

Staff Report

- 4 Demolition of a non permitted carport constructed within the City's right-of-way - **Front of #1103 Virginia Street- City of Key West, Doug Bradshaw (H11-01-1526)**

This staff report is for the review of a second reading for a Certificate of Appropriateness for the demolition of part of an illegally built carport that sits on the City's right-of-way. The carport is not listed in the surveys and was built around 2006. New sidewalks are proposed to be constructed in the right-of-way. On November 23, 2011 the Commission approved the first reading for demolition of the non historic carport.

It is staff's belief that the existing carport can not be considered on a near future to be deemed contributing to its surrounding historic context. It is staff's belief that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, as per Chapter 102 Section 218 of the LDR's.

Application



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

APPLICATION # 11-1001526

OWNER'S NAME: City of Key West DATE: 11-14-11

OWNER'S ADDRESS: 3132 Flagler Ave PHONE #: 809-3792

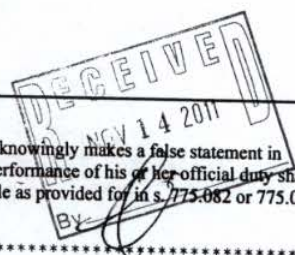
APPLICANT'S NAME: City of Key West (Doug Brackston) PHONE #: 809-3792

APPLICANT'S ADDRESS: 3132 Flagler Ave

ADDRESS OF CONSTRUCTION: 1103 Virginia St. # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Demolition of a non-permitted Carport
Constructed within the City's Right-of-way



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: 11-14-11

Applicant's Signature: [Signature]

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

40744-16013 (2)

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

✓ 1/15 reading approved -

Denied

Deferred

Reason for Deferral or Denial:

11/23/11 - 15 reading demolition approved project

HARC Comments:

Not listed as contributing.

Ordinance for demolition.

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

Date: 11/23/11

Signature: *Reddy*

Historic Architectural
Review Commission



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

November 30, 2011

City of Key West
Mr. Doug Bradshaw
3132 Flagler Avenue
Key West, Florida 33040

**RE: DEMOLITION OF A NON PERMITTED CARPORT
CONSTRUCTED WITHIN THE CITY RIGHT-OF-WAY
FOR: #1103 VIRGINIA STREET - HARC APPLICATION # H11-01-1526
KEY WEST HISTORIC DISTRICT**

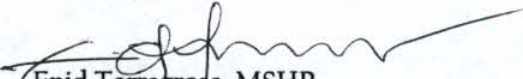
Dear Mr. Bradshaw:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the first reading for the above mentioned project on the public hearing held on Wednesday, November 23, 2011. The Commissioners motioned to approve your application based on the submitted documents.

Because this project includes a demolition request, a second reading will take place on Wednesday, December 14, 2011, 6:00 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

Project Photos

1103 Virginia Street Carport



20°28'10.85"N 81°43'06.25"W elev 8 ft

©2010 Google

Eye alt 13 ft

Survey

elev 5 ft

©2010 Google

Eye alt 196 ft

Correspondence



Enid Torregrosa <etorregr@keywestcity.com>

Virginia Street Carport Code case

6 messages

Enid Torregrosa <etorregr@keywestcity.com>
To: Ronald Ramsingh <rramsing@keywestcity.com>

Tue, Nov 8, 2011 at 3:46 PM

Do you have 5 minutes to talk.

Thanks

Enid

City Email <rramsing@keywestcity.com>
To: Enid Torregrosa <etorregr@keywestcity.com>

Tue, Nov 8, 2011 at 3:50 PM

I'm out of town for a deposition. Can we talk tomorrow? If not, call my cell.

Sent from my iPhone

[Quoted text hidden]

Enid Torregrosa <etorregr@keywestcity.com>
To: City Email <rramsing@keywestcity.com>

Tue, Nov 8, 2011 at 3:55 PM

I will talk to you tomorrow then.

Thanks and good luck.

Enid

[Quoted text hidden]

Ronald Ramsingh <rramsing@keywestcity.com>
To: Enid Torregrosa <etorregr@keywestcity.com>

Wed, Nov 9, 2011 at 9:38 AM

Come by at 11 if you like. I'm at OCH at the Bight Board right now.

[Quoted text hidden]

Ronald Ramsingh <rramsing@keywestcity.com>
To: Enid Torregrosa <etorregr@keywestcity.com>

Wed, Nov 9, 2011 at 12:31 PM

Cc: David Fernandez <dfernand@keywestcity.com>, Doug Bradshaw <dbradsha@keywestcity.com>, Gary Addleman <gaddlema@keywestcity.com>, Debbie Millett-Fowley <dmillett@keywestcity.com>, Jim Young <jjyoung@keywestcity.com>

Enid:

This serves to confirm our conversation today regarding demolitions in the historic district. Sec 102-216 mandates that the demolition of any building or structure within the historic district requires a submission of an application to HARC for demolition and 2 readings. As I understand it, there is a carport that extends from private property to 6 ft within city right of way; where a sidewalk project is in progress. **Since the structure straddles both city and private property, the application would require both the city and the homeowner as**

applicants. I also understand that this issue is part of a long standing code case that has not yet been adjudicated. This issue and others like it in the recent past is exactly why there needs to be a revision to the ordinances that provides for staff approval of demolitions of non-contributing, non-historic structures that are part of a code case to hasten the process towards compliance. Non-historic, non-contributing demolitions *not* part of a code case should only require one reading and of course, historic, contributing structures should still require 2 readings. Unfortunately, until that happens, the above described procedure is what needs to be done for a lawful demolition.

Ron

From: Enid Torregrosa [mailto:etorregr@keywestcity.com]
Sent: Tuesday, November 08, 2011 3:56 PM
To: City Email
Subject: Re: Virginia Street Carport Code case

[Quoted text hidden]

Enid Torregrosa <etorregr@keywestcity.com>
To: Ronald Ramsingh <rramsing@keywestcity.com>

Wed, Nov 9, 2011 at 12:47 PM

Ron:

Thanks!

Enid

[Quoted text hidden]

Survey

DECK REMOVAL

WALL AND FENCE REMOVAL

POOL DECK
REMOVAL

3.3'

2.8'

6.8'

1103

CARPORT
REMOVAL

6.1'

FENCE
REMOVAL

1105

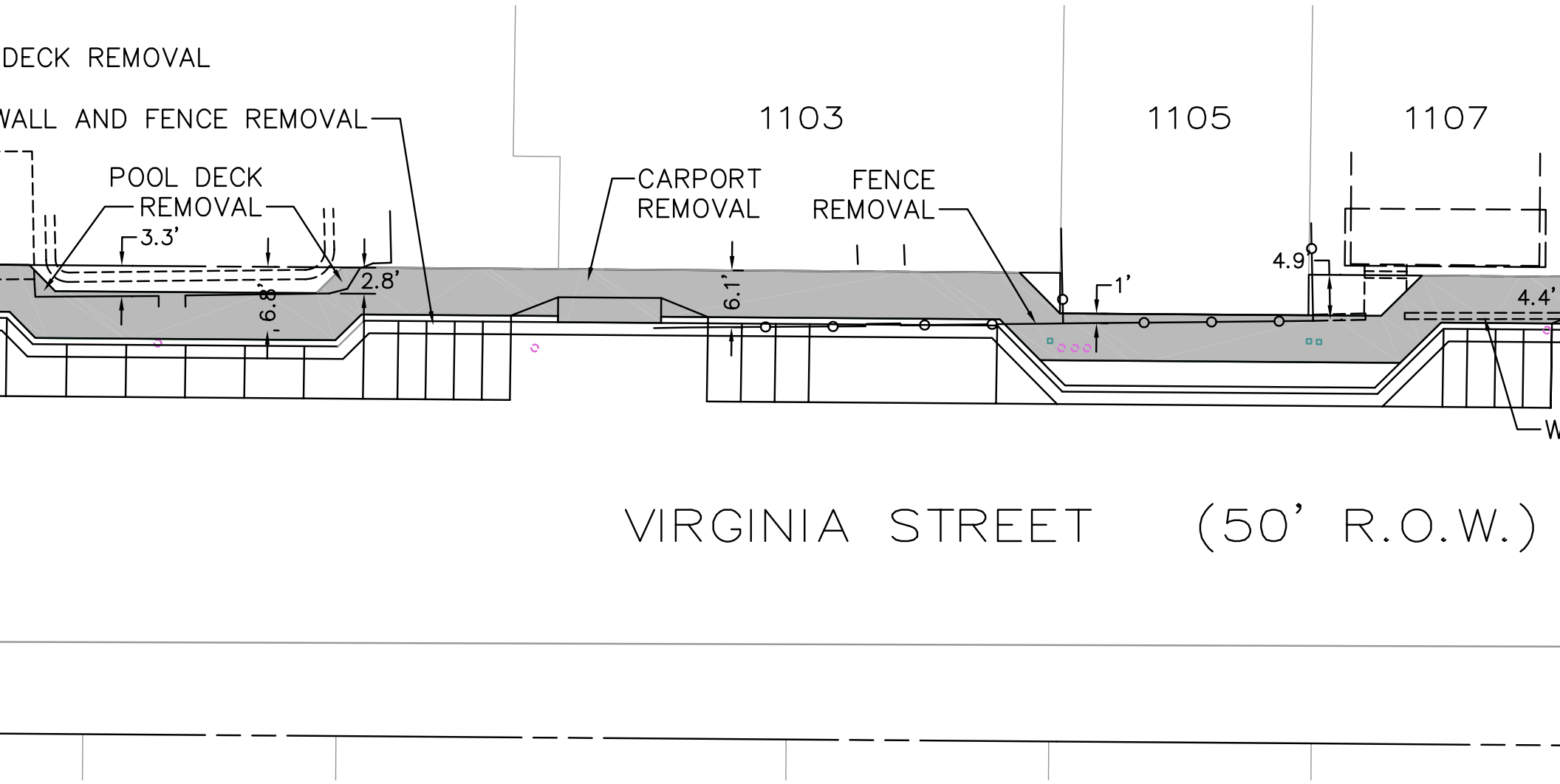
1'

4.9'

1107

4.4'

VIRGINIA STREET (50' R.O.W.)



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., November 23, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

DEMOLITION OF A NON PERMITTED CARPORT CONSTRUCTED WITHIN THE CITY'S RIGHT-OF-WAY

#1103 Virginia Street

Applicant- City of Key West, Doug Bradshaw- Application Number H11-01-1526

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 .