

# **Staff Report**

- 4 Add third story roof to existing third floor deck, ~~extend floor porch over second floor porch and add a small spa~~ **#817 Eaton Street - William Horn (H11-01-936)**

This staff report is for the review of a request to build a roof over an existing roof deck. The applicant has made some modifications on the plans from his last presentation of July 26, 2011. The plans no longer include the extension of the existing roof deck over the side exterior stairs. The historic house located on #817 Eaton Street is listed as a contributing resource and was built circa 1892. The two and a half story frame structure has been converted into a condominium. The proposed roof over an existing roof deck will be done on the north east corner of the building, which, according to the latest Sanborn maps, is a non historic addition. The applicant has also submitted a letter from the President of the 817 Eaton Street Condominium Association approving the addition of the roof, "*contingent upon an engineering analysis to verify that the weight of the new roof can be supported by the existing structure.*"

Staff has the following comments regarding the proposed plans:

1. The proposed roof over an existing roof deck will create a third floor. According to the guidelines this new proposed roof will exceed the two and a half stories regulation for maximum height in the historic district; the roof rafters of the proposed new roof will not be resting on the top plate of the second story wall. (Definition of two and a half stories- page 76 and Guideline 3, page 38a)

Staff understands the problem the owner of this apartment has with water penetration, nevertheless this approach to minimize water infiltrating to the interior of the building is in conflict with the guidelines. The proposed new roof is inconsistent with the guidelines for additions, alterations and new construction.

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H-11-01-936

OWNER'S NAME: CURTIS H. PLYLER DATE: 7/11/11

OWNER'S ADDRESS: 817 EATON ST. PHONE #: \_\_\_\_\_

APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, PA PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 EATON ST.

ADDRESS OF CONSTRUCTION: 817 EATON ST. # OF UNITS: \_\_\_\_\_

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK:  
ADD 3<sup>RD</sup> STAIR ROOF TO EXISTING 3<sup>RD</sup> FLOOR DECK, EXTEND PORCH FLOOR OVER 2<sup>ND</sup> FLOOR PORCH, ADD SMALL SPA.

*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: 7/11/11  
 Applicant's Signature: \_\_\_\_\_

**Required Submittals**

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

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred  \_\_\_\_\_

Reason for Deferral or Denial:

7/26/11 - postponed for further review of plans and comments  
plus proper approval from condo association. Shall not

HARC Comments:

Historic structure listed as contributing. Frame vernacular built  
c. 1892.

Guidelines for additions & alterations (pages 36-38)

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

Date: 7/26/11

Signature: [Signature]

Historic Architectural  
Review Commission

# **Condominium Association Letter**

August 11, 2011

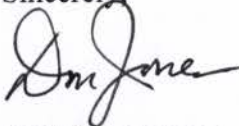
Mr. Rudy Molinet  
Chairman  
Historical Architectural Review Commission  
City of Key West  
Post Office Box 1409  
Key West, Florida 33041

Dear Mr. Molinet:

During the 23 August 2011 HARC meeting, Mr. William Horn will be submitting plans (H11-01-936) for covering an existing deck of Unit 4 with a pitched roof at 817 Eaton Street Condominium. The deck is raised above the second level of the building and has been a source of water infiltration into several units with considerable repair costs. With the roof covered, water accumulation would be minimized, allowing better protection to Units 2 and 4 of this property. The proposed modification will face the rear of the property, and the work is being done to a part of the house that is not historic.

Kristi and Curt Plyler, the owners of Unit 4, presented the plans to the 817 Eaton Street Condominium Association, Inc. and to each individual owner. The 817 Eaton Street Condominium Association, Inc. and the ownership unanimously support their efforts to secure the necessary approvals to proceed with these plans as presented, contingent upon an engineering analysis to verify that the weight of the new roof can be supported by the existing structure. All the members of the COA believe the modification improves the cosmetic appearance of this portion of the building as viewed from Gecko Lane and from the rear. If there are any questions, please do not hesitate to contact me concerning any issues related to this proposed modification of the 817 Eaton Street Condominium.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Michael Jones". The signature is fluid and cursive, with the first name "D." and last name "Jones" clearly visible.

D. Michael Jones  
President, 817 Eaton Street Condominium Association, Inc.  
305-407-7484, 305-295-0770, dmjgastro@aol.com

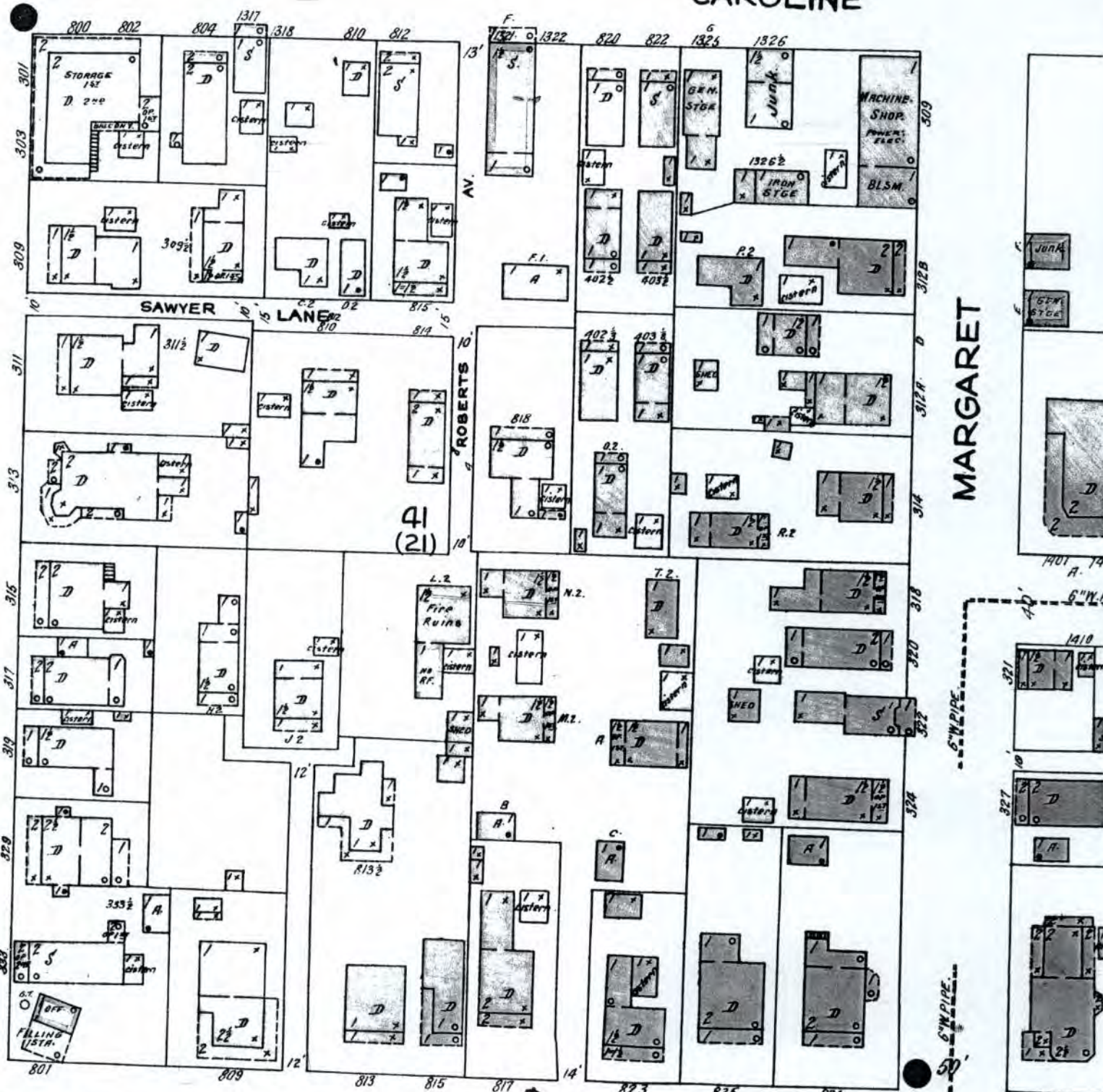
# **Sanborn Maps**



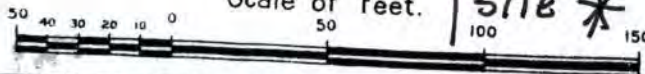
CAROLINE

WILLIAM  
6" W. PIPE

MARGARET



Scale of Feet.

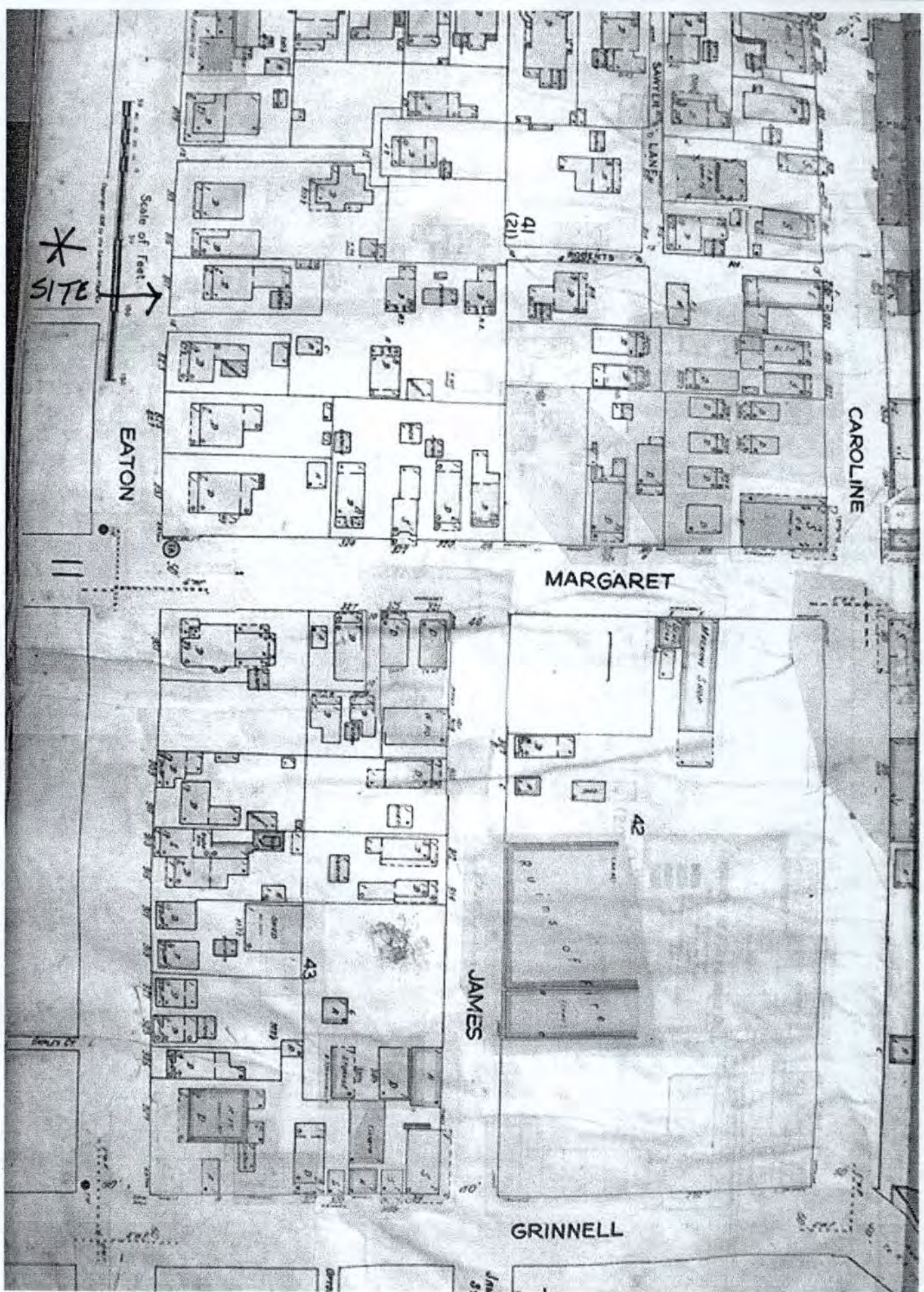


EATON

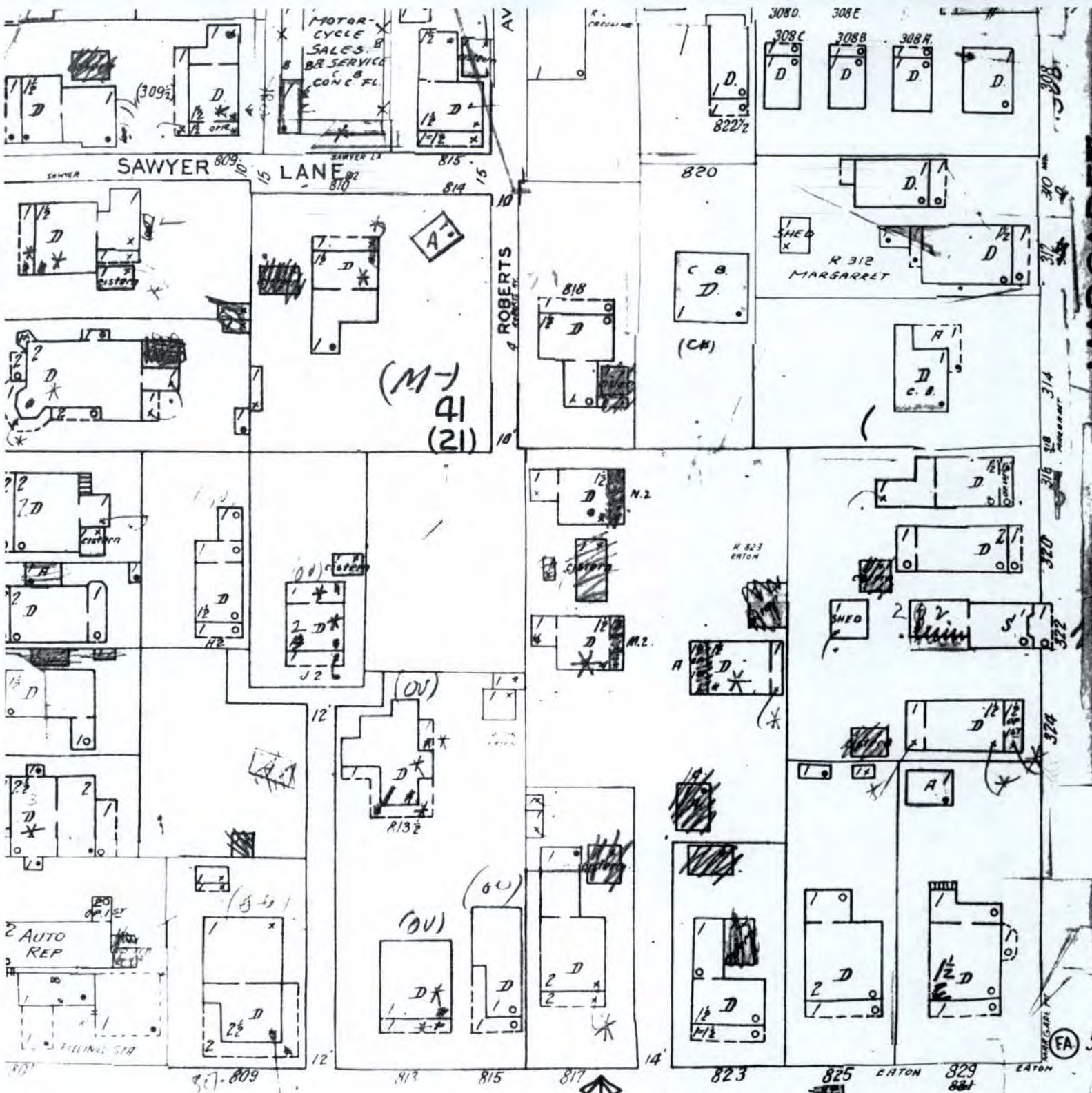
Copyright 1926 by the Sanborn Map Co.

1926

817 EATON ST.



1948 6-2  
817 EATON ST.



Scale of Feet.

SITE \*

EATON

Copyright 1926 by the Sanborn Map Co

1962  
817 EATON ST.

## **Project Photos**

817 EATON IN 1965

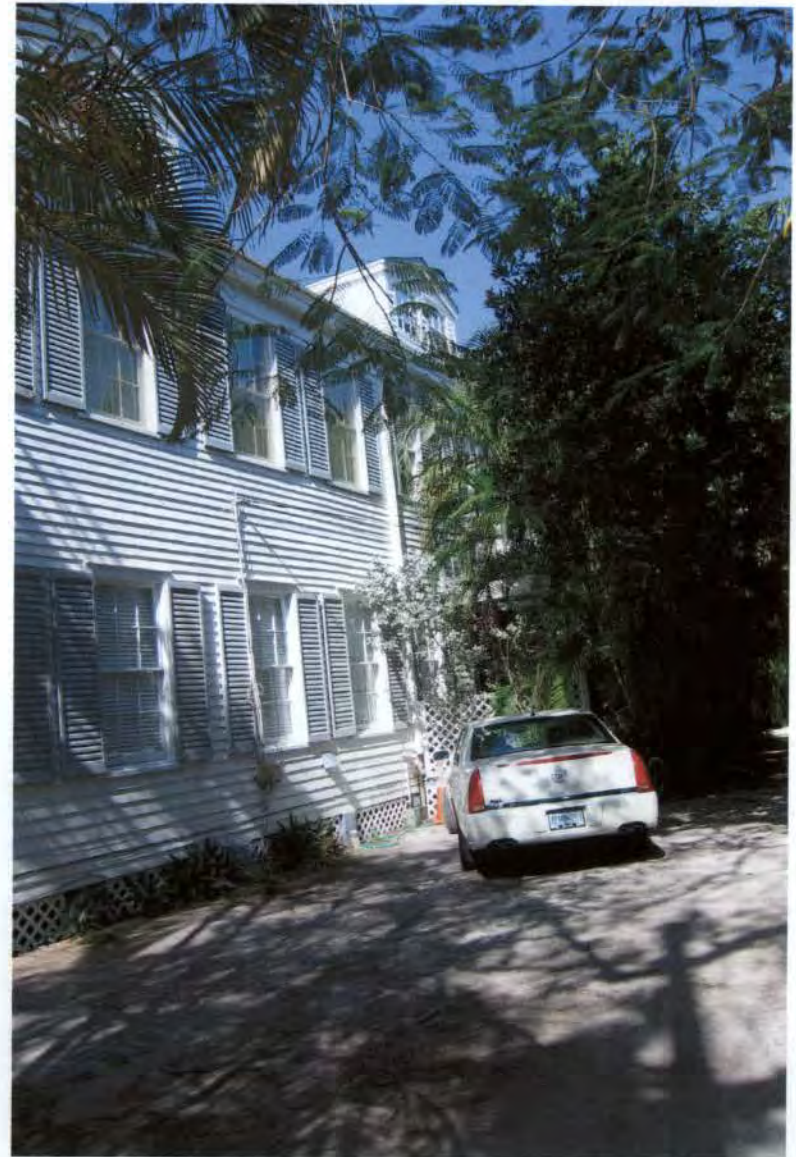




817 EATON ST.



REAR STAIN



SIDE ALLEY WITH  
REAR DORMER AT TOP  
OF PHOTO



2ND FLOOR



3RD FLOOR



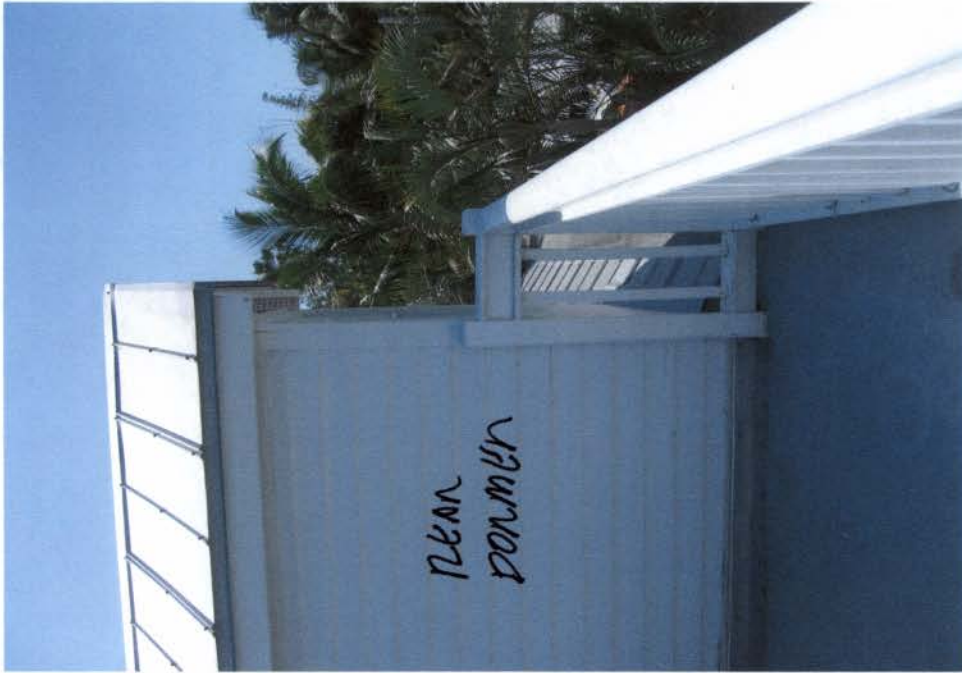




BOTTOM OF REAR STAIRS

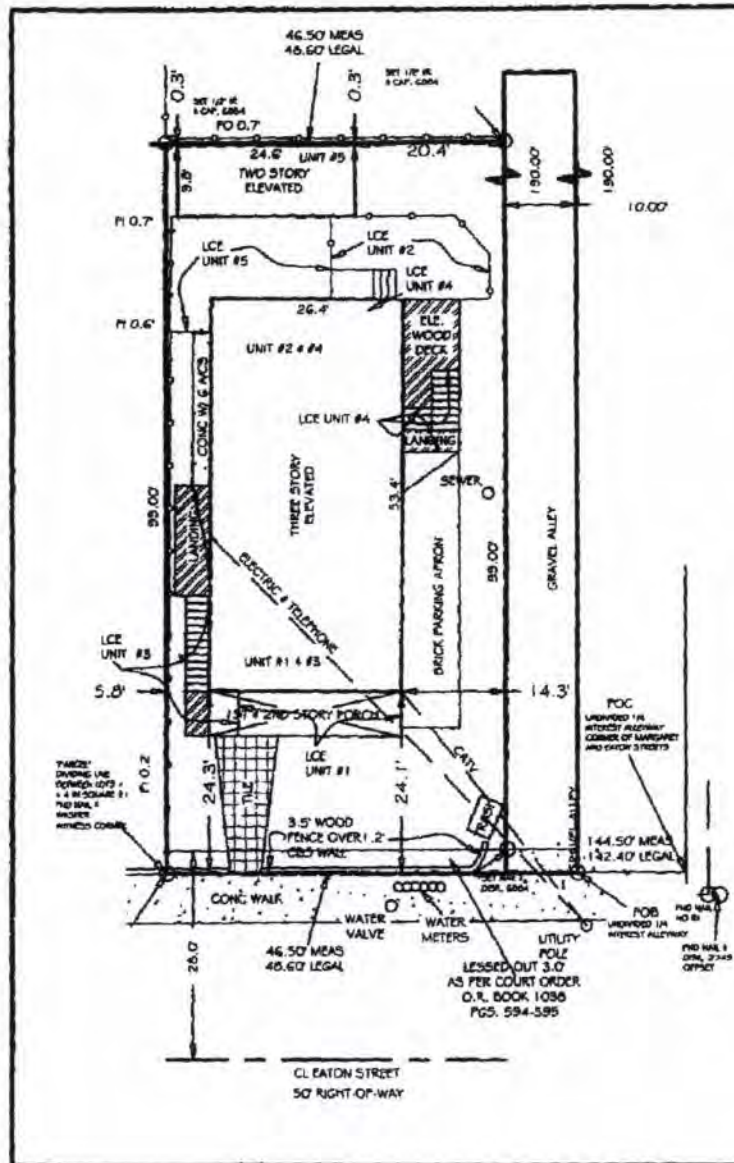


817 EATON



EXISTING 3RD FLOOR DECK

# Survey



# 817 EATON STREET

UNITS #1, #2, #3, #4 & #5  
LIMITED COMMON ELEMENTS

Doc# 1470627  
Bk# 2045 P## 1398

**R.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPER

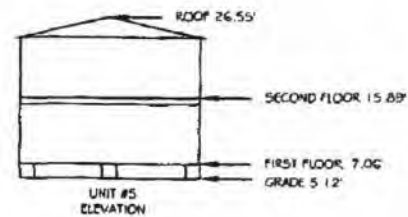
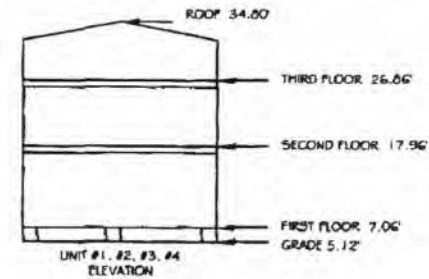
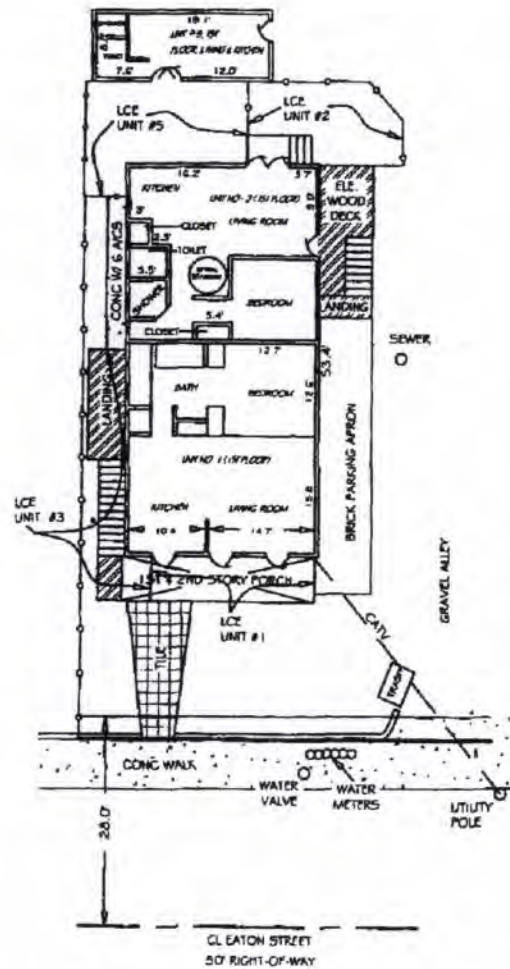
PLANS PREPARED BY: R. REECE  
DATE: 02/24/75  
REV: 02/24/75

817 EATON STREET, SEV. WES., FL. 33040			
CONDOMINIUM SURVEY			
FLOOD PANEL NO.	17164		
FLOOD ZONE	RE-6		
NO.	DATE	REVISIONS	BY
SCALE	1" = 100'	DATE	BY
HEET	4 OF 7	DRAWN BY	RE

# 817 EATON STREET

UNITS #1, #2 & #5  
FIRST FLOOR PLAN AND ELEVATION

Doc# 1470627  
Bk# 2045 P## 1400



**R.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPER

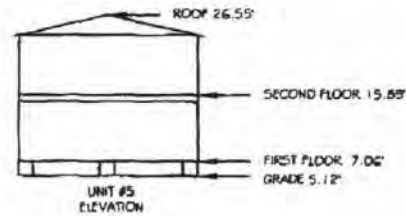
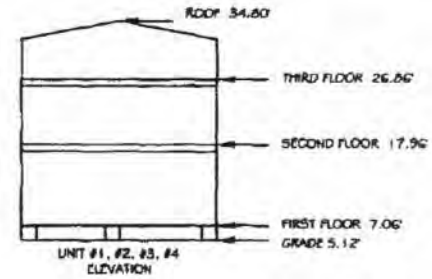
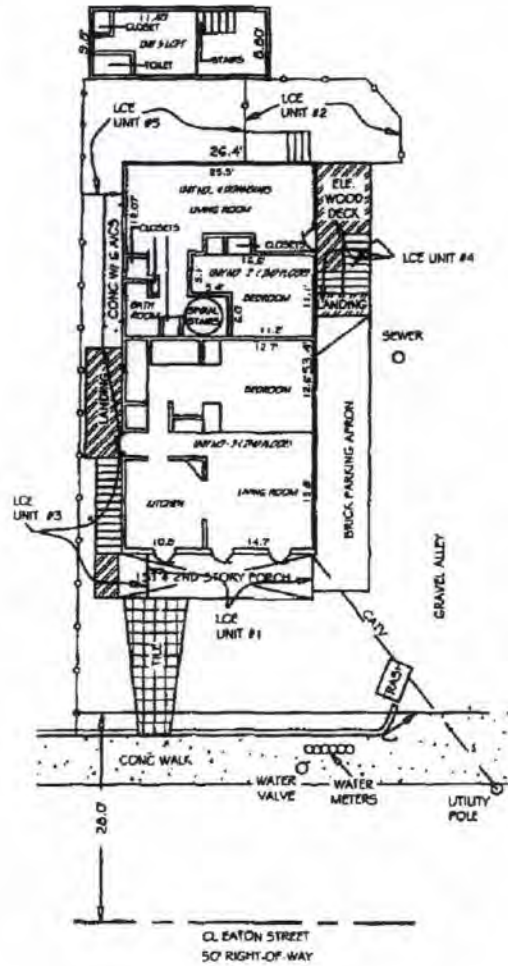
#1 5175 S.W. 86, FORT LAYTON, FL 32043  
PHONE: 305-881-1548  
FAX: 305-881-1422

817 EATON STREET KEY WEST FL 33040			
CONDOMINIUM SURVEY			
FLOOR PLAN NO.	171641	DATE	
FLOOR ZONE	NE 02	SCALE	
NO.	DATE	REVISIONS	BY
104	1/23	DATE: 1/10/80'S	PROJECT NO: 205-1-608
DATE: 1/2/87	CREATED BY: RE	SCALE: 1/4"	

# 817 EATON STREET

## UNITS #3, #4 & #5 SECOND FLOOR PLAN AND ELEVATION

Doc# 1478627  
BKN 2045 PGM 1401



**A.R.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPER

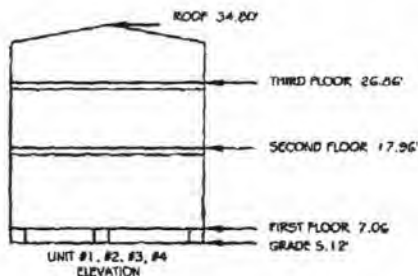
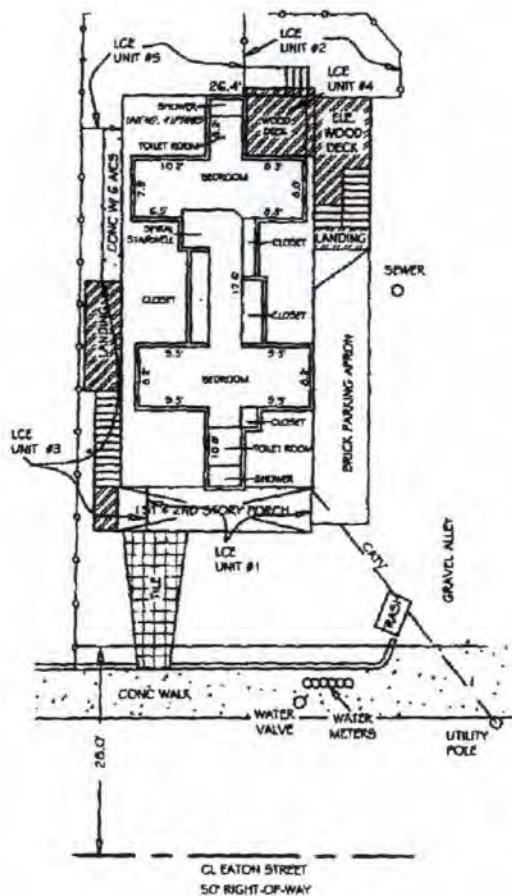
15 39TH AVE. BEYOND N. 33RD  
SUITE 200-871-1245  
PA 19087-5428

517 EATON STREET, KEY WEST, FL 33090			
CONDOMINIUM SURVEY			
FLOOR PANEL NO.	1714		
FLOOR ZONE	N 0'		
NO.	DATE	REVISIONS	BY
1	07/11/03		
SHEET 6 OF 7		DATE	BY

# 817 EATON STREET

## UNIT #4

### THIRD FLOOR PLAN AND ELEVATION



Doc# 1470627  
BKN 2045 PGM 1402

**R.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPER

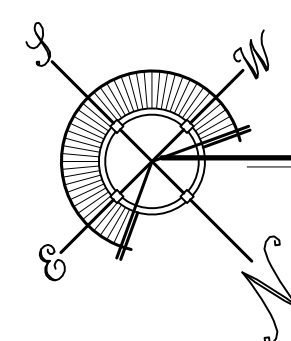
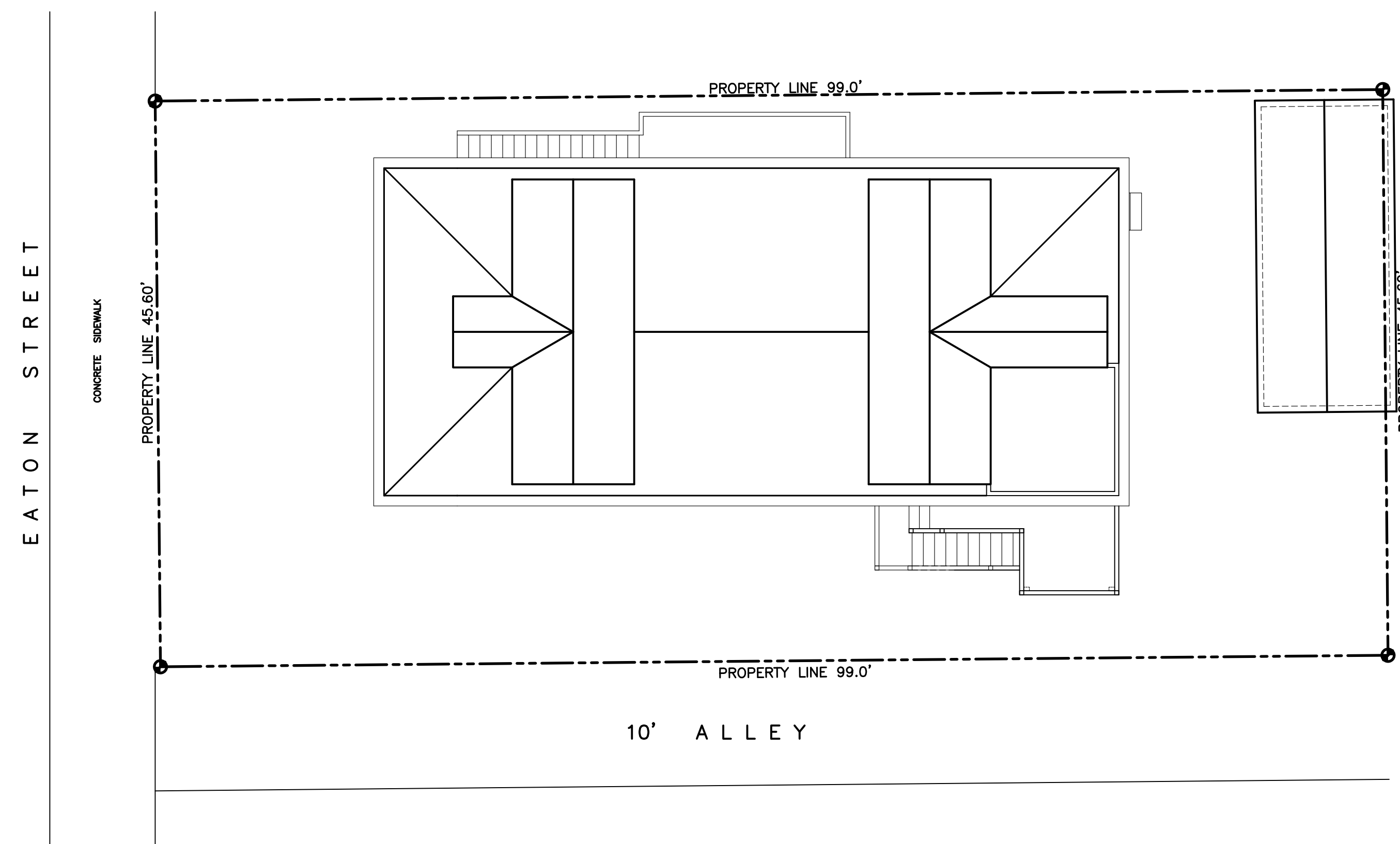
617 EATON STREET, KEY WEST, FL 33040  
CONDOMINIUM SURVEY  
FLOOD PANEL NO. 1746-H  
FLOOD ZONE AE-C

NO.	DATE	REVISIONS	BY
1	11-14-03		JOB/RECE
2	1-14-04		RECE

3 OF 7 SHEETS

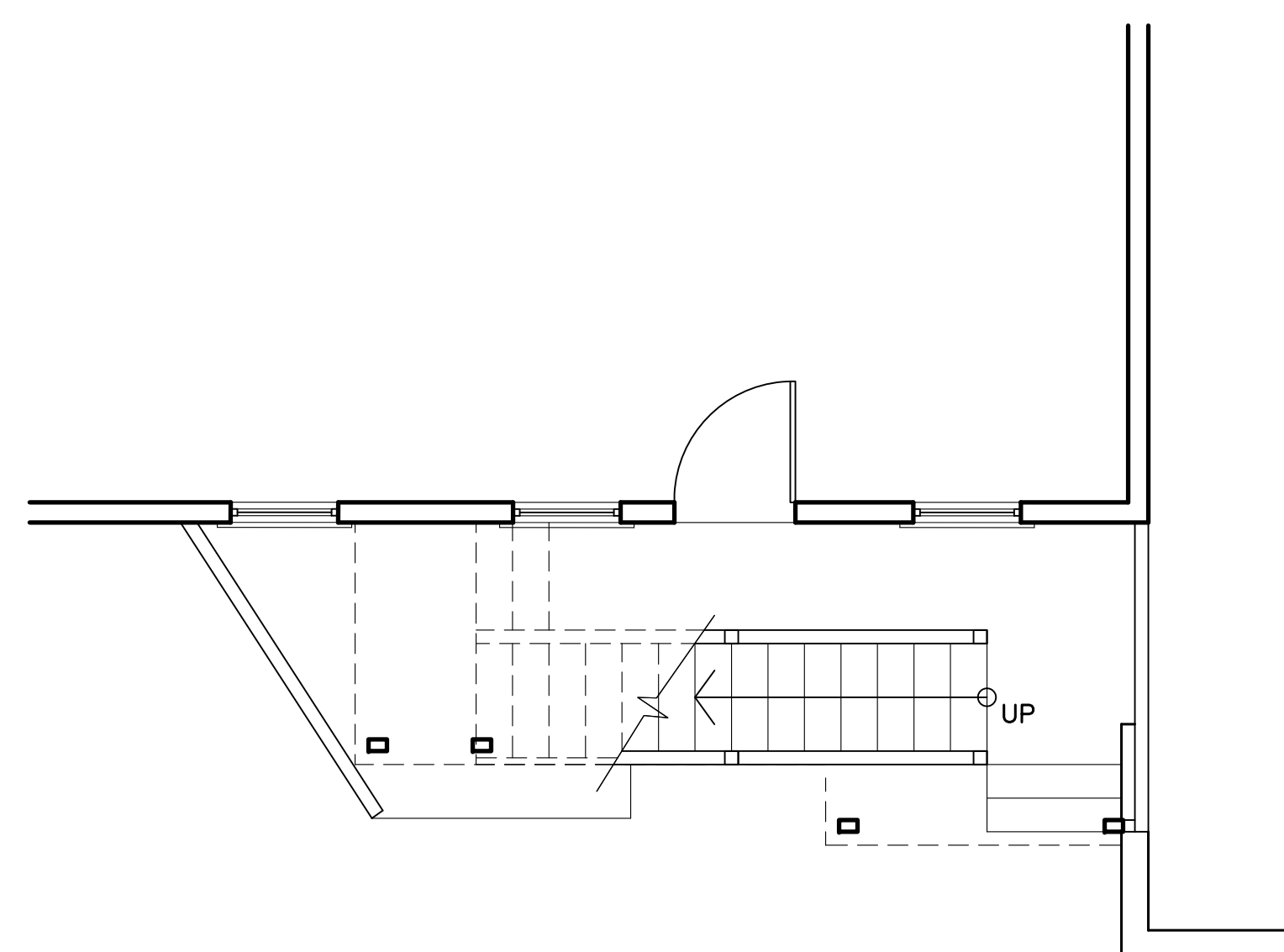
# **Amended Plans**





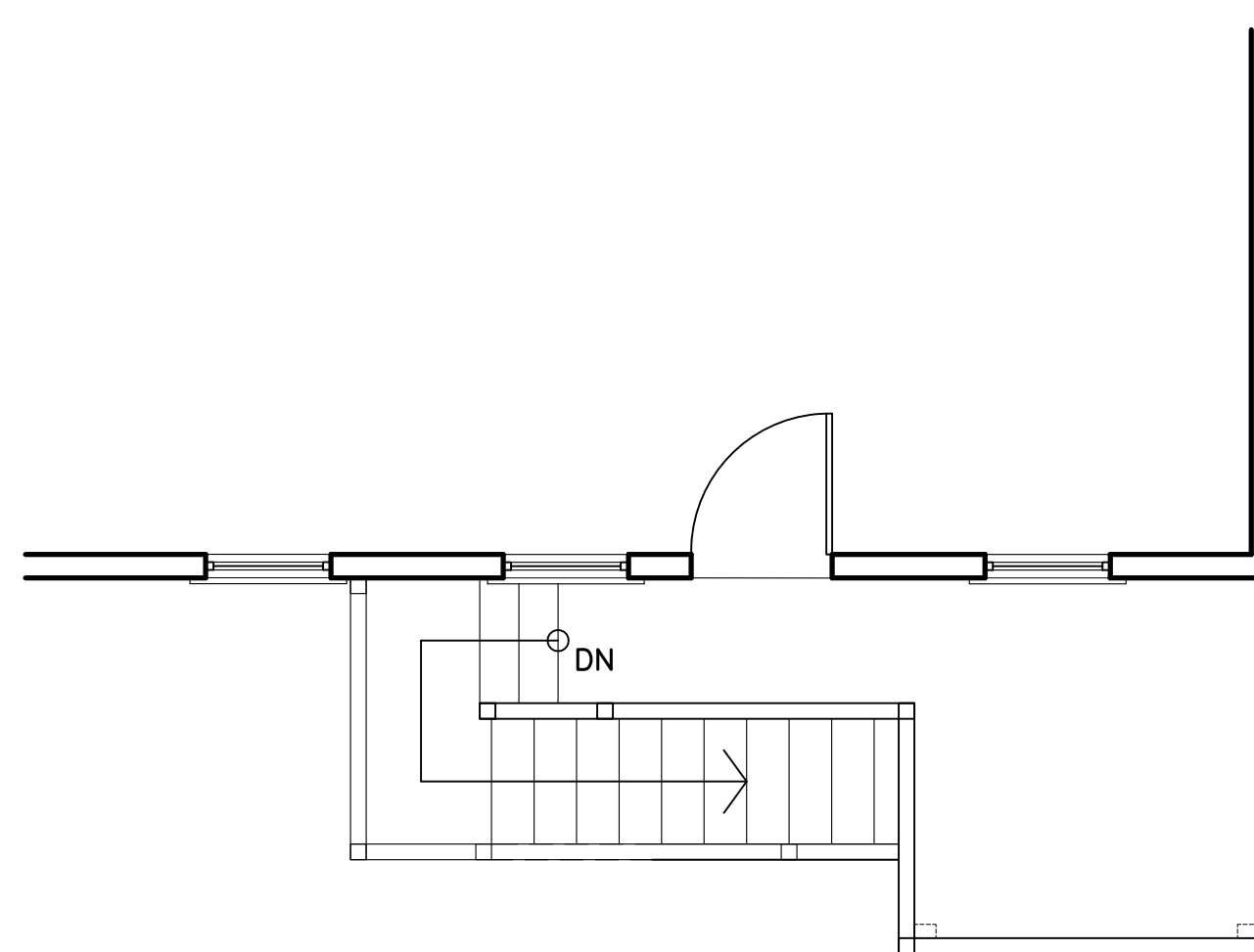
EXISTING SITE PLAN

SCALE: 1/8"=1'-0"



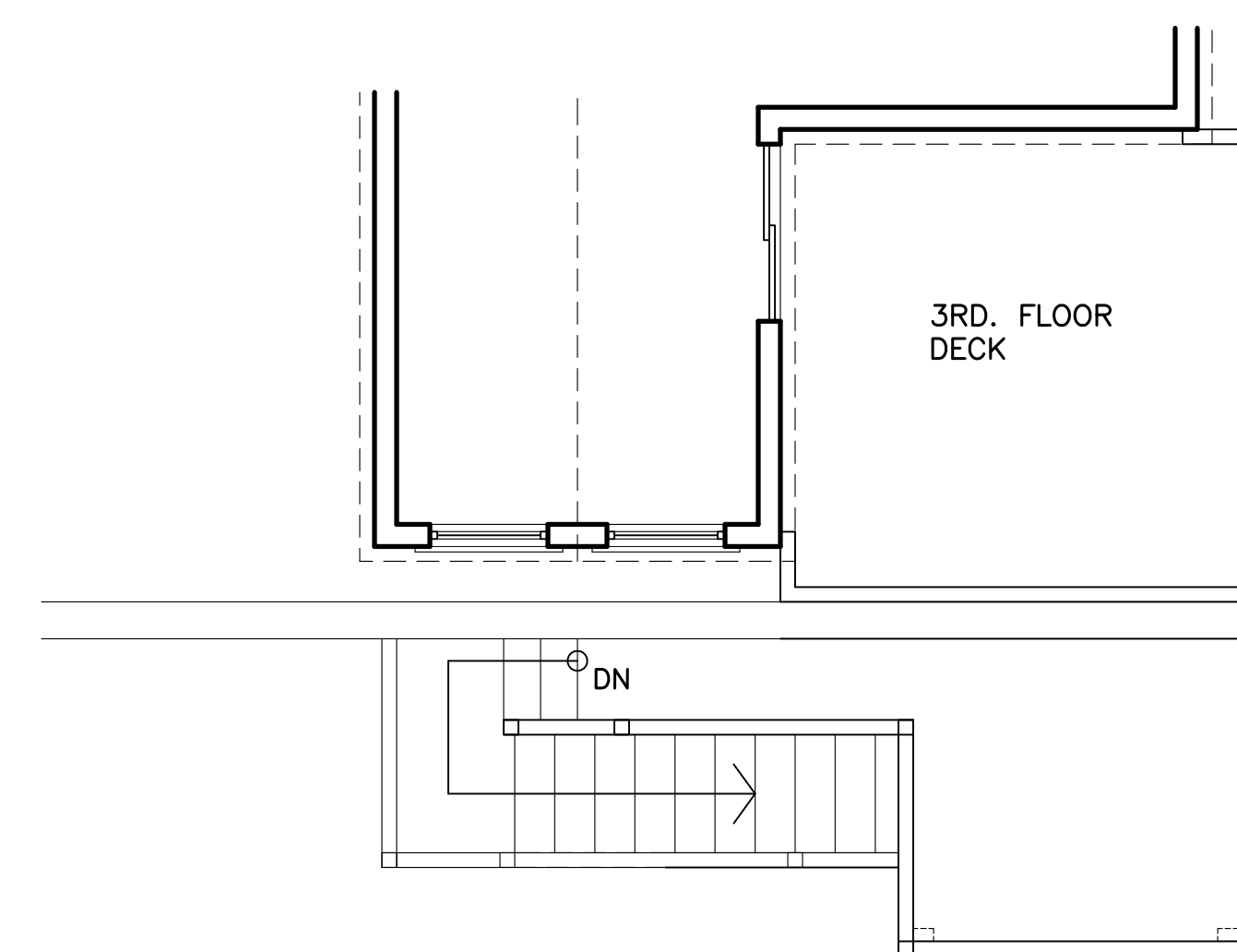
EXISTING LOWER FLOOR PLAN

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



EXISTING MIDDLE FLOOR PLAN

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



EXISTING TOP FLOOR PLAN

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

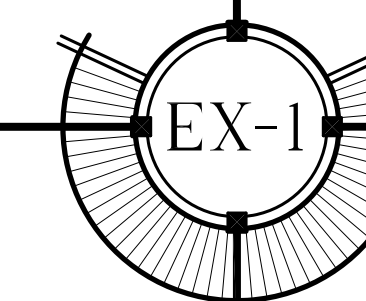
SEAL \_\_\_\_\_

DATE  
02-25-11  
07-15-11 HARC  
08-08-11 HARC REV.

REVISIONS \_\_\_\_\_

DRAWN BY  
EMA

PROJECT  
NUMBER  
1102



SEAL \_\_\_\_\_

DATE  
02-25-11  
07-15-11 HARC  
08-08-11 HARC REV.

REVISIONS \_\_\_\_\_

DRAWN BY  
EMA

PROJECT  
NUMBER  
1102

NEW ROOF OVER EXISTING  
DECK (V-CRIMP METAL  
ROOFING TO MATCH EXISTING)

PROVIDE GUTTER AND DOWNSPOUT TO  
DRAIN TO EXISTING INVERTED GUTTER

EXISTING ROOF BEYOND  
EXISTING DORMER



PARTIAL BACK ELEVATION

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

PROVIDE GUTTER AND DOWNSPOUT TO  
DRAIN TO EXISTING INVERTED GUTTER

EXISTING ROOF BEYOND  
EXISTING DORMER

EXISTING ROOF BEYOND  
ADD NEW ROOF OVER  
EXISTING DECK  
(GALVALUME V-CRIMP  
ROOFING)



PARTIAL SIDE ELEVATION

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

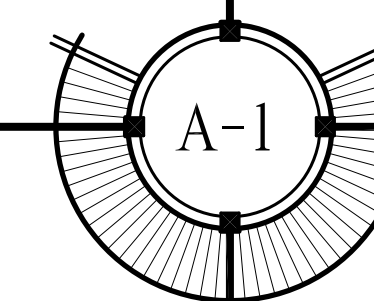
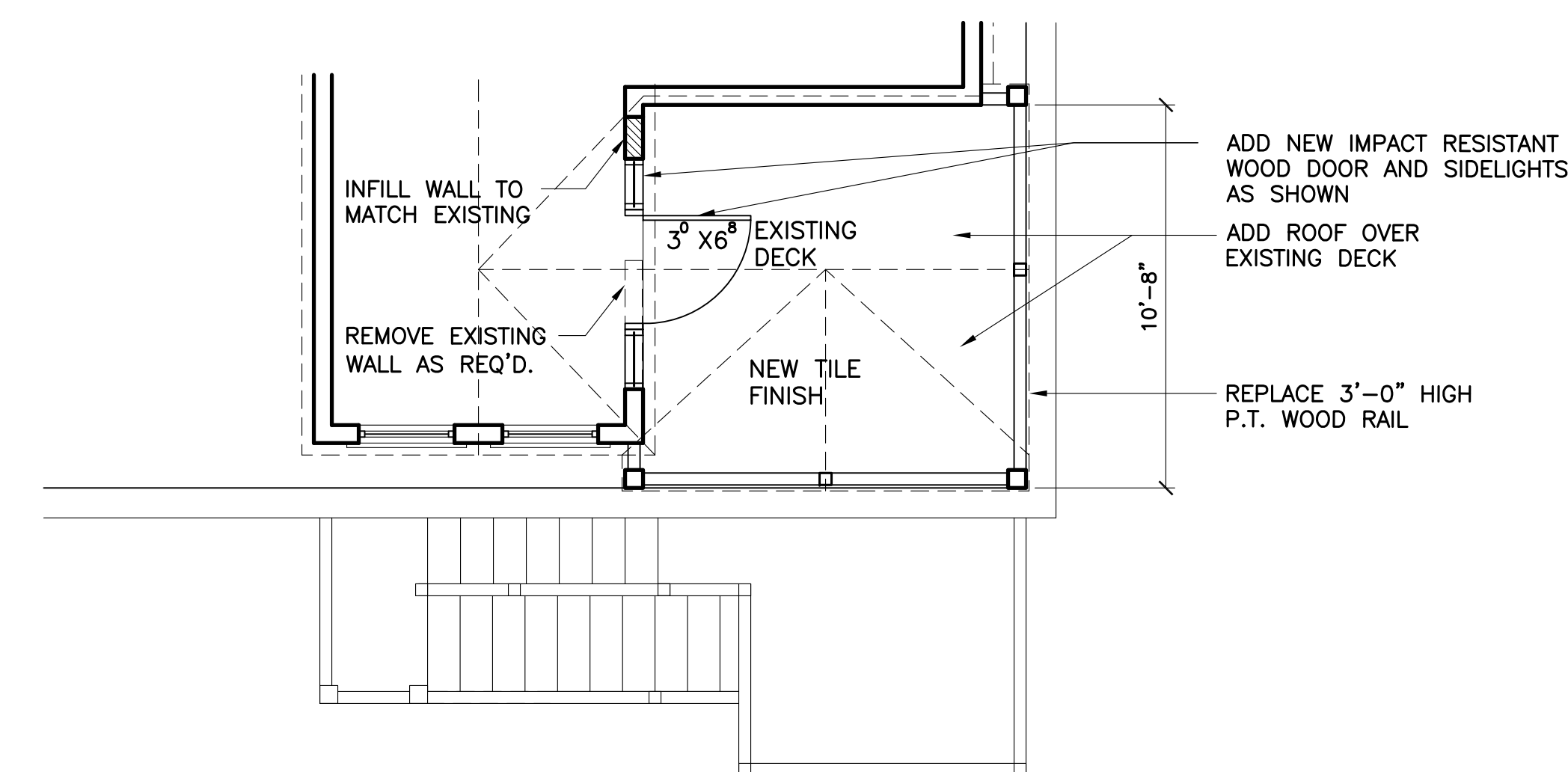
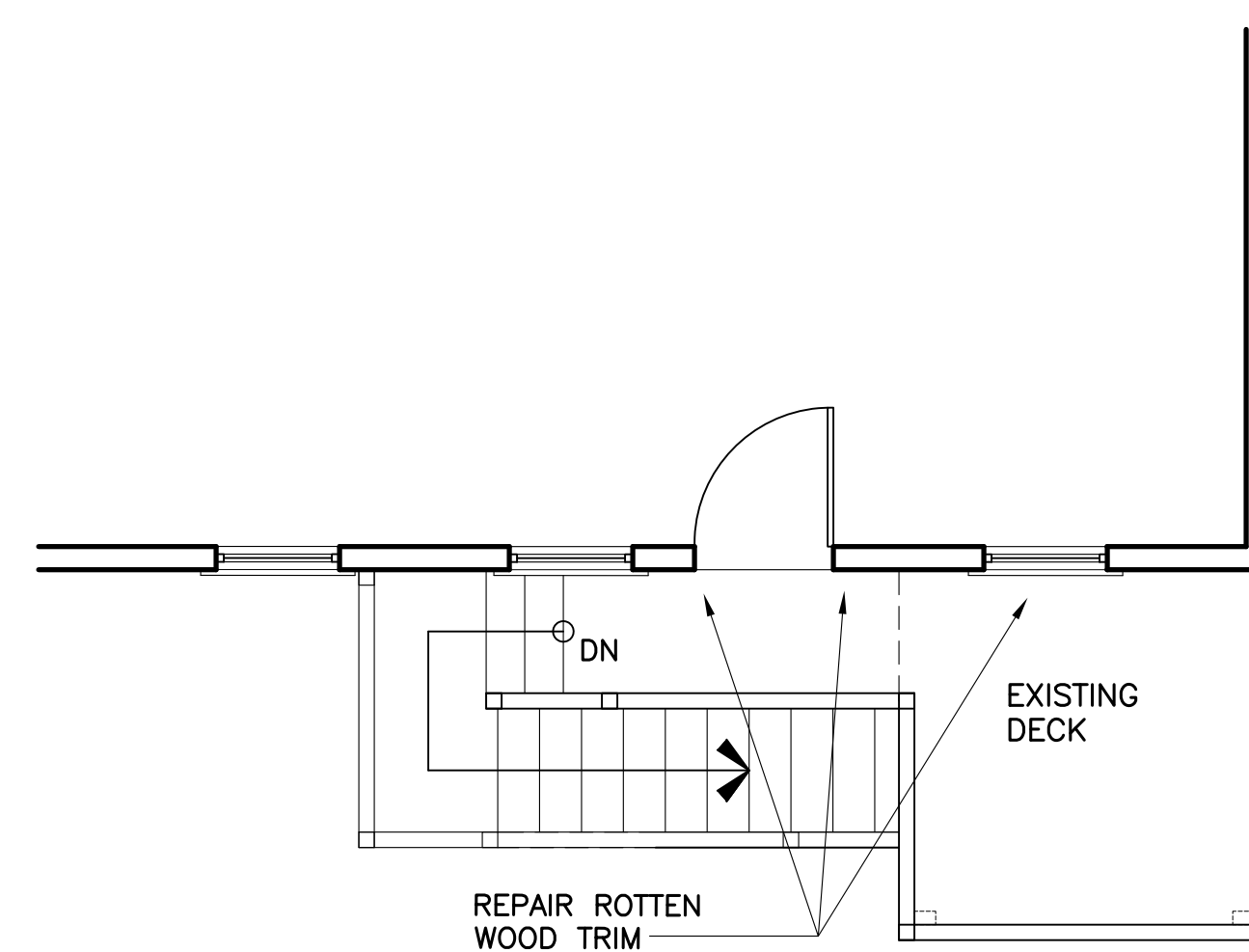
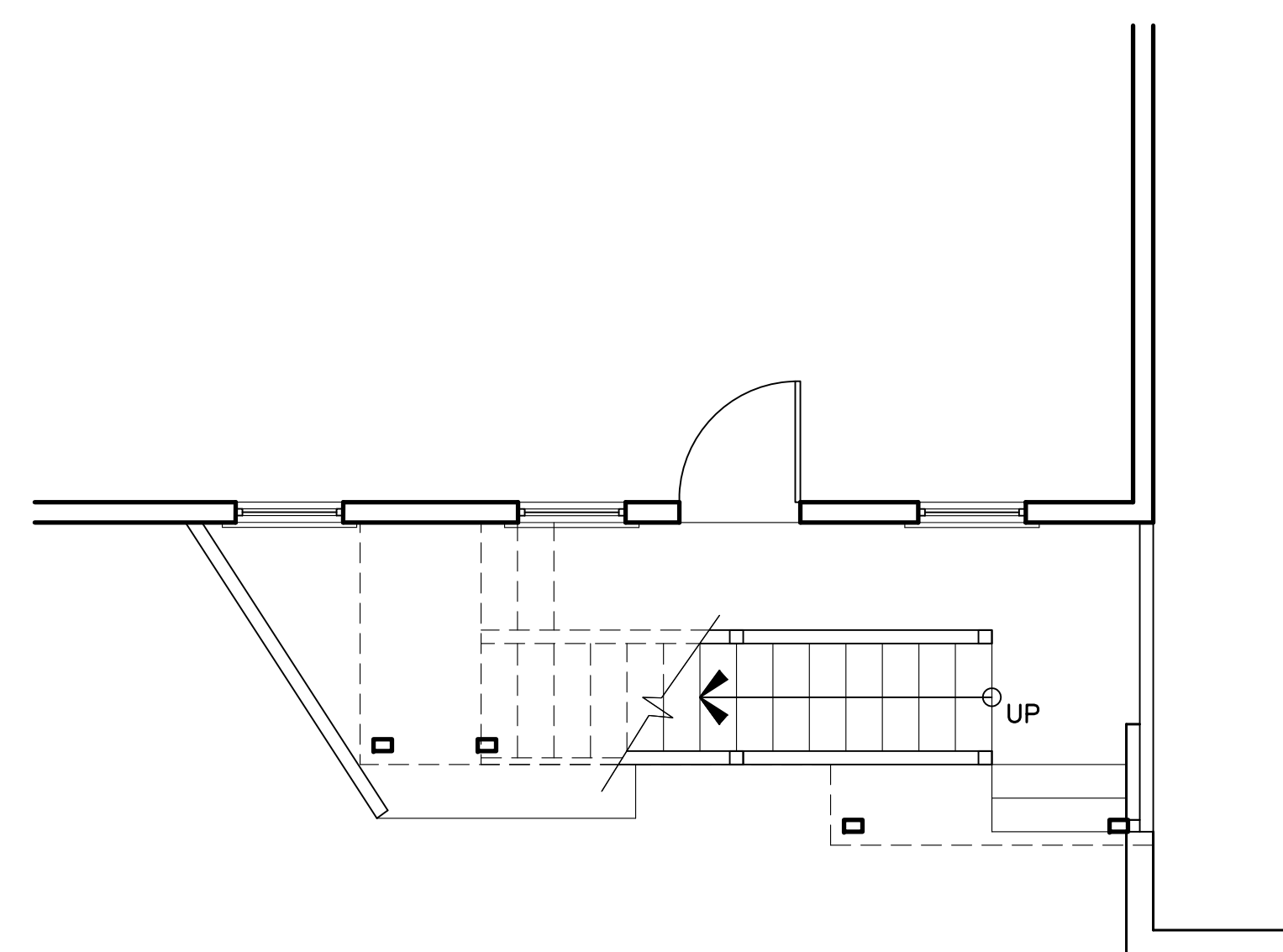
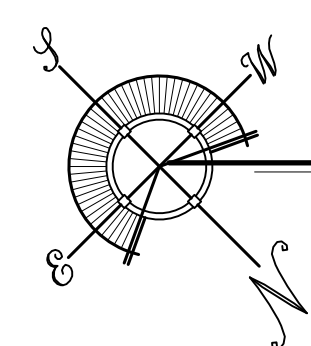
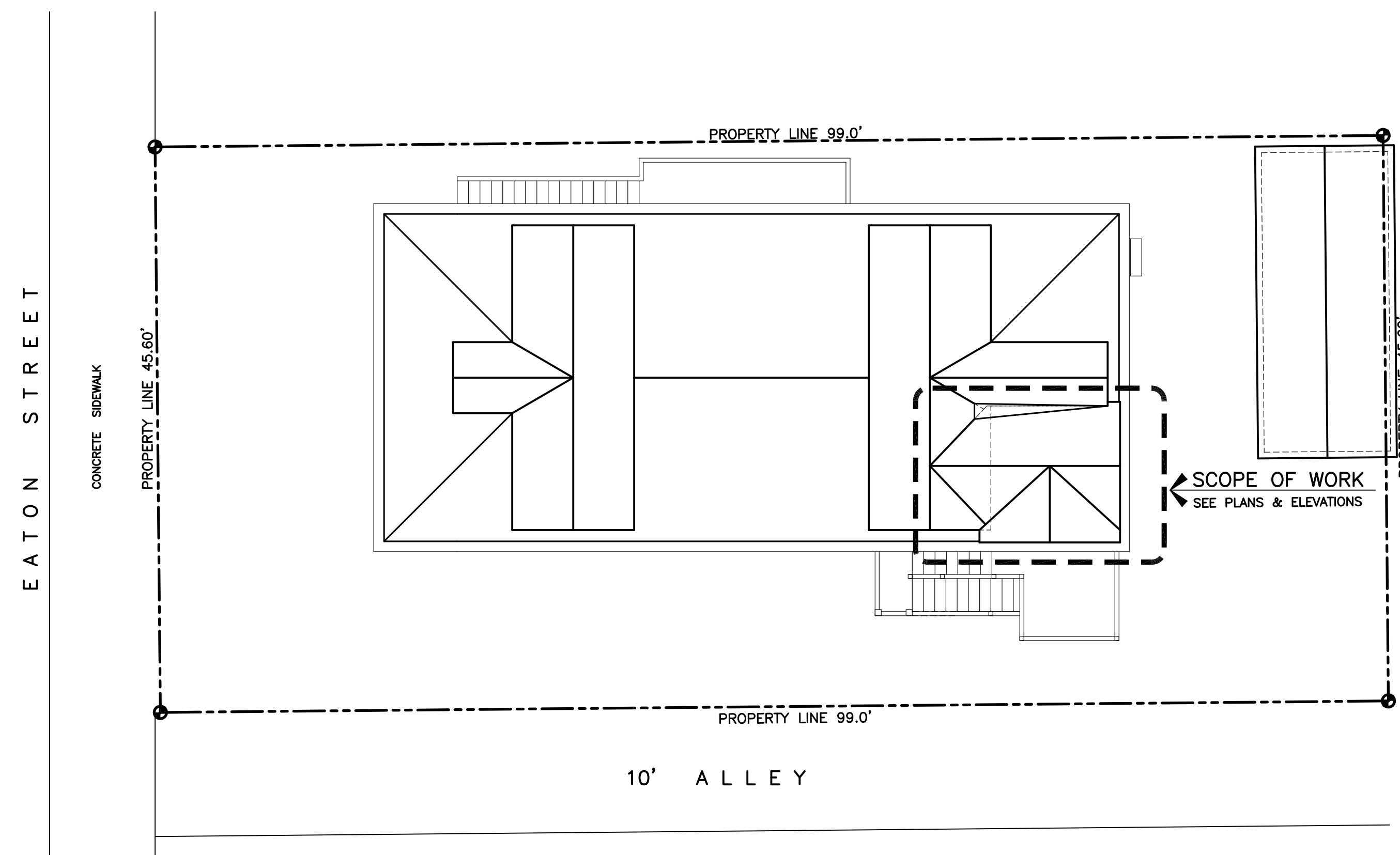
SEAL \_\_\_\_\_

DATE  
02-25-11  
07-15-11 HARC  
08-08-11 HARC REV.

REVISIONS \_\_\_\_\_

DRAWN BY  
EMA

PROJECT  
NUMBER  
1102





EXISTING PARTIAL BACK ELEVATION

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



EXISTING PARTIAL SIDE ELEVATION

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

SEAL \_\_\_\_\_

DATE  
02-25-11  
07-15-11 HARC  
08-08-11 HARC REV.

REVISIONS \_\_\_\_\_

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EMA

PROJECT  
NUMBER  
1102

# Site Plans

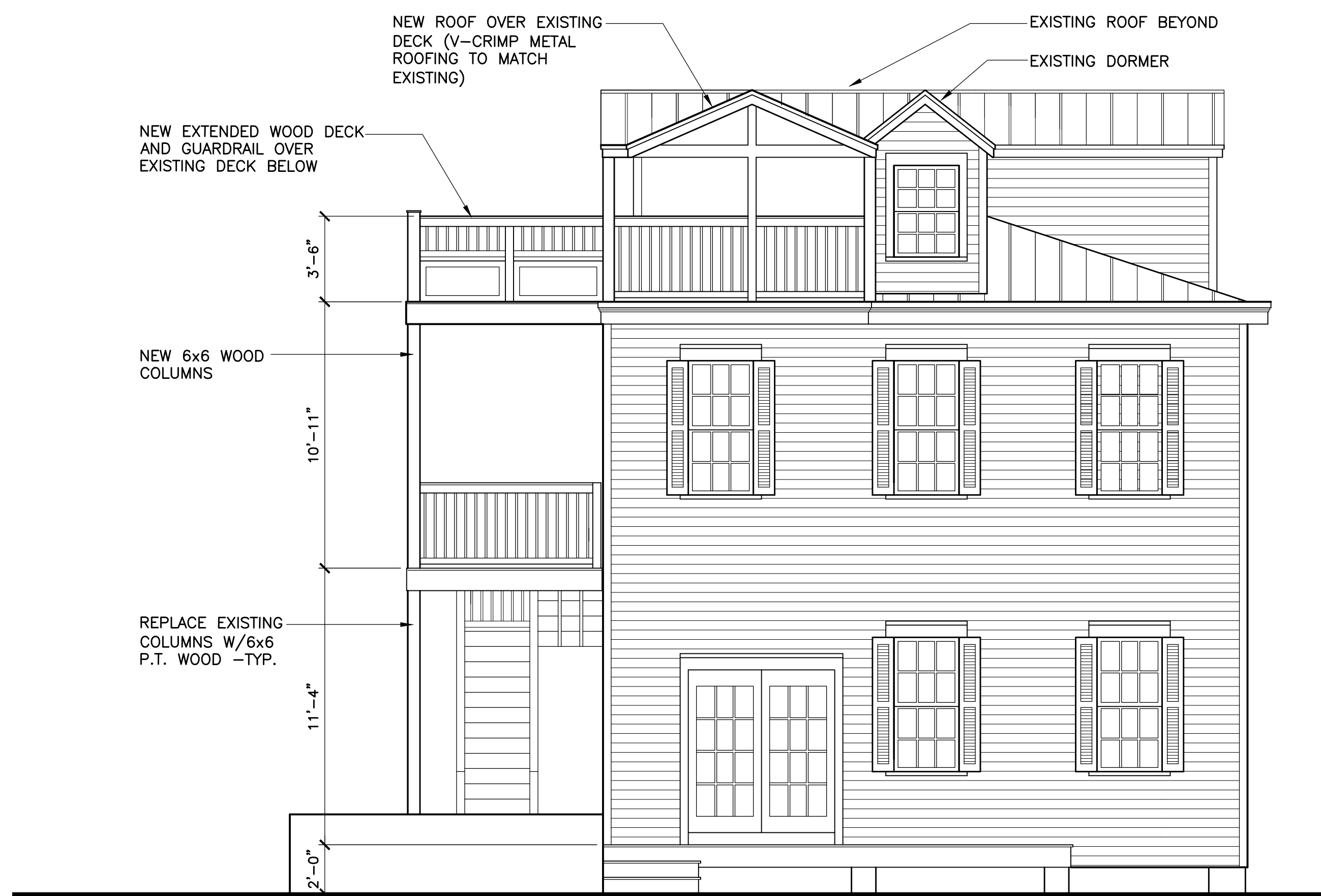
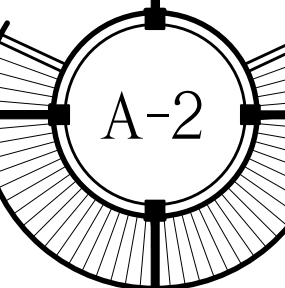
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DATE  
02-25-11  
07-15-11 HARC

REVISIONS

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EMA

PROJECT  
NUMBER  
1102



PARTIAL BACK ELEVATION

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



PARTIAL SIDE ELEVATION

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

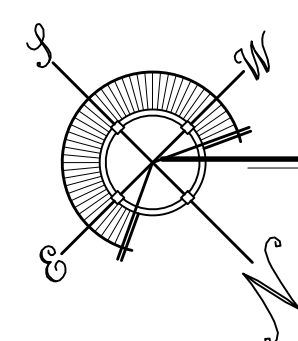
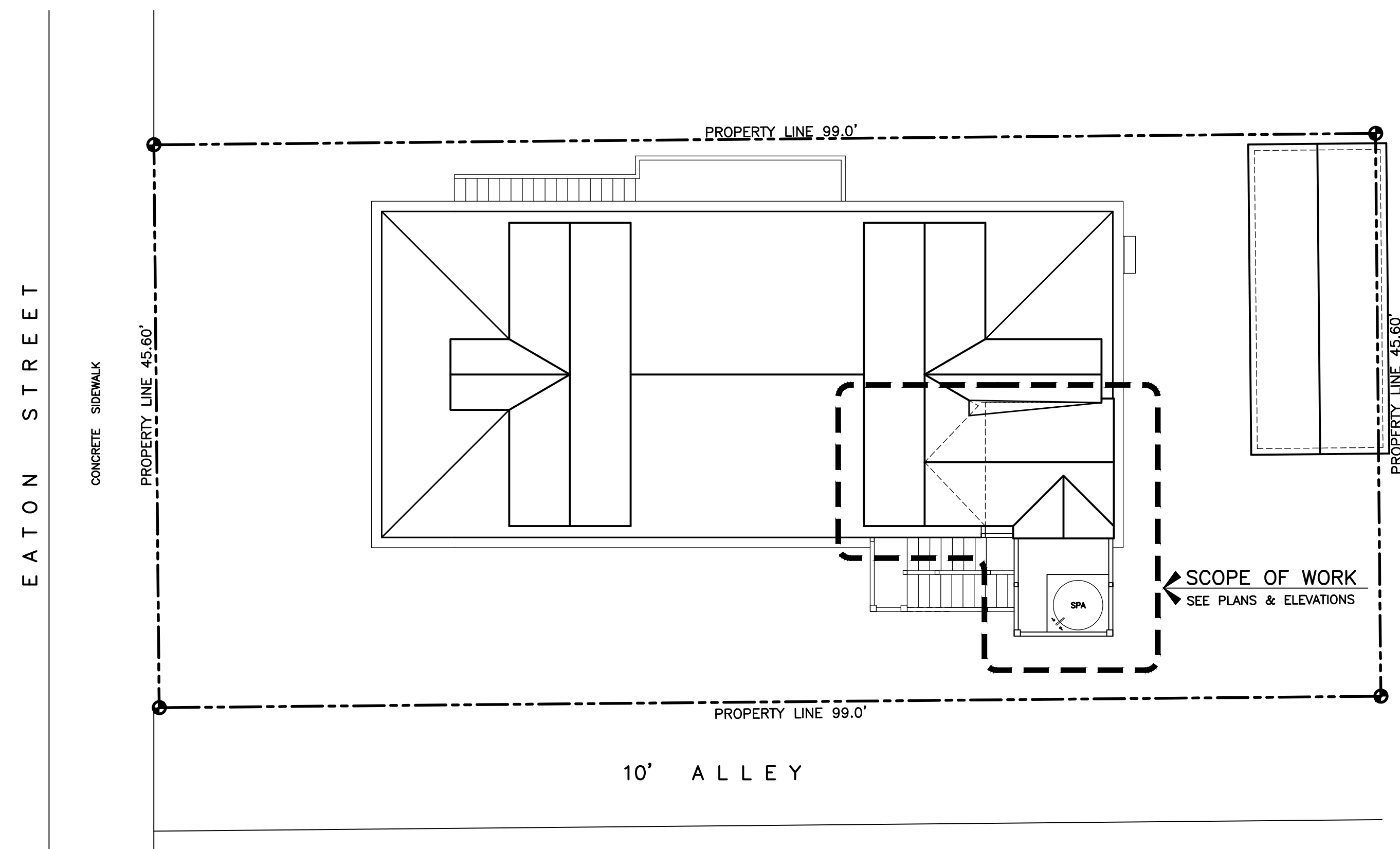
SEAL \_\_\_\_\_

DATE  
02-25-11  
07-15-11 HARC

REVISIONS \_\_\_\_\_

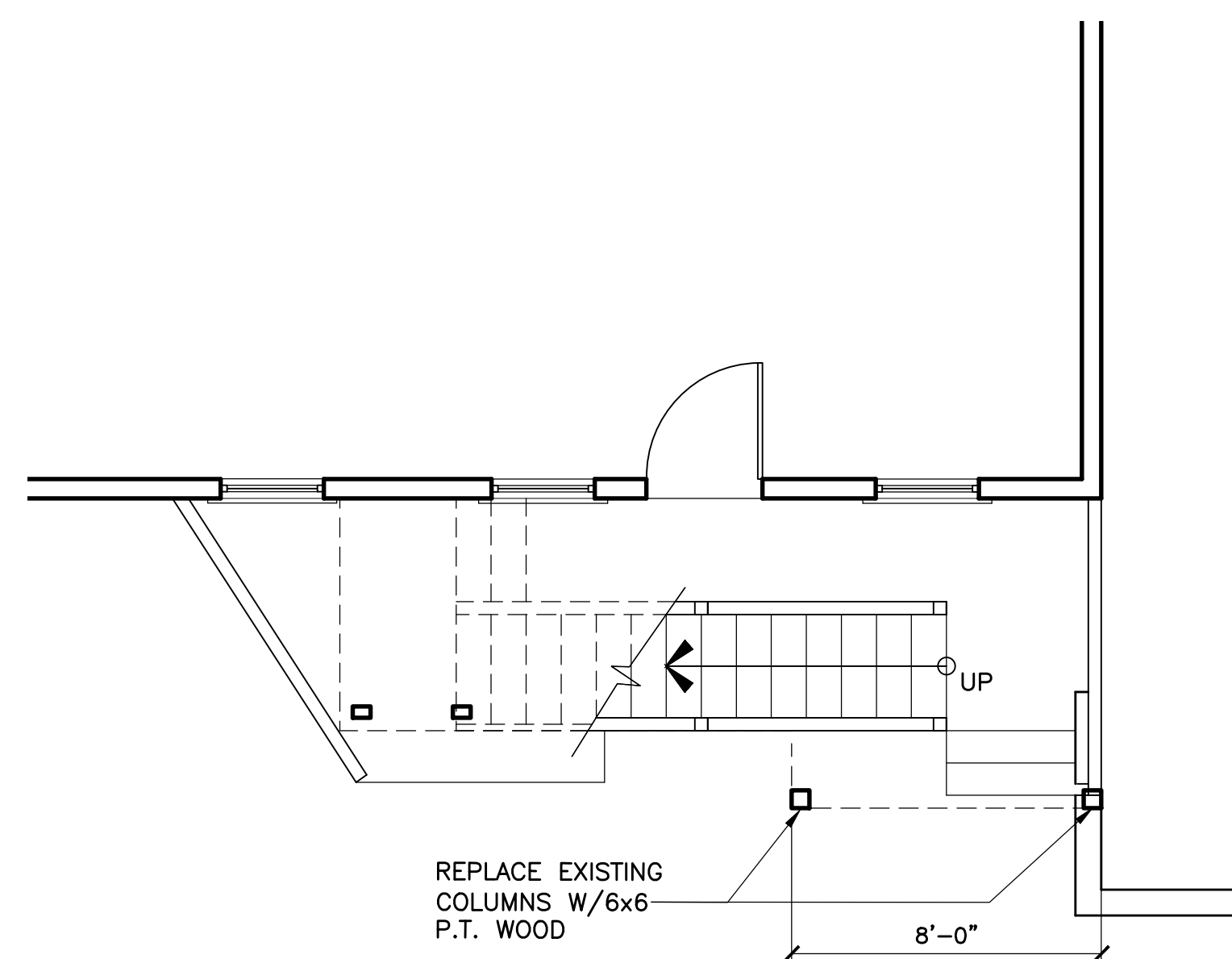
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PROJECT  
NUMBER  
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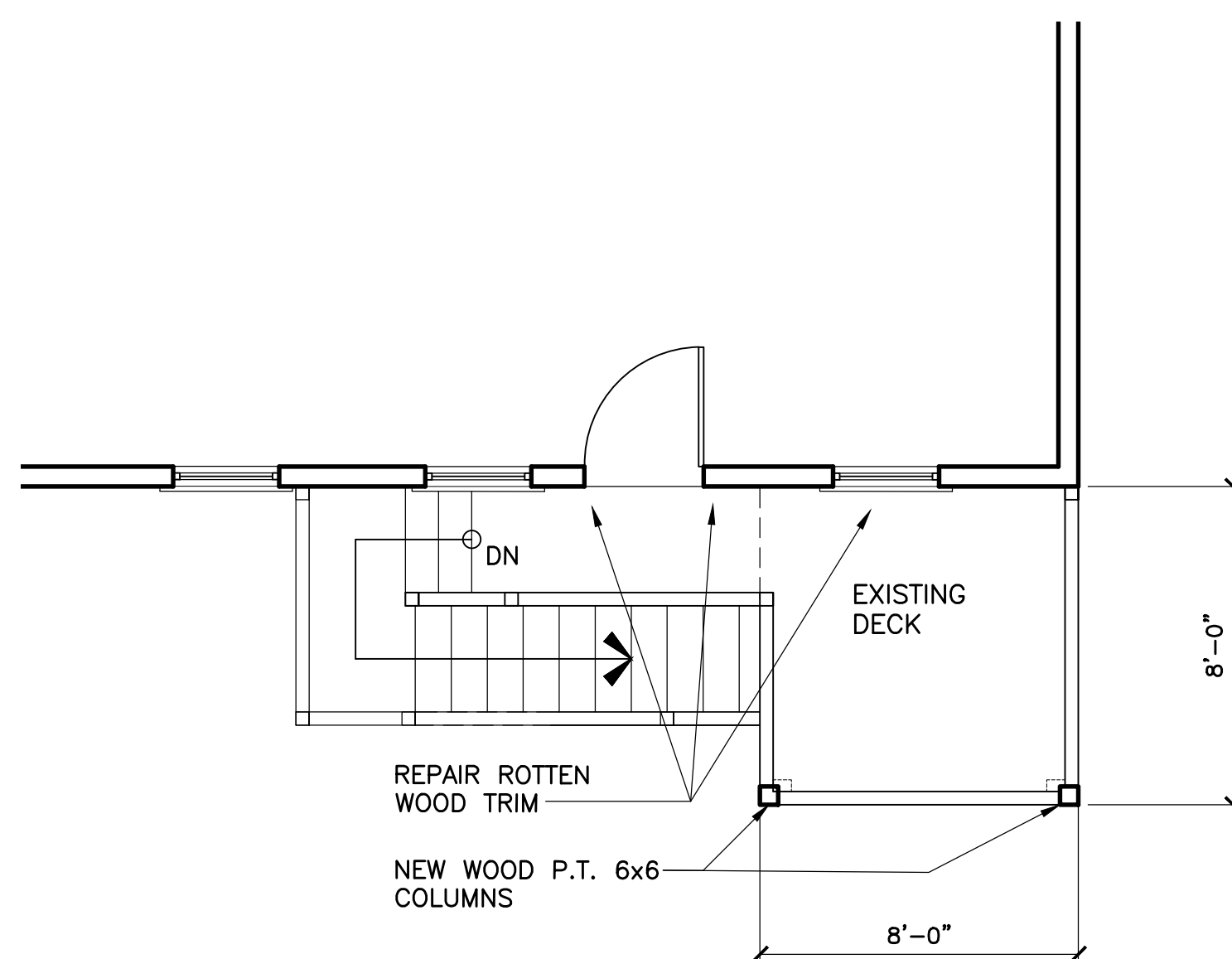
PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"



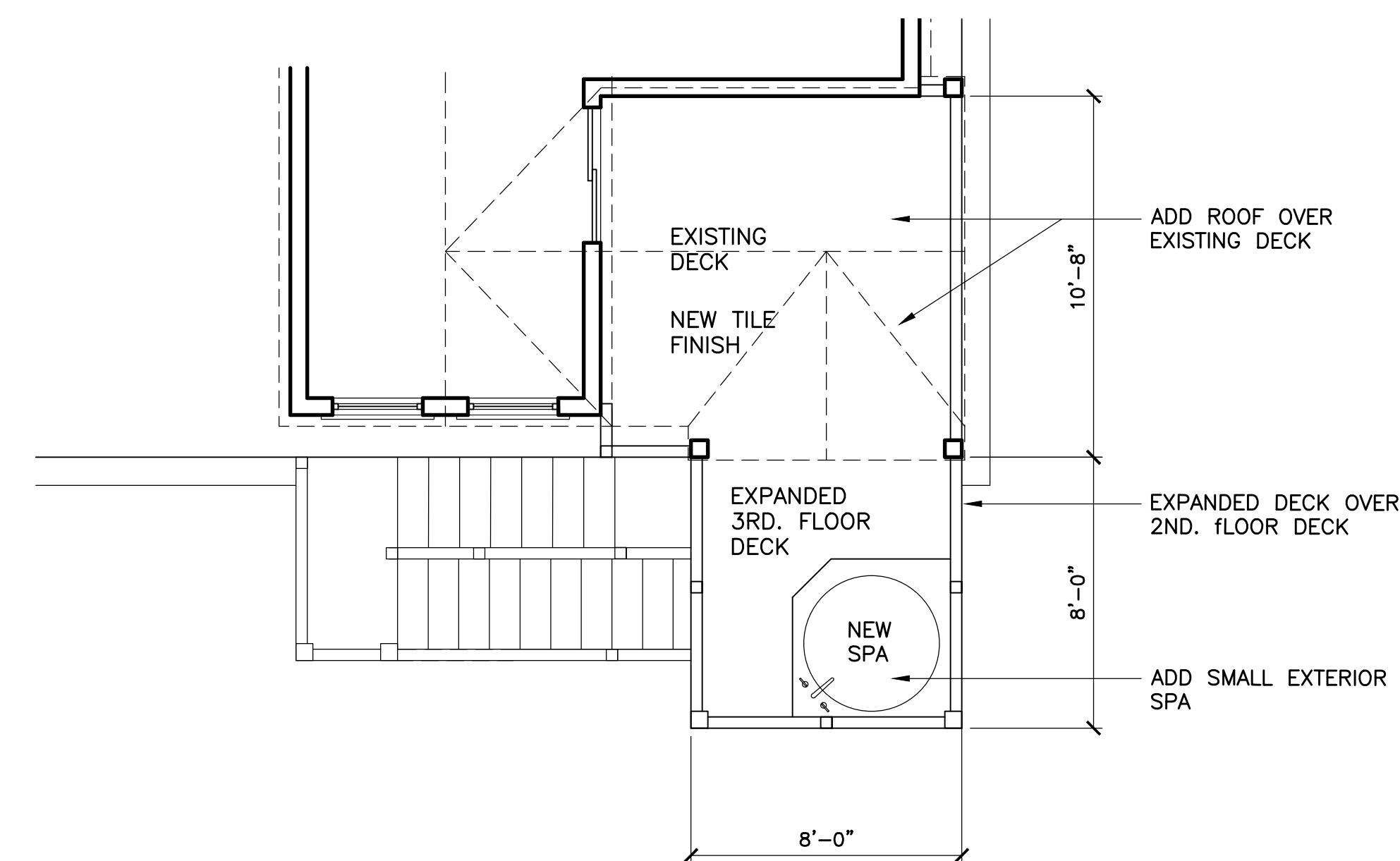
PROPOSED 1ST. FLOOR PLAN

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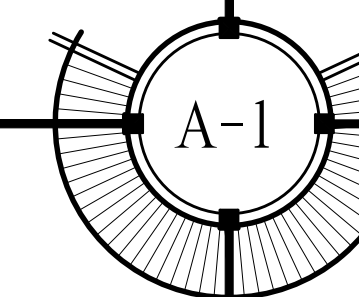
PROPOSED 2ND. FLOOR PLAN

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



PROPOSED 3RD. FLOOR PLAN

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





EXISTING PARTIAL BACK ELEVATION

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



EXISTING PARTIAL SIDE ELEVATION

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

SEAL \_\_\_\_\_

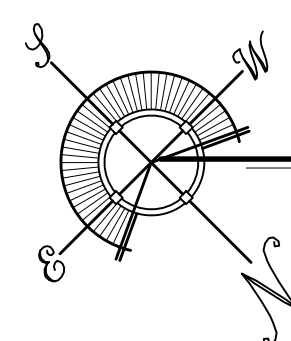
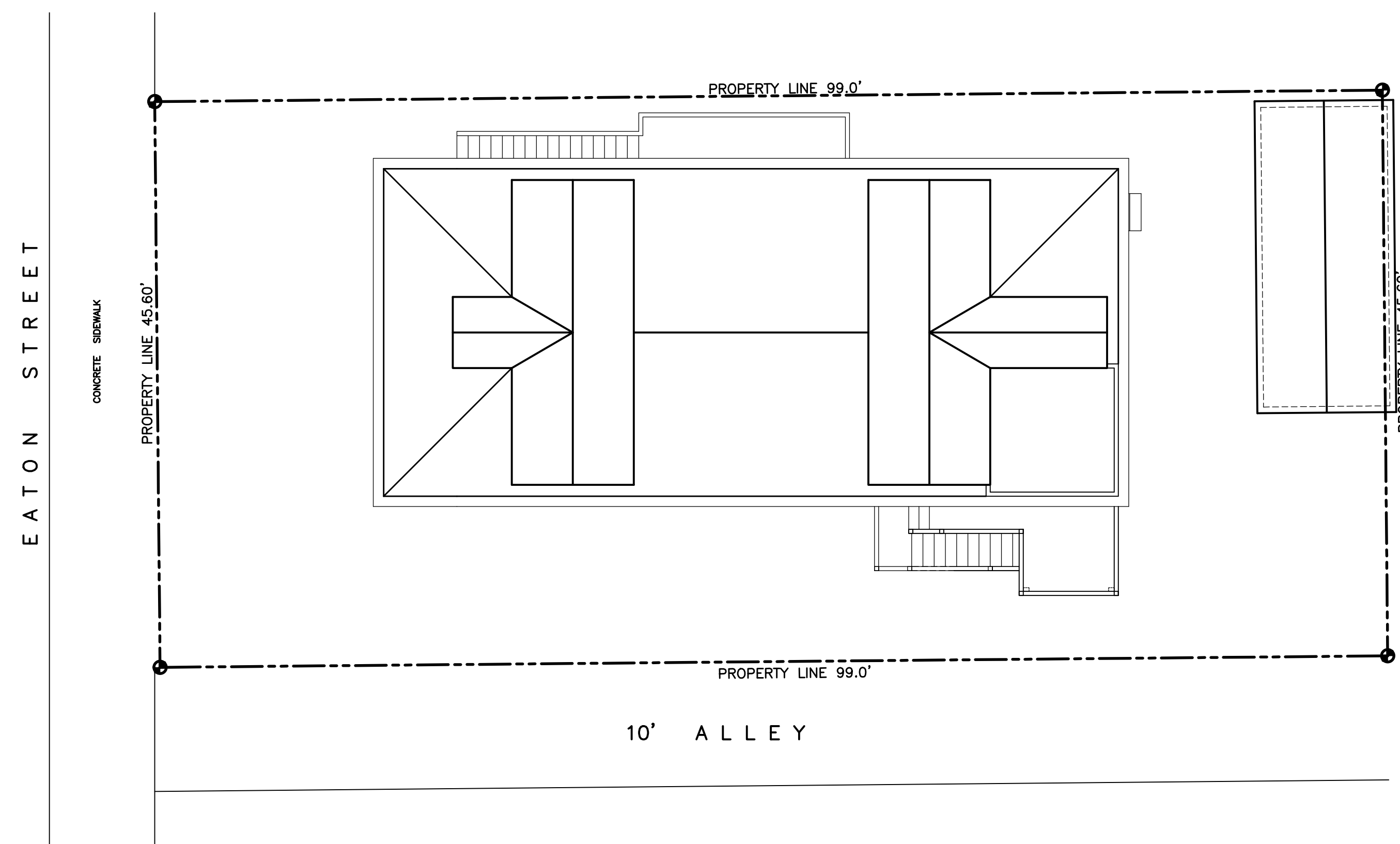
DATE  
02-25-11

REVISIONS \_\_\_\_\_

DRAWN BY  
EMA

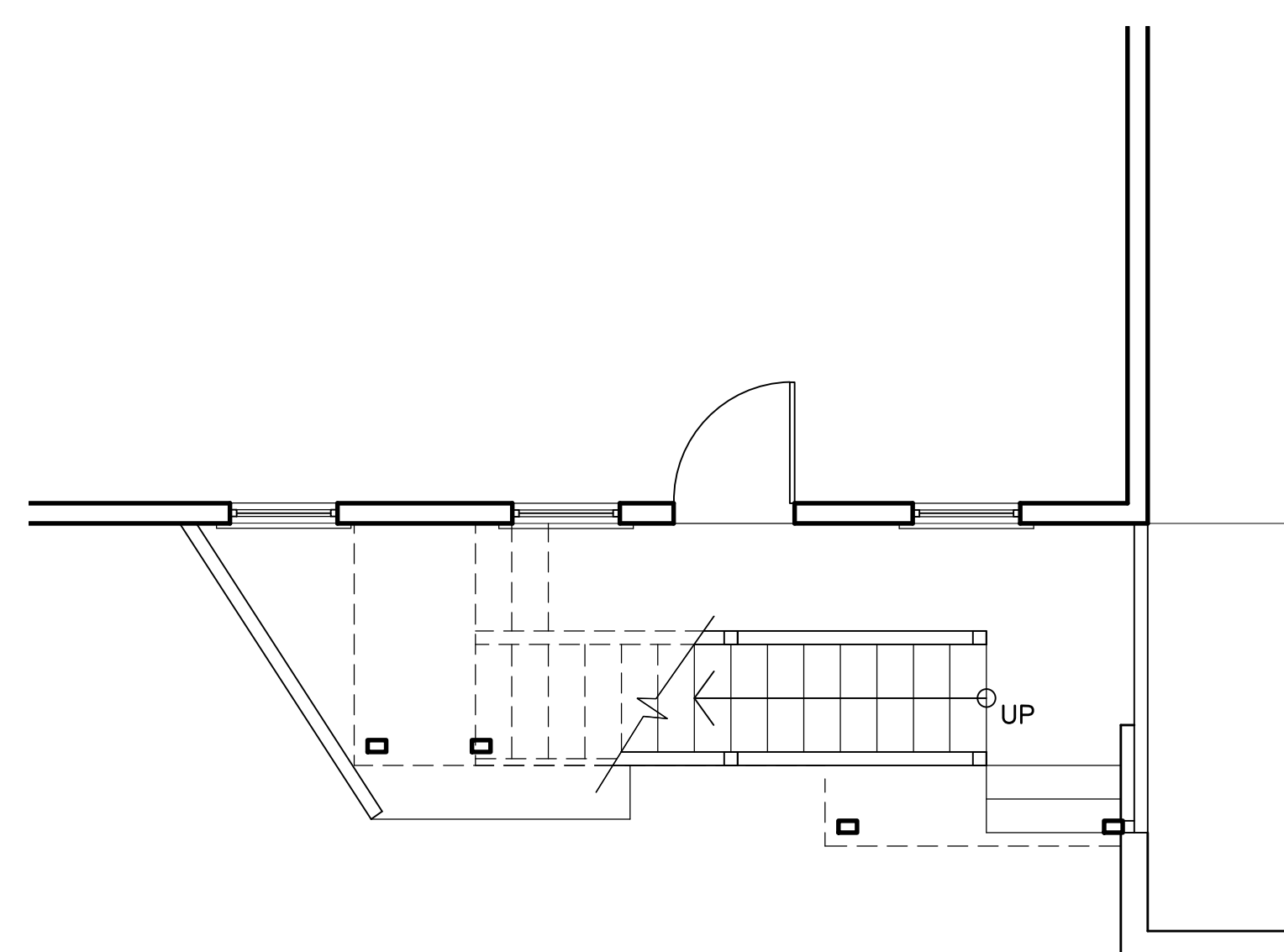
PROJECT  
NUMBER  
1102





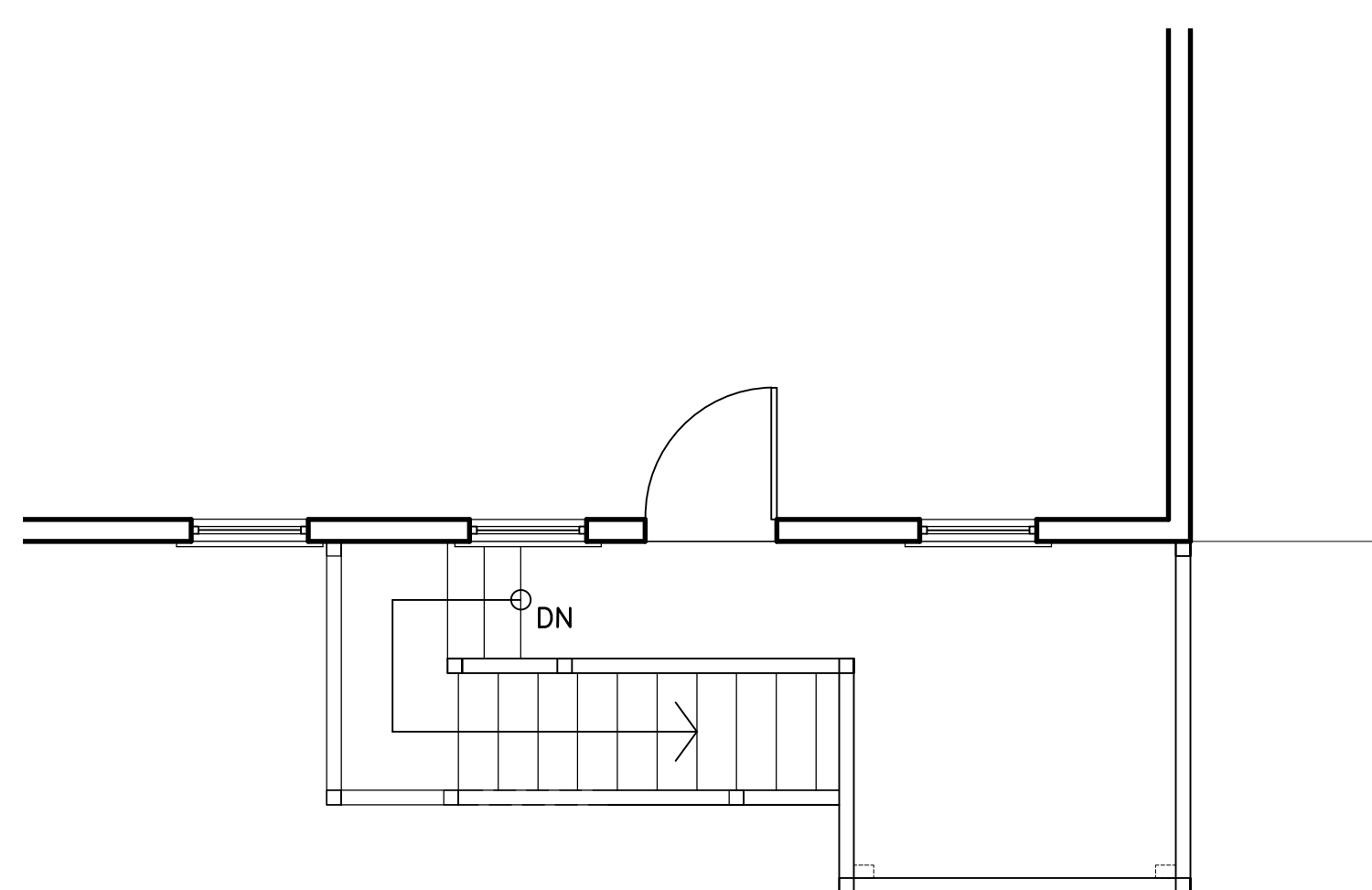
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SCALE: 1/8"=1'-0"



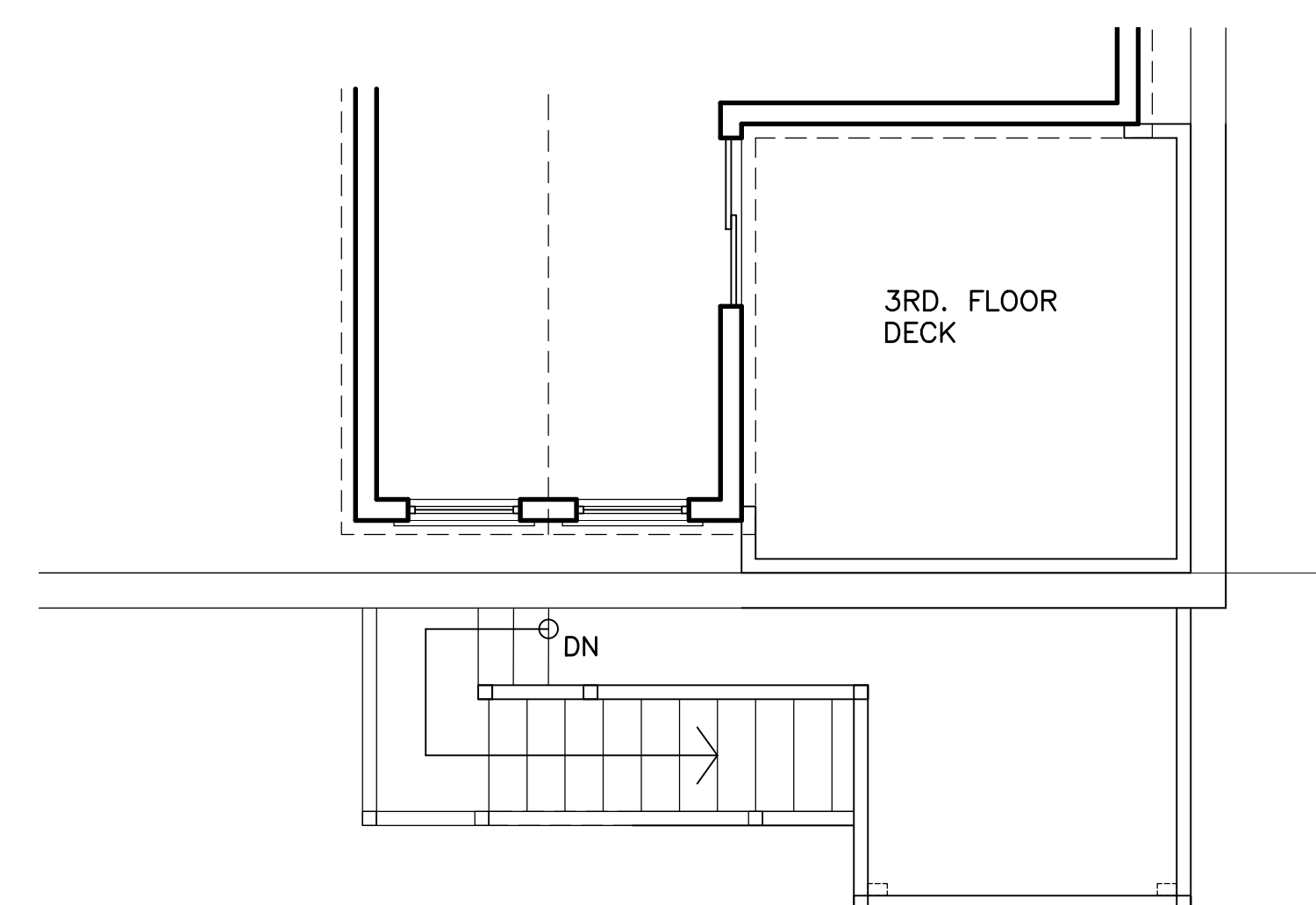
EXISTING 1ST. FLOOR PLAN

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



EXISTING 2ND. FLOOR PLAN

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



EXISTING 3RD. FLOOR PLAN

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

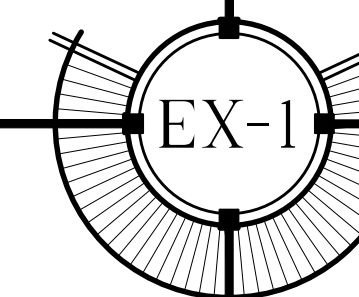
SEAL \_\_\_\_\_

DATE  
02-25-11

REVISIONS \_\_\_\_\_

DRAWN BY  
EMA

PROJECT  
NUMBER  
1102



# **Property Appraiser Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501

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## Property Record View

Alternate Key: 9075232 Parcel ID: 00003020-000104

### Ownership Details

**Mailing Address:**

817 EATON STREET UNIT 4 LLC  
10669 CARDINGTON LN  
RALEIGH, NC 27614-7017

### Property Details

**PC Code:** 04 - CONDOMINIUM

**Millage Group:** 10KW

**Affordable Housing:** No

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

**Property Location:** 817 EATON ST UNIT: 4 KEY WEST

**Legal Description:** UNIT 4 817 EATON STREET CONDOMINIUM OR2127-2078/79 OR2500-1345/47 OR2512-404/05

**Parcel Map**



**Exemptions**

Exemption	Amount
37 - SPECIAL HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

**Condominium Details**

**Condo Name:** 817 EATON STREET CONDO  
**Footage:** 1385      **Year Built:** 1929

**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
2010	364,241	0	0	364,241	364,240	25,000	339,241
2009	455,301	0	0	455,301	455,301	25,000	430,301
2008	547,862	0	0	547,862	547,862	0	547,862
2007	648,180	0	0	648,180	648,180	0	648,180
2006	648,180	0	0	648,180	648,180	0	648,180
2005	812,305	0	0	701,500	701,500	0	701,500
2004	0	309,136	1	309,137	309,137	0	309,137

**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
4/5/2011	2512 / 404	100	WD	11
1/13/2011	2500 / 1345	290,000	WD	02
6/16/2005	2127 / 2078	762,500	WD	Q

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Monroe County Property Appraiser  
 Karl Borglum  
 P.O. Box 1176  
 Key West, FL 33041-1176