



Historic Architectural Review Commission Staff Report for Item 16

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: February 24, 2021

Applicant: Robert L. Delaune

Address: #728 Poorhouse Lane

Description of Work:

Replacement of existing louvered units at non-historic rear addition with new aluminum casement windows.

Site Facts:

The site under review is located at 728 Poorhouse Lane. The main structure on site is listed on our survey as historic and contributing, with a year built circa 1920—though the Sanborn maps indicate the structure may have been there as early as 1899. There have been a few additions to the rear of the structure over time, including a second-story porch addition that was done in the 1990s.

Guidelines Cited on Review:

- Guidelines for Building Exteriors – Wood Exterior Guidelines (page 24), specifically guideline 2.
- Guidelines for Windows (page 29), specifically guideline 4.
- Guidelines for Entrances, Porches, Doors and Exterior Staircases (page 32-33), specifically guideline 2.
- Guidelines for Additions and Alterations on Contributing, Non-Contributing and Non-Historic Buildings and Structures (page 37a-37k), specifically guidelines 22 and 26.

Staff Analysis:

The Certificate of Appropriateness under review proposes the removal of existing louvered units on the East and South elevations of a non-historic, second-story porch addition at the rear of 728 Poorhouse Lane. The louvered units are proposed to be replaced with new, impact-rated aluminum casement windows. This replacement would partially enclose areas of the porch that are currently open-air due to the louvers.

This application also proposes removal of existing vertical wood siding on the East and West elevations of the same non-historic rear addition and replacement with horizontal HardiPlank siding.

Consistency with Cited Guidelines:

Staff finds the proposal to be consistent with the cited guidelines.

The second-story rear porch addition where alterations are proposed is non-historic, so staff sees no conflict in the guidelines with the change from louvered units to aluminum casement windows. Staff does not see the partial enclosure of the second-story rear porch as having an adverse impact on the integrity of the structure, as the affected elevations of the non-historic addition are not character-defining. Staff also finds that the proposed installation of the casement windows does not appear to be visually incompatible with the existing building.

In terms of the proposed removal of existing vertical wood siding and replacement with horizontal HardiPlank siding, staff finds no conflict in the guidelines, as the proposed areas of replacement are on a non-historic rear addition.

APPLICATION



HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

A pre-application meeting with HARC staff is *required* prior to submittal

\$420 Non-Refundable Base Application Fee - Other Fees May Be Applicable

City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED
PROJECT:

728 Poorhouse Lane

NAME ON DEED:

Gail Ann Miller Trust 1/8/1993

PHONE NUMBER (305) 294-4939

OWNER'S MAILING ADDRESS:

728 Poorhouse Lane
Key West, FL 33040

EMAIL dancekeywest@me.com

APPLICANT NAME:

Robert L Delaune Architect PA

PHONE NUMBER (305) 304-4842

APPLICANT'S
ADDRESS:

619 Eaton Street Suite 1

EMAIL Key West, FL 33040

APPLICANT'S SIGNATURE:

DATE 1/25/21

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083.

THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☒ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	remove existing louvered units at non-historic rear addition and install new impact-rated aluminum casement units; remove existing wood siding at east and west sides of same addition and replace with HardiPlank siding
MAIN BUILDING:	same as above
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	n/a

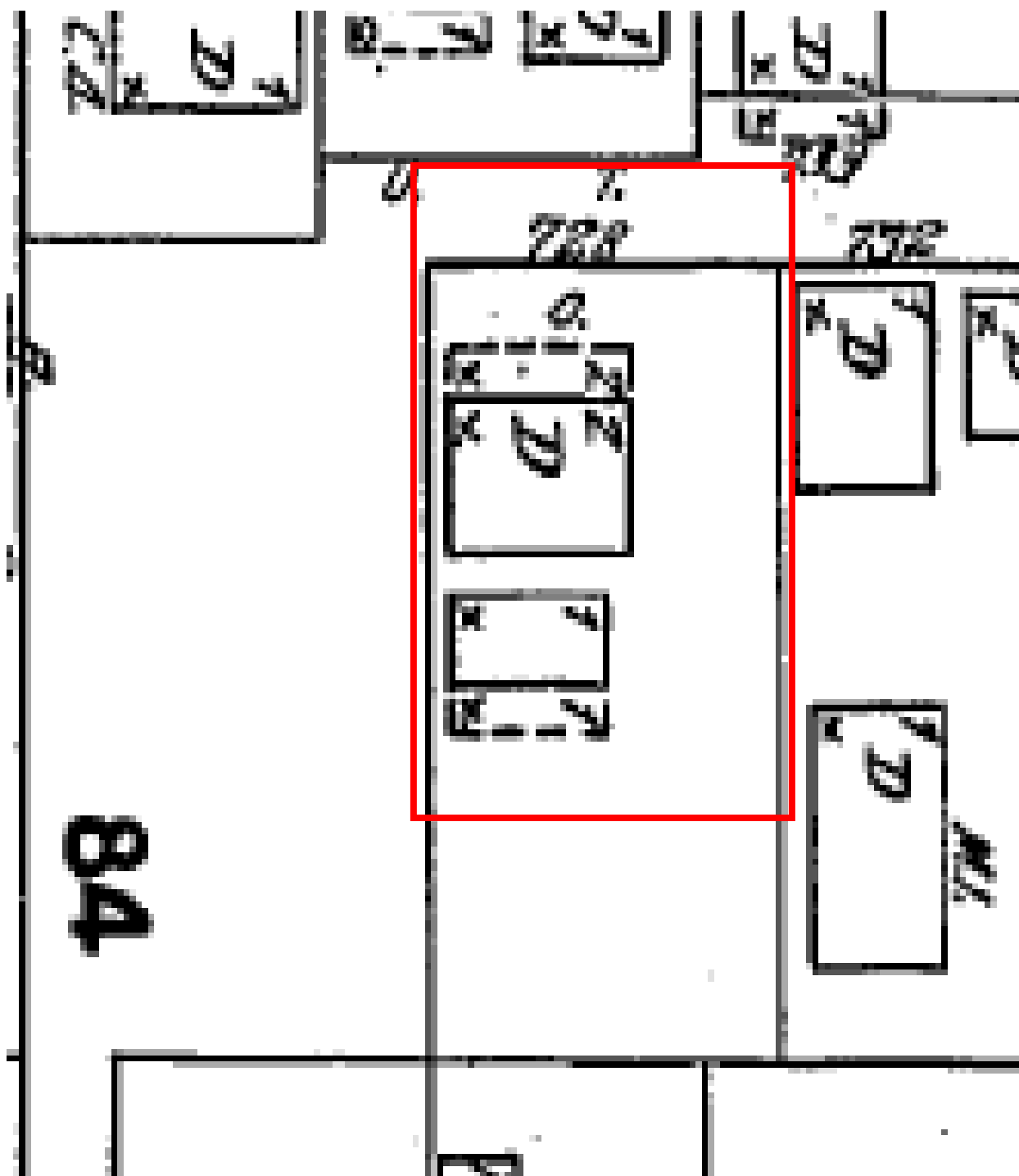
HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

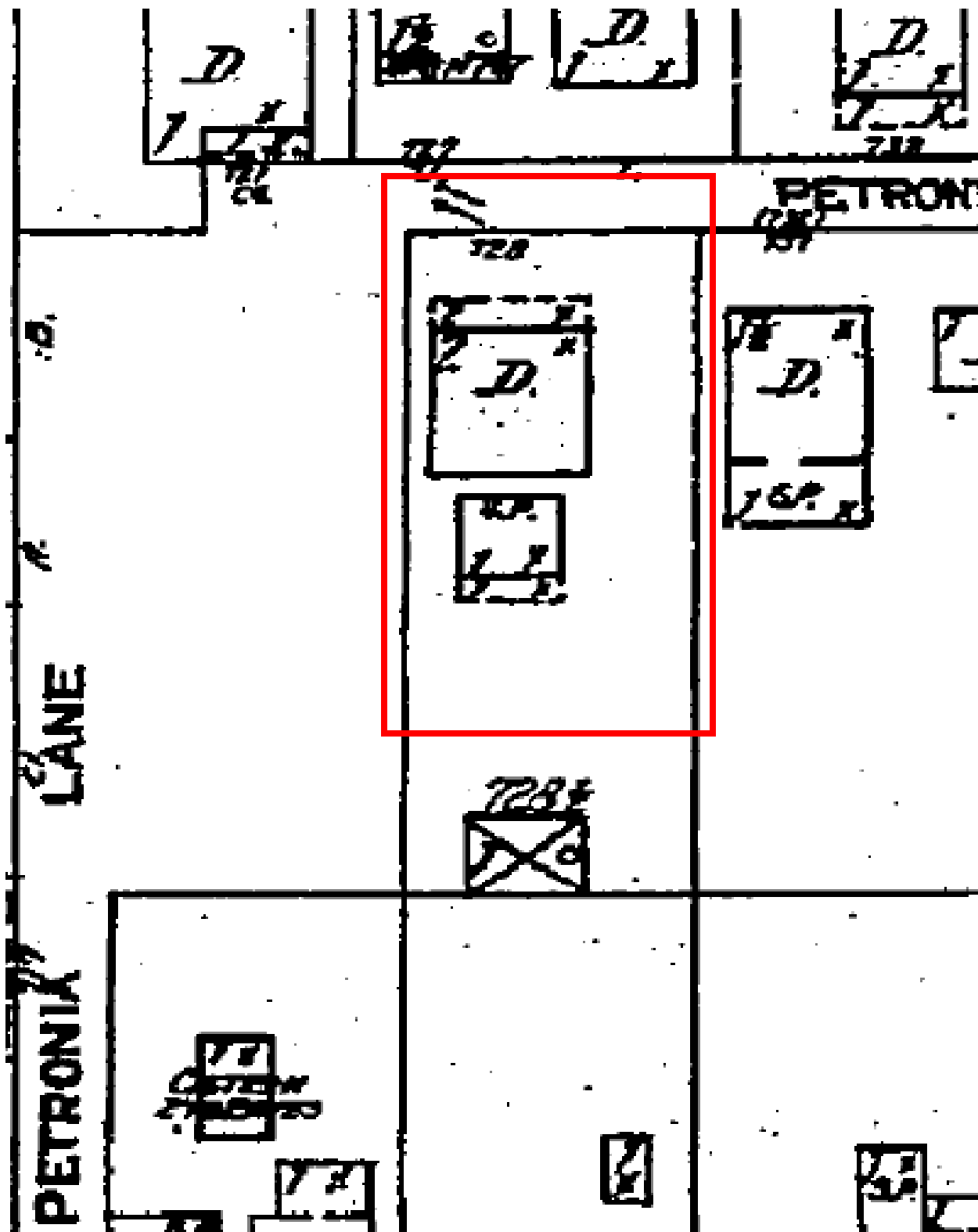
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS: City_HARC@CITYOFKEYWEST-FL.GOV

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:		

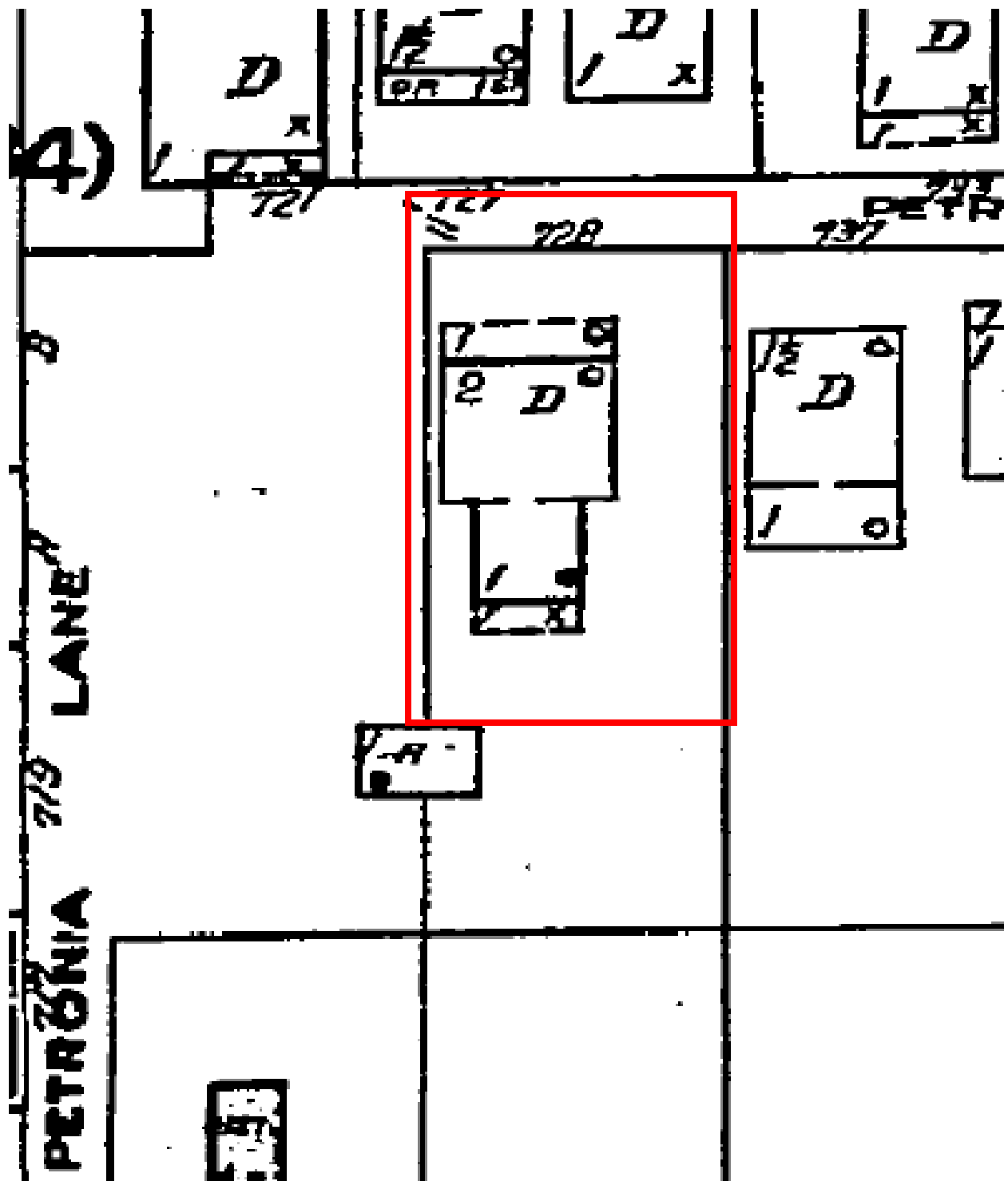
SANBORN MAPS



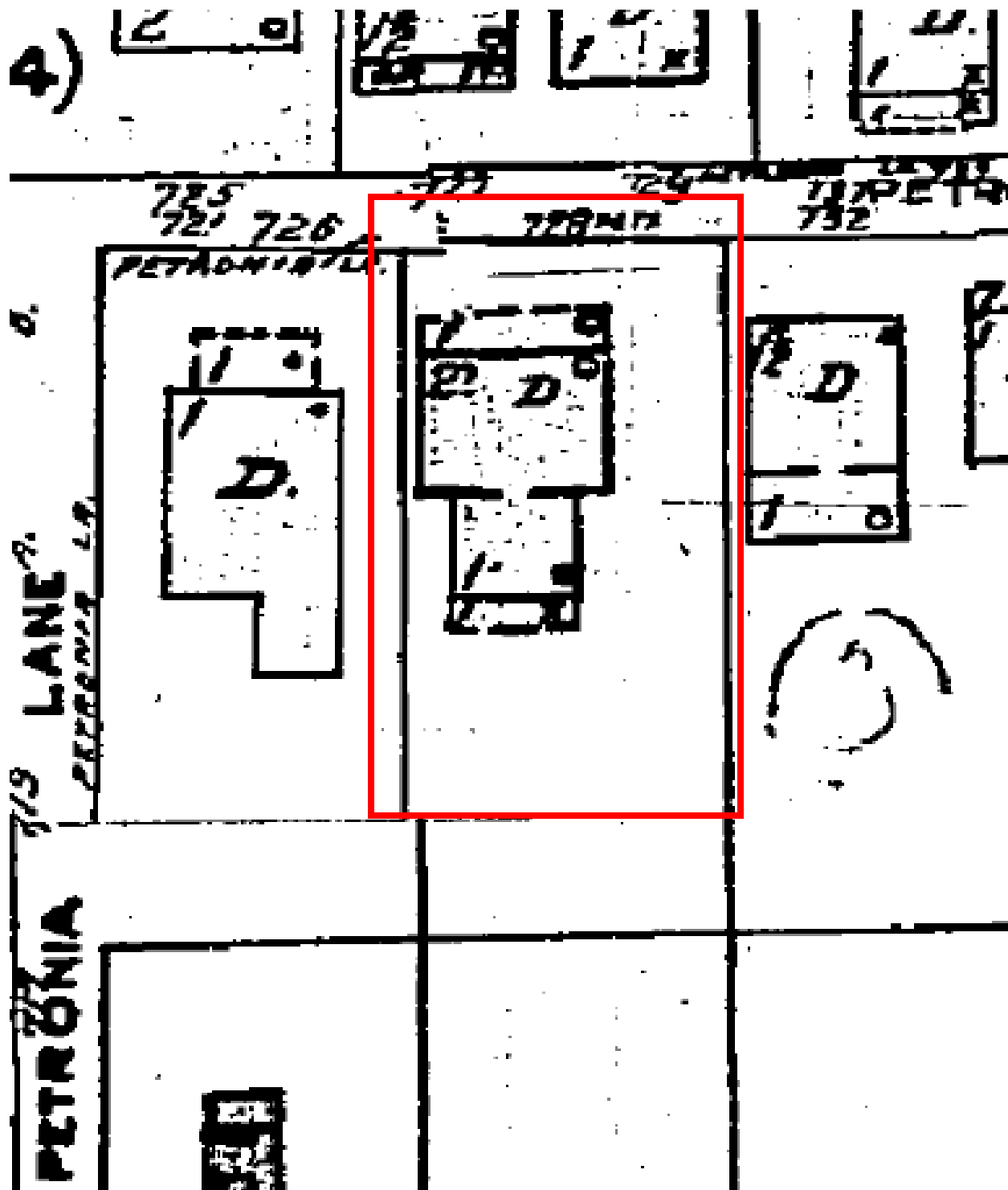
1899 Sanborn with 728 Poorhouse (aka unnamed) Lane indicated in red.



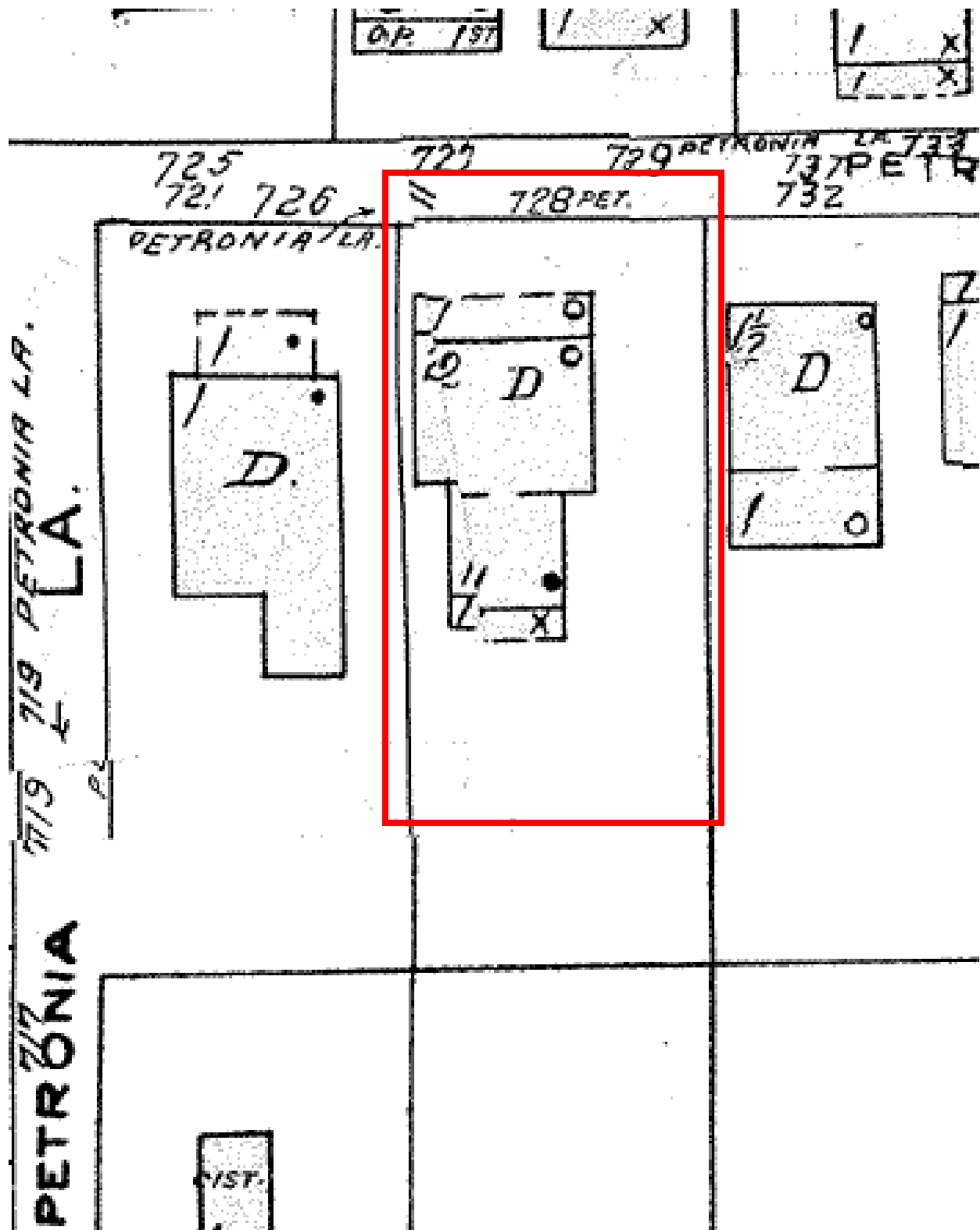
1912 Sanborn with 728 Poorhouse (aka Petronia) Lane indicated in red.



1926 Sanborn with 728 Poorhouse (aka Petronia) Lane indicated in red.



1948 Sanborn 728 Poorhouse (aka Petronia) Lane indicated in red.



1962 Sanborn with 728 Poorhouse (aka Petronia) Lane indicated in red.

PROJECT PHOTOS



Historic photo of 728 Poorhouse (aka Petronia) Lane from 1965.



728 POORHOUSE LANE - VIEW FROM WEST OF AREA OF SIDING REPLACEMENT



728 POORHOUSE LANE - PARTIAL REAR VIEW
SHOWING LOUVER UNITS TO BE REMOVED



728 POORHOUSE LANE - VIEW FROM EAST OF
AREA OF SIDING & WINDOW REPLACEMENT



728 POORHOUSE LANE - VIEW OF LEFT REAR OF SECOND FLOOR

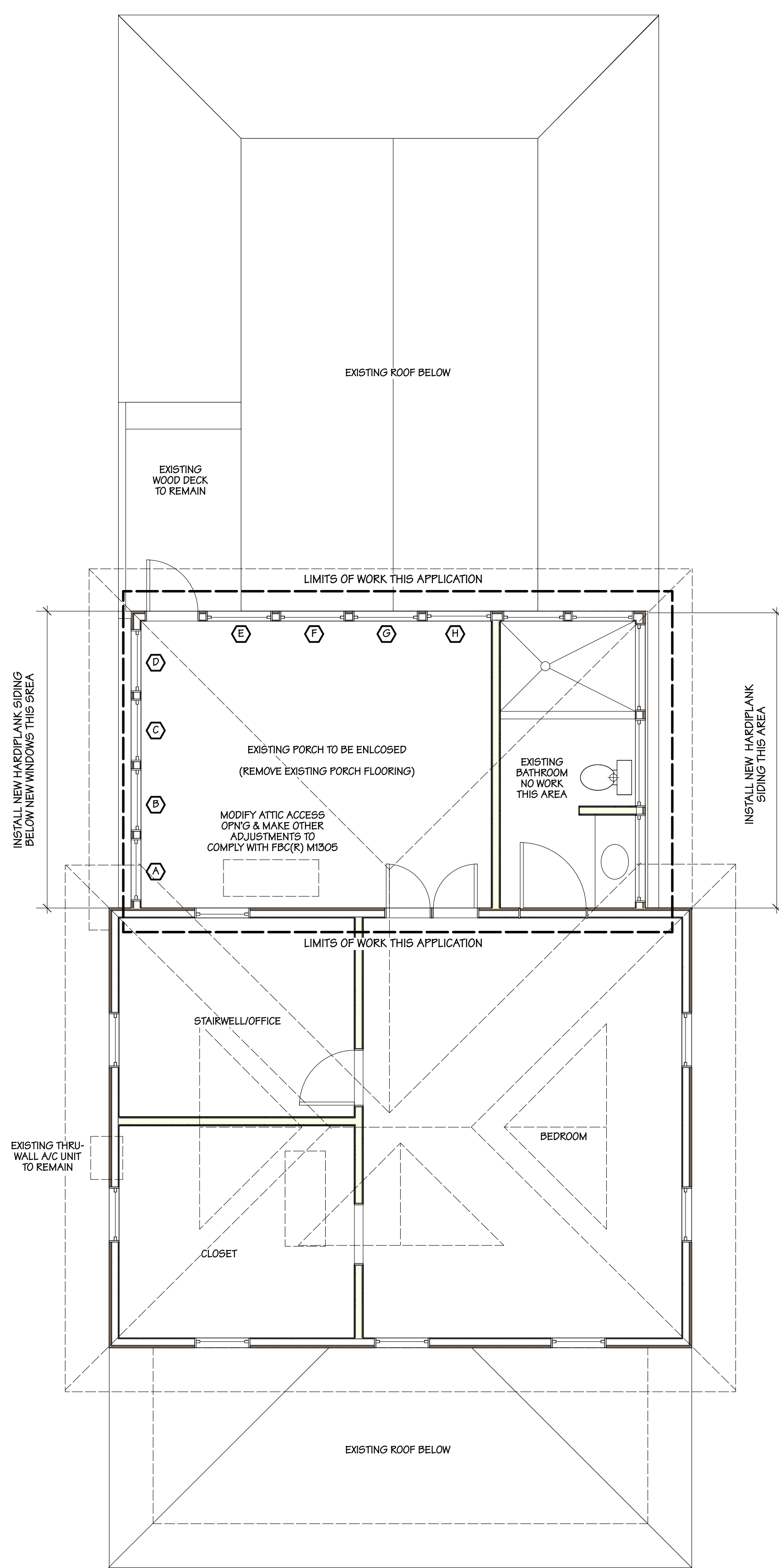


728 POORHOUSE LANE - VIEW OF REAR OF SECOND FLOOR

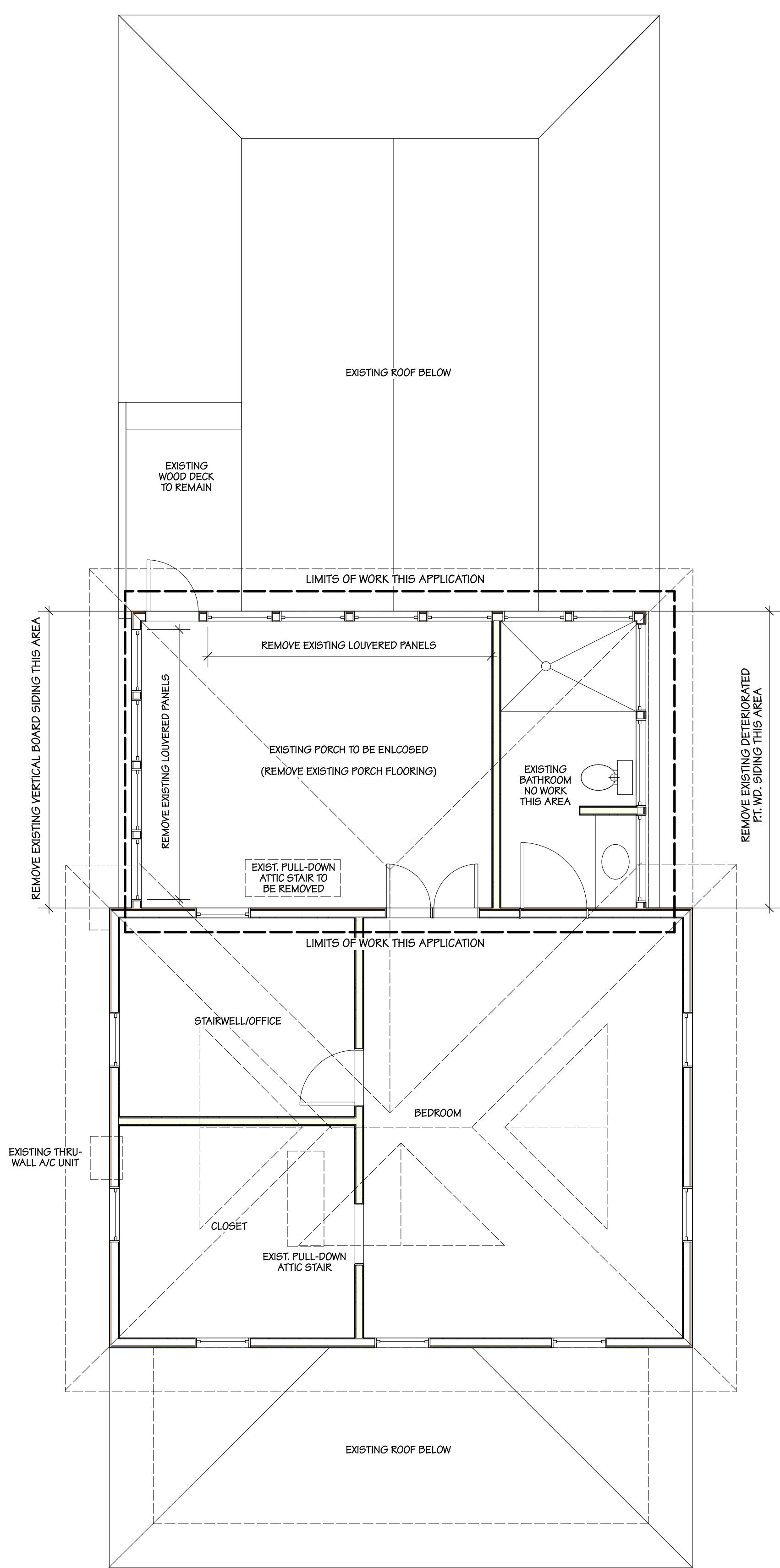
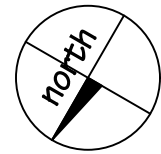


828 POORHOUSE LANE -VIEWS FROM
2nd FLOOR TO 732 POORHOUSE LANE

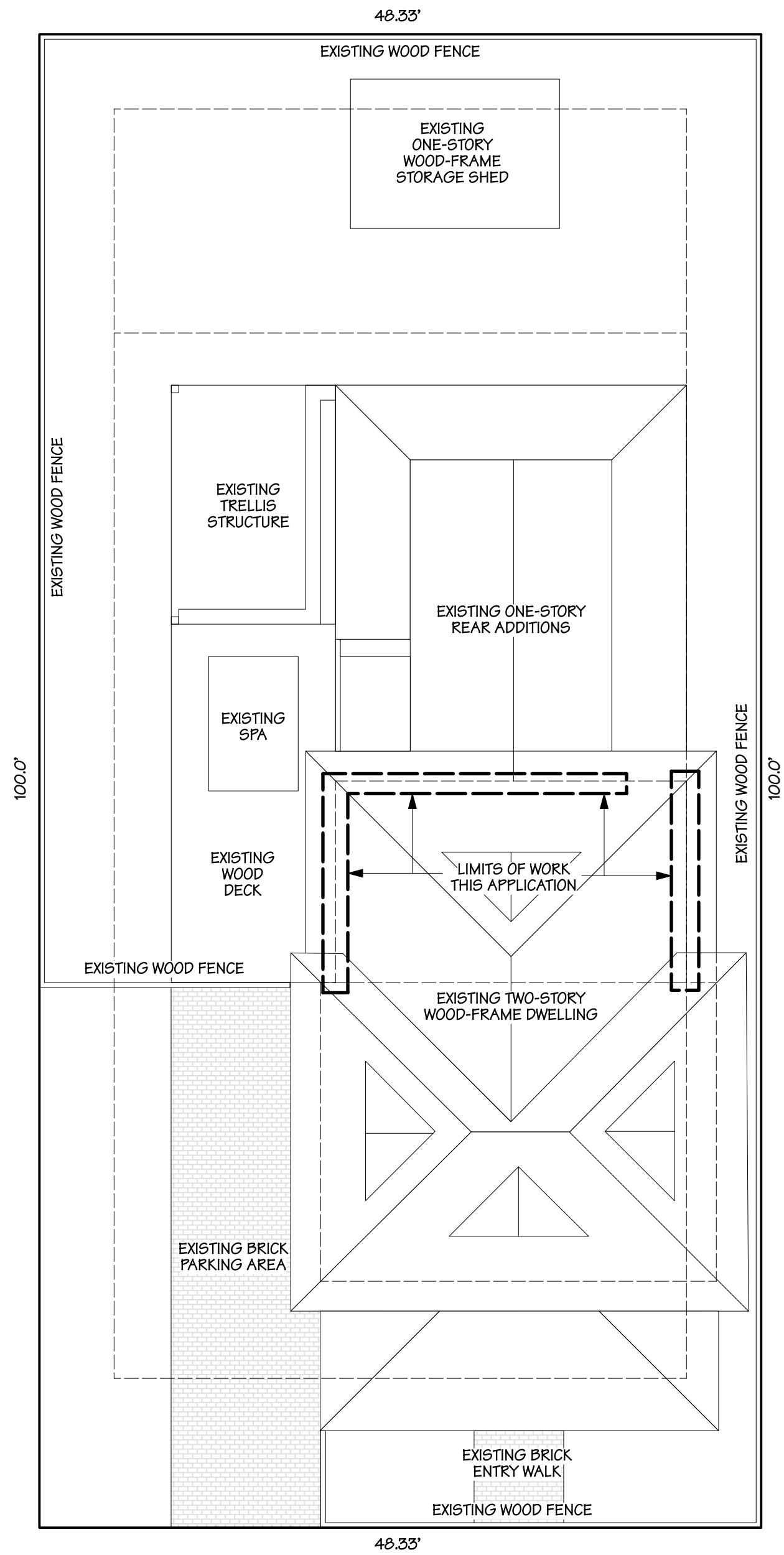
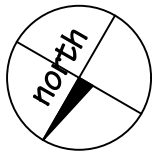
PROPOSED DESIGN



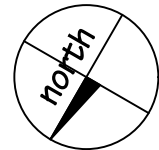
PROPOSED SECOND FLOOR PLAN
scale: 1/4"=1'-0"

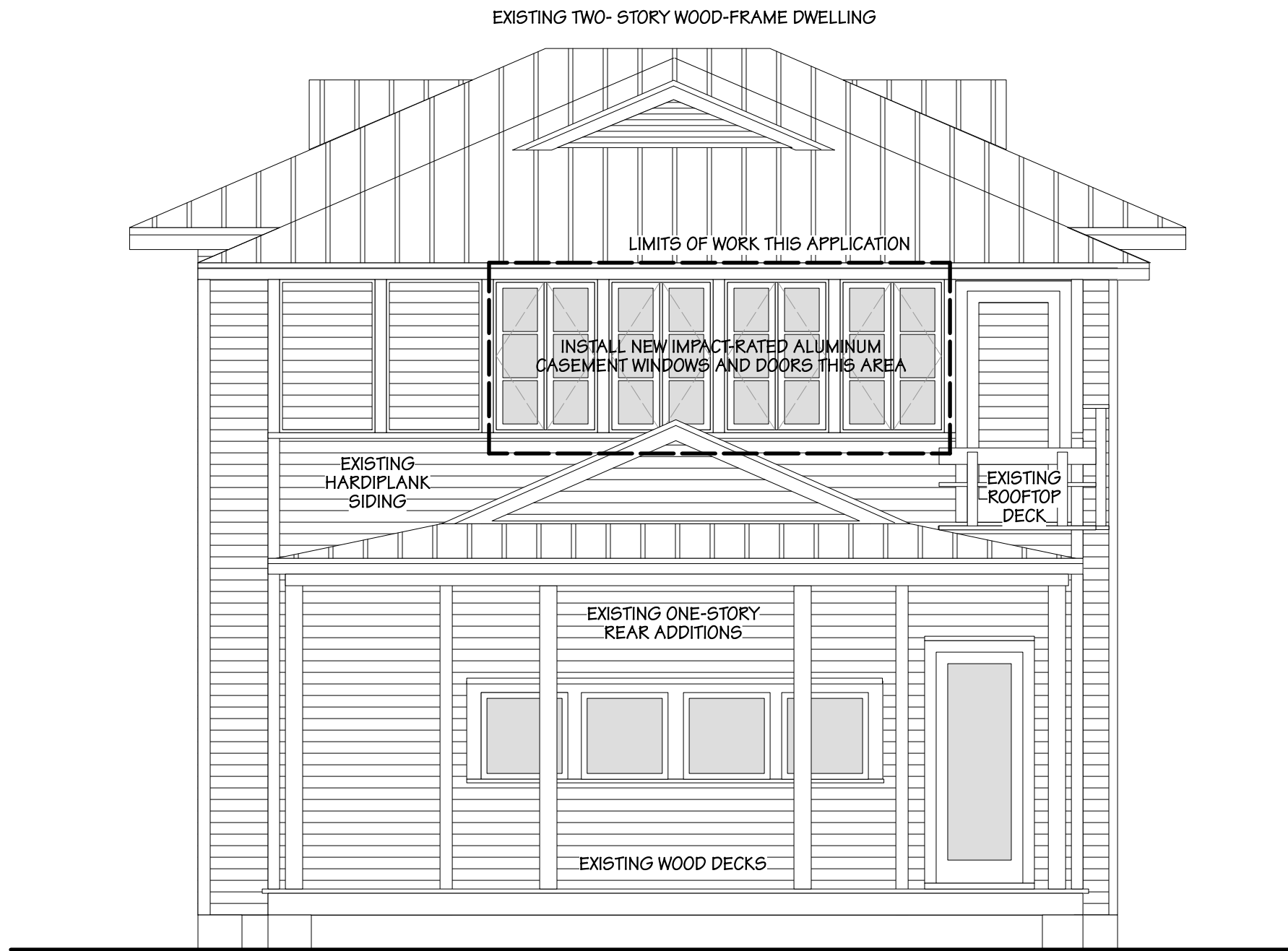


EXISTING SECOND FLOOR PLAN
scale: 1/4"=1'-0"

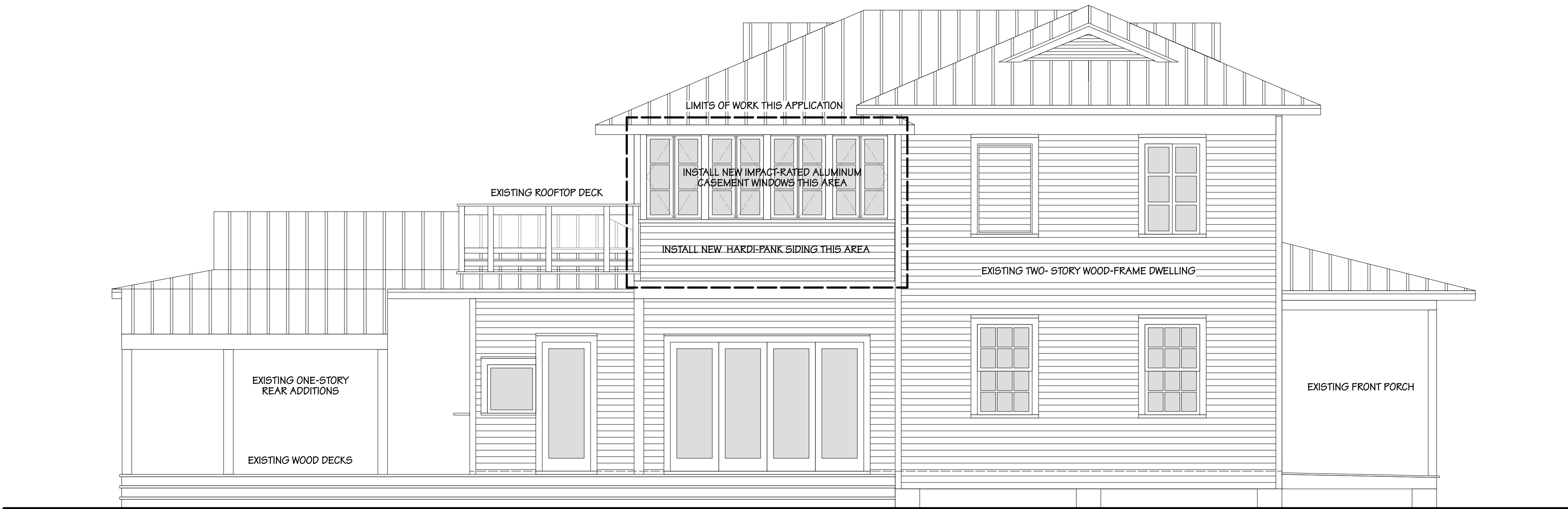


S I T E P L A N
scale: 1/8"=1'-0"

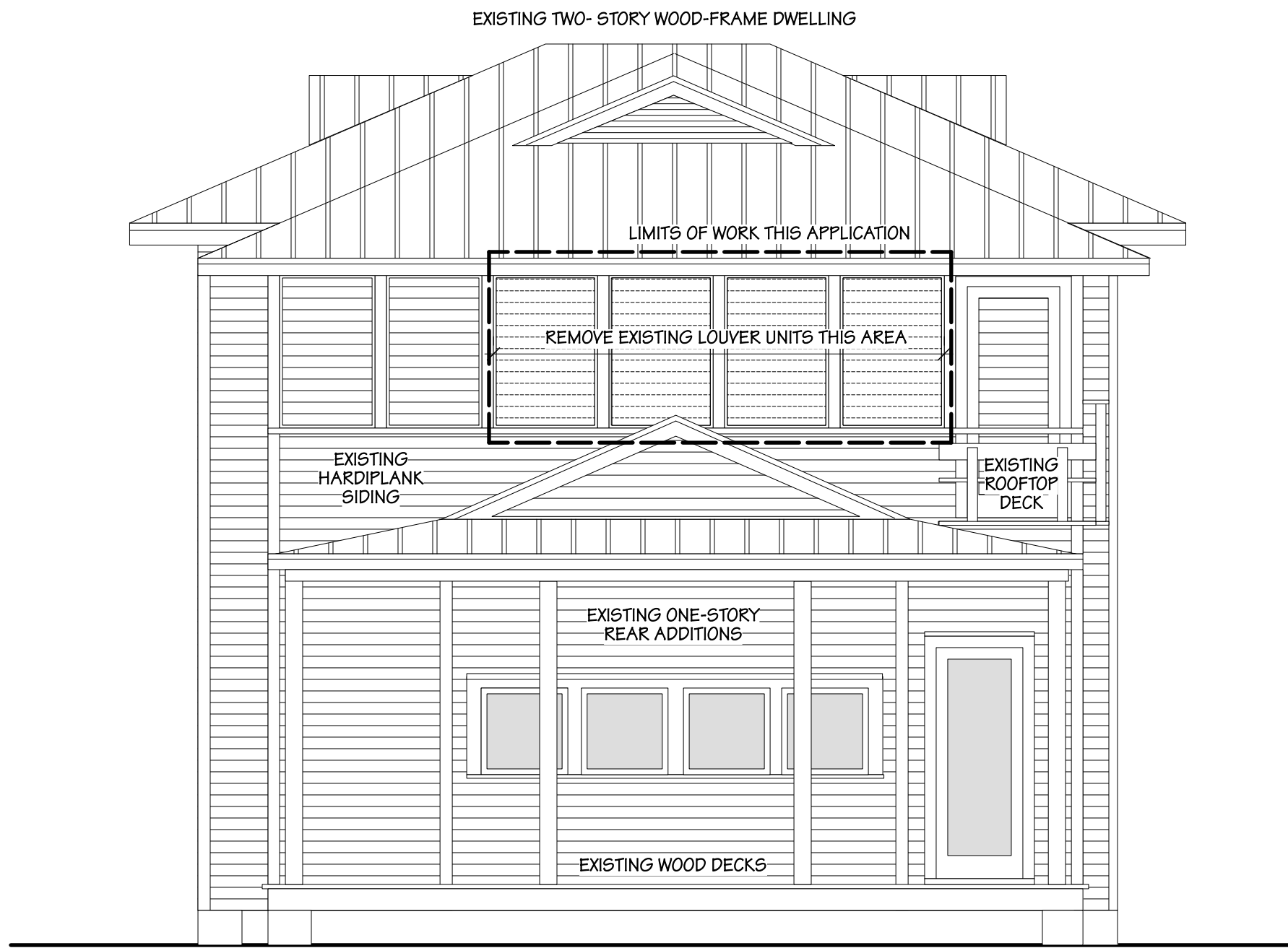




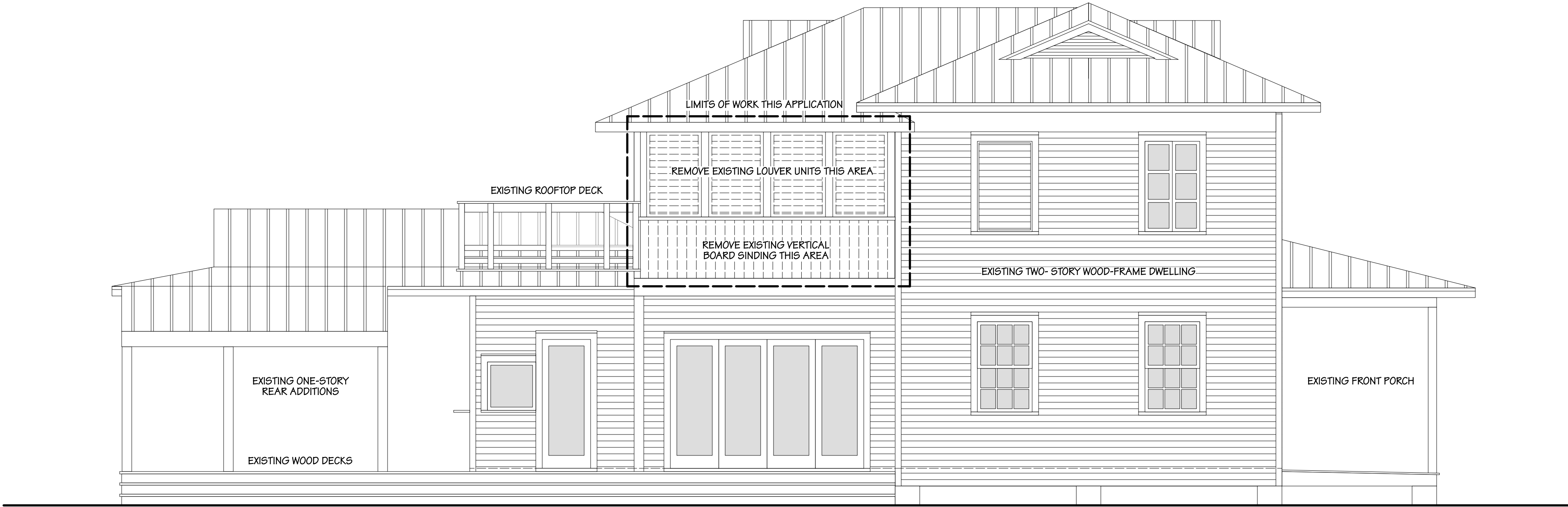
PROPOSED SOUTH ELEVATION
scale: 1/4"=1'-0"



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



EXISTING SOUTH ELEVATION
scale: 1/4"=1'-0"



EXISTING EAST ELEVATION
scale: 1/4"=1'-0"

renovations to
728 POORHOUSE LANE
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 meeting at **5:00 p.m., February 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF EXISTING LOUVERED UNITS AT NON-HISTORIC REAR ADDITION WITH NEW ALUMINUM CASEMENT WINDOWS.

#728 POORHOUSE LANE

Applicant – Robert L. Delaune Application #H2021-0007

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Robert Delaune, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
728 Poorhouse Lane on the
16th day of February, 20 21.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on February 24, 20 21.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2021-0007.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Robert Delaune
Date: 2/16/2021
Address: 619 EAST ST.
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 16 day of February, 2021.

By (Print name of Affiant) Delqune Robert Leonce who is personally known to me or has produced FL, DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Veronica Cleare
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)
My Commission Expires: 1/25/2025





Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 24, 2021** at **728 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to **channel 77, AT&T iVoice channel 99**, or type this link into your browser: **http://key.westcity.government.com/mediaplayer.php?pubid=1014&embed=1**. If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF EXISTING LOUVERED UNITS AT NON-HISTORIC REAR ADDITION WITH NEW ALUMINUM CASEMENT WINDOWS.

728 POORHOUSE LANE

Applicant - Robert L. Delaune Application #H2021-0007

Even with the application or have any questions, you may visit the Planning Department during regular office hours at 1500 White Street, call 305-809-3975 or visit our website at www.keywestfl.gov.
THIS NOTICE IS VALID FOR 30 DAYS FROM THE DATE OF PUBLICATION.

ON ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please

PROPERTY APPRAISER INFORMATION

**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00019480-000000
 Account# 1020168
 Property ID 1020168
 Millage Group 10KW/
 Location 728 POORHOUSE Ln, KEY WEST
 Address
 Legal KW PT OF TR 5 B3-286 OR415-534/37 OR1152-2366 OR1227-1913/14 OR1241-
 Description 55-/51 OR1278-608/09 OR1287-999
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

MILLER GAILANN TRUST 1/8/1993
 728 Poor House Ln
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$229,683	\$236,245	\$239,526	\$242,807
+ Market Misc Value	\$8,400	\$8,566	\$8,795	\$9,024
+ Market Land Value	\$579,380	\$579,380	\$576,698	\$576,698
= Just Market Value	\$817,463	\$824,191	\$825,019	\$828,529
= Total Assessed Value	\$341,949	\$334,261	\$328,029	\$321,283
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$316,949	\$309,261	\$303,029	\$296,283

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	4,833.00	Square Foot	48.3	100

Buildings

Building ID 1487
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1/ R1
 Gross Sq Ft 2824
 Finished Sq Ft 1782
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 260
 Functional Obs 0
 Economic Obs 0
 Depreciation % 10
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1933
 Effective Year Built 2010
 Foundation CONC BLOCK
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR DUCTED
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	762	0	0
FLA	FLOOR LIV AREA	1,782	1,782	0
OPU	OP PR UNFIN LL	180	0	0
OUU	OP PR UNFIN UL	100	0	0
TOTAL		2,824	1,782	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1969	1970	1	208 SF	1
FENCES	1989	1990	1	200 SF	2
FENCES	1994	1995	1	1365 SF	2
UTILITY BLDG	1994	1995	1	140 SF	3
BRICK PATIO	1994	1995	1	354 SF	2
WOOD DECK	1995	1996	1	156 SF	2
FENCES	2015	2016	1	180 SF	2

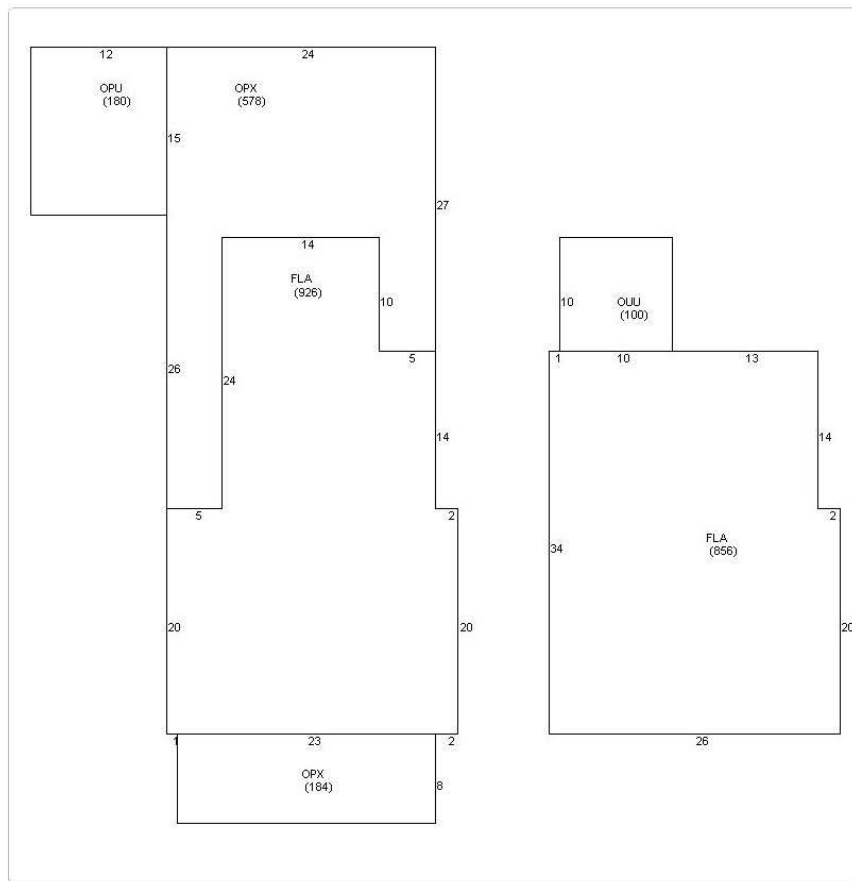
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/1/1992	\$125,000	Warranty Deed		1227	1913	Q - Qualified	Improved
2/1/1968	\$6,500	Conversion Code		415	534	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-4666	11/22/2015	4/26/2016	\$2,450		BUILD APPROX 30LF OF WOOD FENCE 6'H
14-0293	1/29/2014	12/15/2014	\$17,750		REMOVE 5VCRRMP METAL ROOF INSTAL LSV CRIMP ROOF SYSTEM
11-2720	7/29/2011	3/14/2012	\$5,688		INSTALL 700sf, 7 SQRS OF VCRIMP METAL ROOFING ON REAR ADDITION
04-0022	1/8/2004	10/19/2004	\$2,000		R&R GUTTERS
B931088	4/1/1993	12/1/1995	\$1,000		RESIDE SHED ALL SIDES
B931125	4/1/1993	12/1/1995	\$7,000		CONCRETE SPA
B930556	2/1/1993	12/1/1995	\$5,000		MODIFY PERMIT,ADD FN2 RFG
B923217	12/1/1992	12/1/1995	\$40,000		BUILD 2 PORCHES & REMODEL
B922975	11/1/1992	12/1/1995	\$2,000		DEMO PORCHES-BATH ADDITON
B922849	10/1/1992	12/1/1995	\$2,000		INTERIOR RENOVATIONS

View Tax Info
[View Taxes for this Parcel](#)
Sketches (click to enlarge)

**Photos**

Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)**2020 Notices Only**

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the:

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 2/12/2021, 4:38:37 AM](#)

[Version 2.3.105](#)

Developed by
 Schneider
GEOSPATIAL