

Staff Report

- 5 Removal of rear staircase on the right side of property. No build back -
**#805 Baptist Lane/ #805 Patone Street, Conquering Lion
Construction (H11-01-1028)**

The building located on #805 Baptist Lane- #805 Patone Street is not listed in the surveys. The two story apartment structure is depicted in the 1948 and 1962 Sanborn maps. The applicant is proposing the removal of one exterior staircase located on the back of the house, which faces Petronia Street. No build back is proposed. Railings will be installed to secure the second floor back porch. At the moment of this staff report the stair was already removed. On September 13, 2011 the Commission approved the first reading for the requested demolition. On September 27 the Commission postponed the second reading review due to lack of quorum.

Staff understands that the request to remove an exterior staircase constitutes demolition. The criteria when reviewing a Certificate of Appropriateness that request demolition in under Sec. 102-218 of the LDR's;

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

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).

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

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

This is an after the fact application.

Application



CITY OF KEY WEST BUILDING DEPARTMENT

Fax 809-3978

CERTIFICATE of APPROPRIATENESS

APPLICATION # H11-01-1028

OWNER NAME:

805 BAPTIST LANE LLC

DATE:

8/1/11

OWNERS ADDRESS:

729 THOMAS ST

PHONE #:

304-6887

APPLICANT'S NAME:

COOPERING LION CONSTRUCTION

PHONE #:

393-3136

APPLICANT'S ADDRESS:

3930 S. ROOSEVELT BLVD

ADDRESS OF CONSTRUCTION:

805 BAPTIST LANE

OF UNITS:

4

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

REMOVE REAR STAIRCASE ON THE RIGHT SIDE OF PROPERTY 19' LONG 4' WIDE



Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or s. 775.083

805 PATRONE STREET

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

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

REQUIRED SUBMITTALS

<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

✓ 9/13/11

Denied

Deferred

✓ 8/23/11

Reason for Deferral or Denial:

8/23/11 - applicant not present at meeting - postponed subject

9/13/11 - approved on first reading subject

9/27/11 - Postponed - Insufficient Quorum

HARC Comments:

Home is not listed in the surveys.

Ordinance for demolition.

No built back.

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



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

October 4, 2011

Mr. Adrian Poitier
Conquering Lion Construction
3930 S. Roosevelt Blvd
Key West, Florida 33040

RE: REMOVAL OF REAR STAIRCASE ON THE RIGHT SIDE OF
PROPERTY. NO BUILT BACK
FOR: #805 BAPTIST LANE/ 805 PATONE STREET
HARC APPLICATION # H11-01-1028
KEY WEST HISTORIC DISTRICT


Dear Mr. Poitier:

This letter is to notify you that the Key West Historic Architecture Review Commission **postponed due to lack of quorum** the review for the above mentioned project on the public hearing held on Tuesday, September 27, 2011.

I will be including this item on the next Agenda for the meeting of October 11, 2011. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

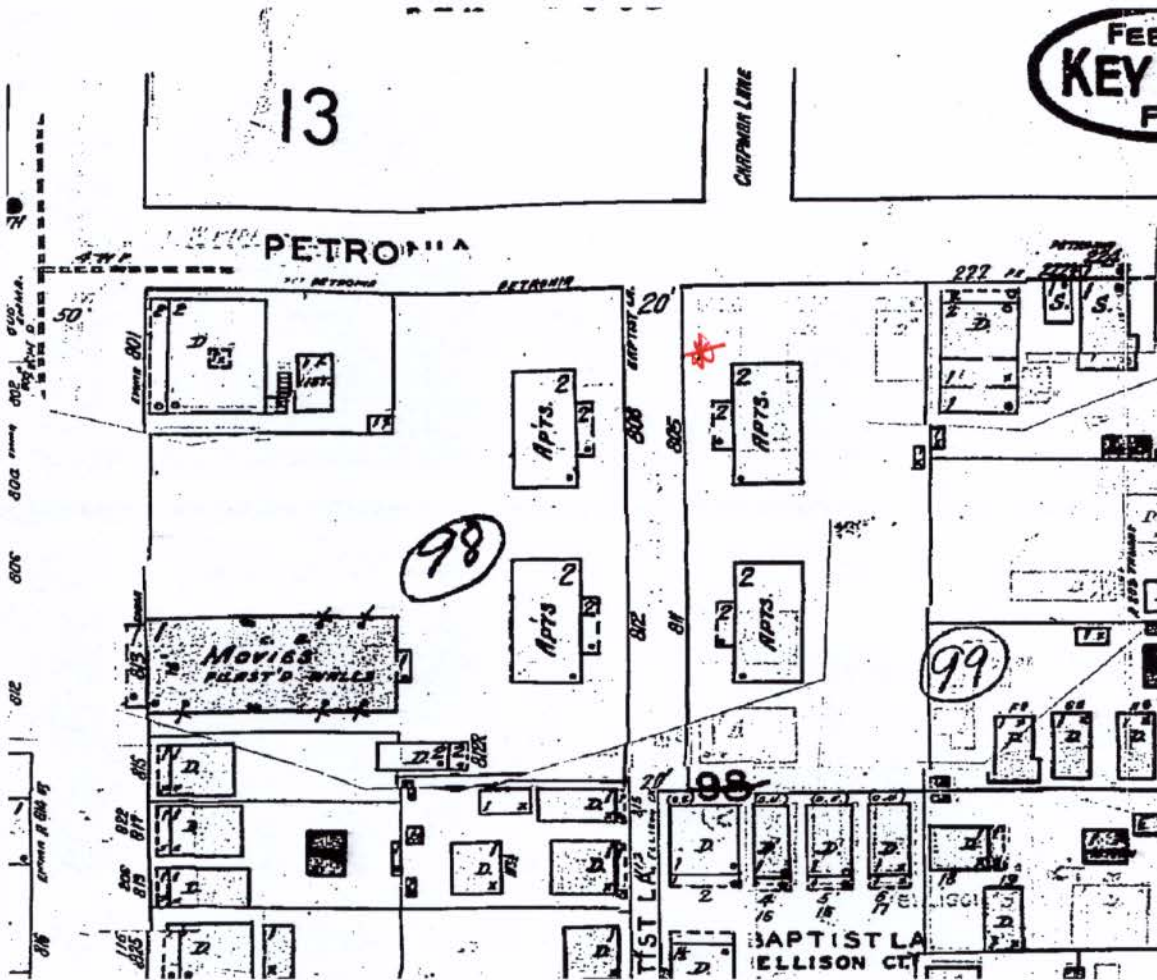
Sincerely:


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

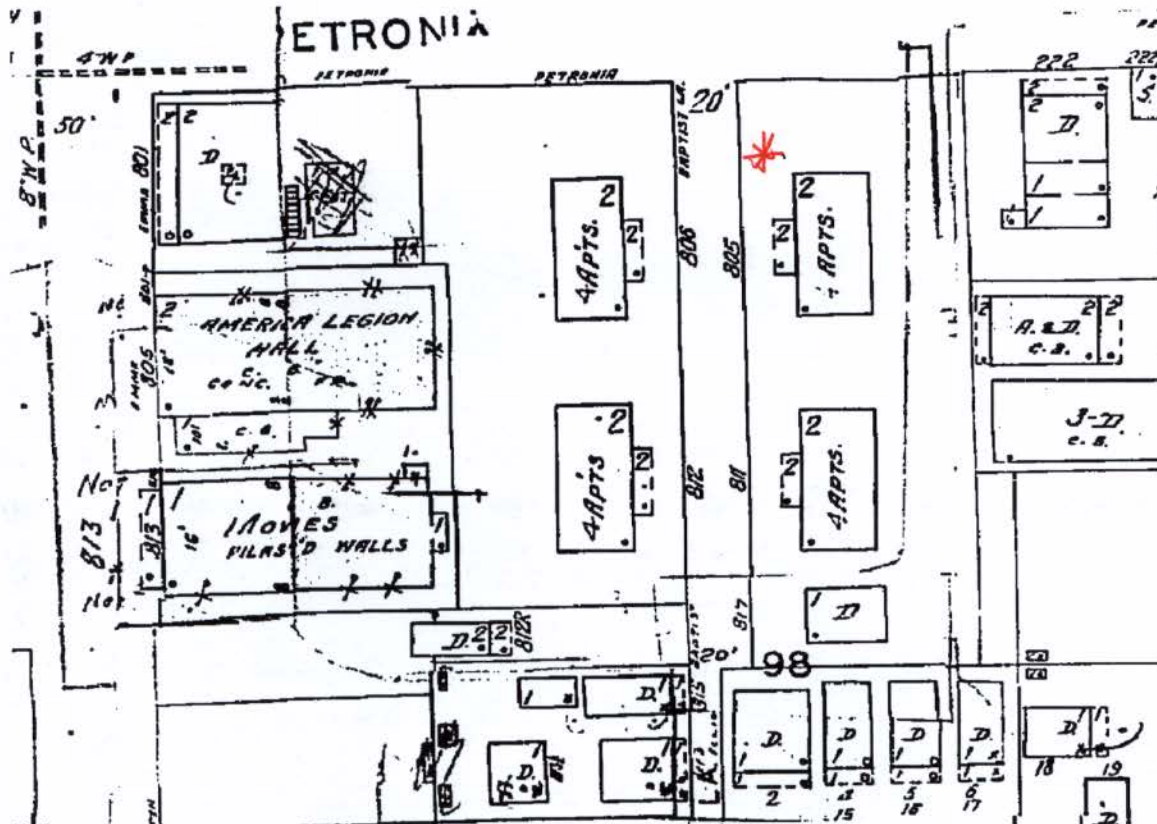
305.809.3973

etorregr@keywestcity.com

Sanborn Maps



#805 Baptist Lane Sanborn map 1948 copy



#805 Baptist Lane Sanborn map 1962 copy

Project Photos

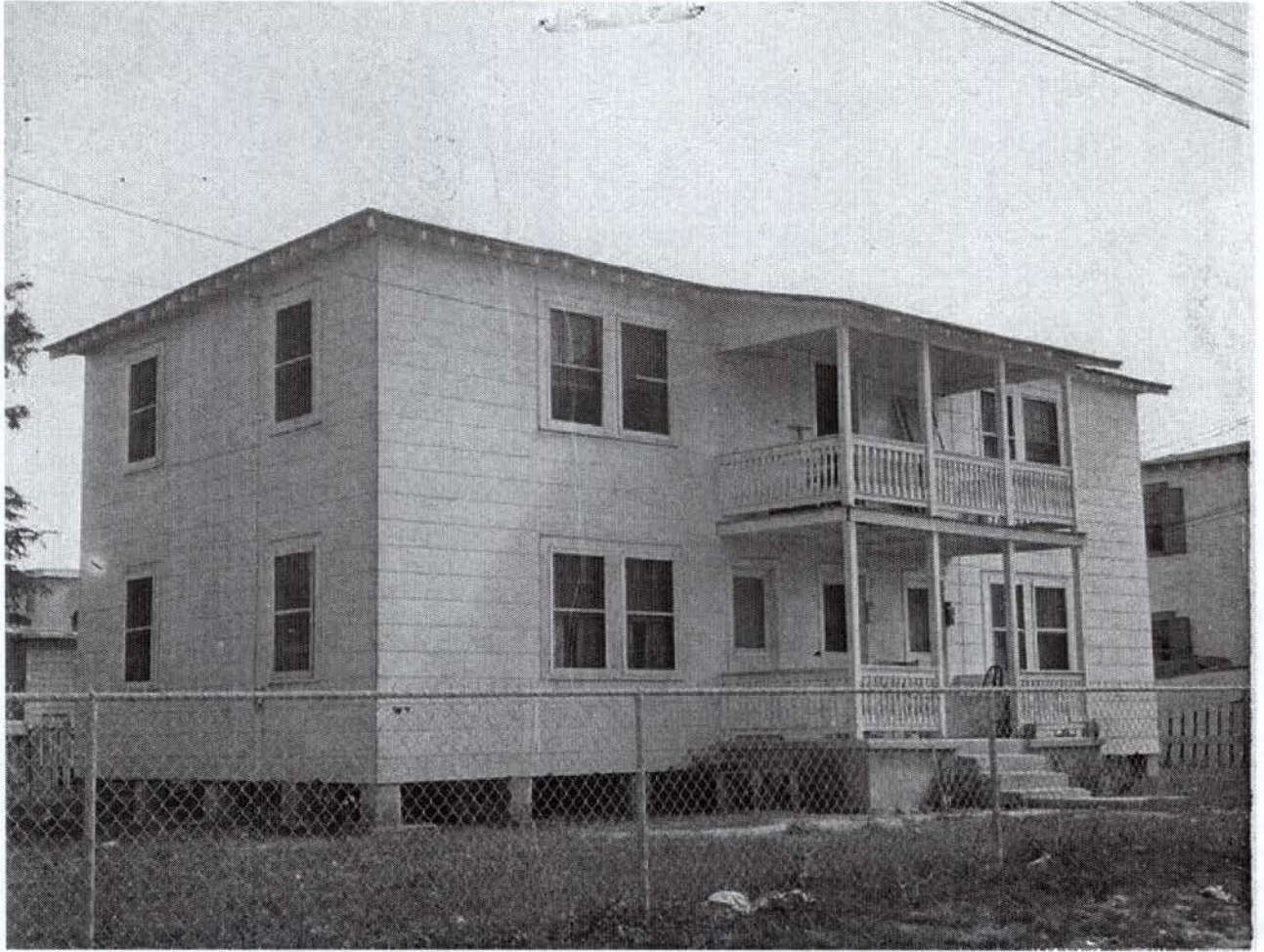


Photo taken by the Property Appraiser's office c1965; 805 Patone St.; built 1933; Monroe County Library

REAR STAIR
CASE



TO BE REMOVED

RECEIVED
AUG 10 2011



ENCLOSE STAIRCASE
OPENING AND INSTALL
PRE-FAB SQUARE
SPINDLES

DEAR STAIRCASE
TO BE REMOVED

RECEIVED
AUG 10 2011
By _____



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., August 23, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REMOVAL OF REAR STAIRCASE ON THE RIGHT SIDE OF THE
PROPERTY. NO BUILT BACK**

#805 BAPTIST LANE/ #805 PATONE STREET

Applicant: Conquering Lion Construction- Application # H11-01-1028

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Our Website is currently undergoing maintenance. (GIS Mapping functionality is being upgraded and requires Adobe Flash 10.3 or higher.)

Property Record View

Alternate Key: 1014893 Parcel ID: 00014500-000000

Ownership Details

Mailing Address:
805 BAPTIST LANE LLC
729 THOMAS ST
KEY WEST, FL 33040-7334

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 11KW
Affordable Housing: No
Section-Township -Range: 06-68-25
Property Location: 805 PATONE ST KEY WEST
Legal Description: KW PB2-27 PT LT 1 SQR 2 TR 3 PT PARCEL-A G71-514 OR330-103/04 OR412-401/02 OR686-728D/C OR1161-1642 OR1246-266/71 OR1260-910D/C OR2053-2298/300PET OR2053-2301/06WILL OR2260-650D/C OR2519-2295

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	68	94	6,296.67 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 2162
Year Built: 1933

Building 1 Details

Building Type R4
Effective Age 26
Year Built 1933
Functional Obs 0

Condition P
Perimeter 280
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 32
Grnd Floor Area 2,162

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

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

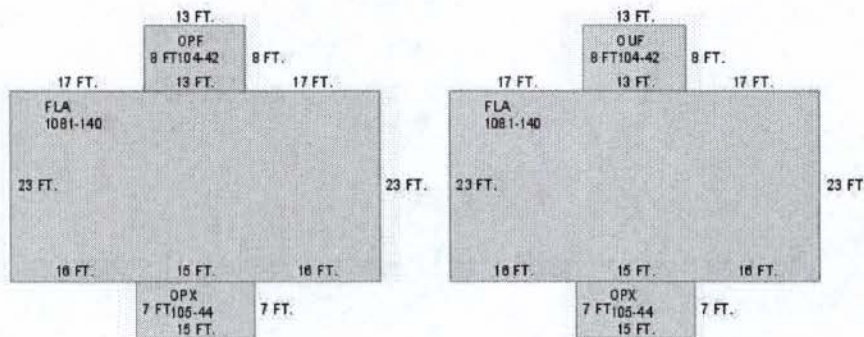
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 4

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	11:VINYL SIDING	1	1991	N	N	0.00	0.00	1,081
2	OPF		1	1991	N	N	0.00	0.00	104
3	OPX		1	1991	N	N	0.00	0.00	105
4	FLA	11:VINYL SIDING	1	1991	N	N	0.00	0.00	1,081
5	OPX		1	1991	N	N	0.00	0.00	105
6	OUF		1	1991	N	N	0.00	0.00	104

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	532 SF	133	4	1991	1992	2	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	0103518	10/26/2001	08/13/2002	1,600		REPLACE 4 ELECTRIC METERS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	223,969	745	181,561	406,275	406,275	0	406,275
2009	249,739	801	339,232	589,772	589,772	0	589,772
2008	230,326	875	572,997	804,198	804,198	0	804,198
2007	261,799	931	629,667	892,397	892,397	0	892,397
2006	367,733	987	454,934	823,654	823,654	0	823,654
2005	323,218	1,061	440,767	765,046	765,046	0	765,046
2004	281,246	1,117	314,834	597,197	597,197	0	597,197
2003	206,029	1,173	151,120	358,322	358,322	0	358,322
2002	223,769	1,248	110,192	335,209	335,209	0	335,209
2001	203,820	1,303	110,192	315,315	315,315	0	315,315
2000	203,820	1,187	75,560	280,567	280,567	0	280,567
1999	172,197	1,013	76,704	249,914	249,914	0	249,914
1998	141,330	831	76,704	218,865	218,865	0	218,865
1997	127,197	775	63,920	191,892	191,892	0	191,892
1996	110,372	740	63,920	175,032	175,032	0	175,032
1995	110,372	766	63,920	175,058	175,058	0	175,058
1994	98,706	708	63,920	163,335	163,335	0	163,335
1993	98,706	738	63,920	163,364	163,364	0	163,364
1992	120,422	0	63,920	184,343	184,343	0	184,343

1991	24,182	0	67,116	91,298	91,298	0	91,298
1990	20,462	0	51,136	71,598	71,598	0	71,598
1989	16,911	0	49,538	66,449	66,449	0	66,449
1988	36,988	0	36,754	73,742	73,742	0	73,742
1987	36,494	0	20,774	57,268	57,268	0	57,268
1986	36,689	0	19,176	55,865	55,865	0	55,865
1985	35,561	0	19,751	55,312	55,312	0	55,312
1984	33,268	0	19,751	53,019	53,019	0	53,019
1983	33,268	0	19,751	53,019	53,019	0	53,019
1982	33,922	0	15,405	49,327	49,327	0	49,327

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
5/16/2011	2519 / 2295	450,000	WD	02
3/1/1991	1161 / 1642	70,000	WD	U

This page has been visited 32,395 times.

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