

Staff Report

5a Repairs of two stories wrap porch, including frame, columns and deck boards. New wood stoops and steps for the back side of the house-
#1017 Eaton Street - David Knoll (H11-01-1409)

This staff report is for the review of a Certificate of Appropriateness for the repairs of the two story wood wrap porch including structural elements such as beam and columns as well as new wood stoops and steps for the north east first floor side of the house. The building located on #1017 Eaton Street is listed in the surveys as a contributing resource. The two story frame vernacular house was built c. 1906. The structure has a singular wrap porch with gingerbread railings on the second floor and has aluminum siding. At some point the first floor porch was altered; concrete block bases were built around the posts and decorative concrete blocks were installed as railings. Concrete tile resembling marble, known in Key West as *Cuban tiles*, was also installed. The house presents decay of structural members; the wooden second floor porch also presents serious decay due to water damage.

This proposed project is under the auspice of Habitat for Humanity A *brush with kindness* program. The existing columns are regular wood posts with chamfered corners. At this point in the project there is not a final assessment of the structural integrity of each existing column. New wooden steps will be built on the northeast side of the house to give access to the grounds.

Staff understands that the guidelines that should be reviewed for this request are the following;

Entrances, porches and doors (pages 32 and 33):

(3) Entrances and porches with deteriorated portions must be repaired with materials that replicate the original features as closely as possible using physical or historical evidence as a guide.

(4) A completely deteriorated porch may be rebuilt on a board-for-board basis based on physical or historical documents.

(7) Porch reconstruction on contributing buildings must duplicate the original entryway and porch and be compatible in design, size, scale, material and color with the historical character of the building.

It is staff's belief that the proposed plans are consistent with the guidelines. Understanding that at this point there is not enough documentation as to the extent of the structural integrity of the existing columns, it is staff's belief that plans showing which columns will need to be replaced must be submitted for final approval. All new replaced elements will be made of wood. Staff understands that the proposed wood steps on the northeast side of the house will not have any effect on the historic site.

Application



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

APPLICATION # 11-01-1409

OWNER'S NAME: RENEE STINER DATE: 10.20.11

OWNER'S ADDRESS: 1017 EATON ST. PHONE #: _____

APPLICANT'S NAME: DAVID KNOLL PHONE #: 745.8617

APPLICANT'S ADDRESS: 19581 MAYAN ST. CUCIARLOAF, FL. 33042

ADDRESS OF CONSTRUCTION: 1017 EATON ST. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: SEE ATTACHMENT

RECEIVED
OCT 20 2011
By MC 11.35

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 for 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: 10.20.11
Applicant's Signature: David Knoll

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 APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Building is listed as a contributing resource. Built c. 1906
2 story frame vernacular.
Ordinance for demolition.
Guidelines for entrances, porches (pages 32-33).*

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

Date: _____

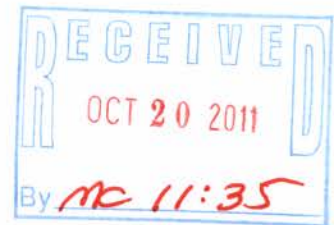
Signature: _____

Historic Architectural
Review Commission

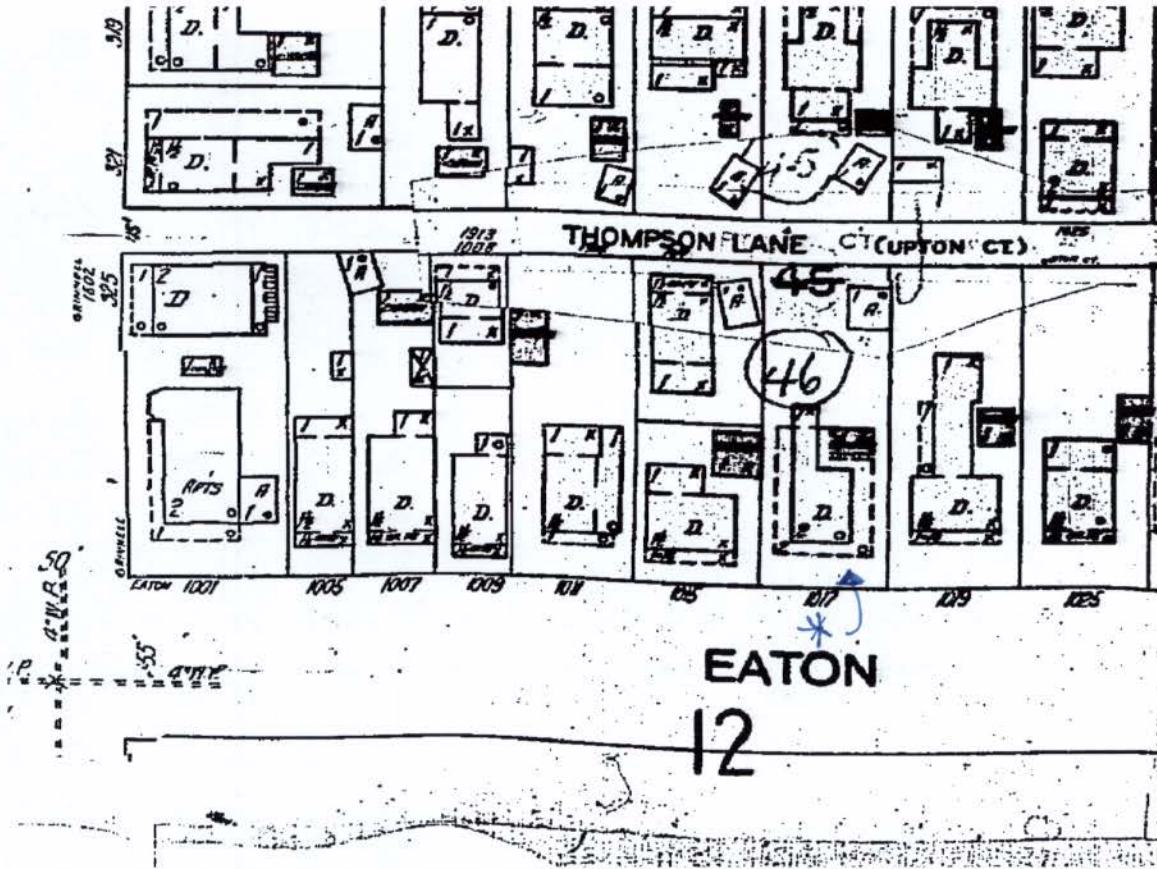
DETAILED DESCRIPTION OF WORK:

The historic residence of this project has suffered extensive structural damage, most notably the upper level balconies and the columns and framing supporting them as well as their decking. Besides the damage being due to the ravages of time, the columns themselves have rotted at their bases due to water damage caused by the concrete masonry piers and concrete bases that were added to the columns in the recent past. This application requests the demolition of these non-historic elements in order to be able to determine the full extent of damage to the columns and the work that will be necessary to meet the health, safety and welfare requirements of the Florida Building Code. Also, the structural framing of the balconies will require extensive repair, augmentation or addition to make them safe and usable by the owner.

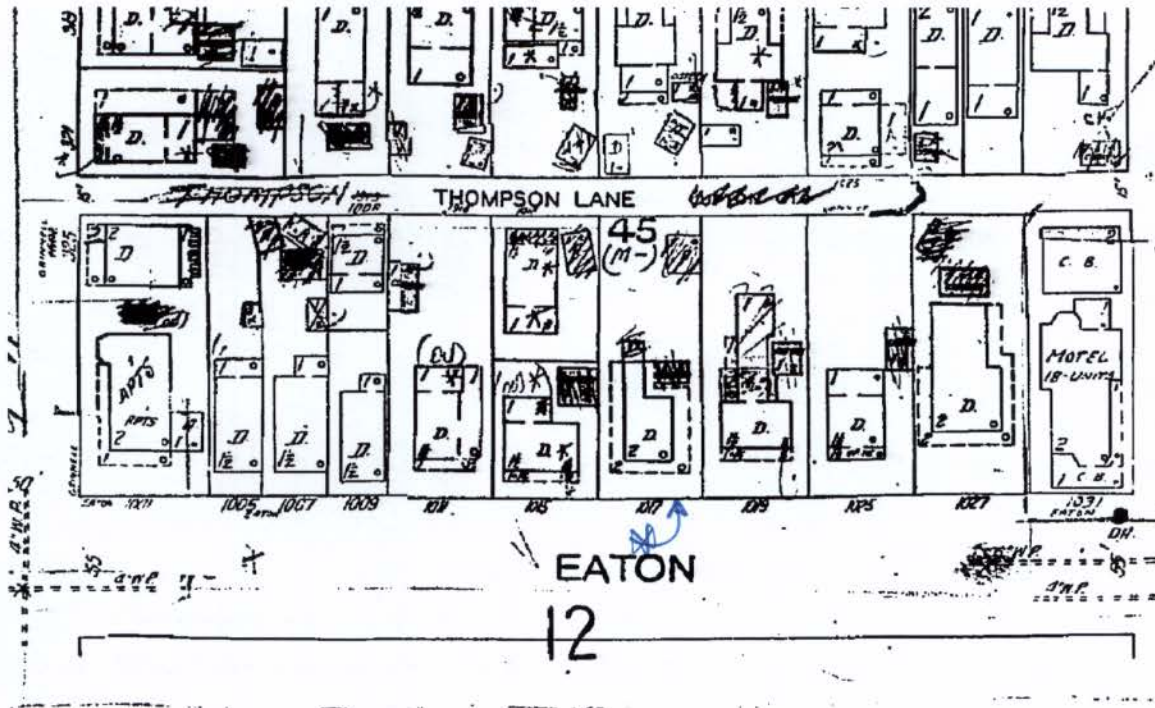
Also a part of this application is the demolition of a wood deck at the rear of the house which has rotted beyond repair. The proposal for the renovation is for it to be replaced with two wood stoops and steps for access to grade.



Sanborn Maps



#1017 Eaton Street Sanborn map 1948 copy



#1017 Eaton Street Sanborn map 1962 copy

Project Photos

#1017 EATON STREET

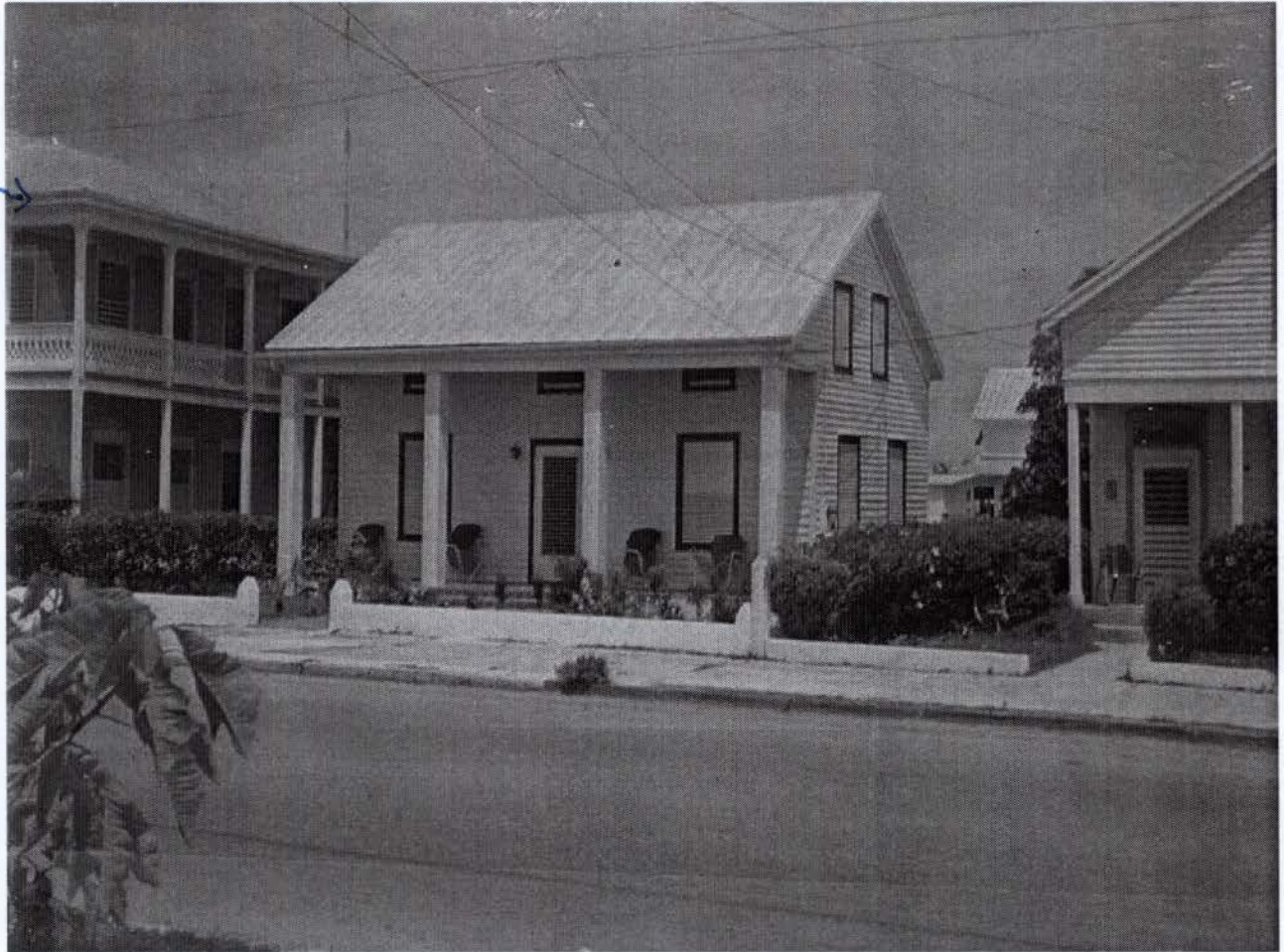


Photo taken by Property Appraiser's office c1965; 1019 Eaton St.; built c1899; Monroe County Library

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Habitat for Humanity
A Brush with Kindness

subject property

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POSTING
BY PERMIT
ONLY

left side adjacent property





MC 11-3

OCT 20 2011

PHOTOGRAPHIC

right side adjacent property

255



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Site Plans

RENOVATION TO:
1017 EATON STREET
 KEY WEST, FLORIDA

| REVISIONS | |
|-----------|------|
| NO. | DATE |
| | |
| | |
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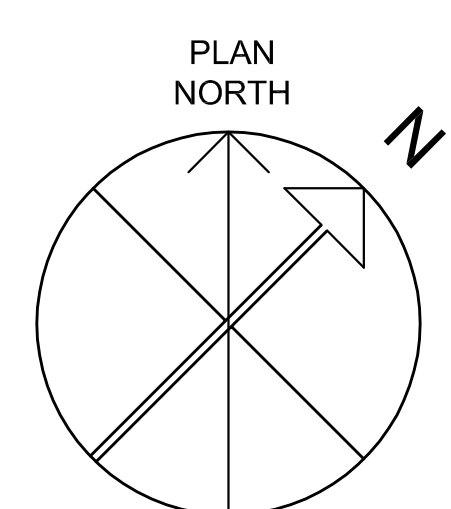
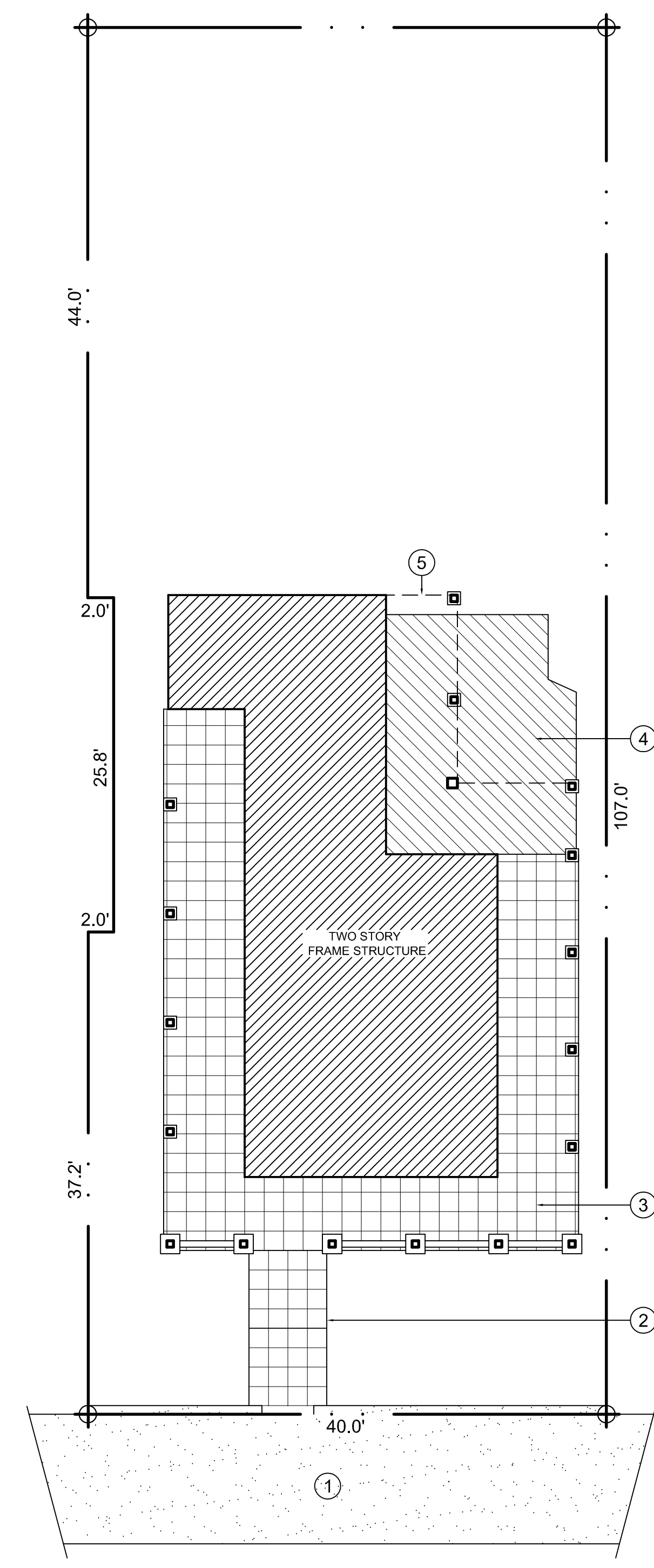
RENOVATIONS TO:
1017 EATON STREET
 KEY WEST, FLORIDA

DAVID KNOLL
 ARCHITECT
 KEY WEST, FL. (305) 715-8617

SP
 SHEET
 of 2 SHEETS

AS-BUILT SITE PLAN NOTES

1. PUBLIC SIDEWALK
2. EXISTING SIDEWALK WITH CUBAN TILE FINISH
3. EXISTING LOWER LEVEL CONCRETE PORCH WITH CUBAN TILE FINISH AND BALCONY ABOVE
4. EXISTING WOOD DECK
5. DASHED LINE INDICATES BALCONY ABOVE



AS-BUILT SITE PLAN
 1/8" = 1'-0"

DATE OF ISSUE:
 10 / 20 / 11

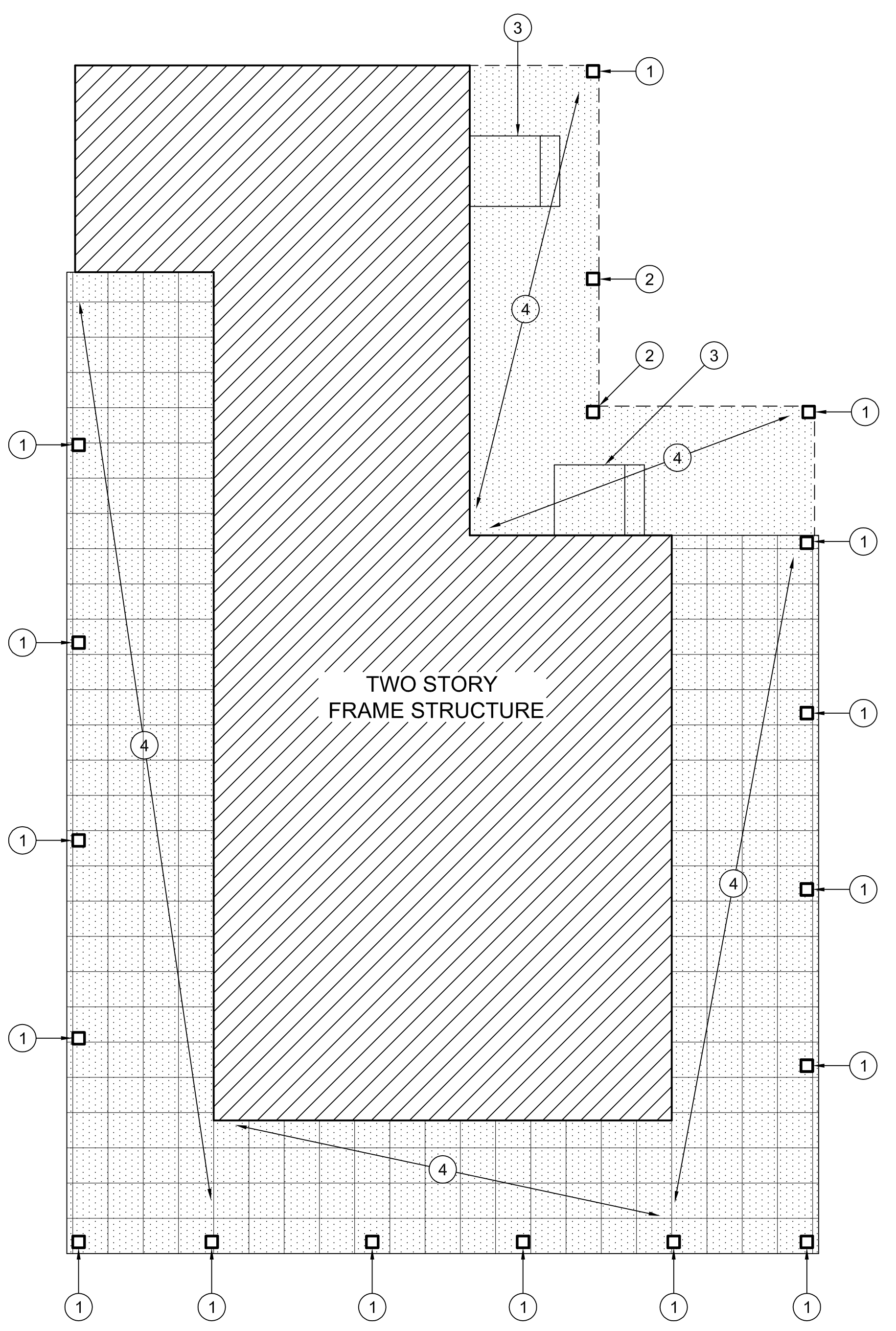
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RENOVATIONS TO:
1017 EATON STREET
 KEY WEST, FLORIDA

DAVID KNOLL
 ARCHITECT
 KEY WEST, FL. (305) 715-8617

Sheet
A1
 of 2 sheets

DATE OF ISSUE:
 10 / 20 / 11

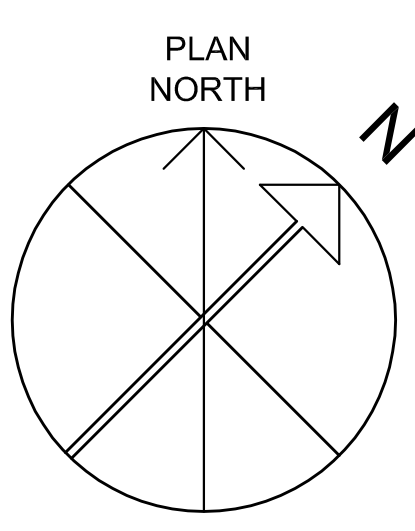


RENOVATION PLAN NOTES

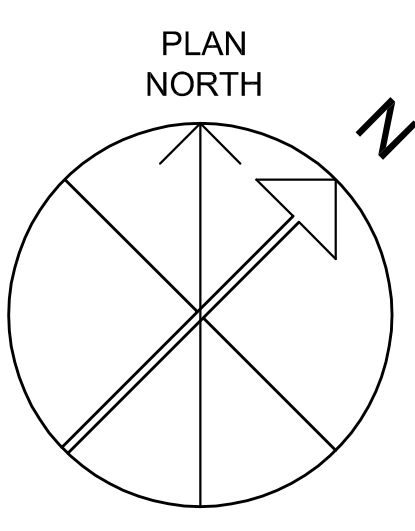
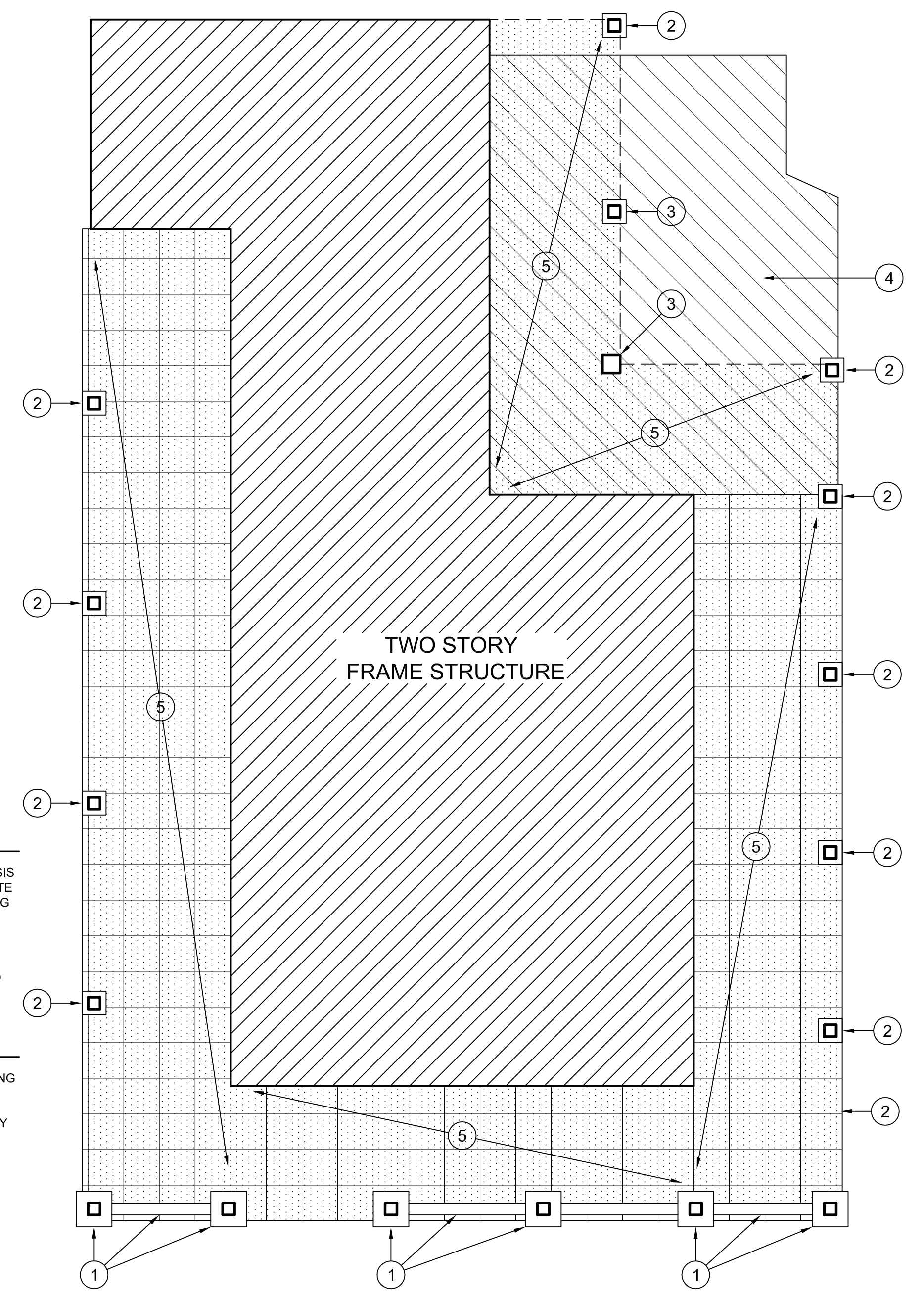
1. REPAIR EXISTING WOOD COLUMN AS REQUIRED BY STRUCTURAL ANALYSIS AFTER DEMOLITION OF CONCRETE MASONRY COLUMN PIER OR CONCRETE BASE HAS BEEN DEMOLISHED AND ADD NEW CONCRETE SPREAD FOOTING WHERE REQUIRED
2. NEW 6X6 WOOD COLUMN TO MATCH EXISTING HISTORIC COLUMNS WITH NEW CONCRETE SPREAD FOOTING
3. NEW WOOD STOOP AND STEP DOWN TO GRADE AT EXISTING DOOR
4. REPAIR, AUGMENT OR ADD STRUCTURAL MEMBERS AND ADD NEW WOOD DECKING TO BALCONY ABOVE AS INDICATED BY DOT HATCHING

DEMOLITION PLAN NOTES

1. REMOVE NON-HISTORIC CONCRETE MASONRY COLUMN PIER AND RAILING
2. REMOVE NON-HISTORIC CONCRETE COLUMN BASE
3. REMOVE NON-HISTORIC COLUMN AND CONCRETE COLUMN BASE
4. REMOVE NON-HISTORIC WOOD DECKING AND FRAMING AS INDICATED BY DIAGONAL HATCHING
5. REMOVE ROTTED STRUCTURAL WOOD AND BALCONY DECKING ABOVE AS INDICATED BY DOT HATCHING



RENOVATION PLAN
 1/4" = 1'-0"



DEMOLITION PLAN
 1/4" = 1'-0"

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., November 9, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPAIR OF TWO STORIES WRAP PORCH, INCLUDING FRAME, COLUMNS AND DECK BOARDS. NEW WOOD STOOPS AND STEPS FOR THE BACK PORTION OF THE HOUSE. REMOVAL OF CONCRETE COLUMN BASES AND CONCRETE BLOCK RAILINGS ON FIRST FLOOR PORCH. REMOVAL OF BACK SIDE WOOD DECK

#1017 EATON STREET

Applicant: David Knoll- Application # H11-01-1409

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 .

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1002577 Parcel ID: 00002480-000000

Ownership Details

Mailing Address:
STINCER RENE
1017 EATON ST
KEY WEST, FL 33040-6924

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 1017 EATON ST KEY WEST
Legal Description: KW PT LOT 1 SQR 19 OR99-189/90 OR1659-1895 OR2373-1866/68C OR2373-1864D/C

Parcel Map (Click to open dynamic parcel map)



Exemptions

| Exemption | Amount |
|-----------------------|-----------|
| 39 - 25000 HOMESTEAD | 25,000.00 |
| 40 - WIDOWERS | 500.00 |
| 44 - ADDL HOMESTEAD | 25,000.00 |
| 06 - SENIOR HOMESTEAD | 50,000.00 |

Land Details

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 41 | 107 | 4,281.90 SF |

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1494
Year Built: 1938

Building 1 Details

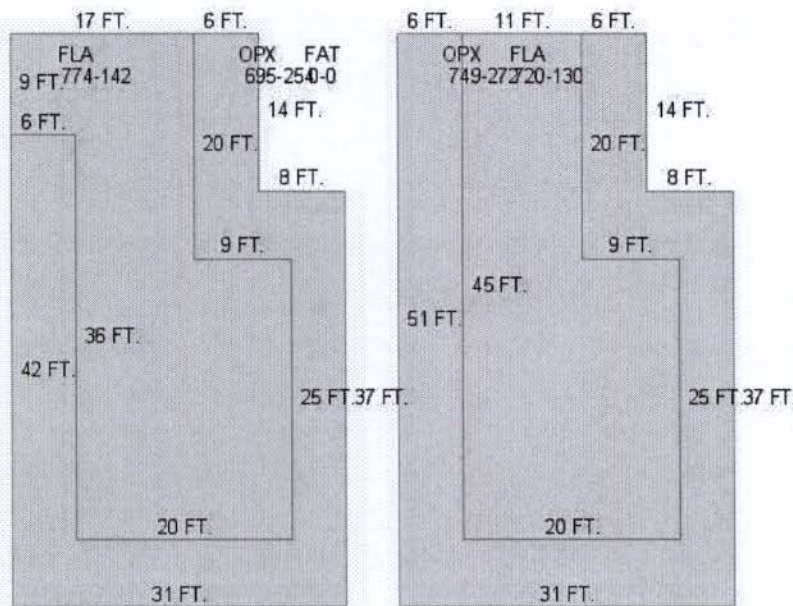
| | | |
|-------------------------|-----------------------|------------------------------|
| Building Type R1 | Condition P | Quality Grade 650 |
| Effective Age 29 | Perimeter 272 | Depreciation % 35 |
| Year Built 1938 | Special Arch 0 | Grnd Floor Area 1,494 |
| Functional Obs 0 | Economic Obs 0 | |

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 2 |
| Heat Src 1 NONE | Heat Src 2 NONE | |

Extra Features:

| | |
|---------------------|---------------------------|
| 2 Fix Bath 0 | Vacuum 0 |
| 3 Fix Bath 1 | 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 | OPX | | 1 | 1937 | N | N | 0.00 | 0.00 | 695 |
| 2 | FLA | 8:METAL/ALUM | 1 | 1937 | N | N | 0.00 | 0.00 | 774 |
| 3 | OPX | | 1 | 1937 | N | N | 0.00 | 0.00 | 749 |
| 4 | FLA | 8:METAL/ALUM | 1 | 1937 | N | N | 0.00 | 0.00 | 720 |
| 5 | FAT | 8:METAL/ALUM | 1 | 1937 | N | N | 0.00 | 0.00 | 500 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|--------------------|---------|--------|-------|------------|-----------|-------|------|
| 1 | UB3:LC UTIL BLDG | 100 SF | 0 | 0 | 1988 | 1989 | 1 | 30 |
| 2 | CL2:CH LINK FENCE | 162 SF | 0 | 0 | 1964 | 1965 | 1 | 30 |
| 3 | PT3:PATIO | 30 SF | 0 | 0 | 1954 | 1955 | 2 | 50 |
| 4 | RW2:RETAINING WALL | 30 SF | 0 | 0 | 1944 | 1945 | 1 | 50 |

Appraiser Notes

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| |
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Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|------------------------------------------------------------------------------------|-----------|
| 11-2531 | 07/21/2011 | | 500 | EXPORATORY DEMO & EXCAVATION OF PORCH COLUMNS IN PREP FOR R & R OF 2ND STORY PORCH | |
| 03-1405 | 04/22/2003 | 10/07/2003 | 1,700 | | SEWERLINE |
| 1 05-1395 | 05/04/2005 | 10/31/2005 | 2,500 | INSTALL 4SQS TORCH DOWN MOD RUBBER ROOFING | |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2011 | 179,125 | 449 | 277,280 | 456,854 | 237,733 | 25,500 | 212,233 |
| 2010 | 181,839 | 449 | 347,476 | 529,764 | 234,220 | 25,500 | 208,720 |
| 2009 | 202,806 | 449 | 528,164 | 731,419 | 228,062 | 25,500 | 202,562 |
| 2008 | 184,369 | 449 | 595,184 | 780,002 | 227,834 | 25,500 | 202,334 |
| 2007 | 299,328 | 437 | 749,333 | 1,049,098 | 203,162 | 25,000 | 178,162 |
| 2006 | 505,116 | 451 | 406,781 | 912,348 | 198,207 | 25,000 | 173,207 |
| 2005 | 436,520 | 469 | 321,143 | 758,132 | 209,517 | 25,000 | 184,517 |
| 2004 | 256,218 | 482 | 299,733 | 556,433 | 203,415 | 25,000 | 178,415 |

| | | | | | | | |
|------|---------|-----|---------|---------|---------|--------|---------|
| 2003 | 226,724 | 496 | 149,867 | 377,087 | 199,623 | 25,000 | 174,623 |
| 2002 | 237,516 | 514 | 118,609 | 356,639 | 194,945 | 25,000 | 169,945 |
| 2001 | 213,764 | 527 | 118,609 | 332,900 | 191,875 | 25,000 | 166,875 |
| 2000 | 208,823 | 574 | 82,337 | 291,735 | 186,287 | 25,000 | 161,287 |
| 1999 | 188,821 | 543 | 82,337 | 271,701 | 181,390 | 25,000 | 156,390 |
| 1998 | 152,017 | 450 | 82,337 | 234,804 | 178,534 | 25,000 | 153,534 |
| 1997 | 144,016 | 441 | 73,670 | 218,127 | 175,550 | 25,000 | 150,550 |
| 1996 | 108,012 | 344 | 73,670 | 182,026 | 170,437 | 25,000 | 145,437 |
| 1995 | 98,411 | 246 | 73,670 | 172,327 | 166,280 | 25,000 | 141,280 |
| 1994 | 88,010 | 229 | 73,670 | 161,909 | 161,909 | 25,000 | 136,909 |
| 1993 | 84,737 | 0 | 73,670 | 158,407 | 158,407 | 25,000 | 133,407 |
| 1992 | 84,737 | 0 | 73,670 | 158,407 | 158,407 | 25,000 | 133,407 |
| 1991 | 84,737 | 0 | 73,670 | 158,407 | 158,407 | 25,000 | 133,407 |
| 1990 | 58,817 | 0 | 55,252 | 114,069 | 114,069 | 25,000 | 89,069 |
| 1989 | 53,470 | 0 | 54,169 | 107,639 | 107,639 | 25,000 | 82,639 |
| 1988 | 43,625 | 0 | 46,585 | 90,210 | 90,210 | 25,000 | 65,210 |
| 1987 | 43,222 | 0 | 32,285 | 75,507 | 75,507 | 25,000 | 50,507 |
| 1986 | 43,438 | 0 | 31,201 | 74,639 | 74,639 | 0 | 74,639 |
| 1985 | 42,456 | 0 | 18,028 | 60,484 | 60,484 | 0 | 60,484 |
| 1984 | 40,119 | 0 | 18,028 | 58,147 | 58,147 | 0 | 58,147 |
| 1983 | 40,119 | 0 | 18,028 | 58,147 | 58,147 | 0 | 58,147 |
| 1982 | 40,701 | 0 | 18,028 | 58,729 | 58,729 | 0 | 58,729 |

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.

There are no sales to display for this parcel.

This page has been visited 1,684 times.

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