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**Historic Architectural Review Commission**  
**Staff Report for Item 20**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** April 26, 2016

**Applicant:** Robert Delaune

**Application Number:** H16-03-0019

**Address:** #1415 Alberta Street

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**Description of Work**

New lanai with gable roof. Changes of window's configurations. Additions to railings on roof decks. New mechanical equipment on roof.

**Site Facts**

The building in review is not listed in the surveys. The unique historic house was built in 1963 and it is referred as the Pagoda or Chinese house. The house is a one-story structure with two distinctive roofs that dominates the streetscape. The smallest of the roof is perpendicular to Alberta Street, while the largest roof is parallel to the street. The access to the interior of the largest roof is through the roof deck. Some modifications have been done to the house, including changes to the roof end windows, enclosure of the garage (which was under the smaller roof), and the flat roof lanai.

**Guidelines Cited on Review**

- Roofing (page 26), specifically last sentence of first paragraph.
- Windows (page 29-30), specifically guideline 4.
- Additions, alterations and new construction (pages 36-38a), specifically guidelines 3, and 6 of page 37.

### **Staff Analysis**

The Certificate of Appropriateness in review is for the replacement of an existing cbs lanai with a flat roof. The new design proposes a new lanai that will have a gable roof, parallel to the large roof of the existing house. Although the new gable roof will be lower in height than the existing roofs, it will still be visible from Washington Street. The design also includes the replacement of the roof deck railings with metal cable railings and replacement of gable end facing Alberta Street with board and batten design, to replace the glazing treatment. On the large roof, the plan includes the replacement of the existing glazing end, facing Washington Street, with new impact resistant glass with frame.

The plan also includes the replacement of the main doors facing Alberta Street with similar doors from the 1968 photograph. A/c units will be installed in the roof as well as a new roof decking.

### **Consistency with Guidelines**

This is a unique house in the historic district. It cannot be compared to any other structure in the island. It is staff's opinion that the proposed modifications and changes are consistent with the guidelines, with the exception of the new lanai with a gable roof and the installation of the air conditioning units on the roof. It is staff's opinion that the gable roof will detract from the clean horizontal lines that surrounds the two magnificent roofs. Washington Street is a wide street and the roofline of the house is exposed. Staff opines that the air conditioning units over stands and ducts will also be visible from Washington Street. The new proposed elements are not compatible with the characteristics of the original structure; the mechanical equipment and the new gable roof will drastically change the roofline of the house. The proposed railings, by the other hand, will be imperceptible due to the materials and design.

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER <b>16-003000F</b>		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT		
		<b>AEU</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> %		

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

<b>1415 ALBERTA STREET</b>		# OF UNITS
<b>00037590-000000</b>		
<b>JAMES &amp; SUSAN CACUNIO</b>		PHONE NUMBER
<b>1415 ALBERTA STREET</b>		EMAIL
<b>FOGARTY BUILDER</b>		PHONE NUMBER
<b>CHRIS FOGARTY</b>		EMAIL
<b>BOB DELAUNE, ARCHITECT</b>		PHONE NUMBER
<b>ROBERT L. DELAUNE ARCHT. PA</b>		EMAIL
<b>109 EAZA ST. SUITE 1, KEY WEST, FL 33040</b>		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☐ YES ☒ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE: <input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**RENOVATE EXISTING HOUSE, DEMO EXISTING & CONSTRUCT NEW COVERED PORCH (LANAI), ASSOCIATED SITE WORK**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT;	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

## PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☒ ACCESSORY STRUCTURE ☒ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☒ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☒ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☒ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

### SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

A/C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

## PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: ☐ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
EXT. DOORS & WINDOWS	ALUMINUM	ALUMINUM
BIRCH FLOOR / POA DECK	CONCRETE	STONE

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

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.

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**OR THAT THE BUILDING OR STRUCTURE;**

- (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.

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- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

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- (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.

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- (d) Is not the site of a historic event with a significant effect upon society.

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- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

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- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

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- (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.

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- (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.

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- (i) Has not yielded, and is not likely to yield, information important in history.

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**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



(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.

(a) A complete construction plan for the site is included in this application

\_\_\_\_\_ Yes Number of pages and date on plans \_\_\_\_\_

\_\_\_\_\_ No Reason \_\_\_\_\_

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THE PART WHICH IS PROPOSED FOR DEMOLITION WAS BUILT AFTER 1982 AND IS OUT OF CHARACTER WITH THE ORIGINAL STRUCTURE AND THE NEIGHBORHOOD.

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

THE STRUCTURE PROPOSED FOR DEMOLITION WAS NOT A PART OF ANY HISTORIC RELATIONSHIP BETWEEN BUILDINGS 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.

THE STRUCTURE PROPOSED FOR DEMOLITION IS AN INAPPROPRIATE LATER ADDITION.

(4) Removing buildings or structures that would otherwise qualify as contributing.

THE STRUCTURE PROPOSED FOR DEMOLITION WOULD NOT ~~BE~~ OTHERWISE QUALIFY AS CONTRIBUTING.



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 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 there will be a final inspection 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:

4/6/2016 James C Cacciavio  
DATE AND PRINT NAME:

OFFICE USE ONLY

BUILDING DESCRIPTION:

☐ Contributing    Year built \_\_\_\_\_    Style \_\_\_\_\_    Listed in the NRHP \_\_\_\_\_    Year \_\_\_\_\_  
☐ Not listed    Year built \_\_\_\_\_    Comments \_\_\_\_\_

☐ Reviewed by Staff on \_\_\_\_\_

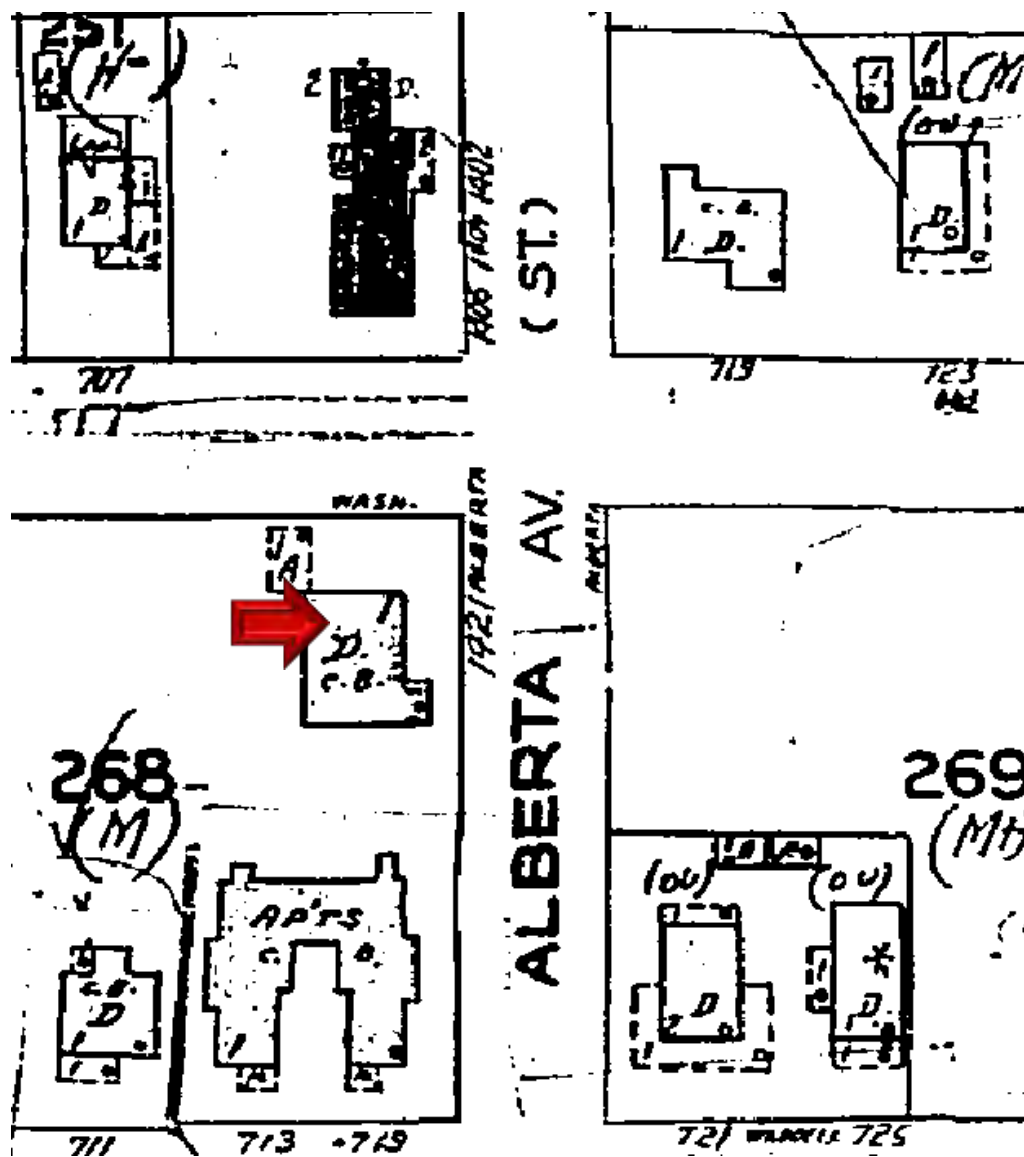
☐ Notice of hearing posted \_\_\_\_\_

First reading meeting date \_\_\_\_\_

Second Reading meeting date \_\_\_\_\_

TWO YEAR EXPIRATION DATE \_\_\_\_\_

Staff Comments



#1415 Alberta Street Sanborn map 1962



**#1415 Alberta Street circa 1970 Monroe County Library**



1415 ALBERTA VIEW FROM SOUTHWEST





1415 ALPERTA - VIEW FROM WEST





1415 ALBERTA - VIEW FROM NORTHWEST





1415 ALBERTA - VIEW FROM NORTH



1415 ALBERTA - VIEW OF NORTH GABLE  
FROM POOL DECK





1415 ALBERTA - VIEW LOOKING SOUTHWEST  
FROM POOL DECK



1415 ALBERTA - ENTRY STRUCTURE AT  
NORTHEAST CORNER (ON  
ALBERTA STREET)

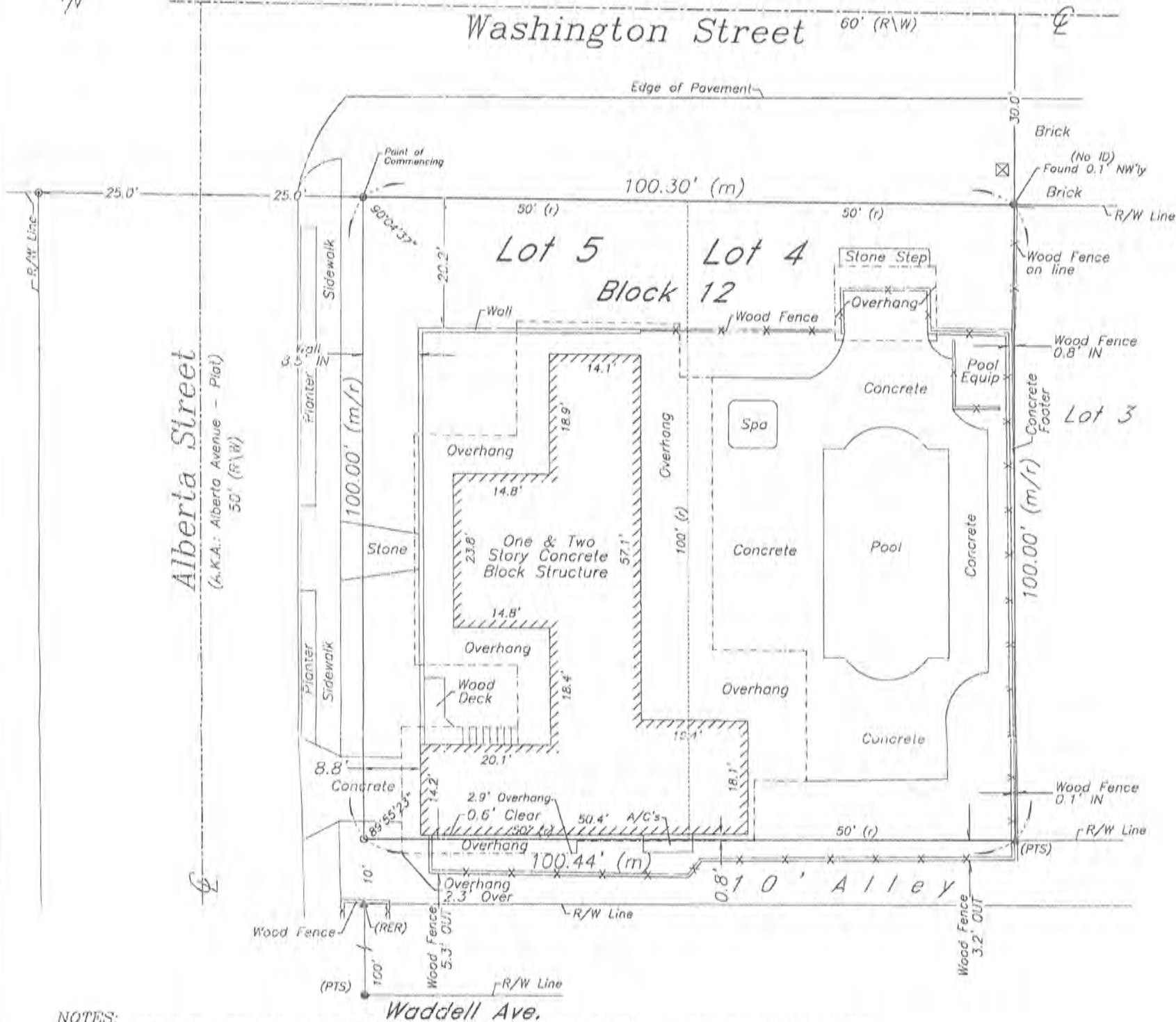


# Boundary Survey Map of Lots 4 & 5, Block 12 Key West Investment Co's Subdivision



## LEGEND

⊙ Found 1/2" Iron Pipe (No ID)	(M/R) Measured & Record
○ Set 3/4" Iron Pipe w/cap (6298)	C.B.S. Concrete Block Structure
● Found 1/2" Iron Rod (No ID)(PTS)	R/W Right of Way
▲ Found Nail & Disc (PTS)(RER)	CLF Chain Link Fence
△ Set Nail & Disc (6298)	⊕ Centerline
(M) Measured	⊗ Wood Utility Pole
(R) Record	⊠ Concrete Utility Pole



### NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1415 Alberta Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: July 14, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West and known as Lots 4 and 5, in Block 12, of Tract 17, as shown on the Plat of the KEY WEST INVESTMENT CO.'S SUBDIVISION of part of Tract 17, duly recorded in Plat Book 1, at Page 89 of the Public Records of Monroe County, Florida, which lots are bounded and described as follows:  
**COMMENCING** at the corner of Washington Street and Alberta Avenue and running thence along Washington Street in a Northeasterly direction 100 feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Southwesterly direction 100 feet; thence at right angles in a Northwesterly direction 100 feet to the place of beginning.

**BOUNDARY SURVEY FOR:** Leslie K. Holst & Ellen Regan Holst, joint tenants  
 with right of survivorship;  
 Stones & Cardenas;  
 Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
 Florida Reg. #6298

July 19, 2012

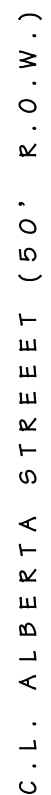
THIS SURVEY  
 IS NOT  
 ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
 PSM #6298

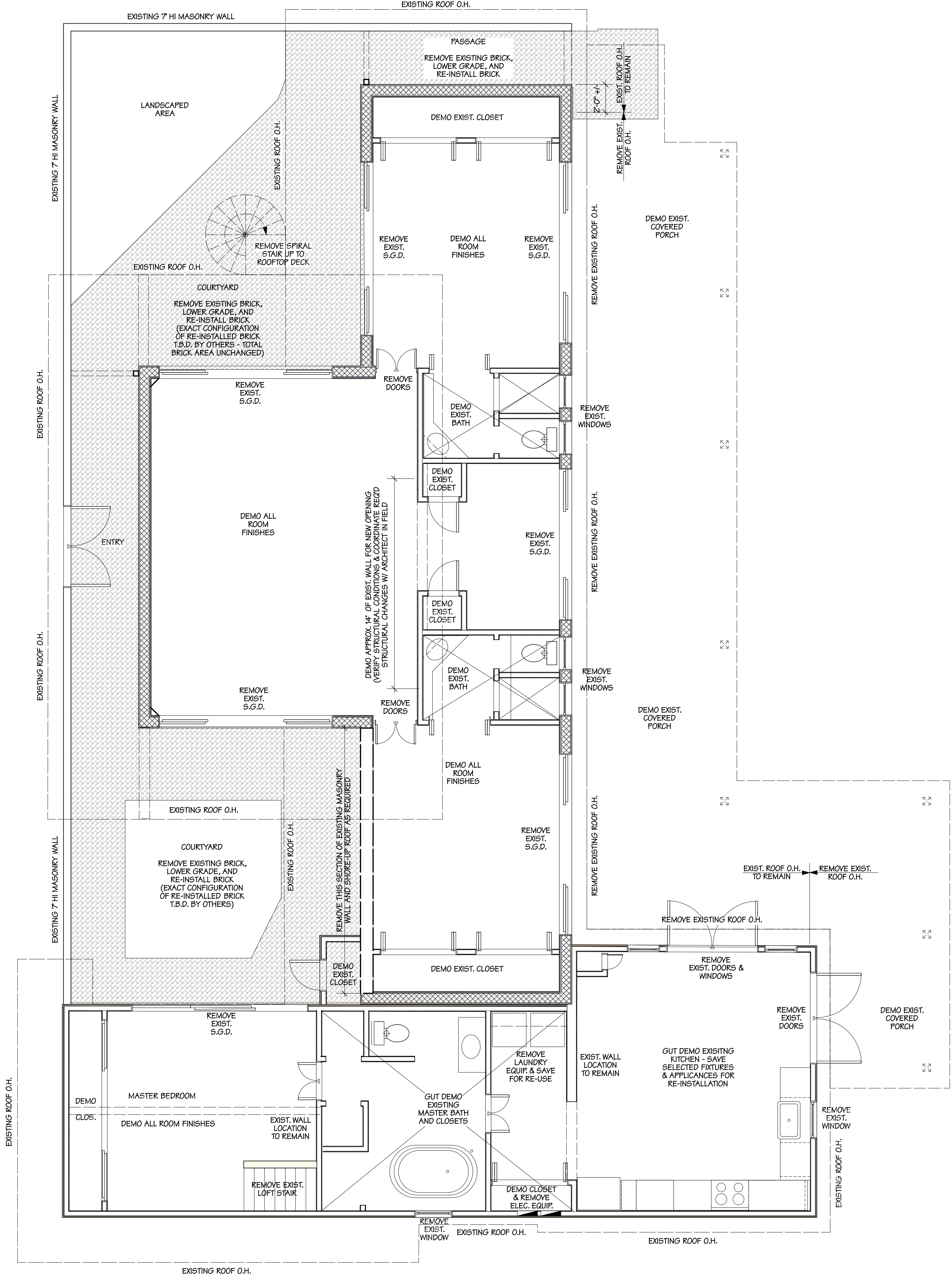
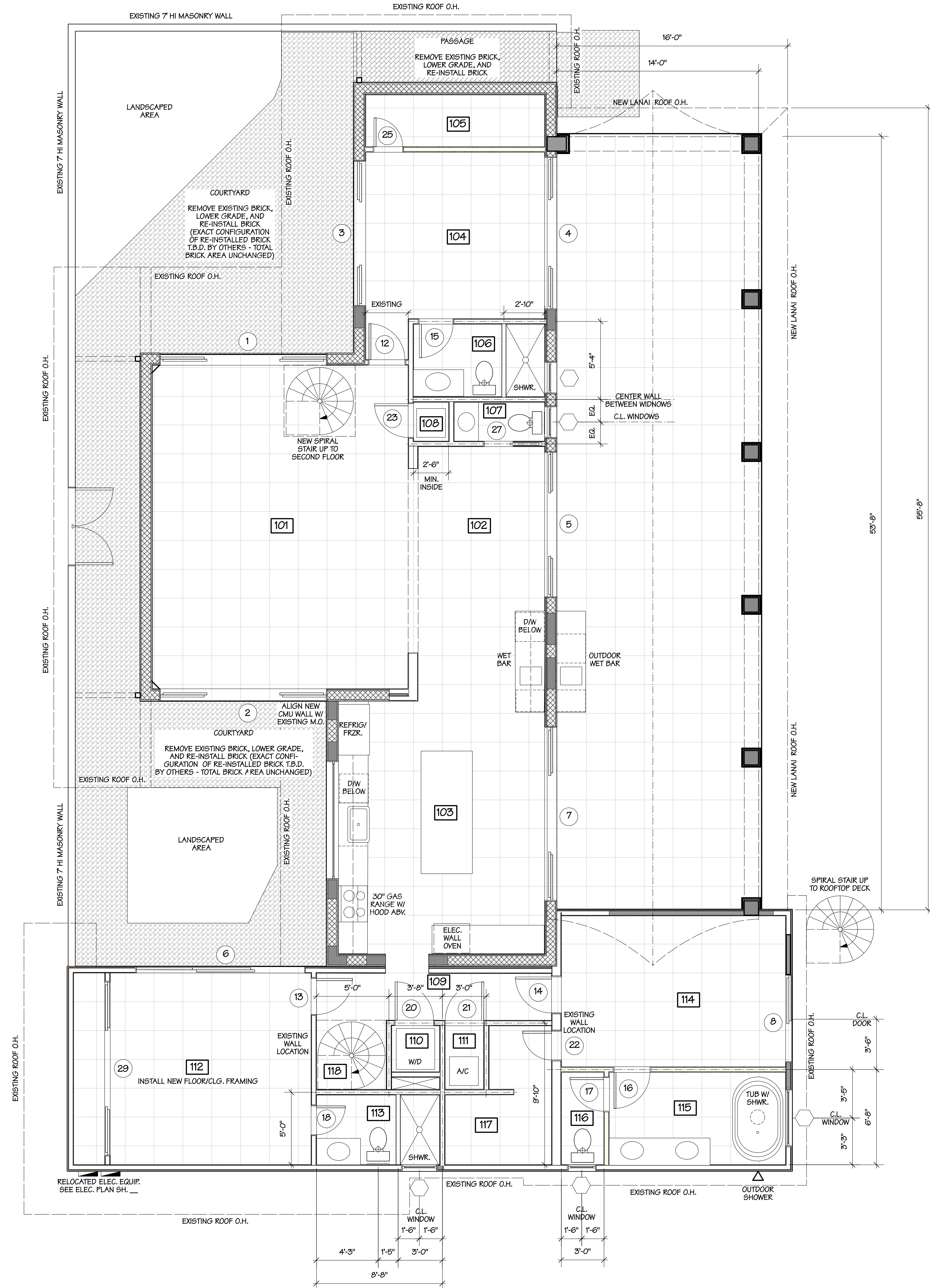
3430 Duck Ave., Key West, FL 33040  
 (305) 296-7422 FAX (305) 296-2244



ALL BUILDING SETBACKS ARE UNCHANGED WITH THIS APPLICATION.  
BUILDING HEIGHT IS UNCHANGED WITH THIS APPLICATION.  
NO INCREASE IN IMPERVIOUS COVERAGE IS PROPOSED; THEREFORE, NO  
NEW DRAINAGE STRUCTURES ARE REQUIRED.

**Robert L. Delaune, Architect, p.a.**  
619 Eaton Street, Suite 1, Key West, FL 33040  
ph/fax: (305) 293-0364 FL Lic. #AA0003594

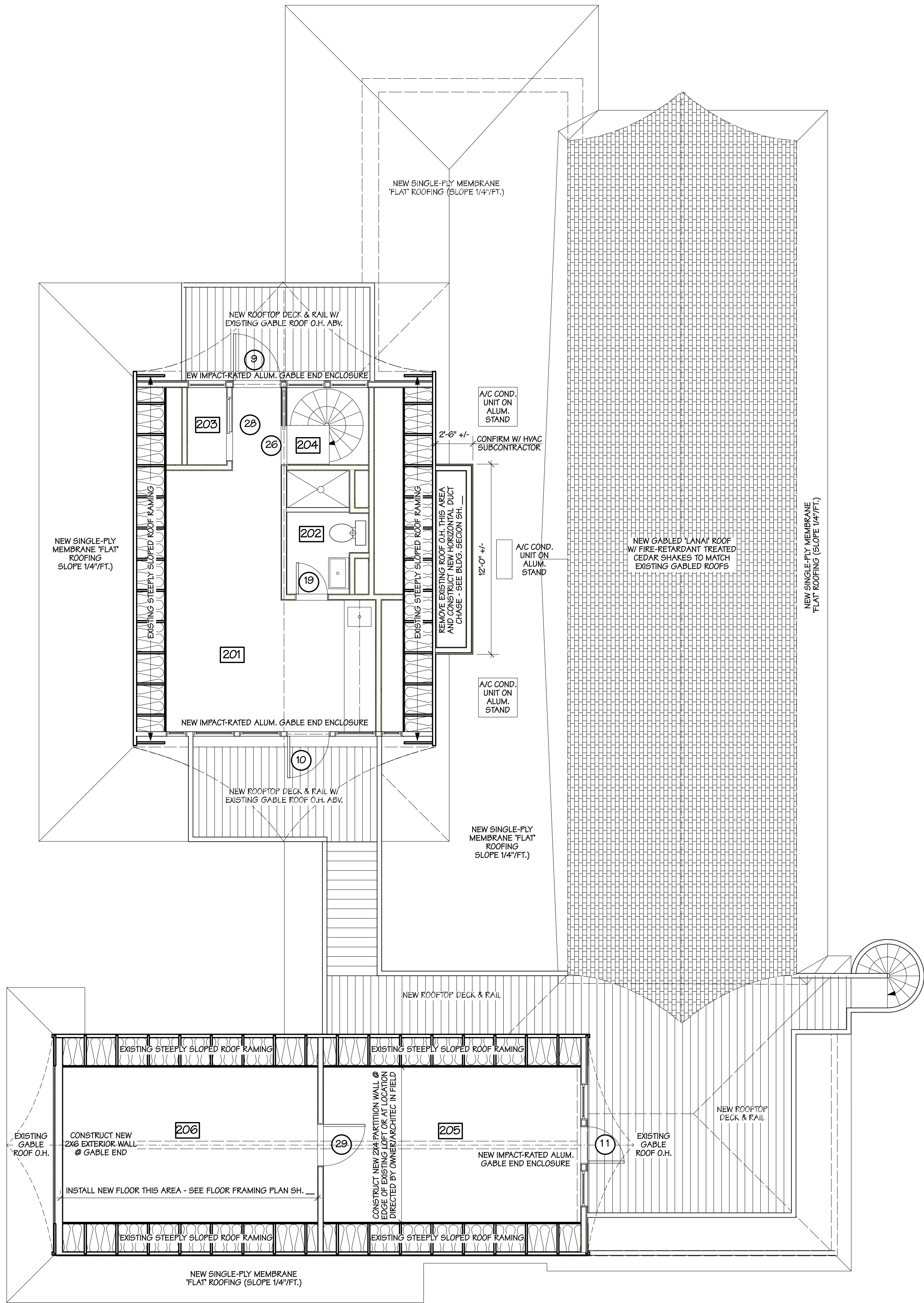




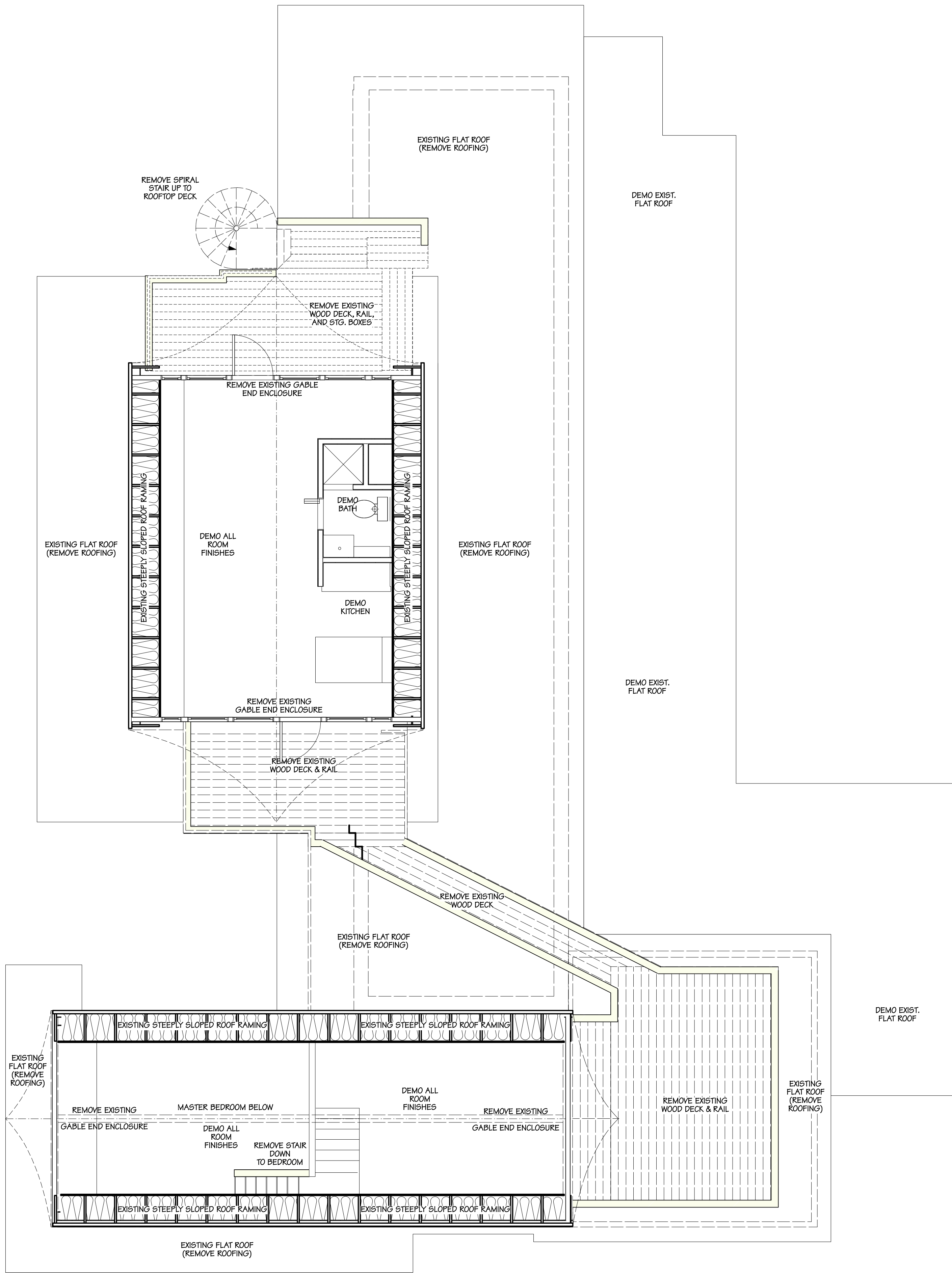
**Robert L. Delaune, Architect, p.a.**  
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ph/fax: (305) 293-0364 FL Lic. #AA0003594

renovations & additions to  
1415 ALBERTA STREET  
KEY WEST, FLORIDA





PROPOSED SECOND FLOOR / LOWER ROOFS PLAN  
scale: 1/4"=1'-0"



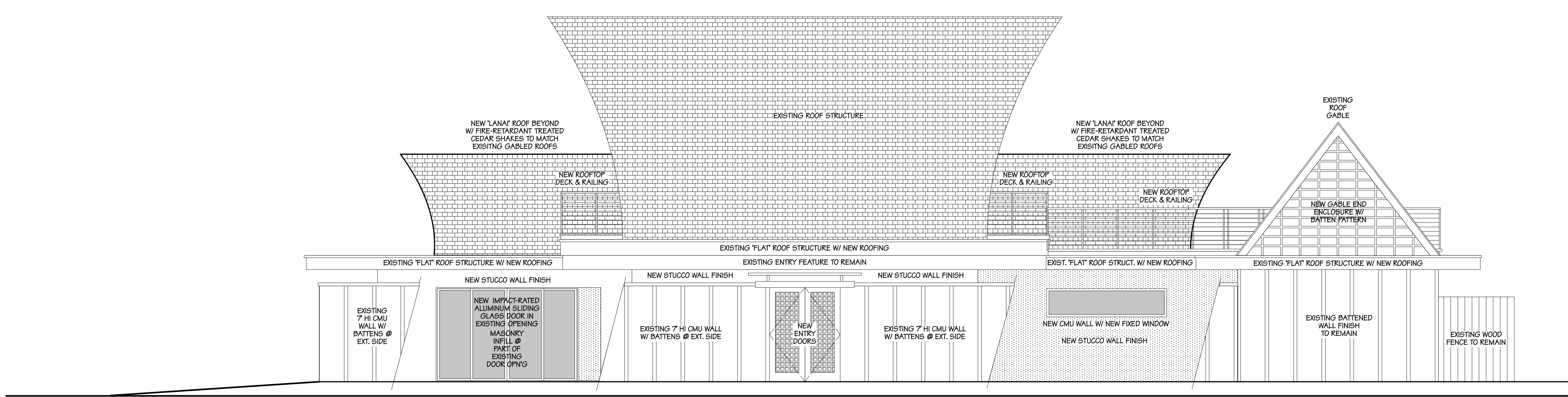
EXISTING SECOND FLOOR PLAN  
scale: 1/4"=1'-0"

**Robert L. Delaune, Architect, p.a.**  
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ph/fax: (305) 293-0364 FL Lic. #AA00003594

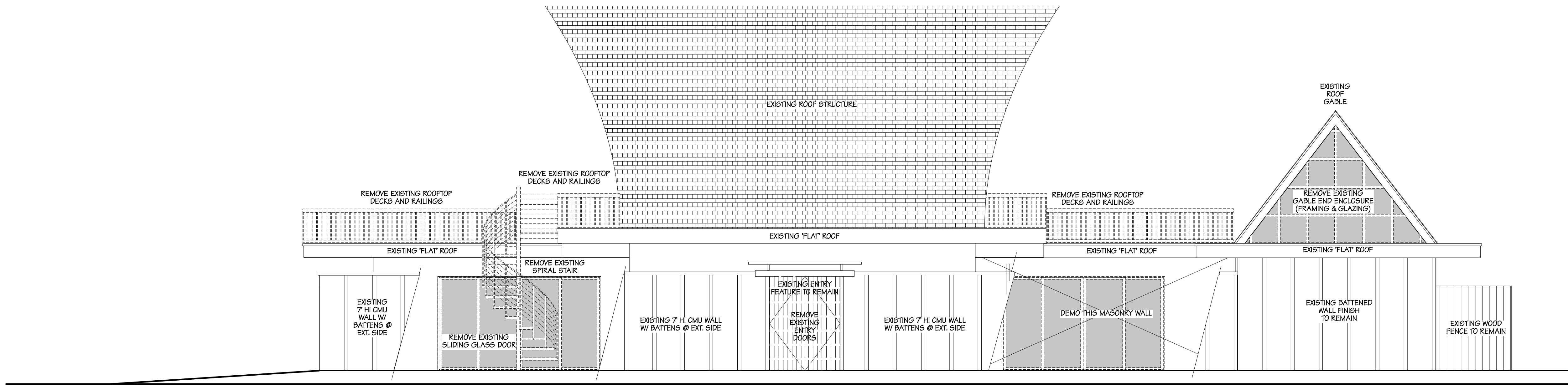
renovations & additions to  
**1415 ALBERTA STREET**  
**KEY WEST, FLORIDA**

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of

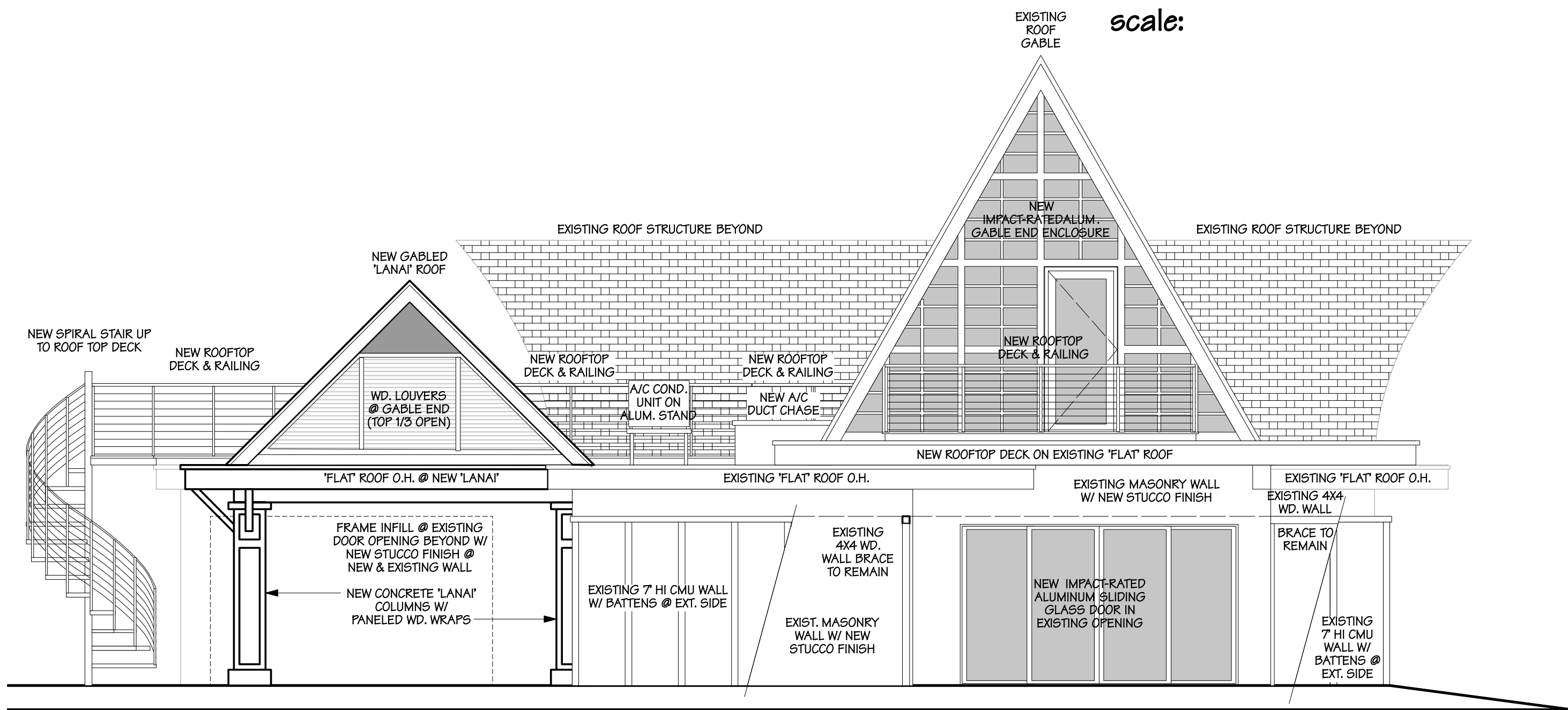
4 APRIL 2016



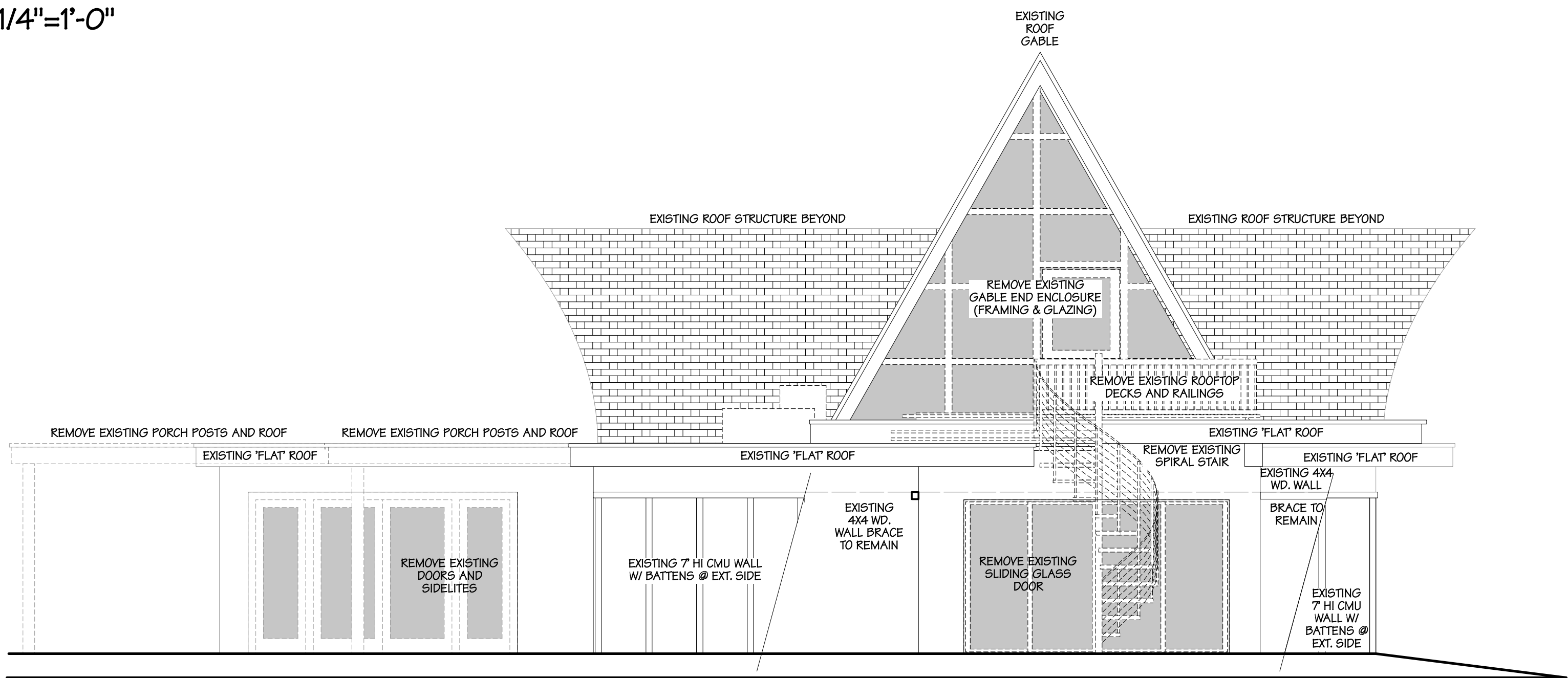
PROPOSED WEST ELEVATION  
scale: 1/4"=1'-0"



EXISTING WEST ELEVATION WITH DEMOLITION  
scale: 1/4"=1'-0"



PROPOSED NORTH ELEVATION  
scale: 1/4"=1'-0"



EXISTING NORTH ELEVATION WITH DEMOLITION  
scale: 1/4"=1'-0"

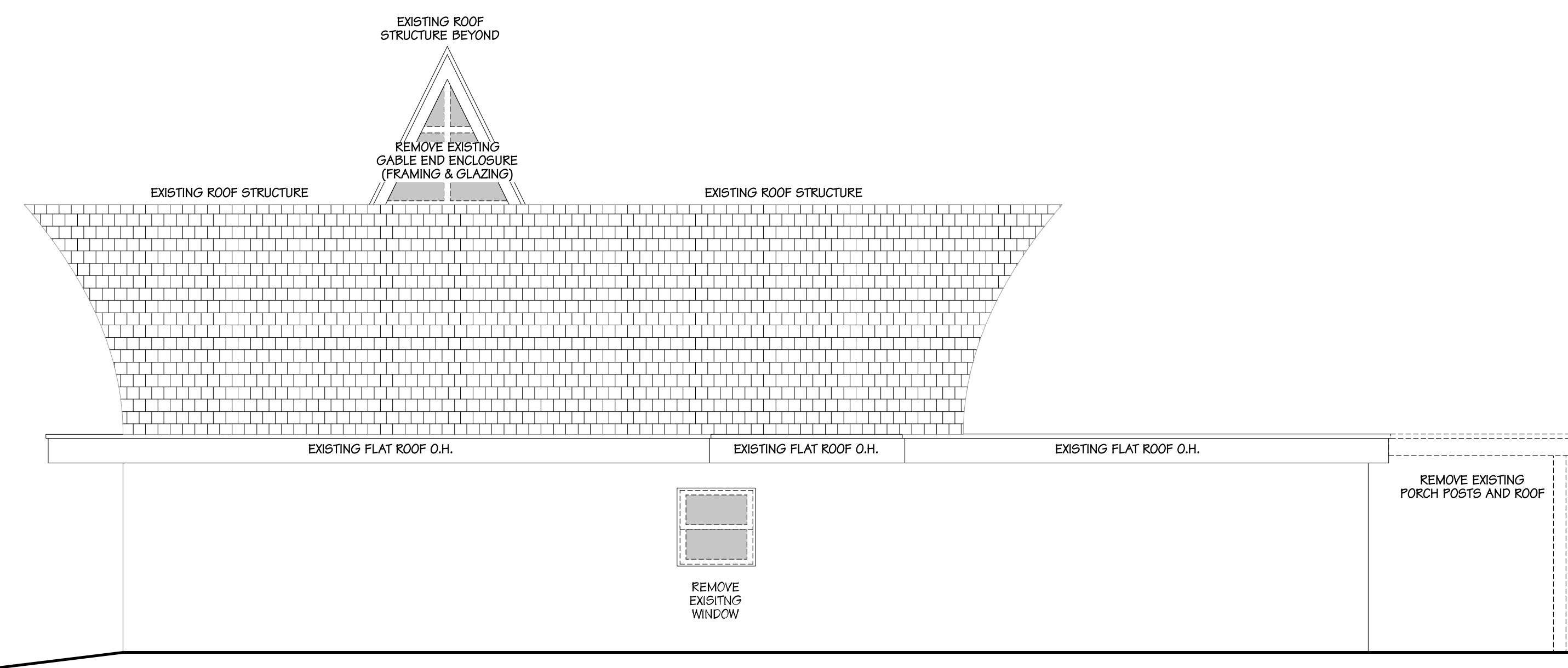
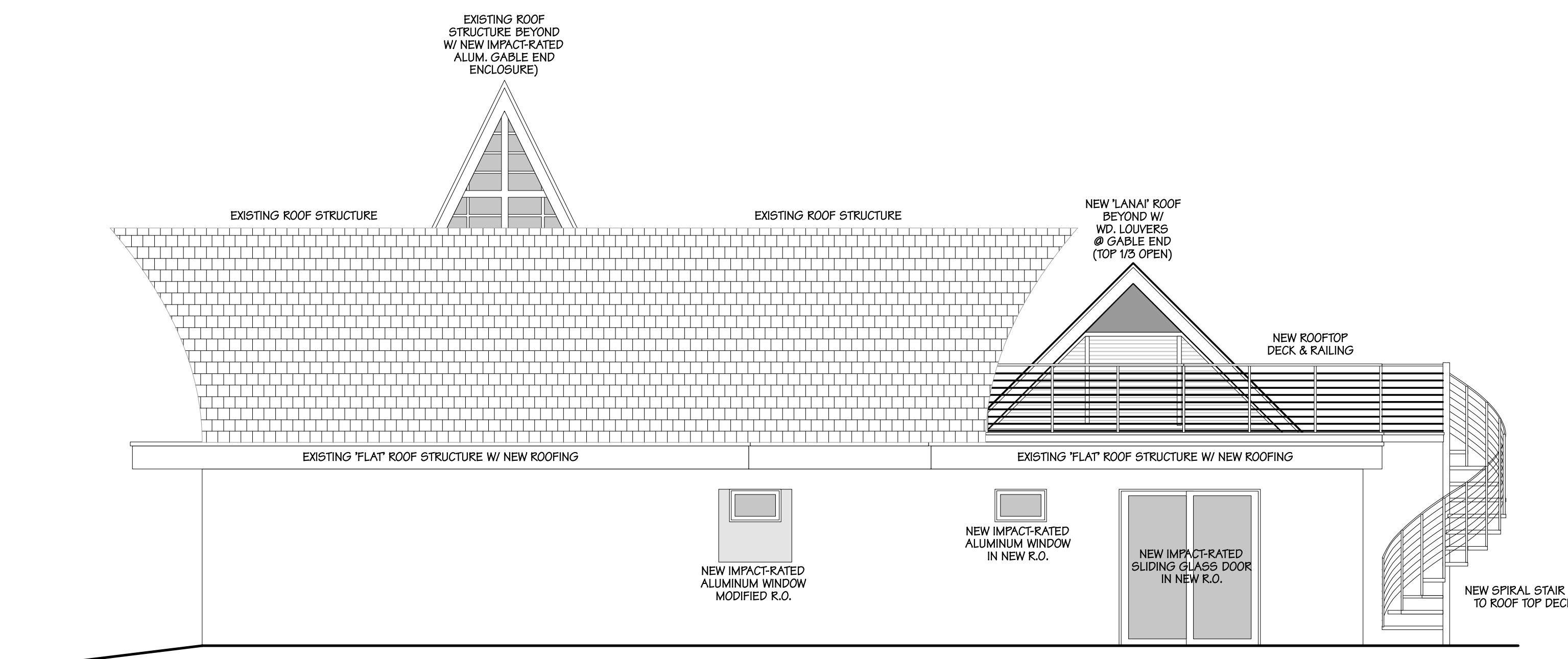
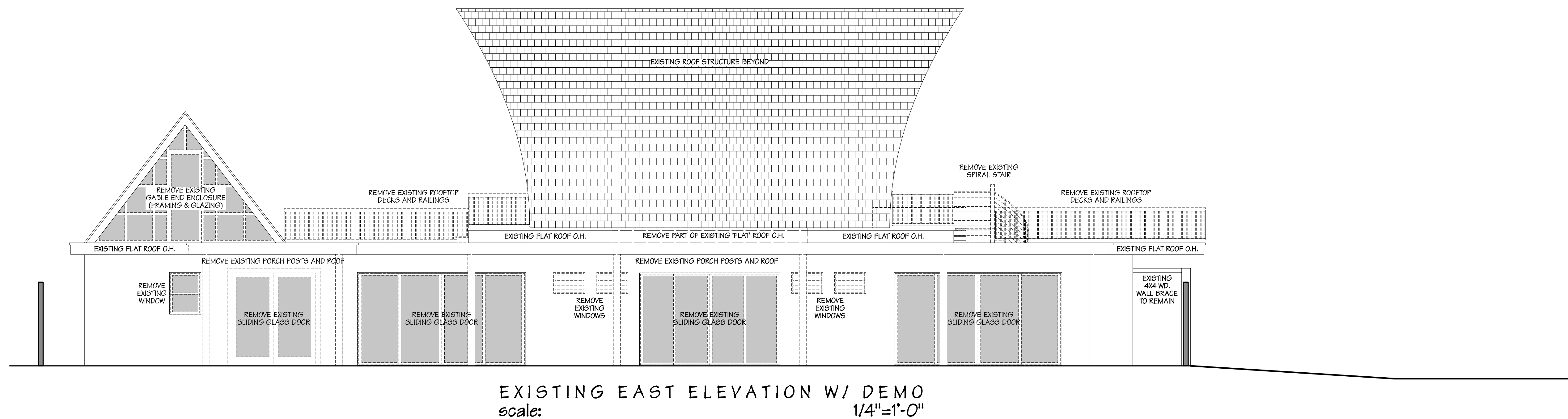
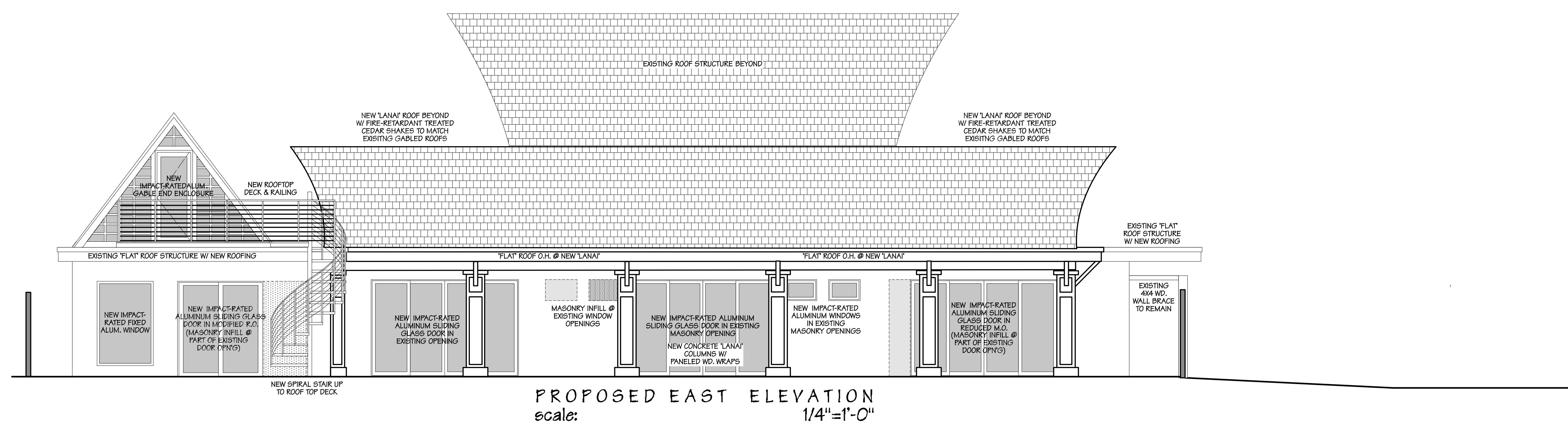
renovations & additions to  
1415 ALBERTA STREET  
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.  
619 Eaton Street, Suite 1, Key West, FL 33040  
ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet  
4  
of  
5

1 APRIL 2016





renovations & additions to  
1415 ALBERTA STREET  
KEY WEST, FLORIDA

**Robert L. Delaune, Architect, p.a.**  
619 Eaton Street, Suite 1, Key West, FL 33040  
ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet  
5  
of  
5

1 APRIL 2016



1415 ALBERTA STREET

IMAGE OF PROPOSED WOOD-WRAPPED  
CONCRETE COLUMNS & BEAMS  
(TAKEN FROM 4 HIBISCUS LANE)

NOTE: TEAK WOOD SHOWN IN PHOTO;  
SAPELE MAHOGANY IS PROPOSED  
FOR 1415 ALBERTA STREET

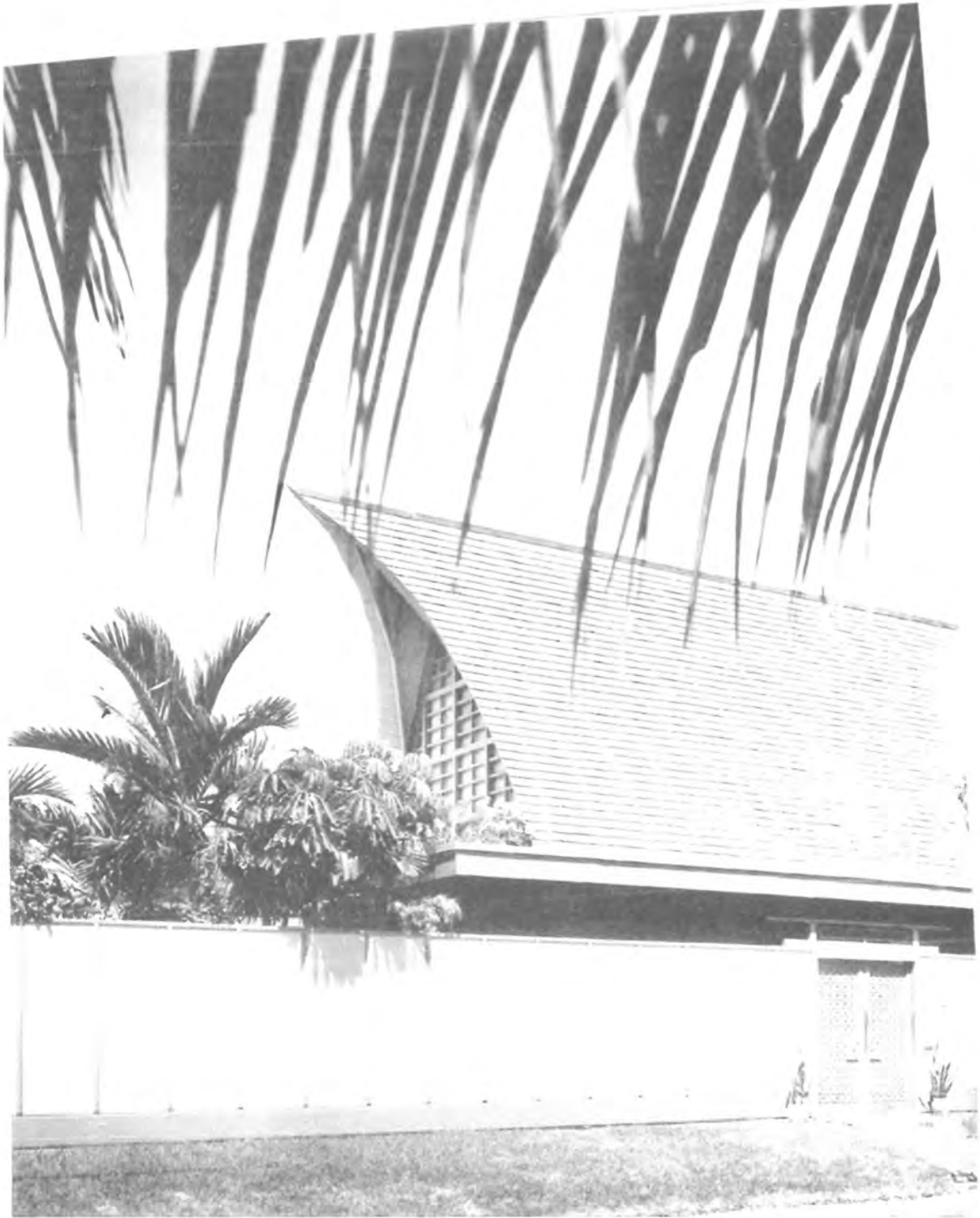




1415 ALBERTA

PHOTO SHOWING DESIGN OF PROPOSED  
NEW ROOFTOP DECK RAIL





18

1415 ALBERTA  
1968 PHOTO SHOWING ORIGINAL ENTRY DOORS  
(PROPOSED NEW DOORS TO APPROXIMATELY MATCH)

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at **5:30 p.m., April 26, 2016 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW LANAI WITH GABLE ROOF. CHANGES OF WINDOW'S CONFIGURATIONS.ADDITION OF RAILINGS ON ROOF DECKS. NEW MECHANICAL EQUIPMENT ON ROOF. DEMOLITION OF EXISTING FLAT ROOF LANAI. DEMOLITION OF SHED.**

**FOR- #1415 ALBERTA STREET**

**Applicant – Robert Delaune**

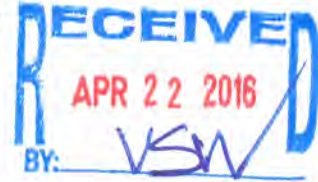
**Application #H16-03-0019**

**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 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT



STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ROBERT DELAUNE, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

1415 ALBERTA STREET on the  
21ST day of APRIL, 2016.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on APRIL 20, 2016.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is 446-03-0019.

2. A photograph of that legal notice posted in the property is attached hereto.

## Signed Name of Affiant:

Robert Delaune  
Date: 4/22/16  
Address: 119 EATON ST  
City: KEY WEST  
State, Zip: FL 3304

The forgoing instrument was acknowledged before me on this 22 day of April, 2016.

By (Print name of Affiant) Robert Delaune who is  
personally known to me or has produced D45D 772 57 2300 as  
identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: Leigh A. Steckly  
Print Name: Leigh A. Steckly  
Notary Public - State of Florida (seal)  
My Commission Expires: 2018





Entrance

*Thank You! - Gracias! - Merci Beaucoup!*

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FOR - #1415 ALBERTA STREET

Applicant - Robert Delaune

Application #H16-03-0019

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**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

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

**Alternate Key: 1038334 Parcel ID: 00037590-000000**

### Ownership Details

**Mailing Address:**

CACCIVIO JAMES C JR AND SUSAN C  
65 MAOLIS RD  
NAHANT, MA 01908-1339

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable  
Housing:** No

**Section-  
Township-Range:** 05-68-25

**Property  
Location:** 1415 ALBERTA ST KEY WEST

**Subdivision:** Key West Investment Co's Sub

**Legal** KW KW INVESTMENT CO SUB PB1-69 LOTS 4 AND 5 SQR 12 TR 17 OR263-453 OR318-410/11 OR510-569

**Description:** OR547-820 OR560-62D/C OR656-844 OR711-889 OR797-1083 OR797-1091 OR920-1041 OR997-1509  
OR1325-2416 OR2581-1997/98 OR2743-86/87

[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	10,000.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0



## Building 1 Details

Quality Grade 650  
Depreciation % 12  
Grnd Floor Area 2.654

Foundation CONCRETE SLAB  
Bedrooms 3

**Extra Features:**

2 Fix Bath	0
3 Fix Bath	3
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	1
Intercom	0
Fireplaces	0
Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA *****	10:HARDIE BD	1	1993	N	Y	0.00	0.00	1,982
2	OPF *****		1	1993	N	Y	0.00	0.00	494
3	OPF *****		1	1993	N	Y	0.00	0.00	736
4	FLA *****	10:HARDIE BD	1	1993	N	Y	0.00	0.00	672
5	FHS *****		1	1979	N	Y	0.00	0.00	476

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	2,450 SF	0	0	1979	1980	2	30
3	PO4:RES POOL	800 SF	0	0	1979	1980	2	50
4	HT2:HOT TUB	1 UT	0	0	1979	1980	2	50
5	PT3:PATIO	2,600 SF	0	0	1979	1980	2	50
6	TK2:TIKI	168 SF	14	12	1991	1992	4	40

## Appraiser Notes

2015-03-27 MLS \$1,995,000 4/4 ONCE IN A LIFETIME OPPORTUNITY TO PURCHASE POLYNESIA, A TROPICAL RETREAT WITH SOARING ROOF LINES INSPIRED BY SOUTH SEA ISLAND STRUCTURES. SITUATED ON A 10,000 SF CORNER LOT IN THE COVETED CASA MARINA DISTRICT. FEATURED IN ARCHITECTURAL DIGEST IN THE WINTER OF 1968. FOUR BEDROOMS AND FOUR BATHS INCLUDING A SEPARATE TREETOP GUEST HOUSE PERFECT FOR SUNSET ENTERTAINMENT. REMARKABLE NEW ITALIAN DESIGNED KITCHEN. UNIQUE GLASS WALLS BRING THE TROPICAL GARDENS IN TO ALL AREAS OF THE RESIDENCE CREATING TRUE INDOOR/OUTDOOR LIVING. HUGE COVERED OUTDOOR LIVING AND ENTERTAINMENT AREA OVERLOOKS THE LUXURIOUS 40' RESORT STYLE POOL AND SPA

(RE3758 COMBINED WITH THIS PARCEL FOR THE 1996 TAX ROLL PER PROPERTY OWNER'S REQUEST 4/1/96 LG

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-3732	10/11/2012	08/26/2013	2,390		REPLACE WATER LINES TO EXISTING KITCHEN ISLAND SINK AND WATER HEATER. INSTALL NEW TOILET, LAVATORY AND TUB IN EXISTING BATHROOM. RUN NEW MAIN WATER LINE FROM FRONT OF HOUSE TO KITCHEN.
1	12-1396/3114	09/12/2012	08/26/2013	9,150		RE-PLASTER EXISTING POOL & SPA. INSTALL POOL SAFETY NET.
1	12-3347	09/13/2012	08/26/2013	700		REMOVE 12 LF OF INTERIOR WALL. INSTALL NEW HEADER & FRAMING W/ TRIM.
1	12-3447	09/20/2012	08/26/2013	29,000		REMOVE 100 SF TILE, REPAIR 100 SF DRYWALL, INSTALL 140 SF TILE, INSTALL NEW VANITY, INSTALL NEW HANDRAIL, INSULATE & DRYWALL 600 SF IN KITCHEN, INSTALL NEW KITCHEN & COUNTERTOPS, DRYWALL 120 SF IN LIVING ROOM.
1	12-3108	08/30/2012	08/26/2013	1,850		INSTALL NEW 200 AMP METER/COMBO. RECONNECT A/C UNITS TO NEW METER/COMBO. RELOCATE POOL PANEL TO MEET CLEARANCES.
1	12-2988	08/17/2012	08/26/2013	8,100		REPAIR APPROX. 14 LF. OF SUPPORT COLUMN & 9 LF OF TIE BEAM
1	12-2921	08/13/2012	08/26/2013	900		REMOVE AND DISPOSE OF 120 SQ FT DECKING , AND ONE EXTERIOR STAIRWAY. REPLACE 30 LN FT EXTERIOR TRIM.
1	12-2939	08/14/2012	08/26/2013	28,700		REMOVE AND REPLACE KITCHEN CABINETS.
1	13-0703	02/26/2013	08/26/2013	2,400	Residential	COMPLETE WIRING OF KITCHEN 7 GFI OUTLETS FOR COUNTER. 1-OUTLET FOR D.W. 1-OUTLET FOR GD 120V OUTLET FOR GAS COOK TOP. 220V OUTLET FOR DOUBLE OVER. 120V OUTLET FOR FRIDGE. 2-LIGHT SWITCHES AND 12 CAN LIGHTS.
	15-2937	07/22/2015	03/17/2016	2,475		REMOVE AND REPLACE APPROX 5 LF OF SOILID WOOD FENCE (OR 20%). PAINT ALL PERIMETER FENCES, GATES & CONCRETE WALLS. APPROX 150 LF OF FENCES PAINTING.



1	B950321	01/01/1995	10/01/1995	2,000	INSTALL SPA EQUIPMENT
1	E950432	02/01/1995	10/01/1995	250	2-1.5 HP MOTORS
1	A953072	09/01/1995	11/01/1995	7,000	20 SQS WOOD SHINGLES
1	9601457	04/01/1996	08/01/1996	11,590	MECHANICAL
1	9601754	04/01/1996	08/01/1996	900	ELECTRIC
1	0102133	06/04/2001	08/12/2002	12,000	REMOVE TILE/REPL WOOD FLO
1	0102353	06/22/2001	08/12/2002	10,000	RENOVATIONS
1	05-2913	07/13/2005	09/23/2005	1,200	EMERGENCY HURRICANE DENNIS REPAIRS 200AMP

## 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
2015	403,619	36,926	749,920	1,190,465	882,125	25,000	857,125
2014	401,692	33,610	543,446	978,748	875,124	25,000	850,124
2013	411,489	34,002	416,700	862,191	862,191	25,000	837,191
2012	416,388	34,045	305,580	756,013	756,013	0	756,013
2011	421,287	34,109	381,975	837,371	837,371	0	837,371
2010	426,185	34,152	643,230	1,103,567	1,103,567	0	1,103,567
2009	473,719	35,677	871,934	1,381,330	705,885	25,000	680,885
2008	435,547	37,181	950,000	1,422,728	705,180	25,000	680,180
2007	578,935	33,167	1,100,000	1,712,102	641,118	25,000	616,118
2006	767,995	34,430	900,000	1,702,425	625,481	25,000	600,481
2005	868,700	35,715	650,000	1,554,415	648,487	25,000	623,487
2004	577,595	36,977	500,000	1,114,572	629,599	25,000	604,599
2003	600,699	38,286	257,500	896,485	617,860	25,000	592,860
2002	620,055	39,566	257,500	917,121	603,379	25,000	578,379
2001	497,749	40,874	257,500	796,123	593,877	25,000	568,877
2000	543,375	44,505	187,500	775,380	576,580	25,000	551,580
1999	470,226	38,756	187,500	696,482	561,422	25,000	536,422
1998	399,374	34,018	187,500	620,892	552,581	25,000	527,581
1997	345,405	30,440	167,500	543,345	543,345	25,000	518,345
1996	291,435	26,568	167,500	485,503	485,503	0	485,503
1995	359,375	23,666	83,750	466,792	466,792	0	466,792
1994	321,392	21,824	83,750	426,967	426,967	0	426,967
1993	257,376	22,521	83,750	363,647	363,647	0	363,647
1992	257,376	23,182	83,750	364,308	364,308	0	364,308
1991	257,376	23,847	83,750	364,973	364,973	0	364,973
1990	257,376	24,541	66,250	348,167	348,167	25,000	323,167
1989	233,978	22,914	62,500	319,392	319,392	25,000	294,392
1988	187,601	17,818	51,250	256,669	256,669	25,000	231,669

1987	185,062	18,293	37,250	240,605	240,605	25,000	215,605
1986	185,991	18,746	36,000	240,737	240,737	25,000	215,737
1985	169,541	19,200	23,950	212,691	212,691	25,000	187,691
1984	64,019	14,558	23,950	102,527	102,527	25,000	77,527
1983	64,019	14,558	23,950	102,527	102,527	25,000	77,527
1982	65,110	14,558	23,200	102,868	102,868	0	102,868

## 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
5/28/2015	2743 / 86	1,900,000	WD *****	01 *****
7/20/2012	2581 / 1997	840,000	WD *****	37 *****
10/1/1994	1325 / 2416	495,000	WD *****	M *****
8/1/1984	920 / 1041	350,000	WD *****	M *****

This page has been visited 34,211 times.

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