



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: October 28, 2020

Applicant: William Shepler, Architect

Application Number: H2020-34

Address: 818 Eaton Street

Description of Work:

New one-story rear addition. New pool and site improvements.

Site Facts:

The site under review used to be known as 4 Lopez Lane and recently its address was changed as there is no real access to the property through the lane, but through Eaton Street. The existing one-story single-family building is a non-historic non-contributing structure. 1962 Sanborn Map depicts a structure 816 ½ Eaton Street in the lot, but the current building location and building configuration differs from the Sanborn Map. No photographs from 1965 were found for the building.

Guidelines Cited on Review:

- Additions and Alterations (pages 37a-37K), specifically guidelines 1, 6, 13, first sentence of 14, 19, 22, 25, and 26.
- New Construction (pages 38a-q), specifically guidelines 1, 2, 6, 7, 8, 9, 11, 12, 14, 16, 18, 22, 23, 24, and 25.
- Decks, Patios, Hot Tubs and Pools (pages 39-40), specifically guidelines 1, 3, and 4.

Staff Analysis:

The Certificate of Appropriateness under review is for the construction of a one and a half story frame structure attached to the rear of a non-historic house. The structure will be slightly lower in height than the existing building and wider than the front portion of the house. The addition will have an “L” shape roof and portions of the principal façade extends over the eaves of the roof. The rear elevation will contain aluminum glass impact rated windows and doors. Roofs will be finished with metal v-crimp and walls will have fiber cement vertical siding. Although the new addition has an unusual façade treatment with an almost clerestory windows over the main roof eaves, it is similar to the front portion of the house.

The plans also include a new pool and a brick patio surrounding the new pool. Both will be located at the rear, behind the existing house. Urban forester reviewed the plans as there is a large tree at the rear of the property which will not be affected by the new pool.

Consistency with Cited Guidelines:

It is staff’s opinion that the proposed design meets the cited guidelines. Although the new addition has forms and elements not found in adjacent historic buildings, its scale and mass will not overshadow any surrounding structure. The proposed pool and deck are also consistent with cited guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA # 2020-0034	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

4 LOPEZ LANE / BIG EATON ST. REAR	
ERIC DICKSTEIN	PHONE NUMBER 305-923-3993
4 LOPEZ LN.	EMAIL ERICKDICKSTEIN@YAHOO.COM
KEY WEST, FL 33040	
WILLIAM SHEPLER	PHONE NUMBER 305-890 6191
201 FRONT ST, SUITE 203	EMAIL WILL@WSHEPLER.COM
KEY WEST, FL 33040	
	DATE 9/28/20

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 NO RELOCATION OF A STRUCTURE NO ELEVATION OF A STRUCTURE NO

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: **NEW 600 S.F. WOOD FRAME ADDITION AT REAR OF EXIST. HOUSE. ADDITION TO BE SMALLER & 1' LOWER THAN MAIN HOUSE. NEW 9'x20' IN GROUND POOL.**

MAIN BUILDING: **NONE**

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 TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS: 345 S.F. OF NEW (RECLAIMED BRICK PAVERS)	FENCES:
DECKS: 345 S.F. OF NEW WOOD DECKING AROUND POOL	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
	NEW 9'x20' IN GRASSY POOL
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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.

PROJECT PHOTOS



1994 Aerial Photograph



1998 Aerial Photograph



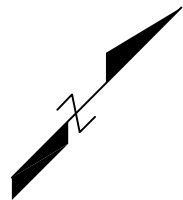






SURVEY

LOCATION MAP - N.T.S.



BEARING BASE:
DERIVED FROM
LEGAL DESCRIPTION

ADDRESS:
4 LOPEZ LANE
(AKA 816 EATON STREET, REAR)
KEY WEST, FL 33040

CERTIFIED TO -
RONIT BERDUGO and ERIC DICKSTEIN
JP MORGAN CHASE BANK, N.A. its successor's and/or assigns, ATIMA
DIANE T. COVAN, ESQ.
ATTORNEYS' TITLE INSURANCE FUND, INC.

MAP OF BOUNDARY SURVEY
PART LOT 2, SQUARE 34
WILLIAM A. WHITEHEAD'S MAP
ON THE ISLAND OF KEY WEST

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

DELTA = CENTRAL ANGLE	FOL = FENCE ON LINE	PRC = POINT OF REVERSE CURVE
ASPH = ASPHALT	IP = IRON PIPE	PRM = PERMANENT REFERENCE
ARC = ARC LENGTH	IR = IRON ROD	MONUM = MONUMENT
CL = CENTERLINE	MEAS = MEASURED	PT = POINT OF TANGENT
CM = CONCRETE CURB	NGVD = NATIONAL GEODETIC	R = RADIUS
CONC = CONCRETE	VERT = VERTICAL DATUM (1929)	RES = RESIDENCE
CVRD = COVERED	NTS = NOT TO SCALE	ROV = ROOF OVERHANG LINE
DEASE = DRAINAGE EASEMENT	PC = POINT OF CURVE	ROW = RIGHT OF WAY
EL = ELEVATION	POC = POINT OF COMPOUND CURVE	ROWL = RIGHT OF WAY LINE
ENC = ENCLOSURE	POB = PERMANENT CONTROL POINT	RTP = TYPICAL
ENCR = ENCROACHMENT	PK = PARKER KALON NAIL	UTL = UTILITY EASEMENT
EOP = EDGE OF PAVEMENT	PL = PROPERTY LINE	UTL = UTILITY POLE
FP = FINISHED FLOOR	POB = POINT OF BEGINNING	WM = WATER METER
FI = FENCE INSIDE	PI = POINT OF INTERSECTION	
FND = FOUND	POC = POINT OF COMMENCEMENT	
FC = FENCE CORNER		
FO = FENCE OUTSIDE		

SCALE:	1"=20'
FIELD WORK DATE	02/15/05
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	KB
CHECKED BY:	RR
INVOICE NO.:	5021105

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 61G17-6, 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, SUBPARAGRAPH 1(B) (1) (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

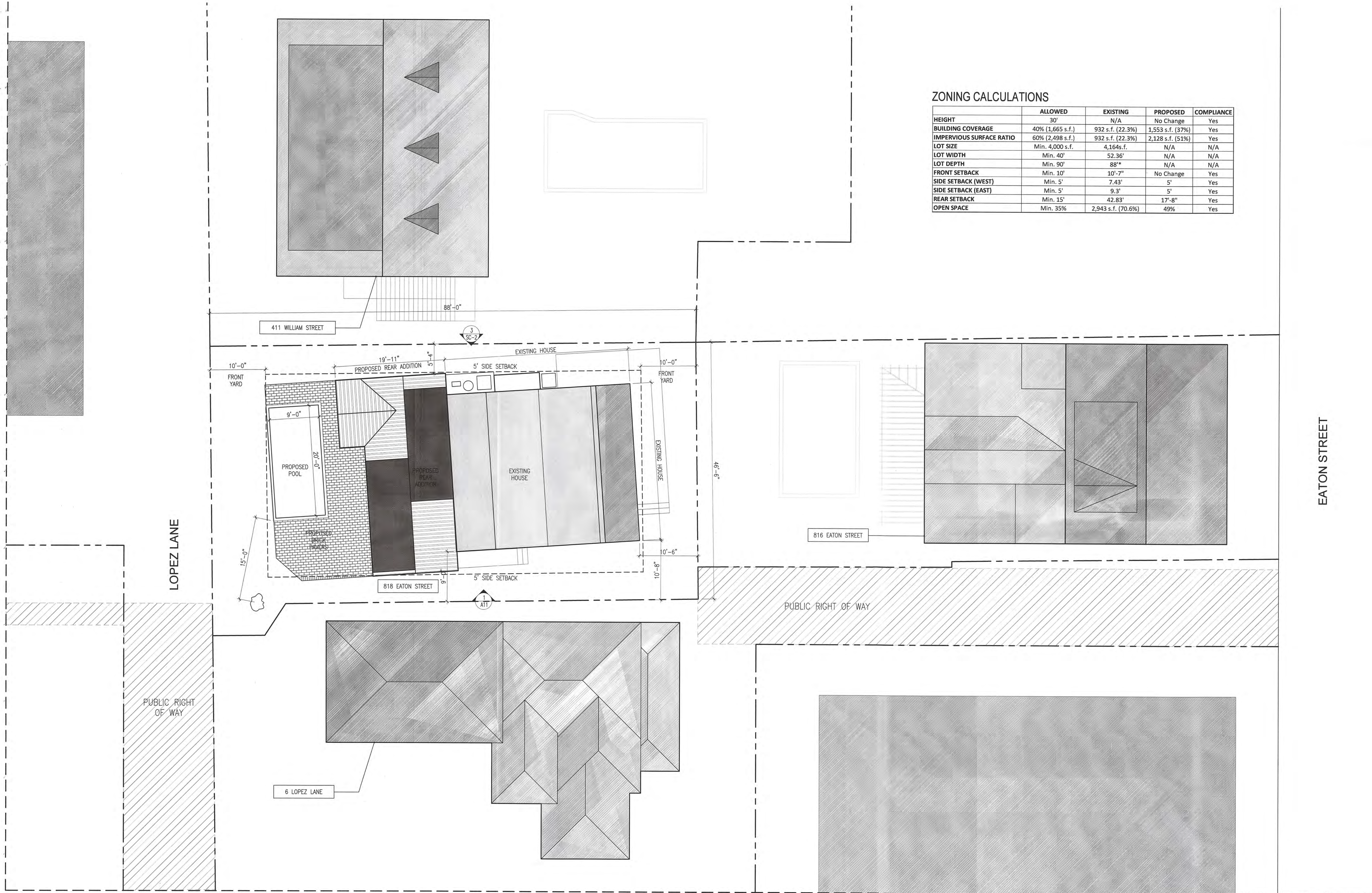
SIGNED _____
ROBERT E. REECE, PSM #5632, PROFESSIONAL SURVEYOR AND MAPPER, LB #6884

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
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

PROPOSED DESIGN



ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	Yes
BUILDING COVERAGE	40% (1,665 s.f.)	932 s.f. (22.3%)	1,553 s.f. (37%)	Yes
IMPERVIOUS SURFACE RATIO	60% (2,498 s.f.)	932 s.f. (22.3%)	2,128 s.f. (51%)	Yes
LOT SIZE	Min. 4,000 s.f.	4,164s.f.	N/A	N/A
LOT WIDTH	Min. 40'	52.36'	N/A	N/A
LOT DEPTH	Min. 90'	88'*	N/A	N/A
FRONT SETBACK	Min. 10'	10'-7"	No Change	Yes
SIDE SETBACK (WEST)	Min. 5'	7.43'	5'	Yes
SIDE SETBACK (EAST)	Min. 5'	9.3'	5'	Yes
REAR SETBACK	Min. 15'	42.83'	17'-8"	Yes
OPEN SPACE	Min. 35%	2,943 s.f. (70.6%)	49%	Yes

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C.: 9.28.2020
H.A.R.C. REV. 1: 10.1.2020

818 EATON STREET
KEY WEST, FL 33040
SINGLE FAMILY RESIDENCE ADDITION

Drawing Size
24x36 | Project #
17035

Title:

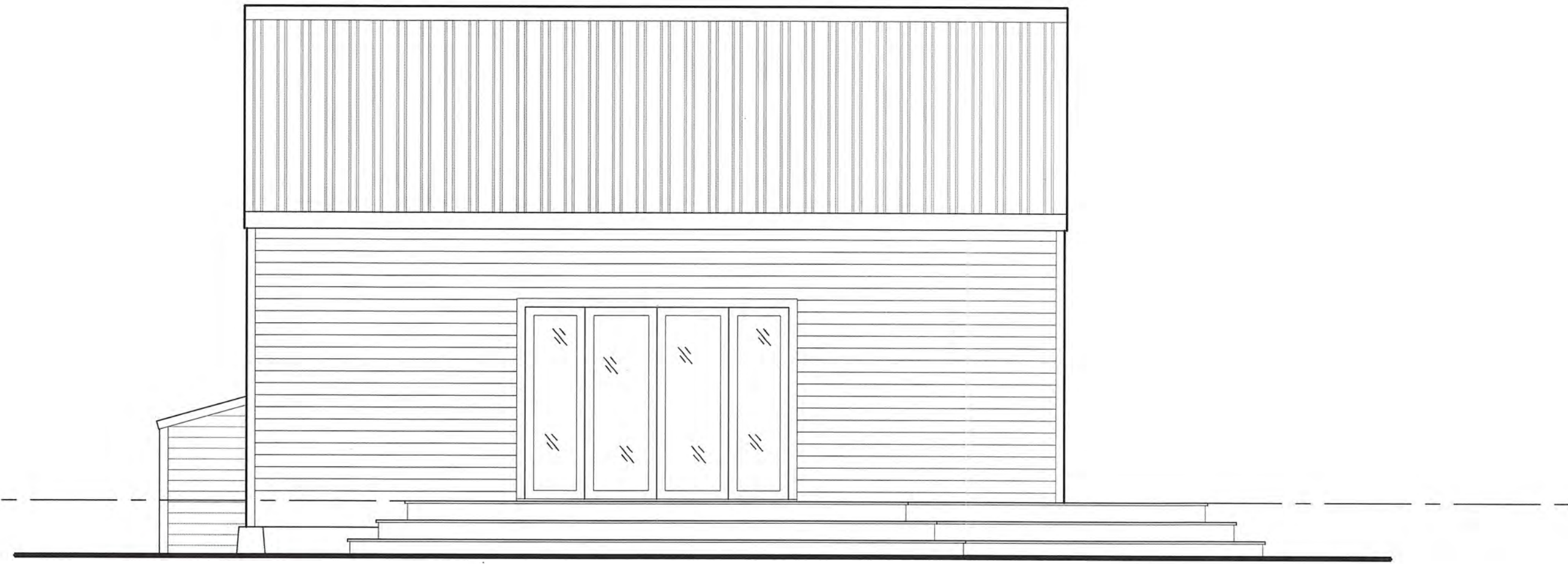
**EXISTING
ELEVATIONS**

Sheet Number:

AE-3.1

Date: - SEPTEMBER 28, 2020

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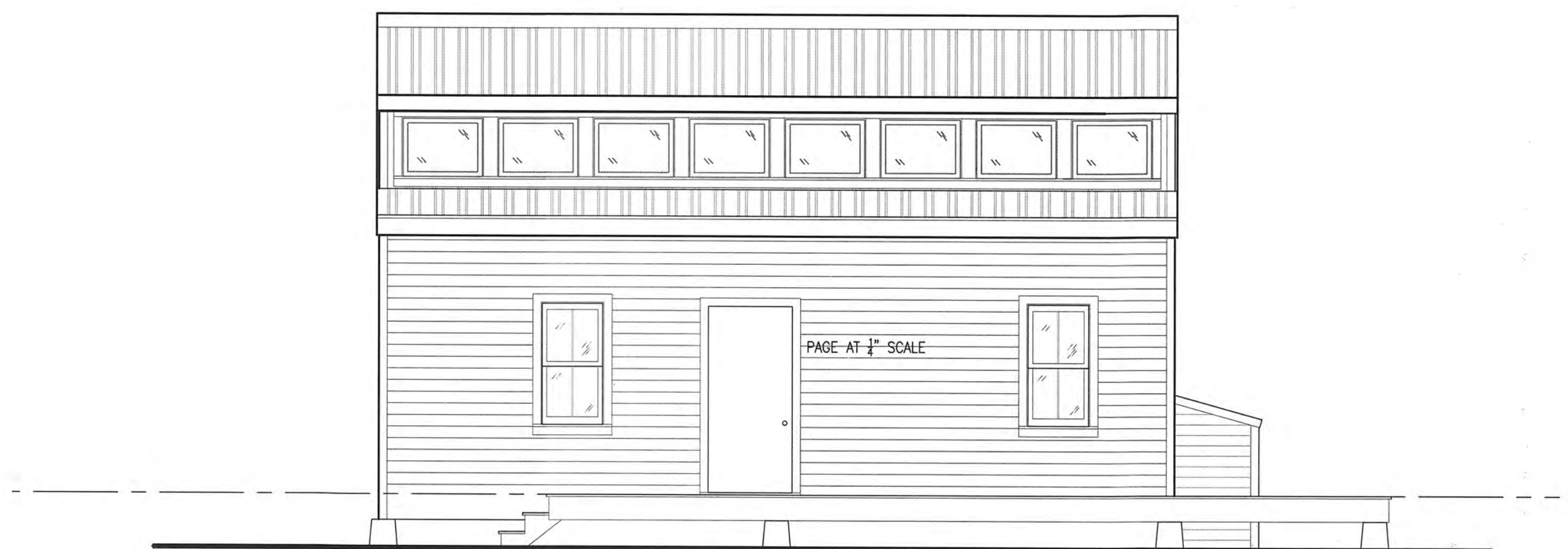
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AE3.1
EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



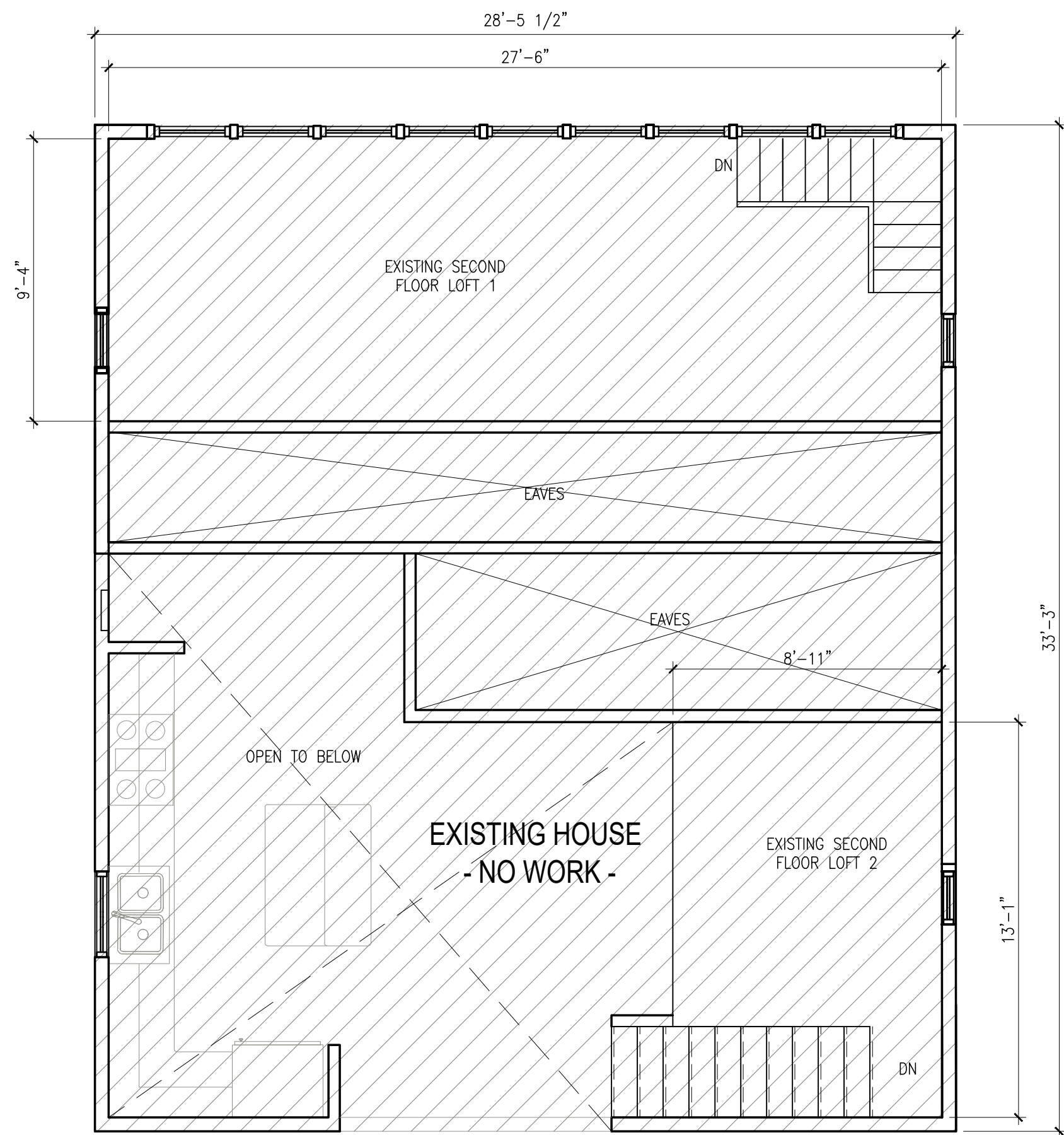
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AE3.1
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



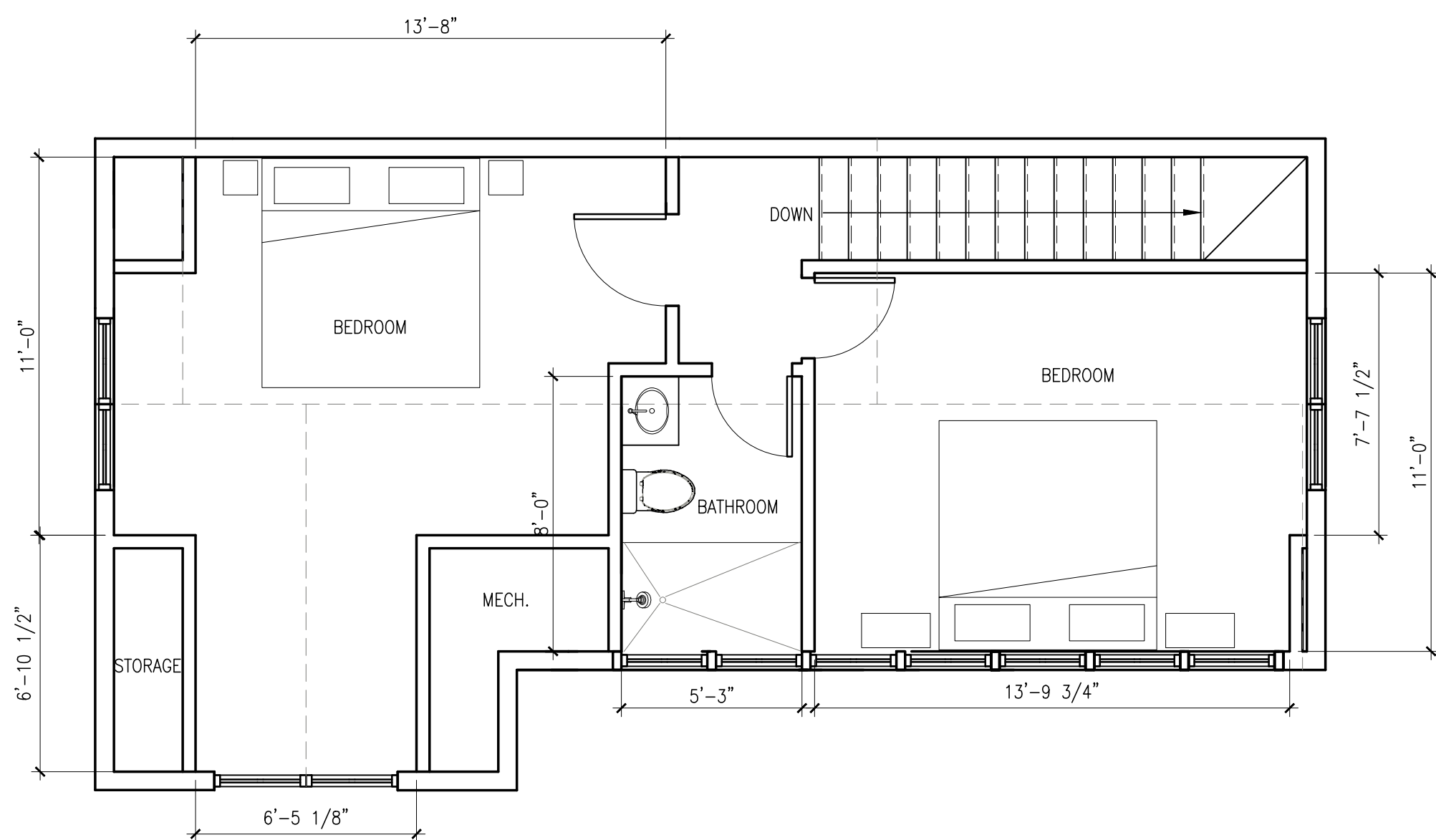
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AE3.1
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



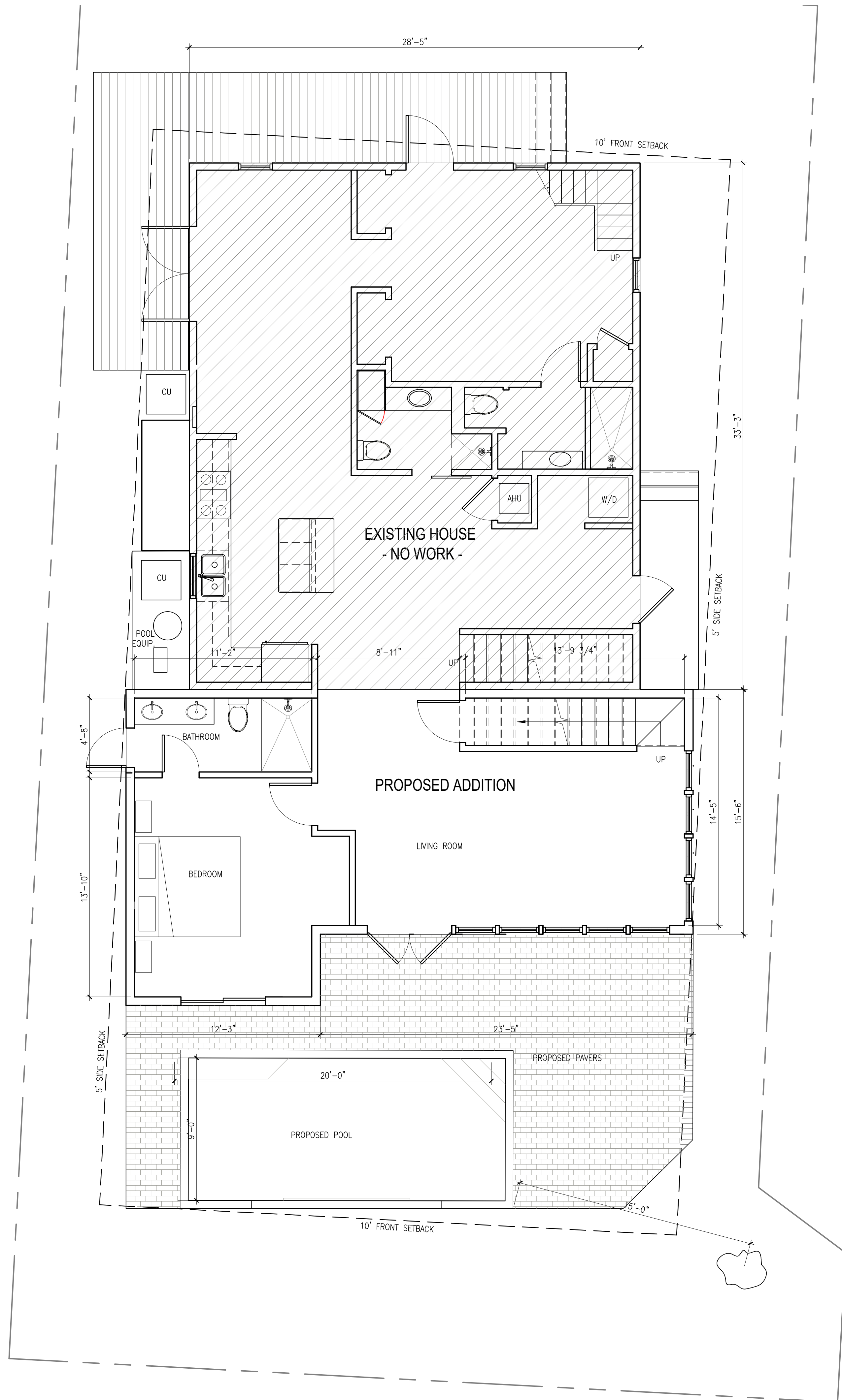
1
AE3.1
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



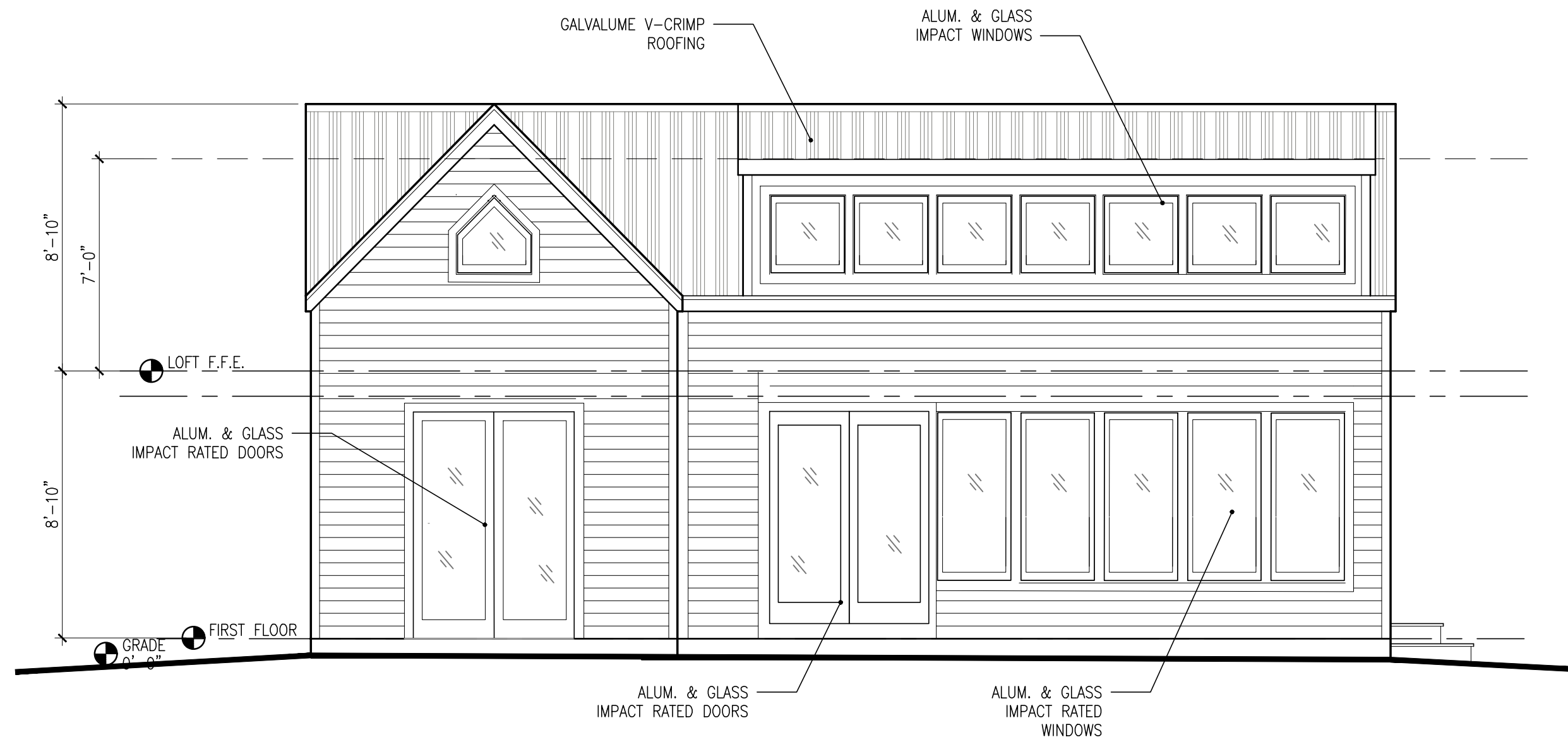
3
A2.1
EXISTING SECOND FLOOR / LOFT PLAN
SCALE: 1/4"=1'-0"



2
A2.1
PROPOSED SECOND FLOOR PLAN (ADDITION)
SCALE: 1/4"=1'-0"



1
A2.1
EXISTING & PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



4 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C.: 9.28.2020
H.A.R.C. REV. 1: 10.1.2020
H.A.R.C. REV. 2: 10.13.2020

818 EATON STREET
KEY WEST, FL 33040
SINGLE FAMILY RESIDENCE ADDITION

Drawing Size
24x36

Project #
17035

Title:

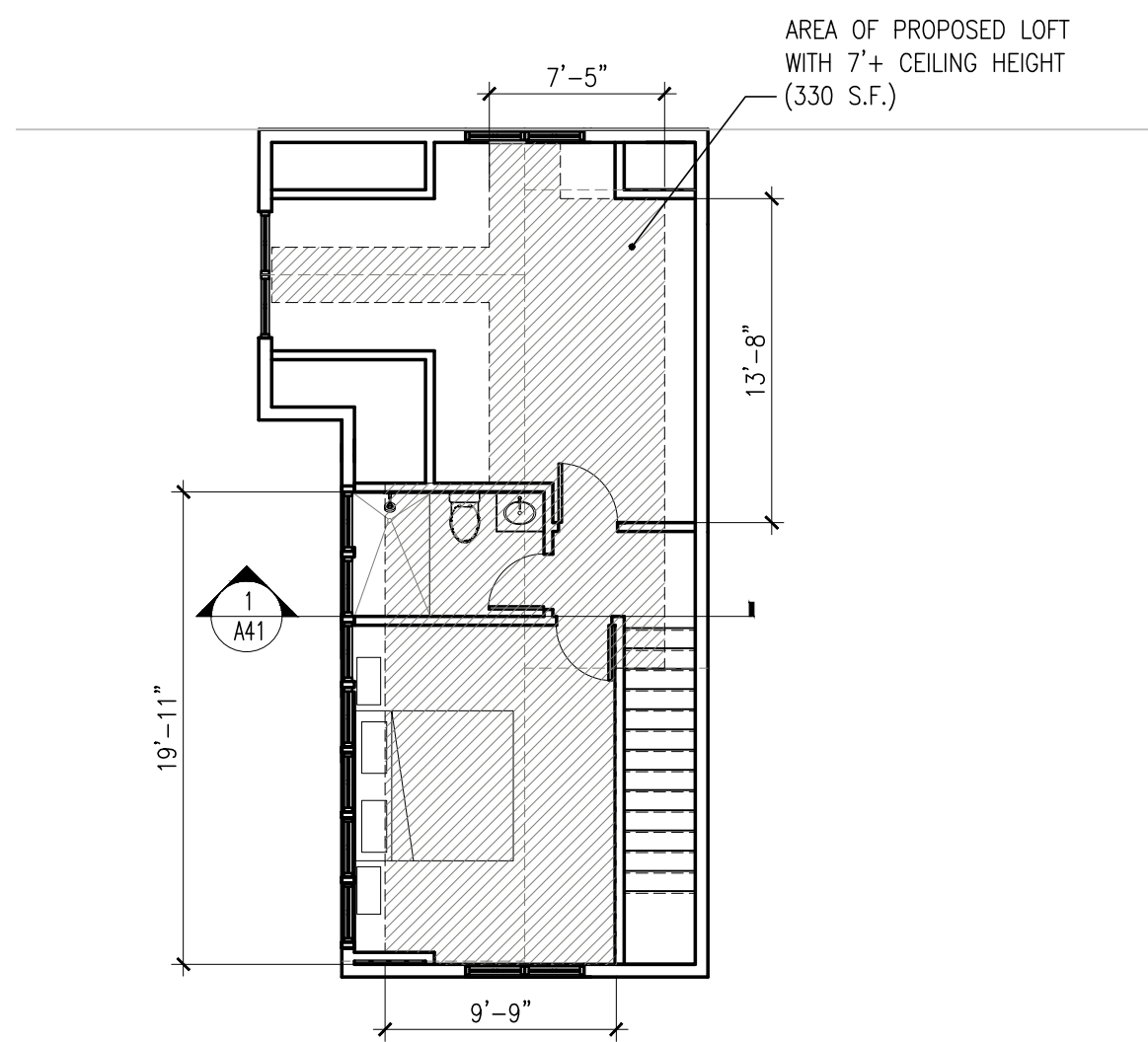
BUILDING
SECTION

Sheet Number:

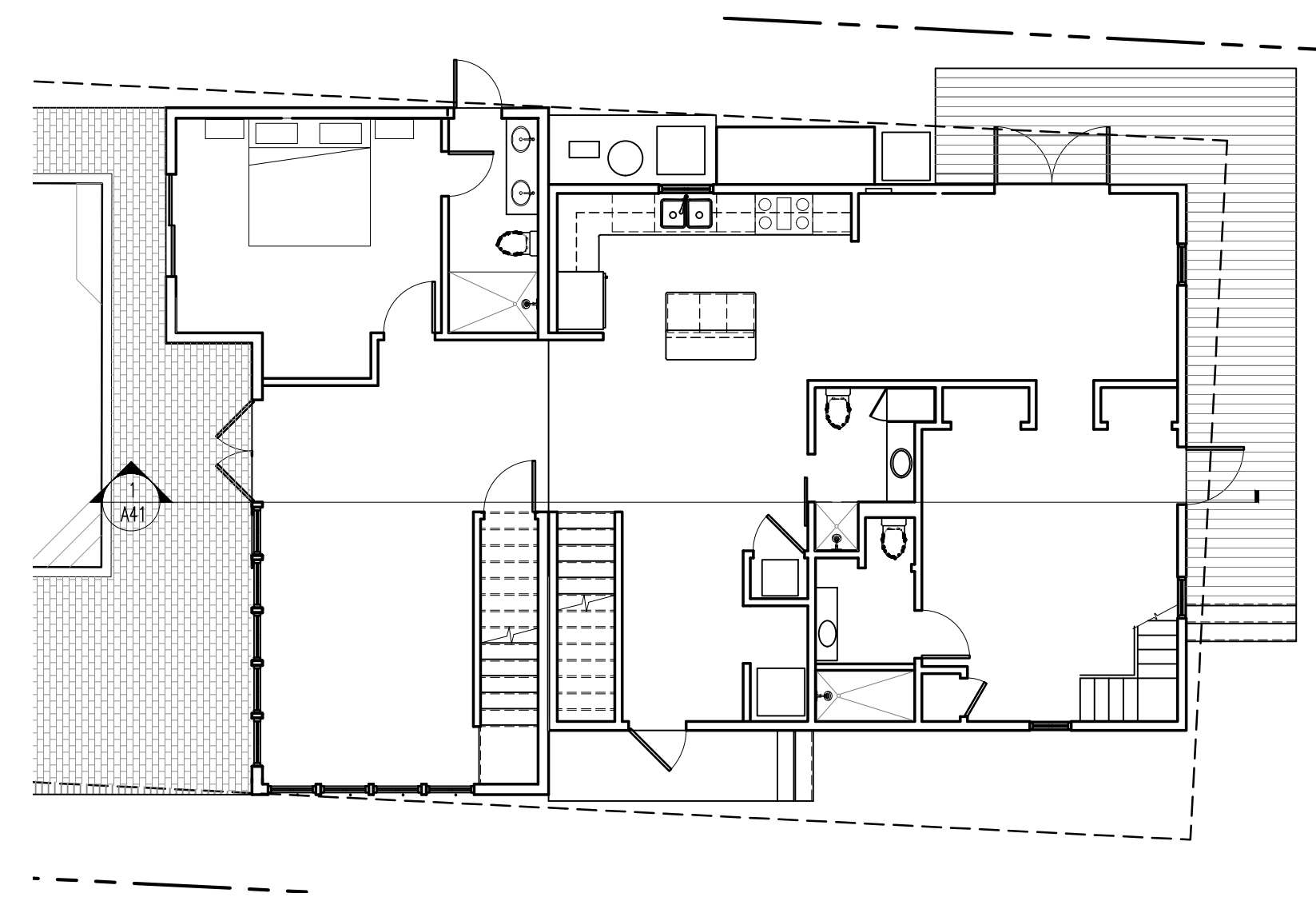
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Date: - OCTOBER 13, 2020

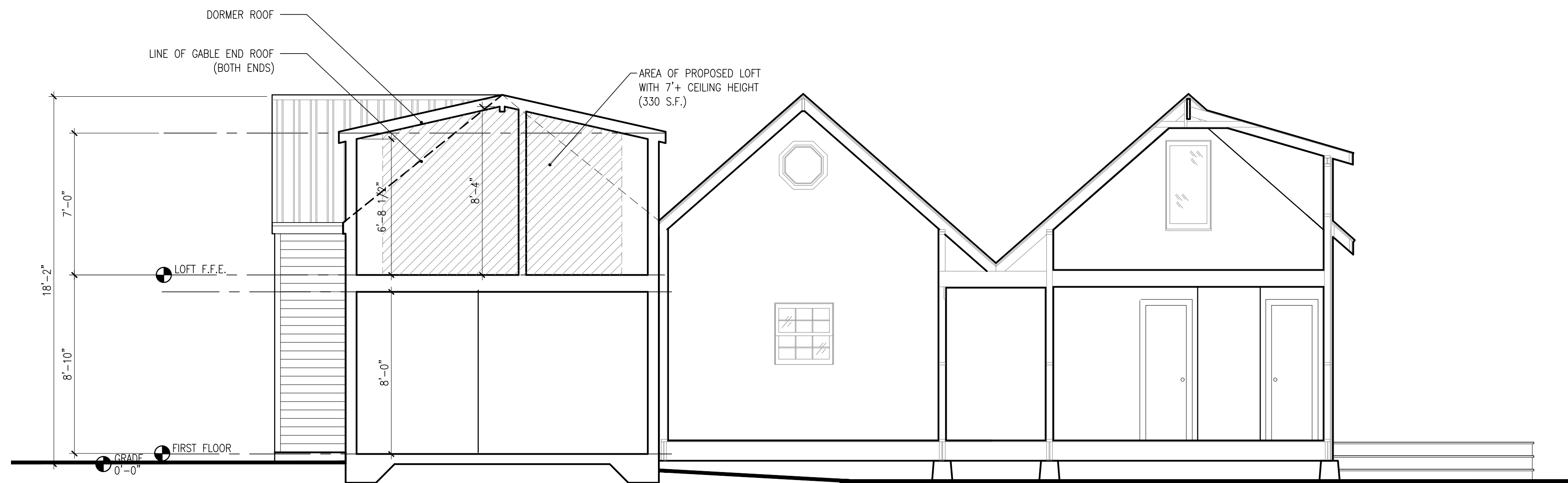
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3
A4.1
LOFT PLAN - ADDITION
SCALE: 1/8"=1'-0"



2
A4.1
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



1
A4.1
BUILDING SECTION
SCALE: 1/4"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., October 28, 2020**. In order 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: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

NEW ONE-STORY REAR ADDITION. NEW POOL AND SITE IMPROVEMENTS.

#818 EATON STREET

Applicant – William Shepler, Architect Application #H2020-0034

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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



qPublic.net™

Monroe County, FL

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 00005800-000000
Account# 1006025
Property ID 1006025
Millage Group 10KW
Location 818 EATON St, KEY WEST
Address
Legal KW PT LOT 2 SQR 34 G9-581 OR609-133 OR617-259 OR650-142 OR991-833/834 OR991-835/836Q/C OR1373- 1067/68 OR1373-1069/70Q/C OR1396-915/917Q/C OR1554-2194/95Q/C OR2007-803/804 OR2092-33/34 OR2095-1294/96Q/C OR2433-436/43E OR2433-444/51E OR2433-452/59E OR2769-1821/1832(AGREE)
Description (Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

DICKSTEIN ERIC
 4 Lopez Ln
 Key West FL 33040

BERDUGO RONIT
 19 Cypress Ave
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$124,927	\$103,177	\$105,965	\$108,754
+ Market Misc Value	\$5,829	\$6,037	\$6,245	\$6,452
+ Market Land Value	\$649,221	\$589,377	\$536,786	\$536,786
= Just Market Value	\$779,977	\$698,591	\$648,996	\$651,992
= Total Assessed Value	\$573,434	\$560,542	\$550,091	\$651,992
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$548,434	\$535,542	\$525,091	\$651,992

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	4,369.80	Square Foot	0	0

Buildings

Building ID 370
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1136
Finished Sq Ft 896
Stories 2 Floor
Condition GOOD
Perimeter 120
Functional Obs 0
Economic Obs 0
Depreciation % 18
Interior Walls WALL BD/WD WAL
Exterior Walls ABOVE AVERAGE WOOD
Year Built 1905
EffectiveYearBuilt 2005
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 1
Full Bathrooms 1
Half Bathrooms 0
Grade 500
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLF	5 SIDED SECT	492	492	0
FAT	FINISHED ATTIC	240	0	0
FLA	FLOOR LIV AREA	404	404	0
TOTAL		1,136	896	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2010	2011	1	270 SF	2
WOOD DECK	2010	2011	1	408 SF	2

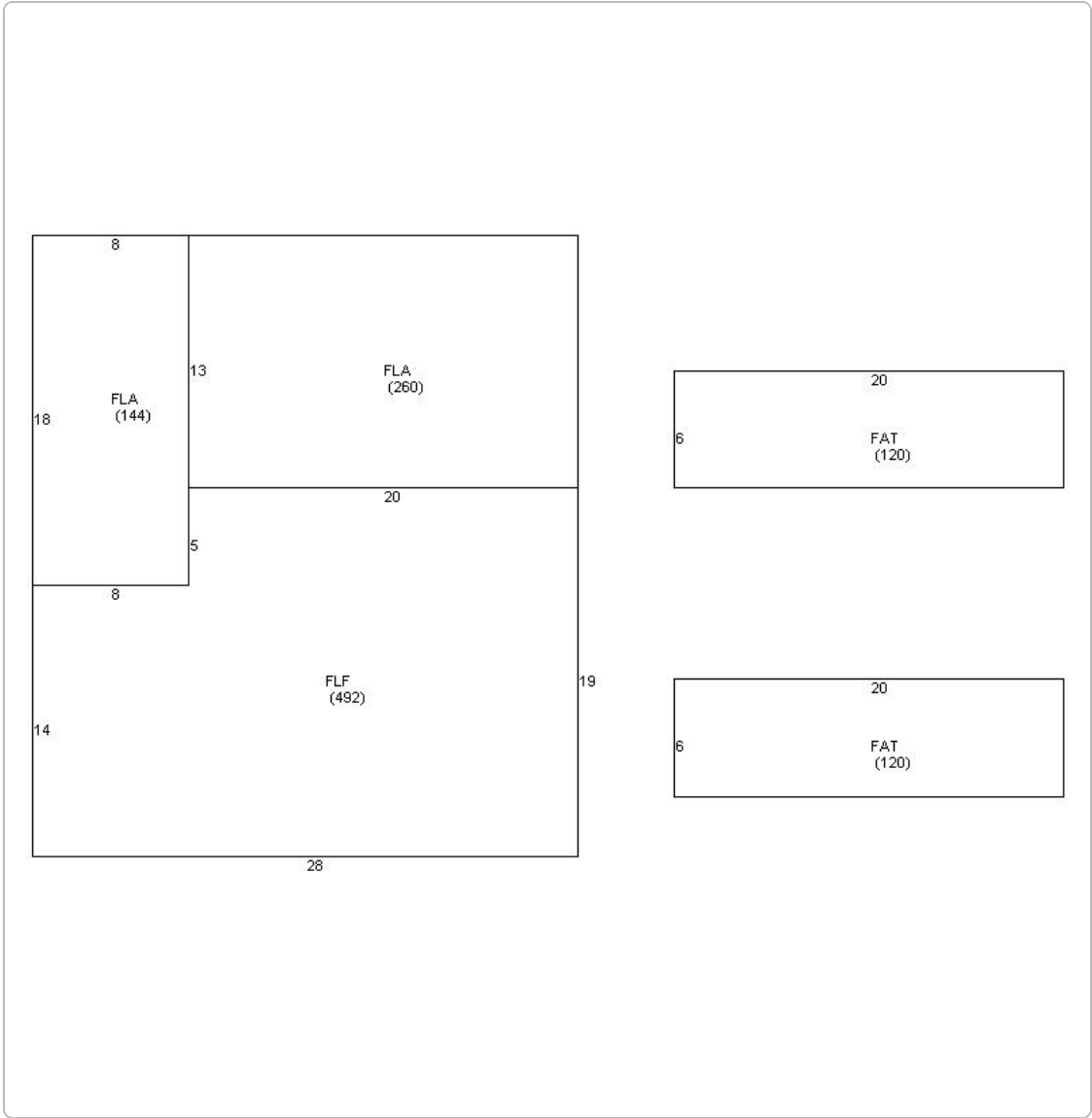
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/28/2005	\$800,000	Warranty Deed		2092	33	Q - Qualified	Improved
9/1/1995	\$295,000	Warranty Deed		1373	1067	M - Unqualified	Improved
10/1/1986	\$175,000	Warranty Deed		991	833	M - Unqualified	Improved

Permits

Number ◆	Date Issued ◆	Date Completed ◆	Amount ◆	Permit Type ◆	Notes ◆
10-0432	2/12/2010	2/17/2011	\$4,000		INSTALL WOOD PICKET FENCW 45x6
07-0742	3/9/2007	3/9/2009	\$25,500	Residential	INSTALL IN GROUND GUNITE POOL=10'x20' AFTER THE FACT
05-1749	5/17/2005	11/14/2005	\$2,500	Residential	INSTALL NEW VALLEY IN ROOF
B95-3525	11/1/1995	4/1/1996	\$25,000	Residential	RENOVATIONS
B95-4018	11/1/1995	4/1/1996	\$500	Residential	ROOF
E95-3527	10/1/1995	4/1/1996	\$4,000	Residential	ALTERATIONS BY INSPECTOR
P95-3526	10/1/1995	4/1/1996	\$2,500	Residential	PLUMBING

View Tax Info
[View Taxes for this Parcel](#)
Sketches (click to enlarge)



Photos



2020 TRIM Notice(PDF)

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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