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### **Staff Report for Item 3**

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

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** May 23, 2017

**Applicant:** Thomas Kelly

**Application Number:** H17-03-0010

**Address:** #704 Eaton Street

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#### **Description of Work:**

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.

#### **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.

#### **Guidelines Cited in Review:**

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 1, 2, 5, 6, 9, and 10.

HARC Guidelines for Gutters (page 27), specifically guidelines 1, 2, and 4.

HARC Guidelines for Windows (pages 29-30), specifically guideline 6.

HARC Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 3, 4, 5, 9, 15, and 16.

HARC Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 2, 4, 5, 6, 11, 12, 13, 14, 19, 22, 24, 26, 30, and 31.

HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 11, 12, 13, 14, 18, 22, 23, 24, and 25.

HARC Guidelines for Decks, Patios, Hot Tubs, and Pools (pages 39-40), specifically guidelines 1, 3, 5, and 6.

HARC Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 3, 4, 9, 10, and 11.

HARC Guidelines for Fences (pages 41-42), specifically guidelines 1, 2, 3, 4, and 8.

HARC Guidelines for Air Conditioning Units (pages 42-43), specifically guidelines 1 and 5.

### **Staff Analysis**

This Certificate of Appropriateness proposes renovations to a contributing house, including the removal of metal jalousie storm windows that are covering the original historic windows of the house. The applicant also proposes to restore and repair the historic windows that have been hidden underneath. The siding of the house will be repaired, with any replacements to be in kind. The main house has wood lap siding, and the historic one-story additions have vertical siding. Gutters will be installed with the downspout located on the rear of the building. The fenestrations on the front of the house are doors, with the two right front doors are jalousie. The other four doors are wood. The applicant is proposing to retain the existing wood doors, but to remove the top two panels and to install glass – creating more light to the front rooms. The applicant will conduct some beam repairs to the front porch. The small rear addition with a mixture of a gable and hip roof will have folding wood doors installed on the rear and one side

The project also proposes a new addition on the rear of the house – attached the rear wall of the main house and the side wall of the historic one-story sawtooth addition. The addition will be 14 feet, 9 inches and will be lower in height by approximately a little more than a foot to the historic sawtooth addition. The applicant has used a small hyphen so that the addition does not continue the same wall plane as the main house. The addition does bump out a few feet to the side of the main house, but the addition is located behind the main two-story structure. The addition will have wood lap siding, v-crimp roofing, and wood windows and doors.

The plans also propose a new pool, deck, and lanai in the rear. The rear accessory structure will be approximately 14 feet tall (give or take a few inches), with intersecting gable roofs. Most of the structure will be open. It will have v-crimp roofing and wood lap siding, not hardiboard.

Old Baltimore brick on site will be used to create a driveway and walkway to the front porch. The applicant is proposing to building new fences, with the front fence will have a maximum height of 4 feet. The perimeter fence which will start behind the driveway will be a 6 foot, wood picket fence.

### **Consistency with Guidelines**

1. The proposed renovations to the main house are appropriate, especially with the restoration of the historic windows and removal of the metal storm windows.
2. The proposed addition will be placed in the rear. While it will be attached to the historic and original elements of the house, the addition will be attached to less publicly visible, secondary elevations. The addition will be constructed with a smaller height and massing than the existing house and its one-story additions. In general, the overall form of the original structure will be unaffected, and the new addition could be removed with little impact on the main structure. The applicant has used hyphens, lower roof heights, and smaller massing to separate the new addition from the historic house. The addition does create a small bump out, but it will be set far back – behind the main two-story structure. The applicant has worked to minimize any demolition to the original elements of the structure, by attaching the addition to the most secondary elevations of the structure.
3. The proposed accessory structure is also smaller in height, scale, and massing compared to the existing historic house. At the proposed structure is located in the rear, it will not have an impact to the streetscape and will not detract from the historic district.

It is staff's opinion that the proposed design is consistent with the Secretary of the Interior's Standards for Rehabilitation and the HARC Guidelines for additions and alterations, new construction, windows, gutters, pools and decks, fences, air conditioning units, and entrances, porches, and doors.

# 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 <i>17-003-00010</i>		BUILDING PERMIT NUMBER <i>X</i>	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](mailto: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				
<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 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

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**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-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_



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(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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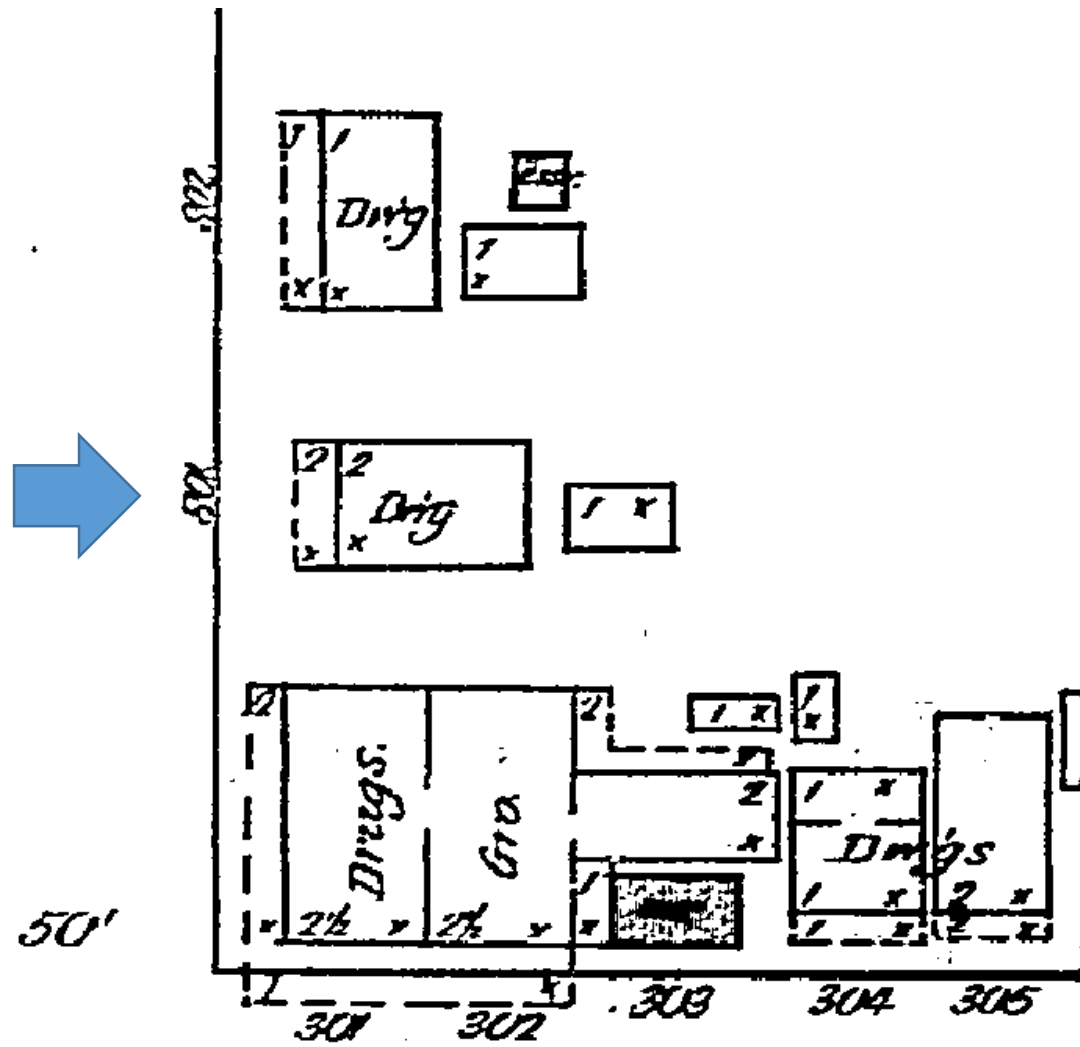
**OFFICE USE ONLY**

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

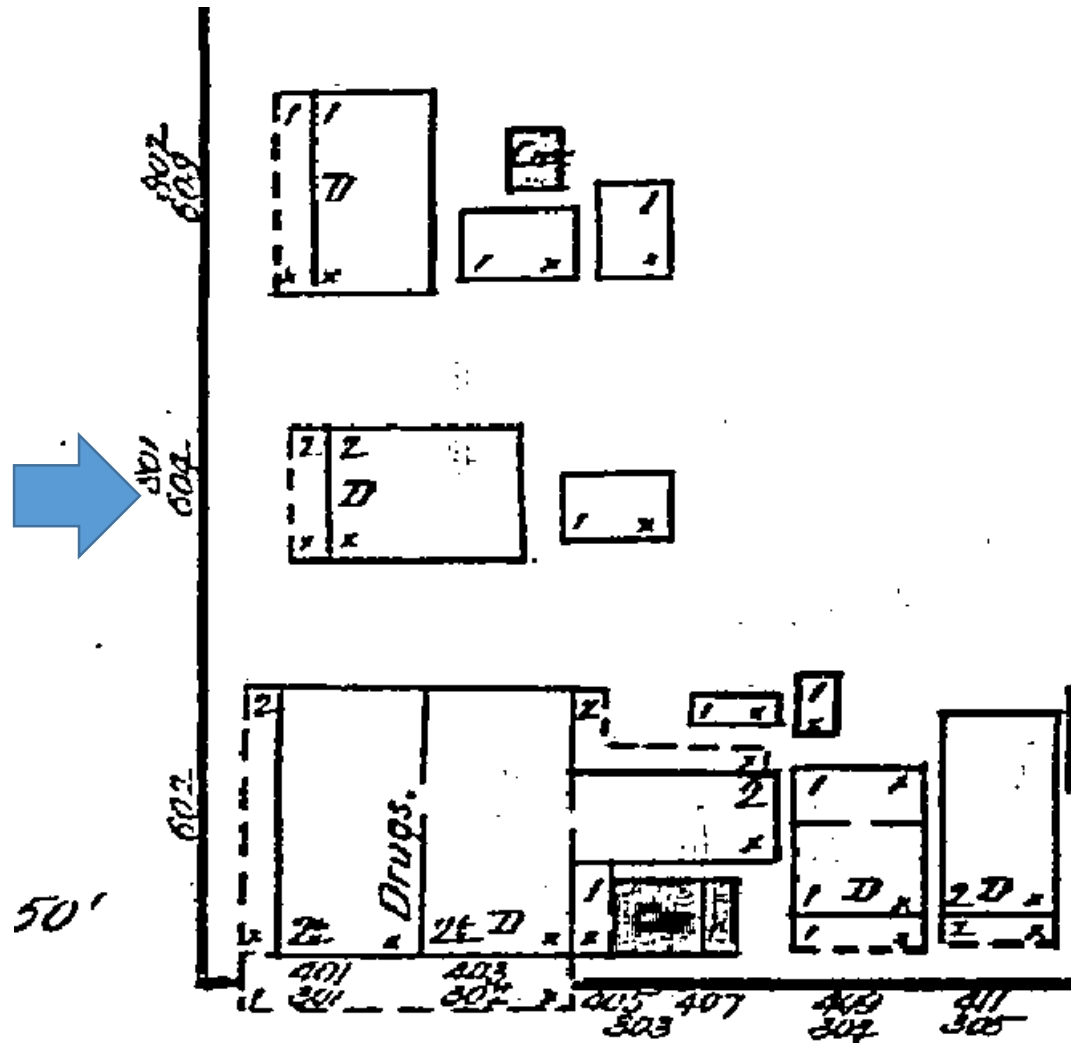
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
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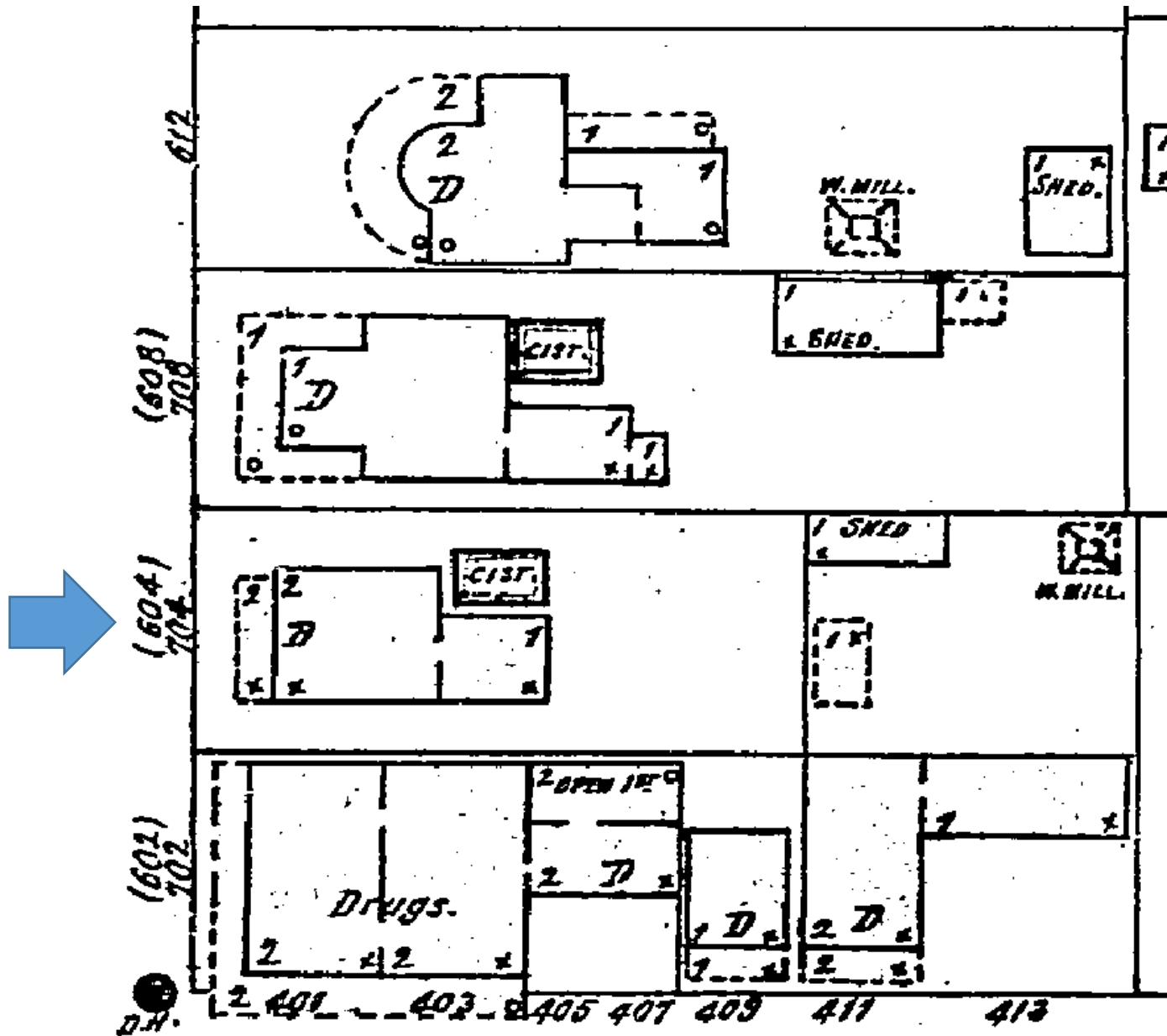
# SANBORN MAPS



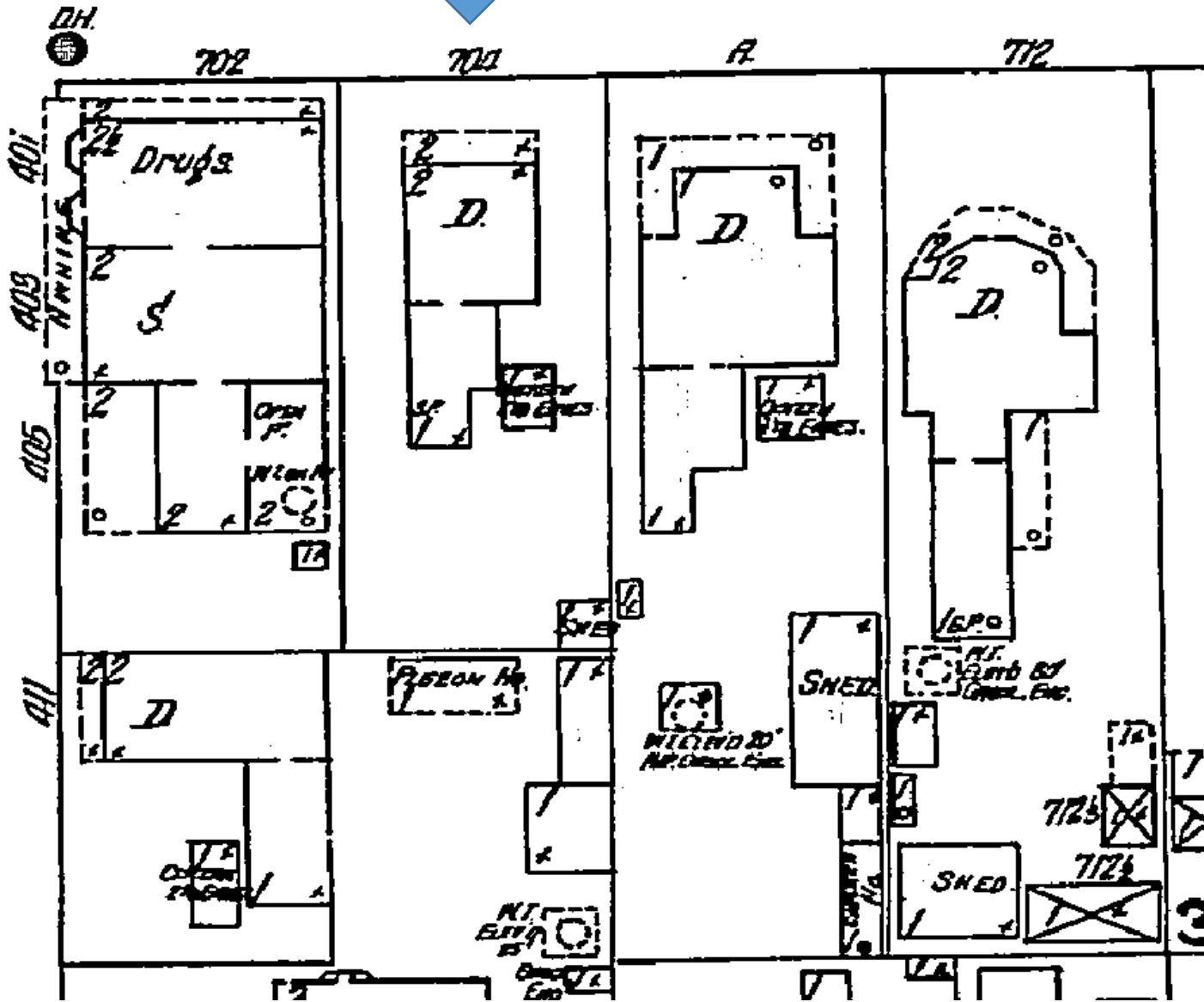
1889 Sanborn Map



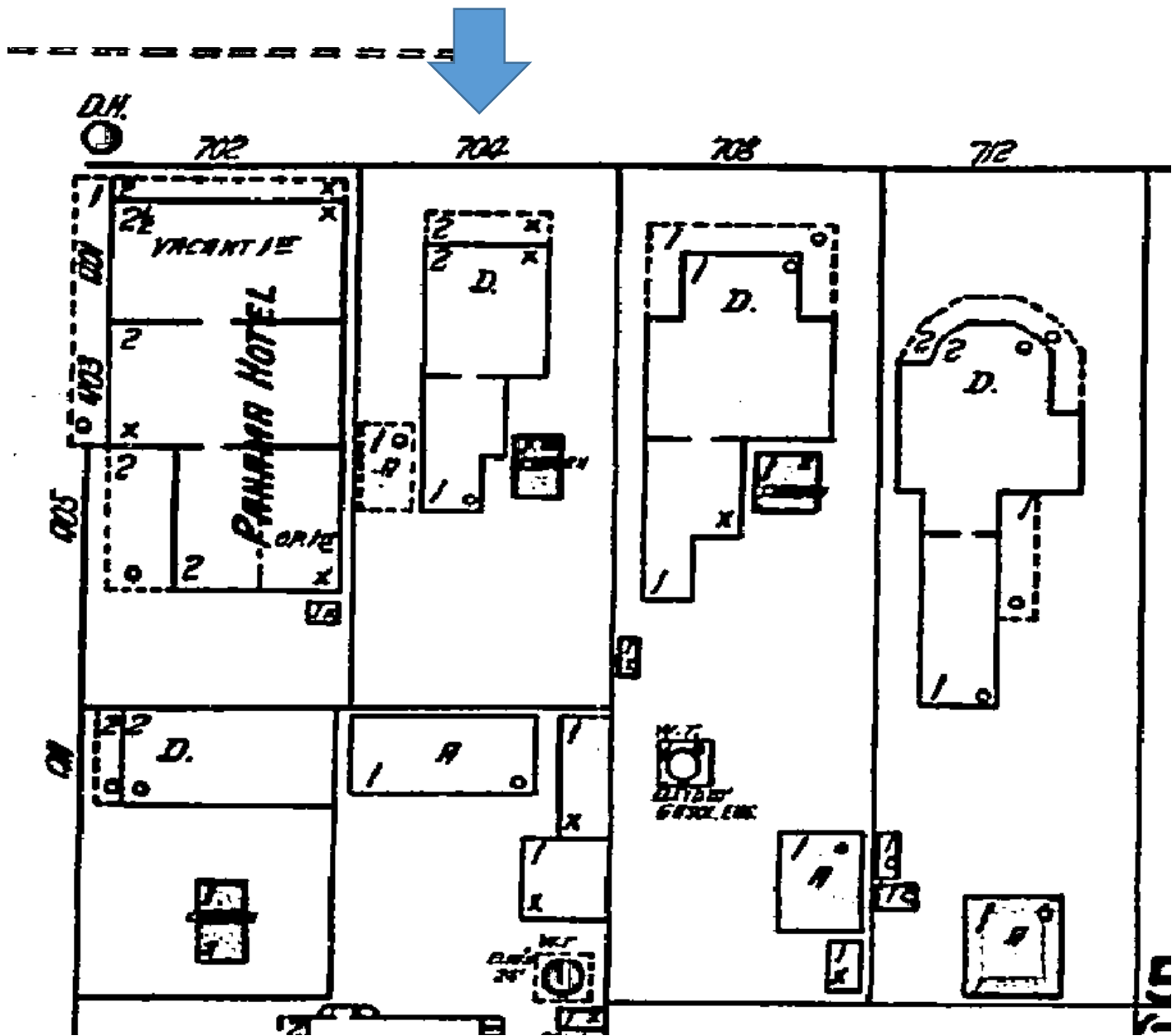
1892 Sanborn Map



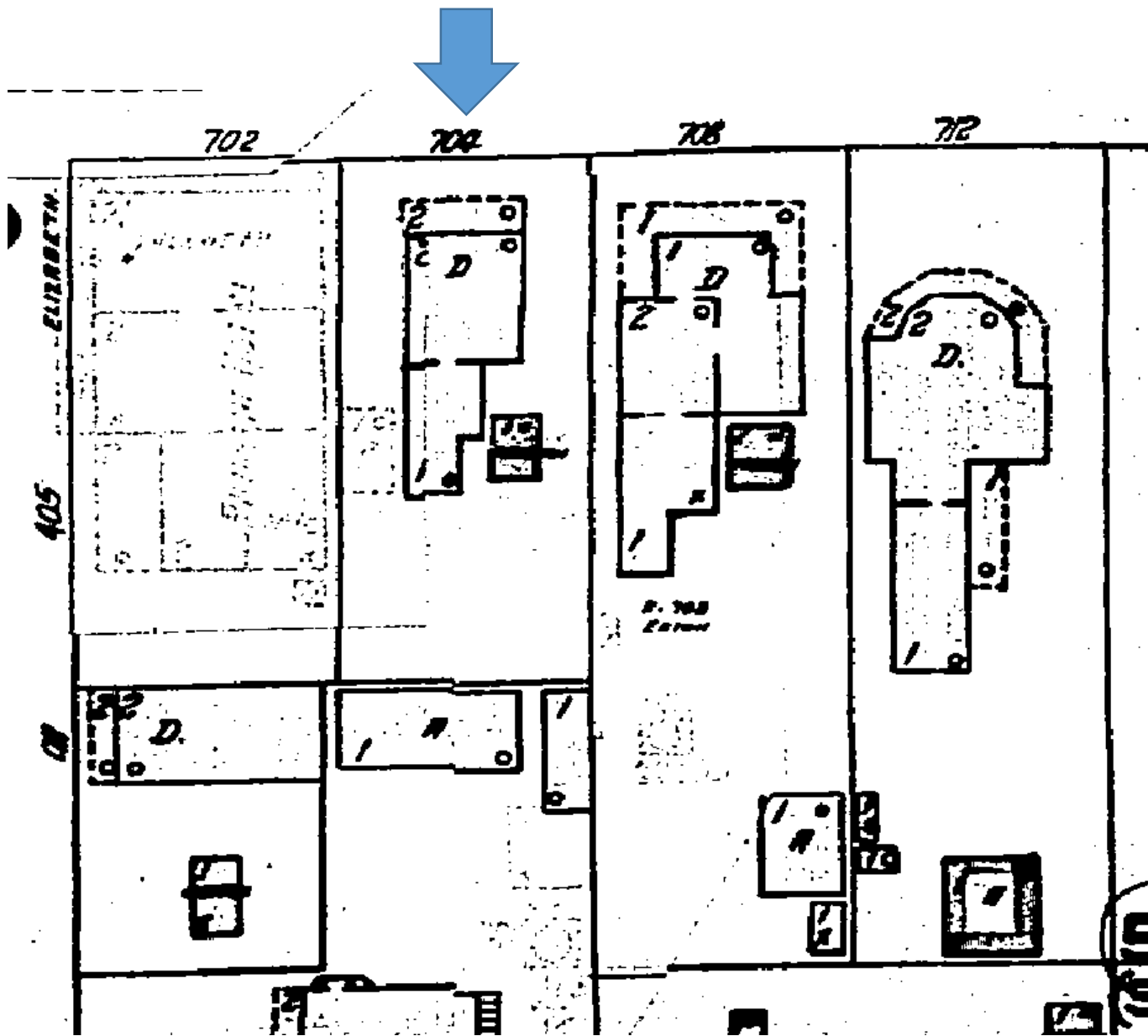
1899 Sanborn Map



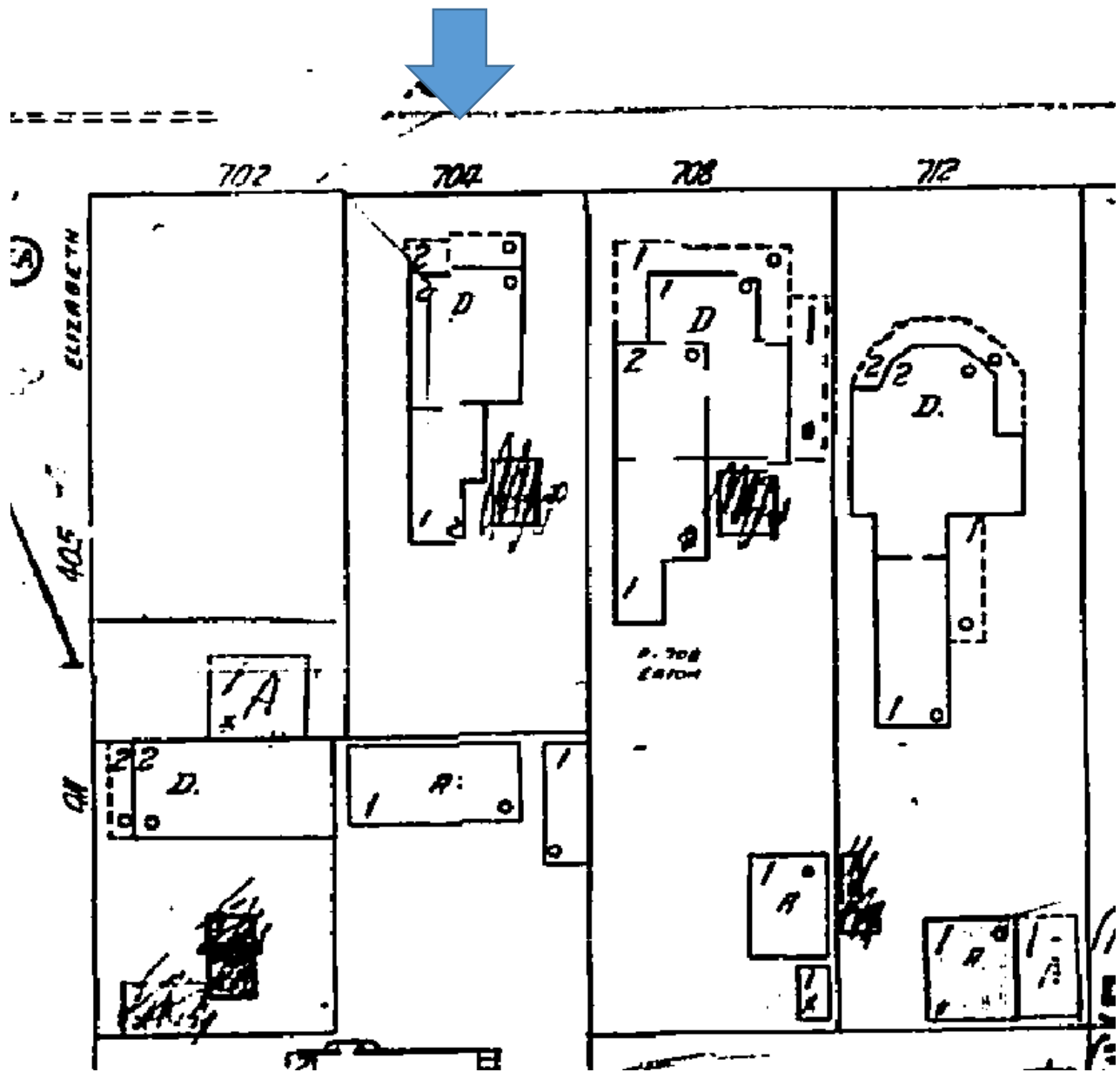
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



# PROJECT PHOTOS



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







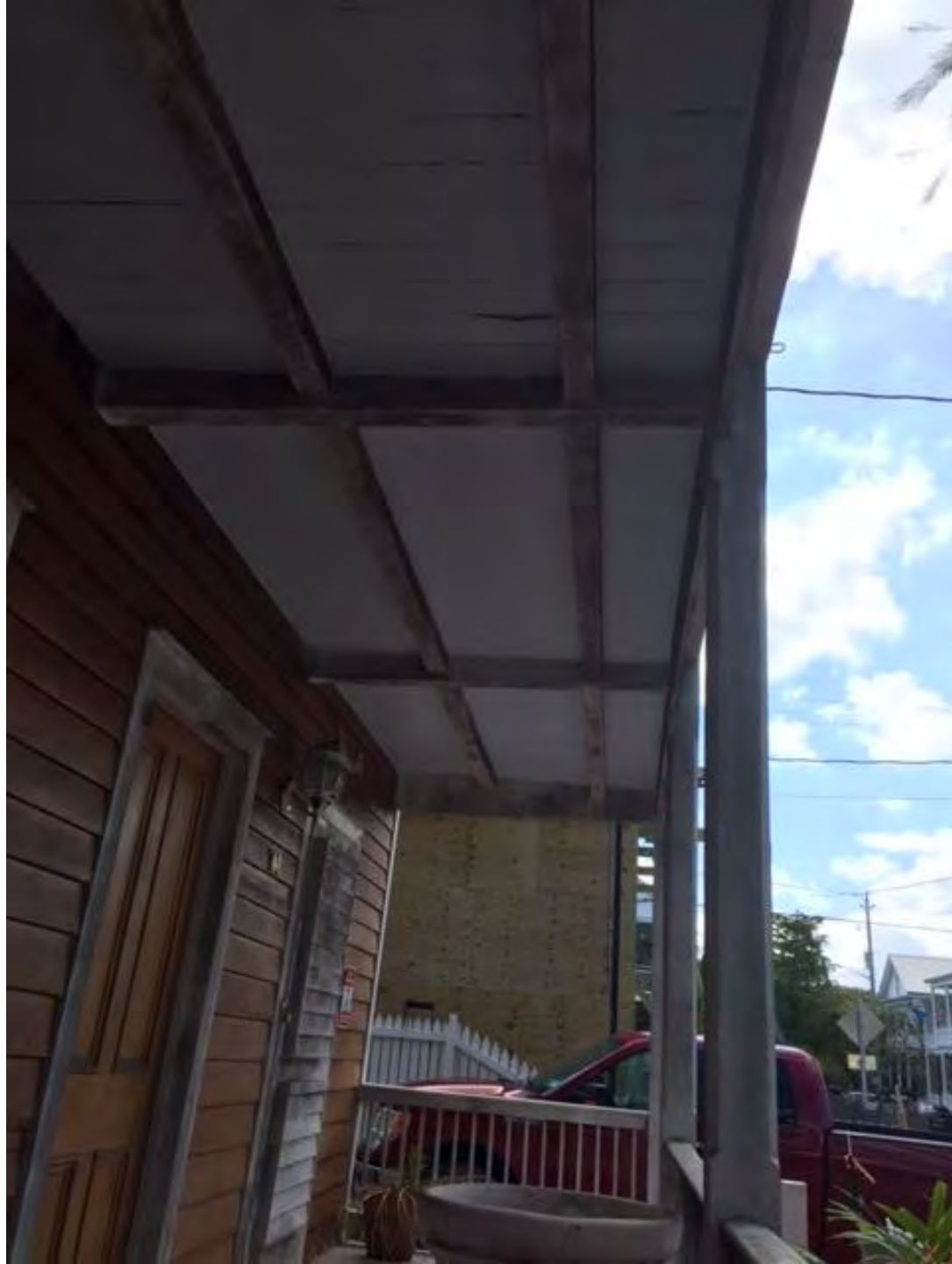














































# SURVEY



# 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 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)

NOTHING FND/SET

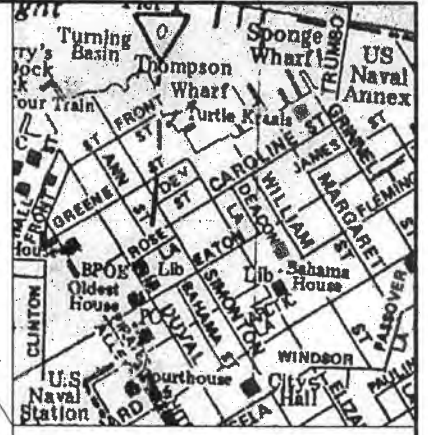
FND 1/2" IR &  
CAP, ILLEGIBLE  
O/S 0.5' SE'LY

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

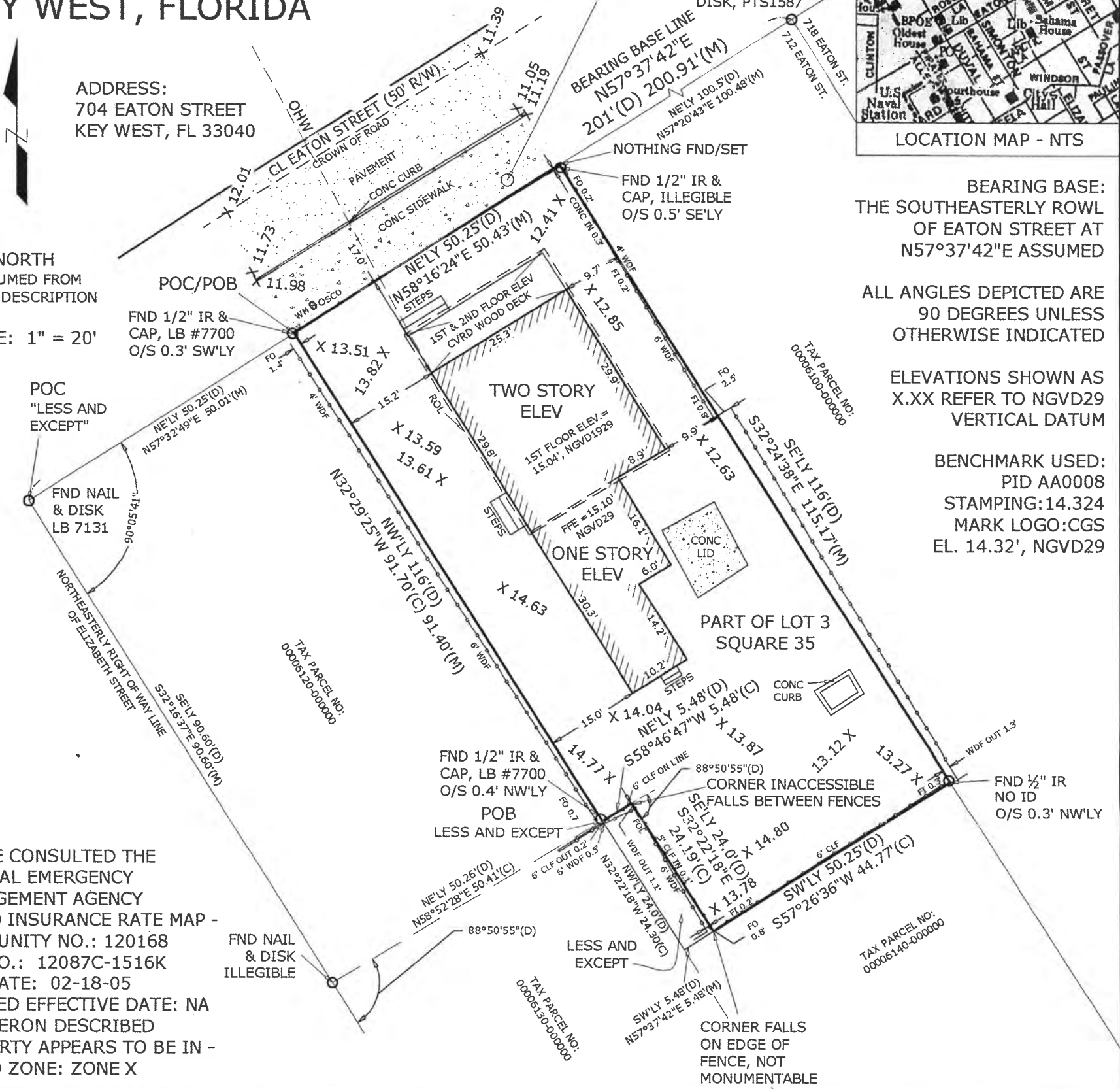
ALL ANGLES DEPICTED ARE  
90 DEGREES UNLESS  
OTHERWISE INDICATED

ELEVATIONS SHOWN AS  
X.XX REFER TO NGVD29  
VERTICAL DATUM

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



LOCATION MAP - NTS



## 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.

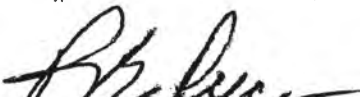
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP 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.

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.

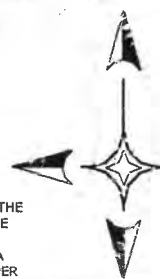
C = CALCULATED	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
CL = CENTERLINE	IP = IRON PIPE	ROL = ROOF OVERHANG LINE
CLF = CHAINLINK FENCE	IR = IRON ROD	ROWL = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	L = ARC LENGTH	SCO = SANITARY CLEAN-OUT
CONC = CONCRETE	LE = LOWER ENCLOSURE	TBM = TIDAL BENCHMARK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

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

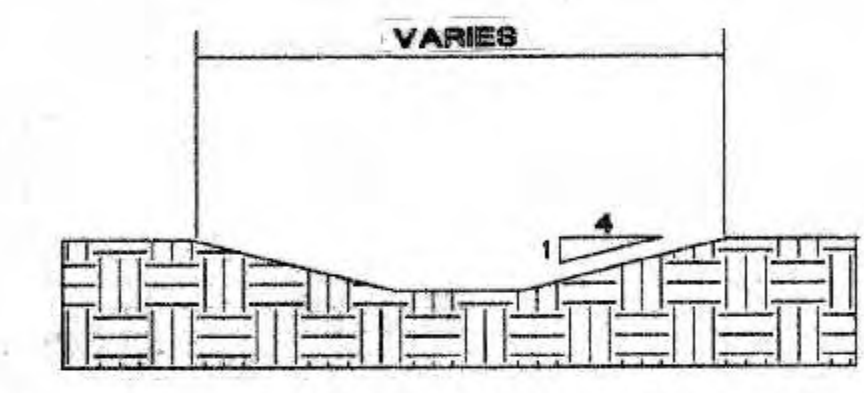
# PROPOSED DESIGN



# 704 EATON STREET

## KEY WEST - FLORIDA

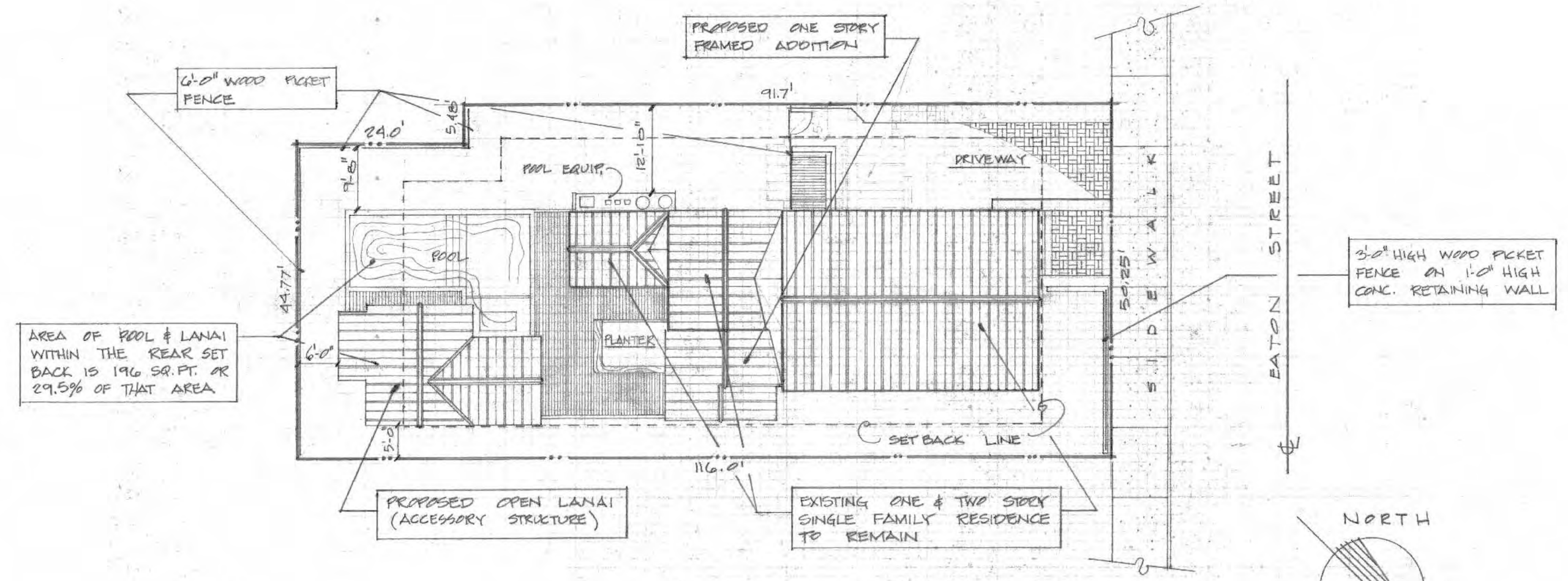
LEGAL LOT 8, SQUARE 35 "William A. Whitehead's Map"	
FLOOD ZONE	X-ZONE
DISTRICT ZONE	HMDR
LOT SIZE	= 5697 S.F.
EXISTING BUILDING	= 1375 S.F.
NEW FRAMED ADDITION	= 238 S.F.
LANAI	= 420 S.F.
BUILDING / LOT RATIO	= 35.7%
DRIVEWAY and WALKWAY	= 676 S.F.
EQUIPMENT SLAB	= 45 S.F.
POOL	= 232 S.F.
IMPERVIOUS 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**



AREA OF POOL & LANAI WITHIN THE REAR SET BACK IS 196 SQ. FT. OR 29.5% OF THAT AREA.

PROPOSED OPEN LANAI (ACCESSORY STRUCTURE)

EXISTING ONE & TWO STORY SINGLE FAMILY RESIDENCE TO REMAIN

3'-0" HIGH WOOD PICKET FENCE ON 1'-0" HIGH CONC. RETAINING WALL

**SITE PLAN**

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

704 EATON STREET  
SITE PLAN

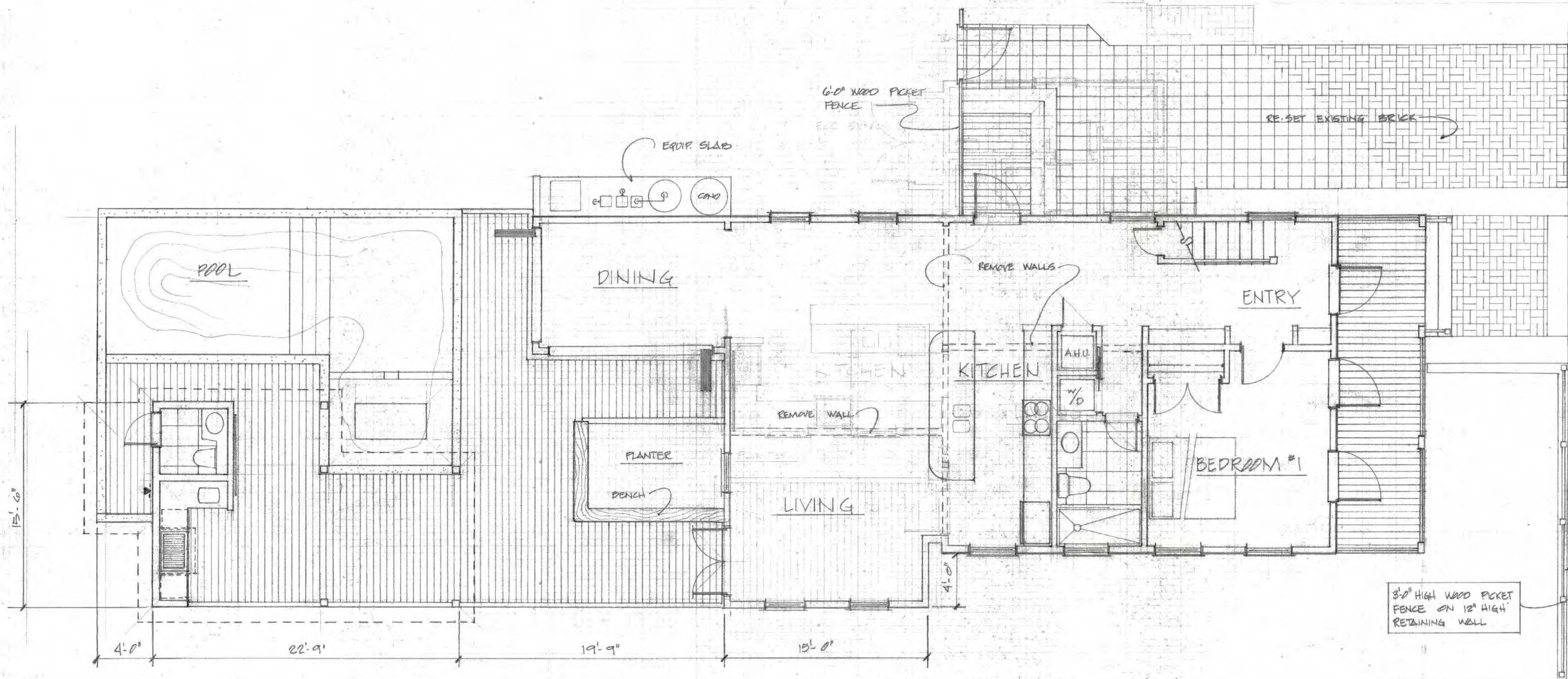
DRAWN: TCK  
DATE: 04/03/17

SHEET NUMBER  
**D-1**

KEY WEST

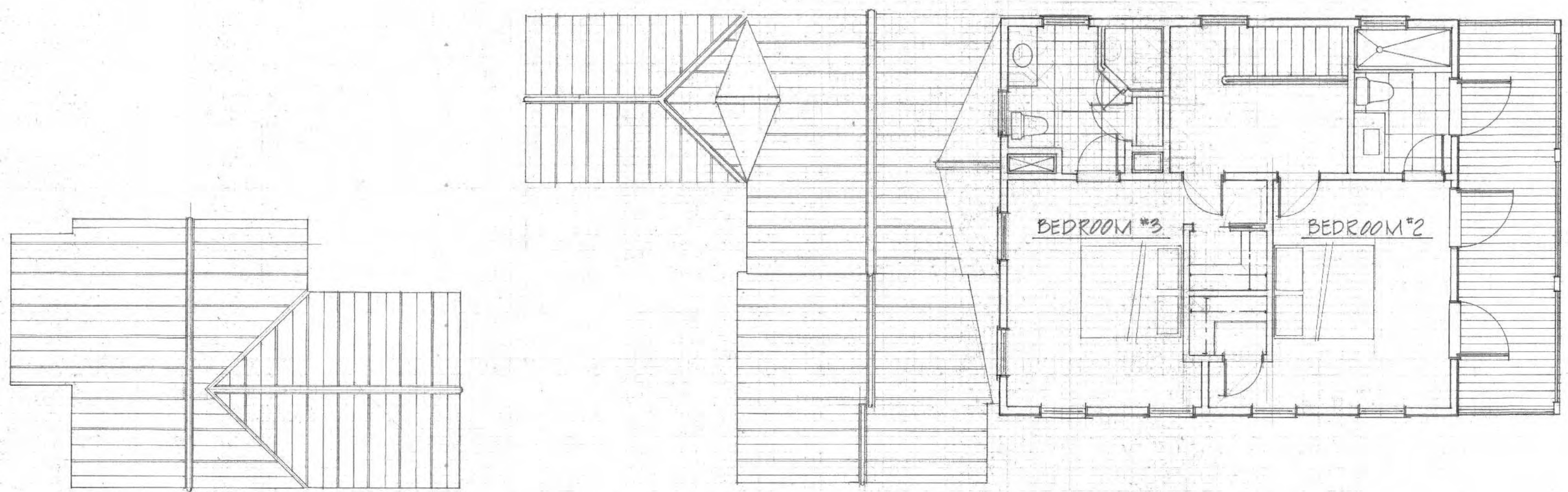
5  
5





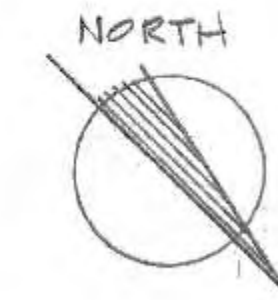
FIRST FLOOR PLAN





SECOND FLOOR PLAN

1/4" = 1'-0"



THOMAS KELLY ENTERPRISES INC.  
 19141 ROCKY ROAD - SUGARLOAF KEY  
 \* DESIGN CONCEPTS  
 \* CONSTRUCTION MANAGEMENT  
 (305) 304-1984

KEY WEST

704 EATON STREET  
 SECOND FLOOR PLAN

DRAWN: TCK  
 DATED: 04/03/17

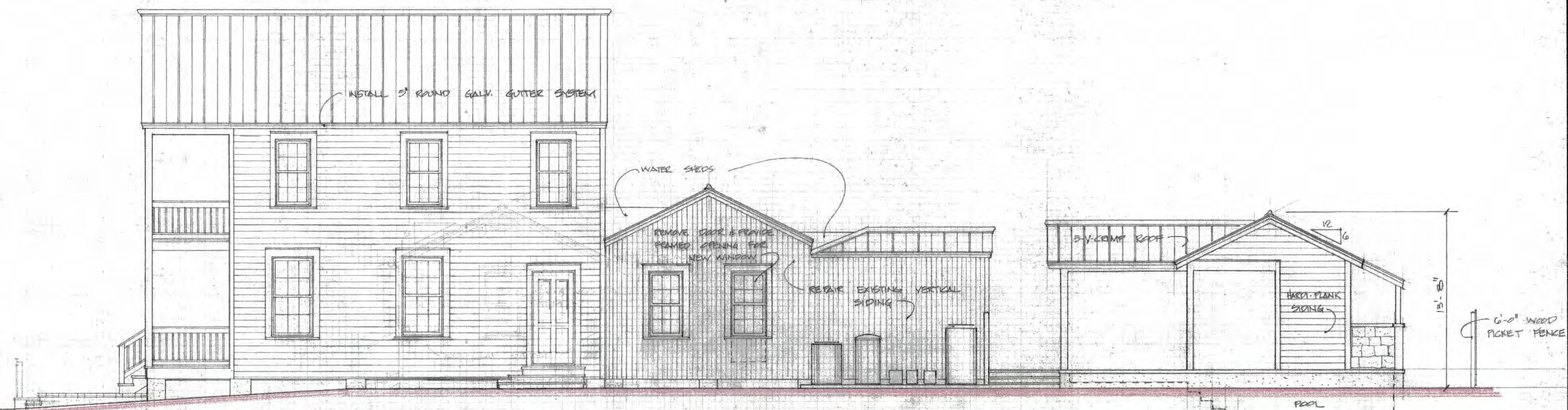
SHEET NUMBER  
**D - 3**  
 OF





NORTHEAST ELEVATION

1/4"=1'-0"

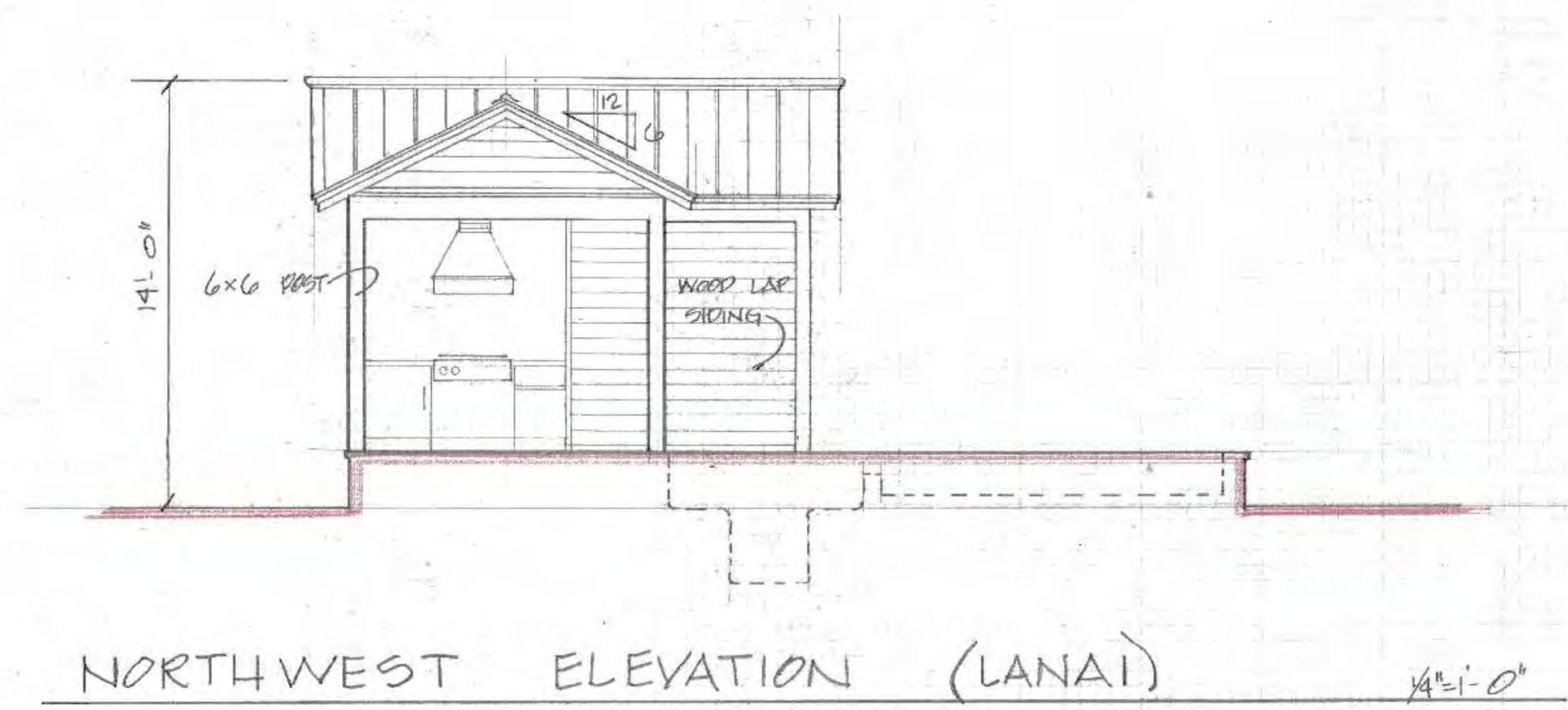


SOUTHWEST ELEVATION

1/4"=1'-0"

3  
5





KEY WEST

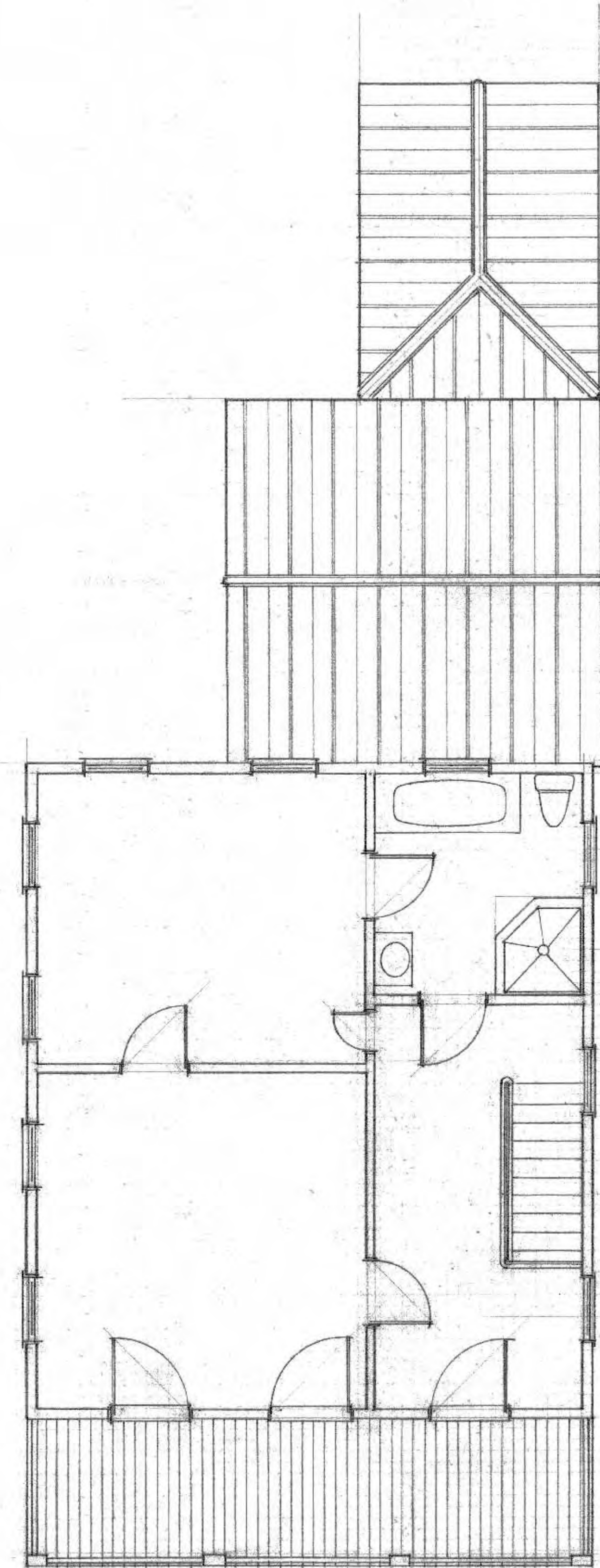
704 EATON STREET  
 EXTERIOR ELEVATIONS

DRAWN: TCK  
 DATE: 04/03/17

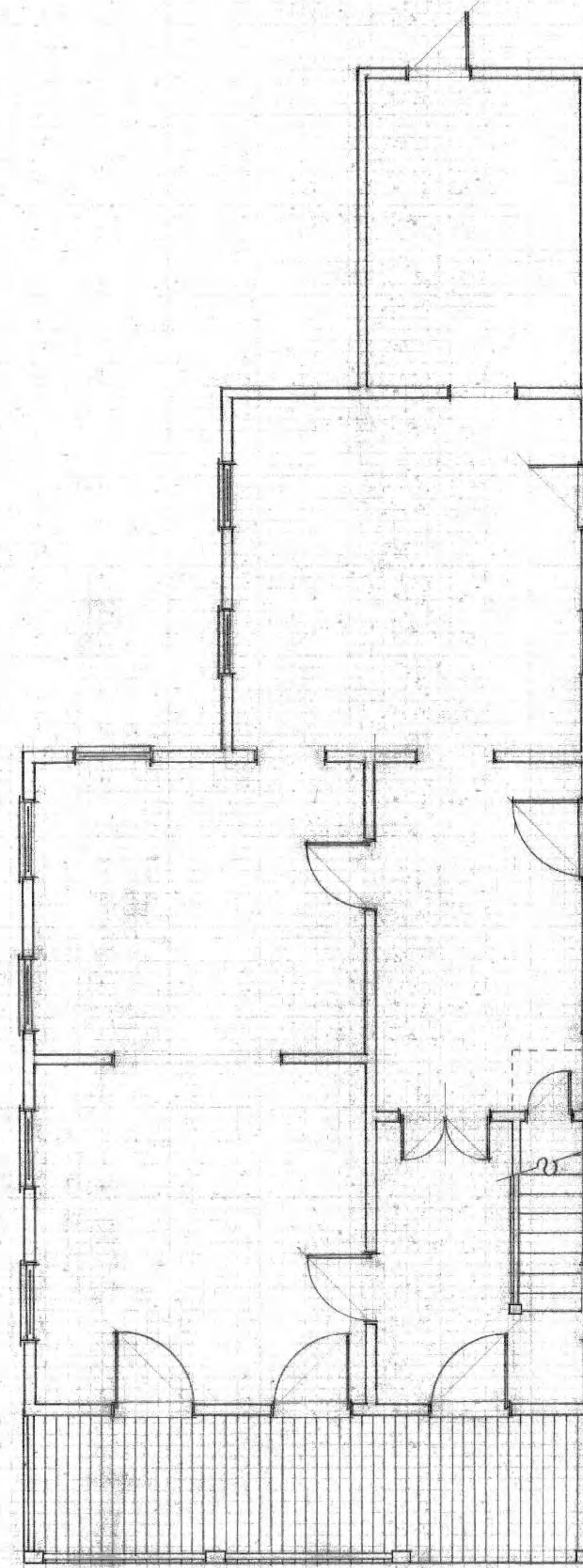
SHEET NUMBER  
**D-5**  
 OF

5  
 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

704 EATON STREET  
EXISTING FLOOR PLANS  
KEY WEST

DRAWN TCK  
DATE 03/10/17

SHEET NUMBER  
E-1  
OF 2

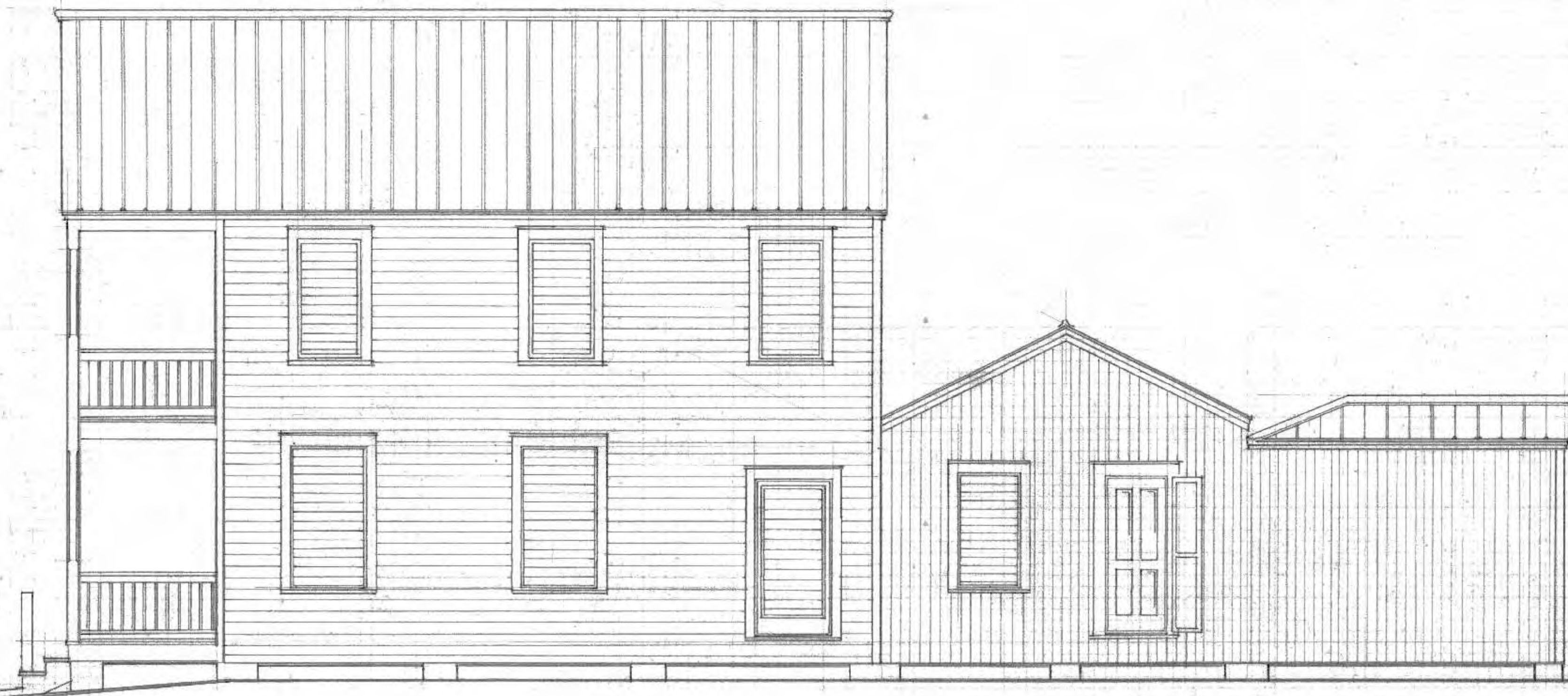




SOUTHEAST ELEVATION 1/4"=1'-0"



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

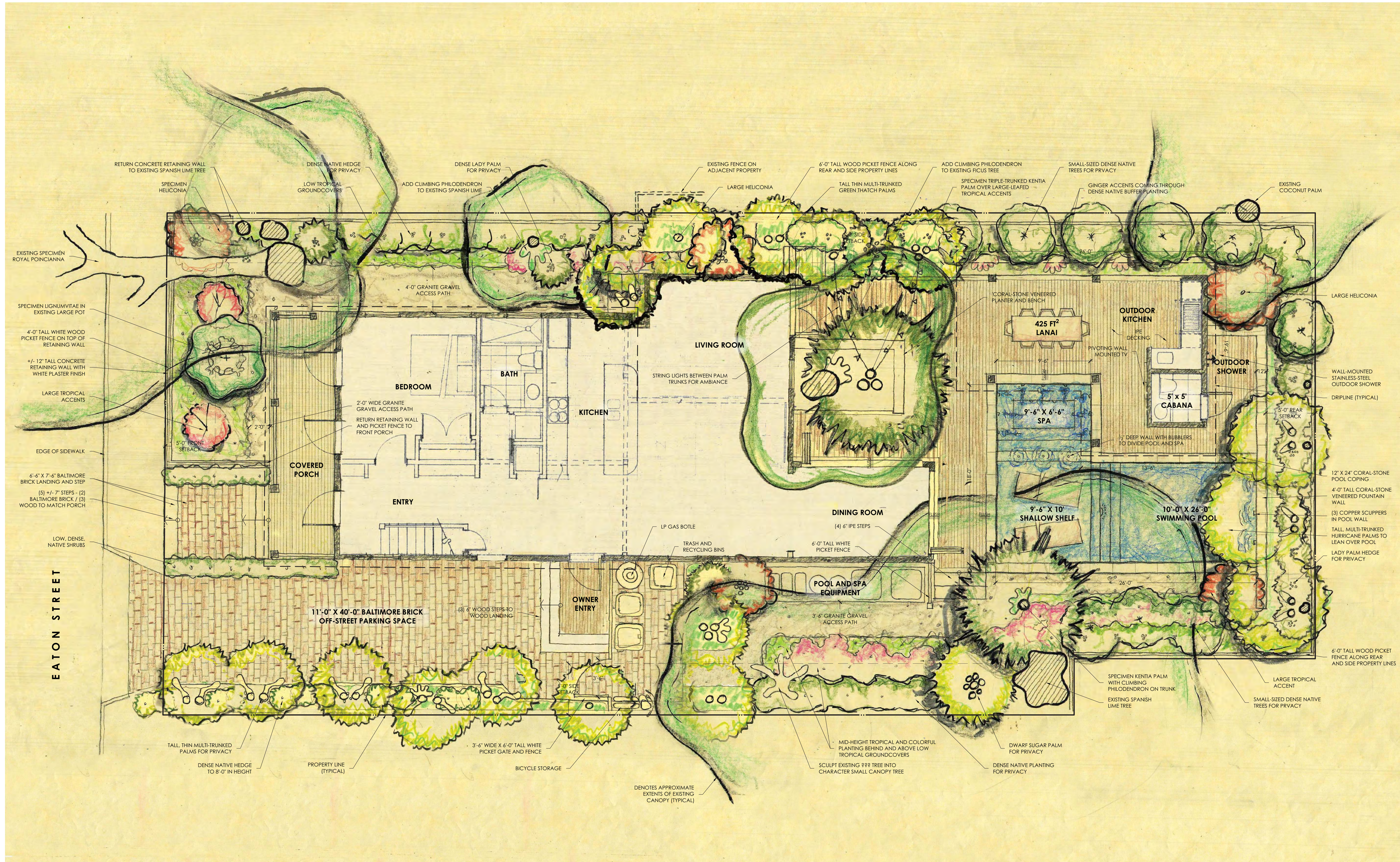


SOUTHWEST ELEVATION 1/4"=1'-0"



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









EXISTING ROYAL POINCIANA (BEYOND)

SPECIMEN HELICONIA (BEYOND)

4'-0" MAX HEIGHT WHITE PICKET FENCE

+/- 3'-0"

CONCRETE RETAINING WALL +/- 12" IN HEIGHT

40' LONG TWO CAR OFF-STREET PARKING

RE-USED OLD BALTIMORE BRICK FROM ON-SITE FOR DRIVEWAY

6'-0" WHITE PICKET FENCE WITH 3'-6" WIDE GATE

DENSELY PLANTED TROPICAL ENTRY GARDEN AND BICYCLE STORAGE AREA

SWIMMING POOL, SPA, AND A/C EQUIPMENT

6'-0" EQUIPMENT NOISE AND SCREEN WALL

CORAL-STONE COPING SURROUNDED BY IPE DECKING

CORAL-STONE VENEERED WALL WITH CORAL-STONE CAP AND (3) COPPER SCUPPERS

EXISTING FIGUS

DENSE NATIVE AND TROPICAL BUFFER (BEYOND)

EXISTING COCONUT PALM (BEYOND)

TALL AND THIN MULTI-TRUNKED NATIVE PALMS

OUTDOOR SHOWER

DENSE TROPICAL PLANTING - HELICONIAS, LADY PALMS, MONSTERA

6'-0" MAX. 6'-0" WHITE PICKET FENCE

26'-0" SWIMMING POOL

4'-4" SHALLOW SLEEP SPA BEYOND

4'-0"

6'-0" MAX DEPTH









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



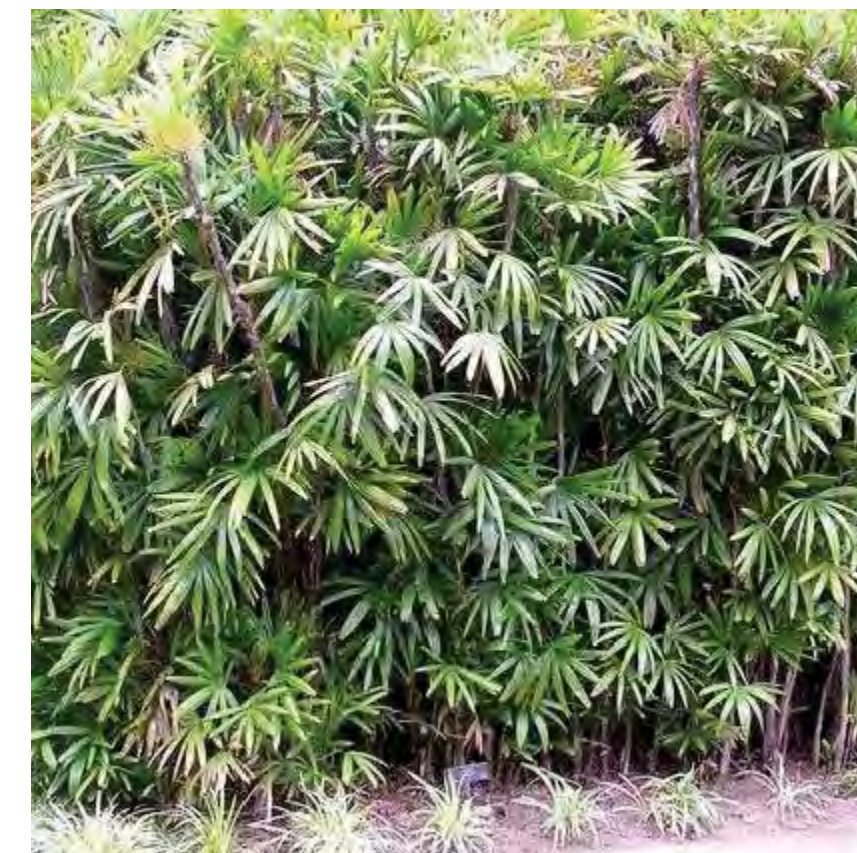
SPECIMEN TEDDY BEAR PALM BY SWIMMING POOL



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



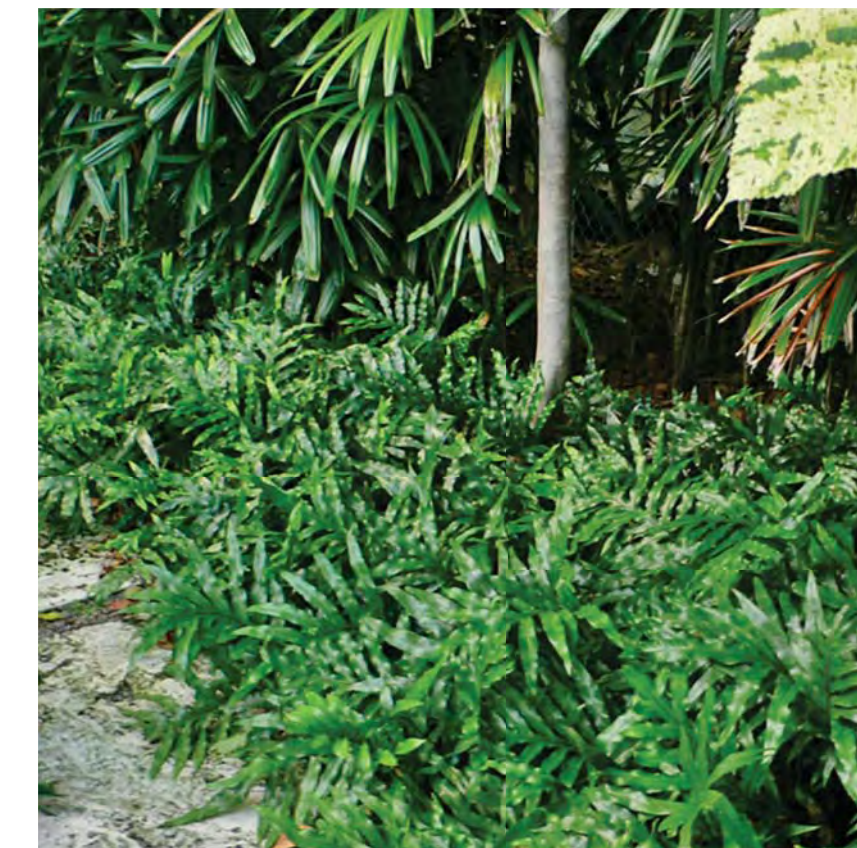
SPECIMEN ACCENT CROTONS



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

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION



**Summary**

**Parcel ID** 00006110-000000  
**Account #** 1006335  
**Property ID** 1006335  
**Millage Group** 10KW  
**Location** 704 EATON ST , KEY WEST  
**Address**  
**Legal** KW PT LOT 3 SQR 35 H2-564 OR101-49 OR1245-1310D/C OR1393-  
**Description** 2093/5 OR1613-1889/91C OR1675-507/513TR OR1684-  
 2059/60PET/ADM OR2744-1622/23 OR2748-1898/99  
 (Note: Not to be used on legal documents)  
**Neighborhood** 6108  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



**Owner**

KEY WEST NC LLC  
 PO BOX 330  
 MOORESVILLE NC 28115-0330

**Valuation**

	2016	2015	2014	2013
+ Market Improvement Value	\$250,819	\$175,573	\$174,483	\$177,127
+ Market Misc Value	\$1,446	\$1,257	\$1,141	\$1,141
+ Market Land Value	\$526,206	\$530,923	\$495,528	\$427,446
= Just Market Value	\$778,471	\$707,753	\$671,152	\$605,714
= Total Assessed Value	\$778,471	\$465,625	\$461,930	\$455,103
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$778,471	\$440,625	\$436,930	\$430,103

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,698.00	Square Foot	0	0

**Buildings**

<b>Building ID</b> 397	<b>Exterior Walls</b> ABOVE AVERAGE WOOD
<b>Style</b>	<b>Year Built</b> 1923
<b>Building Type</b> S.F.R. - R1 / R1	<b>Foundation</b> WD CONC PADS
<b>Gross Sq Ft</b> 2196	<b>Roof Type</b> GABLE/HIP
<b>Finished Sq Ft</b> 1896	<b>Roof Coverage</b> METAL
<b>Stories</b> 2 Floor	<b>Flooring Type</b> CONC S/B GRND
<b>Condition</b> AVERAGE	<b>Heating Type</b> NONE with 0% NONE
<b>Perimeter</b> 280	<b>Bedrooms</b> 2
<b>Functional Obs</b> 0	<b>Full Bathrooms</b> 1
<b>Economic Obs</b> 0	<b>Half Bathrooms</b> 0
<b>Depreciation %</b> 12	<b>Grade</b> 550
<b>Interior Walls</b> WALL BD/WD WAL	<b>Number of Fire Pl</b> 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,896	1,896	0
OPF	OP PRCH FIN LL	150	0	0
OUF	OP PRCH FIN UL	150	0	0
<b>TOTAL</b>		<b>2,196</b>	<b>1,896</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1959	1960	1	130 SF	4
LC UTIL BLDG	1964	1965	1	64 SF	1
CH LINK FENCE	1964	1965	1	760 SF	1



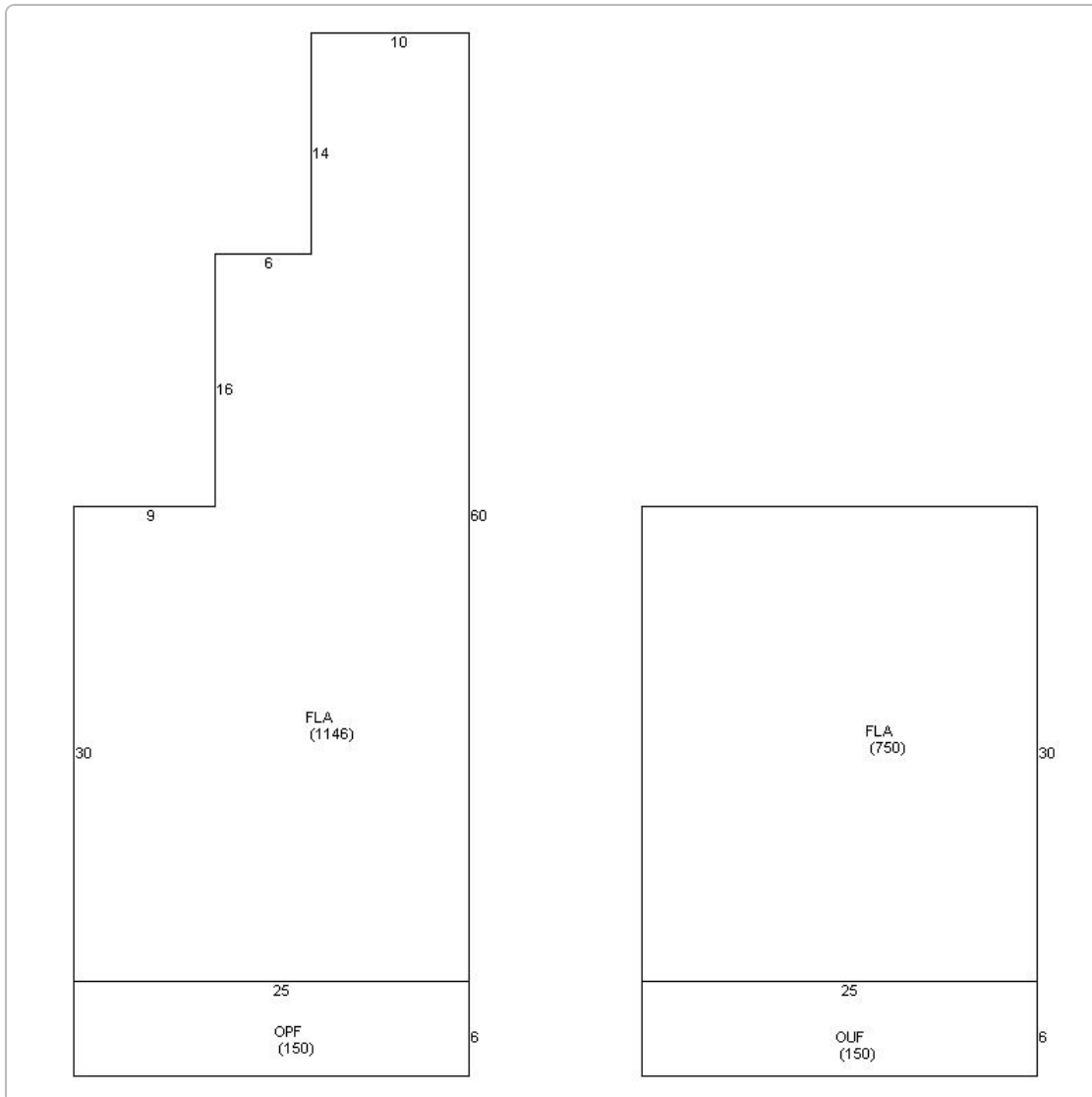
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/26/2015	\$0	Warranty Deed		2748	1898	11 - Unqualified	Improved
6/4/2015	\$1,200,000	Warranty Deed		2744	1622	37 - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
09-2293	8/20/2009	8/5/2010	\$15,000		RE-DO UPPER & LOWER PORCHES. DEMO THE ADD ON BATHROOM WHICH WAS ENCLOSED ON BOTTOM FRONT PORCH
06-4383	7/20/2006	11/10/2006	\$2,400		UPGRADE SVC TO 200AMP
02-0828	5/2/2002	10/28/2002	\$500		STUCCO OVER
0103713	11/19/2001	12/31/2001	\$1,000	Residential	REMOVE/REPLACE V-CRIMP

**Sketches (click to enlarge)**



**Photos**



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

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

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Corporation