor  
5 that my house was out of scale or out of character in this  
6 City, and my home has many characteristics that this one  
7 has, although it's a tiny little cottage by comparison.

8 I appreciate the effort that the architect and  
9 correspondingly the owner have put into scaling down the  
10 apparent massing of the project because I believe the  
11 previous scheme, although I was not here last month, was a  
12 bit like the Wall of China, and it is definitely not like  
13 that anymore. I believe that a sensitive investigation of  
14 the architectural elements of this building give it a lot  
15 of merit, frankly.

16 I think people are afraid because it is large,  
17 but I think it is actually very well designed and I am very  
18 sensitive to the historic fabric of Key West. I believe  
19 that contemporary architecture can fit here, and I believe  
20 this building does a masterful job of doing that.

21 So, the only part of this project that I found  
22 objectionable when I looked at it this time around is the  
23 building that has the garage and the roof terrace, but in  
24 fact that roof terrace looks over the back yard of the  
25 church and no one's personal residence. It's every aspect

1 of this building except that part are very well set back  
2 from adjacent properties, as big as adjacent yards, if not  
3 bigger, and I think the owners and the architect have done  
4 a masterful job of making a massive building actually quite  
5 comfortable in scale and in keeping with the neighborhood.  
6 And I guarantee you that when this house is built, if it is  
7 built, and if it is on the Historic Home Tour in future  
8 years, it will be the most popular attendance of all time  
9 because everyone will want to see it. And I believe it  
10 will be beautiful. Thank you.

11 CHAIR GREEN: Commissioner Thompson.

12 COMMISSIONER THOMPSON: I, again, I sympathize  
13 with the neighbors that are here. I hear their concerns.  
14 But I'd also like to commend the homeowner and the  
15 architect for going back. I think they took that extra  
16 step in listening to the concerns and trying to alleviate  
17 them as best as possible.

18 Contemporary architecture in historic  
19 preservation districts are an old argument and I don't  
20 think we're going to resolve it here today. I do think Mr.  
21 Horn has done an excellent job. I think it's a difficult  
22 site. Historic districts do not, you know, exclude  
23 contemporary architecture and I think that they've done  
24 well with the elements that they've had and I will support  
25 the project.

1 CHAIR GREEN: Commissioner Miller.

2 COMMISSIONER MILLER: I have a question for the  
3 architect. Are you going to require any variances for this  
4 project?

5 MR. HORN: No.

6 COMMISSIONER MILLER: No variances.

7 MR. HORN: No.

8 COMMISSIONER MILLER: Thank you. Thank you,  
9 that's all I have. What I keep -- what I kept hearing from  
10 the people who spoke, who were very articulate and quite  
11 passionate, and I understand them completely and I'm  
12 sympathetic in a lot of ways, but what I kept hearing is,  
13 this is non-conforming. Whether -- the term non-conforming  
14 is a zoning term. A conforming building is a building that  
15 conforms with the zoning code with respect to height, with  
16 respect to light and air, green buffers and a whole bunch  
17 of things that, in fact, we don't deal with at HARC.

18 So, I think that right there is something you  
19 should think about, and I would like to ask Staff if this  
20 building is in, from the standpoint of -- I've never heard  
21 non-conforming used with respect to the guidelines. I've  
22 heard not consistent with, but non-conforming, do you -- is  
23 this non-conforming in any way with the guidelines?

24 MS. PERKINS: I do not believe so, but it does  
25 conform with all Land Development Regulations in regards to

1 planning issues.

2 COMMISSIONER MILLER: Yes, that would refer to  
3 planning issues. I'd like to pick up on a thread that  
4 Commissioner Thompson was -- started, and very well, I  
5 might add. The idea about contemporary buildings in  
6 historic districts is being a good thing, it's based on the  
7 idea that it discourages kind of phoney Disney-esque copies  
8 of the past. And, in fact, by being there as a contrast,  
9 it makes the historic, the true historic houses look even  
10 better. It's pretty much adopted everywhere. And, in  
11 fact, some of the buildings that offend the historic  
12 integrity of the district are those that, in fact, are just  
13 that, sort of phoney baloney Disney houses that people have  
14 put up and they think that they're Conch houses and, in  
15 fact, they're not, and they're not historic.

16 A couple last things I'd like to say is stucco,  
17 in fact, is a very common material in the Historic  
18 District. So, I heard an anti-stucco sentiment, but in  
19 fact, the stucco came with the Cubans around the turn of  
20 the century and you see houses throughout the Historic  
21 District that have -- that were wood clapboards, that then  
22 have an addition made of stucco. So that's not an issue.  
23 Of course, how you use the stucco is another question.

24 The idea of this being a big huge house, in fact,  
25 I think if you look at the plan, you'll see -- I mean, the

1 site plan here of the whole block, you'll see those masses  
2 are in fact a good deal smaller than a lot of the other  
3 houses on the block. Most notably, the one right next door  
4 on Eaton Street, which is probably about 35 feet high and  
5 it's quite grand.

6           These, the scale on these has been broken down.  
7 The architect showed me a drawing and he didn't show it to  
8 you, and I think maybe he should have. It was kind of a  
9 bird's eye view of the whole block, and you could see the  
10 texture and the roof lines and, in fact, the houses in the  
11 back drop down lower. There was a conscious effort here to  
12 address your concerns about that.

13           I would -- I understand how you are kind of  
14 losing the space in the back, but Commissioner Hinkle also  
15 brought up a very good point, there are property rights  
16 here. And if you exercise restraint and you exercise  
17 respect for your neighbors, then I don't know why you could  
18 really say, you can't do that because I don't like it,  
19 because you're taking away your vacant lot.

20           So I think, with that, I'd like to say I'm very,  
21 very sympathetic, but I also think the architect has done a  
22 masterful job. I would, as an architect, I might quibble  
23 with some of the stucco details, but in general, I think --  
24 and more than in general, I think it is quite a masterful  
25 job.

1 CHAIR GREEN: Okay. I find myself completely out  
2 of kilter with everybody else, including Staff.

3 My position on this is firstly that I think Bill  
4 Horn has done an exceptional job. He's to be congratulated  
5 on a really thorough set of drawings which gives us all the  
6 information we could possibly ask for. But my starting  
7 position is that this is in HMDR, which in itself is  
8 single-family housing, and that's exactly what we've got  
9 here. But HMDR also says that what is not allowed in HMDR  
10 is offices and commercial. So, my problem with this  
11 proposal is, does it look like, does it fit with the grain  
12 of the HMDR houses within that zone. And, to my mind, it  
13 does not.

14 I think this area is typified by a mixture of  
15 some of Key West's largest housing, but none take up 19,000  
16 square feet. And even those on large plots are made up of  
17 separate blocks with landscaping to break up the visual  
18 impact. And when you look at this plan, it's a very hard  
19 proposal. It's very hard landscape. They've removed, for  
20 a variety of reasons, the trees. If you go to the original  
21 Google view, it was heavily landscaped. That's all gone.

22 So I'm therefore of the view that this proposal  
23 fails HARC Guideline 38(a) on proportion, mass and scale.  
24 Not on height, but because of the width. Because of the  
25 linear length for which there's no parallel in this area.

1 So, it doesn't fit. And I think it's -- the proposals are  
2 out of scale with the surroundings, contrary to page 37(7).  
3 And then lastly, to the design and materials, I favor, as  
4 all the other Commissioners do, modern design for new  
5 building, but to my mind proposals must be mannerly to  
6 their neighbors in materials and form. In this case, the  
7 extent of glazing, the use of stucco is alien to the  
8 surroundings and I think they would have been more relevant  
9 had the land use been commercial rather than residential.  
10 I look at this scheme and I would have guessed that it was  
11 a hotel or it was an office. I wouldn't have guessed it  
12 was a house.

13 And then I ask myself, well, what is the zone  
14 that it's in? It's HMDR, which is single-family house. So  
15 therefore, we have an alien mass sitting within HMDR. So,  
16 for me, I'm incredibly sympathetic. I believe in property  
17 rights. I believe the fact that this is a particularly  
18 large house doesn't in any way mitigate against their right  
19 to put it there, but I think it's the wrong zone. I would  
20 have been happier with this in the Casa Marina than I would  
21 have been here. And because of all of these I set out, I  
22 think it's contrary to Page 37(3), 38(a), (5), (6) and (7),  
23 all relating to the relationship of materials and massing  
24 to the standards.

25 COMMISSIONER GLORIE: Well, Mr. Green, with all

1 due respect --

2 CHAIR GREEN: That's what we're all here for.

3 COMMISSIONER GLORIE: Exactly. I make a motion  
4 to approve.

5 COMMISSIONER LOGAN: I second it.

6 COMMISSIONER MILLER: But, can I --

7 CHAIR GREEN: I have a motion to approve. I have  
8 a second. I'm still going to hold it for discussion.

9 COMMISSIONER MILLER: Yeah, discussion.

10 Commissioner Green, you and I rarely disagree on things,  
11 especially for good reason. I want to say that I had, I  
12 believe I said this to the architect when he reviewed these  
13 plans with me, I said -- and this gets back to what I said  
14 about some stucco details. I said, you know, this has a  
15 commercial look on this elevation. And he said, well,  
16 that's why we're scaling down and so forth.

17 But, I looked at the project as a whole and  
18 that's what I said earlier, to the audience and to  
19 everybody else who is tuning in today, that I would quibble  
20 with that, but I don't find that that's a deal breaker in  
21 this case. But I would ask our chair, and I guess it's  
22 okay to do this since it is discussion and debate, were  
23 some of these or were the elevations, were the buildings to  
24 be made of clapboards and wood panels instead of stucco,  
25 would that have changed your mind?

1 CHAIR GREEN: No. I think my primary problem is  
2 massing.

3 COMMISSIONER MILLER: But the buildings are  
4 smaller than all the buildings around it.

5 CHAIR GREEN: No, no, no. It's the fact that  
6 they're in one linear -- I think Bill has done an excellent  
7 job in trying to break it up, but you can't alter the fact  
8 that it's two houses that are linked together.

9 COMMISSIONER MILLER: Uh-huh. Yes. I see a  
10 great deal -- when I look at the drawing in the middle, I  
11 see a great deal of fenestration and in and out and I see  
12 three buildings that are joined by brise-soleils. I don't  
13 see a long hotel-like structure. And also, I think perhaps  
14 the drawings don't do it justice, but those are not big  
15 masses. Those are like 20 foot. It's less than 20 -- that  
16 building on the far left is less than 20 feet wide.  
17 They're also not nearly as high as the buildings around it.  
18 This is what brought me around to it.

19 I'll be the first to say that I was ready to deny  
20 the first application. And I'm not going with this because  
21 the architect and the owner spent a lot of time and money  
22 and, because of that, we should go along with the re-  
23 application. I think substantial improvements have been  
24 made over that first one and enough for me to support it.

25 COMMISSIONER LOGAN: Could I just ask a question

1 of the architect? I know most of this was a vacant lot at  
2 one time, wasn't it? Just like a gravel, vacant area with  
3 some planting here and there?

4 MR. HORN: It had trees and it just -- yeah, not  
5 much of nothing.

6 COMMISSIONER LOGAN: Okay. Now, you haven't  
7 shown a lot of landscaping on the renderings, and I know  
8 sometimes we don't --

9 MR. HORN: I took it off, actually, because it  
10 was blocking the view of the building, but there are  
11 several trees that we are keeping and we will add  
12 landscaping, yeah.

13 COMMISSIONER LOGAN: I assume that there is a  
14 large open space and there will be heavy landscaping in  
15 that area.

16 MR. HORN: Correct.

17 COMMISSIONER LOGAN: Especially over time.

18 MR. HORN: And all around the border, all around  
19 -- I mean, but I'm not a landscape architect and, --

20 COMMISSIONER LOGAN: Right.

21 MR. HORN: -- you know, we're just trying to show  
22 you the buildings, but --

23 COMMISSIONER LOGAN: So, in fact, I think the  
24 renderings are, while they're quite beautiful, they're  
25 misleading because they'll be like the back yards of all

1 properties in Key West, they're filled with trees and  
2 shrubs and landscaping.

3           And the reason why I ask, when I presented my  
4 contemporary home before HARC a couple years ago, I was  
5 told, would you please make sure you landscape the hell out  
6 of it, and I did. And today, you cannot even see my house.  
7 It was more successful than I ever dreamed, although I'm  
8 kind of upset that now I can't see it. So, I believe that  
9 over time, this house will disappear and it will stand on  
10 its own as a beautiful contemporary piece of architecture  
11 in the middle of a lush garden, just like the owners  
12 originally envisioned, and I have every confidence that  
13 that will be the case.

14           CHAIR GREEN: Unless anybody's got further  
15 comments, I think there is enough people who have made  
16 their position clear. We have a motion from Commissioner  
17 Glorie, second by Commissioner Logan. Call the role,  
18 please.

19           CLERK BENNETT: Lori Thompson.

20           COMMISSIONER THOMPSON: Yes.

21           CLERK BENNETT: Theo Glorie.

22           COMMISSIONER GLORIE: Yes.

23           CLERK BENNETT: Janet Hinkle.

24           COMMISSIONER HINKLE: Yes.

25           CLERK BENNETT: Richard Logan.

1 COMMISSIONER LOGAN: Yes.

2 CLERK BENNETT: Mike Miller.

3 COMMISSIONER MILLER: Yes.

4 CLERK BENNETT: Bryan Green.

5 CHAIR GREEN: No. Motion passes for certificate  
6 of appropriateness. Well done.

7 CLERK BENNETT: Demolition.

8 CHAIR GREEN: Let's move on to then 5b which is  
9 the parallel demolition of the rear additions and to the  
10 house on 616 Eaton Street. Bill, is there anything you  
11 want to add to the Staff Report? And Staff is in agreement  
12 with that, too? I'll bring it back to Commission. And is  
13 anybody wanting to speak on the demolition?

14 COMMISSIONER HINKLE: I move approval.

15 CHAIR GREEN: Commission?

16 COMMISSIONER GLORIE: Move for approval.

17 CHAIR GREEN: Commissioner Glorie. Do I have a  
18 second?

19 COMMISSIONER HINKLE: Second.

20 CHAIR GREEN: Commissioner Hinkle. Any  
21 discussion? Call the role, please.

22 CLERK BENNETT: Lori Thompson.

23 COMMISSIONER THOMPSON: Yes.

24 CLERK BENNETT: Theo Glorie.

25 COMMISSIONER GLORIE: Yes.

1 CLERK BENNETT: Janet Hinkle.

2 COMMISSIONER HINKLE: Yes.

3 CLERK BENNETT: Richard Logan.

4 COMMISSIONER LOGAN: Yes.

5 CLERK BENNETT: Michael Miller.

6 COMMISSIONER MILLER: Yes.

7 CLERK BENNETT: Bryan Green.

8 CHAIR GREEN: Yes. Motion passes. Thank you  
9 very much.

10 (Proceeding concluded at 6:40 p.m.)

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## CERTIFICATE OF REPORTER

STATE OF FLORIDA )

COUNTY OF MONROE )

I, Suzanne Ex, Certified Verbatim Reporter and Florida Professional Reporter, do HEREBY CERTIFY that I was authorized to and did transcribe the foregoing proceedings from the DVD provided by the City; and that the transcript, pages 1 through 31, are a true and correct record of the proceedings.

I further certify that I am not a relative, employee, attorney, or counsel of any of the parties, nor am I a relative or employee of any of the parties' attorneys or counsel connected with the action, nor am I financially interested in the action.

Dated this 7th day of August, 2015.



Suzanne Ex, FPR, CVR-M  
Certified Verbatim Reporter  
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City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

August 4, 2015

Architect William Horn  
915 Eaton Street  
Key West, FL 33040

**RE: RENOVATIONS TO CONTRIBUTING HOUSE. NEW REAR ADDITION. NEW  
TWO-STORY RESIDENCE IN REAR OF PROPERTY. SITE WORK.  
FOR: #616 EATON STREET - HARC APPLICATION #H15-01-0842  
KEY WEST HISTORIC DISTRICT**

Dear Arch. Horn:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the first reading for demolition for the above mentioned project on the public hearing held on Tuesday, July 28, 2015. The Commissioners made their motions based on the submitted documents and your presentation.

Because this project includes a demolition request for historic parts of the house, a second reading will take place on Tuesday, August 25, 5:30 pm at Old City Hall, 510 Greene Street. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

Kelly Perkins, MHP  
HARC Assistant Planner  
City of Key West  
3140 Flagler Avenue

Key West, Florida 33040

305.809.3975

[kperkins@cityofkeywest-fl.gov](mailto:kperkins@cityofkeywest-fl.gov)

SIGN SPECIFICATIONS		
ON 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		
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE: 07/28/2015	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
C PLANNER SIGNATURE AND DATE:		 HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.136: 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: ASBESTOS 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 AUTHORITY, 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 USEP 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:

**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](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: APPLICATION IS FOR HARC APPROVAL

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<u>HARC APPROVAL ONLY AT THIS TIME</u>		

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 \_\_\_\_\_

Date: 6/01/15 3# RECEIPT NO: 24007  
 2615 100042 # BUILDING PERMITS-NEW  
 1.00 \$100.00  
 3031451  
 CK CHECK 14500 \$100.00  
 Trans date: 6/01/15 Time: 15:17:09

# 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](http://www.cityofkeywest-fl.gov)

2015

HARC PERMIT NUMBER <b>15-01-842</b>	BUILDING PERMIT NUMBER	INITIAL & DATE <b>WPH</b>
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
		SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:	<b>616 BAYON STREET</b>	# OF UNITS	<b>2</b>
RE # OR ALTERNATE KEY:	<b>RE # 621</b>		
NAME ON DEED:	<b>MARK SURBINSKI</b>	PHONE NUMBER	<b>305-743-3961</b>
OWNER'S MAILING ADDRESS:	<b>5409 OVERSEAS HWY #395 MARIETTA, FL 33050</b>	EMAIL	<b>MARKFL@SURBINSKI.COM</b>
CONTRACTOR COMPANY NAME:	<b>INFINITY BUILDERS</b>	PHONE NUMBER	<b>305-849-0636</b>
CONTRACTOR'S CONTACT PERSON:	<b>MITCH SAMMIS</b>	EMAIL	<b>INFINITYBUILT@YAHOO.COM</b>
ARCHITECT / ENGINEER'S NAME:	<b>WILLIAM HORN</b>	PHONE NUMBER	<b>305-296-8302</b>
ARCHITECT / ENGINEER'S ADDRESS:	<b>915 BAYON STREET KEY WEST, FL. 33040</b>	EMAIL	<b>WPHORN@AOL.COM</b>

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 837.09: 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:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE **'X' ZONE**  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., **RENOVATION OF HISTORIC HOUSE, DEMO REAR ADDITIONS, ADD NEW ADDITION, NEW RESIDENCE IN REAR OF PROPERTY WITH POOL & SITE WORK - SEE PLANS**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <b>ARCHITECT - WILLIAM HORN</b>	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.



---

## Staff Report for Item 2

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** September 29, 2015

**Applicant:** William Horn Architects

**Application Number:** H15-01-0842

**Address:** #616 Eaton Street

---

### Description of Work:

Demolition of rear additions of contributing house. Demolition of exterior staircase.

### Site Facts:

The house at 616 Eaton Street is currently a two-and-a-half story, traditional frame vernacular house. The survey lists the structure as a contributing resource built c. 1900. The house definitively shows up on the 1926 Sanborn map, but it appears to be older than that. It's possible that it was relocated to that site sometime between 1912 and 1926. The structure currently has an exterior staircase that is not historic to the property. The house has a one-story rear addition that is historic and another rear addition and one side addition that are not historic. The property received a lawful unit determination in 2013, which allows the construction of another unit on the property.

### Ordinances Cited in Review:

Sec. 102-217 (3): Demolition of historic or contributing buildings, Sec. 102-218: Criteria for demolitions, Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

### Staff Analysis

This Certificate of Appropriates is for the second reading of demolition for a historic addition on the rear of a contributing house. As stated in the previous staff report, the historic addition that first appears on the 1926 Sanborn map has been heavily altered and gutted, and there is very little historic fabric left in that addition. Staff feels that the addition does not meet any of the criteria in Sec.102-125, and therefore the addition can be considered for demolition. If approved, this will be the final reading for demolition.

# 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](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER <b>15-01-842</b>		BUILDING PERMIT NUMBER	INITIAL & DATE <b>WPH/15</b>
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

**616 EATON STREET**

# OF UNITS **2**

RE # OR ALTERNATE KEY:

**RE # 621**

NAME ON DEED:

**MARK SURBINSKI**

PHONE NUMBER **305-743-3961**

OWNER'S MAILING ADDRESS:

**5409 OVENWOODS BLVD #395**

EMAIL **MARKFL@SURBINSKI.COM**

**MARLBOROUGH, FL 33050**

CONTRACTOR COMPANY NAME:

**INFINITY BUILDINGS**

PHONE NUMBER **305-849-0636**

CONTRACTOR'S CONTACT PERSON:

**MITCH SAMMIS**

EMAIL **INFINITYBUILT@YAHOO.COM**

ARCHITECT / ENGINEER'S NAME:

**WILLIAM HORN**

PHONE NUMBER **305-296-8302**

ARCHITECT / ENGINEER'S ADDRESS:

**915 EATON STREET**

EMAIL **WPHORN@AOL.COM**

**KEY WEST, FL. 33040**

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 checked="" type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	<input checked="" type="checkbox"/> 'X' ZONE
<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**RENOVATION OF HISTORIC HOUSE, DEMO REAR ADDITIONS, ADD NEW ADDITION, NEW RESIDENCE IN REAR OF PROPERTY WITH POOL + SITEWORK - SEE PLANS**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME:  
**ARCHITECT - WILLIAM HORN**

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.

**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](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: APPLICATION IS FOR HARC APPROVAL

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<u>HARC APPROVAL ONLY AT THIS TIME</u>		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW BOARD

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Date: 6/01/15 30 Receipt NO: 24207  
 2015 1000042  
 # BUILDING PERMITS-NEW  
 1.00 \$100.00  
 # 3031751  
 CK CHECK 14500 \$100.00  
 Trans date: 6/01/15 Time: 15:17:09

**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.		

<b>OFFICIAL USE ONLY:</b>			<b>HARC STAFF OR COMMISSION REVIEW</b>		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> 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**

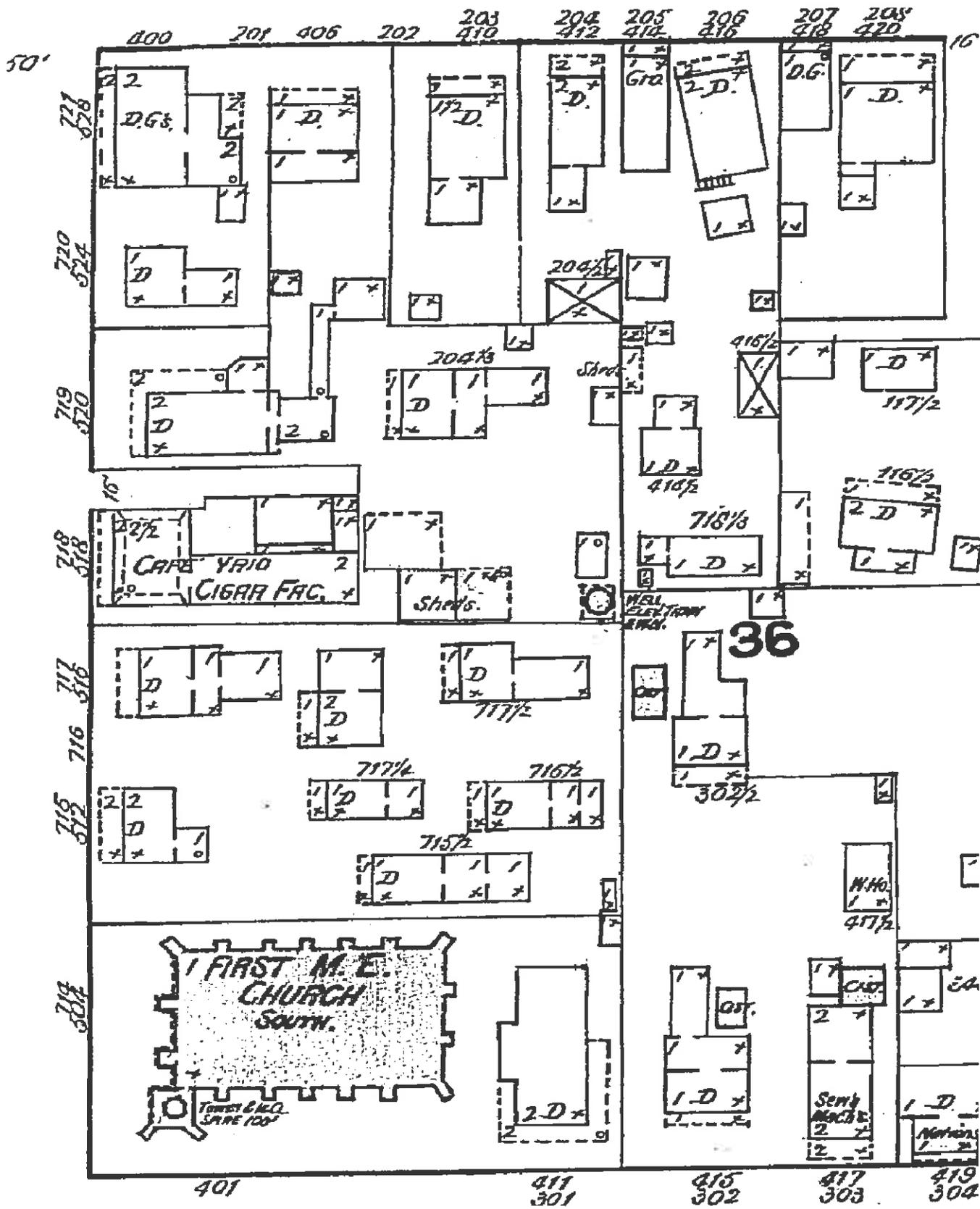
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND 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 USEP ON STRUCTURES BUILT PRIOR TO 1978.

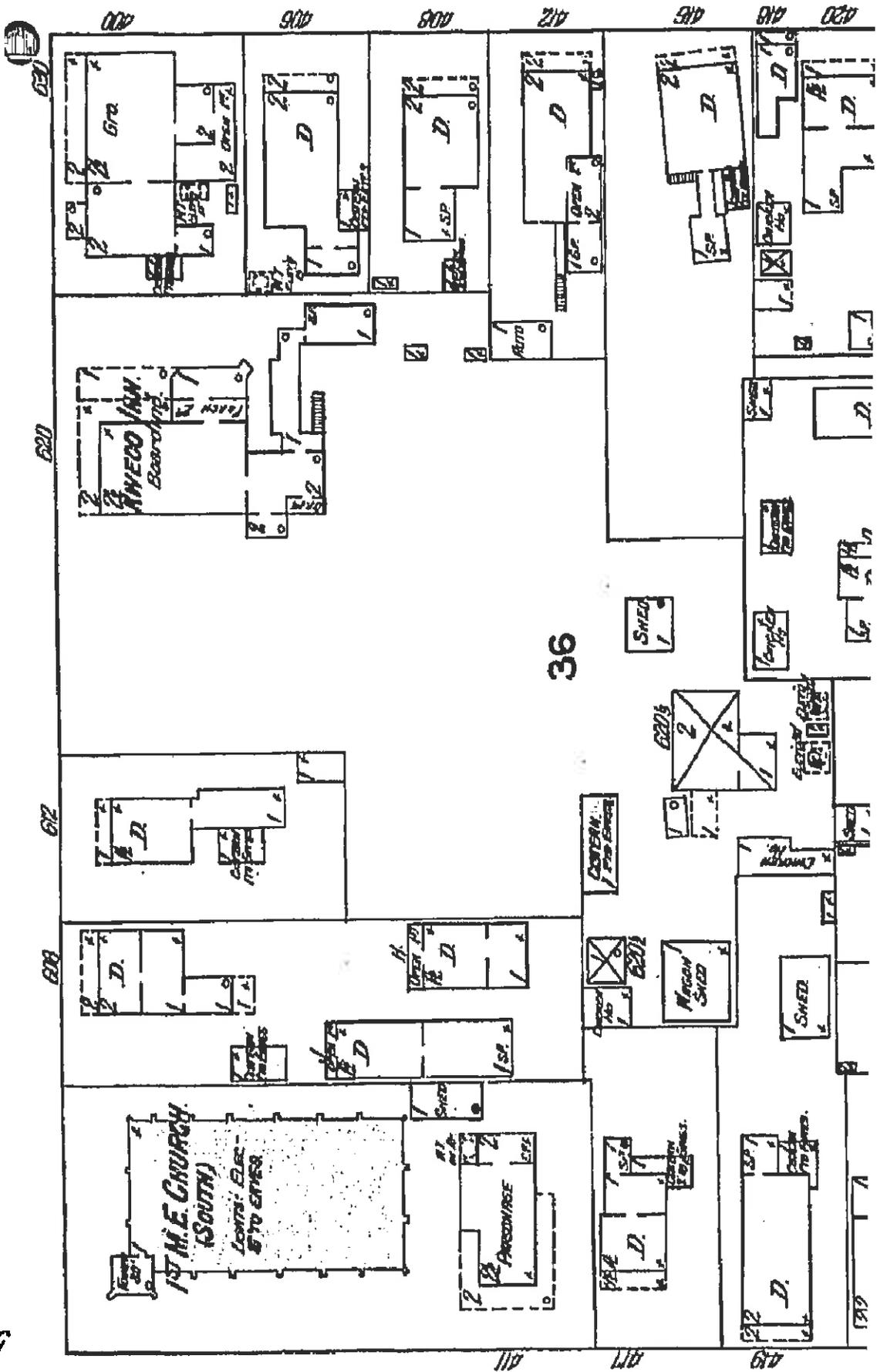
<b>OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:</b>				<b>CBO OR PL. EXAM. APPROVAL:</b>
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

# SANBORN MAPS

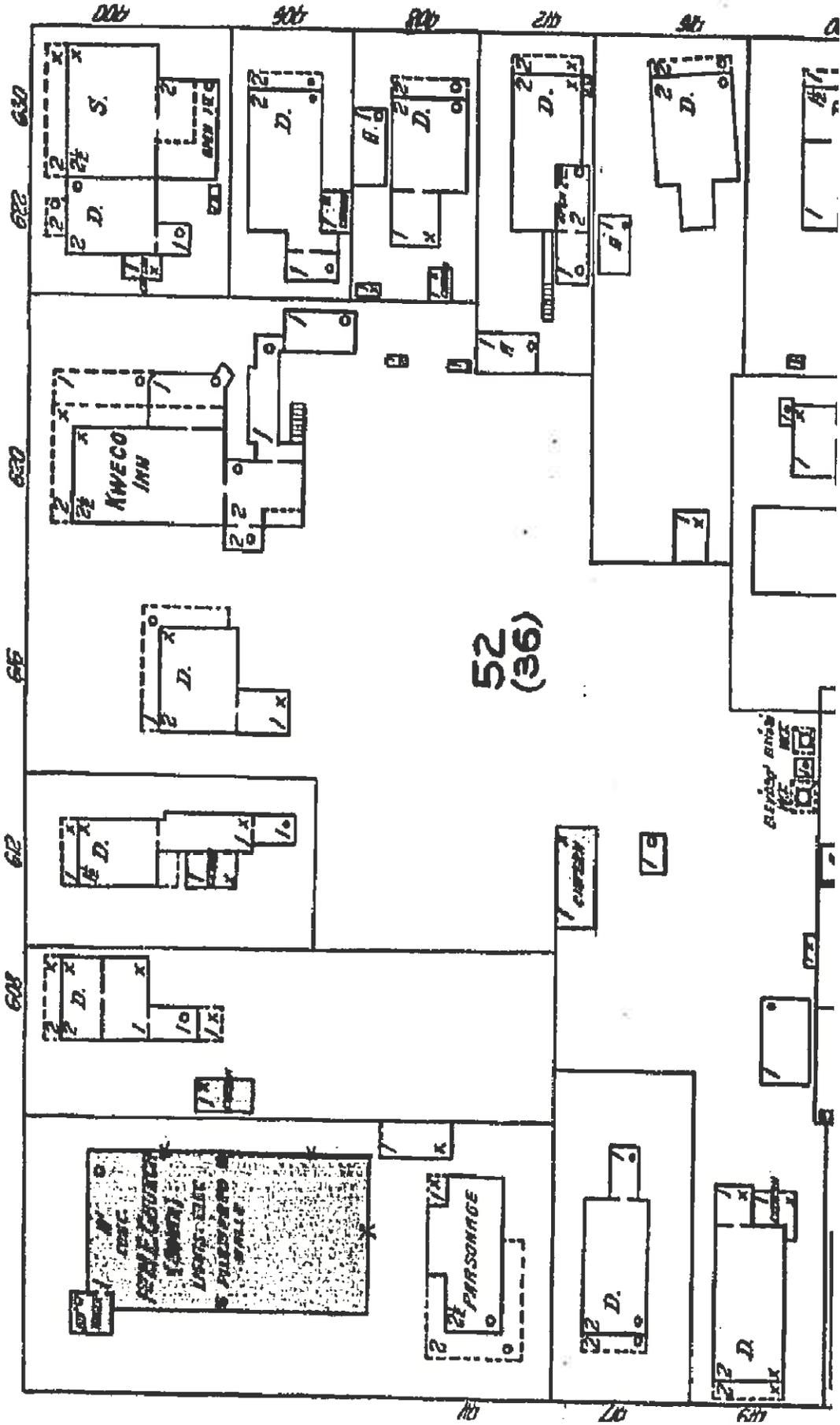


1892 Sanborn Map





1912 Sanborn Map

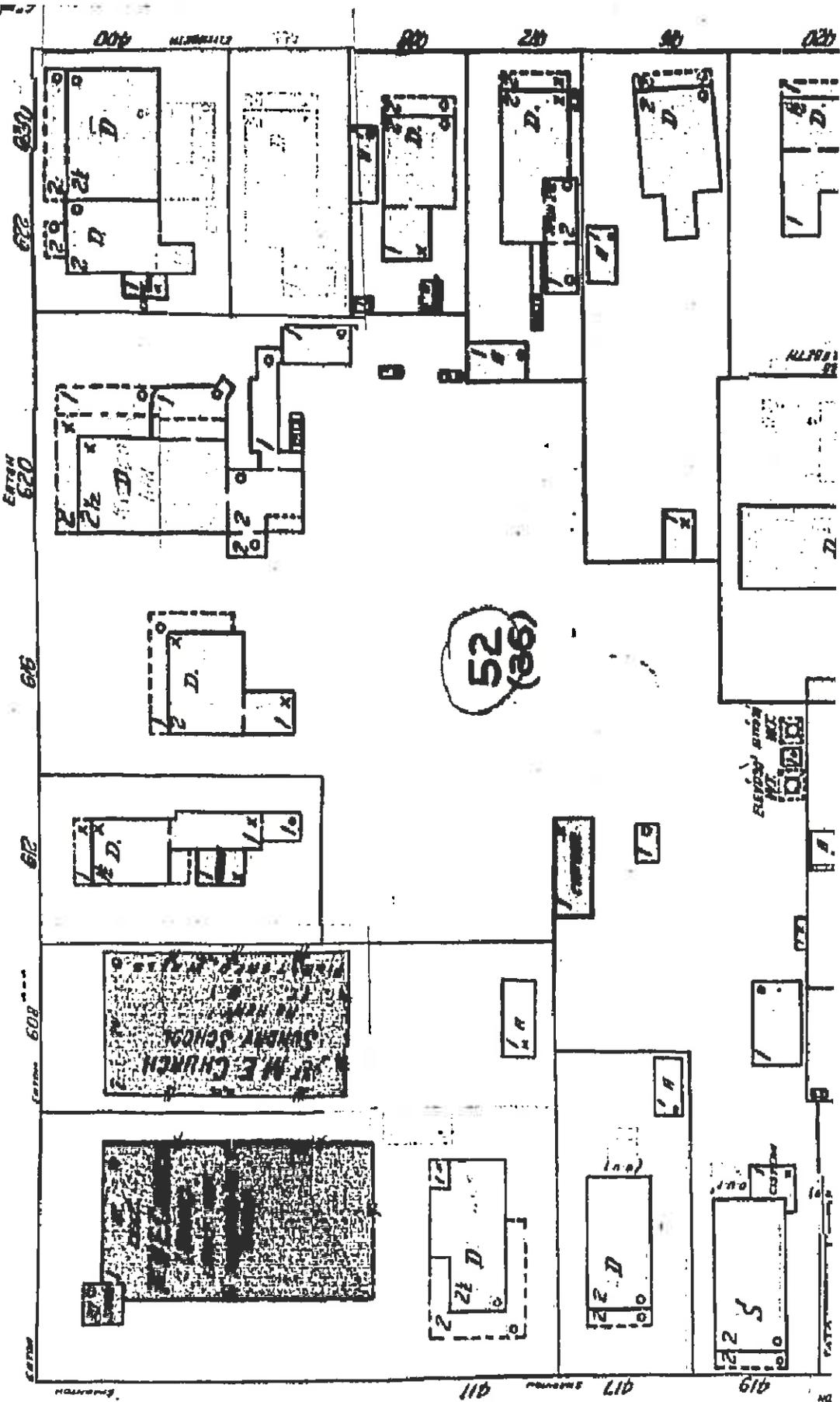


1926 Sanborn Map

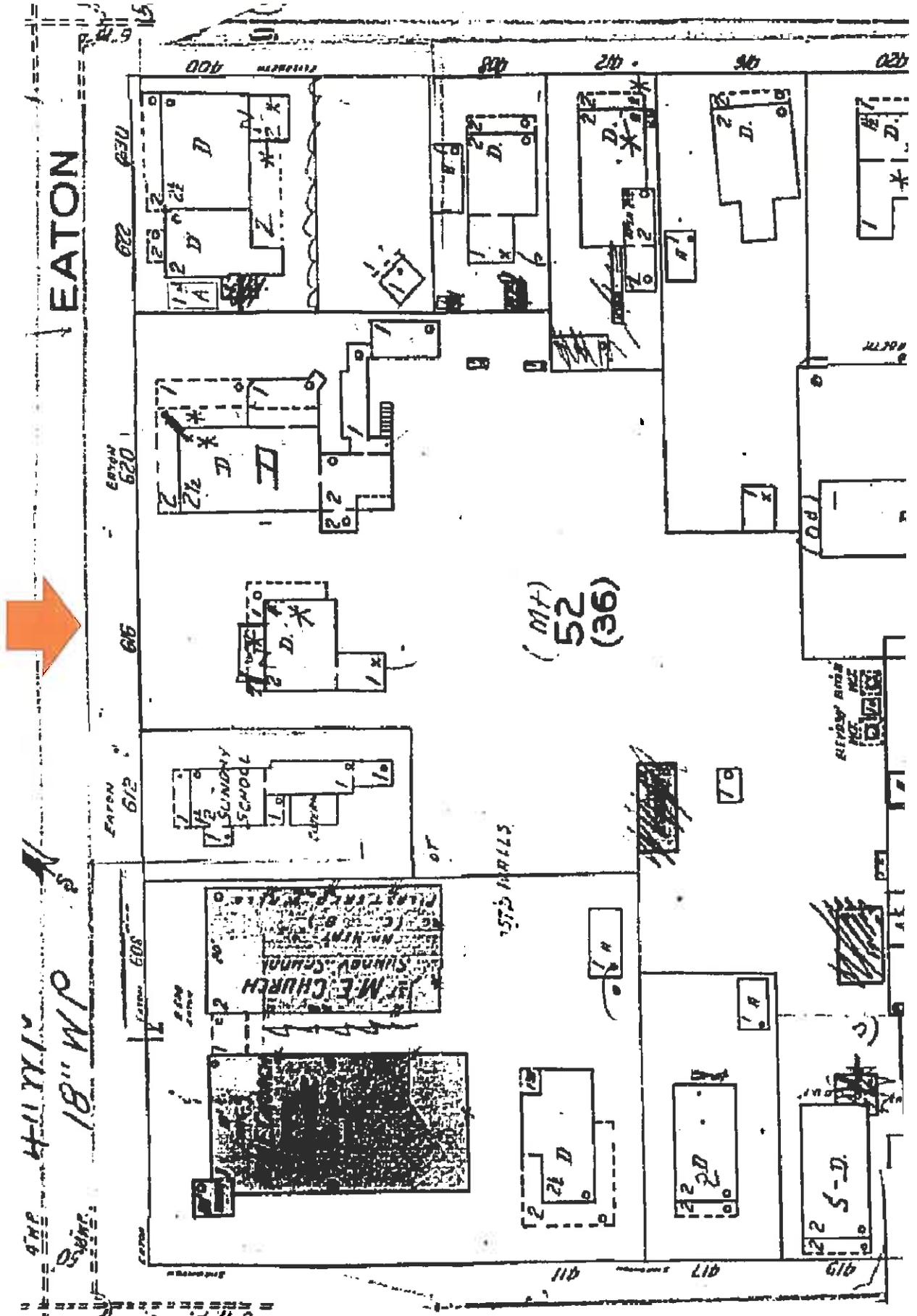
EATON



5  
S  
1917



1948 Sanborn Map



1962 Sanborn Map