

Historic Architectural Review Commission

Staff Report Item 7a

| | |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Meeting Date: | July 15, 2014 |
| Applicant: | Thomas E. Pope, Architect |
| Application Number: | H14-01-1044 |
| Address: | #1019 Eaton Street |
| Description of Work: | New rear pergola with pool bath. |
| Building Facts: | The main house in the lot is listed as a contributing resource. The historic eyebrow house was built ca. 1899. Actual additions to the west back side of the house are not historic. The house faces Thompson Lane on its back. |
| Guidelines Cited in Review: | <p>Secretary of the Interior's Standards and Guidelines (pages 16-23), specifically Standard 1, 2, and 5.</p> <p>Additions, alterations and new construction (pages 36-38a), specifically guidelines 4, 5 and 6 of page 37.</p> |

Staff Analysis

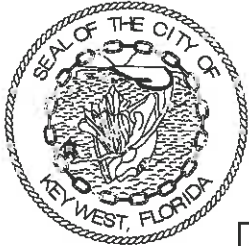
The Certificate of Appropriateness proposes addition of a bathroom at the back portion of the house. This addition will be one story and will have hardi board siding and one exterior door. In addition the plan includes a large covered porch on the back of the building. The flat covered roof will have decorative cuts at the rafter's ends.

Consistency with Guidelines

It is staff's opinion that the proposed additions will be sensitive to the historic fabric. The proposed mass and scale of the additions will not obscure or overshadow any historic elements found in the house or in any the surrounding historic building. The proposed design is consistent with guidelines pertaining additions.

Application

AK 1002569



**CITY OF KEY WEST
BUILDING DEPARTMENT**

CERTIFICATE OF APPROPRIATENESS 8-2014 011044

APPLICATION # _____

OWNER'S NAME:

Glenn Kingsbury

DATE:

6/6/14

OWNER'S ADDRESS:

PHONE #:

APPLICANT'S NAME:

Thomas E. Pope

PHONE #:

296-3611

APPLICANT'S ADDRESS:

610 White Street

ADDRESS OF CONSTRUCTION:

1019 Eaton

OF
UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

New rear pergola with pool bath. Remove existing Cistern.

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 6/6/14

Applicant's Signature: Holly Pope

Required Submittals

| | |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions) |
| <input type="checkbox"/> | TREE REMOVAL PERMIT (if applicable) |
| <input type="checkbox"/> | PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions) |
| <input type="checkbox"/> | PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions) |
| <input type="checkbox"/> | ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC |

Over: KEYWJOB SAMMERS OC Drawer: 1
Date: 6/19/14 22 Receipt no: 29582

PT

Trans number:
CK CHECK

Date: 13853

Trans date: 6/19/14

Time: 13:58:34

Fee Due:\$

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

House is listed as a contributing resource. The eyehole
house was built ca. 1899.

Guidelines for additions (pages 36-38a)

Ordinance for demolition - historic structure

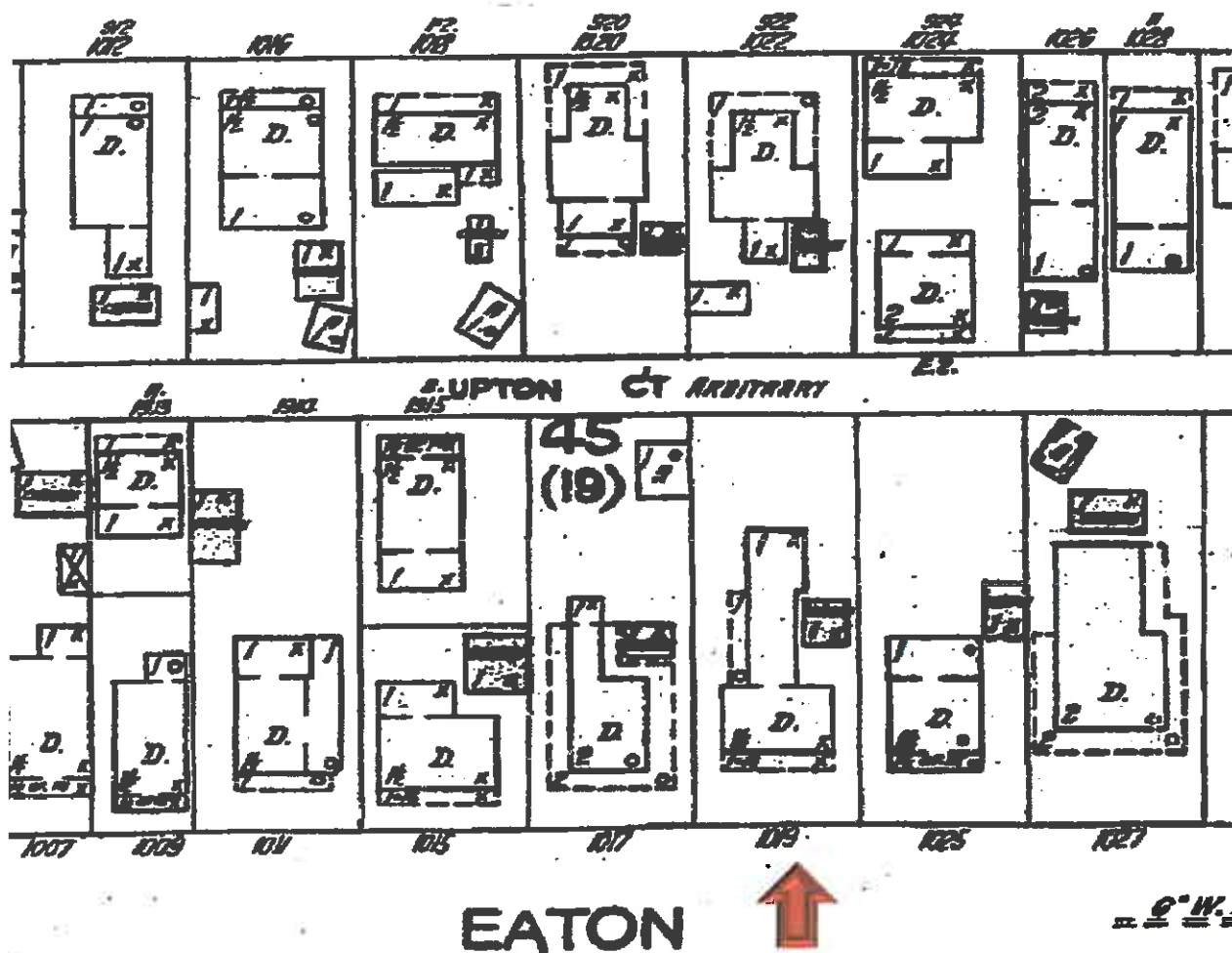
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

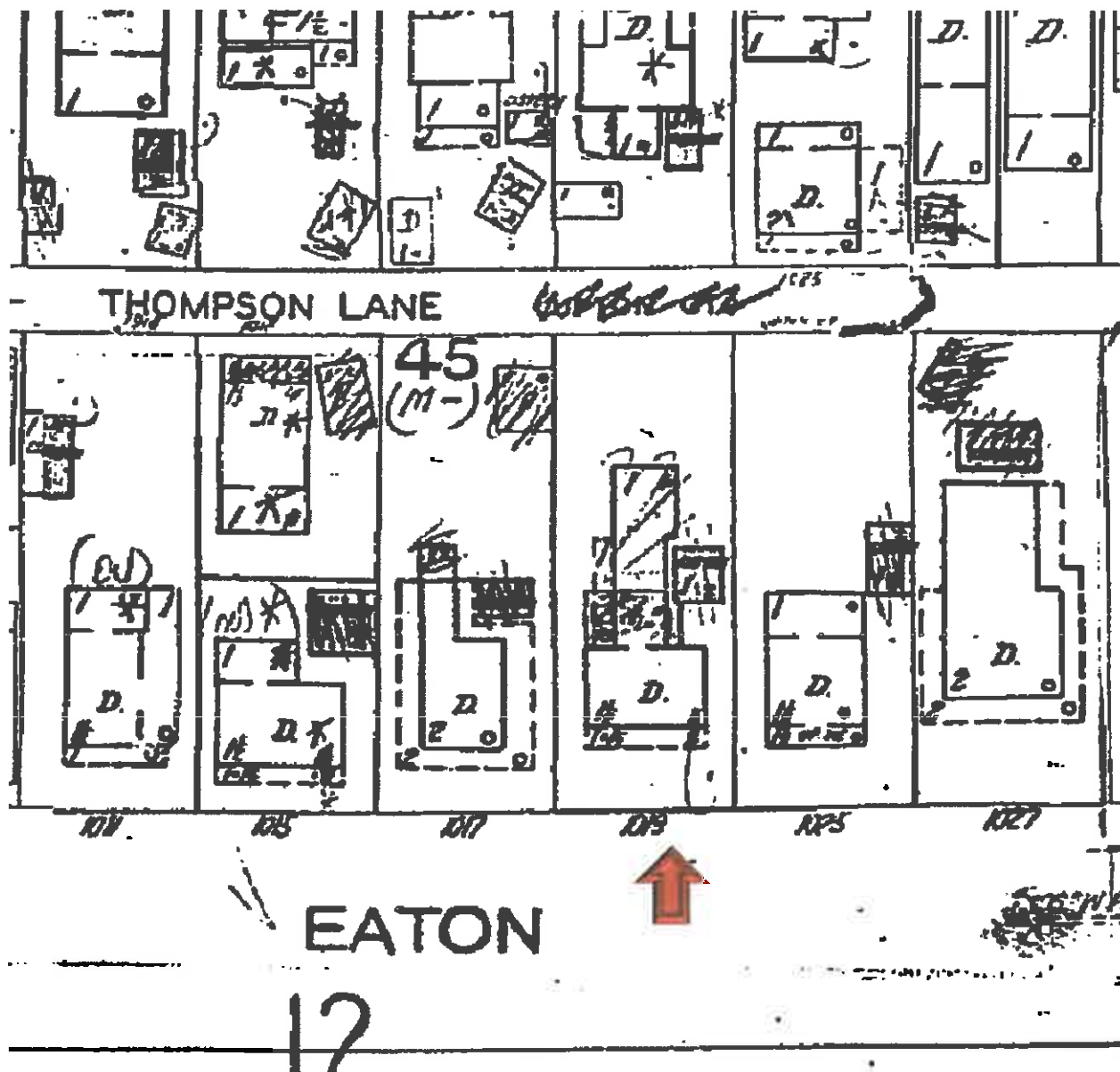
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1019 Eaton Street Sanborn Map 1926



#1019 Eaton Street Sanborn Map 1962

Project Photos



Photo taken by Property Appraiser's office c1965; 1019 Eaton St.; built c1899; Monroe County Library













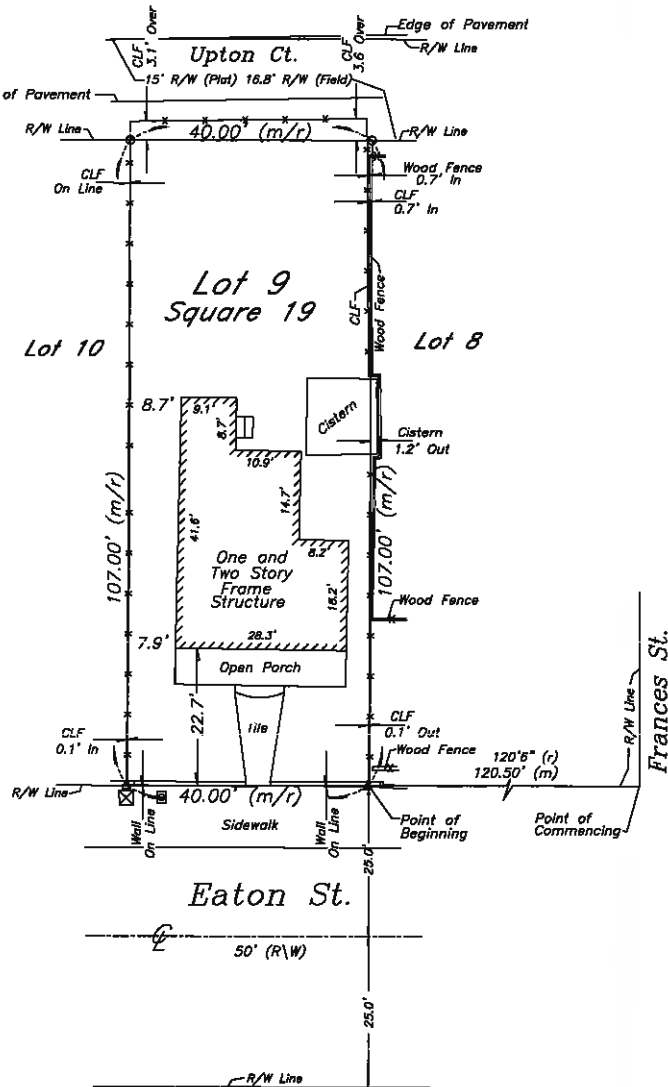
Survey

Boundary Survey Map of Lot 9, JOHN LOWE'S SUBDIVISION Island of Key West, Florida



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- ▲ Found Nail (PK)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊙ Fire Hydrant
- ⊞ Sewer Cleanout
- ⊡ Water Meter



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1019 Eaton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: January 27, 2014.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjainers are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as a part of Square Nineteen (19), but now better known as Lot Nine (9) of John Lowe's Subdivision of Lot One (1) of Square Nineteen (19) and more fully described as follows: Commencing at a point on Eaton Street distant One Hundred and Twenty (120) feet, Six (6) inches from the corner of Eaton and Frances Streets, and running thence along the line of Eaton Street in a S.W.'ly direction Forty (40) feet; thence at right angles in a N.W.'ly direction One Hundred and Seven (107) feet; thence at right angles in a N.E.'ly direction Forty (40) feet; thence at right angles in a S.E.'ly direction One Hundred and Seven (107) feet out to the Point of Beginning.

BOUNDARY SURVEY FOR:

Glenn M. Kingsbury;
Glenn A. Nossow;
First International Title, Inc.;
First American Title Insurance Co.;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

January 28, 2014

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

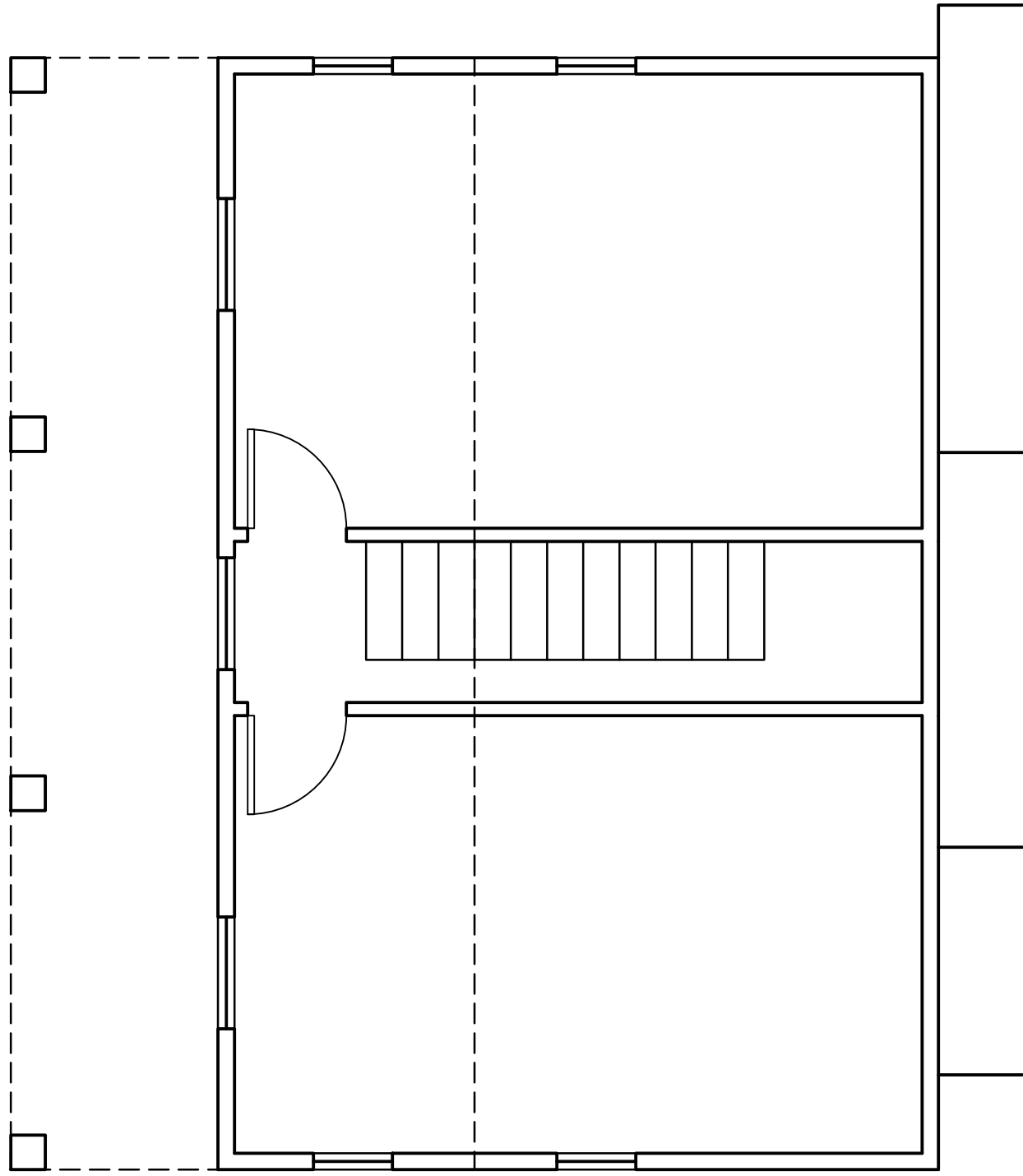


Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

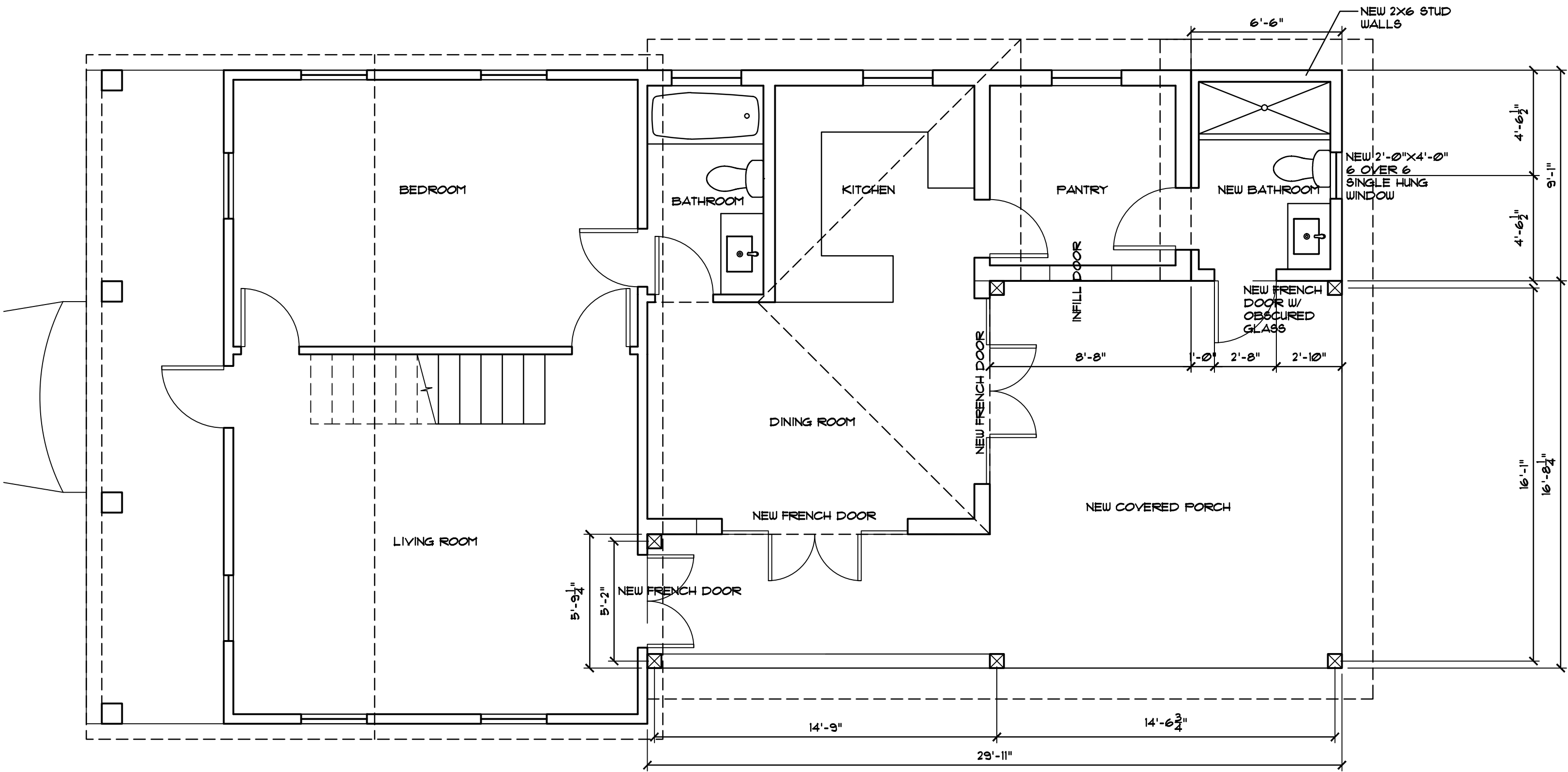
Proposed design

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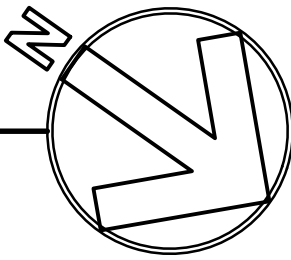
Second Floor Plan

1/4" = 1' - 0"



First Floor Plan

1/4" = 1' - 0"



NOTES

- ALL FRAMING TO BE BUILT TO WITHSTAND ASCE 7-10, 120 MPH WIND LOAD, EXPOSURE C
- EXISTING BUILDING DESIGNED AND TO BE BUILT IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE, EXISTING BUILDING
- ADDITION DESIGNED AND TO BE BUILT IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE, RESIDENTIAL

SITE ANALYSIS

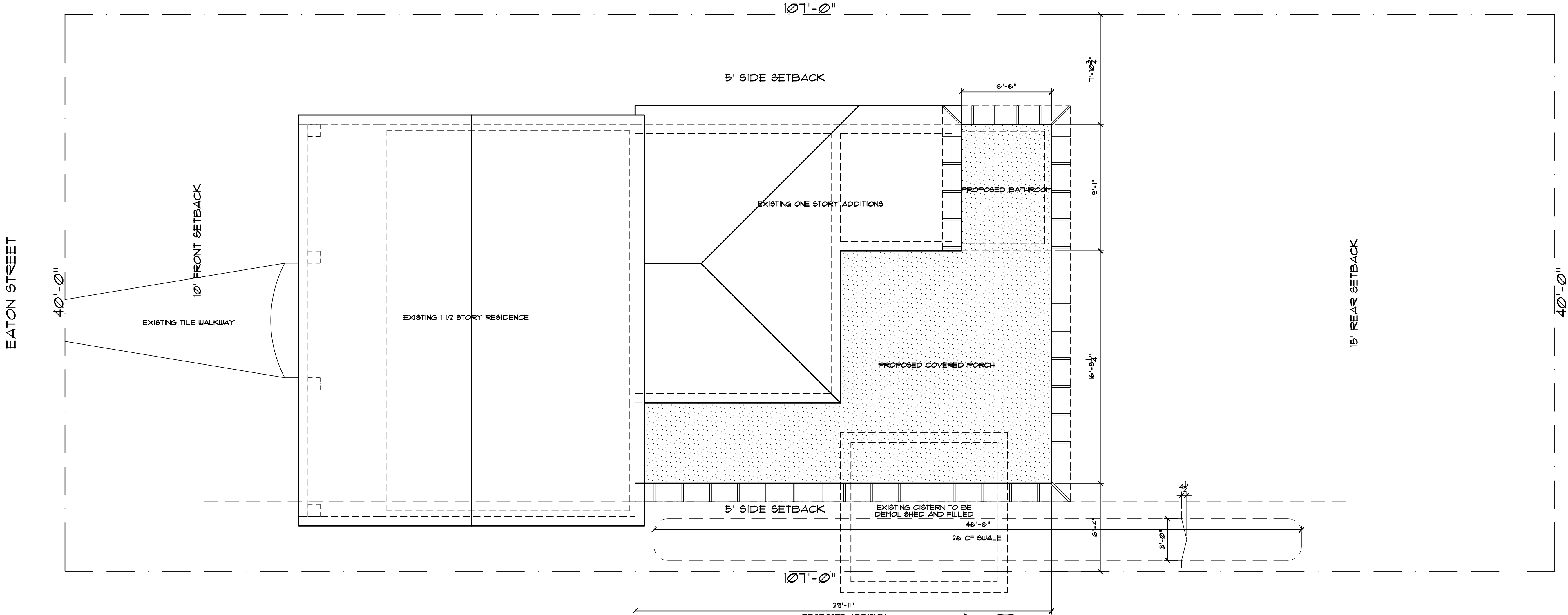
| ZONING | H-TDR |
|-----------------------------|------------------|
| SITE AREA | 4,280* (0.10 AC) |
| FLOOD ZONE | AE 1 |
| MAX LOT COVERAGE | 40% (1,712 SF) |
| EXISTING LOT COVERAGE | 28% (1,184 SF) |
| PROPOSED LOT COVERAGE | 37% (1,602 SF) |
| MAX HEIGHT | 30' |
| SETBACKS | |
| FRONT | 10' |
| REAR | 15' |
| SIDE | 5' |
| MAX IMPERVIOUS SURFACE | 60% (2,568 SF) |
| EXISTING IMPERVIOUS SURFACE | 33% (1,401 SF) |
| PROPOSED IMPERVIOUS SURFACE | 40% (1,711 SF) |

DRAINAGE CALCULATIONS

| | |
|---------------------------------|---------|
| LOT AREA | 4,280 * |
| IMPERVIOUS AREA | |
| FOUNDATION/SLABS | 18 * |
| ROOFS | 1602 * |
| DECKS/ PATIOS OVER 30" | 0 * |
| POOLS | 0 * |
| DRIVEWAY/SIDEWALKS | 91 * |
| TOTAL AREA | 1,711 * |
| % IMPERVIOUS AREA | 40 % |
| EXISTING IMPERVIOUS AREA | 1,401 * |
| PROPOSED IMPERVIOUS AREA | 1,711 * |
| DISTURBED AREA LESS THAN 500 SF | 316 * |

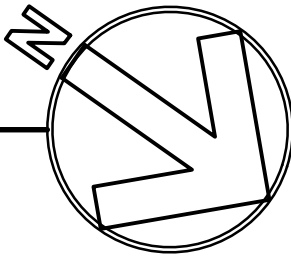
SWALE CALCULATIONS

SWALE VOLUME:
LESS THAN 40% IMPERVIOUS COVERAGE
316 SF DISTURBED AREA / 12 = 26 CF



Site Plan

1/4" = 1' - 0"



Kingsbury Residence Porch Addition
1019 Eaton Street
Key West, FL

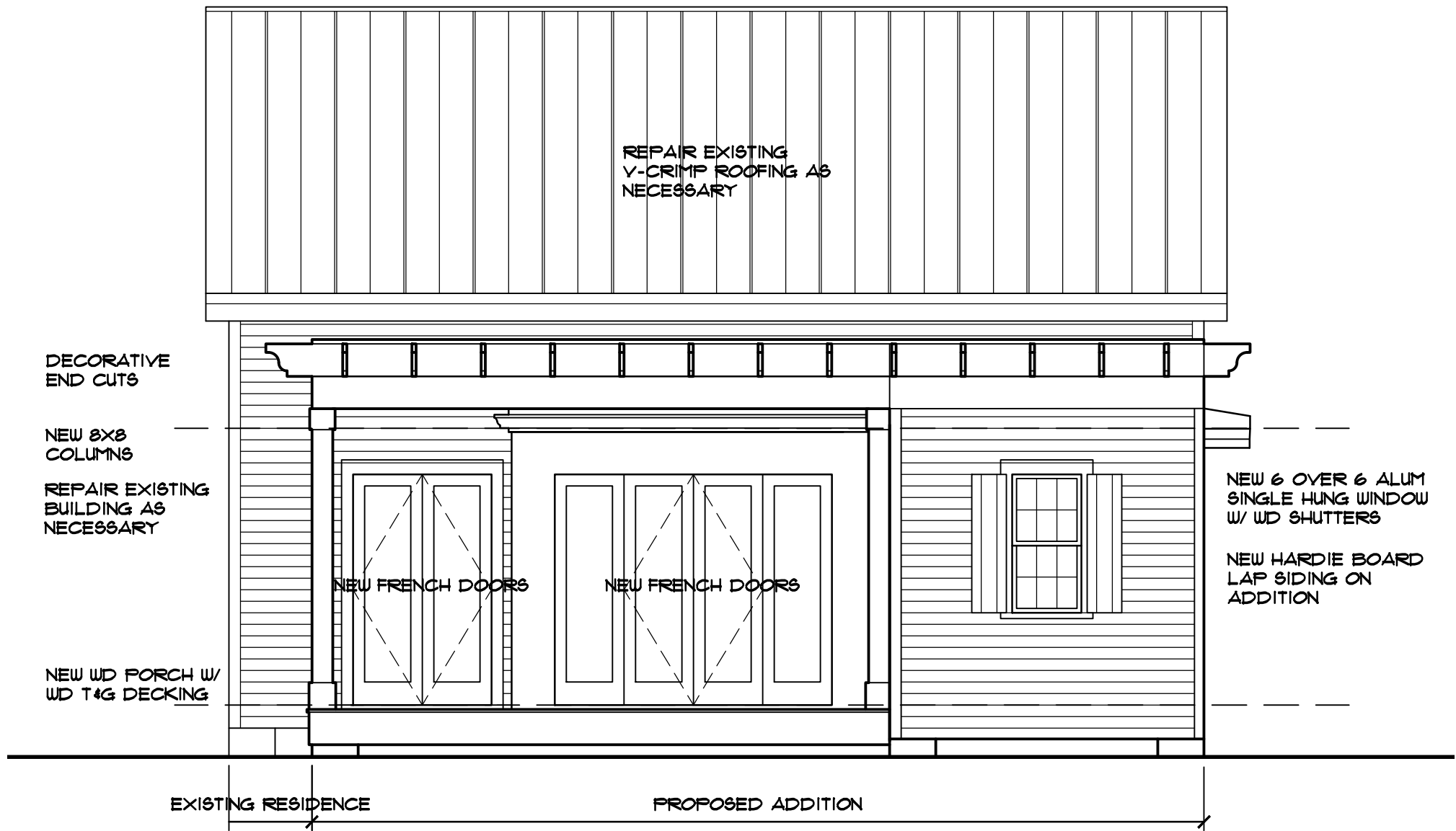
THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611
TEPopePA@aol.com

date:
6/5/14
revision:

sheet:

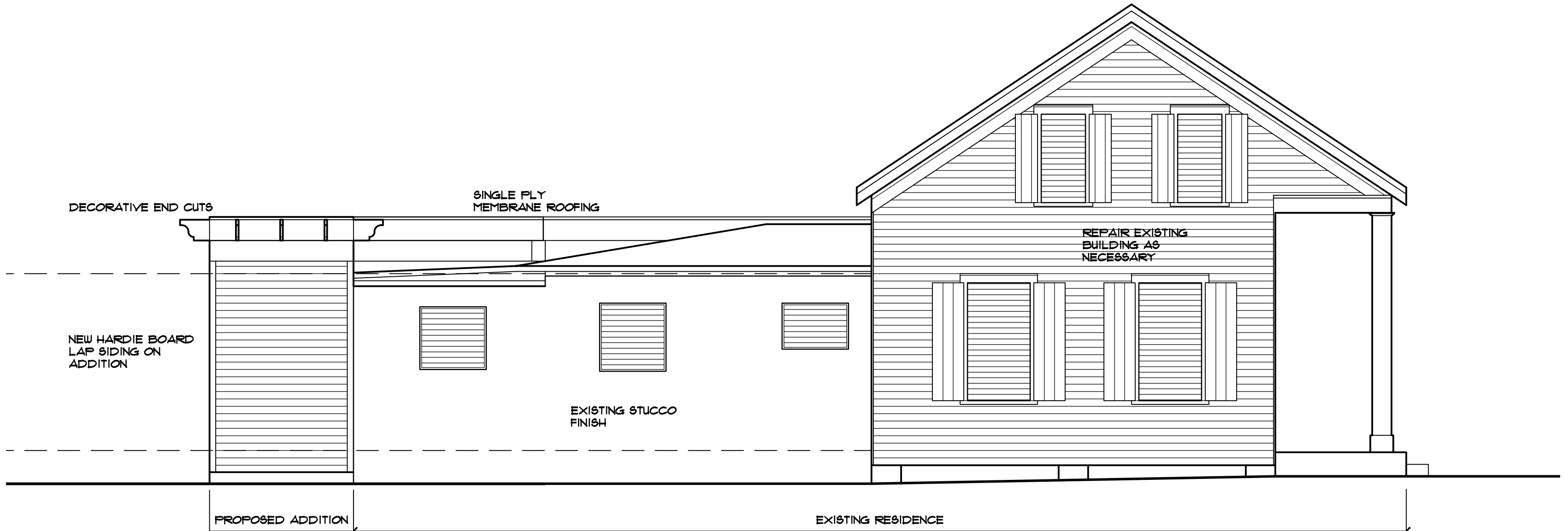
A1

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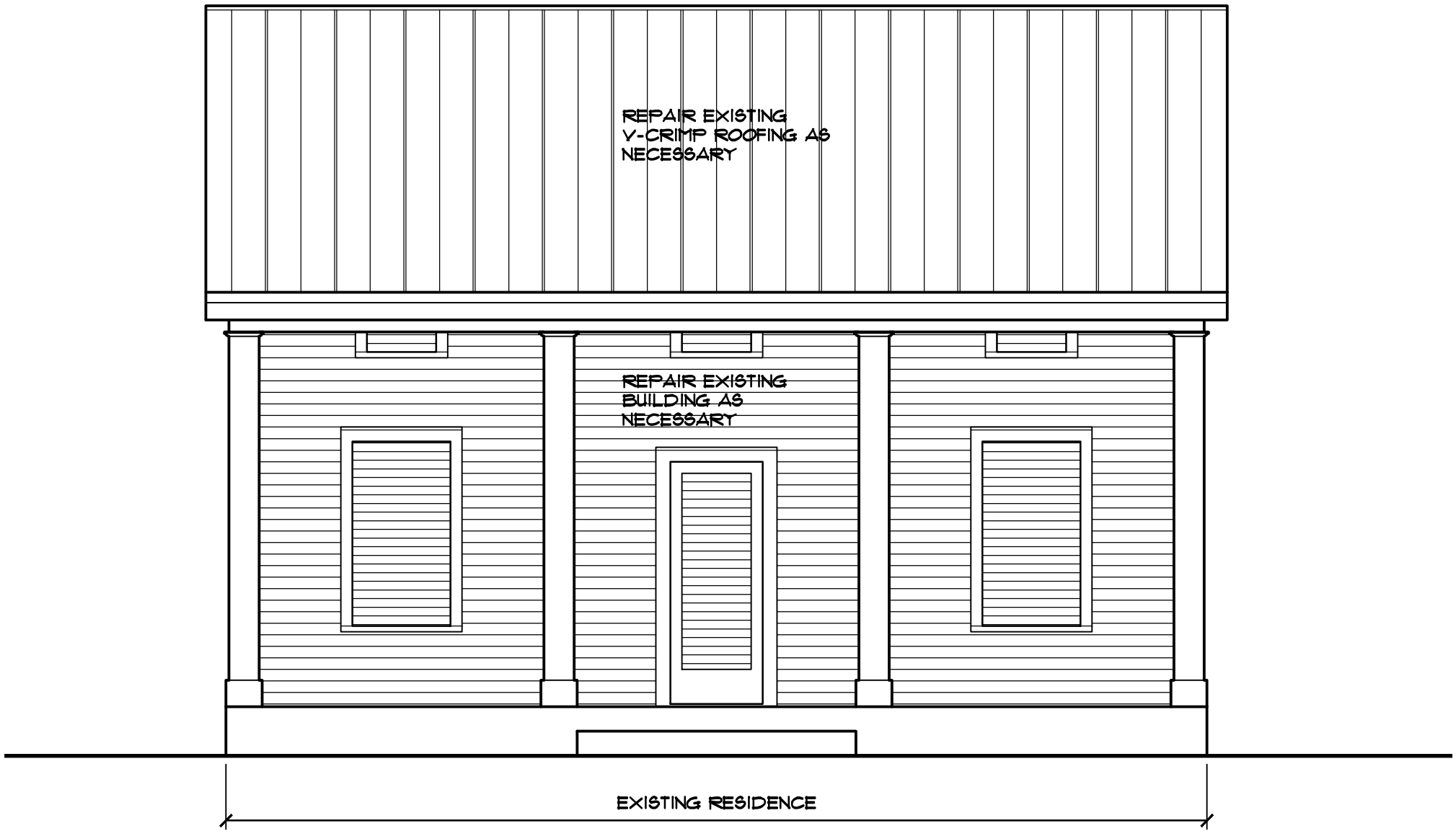
Rear Elevation

1/4" = 1' - 0"



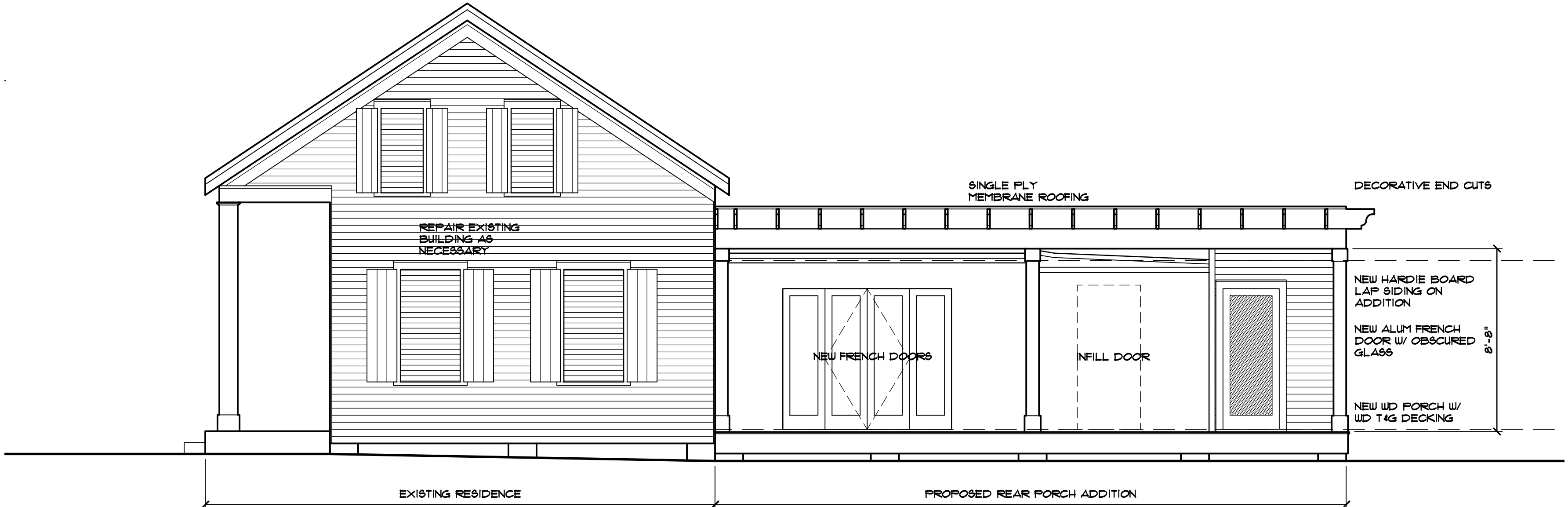
Left Side Elevation

1/4" = 1' - 0"



Front Elevation

1/4" = 1' - 0"



Right Side Elevation

1/4" = 1' - 0"

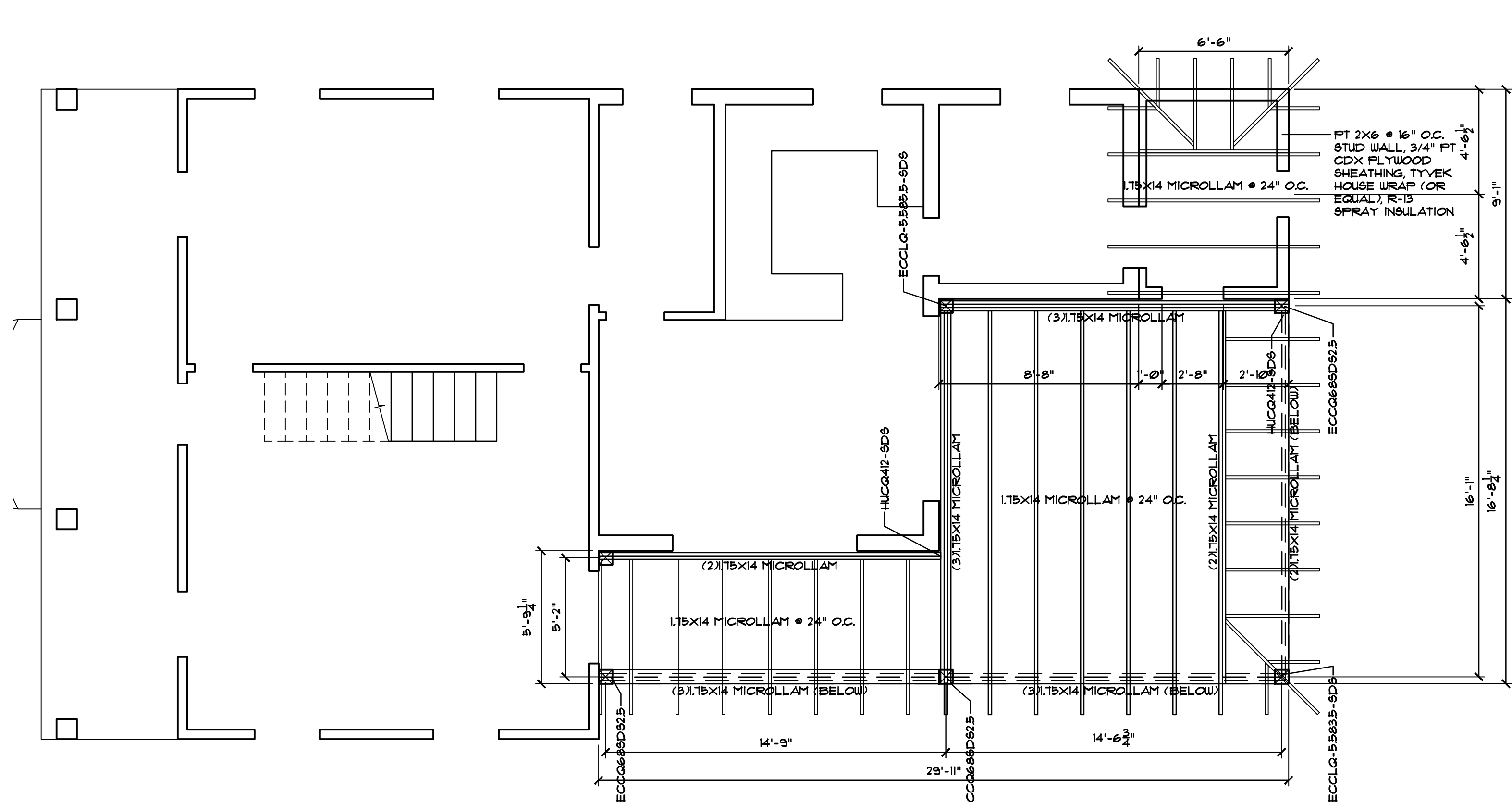
Kingsbury Residence Porch Addition
1019 Eaton Street
Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611
TEPopePA@aol.com

date:
6/5/14
revision:

sheet:
A2

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Roof Framing Plan

1/4" = 1' - 0"

"SIMPSON" CONNECTORS

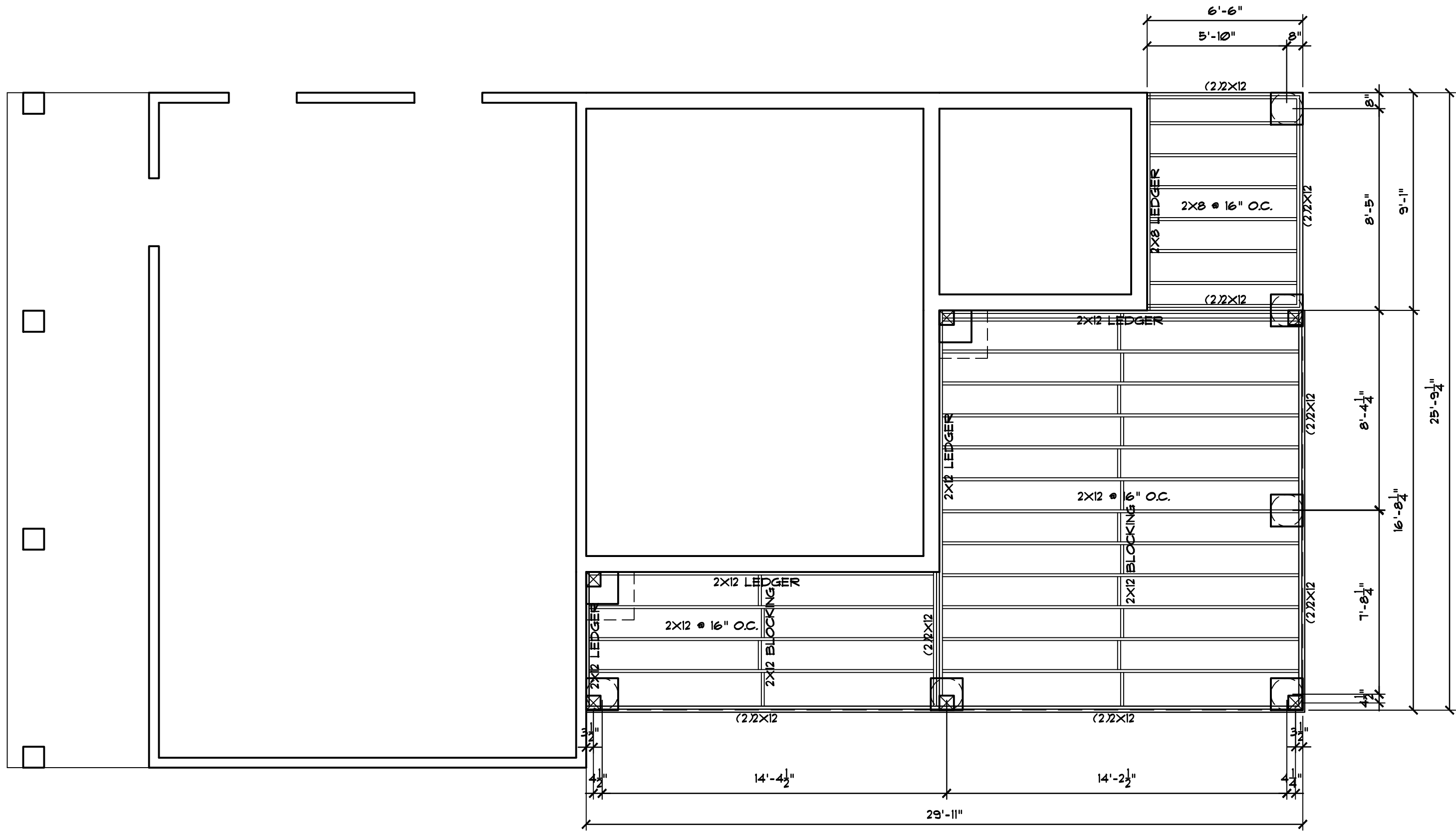
HJ8 • 1.75X14 RAFTERS TO BEAMS
H8 • RAFTERS TO BEAMS
L8TA18 • ACROSS RIDGE
CS16 FROM TOP PLATE • EA STUD

NOTES

ALL ROOF DECKING TO BE P.T. T&G IX6 ROOFING TO BE SINGLE FLY MEMBRANE

NOTES

ALL FRAMING TO BE BUILT TO WITHSTAND ASCE 7-10, 180 MPH WIND LOAD, EXPOSURE C
EXISTING BUILDING DESIGNED AND TO BE BUILT IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE, EXISTING BUILDING
ADDITION DESIGNED AND TO BE BUILT IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE, RESIDENTIAL



Foundation Plan

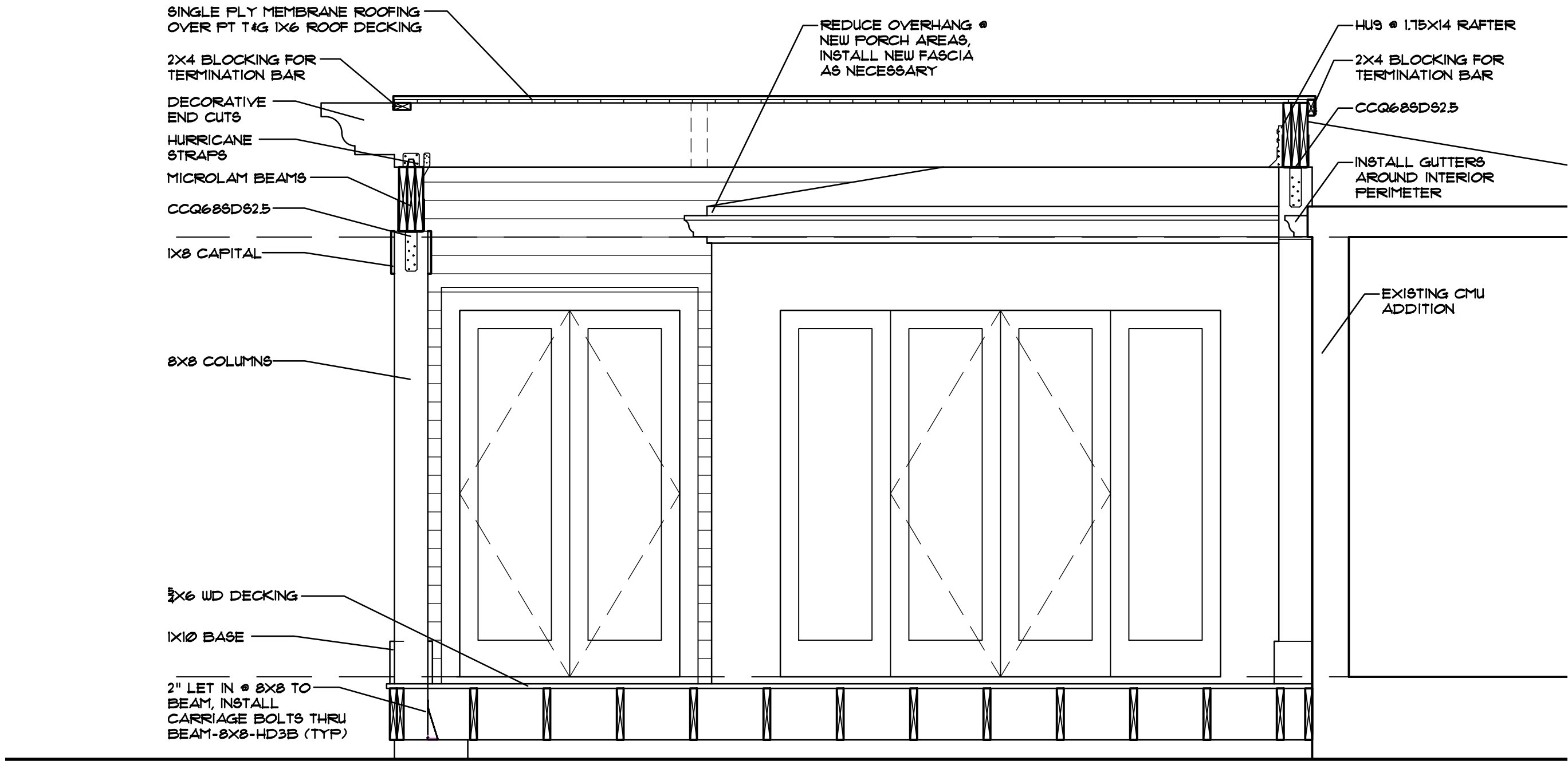
1/4" = 1' - 0"

TYPICAL FOUNDATIONS

- 16"X16" CONC. AUGERED PILE W/4# VERT. #3 TIES @ 10", 3'-0" INTO BEDROCK MIN. 16" BLK PIER, CONT. VERT. STEEL, FILL W/ CONC.
- 24"X24"X10 CONC SPREAD FOOTING W/3# EA WAY 16" BLK PIER W/4# VERT. STEEL, HOOK & TIE TO FOOTING, FILL W/ CONC.

"SIMPSON" CONNECTORS

LU828 • 2x8 JOISTS
LU8210 • 2x12 JOISTS
HUC210-2 • 2x2x12 JOISTS (#EDGE)
SIMPSON HD3B • EA PIER TO BEAM-8x8



Rear Porch Addition

1/2" = 1' - 0"

Kingsbury Residence Porch Addition

Key West, FL

1019 Eaton Street

THOMAS E. POPE, P.A. ARCHITECT

FL

610 White Street, Key West

(305) 296 3611

date:
6/5/14
revision:

sheet:

A3

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 15, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW REAR PERGOLA WITH POOL BATH. DEMOLITION OF EXISTING CISTERN.

FOR- 1019 EATON STREET

Applicant- Thomas E. Pope

Application # H14-01-1044

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 809-3973 or visit our website at www.keywestcity.com.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Thomas Pope, 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:

1019 Eaton on the 7 day of July, 2014.

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 July 15, 2014.

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 H14 01 1044

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

Signed Name of Affiant: Thomas Pope

Date: _____

Address: 610 White St.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 7 day of July, 2014.

By (Print name of Affiant) Thomas Pope who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: 12/26/17



M. HOLLY BOOTON
MY COMMISSION # FF 070470
EXPIRES: December 26, 2017
Gundled Thru Budget Notary Services



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

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1002569 Parcel ID: 00002470-000000

Ownership Details

Mailing Address:

KINGSBURY GLENN M
2140 WOODLAND AVE
HAMMONTON, NJ 08037-3731

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 12KW

Affordable Housing: No

Section-Township-Range: 31-67-25

Property Location: 1019 EATON ST KEY WEST

Legal Description: KW PT LOT 1 SQR 19 G56-370/75 OR1430-1590/91L/E OR1513-1585/86 OR1513-1587/88L/E OR2584-327D/C OR2670-2128/33

Click Map Image to open interactive viewer



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 40 | 107 | 4,280.00 SF |

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 1388

Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 75
 Year Built 1938
 Functional Obs 0

Condition P
 Perimeter 230
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 67
 Grnd Floor Area 1,388

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 3

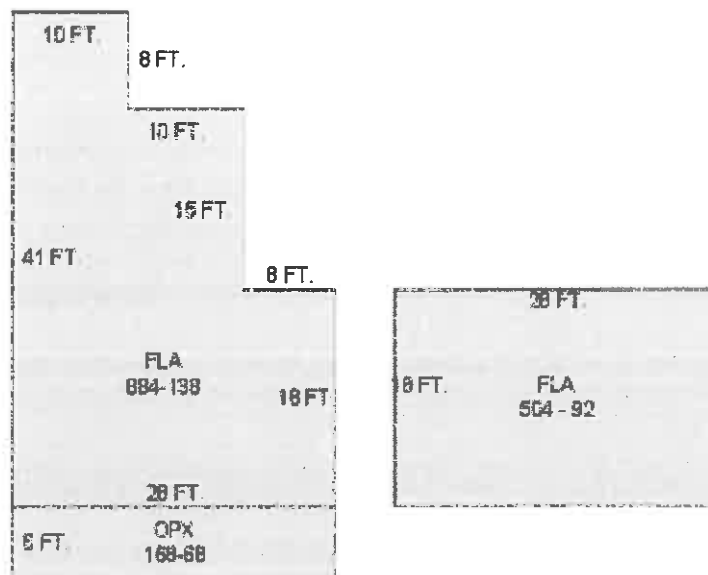
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 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 |
|-----|------|-----------------------|-----------|------------|-----------|------------|---------------------|------|
| 0 | FLA | 12:ABOVE AVERAGE WOOD | 1 | 1938 | | | | 504 |
| 1 | FLA | 12:ABOVE AVERAGE WOOD | 1 | 1938 | N N | 0.00 | 0.00 | 884 |
| 2 | OPX | 12:ABOVE AVERAGE WOOD | 1 | 1993 | N N | 0.00 | 0.00 | 168 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|----------|--------|-------|------------|-----------|-------|------|
| 1 | PT5:TILE PATIO | 86 SF | 0 | 0 | 1954 | 1955 | 4 | 50 |
| 2 | CL2:CH LINK FENCE | 1,016 SF | 0 | 0 | 1964 | 1965 | 1 | 30 |

Appraiser Notes

2013-11-25 MLS \$549,500 3/1 EYEBROW HOME READY FOR RENOVATION. UPSTAIRS HOUSES 2 BEDROOMS, AND DOWNSTAIRS OFFERS ONE BEDROOM AND A BATH. GREAT LOT WITH ACCESS FROM THE BACK ALLEY. LARGE YARD THAT IS WAITING FOR A POOL AND A NEW OWNERS CONCEPTS. CALL TODAY FOR YOU APPOINTMENT.

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2013 | 84,956 | 1,072 | 373,860 | 459,888 | 459,888 | 0 | 459,888 |
| 2012 | 86,764 | 1,072 | 286,962 | 374,798 | 149,384 | 25,500 | 123,884 |
| 2011 | 84,956 | 1,072 | 277,225 | 363,253 | 145,033 | 25,500 | 119,533 |
| 2010 | 84,956 | 1,072 | 347,408 | 433,436 | 142,890 | 25,500 | 117,390 |
| 2009 | 93,359 | 1,072 | 528,060 | 622,491 | 139,133 | 25,500 | 113,633 |
| 2008 | 119,697 | 1,072 | 594,920 | 715,689 | 138,994 | 25,500 | 113,494 |
| 2007 | 132,413 | 995 | 749,000 | 882,408 | 134,946 | 25,500 | 109,446 |
| 2006 | 269,330 | 995 | 406,600 | 676,925 | 131,655 | 25,500 | 106,155 |
| 2005 | 213,754 | 995 | 368,080 | 582,829 | 150,139 | 25,500 | 124,639 |
| 2004 | 175,562 | 995 | 321,000 | 497,557 | 145,766 | 25,500 | 120,266 |
| 2003 | 139,652 | 995 | 149,800 | 290,447 | 143,049 | 25,500 | 117,549 |
| 2002 | 136,332 | 995 | 118,556 | 255,883 | 139,697 | 25,500 | 114,197 |
| 2001 | 124,353 | 995 | 118,556 | 243,904 | 137,498 | 25,500 | 111,998 |
| 2000 | 122,772 | 1,357 | 81,320 | 205,449 | 133,494 | 25,500 | 107,994 |
| 1999 | 92,510 | 1,227 | 81,320 | 175,057 | 129,985 | 25,500 | 104,485 |
| 1998 | 74,478 | 988 | 81,320 | 156,786 | 127,938 | 25,500 | 102,438 |
| 1997 | 70,558 | 936 | 72,760 | 144,254 | 125,800 | 25,500 | 100,300 |
| 1996 | 52,919 | 702 | 72,760 | 126,381 | 122,136 | 25,500 | 96,636 |
| 1995 | 48,215 | 165 | 72,760 | 121,140 | 119,158 | 25,500 | 93,658 |
| 1994 | 43,119 | 147 | 72,760 | 116,026 | 116,026 | 25,500 | 90,526 |
| 1993 | 55,301 | 0 | 72,760 | 128,061 | 128,061 | 25,500 | 102,561 |
| 1992 | 55,301 | 0 | 72,760 | 128,061 | 128,061 | 25,500 | 102,561 |
| 1991 | 55,301 | 0 | 72,760 | 128,061 | 128,061 | 25,500 | 102,561 |
| 1990 | 34,045 | 0 | 54,570 | 88,615 | 88,615 | 25,500 | 63,115 |
| 1989 | 28,136 | 0 | 53,500 | 81,636 | 81,636 | 25,500 | 56,136 |

| | | | | | | | |
|------|--------|---|--------|--------|--------|--------|--------|
| 1988 | 25,087 | 0 | 46,010 | 71,097 | 71,097 | 25,500 | 45,597 |
| 1987 | 21,365 | 0 | 31,886 | 53,251 | 53,251 | 25,500 | 27,751 |
| 1986 | 21,456 | 0 | 30,816 | 52,272 | 52,272 | 25,500 | 26,772 |
| 1985 | 20,955 | 0 | 17,420 | 38,375 | 38,375 | 25,500 | 12,875 |
| 1984 | 19,904 | 0 | 17,420 | 37,324 | 37,324 | 25,500 | 11,824 |
| 1983 | 19,904 | 0 | 17,420 | 37,324 | 37,324 | 25,500 | 11,824 |
| 1982 | 20,195 | 0 | 17,420 | 37,615 | 37,615 | 25,500 | 12,115 |

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 |
|-----------|----------------------------|---------|-------------|---------------|
| 2/5/2014 | 2670 / 2128 | 450,000 | WD ***** | 02 ***** |

This page has been visited 33,800 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176