

# Historic Architectural Review Commission

## Staff Report Item 7a

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<b>Meeting Date:</b>	July 15, 2014
<b>Applicant:</b>	Thomas E. Pope, Architect
<b>Application Number:</b>	H14-01-1044
<b>Address:</b>	#1019 Eaton Street
<b>Description of Work:</b>	New rear pergola with pool bath.
<b>Building Facts:</b>	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.
<b>Guidelines Cited in Review:</b>	Secretary of the Interior's Standards and Guidelines (pages 16-23), specifically Standard 1, 2, and 5.  Additions, alterations and new construction (pages 36-38a), specifically guidelines 4, 5 and 6 of page 37.

### 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 for in s. 775.082 or 775.083

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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.

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 SAMBERS DC Drawer: 1  
Date: 6/19/14 22 Receipt no: 29582

PT 2014 1001044  
\* BUILDING PERMITS-NEW  
State Use Only \$100.00  
Trans number: 3007516  
CK CHECK Date: 13853 \$100.00  
Trans date: 6/19/14 Time: 13:58:34  
Staff Approval:

Date: 6/6/14

Applicant's Signature: Holly Eason

Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Home is listed as a contributing resource. The exchange  
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:

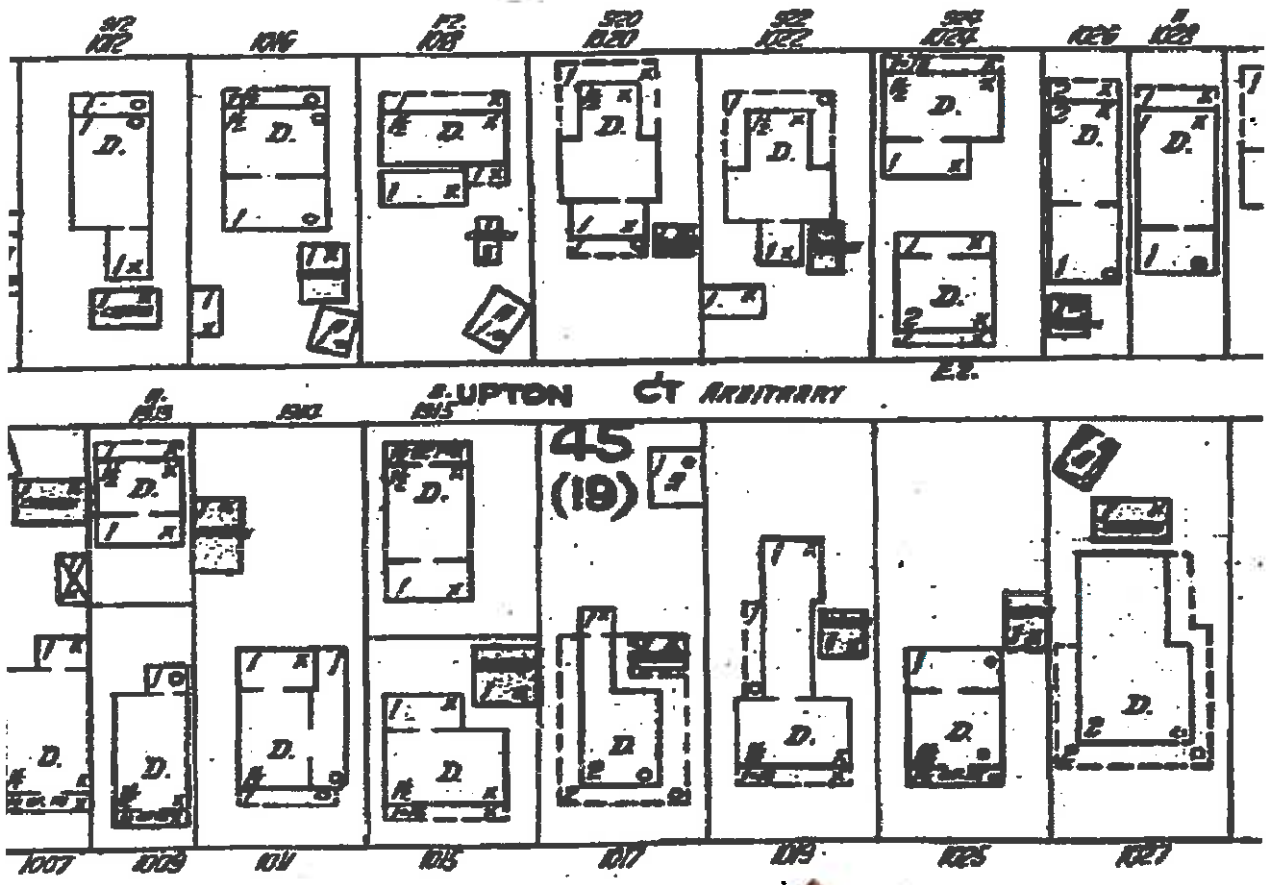
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Sanborn Maps**

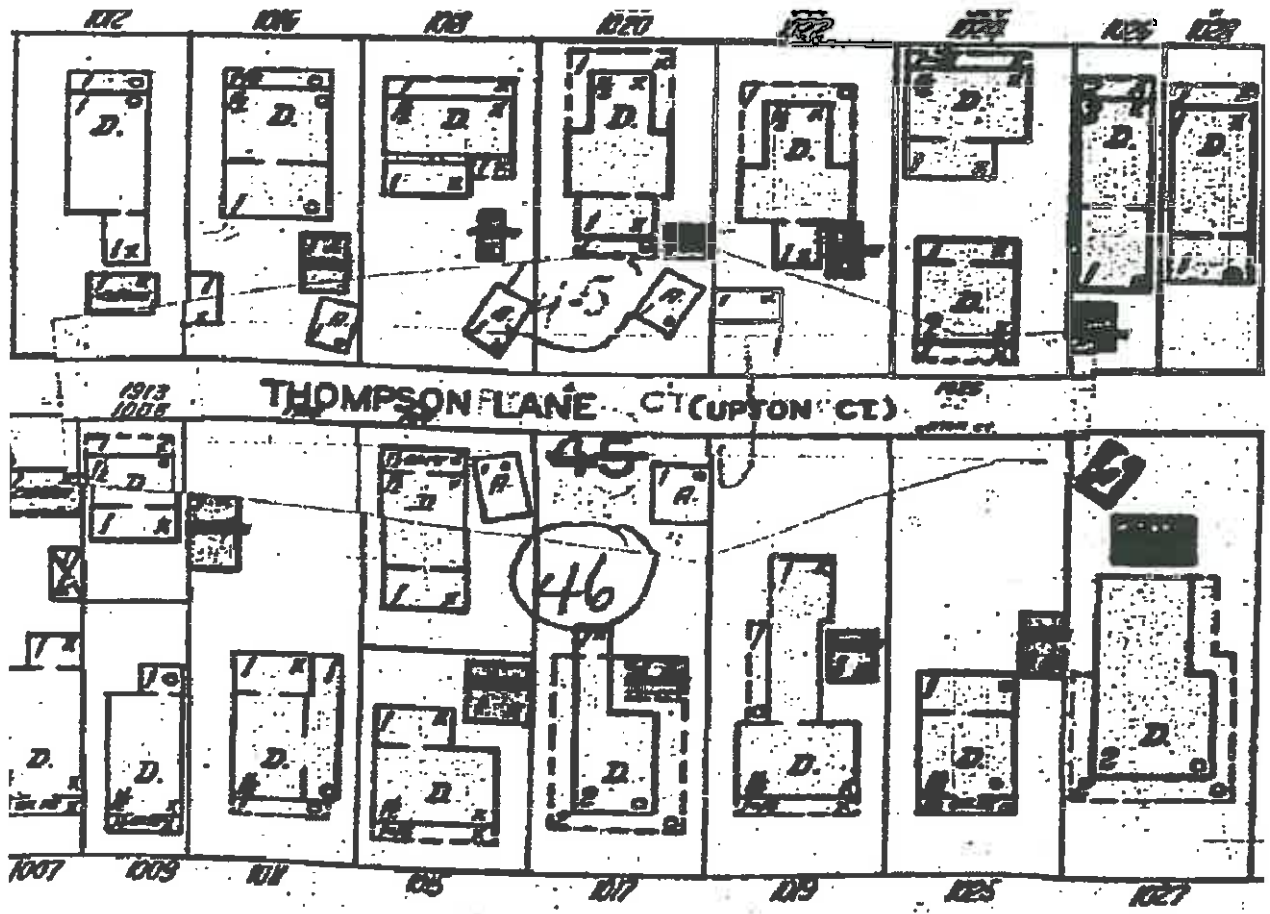


EATON



6" W.

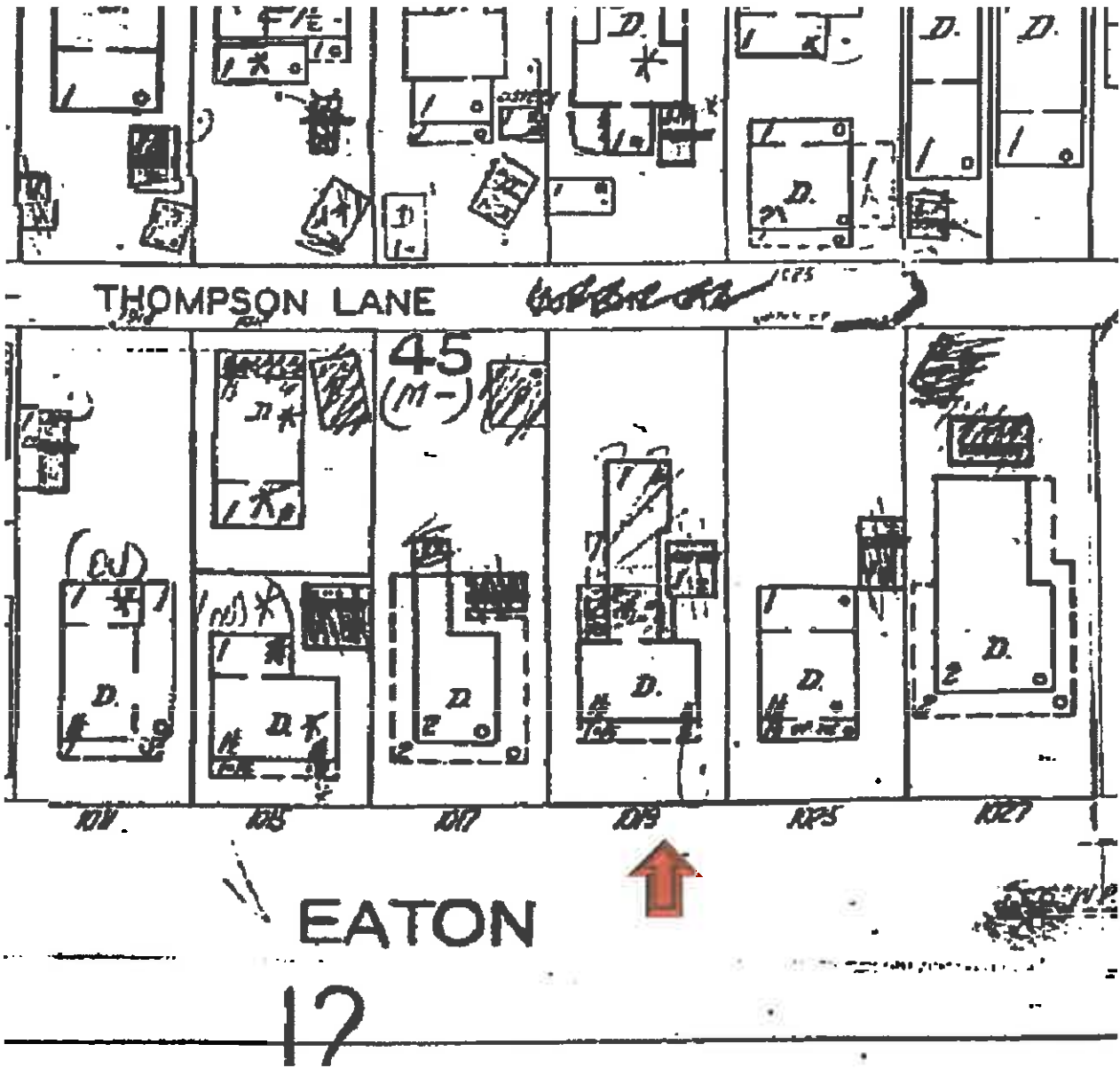
#1019 Eaton Street Sanborn Map 1926



EATON



#1019 Eaton Street Sanborn Map 1948



#1019 Eaton Street Sanborn Map 1962



# **Project Photos**



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





















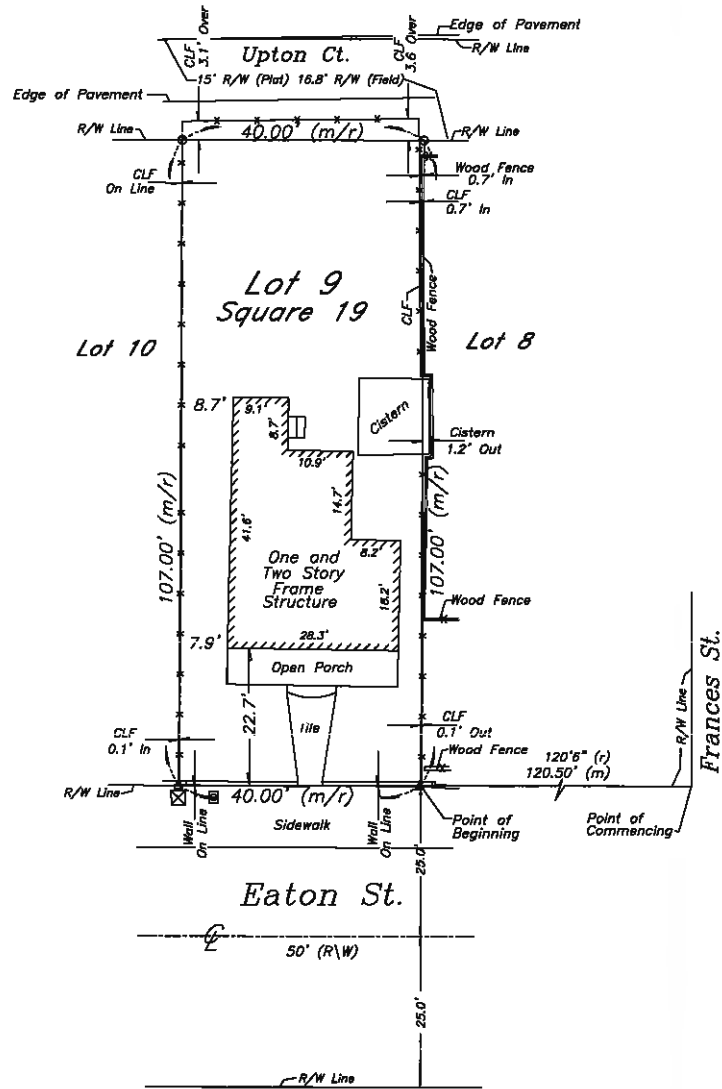
# Survey

# 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. Adjoiners 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

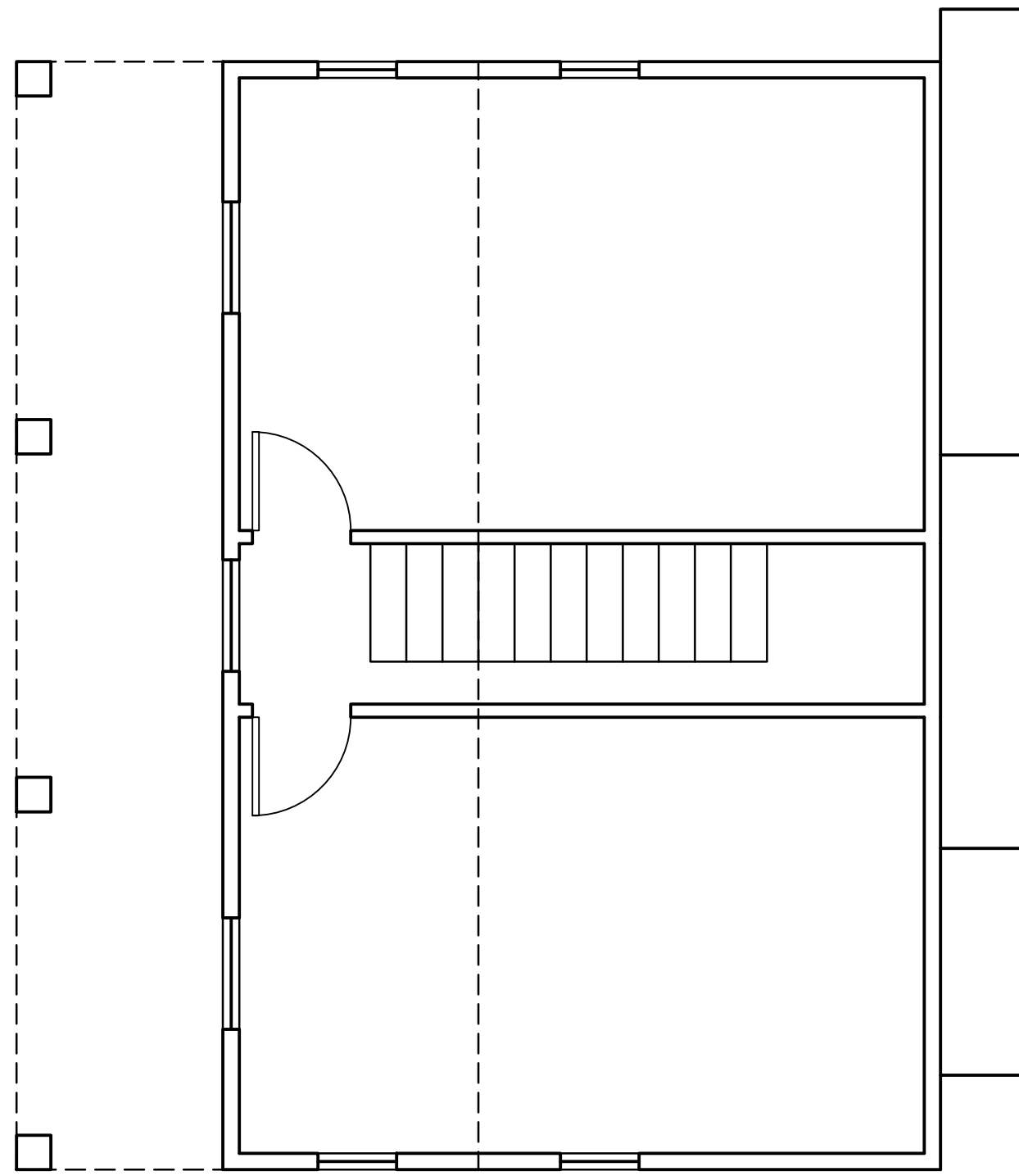
**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

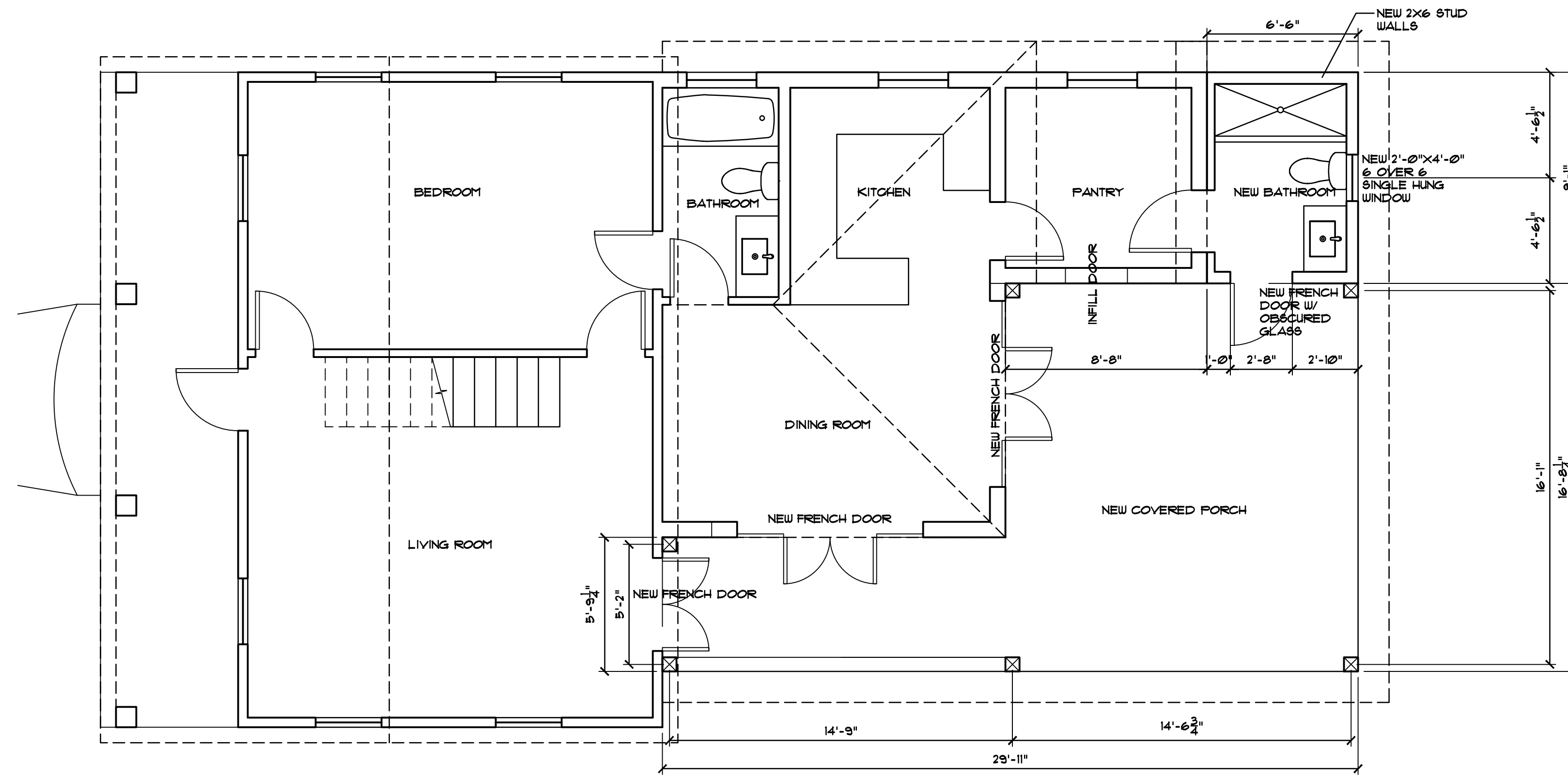
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# **Proposed design**



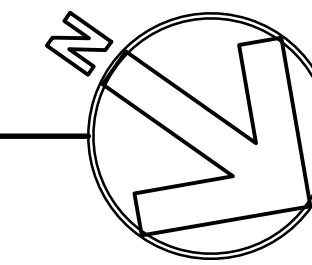
Second Floor Plan

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

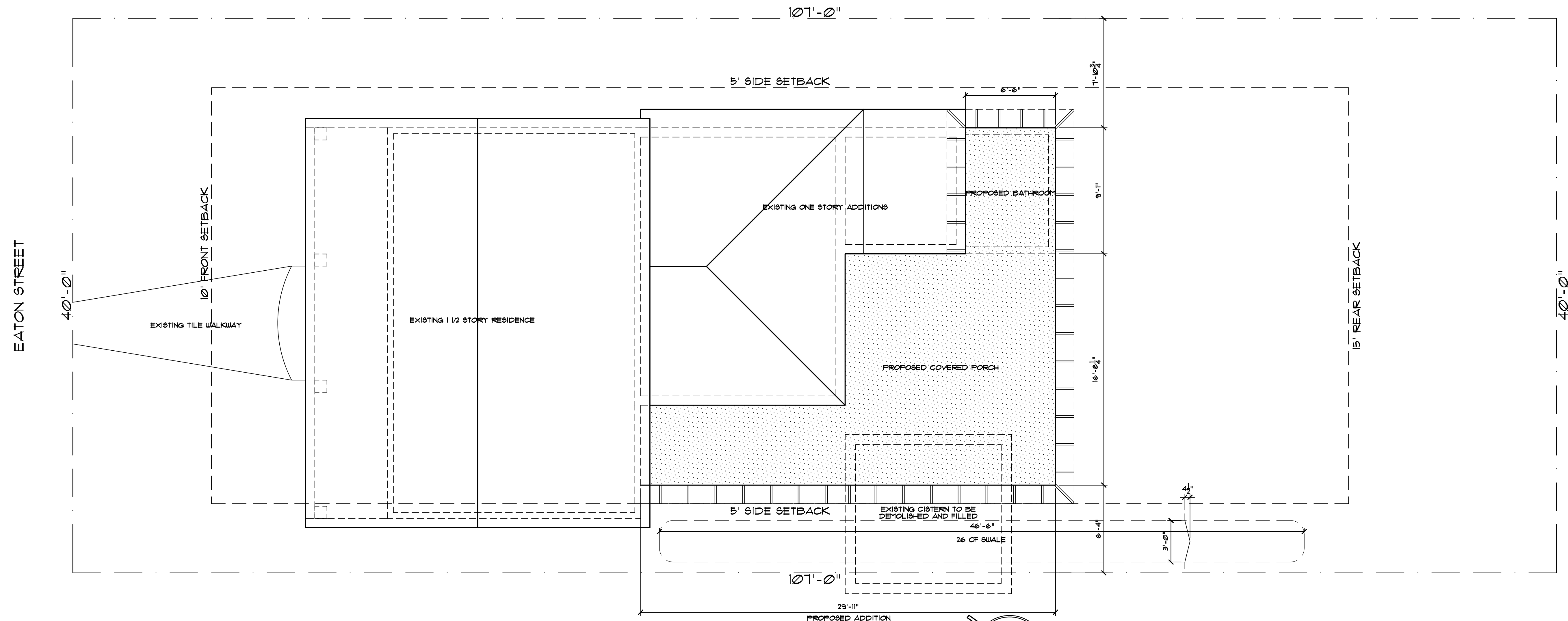
ZONING	H-1DR
SITE AREA	4,280* (0.10 AC)
FLOOD ZONE	AE 1
MAX LOT COVERAGE	40% (1,712 SF)
EXISTING LOT COVERAGE	28% (1,184 SF)
PROPOSED LOT COVERAGE	37% (1,602 SF)
MAX HEIGHT	30'
SETBACKS	
FRONT	10'
REAR	15'
SIDE	5'
MAX IMPERVIOUS SURFACE	60% (2,568 SF)
EXISTING IMPERVIOUS SURFACE	33% (1,401 SF)
PROPOSED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

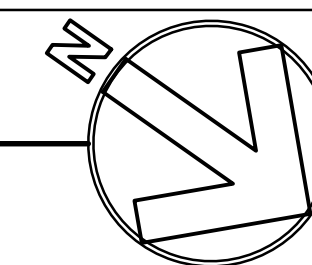
SWALE CALCULATIONS

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



Site Plan

1/4" = 1' - 0"



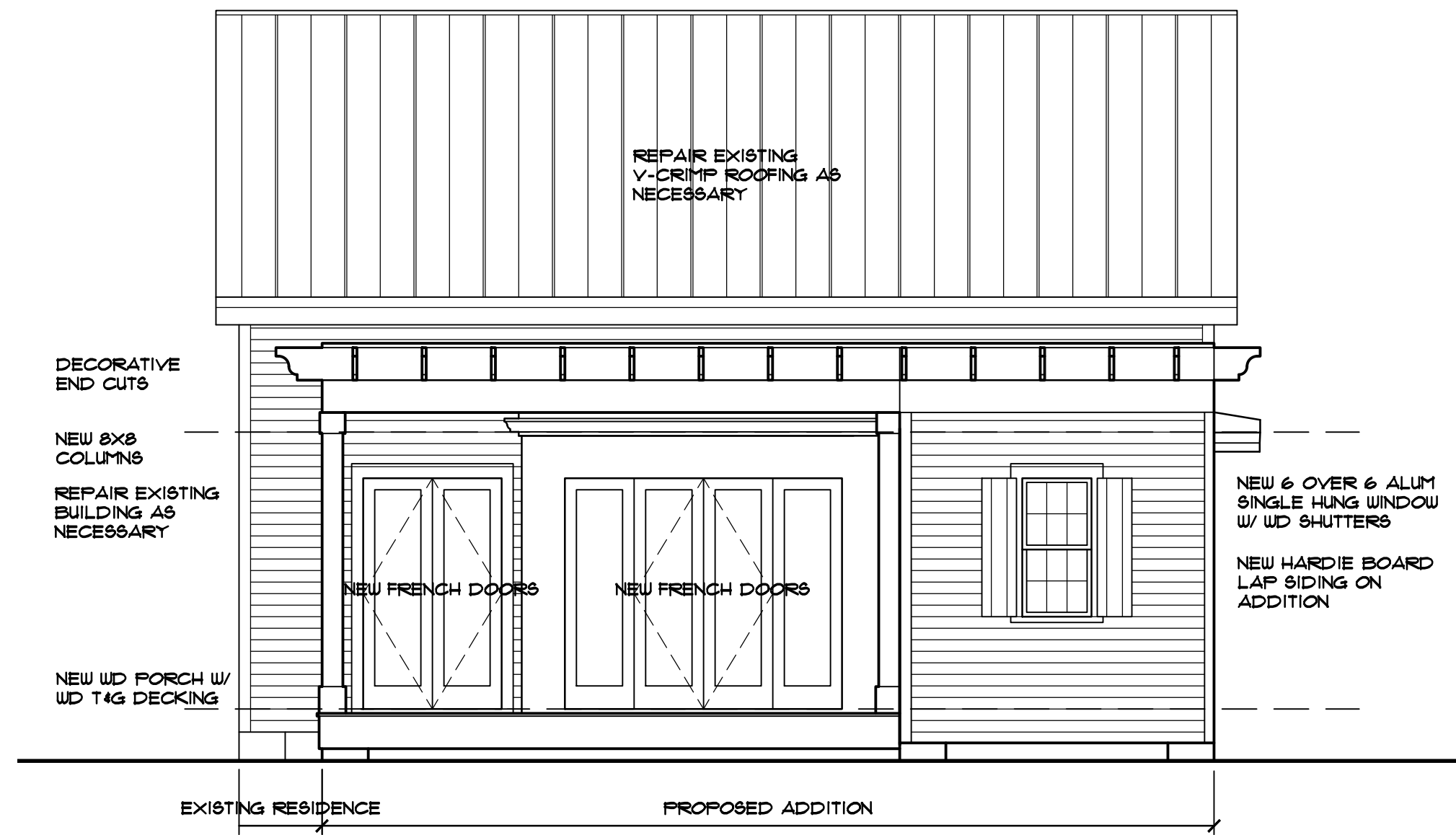
Kingsbury Residence Porch Addition  
 1019 Eaton Street Key West, FL

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

date:  
 6/5/14  
 revision:

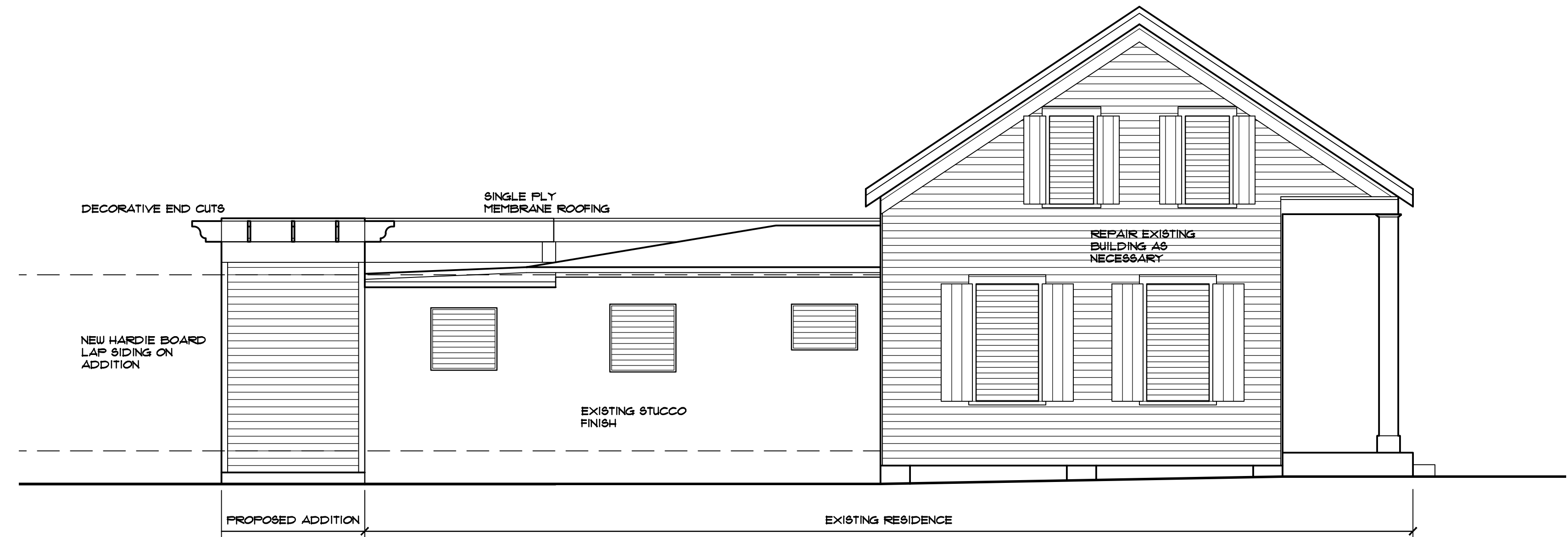
sheet:

A1



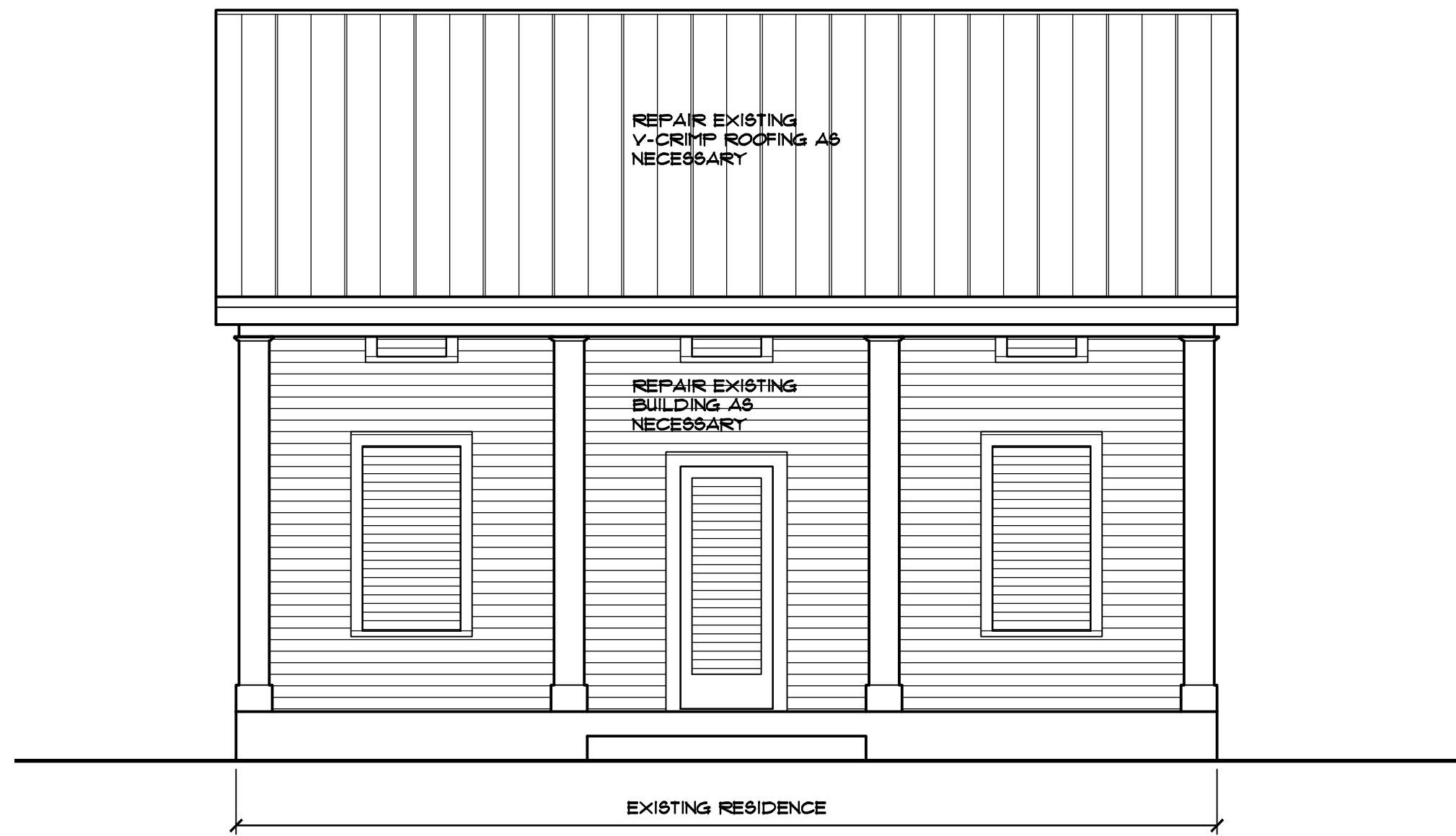
**Rear Elevation**

1/4" = 1' - 0"



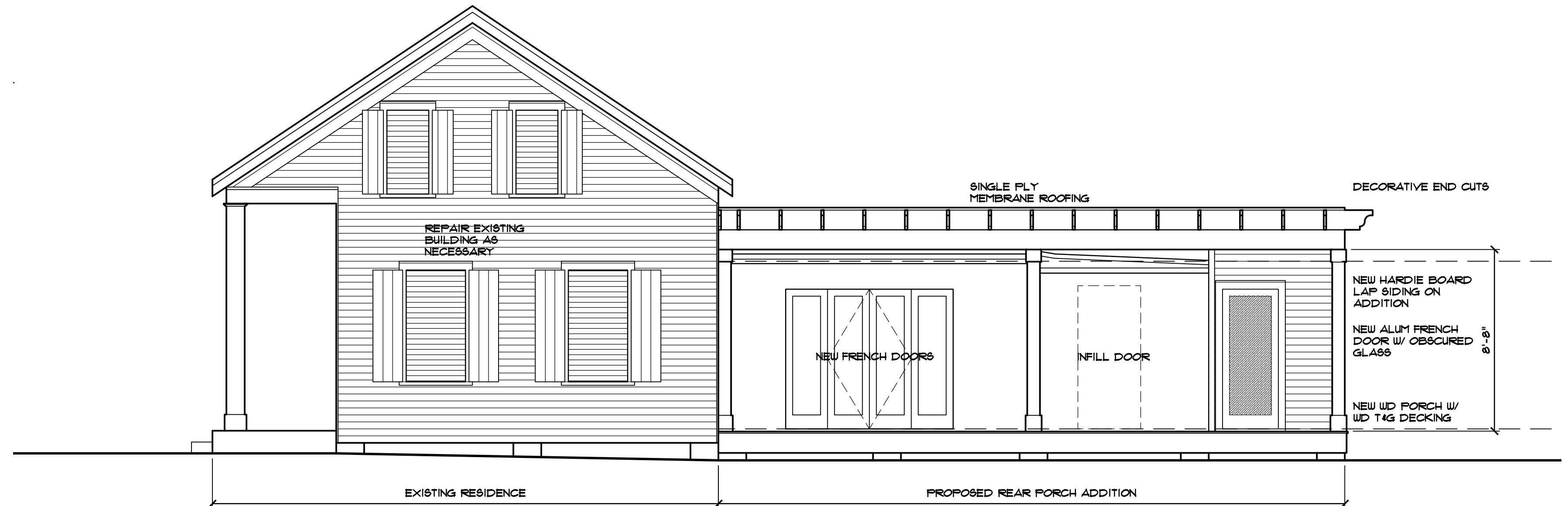
**Left Side Elevation**

1/4" = 1' - 0"



**Front Elevation**

1/4" = 1' - 0"



**Right Side Elevation**

1/4" = 1' - 0"

Kingsbury Residence Porch Addition

Key West, FL

1019 Eaton Street

THOMAS E. POPE, P.A. ARCHITECT

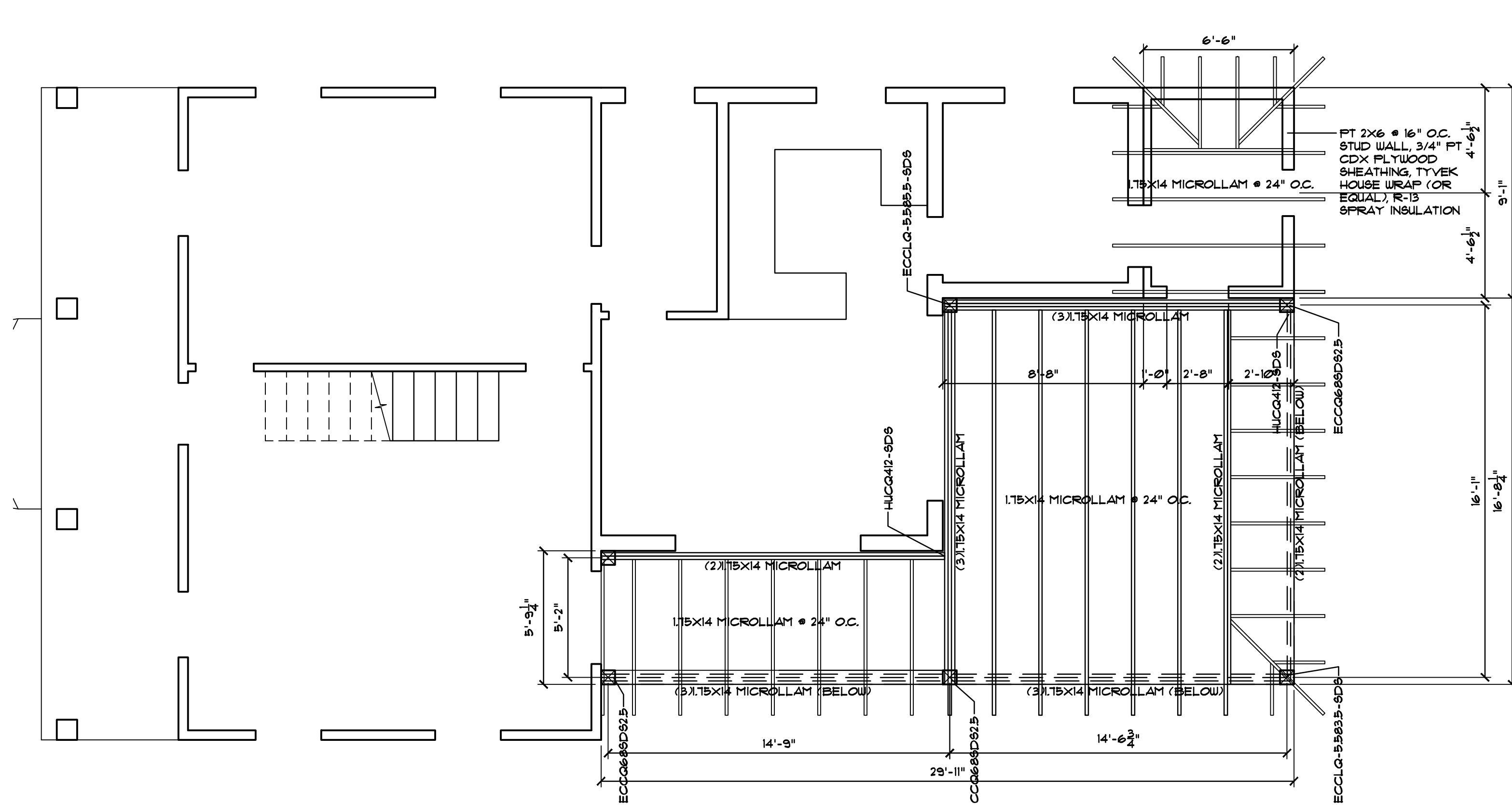
610 White Street, Key West FL  
TEPopePA@aol.com

(305) 296 3611

date:  
6/5/14  
revision:

sheet:

A2



### Roof Framing Plan

1/4" = 1' - 0"

#### "SIMPSON" CONNECTORS

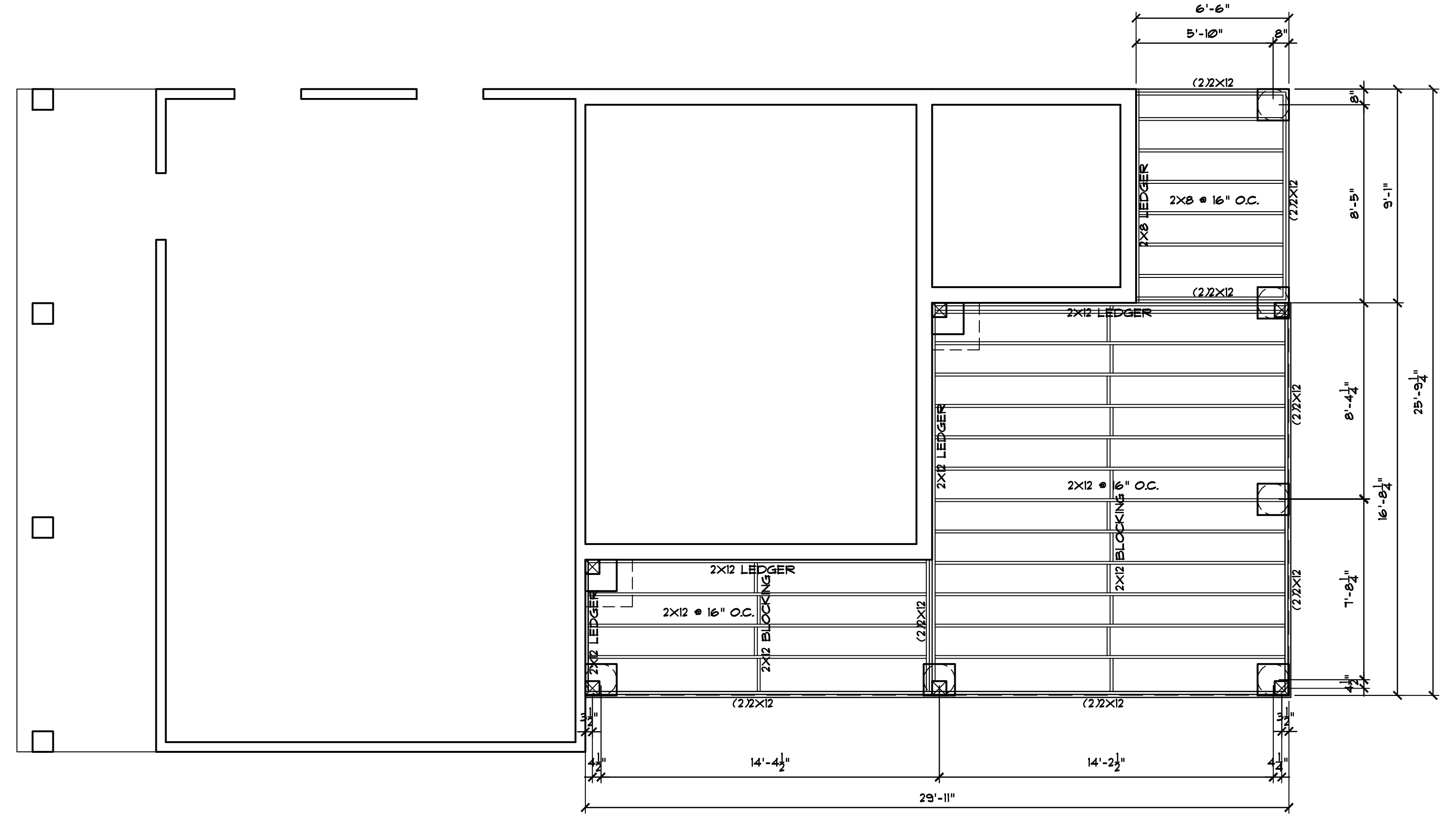
- HJ3 • 1.75x14 RAFTERS TO BEAMS
- H8 • RAFTERS TO BEAMS
- L8TA18 • ACROSS RIDGE
- CS16 FROM TOP PLATE • EA STUD

#### NOTES

ALL ROOF DECKING TO BE FT. T&G IX6 ROOFING TO BE SINGLE PLY MEMBRANE

#### NOTES

ALL FRAMING TO BE BUILT TO WITHSTAND ASCE 7-10, 100 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

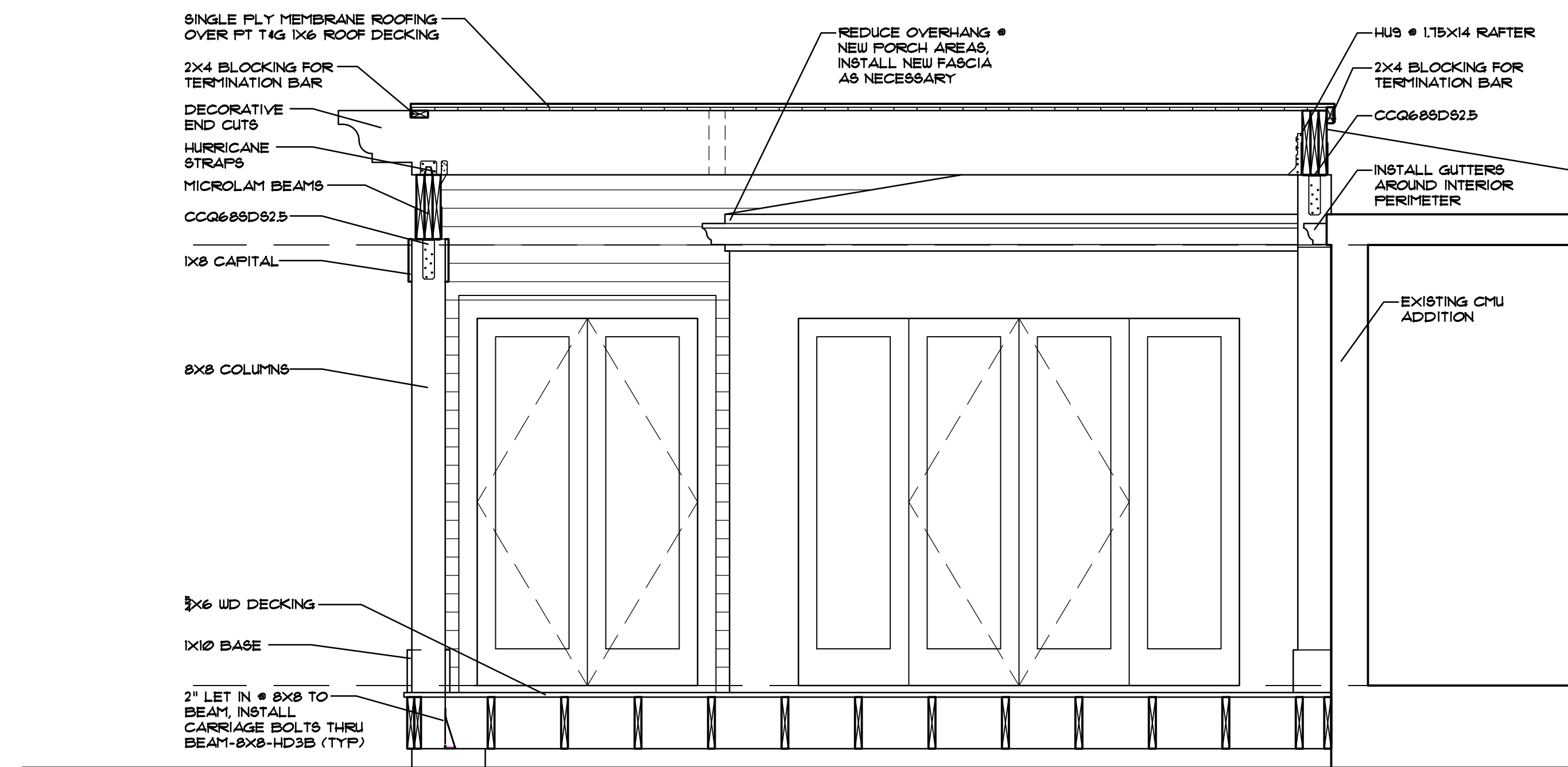
1/4" = 1' - 0"

#### TYPICAL FOUNDATIONS

- 16" CONC. AUGERED PILE W/4# VERT. #3 TIES @ 10", 3'-0" INTO BEDROCK MIN. 16" BLK PIER, CONT. VERT. STEEL, FILL W/ CONC.
- 24x24x10 CONC SPREAD FOOTING W/3# EA WAY 16" BLK PIER W/4# VERT. STEEL, HOOK 4 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-2x8



### Rear Porch Addition

1/2" = 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:  
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](http://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  
Gained Three 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

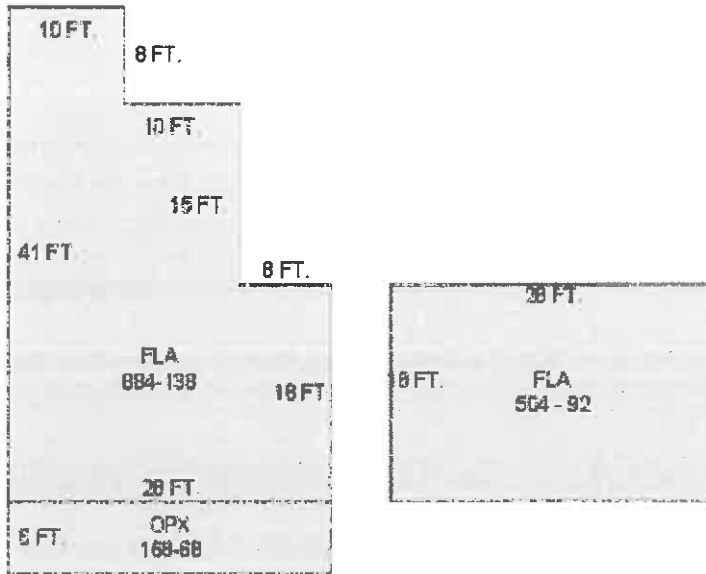
Heat Src 1 NONE

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	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1938				504
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1938	N N	0.00	0.00	884
2	<u>OPX</u>	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