

# Historic Architectural Review Commission

## Staff Report Item 8a

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**Meeting Date:** May 28, 2013

**Applicant:** Michael Ingram, Architect

**Application Number:** H13-01-730

**Address:** #816 Eaton Street

**Description of Work:** New rear dormer and new second floor deck with railings. New roof over master bedroom. Renovations to the house and site improvements

**Building Facts:** The existing house is listed as a contributing resource. The one and a half story eyebrow house was built ca. 1885. Historically the house has had a one story attached addition. The 1962 Sanborn map depicts a one story open porch added to the south east side of the house; where today is located a bedroom. The house is surrounded by one and a half story houses that have decks over their back roofs.

**Guidelines Cited in Review:**

Widow's walks and Roof Decks (page 28), specifically first paragraph and guideline 1.

Dormers (page 27), specifically first paragraph and guidelines 1, 2 and 3.

Additions, alterations and new construction (pages 36-38a), specifically guidelines 3, 4 and 5 of page 37.

### Staff Analysis

The Certificate of Appropriateness proposes the expansion of an existing dormer located on the back of the house in order to create a larger dormer for bathrooms and for an access to a proposed roof deck on the back of the house. An alternate of a smaller addition to the dormer towards the west side and no roof deck was also submitted. A small addition to the southwest side of the house is also proposed. This addition will be one story and will be covered with a shed roof.

The project also proposes changes to back doors and windows to be made impact resistance. The main and side elevations of the historic house will not be changed. The installation of a six foot fence to conceal air conditioning units and pool equipment is also proposed.

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

Front yard-10'  
Side yard- 5'  
Back yard-15'  
Maximum height- 30'  
Building coverage- 40%  
Impervious ratio- 60%

### **Consistency with Guidelines**

The proposed roof deck will be over a non-historic and altered portion of the house. Nevertheless because of its size and location; next to a long driveway, it will be visible from the street. It is staff's opinion that the scale of the deck, although on the back, will not be in keeping with the historic character of the house. A smaller deck or no deck will be a more appropriate design.

The proposed metal windows will be for non-historic parts of the house and for the back façade that has been altered through time. The proposed fence to conceal mechanical equipment meets the guidelines.

# Application



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

APPLICATION # 6-13-100732

OWNER'S NAME: **Steve and Janice Dickson** DATE: **05/16/2013**

OWNER'S ADDRESS: **816 Eaton Street, Key West** PHONE #: **770-231-4178**

APPLICANT'S NAME: **Michael Ingram** PHONE #: **305-292-7722**

APPLICANT'S ADDRESS: **1001 Whitehead St., Key West, FL - 33040**

ADDRESS OF CONSTRUCTION: **816 Eaton Street, Key West, FL-33040** # OF UNITS **1**

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

SCOPE OF WORK - THE PROJECT CONSISTS OF RENOVATION TO THE EXISTING INTERIOR AND REAR OF THE HOME, INCLUDING 2ND FLOOR DORMER FOR BEDROOM AND RESTROOM RECONFIGURATION WITH THE ADDITION OF EXTERIOR DOOR WITH SIDELITE, AN OUTDOOR REAR DECK OVER ROOF, 3'-0" HIGH WOOD RAILING AT REAR DECK, REMOVAL OF FIRST FLOOR STORAGE AREA AND REPLACEMENT WITH LAUNDRY, REPLACEMENT OF MASTER BEDROOM ROOF FOR ADEQUATE HEADROOM. ADDITION OF SLIDING GLASS DOOR TO REAR FACADE, AND ENHANCED LANDSCAPING AND POOL AREAS.

*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: 05/16/2013

Applicant's Signature: *Michael Ingram*

**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 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

**Staff Use Only**

Date: 5/24/13 Type: RF Drawer: 1  
 Receipt no: 70750  
 Staff Approval: \_\_\_\_\_  
 Building PE: 1 \$100.00  
 Trans number: 2919840  
 Fee Due: \$ 2052 \$200.00  
 Trans date: 5/24/13 Time: 11:07:00

**HISTORIC ARCHITECTURAL REVIEW APPLICATION**

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*House is listed as contributing. Built ca. 1895.*

*Guidelines for Roof decks (page 28)*

*Guidelines for Dormers (page 27)*

*Guidelines for Additions/Alterations (page 37)*

*Ordinance for Demolition.*

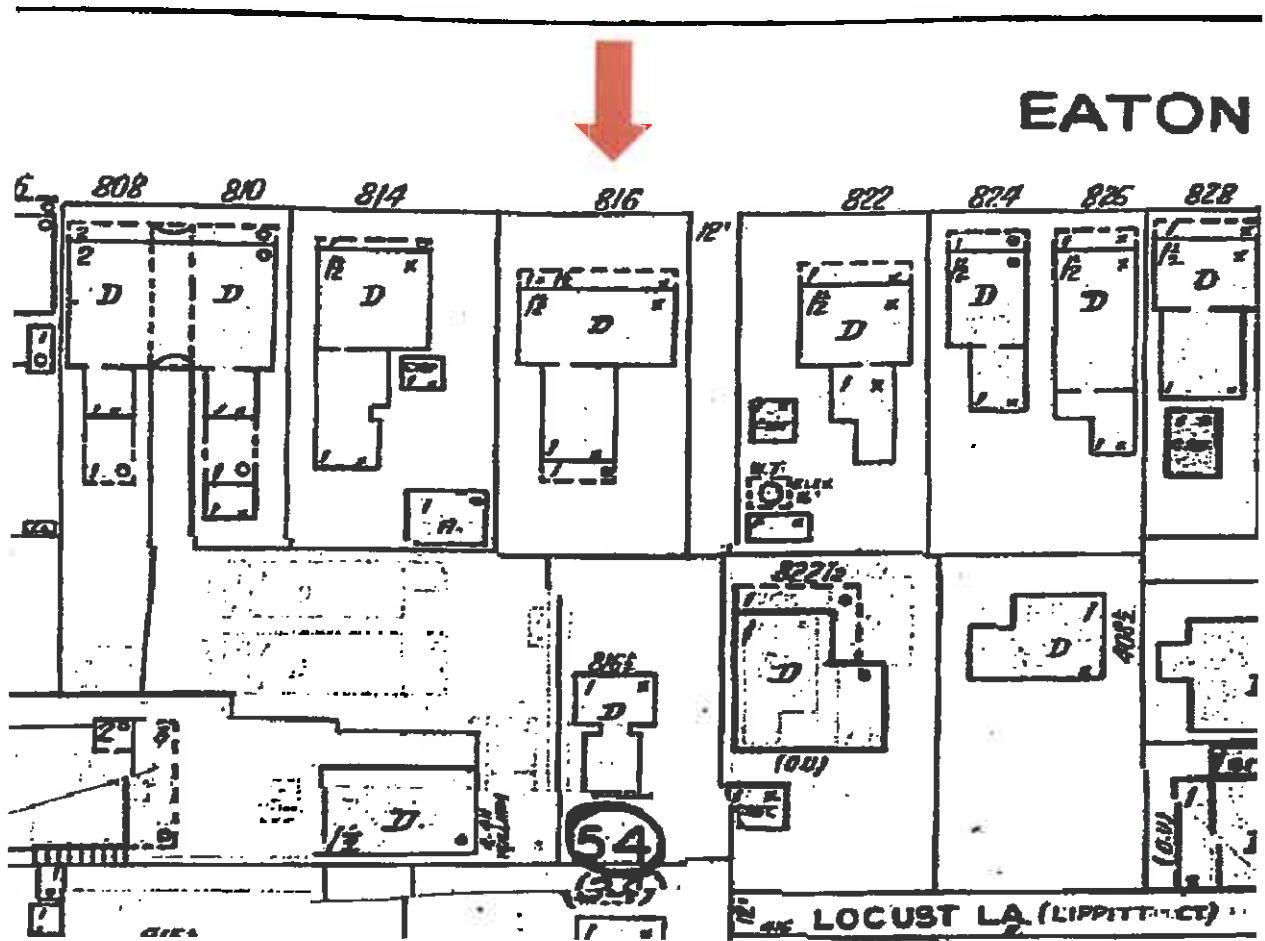
Limit of Work Approved, Conditions of Approval and/or Suggested  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

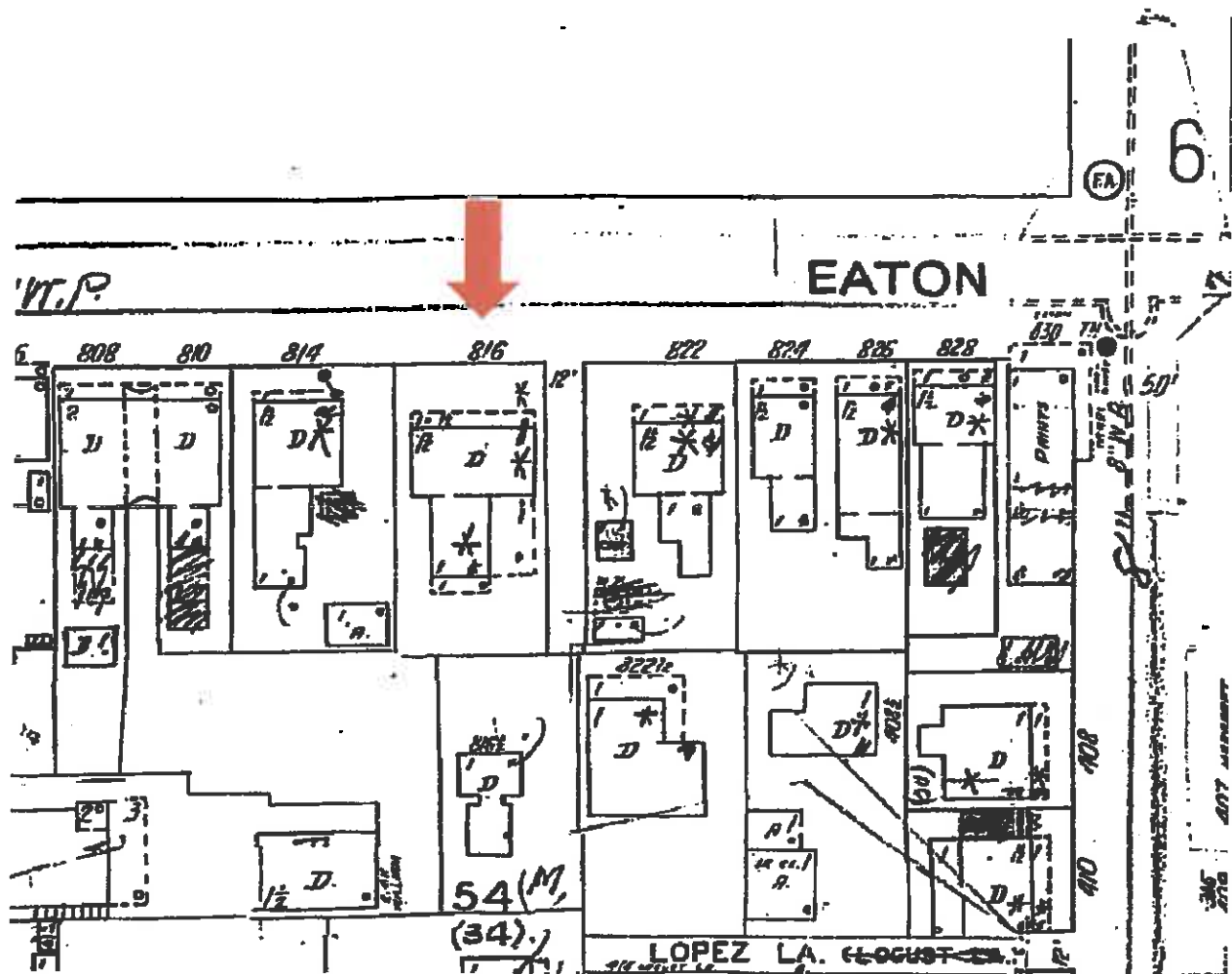
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# Sanborn Maps



#816 Eaton Street Sanborn map 1948



#816 Eaton Street Sanborn map 1962



## **Project Photos**



Photo taken by Property Appraiser's office c1965; 816 Eaton Street; built ca.1885, Monroe County Library.

**Re: 816 Eaton Street, Key West, FL - 33040**  
**Steve and Janice Dickson**  
**Existing Project Photos - HARC Submission**



Exterior Elevation from Eaton Street (West)



South Elevation (from driveway)





Right Side Elevation (South)



Existing bath and storage entrance.



Right Side Exterior Building Elevation (South)



Exterior rear elevation looking at outdoor deck





Left Side Elevation (North).



Left Side Elevation (North).

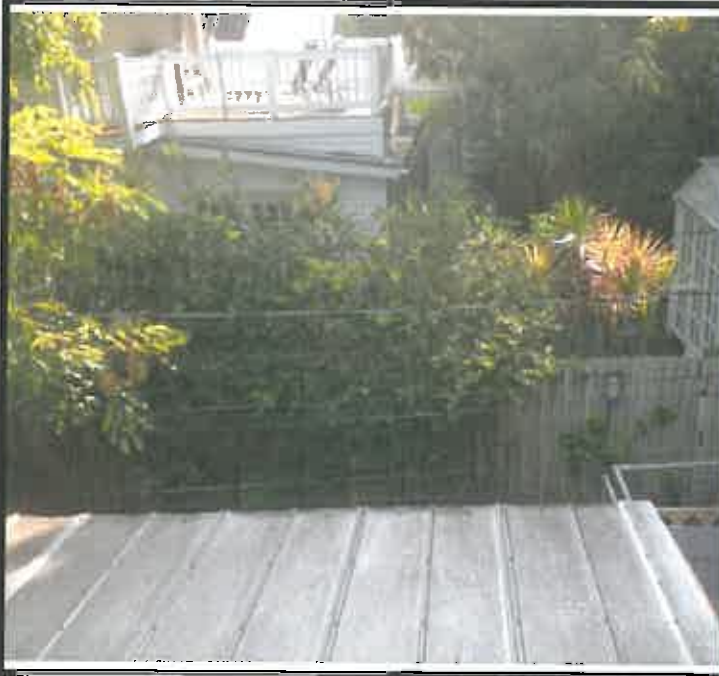


Rear Elevation (dormer).



Exterior elevation





View of neighboring property from 2<sup>nd</sup> floor.



View of neighboring property from 2<sup>nd</sup> floor.



View of neighboring property from 2<sup>nd</sup> floor.



View of neighboring property from 2<sup>nd</sup> floor.

# Proposed design




# STEVE AND JANICE DICKSON

816 EATON STREET, KEY WEST, FLORIDA 33040

## HARC SUBMISSION

MAY 16, 2013

<p><b>DESIGN TEAM</b></p> <p><b>ARCHITECT:</b> mbi   k2m Architecture, Inc. Michael B. Ingram, RA 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p> <p><b>LANDSCAPE ARCHITECT</b> Craig Reynolds, RLA 3255 Flagler Avenue, Suite 305 Key West, Florida 33040 305.292.7243</p>	<p><b>DRAWING INDEX</b></p> <p><b>ARCHITECTURAL</b></p> <p>A0.1.1 COVER SHEET, DRAWING INDEX, CODE INFORMATION, LOCATION MAP, &amp; SCOPE OF WORK</p> <p>---- BUILDING SURVEY</p> <p>AE1.1.1 EXISTING SITE PLAN</p> <p>AE2.1.1 EXISTING FLOOR PLANS</p> <p>AE3.1.1 EXISTING ELEVATIONS</p> <p>A1.1.1 SITE PLAN</p> <p>A2.1.1 FIRST FLOOR PLAN</p> <p>A2.1.2 SECOND FLOOR PLAN</p> <p>A2.1.2A SECOND FLOOR PLAN</p> <p>A3.1.1 EXTERIOR ELEVATIONS</p> <p>A3.1.1A EXTERIOR ELEVATIONS</p>	
<p><b>LOCATION MAP</b></p>  <p><b>PROJECT LOCATION</b> ★</p>	<p><b>CODE INFORMATION</b></p>	<p><b>PROJECT APPROVALS</b></p> <p>HISTORIC ARCHITECTURAL REVIEW COMMISSION SUBMITTED: MAY 16, 2013</p>
<p><b>SCOPE OF WORK</b></p> <p>SCOPE OF WORK – THE PROJECT CONSISTS OF RENOVATION TO THE EXISTING INTERIOR AND REAR OF THE HOME, INCLUDING 2ND FLOOR DORMER FOR RESTROOM RECONFIGURATION, REMOVAL OF FIRST FLOOR STORAGE AREA AND REPLACEMENT WITH LAUNDRY, REPLACEMENT OF MASTER BEDROOM ROOF FOR ADEQUATE HEADROOM, ADDITION OF SLIDING GLASS DOOR TO REAR FACADE, AND ENHANCED LANDSCAPING AND POOL AREAS.</p>		

**STEVE AND JANICE DICKSON**  
816 EATON STREET  
HARC SUBMISSION

**mbi | k2m**  
ARCHITECTURE, INC.

1001 Whitehead St., Suite 101, Key West, Florida 33040  
Tel: 305-292-7722 | Fax: 305-292-2162  
Email: info@mbi-k2m.com | URL: www.mbi-k2m.com  
PROF. REG. AA26001059

**SUBMISSIONS**

May 16, 2013- HARC Submission

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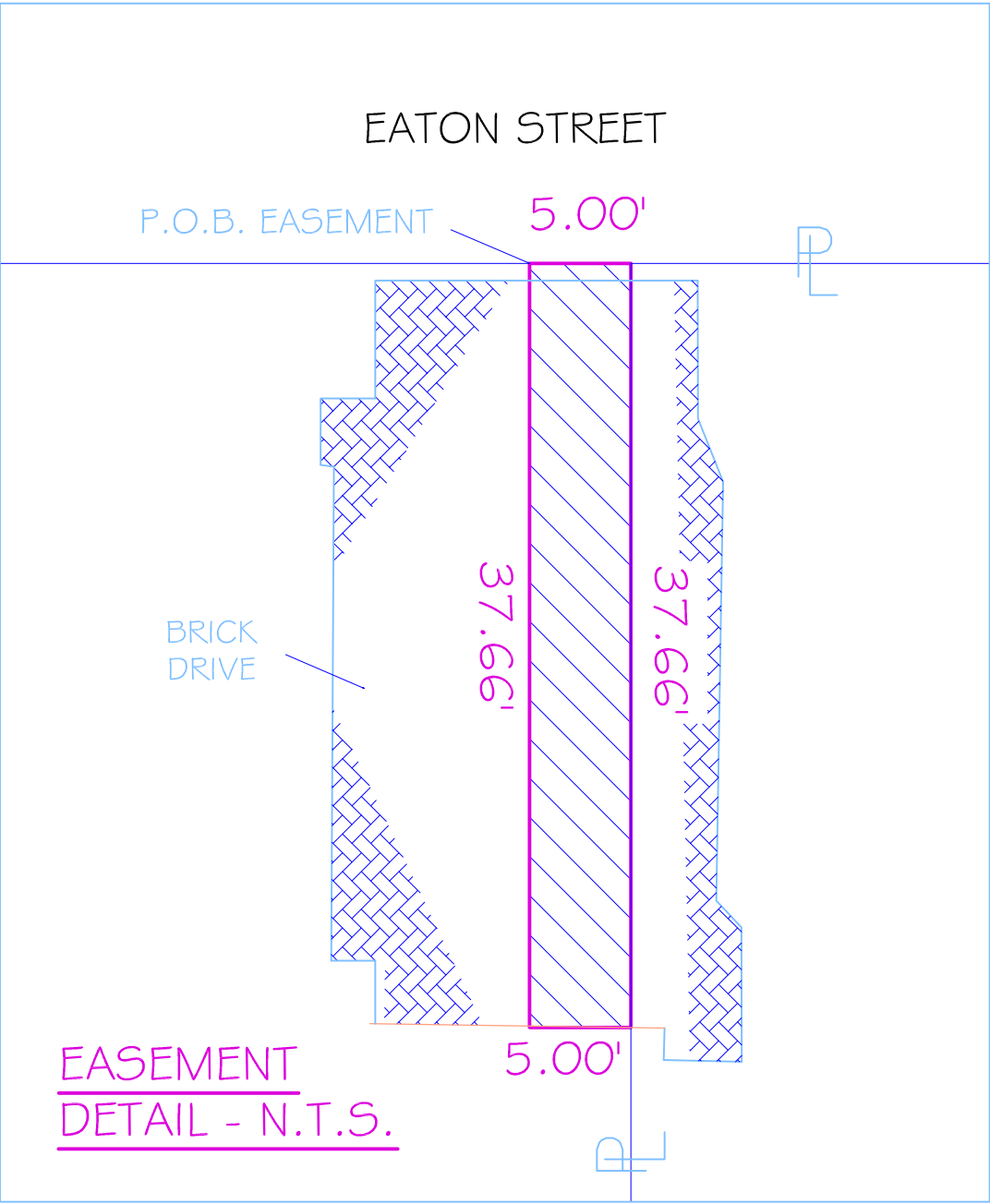
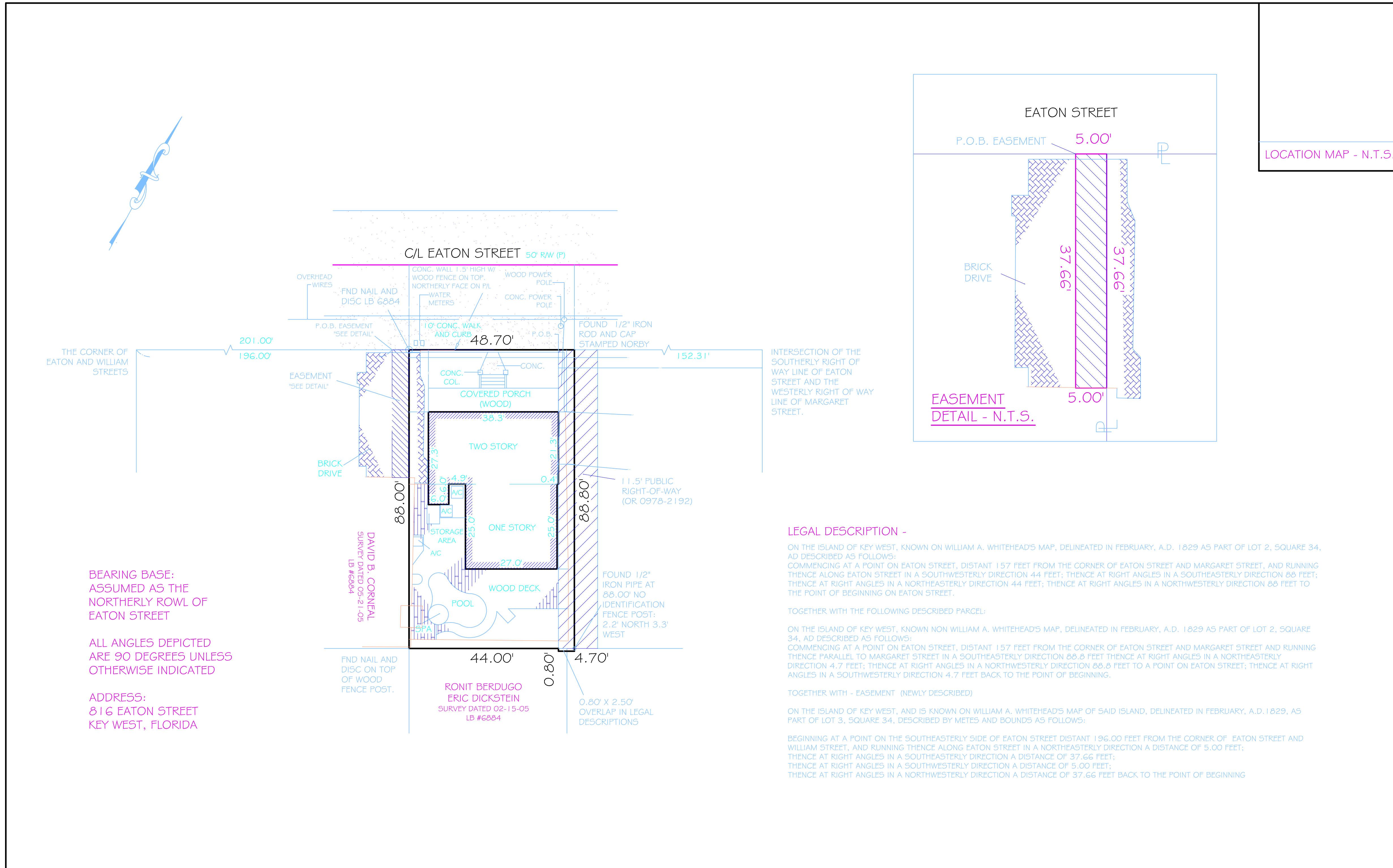
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Project No. 13 043	Phase: HARC SUBMISSION
<b>COVER SHEET</b>	
<b>A0.1.1</b>	
DATE: May 16, 2013	

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PLOTTED: 5/16/2013 3:01 PM





LOCATION MAP - N.T.S.

**LEGAL DESCRIPTION -**  
SEE ABOVE

**CERTIFIED TO -**

**SCALE:** 1"=20'  
**FIELD WORK DATE:** 05/23/06  
**REVISION DATE:** --  
**SHEET:** 1 OF 1  
**DRAWN BY:** KB  
**CHECKED BY:** RR  
**INVOICE NO.:** 6051901

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-5, 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, SUBPARAGRAPHS 1(B) (1) (SETBACKS), 1(B)(3) (ENCROACHMENTS), & 1(B)(4) (EASEMENTS), SCHEDULE 'B' HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE SIGNATURE AND THE RATED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

**R.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPER  
30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

**MAP OF BOUNDARY SURVEY  
A PORTION OF LOT 2 SQUARE 34  
WILLIAM A. WHITHEAD'S MAP**

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 HIATUS.

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.

ARPT = ARCHWAY	FC = FENCE CORNER	FO = FENCE OUTSIDE
A = ARC LENGTH	FL = FENCE LINE	FR = FENCE INSIDE
CL = CENTERLINE	IR = IRON ROD	FRM = PERMANENT REFERENCE MONUMENT
CM = CONCRETE MONUMENT	IM = MEASURED	FT = POINT OF TANGENT
CONC = CONCRETE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	R = RADIUS
COVD = COVERED	NTS = NOT TO SCALE	RBS = RESURGENCE
CD = DEED	PC = POINT OF CURVE	ROL = ROOF OVERHANG LINE
SEASE = SEAWARD EASEMENT	PCC = POINT OF COMPOUND CURVE	ROW = RIGHT OF WAY
EL = ELEVATION	PCP = PERMANENT CONTROL POINT	ESWL = RIGHT OF WAY LINE
ENCL = ENCLOSURE	PL = FINDER RAIL OR WALL	TRF = TYPICAL
ENCR = ENCROACHMENT	PL = PROPERTY LINE	USE = UTILITY EASEMENT
EDP = EDGE OF PAVEMENT	POB = POINT OF BEGINNING	UP = UTILITY POLE
FF = FINISHED FLOOR	PI = POINT OF INTERSECTION	WM = WATER METER
FF = FINISHED FLOOR	PIC = POINT OF COMMENCEMENT	
FD = FOUND		
FC = FENCE CORNER		
FO = FENCE OUTSIDE		

Seal:

Consultants:

Submissions:

May 8, 2013 - City Review  
May 16, 2013 - HARC Submission

**STEVE AND JANICE DICKSON**  
816 Eaton Street, Key West, Florida 33040  
**HOUSE REDESIGN**

PLOTTED: 5/16/2013 1:48 PM

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Drawn By:	Checked By:
PSS	MBI

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**EXISTING SITE PLAN**

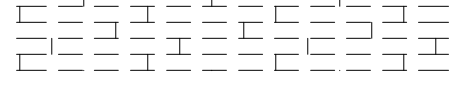
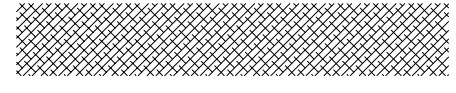
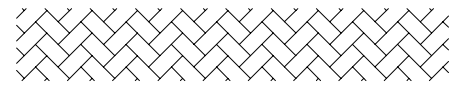

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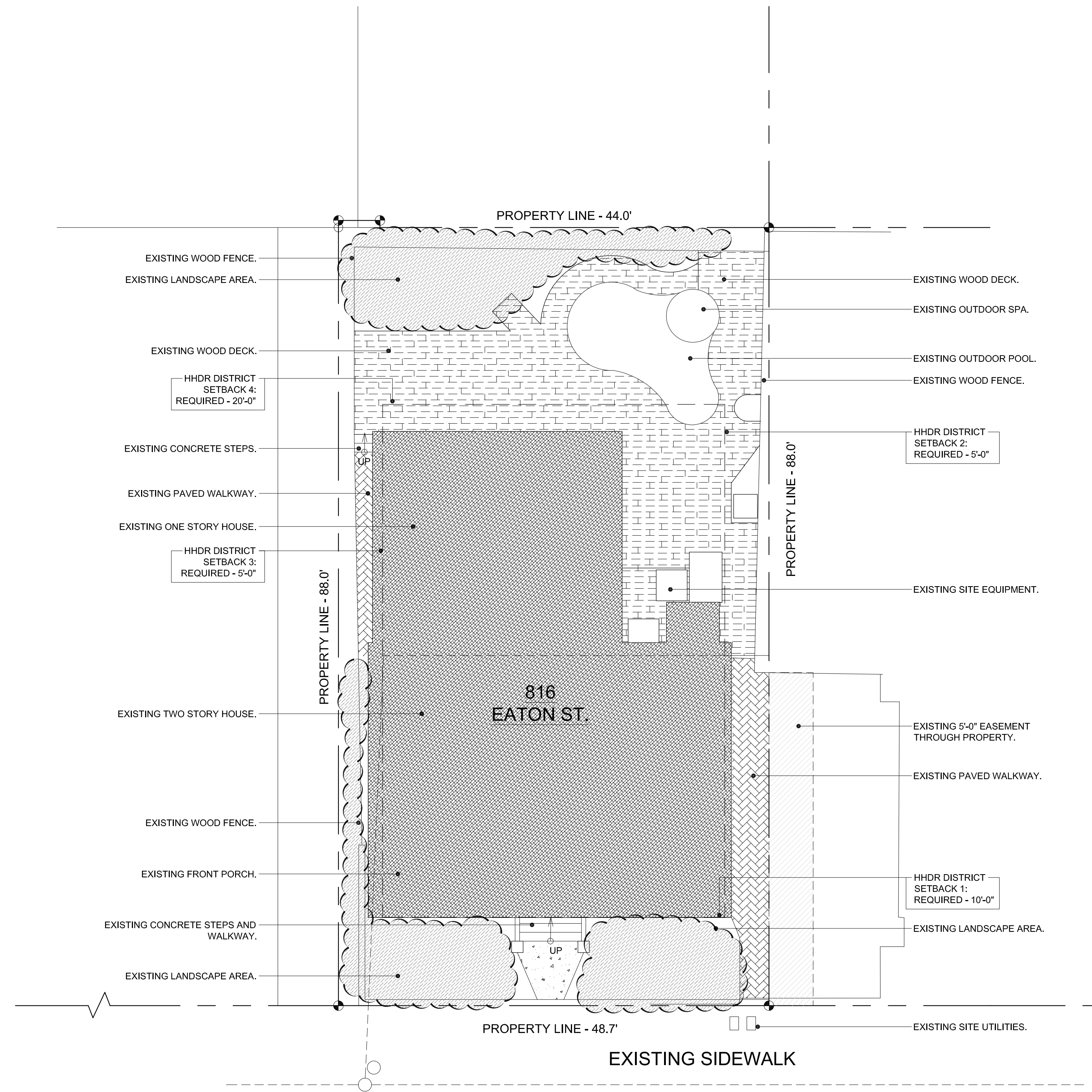
**AE1.1.1**

Date: May 16, 2013

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PROJECT STATISTICS:		
	CODE REQUIREMENT	EXISTING
ZONING	HHDR	
FLOOD ZONE	AE (EL 7)	
SIZE OF SITE	4,812 SF	
HEIGHT	30'-0"	26'-8 1/2"
SETBACK 1: FRONT	10'-0"	11'-3 1/2"
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	4'-8 1/2"
SETBACK 3: LEFT SIDE SETBACK	5'-0"	5'-8 1/2"
SETBACK 4: REAR SETBACK	20'-0"	23'-4 1/2"
FLOOR AREA RATIO	1.0	0.41
BUILDING COVERAGE	50% (2,406 SF)	63.0 % (3,053 SF)
IMPERVIOUS SURFACE	60% (2,887 SF)	68% (3,311 SF)

SITE PLAN LEGEND	
	EXISTING WOOD DECKING.
	EXISTING BUILDING AREA.
	EXISTING PAVED WALKWAY.
	EXISTING CONCRETE WALKWAY.



**EATON STREET**

**EXISTING SITE PLAN**  
SCALE: 1/8" = 1'-0"



P:\2013\13-043 - 816 Eaton - Steve & Janice Dickson\Drawings\SET1.dwg, 5/16/2013 1:48 PM, scale: 1/8" = 1'-0", user: mbi

Seal:

Consultants:

Submissions:

May 8, 2013 - City Review  
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**STEVE AND JANICE DICKSON**  
816 Eaton Street, Key West, Florida 33040  
**HOUSE REDESIGN**

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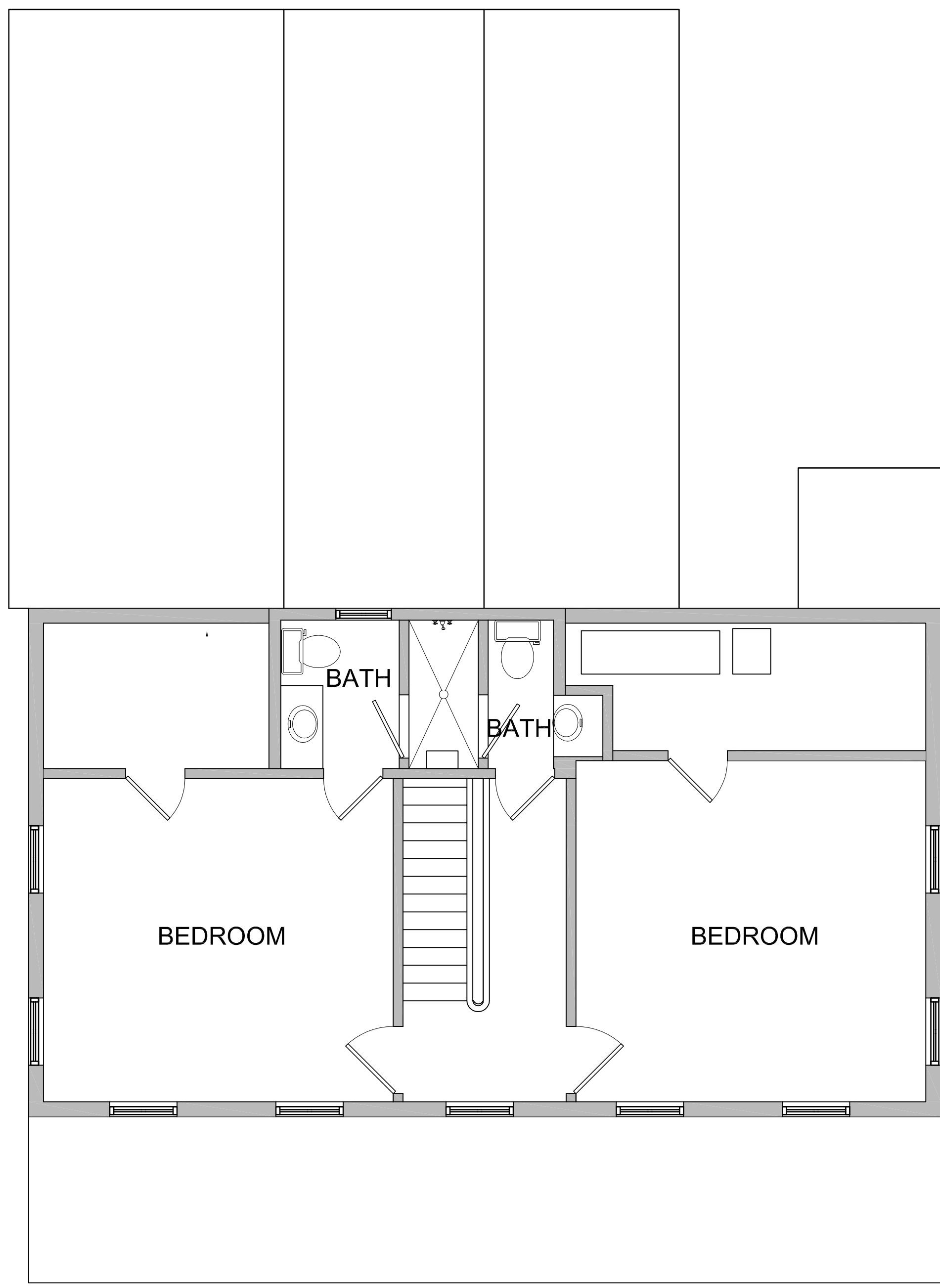
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Drawn By: ADS	Checked By: MBI

Title:  
**EXISTING  
FLOOR  
PLANS**

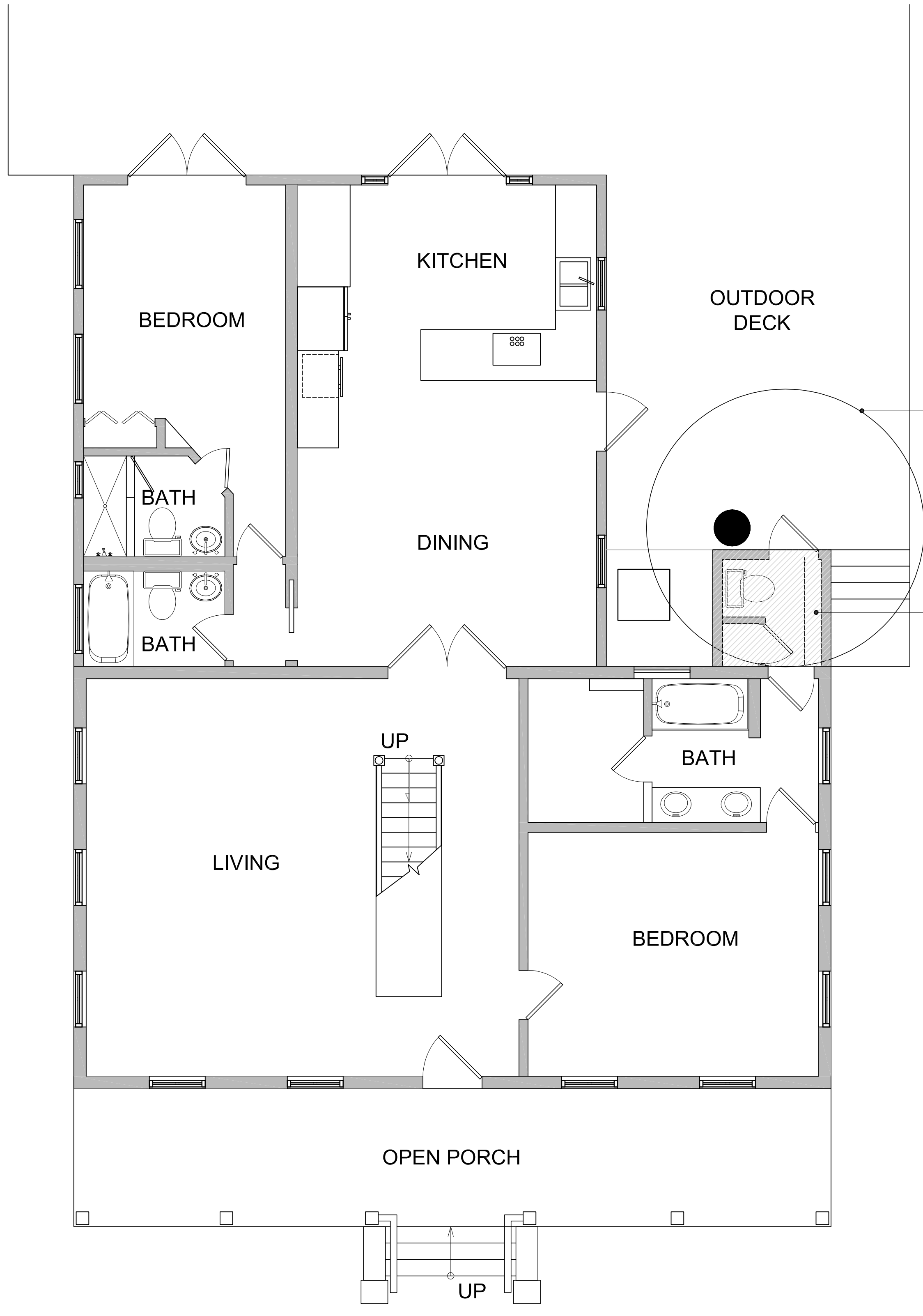
Sheet Number:

**AE2.1.1**

Date: May 16, 2013  
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**02 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



**01 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"

TREE TO BE  
REMOVED  
UNDER  
SEPARATE  
APPLICATION.

AREA OF  
DEMOLITION.





Seal:

Consultants:

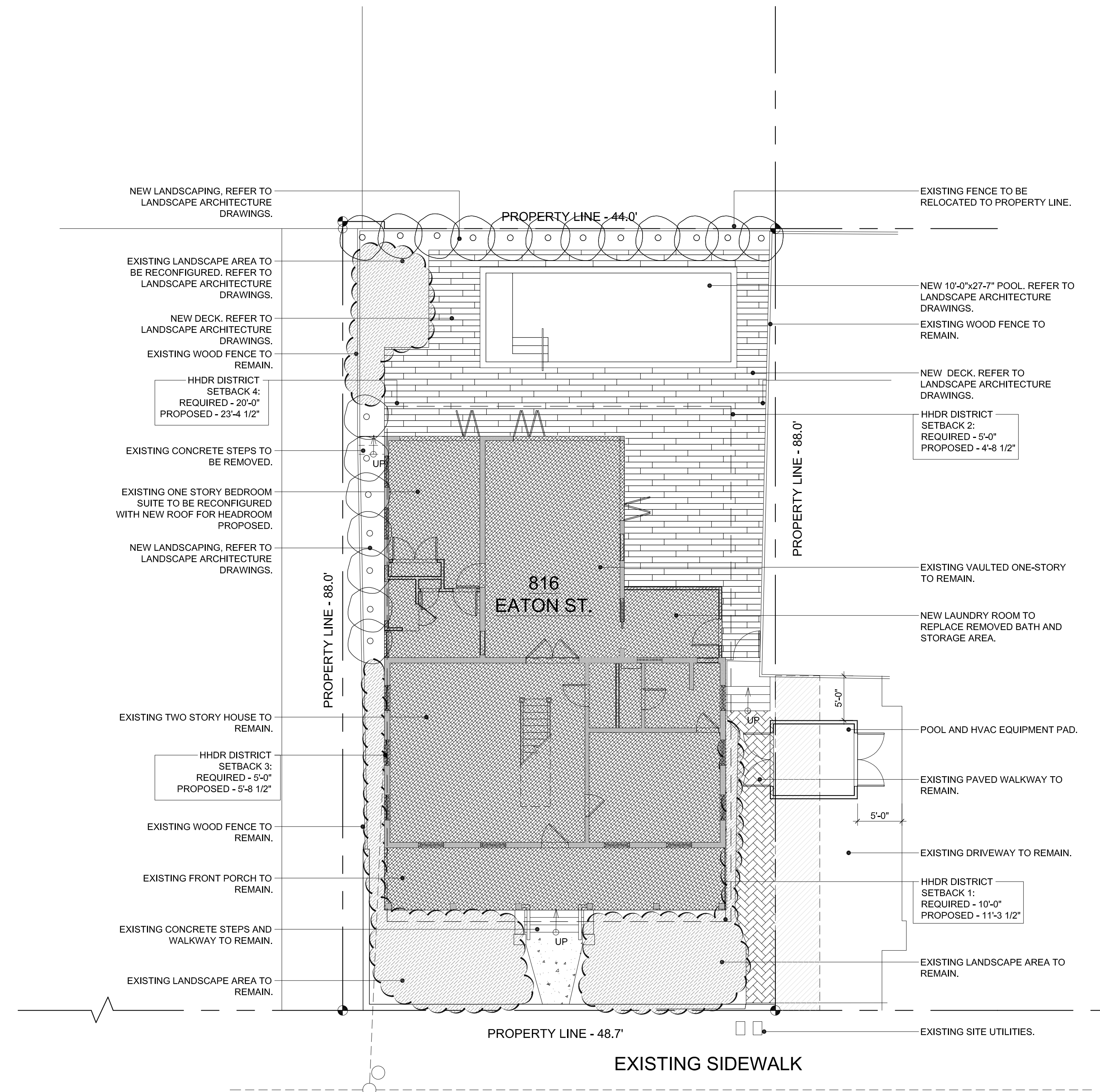
Submissions:

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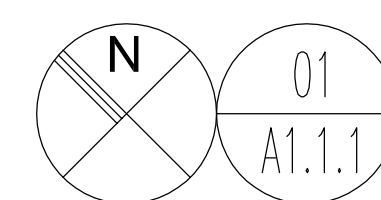
PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HHDR			
FLOOD ZONE	AE (EL 7)			
SIZE OF SITE	4,812 SF			
HEIGHT	30'-0"	26'-8 1/2"	26'-8 1/2"	NONE
SETBACK 1: FRONT	10'-0"	11'-3 1/2"	11'-3 1/2"	NONE
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	4'-8 1/2"	4'-8 1/2"	NONE
SETBACK 3: LEFT SIDE SETBACK	5'-0"	5'-8 1/2"	5'-8 1/2"	NO CHANGE
SETBACK 4: REAR SETBACK	20'-0"	23'-4 1/2"	23'-4 1/2"	NO CHANGE
FLOOR AREA RATIO	1.0	0.41	0.41	NO CHANGE
BUILDING COVERAGE	50% (2,406 SF)	64.0 % (3,053 SF)	65% (3,163 SF)	NONE
IMPERVIOUS SURFACE	60% (2,887 SF)	69% (3,311 SF)	69% (3,349 SF)	NONE

**SITE PLAN LEGEND**

	NEW WOOD DECKING.
	EXISTING BUILDING AREA.
	EXISTING PAVED WALKWAY.
	EXISTING CONCRETE WALKWAY.



**EATON STREET**



**PROPOSED SITE PLAN**

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



**STEVE AND JANICE DICKSON**  
816 Eaton Street, Key West, Florida 33040  
**HOUSE REDESIGN**

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Drawn By:	Checked By:
PSS	MBI

Title:  
**PROPOSED SITE PLAN**

Sheet Number:

**A1.1.1**

Date: May 16, 2013

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**STEVE AND JANICE DICKSON**  
816 Eaton Street, Key West, Florida 33040  
**HOUSE REDESIGN**

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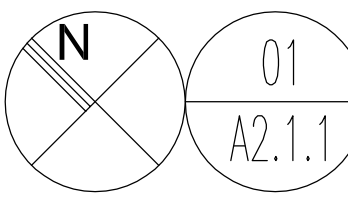
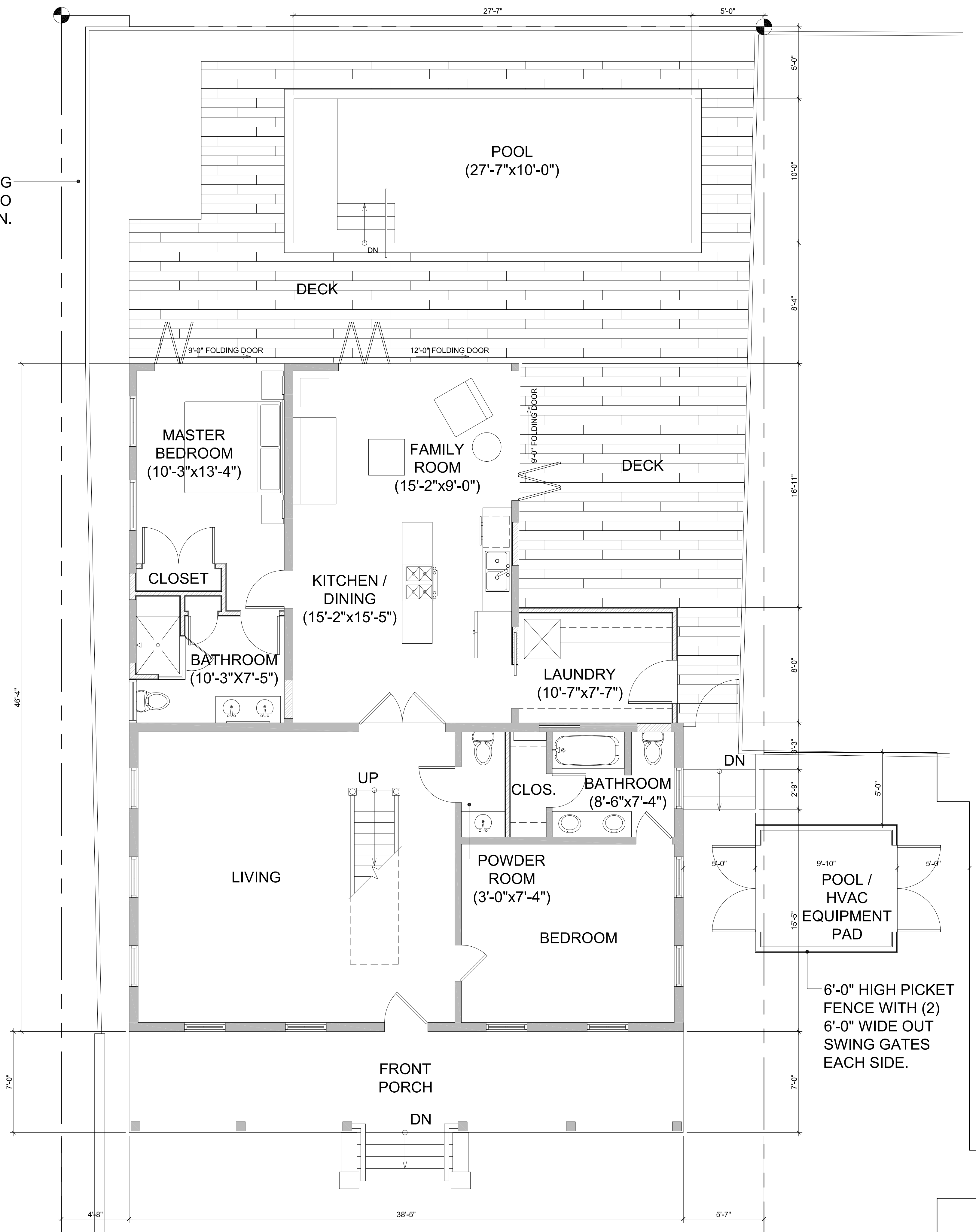
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**A2.1.1**

Date: May 16, 2013  
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FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN.
	NEW FRAME WALL.

EXISTING FENCE TO REMAIN.



**FIRST FLOOR PLAN**

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



Seal:

Consultants:

Submissions:

May 8, 2013 - City Review  
May 16, 2013 - HARC Submission

**STEVE AND JANICE DICKSON**  
816 Eaton Street, Key West, Florida 33040  
**HOUSE REDESIGN**

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ADS	MBI

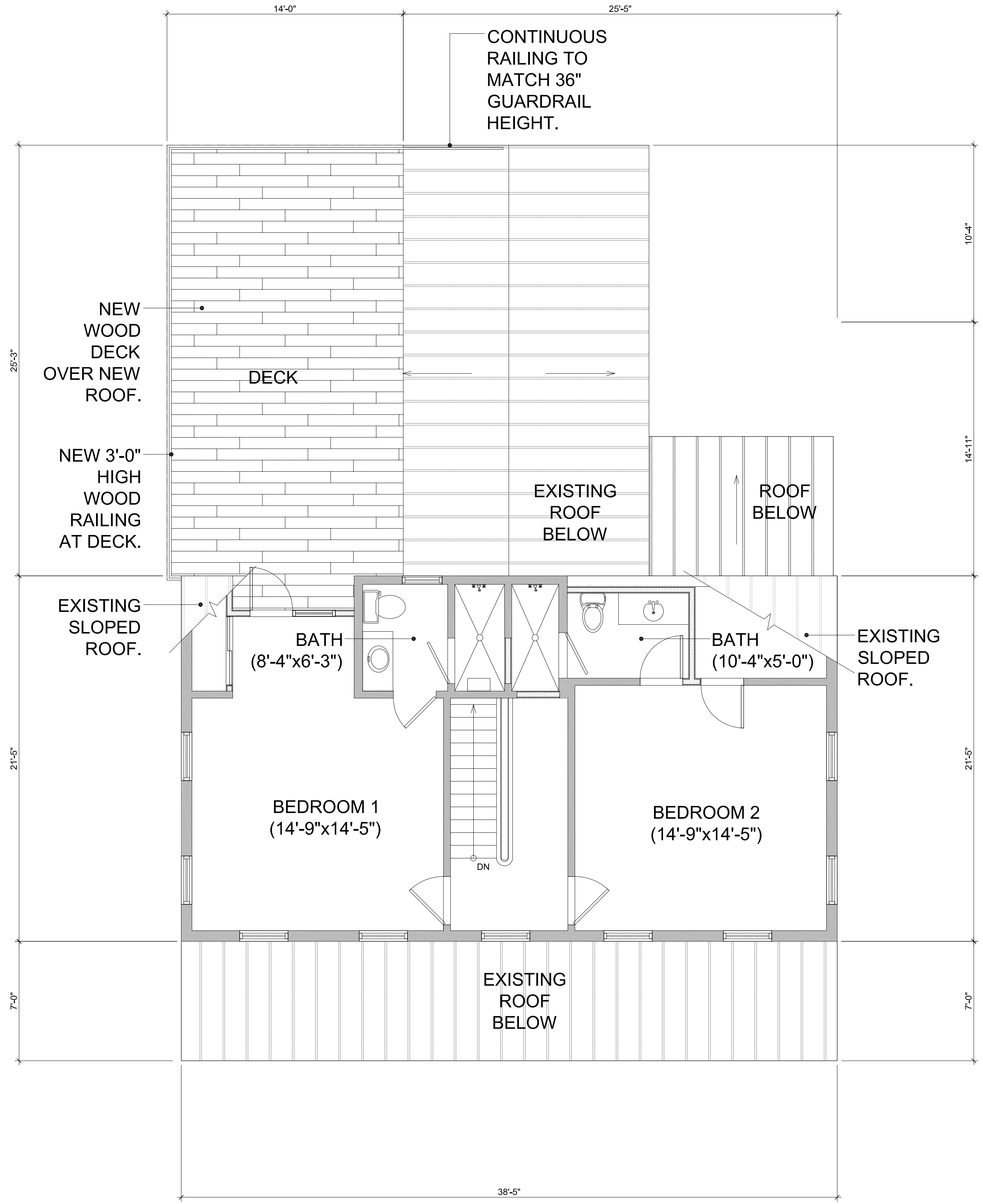
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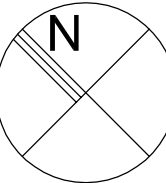
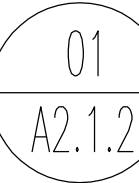
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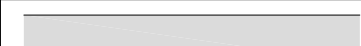

Date: May 16, 2013  
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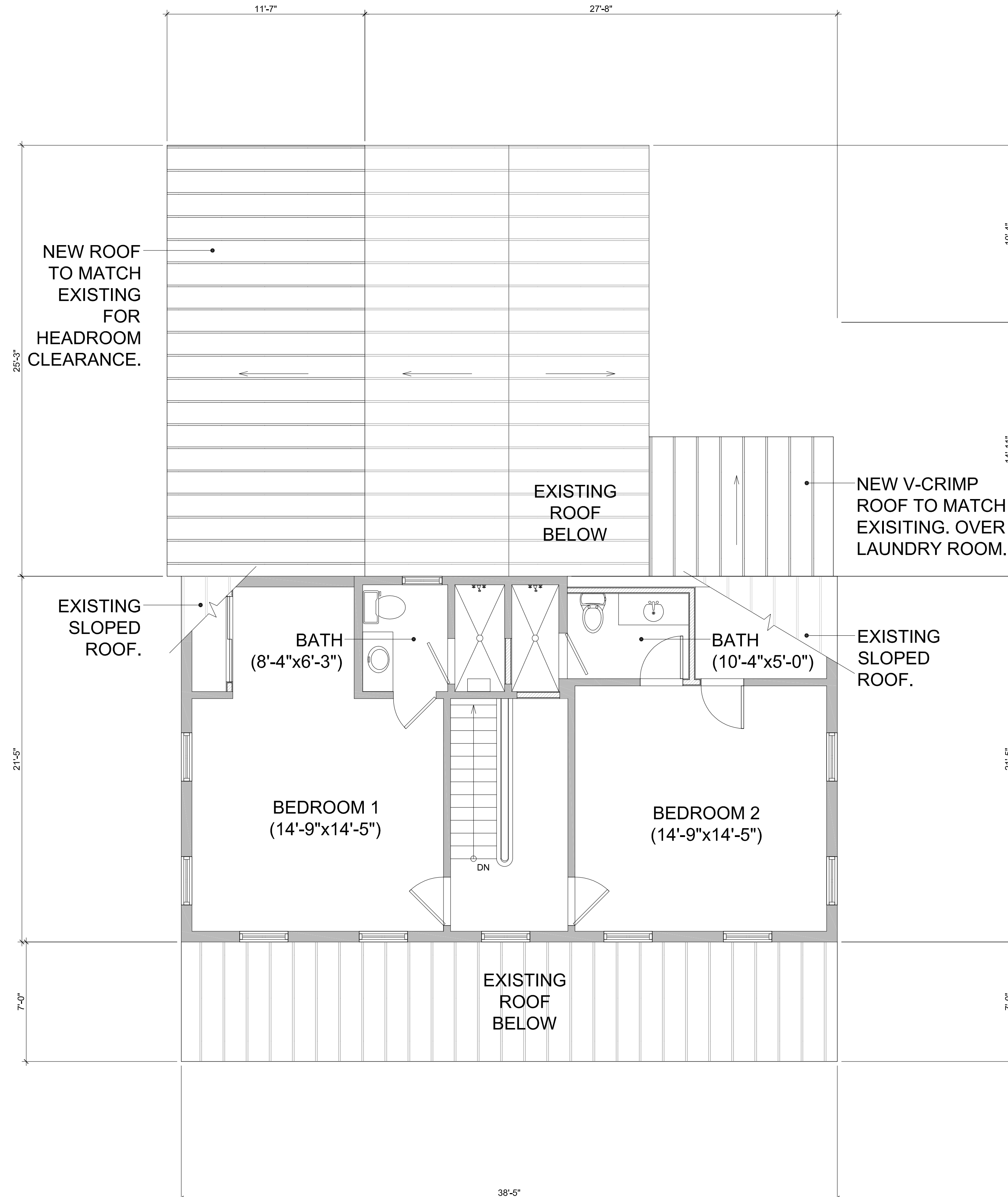
FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN.
	NEW FRAME WALL.



  **SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN.
	NEW FRAME WALL.



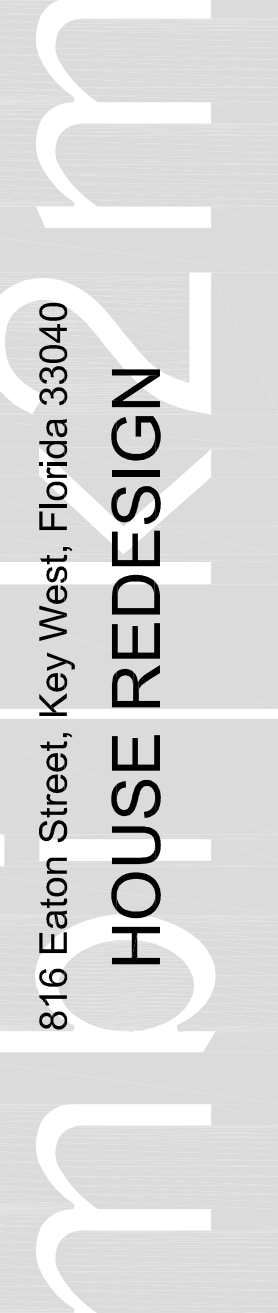
Seal:

Consultants:

Submissions:

May 8, 2013 - City Review  
May 16, 2013 - HARC Submission

**STEVE AND JANICE DICKSON**  
816 Eaton Street, Key West, Florida 33040  
**HOUSE REDESIGN**



PLOTTED: 5/16/2013 2:15 PM

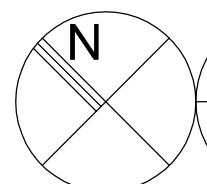
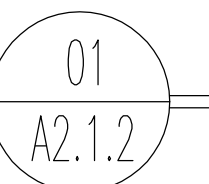
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Drawn By:	Checked By:
ADS	MBI

Title:  
**SECOND FLOOR PLAN**

Sheet Number:

**A2.1.2A**

Date: May 16, 2013  
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  **SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"





Seal:

Consultants:

Submissions:

May 8, 2013 - City Review

May 16, 2013 - HARC Submission

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04 EAST ELEVATION (REAR)  
A3.1.1 SCALE: 1/4" = 1'-0"



02 NORTH ELEVATION (SIDE)  
A3.1.1 SCALE: 1/4" = 1'-0"



03 SOUTH ELEVATION (SIDE)  
A3.1.1 SCALE: 1/4" = 1'-0"



01 WEST ELEVATION - EATON STREET (FRONT)  
A3.1.1 SCALE: 1/4" = 1'-0"



STEVE AND JANICE DICKSON  
816 Eaton Street, Key West, Florida 33040  
**mbi | k2m**  
HOUSE REDESIGN

PLOTTED: 5/16/2013 2:45 PM

Drawing Size: 24x36 Project #: MK-13 043  
Drawn By: ADS Checked By: MBI

Title:

EXTERIOR ELEVATIONS

Sheet Number:

**A3.1.1**

Date: May 16, 2013

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2013/05/16 10:43 AM - Steve & Janice Dickson (Drawing) (A3.1.1) (1/4" = 1'-0") - 1/4" = 1'-0" - mbi | k2m

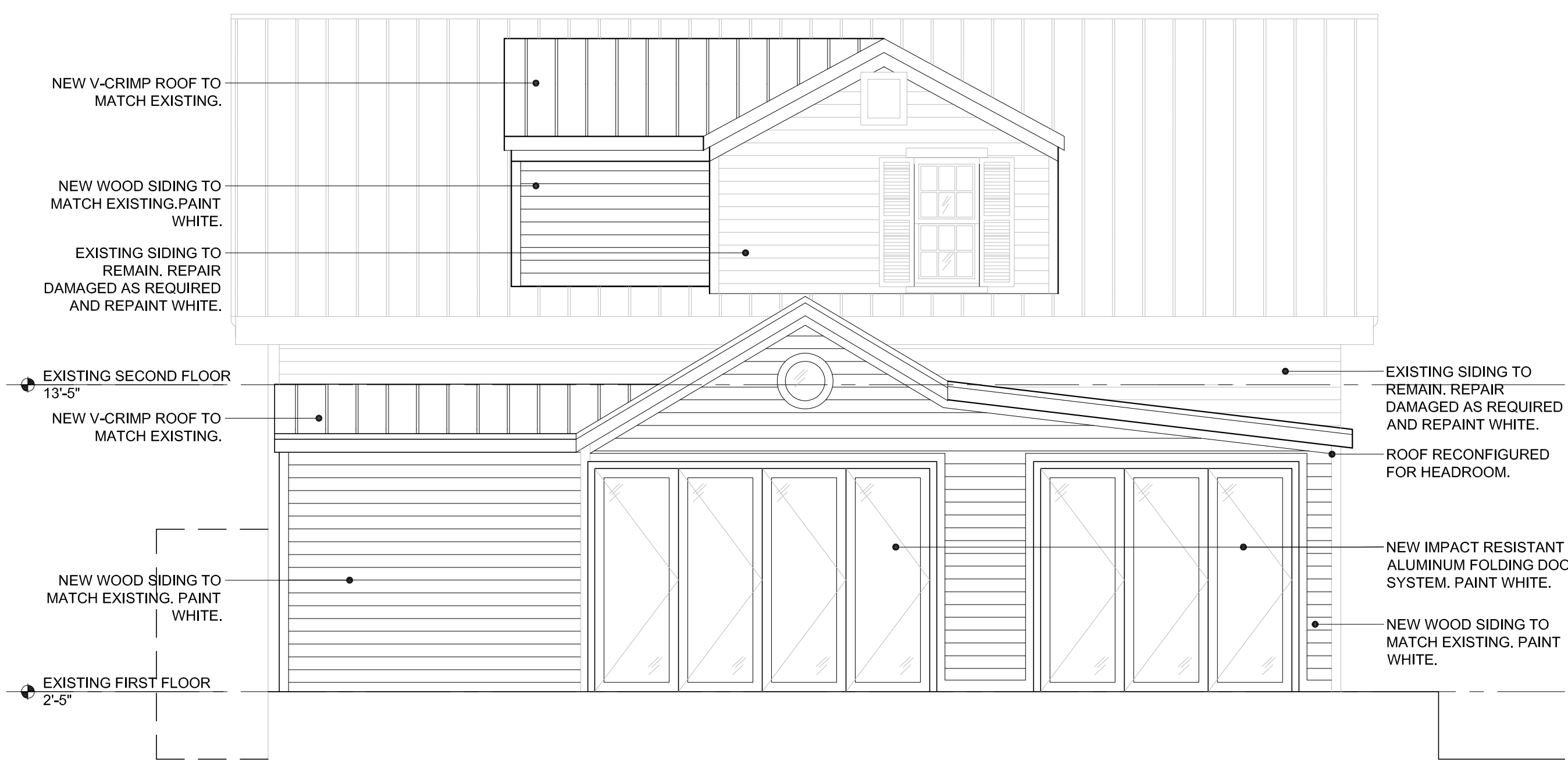
Seal:

Consultants:

Submissions:

May 8, 2013 - City Review

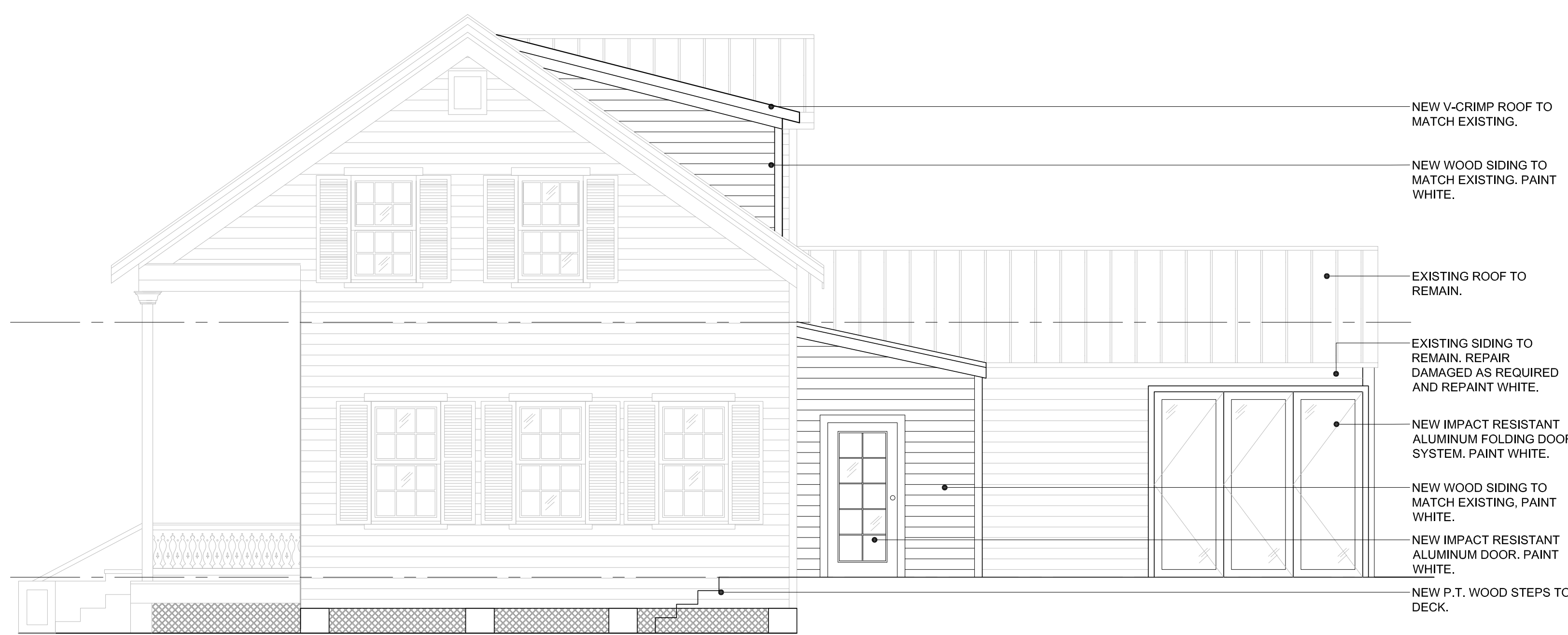
May 16, 2013 - HARC Submission



04 EAST ELEVATION (REAR)  
A3.1.1 SCALE: 1/4" = 1'-0"



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STEVE AND JANICE DICKSON  
816 Eaton Street, Key West, Florida 33040  
**mbi | k2m**  
HOUSE REDESIGN

PLOTTED: 5/16/2013 3:33 PM

Drawing Size: 24x36 Project #: MK-13 043

Drawn By: ADS Checked By: MBI

Title:

EXTERIOR ELEVATIONS

Sheet Number:

**A3.1.1A**

Date: May 16, 2013

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20130516 10:53 AM - Steve & Janice Dickson (Drawing) (A3.1.1) (1/4" = 1'-0") - 1/4" = 1'-0" - mbi | k2m

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 28, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW REAR DORMER AND NEW SECOND FLOOR DECK WITH RAILINGS. NEW ROOF OVER MASTER BEDROOM. RENOVATIONS TO THE HOUSE AND SITE IMPROVEMENTS. DEMOLITION OF BACK SIDE ROOF.

FOR- #816 EATON STREET

**Applicant- Michael Ingram**

**Application # H13-01-732**

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**

**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

The offices of the Property Appraiser will be closed **Monday** the 27th for Memorial Day.

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

**Property Record Card -  
Maps are now launching the new map application version.**

**Alternate Key: 1006009 Parcel ID: 00005780-000000**

**Ownership Details**

**Mailing Address:**  
DICKSON STEPHEN M AND JANICE E  
1103 N HIGHLAND AVE NE  
ATLANTA, GA 30306-3435

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 816 EATON ST KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 34 G33-69-72 OR21-17-18 OR119-489 OR479-73D/C OR846-2084/85 OR883-1385 OR917-360 OR917-361 OR1042-1790/91 OR1173-472 OR1387-2287/88 OR1387-2289/90 OR2211-1504 OR2214-522 OR2214-555 OR2449-1365/66 OR2623-1376/78

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	49	88	4,285.00 SF

**Building Summary**

Number of Buildings: 1

Number of Commercial Buildings: 0  
 Total Living Area: 2296  
 Year Built: 1935

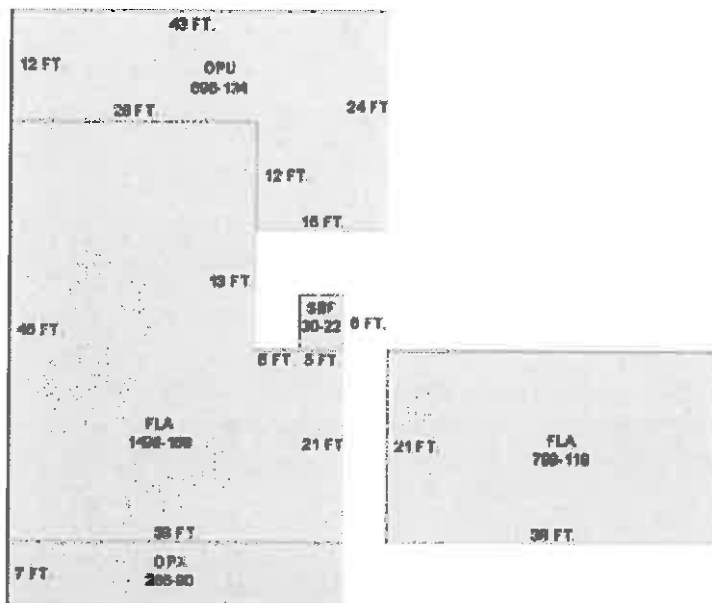
### Building 1 Details

Building Type <u>R1</u>	Condition <u>A</u>	Quality Grade <u>550</u>
Effective Age <u>9</u>	Perimeter <u>286</u>	Depreciation % <u>7</u>
Year Built <u>1935</u>	Special Arch <u>0</u>	Grnd Floor Area <u>2,296</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

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	Vacuum	0
3 Fix Bath	2	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	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1993	N Y	0.00	0.00	1,498
2	<u>OPU</u>		1	1993	N N	0.00	0.00	696
3	<u>SBF</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	30



4	OPX		1	1993	N	N	0.00	0.00	266
5	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	Y	0.00	0.00	798

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	264 SF	88	3	2005	2006	2	30
1	RW2:RETAINING WALL	57 SF	0	0	1959	1960	3	50
2	FN2:FENCES	264 SF	44	6	1984	1985	2	30
3	PT3:PATIO	70 SF	0	0	1959	1960	1	50
4	WD2:WOOD DECK	300 SF	0	0	1984	1985	2	40
5	PO4:RES POOL	168 SF	0	0	1995	1996	5	50
6	HT2:HOT TUB	1 UT	0	0	1995	1996	2	50

### Appraiser Notes

TPP AK - 8511337 2003-05-16ASKING \$849,999 AS OF 03/01/00 I
TPP AK - 8511337
2004-03-04 ASKING \$1,995,000 FOR CLASSIC EYEBROW HOME WITH DADE COUNTY PINE THROUGH OUT VAULTED CELINGS IN THE KITCHEN FROM THE KW CITIZEN-SK

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	10/1283	04/26/2010	08/05/2010	4,643	MAINT & PAINT VCRIMP 1500SF	
1	13-0776	02/27/2013	100	Residential	EXTEND PERMIT 06-6166 FOR FINAL INSPECTION ONLY. RELOCATING SHOWER AND LAVATORY, REINSTALL TOILET. ATLANTIC PLUMBING	
1	13-2040	05/08/2013	5,000	Residential	EXTERIOR DEMOLITION OF POOL. DECK, AWNING; INTERIOR NON-STRUCTURAL REMOVAL OF BATHROOM FIXTURES, TILE, CABINETS.	
1	96-1707	04/01/1996	08/01/1996	18,000	Residential	POOL & HOT TUB
1	96-1948	05/01/1996	08/01/1996	500	Residential	WOOD DECK
1	02-0694	04/18/2002	08/19/2002	3,280	Residential	ROOFING
1	02-0694	05/21/2002	08/19/2002	4,780	Residential	ATF SHEATHING
1	04-2653	12/08/2004	10/12/2004	185,600	Residential	NEW SFR/2 A/C'S
1	05-3593	08/30/2005	10/31/2005	1,000	Residential	INSTALL 44'x6' SHADOW BOX FENCE
1	06-5726	10/31/2006	06/19/2007	8,500	Residential	RELOCATE SHOWER AND VANITY ADD PARTITION & WALK IN CLOSET
1	06-5334	01/09/2007	06/19/2007	1,400	Residential	INSTALL SECURITY SYSTEM (WIRELESS SYSTEM)

1	06-6123	11/14/2006	06/19/2007	0	INSTALL ELECTRICAL FOR CLOSET, BATHROOM & BED ROOM
1	06-6249	11/21/2006	06/19/2007	900	MOVE AIR HANDLER AND SOME DUCT WORK
1	06-6166	11/21/2006	06/19/2007	1,500	RELOCATE SHOWER & LAVATORY

### 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	308,660	18,553	287,109	614,322	614,322	0	614,322
2011	308,660	19,037	277,345	605,042	605,042	0	605,042
2010	311,944	19,530	347,556	679,030	679,030	0	679,030
2009	346,403	20,014	528,286	894,703	894,703	0	894,703
2008	318,193	20,615	595,615	934,423	934,423	0	934,423
2007	512,563	17,746	749,875	1,280,184	1,280,184	0	1,280,184
2006	655,820	18,259	407,075	1,081,154	1,081,154	0	1,081,154
2005	580,869	19,087	364,225	964,181	964,181	0	964,181
2004	408,425	19,572	271,040	699,037	699,037	0	699,037
2003	538,817	20,018	135,520	694,356	694,356	0	694,356
2002	589,289	20,629	135,520	745,438	745,438	0	745,438
2001	466,866	21,242	135,520	623,628	623,628	0	623,628
2000	477,241	22,483	73,568	573,291	573,291	0	573,291
1999	384,737	21,950	73,568	480,255	480,255	0	480,255
1998	325,006	19,051	73,568	417,625	417,625	0	417,625
1997	298,654	17,927	65,824	382,405	382,405	0	382,405
1996	216,720	2,660	65,824	285,203	285,203	0	285,203
1995	157,258	2,674	65,824	225,757	225,757	0	225,757
1994	133,065	2,353	65,824	201,242	201,242	0	201,242
1993	124,418	0	65,824	190,242	190,242	0	190,242
1992	124,418	0	65,824	190,242	190,242	0	190,242
1991	124,418	0	65,824	190,242	190,242	0	190,242
1990	85,565	0	51,304	136,869	136,869	0	136,869
1989	77,786	0	50,336	128,122	128,122	0	128,122
1988	72,791	0	42,592	115,383	115,383	25,000	90,383
1987	72,059	0	31,154	103,213	103,213	25,000	78,213
1986	72,341	0	30,109	102,450	102,450	25,000	77,450
1985	70,608	0	16,340	86,948	86,948	25,000	61,948
1984	67,154	0	16,340	83,494	83,494	0	83,494
1983	56,387	0	16,340	72,727	72,727	0	72,727
1982	36,732	0	16,340	53,072	53,072	0	53,072

## 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
4/4/2013	2623 / 1376	1,300,000	WD	01
1/15/2010	2449 / 1365	100	QC	11
6/1/2006	2214 / 522	1,500,000	WD	Q
1/1/1996	1387 / 2289	400,000	WD	Z
1/1/1982	846 / 2084	100,000	WD	Q

This page has been visited 67,690 times.

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