Historic Architectural Review Commission
Staff Report for Item 4

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa, MSHP Historic Preservation Planner
Meeting Date:	March 27, 2018
Applicant:	William Shepler, Architect
Application Number:	H18-03-0014
Address:	#903 Eaton Street

Description of Work:

New one and a half and two-story wood frame house. New pool cabana, pool, decks, and site improvements.

Site Facts:

The site in question has a one-story cmu building that is significantly set back from the front property line. The main building in the site is a non-contributing structure. The 1962 Sanborn map depicts a similar footprint of what exists today in the lot. According to the Property Appraiser's records, the house has a construction date of 1954.

In July 2014, the Commission approved a single-family home in the lot, which is expired. The design was approved under previous guidelines for new construction.

Guidelines Cited on Review:

- Guidelines for new construction (pages 38a-38q), specifically guidelines 1, 2, 3, context and compatibility pages 38f-j, 11, 12, 13, 14, 16, 24 and 25.
- Guidelines for Decks, patios, hot tubs and pools (pages 39-40), specifically guidelines 1, 3 and 4.
- Guidelines for outbuildings (pages 40-41), specifically guidelines 1, 3, and 9.
- Guidelines for fences (pages 41-42), specifically guidelines 4 and 6.

Staff Analysis

The Certificate of Appropriateness in review is for a new single-family frame structure proposed on a site next to a corner lot, specifically on the northeast block on Eaton and Margaret Streets. The design has a "C" floor plan form. The scheme depicts a one and a half story front volume, approximately 12'-6" deep, which converts into a two-story structure with a taller volume on its rear. The front portion of the building maximizes the minimum side and front lot setbacks requirements. A two-story element connects the front and the rear volumes. This element is lower in height that the front and rear portions of the house. The maximum height of the rear portion of the design is 27'-11 ½" while the maximum height of the front volume is 26'-5 ½".

The design includes a one-story front porch. All proposed building and roof forms are similar in shape found in the immediate adjacent context. In general, the design proposes fiber cement horizontal siding with vertical board and batten in the connecting element. All windows will be 2 over 2 impact rated metal units and all doors will be single glazed impact rated metal ones. Roof covering will be metal v-crimp. The front façade will have 2 over 1 impact rated windows and the siding will be treated with different textures, all made with fiber cement. A small canopy projects over two proposed windows on the second floor. The proposed front porch will have three bay, and the entrance will be at the central bay. Porch elements will be made of wood.

The design also proposes a pool at the rear yard with an open gazebo. Decks are proposed in the pool area and a driveway is depicted on the front side of the lot. Wood picket fences are also proposed on the sides and rear- 6' tall and 4' tall at the front.

Consistency with Guidelines

It is staff's opinion that the proposed design is inconsistent with many of the cited guidelines. The design of the main structure in the site fails, as it is incompatible with the size, scale, proportion, and character of the urban block and surrounding historic properties. The proposed width and height of the new construction is not similar to those buildings of the same land use immediately adjacent to it. As this new building is required to meet current FEMA standards, floor-to-floor heights shall be reduced in proportion of width reduction, in order to maintain the established height patterns of neighboring structures.

Staff finds that the scale and mass of the main structure will overshadow immediately adjacent main structures. The large scale and mass will be visible from Margaret Street, as the adjacent corner structure is a one-story building with a two-story structure on its rear. The proportions of the proposed house are not similar to houses located immediately adjacent to the site.

Corner lot with one-story structure on the front part of the site.

For the pool, cabana, and fences, staff finds that the proposals are consistent with the guidelines, still the first 10 feet of the side fences shall be 4'height.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
18-00300014		
FLOOD ZONE	**ZONING DISTRICT**	**BLDG PERMIT #**

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	903 EATON ST., KEY WEST FL	
NAME ON DEED:	J & K ESTATES LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	618 WHITEHEAD ST. KEY WEST, FL 33040	EMAIL SENGUPTAJ@AOL.COM
APPLICANT NAME:	WILLIAM SHEPLER	PHONE NUMBER 305-890-6191
APPLICANT'S ADDRESS:	201 FRONT ST., SUITE 203	EMAIL WILL@WSHEPLER.COM
APPLICANT'S SIGNATURE:		DATE 2/26/18

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS 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.

52732 - 7069 - OK

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: NEW 1½-2 STORY WOOD FRAME HOUSE, HOUSE = 2,005 S.F., ~~[illegible]~~, NEW POOL 19' x 10.5', HOUSE TO HAVE F.C. SIDING, ALUM. & GLASS IMPACT WINDS.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Oper: KEYWEST Type: RP Drawer: 1
Date: 7/27/18 50 Receipt no: 8866
2018 300014
PT * BUILDING PERMITS-NEW
1.00 $500.00
Trans number: 3123509
CK CHECK 1317 $500.00
Trans date: 7/27/18 Time: 11:06:34

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): 115 S.F. OPEN CABANA BY POOL	
PAVERS: 9'x18' PARKING SPACE	FENCES: WOOD PICKET FENCES – 6' AT REAR & SIDES, 4' @ FRONT
DECKS: REAR DECK & DECK AT COURTYARD	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC): 6" FILL AT FRONT	POOLS (INCLUDING EQUIPMENT): 19'x10'.5 POOL AT REAR
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): A/C UNIT	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: Building historic but not contributing. Guidelines for new construction, pools, decks, fences. Ordinance for demolition of historic structures.		
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.

HARC Certificate of Appropriatness: Demolition Appendix

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
18-03-14	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	903 EATON ST., KEY WEST FL 33040
PROPERTY OWNER'S NAME:	J & K ESTATES LLC
APPLICANT NAME:	WILLIAM SHEPLER, ARCHITECT

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 a final inspection is 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 Pallab Sengupta	PALLAB SENGOOTA 01/29/18 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMOLISH DILAPIDATED ONE STORY C.B.S. HOUSE AND ATTACHED CARPORT. & ANY ASSOCIATED STAIRS, DECKS, PORCHES ETC.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

YES- IT WOULD BE TECHNICALLY INFEASIBLE TO RAISE THE STRUCTURE TO BE COMPLIANT WITH FEMA REGULATIONS

(2) Or explain how the building or structure meets the criteria below:

(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 IS AN INSIGNIFICANT BUILDING WITH NO ARCHITECTURAL OR DESIGN FEATURES WHICH WOULD MAKE IT DISTINCTIVE

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.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

NO IT IS NOT.

(c) Has no significant character, interest, or value as part fo 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.

NO DOES NOT.

(d) Is not the site of a historic event with significant effect upon society.

NO IT IS NOT.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

NO.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

NO.

(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.

NO.

(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.

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.

NO IT DOES NOT.

(i) Has not yielded, and is not likely to yield, information important in history.

NO.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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. N/A

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

N/A

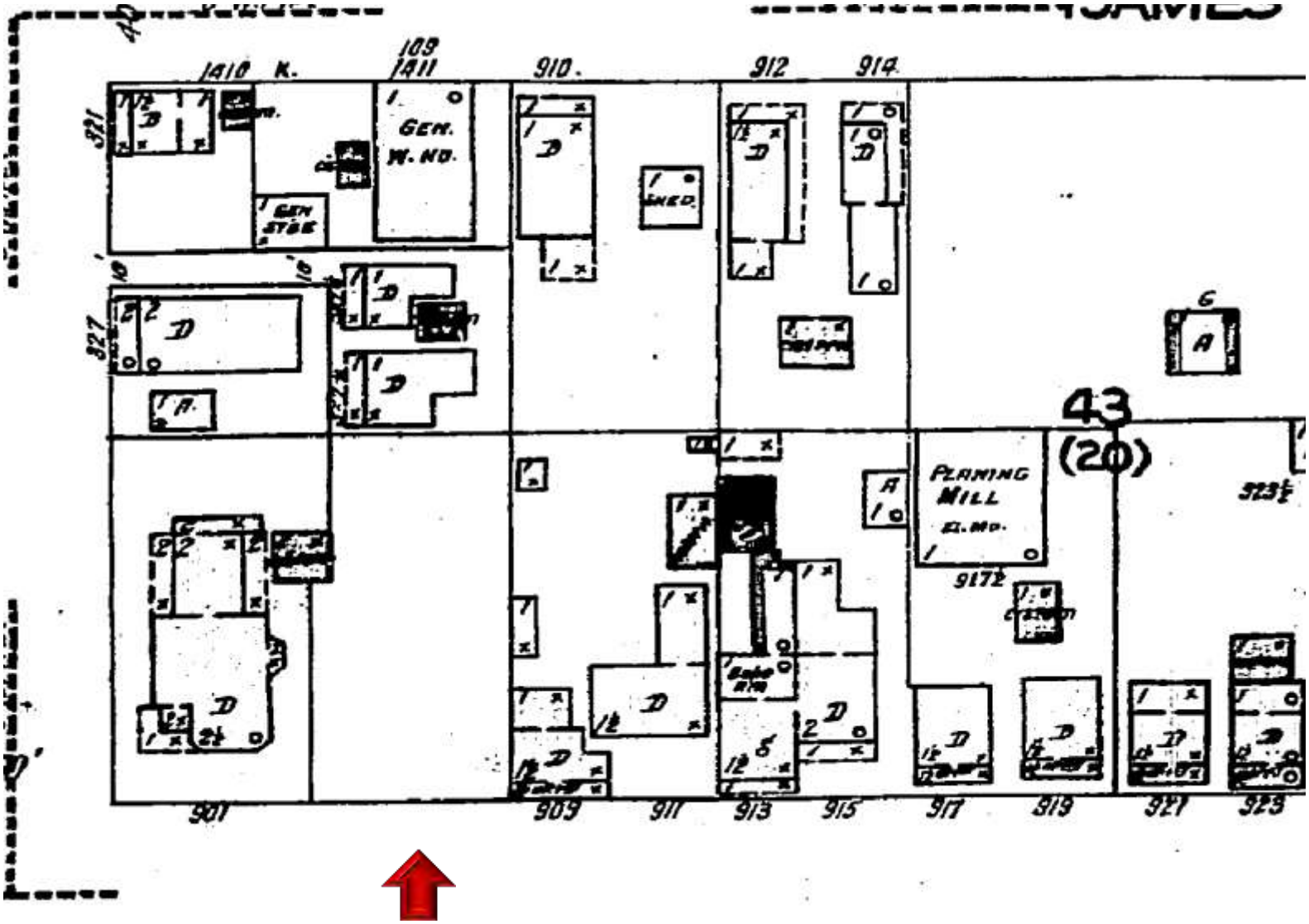
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

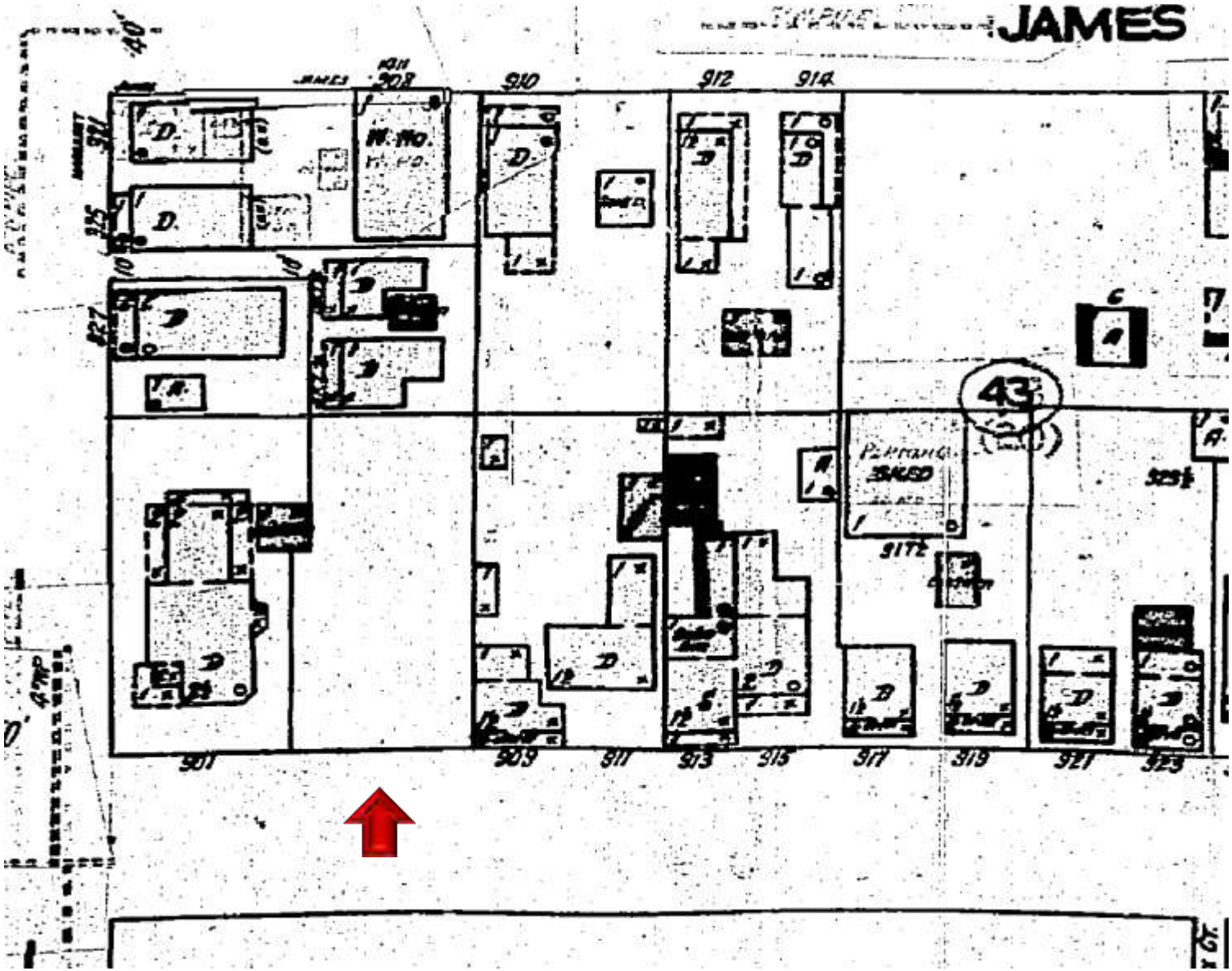
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

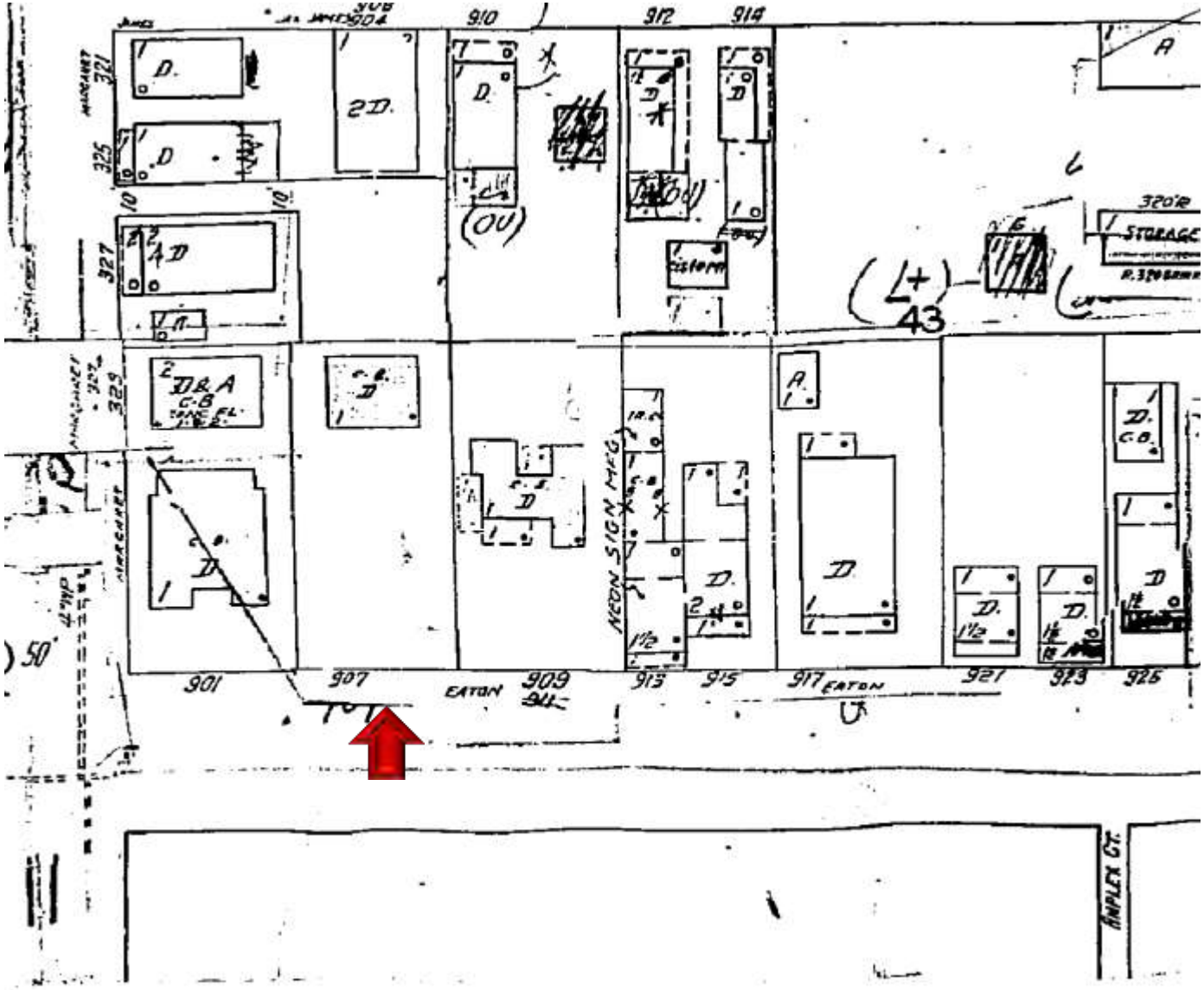
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

903 Eaton Street circa 1965. Monroe County Library.

WE RECYCLE

#OFRB1

DAIKIN

904

PRIVATE PROPERTY

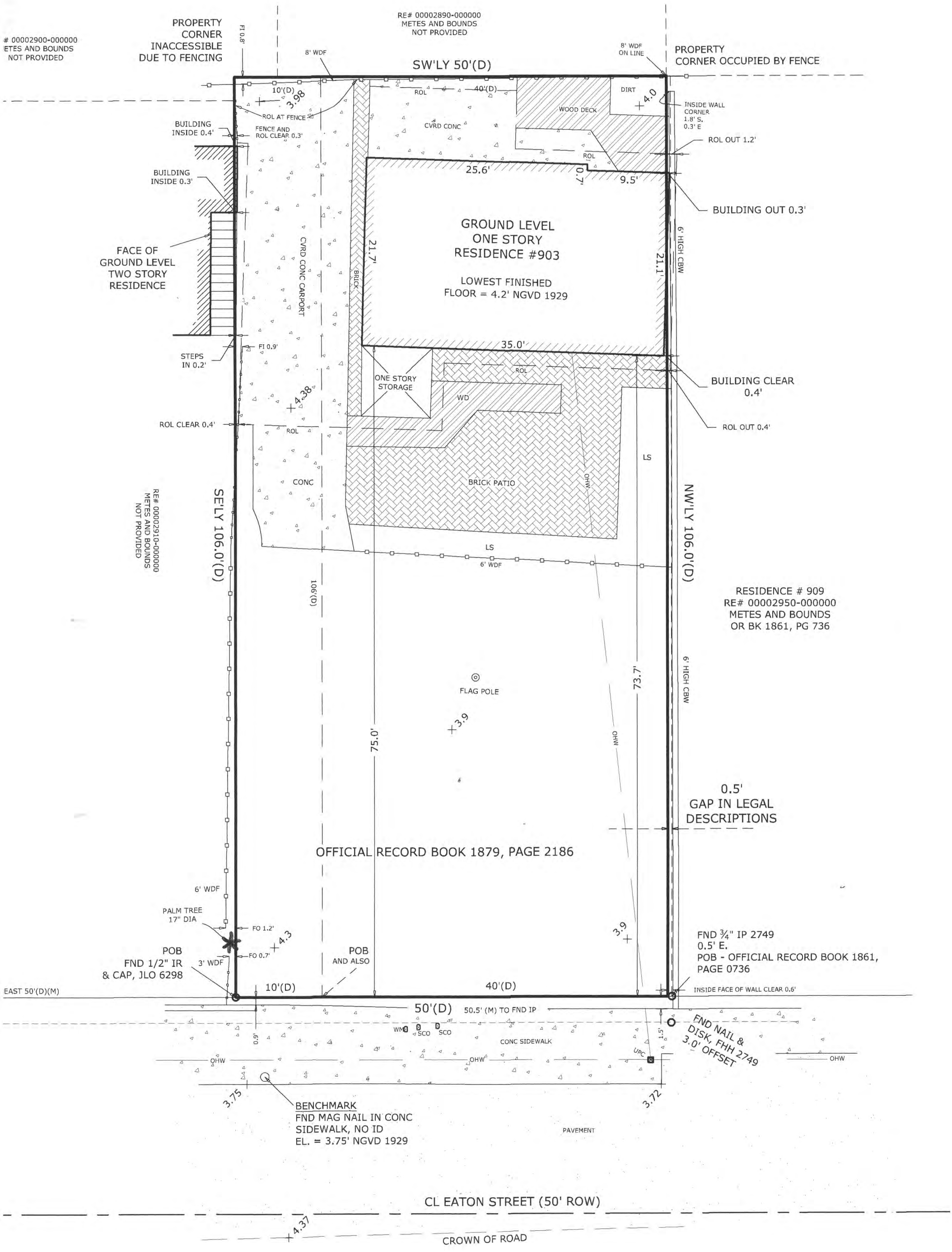
1009

PRIVATE PROPERTY
BEWARE of DOG
La Cala

902

Old Sponge
Warehouse
Circa 1925
NO PARKING

SURVEY



OLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BACK-FLOW PREVENTER
LOW OUT
LCULATED
2' CONCRETE CURB & GUTTER
ONCRETE BLOCK
CONCRETE BLOCK WALL
= CONCRETE BLOCK RETAINING WALL
JRB INLET
ENTERLINE
CHAINLINK FENCE
CONCRETE MONUMENT

CONC = CONCRETE
CVRD = COVERED
D = DEED
DEASE = DRAINAGE EASEMENT
DMH = DRAINAGE MANHOLE
EB = ELECTRIC BOX
EL = ELEVATION
ELEV = ELEVATED
EM = ELECTRIC METER
ENCL = ENCLOSURE
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT

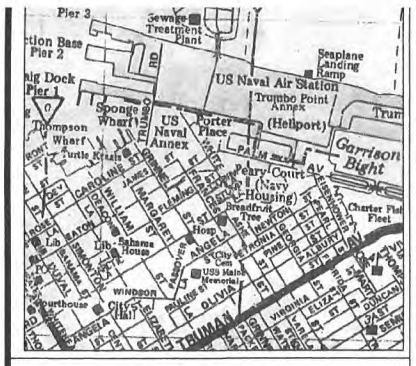
FI = FENCE INSIDE
FND = FOUND
FN&D = FOUND NAIL & DISK (#XXXX)
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GB = GRADE BREAK
GI = GRATE INLET
GL = GROUND LEVEL
GW = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE

IR = IRON ROD
L = ARC LENGTH
LE = LOWER ENCLOSURE
LS = LANDSCAPING
M = MEASURED
MB = MAILBOX
MHWL = MEAN HIGH WATER LINE
MTLF = METAL FENCE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PK = PARKER KALON NAIL

PM = PARKING METER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
ROL = ROOF OVERHANG LINE
ROWL = RIGHT OF WAY LINE
R/W = RIGHT OF WAY
SCO = SANITARY CLEAN-OUT
SN&D = SET NAIL & DISK LB 7846
SIR = SET IRON ROD ½" LB 7846

SMH = SANITARY MANHOLE
SPV = SPRINKLER CONTROL VALVE
SV = SEWER VALVE
TB = TELEPHONE BOX
TBM = TIDAL BENCHMARK
TMH = TELEPHONE MANHOLE
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UPC = CONCRETE UTILITY POLE
UPM = METAL UTILITY POLE
UPW = WOOD UTILITY POLE

VB = VIDEO BOX
WD = WOOD DECK
WDF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WV = WATER VALVE



LOCATION MAP - NTS

MAP OF BOUNDARY SURVEY
PT LOT 4, SQUARE 20
WILLIAM A. WHITEHEAD'S MAP
IN THE CITY OF KEY WEST

SURVEYOR'S NOTE:

THE LEGAL DESCRIPTION FOR 909 EATON STREET RECORDED IN OFFICIAL RECORD BOOK 1861, PAGE 0736, PUBLIC RECORDS OF MONROE COUNTY HAS A POINT OF BEGINNING AT 100 FEET 6 INCHES FROM THE CORNER OF MARGARET AND EATON STREETS.

THE SUBJECT PROPERTY 903 EATON STREET HAS A POINT OF BEGINNING AT 50 FEET FROM THE CORNER OF EATON AND MARGARET STREET AND CONTINUES ON EATON STREET FOR 50 FEET, EFFECTIVELY CREATING A 0.5 FOOT GAP BETWEEN 909 EATON STREET AND THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.

THIS SURVEY WAS PERFORMED 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.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION -

OFFICIAL RECORD BOOK 1879, PAGE 2186 PROVIDED

In the City of Key West and known on William A. Whitehead's Map of said Island of Key West delineated in February, A.D. 1829 as part of Lot Four (4) in Square Twenty (20). COMMENCING at a point on Eaton Street distance Fifty (50) feet Northeasterly from the corner of Eaton and Margaret Streets, and running thence along the line of Eaton Street in a Northeasterly direction Ten (10) feet; thence at right angles in a Northwesterly direction One Hundred Six (106) feet; thence at right angles in a Southwesterly direction Ten (10) feet; thence at right angles in a Southeasterly direction One Hundred Six (106) feet to the Point of Beginning.

AND ALSO:

In the City of Key West and known on William A. Whitehead's Map of said Island of Key West delineated in February, A.D. 1829 as part of Lot Four (4) in Square Twenty (20). COMMENCING at a point on Eaton Street distant Sixty (60) feet Northeasterly from the corner of Eaton and Margaret Street, and running thence along the line of Eaton Street in a Northeasterly direction Forty (40) feet; thence at right angles in a Northwesterly direction One Hundred Six (106) feet; thence at right angles in a Southwesterly direction Forty (40) feet; thence at right angles in a Southeasterly direction One Hundred Six (106) feet to the Point of Beginning.

CERTIFIED TO -

RANDY BROOKS HOOPER AND MARY L. HOOPER

NORTH
ASSUMED FROM LEGAL DESCRIPTION

SCALE: 1" = 10'

BEARING BASE:
90° LOT PER DEED

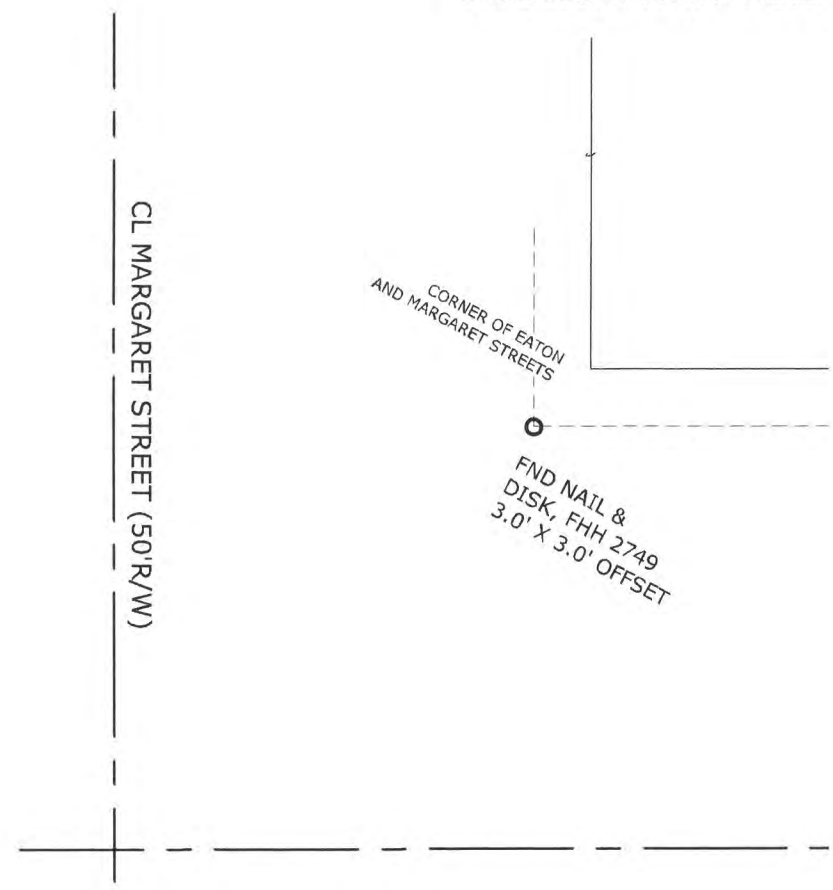
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
903 EATON STREET
KEY WEST, FLORIDA 33040

ELEVATIONS SHOWN AS X.XX REFER TO NGVD29 VERTICAL DATUM

BENCHMARK USED: PID AA
STAMPING: 29 1923 8.140
MARK LOGO: CGS
EL. 8.08', NGVD29

I HAVE CONSULTED THE FE
EMERGENCY MANAGEMENT
FLOOD INSURANCE RATE M
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
THE HERON DESCRIBED
PROPERTY APPEARS TO BE
FLOOD ZONE: AE
BASE ELEVATION: 7' NGVD



SCALE:	1"=10'
FIELD WORK DATE	04/14/15
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	KK
CHECKED BY:	RER
INVOICE #:	15040807

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.

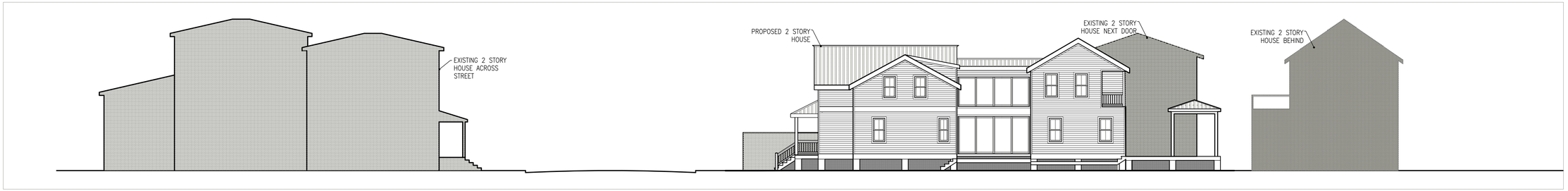
SIGNED

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

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

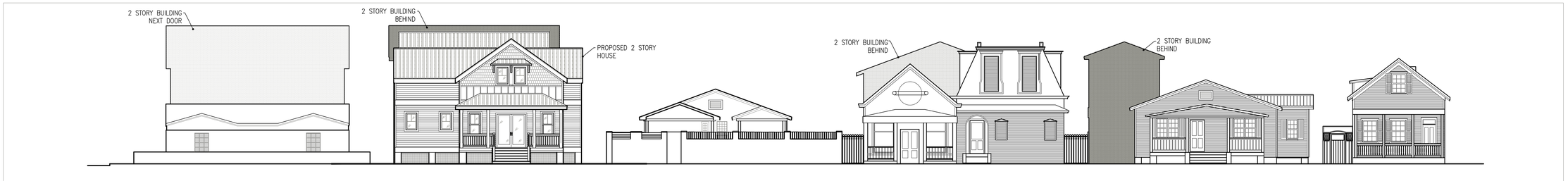
REECE & ASSOCIAT
PROFESSIONAL SURVEYOR AND MAPPER, LB 784
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 3304
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

PROPOSED DESIGN



3 / A1.1 PROPOSED CROSS STREETSCAPE

SCALE: 3/32"=1'-0"



2 / A1.1 PROPOSED STREETSCAPE

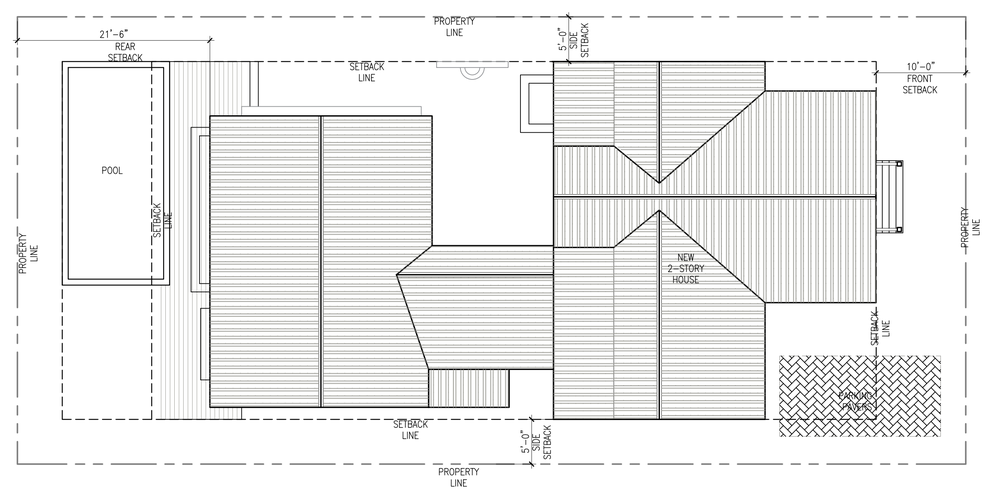
SCALE: 3/32"=1'-0"

Property Address: 903 Eaton

Zoning District: HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	28'	Yes
BUILDING COVERAGE	40%	1,247 s.f. (23%)	2,120 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,282 s.f.(43%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,300 s.f.	N/A	Yes
LOT WIDTH	Min. 40'	50'	N/A	Yes
LOT DEPTH	Min. 90'	106'	N/A	Yes
FRONT SETBACK	Min. 10'	73'	10'	Yes
SIDE SETBACK (EAST)	Min. 5'	0'*	5'	Yes
SIDE SETBACK (WEST)	Min. 5'	14'-8"	4'	Yes
REAR SETBACK	Min. 15'	9'-5"	24'	Yes
OPEN SPACE	Min. 35%	4,053 s.f. (43%)	3,180s.f. (60%)	Yes

*Existing Non-Conforming Condition



1 / A1.1 SITE PLAN

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

william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040

Tel: 305-890-6191
Email: info@wshepler.com

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 1.29.2018

903 EATON STREET

KEY WEST , FL

NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36

Project #: 17038

Title:

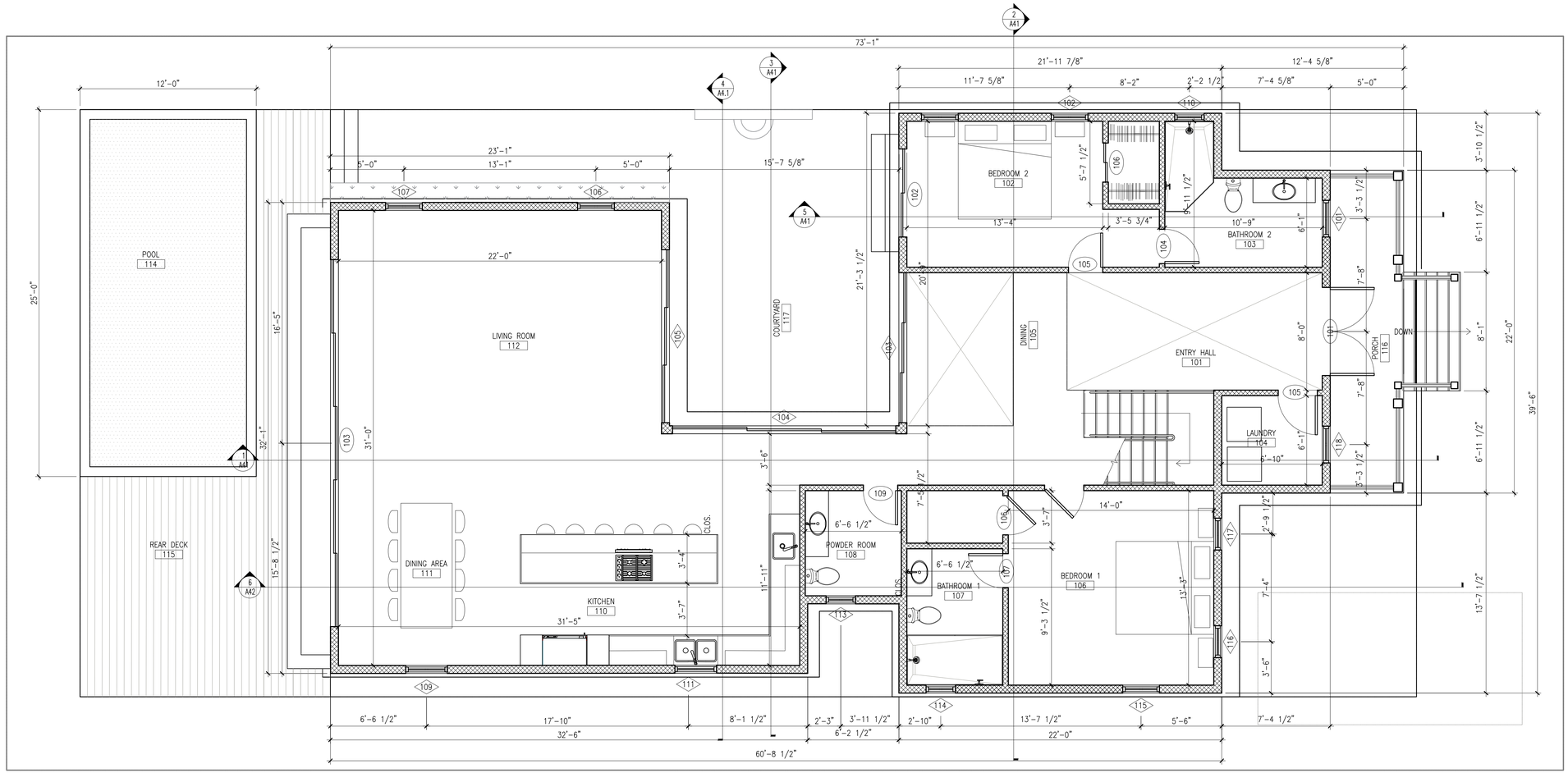
SITE PLAN / STREETSCAPE & CALCS

Sheet Number:

A-1.1

Date: - JANUARY 23, 2018

©2017 by William Shepler Architect



1 / A2.1 FIRST FLOOR PLAN - SITE PLAN

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

william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040

Tel: 305-890-6191
Email: info@wshepler.com

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 1.29.2018

903 EATON STREET

KEY WEST , FL

NEW SINGLE FAMILY RESIDENCE

Drawing Size	Project #:
24x36	17038

Title:

FLOOR PLAN

Sheet Number:

A-2.1

Date: - JANUARY 23, 2018

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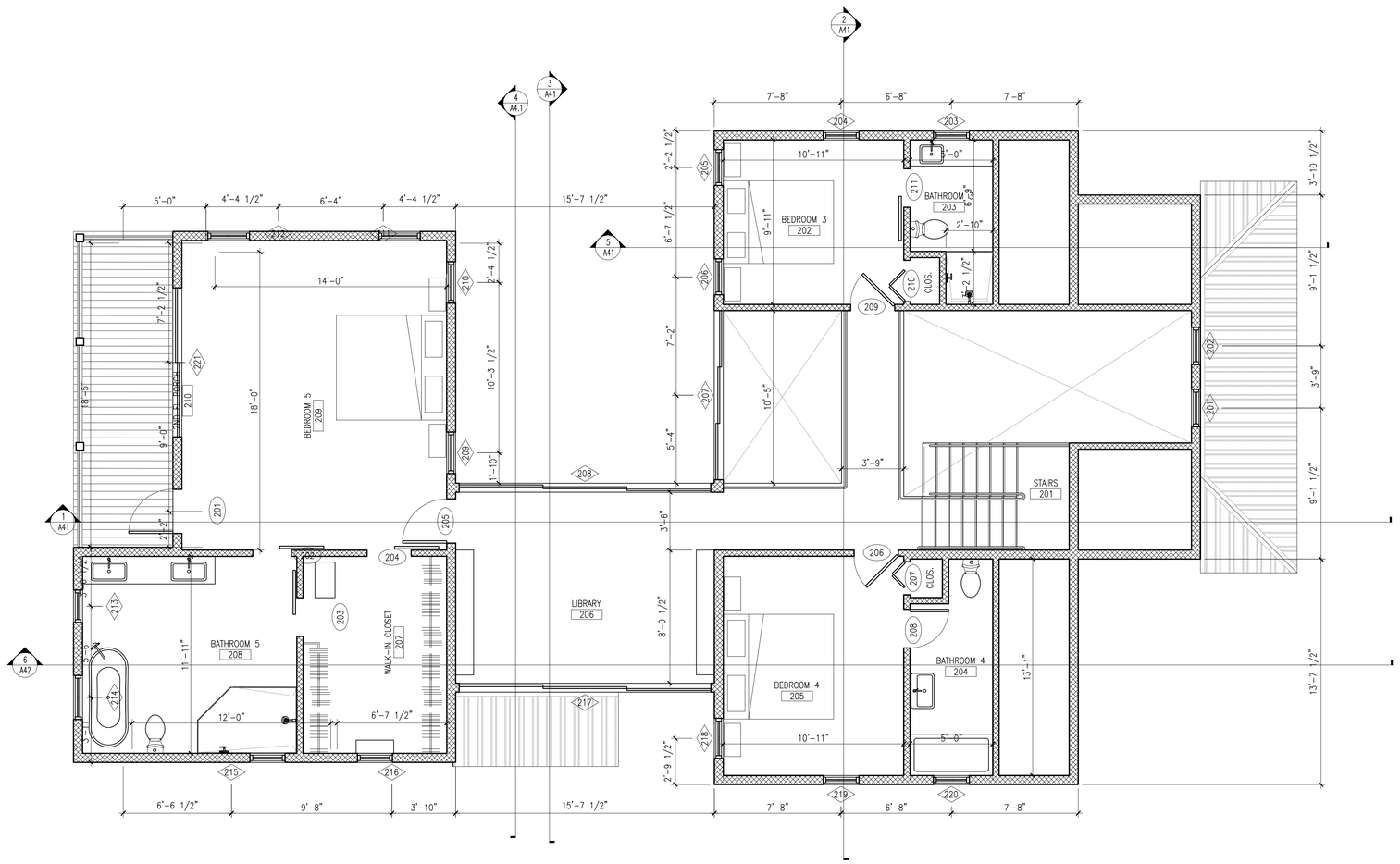

1 / A2.2

SECOND FLOOR PLAN

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

william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040

Tel: 305-890-6191
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Seal:

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Drawing Size	Project #:
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Title:

FLOOR PLAN

Sheet Number:

A-2.2

Date: - JANUARY 23, 2018

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4 / A3.1 EAST ELEVATION

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

3 / A3.1 SOUTH ELEVATION

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

1 / A3.1 NORTH ELEVATION

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

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william shepler & associates
architecture

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KEY WEST , FL

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Title:

ELEVATIONS

Sheet Number:

A-3.1

Date: - JANUARY 23, 2018

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4 / A3.2 WEST ELEVATION

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

6 / A3.2 NORTH COURTYARD ELEVATION

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

5 / A3.2 SOUTH COURTYARD ELEVATION

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

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KEY WEST , FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size	Project #:
24x36	17038

Title:

ELEVATIONS

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A-3.2

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., March 27, 2018 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE AND A HALF AND TWO-STORY WOOD FRAME HOUSE. NEW POOL CABANA, POOL, DECKS, AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING ONE-STORY CBS HOUSE, CARPORT, STAIRS,DECKS AND PORCHES.

#903 EATON STREET

Applicant – William Shepler, Architect Application #18-03-0014

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 305-809-3973 or visit our website at 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.

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

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	00002930-000000
Account #	1003026
Property ID	1003026
Millage Group	10KW
Location Address	903 EATON St , KEY WEST
Legal Description	KW PT LT 4 SQR 20 G68-209 G37-263/264 OR22-427/28 OR107-328/29 OR539-967/69 OR795-1654 OR593-967 OR665-696 OR1160-517/18 OR1879-2186/87C OR2488-130/31ORD OR2602-159ORD OR2621-2393ORDOR2643-2194/96 OR2643-2201/03B OR2878-2242/43 (Note: Not to be used on legal documents)
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

J AND K ESTATES LLC
BUNZON 44 PLA DEL BOU SAGUNTO
VALENCIA OC 46500-OC

Valuation

		2017	2016	2015	2014
+	Market Improvement Value	$78,916	$72,561	$74,062	$70,148
+	Market Misc Value	$1,958	$2,017	$1,808	$1,690
+	Market Land Value	$573,990	$508,042	$512,083	$477,944
=	**Just Market Value**	**$654,864**	**$582,620**	**$587,953**	**$549,782**
=	**Total Assessed Value**	**$640,094**	**$582,620**	**$587,953**	**$549,782**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$654,864**	**$582,620**	**$587,953**	**$549,782**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,300.00	Square Foot	50	106

Buildings

Building ID	140	**Exterior Walls**	C.B.S.
Style	GROUND LEVEL	**Year Built**	1954
Building Type	S.F.R. - R1 / R1	**EffectiveYearBuilt**	1979
Gross Sq Ft	1341	**Foundation**	CONCRETE SLAB
Finished Sq Ft	761	**Roof Type**	FLAT OR SHED
Stories	1 Floor	**Roof Coverage**	ASPHALT SHINGL
Condition	AVERAGE	**Flooring Type**	CONC ABOVE GRD
Perimeter	114	**Heating Type**	FCD/AIR NON-DC
Functional Obs	0	**Bedrooms**	2
Economic Obs	0	**Full Bathrooms**	1
Depreciation %	39	**Half Bathrooms**	0
Interior Walls	WD PANL/CUSTOM	**Grade**	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	420	0	0
FLA	FLOOR LIV AREA	761	761	0
SBF	UTIL FIN BLK	160	0	0
TOTAL		**1,341**	**761**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1986	1987	1	120 SF	1
PATIO	1986	1987	1	195 SF	2
FENCES	1986	1987	1	438 SF	2

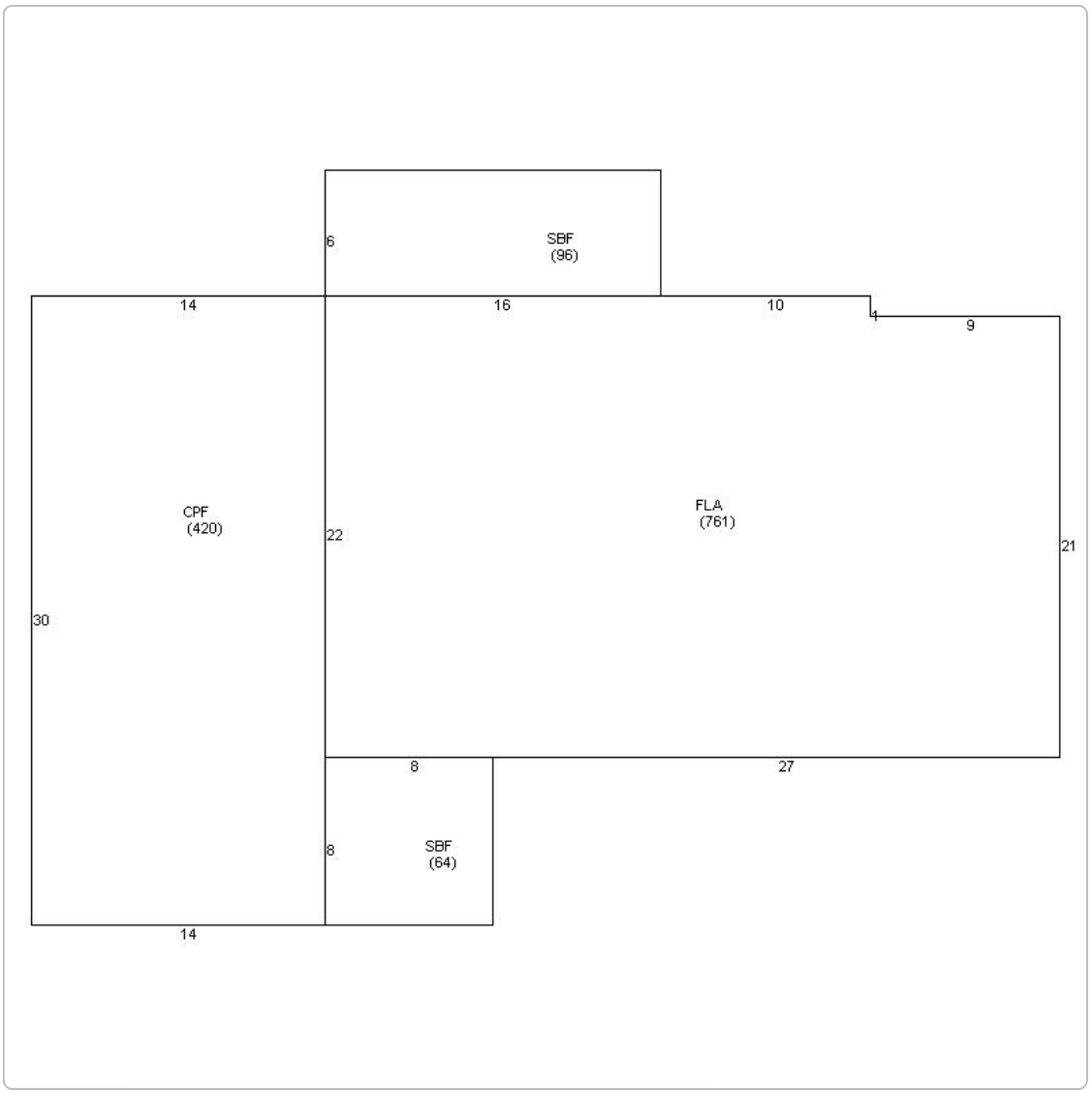
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
11/10/2017	$700,000	Warranty Deed	2143322	2878	2242
8/2/2013	$400,000	Warranty Deed		2643	2201
8/2/2013	$100	Warranty Deed		2643	2194
9/27/2012	$0	Order (to be used for Order Det. Heirs, Probate in		2621	2393
10/15/2010	$0	Order (to be used for Order Det. Heirs, Probate in		2488	130

Permits

Number	Date Issued	Date Completed	Amount	Permit Type
06-2059	3/28/2006	8/8/2006	$2,500	Residential
06-2060	3/28/2006	8/8/2006	$35,000	Residential
03-2635	7/29/2004	9/8/2004	$800	Residential

Sketches (click to enlarge)



Photos

Map

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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