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**Historic Architectural Review Commission  
Staff Report for Item 10**

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

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

**Meeting Date:** January 23, 2020

**Applicant:** Robert Delaune, Architect

**Application Number:** H2019-0053

**Address:** #409 William Street

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**Description of Work**

New one-story rear addition. New wood deck.

**Site Facts**

The house under review is a contributing resource to the historic district. Build circa 1866, the two and a half frame vernacular house still preserves its historic form. At the rear, the house has an attached one-story shed covered structure that shows in the 1912 Sanborn map, as well as a one-story gable roof attached structure. According to the Sanborn map of 1912, the rearmost structure served as a kitchen, as it has the letters SP that stands for Stove Pipe. Currently at the rear of the lot there is a pool and a pool decking surrounding the rear portion of the house.

**Guidelines and SOIS Cited on Review**

- Secretary of the Interior's Standards (pages 16-23), specifically standards 1, 9, and 10.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, and 31.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 11, 12, 16 and 22.

**Staff Analysis**

A Certificate of Appropriateness is under review for a new one-story rear addition. This addition will be rectangular in footprint, 15'-9" depth by 11'-6" wide, and will have a gable

roof. Materials noted for the exterior are wood siding, impact resistant doors and windows, and metal v-crimp. The new wall on the north elevation will be flush with the existing one.

### **Consistency with Cited SOIS and Guidelines**

It is staff's opinion that the proposed design meets the cited regulations. Still, staff recommends a small recess on the north wall to make the differentiation between the new and old fabric. The proposed addition is on a secondary elevation and, although will be attached to historic parts of the house, it will not have an adverse impact in character defining features. The small scale and form proposed in the design are harmonious to the historic house and surrounding buildings.

# 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 # 2019-0053	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HMDR	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:

409 WILLIAM ST.	
JAMES KIRK THOMPSON AND BRET A. BURCH	PHONE NUMBER 850 774 9989
PO BOX 4880 FAYETTEVILLE, AR 72702	EMAIL BRET@BURCHINTERIORS.COM
ROBERT L. DELAUNE ARCHITECT P.A.	
419 EATON ST. #1 KEY WEST, FL 33040	PHONE NUMBER 305 304 4842
	EMAIL ROBDELAUNE@BELSOUTH.NET
<i>Robert L. Delaune</i>	DATE 12/14/19

**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:	
MAIN BUILDING: CONSTRUCT 11'-0" X 15'-9" ADDITION @ REAR OF EXISTING STRUCTURE W/ 11'-0" X 14'-0" +/- WD. DECK	
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

<b>ACCESSORY STRUCTURE(S):</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b> 11'-0" x 14'-0" +/- DECK BEHIND NEW ADDITION	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC.):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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:		
<i>House is a contributing resource.</i>		
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.**

From: robdelaune <robdelaune@bellsouth.net>  
Sent: Tuesday, January 21, 2020 9:19 AM  
To: Enid Torregrosa; Kathleen McDonald  
Cc: Greg Oropeza  
Subject: 409 William Street

Hi Enid & Kathleen:

I just realized that, even though Greg Oropeza will be representing this application for me at next week's HARC meeting, it would be great if he didn't have to be troubled with posting the notice of public hearing and executing the affidavit.

Could I possibly get that today or tomorrow so that I may go out of town first thing Thursday morning with this already done?

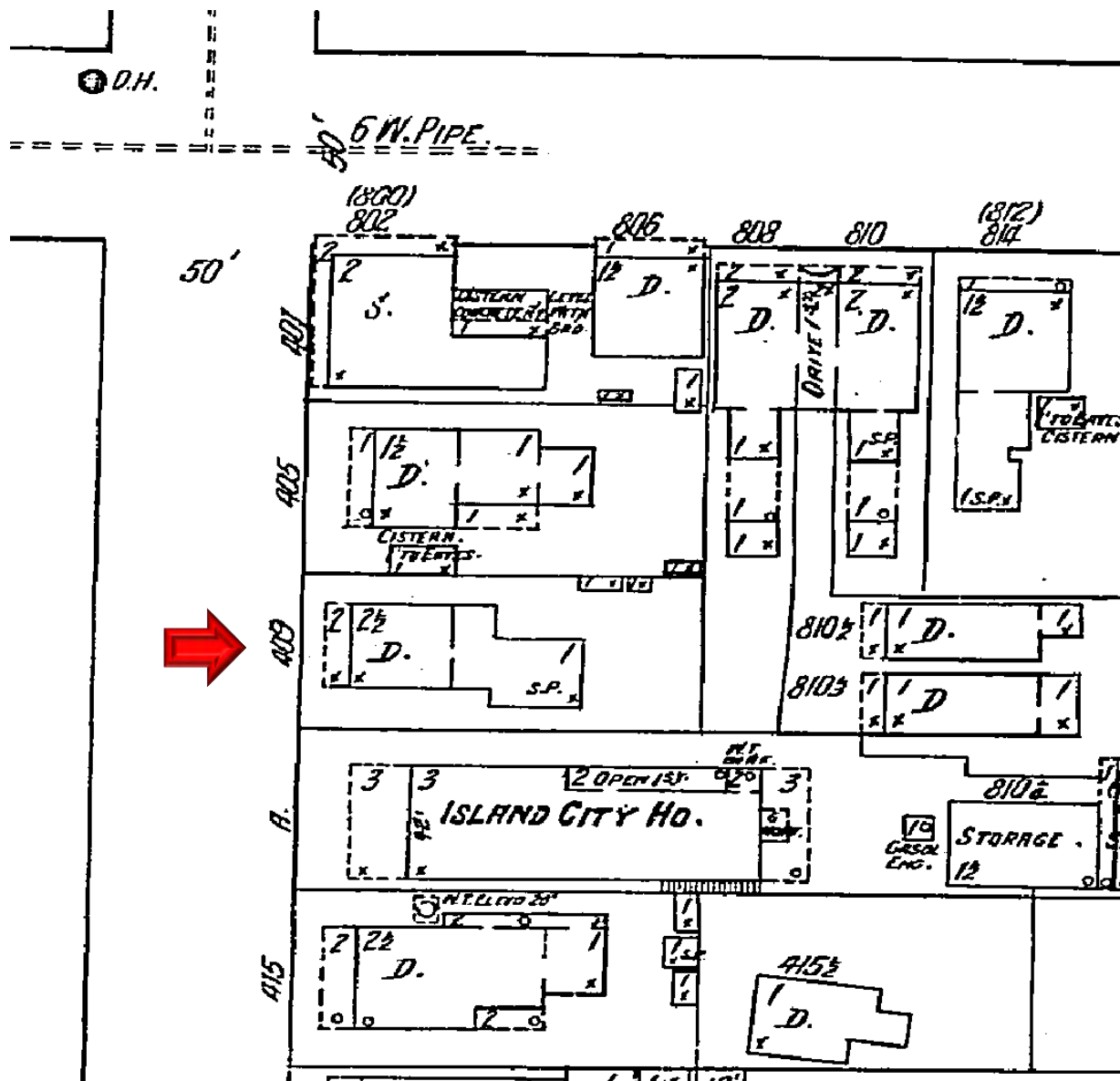
Thank you.

rob

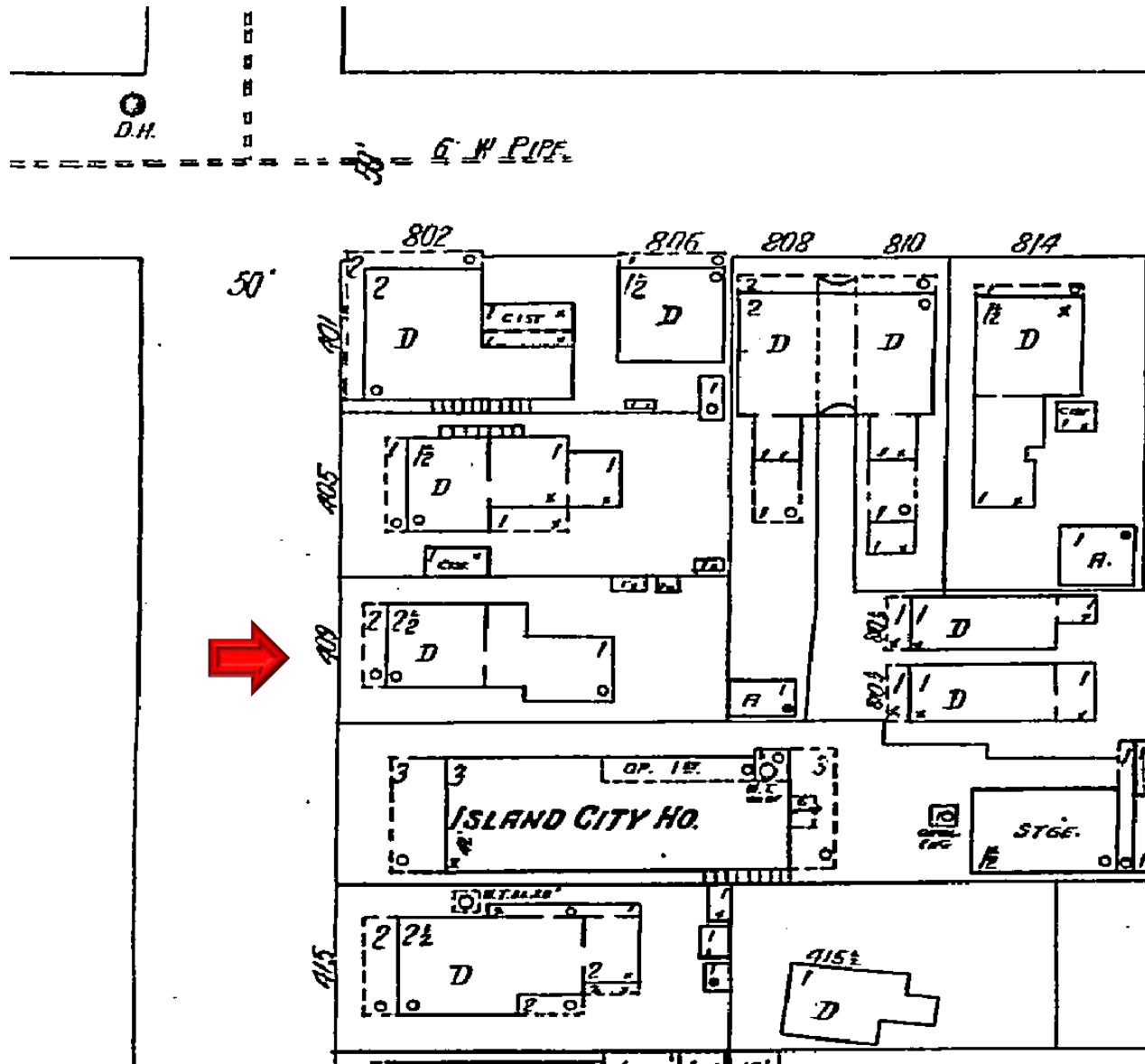
# SANBORN MAPS



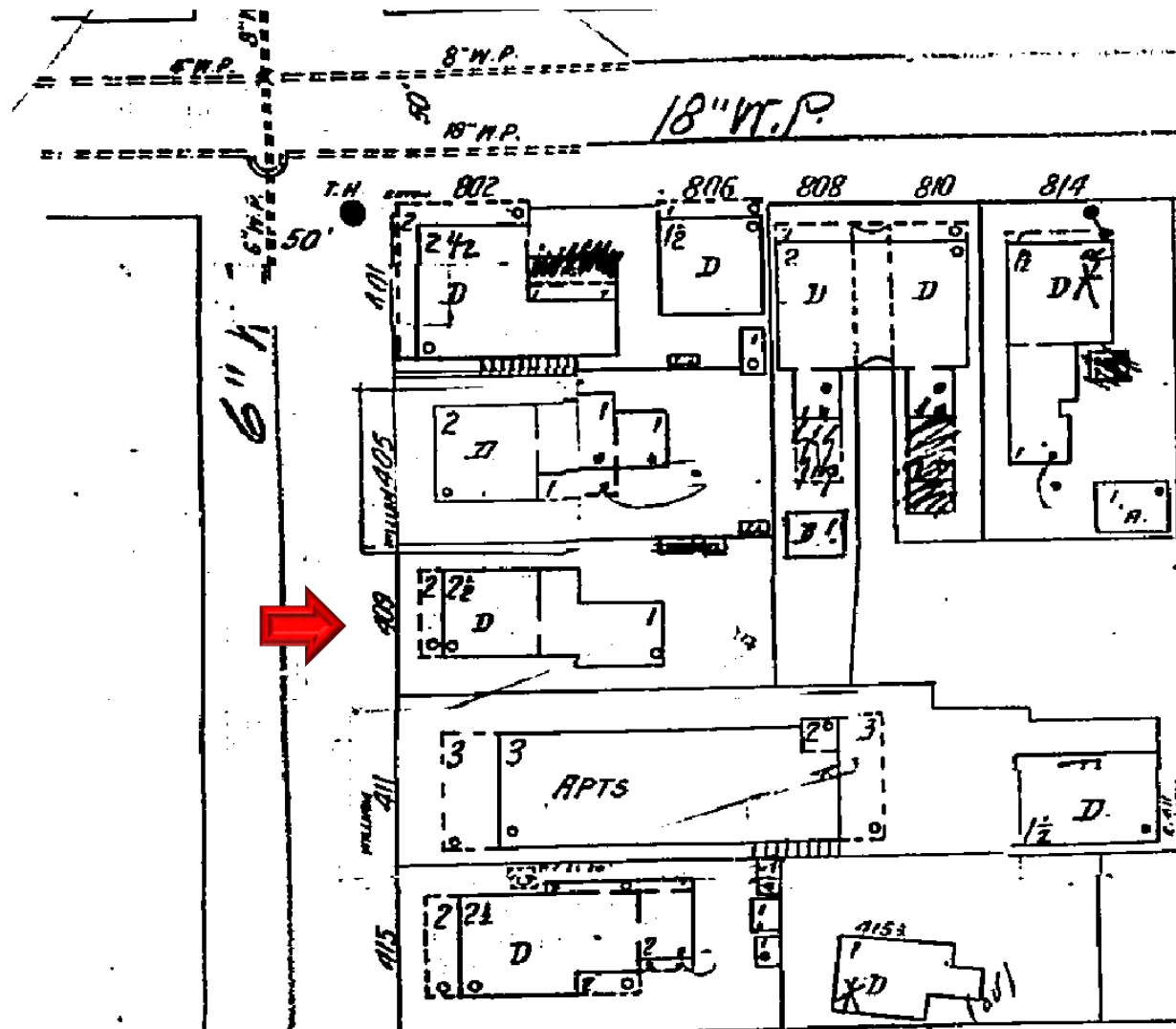




Sanborn Map 1912



Sanborn Map 1926



Sanborn Map 1948



# PROJECT PHOTOS



**409 William Street circa 1965**



409 William Street  
front view





**409 William Street  
front left view**





409 William Street  
rear view







**409 William Street  
left rear view**

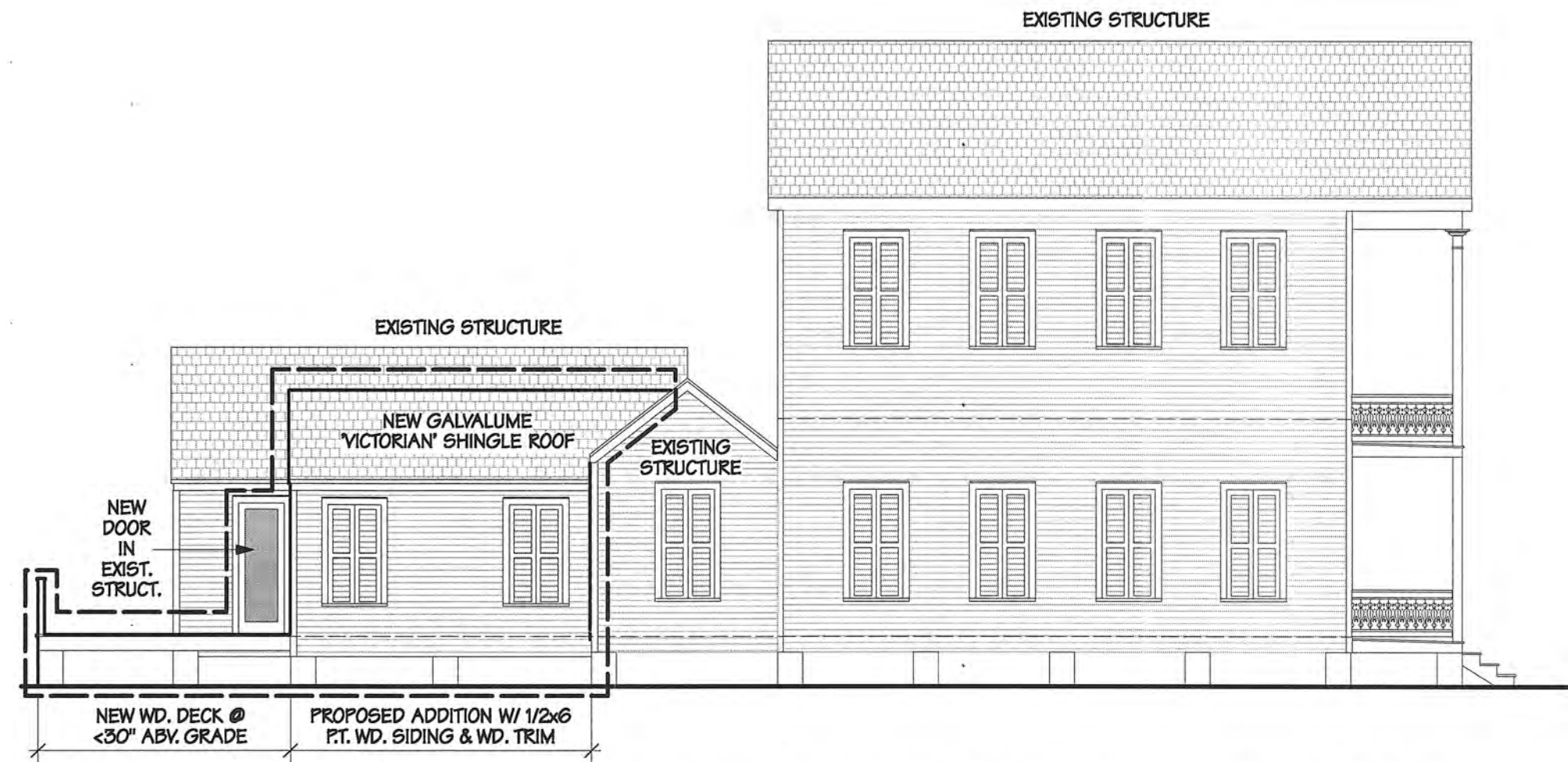
# SURVEY



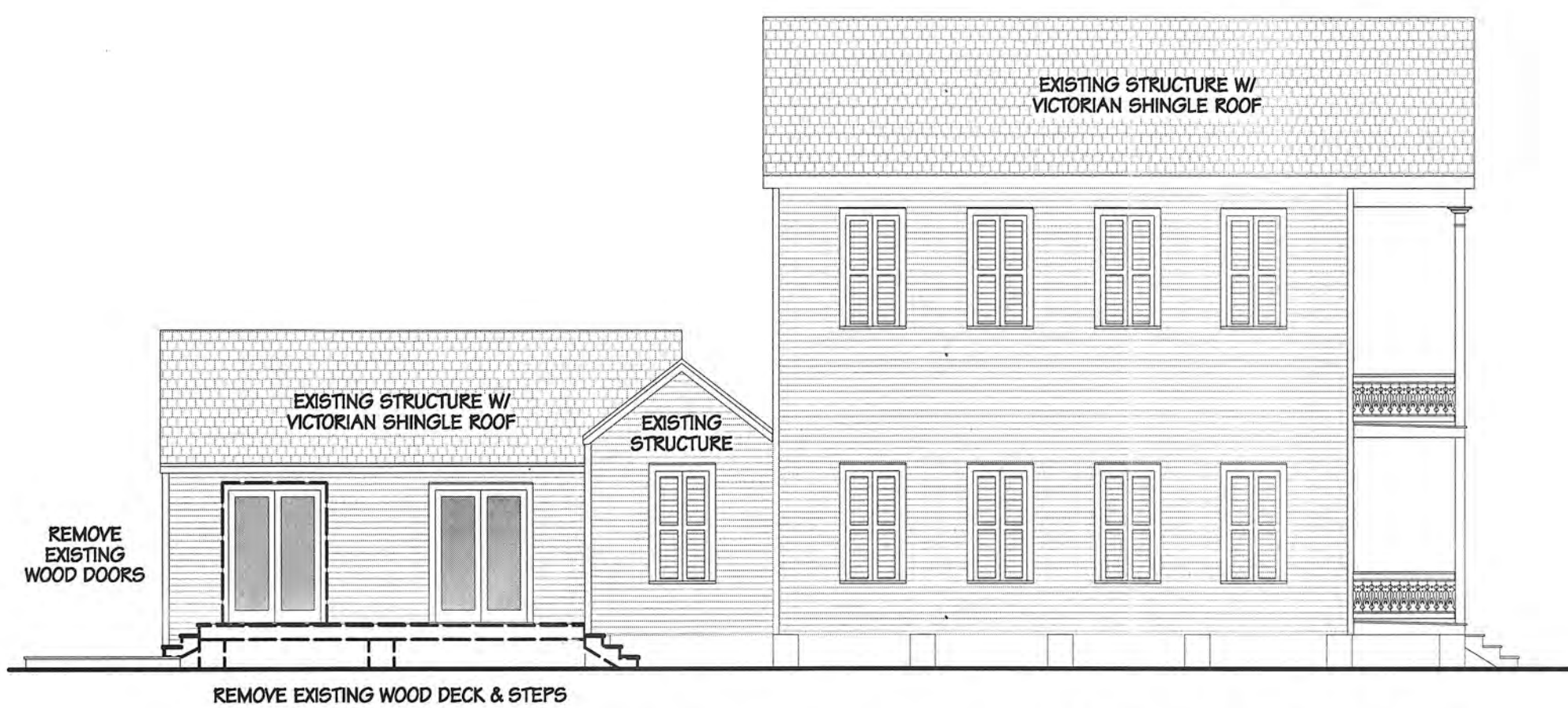


# PROPOSED DESIGN

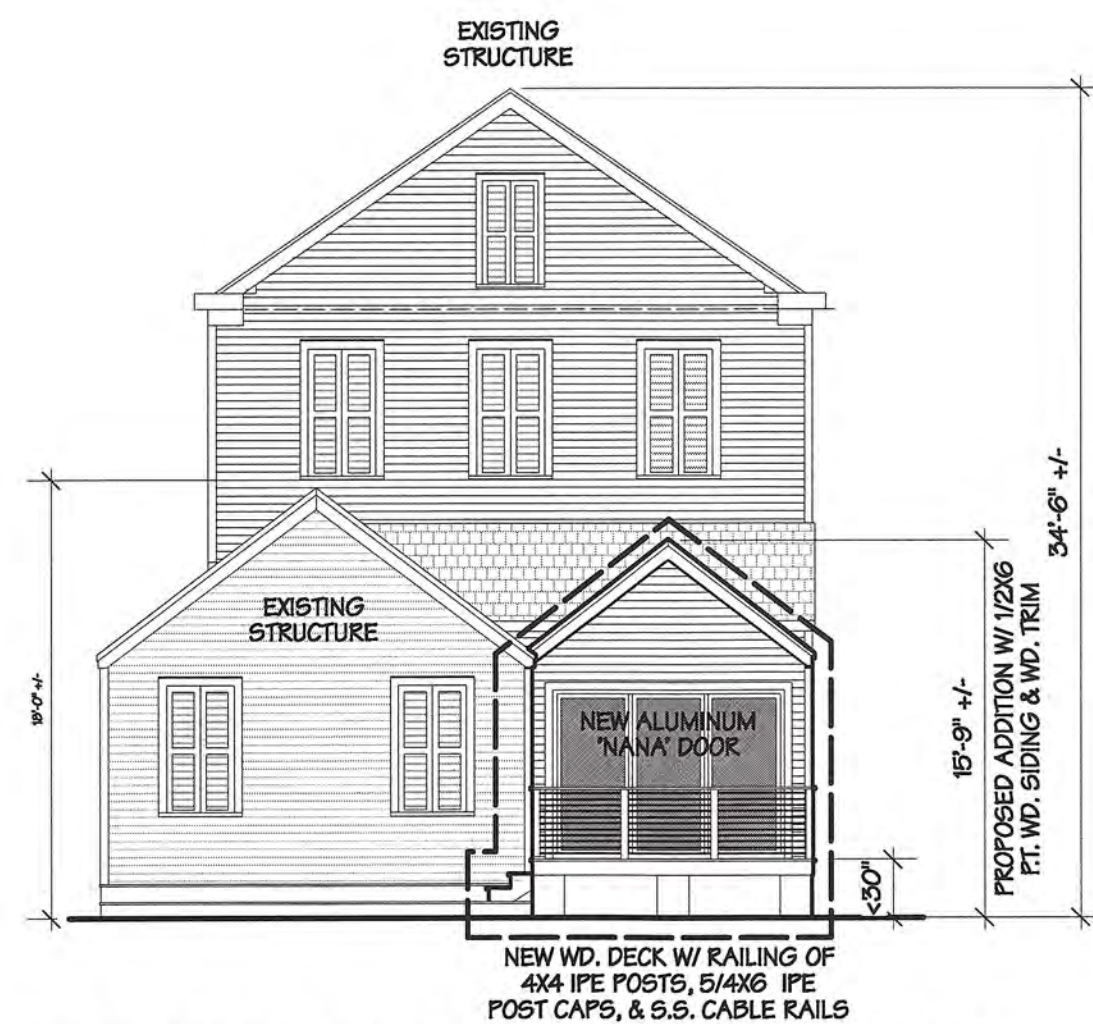




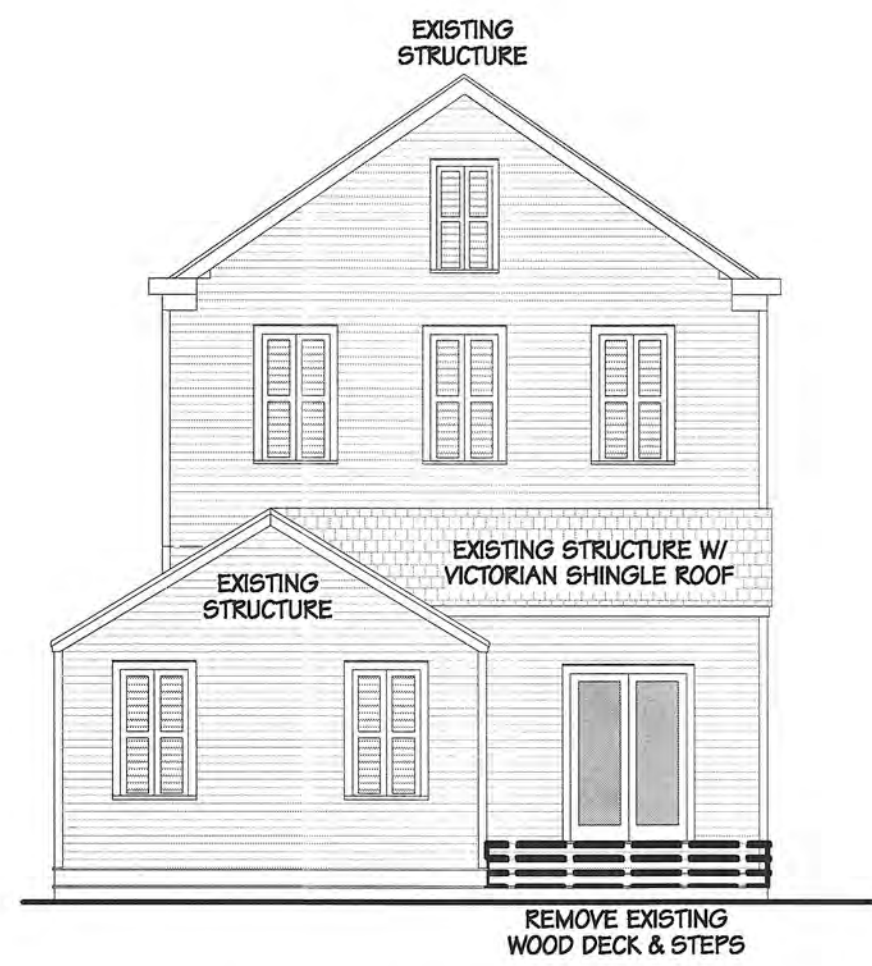
**PROPOSED LEFT SIDE (NORTH) ELEVATION**  
 scale:  $1/8"=1'-0"$



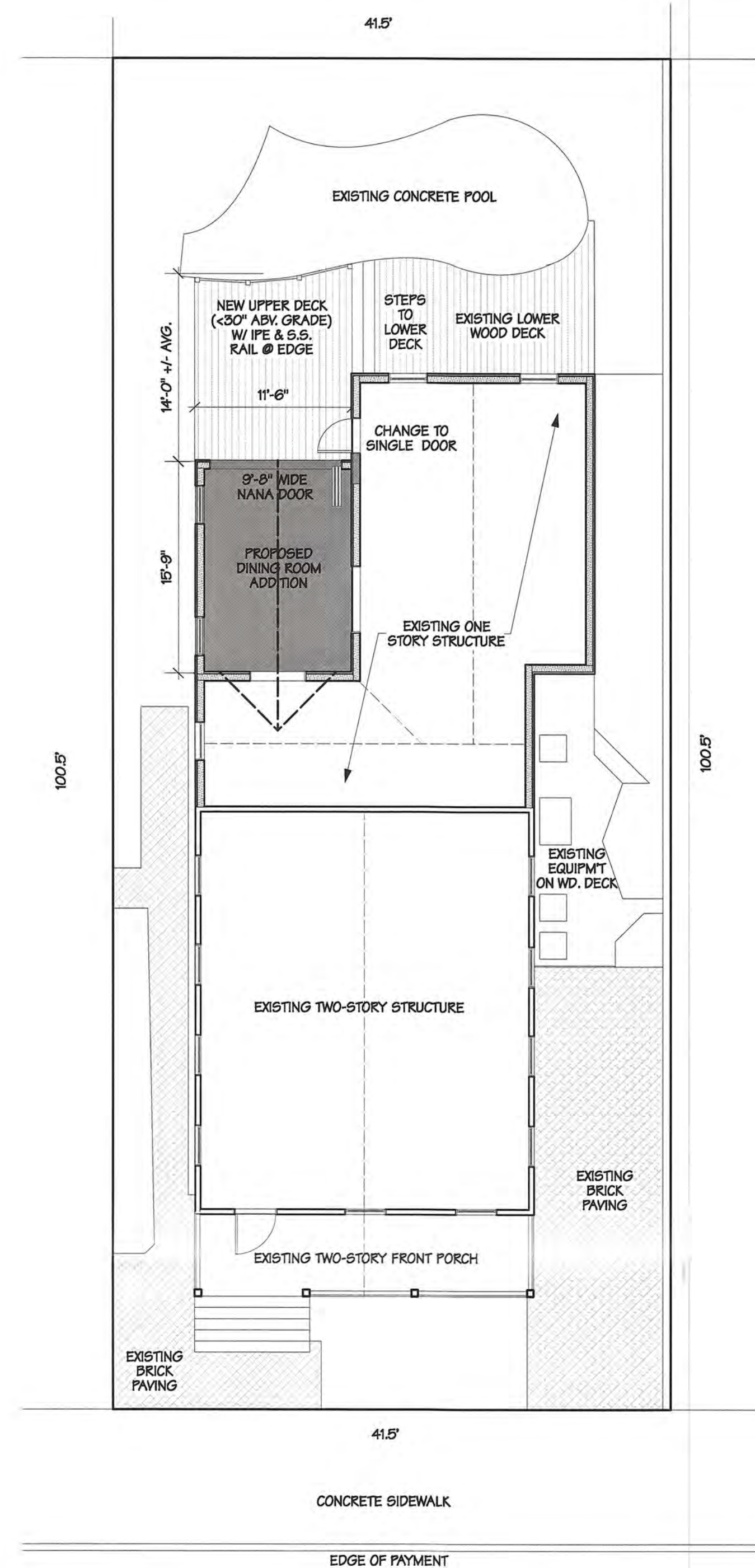
**EXISTING LEFT SIDE (NORTH) ELEVATION**  
 scale:  $1/8"=1'-0"$



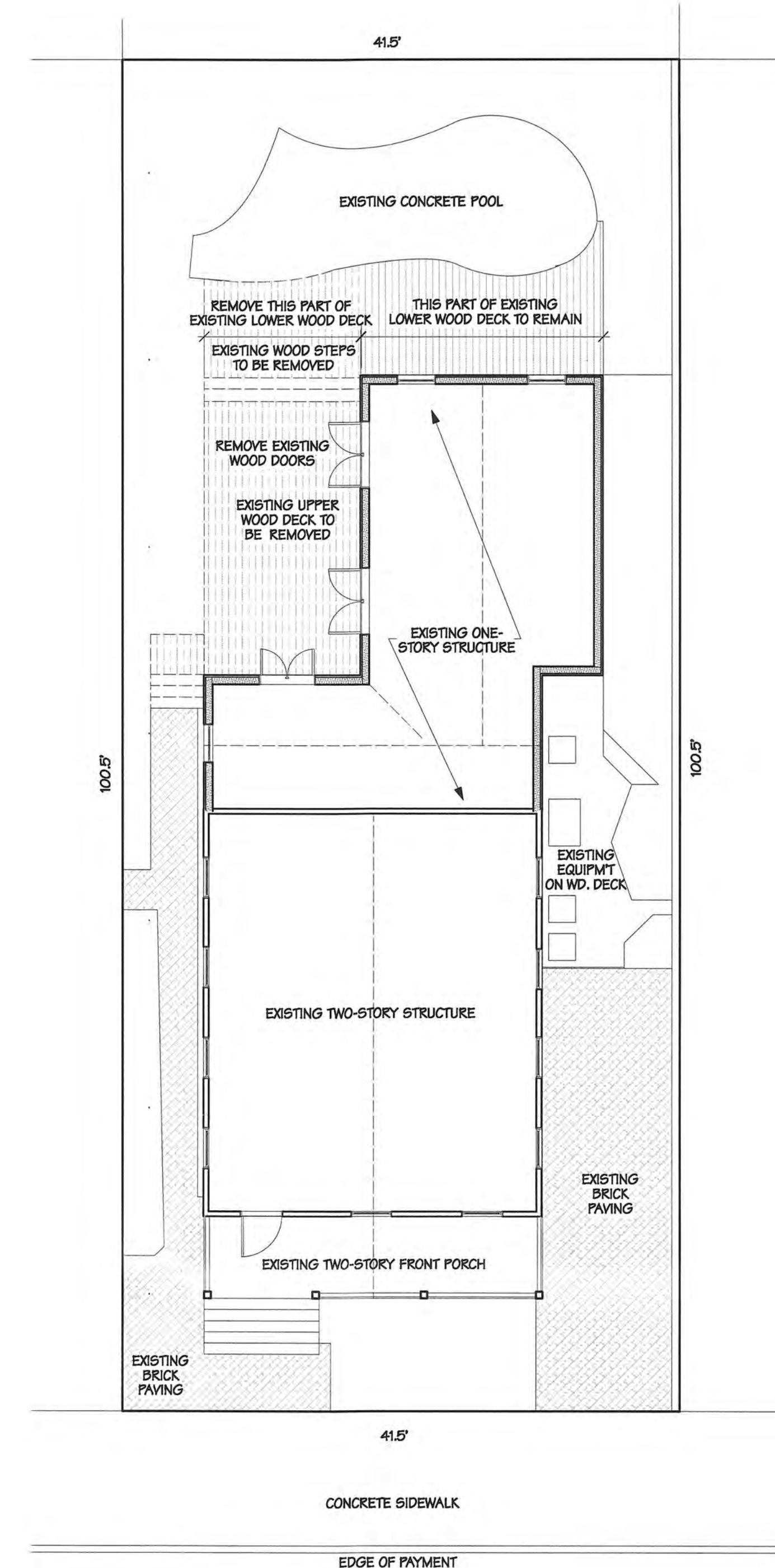
**PROPOSED REAR (EAST) ELEVATION**  
 scale:  $1/8"=1'-0"$



**EXISTING REAR (EAST) ELEVATION**  
 scale:  $1/8"=1'-0"$



**PROPOSED SITE & 1st FLOOR PLAN**  
 scale:  $1/8"=1'-0"$



**EXISTING SITE & 1st FLOOR PLAN**  
 scale:  $1/8"=1'-0"$

SITE DATA:  
 LOT AREA: 4170 S.F.  
 LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)  
 FEMA FLOOD ZONE: X

	ALLOWED/REQUIRED	EXISTING	PROPOSED
BLDG. AREA (INCL. DECK 30°+ ABV. GRADE):	1668 S.F. (40%)	1809 S.F. (43.4%)	1809 S.F. (43.4%)
IMPERVIOUS SURFACE RATIO:			
BLDG'S:		1809 S.F.	1809 S.F.
BRICK PAVING:		584	584
POOL:		350	350
TOTAL IMPERVIOUS:	2502 S.F. (60%)	2743 S.F. (65.8%)	2743 S.F. (65.8%)
OPEN SPACE RATIO:			
IMPERVIOUS:		2743 S.F.	2743 S.F.
WOOD DECKS BELOW 30°:		247	247
TOTAL NON-OPEN SPACE:		2990 S.F.	2990 S.F.
OPEN SPACE:	1460 S.F. (35%)	1180 S.F. (28.3%)	1180 S.F. (28.3%)
SETBACKS (PRIMARY STRUCTURE):			
FRONT:	17'	6.4'	NO CHANGE
R. SIDE:	5'	5.7'	NO CHANGE
L. SIDE:	5'	6.1'	NO CHANGE
REAR:	15'	25.4'	NO CHANGE
HEIGHT:			
PRIMARY STRUCTURE:	30'	34.5' +/-	NO CHANGE

SITE DRAINAGE CALCULATIONS: INCREASE IN IMPERVIOUS COVERAGE = ZERO THEREFORE, NO DRAINAGE STRUCTURES ARE REQUIRED.

renovations & additions to  
 409 WILLIAM 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

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# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., January 29, 2020 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY REAR ADDITION. NEW WOOD DECK.**

**#409 WILLIAM STREET**

**Applicant – Robert L. Delaune, Architect Application #H2019-0053**

**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](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 305-809-3811 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 OLIVIA 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:  
409 WILLIAM STREET on the 22ND day of JANUARY, 2020.

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 JANUARY 29, 2020.

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 H2019-0053.

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

**Signed Name of Affiant:**

Olivia Delaune  
**Date:** 1/23/2020  
**Address:** 409 EAZON ST. #1  
**City:** KEY WEST, FL  
**State, Zip:** 33040

The forgoing instrument was acknowledged before me on this 23 day of January, 2020.

By (Print name of Affiant) Olivia G. DeLaune who is personally known to me or has produced DL as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Margarita Pedroza  
Print Name: Margarita Pedroza  
Notary Public - State of Florida (seal)  
My Commission Expires: 8/20/2023







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# 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 00005880-000000  
 Account# 1006106  
 Property ID 1006106  
 Millage Group 10KW  
 Location 409 WILLIAM St, KEY WEST  
 Address  
 Legal SQR 34 PT LT 3 KW OR323-71/73 OR511-363 OR584-395 OR774-1756 OR908-1276/77 OR943-430/31 OR1067-75 OR1246-436/37 OR1926-212 OR2122-1564 OR2462-2126/27 OR2803-512/13  
 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 Yes  
 Housing



**Owner**

THOMPSON JAMES KIRK  
 PO Box 4880  
 Fayetteville AR 72702  
 BURCH BRETT A  
 PO Box 4880  
 Fayetteville AR 72702

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$1,659,067	\$1,676,906	\$1,694,746	\$414,804
+ Market Misc Value	\$54,675	\$56,407	\$58,142	\$41,161
+ Market Land Value	\$726,623	\$647,309	\$647,309	\$941,580
= Just Market Value	\$2,440,365	\$2,380,622	\$2,400,197	\$1,397,545
= Total Assessed Value	\$2,440,365	\$2,380,622	\$2,400,197	\$1,055,067
- School Exempt Value	\$0	\$0	\$0	(\$25,000)
= School Taxable Value	\$2,440,365	\$2,380,622	\$2,400,197	\$1,030,067

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	4,170.00	Square Foot	41.5	100.5

**Buildings**

Building ID 39370  
 Style 2 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 3346  
 Finished Sq Ft 2146  
 Stories 3 Floor  
 Condition AVERAGE  
 Perimeter 294  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 8  
 Interior Walls DRYWALL  
 Exterior Walls CUSTOM  
 Year Built 1908  
 EffectiveYearBuilt 2010  
 Foundation  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type FCD/AIR DUCTED  
 Bedrooms 4  
 Full Bathrooms 4  
 Half Bathrooms 0  
 Grade 750  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	300	0	0
FHS	FINISH HALF ST	900	0	0
FLA	FLOOR LIV AREA	2,146	2,146	0
<b>TOTAL</b>		<b>3,346</b>	<b>2,146</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	2007	2008	1	510 SF	2
WATER FEATURE	2007	2008	1	1 UT	1
RW2	2007	2008	1	66 SF	3
FENCES	2007	2008	1	672 SF	2
BRICK PATIO	1979	1980	1	330 SF	3
FENCES	1984	1985	1	312 SF	3
BRICK PATIO	2007	2008	1	156 SF	3
CUSTOM POOL	2007	2008	1	350 SF	4

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/20/2016	\$2,850,000	Warranty Deed		2803	512	37 - Unqualified	Improved
4/20/2010	\$1,700,000	Warranty Deed		2462	2126	02 - Qualified	Improved
6/1/2005	\$2,000,000	Warranty Deed		2122	1564	Q - Qualified	Improved
8/27/2003	\$1,300,000	Warranty Deed		1926	0212	Q - Qualified	Improved
2/1/1993	\$675,000	Warranty Deed		1246	436	U - Unqualified	Improved
9/1/1988	\$385,000	Warranty Deed		1067	75	Q - Qualified	Improved
5/1/1985	\$316,000	Warranty Deed		943	430	Q - Qualified	Improved
4/1/1984	\$215,000	Warranty Deed		908	1276	U - Unqualified	Improved
11/1/1978	\$40,000	Conversion Code		774	1756	Q - Qualified	Improved

**Permits**

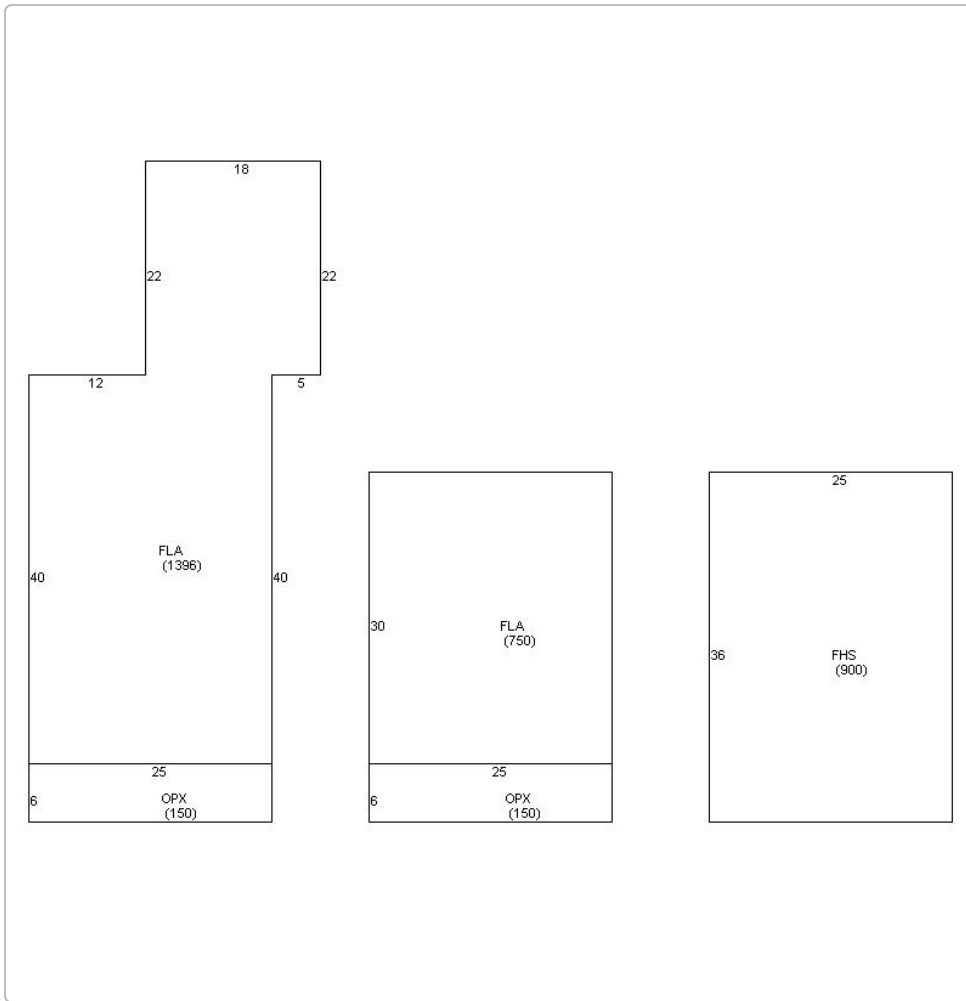
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10-1381	5/7/2010	10/20/2010	\$3,600		2 DOORS & 3 WINDOWS WITH LEXAN HURRICANE PANELS CLASS A DADE CO APPROVED SHUTTERS
10-1123	4/14/2010	10/20/2010	\$5,000		REPLACE 4 EXISTING 6/6 WINDOWS WITH MARVIN 6/6 TRUE DIVIDED LIGHT WOOD WINDOWS. ADD INSULATION INTO 2 WALLS
10-1099	4/8/2010	10/20/2010	\$0		INSTALL SECURITY 1 DOOR 1 MOTION
6-4705	6/14/2007	9/20/2007	\$500		INSTALL SECURITY 1 DOOR 4 MOTION
06-5068	9/11/2006	9/20/2007	\$22,000	Residential	BUILD A INGROUND CONCRETE POOL 28'x12' (10,000GLS) WITH WATERFALLS
06-5069	9/11/2006	9/20/2007	\$4,000	Residential	PLUMBING FOR SWIMMING POOL
06-2655	9/1/2006	9/20/2007	\$500	Residential	REVISION TO PERMIT 06-2655 - RELOCATE A/C & DUCTWORK.
06-5078	9/1/2006	9/20/2007	\$1,500	Residential	REVISION TO PERMIT 06-2786 - RELOCATE PLUMBING & FIXTURES.
06-5080	9/1/2006	9/20/2007	\$5,000	Residential	REVISION TO PERMIT 06-2845 - ADD RECESSED LIGHTS & UPGRADE SERVICE.
06-3052	5/19/2006	9/20/2007	\$15,971	Residential	INSTALL COOLEY C-3 PVC GUTTERS & 300 SF METAL SHINGLES.
06-2845	5/8/2006	9/20/2007	\$20,000	Residential	ELECTRICAL RENOVATIONS.
06-2786	5/4/2006	9/20/2007	\$15,000	Residential	INSTALL PLUMBING.
06-2655	5/1/2006	9/20/2007	\$15,000	Residential	INSTALL NEW 4 TON A/C SYSTEM & TWO 2 TON A/C SYSTEMS.
05-3011	9/1/2005	9/20/2007	\$250,000	Residential	CONVERT GUEST HOUSE IN A SFR
03-3870	11/7/2003	12/31/2003	\$15,000	Residential	ROOFING
9902916	9/28/1999	10/19/1999	\$20,000	Residential	FIRE SPRINKLER SYSTEM
B941960	6/1/1994	11/1/1994	\$11,200	Residential	INTERIOR PARTITIONS

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**





Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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User Privacy Policy  
GDPR Privacy Notice

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