

**Plans Were Not Provided In PDF On Time**

## **Staff Report**

- 16 Remove existing victorian shingle roof and replace with same. Construct new shed dormer at rear side of existing gable roof- **#608 Griffin Lane- Robert Delaune (H11-01-1765)**

This staff report is for the review for a Certificate of Appropriateness for a new back *dormer* with a shed roof and the replacement of metal shingles of the main house with same material. The house located on #608 Griffin Lane is listed as a contributing resource in the surveys. The one and a half story frame vernacular structure was built circa 1889.

The proposed plans include a *dormer* 24' wide by 10' deep. The dormer will be located on the back of the main house half story and will have a shed roof. The new roof will be slightly lower than the main roof.

The definition of a dormer is:

*Dormer: A vertical window set in a sloping roof or a roofed structure containing a window.- HARC guidelines page 70*

Guidelines that should be reviewed for this application;

Roofing (page 26);

- (4) The form and configuration of a roof must not be altered in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form. Original features such as scuttles, chimneys and roof porches should not be removed or altered.
- (5) The public view of the roofline should not be altered by the addition of new features such as dormers, scuttles, vents or skylights. Such features may be allowed on roof surfaces not visible from a public right-of-way.

Dormers (page 27);

*A dormer addition must be in scale and harmony with the building's design.*

- (1) New dormers may be installed to replace historical dormers when they can be substantiated by documentation or as additions to non contributing buildings.
- (2) Dormer design must be compatible with building style (similar in style to dormers normally found on that type of building in Key West). Roof pitched and materials of dormer construction should match that of the original structure closely.
- (3) Dormer size must be in proportion to the building and its roof. Oversized or undersized dormers are inappropriate.

*(4) Generally dormers on 19<sup>th</sup> century buildings were designated with gable roof. Dormer additions to bungalow style structures generally had a shed roof.*

It is staff's opinion that the proposed design is inconsistent with the guidelines. The proposed *dormer* is almost the same width of the house, making it oversized in proportion to the historic house. Although the proposed *dormer* is on the back of the house it will change the mass and scale of the structure' as well as the roof historic configuration.

The proposed change of victorian shingles with same is in compliance with the guidelines, at they clearly states that replacement of metal shingles must be done with similar.

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**  
APPLICATION # 11-01-1765

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: STANLEY EDMUND HUGGS ESTATE DATE: 12/26/11  
OWNER'S ADDRESS: 40 SEAN KELLEY  
904 ANASTASIA BLVD  
SAINT AUGUSTINE, FL PHONE #:   
APPLICANT'S NAME: ROB DELAUNE, ARCHITECT PHONE #: 2930364  
304 4842  
APPLICANT'S ADDRESS: 609 EATON ST. SUITE 1  
ADDRESS OF CONSTRUCTION: 608 GRIFFIN LANE # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REMOVE EXISTING VICTORIAN SHINGLE ROOF AND REPLACE W/ NEW VICTORIAN SHINGLES; CONSTRUCT NEW SHED FORMER @ REAR SIDE OF EXISTING GABLE ROOF.

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

DEC 27 2011

MC 2:00

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: 12/26/11

Applicant's Signature: Robt 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)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and 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**

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

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

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

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

thru is listed as contributing. Built c. 1889 frame  
vernacular

Guidelines For Dormers (Page 27).

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

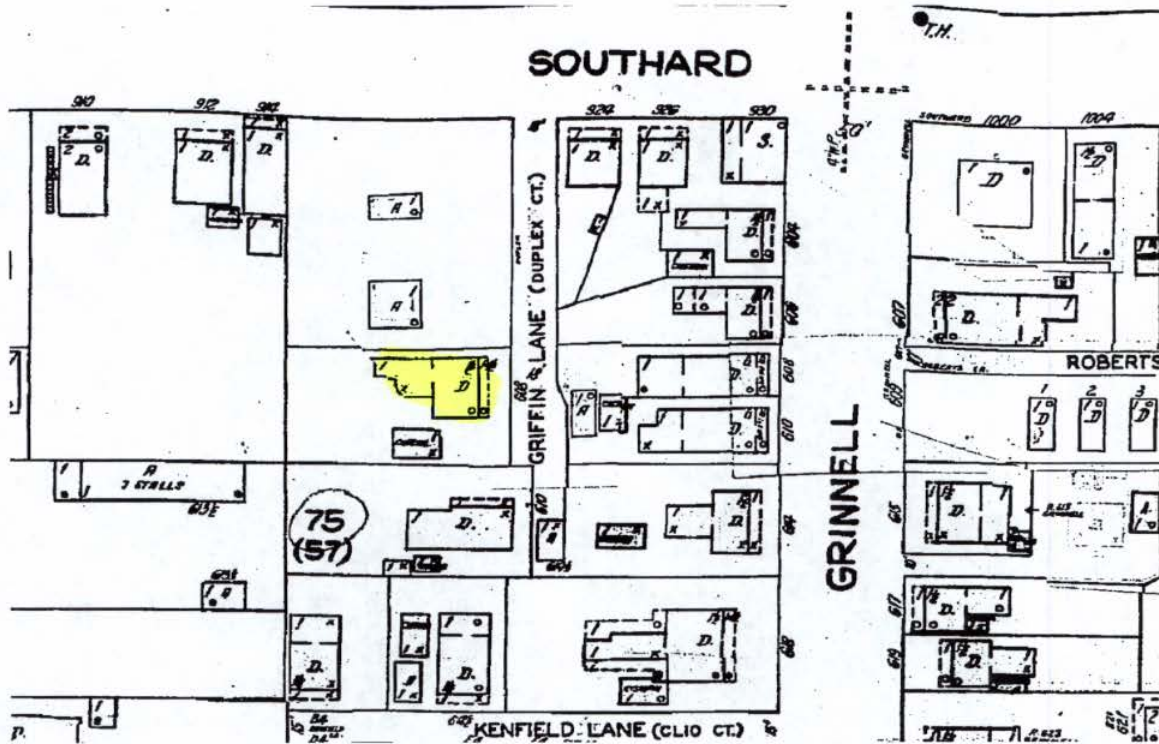
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\_\_\_\_\_

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

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Sanborn Maps**



#608 Griffin Lane Sanborn map 1948 copy

## **Project Photos**



Photo taken the Property Appraiser's office c1965; 608 Griffin Lane; built 1889; Monroe County Library

## **Site Plans**

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., January 11, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REMOVE EXISTING VICTORIAN SHINGLES AND REPLACE WITH SAME. CONSTRUCT NEW SHED DORMER AT REAR SIDE OF EXISTING GABLE ROOF**

**#608 GRIFFIN LANE**

**Applicant- Robert Delaune-Application Number H11-01-1765**

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**

# **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: 1011509 Parcel ID: 00011200-000000

### Ownership Details

**Mailing Address:**

BARON AUDREY E TRUST FOR MINORS  
C/O BARON ELLIOT TRUSTEE  
205 TOBACCO FARM WAY  
CHAPEL HILL, NC 27516-8420

**All Owners:**

BARON LUCY C TRUST FOR MINORS T/C, BARON AUDREY  
E TRUST FOR MINORS

### Property Details

**PC Code:** 01 - SINGLE FAMILY

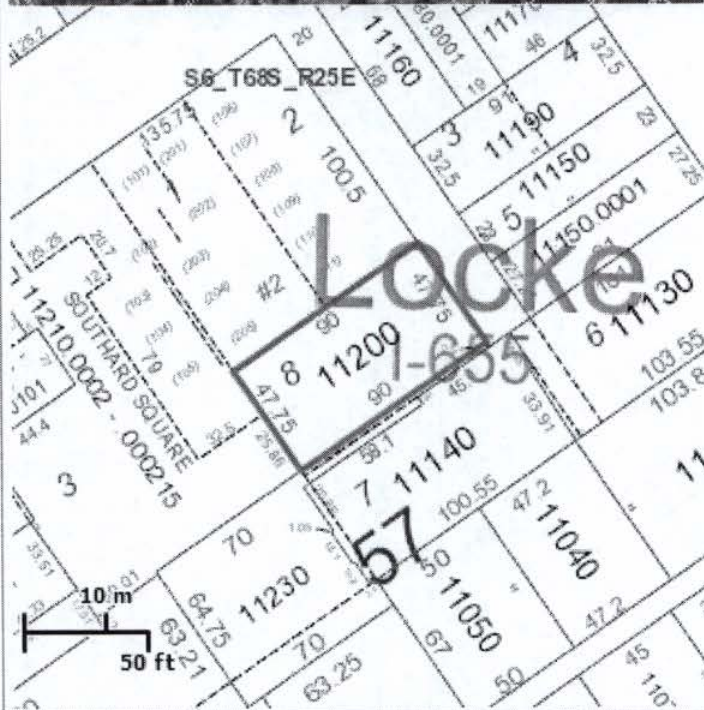
**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-  
Range:** 06-68-25

**Property Location:** 608 GRIFFIN LN KEY WEST

**Legal Description:** KW PT LT 2 SQR 57 H2-574 G28-128/29 OR705-854D/C OR864-1400/01 OR2515-147LET/ADM  
OR2544-963/65



Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	47	88	4,298.00 SF

Number of Buildings: 1  
Number of Commercial Buildings: 0

Total Living Area: 1166

Year Built: 1933

**Building 1 Details**

Building Type R1

Effective Age 28

Year Built 1933

Functional Obs 0

Condition A

Perimeter 142

Special Arch 0

Economic Obs 0

Quality Grade 550

Depreciation % 34

Grnd Floor Area 1,166

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 1

Heat Src 1 NONE

Heat Src 2 NONE

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

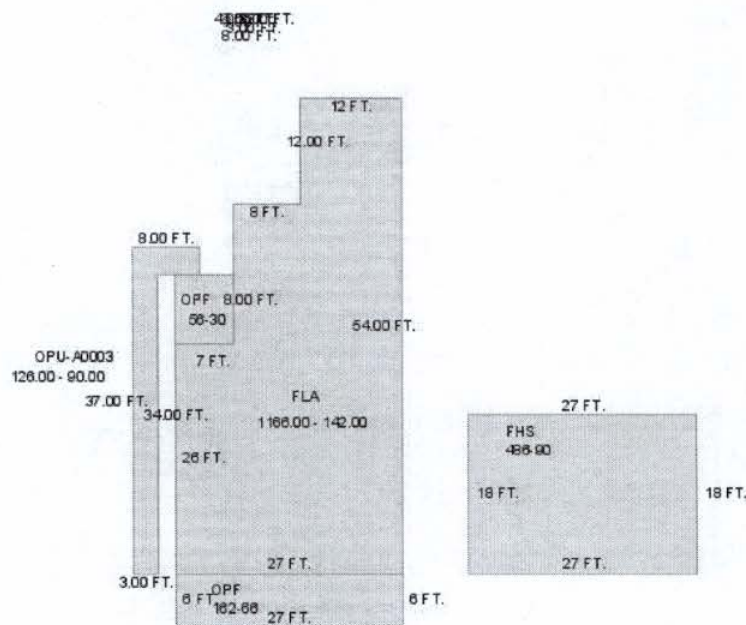
Compactor 0

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	12:ABOVE AVERAGE WOOD	1	1932	N N	0.00	0.00	1,166
2	OPF		1	1932	N N	0.00	0.00	162
3	FHS	12:ABOVE AVERAGE WOOD	1	1932	N N	0.00	0.00	486
4	OPU		1	2005				126

5 OPF

1 2005

56

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	400 SF	0	0	1964	1965	2	50

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04-3627	11/23/2004	11/07/2005	3,000		REPAIR FLOOR
	04-3703	12/02/2004	11/07/2005	2,400		RUBBER ROOF

**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	120,159	1,280	412,416	533,855	185,018	25,000	160,018
2010	121,953	1,280	436,225	559,458	182,284	25,000	157,284
2009	134,014	1,280	517,007	652,301	177,492	25,000	152,492
2008	123,623	1,280	566,147	691,050	177,315	25,000	152,315
2007	200,663	1,280	712,775	914,718	172,150	25,000	147,150
2006	279,308	1,280	386,935	667,523	167,951	25,000	142,951
2005	249,398	1,280	350,278	600,956	159,958	25,000	134,958
2004	219,470	1,280	305,475	526,225	155,299	25,000	130,299
2003	174,578	1,280	150,701	326,559	152,404	25,000	127,404
2002	175,506	1,280	119,746	296,532	148,833	25,000	123,833
2001	151,069	960	107,772	259,801	146,490	25,000	121,490
2000	155,512	1,232	82,478	239,222	142,224	25,000	117,224
1999	97,306	771	82,478	180,555	138,485	25,000	113,485
1998	82,199	651	82,478	165,328	136,305	25,000	111,305
1997	75,534	598	74,332	150,465	134,027	25,000	109,027
1996	59,983	475	74,332	134,790	130,124	25,000	105,124
1995	57,762	458	74,332	132,551	126,951	25,000	101,951
1994	48,875	407	74,332	123,614	123,614	25,000	98,614
1993	49,037	0	74,332	123,369	123,369	25,000	98,369
1992	49,037	0	74,332	123,369	123,369	25,000	98,369
1991	49,037	0	74,332	123,369	123,369	25,000	98,369
1990	39,349	0	62,113	101,462	101,462	25,000	76,462
1989	35,772	0	61,095	96,867	96,867	25,000	71,867
1988	29,706	0	61,095	90,801	90,801	25,000	65,801

1987	25,800	0	32,468	58,268	58,268	25,000	33,268
1986	25,914	0	31,378	57,292	57,292	25,000	32,292
1985	25,271	0	16,484	41,755	41,755	25,000	16,755
1984	23,904	0	16,484	40,388	40,388	25,000	15,388
1983	23,904	0	16,484	40,388	40,388	25,000	15,388
1982	24,288	0	14,985	39,273	39,273	25,000	14,273

### 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
10/1/1982	864 / 1400	24,000	WD	U

This page has been visited 33,896 times.

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