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## Staff Report for Item 12

**To:** Acting Chairman Richard McChesney and Historic Architectural Review Commission Members

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

**Meeting Date:** August 23, 2016

**Applicant:** William P. Horn

**Application Number:** H16-03-0058

**Address:** #616 Eaton Street

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### Description of Work:

Demolition of non-historic west side addition with no build back. Patch historic structure where addition is removed.

### 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. A photograph from c.1900 of 620 Eaton Street shows a small part of the house, meaning there is a discrepancy in the Sanborn maps.

The property came to HARC last year for major renovations, as the contributing structure was in poor shape. The application was to demolish the rear additions, build a new addition, and construct a separate house. HARC approved the design and demolition, but the decision was appealed by the neighbors. The Special Magistrate upheld HARC's determination, and the decision was further appealed to the Circuit Court. The Circuit Court has not yet ruled.

Even though the demolition of the side addition was on the plans, it was not explicitly stated on the application, and the Legal Department has made the determination that it was not part of the previous project.

### Ordinances and Guidelines Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings

Demolitions and Relocations (page 39).

### **Staff Analysis**

This Certificate of Appropriateness proposes the demolition of a non-historic side addition on a contributing structure. The side addition does not appear on any Sanborn map or in any historic photographs. It does not appear on the 1968 or 1972 aerial photographs, but does appear in a 1994 aerial photograph. Staff believes the demolition will not result in the following items:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood; it will improve the historic district by returning the main house to its original footprint.
- (2) Nor will it destroy the historic relationship between buildings or structures and open space. Demolition of an inappropriate addition will only improve the relationship of the contributing structure to the neighboring United Methodist Church by creating separation between the buildings.
- (3) This demolition will not negatively affect the front building façade. It will improve the front façade of the historic structure by removing a publicly visible, inappropriate addition.
- (4) Staff does not believe the side addition that is proposed to be demolished will qualify as contributing as set forth in Sec. 102-62(3).

Therefore this application can be considered for demolition. As the addition is not historic, only one reading is required 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

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
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 Serbinski

PHONE NUMBER 305.743.3961

OWNER'S MAILING ADDRESS:

5409 Overseas Hwy. #345

EMAIL  
markfl@serbinski.com

Marathon, Fl. 33050

CONTRACTOR COMPANY NAME:

Infinity Builders

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

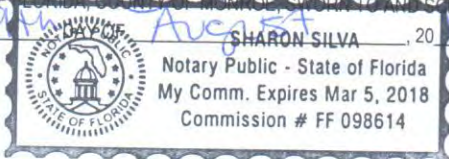
HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: \_\_\_ YES \_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

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:  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., Proposed demolition of existing non-historic addition on west side of existing historic two-and-a-half traditional frame vernacular house. Patch historic structure where addition is removed.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <u>KRISTINA SERBINSKI</u>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <u>Kristina Serbinski</u>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <u>[Signature]</u>	Notary Signature as to qualifier:
STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>14</u> DAY OF <u>August</u> , 20 <u>14</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
	
Personally known or produced <u>Fl. Dr. Lic.</u> 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  
 Proposed addition to be demolished does not show up on the 1962 Sandborn Map  
 ADDITIONAL INFORMATION: or any earlier versions of this map.

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Non-historic Addition Demo.	Wood	N/A-To be replaced with site work

**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: N/A  
 BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE N/A

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

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

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

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

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

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

**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.  
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.  
The non-historic addition with a shed roof does not have any historic significance to the city and is not a distinguishable building component with historic relevance.

\_\_\_\_\_  
\_\_\_\_\_

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.  
The building structure is not specifically associated with any event that is significant to the local, state, or national 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.  
The building structure is not associated with a person or event which has made a significant relevance to the community

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

The building addition is not the site of a historic event.

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

The building addition does not exemplify the cultural, political, economic, social, or historic heritage of Key West.

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

The building addition does not portray a historic era, represented by a distinctive architectural style.

- (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 non-historic addition does not represent a specific style which is unique to the neighborhood or a community feature. Demolishing this non-historic addition will aid in restoring the historic integrity of the historic structure.

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

The non-historic addition is not likely to yield important historic information.



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_



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

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

Yes Number of pages and date on plans \_\_\_\_\_  
 No Reason \_\_\_\_\_

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.  
The removal of the non-historic addition will not diminish the overall historic character of the neighborhood.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and  
Removing the non-historic addition will create more open space and thus aiding in facilitating the historic relationship between buildings and open space as seen through the Sandborn Maps.


**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.  
N/A

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

**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.*

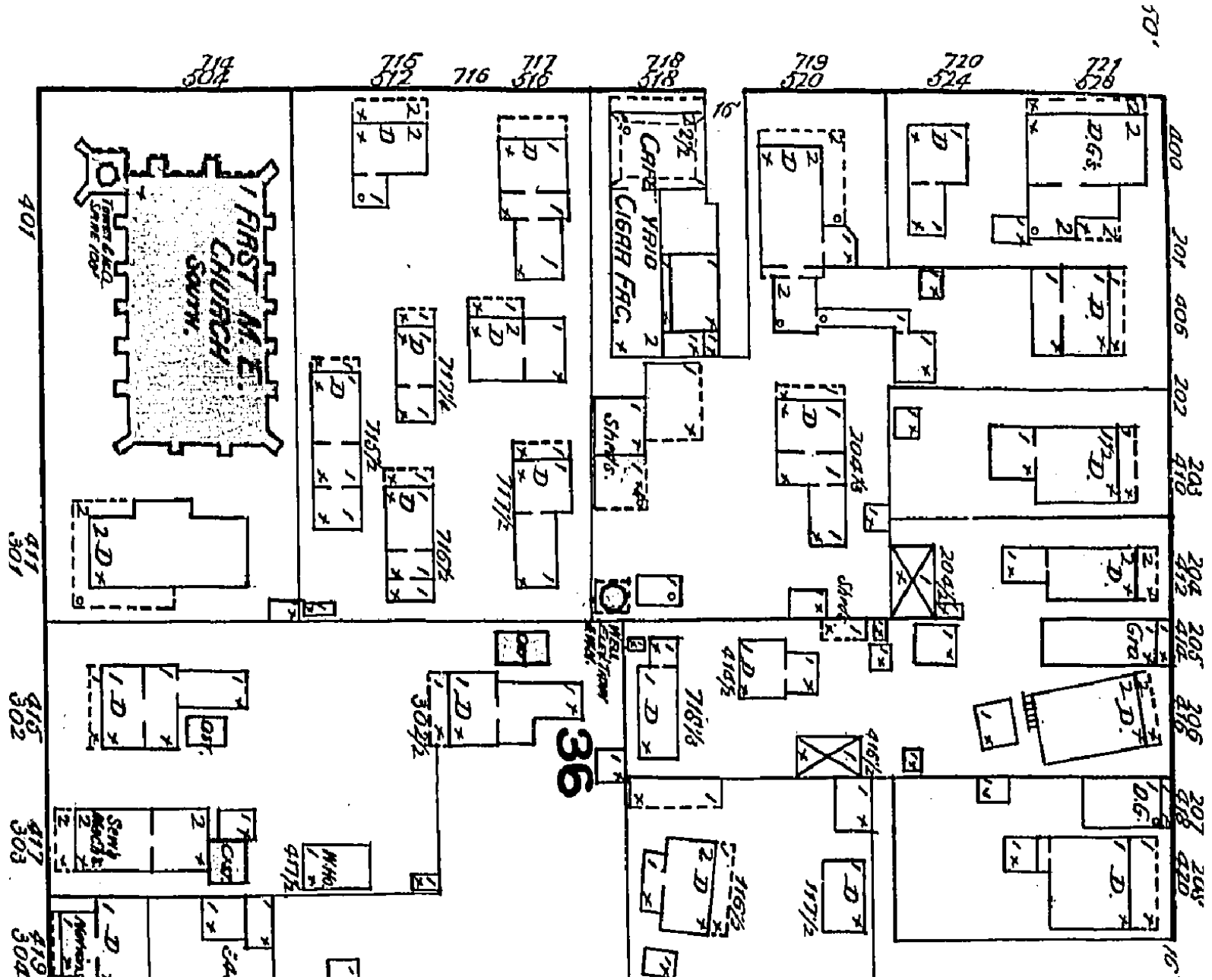
 PROPERTY OWNER'S SIGNATURE:	8/9/16 KRISTINA SERBINSKI DATE AND PRINT NAME:
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**OFFICE USE ONLY**

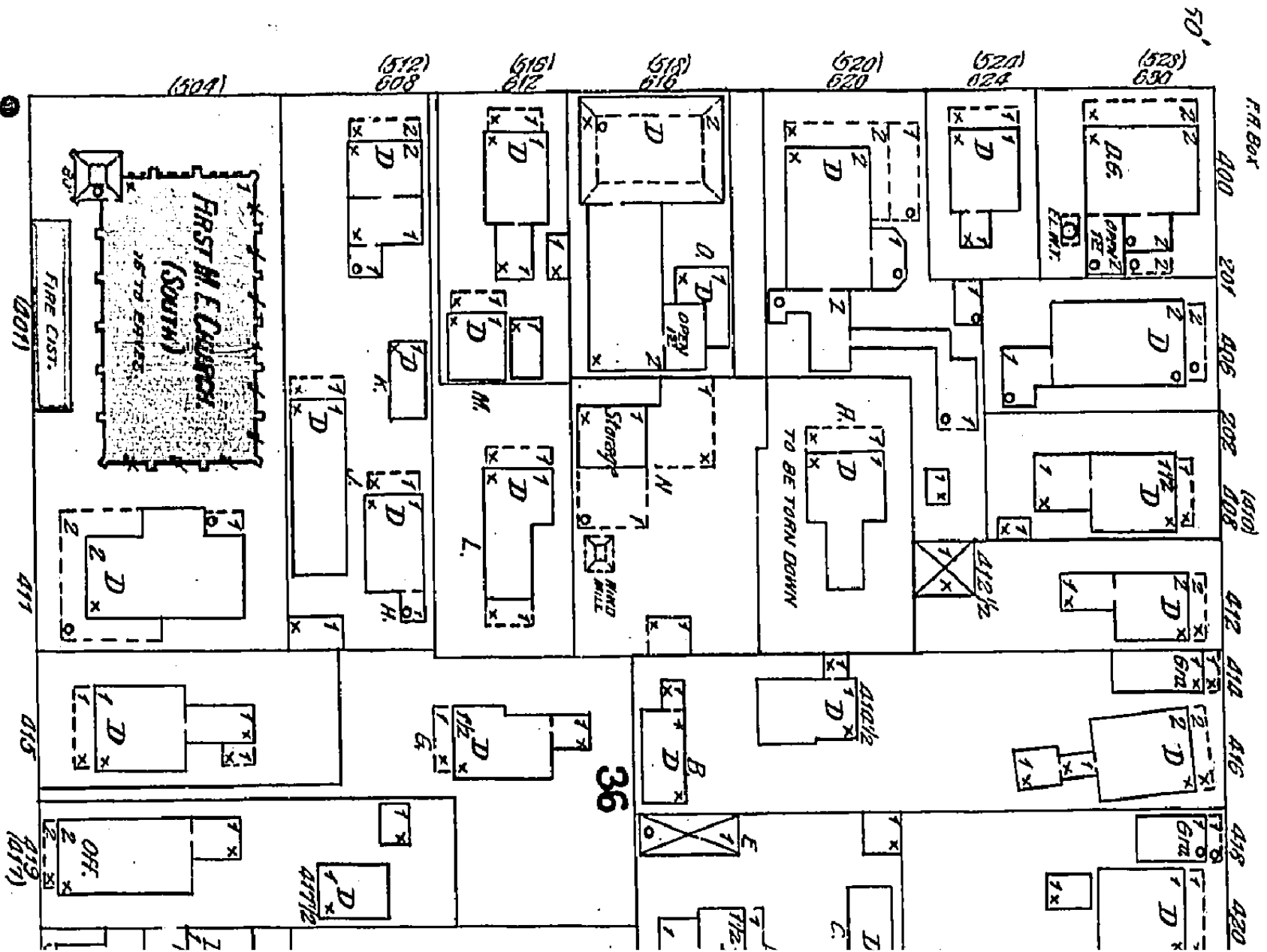
BUILDING DESCRIPTION:			
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____ Year _____
___ Not listed	Year built _____	Comments _____	

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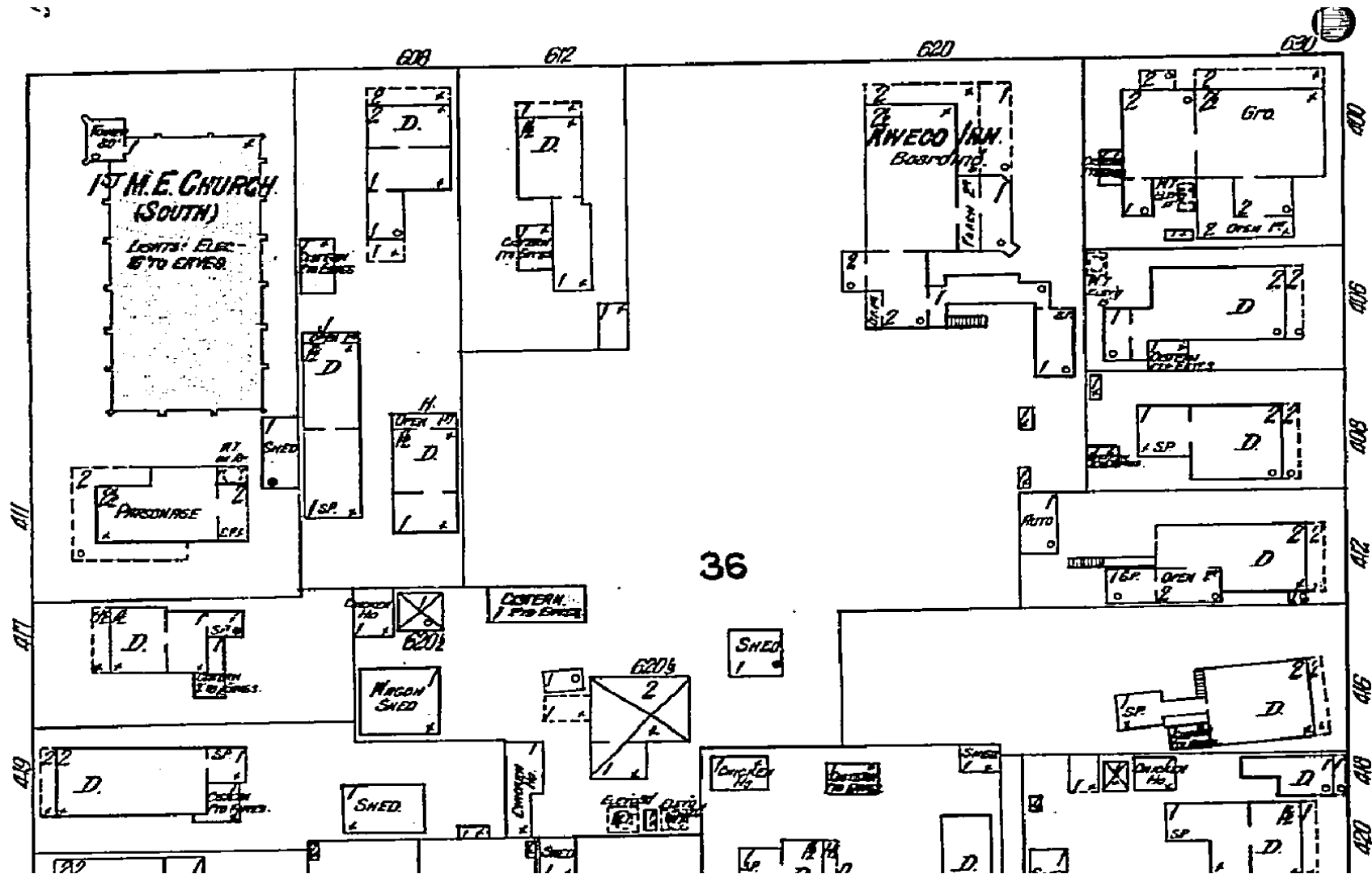
# SANBORN MAPS



1892 Sanborn Map

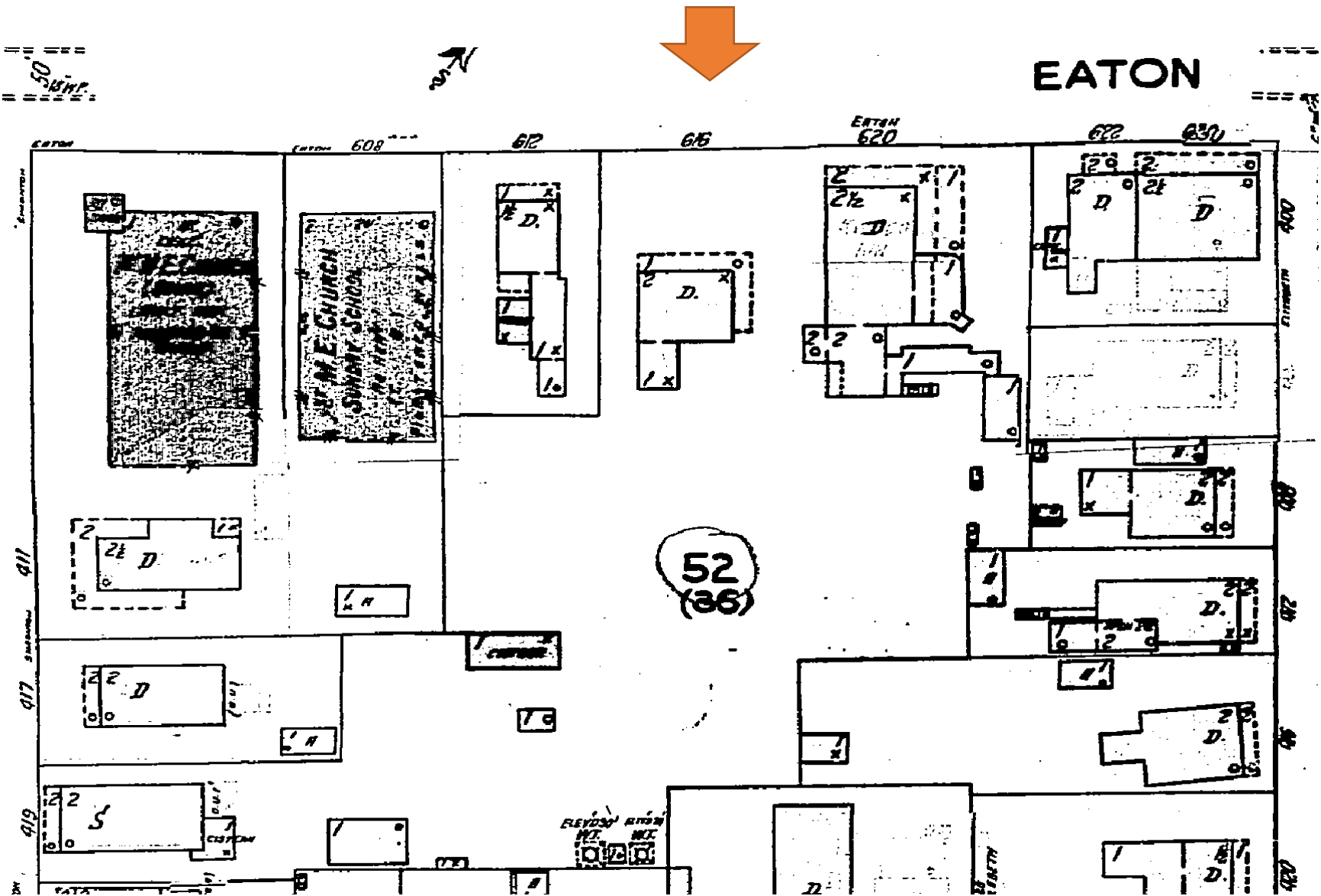


1899 Sanborn Map



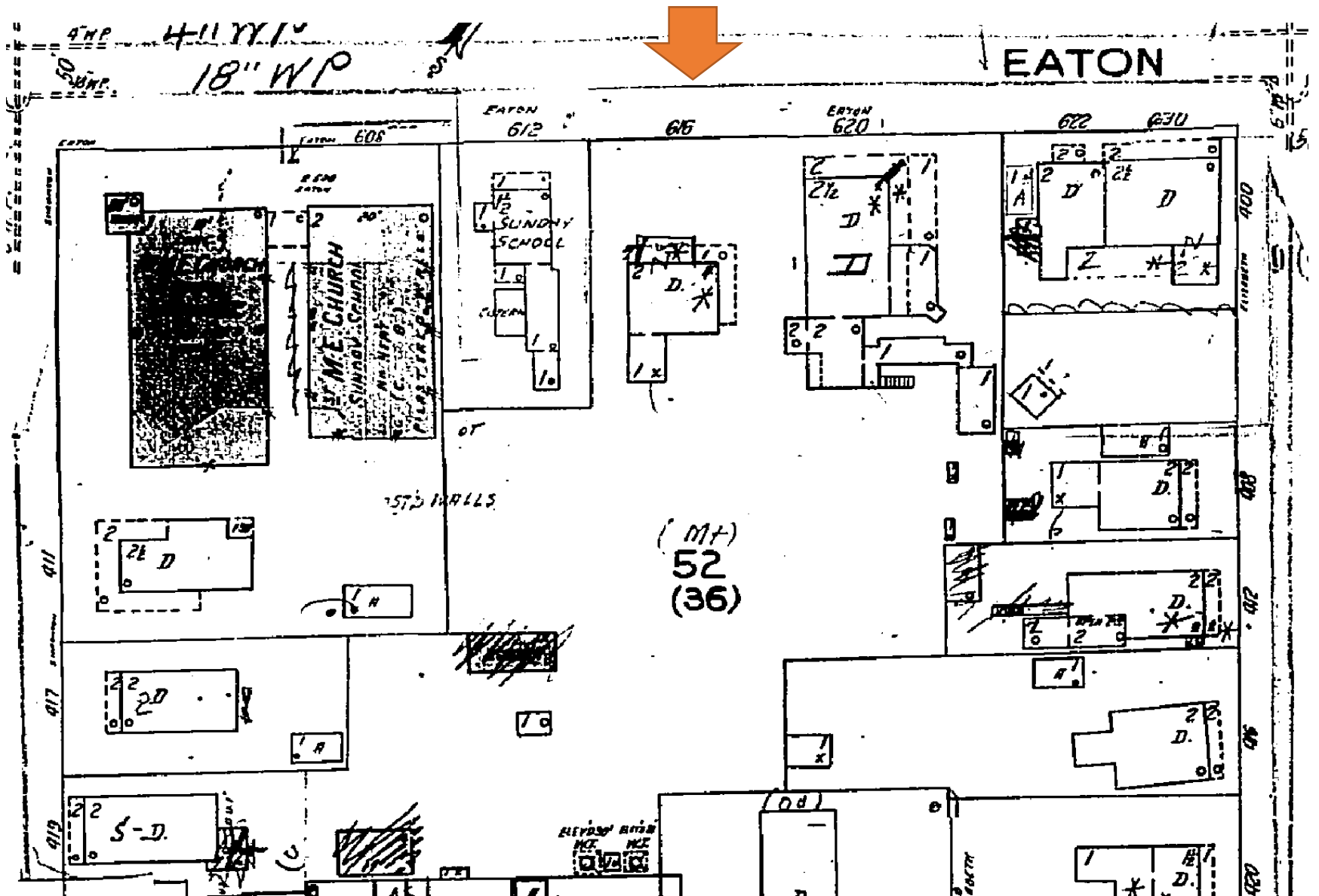
1912 Sanborn Map





1948 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



1968 Aerial Photograph



1972 Aerial Photograph



1994 Aerial Photograph



620 Eaton Street, c.1900. Monroe County Library Collection.  
Small section of 616 Eaton Street visible on right.



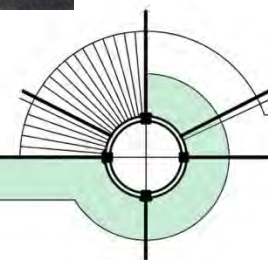
Property Appraiser's Photo, c.1965. Monroe County Public Library.



## VIEW FROM EATON STREET

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



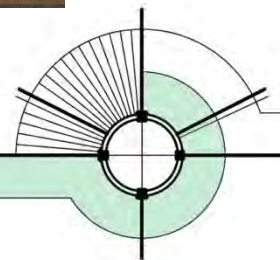




## FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

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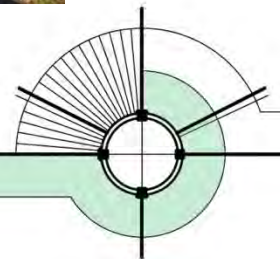




## VIEW FROM EATON STREET

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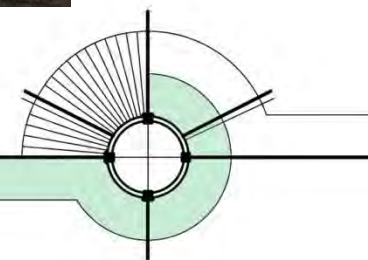




## BACK VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

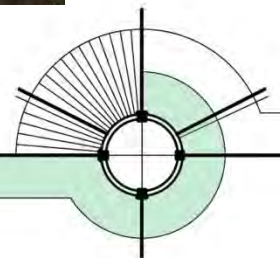




## BACK VIEW

WILLIAM P. HORN ARCHITECT, PA.

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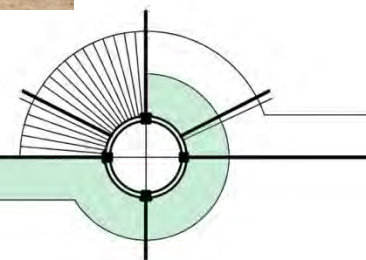




**BACK VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

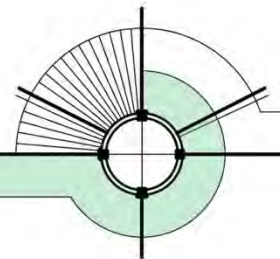




**BACK VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



# SURVEY

**LEGAL DESCRIPTION (Parcel "1")** Prepared by undersigned:  
 A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1929 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street for 188.80 feet to E along the said Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E to the Point of Beginning; thence N 49°53'10" E, and along the said Southeastly Right-of-Way Line of Eaton Street a distance of 50.40 feet; thence S 40°06'30" E, a distance of 82.13 feet; thence S 40°06'30" W, a distance of 47.54 feet; thence S 40°25'05" W, a distance of 11.50 feet; thence N 40°06'50" W, a distance of 39.56 feet; thence S 49°53'10" W, a distance of 41.50 feet; thence N 40°06'30" W, a distance of 43.67 feet; thence N 49°53'10" E, a distance of 38.50 feet; thence N 40°06'50" W, a distance of 87.50 feet; thence N 49°52'56" E, a distance of 46.03 feet; thence N 39°35'50" W, a distance of 88.50 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 19518 square feet or 0.437 acres, more or less.

**LEGAL DESCRIPTION (Parcel "2")** 10 Easement:  
 Prepared by undersigned:  
 A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lot 2, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1929 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for a distance of 237.20 feet to the Point of Beginning; thence continue N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for a distance of 10.00 feet; thence S 40°06'50" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 140.84 feet; thence S 49°58'25" W for a distance of 10.00 feet; thence N 40°06'50" W for a distance of 140.84 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Containing 1,408.4 square feet, or 0.32 acres, more or less.

**LEGAL DESCRIPTION (Parcel "3")**  
 A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1929 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 247.20 feet to the Point of Beginning; thence N 49°53'10" E, and continuing along the said Southeastly Right-of-Way Line of Eaton Street a distance of 73.96 feet; thence S 40°06'50" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 59.92 feet; thence N 49°53'10" E, a distance of 5.94 feet; thence S 40°03'35" E, a distance of 81.00 feet; thence S 49°58'25" W, a distance of 26.00 feet; thence S 40°03'35" E, a distance of 35.00 feet; thence S 49°54'30" W, a distance of 54.75 feet; thence N 40°06'50" W, a distance of 175.85 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12816 square feet or 0.29 acres, more or less.

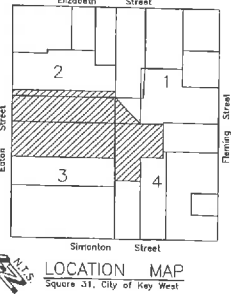
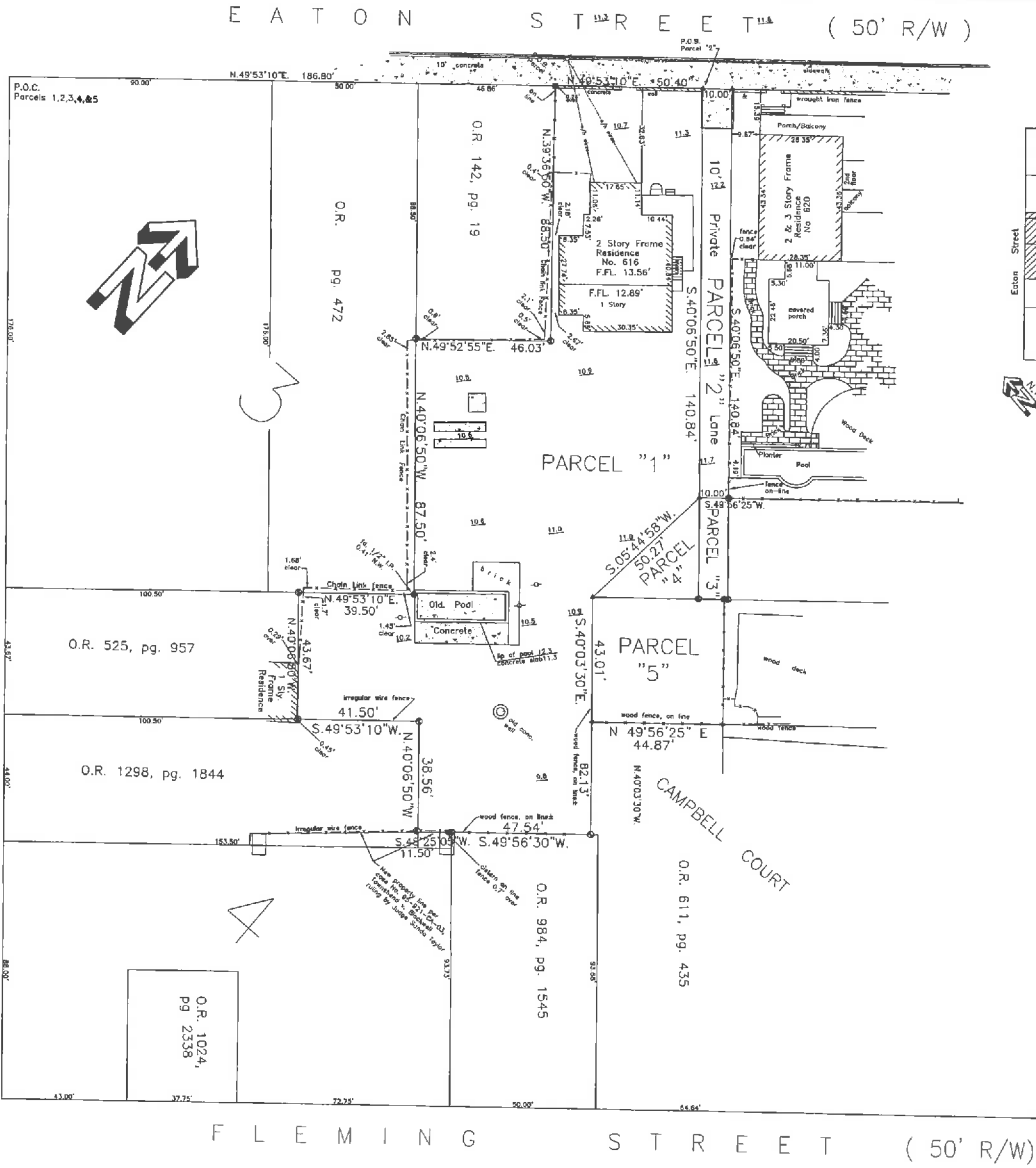
**LEGAL DESCRIPTION (Parcel "5")**  
 A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1929 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 feet; thence S 40°06'50" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 178.85 feet to the Point of Beginning; thence N 49°53'10" E for a distance of 8.75 feet; thence S 40°03'35" E for a distance of 44.87 feet; thence N 40°03'30" W for a distance of 43.01 feet; thence N 49°53'10" E for a distance of 35.08 feet to the Point of Beginning. Containing 1930.95 square feet, more or less.

LEGEND			
A/C	Air Conditioner	LB	Licensed Business
BAL	Baloney	Number	
BW	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
C	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Post
C.B.S.	Concrete Block Stucco	PB	Post Block
CUP	Concrete Utility Poles	P.O.B.	Point of Beginning
COVD	Covered	P.O.C.	Point of Commence
D	Dead	R/W	Right Of Way
ELEV	Elevation	SB	Sat Iron Bar
F.F.L.	Finished Floor Elevation	SP	Sat Iron Pipe
FD	Found	SN	Sat Nail And Disc
FIB	Found Iron Bar	STY	Sty
FIP	Found Iron Pipe	UP	Utility Pole
INN	Invert	WM	Water Meter
IR	Irregular	WV	Water Valve
SYMBOLS			
○	Concrete Utility Pole	○	Street Light
○	Fire Hydrant	○	Wood Utility Pole
○	Sanitary Sewer Clean Out	○	Water Meter

**SURVEYOR'S NOTES:**  
 North arrow based on assumed meridian  
 Reference Bearing: R/W Eaton Street, assumed  
 1/4 denotes existing elevation  
 Elevations based on N.G.V.D. 1928 Datum  
 Bench Mark No.: Besic Elevation: 14.324

**MONUMENTATION:**  
 ● = Set 1/2" Iron Pipe, P.L.S. No. 2749  
 ○ = Found 1/2" Iron Pipe  
 ● = Found 1/2" Iron Bar  
 ▲ = Set P.K. Nail, P.L.S. No. 2749

Field Work performed on 11/25/14



**CERTIFICATION:**  
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief, that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter S.J.-17 Florida Statute Section 472.021, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

FREDRICK H. HILDEBRANDT  
 Professional Land Surveyor No. 2749  
 Professional Engineer No. 36810  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Mark T. Serbinski and Kristina Serbinski 616 Eaton Street, Key West, Florida 33040			
BOUNDARY SURVEY		Draw No. 14-483	
Scale: 1"=20'	Ref. 130-12 file	Flade panel to: P.T.S.I.K	
Date: 1/6/05		Flood Zone: X	
7/24/12: Updated, owner, new legal descriptions			
2/5/13: Updated, new legal descriptions			
12/15/14: Updated, fences other minor changes, owners			
17/colored/rev/keywest/2014/ST1/416eaton			

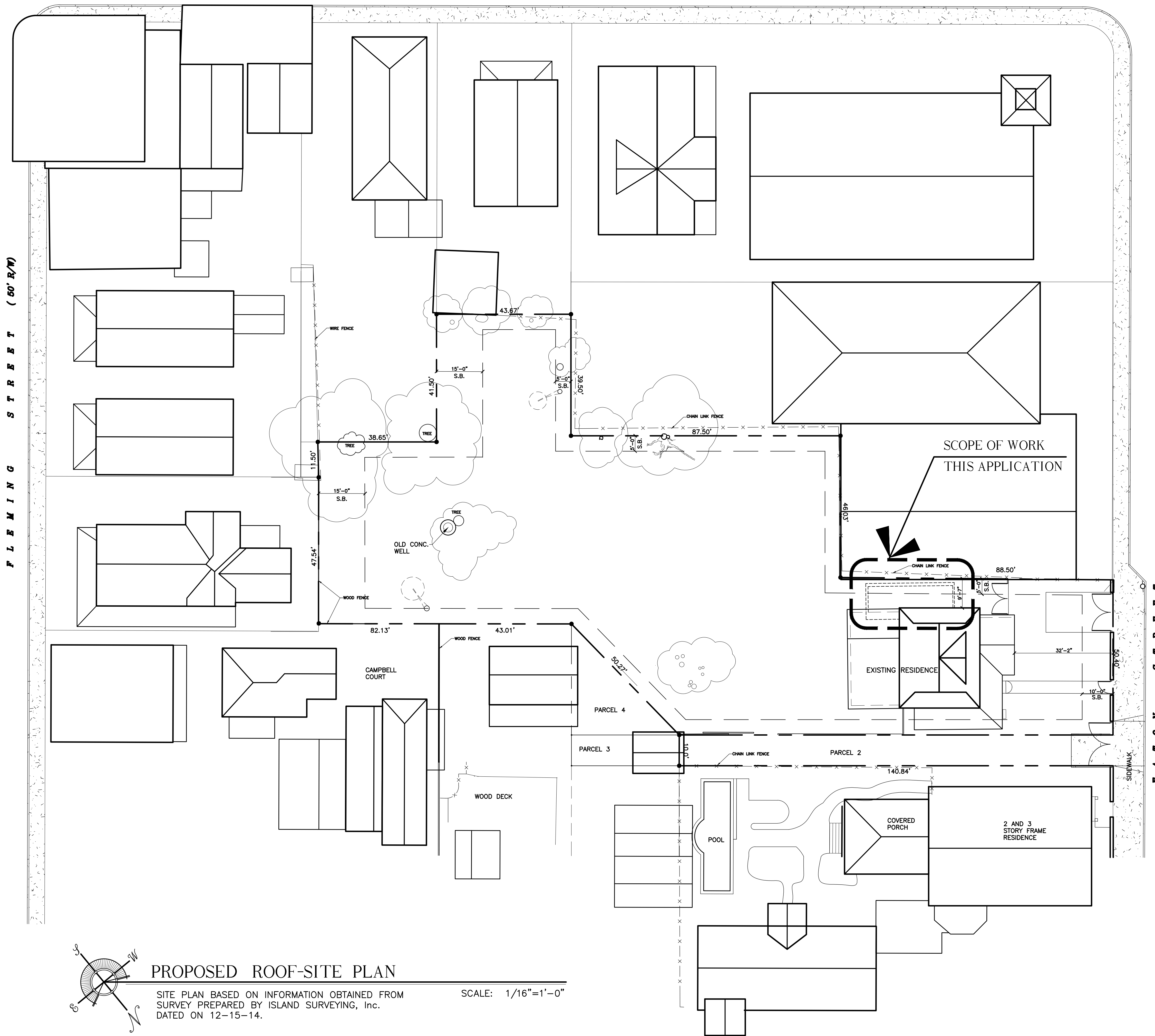
**ENGINEERS PLANNERS SURVEYORS**

3152 Northside Drive  
 Suite 201  
 Key West, FL 33040

(305) 283-0466  
 Fax: (305) 233-0237  
 1604/1604@keywest.com  
 L.B. No. 7700



# PROPOSED DESIGN



SITE DATA		
SITE AREA:	19,019 S.F. (0.436 ACRES)	
LAND USE:	HMDR	
FLOOD ZONE:	'X' ZONE	
FAR:	ALLOWED = 1.0 MAX.	
DENSITY:	= 16 UNITS/ACRE	
HEIGHT:	ALLOWED = 30' MAX.	
SETBACKS:		
FRONT SETBACK:	REQUIRED =	10'-0"
	EXISTING =	32'-2"
	PROPOSED =	32'-2"
SIDE SETBACK:	REQUIRED =	5'-0"
	EXISTING =	9'-7"
	PROPOSED =	9'-7"
REAR SETBACK:	REQUIRED =	15'-0"
	EXISTING =	---
	PROPOSED =	15'-0"

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL. (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040

SERBINSKI RESIDENCE  
HISTORIC BUILDING  
RENOVATIONS  
616 EATON STREET  
KEY WEST, FL.

SEAL \_\_\_\_\_

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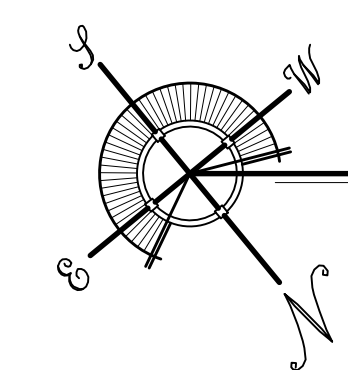
DATE

06-01-15 HARC  
07-10-15 HARC REV.  
08-12-15 CD'S PHASE I  
07-27-16 DEMO.

REVISIONS \_\_\_\_\_

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EMA

PROJECT  
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1428



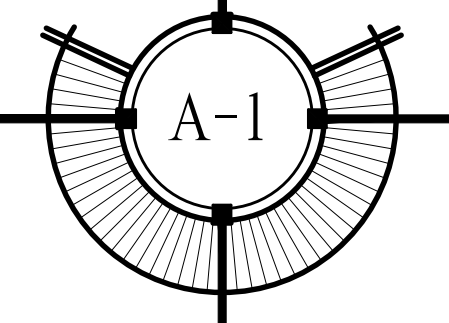
PROPOSED ROOF-SITE PLAN

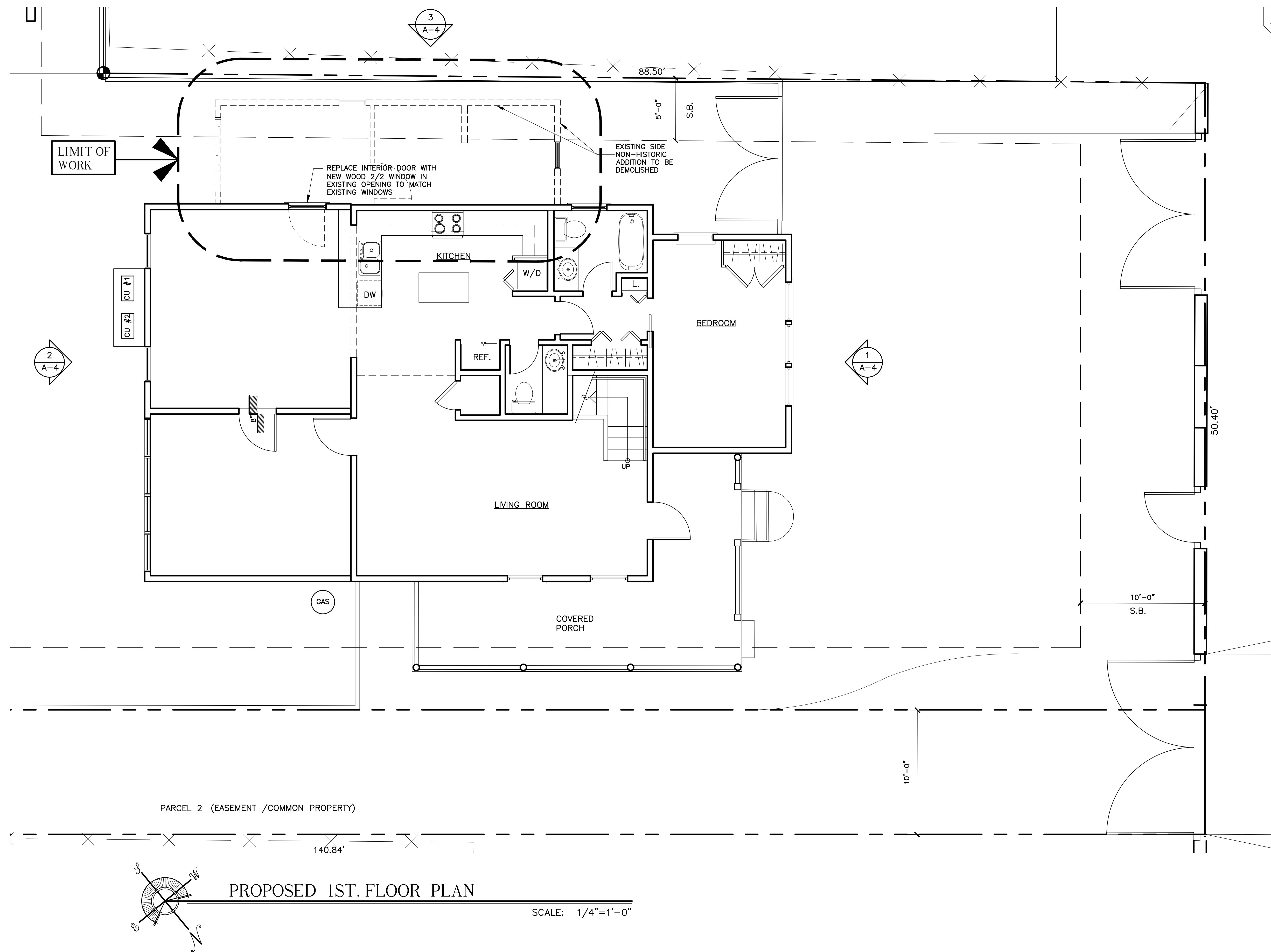
SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY ISLAND SURVEYING, Inc.  
DATED ON 12-15-14.

SCALE: 1/16"=1'-0"

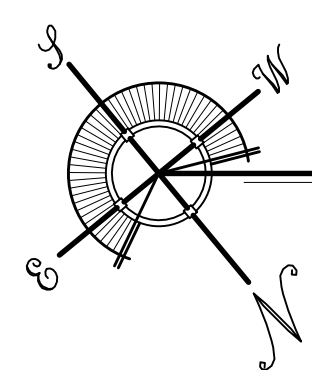
SERBINSKI RESIDENCE - HISTORIC BUILDING RENOVATIONS

616 EATON STREET  
KEY WEST, FLORIDA





PARCEL 2 (EASEMENT /COMMON PROPERTY)

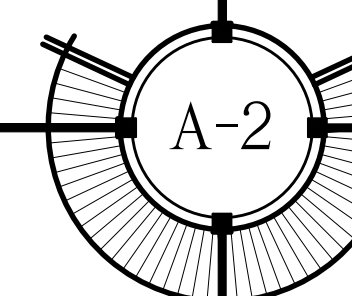


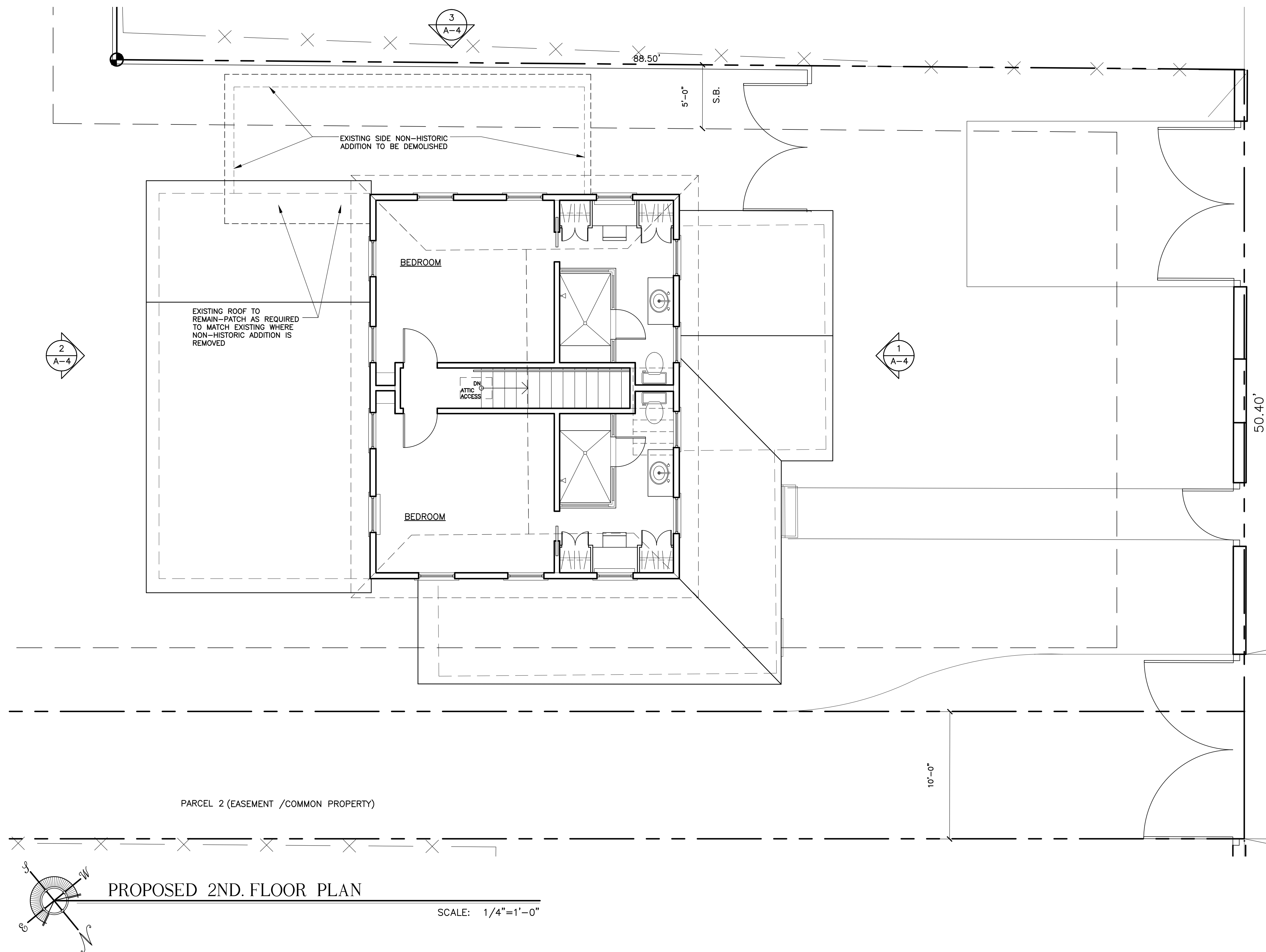
PROPOSED 1ST. FLOOR PLAN

SCALE: 1/4"=1'-0"

SERBINSKI RESIDENCE - HISTORIC BUILDING RENOVATIONS

616 EATON STREET  
KEY WEST, FLORIDA



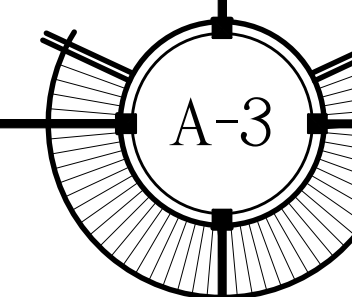


PROPOSED 2ND. FLOOR PLAN

SCALE: 1/4"=1'-0"

SERBINSKI RESIDENCE - HISTORIC BUILDING RENOVATIONS

616 EATON STREET  
KEY WEST, FLORIDA



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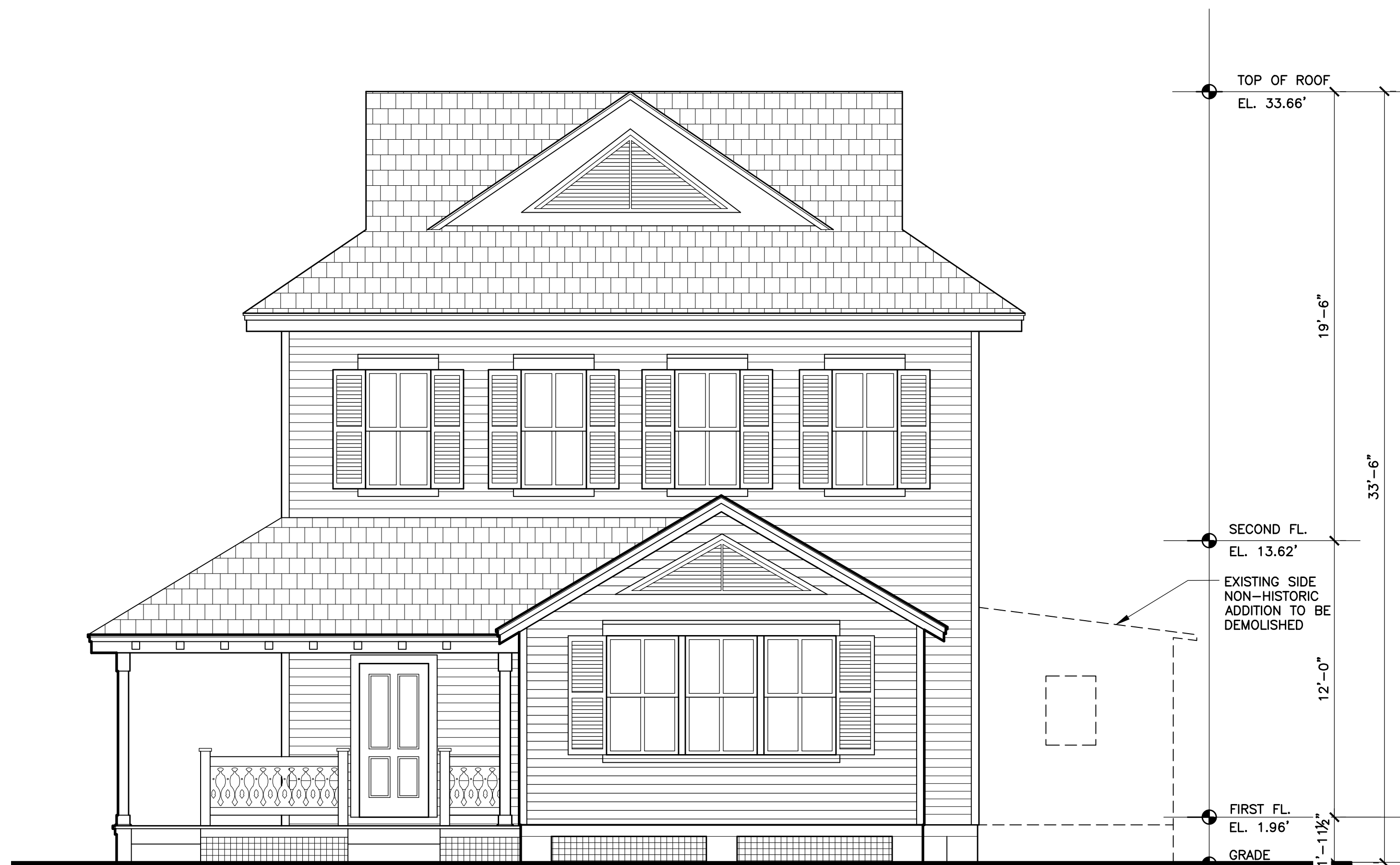
DATE

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08-12-15 CD'S PHASE I  
07-27-16 DEMO.

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PROJECT  
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1428



1  
A-4

PROPOSED FRONT ELEVATION

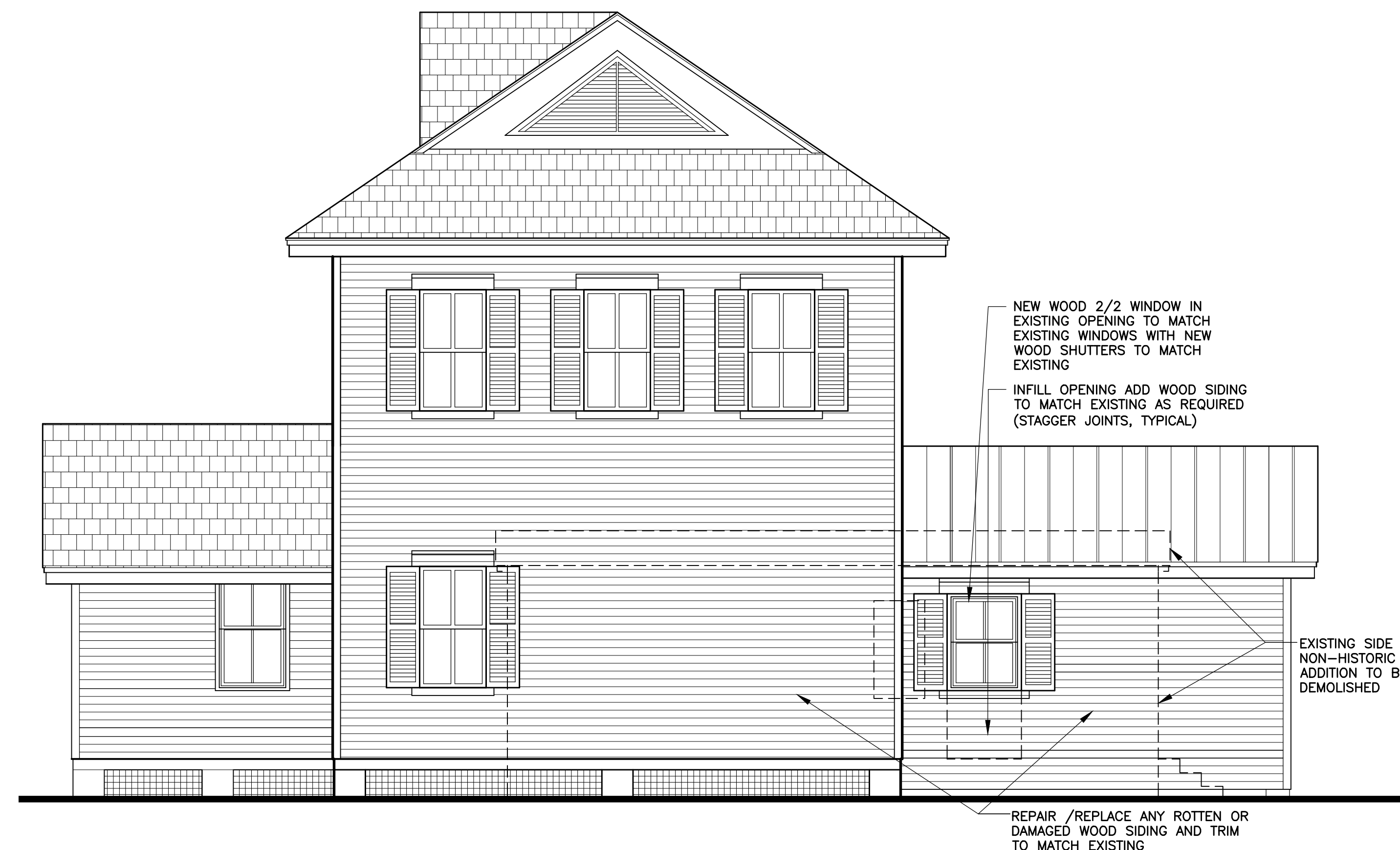
SCALE: 1/4"=1'-0"



2  
A-4

PROPOSED BACK ELEVATION

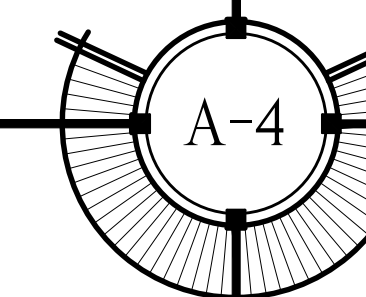
SCALE: 1/4"=1'-0"



3  
A-4

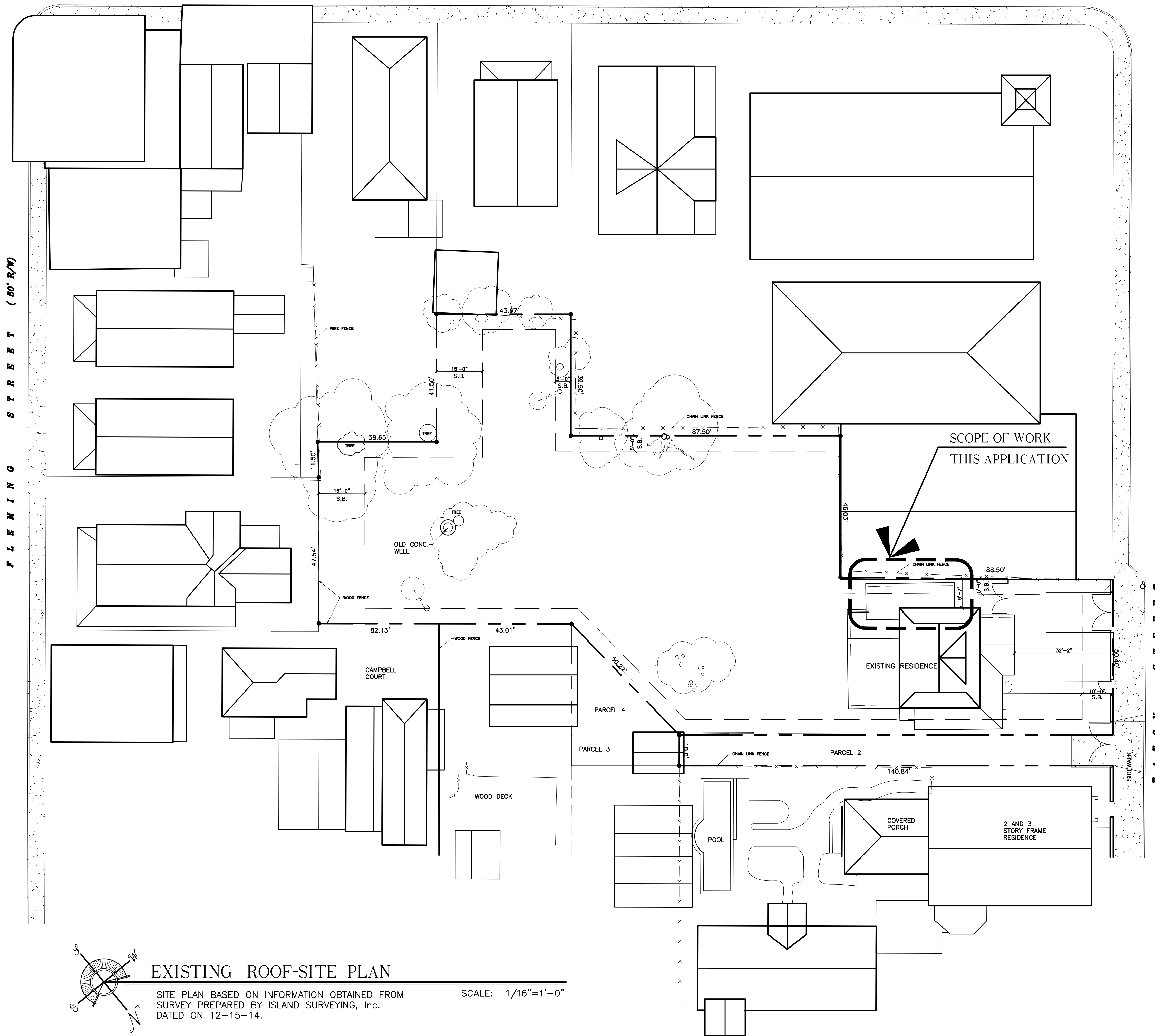
PROPOSED SIDE ELEVATION

SCALE: 1/4"=1'-0"



SERBINSKI RESIDENCE - HISTORIC BUILDING RENOVATIONS

616 EATON STREET  
KEY WEST, FLORIDA



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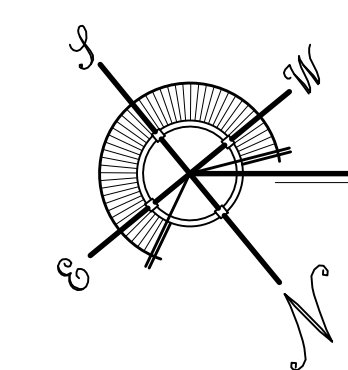
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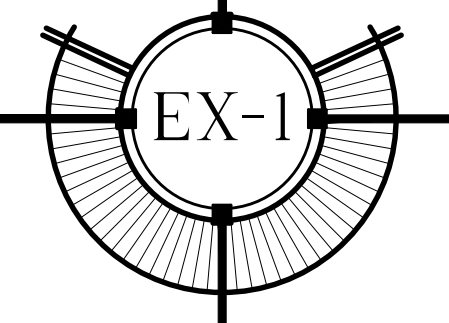
REVISIONS

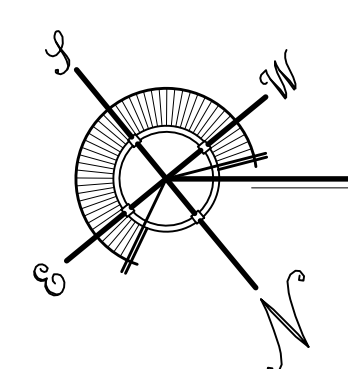
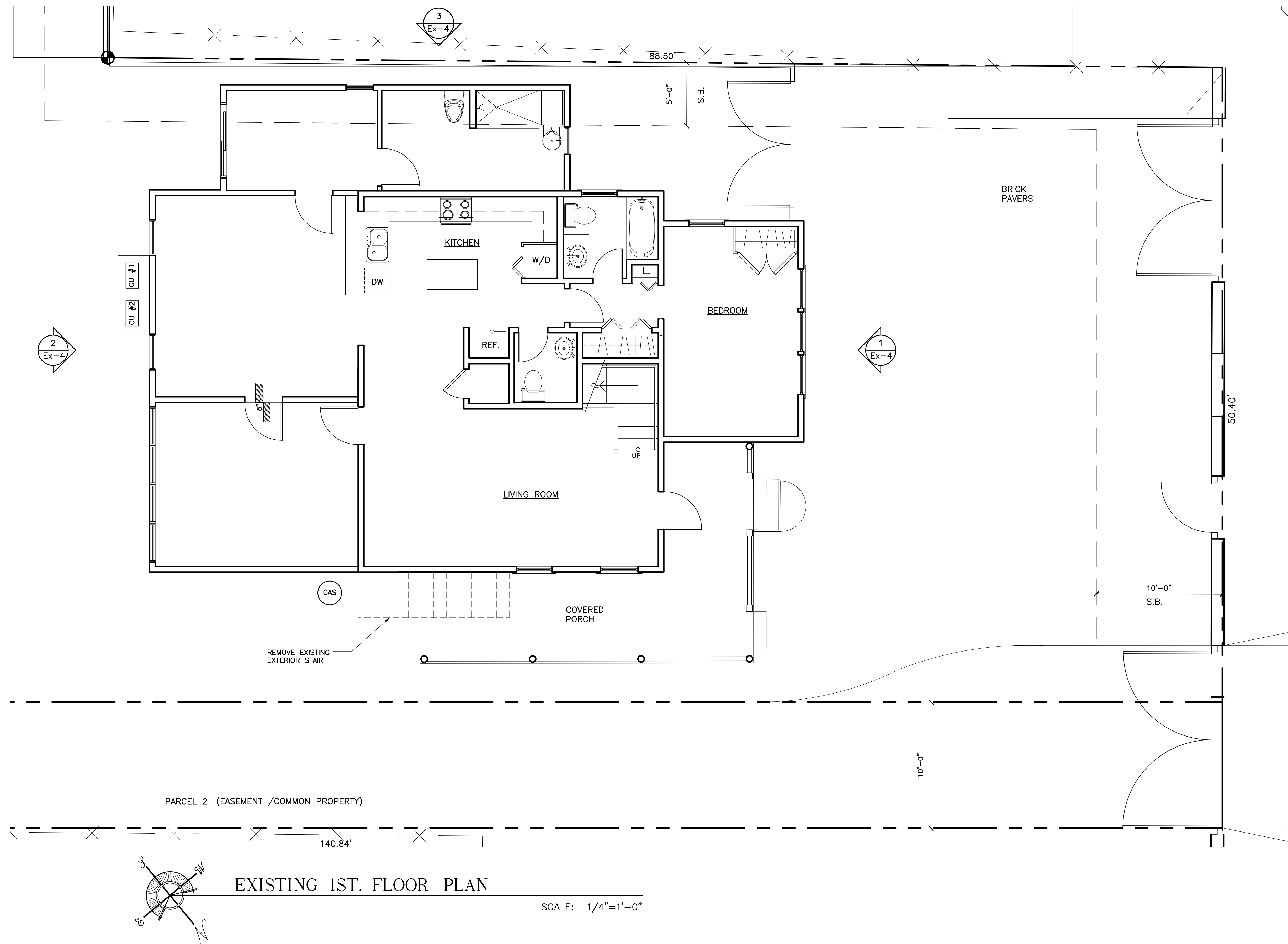
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PROJECT  
NUMBER  
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**EXISTING ROOF-SITE PLAN**  
SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY ISLAND SURVEYING, Inc.  
DATED ON 12-15-14. SCALE: 1/16"=1'-0"

SERBINSKI RESIDENCE - HISTORIC BUILDING RENOVATIONS  
616 EATON STREET  
KEY WEST, FLORIDA



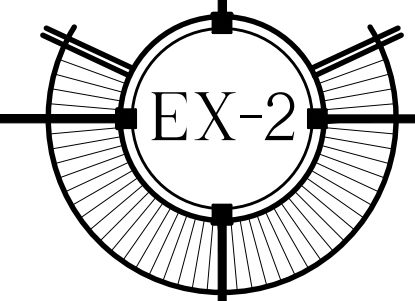


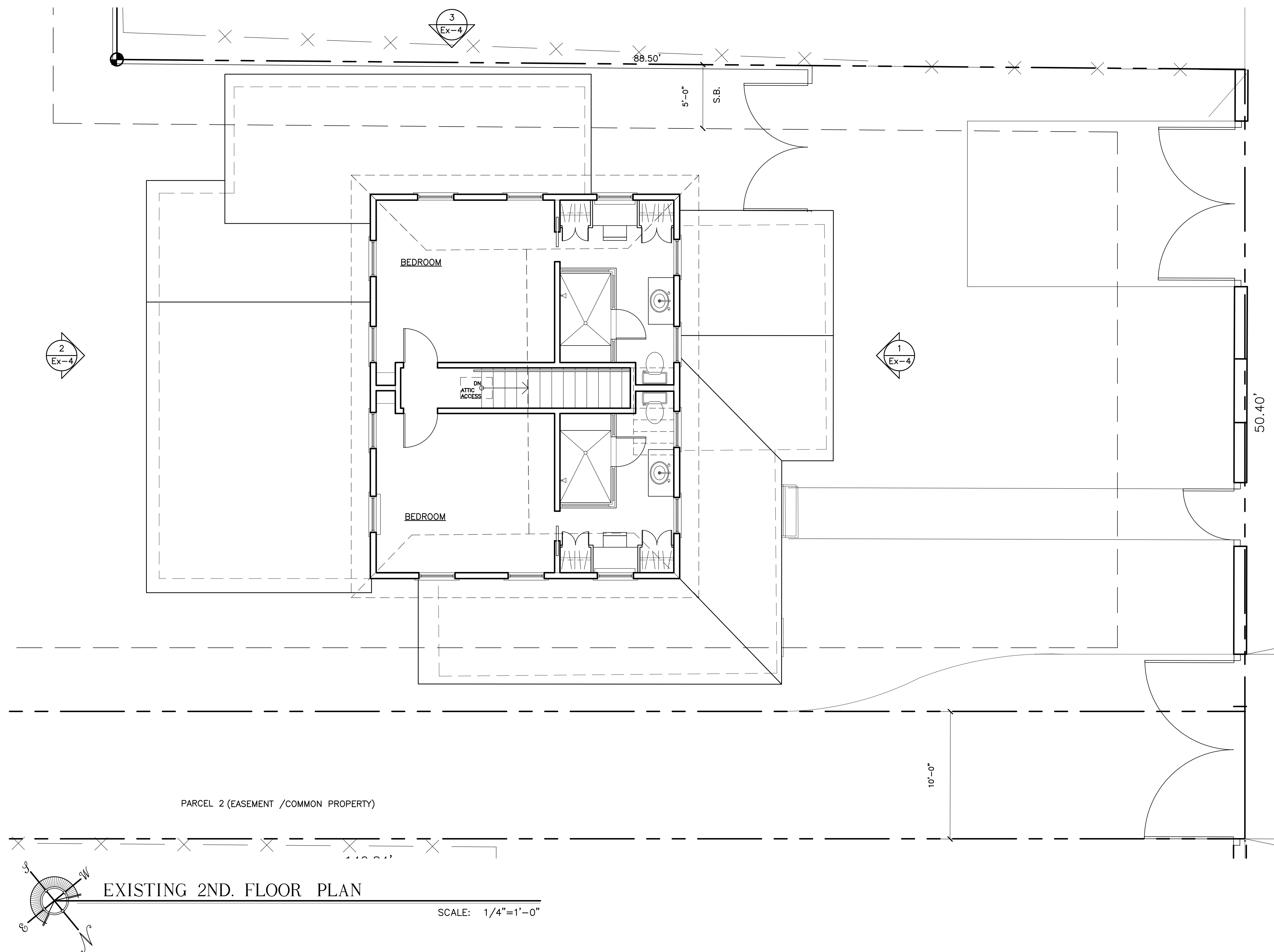
EXISTING 1ST. FLOOR PLAN

SCALE: 1/4"=1'-0"

SERBINSKI RESIDENCE - HISTORIC BUILDING RENOVATIONS

616 EATON STREET  
KEY WEST, FLORIDA



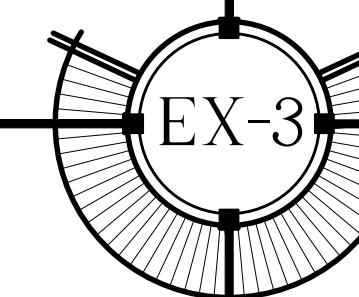


EXISTING 2ND. FLOOR PLAN

SCALE: 1/4"=1'-0"

SERBINSKI RESIDENCE - HISTORIC BUILDING RENOVATIONS

616 EATON STREET  
KEY WEST, FLORIDA





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OCE  
EMA

PROJECT  
NUMBER

1428



1  
EX-4  
EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



2  
EX-4  
EXISTING BACK ELEVATION

SCALE: 1/4"=1'-0"

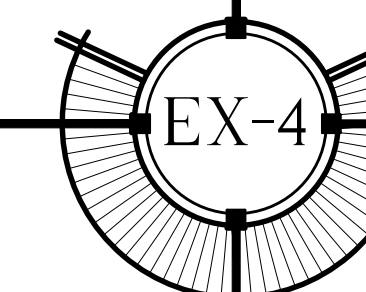


3  
EX-4  
EXISTING SIDE ELEVATION

SCALE: 1/4"=1'-0"

SERBINSKI RESIDENCE - HISTORIC BUILDING RENOVATIONS

616 EATON STREET  
KEY WEST, FLORIDA



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLITION OF NON-HISTORIC WEST SIDE ADDITION WITH NO BUILD-BACK. PATCH HISTORIC STRUCTURE WHERE ADDITION IS REMOVED.**

**FOR- #616 EATON STREET**

**Applicant – William P. Horn**

**Application #H16-03-0058**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, 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.

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Kristen Argalas, 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:  
666 Eaton Street, Key West, Fl. 33040 on the  
16 day of August, 2016.

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 August 23, 2016.

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 H16-03-0058.

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

**Signed Name of Affiant:**

Kristen Argalas  
**Date:** 8.16.2016  
**Address:** 915 Duval Street  
**City:** Key West  
**State, Zip:** Fl 33040

The forgoing instrument was acknowledged before me on this 16th day of August, 2016.

By (Print name of Affiant) Kristen Argalas who is personally known to me or has produced Florida Drivers License as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Colleen L Fuller  
Print Name: Colleen L Fuller



Notary Public - State of Florida (seal)  
My Commission Expires: June 3, 2019





# 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  
C/O SMITH OROPEZ HAWKS PL  
142 SIMONTON ST  
KEY WEST, FL 33040-6627

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

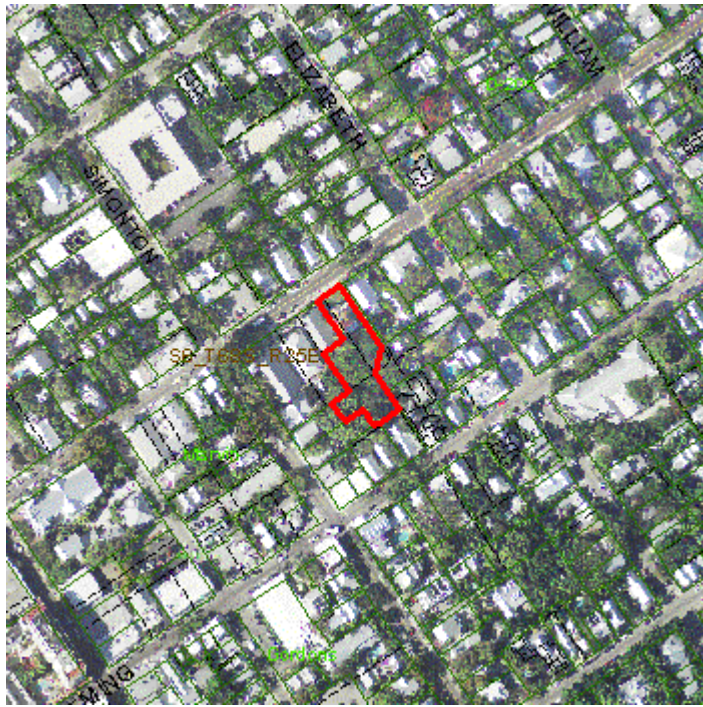
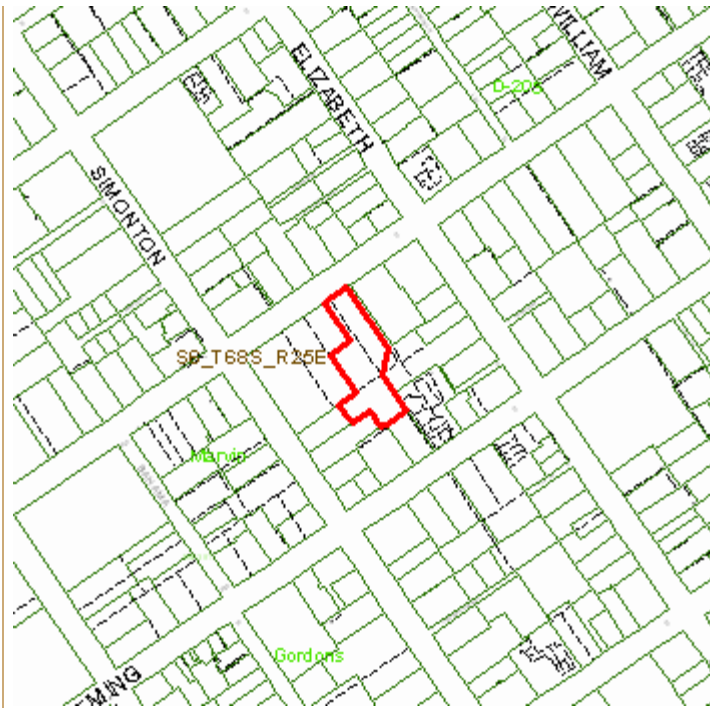
**Section-Township-  
Range:** 06-68-25

**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

**Building Type** R1  
**Effective Age** 76  
**Year Built** 1939  
**Functional Obs** 0

**Condition** P  
**Perimeter** 290  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 68  
**Grnd Floor Area** 2,427

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

**Roof Type** IRR/CUSTOM  
**Heat 1** NONE  
**Heat Src 1** NONE

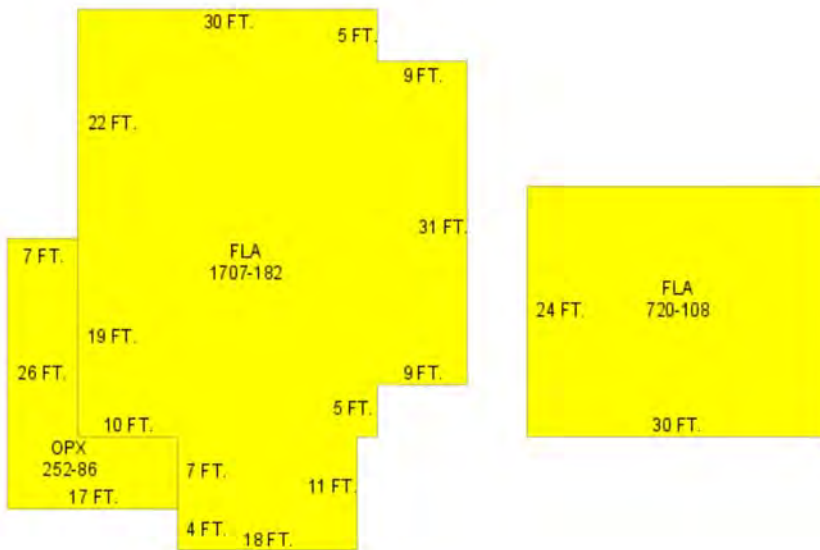
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** WD CONC PADS  
**Bedrooms** 3

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 2  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 0

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 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

2016-03-15 IMPROVEMENT UNDER TOTAL REHAB INTERIOR/EXTERIOR. QG/EFF AGE ADJUSTED FOR 2016 ROLL.DKRAUSE

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
15-3992	10/13/2015		150,000		RESTORATION & REMODEL OF HISTORIC STRUCTURE. INTERIOR/EXTERIOR OF STRUCTURE
1 A95-1275	04/01/1995	10/01/1995	2,400	Residential	4 SQS SGLE 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
2016	105,743	1,012	1,134,080	1,240,835	1,240,835	0	1,240,835
2015	379,522	880	1,160,222	1,540,624	1,540,624	0	1,540,624
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	<u>WD</u>	<u>11</u>
8/15/2014	2699 / 351	1,850,000	<u>WD</u>	<u>02</u>
7/31/2012	2582 / 257	1,700,000	<u>WD</u>	<u>38</u>

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Monroe County Property Appraiser  
Scott P. Russell, CFA  
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