

Historic Architectural Review Commission

Staff Report Item 4

Meeting Date: August 27, 2014

Applicant: William P. Horn, Architect

Application Number: H14-01-1097

Address: #903 Eaton Street

Description of Work: Demolition of existing CBS structure.

Building Facts: The main house in the site is not listed in the surveys. A similar footprint of what exists today is depicted in the 1962 Sanborn map.

Ordinance Cited in Review: Section 102-217 (3), demolition for contributing or historic structures of the Land Development Regulations.

Staff Analysis

On July 15, 2014 the Commission approved the design of a new house and the first reading for the demolition request. This report is for the review of the second reading for the demolition request. The Certificate of Appropriateness proposes the demolition of an existing one story cbs structure. The structure is only depicted in the 1962 Sanborn map. By comparing the footprint of the depicted structure in 1962 and the actual structure it is evident that the building has been altered, particularly on its east and south sides.

It is staff's opinion that the building is structurally sound and it is historic. Still the structure does not have any architectural quality and does not meet significant criteria to be considered contributing to the historic district in a near future. The structure is not a distinctive piece of architecture that represents its time and does not possess unique craftsmanship.

Staff recommends to the Commission to consider the request for demolition.

Application



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

APPLICATION # 07-01-2014 011097

OWNER'S NAME: **Randy & Mary Hooper** DATE: **5-19-14**

OWNER'S ADDRESS: **903 Eaton Street, Key West, FL** PHONE #: **601-938-0449**

APPLICANT'S NAME: **William P Horn Architect, PA** PHONE #: **305-296-8302**

APPLICANT'S ADDRESS: **915 Eaton Street, Key West, FL**

ADDRESS OF CONSTRUCTION: **903 Eaton Street, Key West, FL** # OF UNITS **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Demolition of existing one story building and build new 1 1/2 and 2 story building, pool and site-work- see plans.

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: 5-19-14

Applicant's Signature: _____

Required Submittals

<input checked="" 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 checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	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:

House is not listed. House was built more than 50 years ago.
• Guidelines for new construction, pools, decks and fences.
• Ordinance for demolition of historic structure.

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

Date:

7/15/14

Signature:


Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

July 23, 2014

Arch. William P. Horn
#915 Eaton Street
Key West, Florida 33040

**RE: NEW ONE AND A HALF AND TWO STORY BUILDING. NEW
POOLAND SITE WORK. DEMOLITION OF EXISTING CBS STRUCTURE
FOR: #903 EATON STREET - HARC APPLICATION # H14-01-1097
KEY WEST HISTORIC DISTRICT**


Dear Architect Horn:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the request for the above mentioned project on the public hearing held on July 15, 2014. The Commission motioned to approve the design based on the submitted documents and your presentation.

Since the proposed design includes the demolition of a historic cbs structure a second reading is required by the Land Development Regulations. I will be including the item on the August 26 Agenda. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com



WILLIAM P. HORN ARCHITECT, P.A.

License No. AA 0003040

915 EATON STREET, KEY WEST, FLORIDA 33040

PHONE: 305-296-8302 FAX: 305-296-1033

Date: 6/20/14

**To: Enid Torregrosa
Preservation Planner
City of Key West**

**Re: Demolition Request- Certificate of no contributing value
903 Eaton Street
Key West, Florida 33040**

Dear Enid,

I am asking to have the existing one story CBS building at the rear of this site demolished. The building is not contributing but does show up on the 1962 San Born map. It has no historically significant features or history, has numerous non-historic additions and alterations and is a flat roofed box on the ground. It is two and a half feet below the flood elevation. It is located at the rear of the property so offers nothing to the streetscape.

The owners want to build a new residence, meeting all code requirements and HARC guidelines.

As per Sec. 102-125 the building does not meet the following 9 criteria:

1. 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; the building does not have any distinctive characteristics of any kind or historic significance.
2. Is not specifically associated with events that have made a significant contribution to local, state, or national history; the building is not associated with any history, locally or otherwise.
3. Has no significant character, interest, or value as part of 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; the building has no character, interest or value in relation to anything.
4. Is not the site of a historic event with a significant effect upon society; the site did not have any historic events.

5. Does not exemplify the cultural, political, economic, social, or historic heritage of the city; the building is a plain vanilla box with no features so does not contribute to any type of heritage.
6. Does not portray the environment in an era of history characterized by a distinctive architectural style; the building has no stylistic features.
7. If 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; the property is not related to or is a part of a square or common area.
8. 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; the site is not a unique location and the building does not have any visual features related to the neighborhood and is the worst of the remaining architectural types.
9. Has not yielded, and is not likely to yield, information important to history; the site and the building has and never will yield any information important to history.

Sincerely

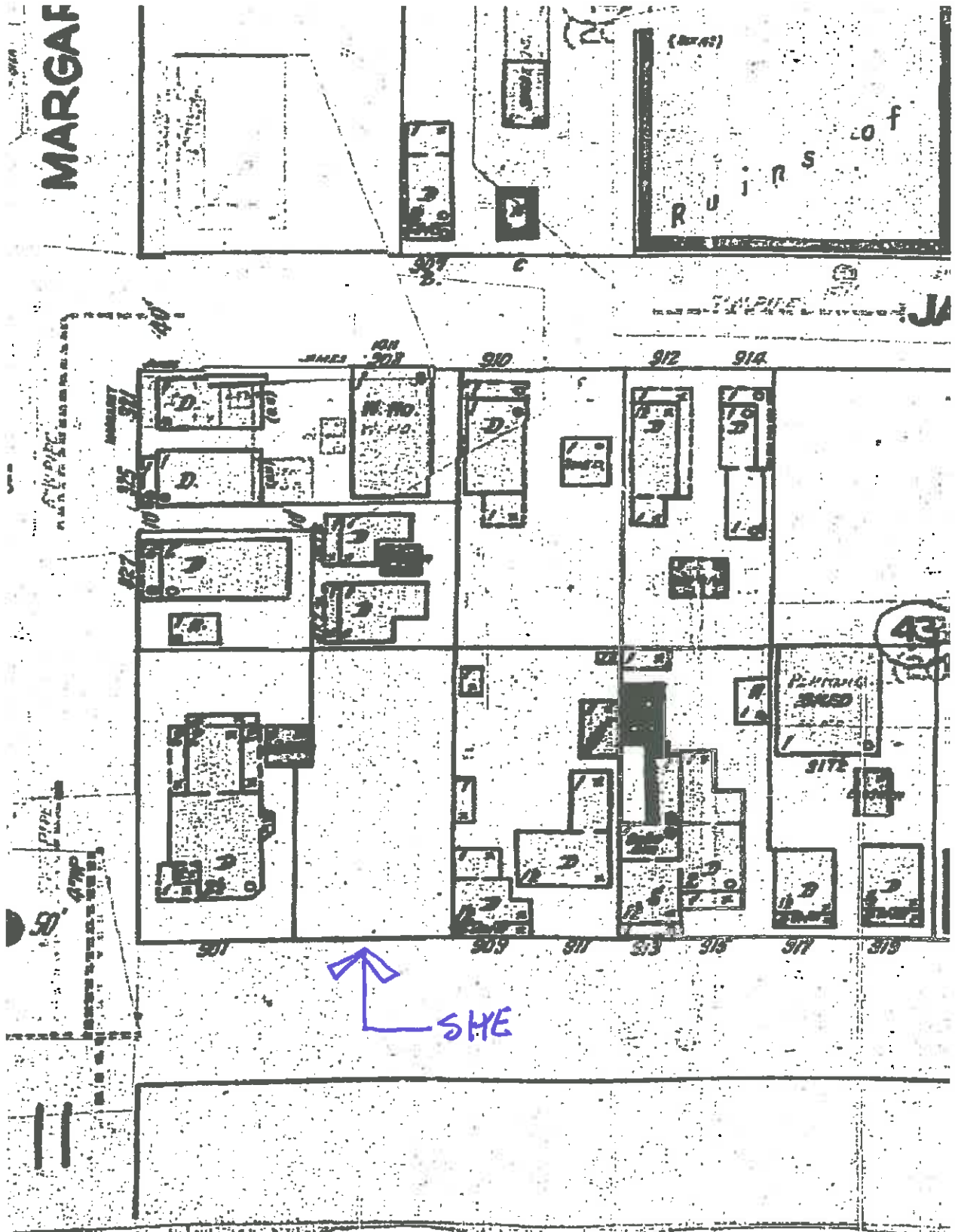
WILLIAM P. HORN ARCHITECT, P.A.



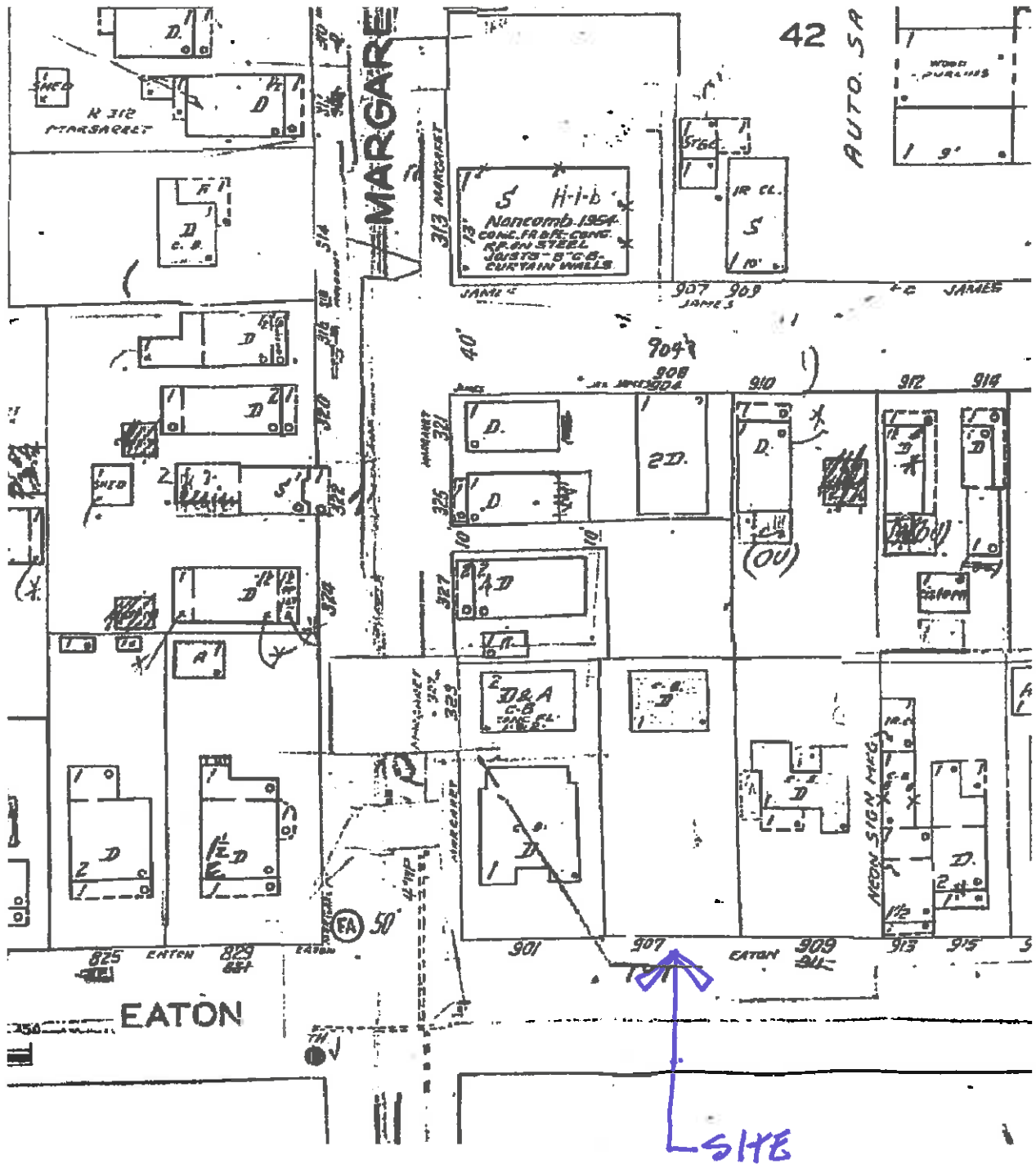
**William P. Horn,
Principal**

Sanborn Maps

MARGAF



1948 Sanborn map



1962 Sanborn map

Project Photos

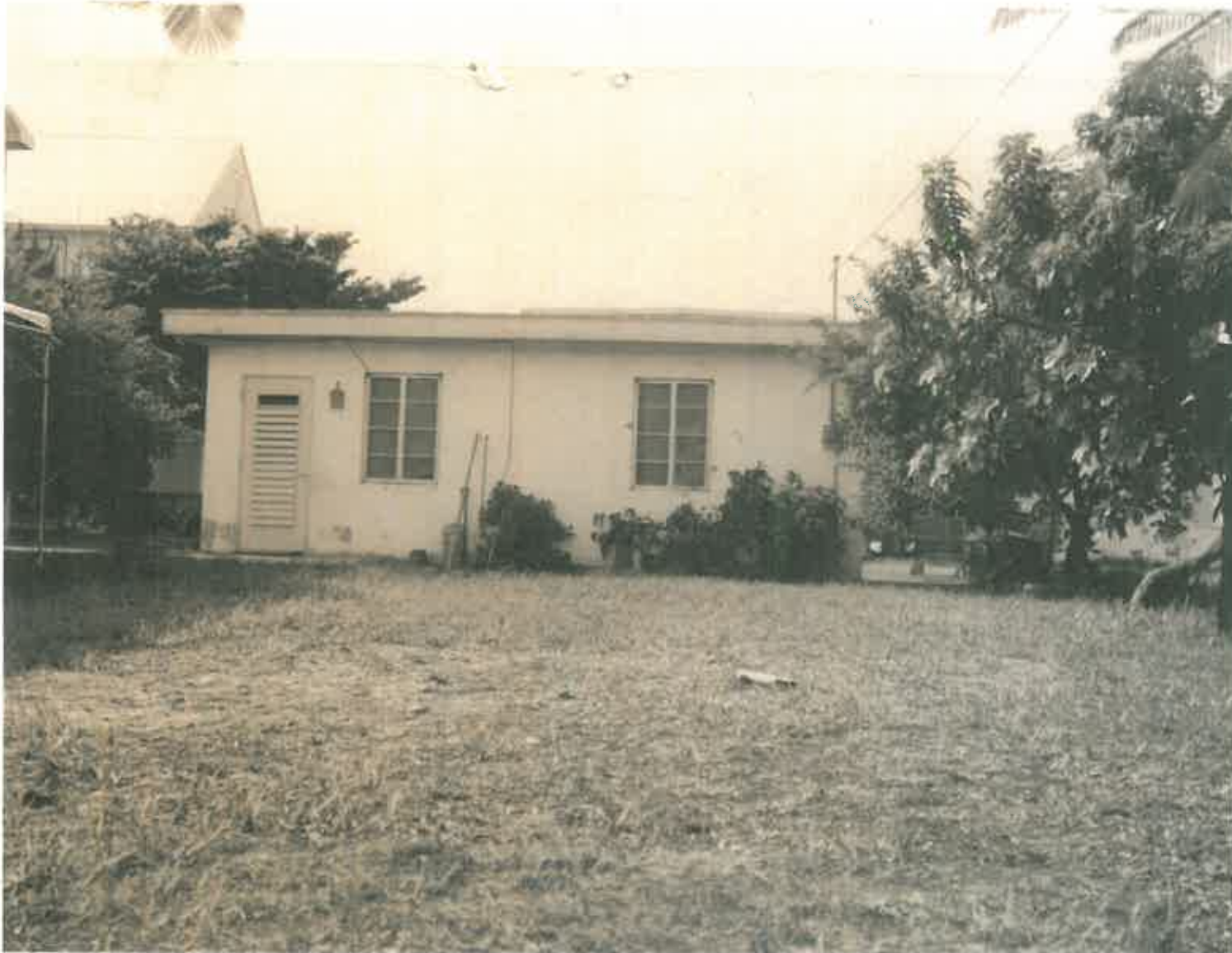


Photo taken by Property Appraiser's office c1965; 907 Eaton St. Monroe County Library





EATON STREET VIEW





VIEW OF FRONT OF LOT





EXISTING BUILDING ON SITE



EXISTING BUILDING ON SITE



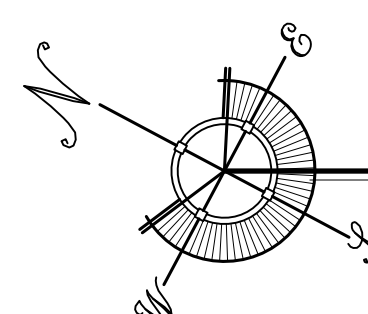
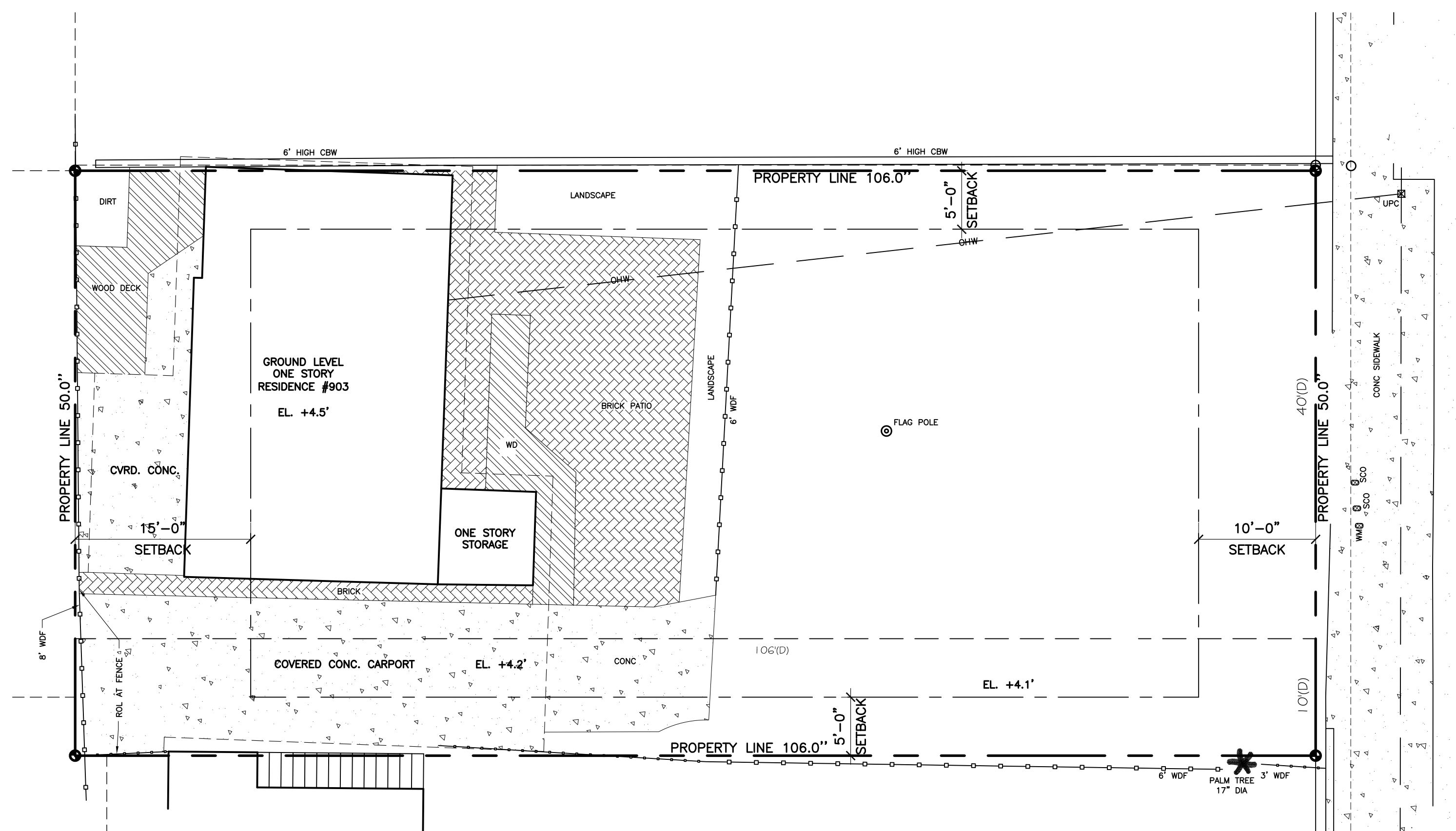
HOUSE ON LEFT SIDE



HOUSE ON RIGHT SIDE

Survey

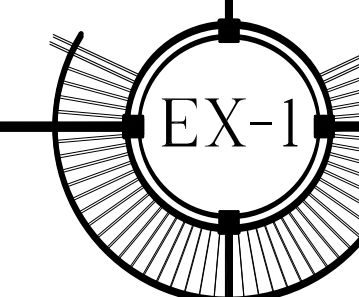
Proposed Plans



EXISTING SITE PLAN

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

SITE DATA		BUILDING DATA	
SITE AREA: 5,300 S.F. (0.121 ACRES) LAND USE: HMDR FLOOD ZONE: AE +7.0' FAR: ALLOWED = 1.0 MAX. HEIGHT: ALLOWED = 30' MAX. SETBACKS: FRONT SETBACK: REQUIRED = 10'-0" EXISTING = 66'-10" PROPOSED = 10'-0" SIDE SETBACK: REQUIRED = 5'-0" EXISTING = 0'-0'/0'-5" PROPOSED = 5'-0" REAR SETBACK: REQUIRED = 15'-0" EXISTING = ±0'-4" PROPOSED = 15'-0"		LOT COVERAGE AREA: REQUIRED: 2,120 S.F. (40% MAX.) EXISTING : 1,644 S.F. (31%) PROPOSED: 2,120 S.F. (40%) IMPERVIOUS AREA: REQUIRED: 3,180 S.F. (60% MAX.) EXISTING : 2,823 S.F. (53.2%) PROPOSED: 3,075 S.F. (58%) LANDSCAPE AREA: REQUIRED: 1,855 S.F. (35% MIN.) EXISTING: 2,477 S.F. (46.7%) PROPOSED: 2,049 S.F. (38.6%) OPEN SPACE AREA: REQUIRED: 1,855 S.F. (35% MIN.) EXISTING: 2,477 S.F. (46.7%) PROPOSED: 2,049 S.F. (38.6%)	
		EXISTING BUILDINGS: MAIN BUILDING: INTERIOR SQ.FT.: 821 S.F. COVERED SQ.FT.: 823 S.F.	



SEAL

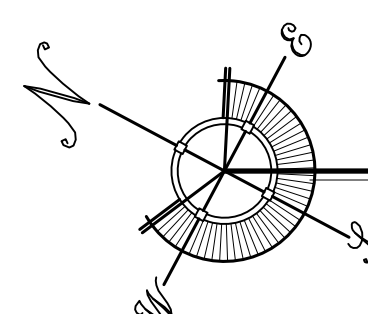
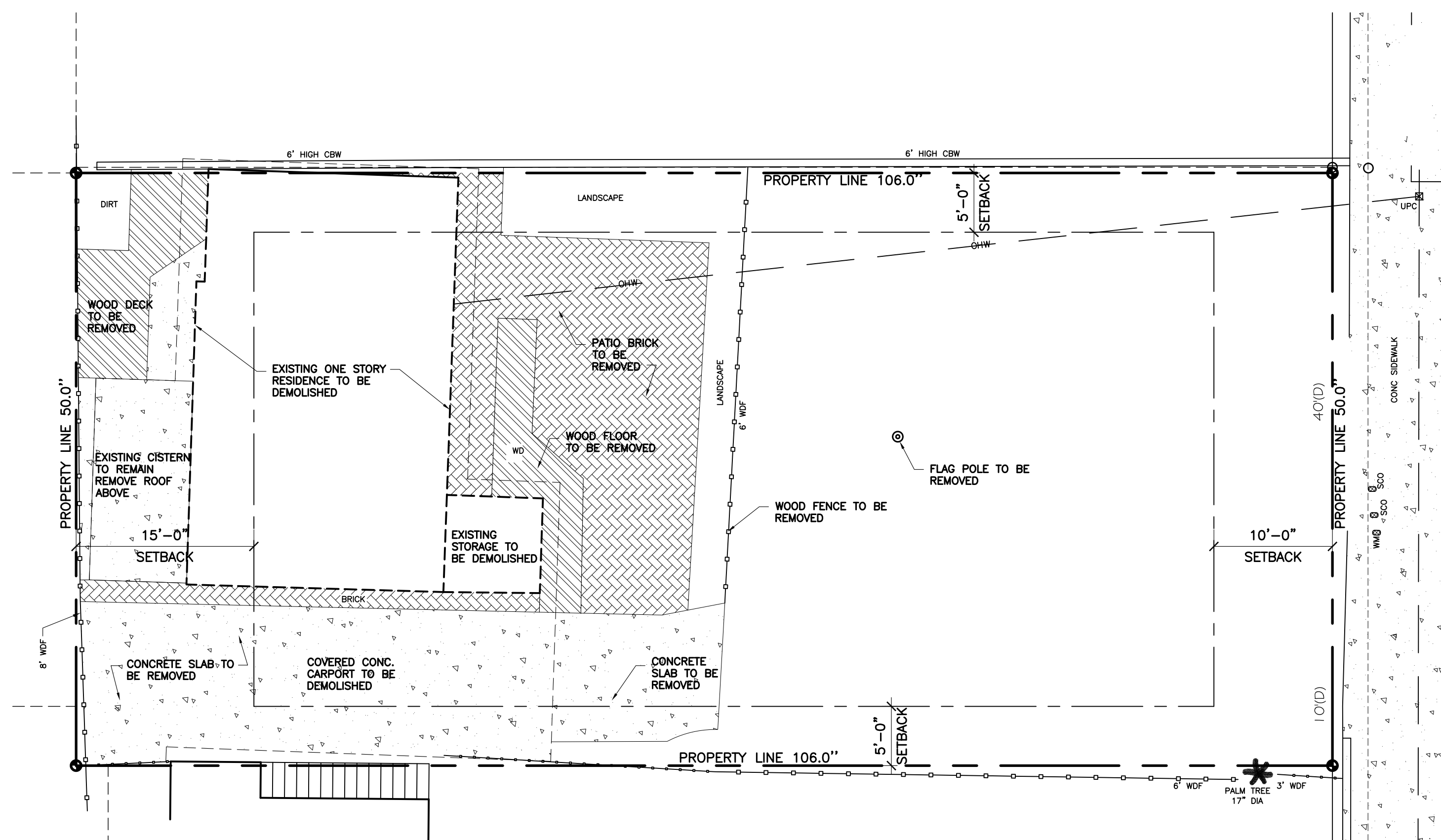
THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE
06-27-14 HARC

REVISIONS

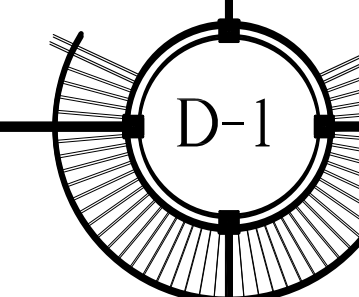
DRAWN BY
EMA

PROJECT
NUMBER
1317



DEMOLITION PLAN

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



SEAL

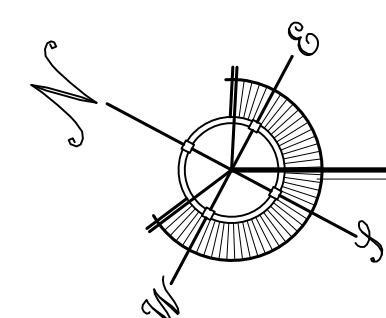
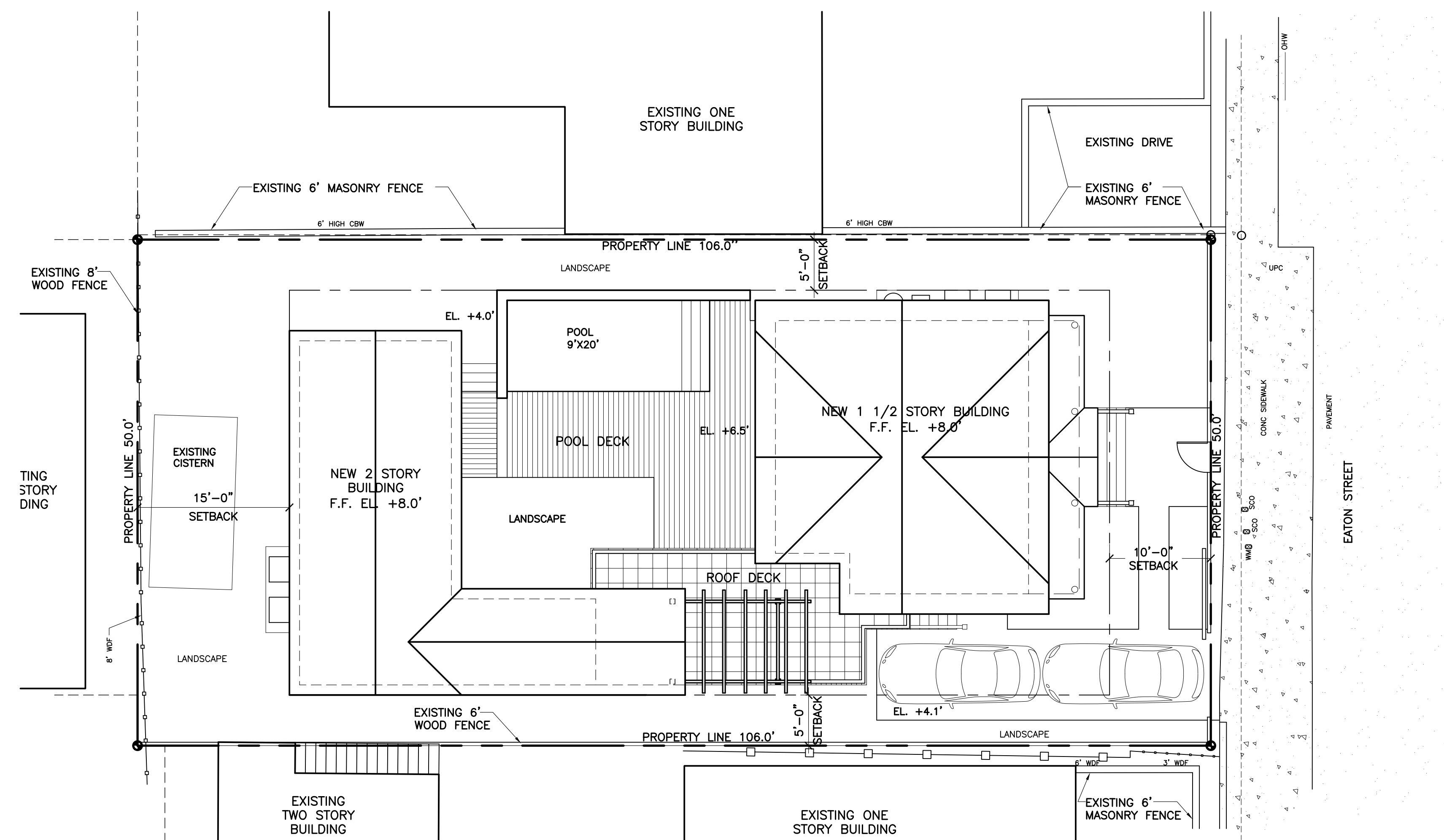
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AUTHORIZATION BY
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06-27-14 HARC

REVISIONS

DRAWN BY
EMA

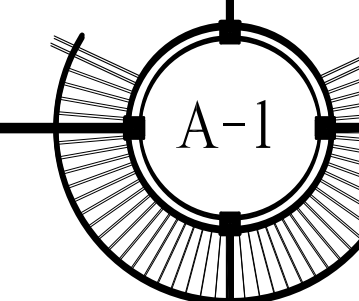
PROJECT
NUMBER
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PROPOSED ROOF PLAN

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

SITE DATA		BUILDING DATA	
SITE AREA: 5,300 S.F. (0.121 ACRES)		LOT COVERAGE AREA:	
LAND USE: HMDR		REQUIRED: 2,120 S.F. (40% MAX.)	NEW BUILDING:
FLOOD ZONE: AE +7.0'		EXISTING : 1,644 S.F. (31%)	
FAR: ALLOWED = 1.0 MAX.		PROPOSED: 2,120 S.F. (40%)	
HEIGHT: ALLOWED = 30' MAX.		IMPERVIOUS AREA:	ENCLOSED AREA:
SETBACKS:		REQUIRED: 3,180 S.F. (60% MAX.)	FIRST FLOOR: 1,494 S.F.
FRONT SETBACK:	REQUIRED = 10'-0"	EXISTING : 2,823 S.F. (53.2%)	SECOND FLOOR: 1,031 S.F.
	EXISTING = 66'-10"	PROPOSED: 3,075 S.F. (58%)	TOTAL: 2,525 S.F.
	PROPOSED = 10'-0"	LANDSCAPE AREA:	
SIDE SETBACK:	REQUIRED = 5'-0"	REQUIRED: 1,855 S.F. (35% MIN.)	
	EXISTING = 0'-0"/0'-5"	EXISTING: 2,477 S.F. (46.7%)	
	PROPOSED = 5'-0"	PROPOSED: 2,049 S.F. (38.6%)	
REAR SETBACK:	REQUIRED = 15'-0"	OPEN SPACE AREA:	
	EXISTING = ±0'-4"	REQUIRED: 1,855 S.F. (35% MIN.)	
	PROPOSED = 15'-0"	EXISTING: 2,477 S.F. (46.7%)	
		PROPOSED: 2,049 S.F. (38.6%)	



SEAL

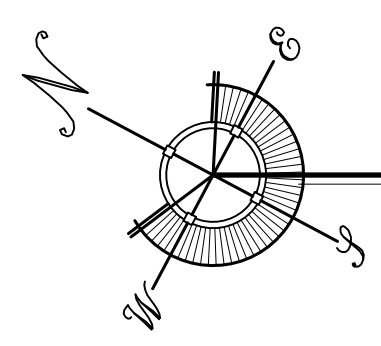
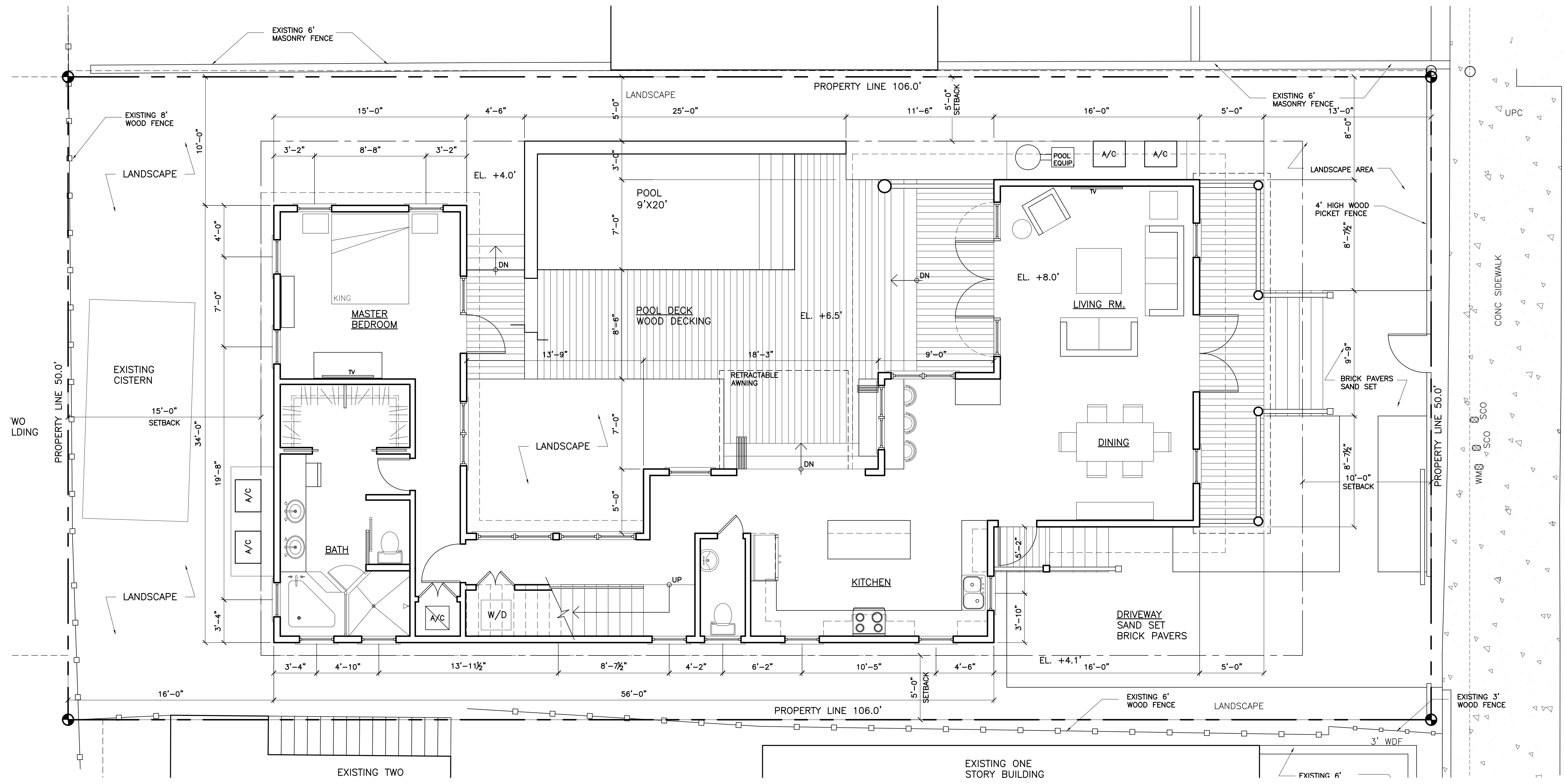
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WILLIAM P. HORN

DATE
06-27-14 HARC

REVISIONS

DRAWN BY
EMA

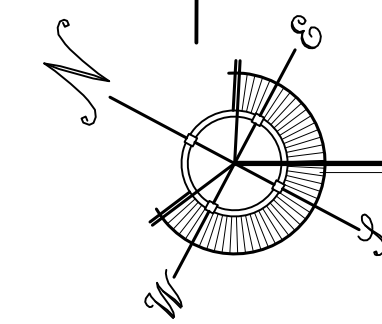
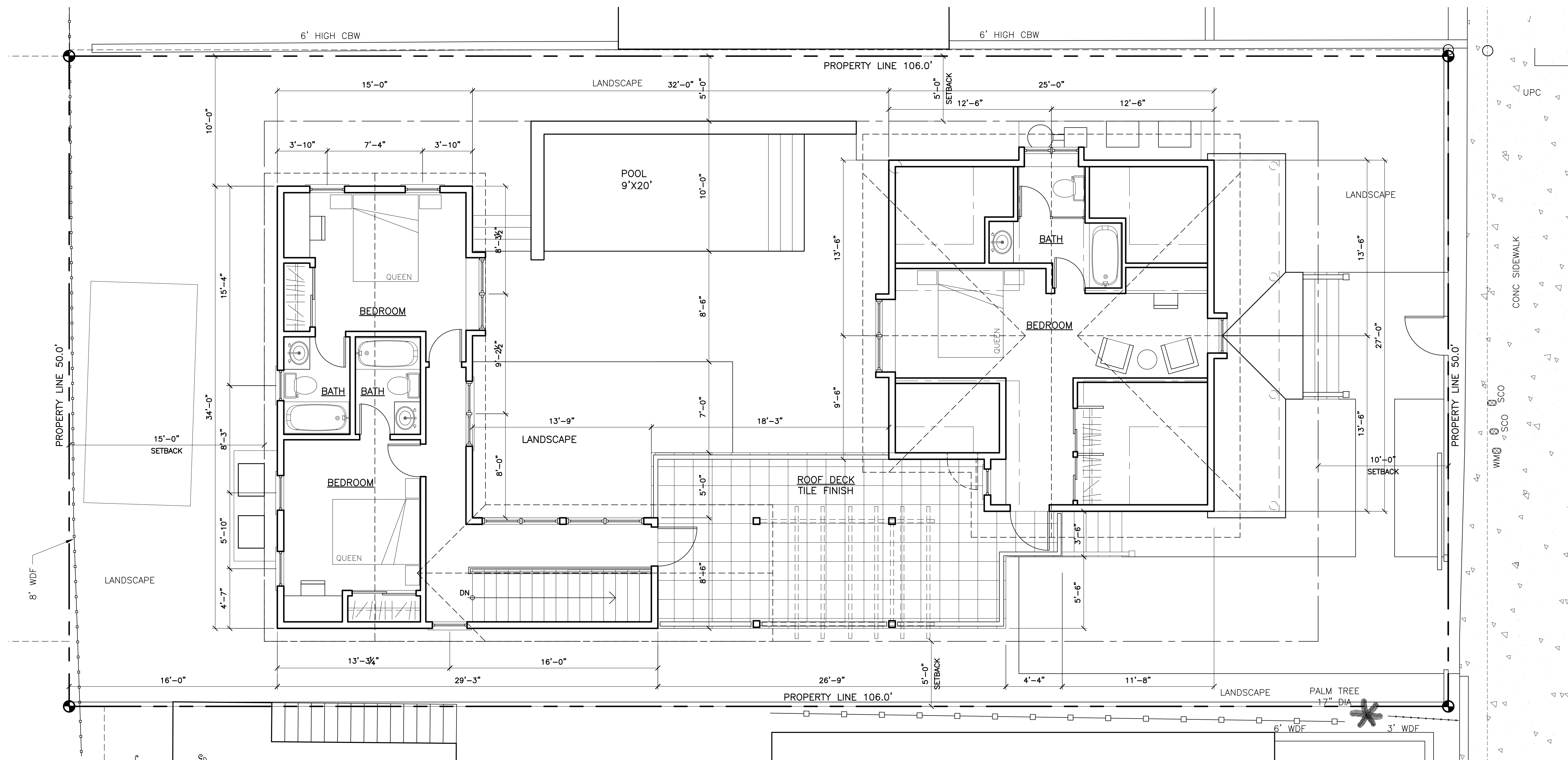
PROJECT
NUMBER
1317



PROPOSED 1ST. FLOOR PLAN

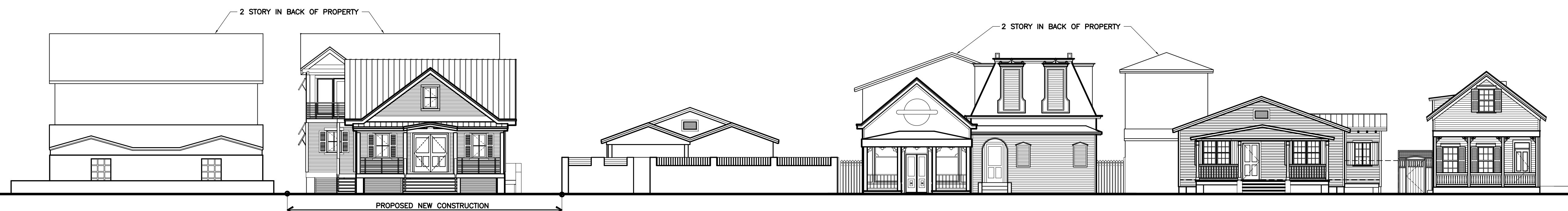
SCALE: 1/4"=1'-0"

HOOPER RESIDENCE
903 EATON STREET
KEY WEST, FLORIDA



PROPOSED 2ND. FLOOR PLAN

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



STREETCAPE

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

HOOPER RESIDENCE
903 EATON STREET
KEY WEST, FLORIDA



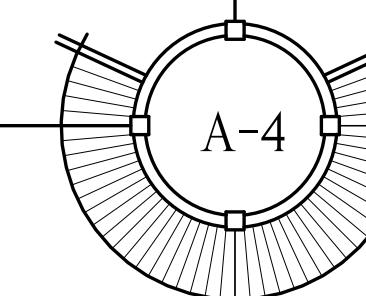
① SOUTHEAST ELEVATION
1/4" = 1'-0"

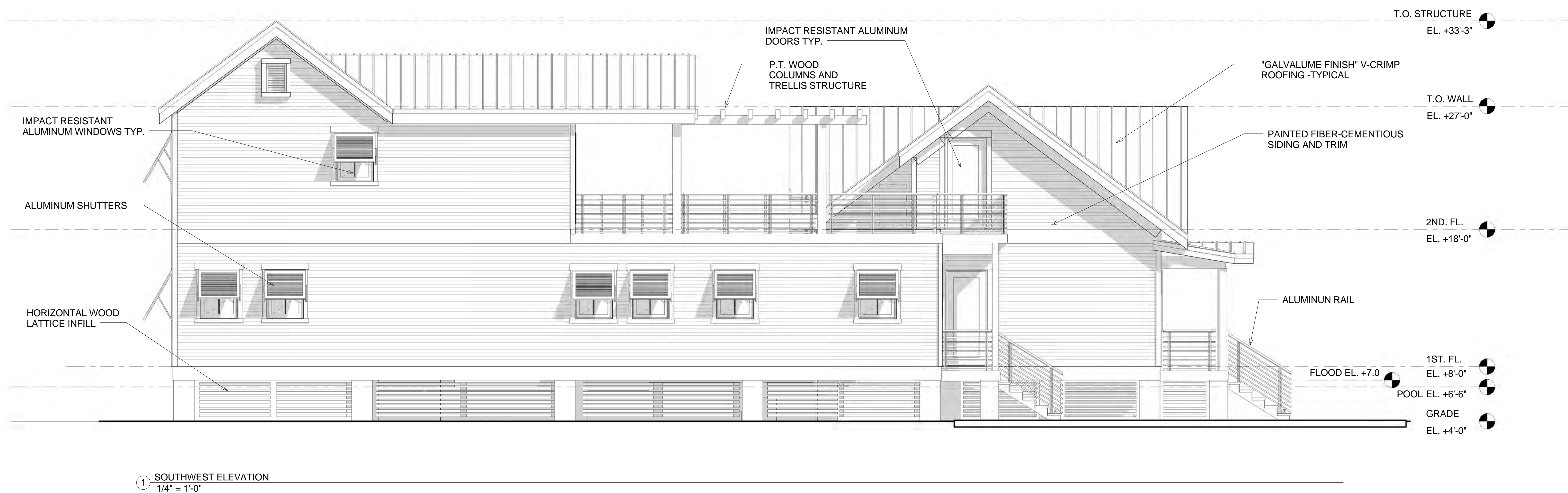


② NORTHEAST ELEVATION
1/4" = 1'-0"

HOOPER RESIDENCE

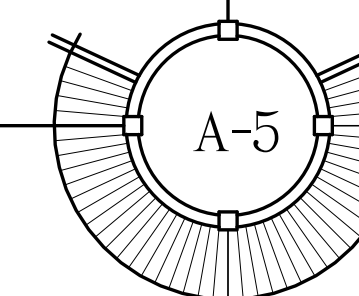
903 EATON STREET
KEY WEST, FLORIDA





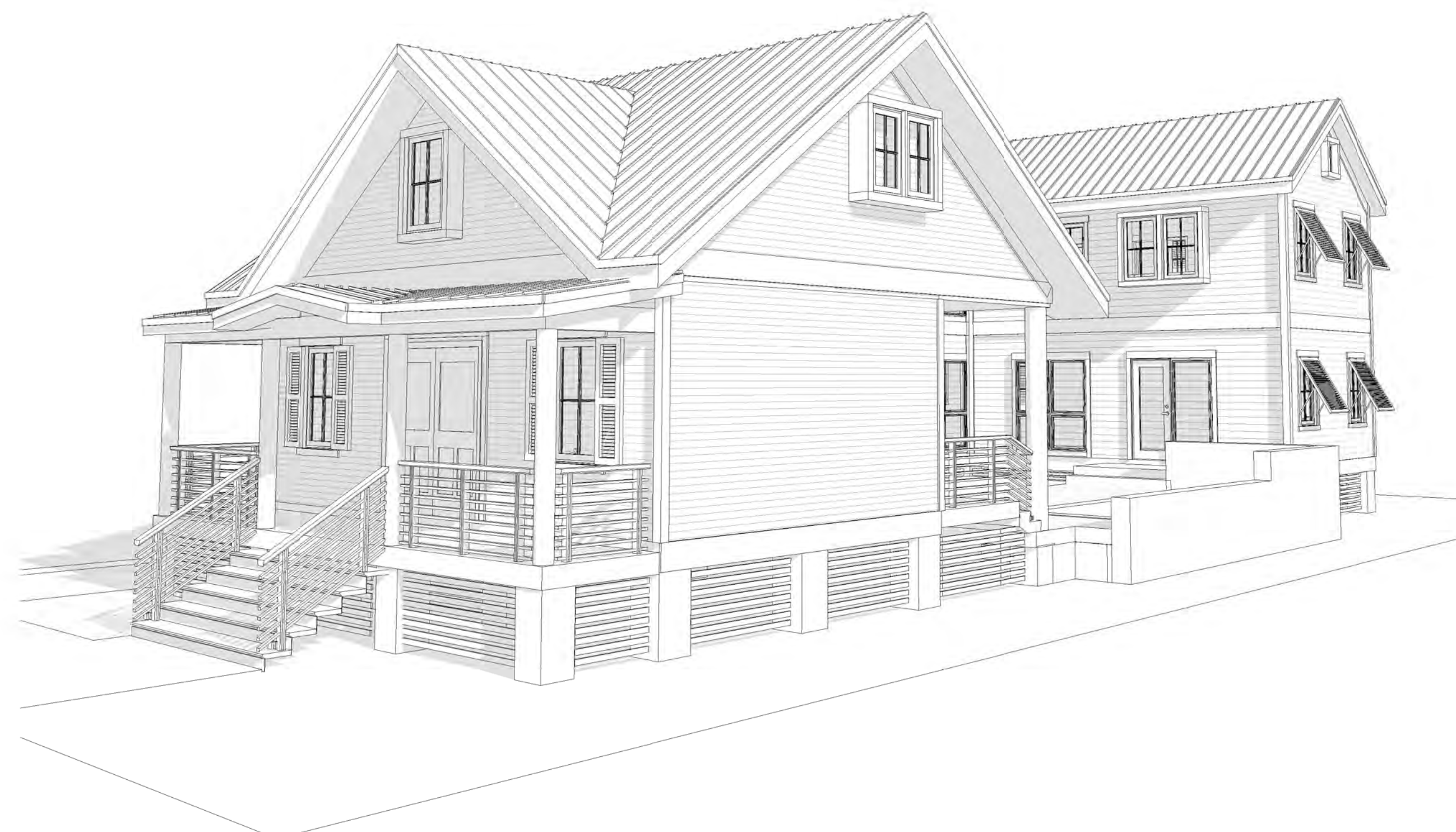
HOOPER RESIDENCE

903 EATON STREET
KEY WEST, FLORIDA





1 RENDERING 1



2 RENDERING 2



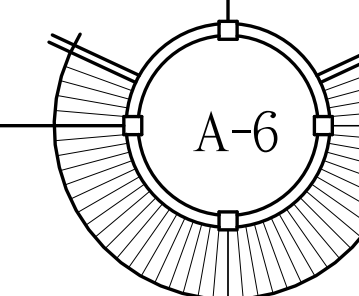
3 RENDERING 3



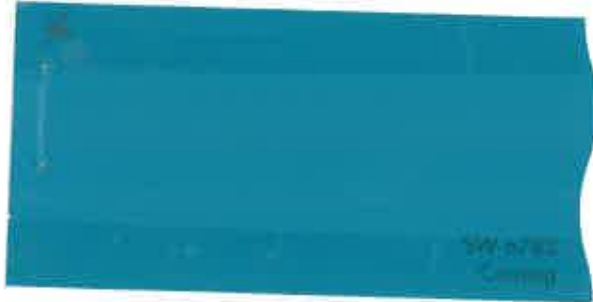
4 RENDERING 4

HOOPER RESIDENCE

903 EATON STREET
KEY WEST, FLORIDA



903 EATON STREET
NEW RESIDENCE



WINDOW SHUTTER
COLOR
SW 6782
CRUISING



WALL SIDING COLOR
SW 6757
TAME TEAL

ALL TRIM, WINDOWS
& DOORS ARE WHITE

FRONT DOOR IS NATURAL
WOOD

DECKING IS "IPE" WOOD

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 ONE AND A HALF STORY AND TWO STORY BUILDING, POOL AND SITE WORK. DEMOLITION OF EXISTING CBS STRUCTURE.

FOR- #903 EATON STREET

Applicant- William P. Horn, Architect

Application # H14-01-1097

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 William Horn, 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: 903 EATON STREET on the 9th 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 15th, 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 H14-01-109.7

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

Signed Name of Affiant: [Signature]
Date: JULY 9, 2014
Address: 915 EATON ST.
City: KEY WEST
State, Zip: FL, 33090

The forgoing instrument was acknowledged before me on this 8th day of July, 2014.

By (Print name of Affiant) William Horn who is personally known to me or has produced [Signature] as identification and who did take an oath.

NOTARY PUBLIC
 Sign Name: Jo Bennett
 Print Name: Jo Bennett
 Notary Public - State of Florida (seal)
 My Commission Expires: May 26, 2015





903 LAYTON ST.



903 BAYON ST.

Subj: **Public Notice and affidavit for 903 Eaton Street**
Date: 7/7/2014 11:49:06 A.M. Eastern Daylight Time
From: etorregr@keywestcity.com
To: WPHORN@aol.com

Dear Bill:

Hi! Enclosed please find copy of the public notice and posting affidavit. Please make sure that the notice is posted at least 5 days from the meeting (July 10). A photo of the posted notice and the affidavit must be notarized and returned to the office at least 3 days prior to the meeting (July 11). The affidavit and photos can be sent electronically. The notice must be posted on a place visible and readable from the street.

I signed off for the Bight project.

Please do not hesitate to contact me if you have any questions.

Enjoy your day!

Enid

**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: 1003026 Parcel ID: 00002930-000000

Ownership Details

Mailing Address:
HOOPER RANDY BROOKS AND MARY L
3814 GRAND KEY DR
ORANGE BEACH, AL 36561-3347

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 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 OR593-2393ORDOR2643-2194/96 OR2643-2201/03

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	106	5,300.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 761
Year Built: 1954

Building 1 Details

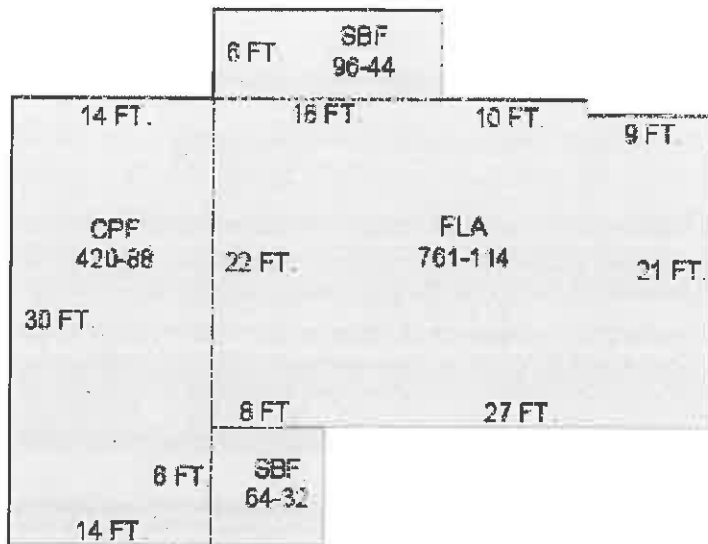
Building Type R1	Condition A	Quality Grade 450
Effective Age 34	Perimeter 114	Depreciation % 36
Year Built 1954	Special Arch 0	Grnd Floor Area 761
Functional Obs 0	Economic Obs 0	

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

Roof Type FLAT OR SHED	Roof Cover ASPHALT SHINGL	Foundation CONCR FTR
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 1
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	SBF		1	1988	N	N	0.00	0.00	64
2	FLA	5:C.B.S.	1	1988	N	N	0.00	0.00	761
3	CPF		1	1988	N	N	0.00	0.00	420
4	SBF		1	1988	N	N	0.00	0.00	96

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	195 SF	15	13	1986	1987	2	50
2	PT2:BRICK PATIO	120 SF	12	10	1986	1987	1	50
3	FN2:FENCES	438 SF	73	6	1986	1987	2	30

Appraiser Notes

HURRICANE DAMAGE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
03-2635	07/29/2004	09/08/2004	800	Residential	PLUMBLING
06-2059	03/28/2006	08/08/2006	2,500	Residential	ROOFING WITH DORMERS 9/12 PITCH C-CRIMP
06-2060	03/28/2006	08/08/2006	35,000	Residential	RE4PLACE OLD ROOF WITH V-CRIMP METAL

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	76,488	1,736	412,414	490,638	490,638	0	490,638
2012	77,613	1,783	318,365	397,761	397,761	25,500	372,261
2011	78,738	1,830	305,442	386,010	386,010	0	386,010
2010	78,738	1,876	383,084	463,698	199,329	25,000	174,329
2009	87,761	1,924	582,288	671,973	194,089	25,000	169,089
2008	80,907	1,970	736,700	819,577	193,895	25,000	168,895
2007	135,775	2,017	927,500	1,065,292	188,248	25,000	163,248
2006	264,530	2,064	503,500	770,094	183,657	25,000	158,657
2005	209,945	2,110	455,800	667,855	178,308	25,000	153,308
2004	172,434	2,204	318,000	492,638	173,115	25,000	148,115
2003	115,218	2,312	185,500	303,030	169,888	25,000	144,888
2002	122,618	2,405	146,810	271,833	165,907	25,000	140,907
2001	110,356	2,497	146,810	259,663	163,295	25,000	138,295
2000	110,356	2,273	100,700	213,329	158,539	25,000	133,539
1999	99,786	2,133	100,700	202,619	154,371	25,000	129,371
1998	80,336	1,778	100,700	182,814	151,940	25,000	126,940
1997	76,108	1,751	90,100	167,959	149,401	25,000	124,401
1996	57,081	1,357	90,100	148,537	145,050	25,000	120,050
1995	52,007	1,276	90,100	143,382	141,513	25,000	116,513
1994	46,510	1,182	90,100	137,793	137,793	25,000	112,793

1993	46,510	1,217	90,100	137,827	137,827	25,000	112,827
1992	46,510	1,252	90,100	137,862	137,862	25,000	112,862
1991	46,510	1,294	90,100	137,904	137,904	25,000	112,904
1990	46,510	1,329	67,575	115,414	115,414	25,000	90,414
1989	42,282	1,239	66,250	109,771	109,771	25,000	84,771
1988	22,848	0	56,975	79,823	79,823	25,000	54,823
1987	20,367	0	39,485	59,852	59,852	25,000	34,852
1986	20,477	0	38,160	58,637	58,637	25,000	33,637
1985	19,649	0	21,582	41,231	41,231	25,000	16,231
1984	18,564	0	21,582	40,146	40,146	25,000	15,146
1983	18,611	0	21,582	40,193	40,193	25,000	15,193
1982	18,948	0	21,582	40,530	40,530	0	40,530

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
8/2/2013	2643 / 2194	100	WD	11
8/2/2013	2643 / 2201	400,000	WD	19
9/27/2012	2621 / 2393	0	ORDER	11
10/15/2010	2488 / 130	0	ORDER	11

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Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
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