



---

**Historic Architectural Review Commission  
Staff Report for Item 5**

**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**

Partial demolition of exterior walls, roof demolition and removal of side shed.

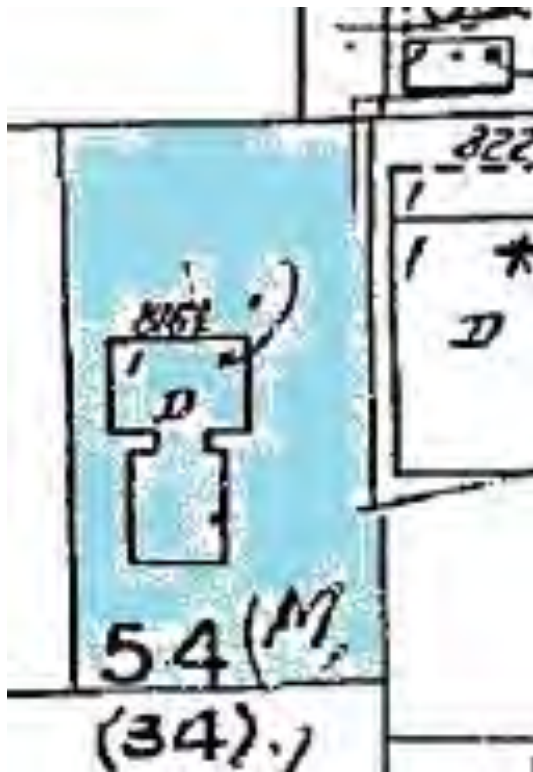
**Site Facts**

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.

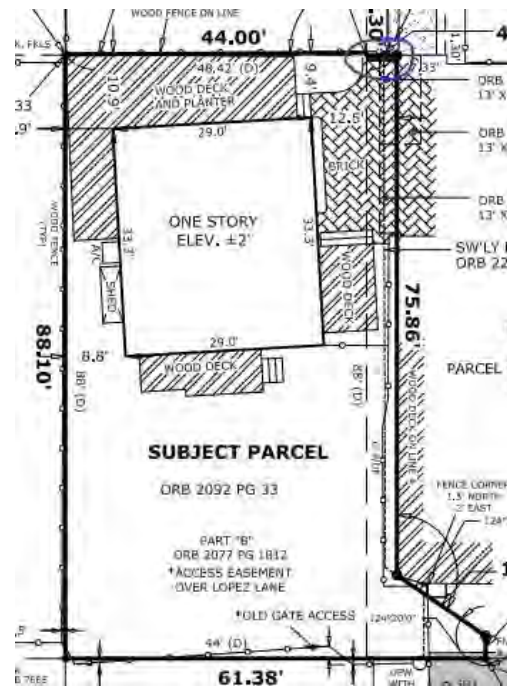
Although the Property Appraisers records indicate that the building was built in 1905, Sanborn Maps do not support this date.



*The house under review circa 2022.*



*1962 Sanborn Map with different structure*



*Current Site & Building Under Review*



*Front elevation.*



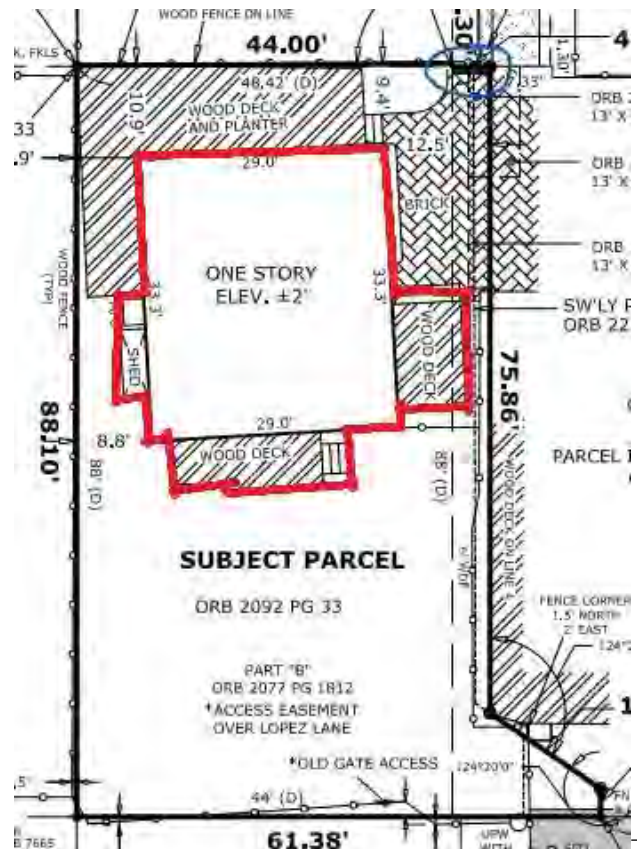
*South side and rear elevations.*

## Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

## Staff Analysis:

The Certificate of Appropriateness proposes the demolition of non-historic elements, including partial exterior walls, the roof, wood decks and a shed. It is staff's opinion that the proposed demolitions will be done for non-historic and non-contributing structures and elements. Staff opines that the proposed alterations to the house that will be replacing the current structures meet guidelines for new construction as well as additions and alterations.



*Areas proposed to be demolished.*

Since the structures under review are non-historic, the evaluation shall be based on section 102-217 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (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;*

It is staff's opinion that the structure under review is not important character defining features to the historic site. The removal of the sawtooth roof line and proposed design similar to a historic side gable house with a front porch would improve the historic character of the property.

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

The proposed structures to be demolished are not historic.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

The non-historic structures under review cannot be considered important elements that define the historic character of the site and neighborhood. The proposed new design will be harmonious to the house and surrounding properties.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structures under review will not qualify to be contributing to the district in a near future.

Staff recommends to the Commission the consideration of this request for demolition as the proposed replacements to elements to be demolished will have no adverse effect to the historic fabric of the historic context. If the Commission finds the design to be appropriate this will be the only required reading for demolition.

# 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 #<br><b>2023-0006</b> | REVISION #      | INITIAL & DATE<br><b>TK</b> |
| 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:       | <i>[Signature]</i>            | 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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

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

|                                |  |                    |
|--------------------------------|--|--------------------|
| <b>OFFICIAL USE ONLY:</b>      | <b>HARC COMMISSION REVIEW</b>  | <b>EXPIRES ON:</b> |
| 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: |
|-----------------------------|----------------------|

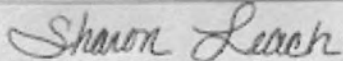
**OFFICE USE ONLY**

| <b>BUILDING DESCRIPTION:</b> |                  |                |                          |            |
|------------------------------|------------------|----------------|--------------------------|------------|
| ___ Contributing             | Year built _____ | Style _____    | Listed in the NRHP _____ | Year _____ |
| ___ Not listed               | Year built _____ | Comments _____ |                          |            |

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

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.*

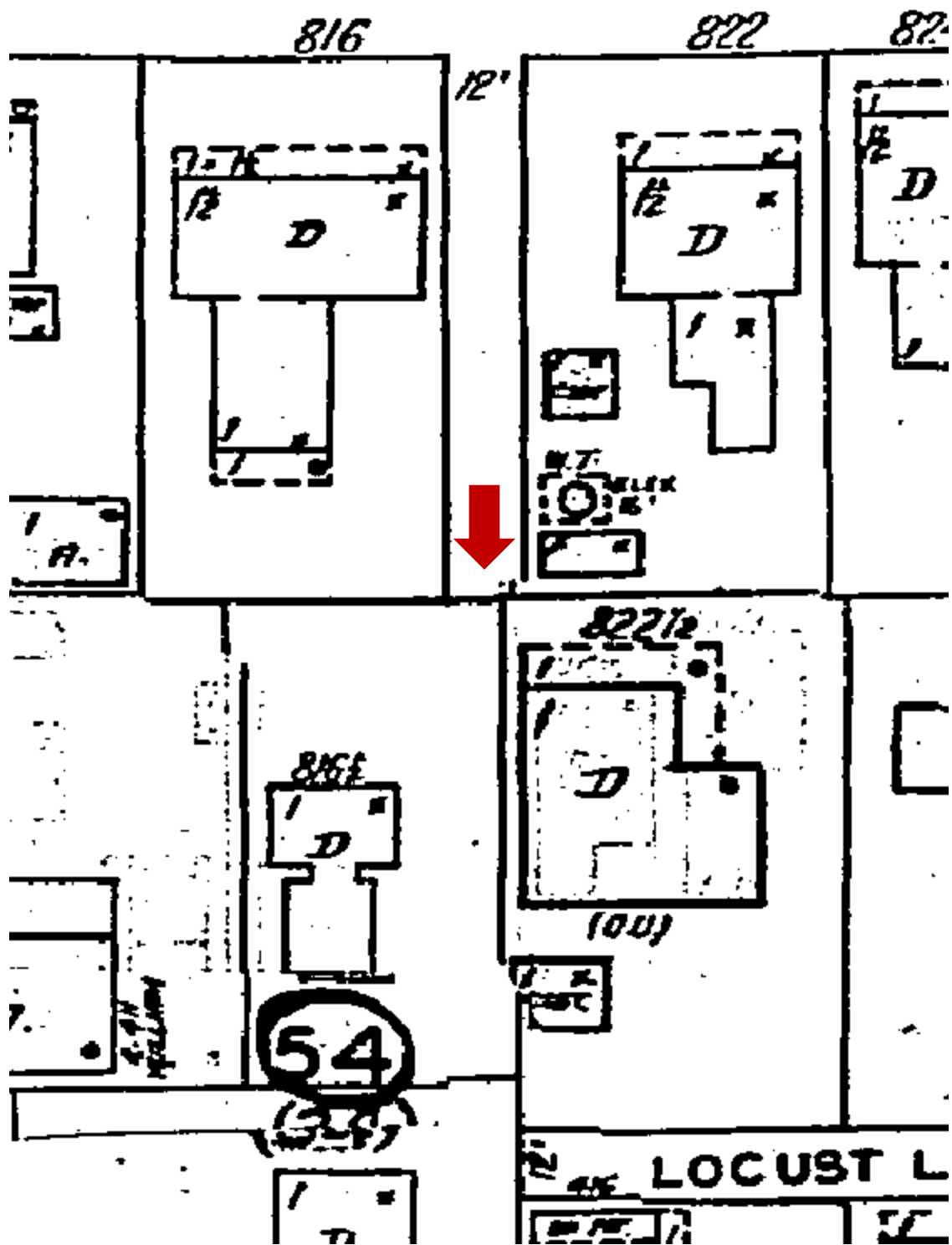
|   |   |
|---|---|
| <br>PROPERTY OWNER'S SIGNATURE | 2/17/23 SHARON LEACH<br>DATE AND PRINT NAME |
|---|---|

**OFFICE USE ONLY**

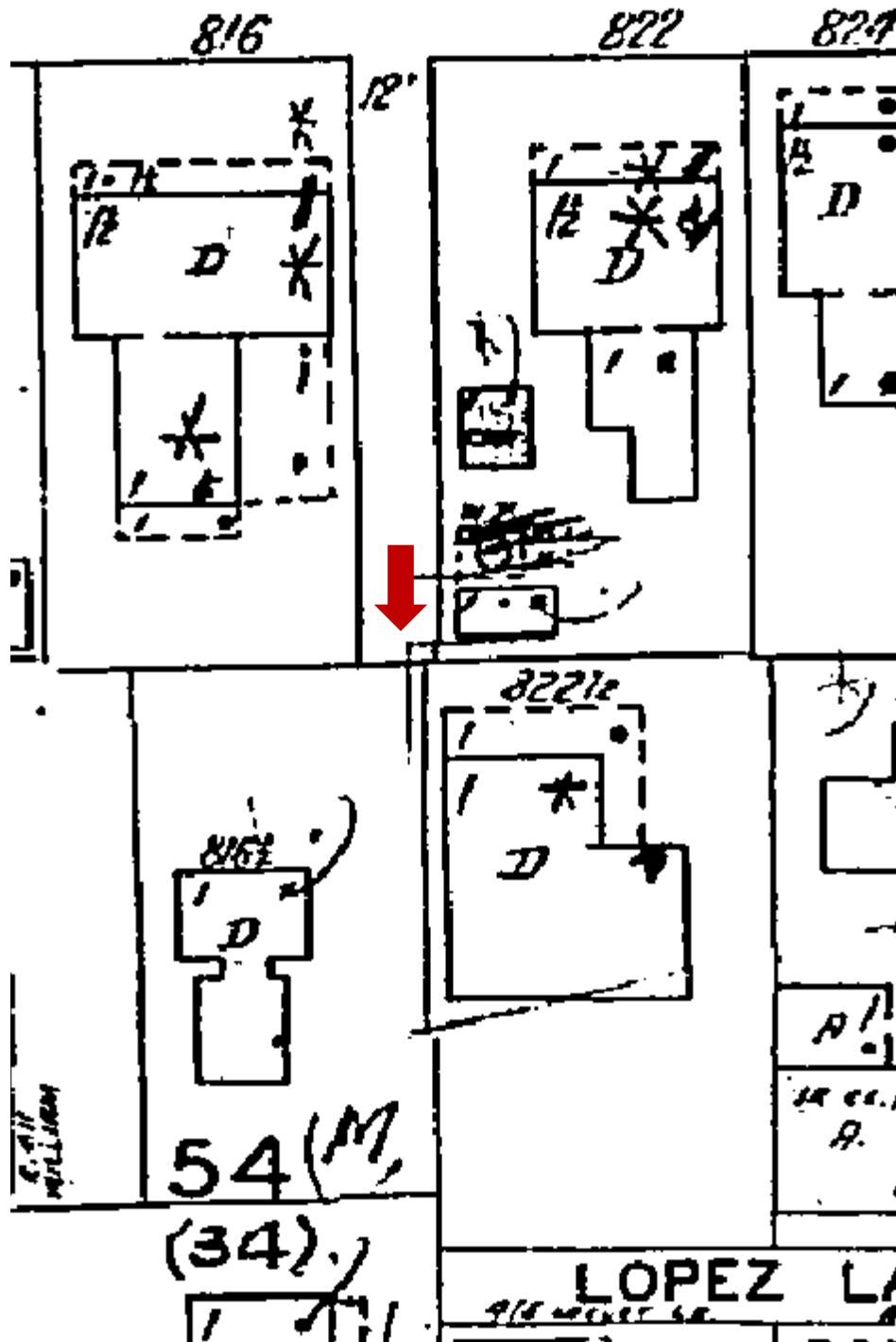
| BUILDING DESCRIPTION:    |              |                  |                |                                     |
|--------------------------|--------------|------------------|----------------|-------------------------------------|
| <input type="checkbox"/> | Contributing | Year built _____ | Style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

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

# SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map



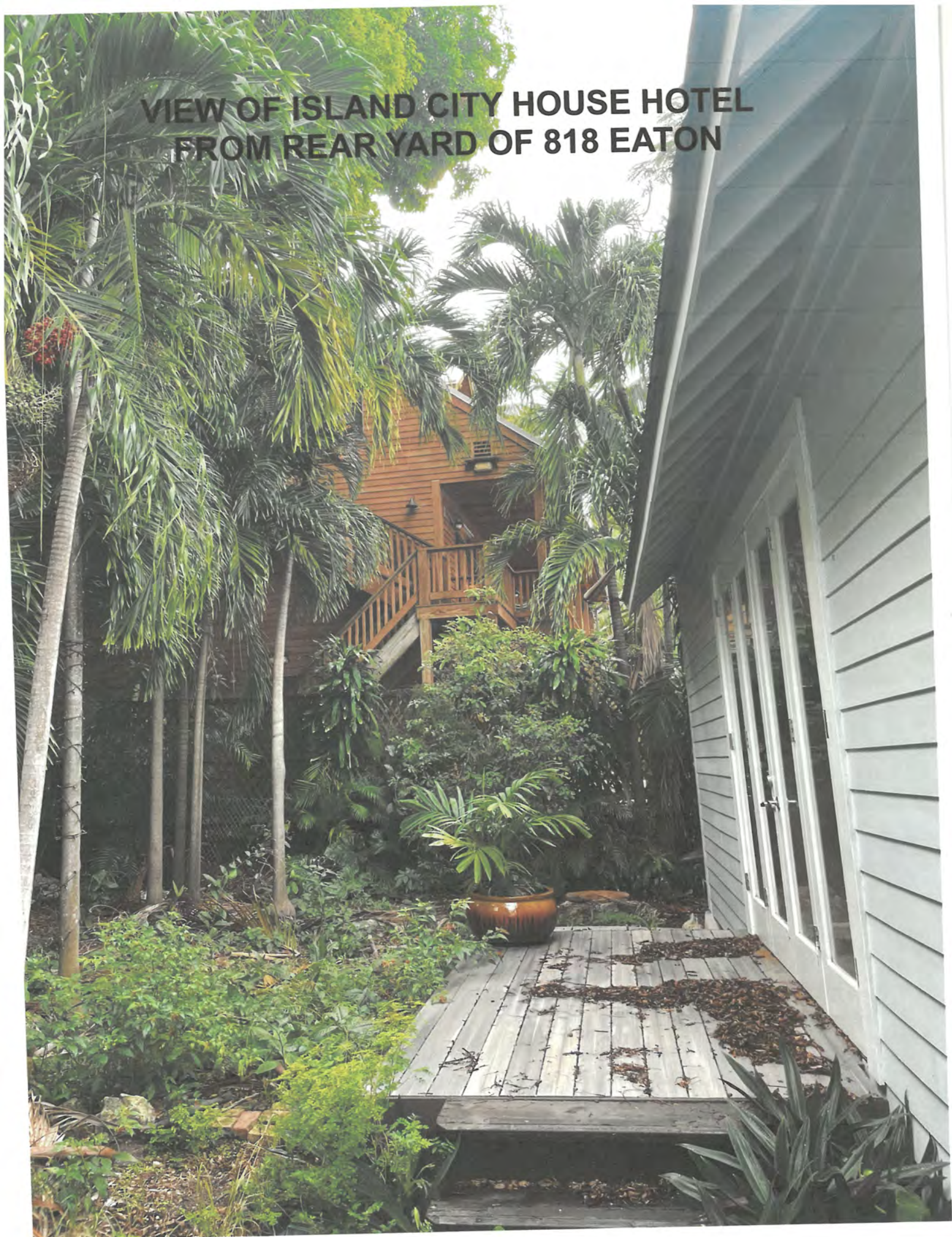
# PROJECT PHOTOS



**VIEW OF EAST SIDE OF 818 EATON**



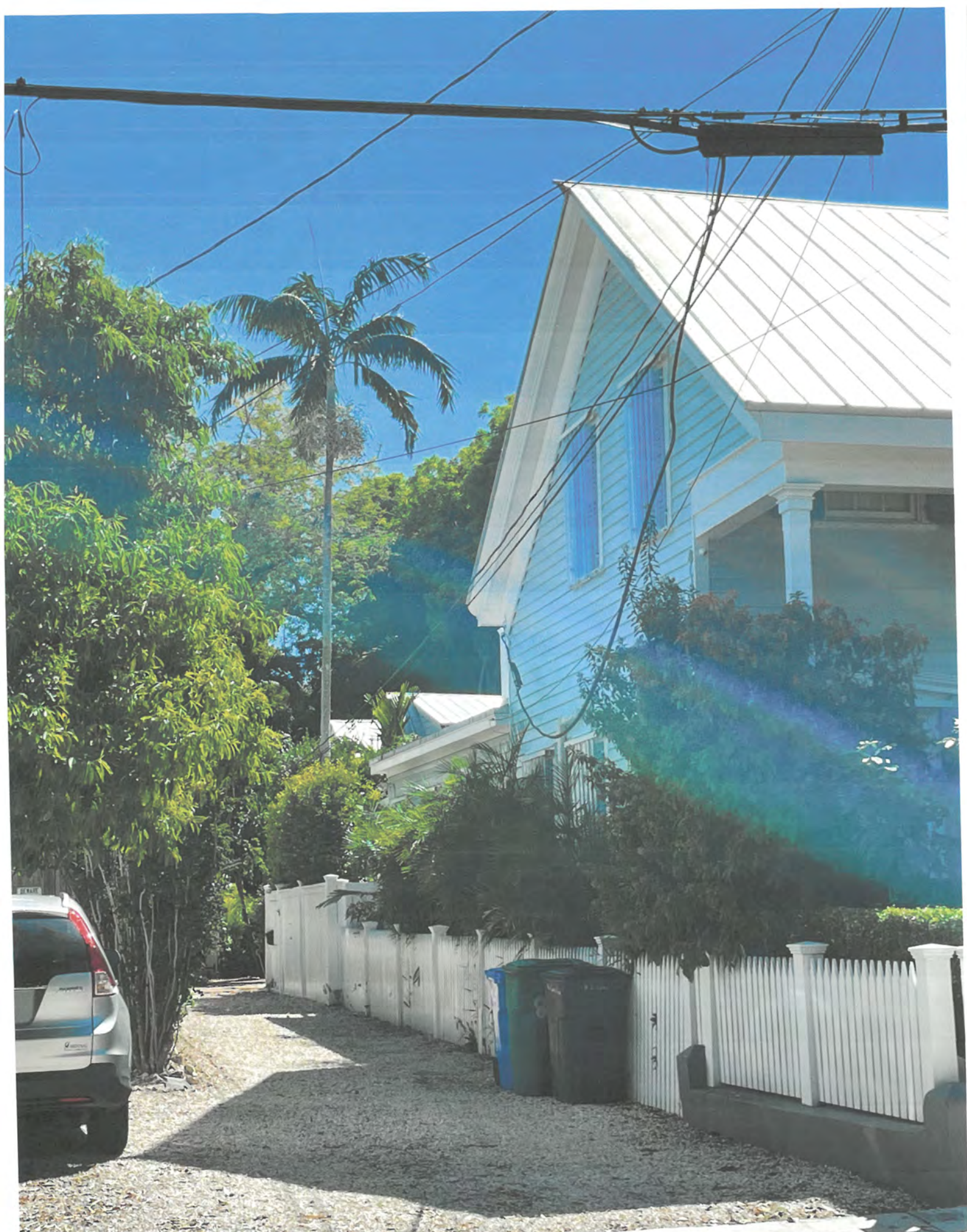
**VIEW OF ISLAND CITY HOUSE HOTEL  
FROM REAR YARD OF 818 EATON**





**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**

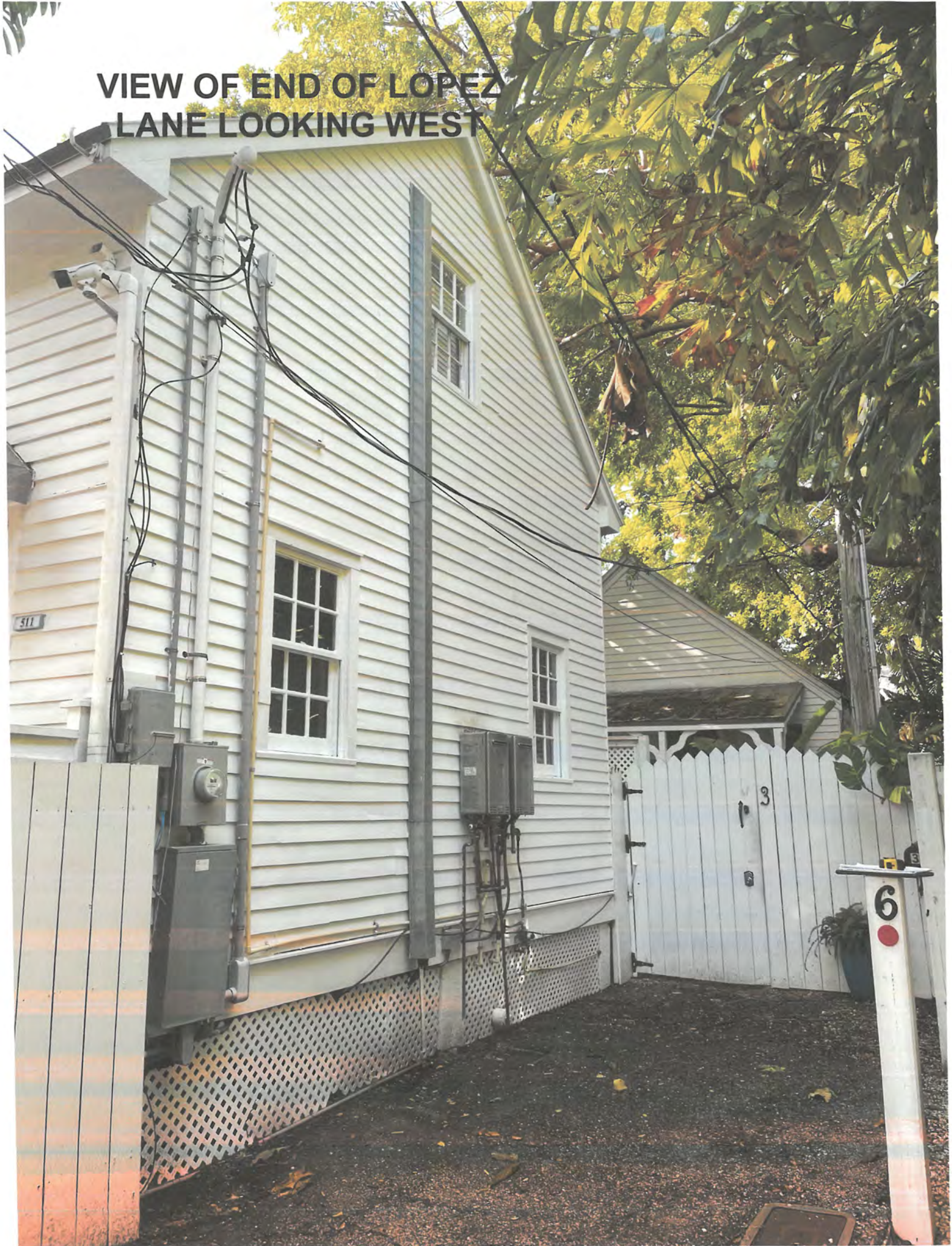




VIEW FROM FRONT OF 818 EATON STREET LOOKING TOWARD EATON STREET



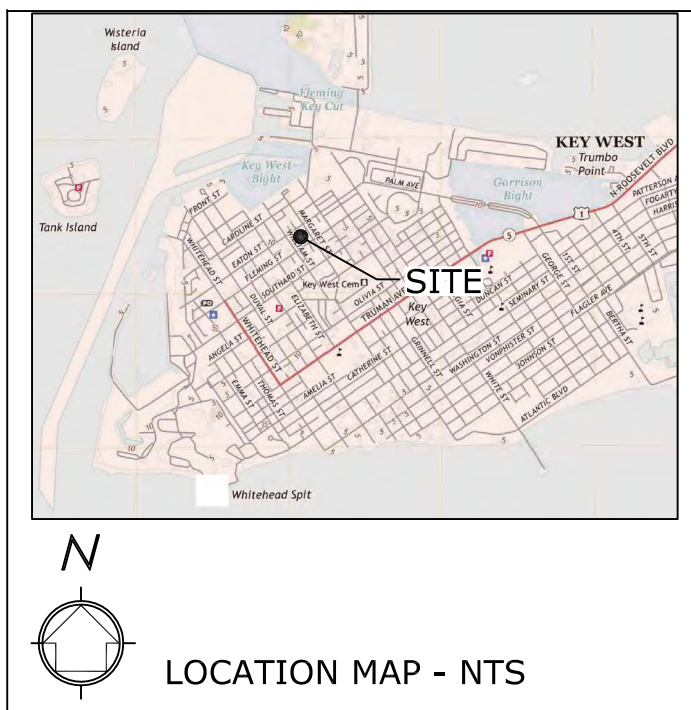
**VIEW OF END OF LOPEZ  
LANE LOOKING WEST**



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.

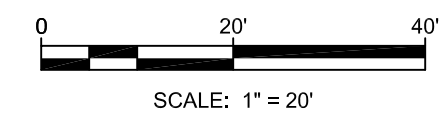
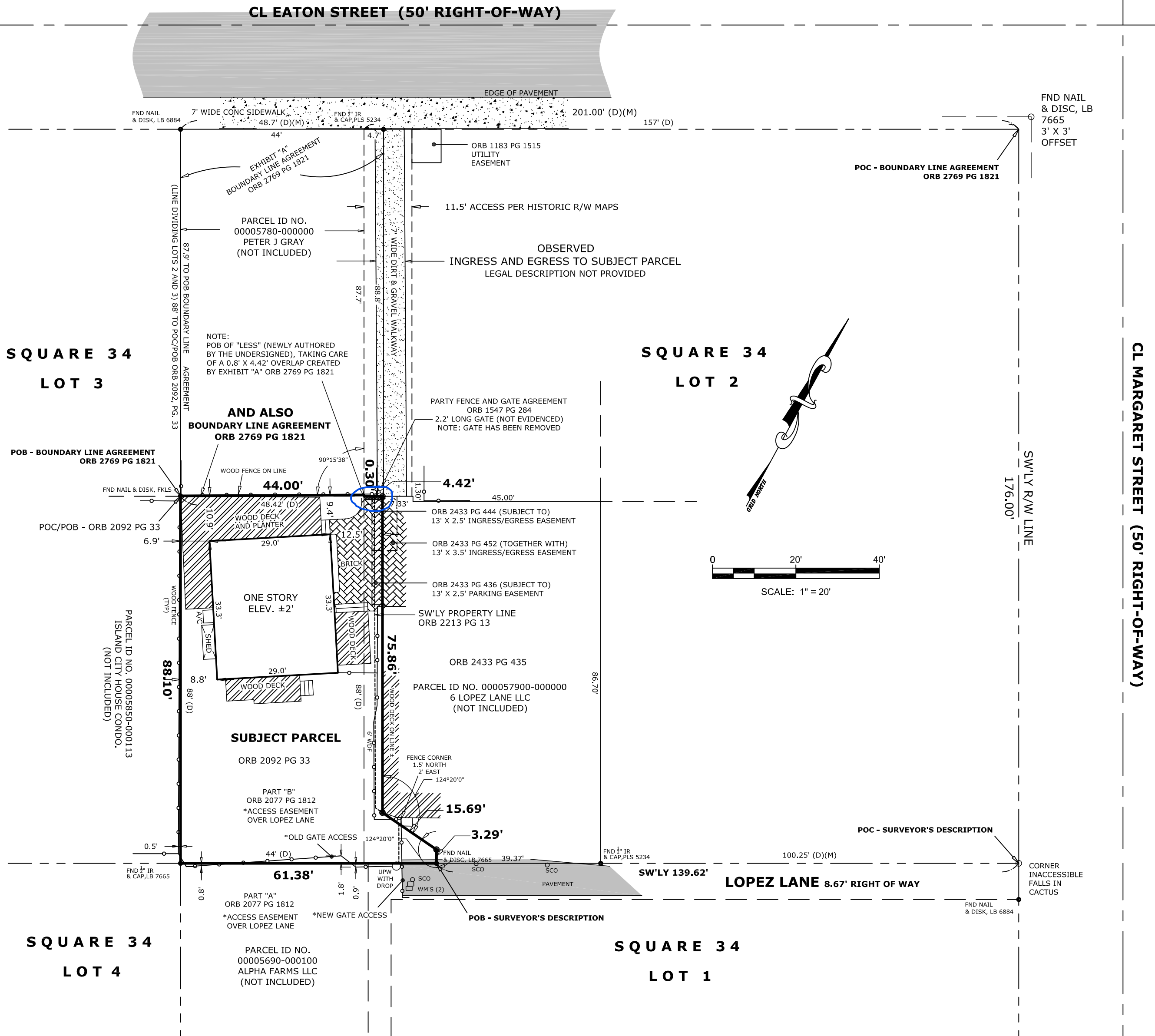
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

### 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

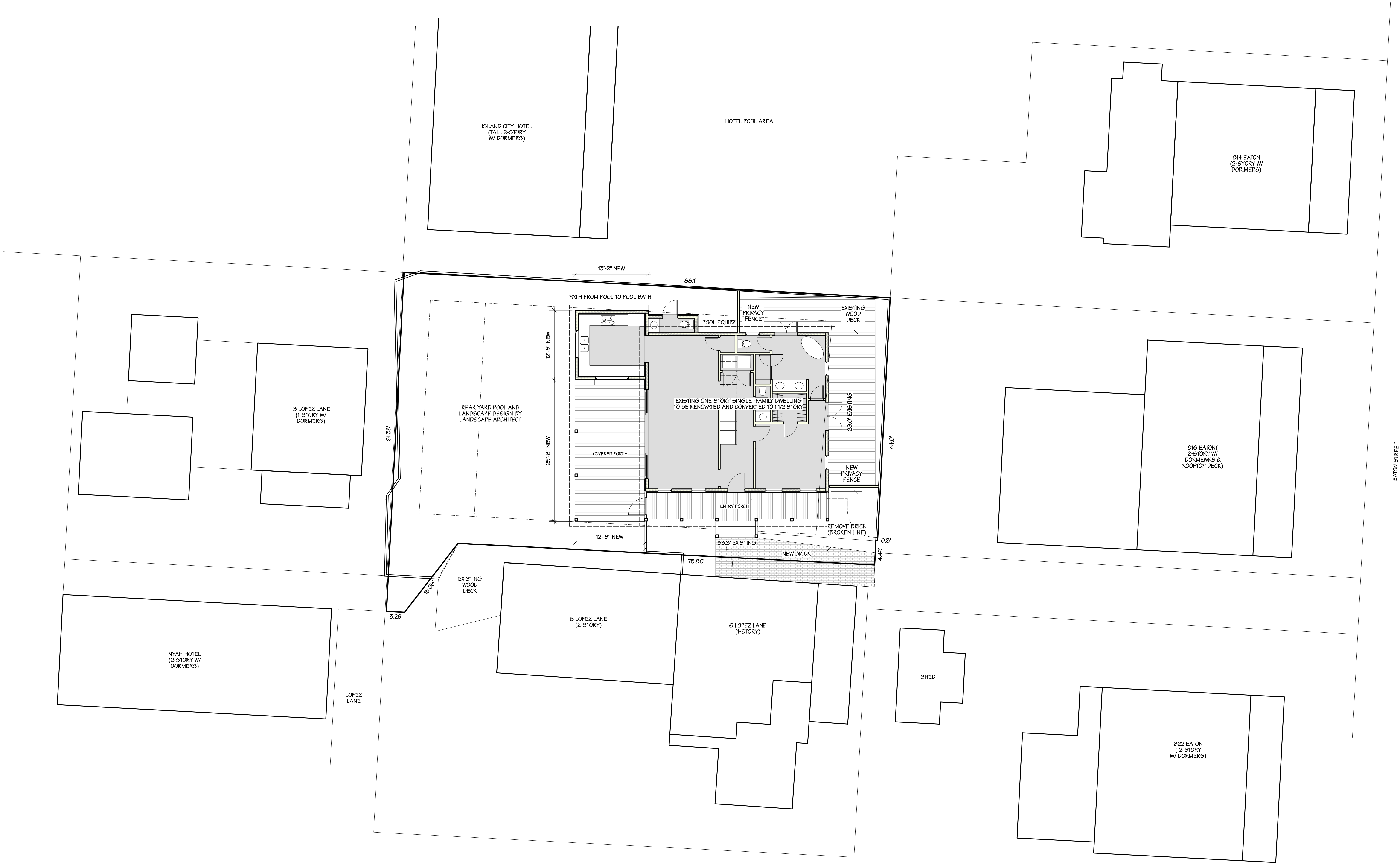


|   |       |        |            |
|---|-------|--------|------------|
| CAD: \\RECESESERVER\Projects\Key West\818 EATON ST\22040801-SURVEY & EC\22040801.dwg\22040801.dwg |       |        |            |
| PROJECT: 22040801   |       |        |            |
| FLD:  | GF JF | FB/PG: | 9080405    |
| OFF:  | 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

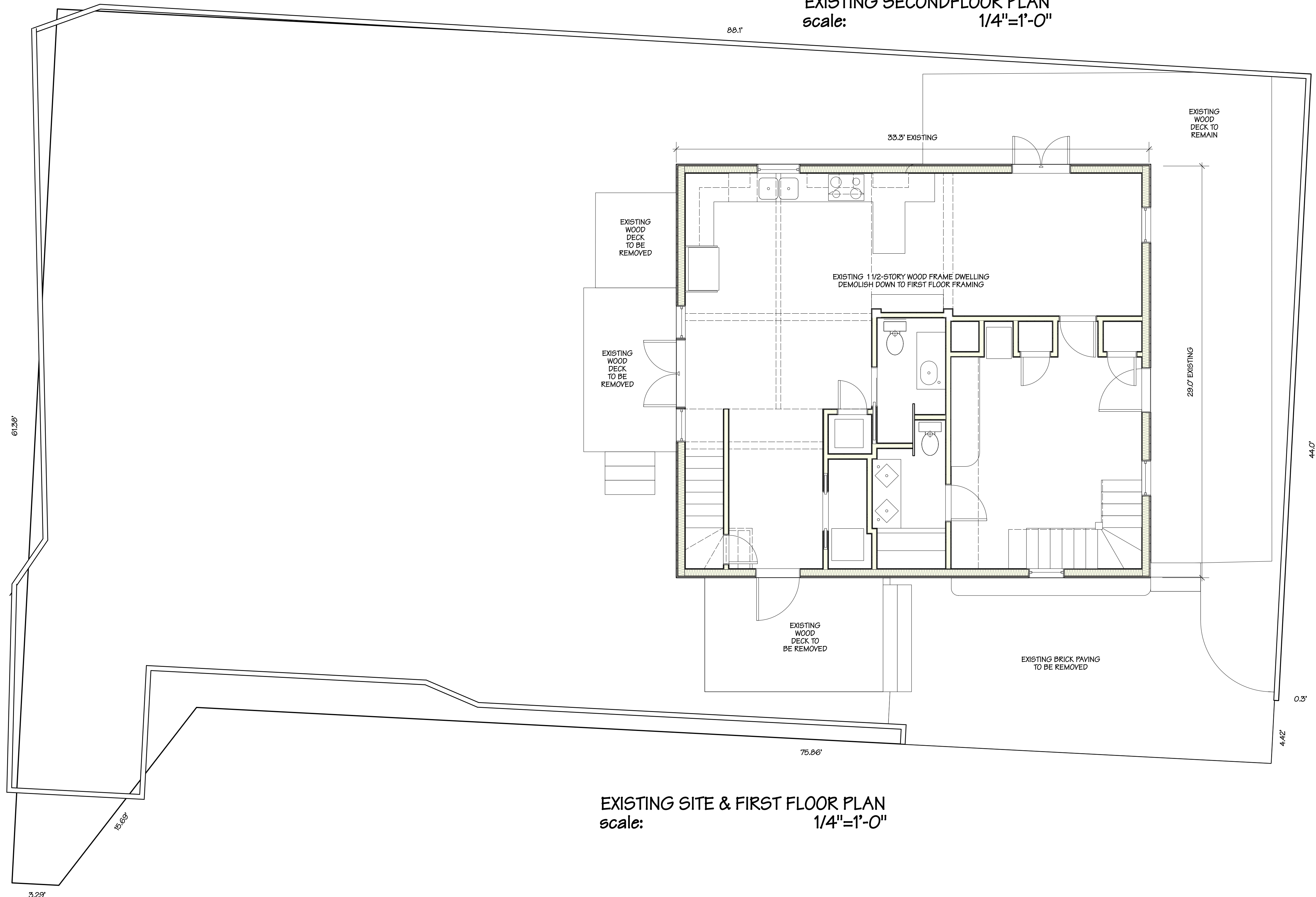
# PROPOSED DESIGN



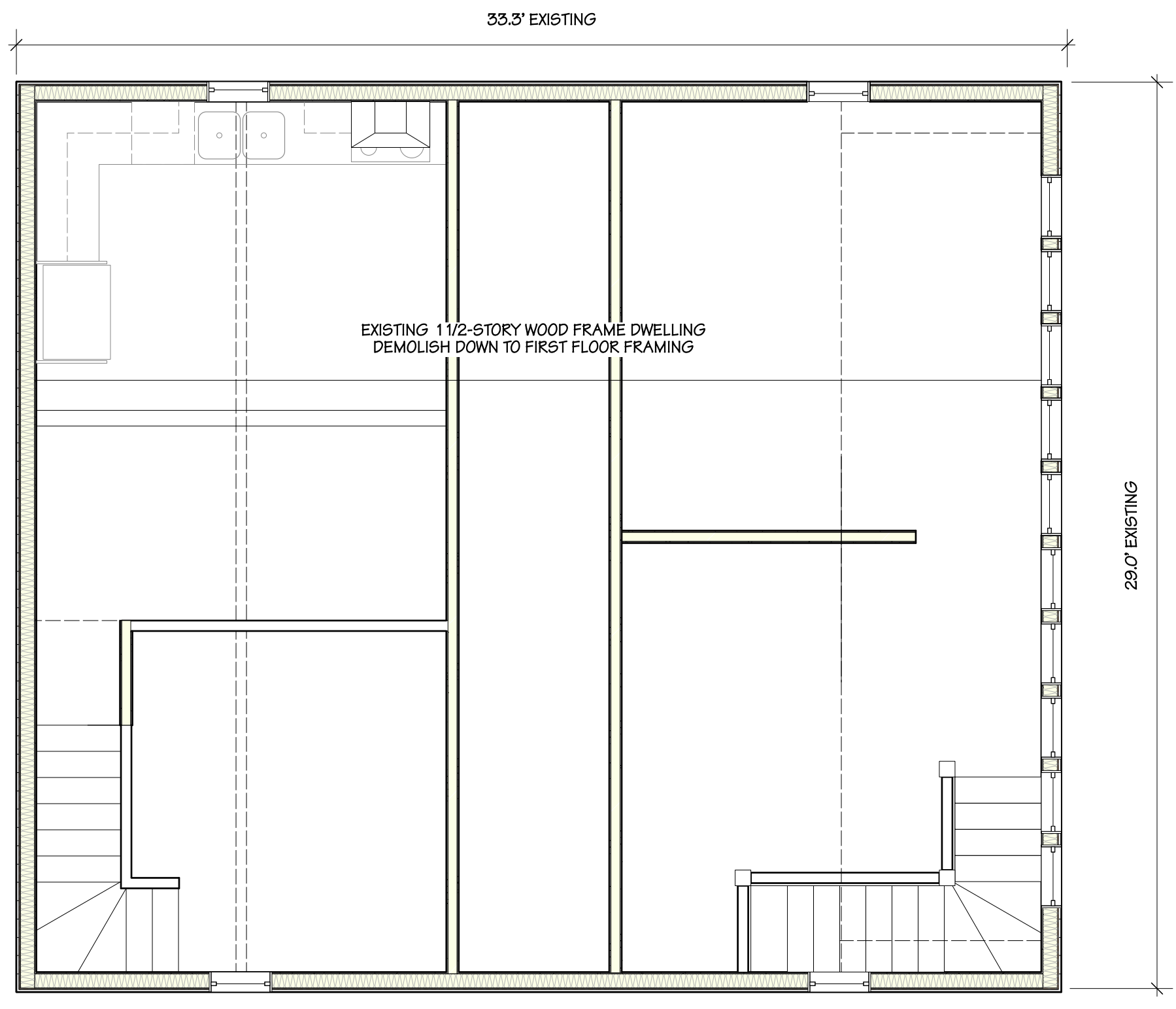
SITE & FIRST FLOOR PLAN W/ SURROUNDING STRUCTURES  
 scale: 1/8"=1'-0"

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

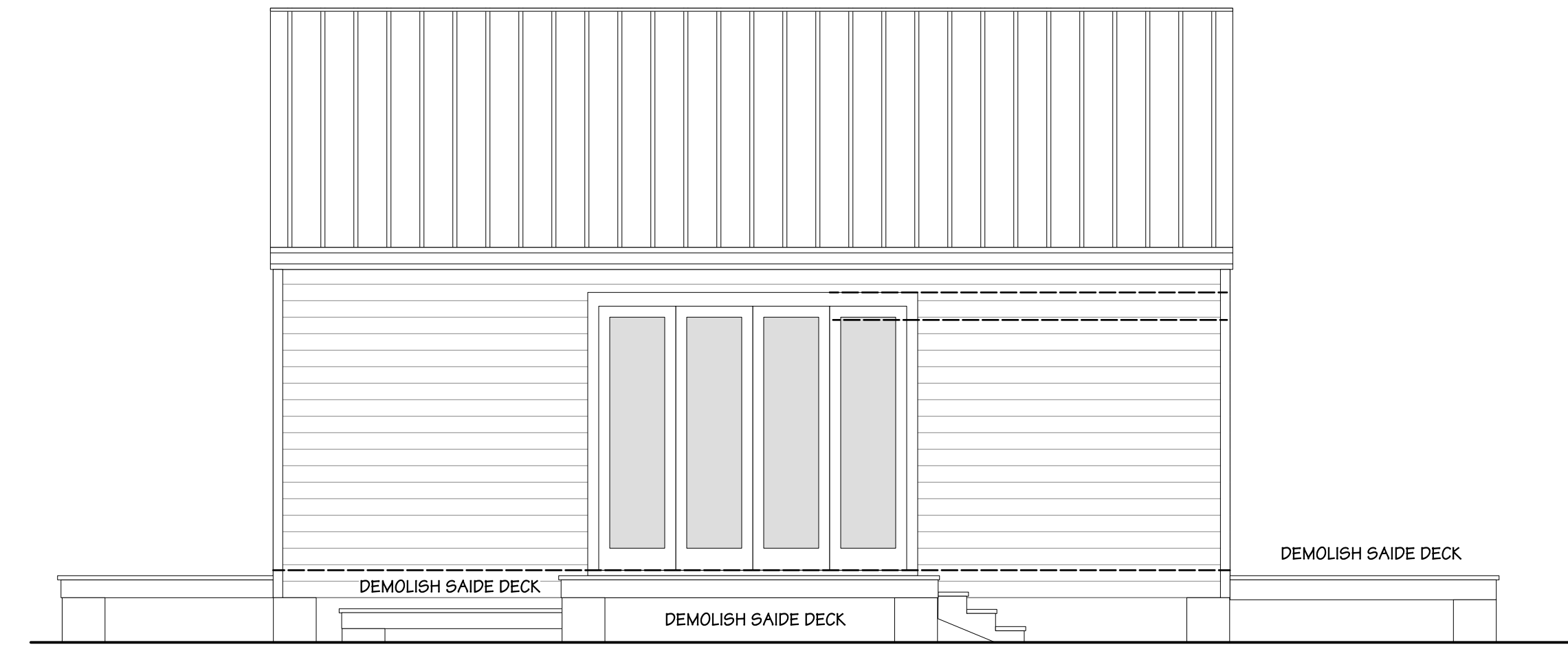
sheet  
EX-1  
of  
2

6 MARCH 2023



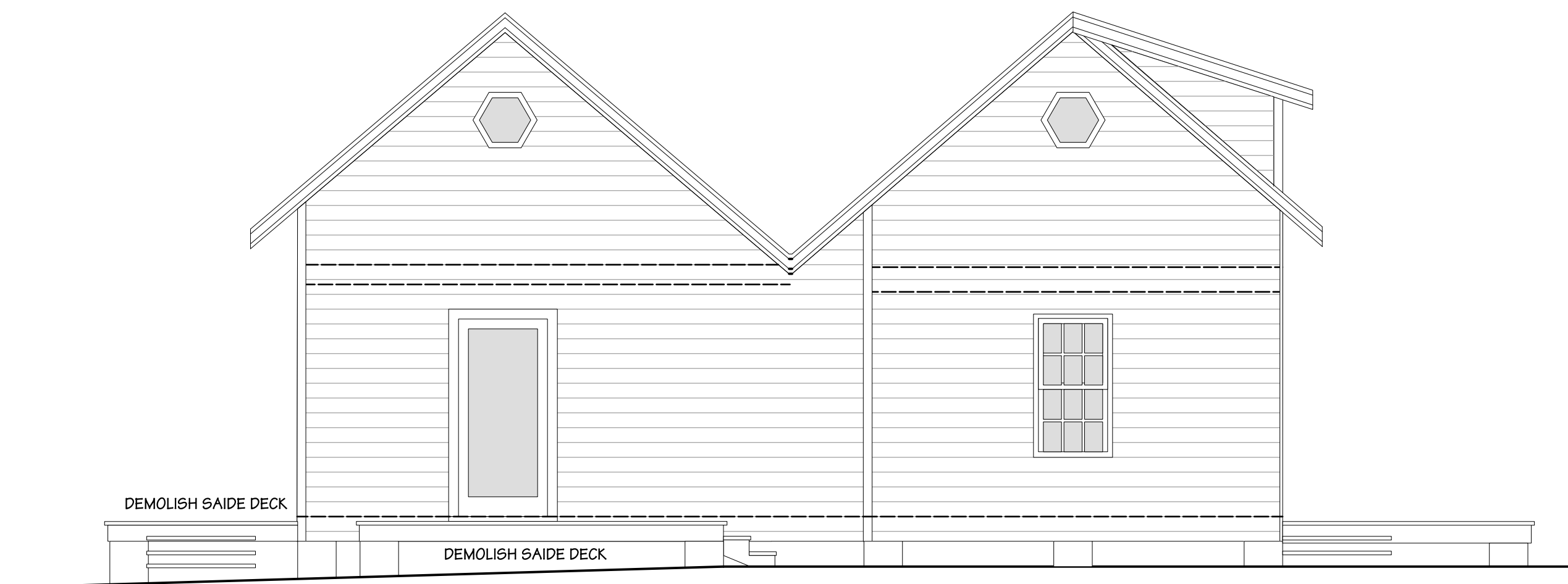


EXISTING WEST ELEVATION  
 scale: 1/4"=1'-0"

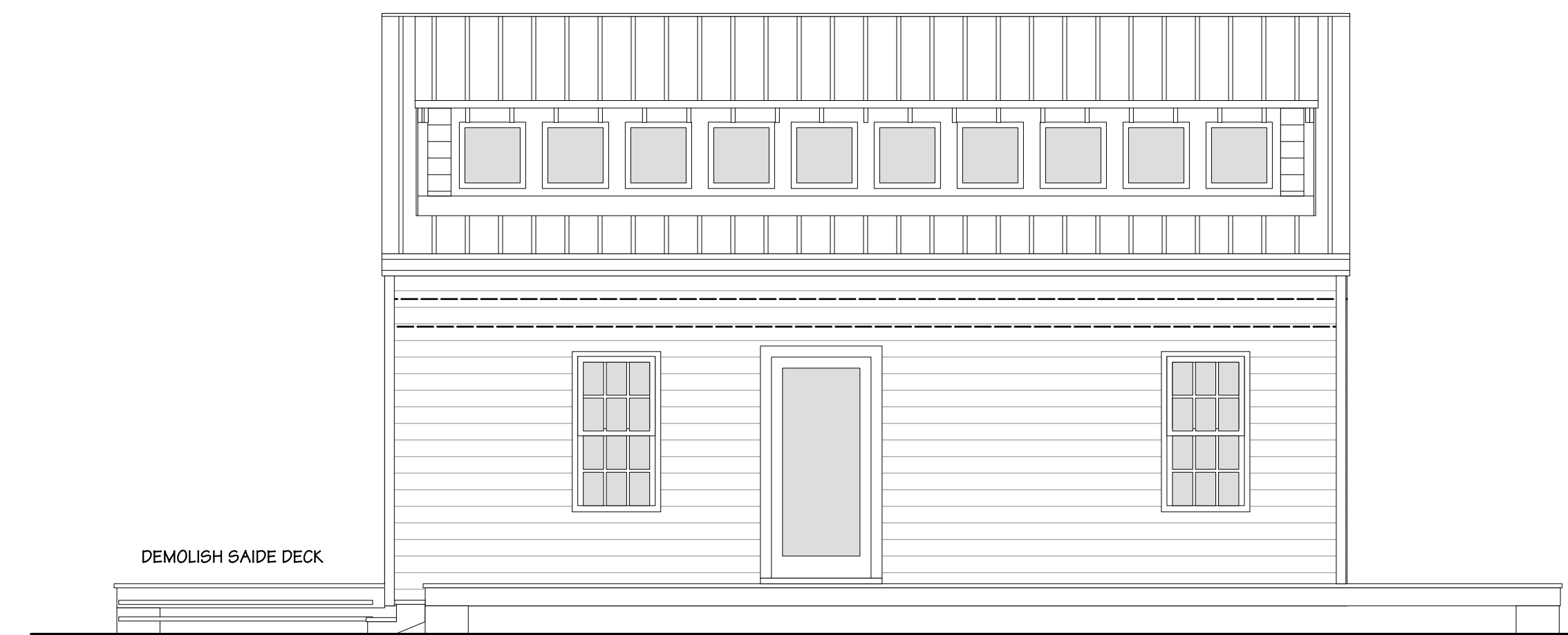


EXISTING SOUTH ELEVATION  
 scale: 1/4"=1'-0"

DEMOLISH STRUCTURE DOWN TO FIRST FLOOR FRAMING



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



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

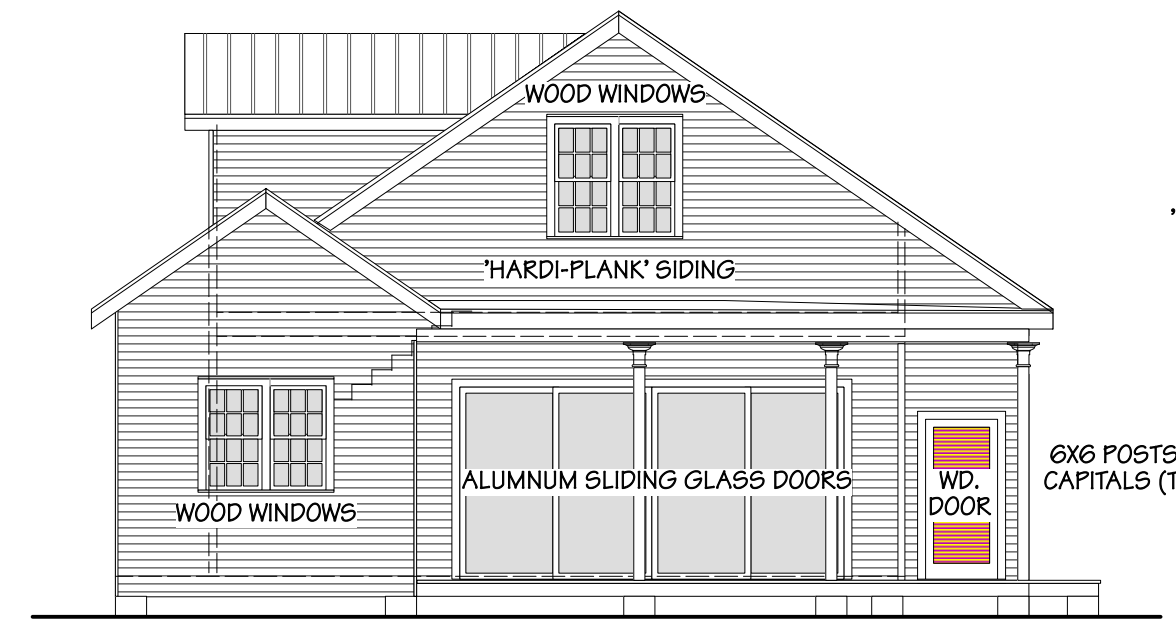
renovations and additions to  
 818 EATON STREET  
 KEY WEST, FLORIDA

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

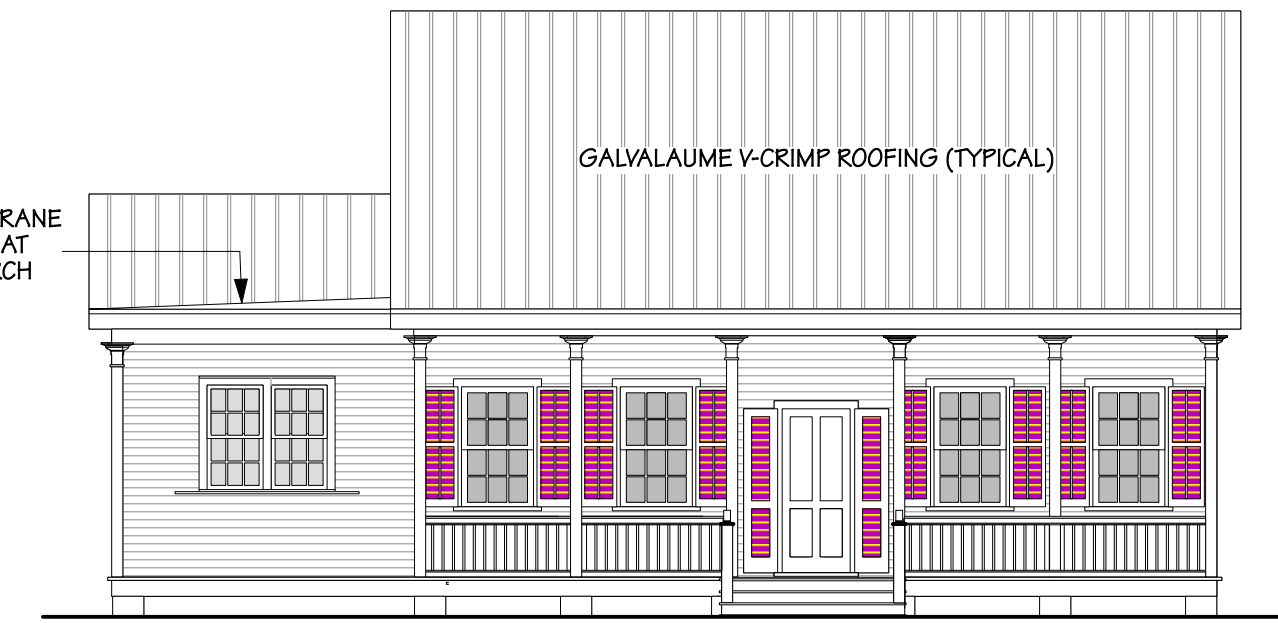
sheet  
 EX-2  
 of  
 2



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



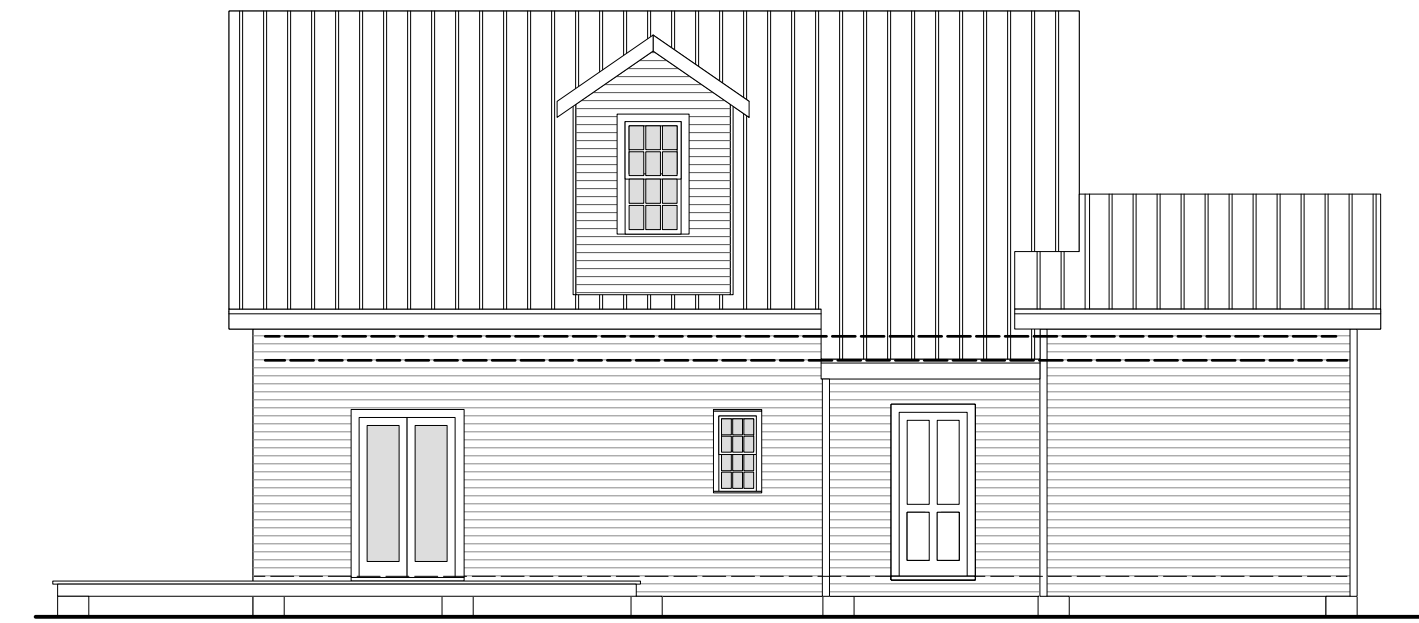
**PROPOSED SOUTH ELEVATION**  
 scale: 1/8"=1'-0"



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

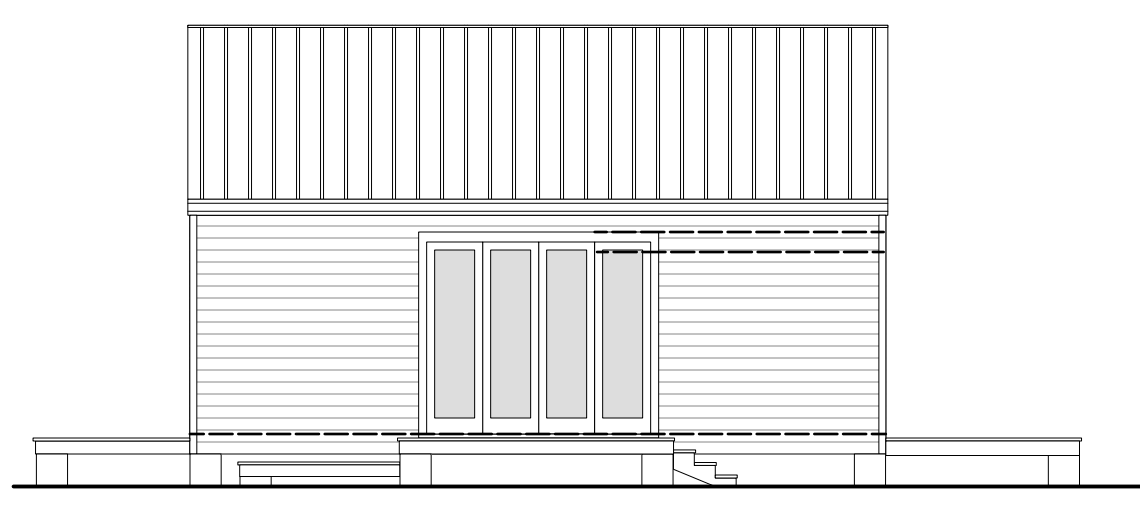


**PROPOSED NORTH ELEVATION**  
 scale: 1/8"=1'-0"



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

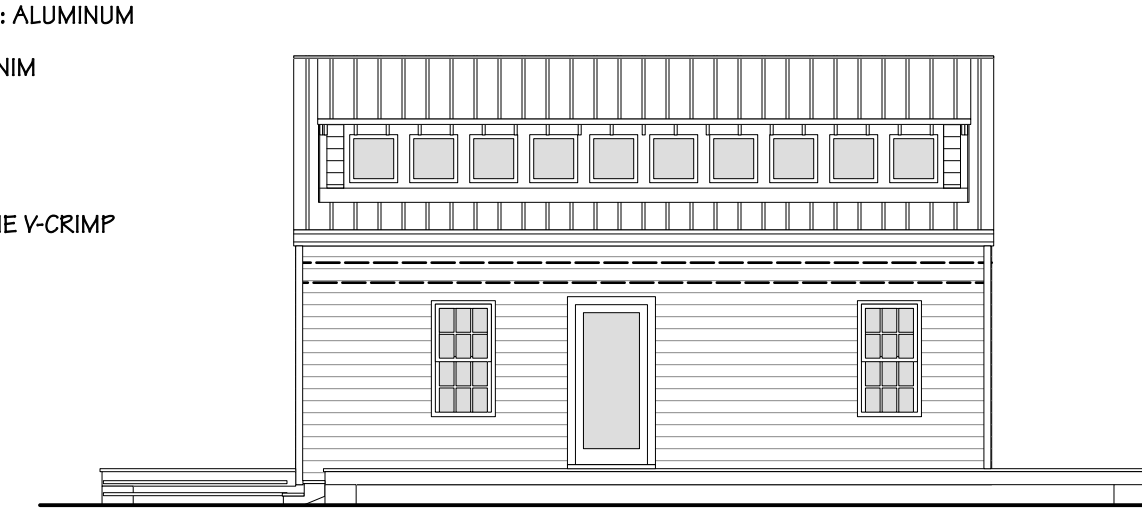
- EXTERIOR FINISH MATERIALS:**  
 SIDING: 'HARDIPLANK'  
 TRIM: PVC  
 ENTRY DOOR: WOOD  
 SLIDING GLASS DOOR: ALUMINUM  
 OTHER DOORS: ALUMINUM  
 WINDOWS: ALUMINUM  
 SHUTTERS: WOOD  
 ROOFING: GALVALUME V-CRIMP



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



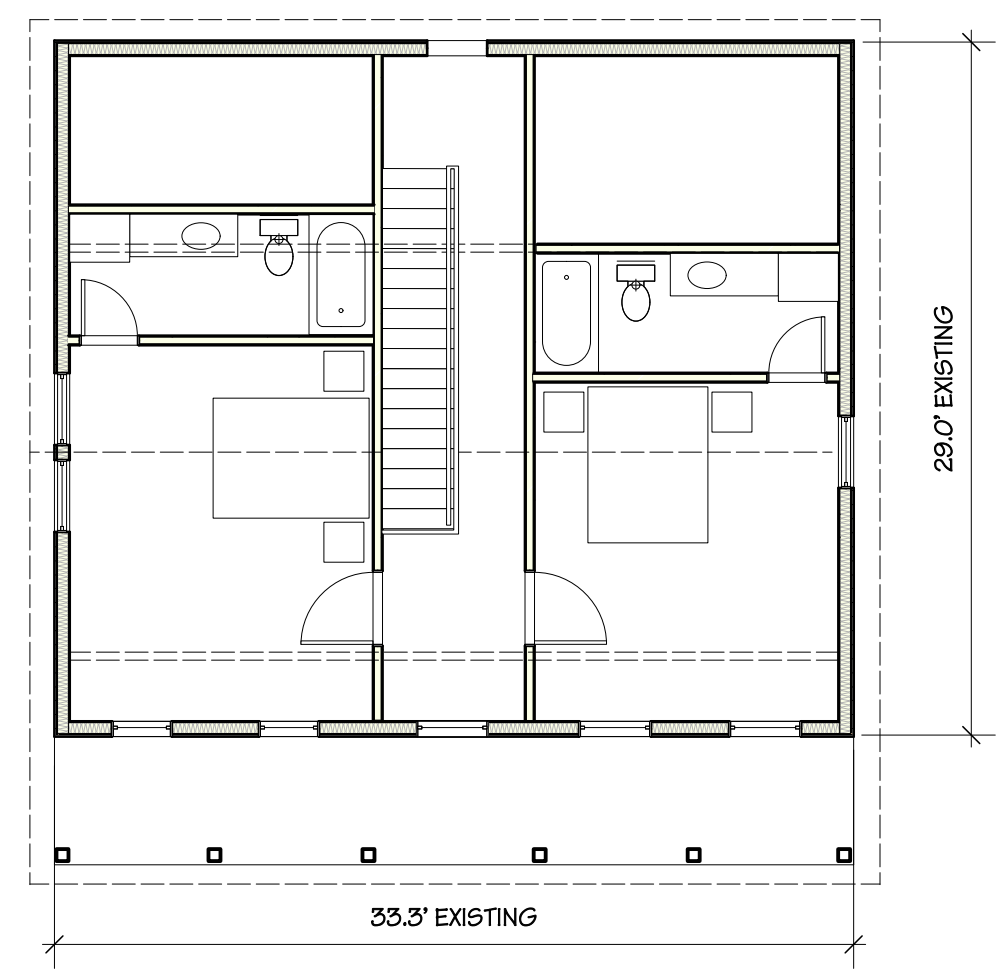
**EXISTING EAST ELEVATION**  
 scale: 1/8"=1'-0"



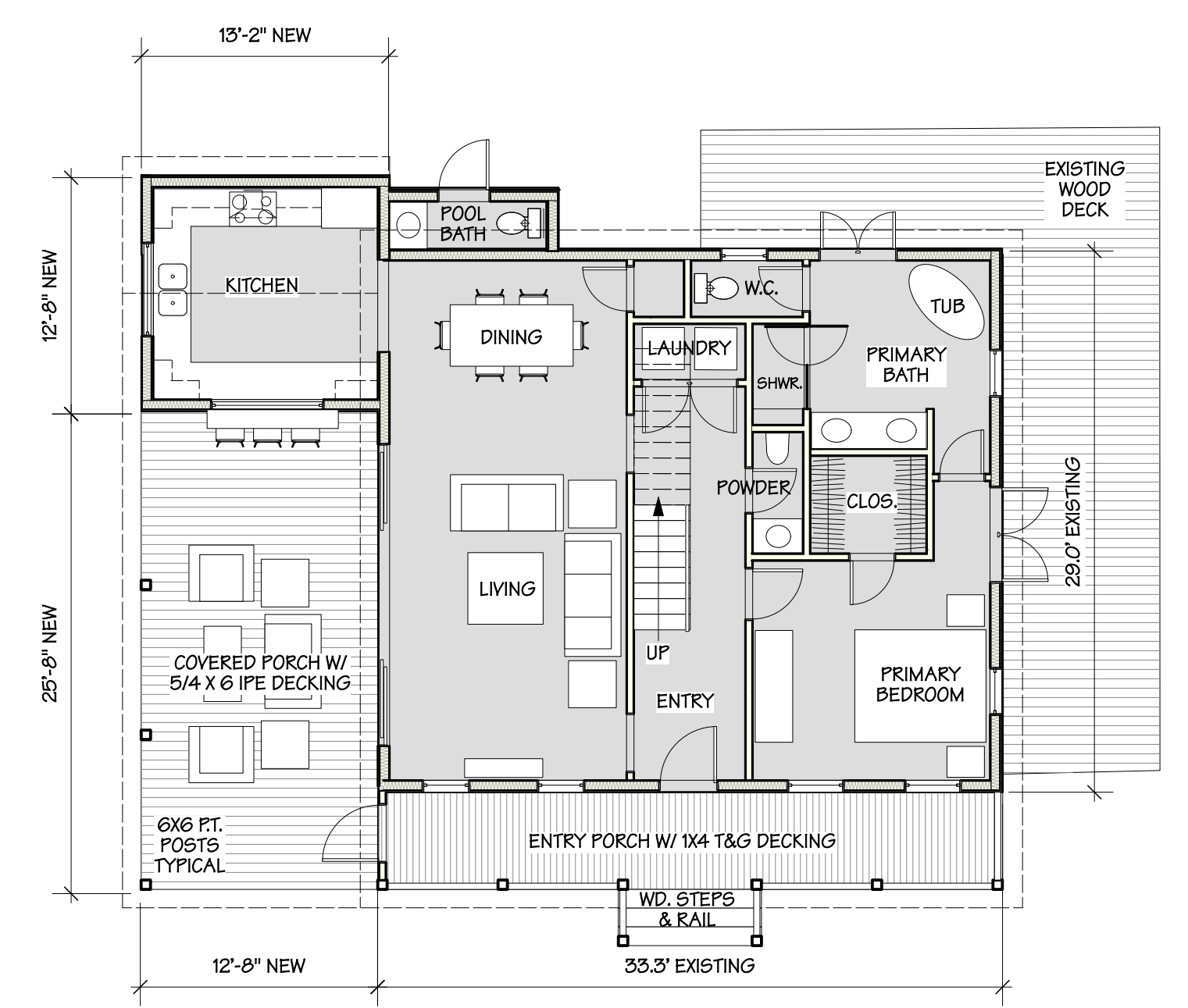
**EXISTING NORTH ELEVATION**  
 scale: 1/8"=1'-0"



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



**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**

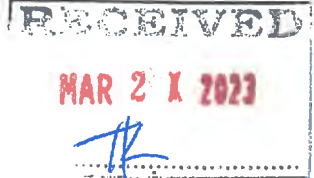
**Applicant – Robert Delaune, Architect    Application #H2023-0006**

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](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 305-809-3811 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 20<sup>th</sup> 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.

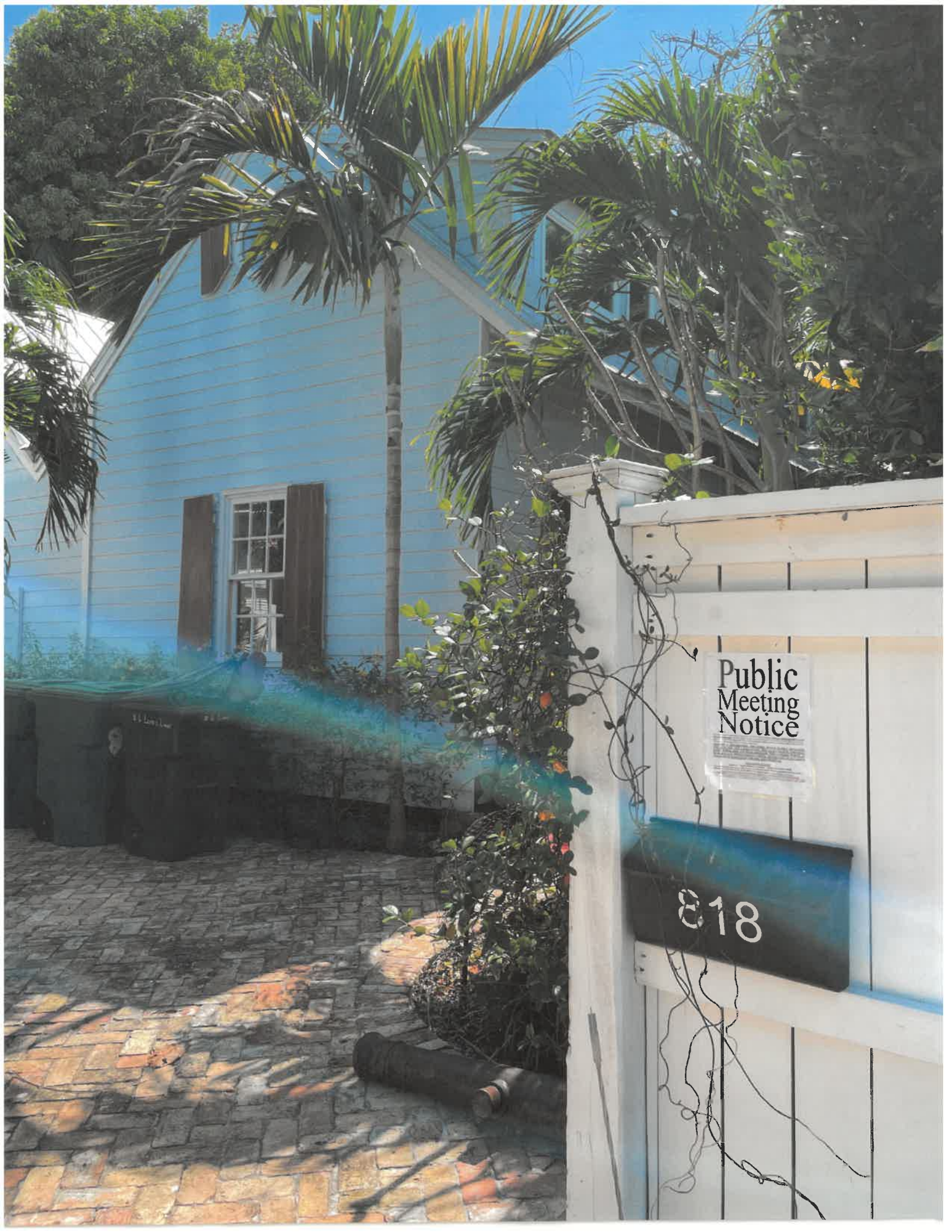
Signed Name of Affiant: Robert Delaune  
 Date: 3/21/23  
 Address: 318 EATON ST.  
 City: KEY WEST  
 State, Zip: FL 33040

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: [Signature]  
 Print Name: Veronica Cleare  
 Notary Public - State of Florida (seal)  
 My Commission Expires: \_\_\_\_\_





Public  
Meeting  
Notice

818

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. ~~March 28, 2023~~, at City Hall, 1386 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 DeJaune, 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 1360 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest.com](http://www.cityofkeywest.com).

**LIVE FEEDS CAN BE REMOVED FROM THE AIR AT ANY TIME WITHOUT NOTICE.**  
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 800-955-8773 or 800-955-8778 (toll-free) 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.

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           |         |         |

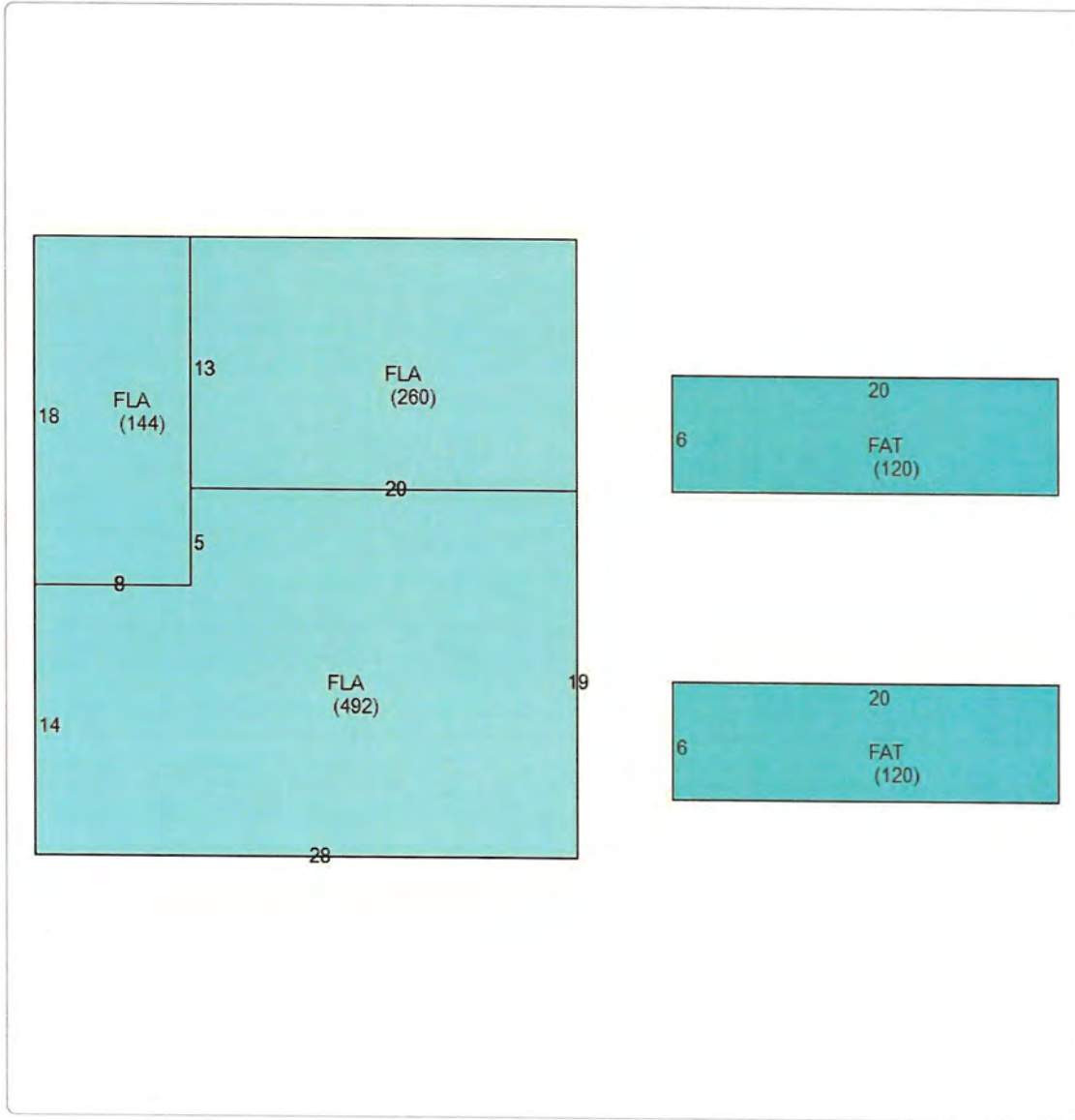
**Permits**

| 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](#)

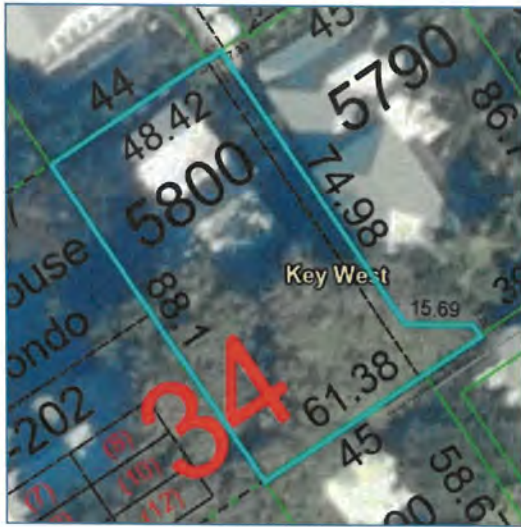
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#) apply.



Last Data Upload: 2/27/2023, 3:34:33 AM

Version 2.3.250