

# Historic Architectural Review Commission

## Staff Report Item 11

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<b>Meeting Date:</b>	July 23, 2013
<b>Applicant:</b>	Hal Bromm, Owner
<b>Application Number:</b>	H13-01-975
<b>Address:</b>	#729 Poorhouse Lane
<b>Description of Work:</b>	One story frame addition at rear of the house.
<b>Building Facts:</b>	The structure in question is listed as a contributing resource. The one story frame vernacular house was built ca. 1920.
<b>Guidelines Cited in Review:</b>	Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 1 through 8 of page 37.

### Staff Analysis

The Certificate of Appropriateness proposes the construction of a one story frame structure attached to the back of the historic house. The proposed addition will be lower than the existing house. The proposed addition will have a shed roof which will elevate at its highest point 12'-9".

The proposed addition will have hardi plank boards as siding and wood doors with single glass pane. A wood deck in the ground is proposed on the back of the house.

The proposed design complies with actual setbacks requirements as well as with building coverage and impervious surface ratios. The lot is located on a HHDR zoning district;

- Front yard-10'
- Side yard- 5'
- Back yard-20'
- Maximum height- 30'
- Building coverage- 50%
- Impervious ratio- 60%

### **Consistency with Guidelines**

1. The proposed addition will be located on a secondary elevation and will not be visible from the right-of-way. The proposed design will be lower in height than the existing house.
2. The proportions and scale of the proposed addition are in keeping with the historic building and its surrounding historic context.
3. The design conforms to all zoning requirements, including setbacks, impervious surfaces and building coverage.
4. The proposed deck will be located on the back portion of the lot, not visible from the street.

It is staff's opinion that the proposed plans are consistent with the Historic Architectural Guidelines. The one story addition to the back of the historic house will not have an adverse effect on the historic fabric or its surrounding urban context. The proposed design is simple in lines and sensible to the historic house and its environment.

# Application

AK 1020095



**CITY OF KEY WEST**  
**BUILDING DEPARTMENT**  
**CERTIFICATE OF APPROPRIATENESS**  
APPLICATION # 09-01-2013-100975

OWNER'S NAME: Hal Bromm DATE: 6/29/13

OWNER'S ADDRESS: 729 Poorhouse Lane PHONE #: 917-445-2991

APPLICANT'S NAME: Hal Bromm PHONE #: 917-445-2991

APPLICANT'S ADDRESS: 729 Poorhouse Lane

ADDRESS OF CONSTRUCTION: 729 Poorhouse Lane # OF UNITS: 1

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK:  
One-story frame addition at rear of existing single family residence

*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 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: 6/29/13  
Applicant's Signature: [Signature]

**Required Submittals**

<input 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 type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input 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

Cost: CHALKER SAMPLES Type: BP Drawer: 1145  
Date: 7/23/13 50 Receipt no: 8145

STAFF USE ONLY

Trans number: 293389  
CK CHECK Date: 2412  
Trans Staff Approval Time: 12:25:10

Fee Due: \$                     

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

House is listed as contributing. Frame vernacular one  
story house was built ca. 1920.

Guidelines for additions/alterations.

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

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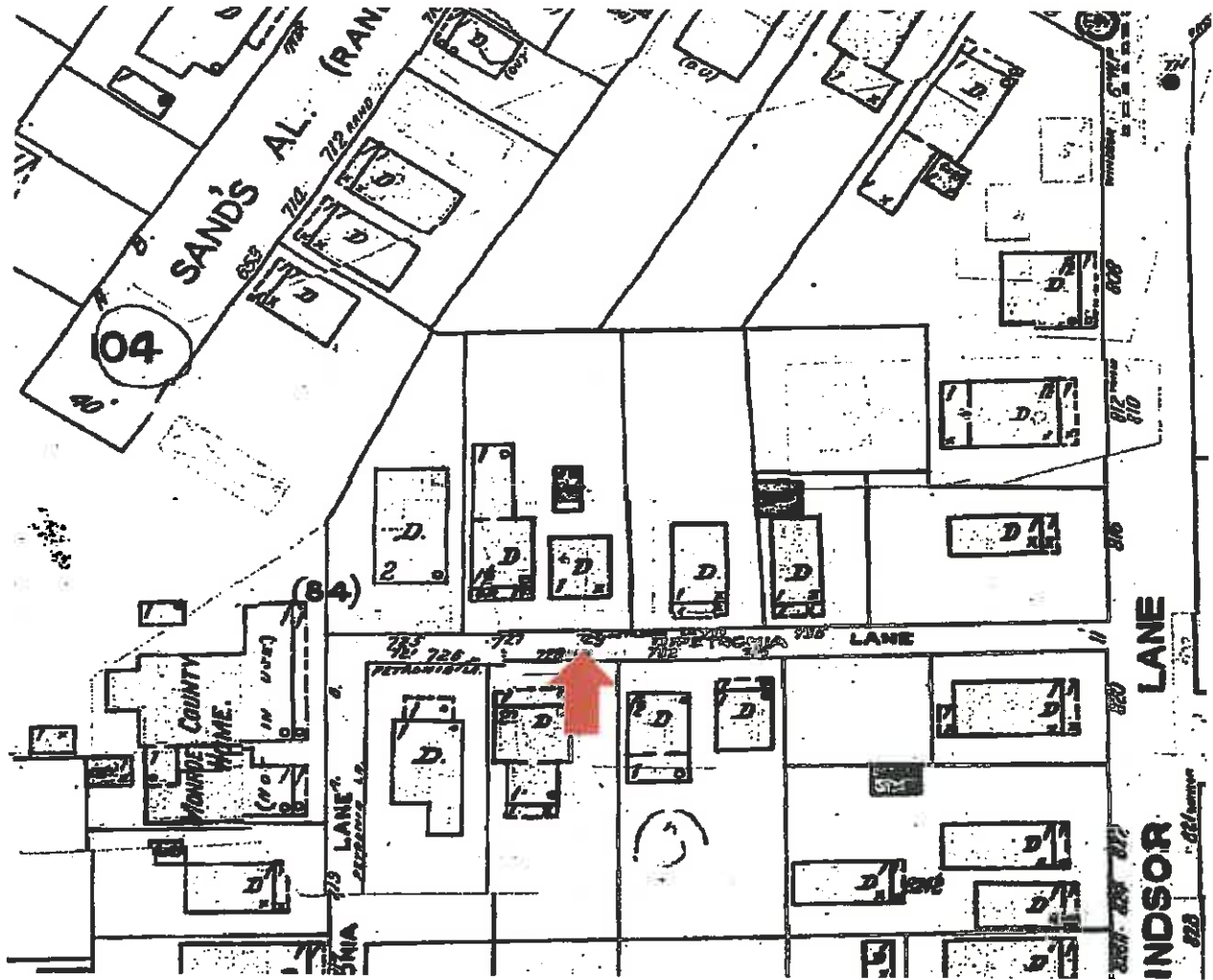
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Date: \_\_\_\_\_

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

Historic Architectural  
Review Commission

# Sanborn Maps



#729 Poorhouse Lane Sanborn map 1948





## Project Photos



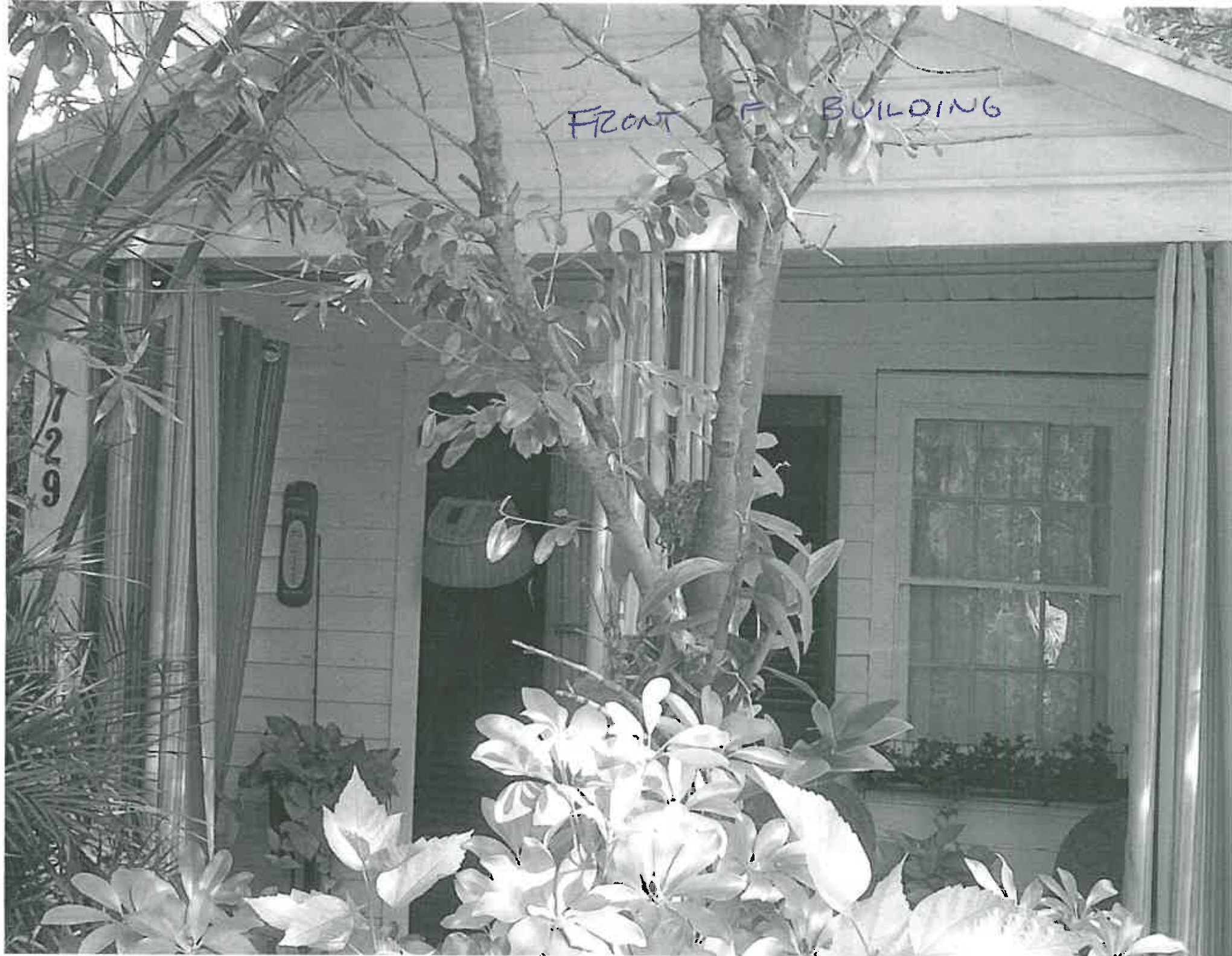
Photo taken by the Property Appraiser's office c1965; 729 Petronia Lane aka 729 Poorhouse Lane; built 1920's; Monroe County Library.





FRONT OF BUILDING

729





REAR OF BUILDING





RELOCATED WINDOW



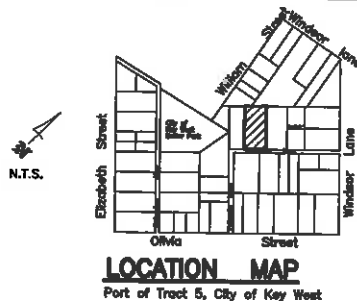








# Survey



#### LEGAL DESCRIPTION:

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February, A.D., 1829 as a Part of Tract Five (5) and being more particularly described as follows:

Commencing at the intersection of the Southwesterly Right-of-Way Line of Windsor Lane and the Northwesternly Right-of-Way Line of Poorhouse Lane (a.k.a. Petronia Lane); thence in a Southwesterly direction along the said Northwesternly Right-of-Way Line of Poorhouse Lane for 162.00 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Northwesternly Right-of-Way line of Poorhouse lane for 51.00 feet; thence at a right angle and in a Northwesternly direction for 97.58 feet; thence at an angle of 145°11'19" to the left and in a Northerly direction for 2.95 feet; thence at an angle of 124°48'41" to the left and in a Northeastly direction for 49.32 feet; thence at a right angle and in a Southeastly direction for 100.00 feet to the said Northwesternly Right-of-Way line of Poorhouse Lane and the Point of Beginning. Containing 5097.96 Square Feet, more or less.

#### SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Windsor Lane  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

#### Monumentation:

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- ▲ = Set P.K. Nail, P.L.S. No. 2749

#### Abbreviations:

Sty. = Story	B.M. = Bench Mark	o/h = Overhead
R/W = Right-of-Way	P.O.C. = Point of Commence	F.F.L. = Finish Floor Elevation
fd. = Found	P.O.B. = Point of Beginning	conc. = concrete
p. = Plat	P.B. = Plat Book	I.P. = Iron Pipe
m. = Measured	pg. = page	I.B. = Iron Bar
d. = Deed	C.L.F. = Chain Link Fence	C.B. = Concrete Block
N.T.S. = Not to Scale	A/C = Air Conditioner	cov'd. = Covered
⊙ = Centerline	Pl. = Planter	wd. = Wood
Elev. = Elevation		Bal. = Balcony

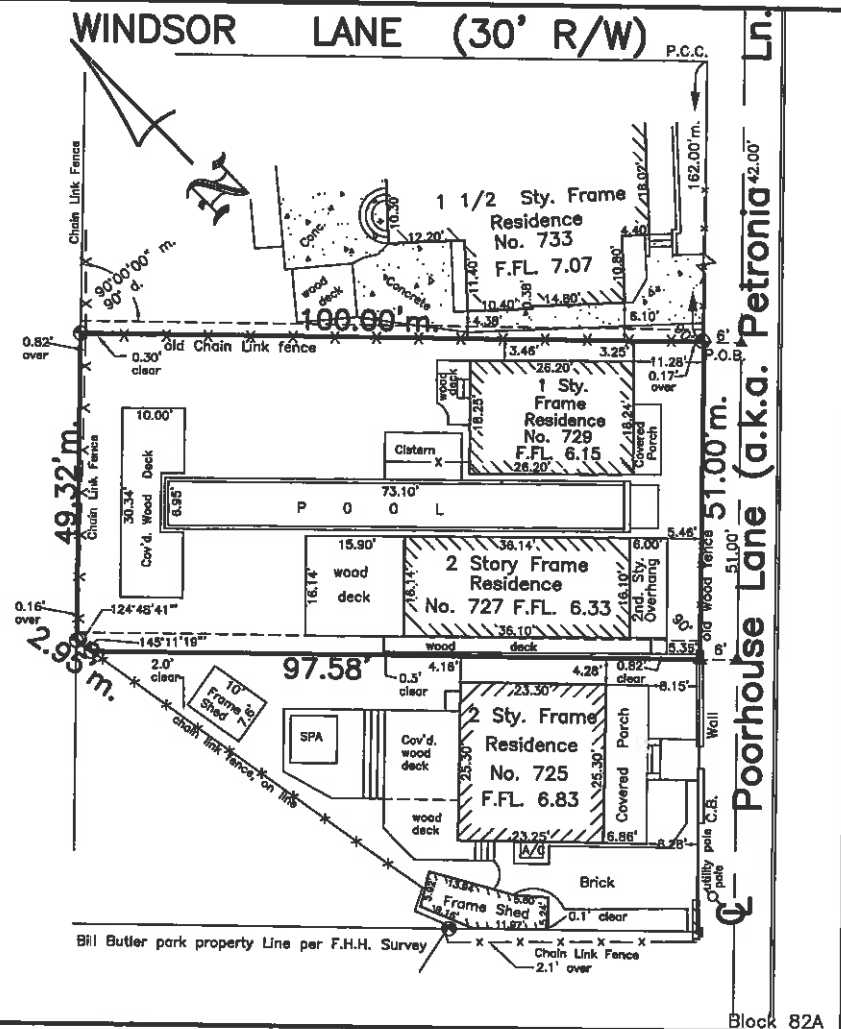
Field Work performed on: 6/17/13

#### CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Harold J. Bromm & Doneley Meris 727-729 Poorhouse Lane, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 13-276	
Scale: 1"=20'	Ref. 166-45 file	Flood panel No. 1316 K	Dwn. By: F.H.H.
Date: 7/9/02		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
6/17/13: Update			
fred/drawings/key west/block 82A/729 poorhouse			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

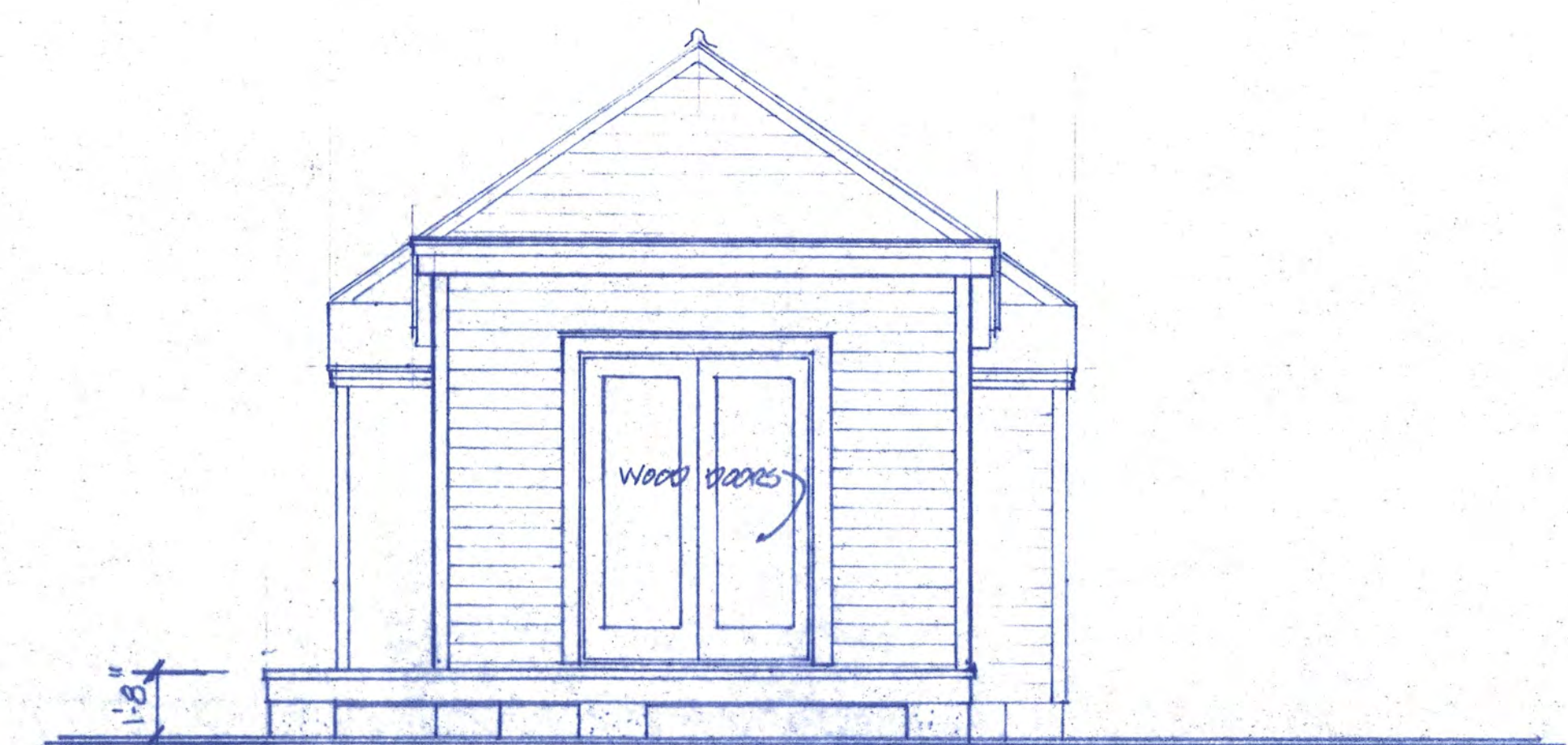
3152 Northside Drive Suite 201 Key West, Fl. 33040	(305) 293-0466 Fax: (305) 293-0237 fhildeb1@bellsouth.net L.B. No. 7700
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# Proposed design

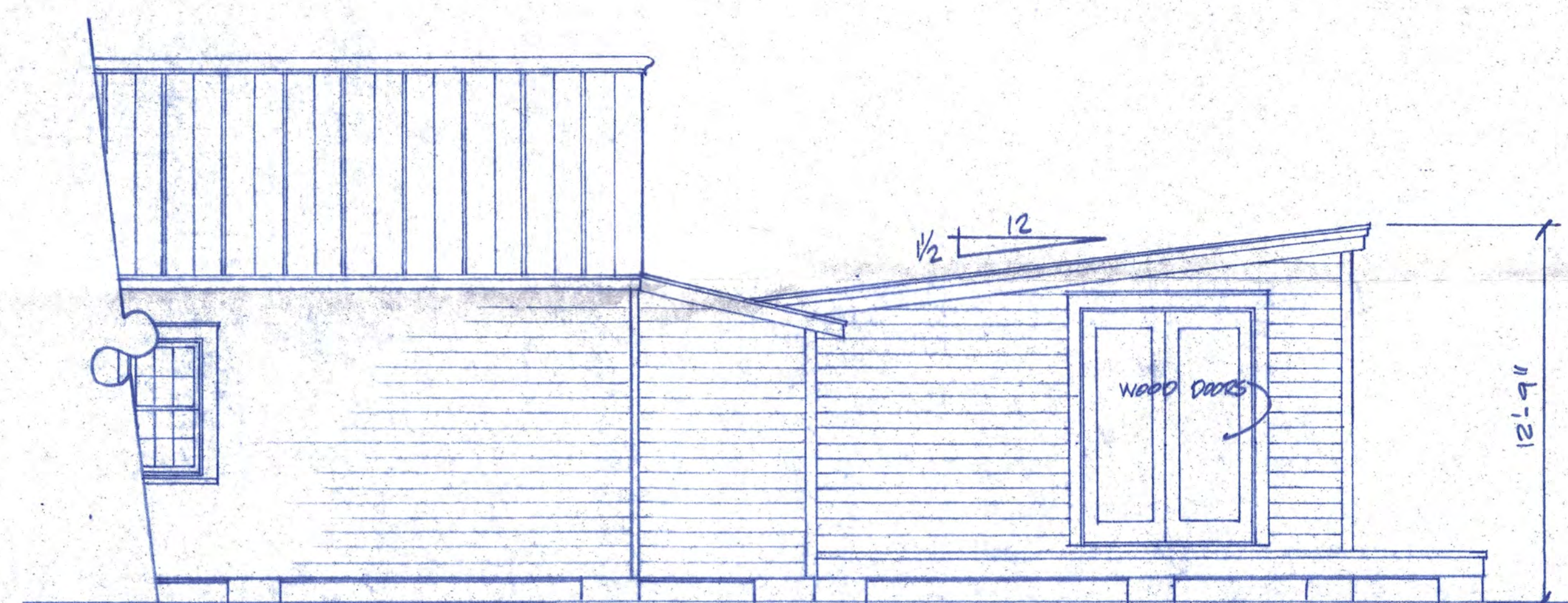


## PROJECT DATA

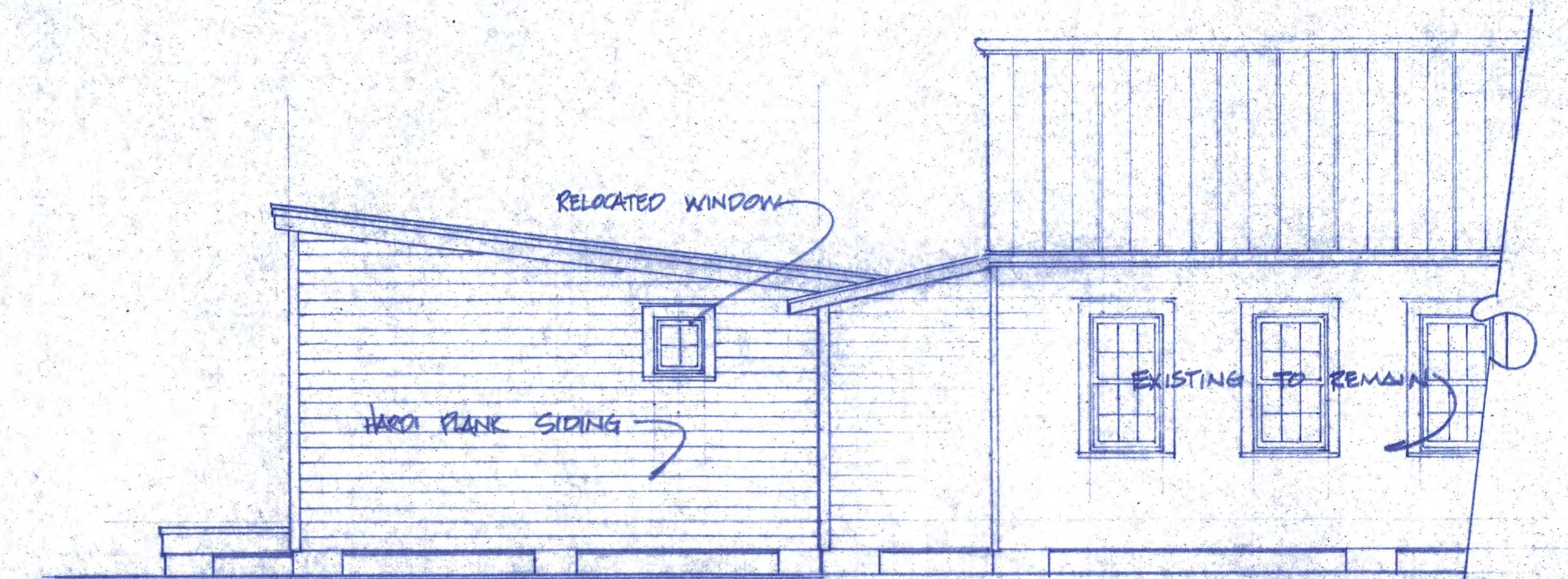
ADDRESS	729 POORHOUSE LANE, KEY WEST	
LEGAL	Part of TRACT 5 of "William A. Whitehead's 1829 Map"	
BUILD'G ZONE	HHDR	
FLOOD ZONE	AE-6 Panel 1716H	
LOT AREA	5097 SQ.FT.	
BUILD'G AREA	1847 SQ.FT.	36.2%
IMPERVIOUS SURFACE	2784 SQ.FT.	54.6%



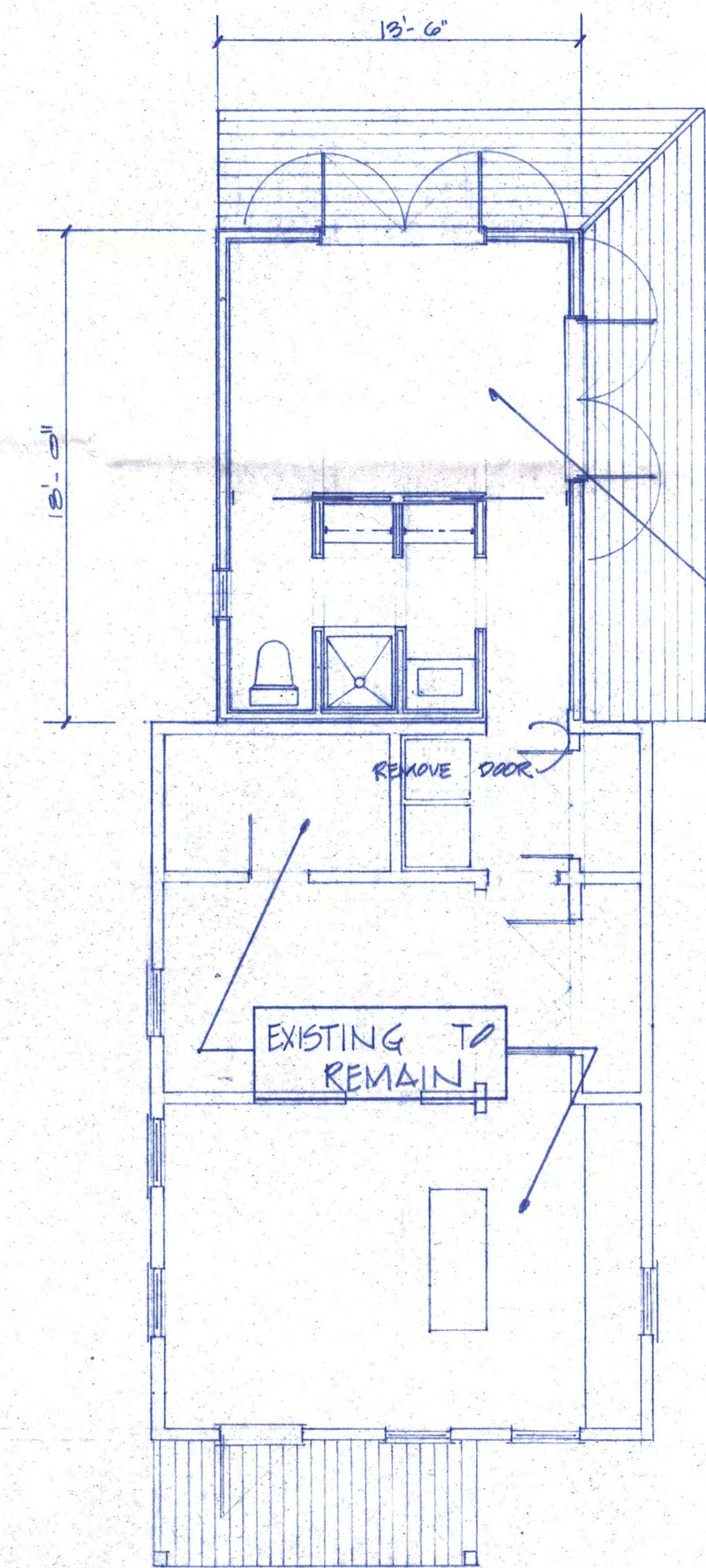
NORTHWEST ELEVATION 1/4"=1'-0"



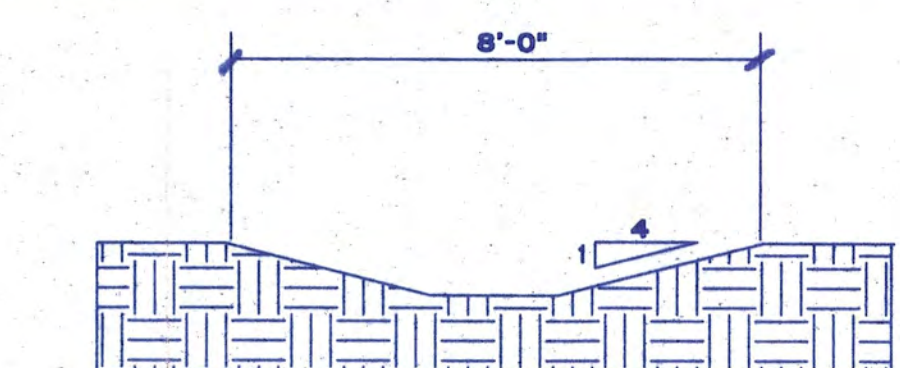
NORTHEAST ELEVATION 1/4"=1'-0"



SOUTHWEST ELEVATION 1/4"=1'-0"



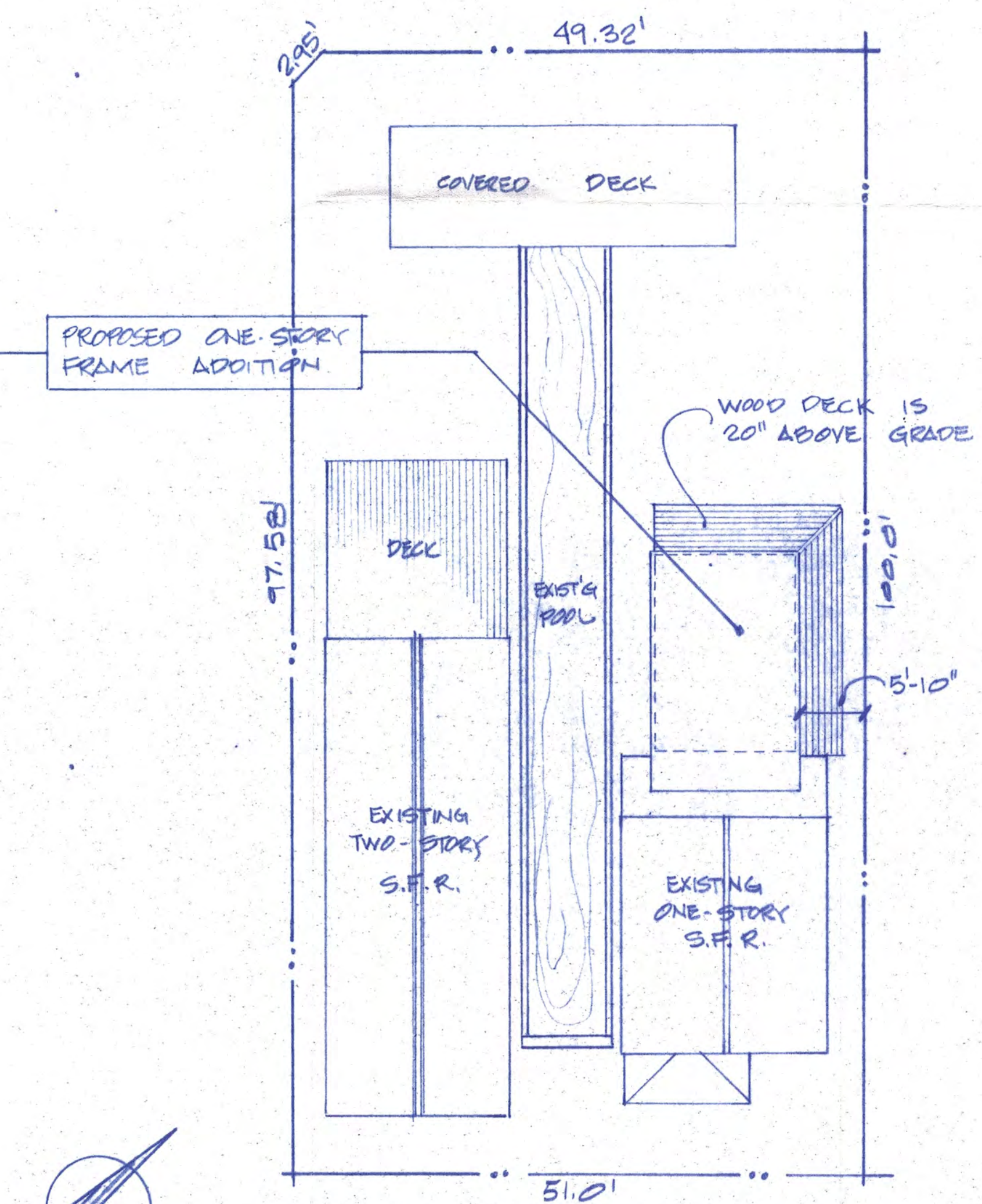
FLOOR PLAN 1/4"=1'-0"



CUBIC FEET REQUIRED =  $\frac{\text{DISTURBED AREA} \times \text{RAINFALL}}{12} = \frac{405 \text{ SQ.FT.} \times 12}{12} = 34 \text{ CU. FT.}$

CUBIC FEET SUPPLIED = 34 CU. FT.

SWALE SECTION



POORHOUSE LANE

SITE PLAN 1"=10'-0"



# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 23, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **ONE STORY FRAME ADDITION AT THE REAR OF THE HOUSE**

**FOR- #729 POORHOUSE LANE**

**Applicant- Hal Bromm**

**Application # H13-01-975**

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**

**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

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

**Property Record Card -**  
**Maps are now launching the new map application version.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1020095 Parcel ID: 00019410-000000**

**Ownership Details**

**Mailing Address:**

BROMM HAROLD J JR L/E  
727 POORHOUSE LN  
KEY WEST, FL 33040

**Property Details**

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage  
Group: 10KW

Affordable  
Housing: No

Section-  
Township- 06-68-25  
Range:

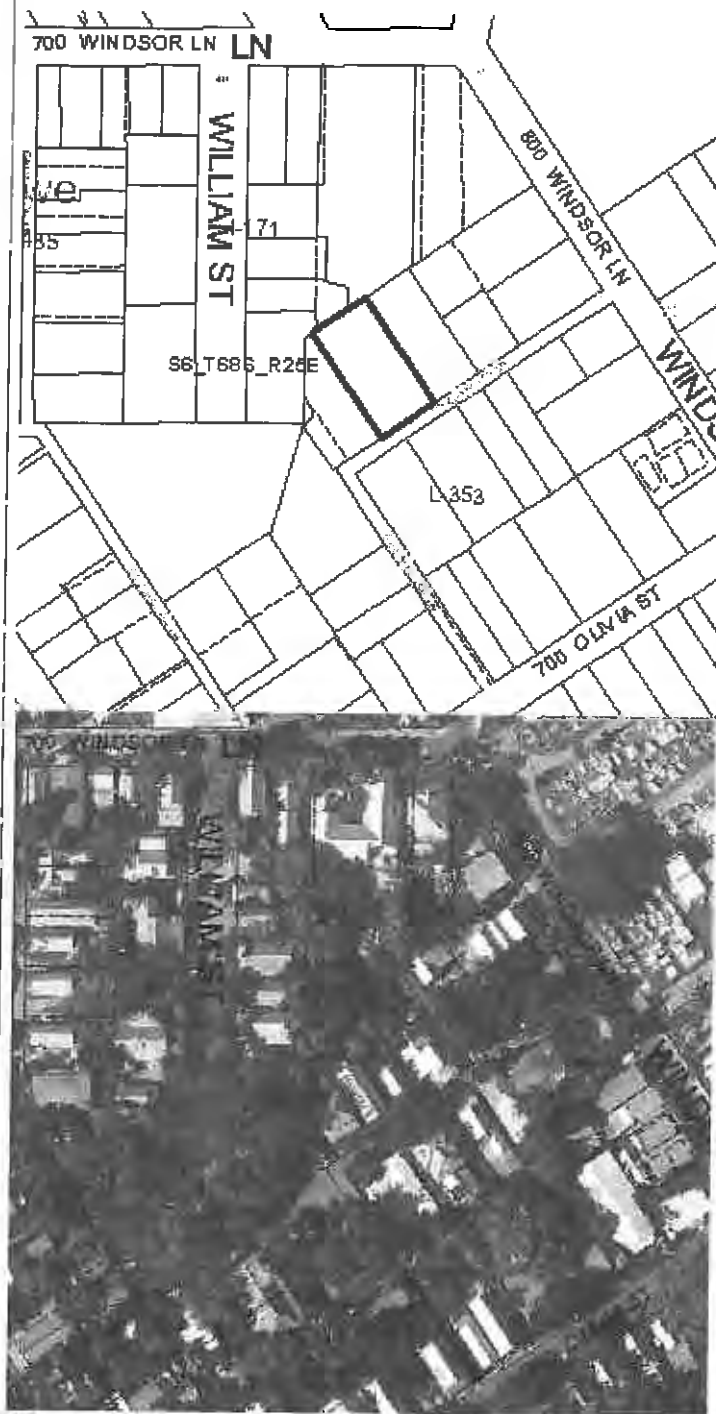
Property 727 POORHOUSE LN KEY WEST

Location: 729 POORHOUSE LN KEY WEST

Legal KW PT OF TR 5 Z-211 PP-157 PROB DOCKET 3-R1 PROB DOCKET 3-R9 PROB #81-159-CP-23 OR1062-  
Description: 335/336 OR1077-873/875 OR1081-1720Q/C PROB #89-542-CP-15 PROB #89-546-CP-15 PROB #89-543-CP-15  
PROB #89-551-CP-15 PROB #89-550-CP-15 PROB #89-544-CP-15 PROB #89-547-CP-15 PROB #89-549-CP-15  
PROB #89-545-CP-15 PROB #89-548-CP-15 PROB #89-34-CP-10 PROB #89-89-CP-10 OR1164-187/204Q/C  
OR1164-205/206P/R OR1164-207/208Q/C OR1164-209/210P/R OR1164-211/216Q/C OR1164-217Q/C OR1227-  
184/87PET PROBATE #92-219-CP-15 OR1254-1762/63R/S-Q/C OR1804-308/310Q/C OR2158-1347/1349L/E



Click Map Image to open interactive viewer



### Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
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01LN - SFR LANE

51

100

5,097.96 SF

**Building Summary**

Number of Buildings: 2  
 Number of Commercial Buildings: 0  
 Total Living Area: 1671  
 Year Built: 1933

**Building 1 Details**

Building Type R1  
 Effective Age 15  
 Year Built 1996  
 Functional Obs 0

Condition G  
 Perimeter 220  
 Special Arch 0  
 Economic Obs 0

Quality Grade 550  
 Depreciation % 16  
 Grnd Floor Area 1,248

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC PILINGS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

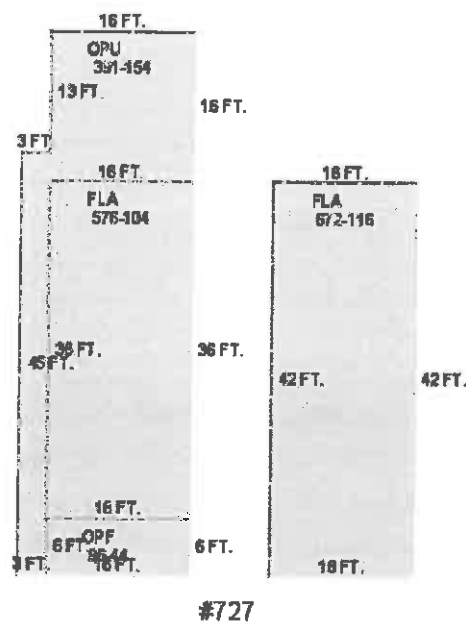
Heat Src 1 NONE

Heat Src 2 NONE

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 1  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 1

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
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1	OPF		1	1996		0.00	0.00	96
2	FLA	10:CUSTOM/HARDIE BD	1	1996	N Y	0.00	0.00	576
3	OPU		1	1996		0.00	0.00	391
4	FLA	10:CUSTOM/HARDIE BD	1	1996	N Y	0.00	0.00	672

## Building 2 Details

Building Type R1  
Effective Age 28  
Year Built 1933  
Functional Obs 0

Condition P  
Perimeter 88  
Special Arch 0  
Economic Obs 0

Quality Grade 500  
Depreciation % 34  
Grnd Floor Area 423

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

Roof Type GABLE/HIP

Roof Cover MIN/PAINT CONC

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 CONVECTION

Bedrooms 1

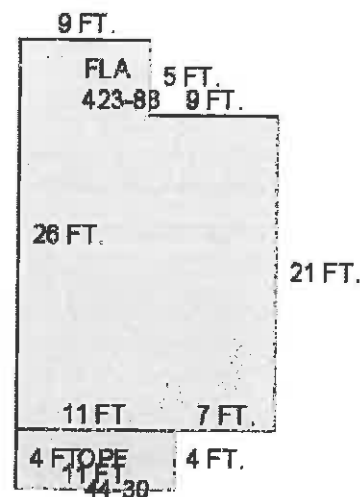
Heat Src 1 NONE

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	1:WD FRAME/COMPOSITE	1	1991	N N	0.00	0.00	423
2	OPF		1	1991		0.00	0.00	44

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	68 SF	17	4	1995	1996	2	30
2	FN2:FENCES	66 SF	11	6	1995	1996	2	30
3	CL2:CH LINK FENCE	400 SF	4	100	1975	1976	1	30
4	TK2:TIKI	300 SF	30	10	1999	2000	3	40
5	PO3:RES POOL GNIT	525 SF	75	7	2002	2003	4	40
6	FN2:FENCES	56 SF	8	7	2002	2003	3	30

**Appraiser Notes**

A CUT OUT WAS DONE FOR THE 2005 TAX ROLL. PROPERTY OWNER FILED A CORRECTIVE DEED (OR2158-1347/1349) WHICH GRANTED HIM A LIFE ESTATE INTEREST AND QUALIFIED HIM FOR 100% CAP ON AMENDMENT 10.

PER CITY OF KEY WEST RESOLUTION NO 98-179 THE LANE'S NAME HAS BEEN CHANGED FROM PETRONIA LANE TO POORHOUSE LANE

727 PETRONIA LN IS NEW BLDG BUILT IN 1996. PETITION KW 102-1997

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04-3463	11/08/2004	11/08/2004	1,800		A.T.F. INTERIOR REPAIRS
2	1952151	07/01/1995	08/01/1996	1,361	Residential	IMPACT FEES
	96-0326	01/01/1996	08/01/1996	90,000		NEW S.F.R.
	96-0758	02/01/1996	08/01/1996	3,500		PLUMBING
	96-1365	03/01/1996	08/01/1996	7,000		ELECTRICAL
	96-1830	04/01/1996	08/01/1996	2,000		CENTRAL A/C
	96-3226	08/01/1996	08/01/1996	280		FENCE
	9700552	02/01/1997	12/01/1997	1,300		ROOF
	9800865	04/03/1998	04/04/1999	14,000		POOL (PERMIT VOID)
	9900580	03/24/1999	11/16/1999	1,800		GAZEBO
	02-0043	02/20/2002	09/16/2003	18,000		POOL&WALL

**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
2012	238,487	31,957	142,538	412,982	412,981	25,000	387,982
2011	241,426	32,825	197,314	471,565	433,231	25,000	411,152
2010	243,736	34,029	140,312	418,077	418,077	25,000	393,077
2009	271,072	34,902	386,701	692,675	566,279	25,000	541,280

2008	249,365	36,103	509,796	795,264	591,534	25,000	566,534
2007	332,145	28,345	841,163	1,201,653	681,693	25,000	656,693
2006	541,001	29,264	484,306	1,054,571	635,623	25,000	610,623
2005	560,611	29,941	382,347	972,899	617,013	25,000	592,013
2004	329,704	30,859	356,857	717,420	556,986	25,000	531,986
2003	317,492	31,540	178,429	527,462	502,455	25,000	477,455
2002	402,135	33,303	117,500	552,938	473,068	25,000	448,068
2001	297,658	4,021	117,500	419,179	405,418	25,000	380,418
2000	297,658	6,499	85,000	389,157	389,157	25,000	364,157
1999	242,730	742	85,000	328,473	328,473	0	328,473
1998	201,436	628	85,000	287,064	287,064	0	287,064
1997	195,305	319	75,000	270,624	270,624	0	270,624
1996	20,162	0	75,000	95,162	95,162	0	95,162
1995	20,162	0	75,000	95,162	95,162	0	95,162
1994	18,031	0	75,000	93,031	93,031	0	93,031
1993	18,031	0	75,000	93,031	93,031	0	93,031
1992	18,031	0	75,000	93,031	93,031	0	93,031
1991	55,943	0	75,000	130,943	130,943	0	130,943
1990	52,042	0	58,750	110,792	110,792	0	110,792
1989	43,011	0	57,500	100,511	100,511	0	100,511
1988	38,280	0	50,000	88,280	88,280	0	88,280
1987	33,683	0	28,125	61,808	61,808	0	61,808
1986	33,838	0	27,000	60,838	60,838	0	60,838
1985	33,003	0	16,250	49,253	49,253	0	49,253
1984	31,282	0	16,250	47,532	47,532	0	47,532
1983	31,282	0	16,250	47,532	47,532	0	47,532
1982	31,755	0	14,050	45,805	45,805	0	45,805

### 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
6/1/1990	1164 / 187	116,700	WD	Q

This page has been visited 116,397 times.

Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176