

Staff Report

4 Demolition of back portion- **#1021 Fleming Street- Robert Delaune (H12-01-343)**

This staff report is for the review of a second reading for a Certificate of Appropriateness for a demolition request for a covered porch attached the back portion of a historic house. The building located on #1021 Fleming Street is listed as a contributing resource in the surveys. The building is a one and a half story frame structure and was build circa 1892. It is staff understanding that the building at some point, and before the 1960's underwent some alterations; the front porch and the main roof eaves presents architectural details which have characteristics of Bungaloid style. On the Sanborn maps there is evidence that there used to be a covered porch attached to part of the back of the house; nevertheless the actual covered porch covers the entire width of the house. On March 14, 2012 the Commission approved the new proposed design and first reading for the demolition.

It is staff's opinion that the proposed demolition is consistent with Section 102-218 of the Land Development Regulations. The actual roof's size and proportions are not the same as the one depicted in the Sanborn maps.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # **112-01000343**

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: **DEBORAH LIPPI** DATE: **2/23/12**

OWNER'S ADDRESS: **1130 DUYAL STREET** PHONE #: _____

APPLICANT'S NAME: **ROB DELAUNE, ARCHITECT** PHONE #: **304 4842
293 0364**

APPLICANT'S ADDRESS: **619 EATON ST. SUITE 1**

ADDRESS OF CONSTRUCTION: **1021 FLEMING STREET** # OF UNITS: **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: GENERAL RENOVATIONS TO INCLUDE REPAIRS TO SLIDING WINDOWS, TRIM, RETROFITTING w/ VILTORIAN STAINLES, AND DEMO AND RE-CONSTRUCTION OF BACK PORCH.

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 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way 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 submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: **2/23/12**

Applicant's Signature: **Rob Delaune**



Required Submittals

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

OK

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

✓ design 3/14/12

✓ 1st reading 3/14/12

Reason for Deferral or Denial:

3/14/12 - approved [Signature]

HARC Comments:

Property is listed as contributing. One and a half story.
Structure built c. 1892.

Ordinance for demolition

Guidelines for additions & alterations (ps. 36-38a)

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

Changes:

Date: 3/14/12

Signature: [Signature]

Historic Architectural
Review Commission



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

March 20, 2012

Arch. Robert Delaune
#619 Eaton Street
Suite 1
Key West, Florida 33040

**RE: RENOVATIONS TO INCLUDE REPAIRS TO SIDING, WINDOWS
AND TRIM. RE ROOFING WITH VICTORIAN SHINGLES.
RECONSTRUCTION OF BACK PORCH. DEMOLITION OF BACK
PORTION.
FOR: #1021 FLEMING STREET - HARC APPLICATION # H12-01-343
KEY WEST HISTORIC DISTRICT**


Dear Architect Delaune:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the first reading for demolition and the proposed design for the above mentioned project on the public hearing held on Wednesday, March 14, 2012. The Commissioners motioned to approve the design and first reading for demolition based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on Wednesday, March 28, 5:30 pm at Old City Hall, 510 Greene Street. 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.

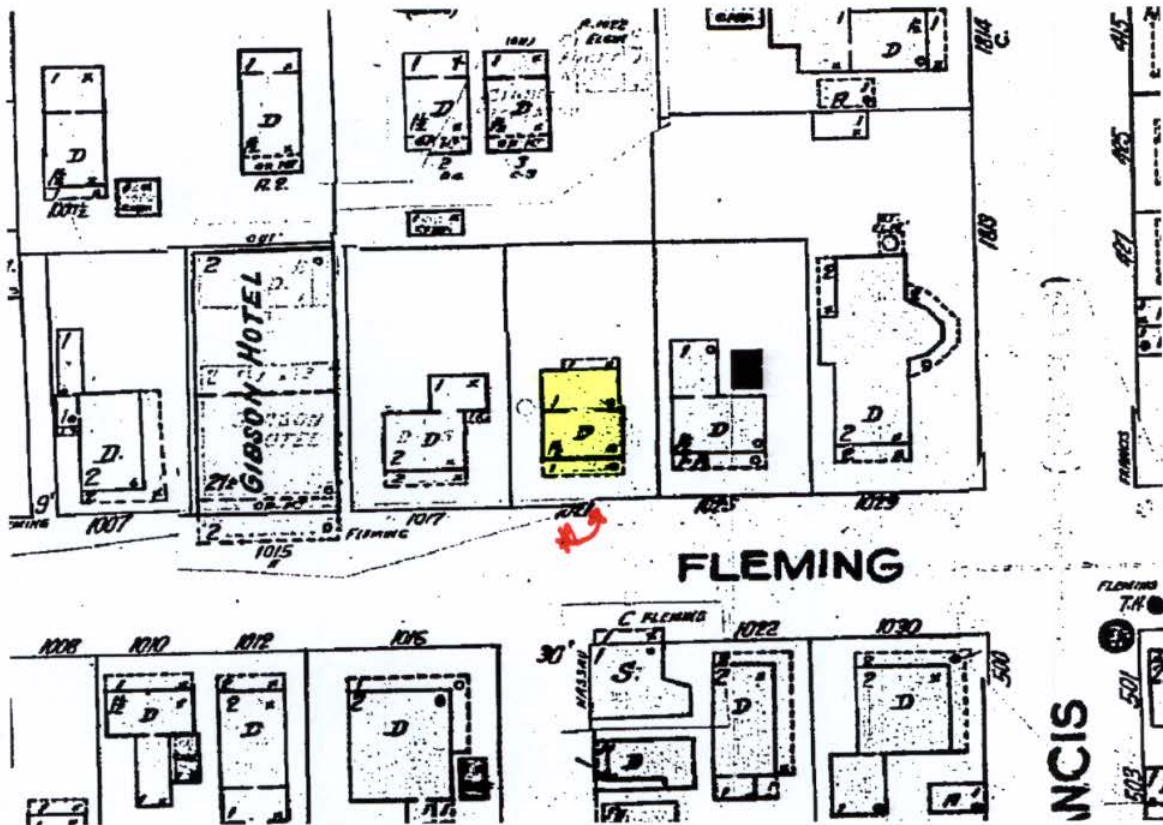
Sincerely:


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

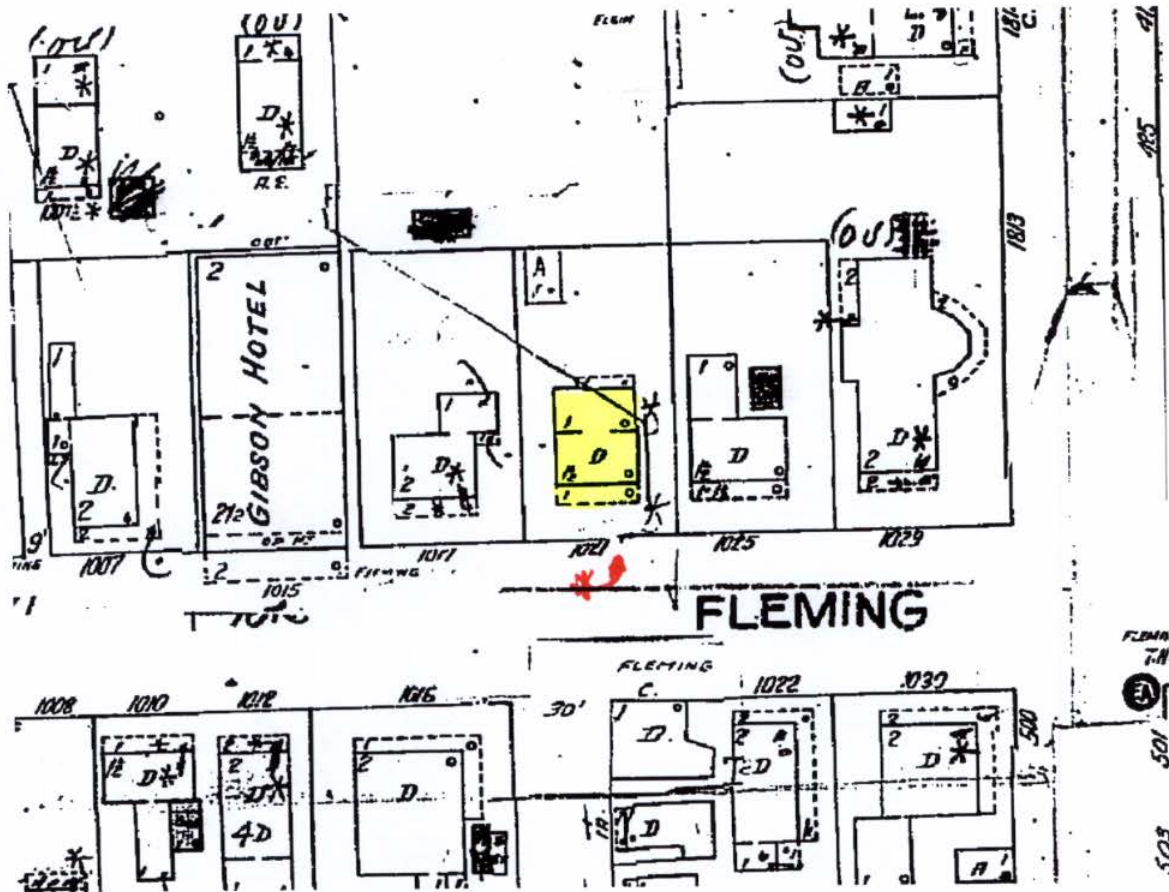
305.809.3973

etorregr@keywestcity.com

Sanborn Maps



#1021 Fleming Street Sanborn map 1948



#1021 Fleming Street Sanborn map 1962

Project Photos



Photo taken by Property Appraiser's office c1965; 1021 Fleming Street; built c1892; Monroe County Library



1021 FLEMIING STREET - FRONT VIEW



1021 FLEMIING STREET - REAR VIEW

FEB 24 2012
FLORIDA AVIATION
INSPECTION DEPT



1021 FLEMIING STREET - REAR LEFT SIDE VIEW



1021 FLEMIING STREET
VIEW OF GARAGE



1021 FLEMIING STREET
VIEW OF SHED









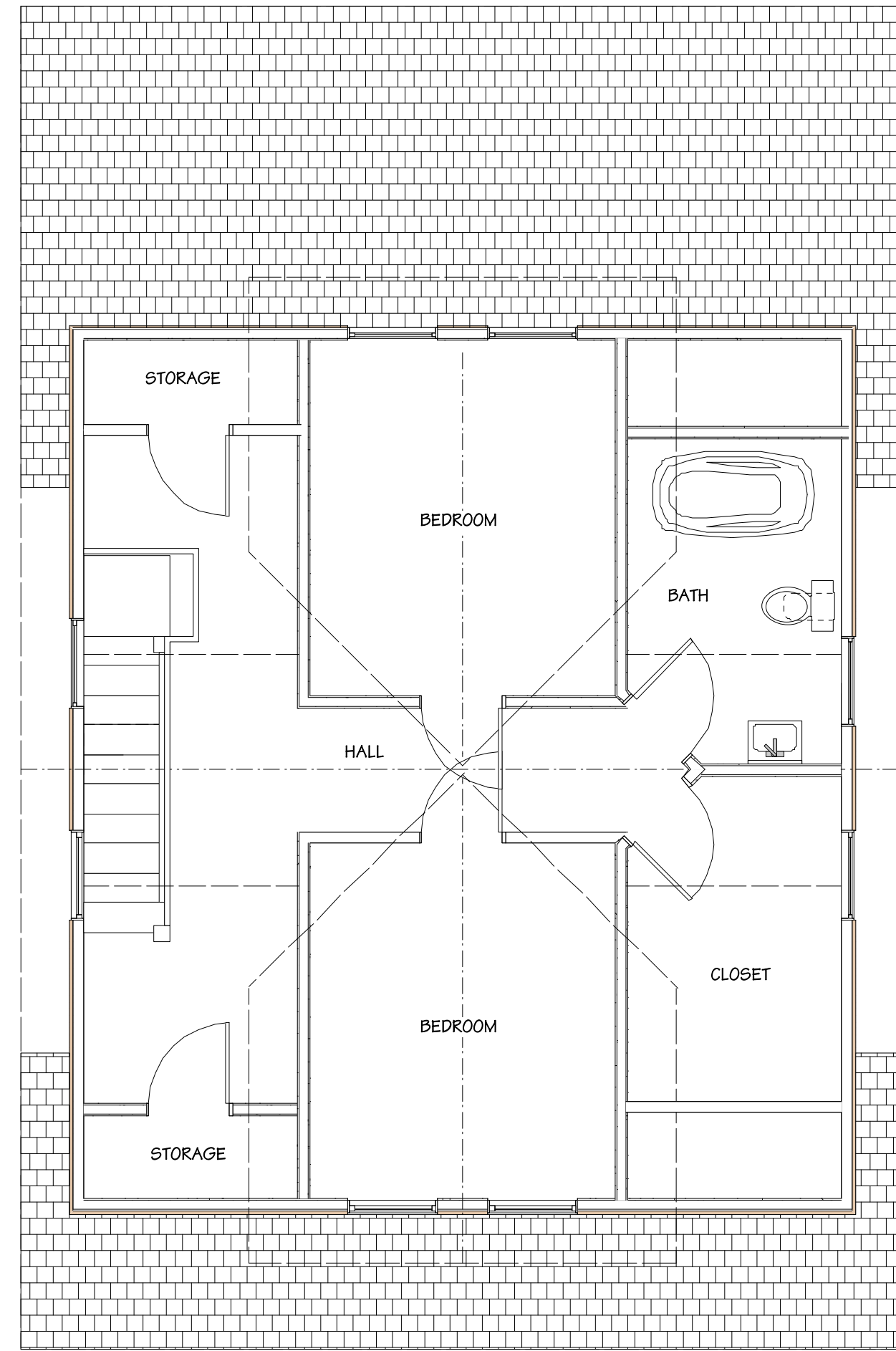
Proposed Plans



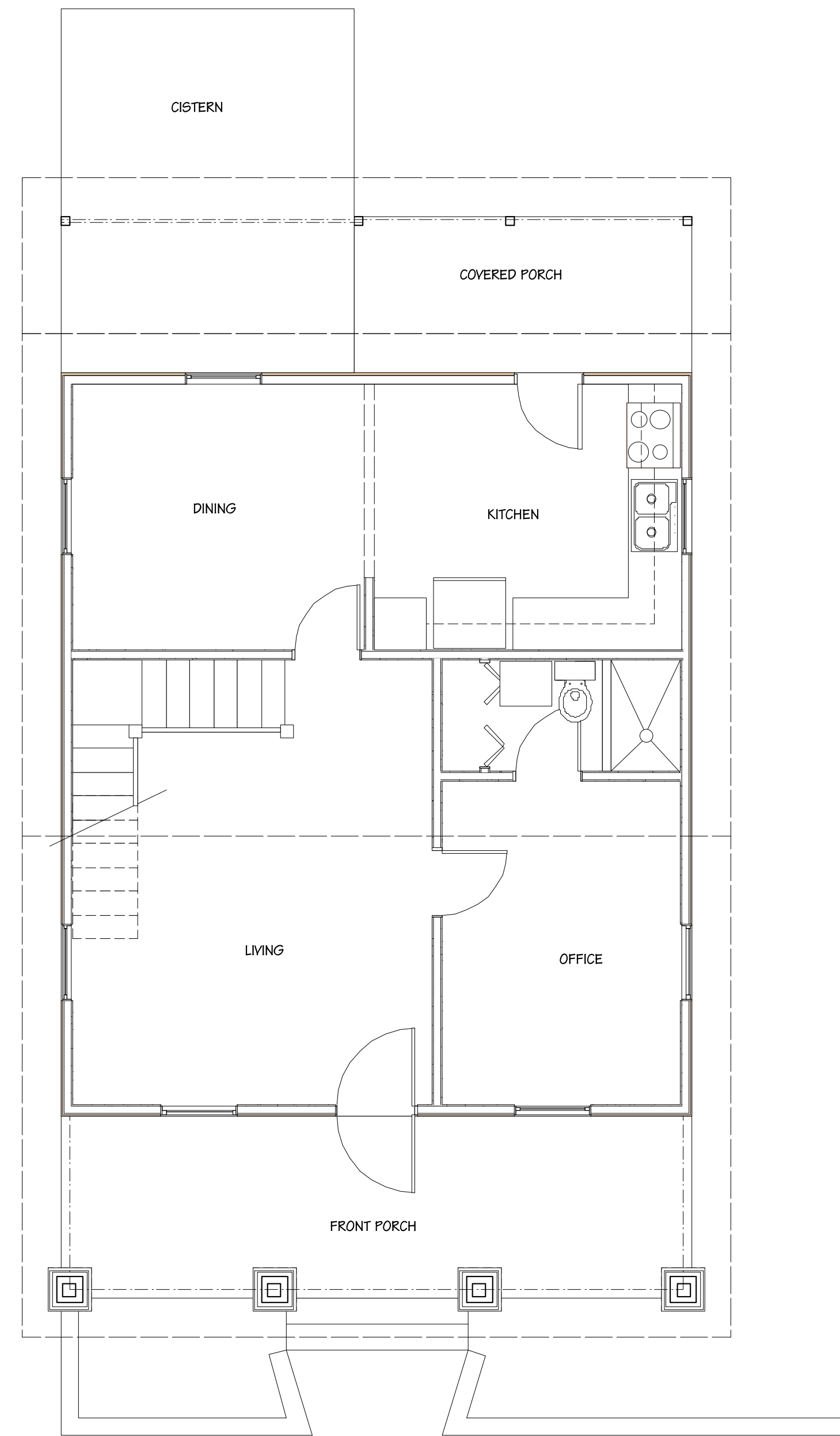
SHED



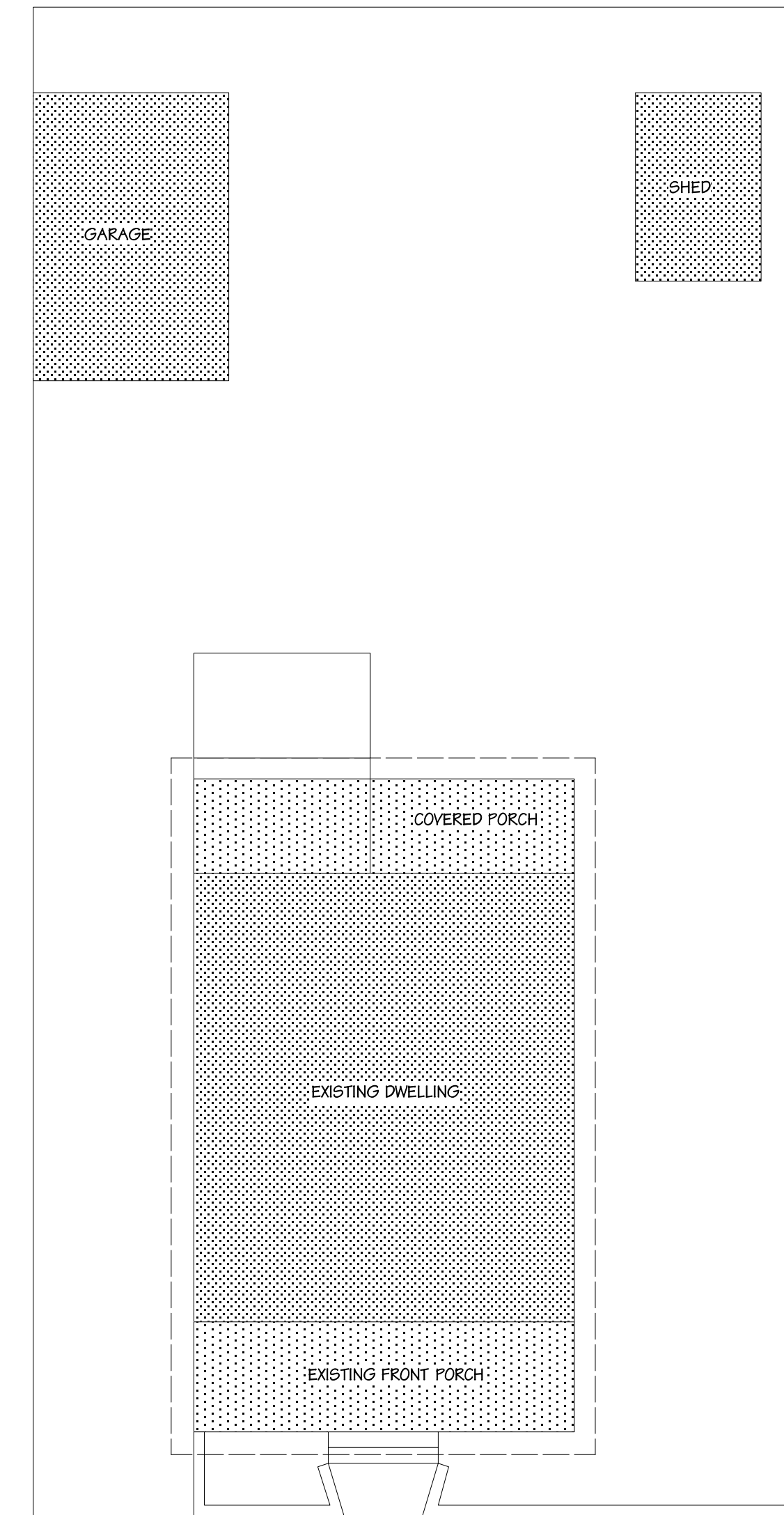
GARAGE



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



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



EXISTING SITE PLAN
scale: 1/8"=1'-0" 



REAR VIEW



VIEW OF REAR 1/2 OF LEFT SIDE



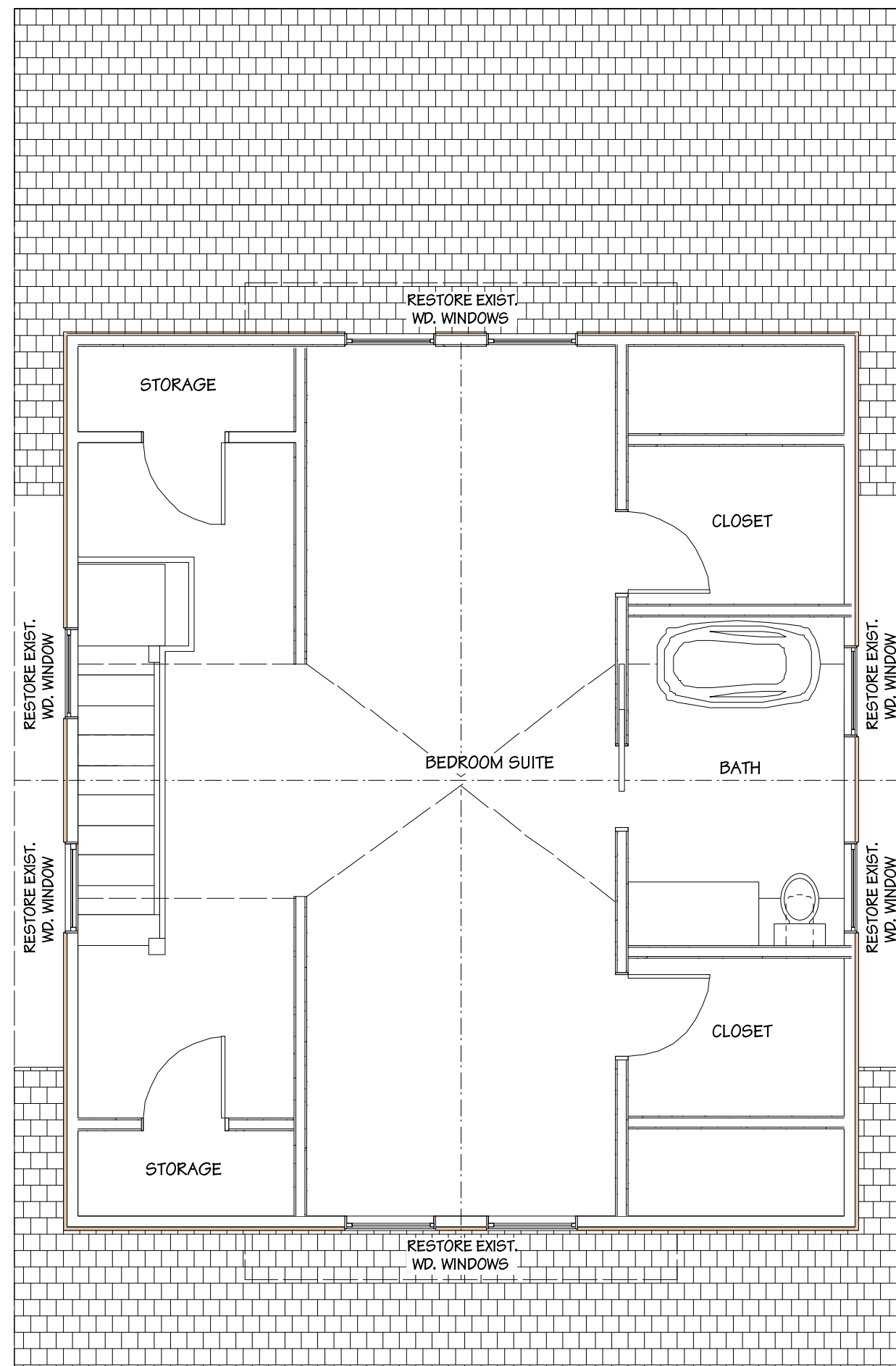
FRONT VIEW

renovations & additions to
1021 FLEMING STREET
KEY WEST, FLORIDA

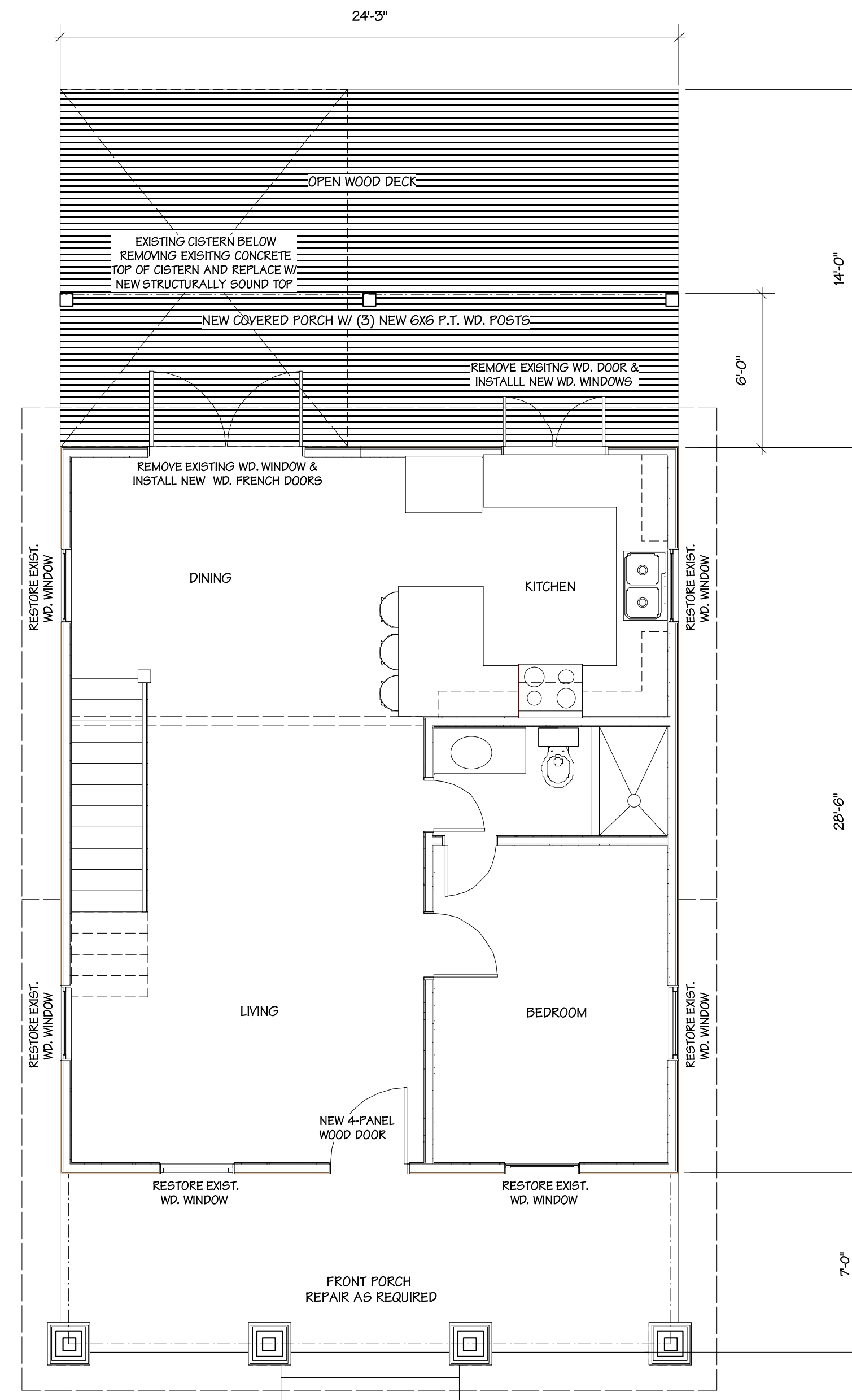
Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet
1
of
1

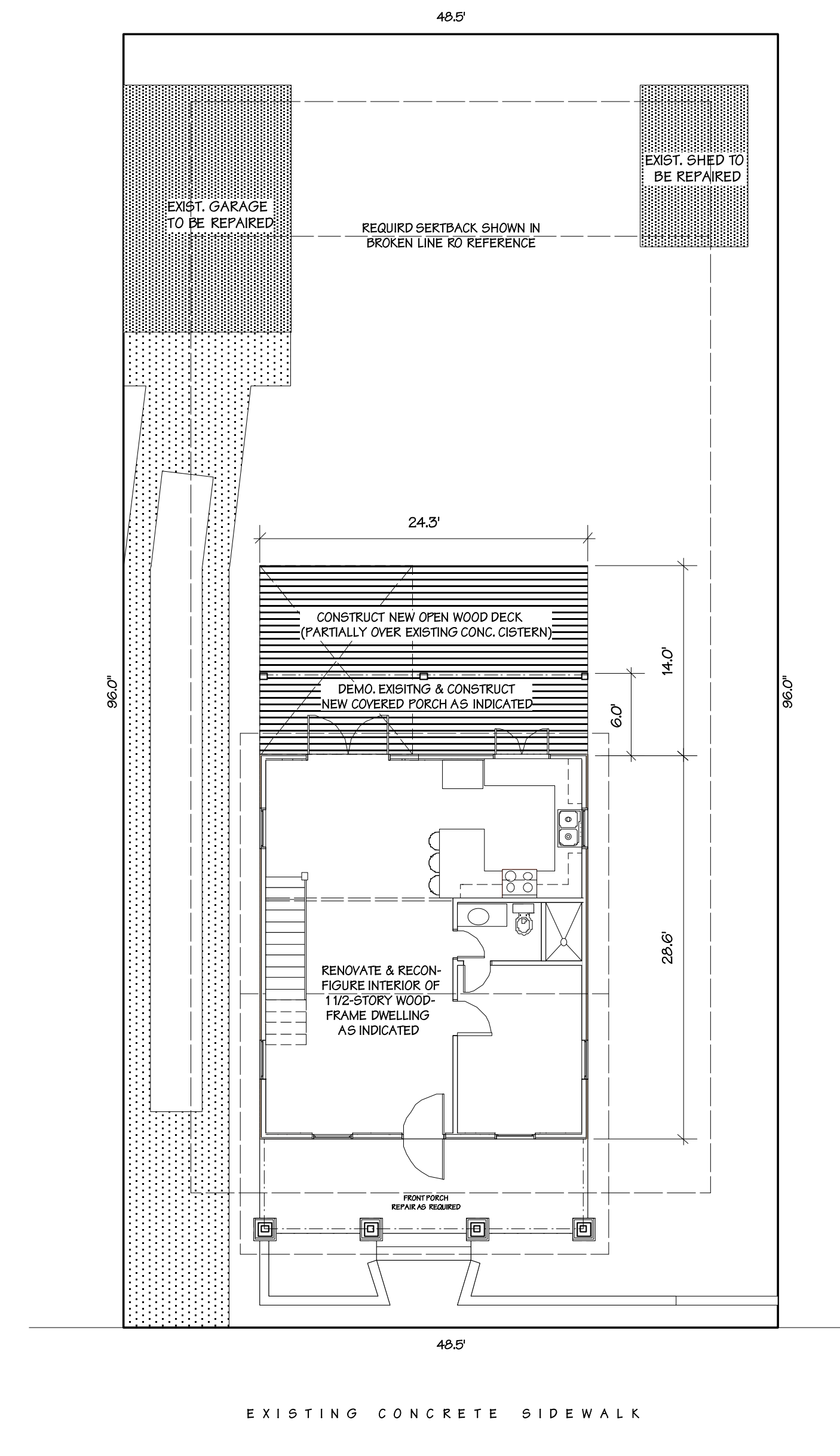
30 MARCH 2011



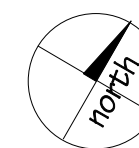
PROPOSED SECOND FLOOR PLAN
scale: 1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN
scale: 1/4"=1'-0"

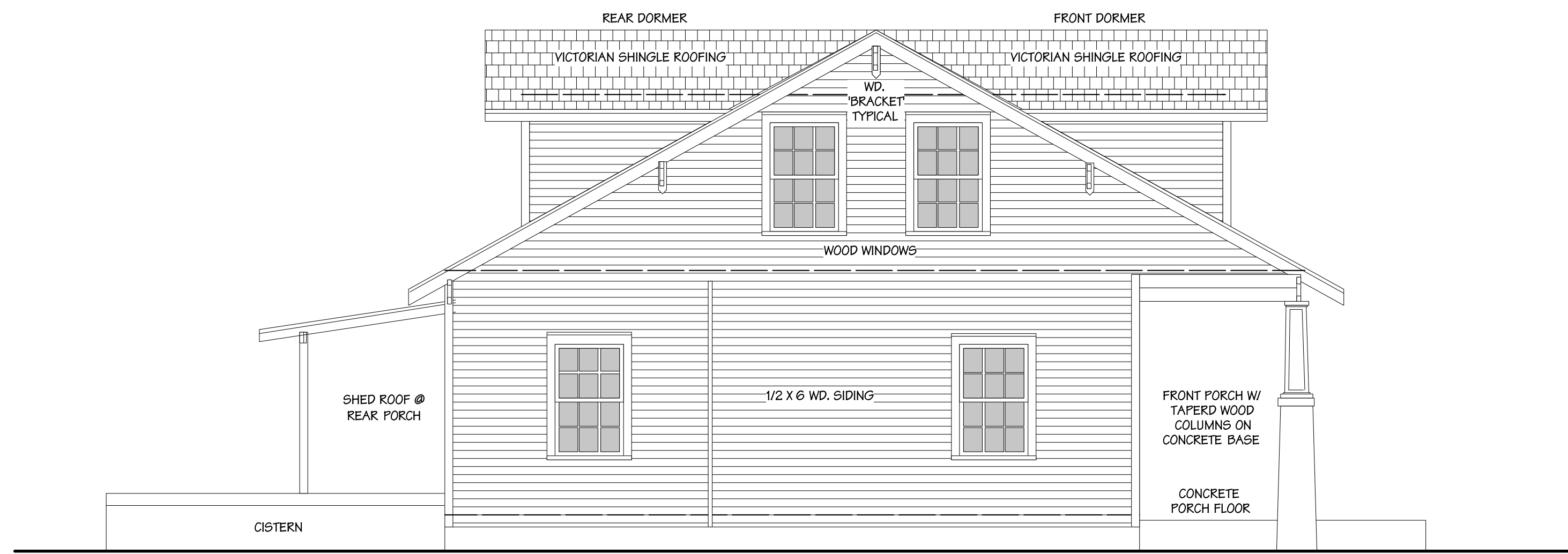


EXISTING SITE PLAN
scale: 1/8"=1'-0"

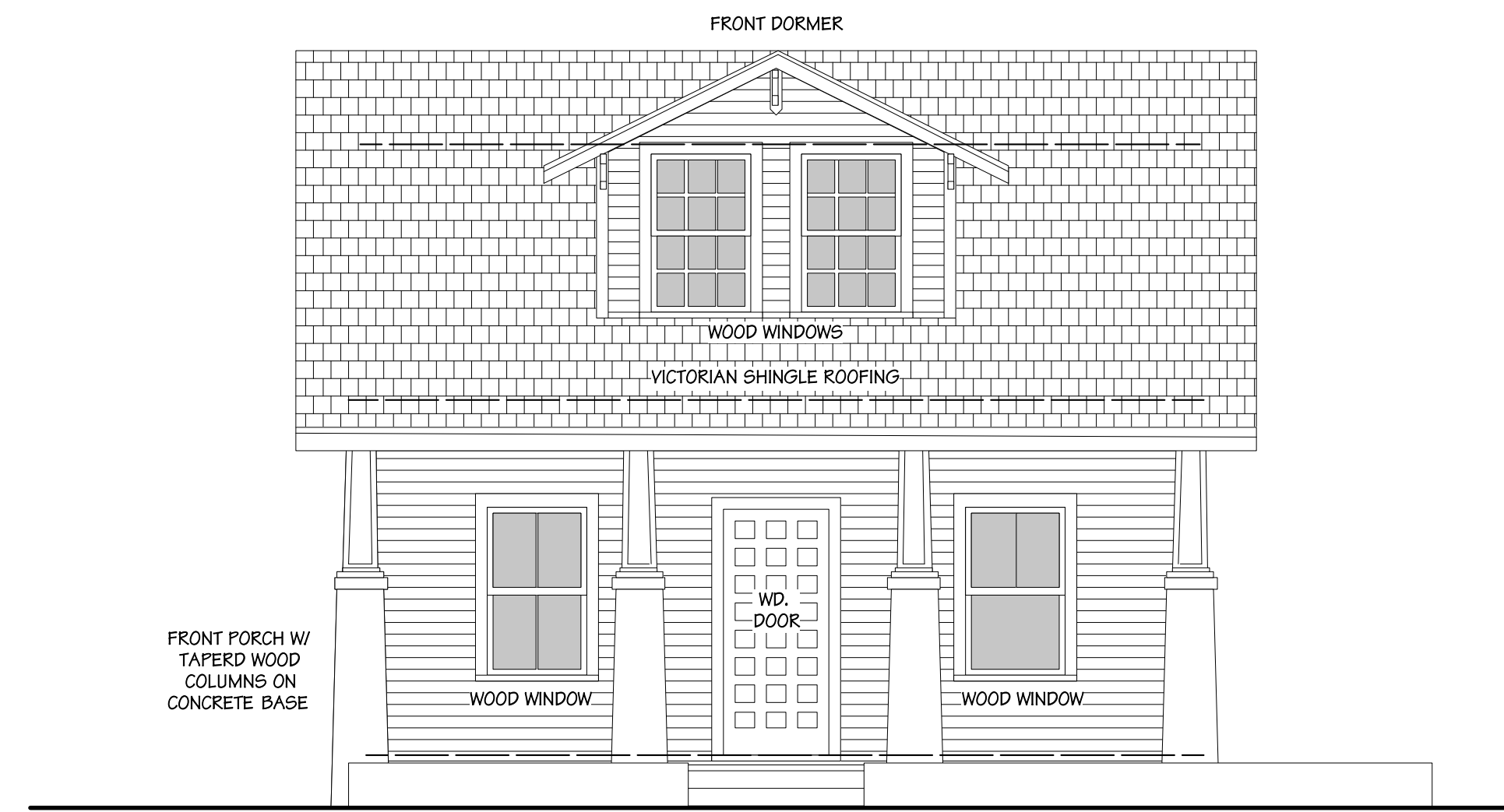


renovations & additions to
 1021 FLEMING STREET
 KEY WEST, FLORIDA

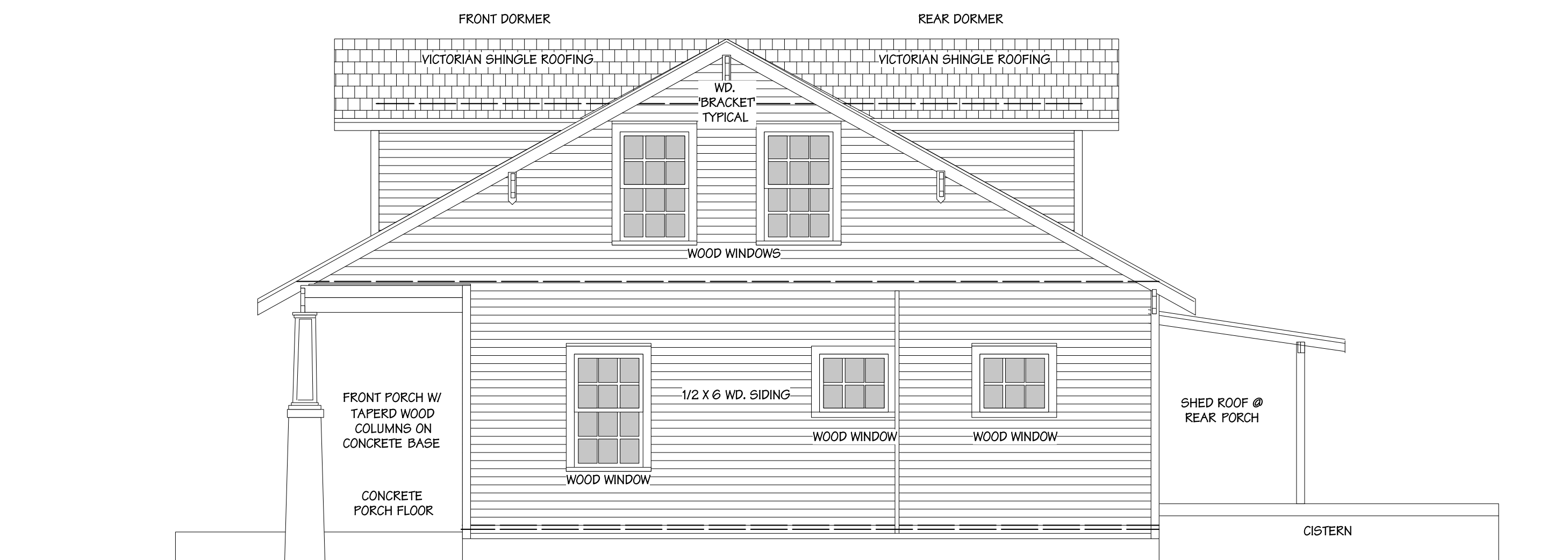
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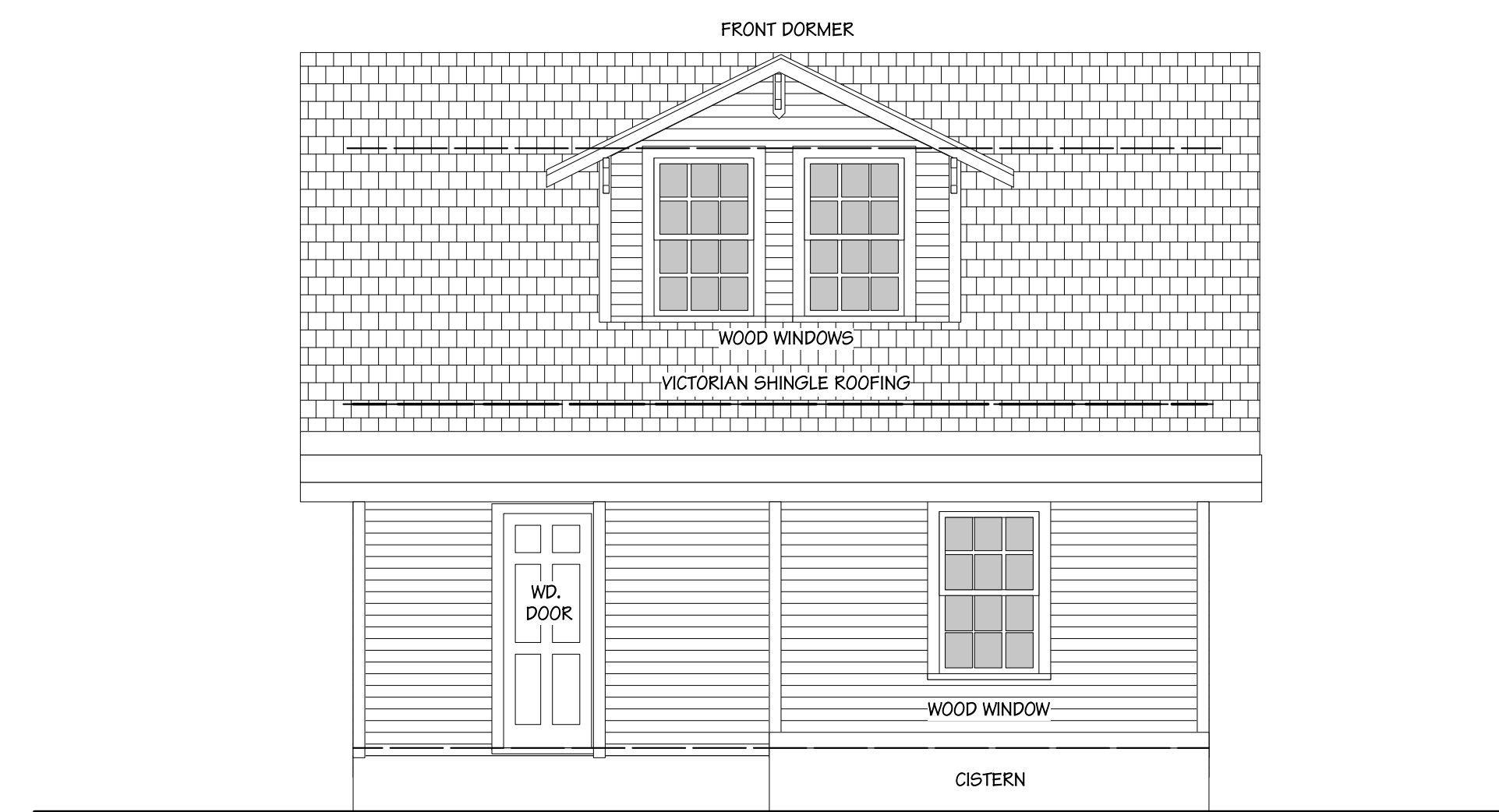
EXISTING LEFT (WEST) ELEVATION



EXISTING FRONT (SOUTH) ELEVATION



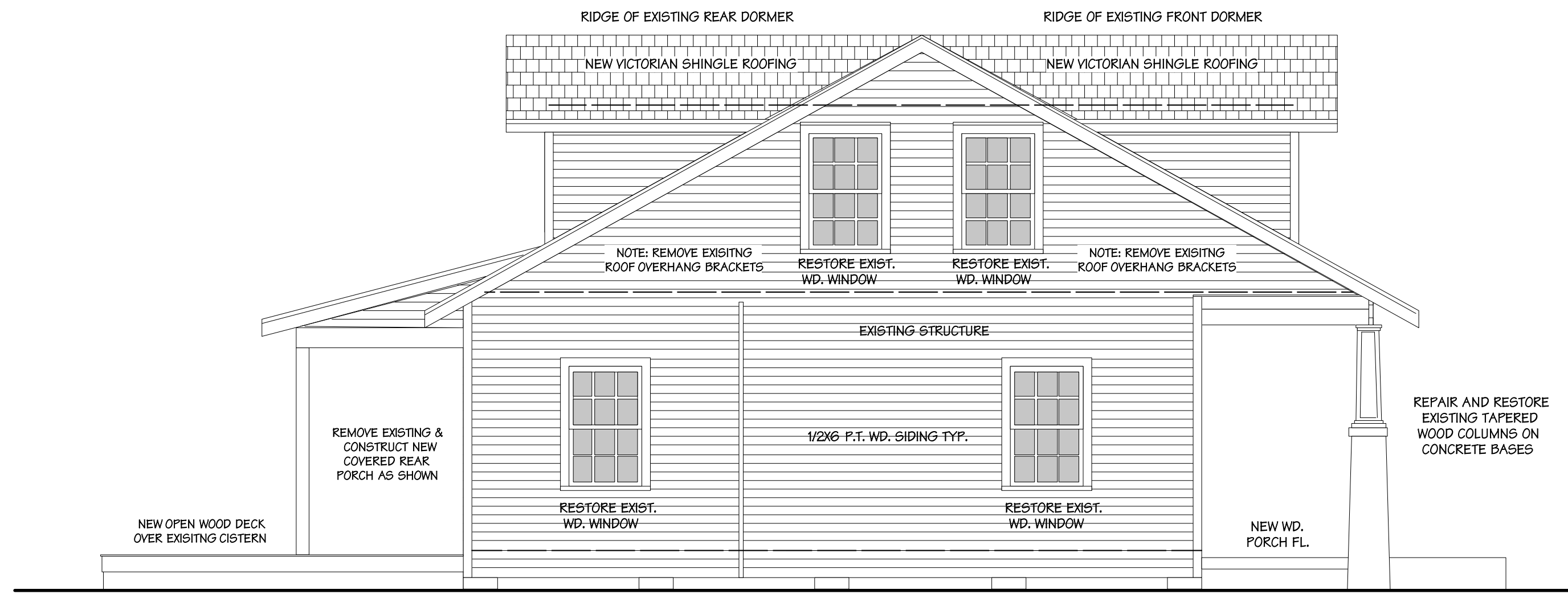
EXISTING RIGHT (EAST) ELEVATION



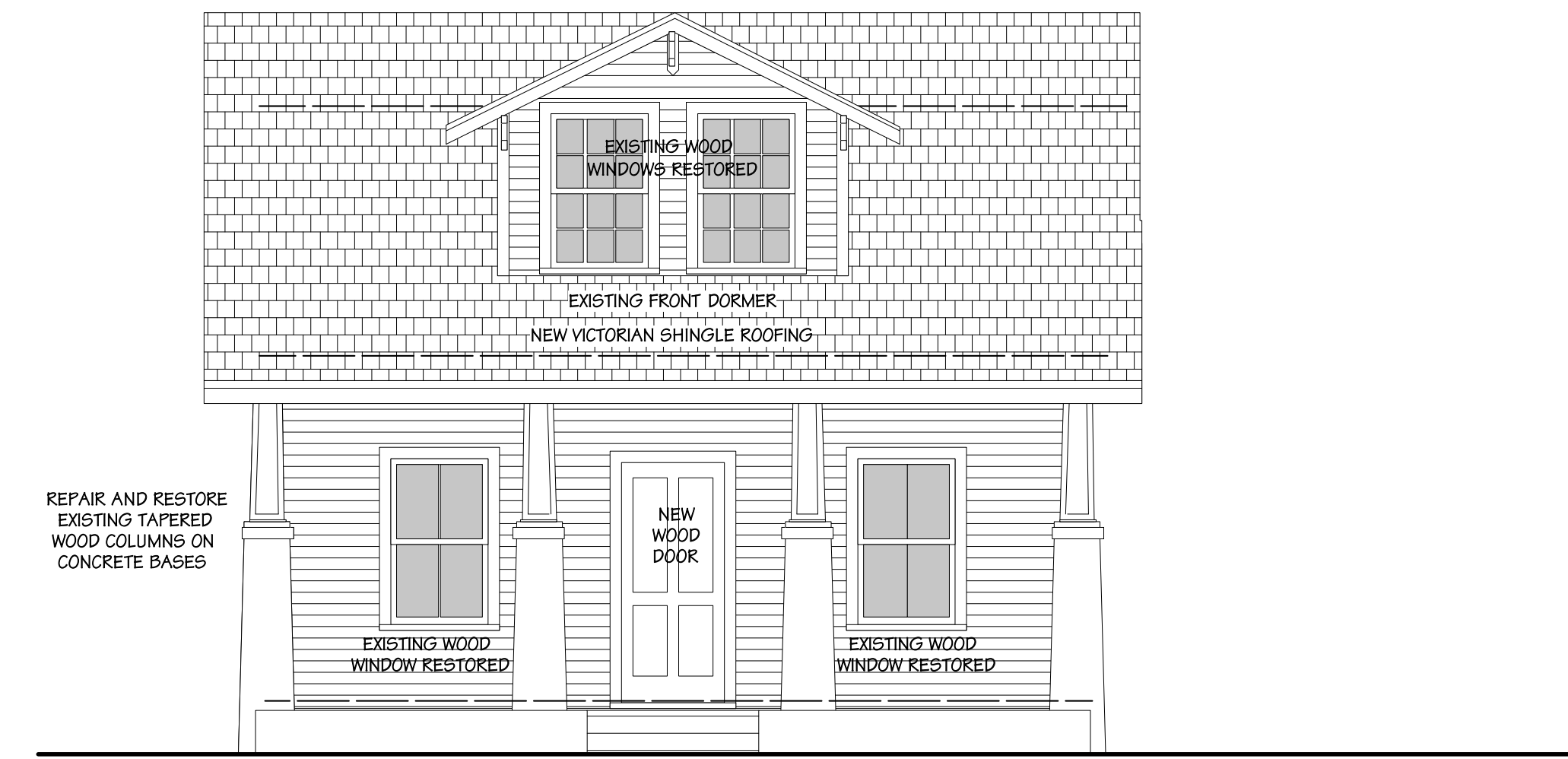
EXISTING REAR (NORTH) ELEVATION

renovations & additions to
 1021 FLEMING STREET
 KEY WEST, FLORIDA

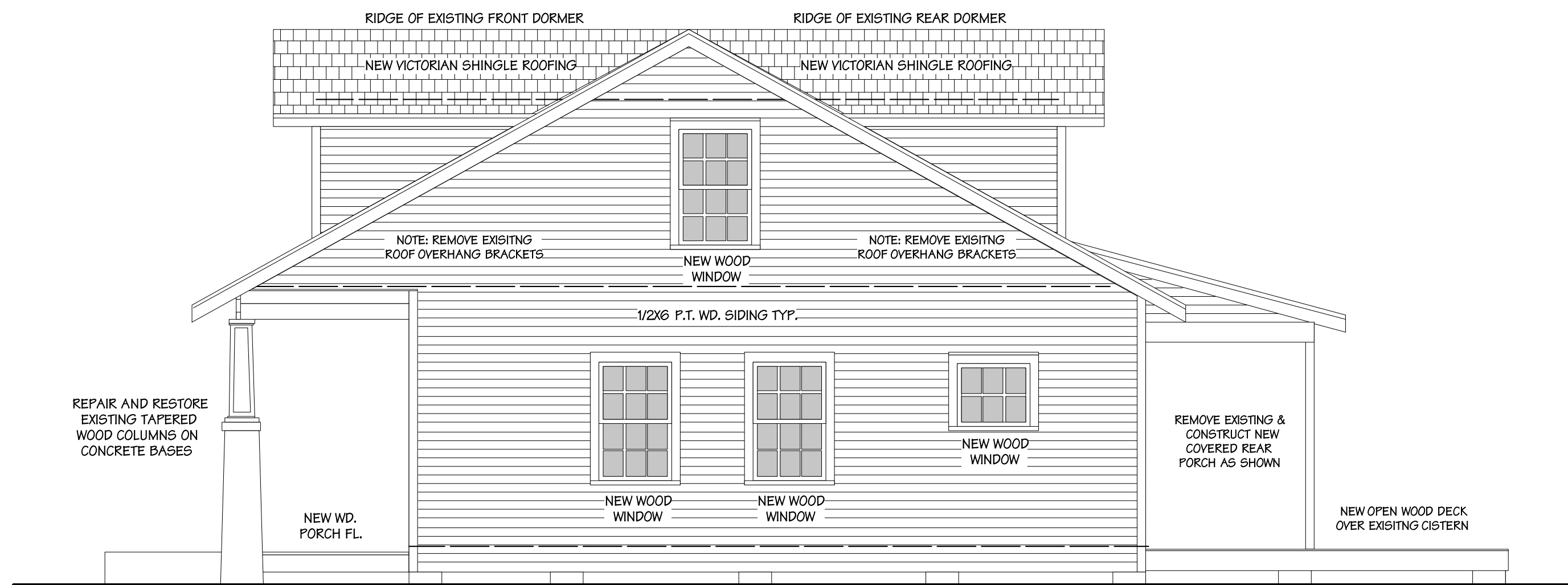
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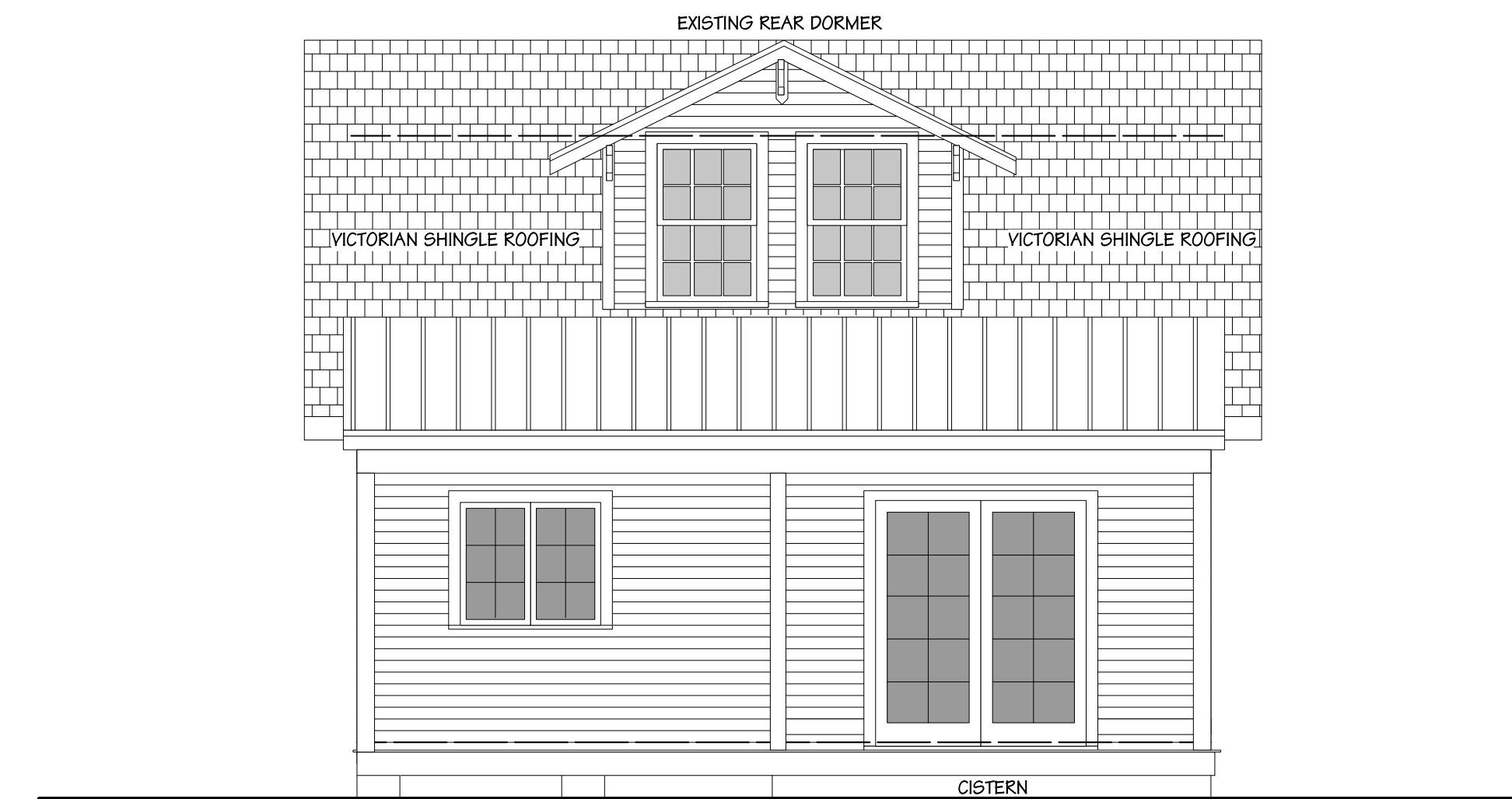
PROPOSED LEFT (WEST) ELEVATION
scale: 1/4"=1'-0"



PROPOSED FRONT (SOUTH) ELEVATION
scale: 1/4"=1'-0"

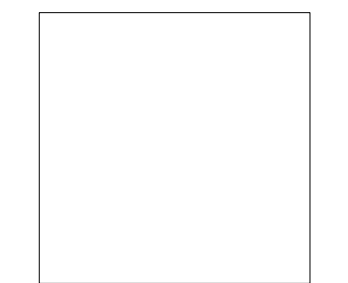


PROPOSED RIGHT (EAST) ELEVATION
scale: 1/4"=1'-0"



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

renovations & additions to
 1021 FLEMING 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

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 14, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO INCLUDE REPAIRS TO SIDING, WINDOWS AND TRIM. RE ROOFING WITH VICTORIAN SHINGLES. DEMOLITION OF BACK PORCH AND RECONSTRUCTION

#1216 FLEMING STREET

Applicant- Robert Delaune-

Application Number H12-01-343

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 .

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

**Property Appraiser
Information**

**Karl D. Borglum
Property Appraiser
Monroe County, Florida**

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

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1005240 Parcel ID: 00005060-000000

<p>Ownership Details</p> <p>Mailing Address: LIPPI DEBORAH 1130 DUVAL ST APT 1 KEY WEST, FL 33040-3157</p>
<p>Property Details</p> <p>PC Code: 01 - SINGLE FAMILY Millage Group: 10KW Affordable Housing: No Section-Township-Range: 06-68-25 Property Location: 1021 FLEMING ST KEY WEST Legal Description: KW PT LT 1 SQR 32 G4-582 OR109-134 OR458-643/44 OR810-1792L/E OR1131-29L/E OR1687-1534D/C OR2033-1104D/C OR2203-1099/02 OR2477-1022C/T OR2489-39/40 OR2510-2446C</p>

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	49	96	4,656.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 672
Year Built: 1938

Building 1 Details

Building Type R1
Effective Age 21
Year Built 1938
Functional Obs 0

Condition G
Perimeter 104
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 28
Grnd Floor Area 672

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type IRR/CUSTOM
Heat 1 NONE
Heat Src 1 NONE

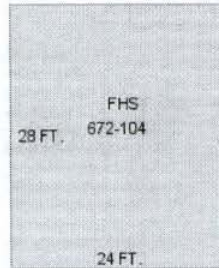
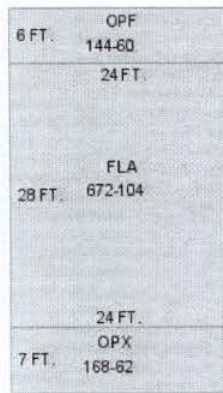
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 4

Extra Features:

2 Fix Bath 1
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	12:ABOVE AVERAGE WOOD	1	1937	N N	0.00	0.00	672
2	OPX		1	1937		0.00	0.00	168
3	OPF		1	1937		0.00	0.00	144
4	FHS	12:ABOVE AVERAGE WOOD	1	1937	N N	0.00	0.00	672

5 DGF 1 1938 252

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	PT3:PATIO	280 SF	0	0	1989	1990	2	50
3	CL2:CH LINK FENCE	312 SF	78	4	1964	1965	1	30
4	FN2:FENCES	70 SF	35	2	1937	1938	4	30

Appraiser Notes

2005-09-29 BEING OFFERED FOR \$1,379,000. A CONCH ORIGINAL TWO-STORY 4BDS/2BA DADE COUNTY PINE ORIGINAL WINDOWS & GARAGE.-SKI

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
2011	93,944	1,783	287,602	383,329	383,329	0	383,329
2010	126,699	1,828	360,561	489,088	489,088	0	489,088
2009	140,812	1,873	548,052	690,737	690,737	0	690,737
2008	130,887	1,918	647,184	779,989	779,989	0	779,989
2007	214,022	1,939	814,800	1,030,761	1,030,761	0	1,030,761
2006	409,169	1,984	442,320	853,473	853,473	0	853,473
2005	324,737	2,029	400,416	727,182	727,182	0	727,182
2004	178,224	2,074	349,200	529,498	529,498	0	529,498
2003	141,769	2,119	162,960	306,848	306,848	0	306,848
2002	150,381	2,163	162,960	315,504	315,504	0	315,504
2001	109,492	6,052	162,960	278,504	278,504	0	278,504
2000	113,477	7,459	88,464	209,400	209,400	0	209,400
1999	108,050	7,218	88,464	203,732	203,732	0	203,732
1998	91,275	6,272	88,464	186,011	186,011	0	186,011
1997	83,875	5,925	79,152	168,951	168,951	0	168,951
1996	66,606	4,776	79,152	150,535	150,535	0	150,535
1995	64,139	4,722	78,132	146,993	146,993	0	146,993
1994	54,272	4,100	78,132	136,504	136,504	0	136,504
1993	53,419	2,284	78,132	133,835	133,835	0	133,835
1992	53,419	2,284	78,132	133,835	133,835	0	133,835
1991	53,419	2,284	78,132	133,835	133,835	0	133,835
1990	47,159	2,284	60,897	110,340	110,340	0	110,340
1989	42,872	2,076	59,748	104,696	104,696	0	104,696

1988	37,595	2,076	50,556	90,227	90,227	0	90,227
1987	30,805	2,076	34,240	67,121	67,121	0	67,121
1986	30,921	2,076	33,091	66,088	66,088	0	66,088
1985	30,296	2,076	17,949	50,321	50,321	0	50,321
1984	29,033	2,076	17,949	49,058	49,058	0	49,058
1983	29,033	2,076	17,949	49,058	49,058	0	49,058
1982	29,372	2,076	17,949	49,397	49,397	0	49,397

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
3/18/2011	2510 / 2446	100	WD	11
10/5/2010	2489 / 39	400,000	WD	02
7/29/2010	2477 / 1022	100	CT	12
4/11/2006	2203 / 1099	1,250,000	WD	Q
5/1/1980	810 / 1792	40	00	U
2/1/1970	458 / 643	9,000	00	Q

This page has been visited 20,264 times.

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