

Staff Report

- 2 Removal of concrete column bases and concrete block railings on first floor porch. Removal of back side wood deck- **#1017 Eaton Street - David Knoll (H11-01-1409)**

This staff report is for the second reading review of a Certificate of Appropriateness for a demolition request of non historic concrete block architectural elements on the first floor wrap porch and the removal of a non historic deck on the back side of the house. The building located on #1017 Eaton Street is listed in the surveys as a contributing resource. The two story frame vernacular house was built c. 1906. The structure has a singular wrap porch with gingerbread railings on the second floor. The house has aluminum siding. At some point the first floor porch was altered; concrete block bases were built around the posts and decorative concrete blocks were installed as railings. Concrete tile resembling marble, known in Key West as *Cuban tiles*, was also installed. The house presents decay of structural members; the wooden second floor porch also presents serious decay due to water damage. This proposed project is under the auspice of Habitat for Humanity *A brush with kindness* program. After the removal of the non historical concrete elements it is proposed to study the state of decay of all columns in order to make a determination of how compromise the structural support is and how many columns will need to be replaced. The existing columns are regular wood posts with chamfered corners. On November 9, 2011 the Commission approved the first reading for demolition, but requested that plans showing how many columns will need to be replaced be prepared for final approval.

It is staff's belief that the existing concrete bases of the columns as well as the decorative concrete blocks used as railings on the first floor porch are not historic and detracts from the historic character of the house. The existing deck located on the north east side of the house is also a non historic element that, if removed, will not have any effect on the house. Staff understands that this request can be considered by the Commission since the elements that are proposed to be demolished are not historic and do not contribute to the historic integrity of the house. This request is in compliance with Sec. 102-218 of the Land Development Regulations and the criteria for demolitions in the historic zoning districts.

Application



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

APPLICATION # 11-01-1409

OWNER'S NAME: RENEE STINCER DATE: 10.20.11

OWNER'S ADDRESS: 1017 EATON ST. PHONE #: _____

APPLICANT'S NAME: DAVID KNOLL PHONE #: 745.8617

APPLICANT'S ADDRESS: 19581 MAYAN ST. CUCIARLOAF, FL. 33042

ADDRESS OF CONSTRUCTION: 1017 EATON ST. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: SEE ATTACHMENT

RECEIVED
OCT 20 2011
MC 11:35

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: 10.20.11
Applicant's Signature: David Knoll

Required Submittals

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	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 11/9/11
✓ design approved SN Denied _____ Deferred _____

Reason for Deferral or Denial:
11/9/11 - 1st reading for demolition - if no historic elements approved

HARC Comments:
Building is listed as a contributing resource. Built c. 1906
2 story frame vernacular.
Ordinance for demolition.
Guidelines for entrances, porches (pages 32-33).

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

Date: 11/9/11 Signature: Rudy Maltret
Historic Architectural
Review Commission



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

November 10, 2011

Arch. David Knoll
19581 Mayan Street
Sugarloaf, FL 33042

RE: REPAIRS OF TWO STORIES WRAP PORCH, INCLUDING FRAME, COLUMNS AND DECK BOARDS. NEW WOOD STOOPS AND STEPS FOR THE BACK SIDE OF THE HOUSE. REMOVAL OF CONCRETE COLUMN BASES AND CONCRETE BLOCK RAILINGS ON FIRST FLOOR PORCH. REMOVAL OF BACK SIDE WOOD DECK FOR: #1017 EATON STREET - HARC APPLICATION # H11-01-1409

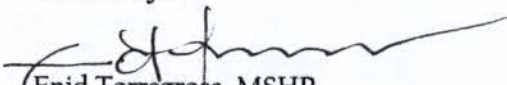
Dear Architect Knoll:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved with condition** the proposed design and the first reading for the above mentioned project on the public hearing held on Wednesday, November 9, 2011. The Commissioners motioned to request final plans showing which columns will be replaced for approval.

Because this project includes a demolition request, a second reading will take place on Wednesday, November 23, 2011, 6:00 pm at Old City Hall, 510 Greene Street. This second reading will be just for the demolition request.

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, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

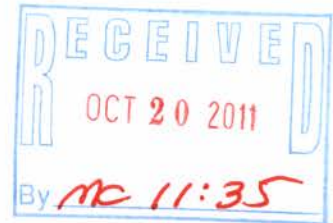
305.809.3973

etorregr@keywestcity.com

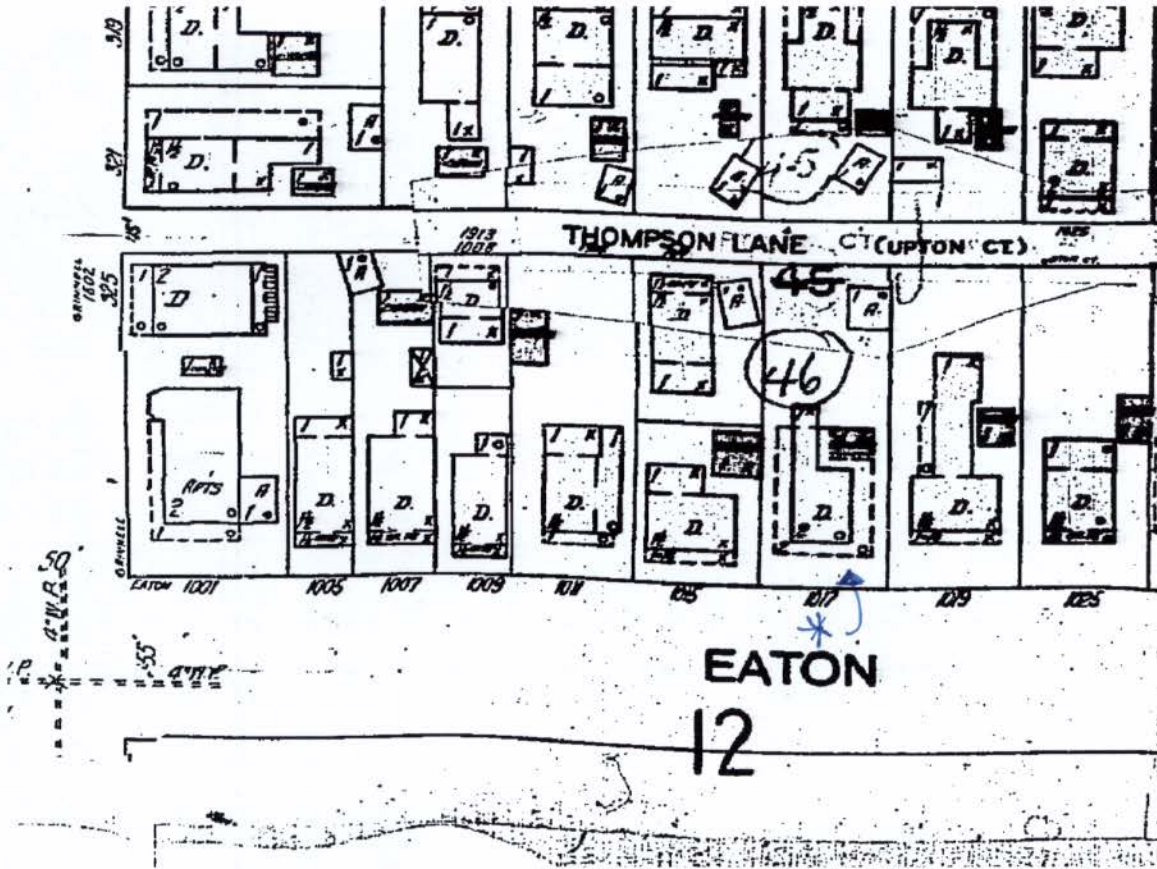
DETAILED DESCRIPTION OF WORK:

The historic residence of this project has suffered extensive structural damage, most notably the upper level balconies and the columns and framing supporting them as well as their decking. Besides the damage being due to the ravages of time, the columns themselves have rotted at their bases due to water damage caused by the concrete masonry piers and concrete bases that were added to the columns in the recent past. This application requests the demolition of these non-historic elements in order to be able to determine the full extent of damage to the columns and the work that will be necessary to meet the health, safety and welfare requirements of the Florida Building Code. Also, the structural framing of the balconies will require extensive repair, augmentation or addition to make them safe and usable by the owner.

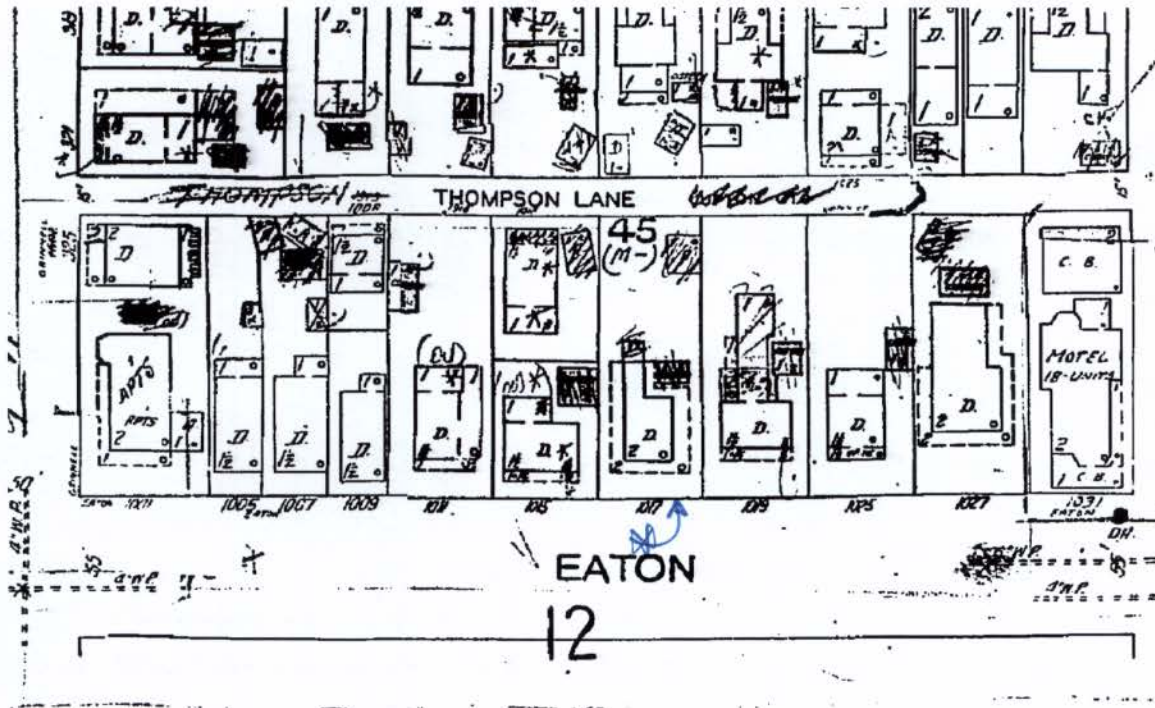
Also a part of this application is the demolition of a wood deck at the rear of the house which has rotted beyond repair. The proposal for the renovation is for it to be replaced with two wood stoops and steps for access to grade.



Sanborn Maps



#1017 Eaton Street Sanborn map 1948 copy



#1017 Eaton Street Sanborn map 1962 copy

Project Photos

#1017 EATON STREET



Photo taken by Property Appraiser's office c1965; 1019 Eaton St.; built c1899; Monroe County Library

BY RECEIVED
OCT 20 2011
MC 11:35

Habitat for Humanity
A Brush with Kindness

subject property

RECEIVED
OCT 20 2011
Mc LIS

LOADING
BY PERMIT
ONLY

left side adjacent property





MC 11-3

OCT 20 2011

PHOTOGRAPHIC

right side adjacent property

255



RECEIVED
OCT 20 2011
MK
5:11





RECEIVED
AUG 20 2011
MC
11:35



Site Plans

RENOVATION TO:

1017 EATON STREET

KEY WEST, FLORIDA

REVISIONS	
NO.	DATE

RENOVATIONS TO:

1017 EATON STREET

KEY WEST, FLORIDA

D A V I D K N O L L
 A R C H I T E C T
 KEY WEST, FL. (305) 715-8617

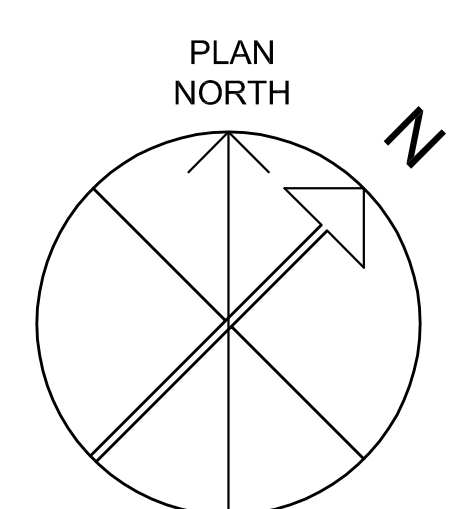
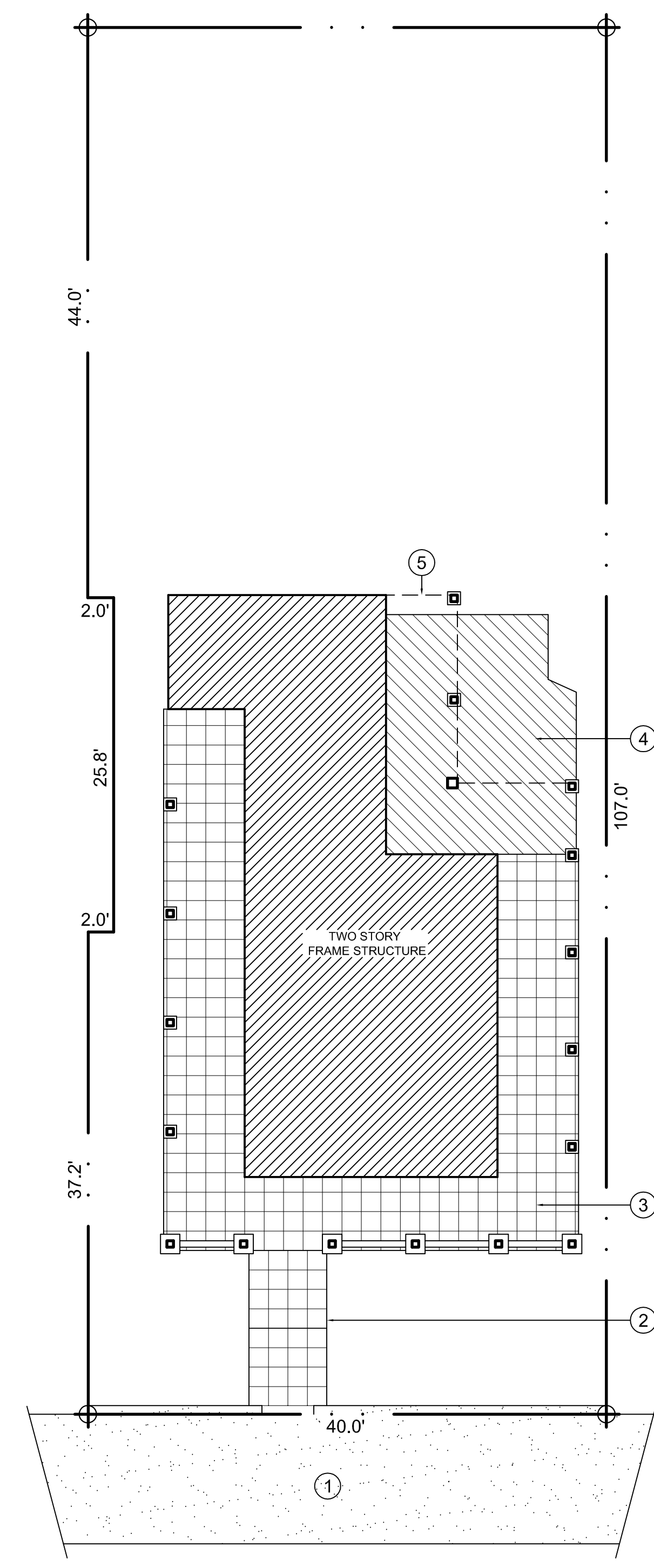
SP

SHEET

of 2 SHEETS

AS-BUILT SITE PLAN NOTES

1. PUBLIC SIDEWALK
2. EXISTING SIDEWALK WITH CUBAN TILE FINISH
3. EXISTING LOWER LEVEL CONCRETE PORCH WITH CUBAN TILE FINISH AND BALCONY ABOVE
4. EXISTING WOOD DECK
5. DASHED LINE INDICATES BALCONY ABOVE



AS-BUILT SITE PLAN
1/8" = 1'-0"

DATE OF ISSUE:
10 / 20 / 11

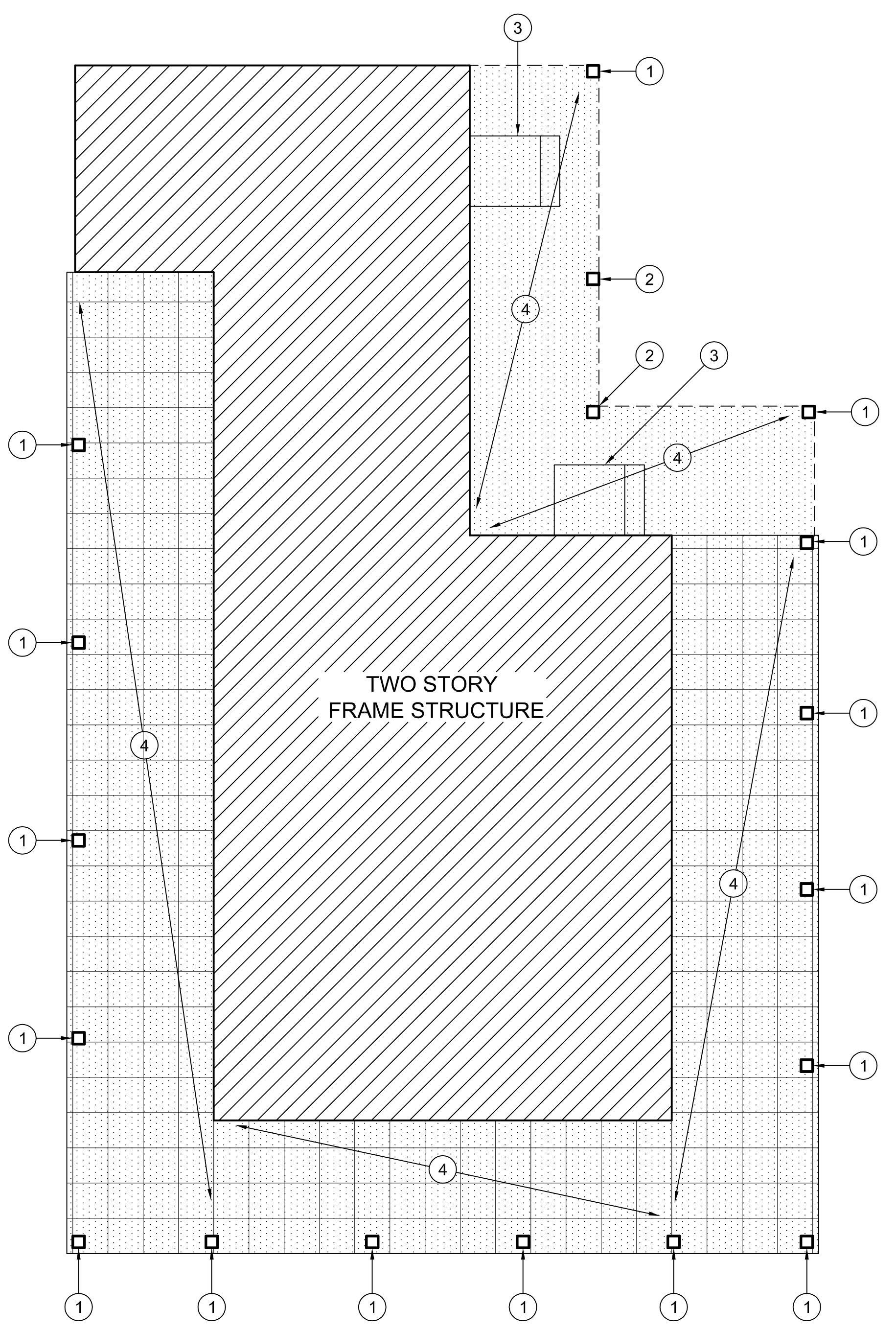
REVISIONS	
NO.	DATE

RENOVATIONS TO:
1017 EATON STREET
 KEY WEST, FLORIDA

DAVID KNOLL
 ARCHITECT
 KEY WEST, FL. (305) 715-8617

Sheet
A1
 of 2 sheets

DATE OF ISSUE:
 10 / 20 / 11

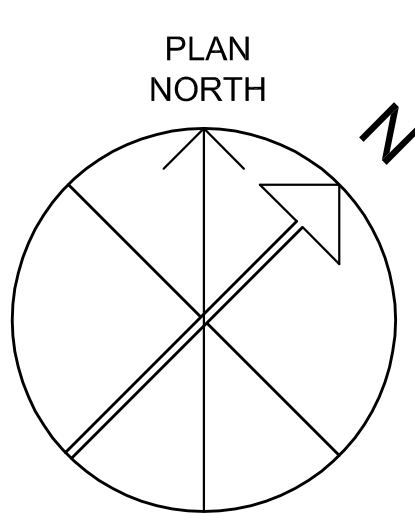


RENOVATION PLAN NOTES

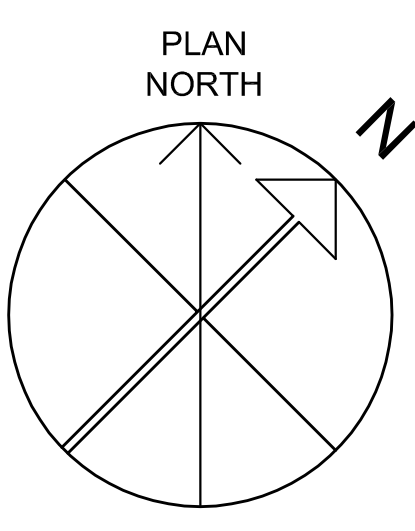
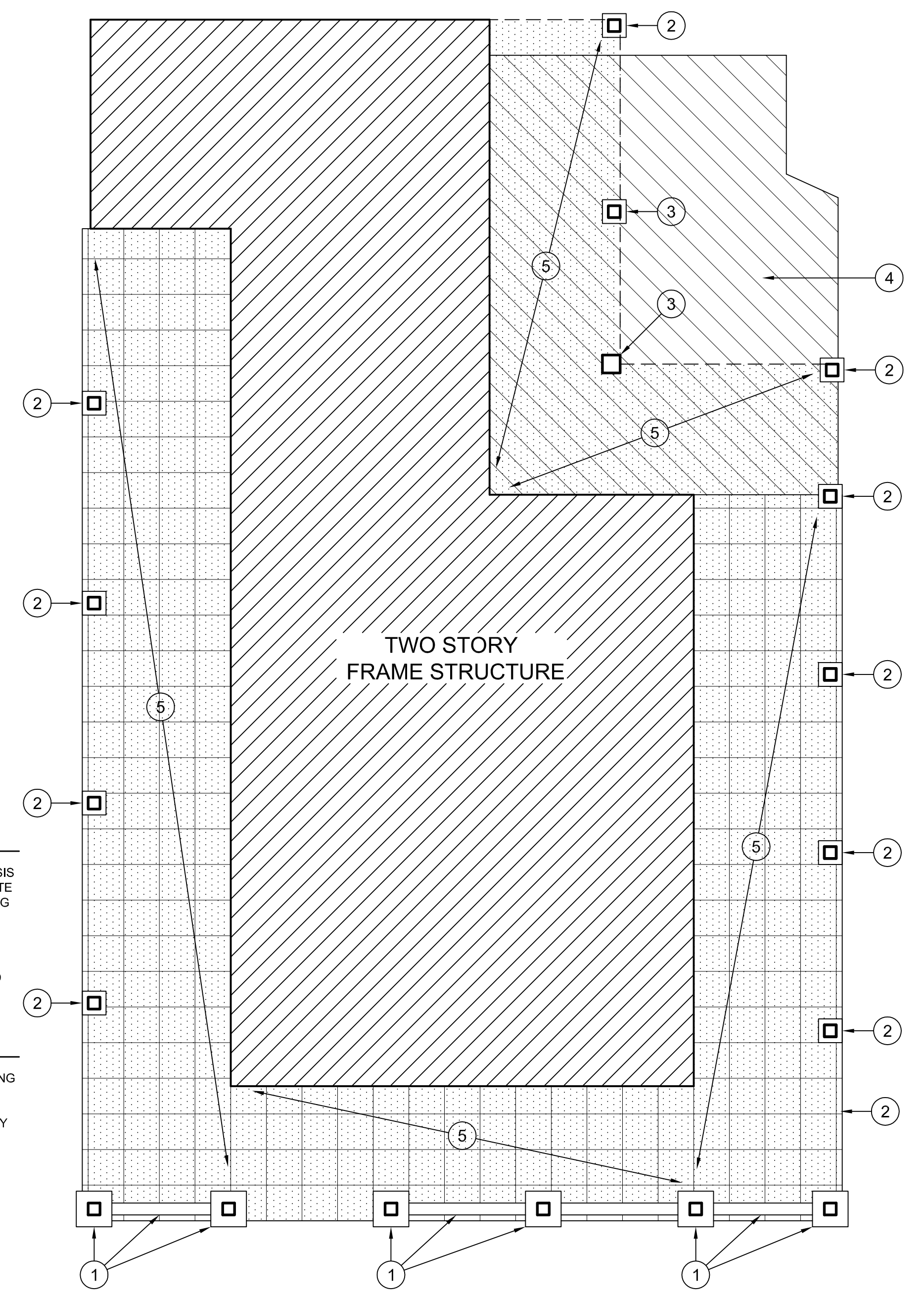
1. REPAIR EXISTING WOOD COLUMN AS REQUIRED BY STRUCTURAL ANALYSIS AFTER DEMOLITION OF CONCRETE MASONRY COLUMN PIER OR CONCRETE BASE HAS BEEN DEMOLISHED AND ADD NEW CONCRETE SPREAD FOOTING WHERE REQUIRED
2. NEW 6X6 WOOD COLUMN TO MATCH EXISTING HISTORIC COLUMNS WITH NEW CONCRETE SPREAD FOOTING
3. NEW WOOD STOOP AND STEP DOWN TO GRADE AT EXISTING DOOR
4. REPAIR, AUGMENT OR ADD STRUCTURAL MEMBERS AND ADD NEW WOOD DECKING TO BALCONY ABOVE AS INDICATED BY DOT HATCHING

DEMOLITION PLAN NOTES

1. REMOVE NON-HISTORIC CONCRETE MASONRY COLUMN PIER AND RAILING
2. REMOVE NON-HISTORIC CONCRETE COLUMN BASE
3. REMOVE NON-HISTORIC COLUMN AND CONCRETE COLUMN BASE
4. REMOVE NON-HISTORIC WOOD DECKING AND FRAMING AS INDICATED BY DIAGONAL HATCHING
5. REMOVE ROTTED STRUCTURAL WOOD AND BALCONY DECKING ABOVE AS INDICATED BY DOT HATCHING



RENOVATION PLAN
 1/4" = 1' - 0"



DEMOLITION PLAN
 1/4" = 1' - 0"

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., November 9, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPAIR OF TWO STORIES WRAP PORCH, INCLUDING FRAME, COLUMNS AND DECK BOARDS. NEW WOOD STOOPS AND STEPS FOR THE BACK PORTION OF THE HOUSE. REMOVAL OF CONCRETE COLUMN BASES AND CONCRETE BLOCK RAILINGS ON FIRST FLOOR PORCH. REMOVAL OF BACK SIDE WOOD DECK

#1017 EATON STREET

Applicant: David Knoll- Application # H11-01-1409

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 .

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1002577 Parcel ID: 00002480-000000

Ownership Details

Mailing Address:
STINCER RENE
1017 EATON ST
KEY WEST, FL 33040-6924

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 1017 EATON ST KEY WEST
Legal Description: KW PT LOT 1 SQR 19 OR99-189/90 OR1659-1895 OR2373-1866/68C OR2373-1864D/C

Parcel Map (Click to open dynamic parcel map)



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
40 - WIDOWERS	500.00
44 - ADDL HOMESTEAD	25,000.00
06 - SENIOR HOMESTEAD	50,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	41	107	4,281.90 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1494
Year Built: 1938

Building 1 Details

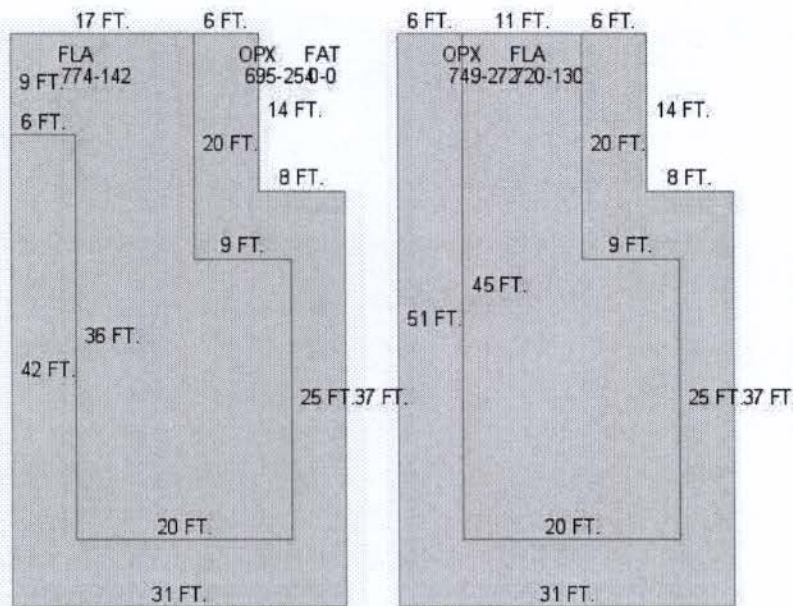
Building Type R1	Condition P	Quality Grade 650
Effective Age 29	Perimeter 272	Depreciation % 35
Year Built 1938	Special Arch 0	Grnd Floor Area 1,494
Functional Obs 0	Economic Obs 0	

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 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
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	1937	N	N	0.00	0.00	695
2	FLA	8:METAL/ALUM	1	1937	N	N	0.00	0.00	774
3	OPX		1	1937	N	N	0.00	0.00	749
4	FLA	8:METAL/ALUM	1	1937	N	N	0.00	0.00	720
5	FAT	8:METAL/ALUM	1	1937	N	N	0.00	0.00	500

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB3:LC UTIL BLDG	100 SF	0	0	1988	1989	1	30
2	CL2:CH LINK FENCE	162 SF	0	0	1964	1965	1	30
3	PT3:PATIO	30 SF	0	0	1954	1955	2	50
4	RW2:RETAINING WALL	30 SF	0	0	1944	1945	1	50

Appraiser Notes

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Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-2531	07/21/2011		500	EXPORATORY DEMO & EXCAVATION OF PORCH COLUMNS IN PREP FOR R & R OF 2ND STORY PORCH	
03-1405	04/22/2003	10/07/2003	1,700		SEWERLINE
1 05-1395	05/04/2005	10/31/2005	2,500	INSTALL 4SQS TORCH DOWN MOD RUBBER ROOFING	

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
2011	179,125	449	277,280	456,854	237,733	25,500	212,233
2010	181,839	449	347,476	529,764	234,220	25,500	208,720
2009	202,806	449	528,164	731,419	228,062	25,500	202,562
2008	184,369	449	595,184	780,002	227,834	25,500	202,334
2007	299,328	437	749,333	1,049,098	203,162	25,000	178,162
2006	505,116	451	406,781	912,348	198,207	25,000	173,207
2005	436,520	469	321,143	758,132	209,517	25,000	184,517
2004	256,218	482	299,733	556,433	203,415	25,000	178,415

2003	226,724	496	149,867	377,087	199,623	25,000	174,623
2002	237,516	514	118,609	356,639	194,945	25,000	169,945
2001	213,764	527	118,609	332,900	191,875	25,000	166,875
2000	208,823	574	82,337	291,735	186,287	25,000	161,287
1999	188,821	543	82,337	271,701	181,390	25,000	156,390
1998	152,017	450	82,337	234,804	178,534	25,000	153,534
1997	144,016	441	73,670	218,127	175,550	25,000	150,550
1996	108,012	344	73,670	182,026	170,437	25,000	145,437
1995	98,411	246	73,670	172,327	166,280	25,000	141,280
1994	88,010	229	73,670	161,909	161,909	25,000	136,909
1993	84,737	0	73,670	158,407	158,407	25,000	133,407
1992	84,737	0	73,670	158,407	158,407	25,000	133,407
1991	84,737	0	73,670	158,407	158,407	25,000	133,407
1990	58,817	0	55,252	114,069	114,069	25,000	89,069
1989	53,470	0	54,169	107,639	107,639	25,000	82,639
1988	43,625	0	46,585	90,210	90,210	25,000	65,210
1987	43,222	0	32,285	75,507	75,507	25,000	50,507
1986	43,438	0	31,201	74,639	74,639	0	74,639
1985	42,456	0	18,028	60,484	60,484	0	60,484
1984	40,119	0	18,028	58,147	58,147	0	58,147
1983	40,119	0	18,028	58,147	58,147	0	58,147
1982	40,701	0	18,028	58,729	58,729	0	58,729

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.

There are no sales to display for this parcel.

This page has been visited 1,684 times.

Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176