

# **Staff Report**

**New back rear addition and new guesthouse, new pool and deck- #921  
Eaton Street - Applicant William P. Horn Architect (H11-01-185)**

The house located on #921 Eaton Street is listed as a contributing resource. The house is a one and a half story frame structure and was built circa 1906. According to the Sanborn Maps as well as the circa 1965 picture from the Property Appraiser's record the house used to have a one story sawtooth attached to the back. By looking at the Sanborn maps the back portion of the house has been altered through time. The immediate back neighboring structures are two story in height.

The proposed new design includes, among other things, the demolition of the existing non historic back portion of the house for a new one story attached addition. The plans also include the construction of a one story detached structure on the back of the lot and a new swimming pool and deck between the detached addition and the back of the house. On February 22, 2011 the commission approved the proposed design and the first reading for demolition.

Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes the following;

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

*(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 criteria of section 102-125(1) through (9).*

*(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

*(b) The historic architectural review commission shall not issue permits that would result in:*

*(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;*

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

*(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.*

*(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).  
(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.*

*(Ord. No. 97-10, § 1(3-10.3(E) (2) (c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)*

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure is;

*any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.*

It is staff understanding that the proposed structure to be demolished is not historic nor it can be considered to be contributing in a near future therefore the proposed undertaking can be considered by the commission pursuant the Code of Ordinance Section 102-218- Demolitions in the historic district.

# **Application**



CITY OF KEY WEST *Fax 809-3978*  
 BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H-1-01-185

OWNER NAME: CHRIS & FRANCIS CLARK

DATE: 2/3/11

OWNERS ADDRESS: 244 WILLIAM BARKSDALE  
WILLIAMS BURG, VA 23185

PHONE #: 757-229-3898

APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, P.A.

PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 EATON ST.

ADDRESS OF CONSTRUCTION: 921 EATON ST.

# OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

REBUILD NON HISTORIC TERRACE ADDITION (ONE STORY)  
 ADD NEW POOL + DECK AND NEW ONE  
 STORY GUESTHOUSE IN REAR YARD.

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 s. 775.083



This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

REQUIRED SUBMITTALS

<input 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 or 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: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

Date: 2/3/11  
 Applicant Signature: \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION





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

March 1, 2011

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

RE: NEW BACK REAR ADDITION AND NEW GUEST HOUSE, NEW POOL  
AND DECK  
FOR: #921 EATON STREET - HARC APPLICATION # H11-01-185  
KEY WEST HISTORIC DISTRICT

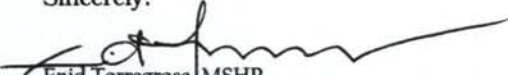
Dear Architect Horn:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and first reading for demolition for the above mentioned project on the public hearing held on Tuesday, February 22, 2011.

Because this project includes a demolition request a second reading will take place on March 8, 2011 at Old City Hall. 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 historic heritage.

Sincerely:

  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City Of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

# **Sanborn Maps**

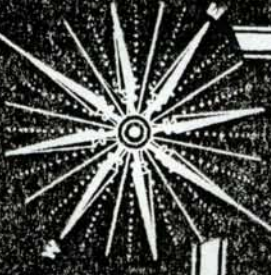


FORT

Land

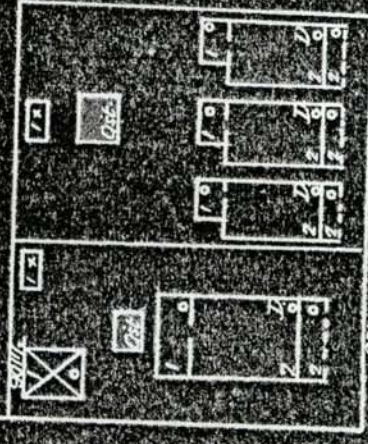
Government

Government



V R C H N T

19

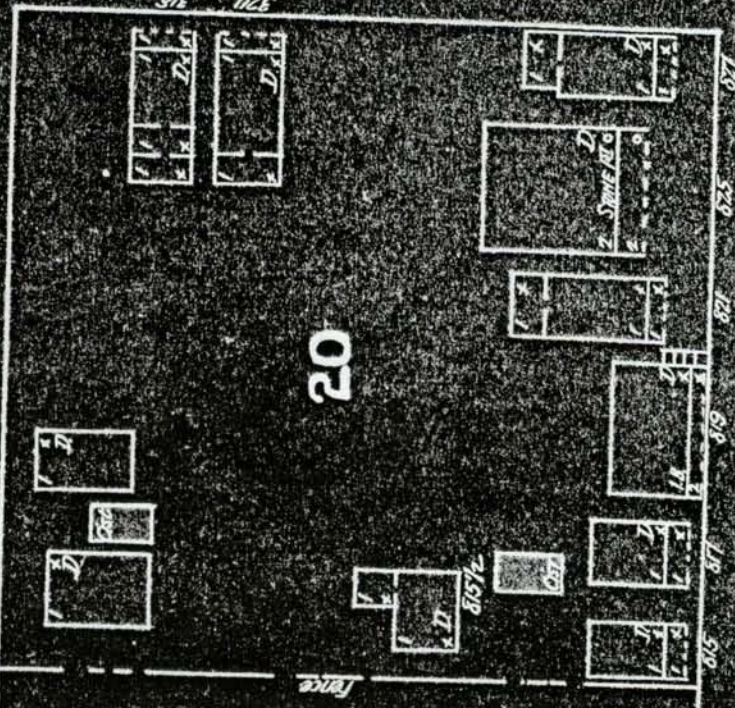


EATON

No 10

GRINNELL

20



JAMES

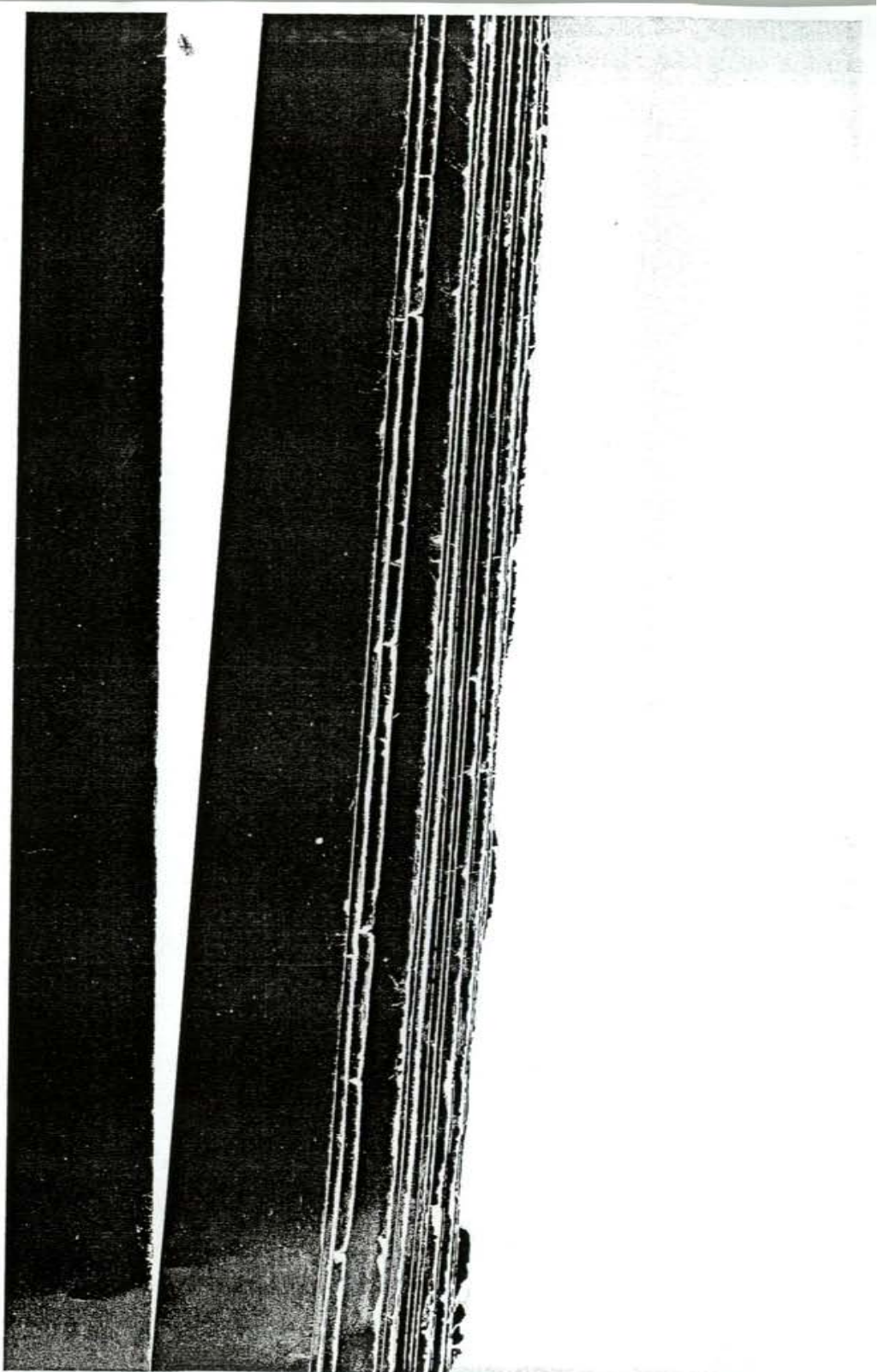
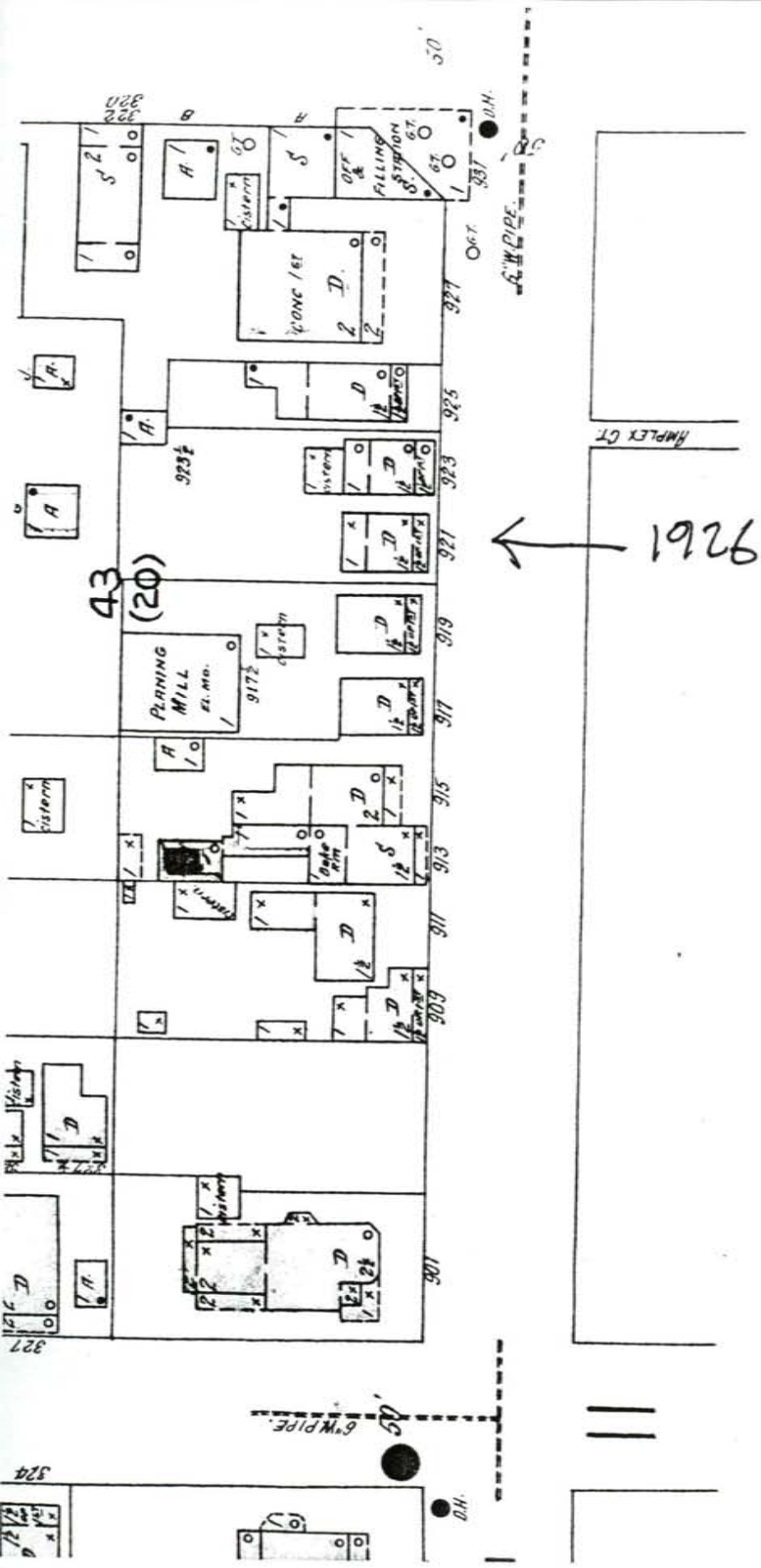
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SEE

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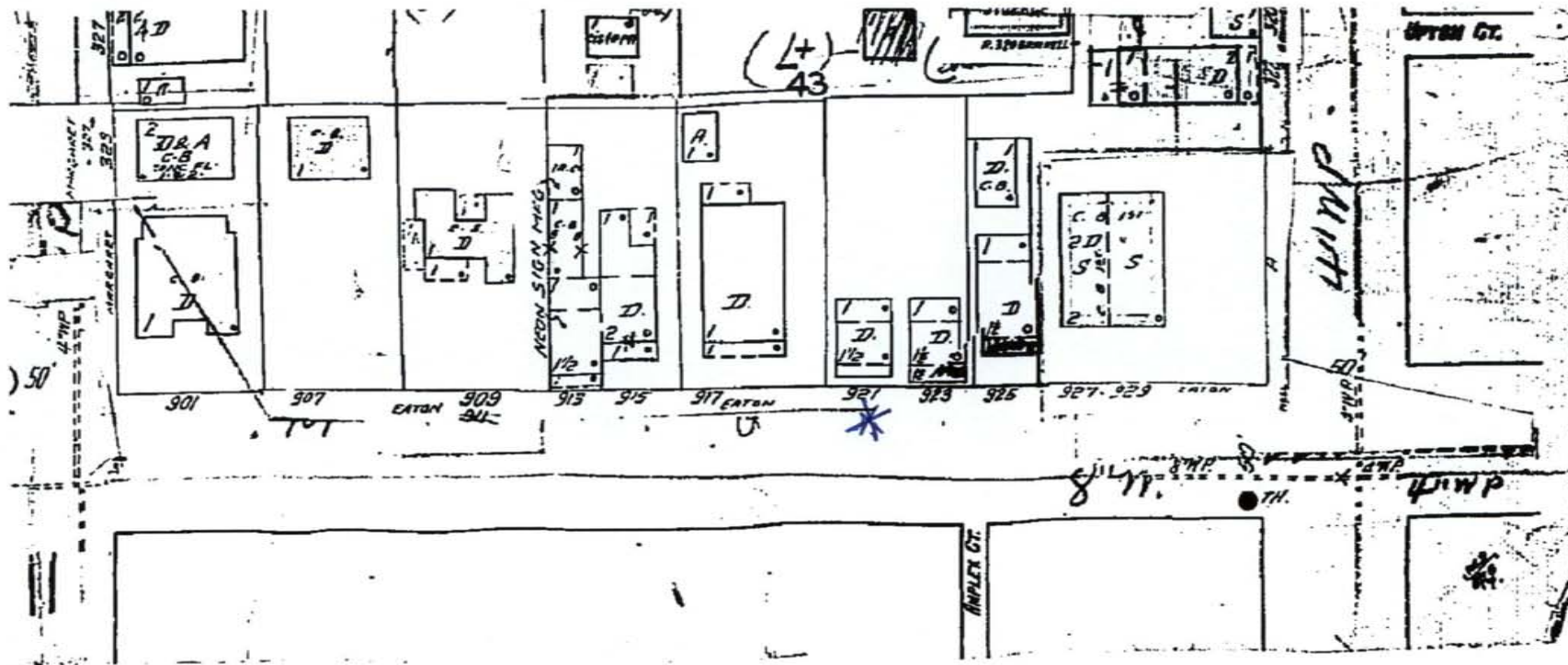


SEE ABOVE









#921 Eaton Street Sanborn map 1962 copy

# **Project Photos**

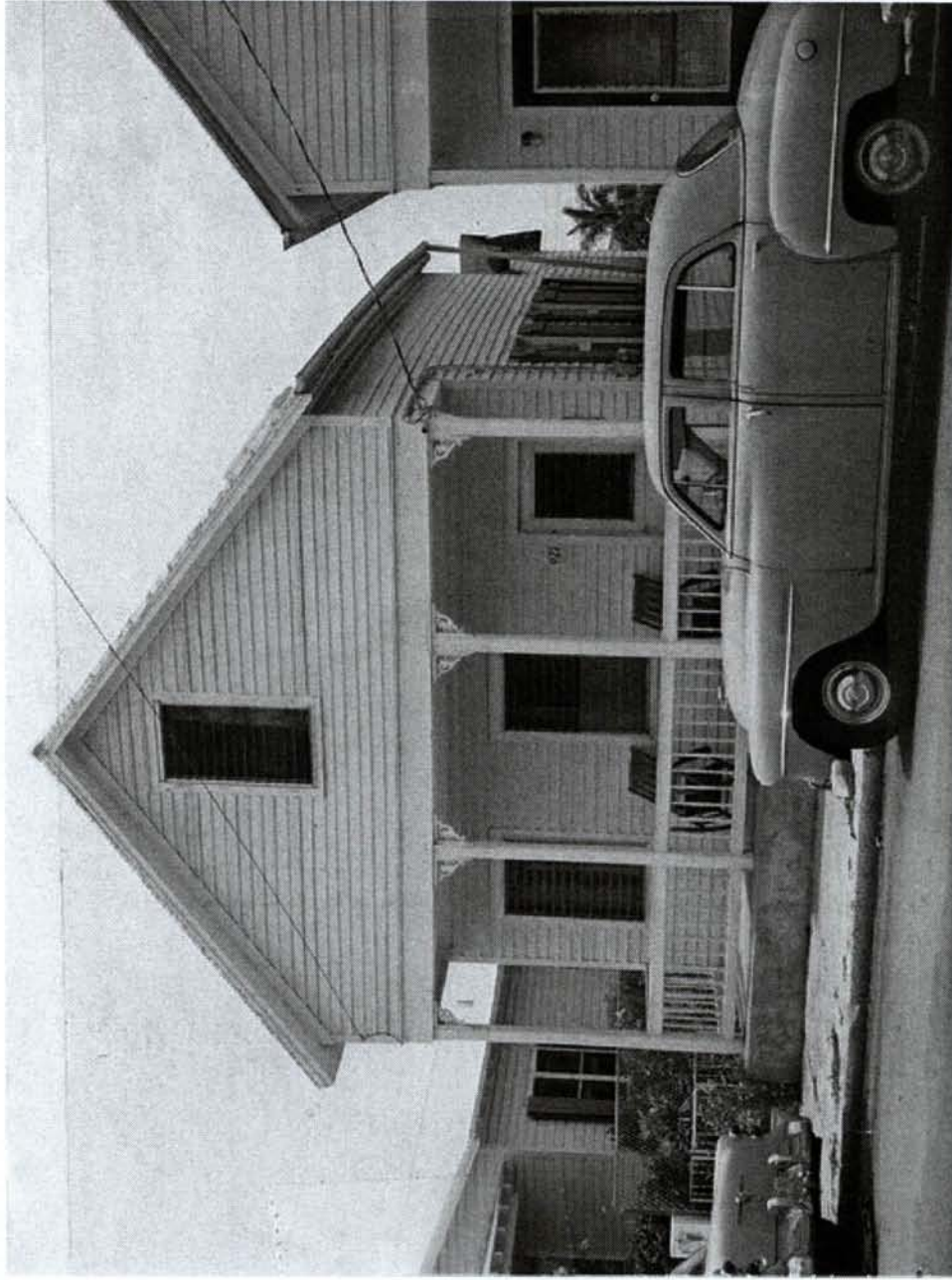
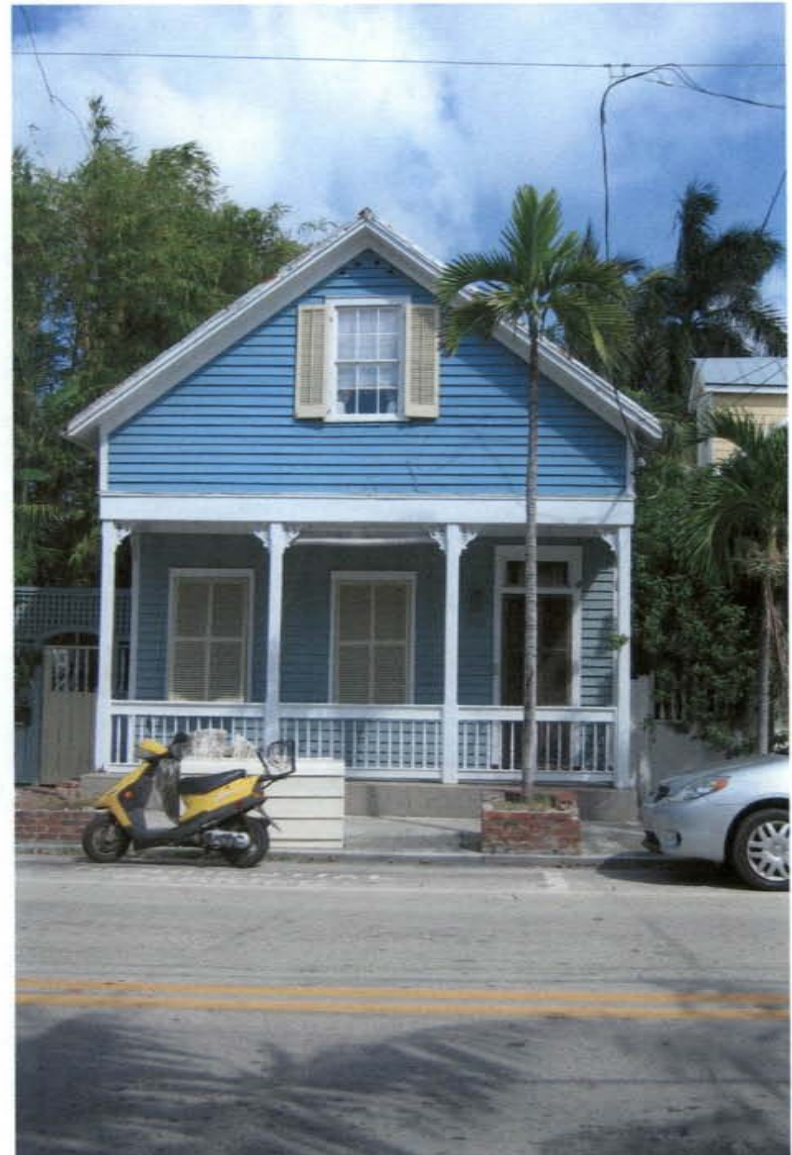


Photo taken by Property Appraiser's office c1965; 921 Eaton St.; built c1906; Monroe County Library



921 EATON STREET





921 EATON STREET



SIDE VIEW



SIDE VIEW

921 EATON STREET



FRONT PORCH FLOOR



SIDE YARD



REAR, 2<sup>ND</sup> FLOOR DECK



REAR OF BUILDING

921 EATON ST.



REAR OF BUILDING



921 EATON ST.



REAR OF PROPERTY - 921 EATON ST.



921 EATON ST.

## **Site Plans**





1  
EX-3  
EXISTING FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2  
EX-3  
EXISTING SIDE ELEVATION  
SCALE: 1/4"=1'-0"



3  
EX-3  
EXISTING SIDE ELEVATION  
SCALE: 1/4"=1'-0"



4  
EX-3  
EXISTING BACK ELEVATION  
SCALE: 1/4"=1'-0"

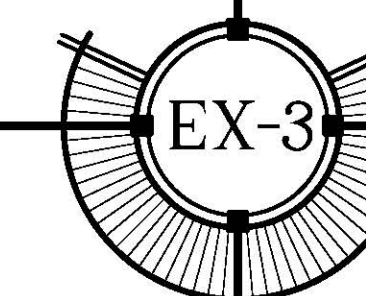
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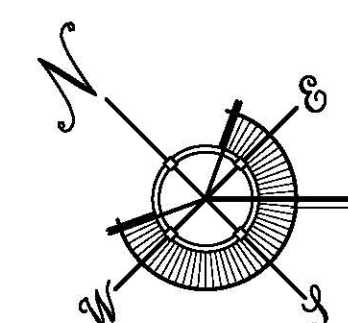
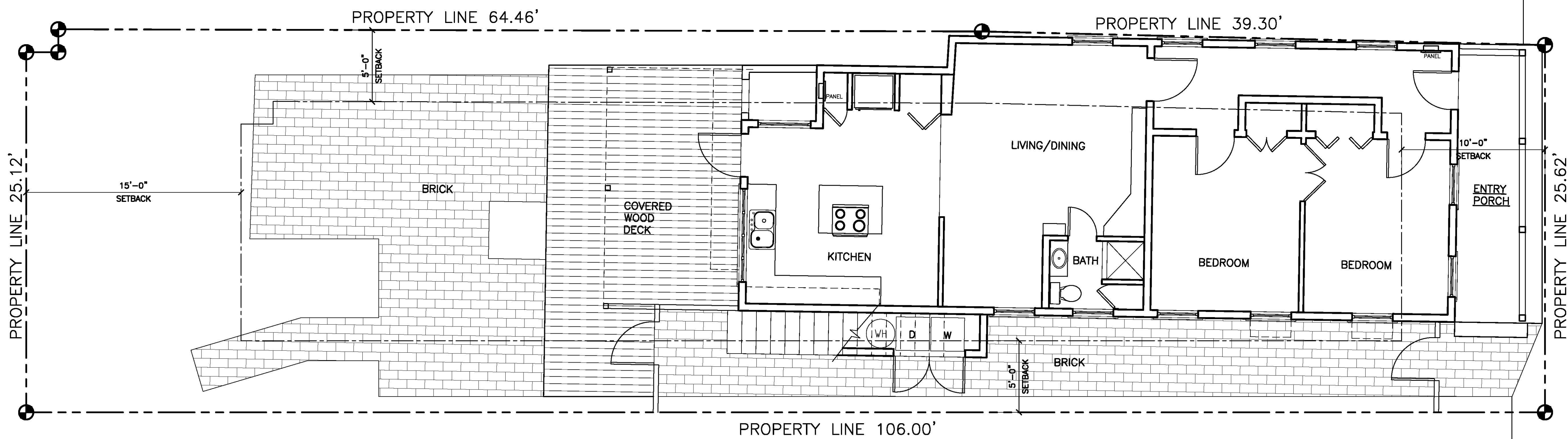
DATE  
08-10-10

REVISIONS \_\_\_\_\_

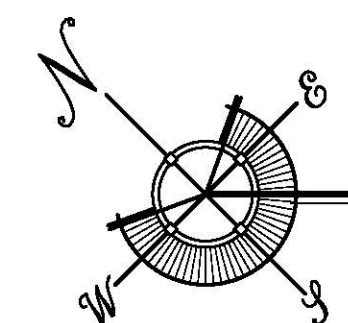
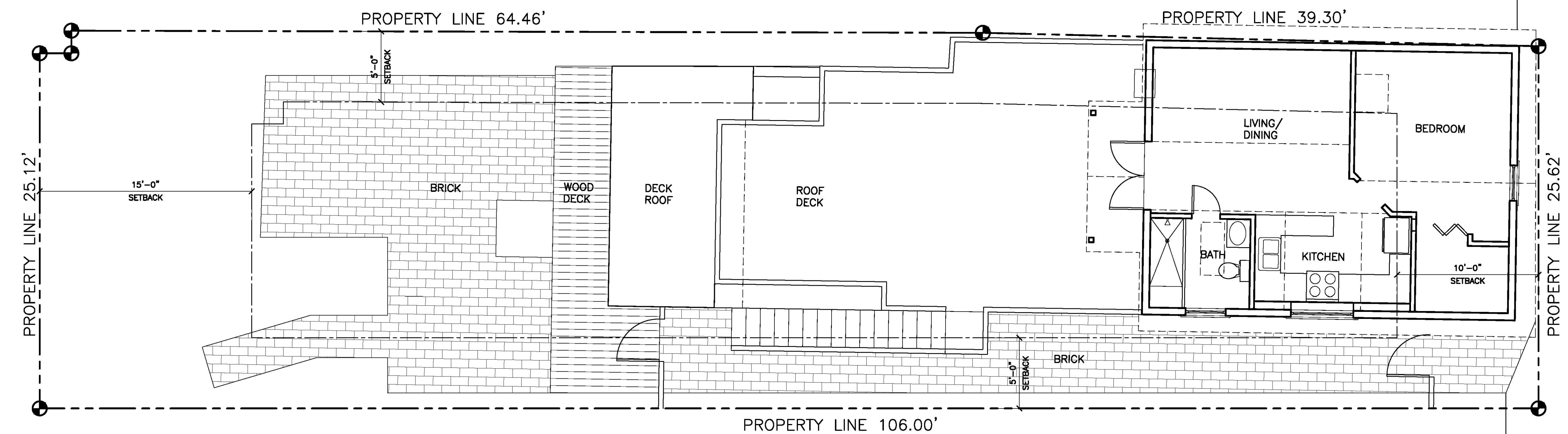
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EMA

PROJECT  
NUMBER  
1009





EXISTING SITE 1ST. FLOOR PLAN  
SCALE: 1/4"=1'-0"



EXISTING SITE 2ND. FLOOR PLAN  
SCALE: 1/4"=1'-0"

EATON STREET

FATON STRFFTT

CONCRETE SIDEWALK

CONCRETE SIDEWALK

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL. (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040

CLARK  
RESIDENCE  
921 EATON ST.  
KEY WEST, FLORIDA.

SEAL

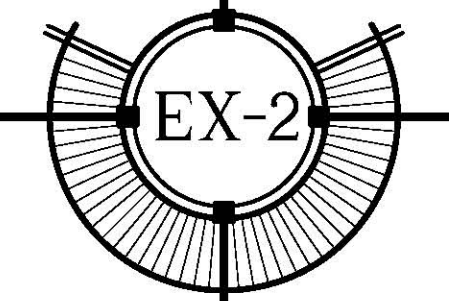
DATE  
08-10-10

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KEY WEST, FLORIDA



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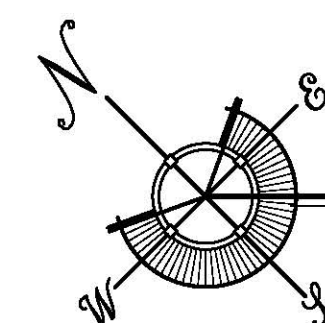
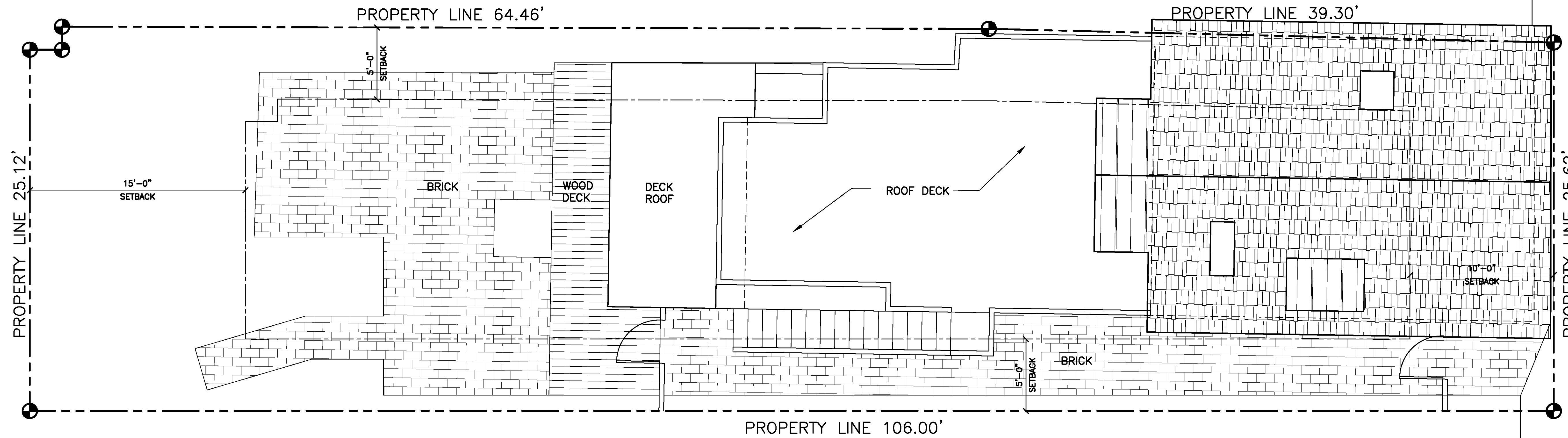
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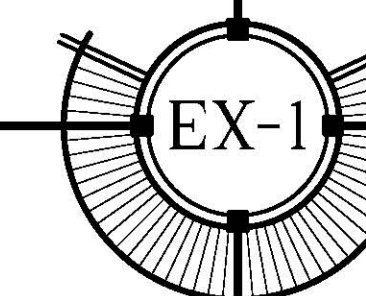
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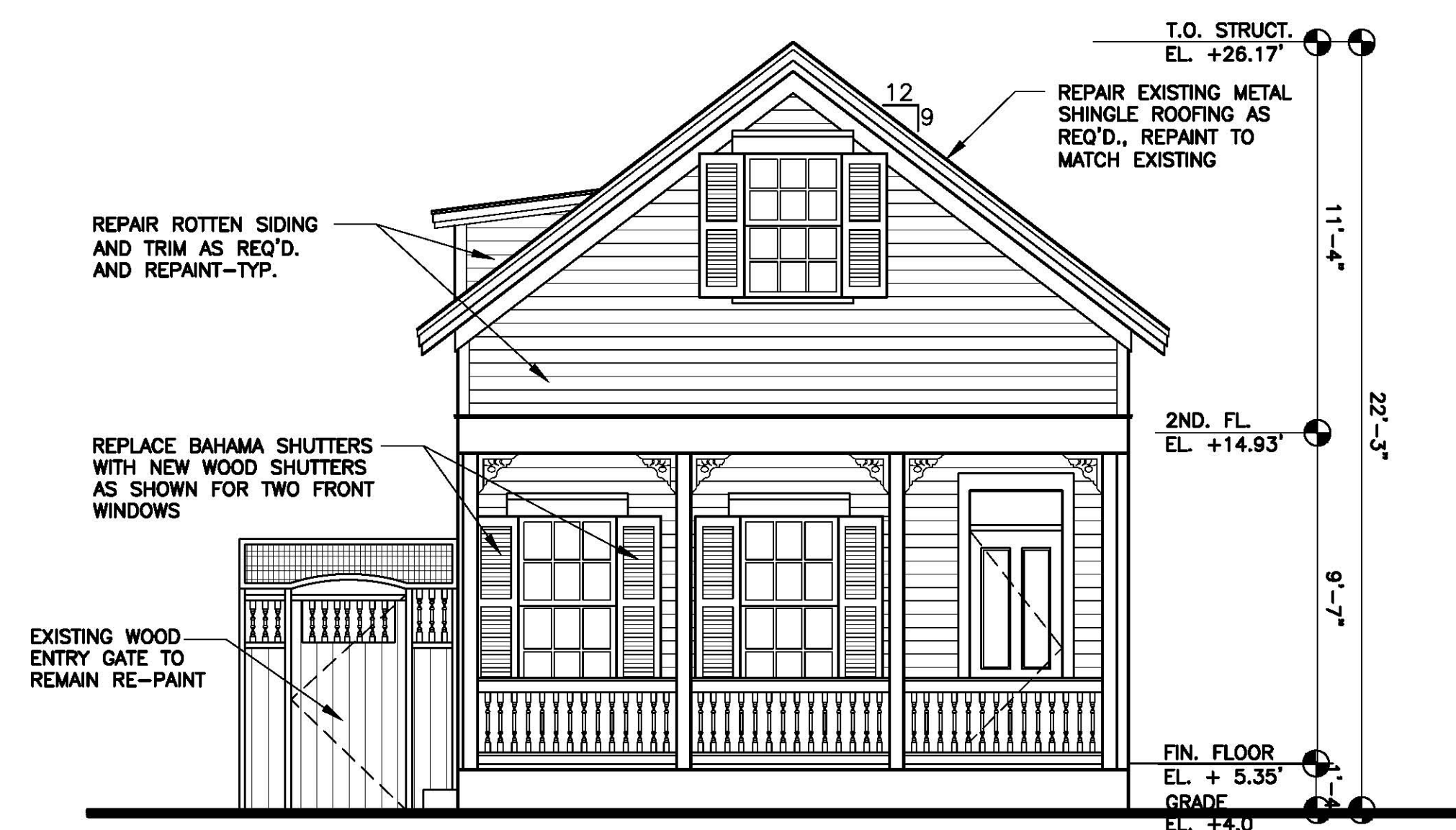


EXISTING ROOF SITE PLAN

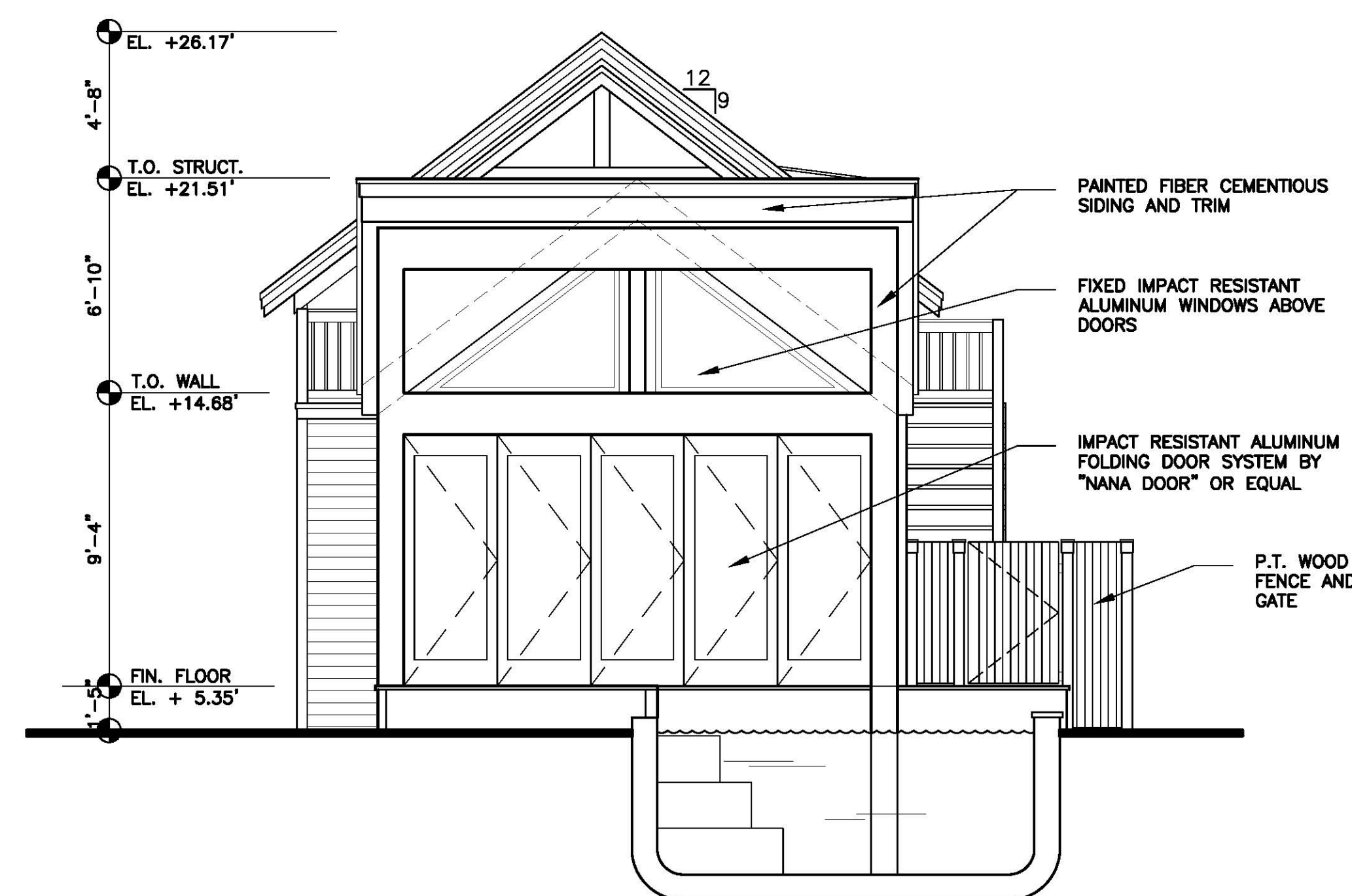
SCALE: 1/4"=1'-0"

CLARK RESIDENCE  
921 EATON STREET  
KEY WEST, FLORIDA

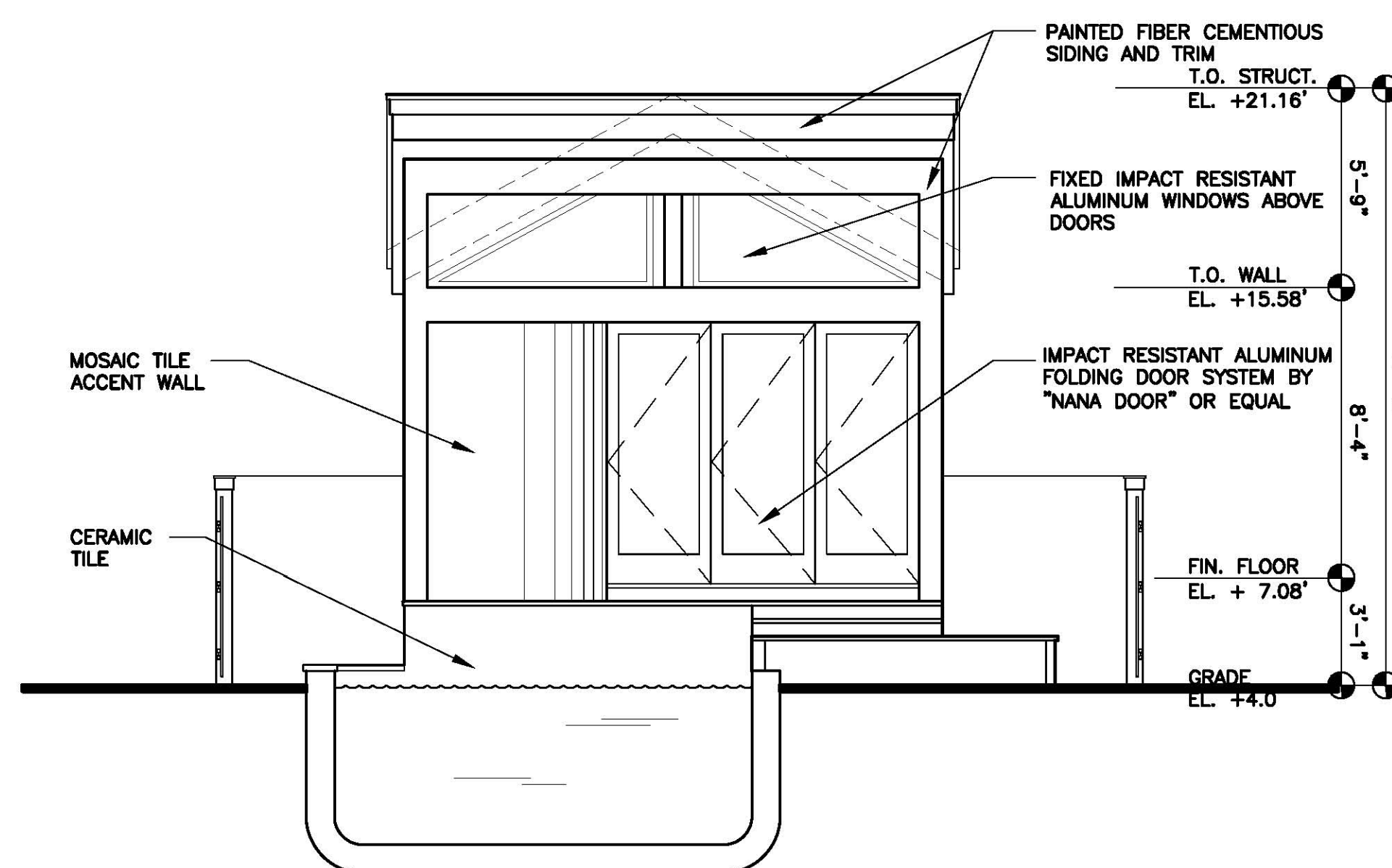




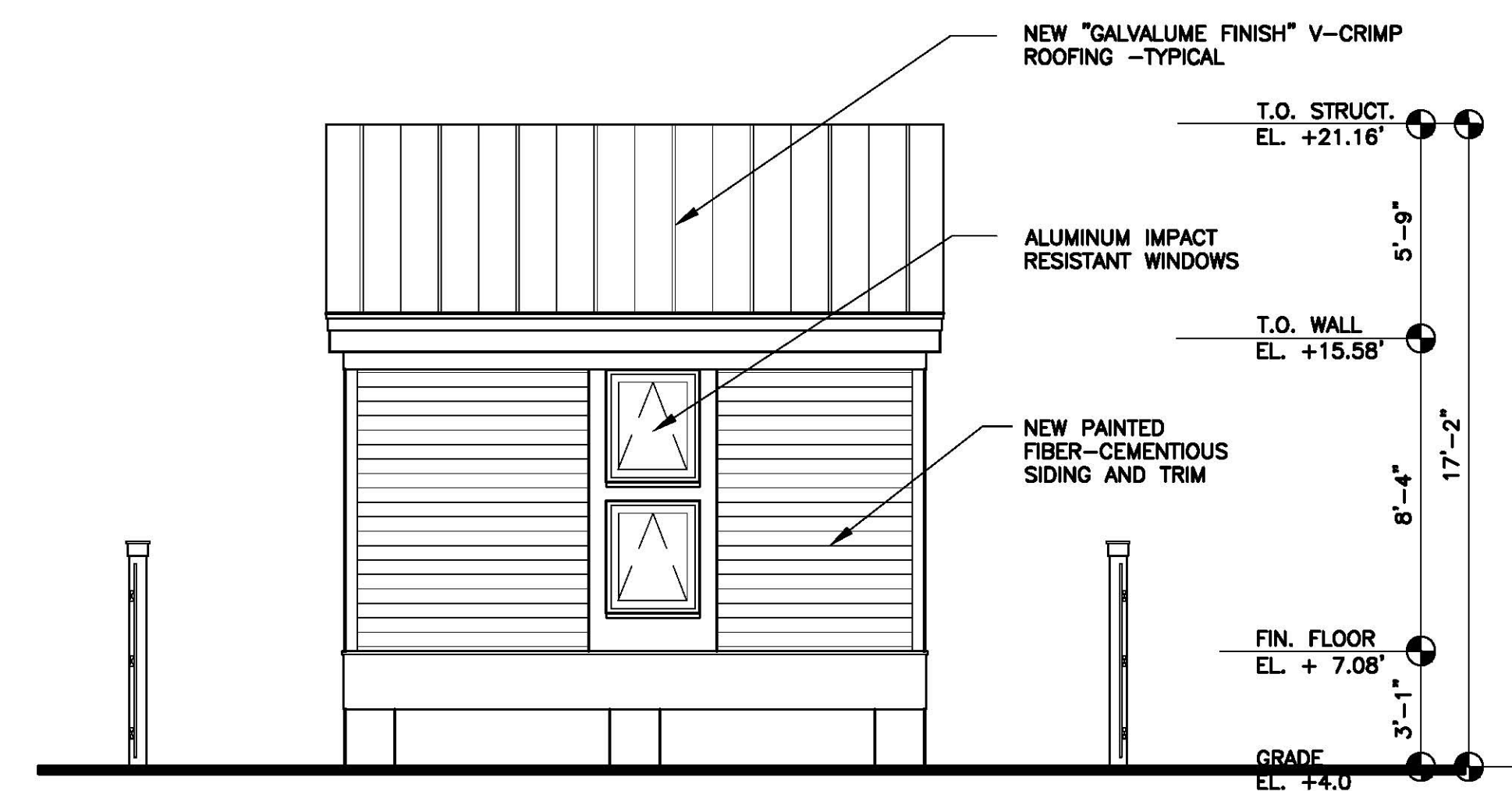
1  
A-4 PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2  
A-4 PROPOSED BACK ELEVATION  
SCALE: 1/4"=1'-0"



3  
A-4 PROPOSED FRONT ELEVATION - GUEST HOUSE  
SCALE: 1/4"=1'-0"



4  
A-4 PROPOSED BACK ELEVATION - GUEST HOUSE  
SCALE: 1/4"=1'-0"

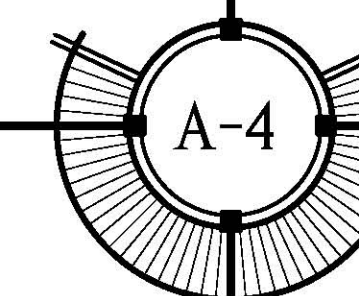
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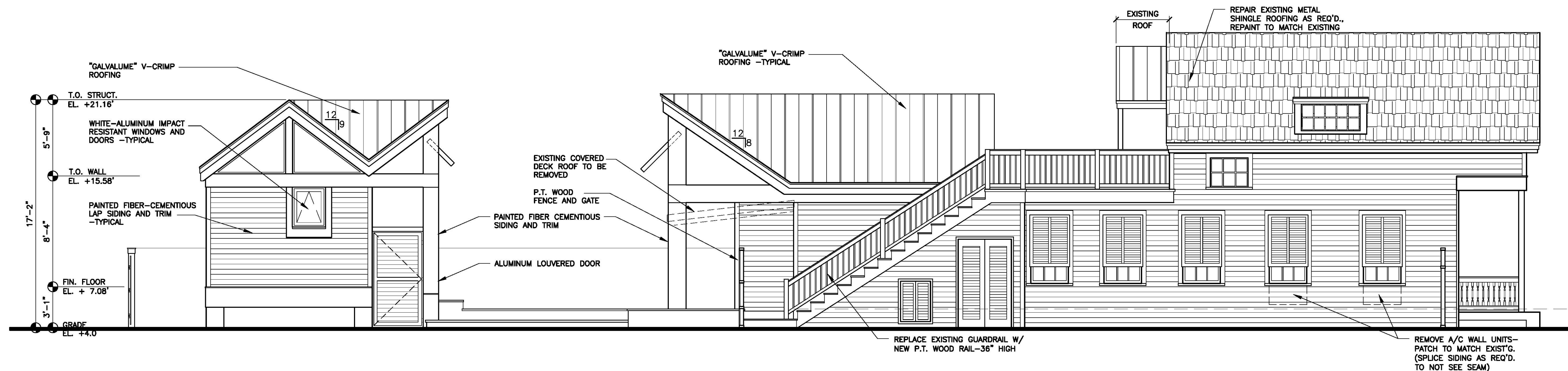
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02-11-11 HARC

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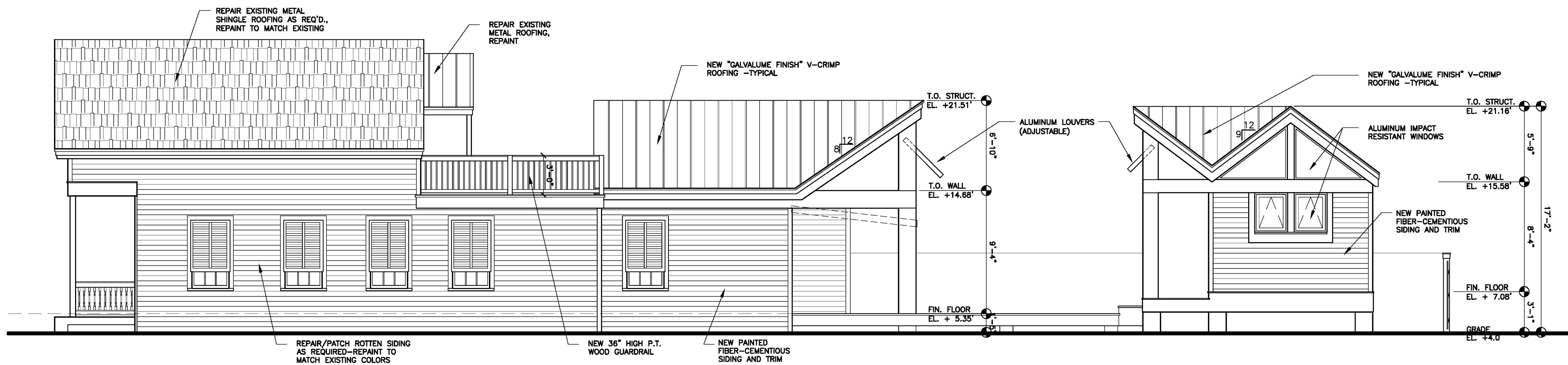
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PROJECT  
NUMBER  
1009





1  
A-3  
**PROPOSED SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



2  
A-3  
**PROPOSED SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

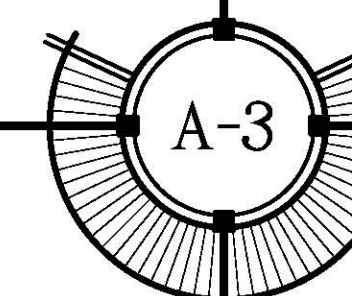
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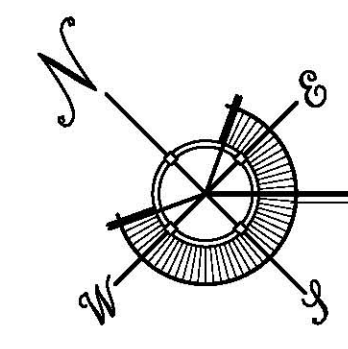
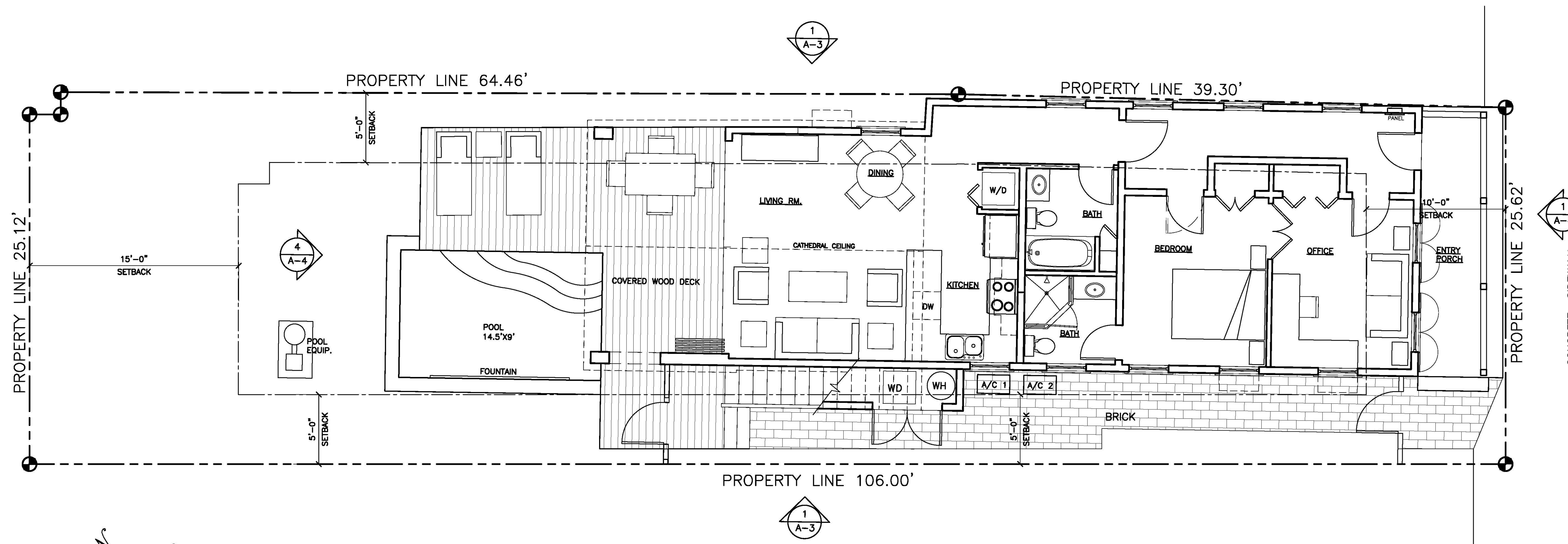
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02-11-11 HARC

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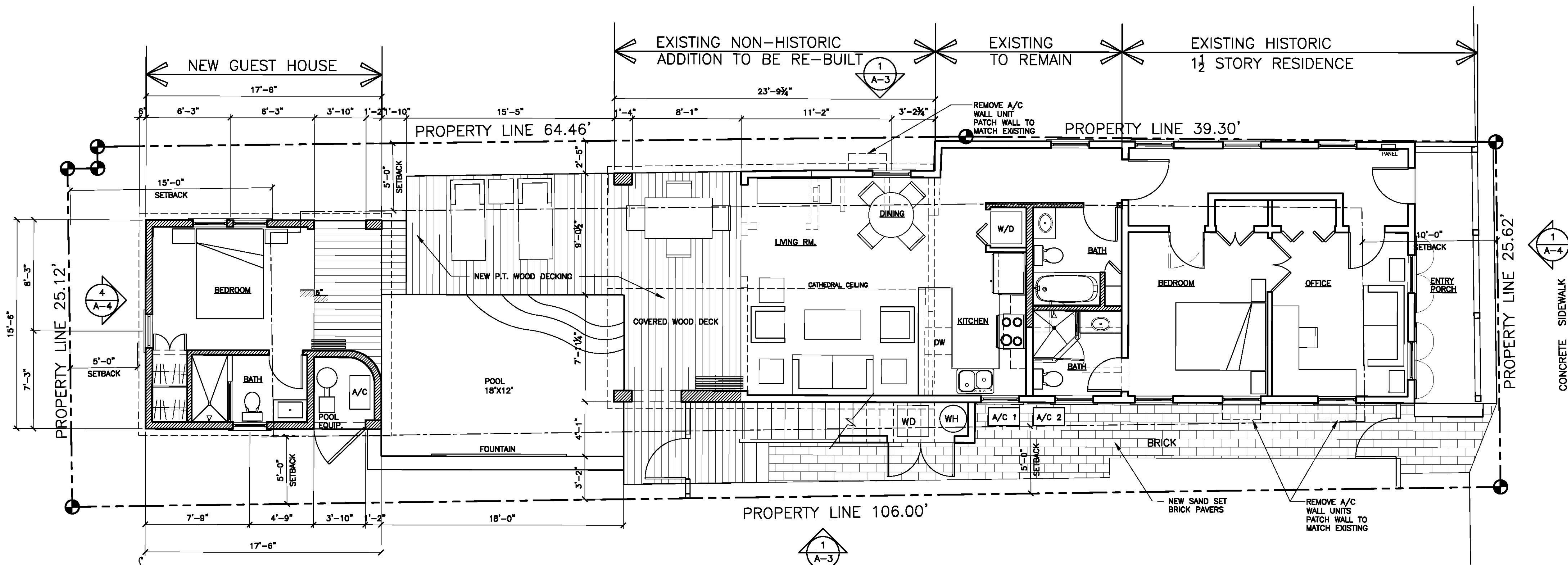
PROJECT NUMBER  
1009





PROPOSED FLOOR PLAN (WITH NO VARIANCES)

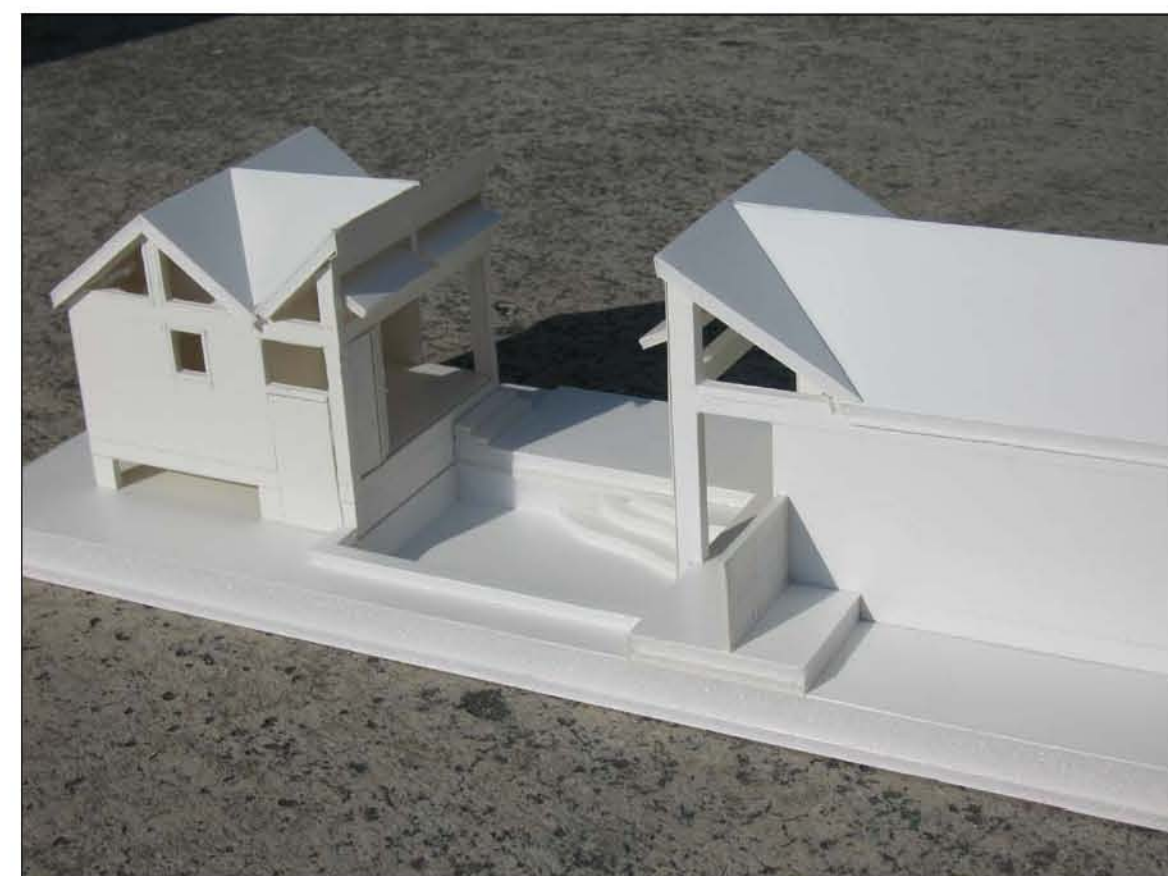
SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN

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

WALL LEGEND	
	EXISTING WD. FRAME WALL CONST.
	NEW WALL
	EXISTING TO BE REMOVED



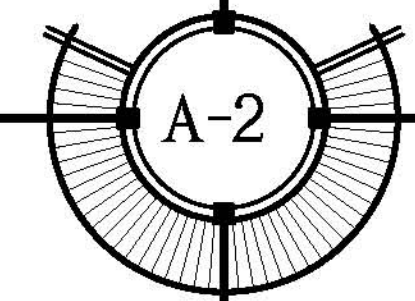
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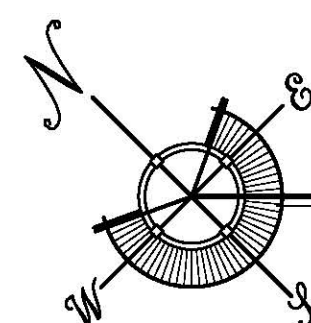
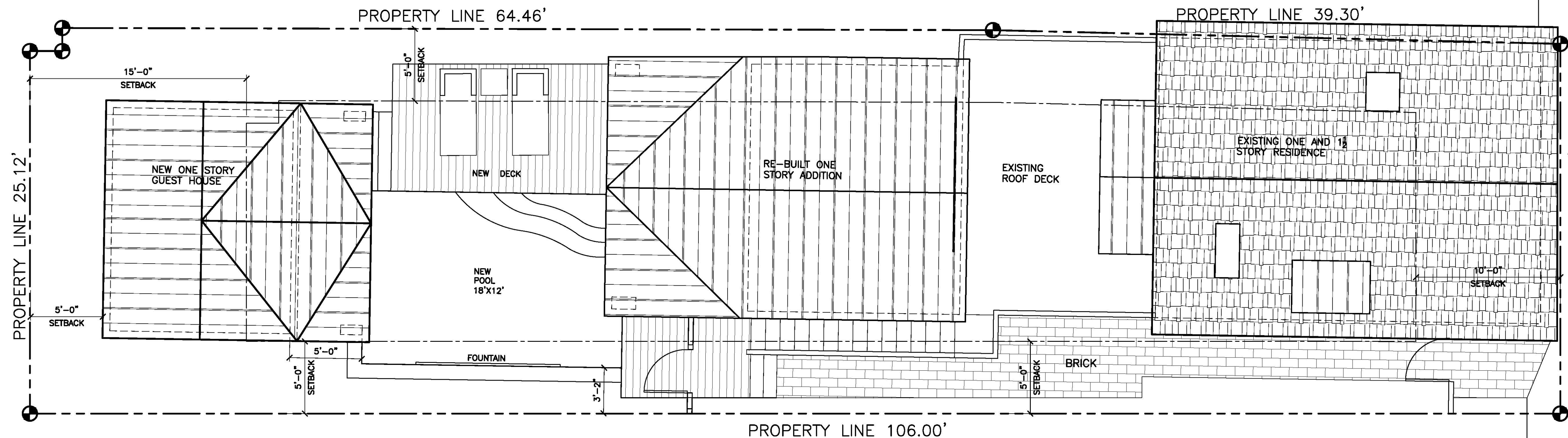
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02-11-11 HARC

REVISIONS

DRAWN BY  
EMA

PROJECT  
NUMBER  
1009





PROPOSED ROOF-SITE PLAN

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

SITE DATA	
SITE AREA: 2,799 S.F.	LOT COVERAGE AREA:
LAND USE: HMDR	REQUIRED: 1,120 S.F. (40% MAX.)
FLOOD ZONE: AE +7.0'	EXISTING: 1,278 S.F. (45.6%)
SETBACKS:	PROPOSED: 1,631 S.F. (58.2%)
FRONT SETBACK:	IMPERVIOUS AREA:
REQUIRED = 10.0'	REQUIRED: 1,679 S.F. (60% MAX.)
EXISTING = 0.00'	EXISTING: 2,021 S.F. (72.2%)
PROPOSED = 0.00'	PROPOSED: 2,036 S.F. (72.8%)
SIDE SETBACK:	LANDSCAPE AREA:
REQUIRED = 5.0'	REQUIRED: 560 S.F. (20%)
EXISTING = 0.00'	EXISTING: 721 S.F. (25.9%)
PROPOSED = 3.16'	PROPOSED: 575 S.F. (20.5%)
REAR SETBACK:	
REQUIRED = 15.0'	
EXISTING = 40.0'	
PROPOSED = 5.0'	
FAR:	
ALLOWABLE: 1.0 MAX. (2,799 S.F.)	
EXISTING: 0.51 (1,433 S.F.)	
PROPOSED: 0.59 (1,674 S.F.)	
HEIGHT:	
ALLOWABLE: 30.0'	
EXISTING: 22'-3"	
PROPOSED: 22'-3"	

BUILDING DATA			
EXISTING BUILDING DATA			
1ST. FLOOR ENCLOSED	918 S.F.	1ST. FLOOR COVERED	284 S.F.
2ND. FLOOR ENCLOSED	515 S.F.	2ND. FLOOR COVERED	0.00 S.F.
TOTAL EXISTING ENCLOSED 1,432 S.F.		TOTAL EXISTING COVERED 284 S.F.	
PROPOSED BUILDING DATA			
1ST. FLOOR ENCLOSED	1160 S.F.	1ST. FLOOR COVERED	388 S.F.
2ND. FLOOR ENCLOSED	515 S.F.	2ND. FLOOR COVERED	0.00 S.F.
TOTAL PROPOSED ENCLOSED 1,674 S.F.		TOTAL PROPOSED COVERED 388 S.F.	

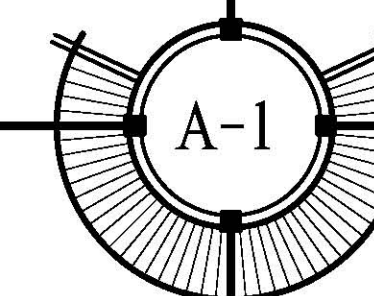
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08-10-10  
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PROJECT NUMBER  
1009





**CLARK RESIDENCE**

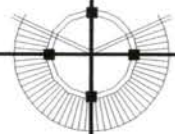
EXTERIOR COLOR



SW 6500  
Open Seas

All shutters, louvers, trims,  
doors and windows color White

William P. Horn Architect, P.A.  
Key West, FL



# Noticing

# Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing **at 3:00 p.m., February 22, 2011, at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW BACK REAR ADDITION AND NEW GUESTHOUSE, NEW POOL  
AND DECK**

**#921 EATON STREET - APPLICATION NO. (H11-01-185)**

**Applicant: William P. Horn Architect**

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) .

**Property Appraiser  
Information**

**Ervin A. Higgs, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501

**MONDAY - FEBRUARY 21ST - The Property Appraiser's office**

**Property Record View**

Alternate Key: 1002810 Parcel ID: 00002710-000000

**Ownership Details**

**Mailing Address:**  
CLARK CHRISTOPHER M AND FRANCES W  
244 WILLIAMS BARKDALE  
WILLIAMSBURG, VA 23185

**Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 921 EATON ST KEY WEST  
**Legal Description:** KW PT LOT 1 SQR 20 OR66-495/496 OR69-290-291 OR593- 740D/C OR596-518 OR709-31-32 OR766-1727  
OR784-859 OR818-2032PROB 85-20-CP-12 OR994-1425/1426P/R OR1012-1105 OR1101-808 CT OR1137-130/131 OR1347-887Q/C OR1347-888/893-E OR1347-894/895 OR1373-969/970R/S OR1385-2227D/C OR1442-1164/5 OR1464-907/913(RES NO 97-231) OR2161-2340/41R/S OR2400-1973/74C/T OR2416-688



Total Living Area: 800  
Year Built: 1924

### Building 1 Details

Building Type R2  
Effective Age 18  
Year Built 1924  
Functional Obs 0

Condition G  
Perimeter 120  
Special Arch 0  
Economic Obs 0

Quality Grade 500  
Depreciation % 25  
Grnd Floor Area 800

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP  
Heat 1 NONE  
Heat Src 1 NONE

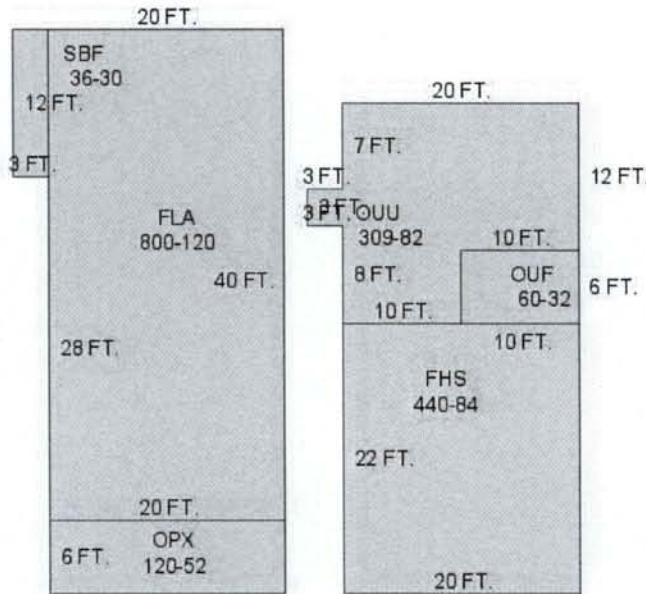
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 2

Extra Features:

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 0

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	1993	N			440
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	800
2	<u>OPX</u>		1	1993	N N	0.00	0.00	120
3	<u>SBF</u>		1	1993	N N	0.00	0.00	36

5	OUU	1	1993	N	N	0.00	0.00	309
6	OUF	1	1993	N	N	0.00	0.00	60

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	120 SF	0	0	1978	1979	2	40
2	PT2:BRICK PATIO	148 SF	0	0	1984	1985	4	50
3	FN2:FENCES	48 SF	0	0	1984	1985	5	30
4	FN2:FENCES	150 SF	25	6	2005	1985	2	30
5	TK2:TIKI	112 SF	0	0	1984	1985	1	40
6	AC2:WALL AIR COND	1 UT	0	0	1987	1988	1	20

### Appraiser Notes

2003 CUT OUT DONE 5/18/01 - OWNER LIVES DOWNSTAIRS BLUE

2007-05-21 MLS OFFER \$887,000 3/2 LEGAL DUPLEX IN PRIME OLD TOWN LOCATION. TWO BEDROOM UNIT ON FIRST FLOOR CURRENTLY VACANT. SECOND FLOOR ONE BEDROOM UNIT CURRENTLY RENTED FOR \$1100/MONTH

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	05-0719	03/11/2005	10/31/2005	250		REPLACE REAR 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
2010	111,759	2,627	94,983	209,369	209,369	0	209,369
2009	206,091	3,035	262,622	471,748	471,748	0	471,748
2008	191,473	3,112	278,600	473,185	473,185	0	473,185
2007	251,591	3,145	459,690	714,426	714,426	0	714,426
2006	473,685	3,223	264,670	741,578	741,578	0	741,578
2005	396,500	3,030	208,950	608,480	379,013	25,000	354,013
2004	217,216	3,092	195,020	415,328	306,575	25,000	281,575
2003	209,171	3,145	97,510	309,826	266,643	25,000	241,643
2002	178,182	3,289	77,172	258,643	245,021	25,000	220,021
2001	159,930	2,514	77,172	239,616	235,928	25,000	210,928
2000	170,250	3,944	52,934	227,128	227,128	25,000	202,128
1999	153,943	3,717	52,934	210,594	210,594	0	210,594
1998	128,847	3,137	52,934	184,918	184,918	0	184,918



1997	122,065	3,087	47,362	172,514	172,514	0	172,514
1996	87,188	2,415	47,362	136,966	136,966	0	136,966
1995	69,007	2,041	45,186	116,233	113,314	25,000	88,314
1994	61,713	1,906	45,186	108,806	108,806	25,000	83,806
1993	60,623	343	45,186	106,152	106,152	25,000	81,152
1992	74,104	376	45,186	119,666	119,666	25,000	94,666
1991	74,104	376	47,844	122,324	122,324	0	122,324
1990	139,123	342	40,535	180,000	180,000	0	180,000
1989	139,788	342	39,870	180,000	180,000	25,000	155,000
1988	37,510	342	28,574	66,426	66,426	25,000	41,426
1987	37,033	342	19,802	57,177	57,177	25,000	32,177
1986	37,236	342	19,138	56,716	56,716	25,000	31,716
1985	36,107	342	10,786	47,235	47,235	25,000	22,235
1984	33,820	342	10,786	44,948	44,948	25,000	19,948
1983	33,842	342	10,786	44,970	44,970	25,000	19,970
1982	34,479	342	10,786	45,607	45,607	25,000	20,607

### 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
4/20/2009	2416 / 688	360,000	WD	02
2/19/2009	2400 / 1973	100	CT	37
10/14/2005	2161 / 2340	870,000	WD	Q
2/1/1997	1442 / 1164	235,000	WD	Q
3/1/1995	1347 / 0894	225,000	WD	U
7/1/1990	1137 / 130	161,000	WD	Q
8/1/1989	1101 / 808	22,900	WD	U
9/1/1980	818 / 2032	69,000	WD	Q

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Monroe County Property Appraiser  
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