



**Historic Architectural Review Commission
Staff Report for Item 4**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Casey Burtch
Historic Preservation Planner II

Meeting Date: March 28, 2023

Applicant: Robert Delaune, Architect

Application Number: H2023-0006

Address: 818 Eaton Street

Description of Work

Convert a non-historic one-story single family dwelling unit into one and a half-story. New Fenestration openings, entry porch, side, and rear additions. New covered porch at rear and site improvements.

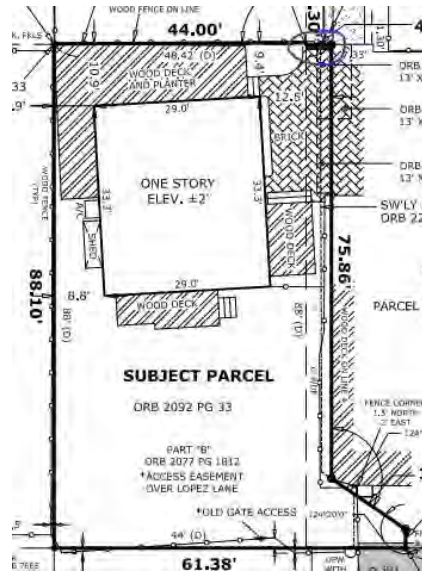
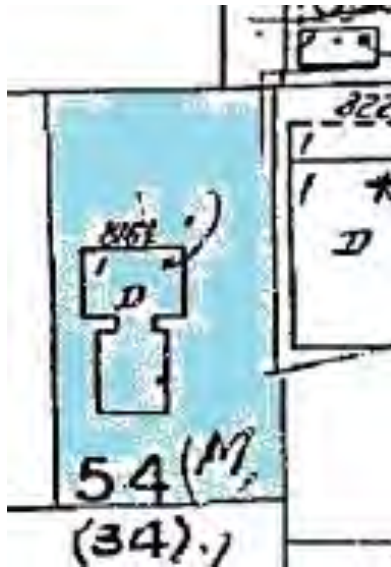
Site Facts

The site under review used to be known as 4 Lopez Lane and recently its address was changed as there is no real access to the property through the lane, but through Eaton Street. The existing one-story single-family building is a non-historic non-contributing structure. 1962 Sanborn Map depicts a structure 816 ½ Eaton Street in the lot, but the current building location and building configuration differs from the Sanborn Map. No photographs from 1965 were found for the building.

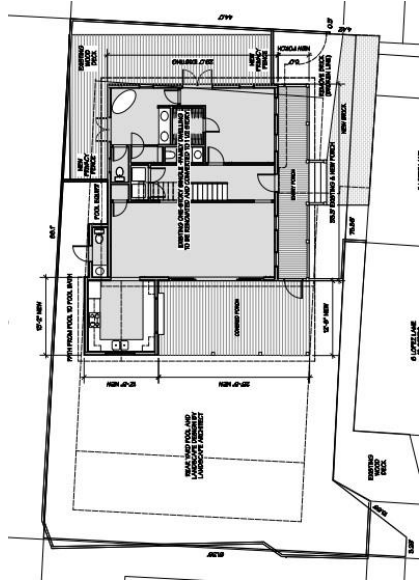
Although the Property Appraisers records indicate that the building was built in 1905, Sanborn Maps do not support this date.



The house under review circa 2022.



1962 Sanborn Map and Current Survey



Proposed Plan



EXISTING EAST ELEVATION

Existing Front Elevation



PROPOSED EAST ELEVATION

Proposed Front Elevation

Guidelines Cited on Review

- Entrances, porches, and doors (pages 32-33), specifically guideline 8.
- Guidelines for Additions (pages 37a-37k). Although the design proposes the retention of existing walls it is staff opinion that the guidelines that are applicable for the principal building are for new construction rather than additions. Staff finds the following guidelines for additions to be related to proposed porches and for rear and side additions; guidelines 6, 12, 13, first sentence of guideline 14, 25, and 26.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 9, 11, 12, 13, 14, 17, 18, 21, 22, 23, 24, and 25.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically guideline 1.

Staff Analysis

A Certificate of Appropriateness under review is for renovations to a non-historic house, which includes the reconstruction and addition of height to exterior walls in order to accommodate a side gable roof. Proposed finish height of the principal structure will be lower than the historic eyebrow house located at 816 Eaton Street which fronts the principal road. The proposed design includes a five bay one-story front porch. In addition, the plan proposes a dormer on the rear half-floor, facing west. The plan depicts a new one-story addition on the southwest corner of the existing footprint where the kitchen will be located and a covered porch on the side of the building, south elevation. A small one-story addition, containing a half bathroom is proposed on the west side of the lot.

All new construction materials include wooden structural elements for the front and side porches, hardiplank for siding, aluminum windows and doors, and 5 v-crimp for roofing finish. The plans also depict the replacement of an existing driveway towards the northeast portion of the lot, with new bricks.

Consistency with Guidelines Cited Guidelines

It is staff's opinion that the proposed design conforms with cited guidelines. The current house does not have a clear frontage as there are no front porches on any elevations. The new proposed design fits within the character of surrounding single family homes. The scale, mass and proportions of the new construction are in keeping with similar land use structures within the area and the building elevation changes will not overshadow the existing historic context. The new front porch is an appropriate design solution that gives this house a urban frontage, even though it is not located on a principal road.

APPLICATION



HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2023-0006	REVISION #	INITIAL & DATE TK
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	818 Eaton Street	
NAME ON DEED:	Michael Leach & Sharon leach	PHONE NUMBER (806) 773-1134
OWNER'S MAILING ADDRESS:	PO Box 2495	EMAIL sharonsleach@yahoo.com
	Mississippi State, MS 39762	
APPLICANT NAME:	Robert L Delaune Architect PA	PHONE NUMBER (305) 303-4842
APPLICANT'S ADDRESS:	619 Eaton Street, Suite 1	EMAIL robdelaune@bellsouth.net
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE 2/22/23

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO INVOLVES A HISTORIC STRUCTURE: YES___ NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Substantially modify an existing non-contributing structure
MAIN BUILDING:	Substantially modify existing non-contributing structure including modification of roof form and door & window openings and addition of 'front' (actually side) and rear porches
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	Demolition of substantial portions of existing non-contributing structure

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

ACCESSORY STRUCTURE(S):	
PAVERS: Modify brick paving @ entry to house	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX 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.

N/A

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.

IT DOES NOT

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

IT DOES NOT

- (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.

IT DOES NOT

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

IT IS NOT

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

IT DOES NOT

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

IT 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.

IT IS NOT

- (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.

IT DOES NOT

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

IT HAS NOT AND IS UNLIKELY TO

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



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

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

Yes Number of pages and date on plans 2 PAGES, DATED 2/16/23

No Reason SITE DEVELOPMENT DRAWINGS BEYOND THE HOUSE ITSELF ARE NOT INCLUDED AS THAT DESIGN WORK WILL BE DONE BY CRAIG REYNOLDS LANDSCAPE ARCHITECTURE AFTER APPROVAL OF THE HOUSE DESIGN

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.

THIS IS NOT THE CASE

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

DITTO

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.

NOT AN HISTORIC STRUCTURE

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

NOT A CONTRIBUTING STRUCTURE

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

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

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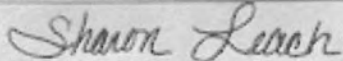
OFFICE USE ONLY

BUILDING DESCRIPTION:				
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
___ Not listed	Year built _____	Comments _____		

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	---

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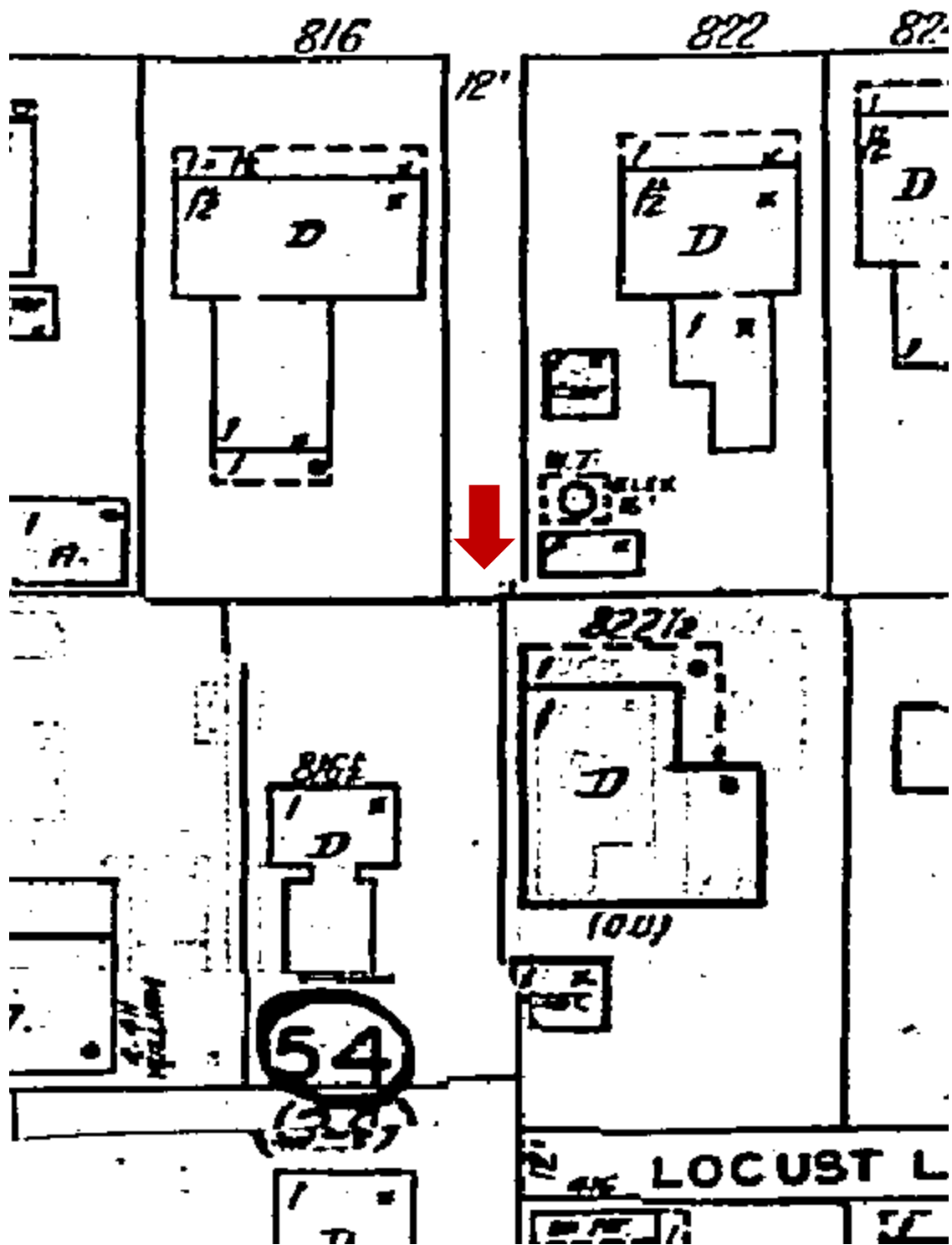
 PROPERTY OWNER'S SIGNATURE	2/17/23 SHARON LEACH DATE AND PRINT NAME
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OFFICE USE ONLY

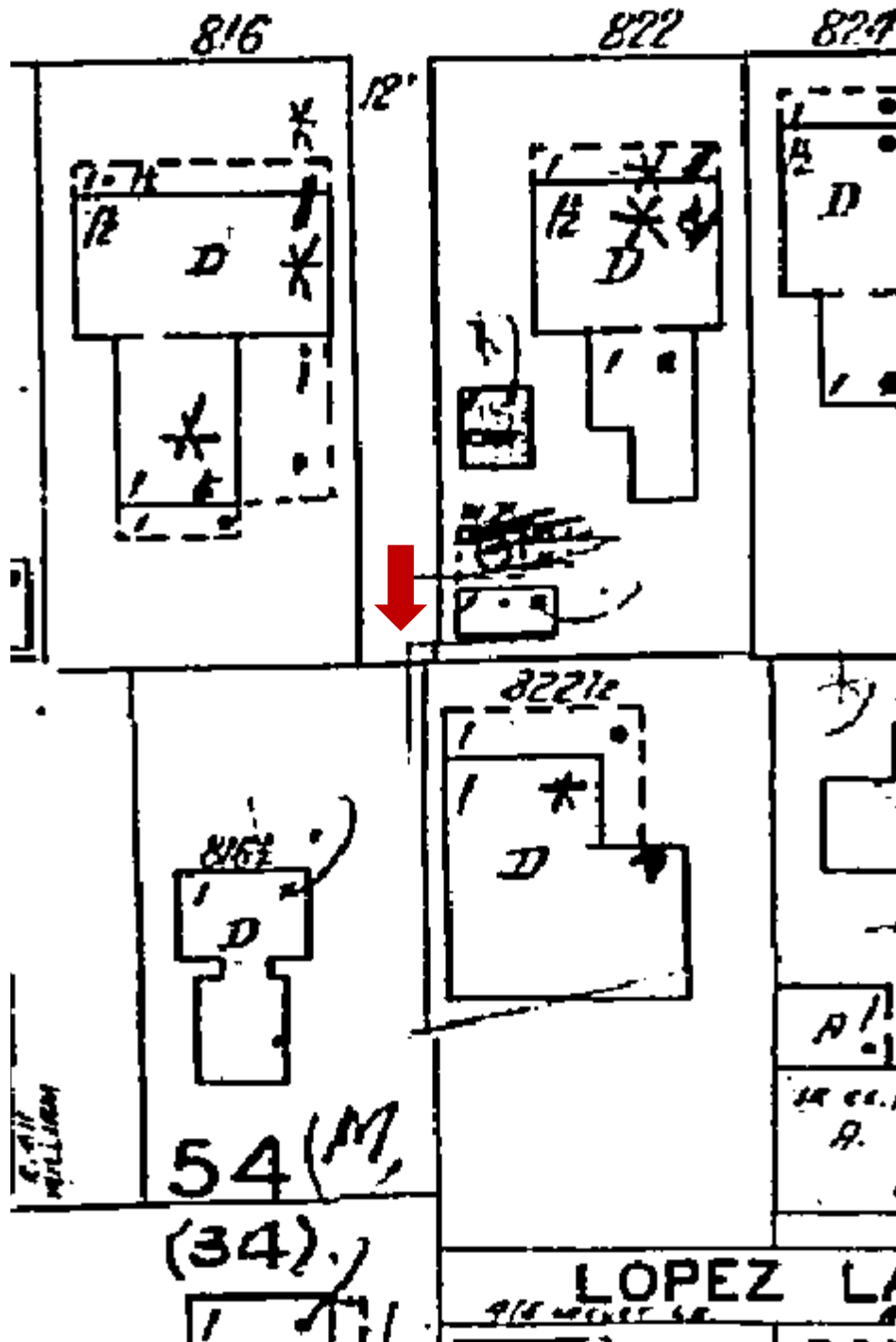
BUILDING DESCRIPTION:				
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<input type="checkbox"/>	Not listed	Year built _____	Comments _____	

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



1948 Sanborn Map



1962 Sanborn Map

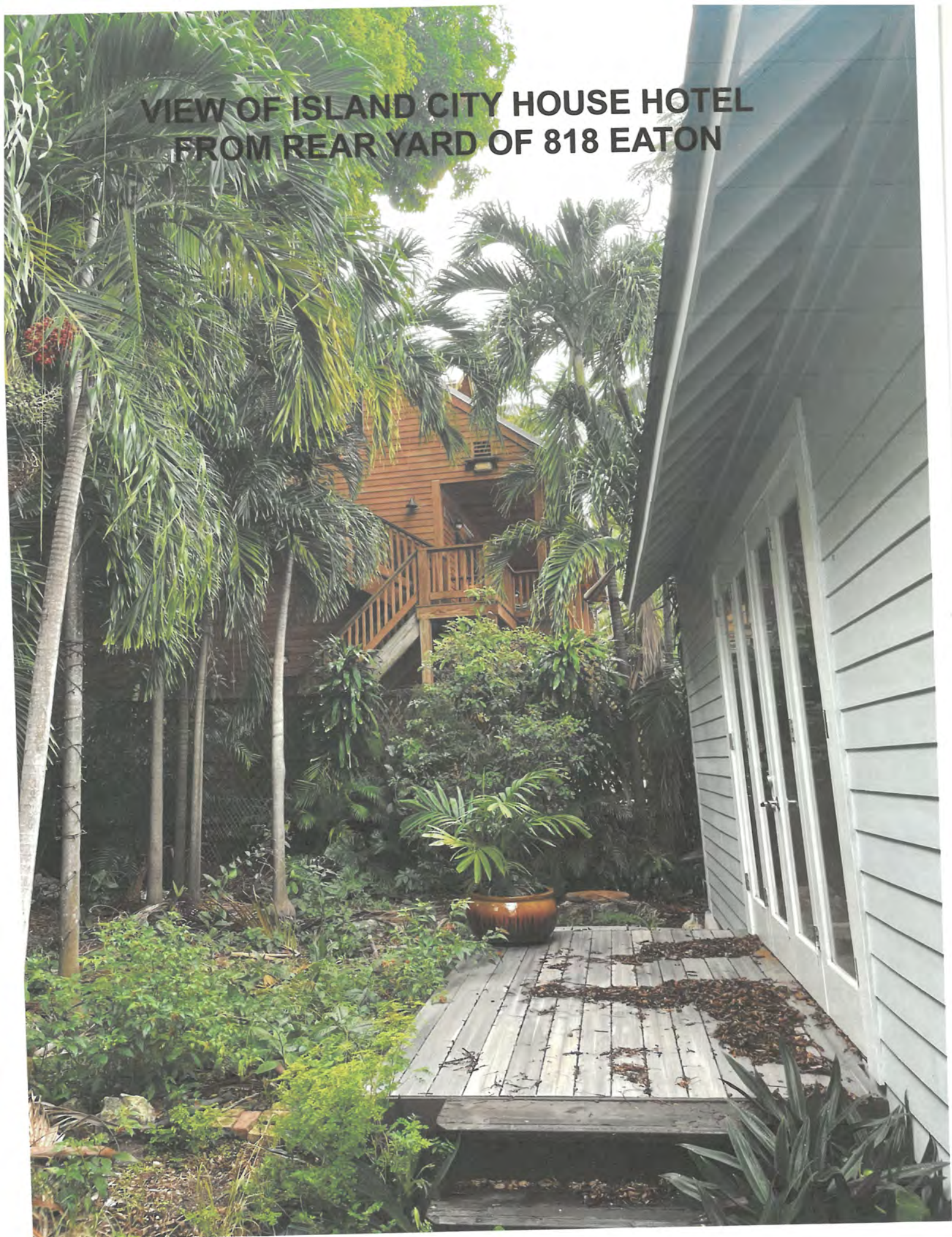
PROJECT PHOTOS



VIEW OF EAST SIDE OF 818 EATON



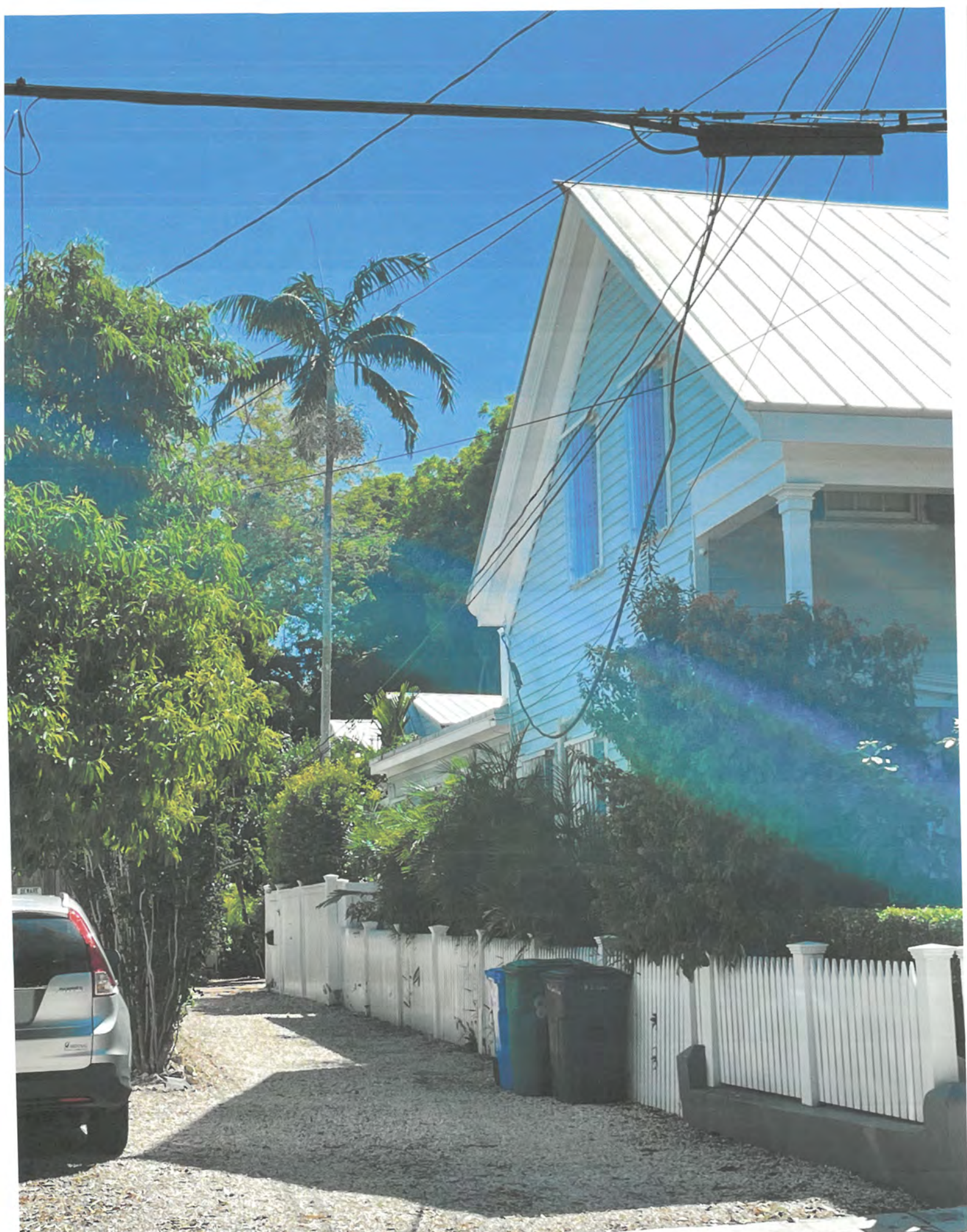
**VIEW OF ISLAND CITY HOUSE HOTEL
FROM REAR YARD OF 818 EATON**





VIEW OF 818 EATON STREET FROM ACROSS EATON STREET





VIEW ALONG EAST SIDE OF 816 EATON STREET LOOKING TOWARD 818 EATON

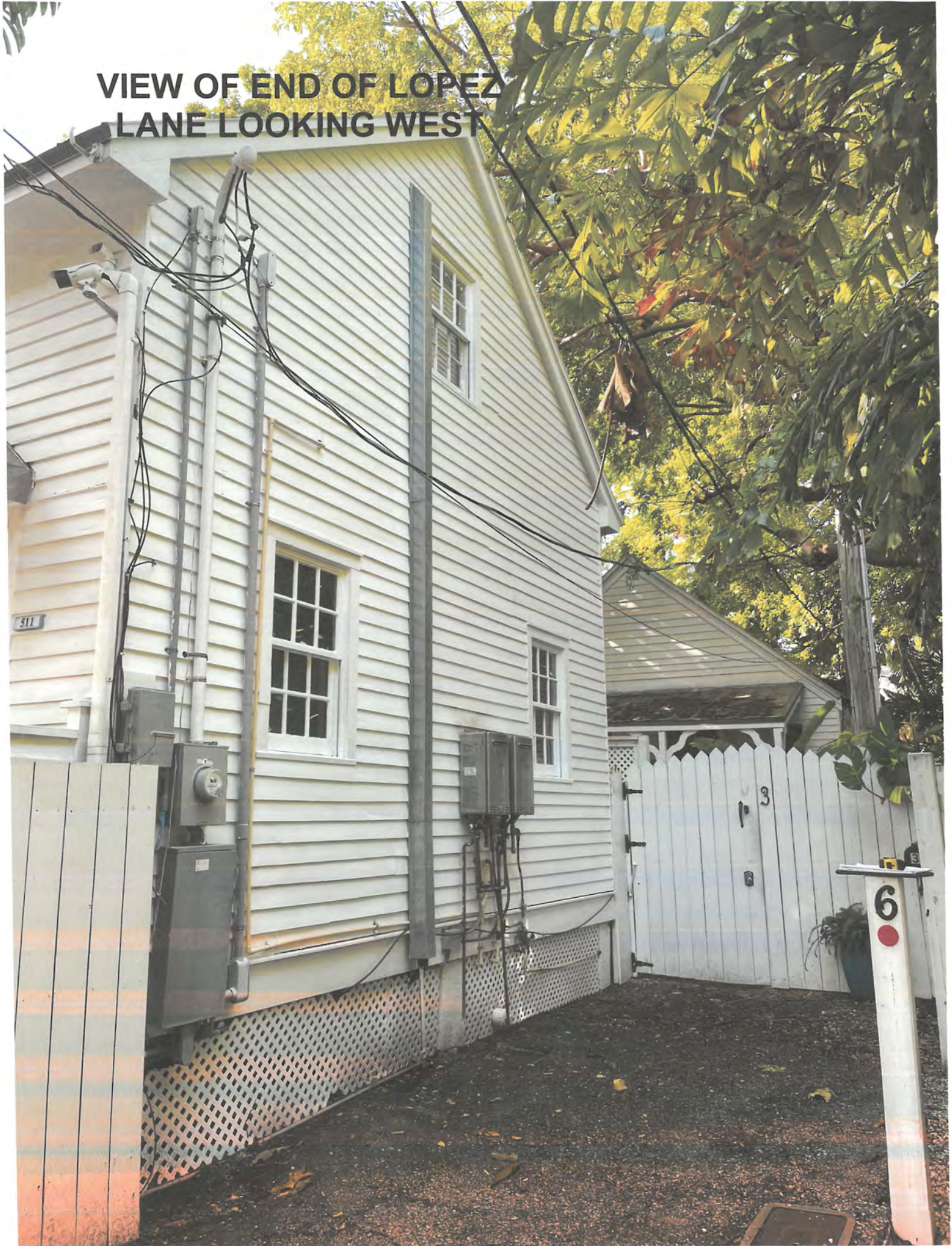
**VIEW ALONG SIDE OF 822 EATON
LOOKING TOWARD 818 EATON**



VIEW FROM FRONT OF 818 EATON STREET LOOKING TOWARD EATON STREET



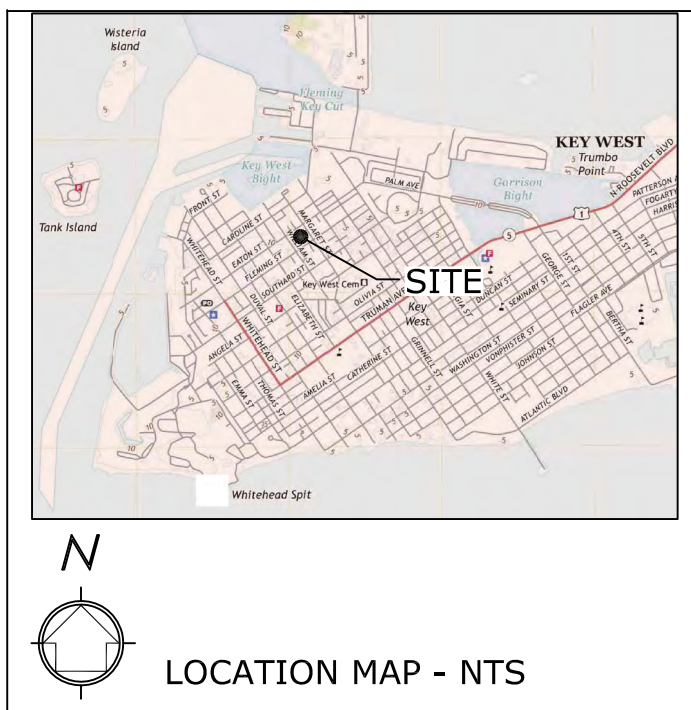
**VIEW OF END OF LOPEZ
LANE LOOKING WEST**



VIEW OF STRUCTURE @ END OF LOPEZ LANE



SURVEY



BOUNDARY SURVEY

818 EATON STREET, KEY WEST

PART OF LOT 2, SQUARE 34, WILLIAM A. WHITEHEAD'S MAP
ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA

SURVEYOR'S LEGAL DESCRIPTION -

(NEWLY AUTHORED BY THE UNDERSIGNED)

A parcel of land of 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 Two (2) in Square Thirty-four (34); said parcel of land more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Margaret Street with the NW'ly right of way line of Lopez Lane, said lane being eight feet and eight inches wide, and run thence SW'ly along the NW'ly right of way line of the said Lopez Lane for a distance of 139.62 feet to the Point of Beginning; thence continue Southwesterly on the previously described course for a distance of 61.38 feet; thence Northwesterly at right angles for a distance of 88.00 feet; thence Northeasterly at right angles for a distance of 48.42 feet; thence Southeasterly at right angles for a distance of 75.86 feet; thence SE'ly with a deflection angle of 55 degrees, 40 minutes to the left for a distance of 15.69 feet; thence Southeasterly with a deflection angle of 124 degrees, 20 minutes to the right for a distance of 3.29' to a point on the NW'ly right of way line of Lopez Lane and the Point of Beginning, containing 4361 square feet, more or less.

AND ALSO: (BOUNDARY LINE AGREEMENT, ORB 2769, PG. 1821)

A parcel of land of 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 Two (2) in Square Thirty-four (34); said parcel of land more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southwesterly right of way line of Margaret Street with the Southeasterly right of way line of Eaton Street and run thence Southwesterly along the Southeasterly right of way line of the said Eaton Street for a distance of 201.00 feet to a point; thence Southeasterly and at right angles for a distance of 87.90 feet to the Point of Beginning; thence continue Southeasterly along the previously mentioned course for a distance of 0.10 feet' thence Northeasterly and at right angles for a distance of 44.00 feet; thence Northwesterly and at right angles for a distance of 0.30 feet; thence Southwesterly with a deflection angle of 90°15'38" to the left for a distance of 44.00 feet back to the Point of Beginning.

LESS: (NEWLY AUTHORED BY THE UNDERSIGNED) - SHOWN AS

A parcel of land of 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 Two (2) in Square Thirty-four (34); said parcel of land more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Margaret Street with the NW'ly right of way line of Lopez Lane, said lane being eight feet and eight inches wide, and run thence SW'ly along the NW'ly right of way line of the said Lopez Lane for a distance of 201.00 feet to the Point of Beginning; thence continue Northwesterly on the previously described course for a distance of 88.00 feet; thence Northeasterly at right angles for a distance of 44.00 feet; thence Southeasterly at right angles for a distance of 0.80 feet; thence Southwesterly at right angles for a distance of 4.42 feet; thence Northwesterly at right angles for a distance of 0.80 feet back to the Point of Beginning, containing 3.54 square feet, more or less.

SURVEYOR'S REPORT -

- This is a BOUNDARY SURVEY, as defined in chapter 5J-17.050(10)(A)-(K) of the Florida Administrative Code.
- This field survey was completed on 4/30/2022 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.
- This survey delineates the locations of the legal descriptions on the ground, but does not determine ownership or property rights.
- This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This survey was prepared without the benefit of a Title Commitment. Lands shown hereon were not abstracted by Reece & Associates for easements, right-of-way, ownership or other instruments of record.
- The bearing base for this survey is per the record legal description for 90° lots. All angles are 90° unless noted otherwise.
- Horizontal measurements were then obtained using conventional survey methods using Trimble S5 robotic total station, both run with Spectra Precision Ranger3 with Survey Pro. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10 feet.
- Symbols shown hereon may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- The attached maps are intended to be displayed at a scale of 1"=20'.
- Units of measurement are in U.S. Survey Feet and decimal parts thereof.
- No underground improvements, if any, were located.
- All recorded documents are of the Public Records of Monroe County, Florida.

CERTIFIED TO -

Buyer - TBD
Lender - TBD
Spottswood, Spottswood, Spottswood & Sterling
Chicago Title Insurance Company

CERTIFICATION -

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.

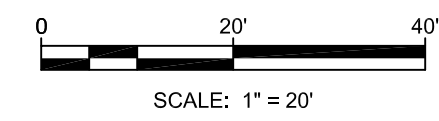
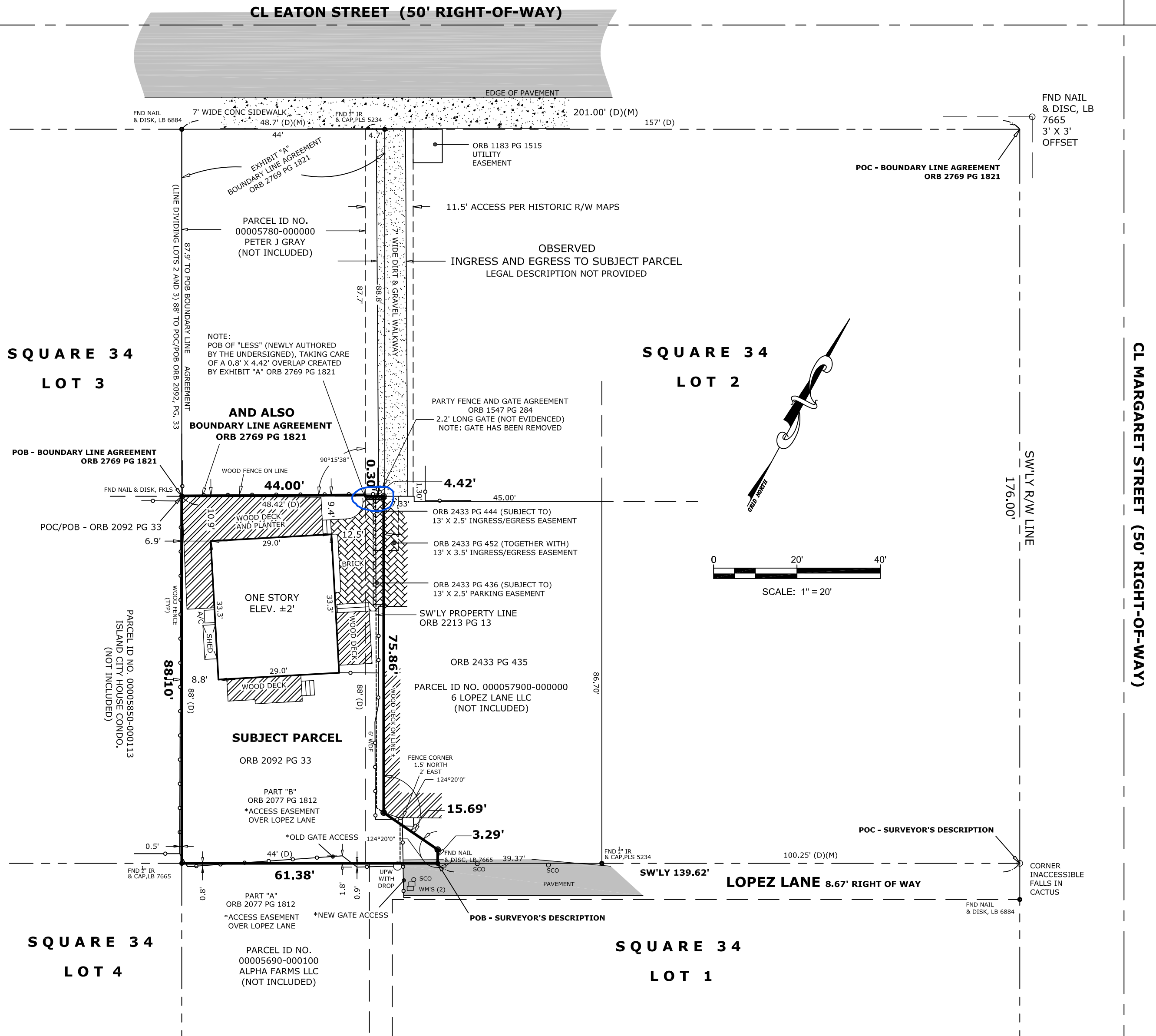
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

ABBREVIATIONS - (THE FOLLOWING ABBREVIATIONS MAY BE FOUND ON THIS SURVEY)

ASPH	ASPHALT	GB	GRADE BREAK
BLDG	BUILDING	(M)	PER FIELD MEASUREMENT
BT	BUILDING TIE	MTF	METAL FENCE
C/L	CENTERLINE	N/A	NOT ACCESSIBLE
(C)	PER CALCULATION	N/D	NOT DETERMINED
CONC	CONCRETE	OR	OFFICIAL RECORD BOOK
(D)	PER DEED	(P)	PER PLAT
EP	EDGE OF PAVEMENT	PL	PLAT BOOK
FCM	FOUND CONC MONUMENT	PG	PAGE
FIR	FOUND IRON ROD	PRM	PERMANENT REFERENCE MARKER
FIRC	FOUND IRON ROD & CAP	R/W	RIGHT OF WAY
FND	FOUND NAIL & DISK	ROH	ROOF OVERHANG
FNL	FOUND NAIL (NO ID)	SIR	SET 1/2" IRON ROD & CAP "LB7846"
FT	FENCE TIE	SND	SET NAIL & DISK "LB7846"
		WDF	WOOD FENCE

SYMBOL LEGEND -

- UTILITY POLE (WOOD)
- UTILITY POLE (CONCRETE)
- WATER METER
- OVERHEAD UTILITY LINES

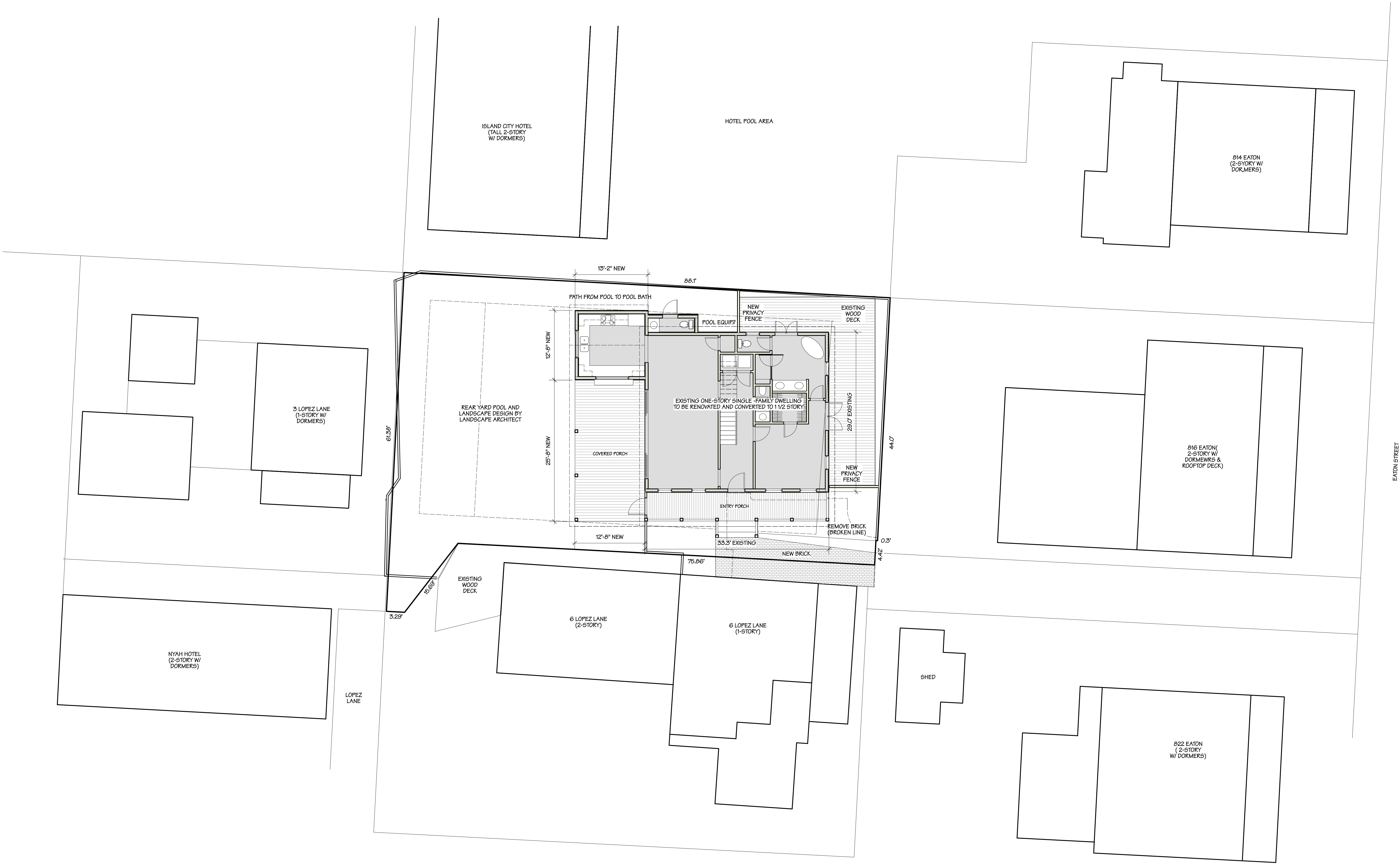


CAD: \\RECEESERVER\Projects\Key West\818 EATON ST\22040801-SURVEY & EC\22040801.dwg\22040801.dwg			
PROJECT: 22040801			
FLD:	GF JF	FB/PG:	9080405
OFF:	KB	DATE:	05/03/2022
CKD:	GF	SCALE:	N/A
		SHEET:	1 OF 1

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
EMAIL INFO@RECEESURVEYING.COM

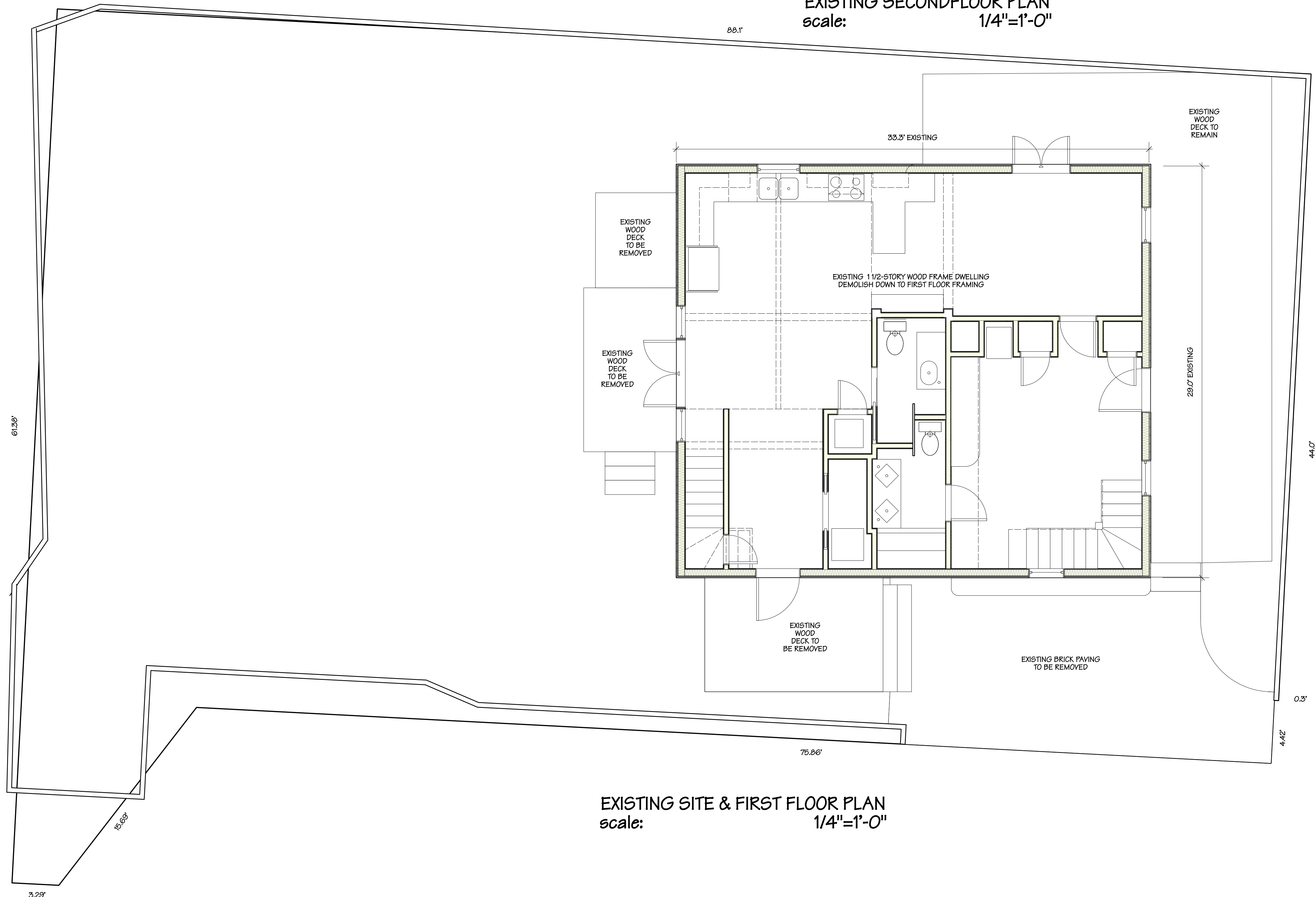
PROPOSED DESIGN



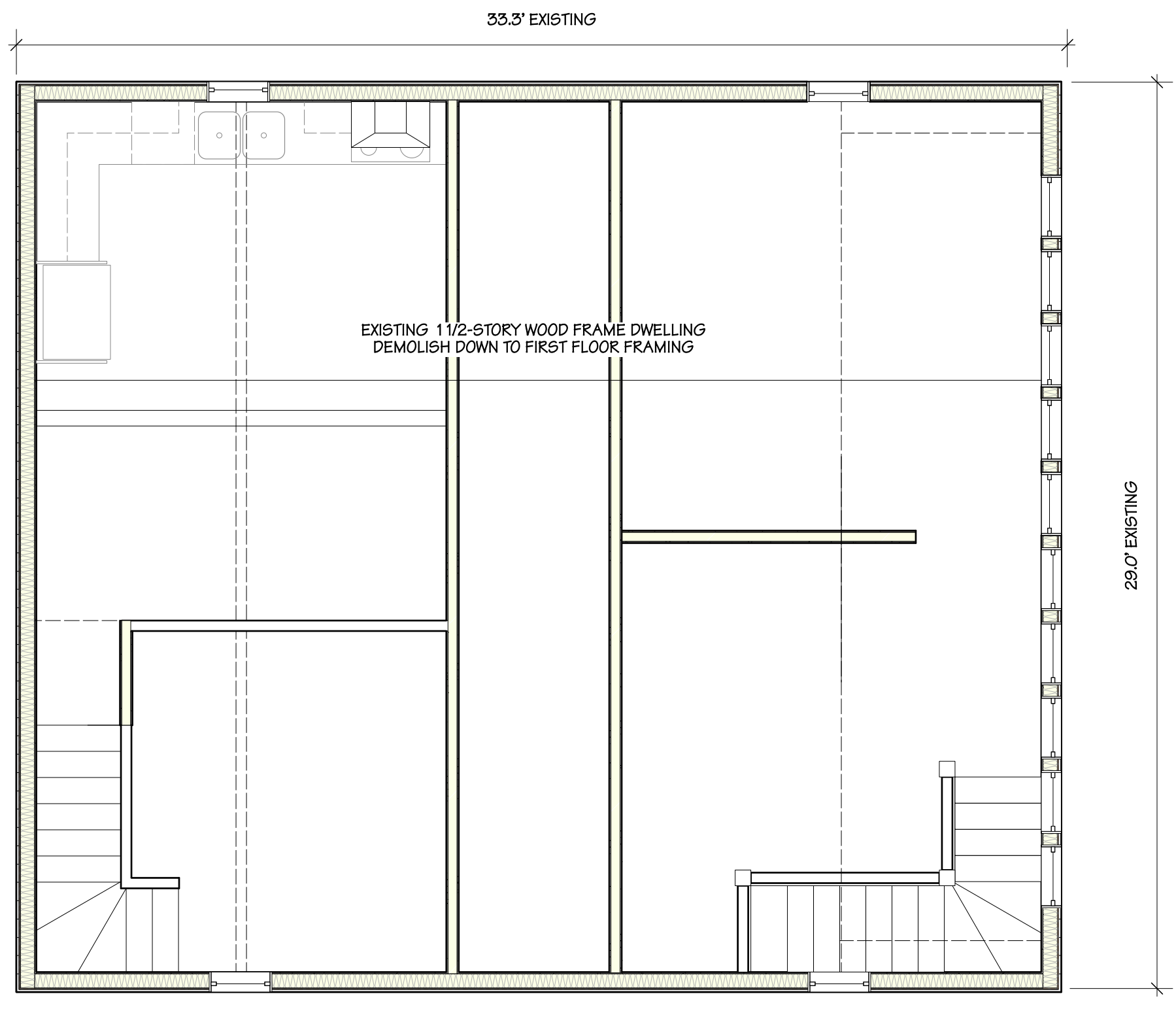
SITE & FIRST FLOOR PLAN W/ SURROUNDING STRUCTURES
 scale: 1/8"=1'-0"

renovations and additions to
 818 EATON STREET
 KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
 619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA00035594



EXISTING SITE & FIRST FLOOR PLAN
scale: 1/4"=1'-0"



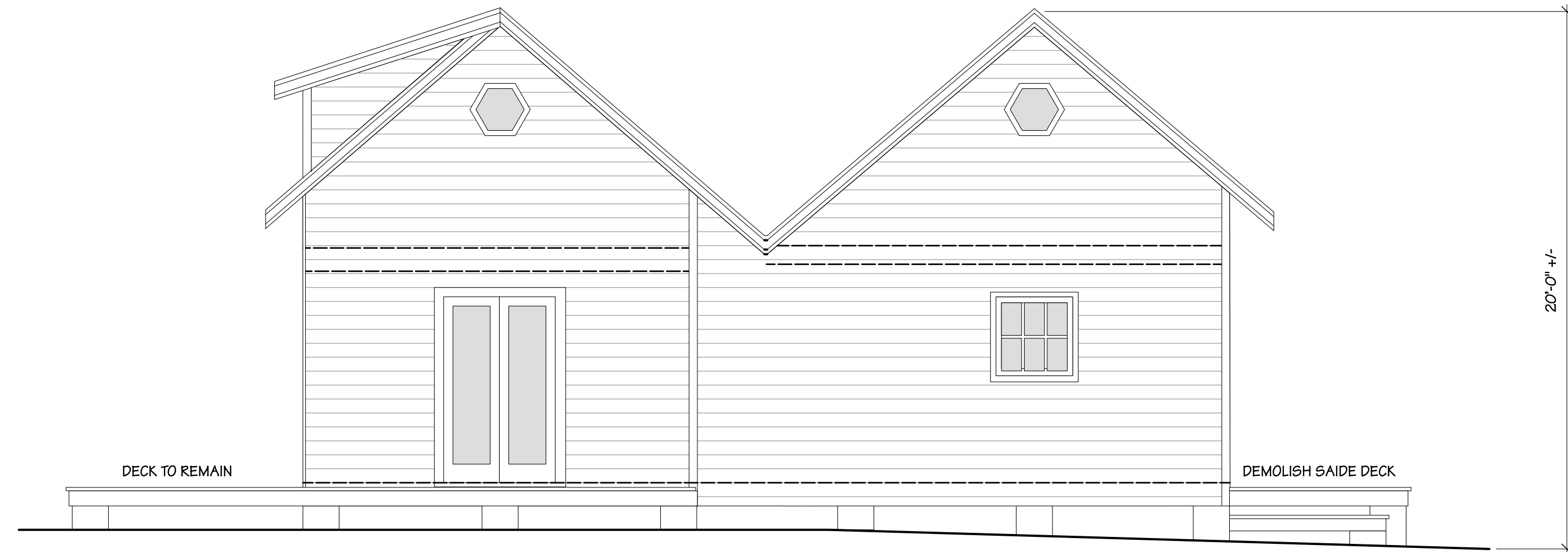
EXISTING SECOND FLOOR PLAN
scale: 1/4"=1'-0"

renovations and additions to
818 EATON STREET
KEY WEST, FLORIDA

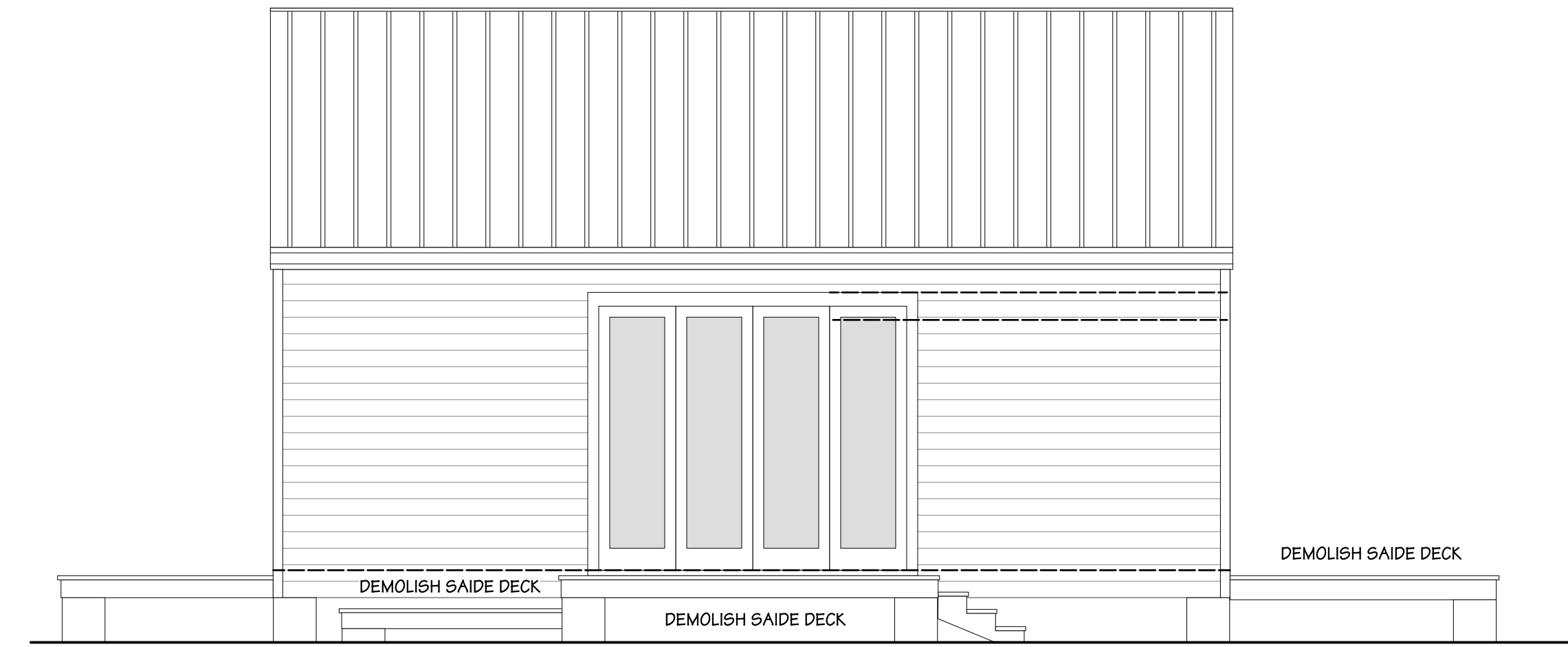
Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet
EX-1
of
2

6 MARCH 2023

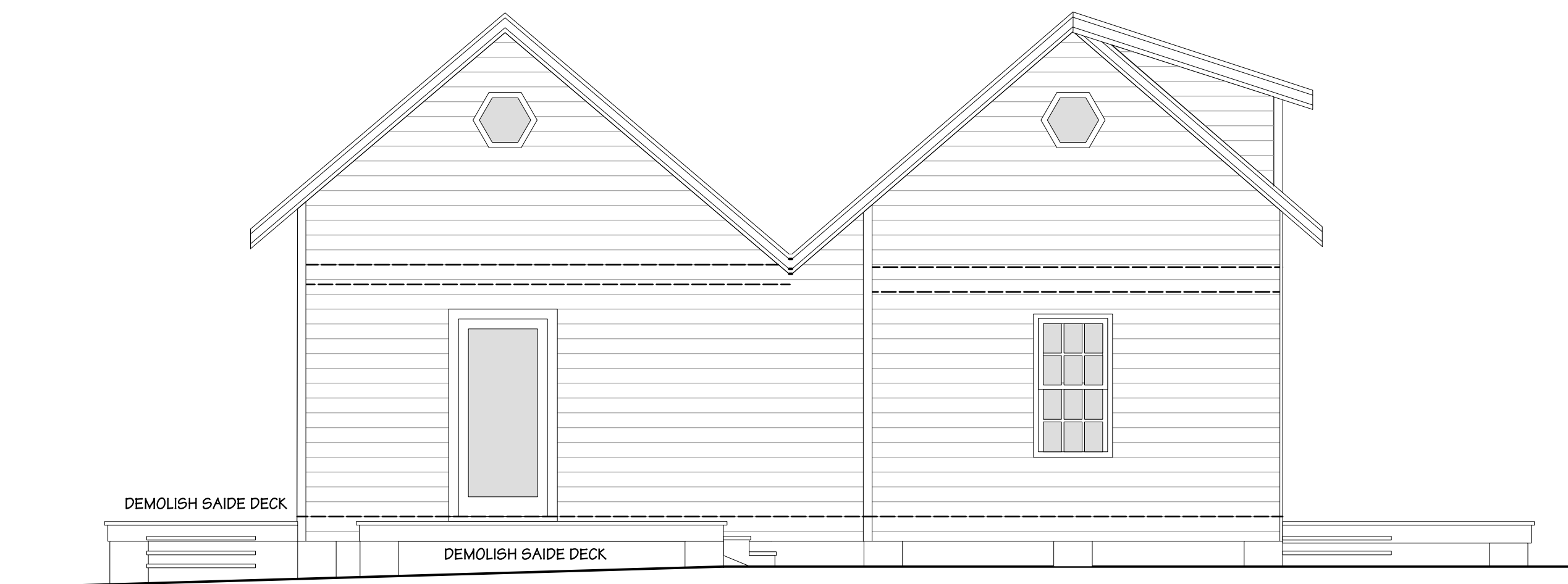


EXISTING WEST ELEVATION
scale: 1/4"=1'-0"

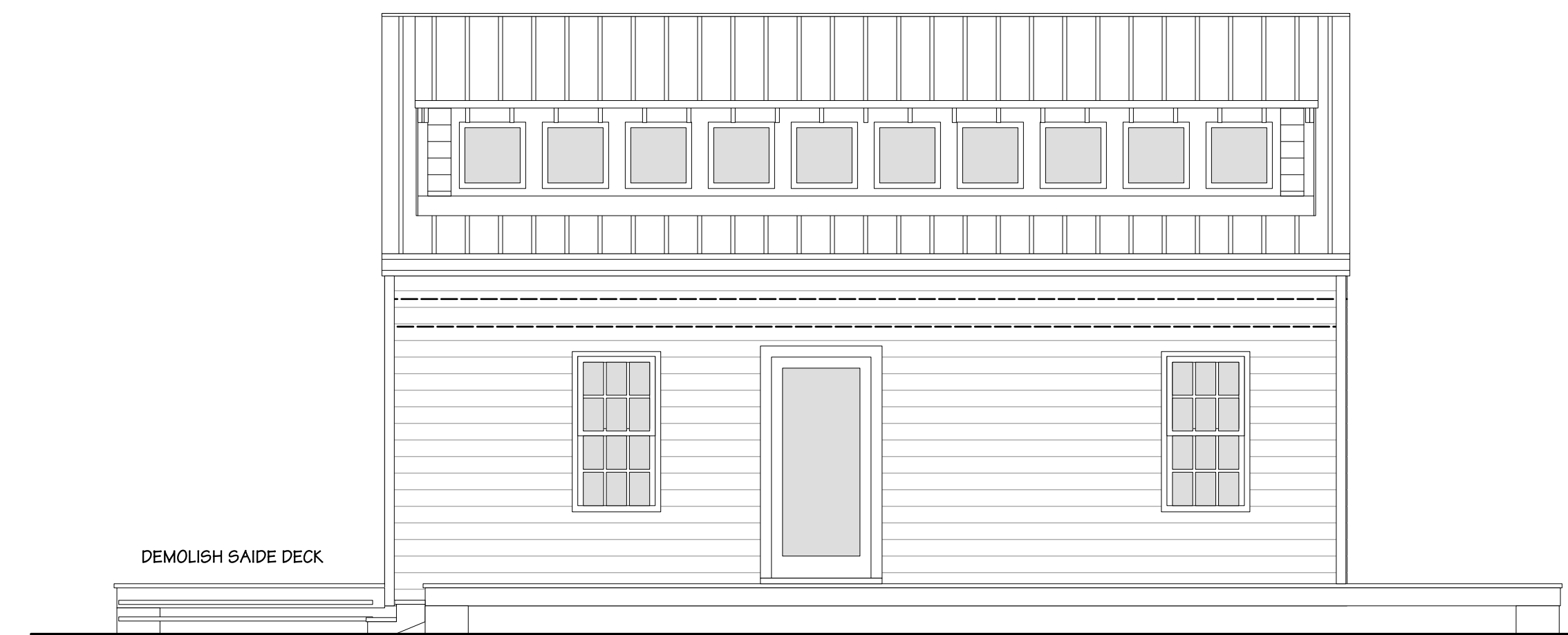


EXISTING SOUTH ELEVATION
scale: 1/4"=1'-0"

DEMOLISH STRUCTURE DOWN TO FIRST FLOOR FRAMING



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



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

renovations and additions to
 818 EATON STREET
 KEY WEST, FLORIDA

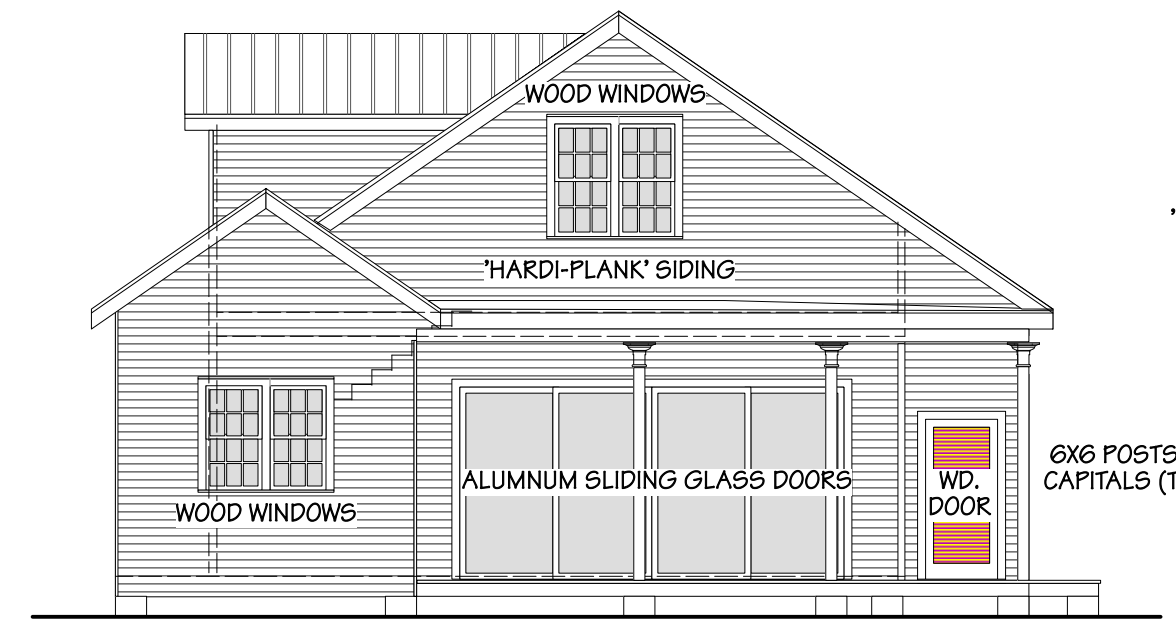
Robert L. Delaune, Architect, p.a.
 619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA00035594

sheet
 EX-2
 of
 2

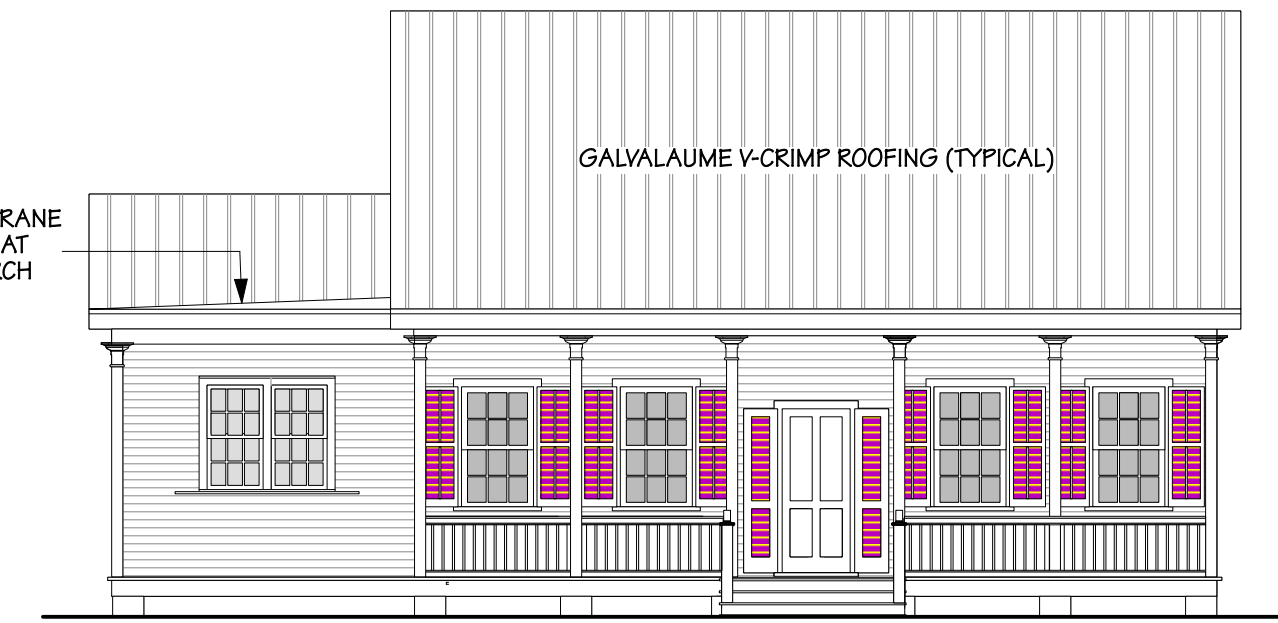
6 MARCH 2023



EAST ELEVATION W/ PROFILES OF SURROUNDING STRUCTURES
 scale: 1/8"=1'-0"



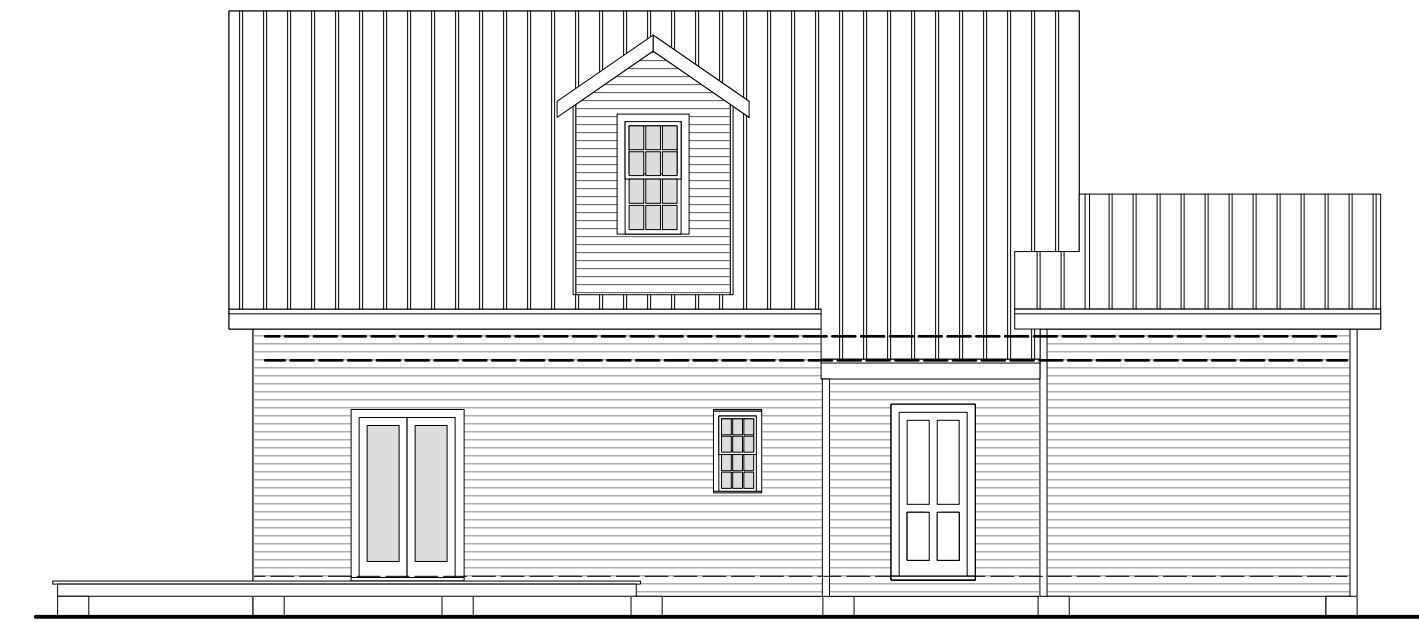
PROPOSED SOUTH ELEVATION
 scale: 1/8"=1'-0"



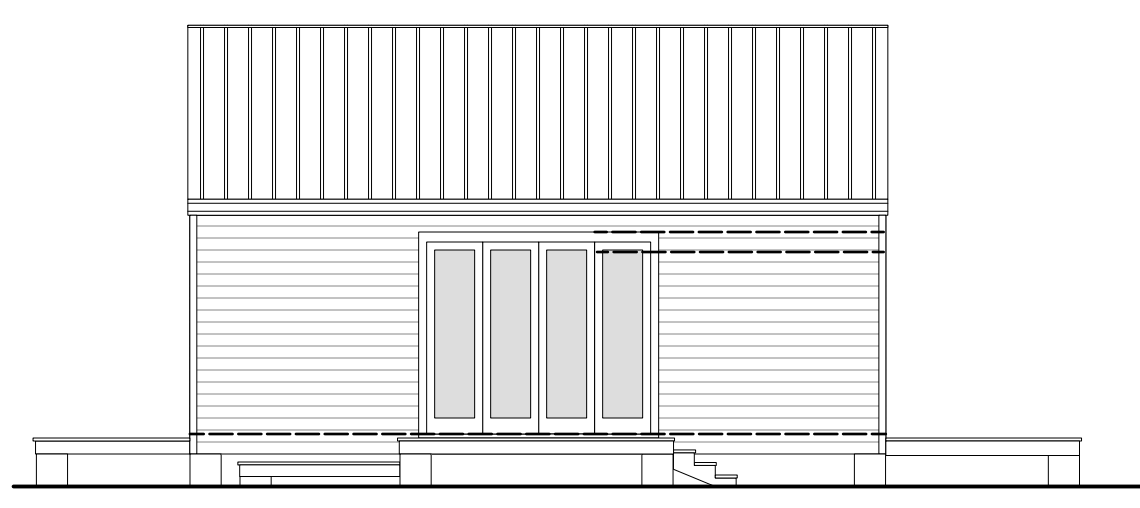
PROPOSED EAST ELEVATION
 scale: 1/8"=1'-0"



PROPOSED NORTH ELEVATION
 scale: 1/8"=1'-0"



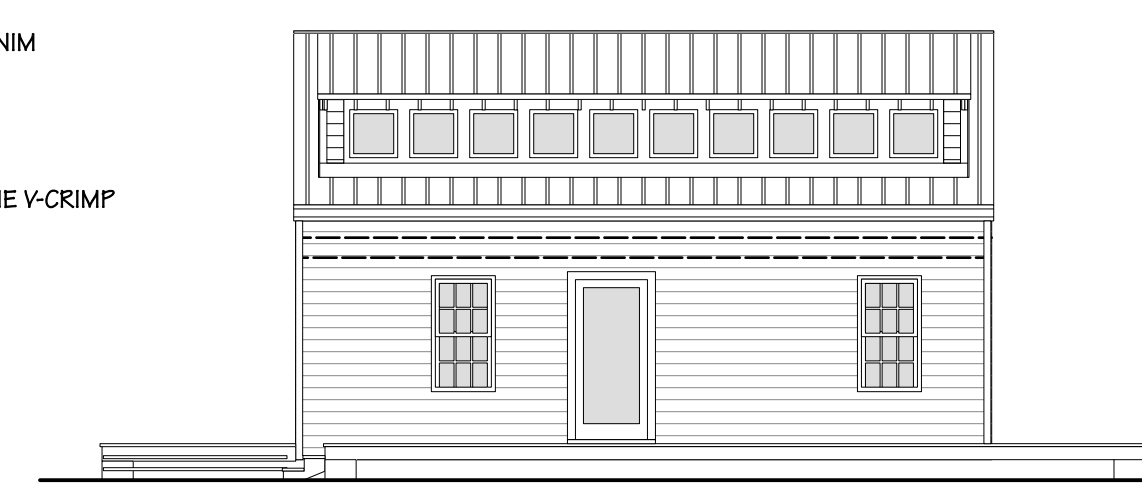
PROPOSED WEST ELEVATION
 scale: 1/8"=1'-0"



EXISTING SOUTH ELEVATION
 scale: 1/8"=1'-0"



EXISTING EAST ELEVATION
 scale: 1/8"=1'-0"

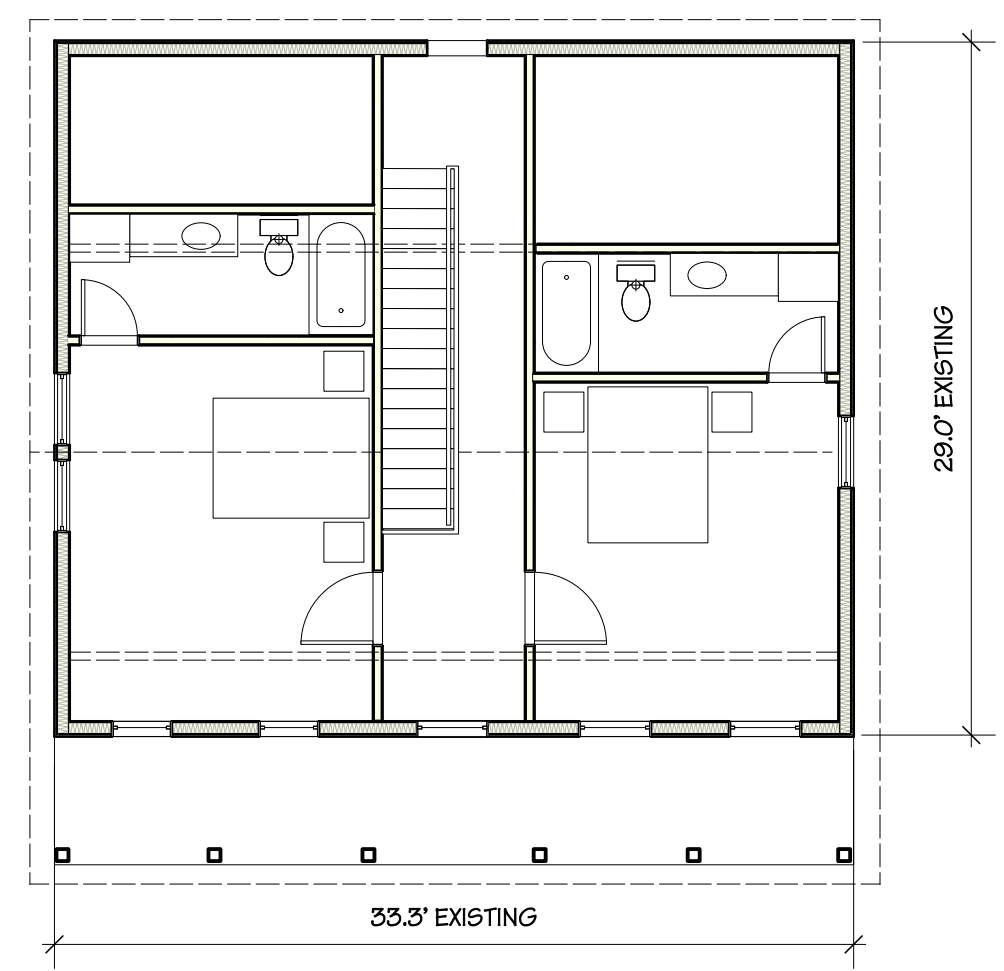


EXISTING NORTH ELEVATION
 scale: 1/8"=1'-0"

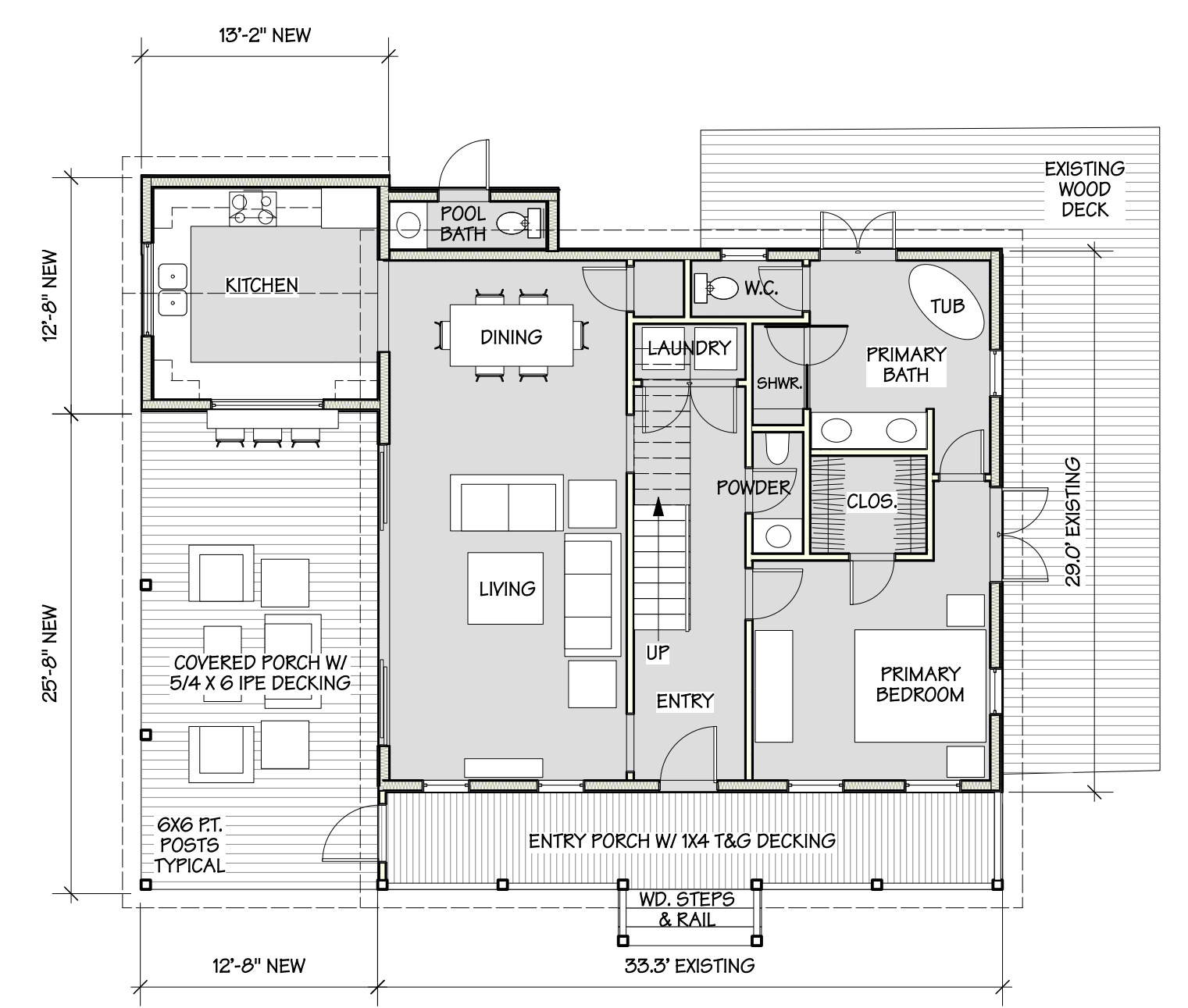


EXISTING WEST ELEVATION
 scale: 1/8"=1'-0"

- EXTERIOR FINISH MATERIALS:**
 SIDING: 'HARDIPLANK'
 TRIM: PVC
 ENTRY DOOR: WOOD
 SLIDING GLASS DOOR: ALUMINUM
 OTHER DOORS: ALUMINUM
 WINDOWS: ALUMINUM
 SHUTTERS: WOOD
 ROOFING: GALVALUME V-CRIMP



PROPOSED SECOND FLOOR PLAN
 scale: 1/8"=1'-0"



PROPOSED FIRST FLOOR PLAN
 scale: 1/8"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 28, 2023, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

CONVERT A NON-HISTORIC ONE-STORY SINGLE FAMILY DWELLING UNIT INTO ONE AND A HALF-STORY. NEW FENESTRATION OPENINGS, ENTRY PORCH, SIDE AND REAR ADDITIONS. NEW COVERED PORCH AT REAR AND SITE IMPROVEMENTS. PARTIAL DEMOLITION OF EXTERIOR WALLS, ROOF DEMOLITION AND SIDE SHED REMOVAL.

#818 EATON STREET

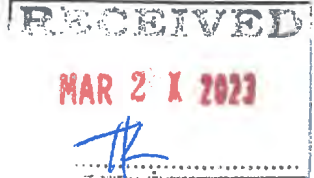
Applicant – Robert Delaune, Architect Application #H2023-0006

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

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

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

HARC POSTING AFFIDAVIT



STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ROBERT DELAUNE, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 318 EATON STREET on the 20th day of MARCH, 2023.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on MARCH 28, 2023.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H 2023-0006.

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

Signed Name of Affiant: Robert Delaune
 Date: 3/21/23
 Address: 318 EATON ST.
 City: KEY WEST
 State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21 day of March, 2023.

By (Print name of Affiant) DeLaune Robert Leon ce who is personally known to me or has produced FL DL as identification and who did take an oath.

NOTARY PUBLIC

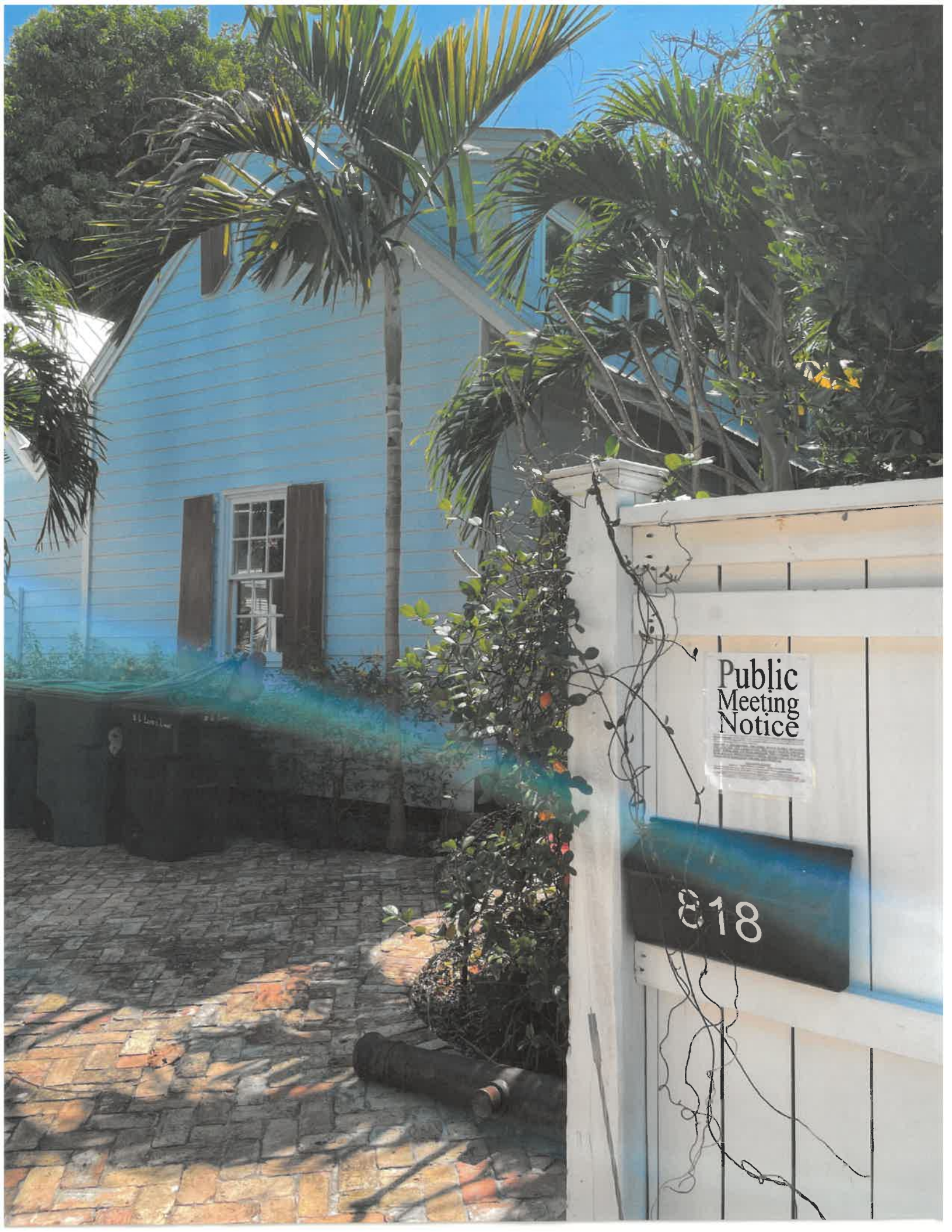
Sign Name: Veronica Cleare

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: _____





Public
Meeting
Notice

818

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#818 EATON STREET

Applicant - Robert DeJaune, Architect Application #H2023-0006

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LIVE FEEDS CAN ONLY BE VIEWED FROM THE CITY HALL MAIN CHAMBER EXTERMINATION

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818

PROPERTY APPRAISER INFORMATION

Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00005800-000000
 Account# 1006025
 Property ID 1006025
 Millage Group 10KW
 Location 818 EATON St, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 34 G9-581 OR609-133 OR617-259 OR650-142 OR991-833/34
 Description OR991-835/36 OR1373- 1067/68 OR1373-1069/70 OR1396-915/17 OR1554-2194/95 OR2007-803/04 OR2092-33/34 OR2095-1294/96 OR2433-436/43 OR2433-444/51 OR2433-452/59 OR2769-1821/32 OR3173-1295 OR3173-1298
 (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

LEACH MICHAEL
 PO Box 2945
 Mississippi State MS 39762

LEACH SHARON
 PO Box 2945
 Mississippi State MS 39762

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$163,960	\$121,953	\$124,927	\$103,177
+ Market Misc Value	\$5,414	\$5,622	\$5,829	\$6,037
+ Market Land Value	\$961,138	\$688,211	\$649,221	\$589,377
= Just Market Value	\$1,130,512	\$815,786	\$779,977	\$698,591
= Total Assessed Value	\$598,905	\$581,462	\$573,434	\$560,542
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$573,905	\$556,462	\$548,434	\$535,542

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$688,211	\$121,953	\$5,622	\$815,786	\$581,462	\$25,000	\$556,462	\$234,324
2020	\$649,221	\$124,927	\$5,829	\$779,977	\$573,434	\$25,000	\$548,434	\$206,543
2019	\$589,377	\$103,177	\$6,037	\$698,591	\$560,542	\$25,000	\$535,542	\$138,049
2018	\$536,786	\$105,965	\$6,245	\$648,996	\$550,091	\$25,000	\$525,091	\$98,905

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,369.80	Square Foot	0	0

Buildings

Building ID	370	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1905
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2014
Gross Sq Ft	1136	Foundation	WD CONC PADS
Finished Sq Ft	896	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	120	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	7	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	240	0	104
FLA	FLOOR LIV AREA	896	896	212
TOTAL		1,136	896	316

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2010	2011	1	270 SF	2
WOOD DECK	2010	2011	1	408 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/10/2022	\$100	Quit Claim Deed	2375349	3173	1298	11 - Unqualified	Improved		
5/2/2022	\$1,500,000	Warranty Deed	2375348	3173	1295	01 - Qualified	Improved		
2/28/2005	\$800,000	Warranty Deed		2092	33	Q - Qualified	Improved		
9/1/1995	\$295,000	Warranty Deed		1373	1067	M - Unqualified	Improved		
10/1/1986	\$175,000	Warranty Deed		991	833	M - Unqualified	Improved		

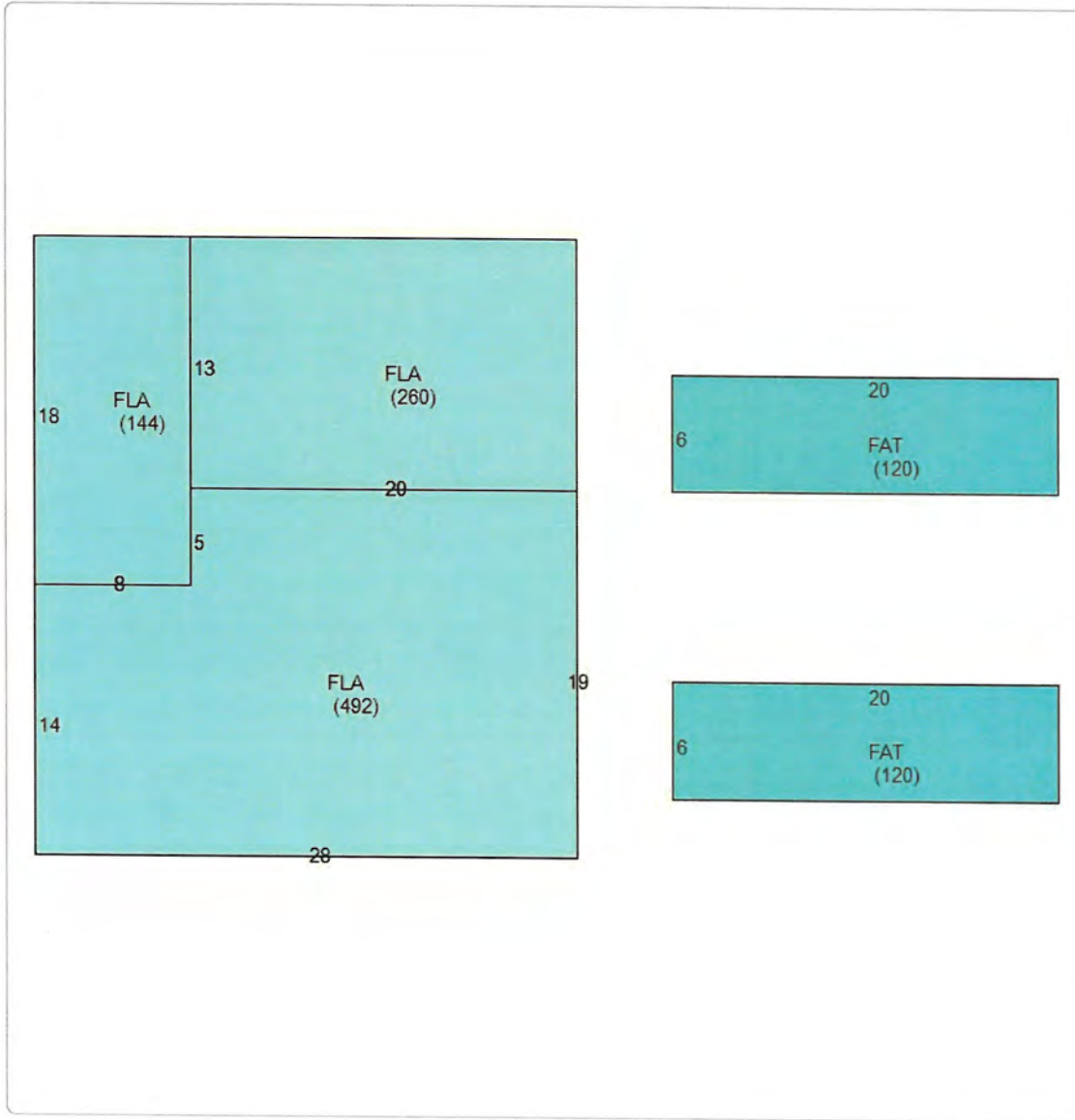
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10-0432	2/12/2010	2/17/2011	\$4,000		INSTALL WOOD PICKET FENCW 45x6
07-0742	3/9/2007	3/9/2009	\$25,500	Residential	INSTALL IN GROUND GUNITE POOL=10'x20' AFTER THE FACT
05-1749	5/17/2005	11/14/2005	\$2,500	Residential	INSTALL NEW VALLEY IN ROOF
B95-3525	11/1/1995	4/1/1996	\$25,000	Residential	RENOVATIONS
B95-4018	11/1/1995	4/1/1996	\$500	Residential	ROOF
E95-3527	10/1/1995	4/1/1996	\$4,000	Residential	ALTERATIONS BY INSPECTOR
P95-3526	10/1/1995	4/1/1996	\$2,500	Residential	PLUMBING

View Tax Info

[View Taxes for this Parcel](#)

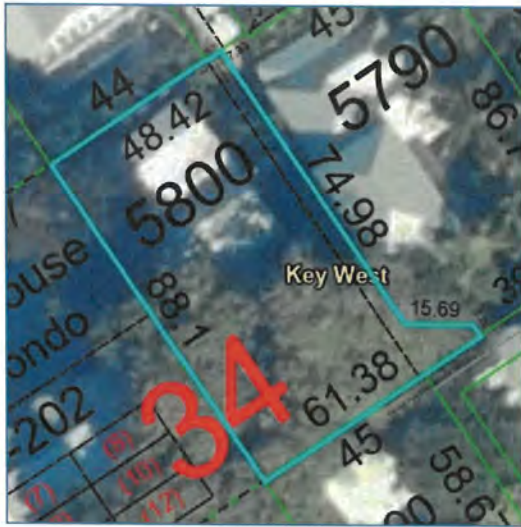
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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