

# Staff Report

# Historic Architectural Review Commission

## Staff Report Item 8-a

<b>Meeting Date:</b>	October 9, 2012
<b>Applicant:</b>	Key West Trim Works
<b>Application Number:</b>	H12-01-1596
<b>Address:</b>	#1207 Georgia Street
<b>Description of Work:</b>	Construction of new shed with a front porch. Demolition of a shed.
<b>Guidelines Cited in Review:</b>	Additions, Alterations and New Construction (pages 36-38a), specific mass, scale, proportion and site.  Outbuildings/ Accessory Structures (pages 40-41), specific guidelines 1, 3, 4 and 9.

### Staff Analysis

The existing main house on the site was listed as a non-contributing structure in the 1982 survey. The house is located on a corner lot on Georgia and Catherine Streets. The proposed plans include the demolition of a shed structure that, according to the Property Appraiser's records, was built in 1969. The actual structure looks deteriorated and its exterior walls present different siding materials. The structure was built with almost no setbacks from the property lines.

The proposed design depicts a one story frame structure that will be built in compliance with actual setback requirements for accessory structures and will be located on the back of the lot. Setback requirements for accessory structures are 5' from property lines. The new design proposes a gable roof and although the plans states that this structure will be storage/shed, it will have a front porch. The proposed new shed will have wood siding and metal v crimp as its roofing material.

### Consistency with Guidelines

1. The new shed will comply with actual setbacks for accessory structures and will be located on the back side of the lot. Staff recommends the applicant to measure the 5' setback from the edge of

the roof's eaves, which is the part of the building where setbacks are measured

2. Although the new proposed structure will be located on the back side of the main house it will be visible from the street. The design proposes towards Catherine Street a front porch, which will be visible.
3. The proposed materials and design is in keeping with the existing structure and its surrounding architectural context.

It is staff's opinion that the proposed design is consistent with the guidelines.

# Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION #

112-01-1596

OWNER'S NAME: John L Faile DATE: 9/24/12
OWNER'S ADDRESS: 1223 Flagler Ave. Key West PHONE #:
APPLICANT'S NAME: Key West Trim Works PHONE #: 305-879-6377
APPLICANT'S ADDRESS: 1200 4th St. 150, Key West, FL 541-971-9876
ADDRESS OF CONSTRUCTION: 1207 Georgia St. # OF UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Complete rejuvenation of shed (outbuilding) Demo existing building,
Place building w/in city guidelines for easements and re-build as
Per plans with HARC approved materials; siding and paint to match
existing main structure, as per plans

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, 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.

RECEIVED
SEP 27 2012
CITY OF KEY WEST
PLANNING DEPT

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: 9/27/12
Applicant's Signature: [Signature]

Required Submittals

Table with 2 columns: Submittal type and description. Includes items like 'TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS', 'TREE REMOVAL PERMIT', 'PHOTOGRAPHS OF EXISTING BUILDING', 'PHOTOGRAPHS OF ADJACENT BUILDINGS', and '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:

*shed is not historic and main house is listed  
as non-contributing*

*Guidelines for new construction (38-38a)  
Ordinance for demolition*

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

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

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

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

Historic Architectural  
Review Commission

## **Project Photos**



Photo taken by the Property Appraiser's office c1965. 1207 Georgia Street. Monroe County Library





© 2012 Google  
© 2012 Google  
© 2012 INEGI  
US Dept of State Geographer

Google earth

Google earth

feet 10  
meters 3





1207 Georgia St.



Shed

view from Georgia St



1207 Georgia St.



view from Catherine St.



DO  
NOT  
BLOCK  
DRIVE WAY

NO PARKING  
ARROWS

Shed

1207 Georgia St.

View from Georgia St.





Missed



1207 Georgia St

(view from Catherine St.)

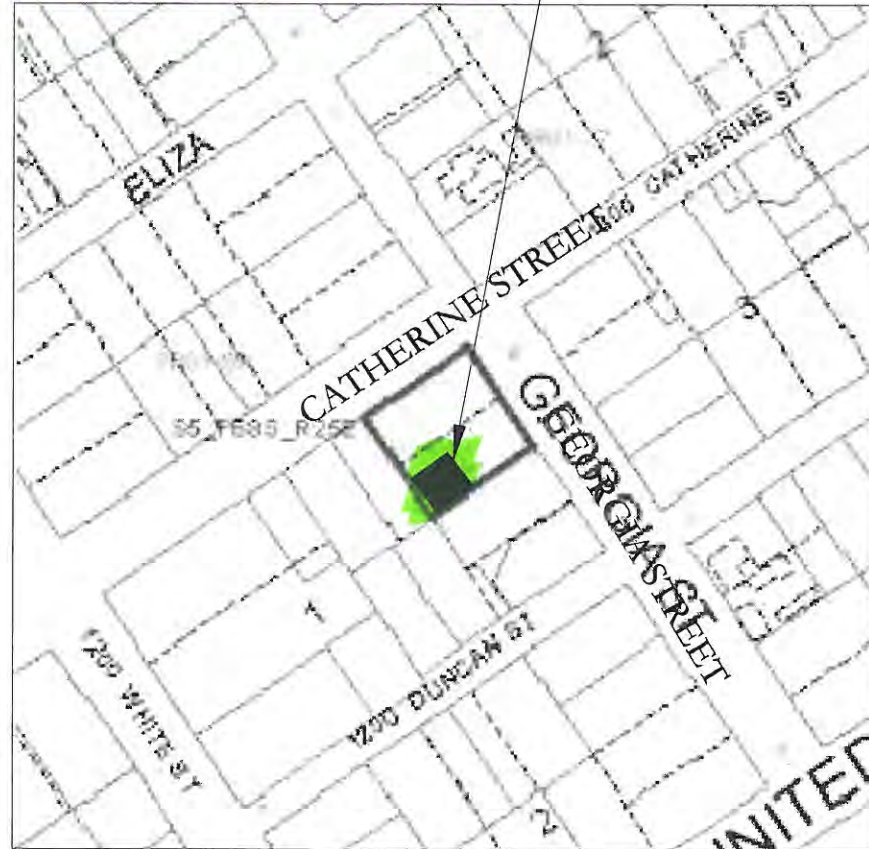


# **Proposed Plans**

# OUT BUILDING REJUUVINATION JOHN FAILE RESIDENCE

1207 GEORGIA STREET KEY WEST, FLORIDA 33040

**PROPOSED WORK LOCATION**



LOCATION MAP  
NTS



SITE SURVEY  
NTS

**GENERAL NOTES**

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

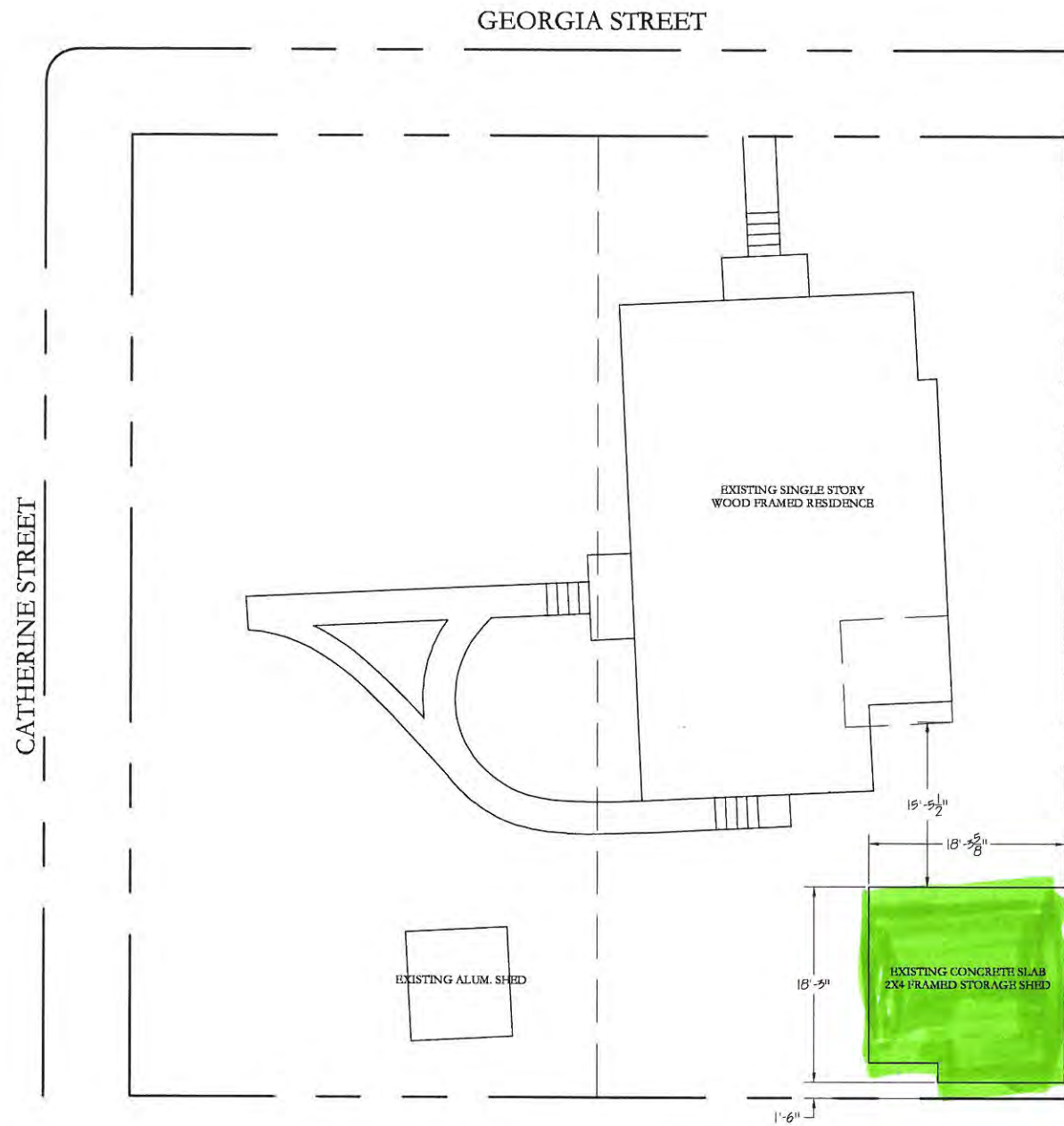
- BUILDING: Florida Building Code, 2010
- ELECTRICAL: National Electrical Code, 2010
- PLUMBING: Florida Building Code (Plumbing), 2010
- MECHANICAL: Florida Building Code (Mech), 2010
- GAS: LP Gas Code, 2010 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads 180 mph (gusts) (Exposure C)

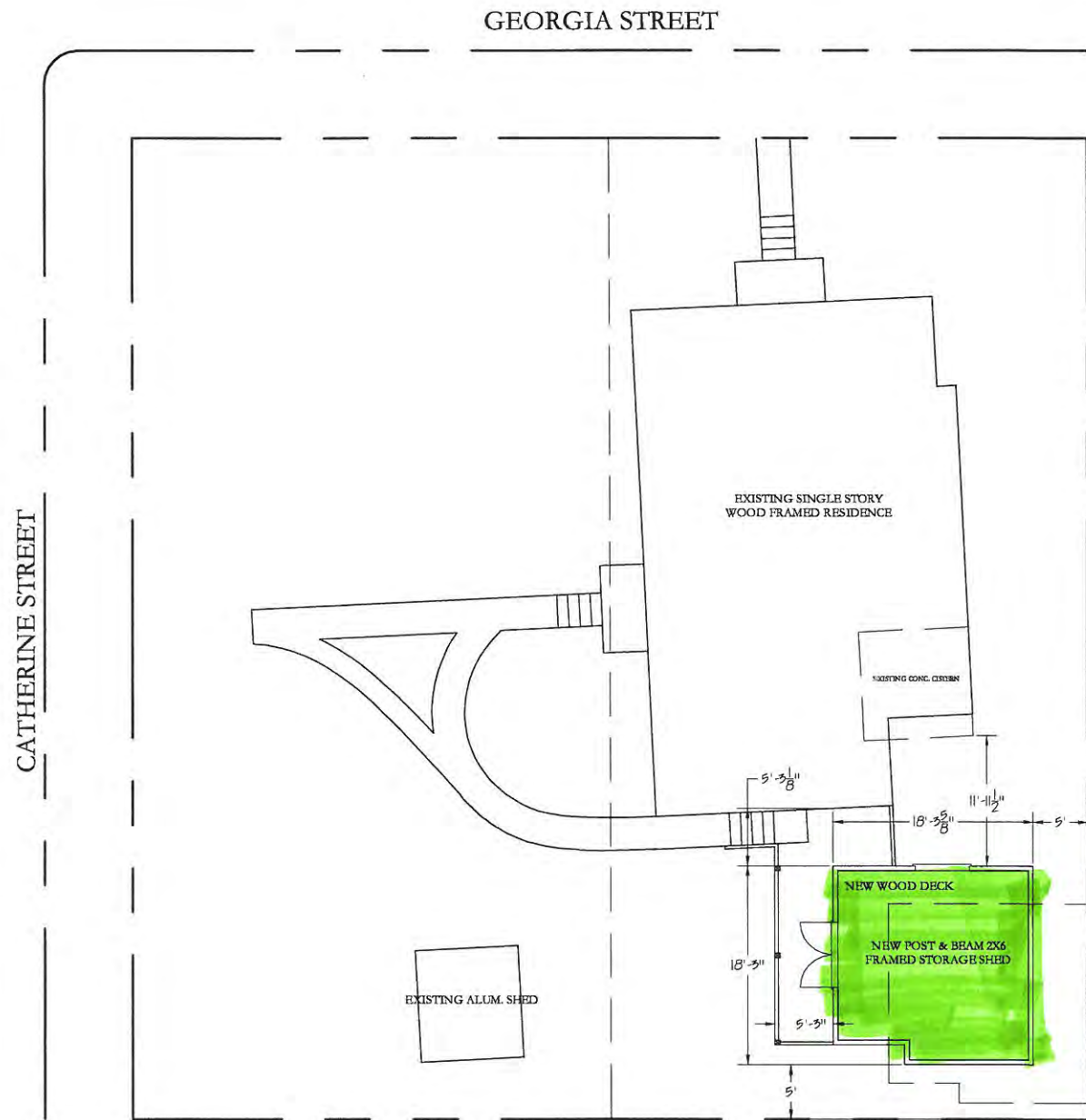
OUT BUILDING REJUUVINATION  
JOHN FAILE RESIDENCE  
1207 GEORGIA STREET KEY WEST, FLORIDA 33040

PROJECT NO:

9/26/2012  
DATE:



1 SITE PLAN (EXISTING)  
A-1 1/8" = 1'-0"



1 SITE PLAN (PROPOSED)  
A-1 1/8" = 1'-0"

OUT BUILDING REJUVINATION  
JOHN FAILE RESIDENCE  
1207 GEORGIA STREET KEY WEST, FLORIDA 335040

PROJECT NO:

9/26/2012  
DATE:





2 STREET VIEW (CATHERINE STREET)  
 A-3 3/16" = 1'-0"

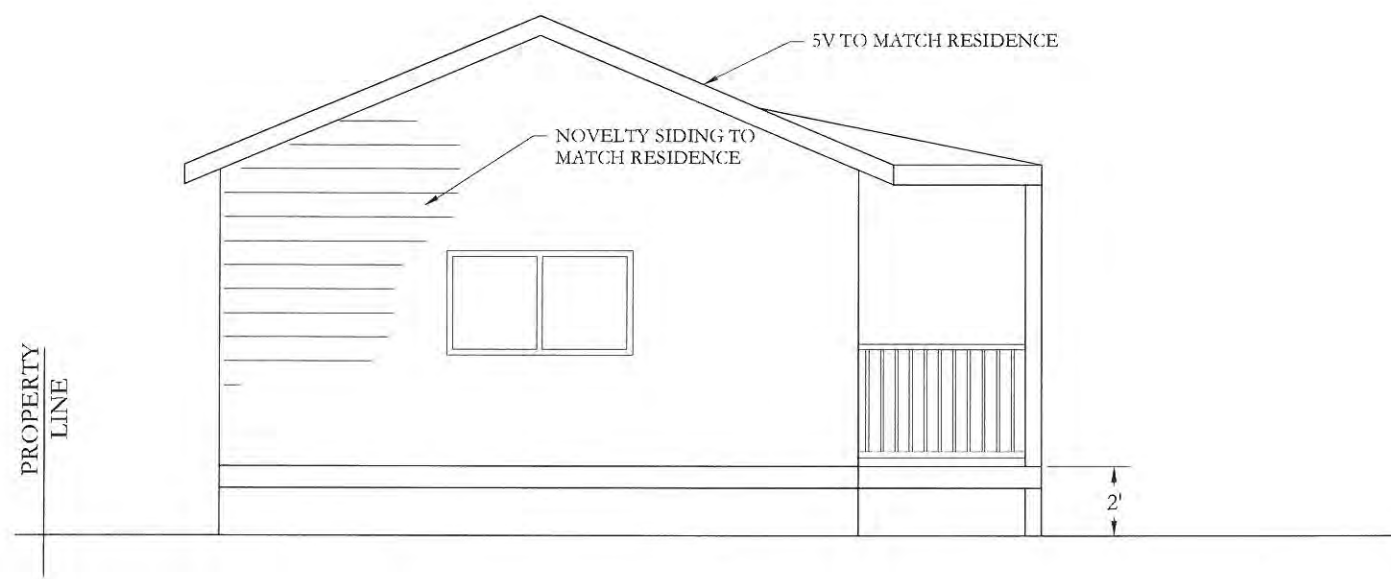


1 STREET VIEW (GEORGIA STREET)  
 A-3 3/16" = 1'-0"

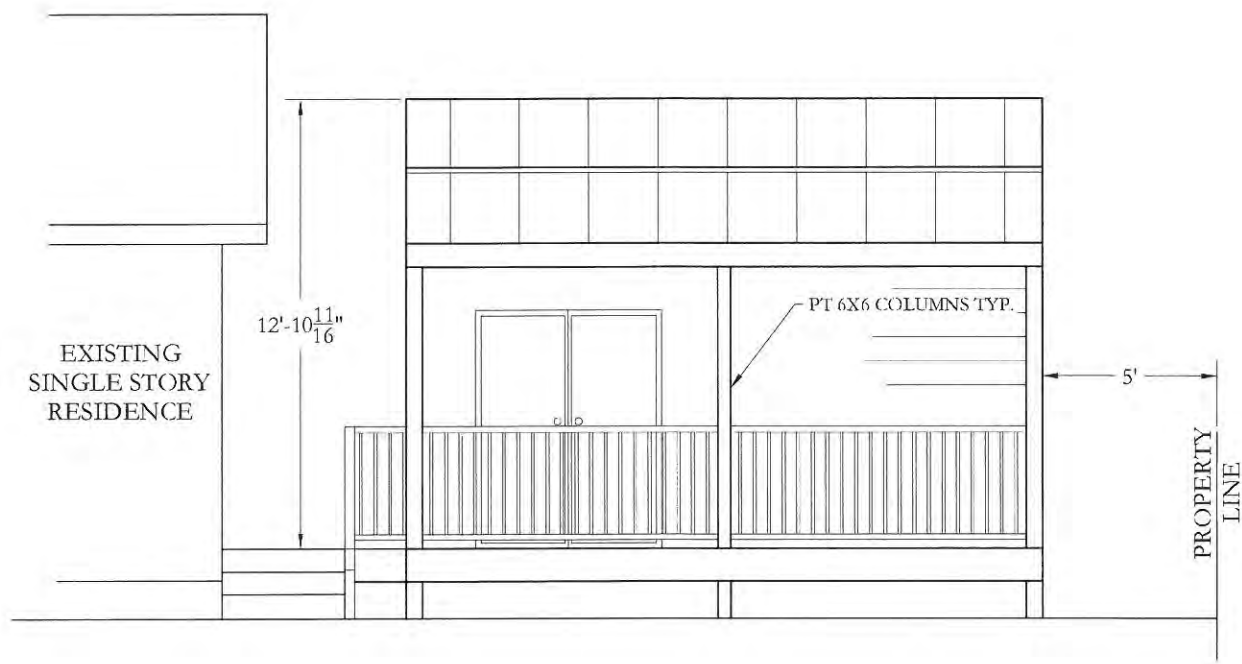
OUT BUILDING REJUVINATION  
 JOHN FAILE RESIDENCE  
 1207 GEORGIA STREET KEY WEST, FLORIDA 33040

DATE:  
 9/26/2012

1 OF 1



1 EAST ELEVATION PROPOSED  
 A-2 3/16" = 1'-0"



2 NORTH ELEVATION PROPOSED  
 A-2 3/16" = 1'-0"

OUT BUILDING REJUVINATION  
 JOHN FAILE RESIDENCE  
 1207 JACOBIA STREET KE WEST FLORIDA 32040

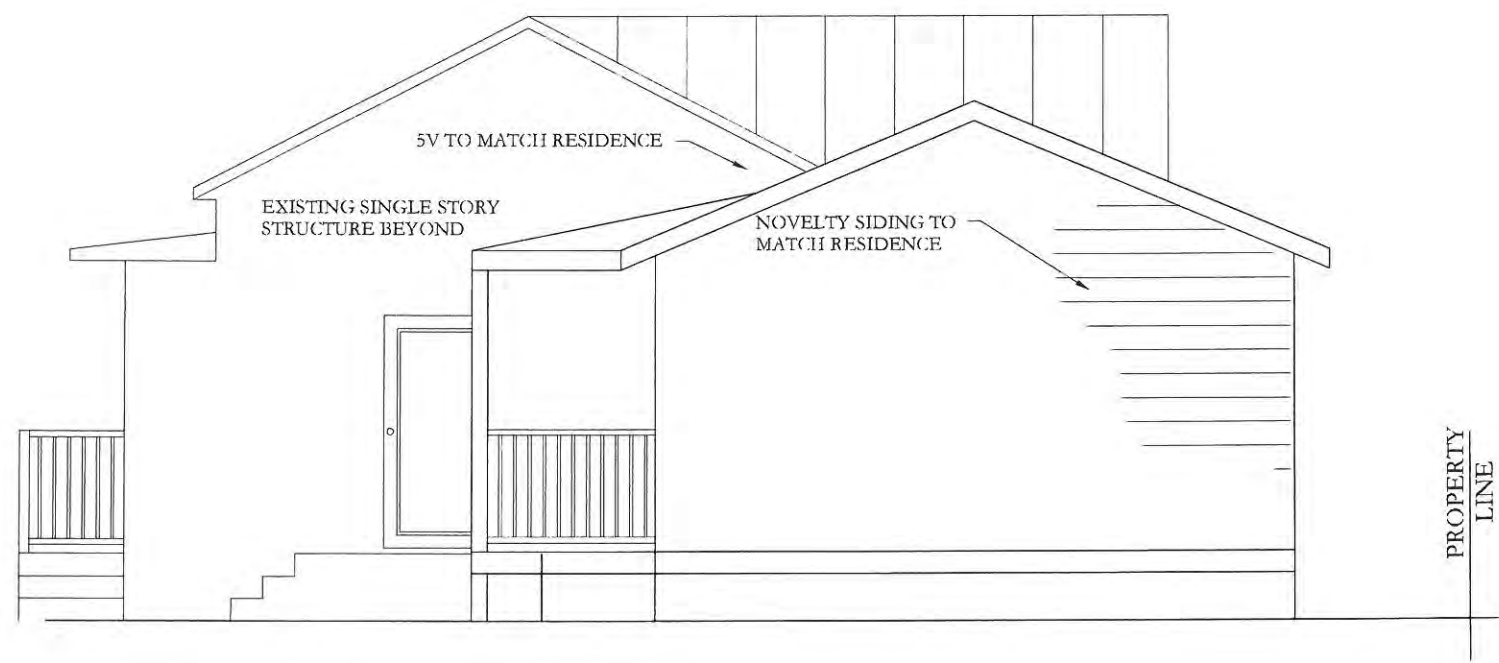
PROJECT NO.  
 9/26/2012  
 DATE

1 OF 1





2 SOUTH ELEVATION PROPOSED  
A-4 3/16" = 1'-0"



1 WEST ELEVATION PROPOSED  
A-4 3/16" = 1'-0"

OUT BUILDING REJUVINATION  
JOHN FAILE RESIDENCE  
1201 GEORGIA STREET KEY WEST, FLORIDA 33040

FIG. NO.  
9/26/2012  
DATE.

1 OF 1



60" X 80" PAINTED WHITE





*30" X 40"*

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 9, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**CONSTRUCTION OF NEW SHED WITH FRONT PORCH.  
DEMOLITION OF EXISTING SHED**

**#1207 GEORGIA STREET**

**Applicant- KEY WEST TRIM WORKS**

**Application Number H12-01-1596**

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**

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

The offices of the Property Appraiser will be closed Monday, October 8th in observance of Columbus Day.

Website requires IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Property Record Card -  
Map portion under construction.**

**Alternate Key: 1035912 Parcel ID: 00035040-000000**

**Ownership Details**

**Mailing Address:**  
FAILE JOHN L  
1223 FLAGLER AVE  
KEY WEST, FL 33040-4919

**All Owners:**  
BRINKMAN THOMAS E R/S, FAILE JOHN L

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1207 GEORGIA ST KEY WEST  
**Subdivision:** Moffat's Sub  
**Legal Description:** KW MOFFATS SUB PB1-12 LT 6 AND PT LT 7 SQR 1 TR 14 A3-364 OR550-1098 OR1293-1676D/C OR1293-1673R/S OR1821-1891L/E OR2140-2083D/C OR2518-1165/67R/S



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	90	87	7,830.00 SF

### Building Summary

Number of Buildings: 1



### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB3:LC UTIL BLDG	90 SF	10	9	1969	1970	1	30
2	CL2:CH LINK FENCE	1,416 SF	0	0	1964	1965	1	30

### Appraiser Notes

1207 GEORGIA ST OPPOSITE SIDE OF STREET

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 05-2635	07/06/2005	08/10/2006	6,000	Residential	REPLACE CHAIN LINK WITH 6'H PICKET 88LF

### 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	67,365	1,153	413,675	482,193	482,193	0	482,193
2011	69,034	1,153	268,888	339,075	303,305	0	339,075
2010	69,034	1,153	205,545	275,732	275,732	0	275,732
2009	75,861	1,153	411,089	488,103	488,103	0	488,103
2008	71,034	1,153	634,230	706,417	706,417	0	706,417
2007	85,714	1,046	876,960	963,720	963,720	0	963,720
2006	210,104	1,046	632,273	843,423	843,423	0	843,423
2005	187,183	1,046	532,440	720,669	152,085	25,000	127,085
2004	133,703	1,046	366,053	500,802	147,655	25,000	122,655
2003	124,789	1,046	187,920	313,755	144,902	25,000	119,902
2002	101,766	1,046	176,175	278,987	141,506	25,000	116,506
2001	91,250	1,046	176,175	268,471	139,278	25,000	114,278
2000	78,214	1,689	117,450	197,354	135,222	25,000	110,222
1999	76,470	1,652	111,578	189,700	131,667	25,000	106,667
1998	38,768	1,256	111,578	151,602	129,594	25,000	104,594
1997	33,922	1,099	96,701	131,722	127,428	25,500	101,928
1996	26,168	848	96,701	123,717	123,717	25,500	98,217
1995	23,842	111	96,701	120,654	120,654	25,500	95,154
1994	21,322	99	96,701	118,122	118,122	25,500	92,622
1993	20,946	99	97,812	118,857	118,857	25,500	93,357



1992	20,946	99	97,812	118,857	118,857	25,500	93,357
1991	20,946	99	97,812	118,857	118,857	25,000	93,857
1990	19,743	99	81,180	101,022	101,022	25,000	76,022
1989	33,786	200	79,200	113,186	113,186	25,000	88,186
1988	19,018	200	65,340	84,558	84,558	25,000	59,558
1987	18,802	200	49,500	68,502	68,502	25,000	43,502
1986	18,903	200	47,520	66,623	66,623	25,000	41,623
1985	18,372	200	28,512	47,084	47,084	25,000	22,084
1984	12,351	200	28,512	41,063	41,063	25,000	16,063
1983	12,351	200	28,512	41,063	41,063	25,000	16,063
1982	12,638	200	24,712	37,550	37,550	25,000	12,550

### 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
5/12/2011	2518 / 1165	275,000	WD	37

This page has been visited 107,339 times.

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