

Historic Architectural Review Commission

Staff Report Item 11a

Meeting Date: June 25, 2013

Applicant: Thomas Kelly

Application Number: H13-01-821

Address: #421 Eaton Street

Description of Work: Two story frame addition at rear with ground level deck.

Building Facts: The main structure in the site is a two story frame vernacular house listed as a contributing resource in the surveys. The house was built ca. 1906. The main façade of the house still preserves the same look as it was in 1965.

In 2005 a back deck over the kitchen was approved. A wood pergola was also built and attached to the back of the house. The house is non-conforming to side setbacks. The house has metal shutters on the sides and back facades. Staff did not find approvals for those shutters.

Guidelines Cited in Review: Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 1 through 8 of page 37.

Staff Analysis

The Certificate of Appropriateness proposes the construction of a two story frame structure attached to the back of the historic house. The proposed addition will be lower than the existing house and both side exterior walls will not be flush with the historic walls. By doing a setback on both side walls the new addition will be conforming to actual required side setbacks.

The proposed addition will have wood lap siding, 2 over 2 wood windows, bahama shutters and metal v-crimp as the roofing finish. For the back façade

the plans include metal sliding doors for the first floor. A wood deck in the ground is proposed on the back of the house.

The proposed design complies with actual setbacks requirements as well as with building coverage and impervious surface ratios. The lot is located on a HRCC-1 zoning district;

Front yard-0
Side yard- 2.5'
Back yard-10'
Maximum height- 35'
Building coverage- 50%
Impervious ratio- 70%

Consistency with Guidelines

1. The proposed addition will be located on a secondary elevation and will not be visible from the right-of-way.
2. The proportions and scale of the proposed addition are in keeping with the historic building and its surrounding historic context.
3. The design conforms to all zoning requirements, including setbacks, impervious surfaces and building coverage.
4. The proposed deck will be located on the back portion of the lot, not visible from the street.

It is staff's opinion that the proposed plans are consistent with the Historic Architectural Guidelines. The two story addition to the back of the historic house will not have an adverse effect on the historic fabric or its surrounding urban context.

Application

Alternate Key 1004553

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # 00-03-113-100821

OWNER'S NAME: Stuard Butler DATE: 6/3/13

OWNER'S ADDRESS: 421 Eaton Street PHONE #: 304-8938

APPLICANT'S NAME: Thomas Kelly PHONE #: 304-1984

APPLICANT'S ADDRESS: 19141 Rocky Road, Sugarloaf Key, Florida 33042

ADDRESS OF CONSTRUCTION: 421 Eaton Street # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
 Two-Story frame addition at rear with wood deck.
REMOVE EXISTING SHED ADDITION @ REAR w/ DECK OVER ROOF

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: 6/03/13

Applicant's Signature: *Thomas Kelly*

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 SAMPLES

Order: CHALKER Type: BU Drawn:
 Date: 6/03/13 Receipt No: 74536
 2013 100 Staff Use Only
 PT BUILDING PERMITS-NEW
 Date: 1.00 \$100.00
 Trans number: 2924375
 CK CHECK Staff Appro \$150.00
 Trans date: 6/06/13 Time: 9:33:01
 Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Building is listed as a contributing resource in the surveys.
House was build ca. 1900.*

*Ordinance for demolition for non historic / noncontributing
Guidelines for additions (page 37).*

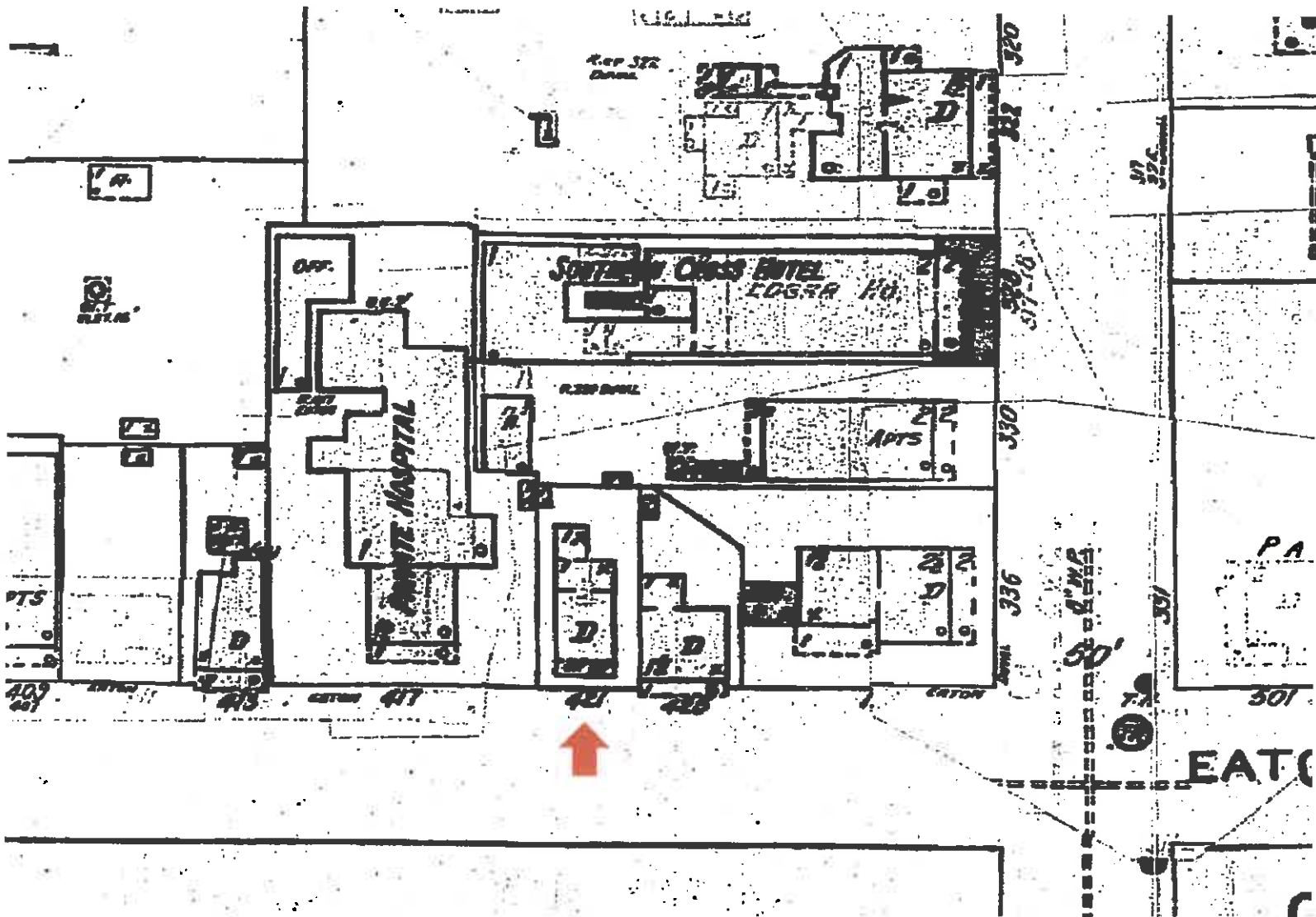
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

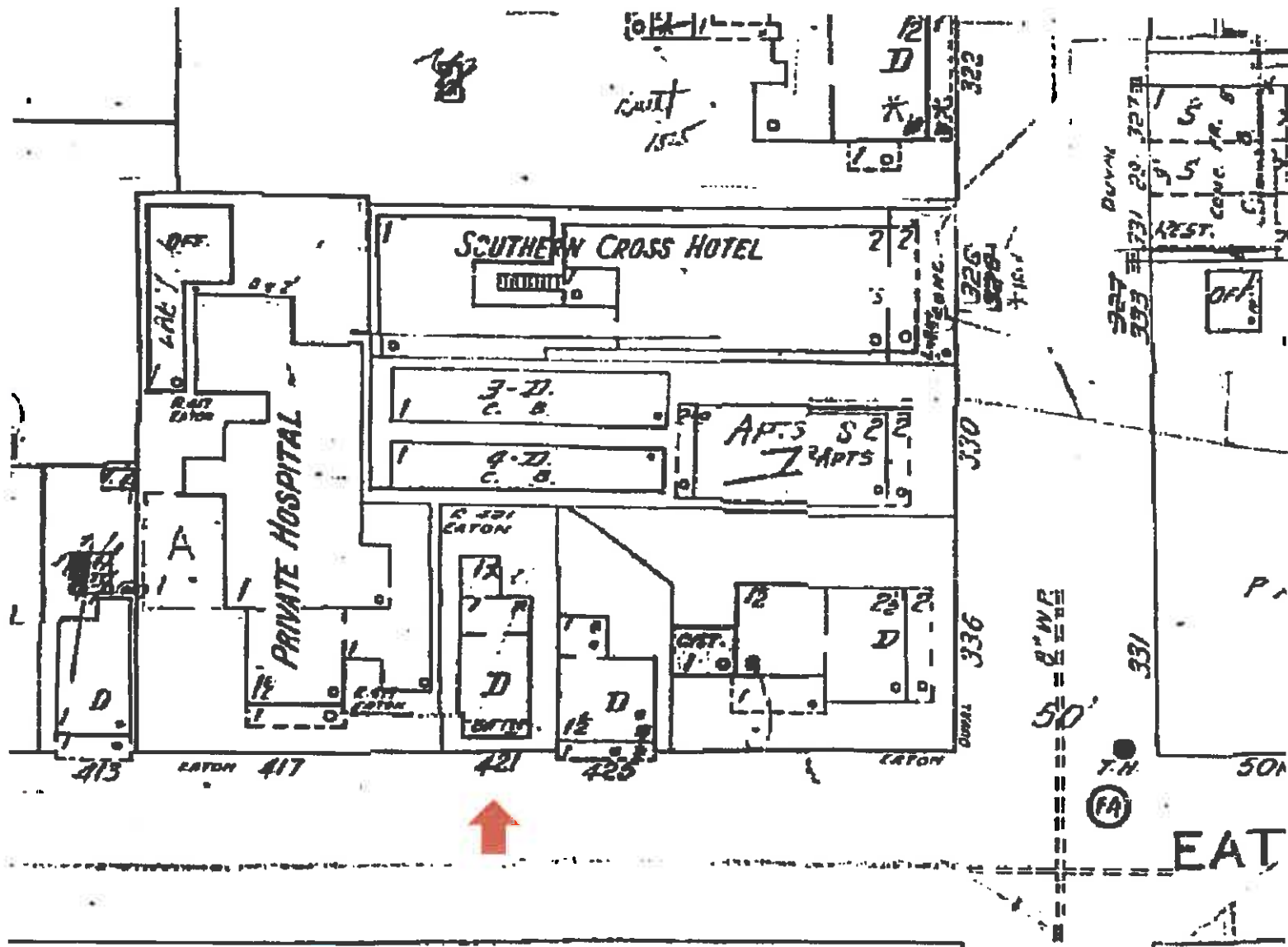
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#421 Eaton Street Sanborn map 1948



#421 Eaton Street Sanborn map 1962

Project Photos



Photo taken by Property Appraiser's office c1965; 421 Eaton Street; built ca. 1906. Monroe County Library

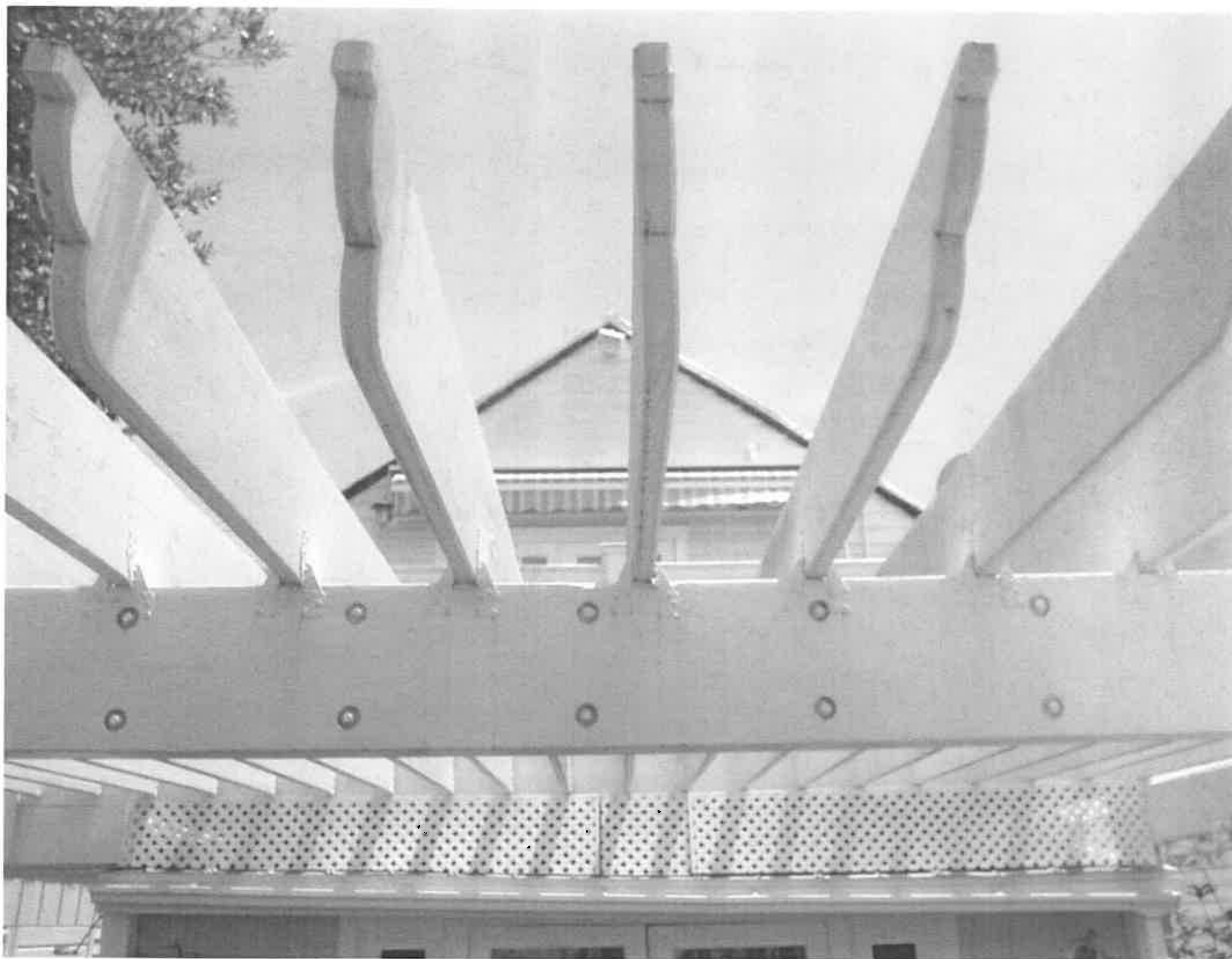




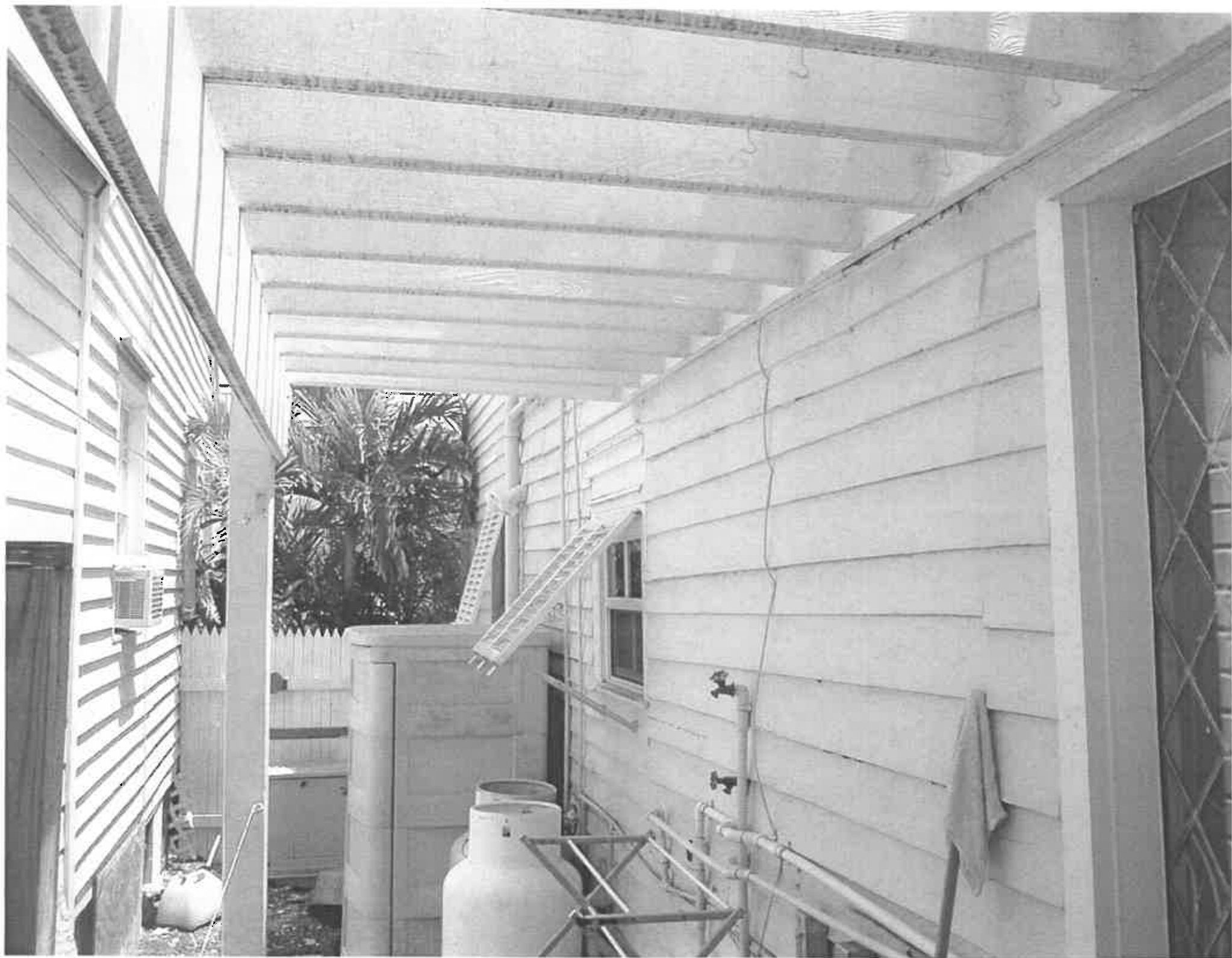








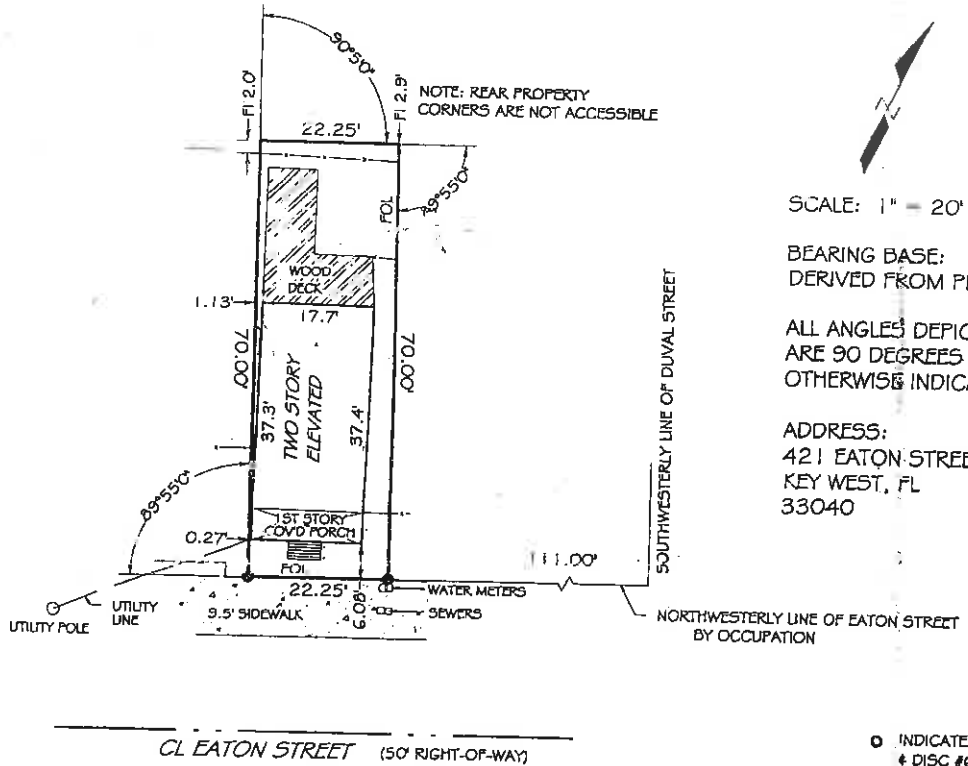






Survey

MAP OF BOUNDARY SURVEY
 A PART OF LOT 1 OF SQUARE 25
 WILLIAM A. WHITEHEAD'S MAP
 OF THE ISLAND OF KEY WEST



LEGAL DESCRIPTION -

On the Island of Key West, Monroe County, Florida and is part of Lot 1, Square 25 according to William A. Whitehead's Map of said Island delineated in February 1829 and is more particularly described as follows:

From the intersection of the southwesterly line of Duval Street (as constructed) and the northwesterly line of Eaton Street (as constructed) go southwesterly along said northwesterly line of Eaton Street a distance of 111 feet to a point which point is the point of beginning; thence continue southwesterly along said northwesterly line of Eaton Street a distance of 22.25 feet to a point; thence northwesterly making a deflection angle of 89 Degrees 55 Minutes with the prolongation of the previously described course a distance of 70 feet to a point; thence northeasterly making a deflection angle of 90 Degrees 05 Minutes with the prolongation of the previously described course a distance of 22.25 feet to a point; thence southeasterly making a deflection angle of 89 Degrees 55 Minutes with the prolongation of the previously described course a distance of 70 feet back to the point of beginning.

CERTIFIED TO -

HELENE GIRONET and STUART BUTLER
 CHASE MANHATTAN MORTGAGE CORP., its successors and/or assigns
 INDEPENDENT ABSTRACT & TITLE
 LAWYERS TITLE INSURANCE CORPORATION

NOTE: 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 MISTAKE.

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

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

- CA = CENTRAL ANGLE
- ASPH = ASPHALT
- A = ARC LENGTH
- C = CENTERLINE
- CM = CONCRETE MORTMENT
- CONC = CONCRETE
- COVD = COVERED
- DEASE = DRAINAGE STATEMENT
- EL = ELEVATION
- ENCL = ENCLOSED
- ENCR = ENCROACHMENT
- EPK = EDGE OF PAVEMENT
- FF = FINISHED FLOOR
- FI = FENCE INSIDE
- FO = FENCE
- FO = FENCE OUTSIDE
- FOL = FENCE ON LINE
- IP = IRON PIPE
- IR = IRON ROD
- MEAS = MEASURED
- NO. 3 = NATIONAL GEOGRAPHIC
- VERT. DATUM (19.2)
- NTS = NOT TO SCALE
- PC = POINT OF CURVE
- PIC = POINT OF COMPLETION
- CURVE
- CP = PERMANENT CONTROL POINT
- PK = PARKER WALTON NAIL
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POI = POINT OF INTERSECTION
- PCO = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENT
- R = RADIUS
- RES = RESIDENCE
- ROD = ROD OVERHANG LINE
- ROW = RIGHT OF WAY
- TYP = TYPICAL
- UTACE = UTILITY EASEMENT
- UP = UTILITY POLE
- WM = WATER METER

SCALE:	1" = 20'
FIELD WORK DATE:	07/31/02
REVISION DATE:	-/-/-
SHEET:	1 OF 1
ORIGIN BY:	MR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEET THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENCROACHMENT FORM 9, SUBPARAGRAPH (1B) (LETBACKS). (ENCROACHMENT) (1B) (LETBACKS) MODULE "B" HAS NOT BEEN REVIEWED.

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

Proposed Plans

421 EATON STREET

LOT SIZE = 1557.5 SQ. FT.

BUILDING SIZE = 773.1 SQ. FT.

BUILDING TO LOT RATIO = 49.6%

DECKING BELOW 30" = 250 SQ. FT.

FRONT WALKWAYS = 27 SQ. FT.

IMPERVIOUS SURFACE = 67.5%

SIDE SETBACKS = 2'-7" & 4'-6"

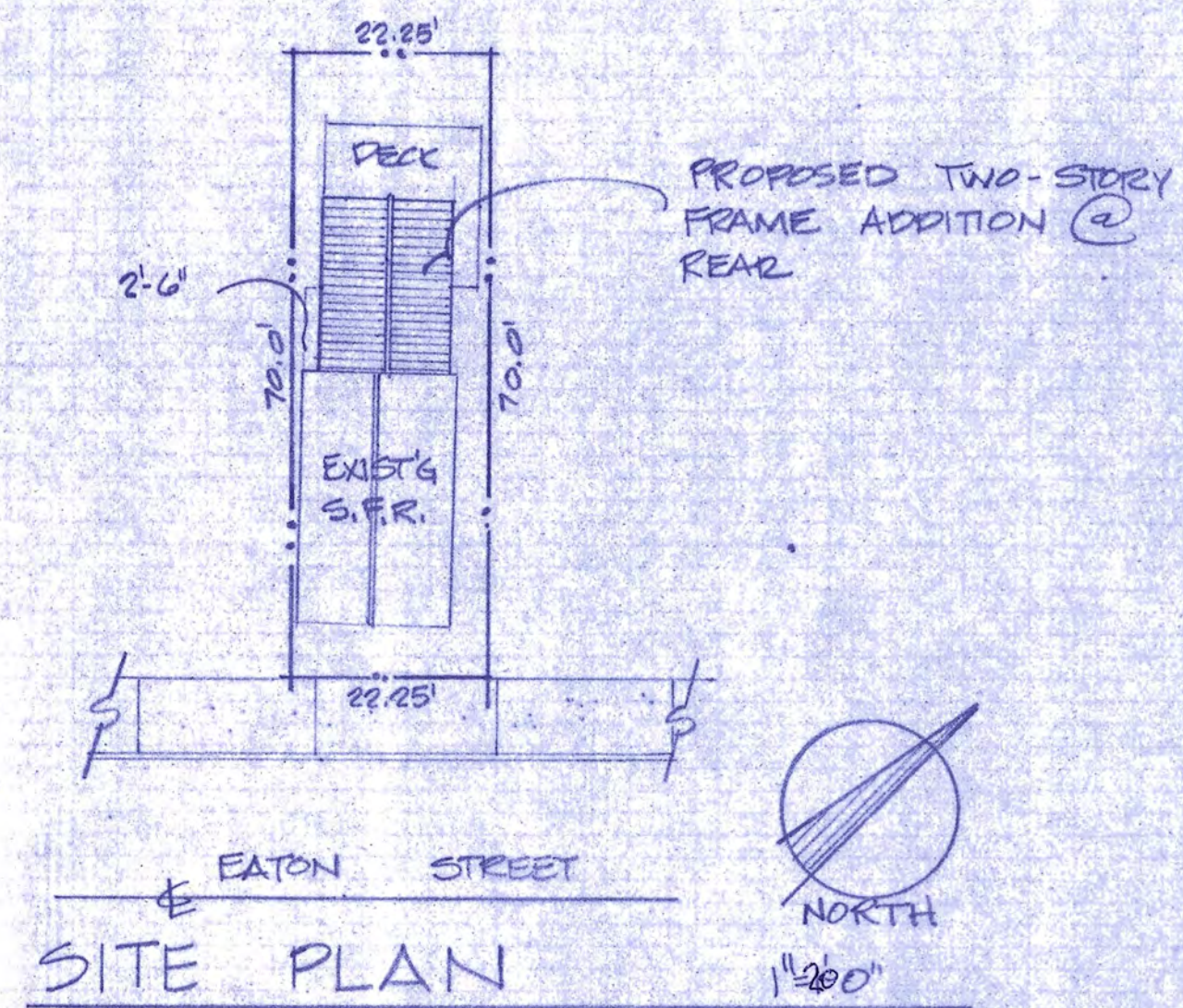
REAR SET BACK = 15'-0"



NORTHWEST ELEVATION 1/4"=1'-0"



SOUTHEAST ELEVATION 1/4"=1'-0"



SITE PLAN

ADDRESS

421 EATON STREET, KEY WEST

LEGAL DESCRIPTION

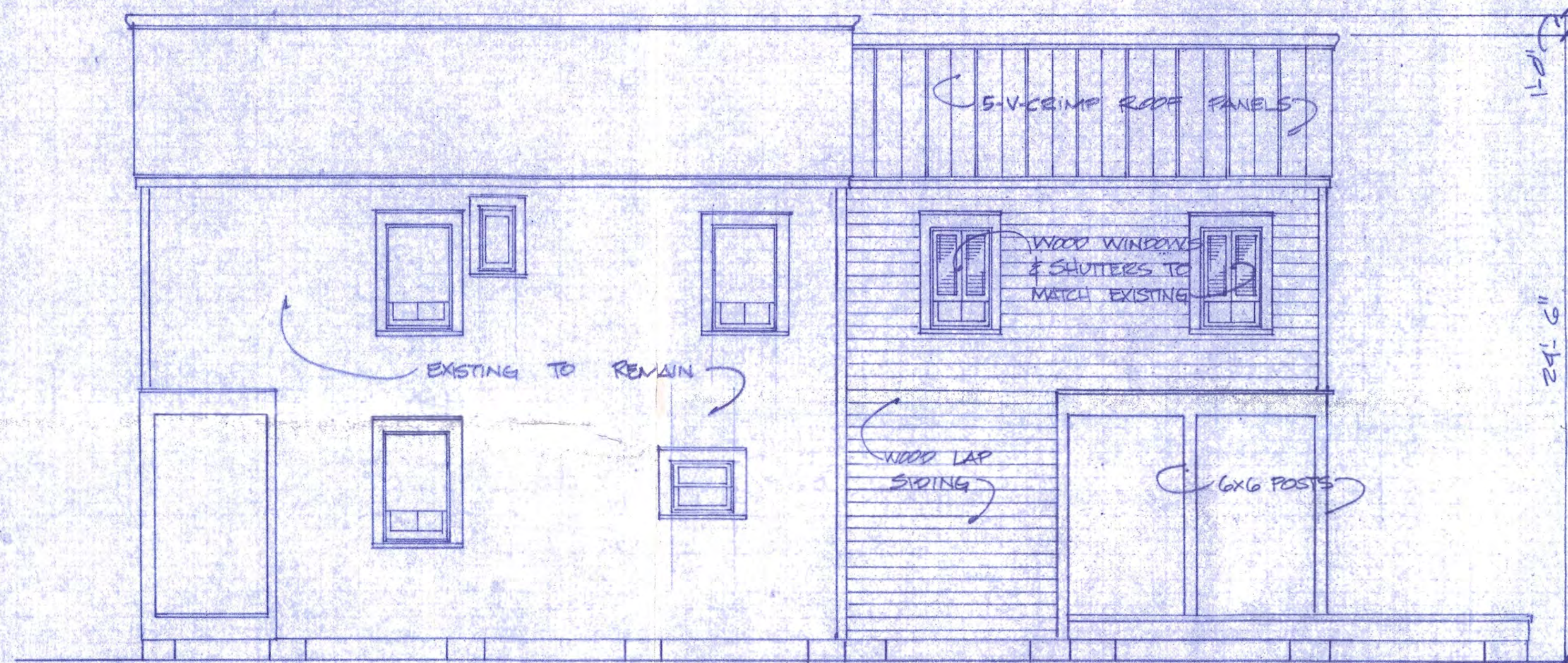
LOT 1, SQUARE 25 "William Whitehead's 1829 Map"

FLOOD ZONE

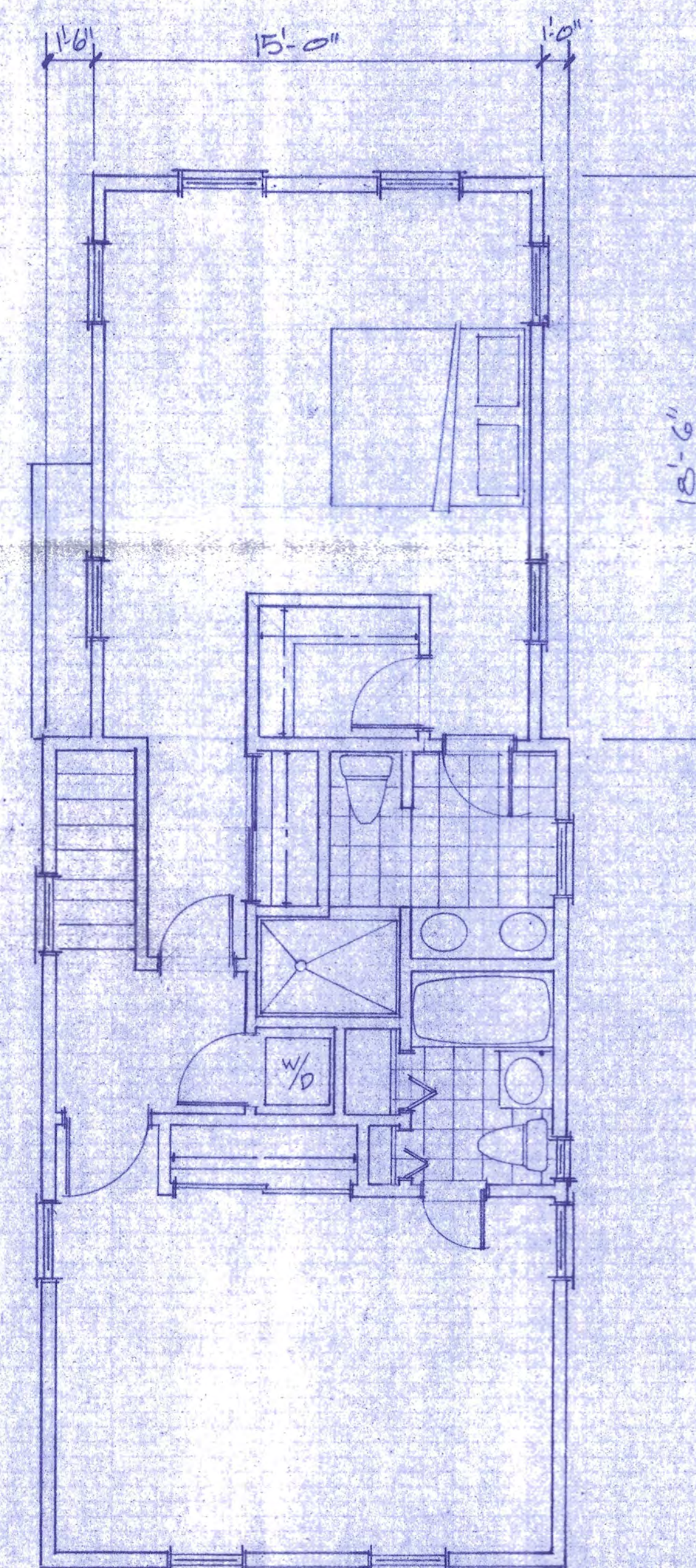
ZONE-X COMM.# 12087C PNL.# 1516K 2/18/05

BUILDING ZONE

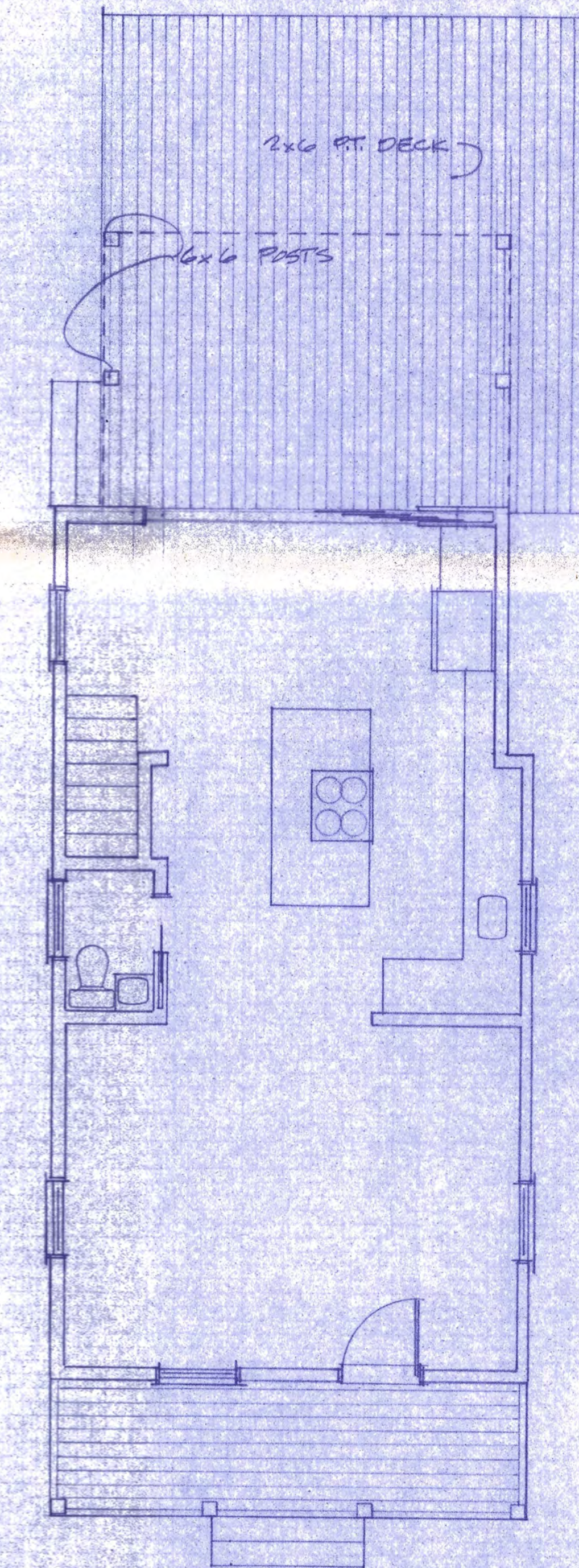
HRCC-1



NORTHEAST ELEVATION 1/4"=1'-0"



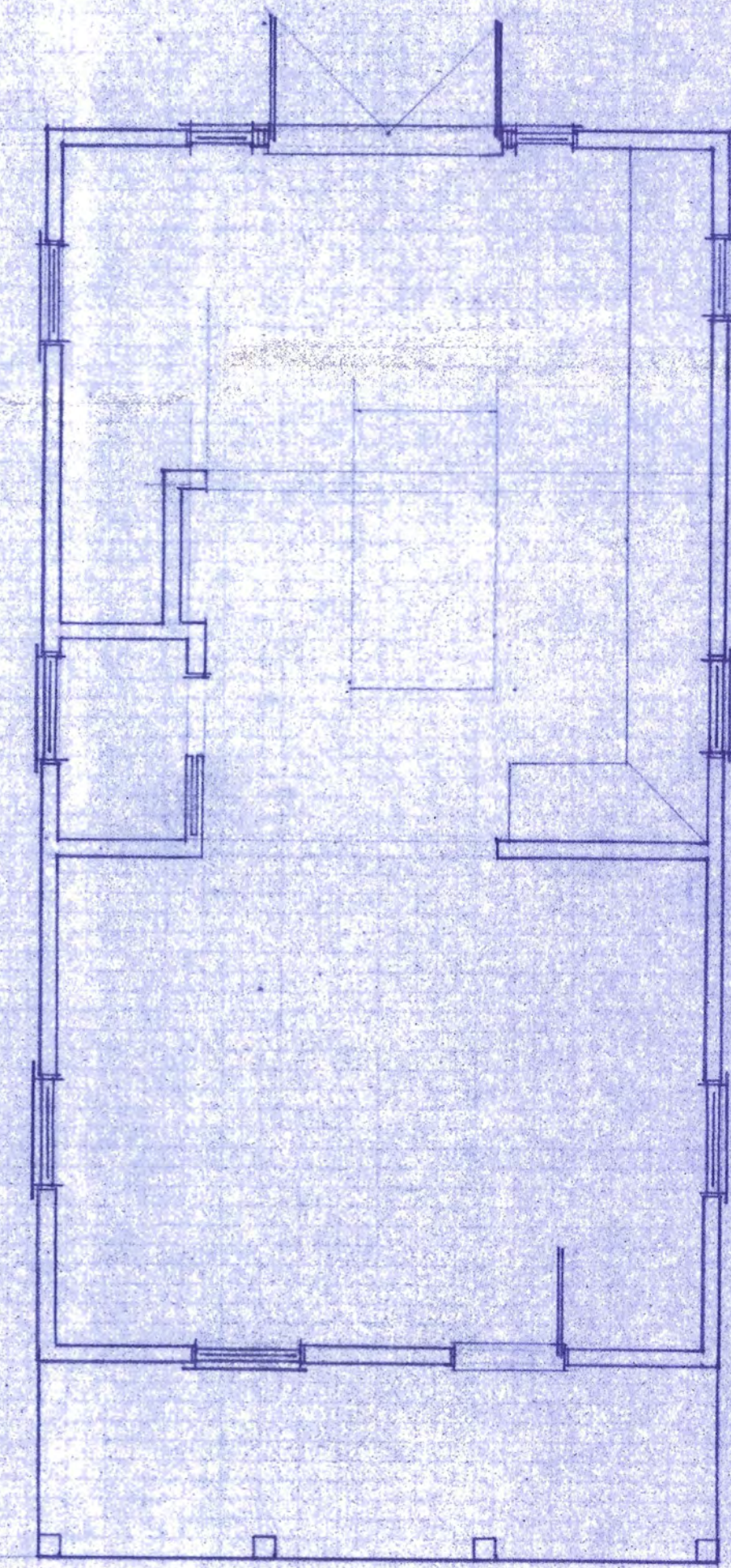
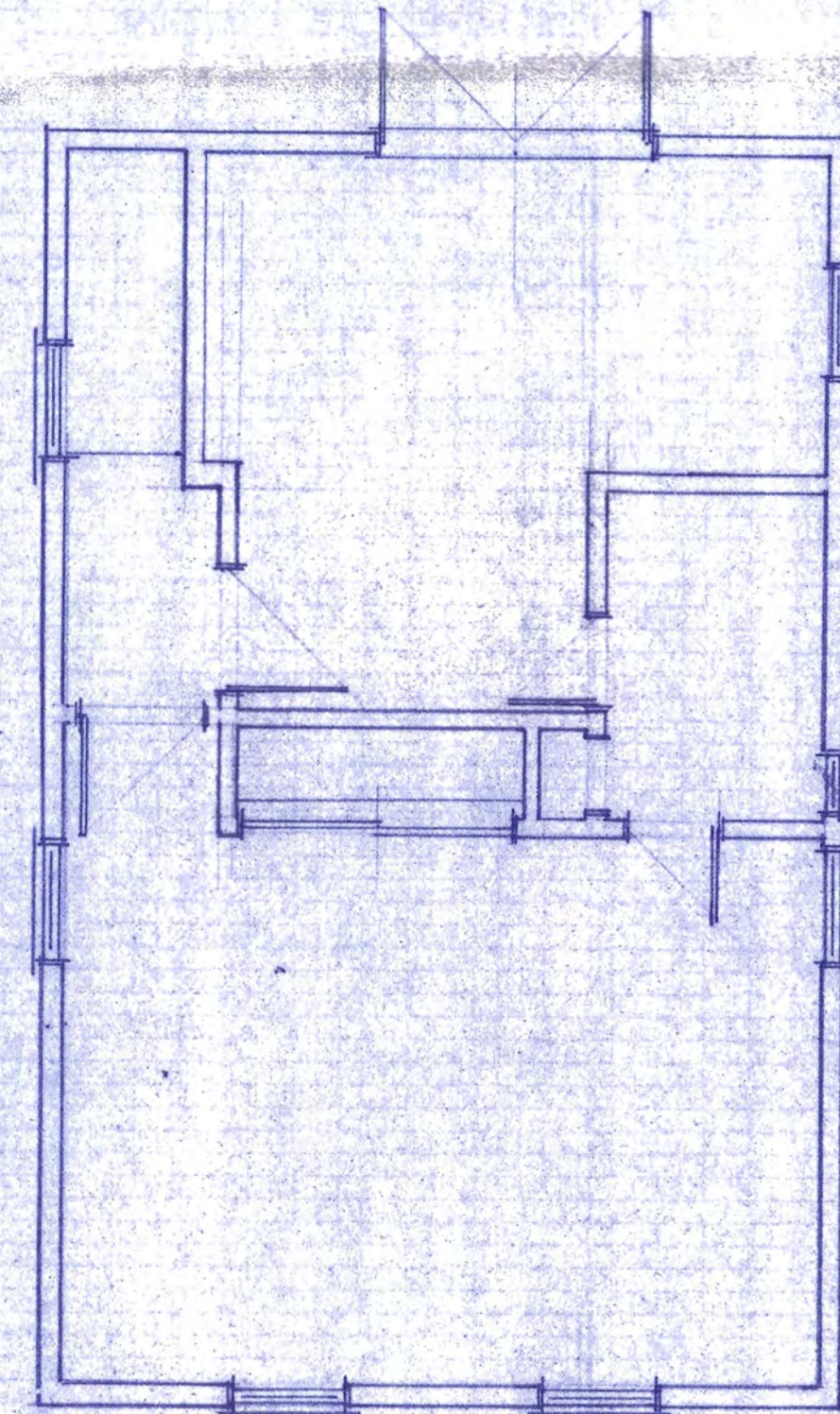
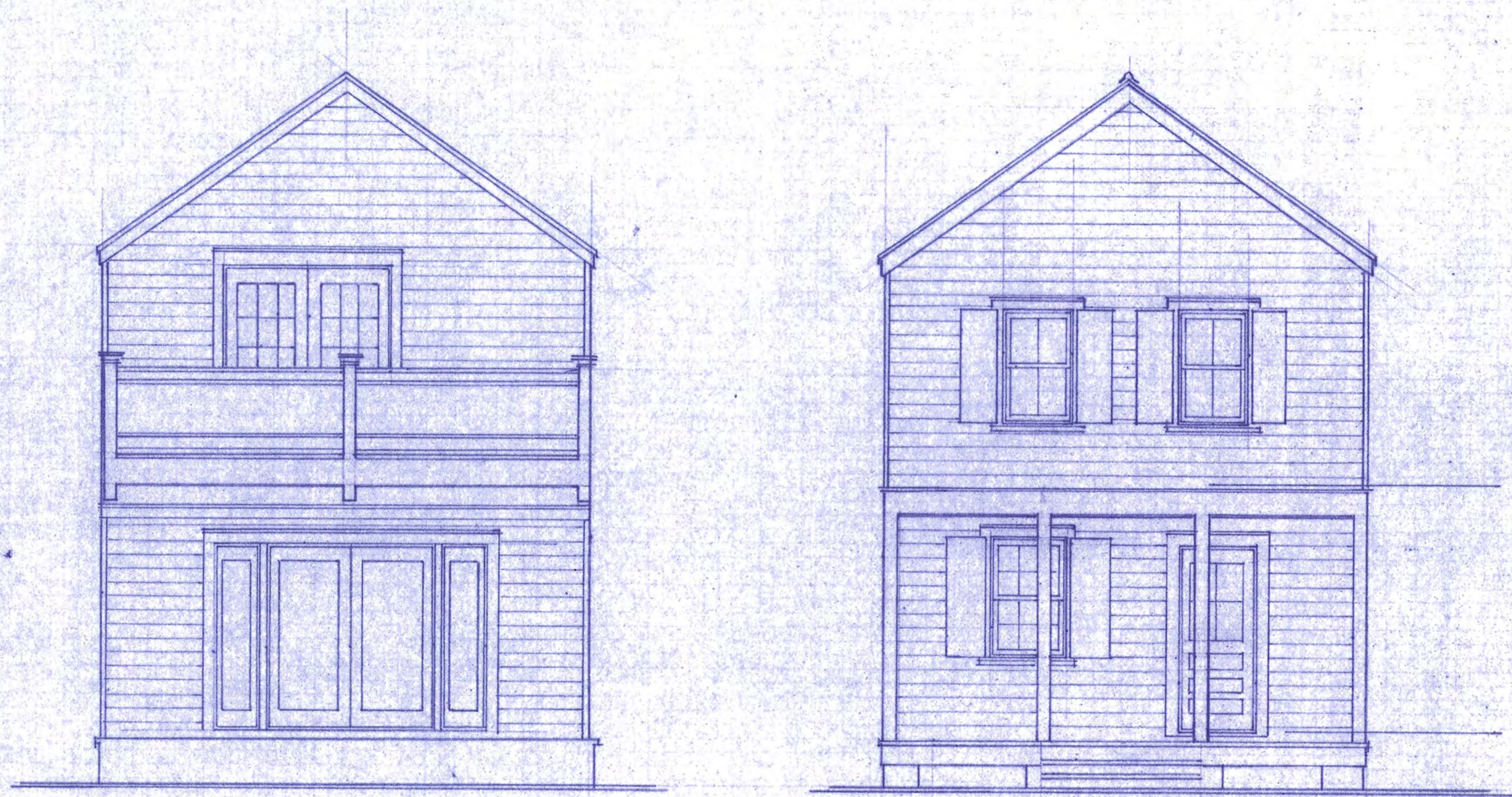
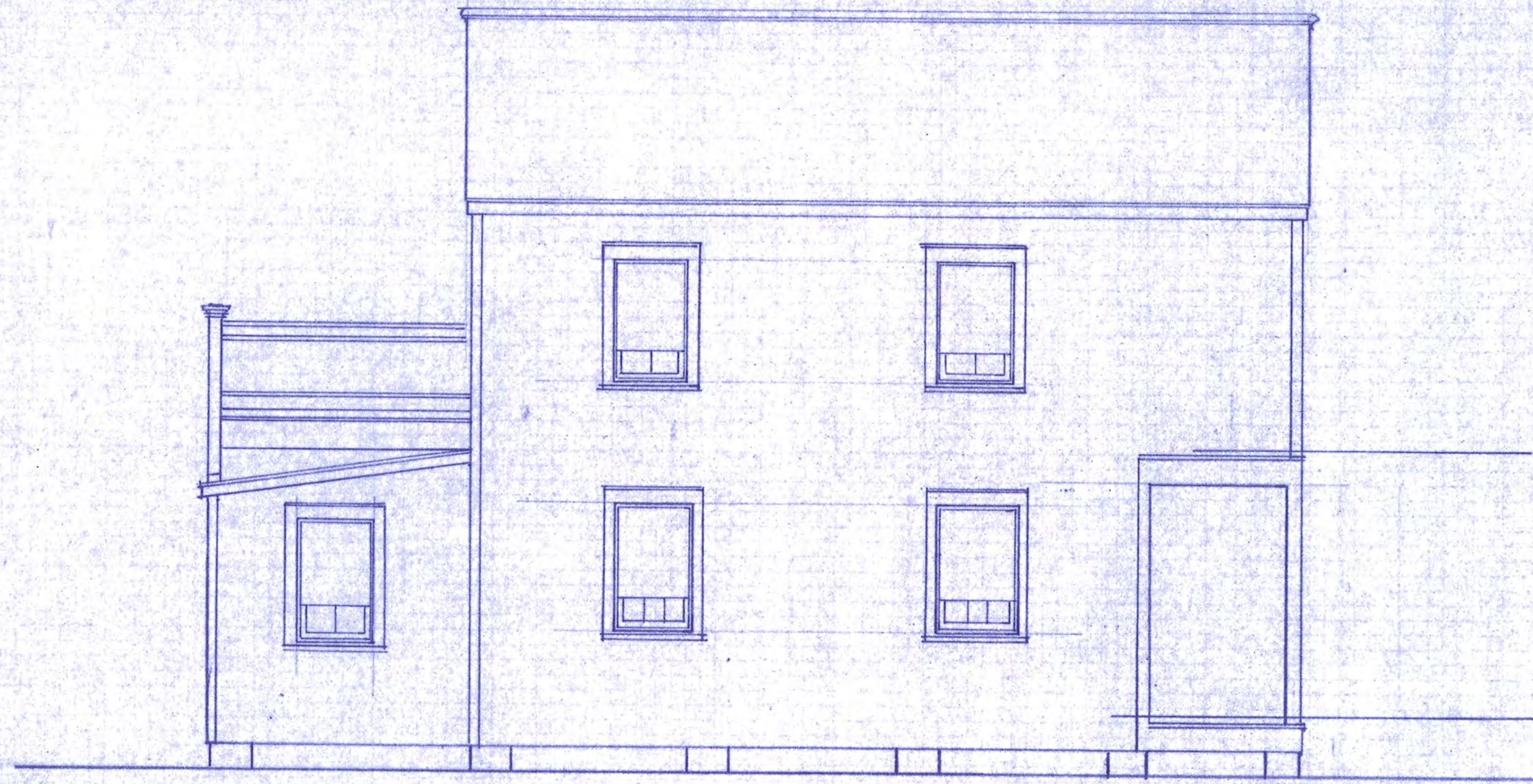
SECOND FLOOR PLAN 1/4"=1'-0"



FIRST FLOOR PLAN 1/4"=1'-0"



SOUTH WEST ELEVATION 1/4"=1'-0"



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 25, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

TWO STORY FRAME ADDITION AT REAR WITH GROUND LEVEL DECK.
DEMOLITION OF BACK SHED ADDITION WITH DECK OVER ROOF.

FOR- #421 EATON STREET

Applicant- Thomas Kelly

Application # H13-01-821

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

**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: 1004553 Parcel ID: 00004360-000200

Ownership Details

Mailing Address:
GIRONET HELENE
421 EATON ST
KEY WEST, FL 33040

All Owners:
BUTLER STUART W/H, GIRONET HELENE

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 421 EATON ST KEY WEST
Legal Description: KW PT LOT 1 SQR 25 OR549-950 OR837-2038 OR1670-1741/42 OR1804-2053 OR1804-2054Q/C (LG)

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	23	703	1,558.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1080
 Year Built: 1929

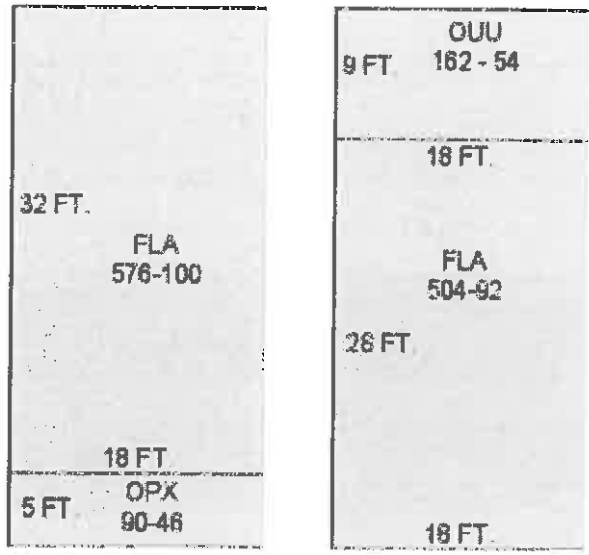
Building 1 Details

Building Type <u>R1</u>	Condition <u>A</u>	Quality Grade 550
Effective Age 15	Perimeter 192	Depreciation % 16
Year Built 1929	Special Arch 0	Grnd Floor Area 1,080
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation CONC BLOCK
 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 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	OPX		1	2011	N N	0.00	0.00	90
2	FLA	12:ABOVE AVERAGE WOOD	1	1988	N Y	0.00	0.00	576
3	FLA	12:ABOVE AVERAGE WOOD	1	1988	N Y	0.00	0.00	504
4	OUU		1	2006				162

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	358 SF	0	0	2006	2007	2	40
1	FN2:FENCES	105 SF	35	3	1987	1988	2	30
2	PT5:TILE PATIO	211 SF	0	0	1997	1998	1	50
3	FN2:FENCES	138 SF	23	6	1998	1999	2	30
4	FN3:WROUGHT IRON	72 SF	12	6	2003	2004	1	60

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-1545	06/08/2011	03/02/2011	1,000		REPLACE EXISTING T&G DECKING WITH 4" T&G HARDWOOD
1 B943463	10/01/1994	12/01/1994	6,295	Residential	INSTALL HURRICANE SHUTTER
2 03-1848	06/20/2004	10/07/2004	3,000	Residential	REPAINT HOUSE
3 04-3710	11/16/2005	07/24/2006	2,000	Residential	ADD 180SF DECK ABOVE EXISTING KITCHEN
06-3254	05/30/2006	07/24/2006	500		REPALCE EXISTING FRONT PORCH DECKING
06-3253	05/30/2006	07/24/2006	1,000		ADD GATE IN MIDDLE OF FRONT FENCE

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
2012	149,092	6,101	152,336	307,529	307,529	25,000	282,529
2011	150,846	6,244	141,298	298,388	298,388	25,000	273,388
2010	147,315	6,438	178,033	331,786	331,786	25,000	306,786
2009	163,745	6,593	270,610	440,948	440,948	25,000	415,948
2008	152,056	6,780	303,810	462,646	462,646	25,000	437,646
2007	238,598	6,930	275,377	520,905	484,924	25,000	459,924
2006	352,771	2,336	148,010	503,117	466,205	25,000	441,205
2005	317,801	2,395	132,430	452,626	452,626	25,000	427,626
2004	218,595	2,466	132,430	353,491	353,491	0	353,491

2003	260,696	1,419	42,066	304,181	304,181	0	304,181
2002	160,632	195	42,066	202,893	202,893	0	202,893
2001	142,646	210	42,066	184,922	184,922	0	184,922
2000	142,646	189	37,392	180,227	180,227	0	180,227
1999	79,498	172	37,392	117,062	117,062	0	117,062
1998	79,498	184	37,392	117,074	117,074	0	117,074
1997	73,536	178	34,276	107,989	107,989	0	107,989
1996	48,891	123	34,276	83,290	83,290	0	83,290
1995	48,891	129	34,276	83,296	83,296	0	83,296
1994	43,724	121	34,276	78,121	78,121	0	78,121
1993	43,724	125	34,276	78,125	78,125	0	78,125
1992	43,724	131	34,276	78,131	78,131	0	78,131
1991	43,724	135	34,276	78,135	78,135	0	78,135
1990	34,671	140	37,782	72,593	72,593	0	72,593
1989	31,519	133	37,392	69,044	69,044	0	69,044
1988	27,741	0	28,044	55,785	55,785	0	55,785
1987	30,320	0	19,086	49,406	49,406	0	49,406
1986	30,492	0	18,696	49,188	49,188	0	49,188
1985	29,574	0	14,022	43,596	43,596	0	43,596
1984	27,544	0	14,022	41,566	41,566	0	41,566
1983	27,544	0	7,361	34,905	34,905	0	34,905
1982	15,928	0	6,499	22,427	22,427	0	22,427

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
7/31/2002	1804 / 2053	358,000	WD	Q
2/1/1973	549 / 950	8,000	00	Q

This page has been visited 58,681 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176