

# Staff Report

3 Demolition of carport with no built back - **#1415 United Street- John Castro (H12-01-994) Second Reading**

This staff report is for the review of a second reading for a Certificate of Appropriateness for the demolition of an existing non historic carport. According to the Sanborn maps a one story sawtooth was located in the back portion of the house but it has been severely modified through the years. The existing roof was part of a complete renovation and new additions project that took place in 2002. The main house is listed as a contributing resource and was built ca. 1889. On June 12, 2012 the Commission approved the plans for a proposed second story addition. On June 26 the Commission approved the first reading for demolition.

Staff understands that the request for this demolition should be reviewed using the demolition criteria of Chapter 102 Section 218 of the LDR's. It is staff's opinion that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolition will be on an existing roof that is not historic.

# Application



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

APPLICATION # H12-01-0994

OWNER'S NAME: United Pearl Property INC. DATE:

OWNER'S ADDRESS: Coral Gables, FL PHONE #:

APPLICANT'S NAME: John Castro PHONE #: 522-5581

APPLICANT'S ADDRESS: 2301 Seidenberg Ave.

ADDRESS OF CONSTRUCTION: 1415 United Street # OF UNITS: 3

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:  
Demo carport

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, 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: 6-14-12  
Applicant's Signature: John Castro

**REQUIRED SUBMITTALS**

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
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

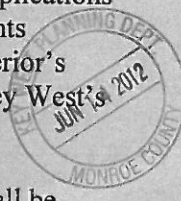
**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

15/10/12 [Signature] 7/10/12

Denied

\_\_\_\_\_

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

7/10/12 - 15/10/12 [Signature] [Signature] approved

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

HARC Comments:

MAIN HOUSE LISTED AS CONTRIBUTING. FRAME

VERNAKULAR BUILD CA 1912

Ordinance for demolitions / no bot A back

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: 7/10/12

Signature: [Signature]

Historic Architectural  
Review Commission



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

July 17, 2012

Mr. John Castro  
#2301 Seidenberg Ave  
Key West, Florida 33040

**RE: DEMOLITION OF CARPORT WITH NO BUILT BACK  
FOR: #1415 UNITED STREET - HARC APPLICATION # H12-01-994  
KEY WEST HISTORIC DISTRICT**

Dear Mr. Castro:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the first reading for demolition for the above mentioned project on the public hearing held on Tuesday July 10, 2012. Although nobody was present during the meeting, the Commissioners motioned to approve the project based on the submitted documents.

Because this project includes a demolition request, a second reading will take place on Tuesday July 24, 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](mailto:etorregr@keywestcity.com)

# **Sanborn Maps**





# **Project Photos**



Photo taken by the Property Appraiser's office c1965. 1415 United Street, Monroe County  
Library



1415 United St, Key West, FL 33040, USA

© 2012 Google  
© 2012 Google  
© 2012 INEGI

US Dept of State Geographer

Google earth

Google earth

feet  
meters

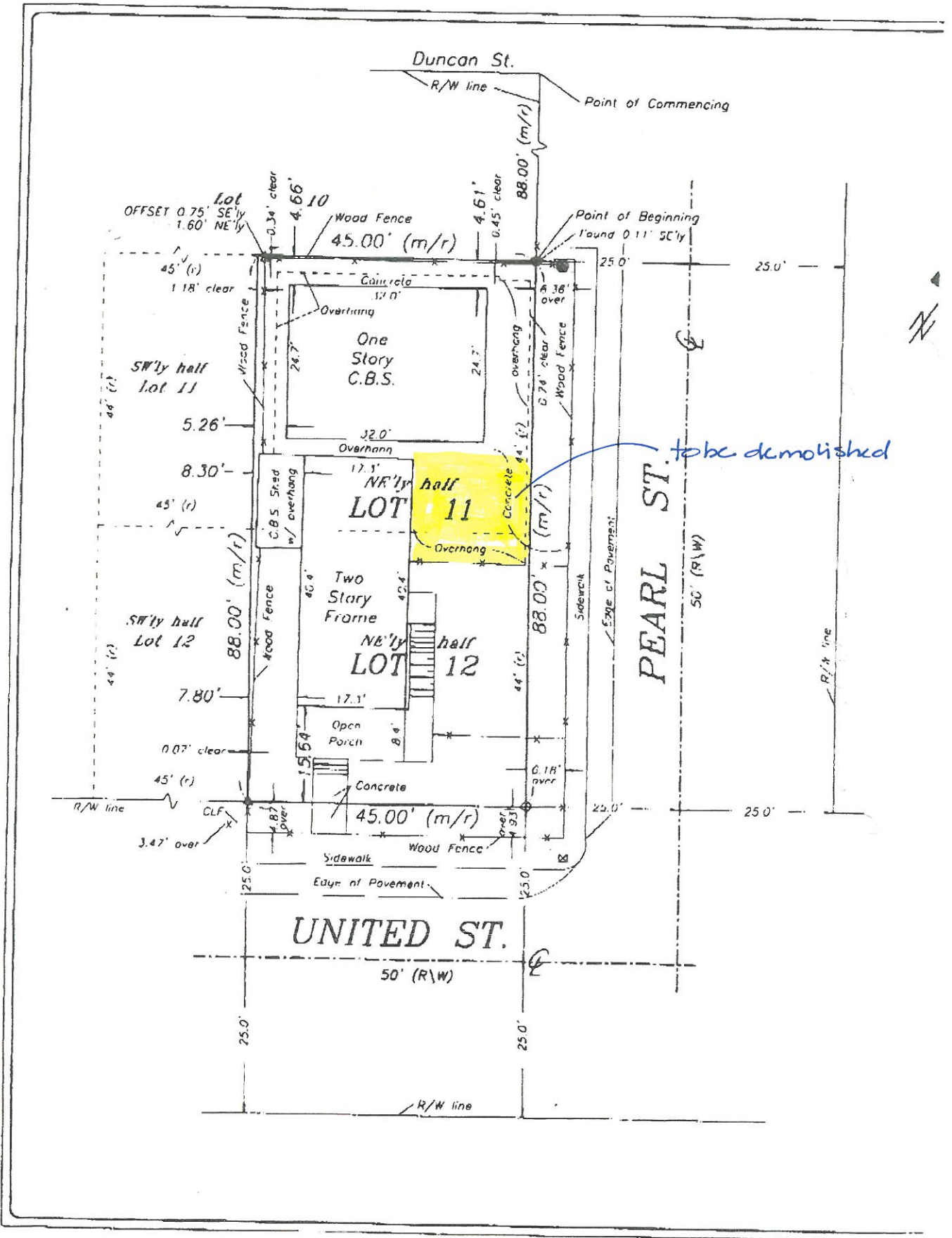




1415 United St.



# Survey



## LEGEND

- Found 1/2" Iron Rod (PTS)
- △ Set Nail & Disc (LB 7131)
- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/ cap (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊙ Concrete Utility Pole
- P- Overhead Utility Lines

Map of:  
Boundary Survey for:  
Aleida Cobo of part of Lots 11  
and 12, Square 6, Tract 14,  
City of Key West

1" = 20'  
Assumed

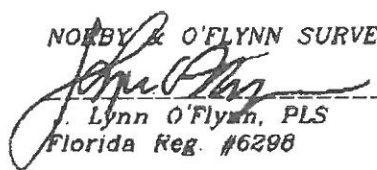
### NOTES:

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 United St; 1224 Pearl St., 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. Date of field work: May 25, 2002.
8. North Arrow is assumed and based on Plat Book 1, Page 12
9. Error of closure exceeds one part in 10,000.
10. Ownership of fences are undeterminable unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West and is in Tract 14, according to the map or plan of said Island delineated by William A. Whitehead in February 1829, but is now better known and described in a diagram of the Southeast 1/3 of said Tract 14 as surveyed and diagrammed by T.J. Ashe in November 1866, which diagram is recorded in Plat Book 1, Page 12, Monroe County, Florida, Records, the said lot being known and described in said diagram as the Northeasterly half of Lots 11 and 12 of Square 6.  
Commencing at a point 88 feet from the corner of Duncan and Pearl Streets and running thence along the Southwest side of Pearl Street in a Southeasterly direction 88 feet to United Street; thence at right angles in a Southwesterly direction 45 feet along said United Street; thence at right angles in a Northwesterly direction 88 feet; thence at right angles in a Northeasterly direction 45 feet out to said Pearl Street, Point of Beginning.

BOUNDARY SURVEY FOR Aleida Cobo;

NORBY & O'FLYNN SURVEYING, INC.

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

May 30, 2002

NORBY & O'FLYNN  
Surveying, Inc.



Professional Land Surveyors  
LB No. 7131

3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 293-8824

# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., July 10, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **DEMOLITION OF CARPORT WITH NO BUILT BACK** **#1415 UNITED STREET**

**Applicant- John Castro -      Application Number H12-01-994**

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](http://www.keywestcity.com) .

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



Public Meeting Notice

974 MR3

MAZDA

ZO5

**Property Appraiser  
Information**

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

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

**Property Record Card**

**Alternate Key: 1036617 Parcel ID: 00035750-000000**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

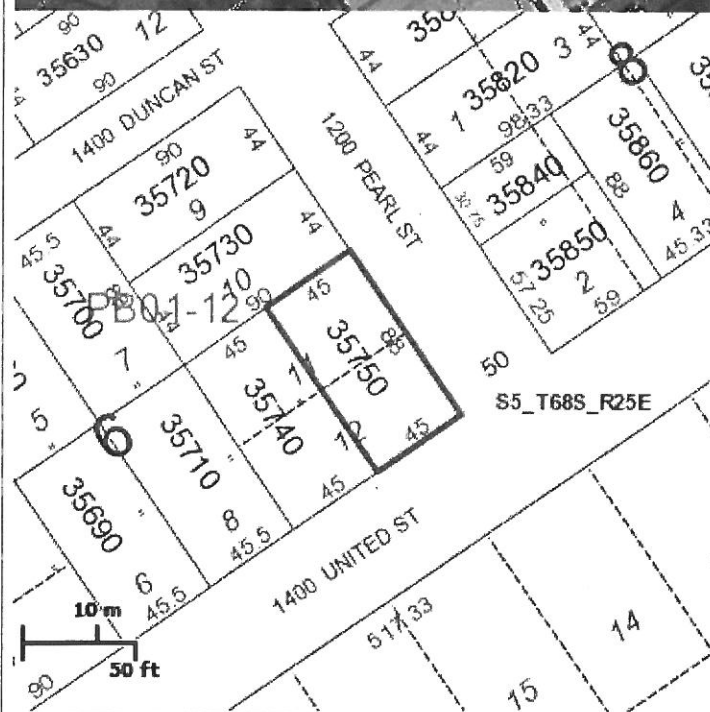
**Ownership Details**

**Mailing Address:**  
UNITED PEARL PROPERTY INC  
708 S DIXIE HWY  
CORAL GABLES, FL 33146

**Property Details**

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS  
Millage Group: 10KW  
Affordable Housing: No  
Section-Township-Range: 05-68-25  
Property Location: 1415 UNITED ST KEY WEST  
Subdivision: Moffat's Sub  
Legal Description: KW MOFFATS SUB PB 1-12 PT LOT 11-12 SQR 6 TR 14 OR303-249/250 OR557-894 OR716-233  
CASE#80-334-CP-12 OR1504-1704/05 OR1809-169/170Q/C

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	45	88	3,960.00 SF

**Building Summary**

Number of Buildings: 2

Number of Commercial Buildings: 0  
 Total Living Area: 2007  
 Year Built: 1933

### Building 1 Details

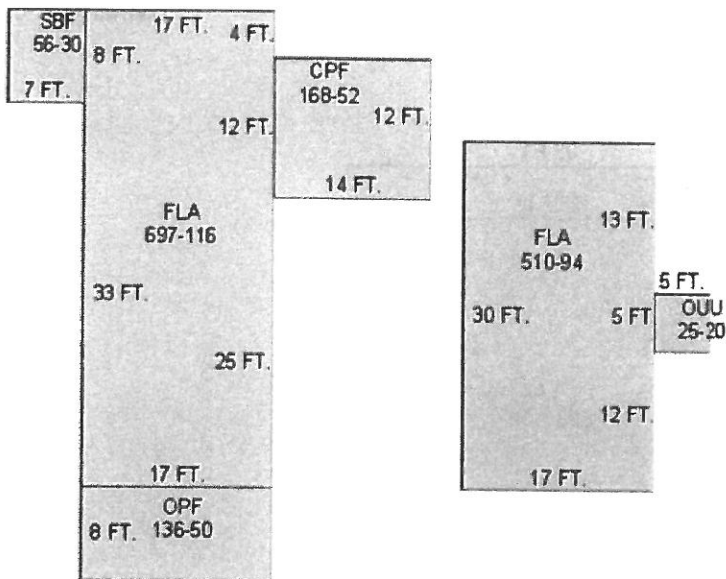
Building Type R2 Condition G Quality Grade 550  
 Effective Age 31 Perimeter 210 Depreciation % 35  
 Year Built 1933 Special Arch 0 Grnd Floor Area 1,207  
 Functional Obs 0 Economic Obs 0

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS  
 Heat 1 NONE Heat 2 NONE Bedrooms 3  
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>OPF</u>	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	136
2	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	697
3	<u>SBF</u>	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	56

4	CPF	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	168
5	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	510
6	OUU		1	1989	N	N	0.00	0.00	25

### Building 2 Details

Building Type R1  
 Effective Age 31  
 Year Built 1964  
 Functional Obs 0

Condition G  
 Perimeter 114  
 Special Arch 0  
 Economic Obs 0

Quality Grade 500  
 Depreciation % 35  
 Grnd Floor Area 800

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

Roof Type FLAT OR SHED  
 Heat 1 NONE  
 Heat Src 1 NONE

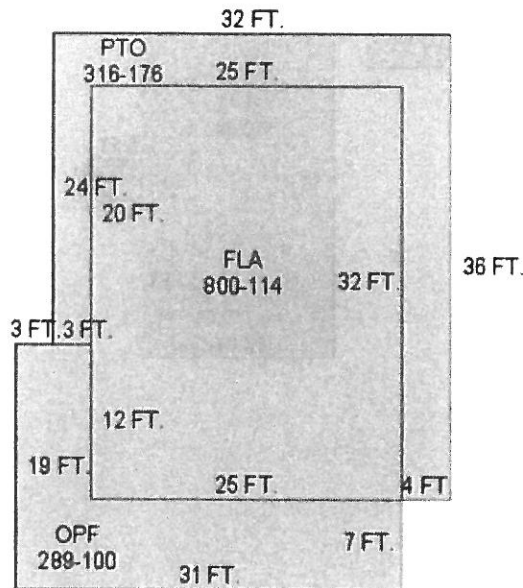
Roof Cover TAR & GRAVEL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation CONCR FTR  
 Bedrooms 1

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	OPF	5:C.B.S.	1	1989	N	N	0.00	0.00	289
2	FLA	5:C.B.S.	1	1989	N	N	0.00	0.00	800

3 PTO 5:C.B.S. 1 1989 N N 0.00 0.00 316

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	96 SF	12	8	1980	1981	2	50
2	FN2:FENCES	756 SF	126	6	1986	1987	2	30
3	FN2:FENCES	400 SF	100	4	2010	2011	2	30

### Appraiser Notes

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-1040	04/14/2009	07/15/2010	1,000	Residential	REBUILD EXISTING 4' PICKET AND PAINT WHITE 100LF WITH 3/4" GAP BETWEEN PICKETS.
0002210	08/07/2000	12/05/2000	3,000		PAINT EXTERIOR/REPAIR SID

### 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	201,367	2,765	181,869	386,001	386,001	0	386,001
2010	204,514	2,383	150,480	357,377	357,377	0	357,377
2009	228,197	2,398	281,160	511,755	511,755	0	511,755
2008	210,596	2,413	336,600	549,609	549,609	0	549,609
2007	281,249	2,429	455,400	739,078	739,078	0	739,078
2006	450,278	2,444	376,200	738,866	738,866	0	738,866
2005	401,157	2,535	316,800	720,492	720,492	0	720,492
2004	293,475	2,731	217,800	514,006	514,006	0	514,006
2003	273,910	2,927	95,040	371,877	371,877	0	371,877
2002	221,755	3,096	75,240	300,091	300,091	0	300,091
2001	215,041	3,291	75,240	293,572	293,572	0	293,572
2000	214,580	2,828	50,490	267,897	267,897	0	267,897
1999	185,712	2,569	50,490	238,771	238,771	0	238,771
1998	174,786	2,452	50,490	227,728	227,728	0	227,728
1997	174,786	2,580	42,570	219,936	219,936	0	219,936
1996	117,000	1,889	42,570	161,459	161,459	0	161,459
1995	117,000	1,978	42,570	161,548	161,548	0	161,548



1994	104,634	1,848	42,570	149,052	149,052	0	149,052
1993	104,634	1,915	42,570	149,119	149,119	0	149,119
1992	127,654	1,994	42,570	172,218	172,218	0	172,218
1991	127,654	2,074	46,530	176,257	176,257	0	176,257
1990	127,654	2,143	36,630	166,427	166,427	0	166,427
1989	192,715	1,055	36,630	230,400	230,400	0	230,400
1988	66,105	837	30,690	97,632	97,632	0	97,632
1987	61,114	0	22,275	83,389	83,389	0	83,389
1986	61,453	0	21,384	82,837	82,837	0	82,837
1985	59,473	0	14,454	73,927	73,927	0	73,927
1984	55,736	0	14,454	70,190	70,190	0	70,190
1983	55,736	0	14,454	70,190	70,190	0	70,190
1982	56,801	0	11,128	67,929	67,929	0	67,929

### 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
6/28/2002	1809 / 0169	15,600	QC	J
2/1/1977	716 / 233	45,000	00	Q

This page has been visited 46,416 times.

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