

# Historic Architectural Review Commission

## Agenda Packet

February 9, 2010 – 3:00 p.m.

City Commission Chamber  
Old City Hall, 510 Greene Street



## Item 5.b.4.

CL4- After the fact request for addition- **#1109 Fleming Street- Carlos Rojas, Architect (H10-01-29-99)** After the fact two second story additions to rear. Trim eaves flush with wall. Add false shuttered windows to help center and improve appearance.

- CL4- After the fact request for addition- **#1109 Fleming Street- Carlos Rojas, Architect (H10-01-29-99)** After the fact two second story additions to rear. Trim eaves flush with wall. Add false shuttered windows to help center and improve appearance.

The house located on 1109 Fleming Street is listed as contributing. This is a fine example of a two story eyebrow house, built circa 1889. In September 7, 2002 Code Compliance issued a stop work order for construction with no Certificate of Appropriateness and no building permit. The original project was presented in front of the Historic Architectural Review Commission on May 13, 2003. On that meeting the commission approved the addition of a second story attached on the back of the main house and the denial of two dormer windows on the back of the main house roof. The decision was appealed and the Special Magistrate ruled in favor of HARC.

New plans had been submitted for the portion of the addition that was never approved. The new plans include changes to the original proposal of 2003. Original plans were done by a different architect. The new plan proposes the removal of the extended eaves of the additions on the back of the house and the installation of shutters to balance the actual composition. The additions remains with the same form, two gable roofs and same materials, wood siding and v crimp roof. A letter was also provided by the architect stating that removing the additions will damage the old roof.

Staff understands that the new proposed changes will improve the appearance of the existing addition. Nevertheless it is important to state that after the fact applications are detrimental to the protection and preservation of Key West historic fabric. The owner of this property did not submit any new application to receive approval of appropriateness for these additions since 2003.

# Application



CITY OF KEY WEST Fax 809-3978  
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H10-1-29-09

OWNER NAME: Mike Coppola

DATE: 1-29-10

OWNERS ADDRESS: 1109 Fleming St

PHONE #: 747-8350

APPLICANT'S NAME: Carlos Rojas AIA

PHONE #: 292-4870

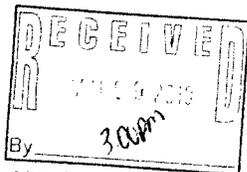
APPLICANT'S ADDRESS: 540 white st

ADDRESS OF CONSTRUCTION: 1109 Fleming St

# OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:  
After the fact 2 2nd story additions to rear. Trim eaves flush with wall. Add false shuttered windows to help center and improve appearance.



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 s. 775.083

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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.

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, rehab, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or 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: \$ \_\_\_\_\_

Date: 1-29-10  
Applicant Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

HARC Comments:

Contributing structure. Build circa 1882 wood frame  
eyebrow house. Two story addition on its back.  
Guidelines for additions/alterations & new construction  
(pages 36-38)

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

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

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

Historic Architectural  
Review Commission



CARLOS OCTAVIO ROJAS AIA  
ARCHITECT

January 21, 2010

City of Key West  
HARC & Building Department  
Key West, FL 33040

RE: 1109 Fleming street two rear additions to main house

Dear Sir/Madam,

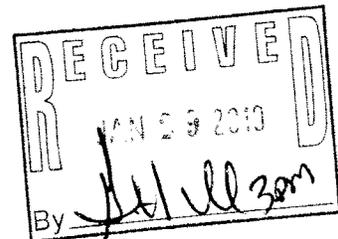
This letter is to certify that I have inspected the two additions in question on January 14, 2010. In my professional opinion, The two dormer-like additions have been structurally set into the historic roof in such a way as to make them an integral part of the roof system. Removing them will compromise its structural integrity and further diminish the historic character of the building.

Although it is regrettable that a previous architect has made these additions to the structure, removing them would risk causing even more harm.

If you have any questions, please call me at the number listed below.

Thank you sincerely,

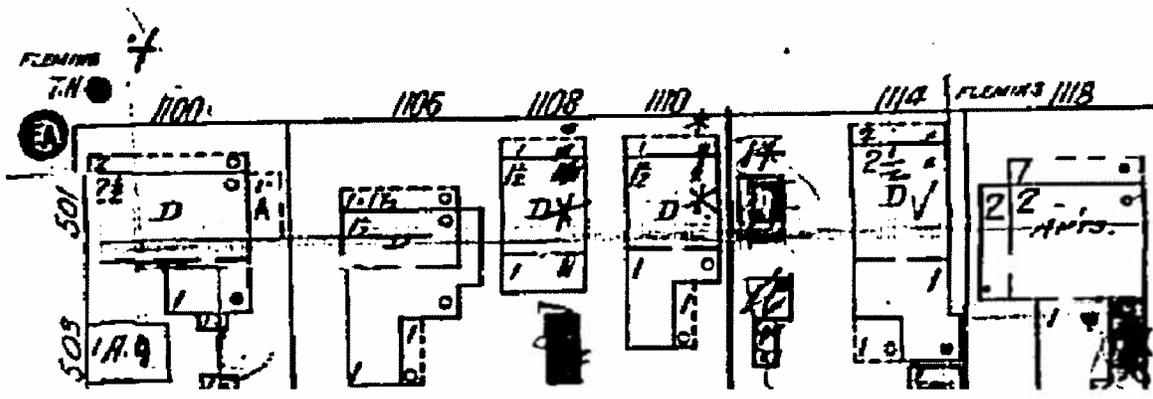
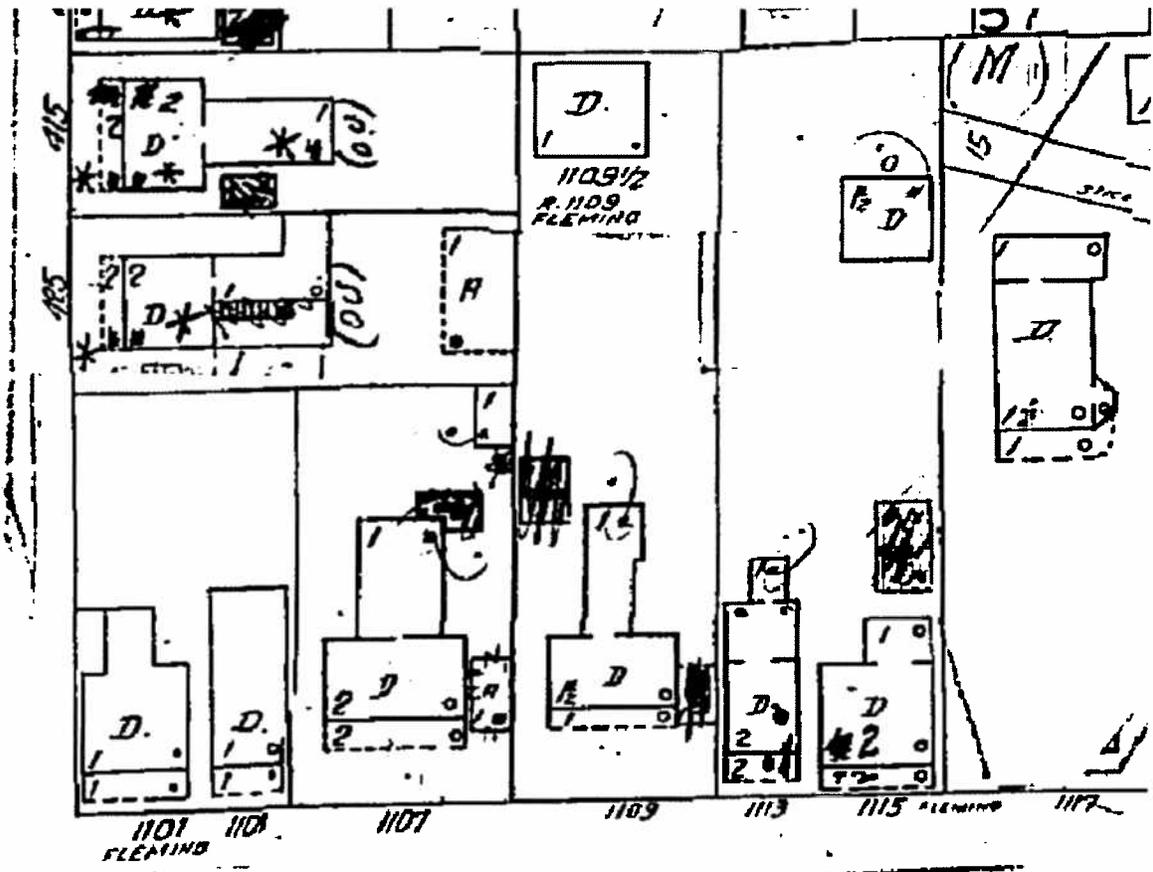
Carlos O. Rojas AIA.



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540 WHITE STREET  
KEY WEST, FLORIDA 33040  
(305) 292 4870

# **Sanborn Maps**



Sanborn map Copy 1962 1109 Fleming Street

# **Project Photos**

Mike Coppola  
1109  
Flowers



RECEIVED  
JAN 29 2010  
By DHull 30m



RECEIVED  
JAN 3 9 2010  
By *SM Kelly*

1100 Flaming Street

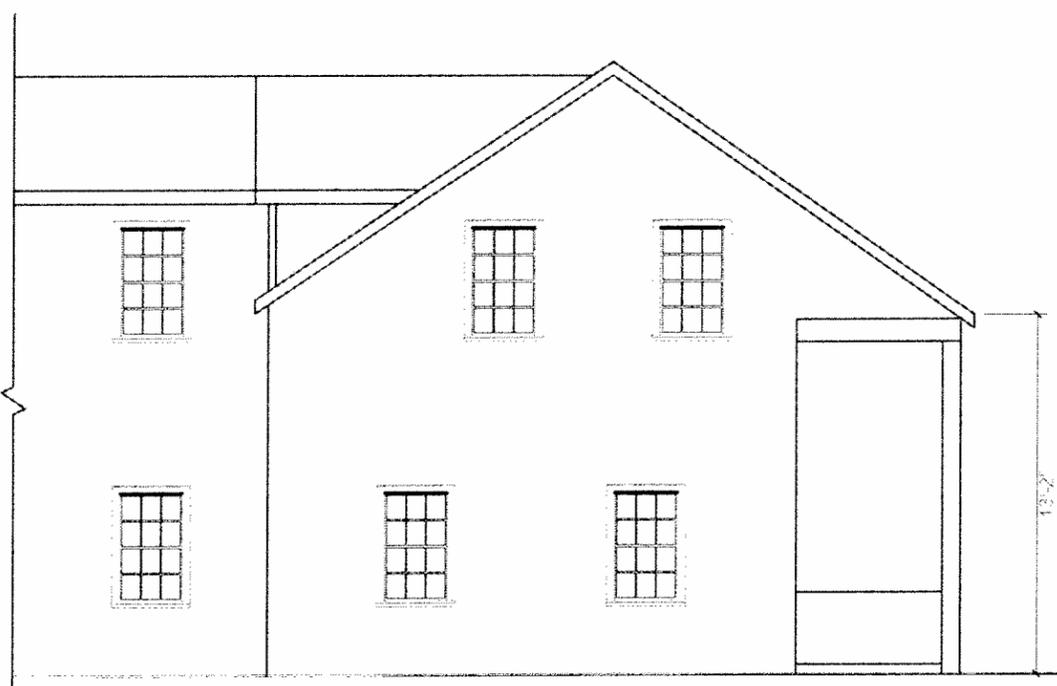
# Site Plans





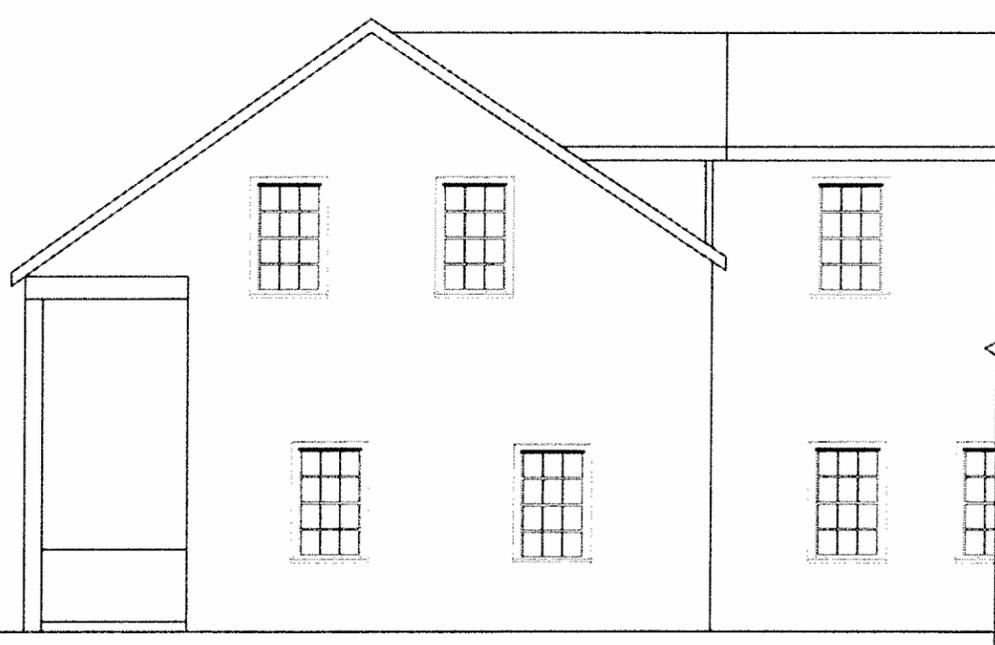
REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

AS BUILT ELEVATIONS



Carlos O. Rojas, AIA  
AR 0018754  
540 White Street  
Key West, FL 33040  
(305) 292-4870  
Tras@carolrojas.com

Revisions


Carlos O. Rojas, AIA  
1109 Fleming Street  
Key West, Florida 33040

Project Number  
101109FLE  
Date  
12/29/09  
Drawn By  
COR

A1