Staff Report for Item 12a

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Kelly Perkins, MHP HARC Assistant Planner
Meeting Date:	June 23, 2015
Applicant:	William Horn Architects
Application Number:	H15-01-0842
Address:	#616 Eaton Street

Description of Work:

Renovations to contributing house. New rear addition. New two-story residence in rear of property. Site work.

Site Facts:

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

The property received a lawful unit determination in 2013, which allows the construction of another unit on the property.

Guidelines Cited in Review:

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

Additions, Alterations, and New Construction (page 36-38a), specifically guidelines 1, 3, 4, 5, 6, 7, and 8 for alterations and guidelines 1, 3, 4, 5, 6, and 7 for new construction.

Staff Analysis

The Certificate of Appropriateness proposes renovating the historic house, with new 2/2 wood windows and wood shutters, new metal shingle roof, and restoring the porch railing, siding, and gable vents. The house will have a new one-story connector addition with a walk-way on top that will bridge to an L-shaped, two-story addition in the rear. This addition will be shorter than the main house, but will be a few feet wider than the house. The addition will have fiber-cement siding and a silver v-crimp roof with aluminum impact resistant windows.

To use the second unit, the applicant is proposing to construct a new two-story residence in the rear of the property. The large house will utilize a mixture of modern and traditional materials with a white v-crimp metal roof, stucco finish, wood louvers, glass railings, aluminum impact resistant windows with a silver finish, and fiber-cement fascia trim. The proposed design utilizes and emulates the gable roof on the historic house throughout the new addition and residence. The house will be a maximum height of 30 feet. The house will have garage with a roof top garden above. There will be a connecting bridge from the new house to the new two-story addition on the main historic house.

Site work will include two pools – one for the historic house and one larger pool for the new house. A new six foot, wood picket fence will be constructed from the end of the historic house and down the property line. A new golf carport will be constructed towards the rear of the property.

Consistency with Guidelines

1. The renovations to this historic house are consistent with the guidelines. The proposed design will restore the house, which is much needed. The site work is also consistent with the guidelines.
2. The new one-story and two-story, L-shaped addition on the historic house will not alter or expand the historic in a manner that will conceal its character-defining features. The additions are attached to less publicly visible secondary elevations. The additions will be clearly differentiated from the historic house.
3. The new residence in the rear is very large and massive. The guidelines for "Proportion, scale, and mass" say that "no new construction shall be enlarged so that its proportions are out of scale with its surroundings…No structure shall outsize the majority of structures in the streetscape or historic zone." The new house will not be on the street and will have little effect on the Eaton streetscape, and the structures in that area are mostly two to two-and-a-half stories tall. While height-wise, it won't be taller than surrounding houses, it will have a much larger mass and scale than adjacent buildings. The Compatibility guideline retains the theme saying, "All new construction must be in keeping with the historic character in terms of size, scale, etc."

It is staff's opinion that the renovations to historic house and the new additions are consistent with the guidelines. This is a unique lot where there is ample space to construct

a new residence behind the historic house. Although the house is located in the rear of the property, it is massive and out of scale compared to the neighboring historic structures. Therefore the new residence is inconsistent with the guidelines in regards to proportion, scale, and mass and compatibility.

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
15-01-842		2/9/15
FLOODPLAIN PERMIT		REVISION #

FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			___ YES ___ NO _____ %

ADDRESS OF PROPOSED PROJECT:	616 EATON STREET	# OF UNITS	2
RE # OR ALTERNATE KEY:	RE#621		
NAME ON DEED:	MARK SURBINSKI	PHONE NUMBER	305-743-3961
OWNER'S MAILING ADDRESS:	5409 OVERSEAS HWY #345	EMAIL	MARKFL@SURBINSKI.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., RENOVATION OF HISTORIC HOUSE, DEMO REAR ADDITIONS, ADD NEW ADDITION, NEW RESIDENCE IN REAR OF PROPERTY WITH POOL + SITE WORK - SEE PLANS

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

~~OWNER~~ PRINT NAME: ARCHITECT - WILLIAM HORN	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner: STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____. Personally known or produced _____ as identification.	Notary Signature as to qualifier: STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____. 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

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

ADDITIONAL INFORMATION: APPLICATION IS FOR HARC APPROVAL

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
HARC APPROVAL ONLY AT THIS TIME		

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

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ___ BUSINESS SIGN ___ BRAND SIGN ___ OTHER: _____

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

Date: 6/01/15 50 Receipt no: 24887
2015 1000842
PT * BUILDING PERMITS-NEW
1.00 $100.00
Check number: 3051451
CK CHECK 14580 $100.00

Trans date: 6/01/15 Time: 15:17:09

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

OFFICIAL USE ONLY: **HARC STAFF OR COMMISSION REVIEW**

____ **APPROVED** ____ **NOT APPROVED** ____**DEFERRED FOR FUTURE CONSIDERATION** ____ **TABLED FOR ADD'L. INFO.**

HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

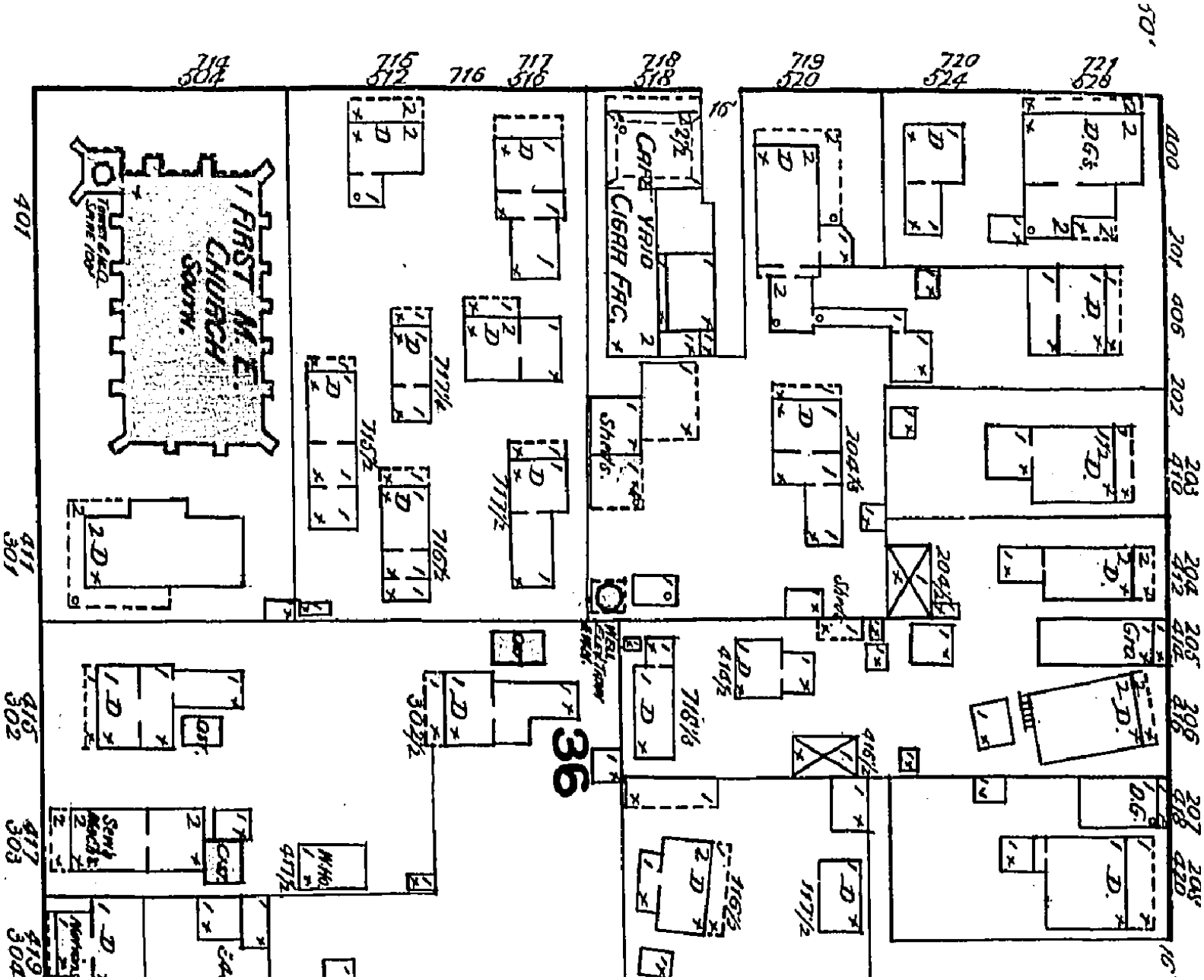
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.
IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

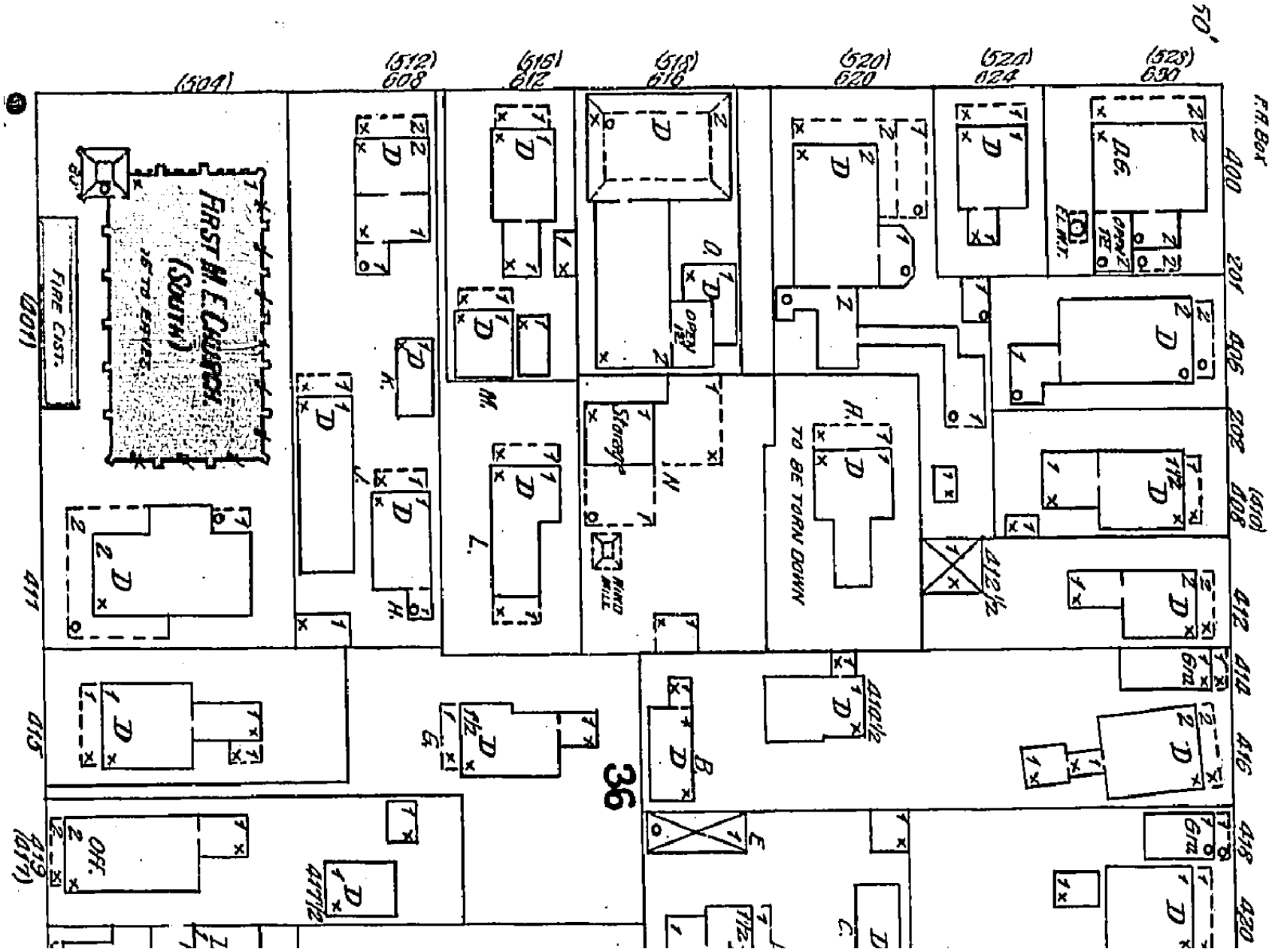
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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

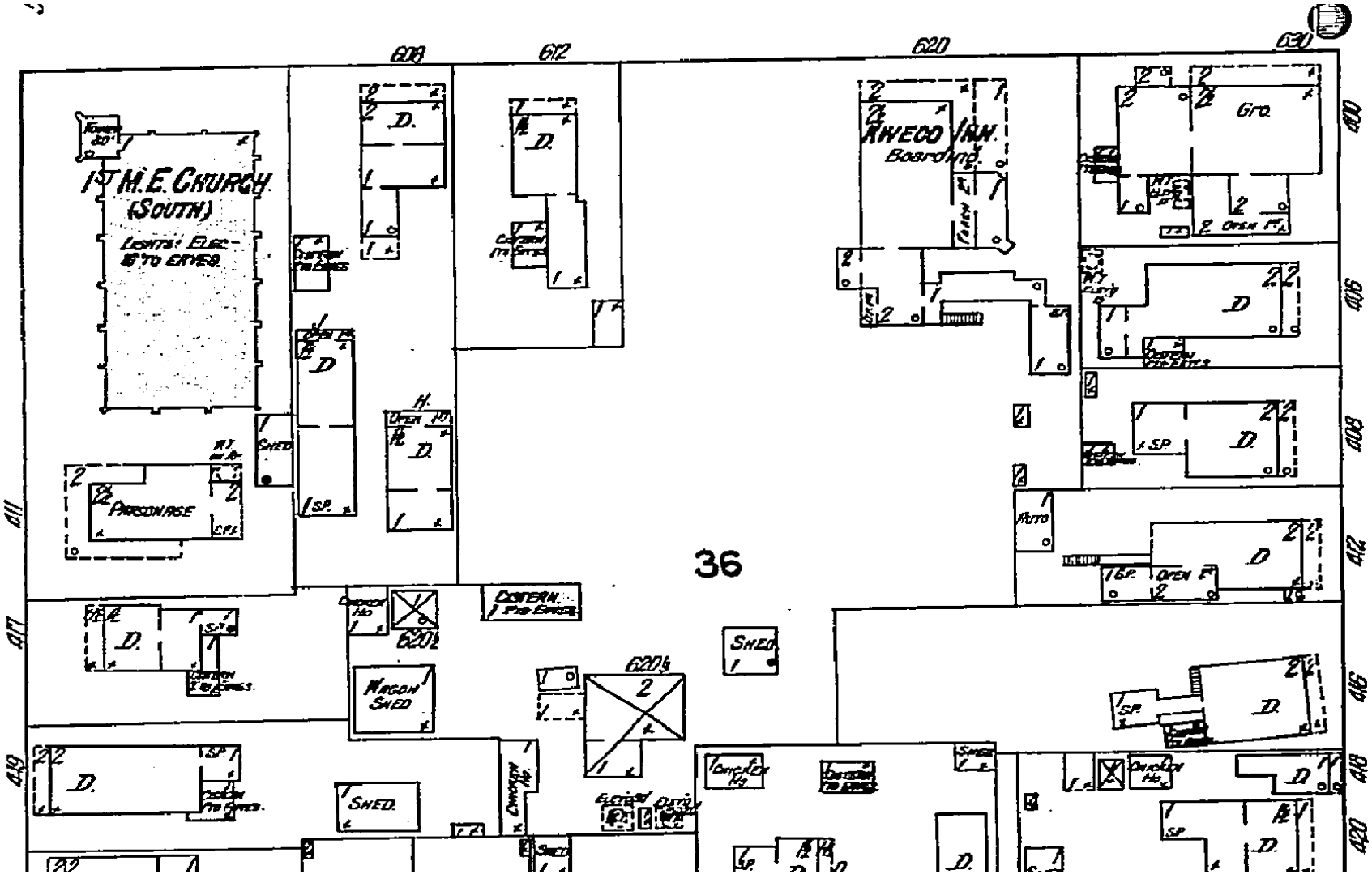
SANBORN MAPS



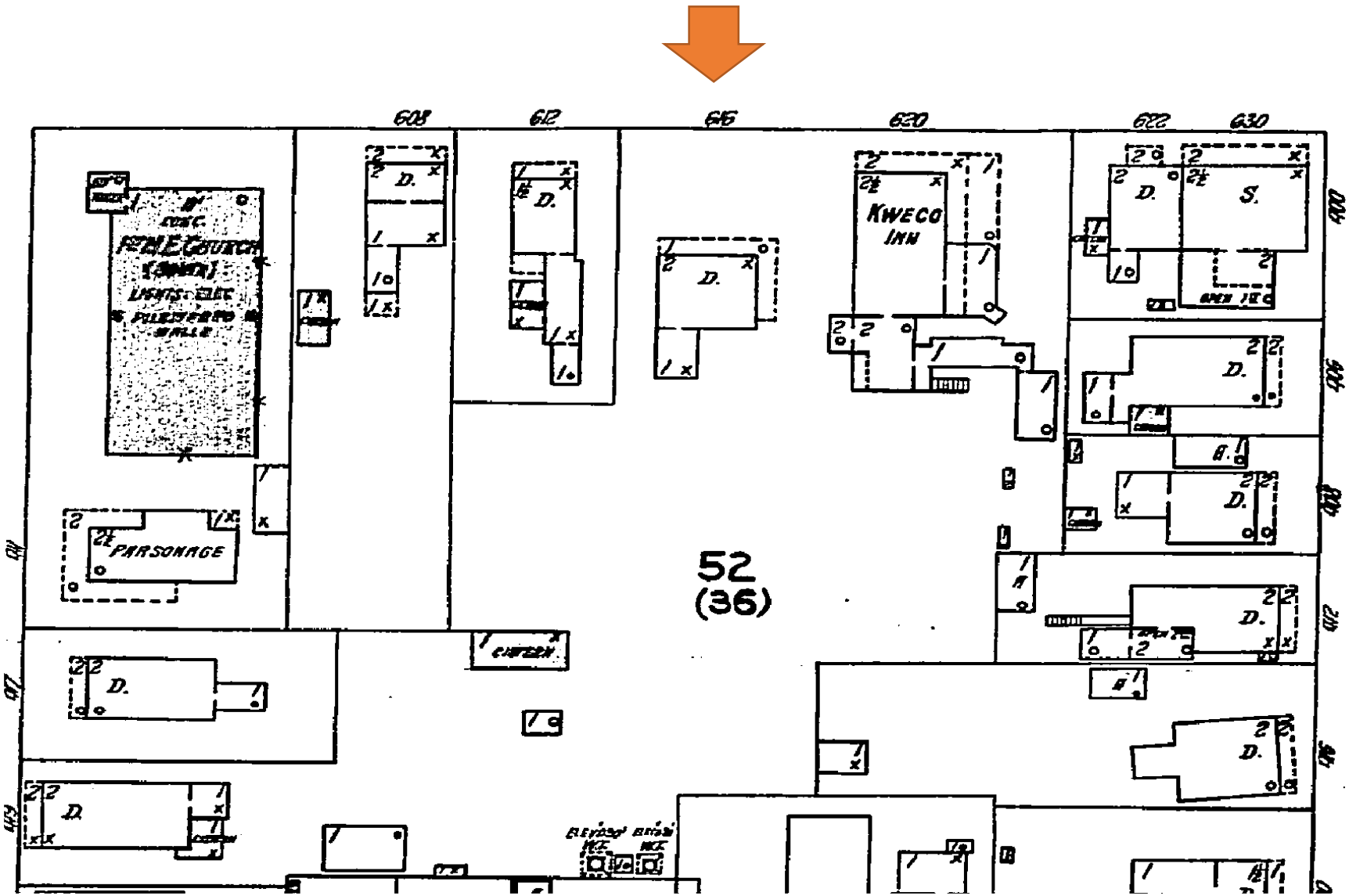
1892 Sanborn Map



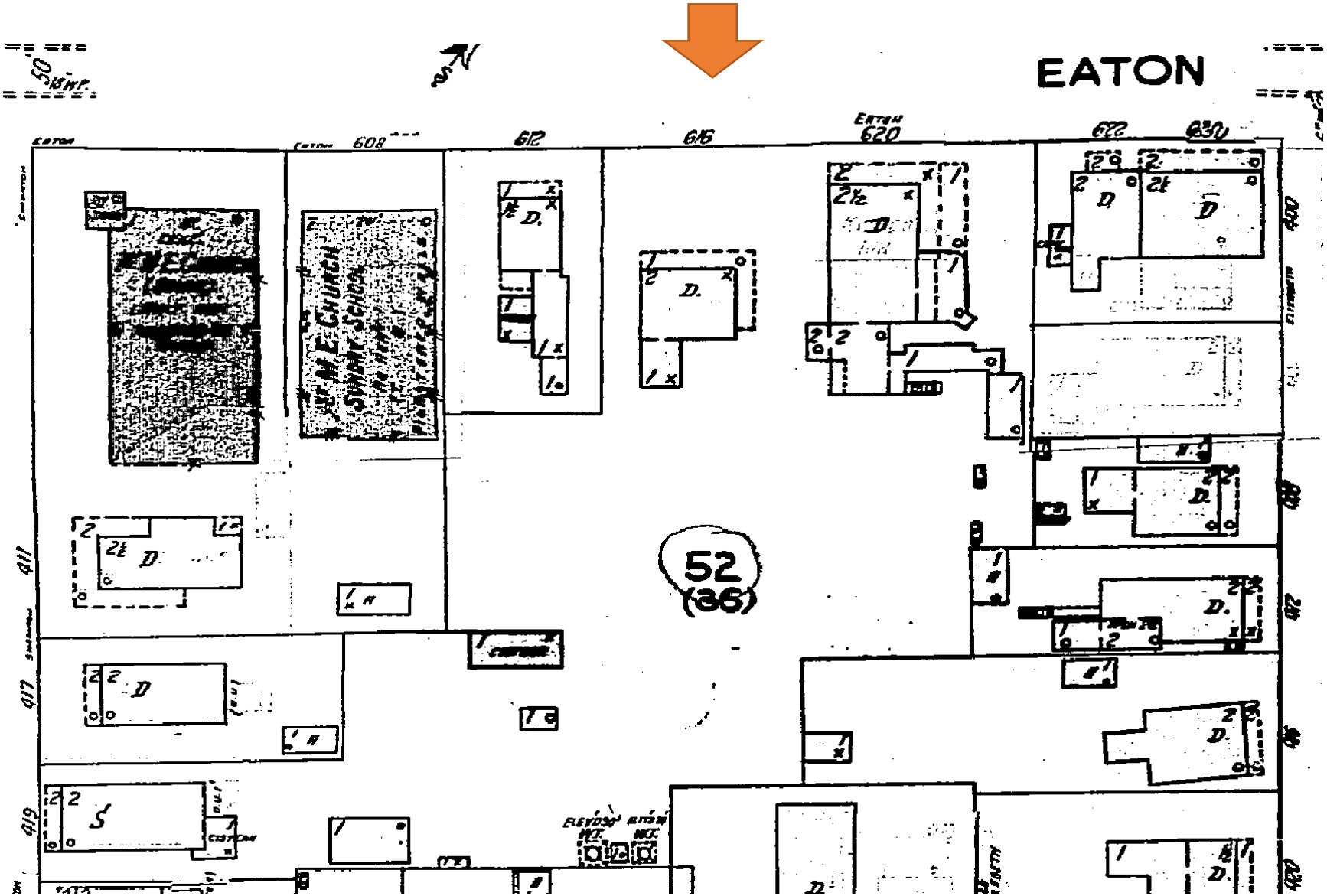
1899 Sanborn Map



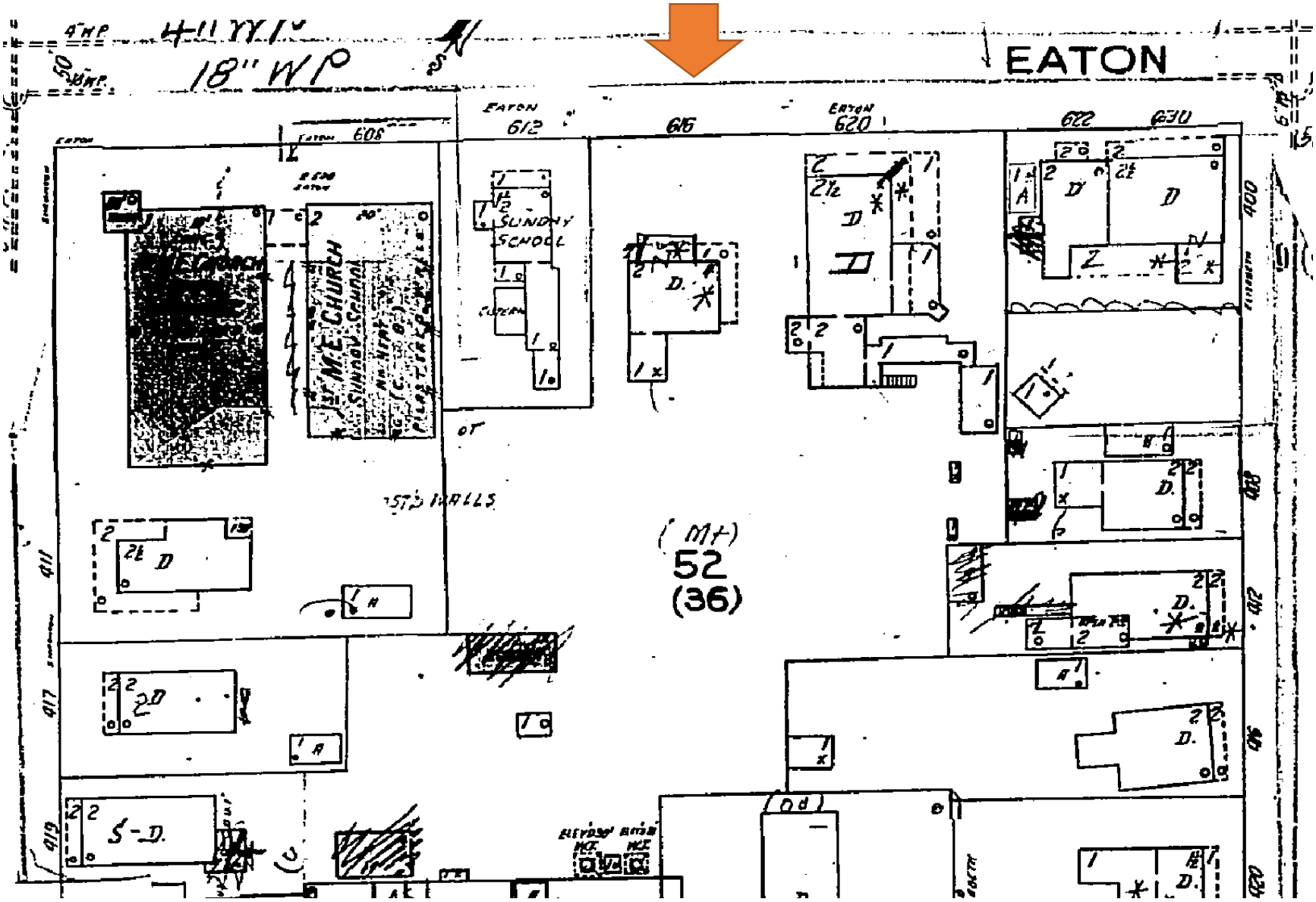
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

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

VIEW FROM EATON STREET

WILLIAM P. HORN ARCHITECT, PA.

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

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SURROUNDINGS

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SIDE VIEW

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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 portions of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeasterly Right-of-Way Line of Simonton Street and the Southeasterly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeasterly Right-of-Way Line of Eaton Street for 186.80 feet to the Point of Beginning; thence N.49°53'10"E., and along the said Southeasterly Right-of-Way line of Eaton Street a distance of 50.40 feet; thence S.40°06'50"E., and leaving the said Southeasterly Right-of-Way line of Eaton Street a distance of 140.84 feet; thence S 05°44'58" W a distance of 50.27 feet; thence S.40°03'35"E., a distance of 82.13 feet; thence S.49°56'30"W., a distance of 47.54 feet; thence S.48°25'05"W., a distance of 11.50 feet; thence N.40°06'50"W., a distance of 38.56 feet; thence S.49°53'10"W., a distance of 41.50 feet; thence N.40°06'50"W., a distance of 43.67 feet; thence N.49°53'10"E., a distance of 39.50 feet; thence N.40°06'50"W., a distance of 87.50 feet; thence N.49°52'55"E., a distance of 46.03 feet; thence N.39°36'50"W., a distance of 88.50 feet to the said Southeasterly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 19018 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 1829 and being more particularly described as follows: Commence at the Northeasterly Right-of-Way Line of Simonton Street and the Southeasterly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeasterly 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 Southeasterly Right-of-Way Line of Eaton Street for a distance of 10.00 feet; thence S.40°06'50"E., and leaving the said Southeasterly Right-of-Way Line of Eaton Street a distance of 140.84 feet; thence S 49°56'25" W for a distance of 10.00 feet; thence N 40°06'50" W for a distance of 140.84 feet to the said Southeasterly Right-of-Way Line of Eaton Street and the Point of Beginning.
Containing 1,408.4 square feet, ot 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 portions of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeasterly Right-of-Way Line of Simonton Street and the Southeasterly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeasterly 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 Southeasterly Right-of-Way Line of Eaton Street a distance of 73.96 feet; thence S.40°06'50"E., and leaving the said Southeasterly Right-of-Way Line of Eaton Street a distance of 59.92 feet; thence N.49°56'25"E., a distance of 5.94 feet; thence S.40°03'35"E., a distance of 81.00 feet; thence S.49°56'25"W., a distance of 25.00 feet; thence S.40°03'35"E., a distance of 35.00 feet; thence S.49°56'30"W., a distance of 54.79 feet; thence N.40°06'50"W., a distance of 175.85 feet to the said Southeasterly 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 portions of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeasterly Right-of-Way Line of Simonton Street and the Southeasterly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeasterly Right-of-Way Line of Eaton Street for 237.20 feet; thence S.40°06'50"E., and leaving the said Southeasterly Right-of-Way Line of Eaton Street a distance of 175.85 feet to the Point of Beginning; thence N 49°53'10" E for a distance of 8.79 feet; thence S 40°03'35" E for a distance of 43.06 feet; thence S 49°56'25" W 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 36.08 feet to the Point of Beginning.
Containing 1930.95 square feet, more or less.

LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony		
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
℄	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.FL.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FIP	Found Iron Pipe	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

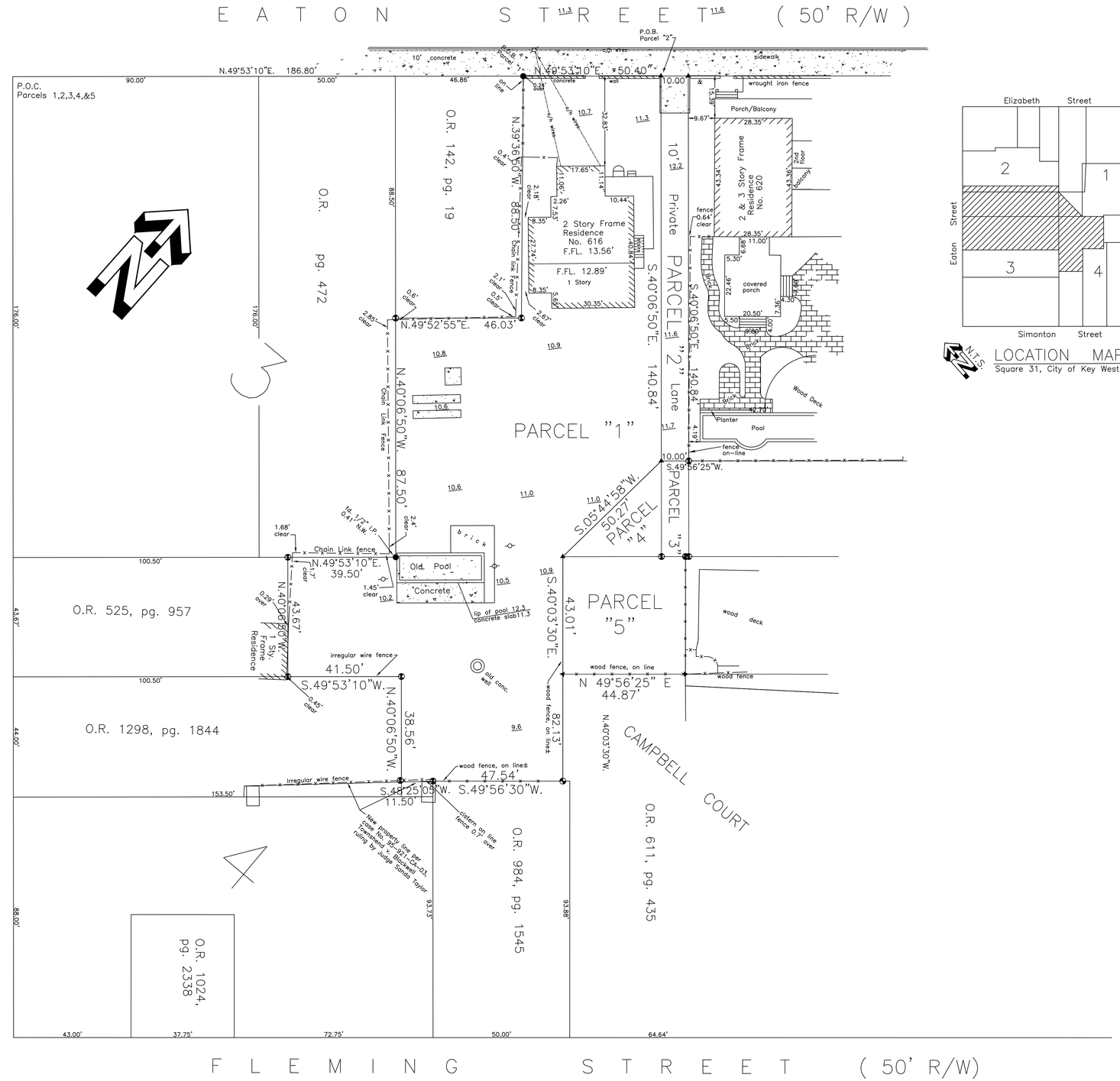
SYMBOLS

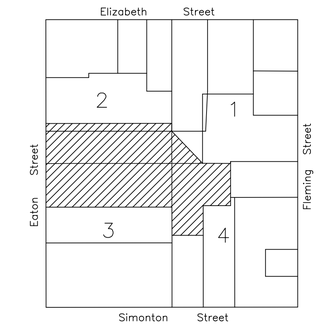
	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter

SURVEYOR'S NOTES:
North arrow based on assumed median
Reference Bearing: R/W Eaton Street, assumed
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

MOMUNENTATION:
= 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





N.T.S.
LOCATION MAP
Square 31, City of Key West

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 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

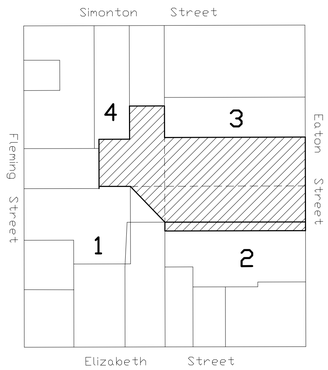
Mark T. Serbinski and Kristina Serbinski
616 Eaton Street, Key West, Florida 33040

BOUNDARY SURVEY			Dwn No.: 14-463
Scale: 1"=20'	Ref. 130-12 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 1/6/05		Flood Zone: X	Flood Elev. _

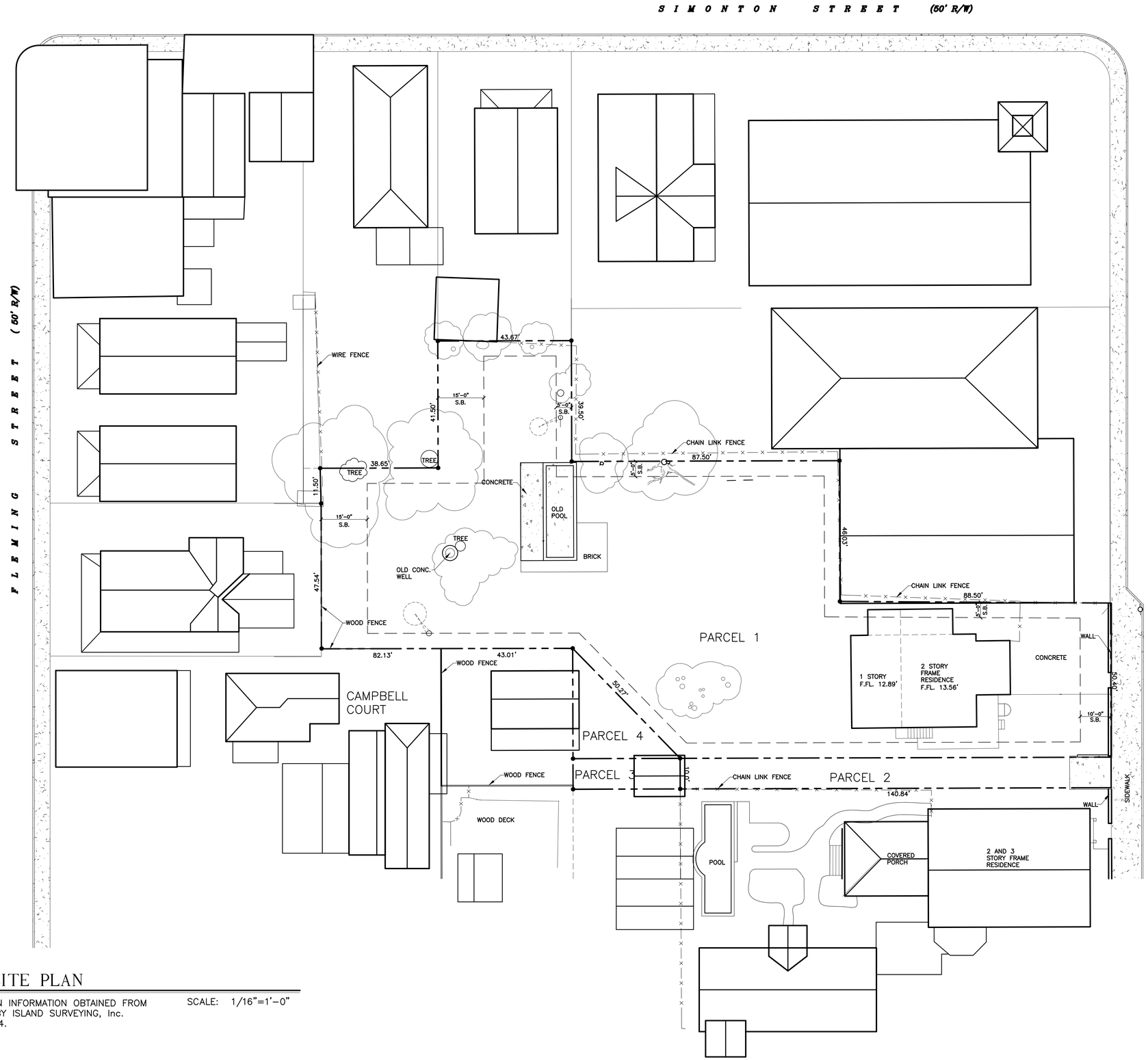
REVISIONS AND/OR ADDITIONS
7/24/12: Updated, owner, new legal descriptions
2/5/13: Updated, new legal descriptions
12/15/14: Updated, fences other minor changes, owners
f/datafred/dwg/keywest/block31/416eaton

ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

PROPOSED DESIGN



LOCATION MAP
Square 31, City of Key West N.T.S.



EXISTING 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"

WILLIAM P. HORN
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AA 0003040

SERBINSKI RESIDENCE
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EX-1

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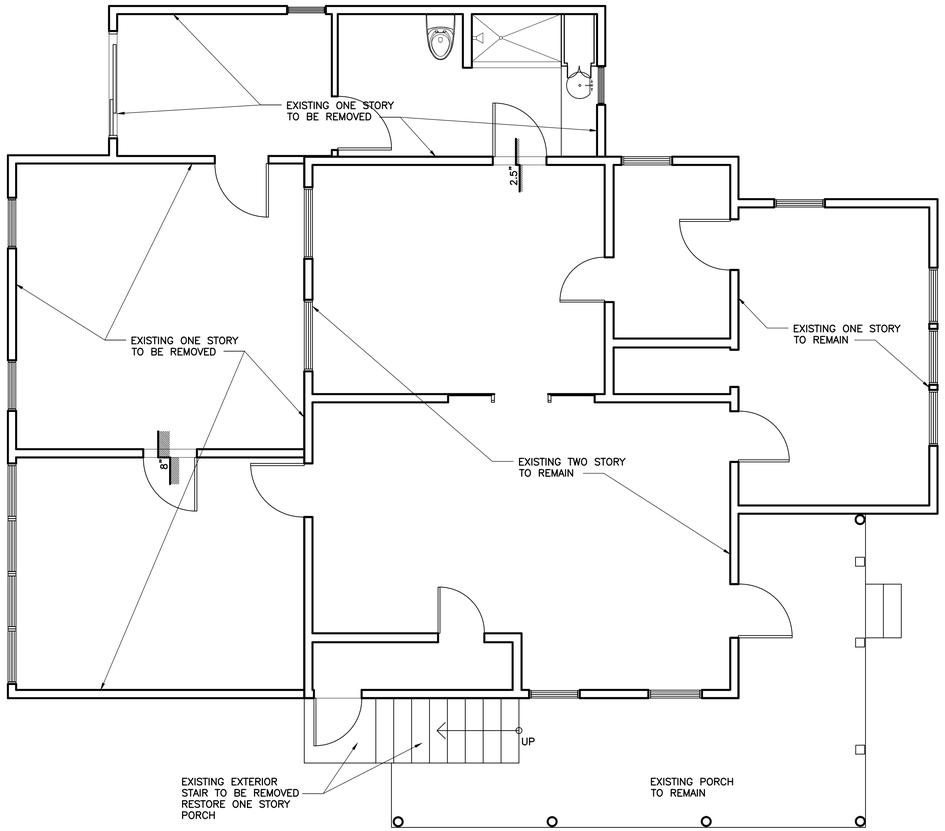
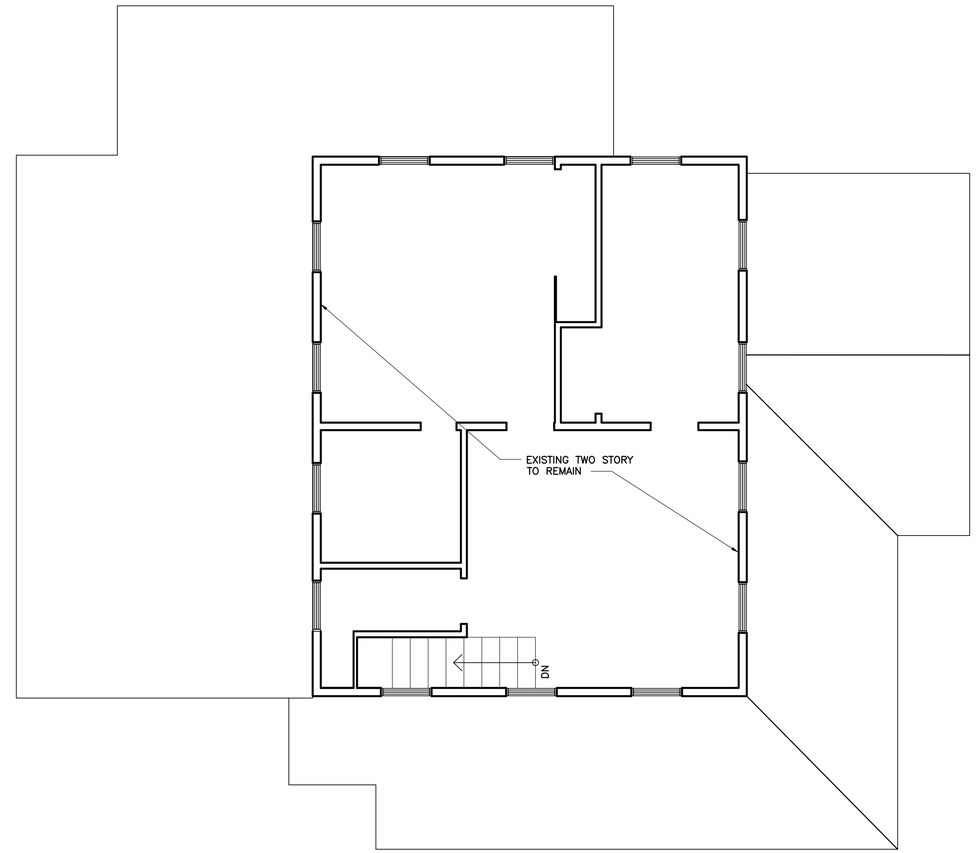
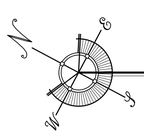
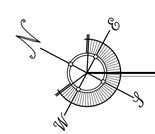






EXISITING FIRST FLOOR PLAN

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



EXISTING SECOND FLOOR PLAN

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

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EX-2

SERBINSKI RESIDENCE
616 EATON STREET
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EXISTING FRONT ELEVATION

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

EXISTING SIDE ELEVATION

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

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EX-3

SERBINSKI RESIDENCE
616 EATON STREET
KEY WEST, FLORIDA

EXISTING BACK ELEVATION

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

EXISTING SIDE ELEVATION

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

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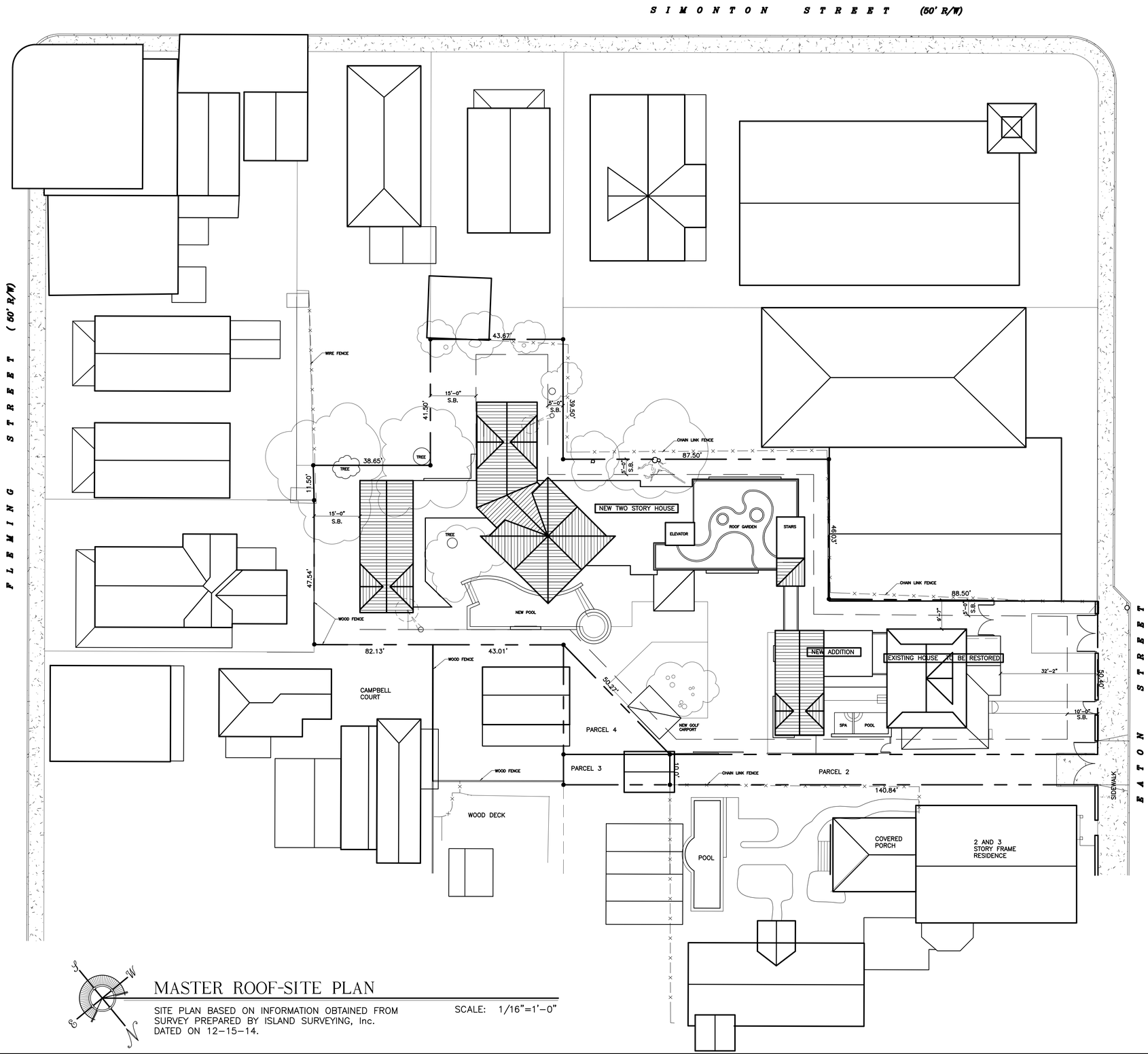
EX-4

SERBINSKI RESIDENCE
616 EATON STREET
KEY WEST, FLORIDA



MASTER 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"

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"

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A-1

SERBINSKI RESIDENCE

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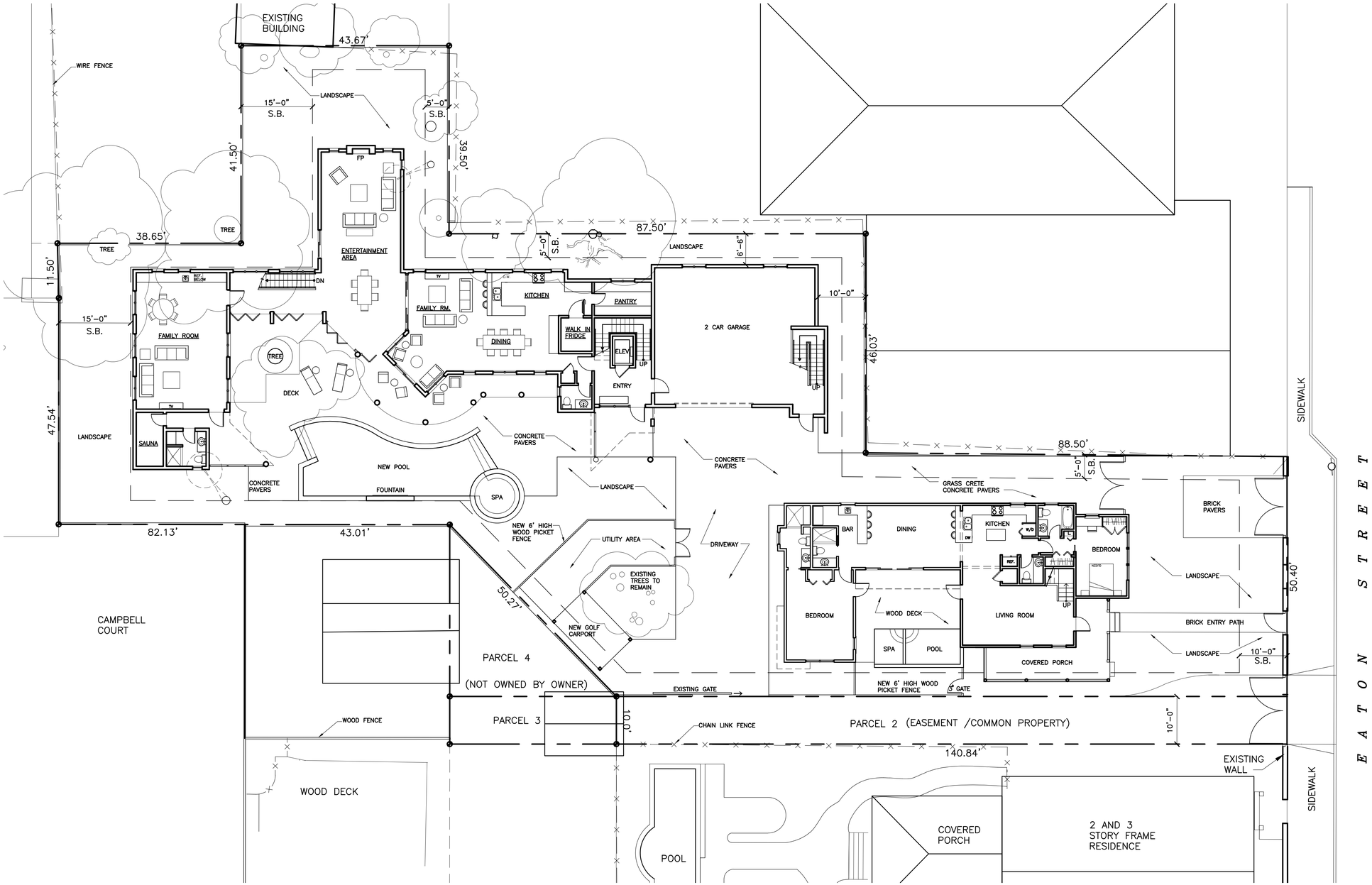

MASTER SITE PLAN - 1ST. FLOOR

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

SCALE: 3/32"=1'-0"

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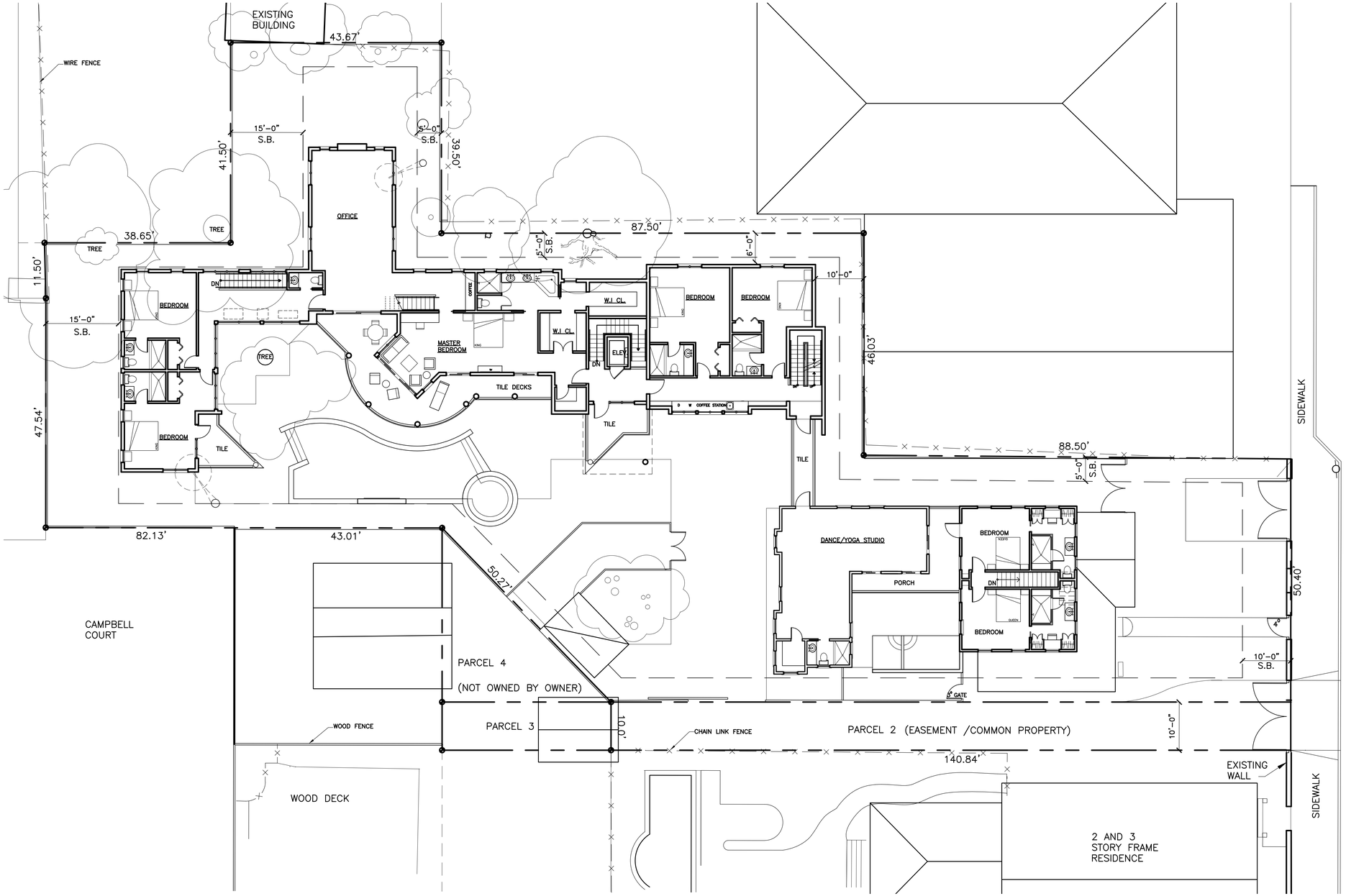
SERBINSKI RESIDENCE
616 EATON STREET
KEY WEST, FLORIDA



MASTER SITE PLAN - 2ND. FLOOR

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

SCALE: 3/32"=1'-0"

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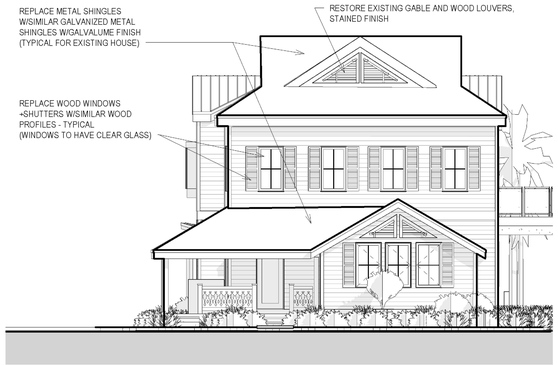
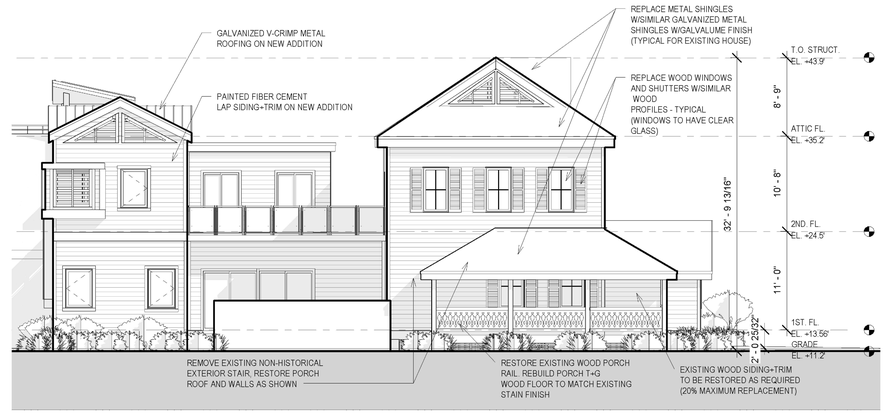
A-3

SERBINSKI RESIDENCE

616 EATON STREET
KEY WEST, FLORIDA

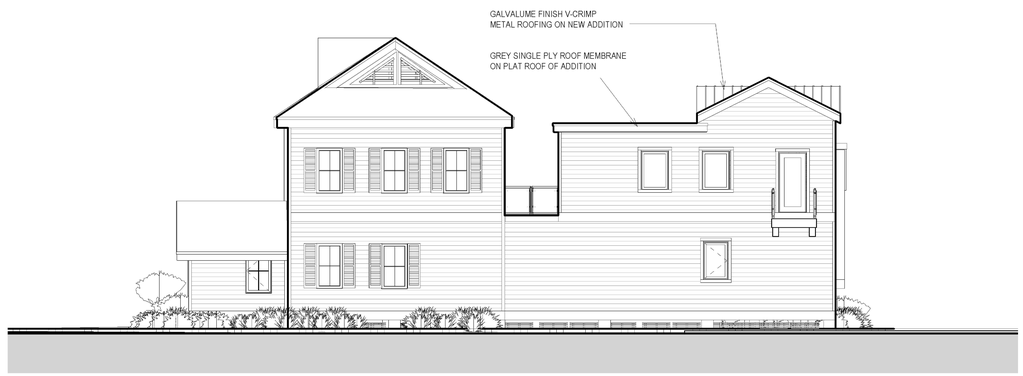


1 EXISTING BLDG. & ADDITION - NORTHWEST ELEVATION
1/8" = 1'-0"



2 EXISTING BLDG. & ADDITION - NORTHEAST ELEVATION
1/8" = 1'-0"

3 EXISTING BLDG. & ADDITION - SOUTHEAST ELEVATION
1/8" = 1'-0"



4 EXISTING BLDG. & ADDITION- SOUTHWEST ELEVATION
1/8" = 1'-0"

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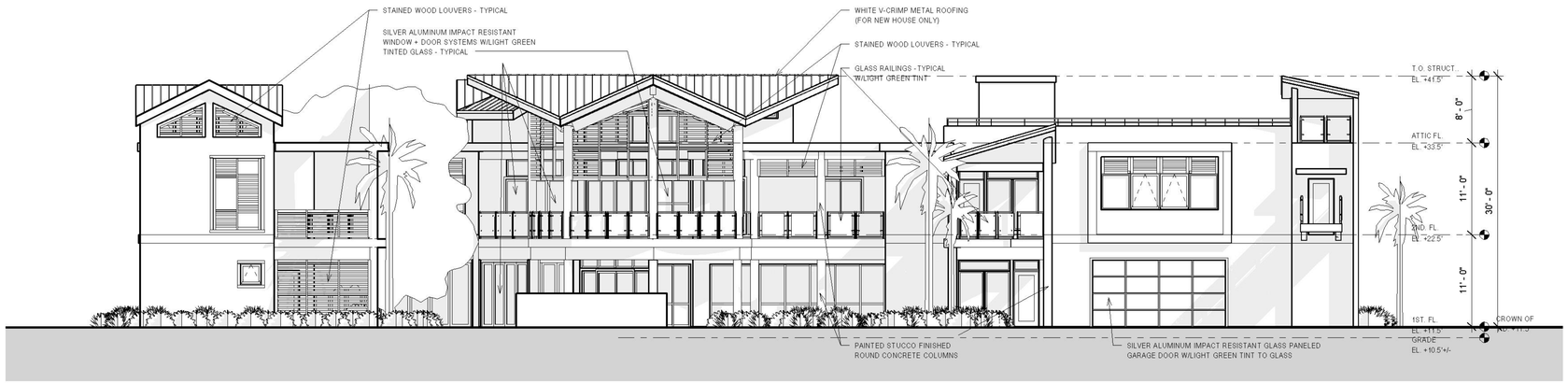
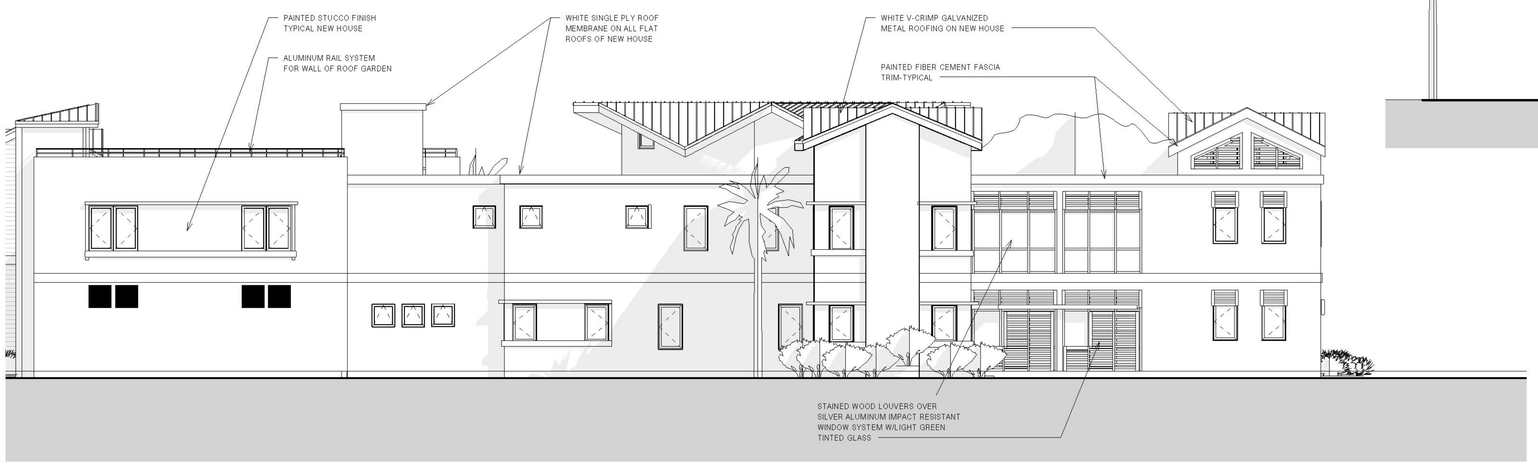
SERBINSKI RESIDENCE

916 EATON STREET
KEY WEST, FLORIDA



1 NEW BLDG. - NORTHEAST ELEVATION
1/8" = 1'-0"

2 NEW BLDG. - SOUTHEAST ELEVATION
1/8" = 1'-0"



3 NEW BLDG.- SOUTHWEST ELEVATION
1/8" = 1'-0"

4 NEW BLDG. - NORTHWEST ELEVATION
1/8" = 1'-0"

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SERBINSKI RESIDENCE

916 EATON STREET
KEY WEST, FLORIDA

1 RENDERING 1 - 1
12" = 1'-0"

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A-8

SERBINSKI RESIDENCE

916 EATON STREET
KEY WEST, FLORIDA

1 RENDERING 2 - 2
12" = 1'-0"

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A-9

SERBINSKI RESIDENCE

916 EATON STREET
KEY WEST, FLORIDA

1 RENDERING 3 - 3
12" = 1'-0"

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SERBINSKI RESIDENCE

916 EATON STREET
KEY WEST, FLORIDA

1 RENDERING 4 - 4
12" = 1'-0"

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SERBINSKI RESIDENCE

916 EATON STREET
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1 RENDERING 5 - 5
12" = 1'-0"

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1 RENDERING 6 - 6

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SERBINSKI RESIDENCE

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1 RENDERING 7 - 7

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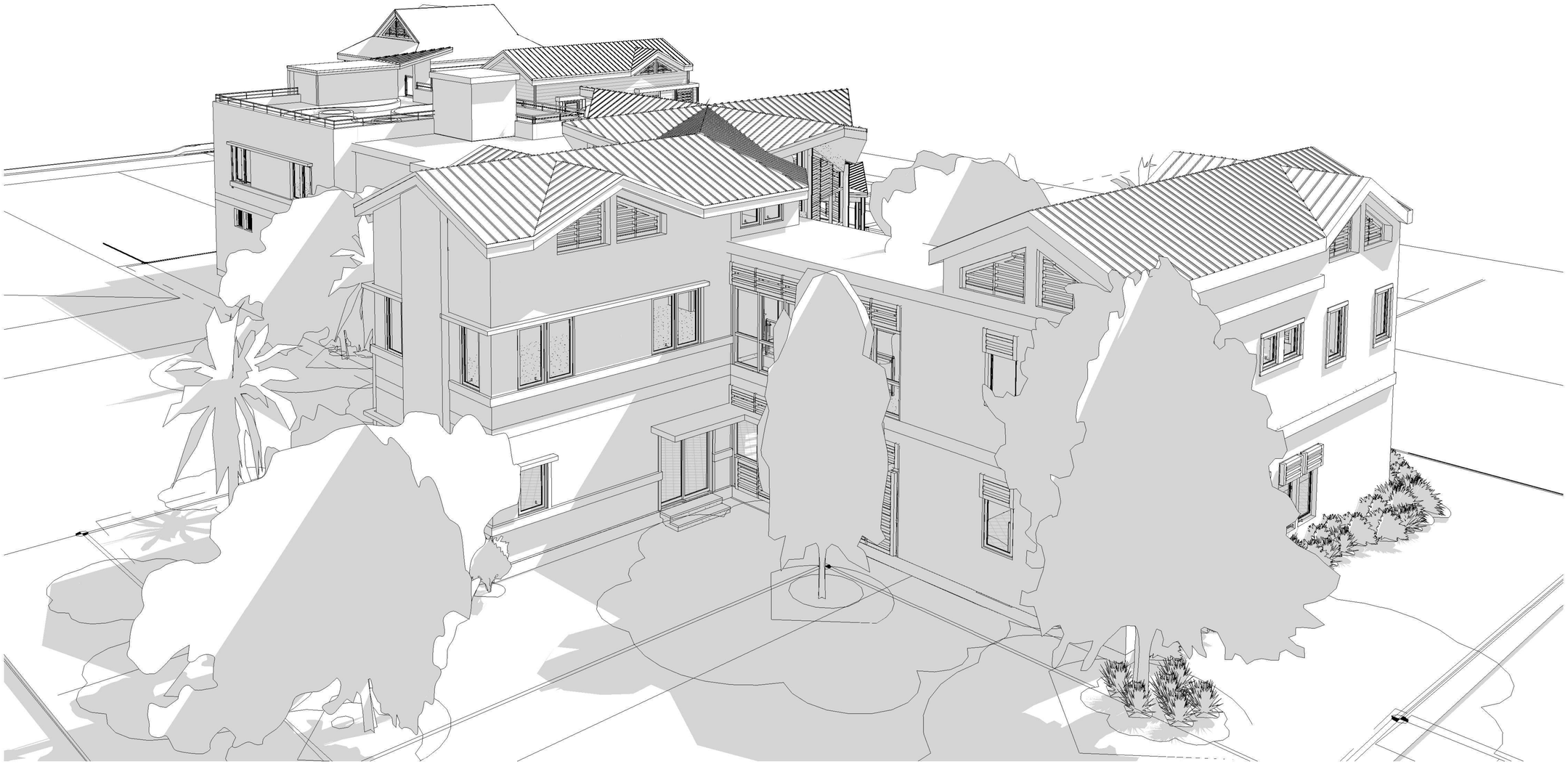

1 RENDERING 8 - 8

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916 EATON STREET
KEY WEST, FLORIDA

1 RENDERING 9 - 9

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916 EATON STREET
KEY WEST, FLORIDA

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., June 23, 2015 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING HOUSE. NEW REAR ADDITION. NEW TWO-STORY RESIDENCE IN REAR OF PROPERTY. SITE WORK. DEMOLITION OF REAR ADDITIONS TO CONTRIBUTING HOUSE.

FOR- #616 EATON STREET

Applicant – William Horn Architects **Application #H15-01-0842**

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.

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

PROPERTY APPRAISER INFORMATION

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

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

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1006432 Parcel ID: 00006210-000000

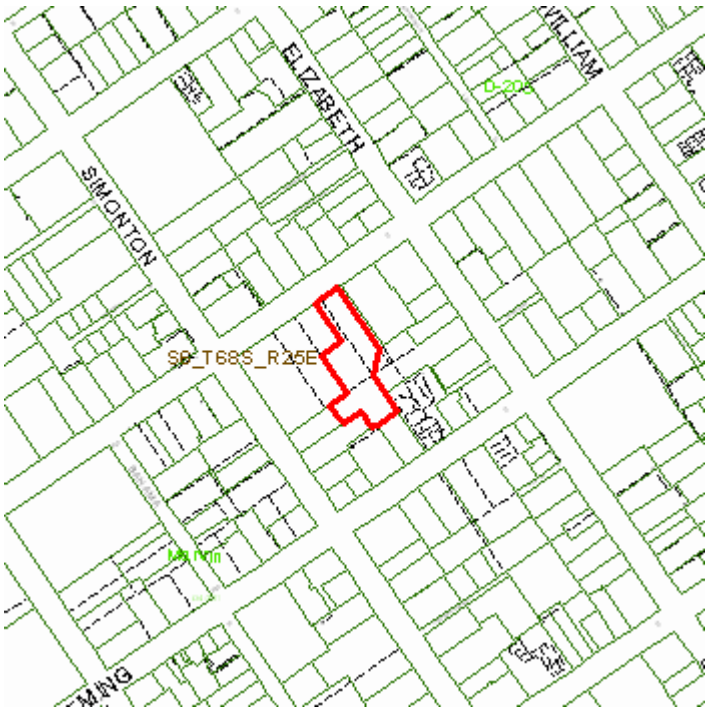
Ownership Details

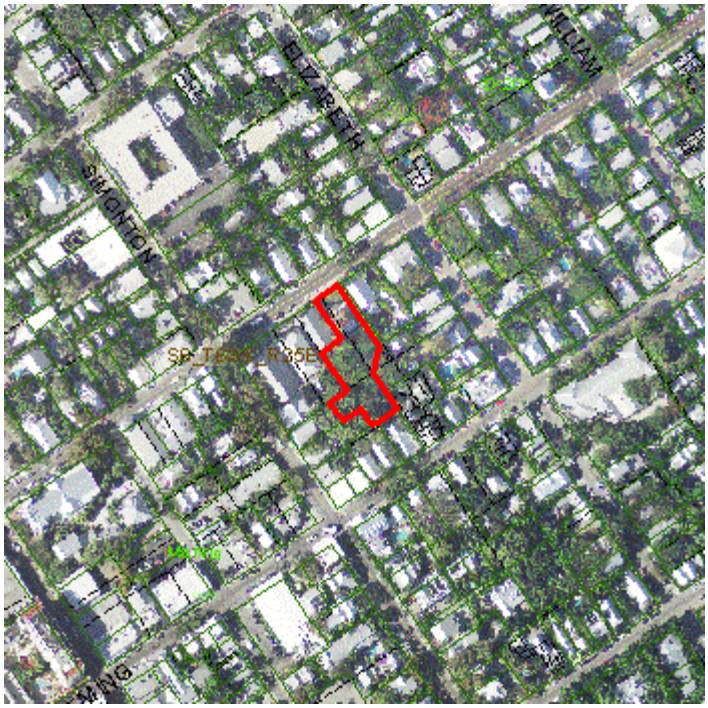
Mailing Address:
SERBINSKI MARK T AND KRISTINA
5409 OVERSEAS HWY NO 345
MARATHON, FL 33050-2710

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 616 EATON ST KEY WEST
Legal Description: KW PT LOTS 1-2-3-4 SQR 36 G56-165/66 OR1251-2426/39EST OR1430-1752/55PET OR1555-1637/38P/R OR2582-257/58 OR2699-351/53 OR2703-2336/37C

Click Map Image to open interactive viewer





Land Details

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

Building Summary

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

Building 3 Details

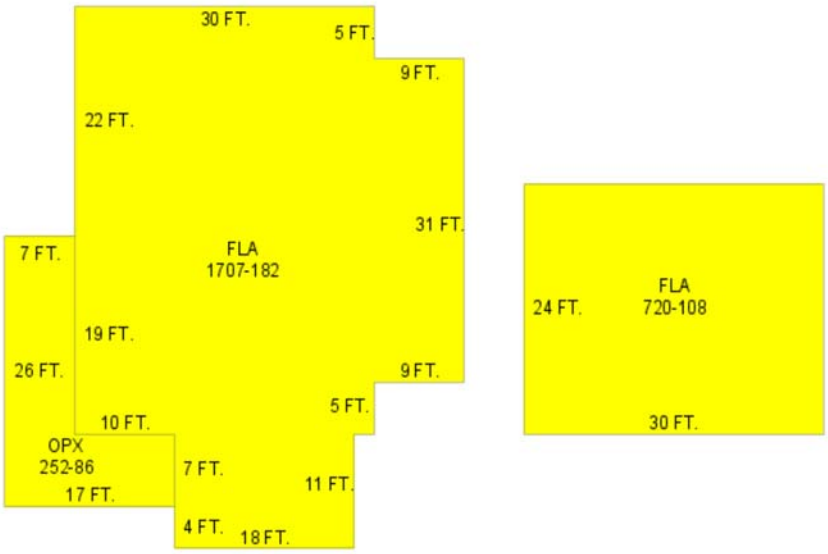
Building Type	R1	**Condition**	P	**Quality Grade**	650
Effective Age	59	**Perimeter**	290	**Depreciation %**	53
Year Built	1939	**Special Arch**	P	**Grnd Floor Area**	2,427
Functional Obs	0	**Economic Obs**	0		

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

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

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	2	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	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

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

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-4030	11/14/2012	01/06/2014	2,000	Residential	4 SQS. CLEAN & PAINT ROOF WITH SILVER BRITE PAINT.
	15-0227	01/29/2015		1,500		EXPLOARATORY DEMO OF FLOOR TO VERIFY CONDITION
	15-0253	02/13/2015		12,500		WIDEN DRIVE TO 15' CREATE 13' PRIVATE DRIVE. REPLACE 26' OF IRON FENCE AND 2 GATES INSTALL 300 LF OF 6' WOODEN PICKET FENCE IN REAR
1	A95-1275	04/01/1995	10/01/1995	2,400	Residential	4 SQS 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
2014	195,465	2,408	1,082,874	1,280,747	1,224,692	0	1,280,747
2013	203,776	3,176	906,405	1,113,357	1,113,357	0	1,113,357
2012	207,481	3,176	819,854	1,030,511	549,120	25,000	524,120
2011	211,186	3,176	755,611	969,973	533,126	25,000	508,126
2010	182,647	3,176	953,017	1,138,840	525,247	25,000	500,247
2009	200,711	3,176	1,448,586	1,652,473	511,438	25,000	486,438
2008	185,666	3,176	2,999,759	3,188,601	510,927	25,000	485,927
2007	302,187	3,022	3,021,340	3,326,549	496,046	25,000	471,046
2006	388,727	3,022	1,537,646	1,929,395	483,947	25,000	458,947
2005	344,301	3,022	1,375,789	1,723,112	469,851	25,000	444,851
2004	242,086	3,022	1,133,003	1,378,111	456,166	25,000	431,166
2003	233,120	3,022	755,335	991,477	447,661	25,000	422,661
2002	213,881	3,022	733,754	950,657	437,169	25,000	412,169
2001	186,284	3,022	733,754	923,060	430,285	25,000	405,285
2000	176,672	3,183	410,039	589,894	417,753	25,000	392,753
1999	166,857	3,006	307,529	477,392	406,771	25,000	381,771
1998	588,444	1,902	525,626	1,115,972	946,271	50,000	896,271
1997	529,600	1,712	474,530	1,005,841	903,926	50,000	853,926
1996	397,200	1,284	474,530	873,014	847,574	50,000	797,574
1995	361,893	1,170	474,530	837,593	822,805	50,000	772,805
1994	323,644	1,046	470,603	795,293	795,293	25,500	769,793
1993	348,404	0	470,603	819,007	819,007	25,500	793,507

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

Parcel Sales History

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

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

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Monroe County Property Appraiser
Scott P. Russell, CFA
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