



Staff Report for Item 2

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: July 28, 2015

Applicant: One Call Construction

Application Number: H15-01-0750

Address: #421 Angela Street

Description of Work:

Installation of tile over concrete floor on front porch of contributing structure.

Site Facts:

#421 Angela is a contributing resource in the survey, constructed c.1906. The two-story, frame vernacular house first appears on the 1912 Sanborn map. The house is currently undergoing renovations. As evidenced by a c.1965 photograph, the house has had a concrete front porch for at least 50 years.

This application came to HARC last month. It was postponed by the Commission. The applicant has come back with more potential tile to install on the front porch. The possible tiles are all ceramic, except one is porcelain, and they range in size and color.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation, specifically Standards 2, 3, 4, 5, and 6.

Entrances, Porches, and Doors (pages 32-33), specifically guidelines 3, 4, 5, and 16.

Staff Analysis

The Certificate of Appropriateness for review proposes adding tile to the top of a historic concrete porch in order to alter the pitch of the porch. Currently, the porch slopes towards the house, and adding the tile will help change the pitch so that water will run away from the house.

As tile is not historically appropriate for front porches in Key West, other alternatives have been suggested to the applicant, such as using a cap coat of concrete to change the pitch in the porch, creating a channel for the water to flow elsewhere and cover the porch with wood tongue-and-groove boards, or installing gutters to catch rainwater from hitting the porch. Water should not be infiltrating a porch, so a better response might be to understand why there is enough water on the porch to cause damage.

Consistency with the Guidelines

1. The Secretary of the Interior's Standards state that, "Distinctive features, finishes, and construction techniques...that characterize a historic property shall be preserved." In addition, when a new feature is added, it should match the old in material.
2. The guidelines state that porches with deteriorated portions must be repaired with materials *that replicate the original features as closely as possible* using physical or historical evidence as a guide. There is no evidence to suggest this porch ever had tile.
3. The guidelines also state that deteriorated porch elements to be replaced with new that are *compatible in size, scale, design, and material* with the originals.

There are some porches in Key West that have tile, but only a few had tile historically. Most houses with historic porches that are now covered in tile were not done in accordance with the HARC guidelines. The guidelines are very clear in terms of material authenticity for historic porches. The current concrete porch is probably not the original porch to the house, but the house has had a concrete porch for at least 50 years, as evidenced by a c.1965 photograph. In addition, the proposed tile are too large and modern for a historic porch. Staff feels that the proposed project is inconsistent with the guidelines in regards to entrances, porches, and doors and inconsistent with the Secretary of the Interior's Standards for Rehabilitation.

APPLICATION

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
	concrete	tile

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____
 BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

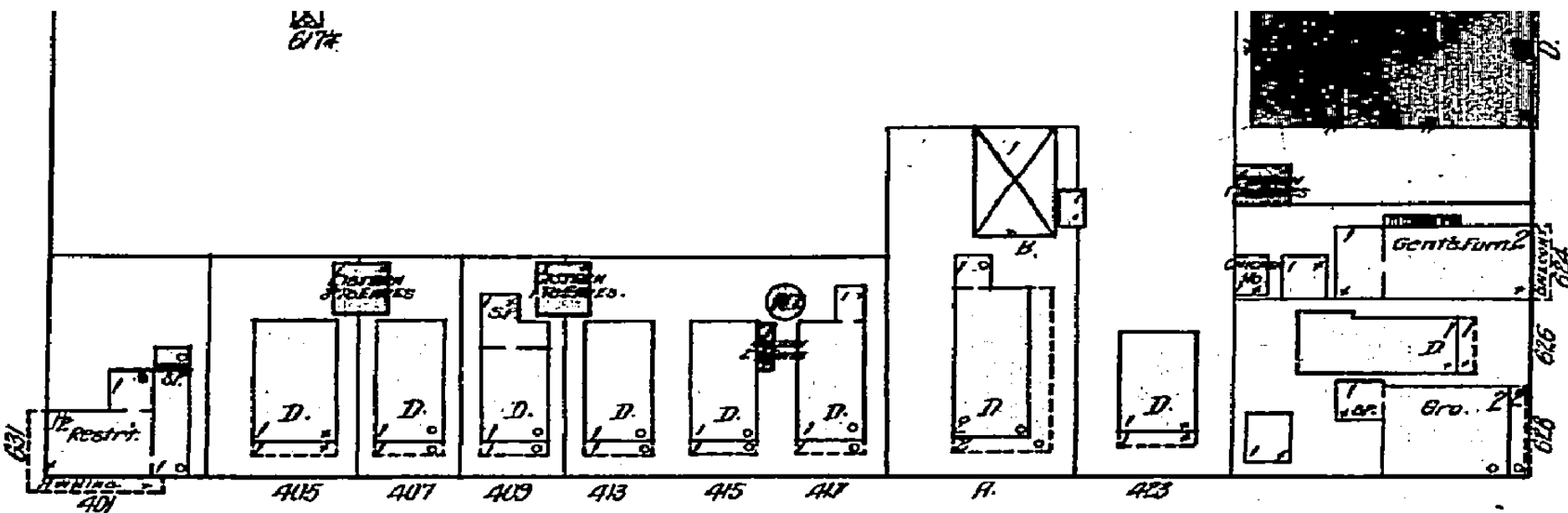
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

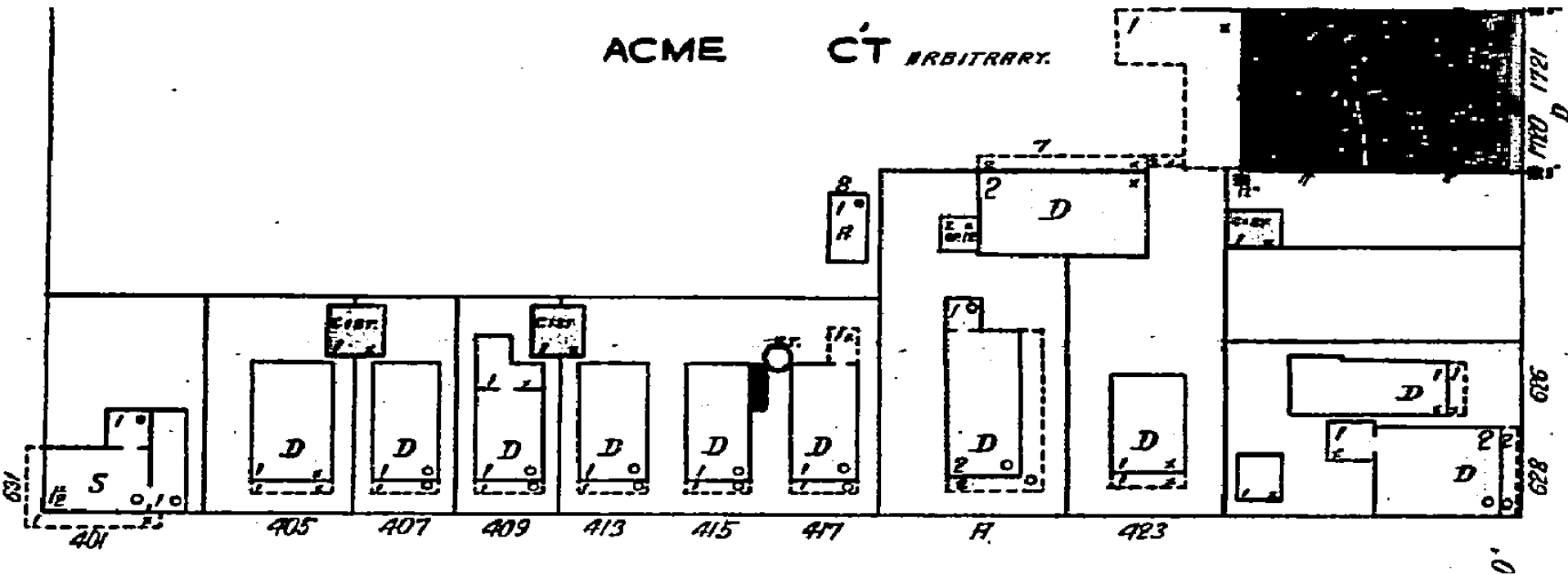
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

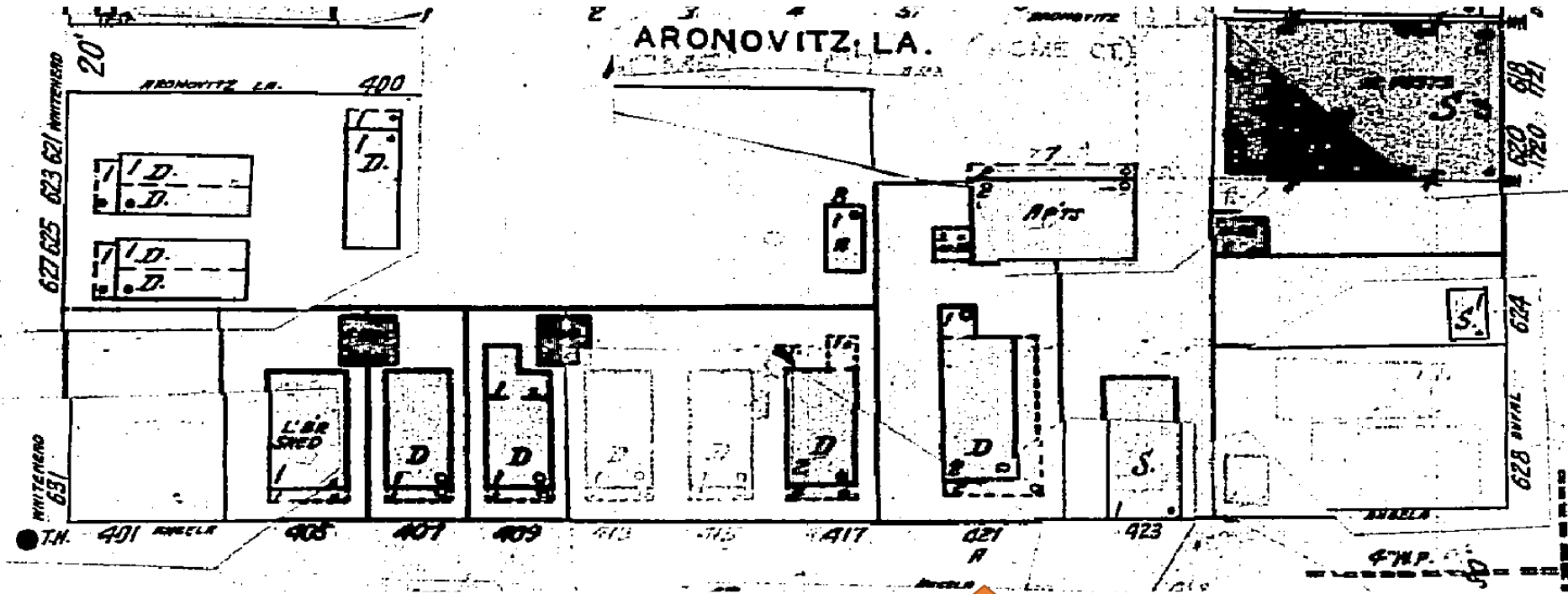
SANBORN MAPS



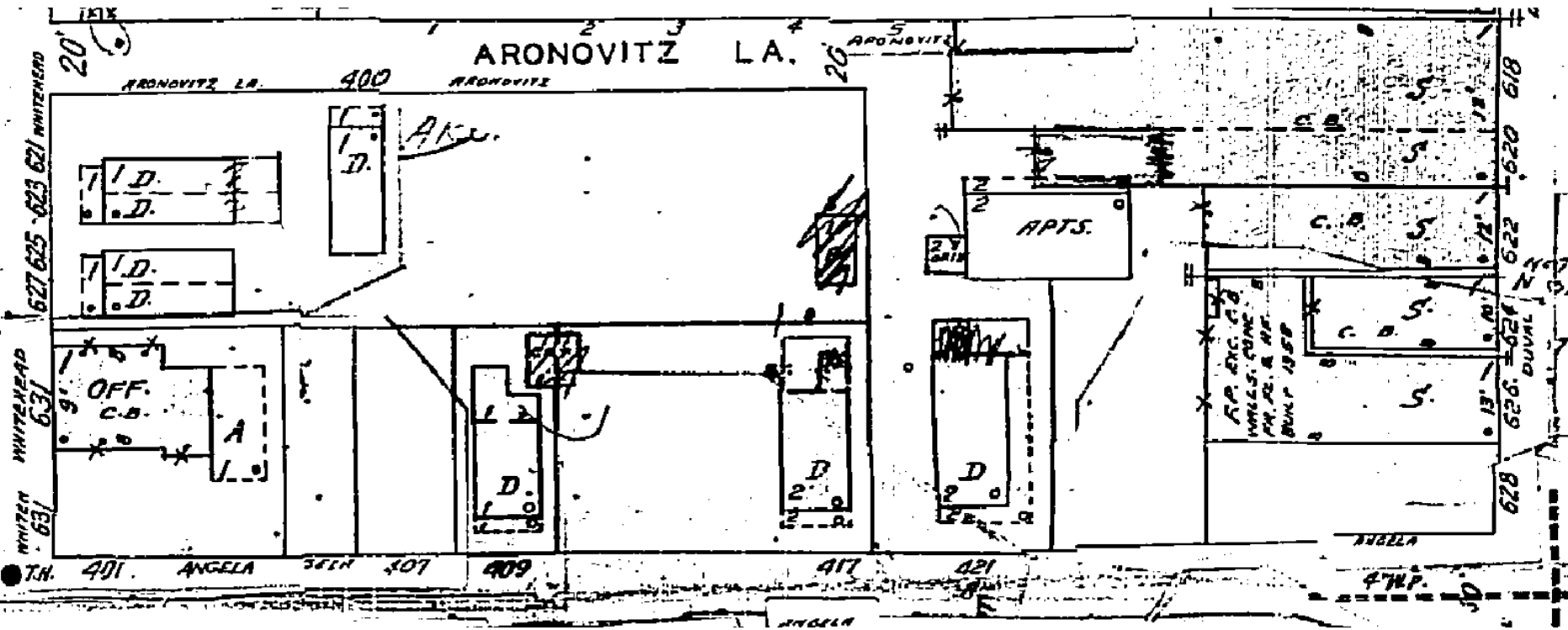
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.





Call Us Today
4PM-6PM
FURNITURE DELIVERY
888-294-0943

ALL-PURPOSE
QUIKRETE
CONCRETE



PROPOSED DESIGN











SAHARA SMOOTH (6X6)





ÉMISSIONS DANS L'A

11.75" x 23.625"

PREVIOUSLY SUBMITTED DESIGN

← 24" →

9610

↑ 24" ↓





NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 23, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**INSTALLATION OF TILE OVER CONCRETE FLOOR ON
FRONT PORCH OF CONTRIBUTING BUILDING.**

FOR- #421 ANGELA STREET

Applicant – One Call Construction

Application # H15-01-0750

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 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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared David Poulist, 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:

421 Angela St on the 17 day of June, 2015.

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 23 June, 2015, 2015.

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 _____.

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

Signed Name of Affiant:

David Poulist
Date: June 17, 2015
Address: 1901 Plaghr Ave
City: Key West FL
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17 day of June, 2015.

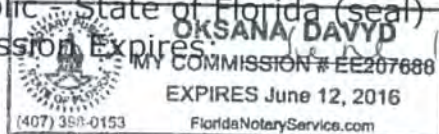
By (Print name of Affiant) David Poulist who is personally known to me or has produced identification and who did take an oath. [Signature] as

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Oksana Davyd

Notary Public - State of Florida (seal)

My Commission Expires June 12, 2016





Public Meeting Notice

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.

Alternate Key: 1012840 Parcel ID: 00012470-000000

Ownership Details

Mailing Address:

MAXIMUS PROPERTIES LLC
180 SUGARLOAF DR
SUMMERLAND KEY, FL 33042-3673

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 421 ANGELA ST KEY WEST

Legal Description: KW PT LOT 1 SQR 62 G4-594 OR117-302 OR783-1655D/C OR783-494/497 OR790-1083 OR867-473 OR2049-2007/12(RES NO 04-325) OR2284-541/42 OR2690-1544/45

[Click Map Image to open interactive viewer](#)





Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	35	67	2,294.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 2116
Year Built: 1938

Building 1 Details

Building Type R2
Effective Age 76
Year Built 1938
Functional Obs 0

Condition P
Perimeter 308
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 68
Grnd Floor Area 2,116

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

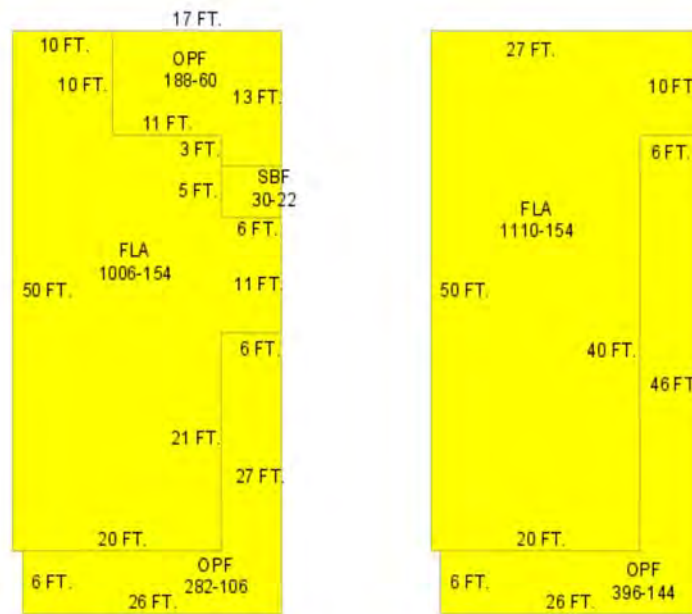
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 5

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
0	<u>OPF</u>		1	1993				188
0	<u>OPF</u>		1	1993				396
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,006
2	<u>OPF</u>		1	1993		0.00	0.00	282
3	<u>SBF</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	30
5	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,110

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	264 SF	66	4	2004	2005	2	30
4	AC2:WALL AIR COND	2 UT	0	0	1987	1988	1	20

Appraiser Notes

2009-04-20 MLS \$735,000 5/2 THIS OLD TOWN KEY WEST LICENSED DUPLEX IS AT THE HEART OF THE COMMERCIAL DISTRICT. VALUABLE HRCC-1 ZONING IS THE CITIES MOST TOLERANT TO COMMERCIAL/OFFICE CONVERSION. IN THE TRANSIENT LICENSE RECEIVER AREA WITH MAJOR VISIBILITY AND WALK-BY CLIENTELE, THIS MIXED USE PROPERTY IS ON A BRIGHT CORNER LOT JUST STEPS FROM THE 600 BLOCK OF DUVAL STREET. RENOVATIONS ARE NEARLY COMPLETE FOR THIS BEAUTIFULLY REFINISHED 5 BEDROOM, 2 BATH CLASSIC CONCH TWO STORY HOME WITH HISTORIC ORNAMENTAL MOLDING, VAULTED CEILINGS, GINGERBREAD ACCENTS, COVERED WRAP-AROUND PORCHES, AND OFF-STREET PARKING

2012-11-05 MLS \$575,000 5/2 THIS IS A CLASSIC CONCH, TWO STORY HOME IN A GREAT LOCATION AND IS ZONED HRCC-1 (TRANSIENT RECEIVER SITE). THERE ARE 3BD/1BA UP AND 2BD/1BA DOWN. IT IS JUST STEPS FROM THE 700 BLOCK OF DUVAL, DOWN FROM MANGO'S RESTAURANT AND HAS OFF-STREET PARKING.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
7-4206	09/20/2007	03/03/2008	150		REMOVE 32LF OF ROTTED FENCING	
07-4453	09/24/2007	03/03/2008	100		ATF REMOVE DECK NO REPLACEMENT	
14-4525	09/29/2014		138,000		R & R APPROX 6500SF DRYWALL. INSTALL 8000SF FIRE CODE WALL AND CEILING R&R 17 STAIR TREADS . INSTALL APPROX 400SF OF WALL TILE APPROX 800SF OF FLOOR TILE. INSTALL 15 INTERIOR DOORS	
14-4449	12/02/2014		36,000		R & R 12 POSTS, R & R 187 SF DECK WITH T & G REPLACE 350 SF SIDING INSULATE ATIC R & R 165 LF TRIM REPLACE 3 WINDOWS AND 3 DOORS	
14-4448	12/02/2014		2,500		INSTALL 50 LF OF PICKET FENCE 6' 30' 4' HIGH NEW GATES	
14-5125	11/13/2014		16,400		INSTALL SERVICE TO 1ST FLOOR SHOWER, TOILET, SINK, AND KITCHEN SINK, DISHWASHER, ICE MAKER, NEW FEED FOR WASHING MASHINE FOR 1ST AND 2ND FLOOR ALSO NEW KITCHEN AND BATH 2ND FLOOR SME AS 1ST	
14-4525	02/02/2015		151,100		INSTALL 2- 3' X 3' SPREAD PUTTERS. AUGMENT FLOOR FRAMING UNDER 2ND FLOOR, INSTALL 6, FRENCH DOOR TO REPLACE SLIDER MODIFY FRAMING IN BATHROOM. INSTALL 2 CONCRETE COLUMNS ON FRONT DECK MODIFY 50 LF OF FENCE.	
14-4449	05/15/2015		44,850		REVISION#1: REMOVE AND REPLACE APPROX. 14 LF OF ROTTED BEAM AND APPROX. 100 SQ FT OF WOOD SIDING. INSTALL 2 36" X 20" SPREAD FOOTER , APPROX. 500 SQ FT 24 X 24 " TILE ON FRONT CONCRETE DECK 3"X 6" X 8" A/C PAD, 12 X 12 X 18.5" CHASE IN FRONT HALL AND APPROX. 12 LF X 4" BRICK WALKWAY. REBAR REAR WALL FRAMING APPROX. 200 SQ FT. AND REBAR APPROX. 35 SQ FT INTO CONCRETE FLOOR. PAINT EXTERIOR : PAINTING BODY OF HOUSE WHITE AND PAINTING PORCH, SOFFIT , OVERHANGS LIGHTFIT, OVERHANGS LIGHT BLUE9SKY BLUE). BUILDING TO BE PAINTED WHITE W/LIGHTBLUE PORCH CEILIGS. NO TILE ON PORCH .NO FENCE ON PORCH.	
1	9902526	07/20/1999	10/20/1999	375	Residential	REPAIR SIDING
	04-2908	08/31/2004	12/02/2004	4,346		PAINT METAL ROOF COVER

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
2014	220,203	967	164,476	385,646	379,399	0	385,646
2013	226,494	995	153,001	380,490	344,909	0	380,490
2012	229,640	1,031	82,883	313,554	313,554	0	313,554
2011	229,640	1,059	114,761	345,460	345,460	0	345,460
2010	235,931	1,087	81,600	318,618	318,618	0	318,618
2009	266,179	1,124	231,258	498,561	498,561	0	498,561
2008	254,551	1,152	229,400	485,103	485,103	0	485,103

2007	290,756	2,378	378,510	671,644	671,644	0	671,644
2006	451,572	2,410	219,545	673,527	673,527	0	673,527
2005	430,069	2,458	173,325	605,852	605,852	0	605,852
2004	270,810	2,492	173,325	446,627	446,627	0	446,627
2003	281,225	2,540	55,464	339,229	339,229	0	339,229
2002	274,624	2,572	57,775	334,971	334,971	0	334,971
2001	254,282	2,733	57,775	314,790	314,790	0	314,790
2000	263,528	3,357	39,287	306,172	306,172	0	306,172
1999	226,747	2,956	46,220	275,923	275,923	0	275,923
1998	175,541	2,329	46,220	224,090	224,090	0	224,090
1997	160,494	2,280	41,598	204,372	204,372	0	204,372
1996	117,506	1,844	41,598	160,947	160,947	0	160,947
1995	117,506	1,940	41,598	161,043	161,043	0	161,043
1994	105,086	1,833	41,598	148,517	148,517	0	148,517
1993	112,058	705	41,598	154,361	154,361	0	154,361
1992	110,668	726	41,598	152,992	152,992	0	152,992
1991	110,668	756	41,598	153,021	153,021	0	153,021
1990	81,734	777	34,087	116,598	116,598	25,000	91,598
1989	74,304	731	33,510	108,545	108,545	25,000	83,545
1988	64,979	626	33,510	99,115	99,115	25,000	74,115
1987	64,238	647	19,972	84,857	84,857	25,000	59,857
1986	64,595	662	19,301	84,558	84,558	25,000	59,558
1985	44,126	685	32,850	77,661	77,661	0	77,661
1984	41,074	0	32,850	73,924	73,924	0	73,924
1983	41,074	0	11,209	52,283	52,283	0	52,283
1982	41,913	0	7,082	48,995	48,995	0	48,995

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
6/20/2014	2690 / 1544	150,000	CT	12
3/16/2007	2284 / 541	700,000	WD	Q
5/1/1979	790 / 1083	58,000	00	Q

This page has been visited 64,493 times.

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