



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 27, 2022

Applicant: Artibus Design

Application Number: H2022-0028

Address: 220 Eanes Lane

Description of Work:

Restoration of front porch. New covered rear porch. Replacement of doors and windows.

Site Facts:

The site under review contains a one-story main house listed as a contributing resource to the historic district. The house was built circa 1933 and its north side yard abuts the Hemingway house property. During Hurricane Irma the front porch was severely damaged by a tree that fell over. Currently the concrete floor is the only remnant of the historic porch. A one-story shed structure was added to the rear of the house at some point.

Guidelines Cited on Review:

- Building exteriors (page 24), specifically guideline 2.
- Windows (pages 20-30), specifically guideline 4.
- Additions and alterations (pages 37a-38k), specifically guidelines 32 and 33.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically first paragraph and guidelines 1 and 3.

Staff Analysis:

The Certificate of Appropriateness under review proposes the reconstruction of a front porch that was destroyed in 2017 by Hurricane Irma. The plan proposes a three-bay porch with a low sloped

hip roof supported with 6" by 6" posts. The plan includes the removal of the concrete front porch floor and replaced with a wood frame deck supported with concrete piers. Wood entry steps will be aligned with the front porch's central bay. Five v-crimp will be used as the finish material for the roof.



Front porch after Hurricane Irma.

The plans also include renovations to the house like new wood impact rated windows and a new wood entry door. Wood novelty siding will be repaired and replaced as needed. On the rear elevation a pair of aluminum sliders are proposed, as well as a new wood door and new pair of wood windows. In addition, the plan includes a new covered frame porch at the rear of the house. This new structure will be slightly lower in high than the house. The structure will comprise of a front gable roof supported with three 6" by 6" posts. Decking will be wood, and a hot tub will be located under the roof. The gable roof will be finished with 5 v-crimp metal panels.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design complies with cited guidelines, but the treatment of the front porch columns, which staff finds that they should not have capitals or bases, but to be of simple design as the circa 1965 photograph shows. Staff finds the proposed rear porch and house renovations consistent with current regulations.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

| | | |
|--------------------------------|-----------------|---------------------------------------|
| HARC COA # 2022-0028 | REVISION # | INITIAL & DATE TAK/6/7/2022 |
| FLOOD ZONE | ZONING DISTRICT | BLDG PERMIT # |

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

220 Eanes Ln, Key West, FL 33040

NAME ON DEED:

GONZALES JR DAVE L

PHONE NUMBER

OWNER'S MAILING ADDRESS:

716 Boalsburg Pike, Boalsburg PA 16827

EMAIL

APPLICANT NAME:

Serge Mashtakov P.E.

PHONE NUMBER (305) 304-3512

APPLICANT'S ADDRESS:

3710 N Roosevelt Blvd, Key West, FL 33040

EMAIL Serge@artibusdesign.com

APPLICANT'S SIGNATURE:

Serge Mashtakov

DATE 03/28/2022

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐

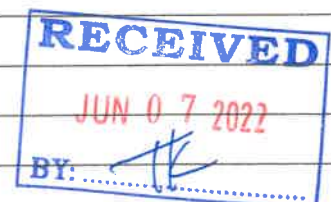
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: Restoration of front porch. New Covered rear porch. Replacement of doors and windows.

MAIN BUILDING: New wood frame front porch (floor and roof). New doors and windows. Siding repairs

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

| | |
|---|---|
| ACCESSORY STRUCTURE(S): N/A | |
| | |
| | |
| PAVERS: N/A | FENCES: n/a |
| | |
| | |
| DECKS: Wood frame wood decking front porch, Wood frame composite decking rear porch | PAINTING: White paint or HARC approved pastel color Per approved submitted color |
| | |
| SITE (INCLUDING GRADING, FILL, TREES, ETC): No major grading is proposed. | POOLS (INCLUDING EQUIPMENT): |
| | |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): | OTHER: |
| | |
| | |

| OFFICIAL USE ONLY: | HARC COMMISSION REVIEW | EXPIRES ON: |
|--------------------------------|--|-------------|
| MEETING DATE: | ___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | ___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | ___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| REASONS OR CONDITIONS: | | |
| | | |
| | | |
| STAFF REVIEW COMMENTS: | | |
| | | |
| | | |
| FIRST READING FOR DEMO: | SECOND READING FOR DEMO: | |
| HARC STAFF SIGNATURE AND DATE: | HARC CHAIRPERSON SIGNATURE AND DATE: | |

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

| | |
|----------------------------------|------------------------------|
| HARC COA # . 2022-0028 | INITIAL & DATE TAK |
| ZONING DISTRICT | BLDG PERMIT # |

ADDRESS OF PROPOSED PROJECT:

220 Eanes Ln, Key West, FL 33040

PROPERTY OWNER'S NAME:

GONZALES JR DAVE L

APPLICANT NAME:

Serge Mashtakov, P.E. Artibus Design LLC

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

PROPERTY OWNER'S SIGNATURE

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of the non-historic shed located in the rear of the existing structure

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(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 following criteria:

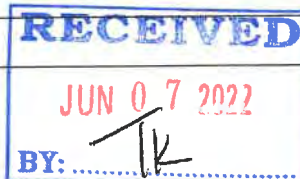
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

(2) Or explain how the building or structure meets the criteria below:

(a) 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.

N/A



Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

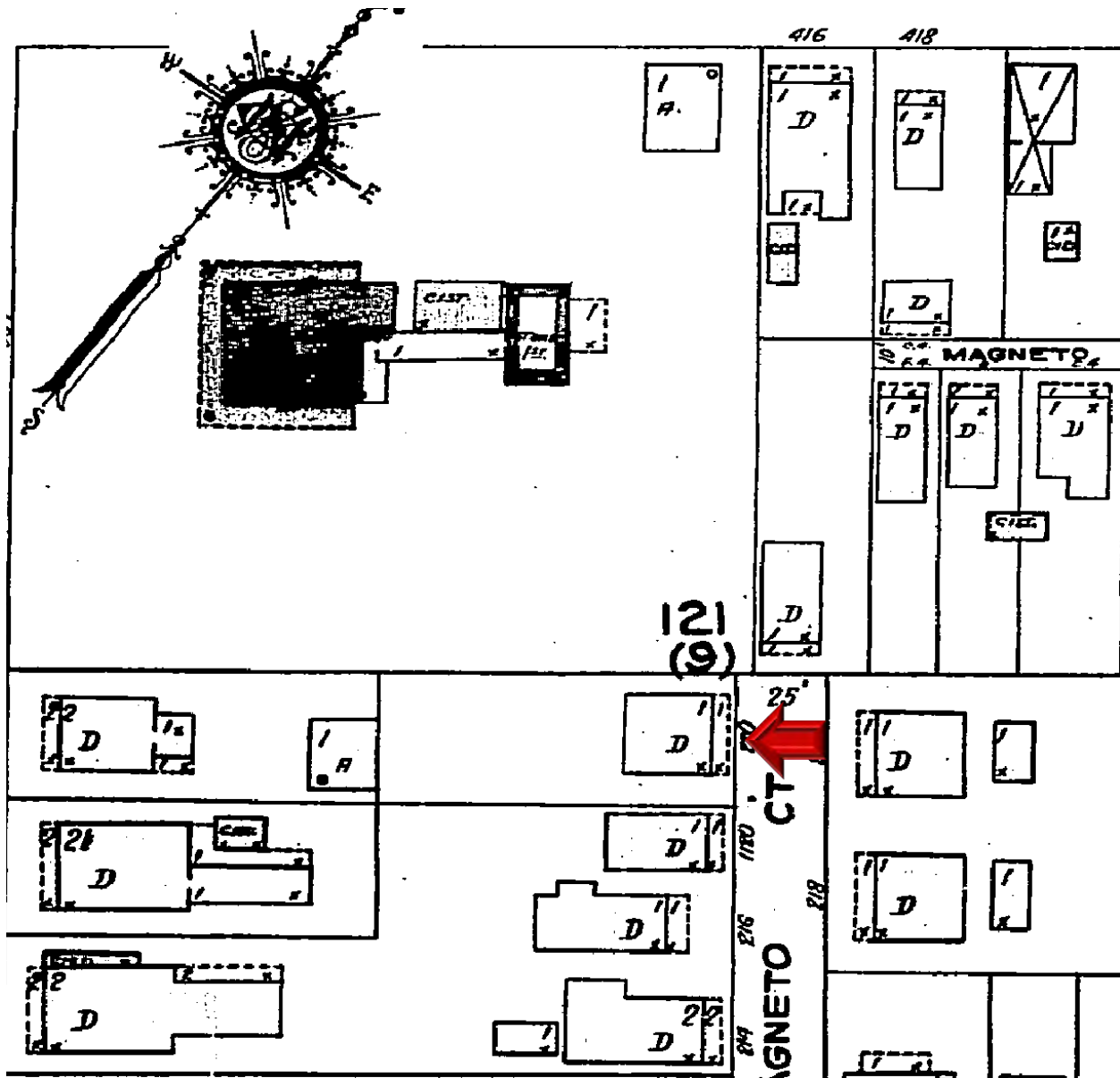
| |
|---|
| (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history. |
| Not associated with events of local, state nor national history. |
| |
| |
| (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past. |
| No significant character, interest, or value is affected by the proposed demolition. |
| |
| |
| |
| (d) Is not the site of a historic event with significant effect upon society. |
| Property is not the site of a historic event. |
| |
| |
| |
| (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city. |
| No cultural, political, economic, social, or historic heritage of the city is affected by the demolition. |
| |
| |
| |
| (f) Does not portray the environment in an era of history characterized by a distinctive architectural style. |
| Does not portray the environment in an era of history. |
| |
| |
| |
| (g) If a 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. |
| N/A |
| |
| |
| |
| (h) 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. |
| N/A |
| |
| |

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

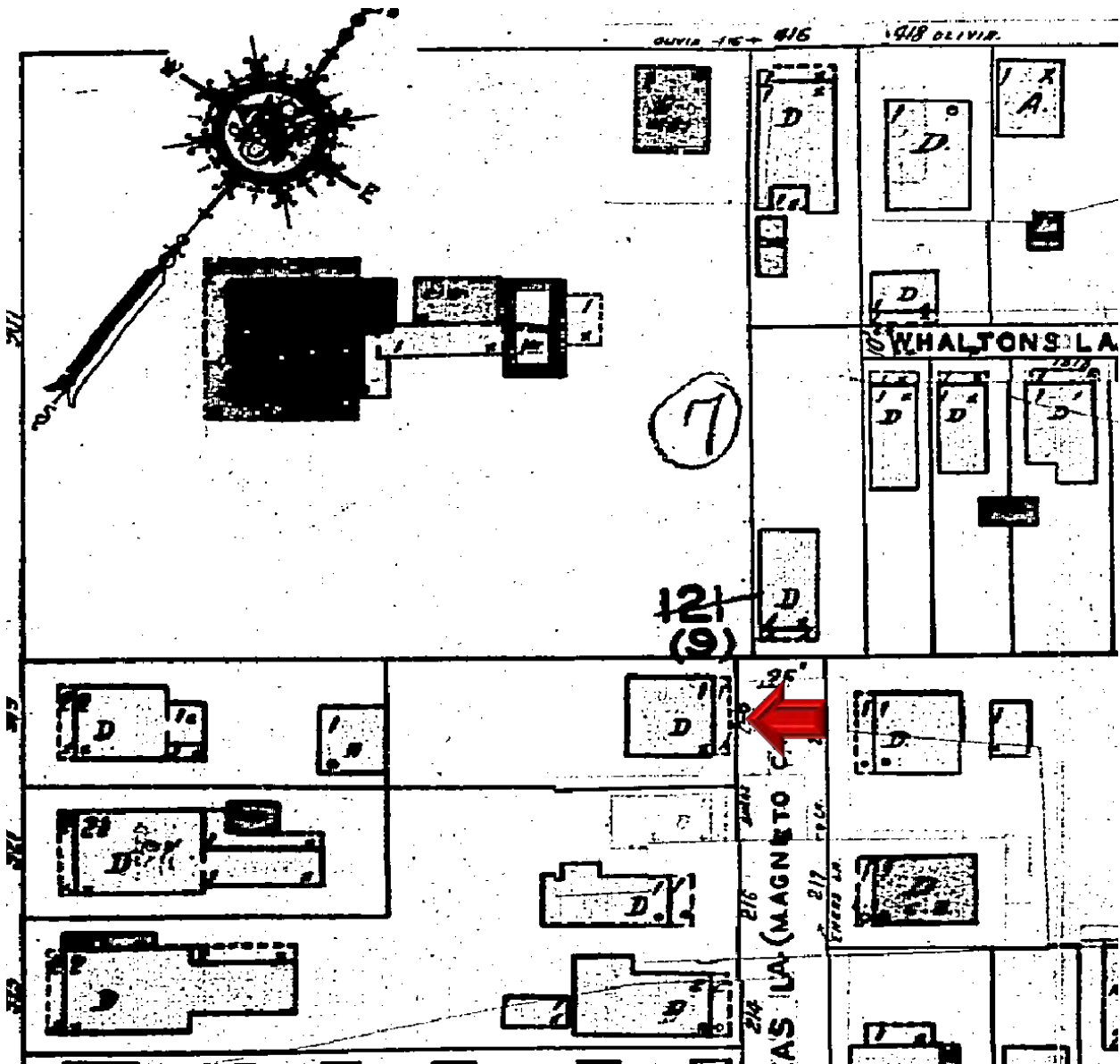
| |
|--|
| |
| (i) Has not yielded, and is not likely to yield, information important in history, |
| N/A |
| |
| |
| |

| CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES: | |
|--|--|
| The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies): | |
| (1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished. | |
| The shed is not important in defining the overall historic character of a district. | |
| | |
| | |
| | |
| (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space. | |
| No historic relationship between other buildings or structures and open space. | |
| | |
| | |
| | |
| (3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood. | |
| Not defining to the historic character of a site or the surrounding district. | |
| | |
| | |
| | |
| (4) Removing buildings or structures that would otherwise qualify as contributing. | |
| Does not qualify as contributing structure. | |
| | |
| | |
| | |

SANBORN MAPS



Sanborn Map 1926

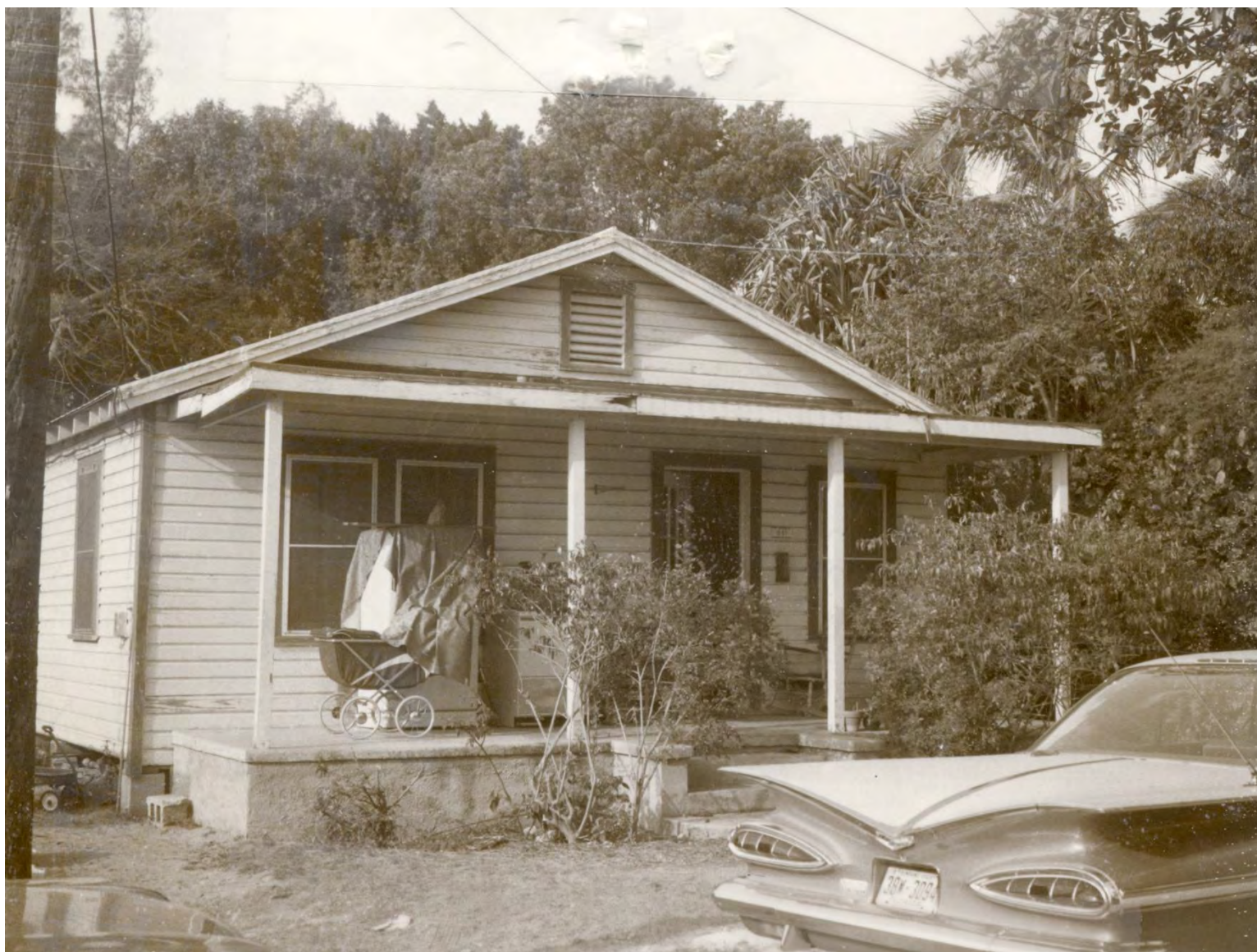


Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



220 Eanes Lane circa 1965. Monroe County Library.







Diamond Dave



Sep 15, 2017 · Key West, FL ·

Found the walkway to the house





FRONT ELEVATION EXISTING CONDITIONS



REAR ELEVATION EXISTING CONDITIONS



RIGTH SIDE ELEVATION EXISTING CONDITIONS



LEFT SIDE ELEVATION EXISTING CONDITIONS

SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N35°07'50"W ASSUMED
ALONG THE CENTERLINE OF
EANES LANE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

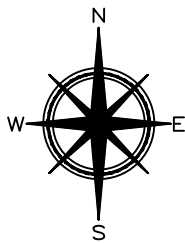
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
220 EANES LANE
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X

LEGEND

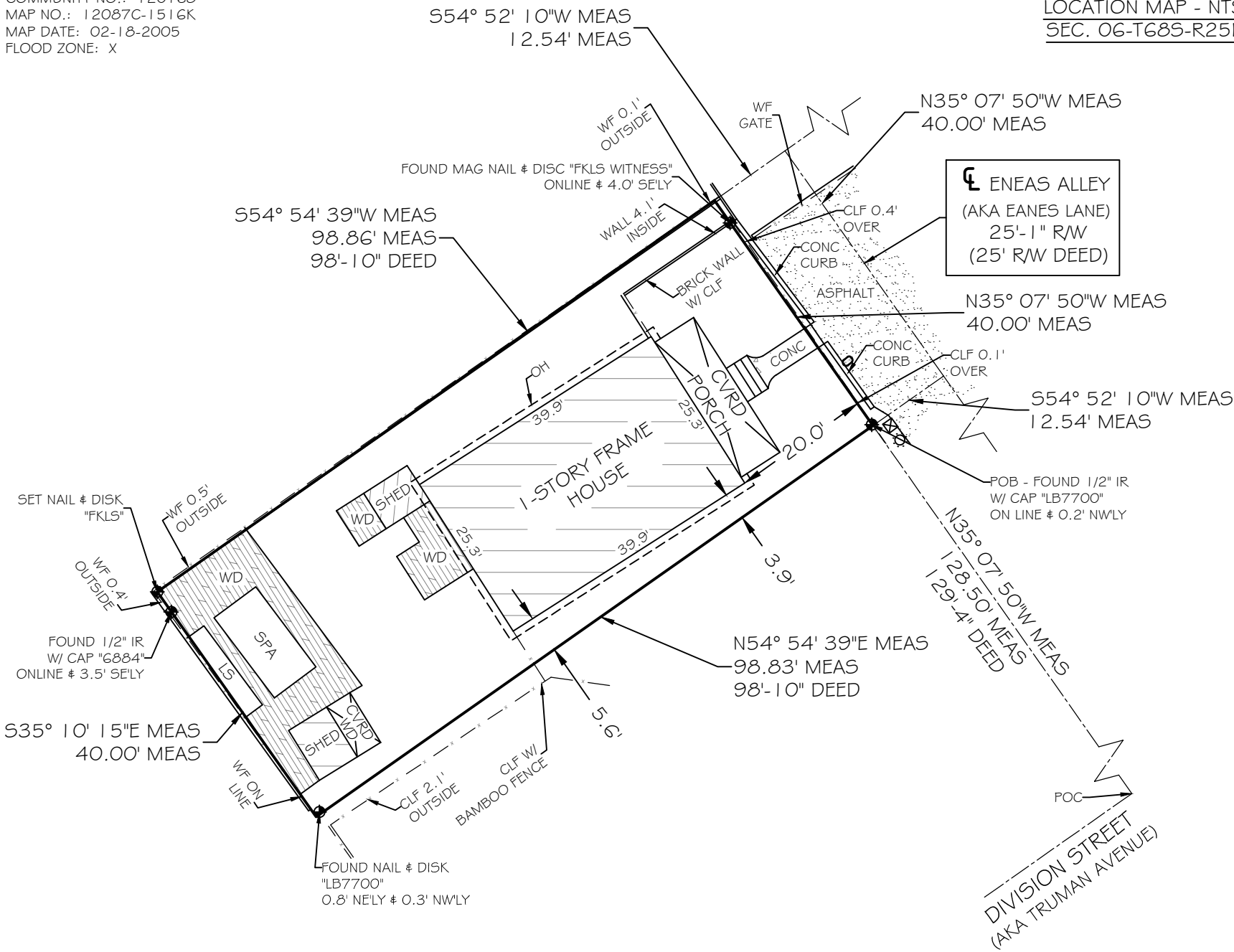
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



ASSUMED



LOCATION MAP - NTS
SEC. 06-T689-R25E

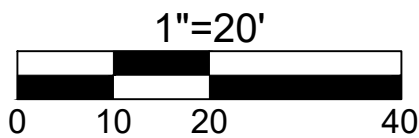


LEGAL DESCRIPTION -

On the Island of Key West and known as Lot 14, according to diagram of a Subdivision of lots 3 and 4 of Square 9 of Tract 4, which diagram is recorded In Book "I" of Deeds, page 130, Monroe County Records, said Lot commencing 129 feet 4 inches from Division Street on the Southwest side of an alley way 25 feet wide and running thence along said alley way in a Northwesterly direction 40 feet; thence Southwesterly 98 feet 10 inches; thence Southeasterly 40 feet; thence Northeasterly 98 feet 10 inches to point of beginning.

CERTIFIED TO -

David Gonzales;



TOTAL AREA = 3,953.76 SQFT ±

NOTE: 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.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2' CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | PT = POINT OF TANGENT |
| CL = CENTERLINE | LS = LANDSCAPING | R = RADIUS |
| CLF = CHAINLINK FENCE | MB = MAILBOX | R/W = RIGHT OF WAY LINE |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SSCO = SANITARY SEWER CLEAN-OUT |
| CONC = CONCRETE | MF = METAL FENCE | SW = SIDE WALK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TBM = TEMPORARY BENCHMARK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOB = TOP OF BANK |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TOS = TOE OF SLOPE |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TS = TRAFFIC SIGN |
| EL = ELEVATION | OHV = OVERHEAD WIRES | TYP = TYPICAL |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | UR = UNREADABLE |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | U/E = UTILITY EASEMENT |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WD = WOOD DECK |
| FI = FIRE HYDRANT | PCP = PERMANENT CONTROL POINT | WF = WOOD FENCE |
| FND = FOUND | PK = PARKER KALON NAIL | WL = WOOD LANDING |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | WM = WATER METER |
| FOL = FENCE ON LINE | PI = POINT OF INTERSECTION | WPP = WOOD POWER POLE |
| | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| | | WV = WATER VALVE |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

| | |
|-----------------|------------|
| SCALE: | 1"=20' |
| FIELD WORK DATE | 04/03/2020 |
| MAP DATE | 05/22/2020 |
| REVISION DATE | 04/03/2020 |
| SHEET | 1 OF 1 |
| DRAWN BY: | MPB |
| JOB NO.: | 20-246 |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

PROPOSED DESIGN

CONSTRUCTION DOCUMENTS
FOR
220 EANES LN

SITE LOCATION



PROJECT LOCATION:
220 EANES LN
KEY WEST, FL 33040

CLIENT:
DAVE GONZALES

| | | | |
|---------|--------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| STATUS: | | | |

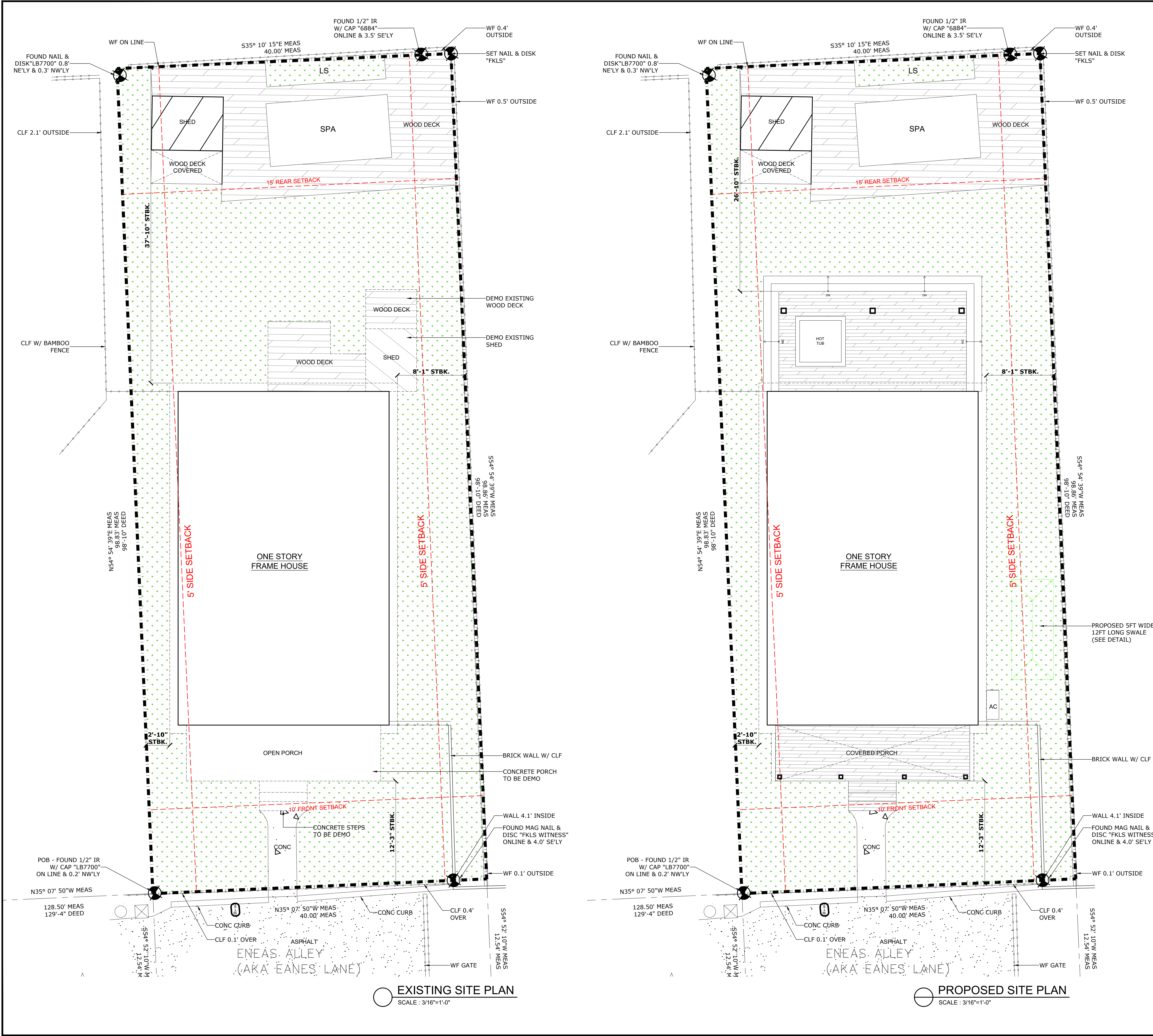


ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

| | |
|----------|---------------|
| CLIENT: | DAVE GONZALES |
| PROJECT: | 220 EANES LN |

| | | | | | | | |
|-----------------------------|--|----------------------|--|-----------------------------------|--|----------------|--|
| SITE: | | | | 220 EANES LN KEY WEST, FL33040 | | | |
| TITLE: COVER | | | | | | | |
| SCALE AT 24x36: AS SHOWN | | DATE: 05/26/22 | | DRAWN: VF | | CHECKED: SM | |
| PROJECT NO: 2112-10 | | DRAWING NO: G-100 | | | | REVISION: 1 | |

| | |
|--|--|
| THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL | |
| SIGNATURE: | |
| DATE: | |
| SERGE MASHKADOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 77480 | |



SITE DEVELOPMENT SUMMARY

SITE DATA:

TOTAL SITE AREA:

3,969 SQ.FT

LAND USE:

HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL

FLOOD ZONE:

ZONE D

SETBACKS - TWO STORY RESIDENCE

FRONT:

REQUIRED 10'-0"

EXISTING ±12'-3"

PROPOSED NO CHANGE

SIDE:

REQUIRED 5'-0"

EXISTING ±8'-1"

PROPOSED NO CHANGE

SIDE:

REQUIRED 5'-0"

EXISTING ±2'-10"

PROPOSED NO CHANGE

REAR:

REQUIRED 15'-0"

EXISTING ±37'-10"

PROPOSED ±26'-10"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60% MAX. (2,381.4 SQ.FT.)

EXISTING 40.2% (±1,595 SQ.FT.)

PROPOSED 44.5% (±1,767 SQ.FT.)

BUILDINGS ± 1,587 SF

CONCRETE & STEPS ± 53 SF

SPA ± 111 SF

AC PADS ± 10 SF

BRICK WALL ± 6 SF

TOTAL ± 1,767 SF

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% MAX. (±1,587.6 SQ.FT.)

EXISTING 32.2% (±1,278 SQ.FT.)

PROPOSED 40% (±1,587.0 SQ.FT.)

MINIMUM OPEN SPACE:

REQUIRED 35% MIN. (±1,389.2 SQ.FT)

EXISTING 59.8% (±2,374 SQ.FT.)

PROPOSED 54.6% (±2,167 SQ.FT.)

MAXIMUM HEIGHT:

PROPOSED 25 FT + 5 FT NONHABITABLE = 30 FT MAX.

REAR SETBACK COVERAGE:

PROPOSED <30% (± 181.8 SQ.FT.)

TOTAL AREA: 606 SQ.FT.

COVERED BY BUILDING: 14.7% (±89 SQ.FT.)

PROPOSED: NO CHANGE

REV: DESCRIPTION: BY: DATE:

STATUS:

ARTIBUS DESIGN

ENGINEERING AND PLANNING

ARTIBUS DESIGN

3710 N. ROOSEVELT BLVD

KEY WEST, FL33040

(305) 304-3512

WWW.ARTIBUSDESIGN.COM

CA # 30835

CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN

KEY WEST, FL33040

TITLE: SITE PLAN

SCALE AT 24X36: AS SHOWN

DATE: 05/26/22

DRAWN: VF

CHECKED: SM

PROJECT NO: 2112-10

DRAWING NO: C-101

REVISION: 1

SIGNATURE:

DATE:

SEBASTIAN MASHAKOV

PROFESSIONAL ENGINEER

STATE OF FLORIDA

LICENSE NO 77480

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

0" 10" 20" 30"

SCALE: 3/16"=1'-0"



MONROE COUNTY
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

| | | | | | | | |
|--|---|----------|-----------------|-------------|---|------|-----------------|
| Roof/slabs | A | 1,595.00 | ft ² | Sidewalks | D | 0.00 | ft ² |
| Decks / Patios | B | 0.00 | ft ² | Pool/Deck | E | 0.00 | ft ² |
| Driveways | C | 0.00 | ft ² | Other | F | 0.00 | ft ² |
| Impervious Coverage EXISTING prior to improvement(A + B + C + D + E + F) | | | | 1,595.00 1a | | | |

b. Determine NEW Impervious Coverage PROPOSED with improvement:

| | | | | | | | |
|---|---|--------|-----------------|-----------|---|------|-----------------|
| Roof/slabs | A | 172.00 | ft ² | Sidewalks | D | | ft ² |
| Decks / Patios | B | | ft ² | Pool/Deck | E | 0.00 | ft ² |
| Driveways | C | | ft ² | Other | F | 0.00 | ft ² |
| Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F) | | | | 172.00 1b | | | |

| | | | | | | | |
|--|--|--|--|------------|--|--|--|
| Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) | | | | 1,767.00 1 | | | |
|--|--|--|--|------------|--|--|--|

2. Determine Percentage of Impervious Coverage on site:

| | | | | | | | |
|---------------------------|-----------------|----------------|----------|-----------------|---|----------|--------------------------|
| 1,767.00 1 | ft ² | / | 3,969.00 | ft ² | = | 44.52% 2 | % of Impervious Coverage |
| Total Impervious Coverage | | Total Lot Area | | | | | |

3. Determine "Disturbed Area" [(114-3(f)(2) 4]

| | | | | | | | |
|----------|-----------------|---|------|-----------------|---|------------|----------------|
| 3,969.00 | ft ² | - | 0.00 | ft ² | = | 3,969.00 3 | Disturbed Area |
|----------|-----------------|---|------|-----------------|---|------------|----------------|

Total Lot Area Native Vegetation - If no BMP enter "0"

For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

4. Determine Required Swale Volume – Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:

| | | | | | | | |
|----------------|-----------------|---|-------|---|----|-----------------|--------------|
| 3,969.00 3 | ft ² | X | 0.083 | = | 4a | ft ³ | Swale Volume |
| Disturbed Area | | | | | | | |

b. For a NEW home with 40% or greater Impervious Coverage, use:

| | | | | | | | | | | | |
|----------------|---|-----------------|---|--------------------------|---|--------|---|-----|----|-----------------|--------------|
| 3,969.00 | 3 | ft ² | X | 0.208 | X | 44.52% | 2 | % = | 4b | ft ³ | Swale Volume |
| Disturbed Area | | | | % of Impervious Coverage | | | | | | | |

c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

1. When the total lot impervious coverage remains below 40% after the additional development:

| | | | | | | | |
|------------------------------|-----------------|--------------|-------|---|-----------|-----------------|--------------------|
| 172.00 1b | ft ² | X | 0.083 | = | 14.28 4c1 | ft ³ | Added Swale Volume |
| Impervious Coverage PROPOSED | | Swale Volume | | | | | |

2. When the new development increases the total lot impervious area to 40% or above:

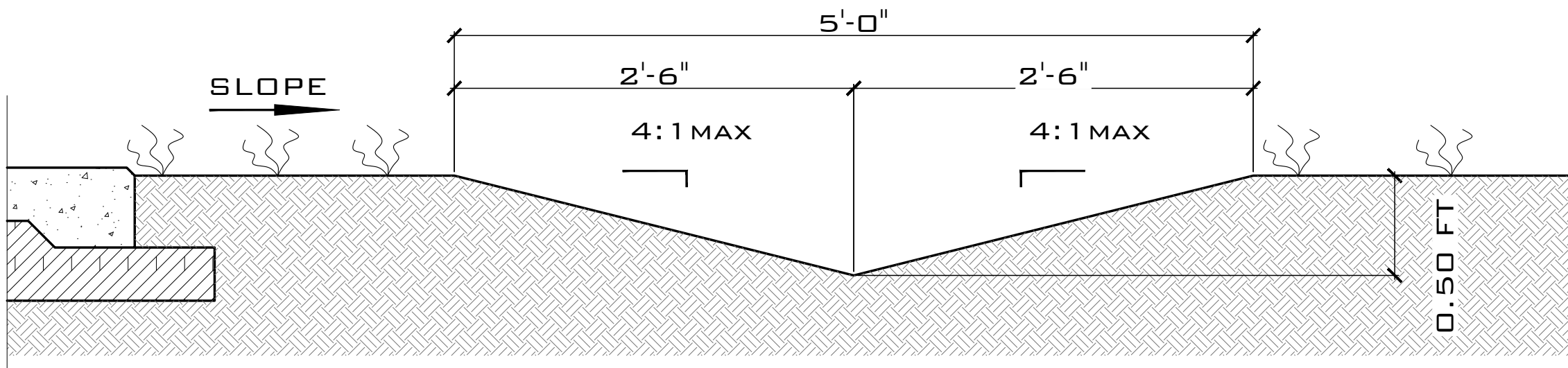
| | | | | | | | |
|------------------------------|-----------------|--------------|-------|---|-----|-----------------|--------------------|
| 172.00 1b | ft ² | X | 0.208 | = | 4c2 | ft ³ | Added Swale Volume |
| Impervious Coverage PROPOSED | | Swale Volume | | | | | |

5. Determine Swale Length (Swale side slopes must be no steep than 4:1)

| | | | | | | | | | |
|-------|------|-------|---|------|----|---------|------|-----------------|------------------------|
| (| 5.00 | ft | X | 0.50 | ft |) / 2 = | 1.25 | ft ² | Cross Sectional Area** |
| Width | | Depth | | | | | | | |

| | | | | | | | | |
|--------------|-----------------|----------------------|------|-----------------|---|-------|----|--------------|
| 14.28 | ft ³ | / | 1.25 | ft ² | = | 11.42 | ft | Swale Length |
| Swale Volume | | Cross Sectional Area | | | | | | |

Either 4 - a, b, c1 or c2 (**e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)



TYPICAL 8'-0" FT. SWALE DETAIL (WIDTH VARIES)
SCALE: 1"=1'-0"

| | | | |
|---------|--------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| STATUS: | | | |



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

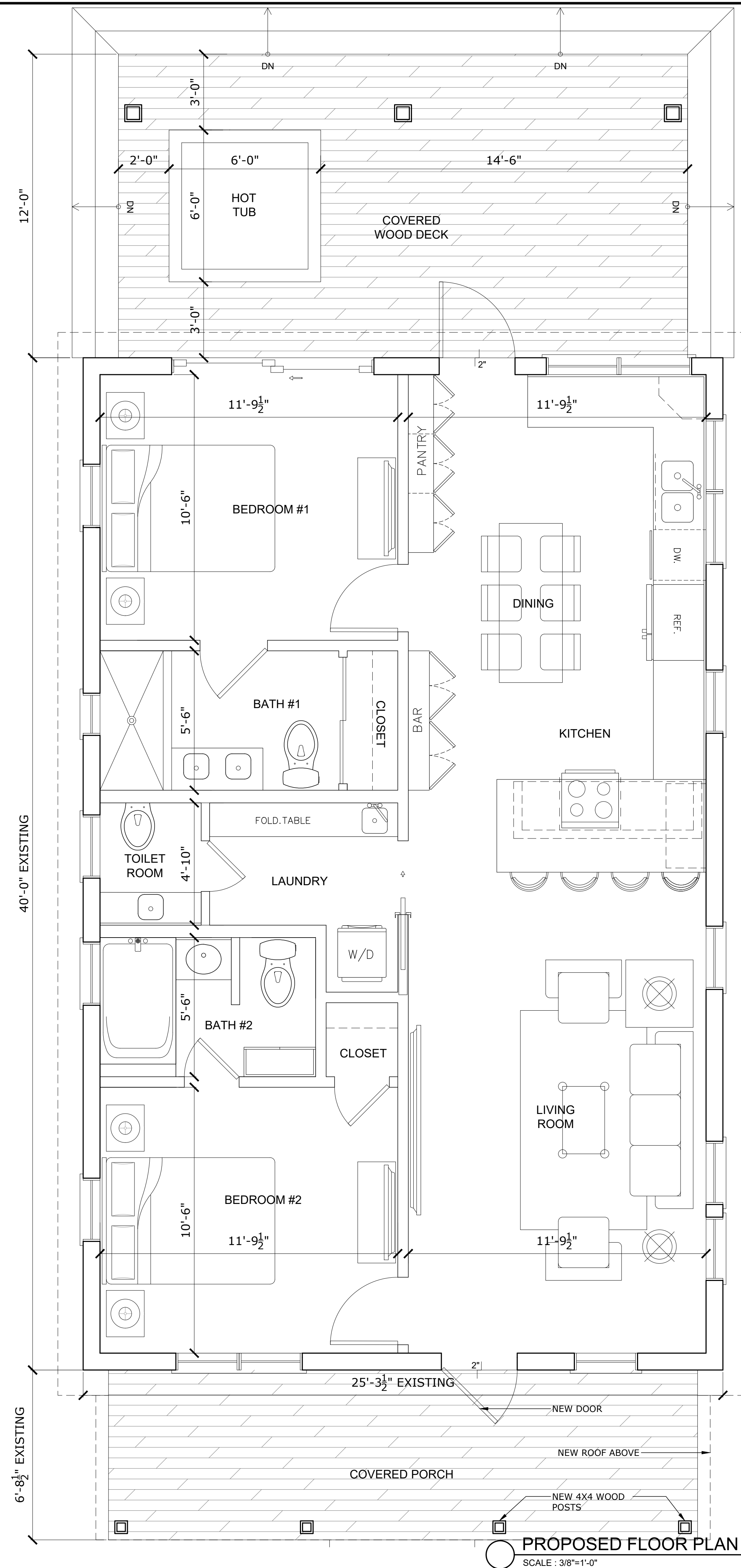
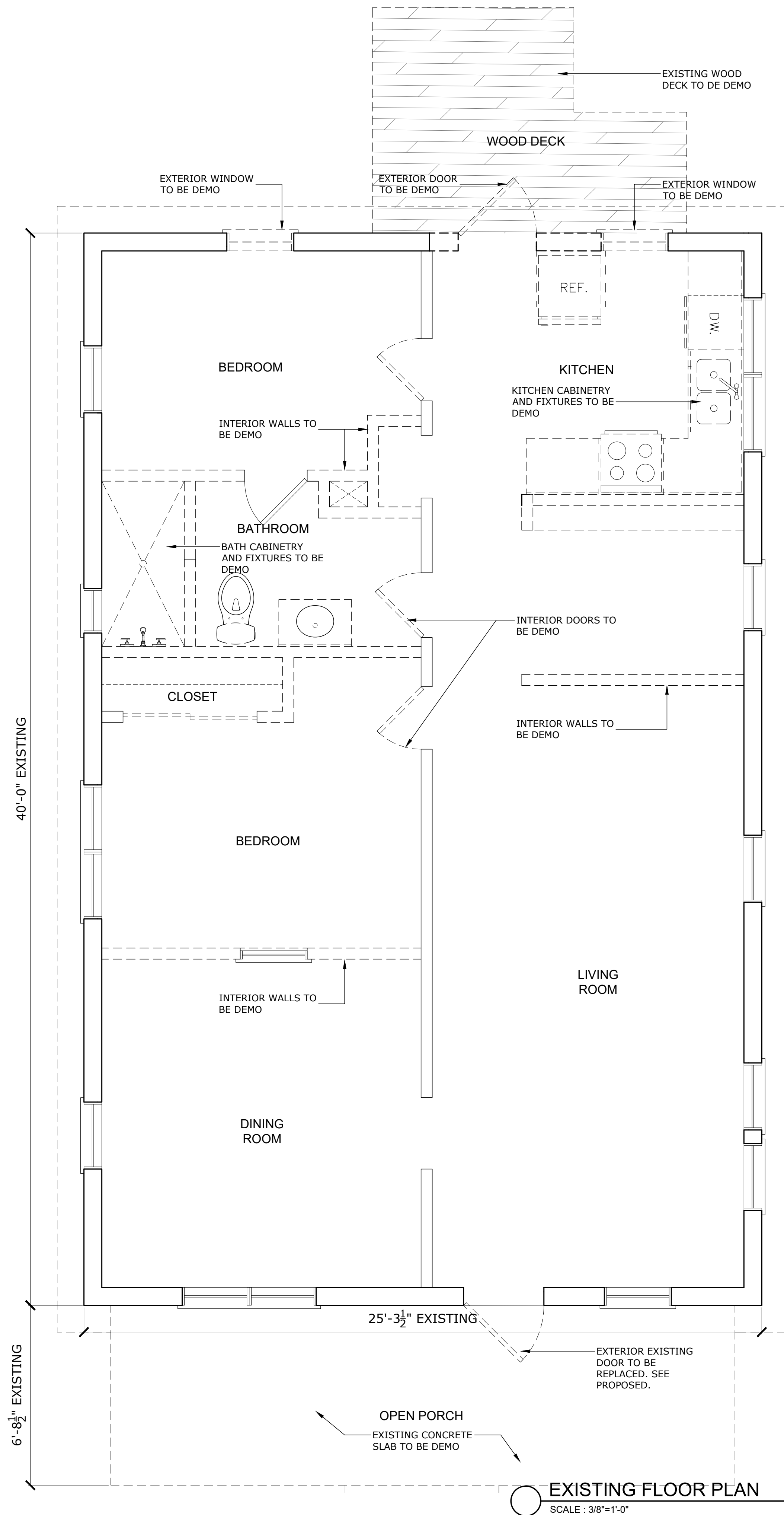
SITE: 220 EANES LN
KEY WEST, FL 33040

TITLE: SWALE CALCS

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|-----------------|-------------|-----------|----------|
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| AS SHOWN | 05/26/22 | VF | SM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 2112-10 | C-102 | 1 | |

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SERGE MASHAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



| REV. | DESCRIPTION: | BY: | DATE: |
|------|--------------|-----|-------|
| | | | |



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PROJECT: 220 EANES LN

SITE: 220 EANES LN
KEY WEST, FL 33040

TITLE: FLOOR PLANS

| | | | |
|-----------------------------|----------------------|----------------|----------------|
| SCALE AT 24X36: AS SHOWN | DATE: 05/26/22 | DRAWN: VF | CHECKED: SM |
| PROJECT NO: 2112-10 | DRAWING NO: A-101 | REVISION: 1 | |

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SIGNATURE:
DATE:

SERGE MASHAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



EXISTING FRONT ELEVATION
SCALE : 3/8"=1'-0"



PROPOSED FRONT ELEVATION
SCALE : 3/8"=1'-0"

| REV. | DESCRIPTION: | BY: | DATE: |
|------|--------------|-----|-------|
| | | | |



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CA # 30835

CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

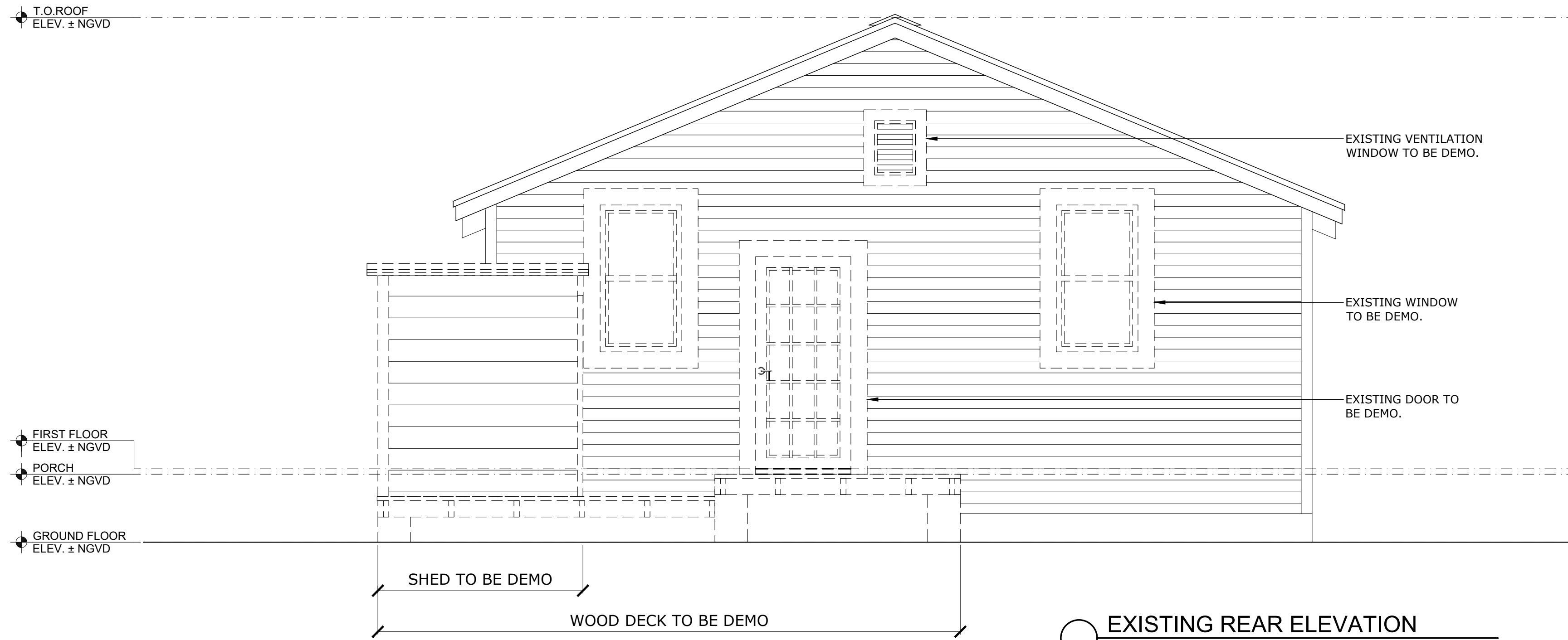
SITE: 220 EANES LN
KEY WEST, FL33040

TITLE: ELEVATIONS

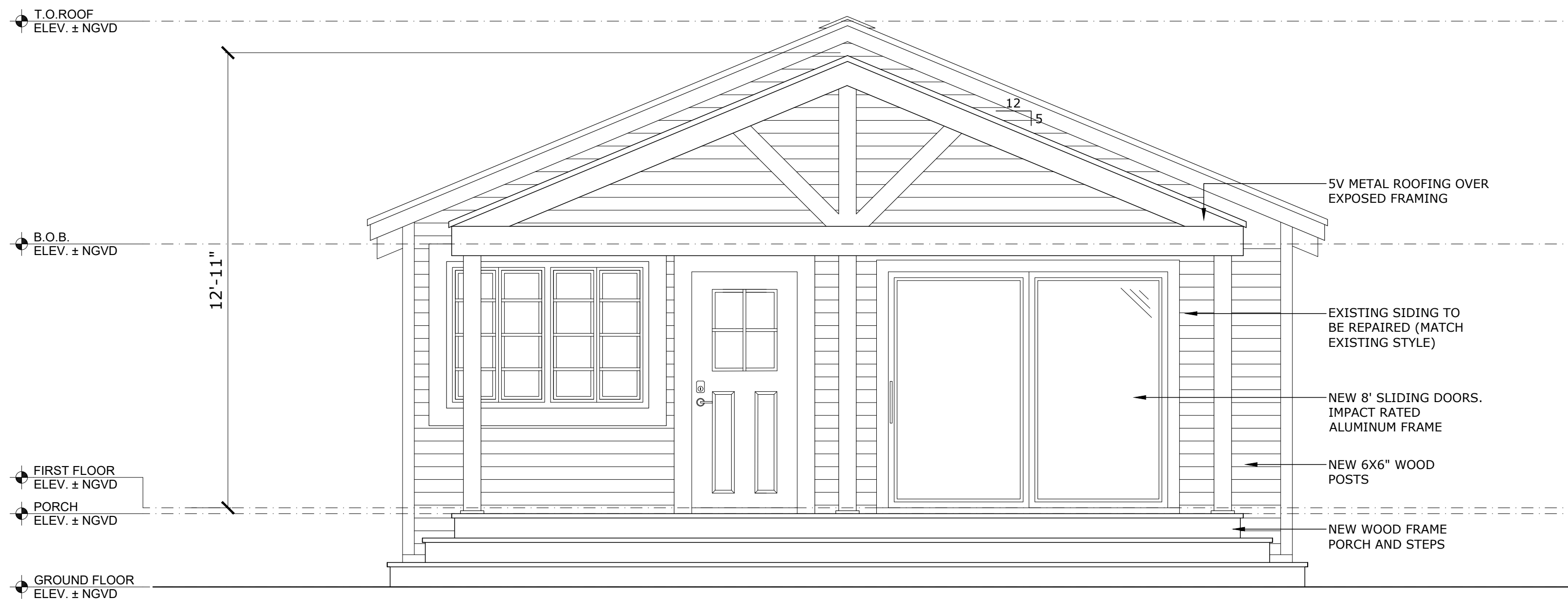
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| SCALE AT 24X36: AS SHOWN | DATE: 06/27/22 | DRAWN: VF | CHECKED: SM |
| PROJECT NO: 2112-10 | DRAWING NO: A-201 | REVISION: 1 | |

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SIGNATURE:
DATE:
SERGE MASHKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING REAR ELEVATION
SCALE : 3/8"=1'-0"



PROPOSED REAR ELEVATION
SCALE : 3/8"=1'-0"

| REV. | DESCRIPTION: | BY: | DATE: |
|------|--------------|-----|-------|
| | | | |



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CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

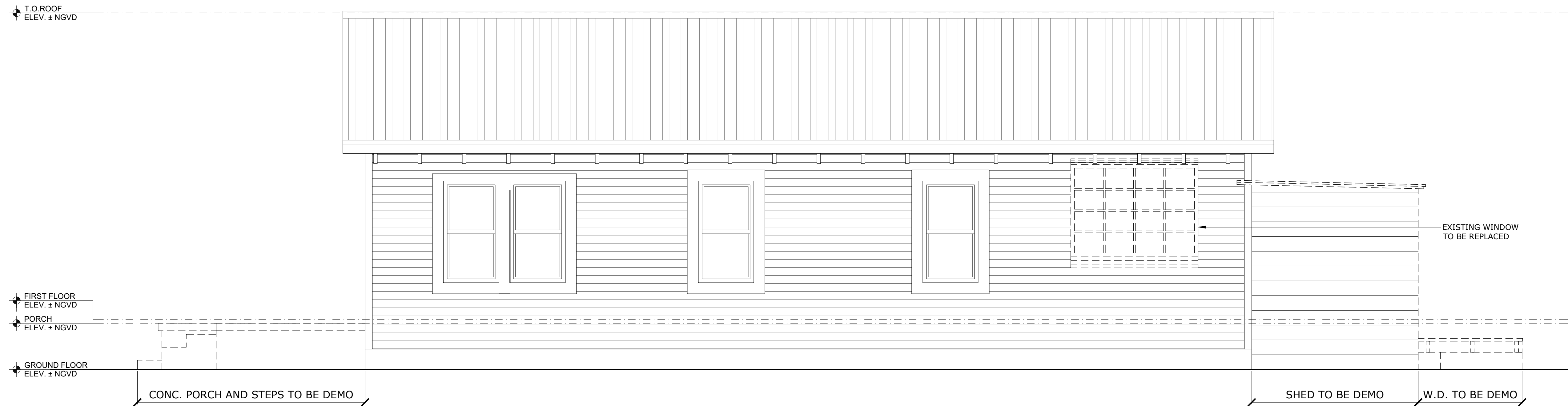
SITE: 220 EANES LN
KEY WEST, FL33040

TITLE: ELEVATIONS

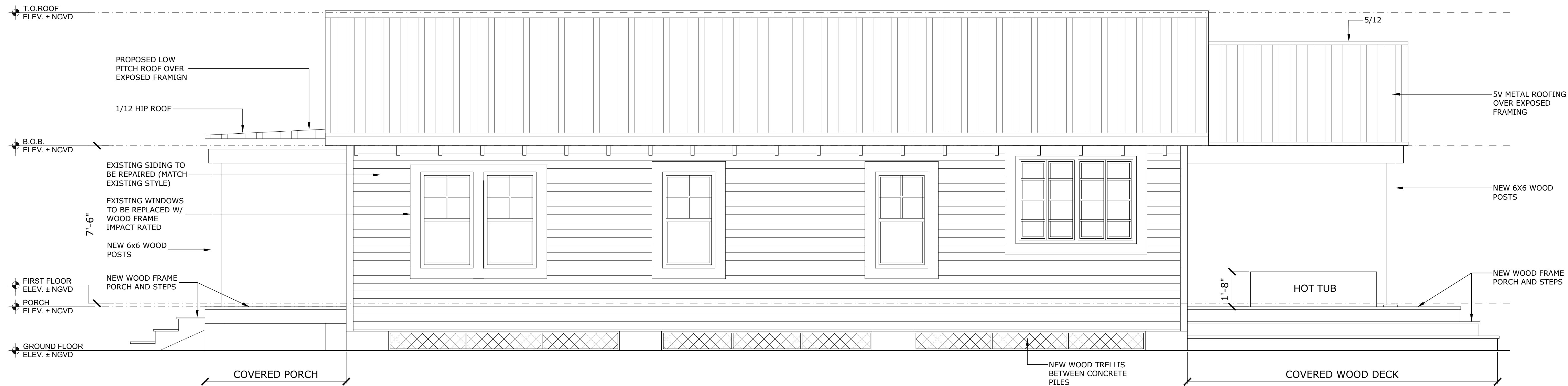
| | | | |
|-----------------|-------------|-----------|----------|
| SCALE AT 24X36: | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 06/27/22 | VF | SM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 2112-10 | A-202 | 1 | |

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DATE: _____
SERGE MASHKADOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



EXISTING RIGHT SIDE ELEVATION
SCALE : 3/8"=1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE : 3/8"=1'-0"

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SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SERGE MASHAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

| REV. | DESCRIPTION: | BY: | DATE: |
|---------|--------------|-----|-------|
| | | | |
| STATUS: | | | |



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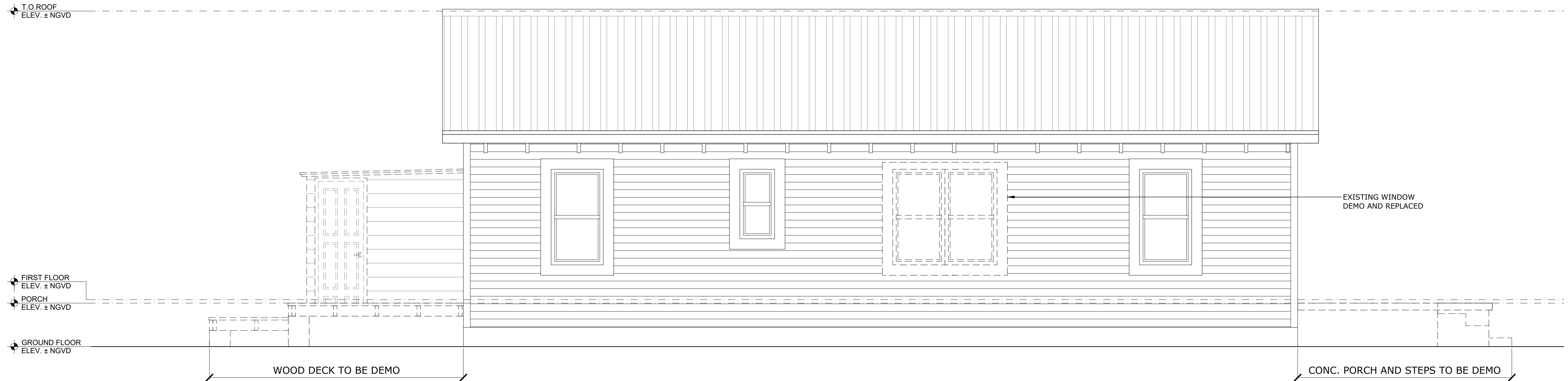
CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

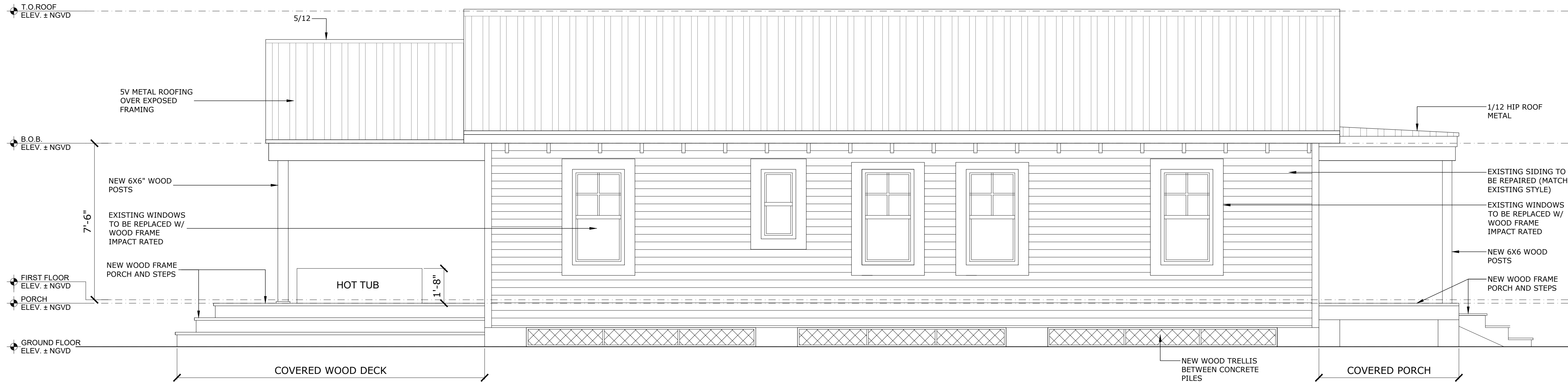
SITE: 220 EANES LN
KEY WEST, FL33040

TITLE: ELEVATIONS

| | | | |
|-----------------------------|----------------------|----------------|----------------|
| SCALE AT 24X36: AS SHOWN | DATE: 06/27/22 | DRAWN: VF | CHECKED: SM |
| PROJECT NO: 2112-10 | DRAWING NO: A-203 | REVISION: 1 | |



EXISTING LEFT SIDE ELEVATION
SCALE : 3/8"=1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE : 3/8"=1'-0"

| REV. | DESCRIPTION: | BY: | DATE: |
|------|--------------|-----|-------|
| | | | |



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CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN
KEY WEST, FL 33040

TITLE: ELEVATIONS

| | | | |
|-----------------------------|----------------------|----------------|----------------|
| SCALE AT 24X36: AS SHOWN | DATE: 06/27/22 | DRAWN: VF | CHECKED: SM |
| PROJECT NO: 2112-10 | DRAWING NO: A-204 | REVISION: 1 | |

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SIGNATURE:
DATE:
SERGE MASHAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 27, 2022 at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

**RESTORATION OF FRONT PORCH. NEW COVERED REAR PORCH.
REPLACEMENT OF DOORS AND WINDOWS. DEMOLITION OF
NON-HISTORIC SHED AT REAR OF EXISTING STRUCTURE
220 EANES LANE**

Applicant – Artibus Design Application #H2022-0028

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00018070-000000
Account# 1018589
Property ID 1018589
Millage Group 11KW
Location 220 EANES Ln, KEY WEST
Address
Legal KW PT LOT 4 SQR 9 TR 4 (LT14 L-130) G12-242 OR761-1197/98 OR1423-375
Description OR2837-1929 OR2861-1325/26 OR2875-255/59
(Note: Not to be used on legal documents.)
Neighborhood 6021
Property SINGLE FAMILY RESID (0100)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

GONZALES JR DAVE L
 716 Boalsburg Pike
 Boalsburg PA 16827

RITTER ELIZABETH L
 716 Boalsburg Pike
 Boalsburg PA 16827

Valuation

| | 2021 | 2020 | 2019 | 2018 |
|----------------------------|------------|------------|------------|------------|
| + Market Improvement Value | \$93,699 | \$95,076 | \$79,919 | \$79,919 |
| + Market Misc Value | \$1,134 | \$1,134 | \$1,134 | \$1,134 |
| + Market Land Value | \$468,431 | \$452,816 | \$482,483 | \$482,483 |
| = Just Market Value | \$563,264 | \$549,026 | \$563,536 | \$563,536 |
| = Total Assessed Value | \$556,712 | \$549,026 | \$563,536 | \$563,536 |
| - School Exempt Value | (\$25,500) | (\$25,500) | (\$25,500) | (\$25,500) |
| = School Taxable Value | \$531,212 | \$523,526 | \$538,036 | \$538,036 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|-----------------|-----------------|-------------|----------|-------|
| SFR LANE (01LN) | 3,953.00 | Square Foot | 0 | 0 |

Buildings

| | | | |
|-----------------------|-------------------------|-----------------------------|-------------------|
| Building ID | 1328 | Exterior Walls | WD FRAME |
| Style | 1 STORY ELEV FOUNDATION | Year Built | 1933 |
| Building Type | S.F.R. - R1 / R1 | Effective Year Built | 2002 |
| Gross Sq Ft | 1098 | Foundation | WD CONC PADS |
| Finished Sq Ft | 960 | Roof Type | GABLE/HIP |
| Stories | 1 Floor | Roof Coverage | METAL |
| Condition | POOR | Flooring Type | SFT/HD WD |
| Perimeter | 128 | Heating Type | NONE with 0% NONE |
| Functional Obs | 0 | Bedrooms | 2 |
| Economic Obs | 0 | Full Bathrooms | 1 |
| Depreciation % | 27 | Half Bathrooms | 0 |
| Interior Walls | WALL BD/WD WAL | Grade | 450 |
| | | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|------------|
| FLA | FLOOR LIV AREA | 960 | 960 | 128 |
| OPU | OP PR UNFIN LL | 138 | 0 | 58 |
| TOTAL | | 1,098 | 960 | 186 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|---------------|------------|-----------|----------|--------|-------|
| UTILITY BLDG | 1932 | 1933 | 1 | 80 SF | 3 |
| CONC PATIO | 1944 | 1945 | 1 | 45 SF | 2 |
| CH LINK FENCE | 1964 | 1965 | 1 | 160 SF | 1 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|--|-------------------|-----------|-----------|--------------------|--------------------|
| 8/19/2017 | \$100 | Quit Claim Deed | 2139919 | 2875 | 255 | 11 - Unqualified | Improved |
| 7/27/2016 | \$0 | Order (to be used for Order Det. Heirs, Probate in | 2128799 | 2861 | 1325 | 11 - Unqualified | Improved |

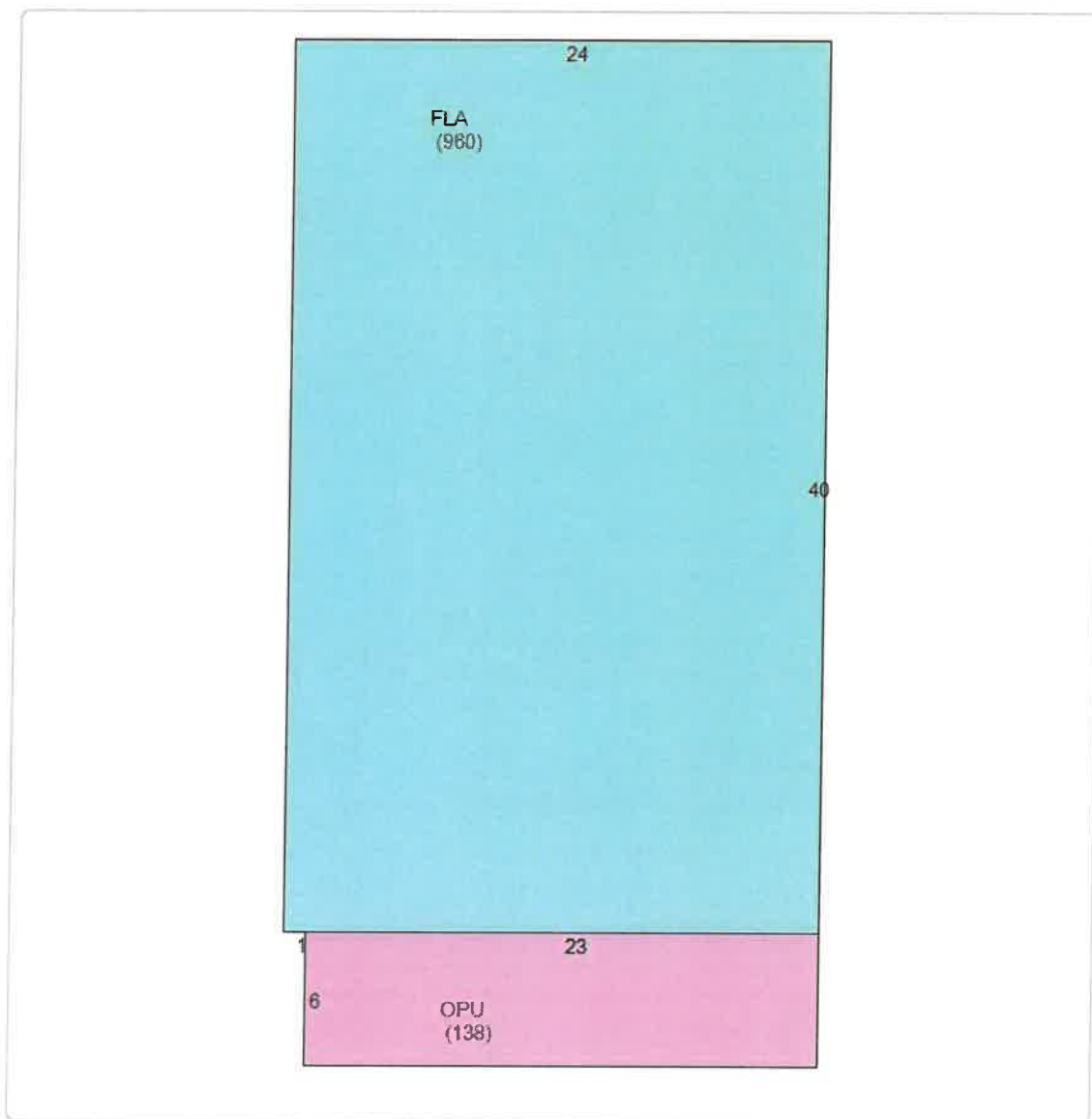
Permits

| Number ↕ | Date Issued ↕ | Date Completed ↕ | Amount ↕ | Permit Type ↕ | Notes ↕ |
|----------|---------------|------------------|----------|---------------|---------------------|
| 9901976 | 6/11/1999 | 11/2/1999 | \$5,600 | | 12 SQS TIN SHINGLES |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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