

# **Staff Report**

# Historic Architectural Review Commission

## Staff Report Item # 6a and 6b

- Meeting Date:** February 26, 2013
- Applicant:** Meridian Engineering for Sunny Nanra House LLC
- Application Number:** H13-01-0232
- Address:** 1212 Georgia
- Description of Work:** Remove portion of upper front façade balcony , construct small balcony, replace windows with storm impact resistant aluminum windows , new Bahama shutters on front addition replace flat roof on front addition with gable roof, re-roof front and right side porch , new hardiboard siding on front addition only , new hardiboard siding on front gable of new balcony, new balustrades and posts on front and side porch and gable roof of new balcony, and remove roof of front addition, new swimming pool and spa with new deck.
- Building Facts:** The single family residence is not listed as contributing in the latest survey of structures in 2012, nor the previous surveys of structures . The Property Appraisers listing shows the building dating from 1903.
- Guidelines and Ordinance Cited in Review:** The following guidelines apply to the analysis of the proposed remodeling of the home:  
Building exteriors page 24  
Roofing p. 26  
Windows p. 29  
Entrances & porches p. 32  
Additions & alteration p. 36  
Decks, swimming pools and hot tubs p. 39  
Demolitions p. 39
- Staff Analysis** The proposed project is an extensive renovation of a single family home on an odd shaped lot to create six bedroom six bathroom home. The renovations and new construction stays basically within the existing building envelope , but extensive

changes to the exterior façade are proposed . The removal of the large second story porch and deck, and the placing of a pitched roof on the front non- conforming addition serve to bring the building more into a more sympathetic relationship with the surrounding one and one and one half homes , to the degree that is possible without removing the front structure. The new hip roof on the proposed balcony is appropriate. However , the scale of the balcony at 5ft. 3 inches deep and approximately 10 ft. appears to be out of proportion to both the size of the façade , the second story window s and the porch roof on which it sits. The wood deck at the rear and left side of the house must be at 30 inches or below to be exempt from the requirement for a variance. The demolition of the proposed roofs over this non-contributing building are appropriate .

### **Consistency with Guidelines**

The proposed project is consistent with the guidelines generally, and will be mores so if the proportions of the front balcony are reduced .

### **Summary**

Staff recommends approval with the condition that revised drawings be submitted to staff showing a reduced size front balcony.

Respectfully submitted  
Donald Leland Craig, AICP Planning Director

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# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS** 14-2113-100232  
APPLICATION # \_\_\_\_\_

OWNER'S NAME: Sunny Nanna House LLC DATE: 2/14/13

OWNER'S ADDRESS: c/o Kathleen Collins 1213 Duncan St PHONE #: \_\_\_\_\_

APPLICANT'S NAME: Meridian Engineering PHONE #: 305-293-3263

APPLICANT'S ADDRESS: 201 Front St, Ste 209 Key West

ADDRESS OF CONSTRUCTION: 1212 Georgia Up # OF UNITS: 1

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

**DETAILED DESCRIPTION OF WORK:**

Remove portion of upper balcony; construct balconette; replace windows and front door; gable roof over attached addition

*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.

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: 2/14/13

Applicant's Signature: [Signature]

**Required Submittals**

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

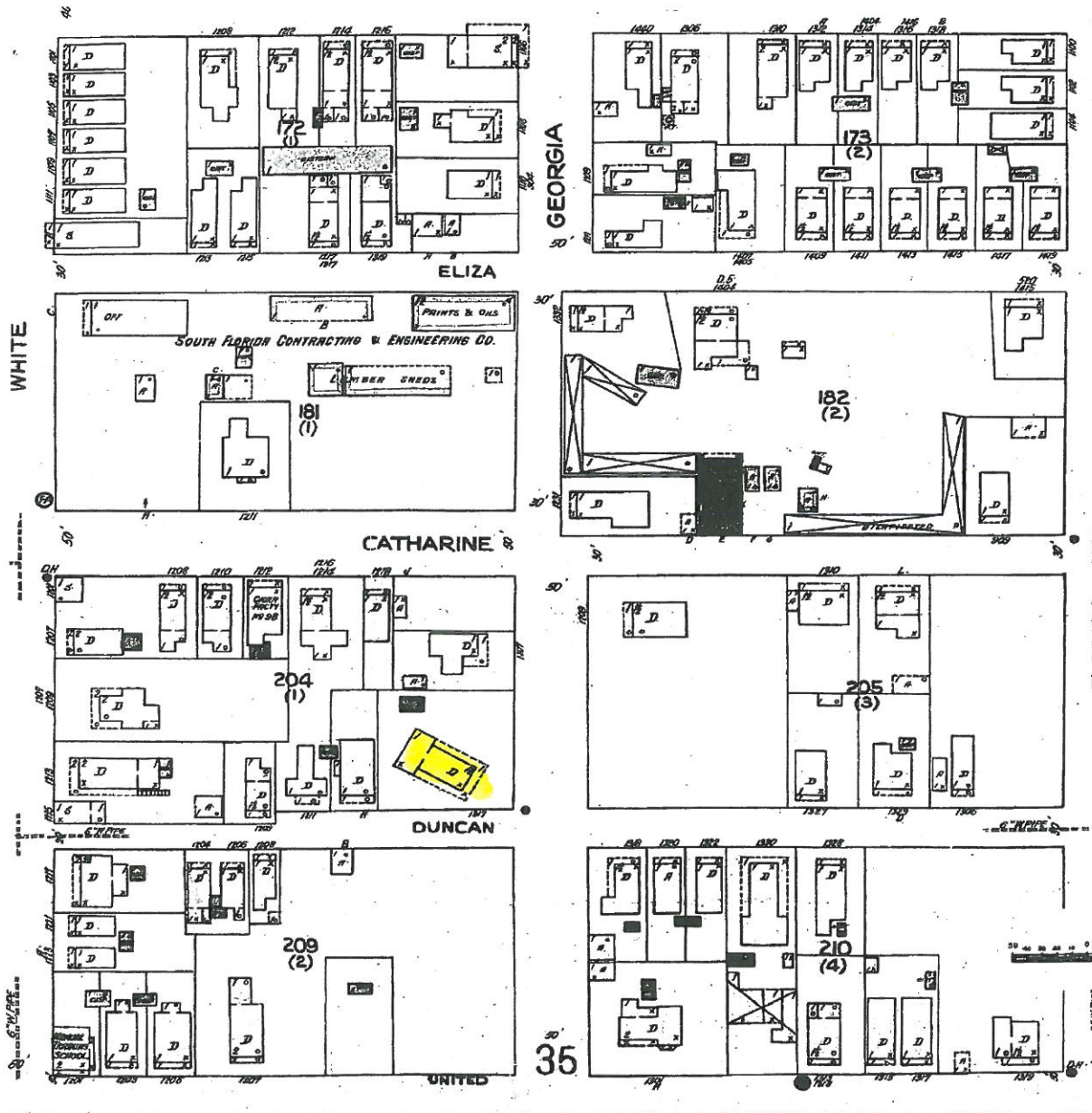
Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

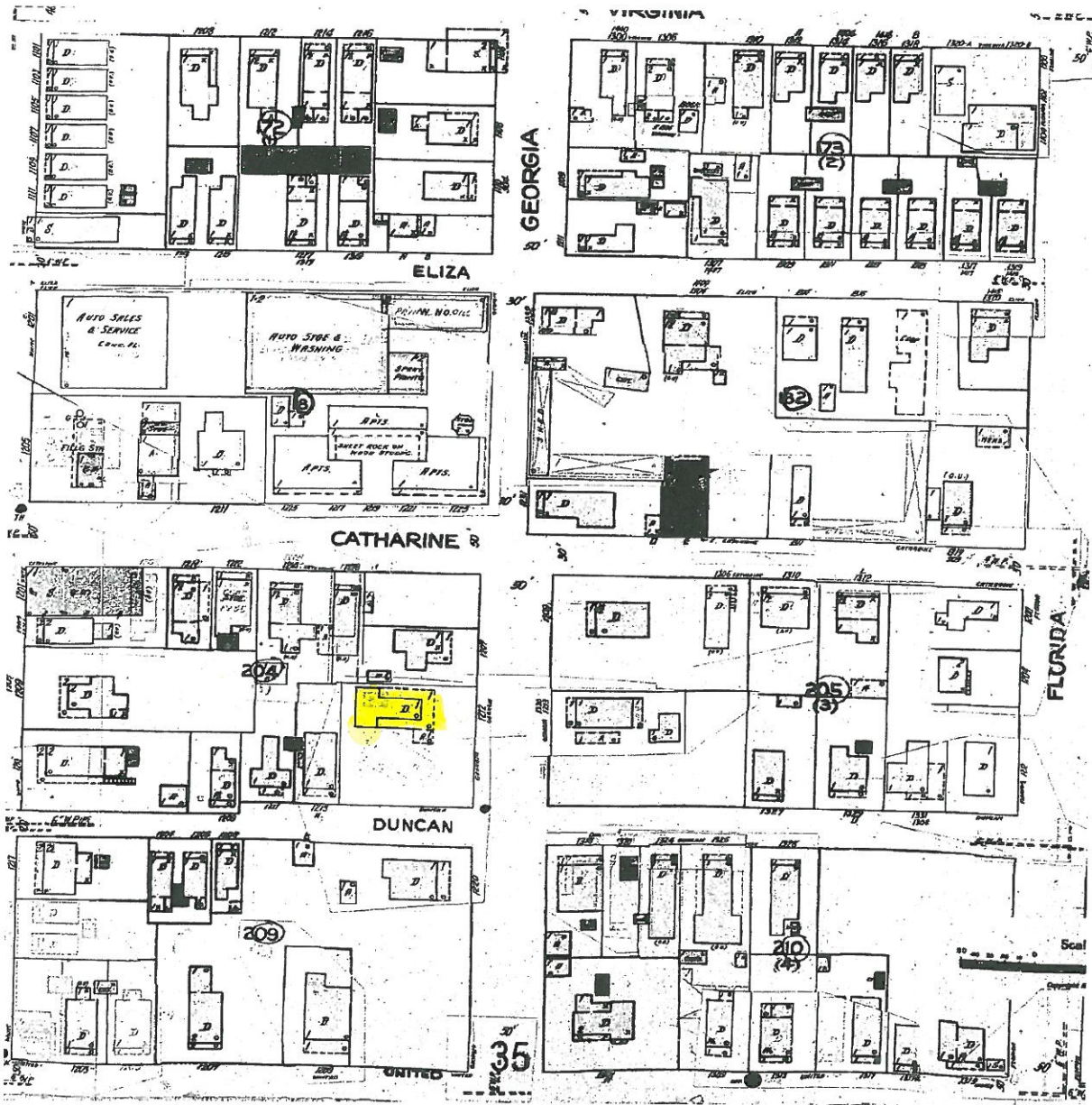
Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# **Sanborn Maps**



Sanborn Map circa 1926



Sanborn Map circa 1948



# **Project Photos**



Historical Photo of 1212 Georgia Street



Current street side view of the structure



View of addition from Georgia Street



View of side of north side of structure (right side) from Georgia Street



View of adjacent property to the north (right side)



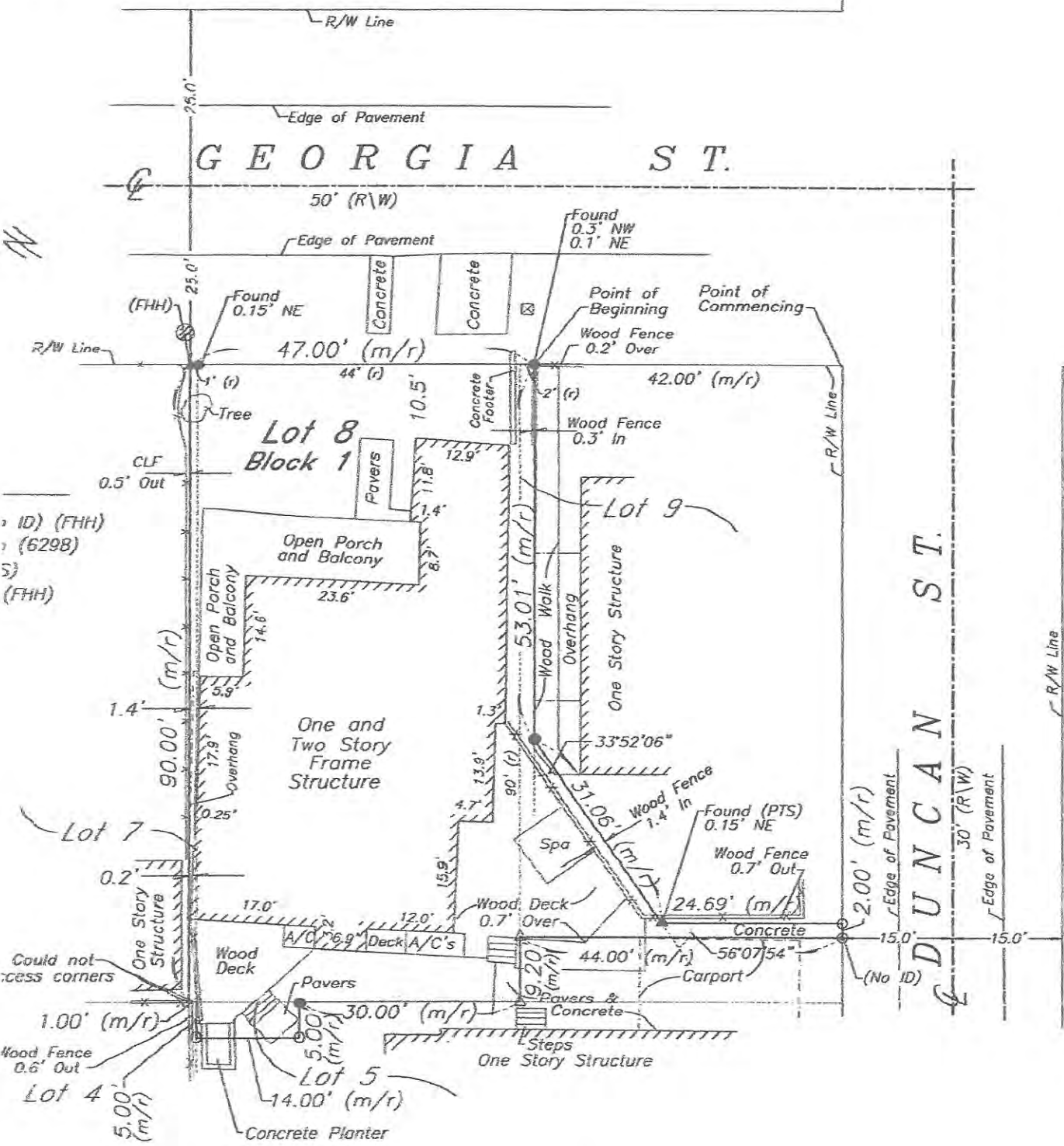
View of adjacent property to the south (left side)



View of property across the street

# Survey

# Survey Map of part of Lots 5, 7 & 9, all of Lot 8, Block 1, Tract 14, Island of Key West, FL

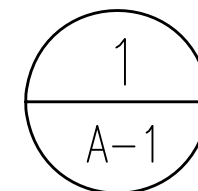
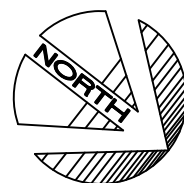
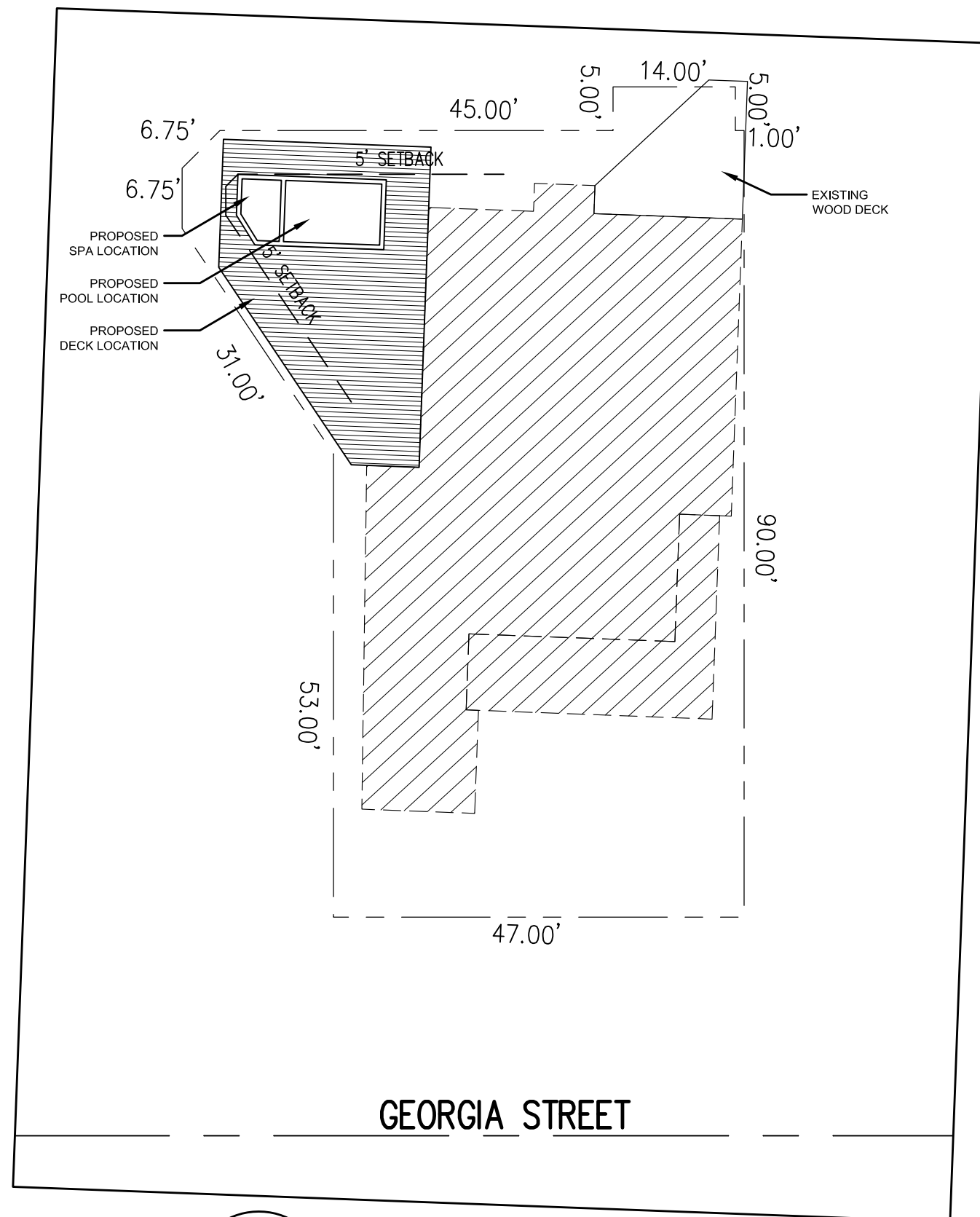


shown hereon was furnished by the client or their agent.  
 ons and utilities were not located.  
 assured & Record) unless otherwise noted.  
 Georgia Street, Key West, FL  
 id without the signature and the original raised seal of a  
 vor and mapper.  
 vere not abstracted for rights-of-way, easements, ownership,  
 of record.

# **Proposed Plans**

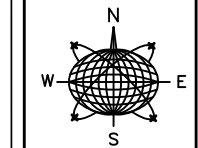


SITE LOCATION



**PROPOSED SITE PLAN**

SCALE: 3/32" = 1'-0"



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seal:

RICHARD J. MILELLI  
PE #58315

General Notes:

SENGUPTA  
RENOVATION  
1212 GEORGIA ST.  
KEY WEST, FLORIDA 33040

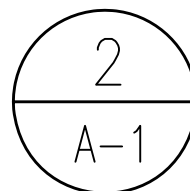
Drawn By: LWL	Checked By: RJM
Project No.	Scale:
AutoCad File No.	

Revisions:

Title:  
PROPOSED SITE PLAN

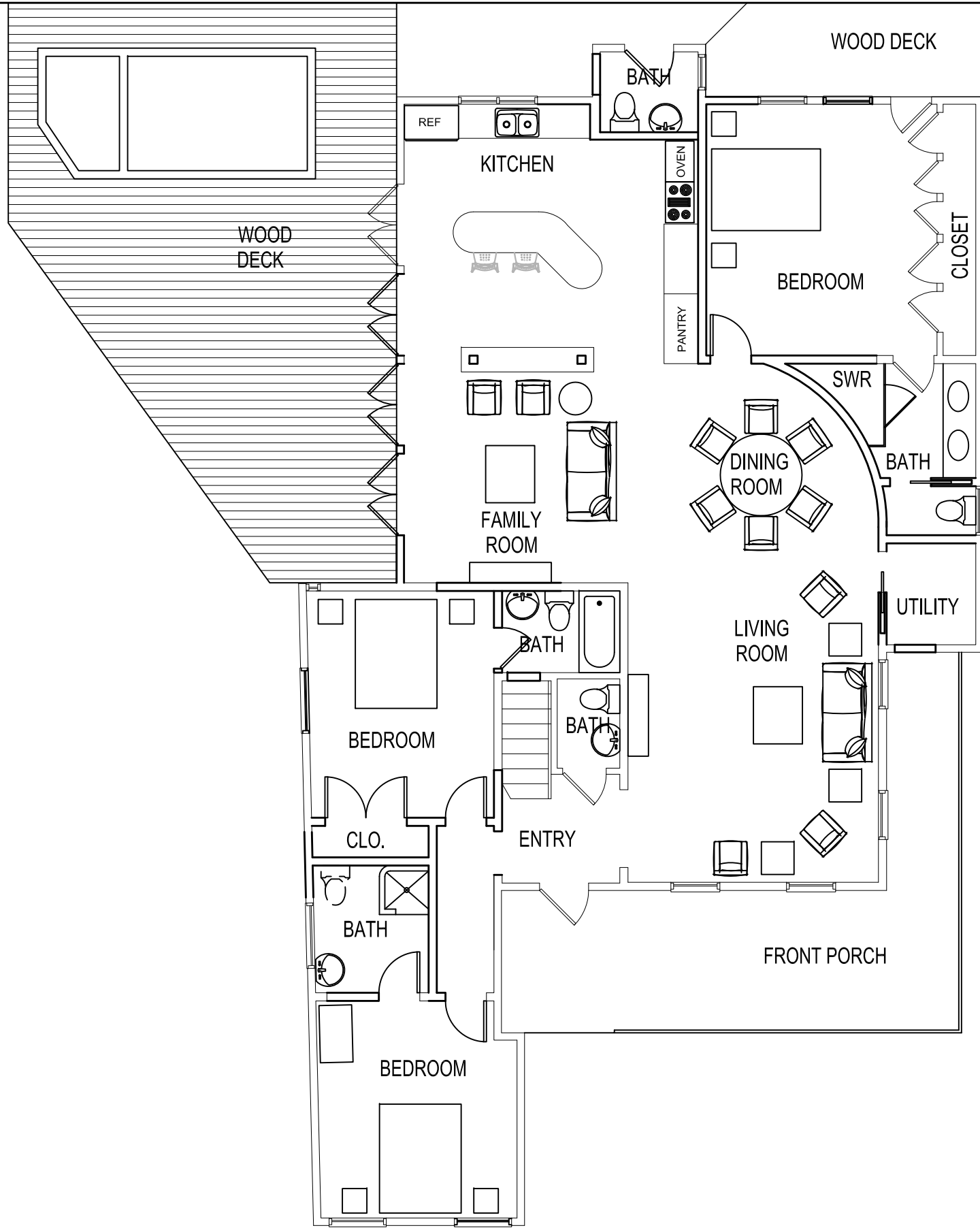
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**A-1**

Date: FEBRUARY 12, 2013

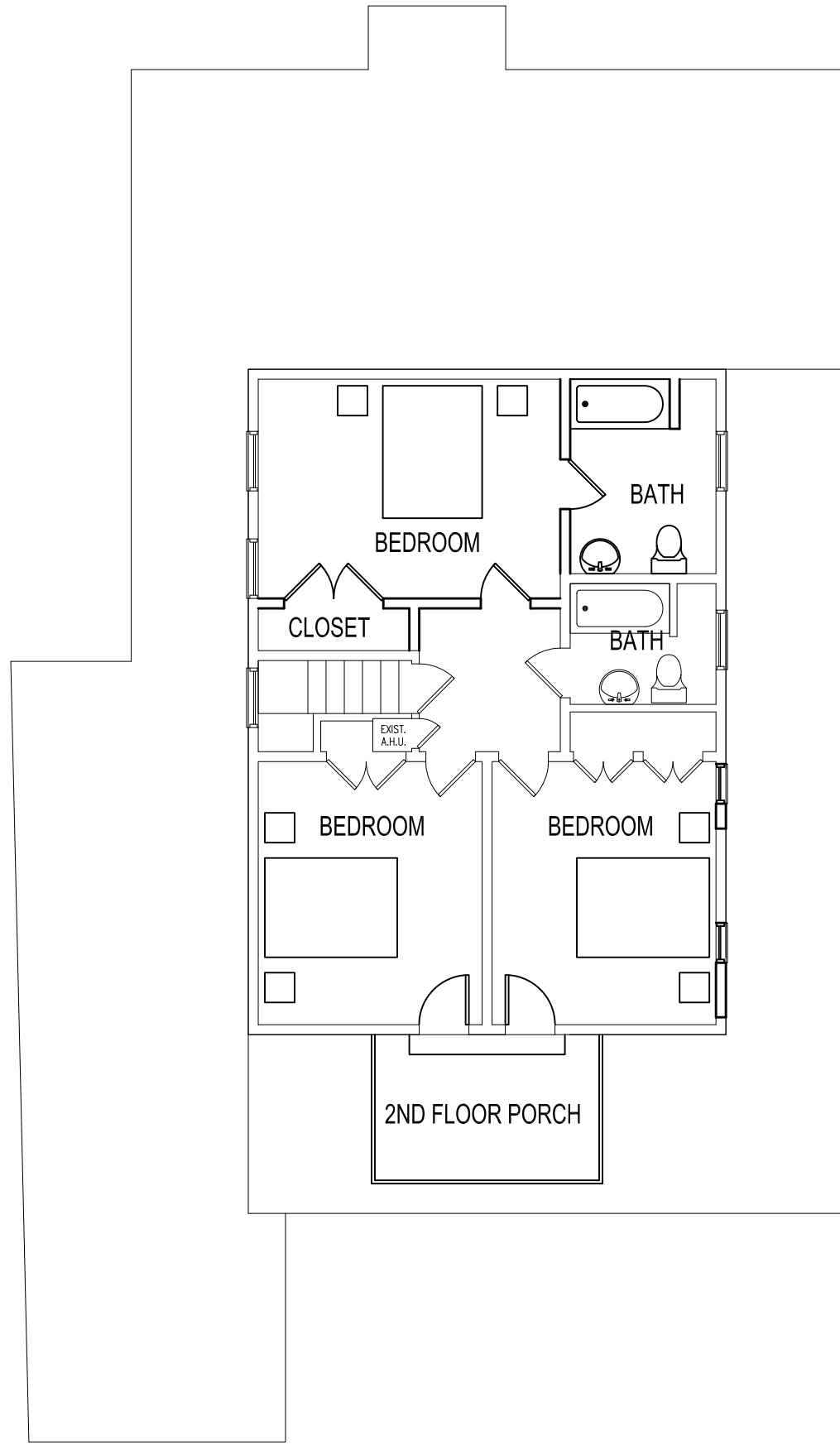


**LOCATION MAP**

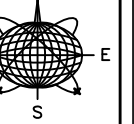
SCALE: NOT TO SCALE



1  
A-2  
**PROPOSED 1ST FLR PLAN**  
SCALE: 1/8" = 1'-0"



2  
A-2  
**PROPOSED 2ND FLR PLAN**  
SCALE: 1/8" = 1'-0"



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AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seat:

RICHARD J. MILELLI  
PE #58315

General Notes:

**SENGUPTA  
RENOVATION**  
1212 GEORGIA ST  
KEY WEST, FLORIDA 33040

Drawn By: LWL  
Checked By: RJM  
Project No. Scale:

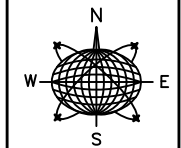
AutoCad File No.

Revisions:

Title:  
**PROPOSED PLANS**

Sheet Number:  
**A-2**

Date: FEBRUARY 18, 2013



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

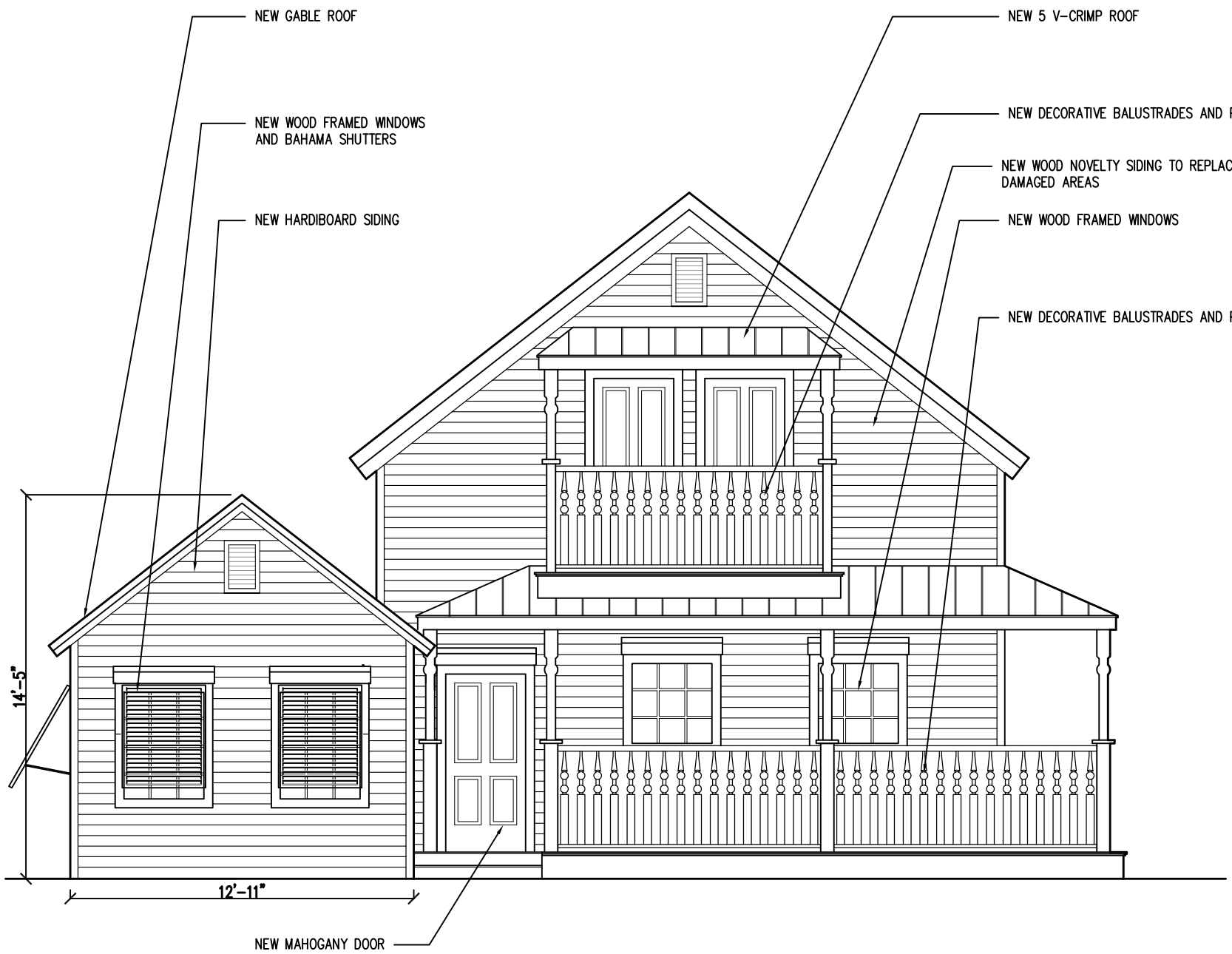
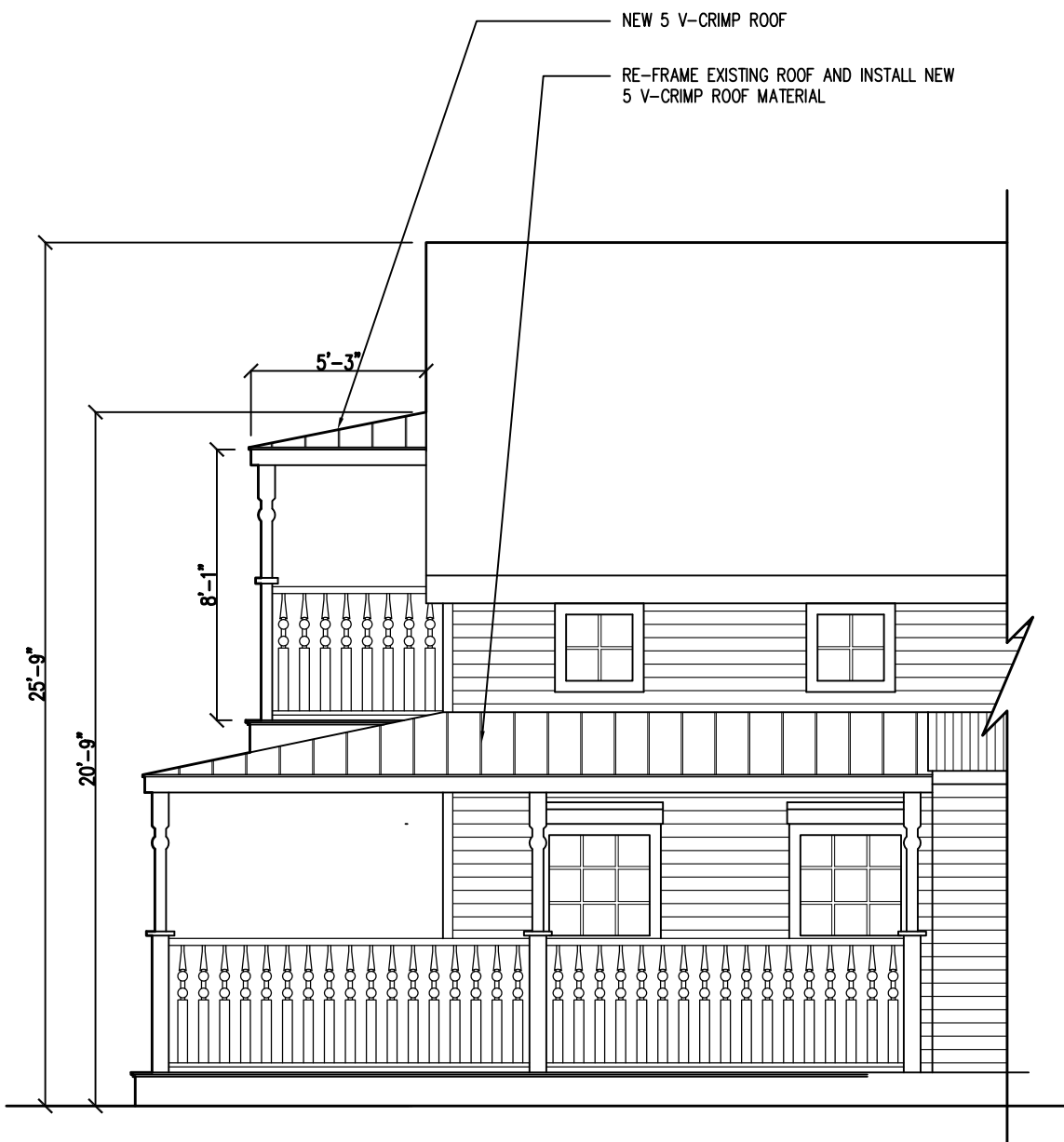
Seat:  
 RICHARD J. MILELLI  
 PE #58315

General Notes:  
 1. SEE ALL DIMENSIONS ON THIS PLAN  
 2. SEE ALL NOTES ON THIS PLAN

SENGUPTA  
 RENOVATION  
 1212 GEORGIA ST.  
 KEY WEST, FLORIDA 33040

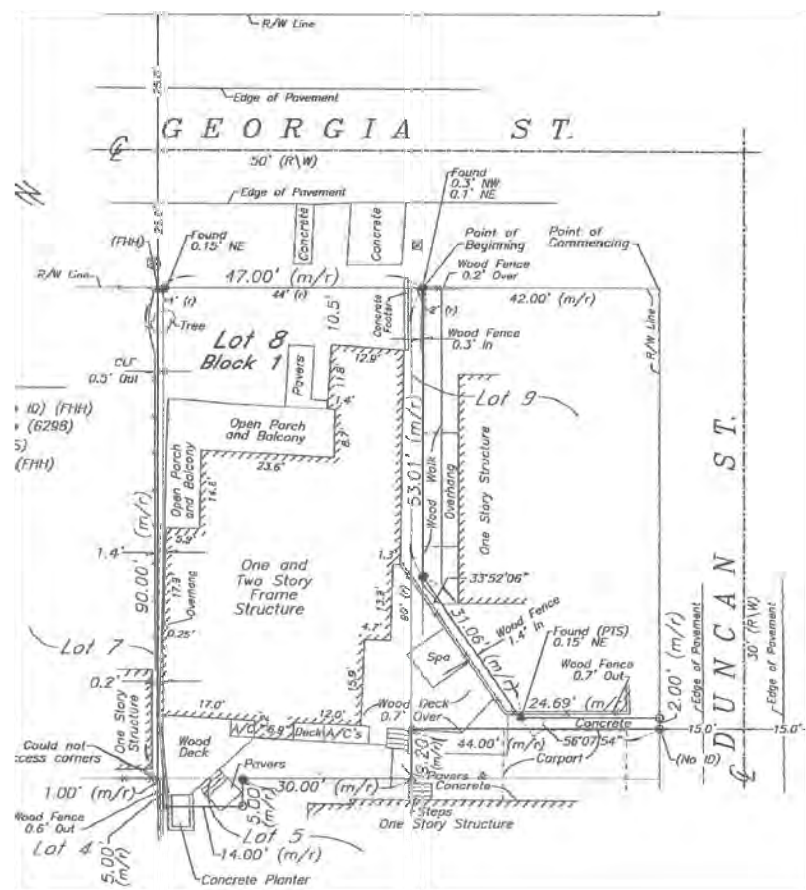
Drawn By: LWL  
 Checked By: RJM  
 Project No.:  
 Scale:  
 AutoCad File No.:

Revisions:  
 Title:  
 PROPOSED  
 ELEVATIONS  
 Sheet Number:  
**A-3**  
 Date: FEBRUARY 15, 2013

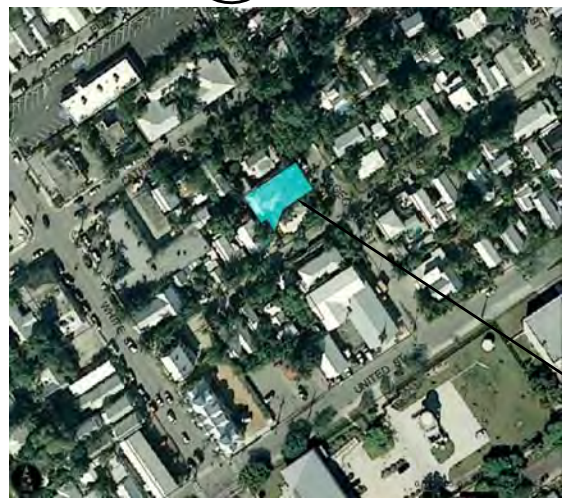


**2**  
 NW ELEVATION  
 A-2 SCALE: 3/16" = 1'-0"

**1**  
 NE ELEVATION  
 A-2 SCALE: 3/16" = 1'-0"



**3 EXISTING SITE PLAN**  
D-1 SCALE: NOT TO SCALE



**4 LOCATION MAP**  
D-1 SCALE: NOT TO SCALE

**SELECTIVE NOTES**

**DEMOLITION NOTES:**

PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.

PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT INDIVIDUALS FROM INJURY. PROVIDE SECURITY LOCKS OR OTHER MEANS TO PREVENT INADVERTENT ENTRY INTO WORK ZONE.

CONSTRUCT DUST PROOF PARTITIONS TO SEPARATE WORK AREA WHERE NOISY OR DUSTY OPERATIONS ARE PERFORMED. KEEP WORK AREAS CLEAN TO LIMIT DUST AND DIRT TRACKING TO NON-CONSTRUCTION ZONES.

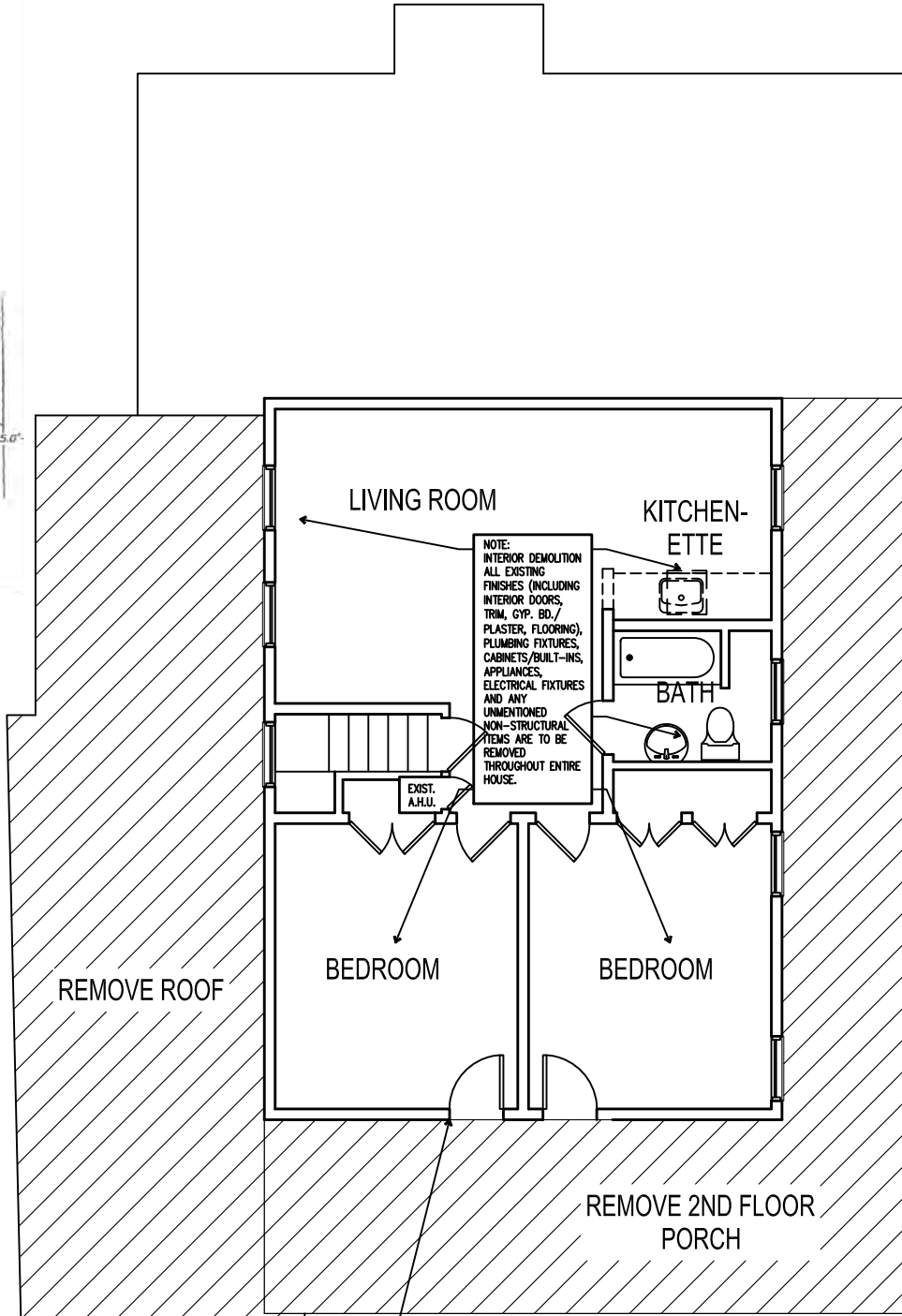
MAINTAIN EXISTING UTILITIES FOR USE BY OWNER AND PROTECT FROM DAMAGE WHEN SERVICE INTERRUPTION IS UNAVOIDABLE. COORDINATE WITH OWNER AND UTILITY COMPANIES. PROVIDE TEMPORARY UTILITY SERVICE AS REQUIRED BY OWNER.

**SHORING AND BRACING:**

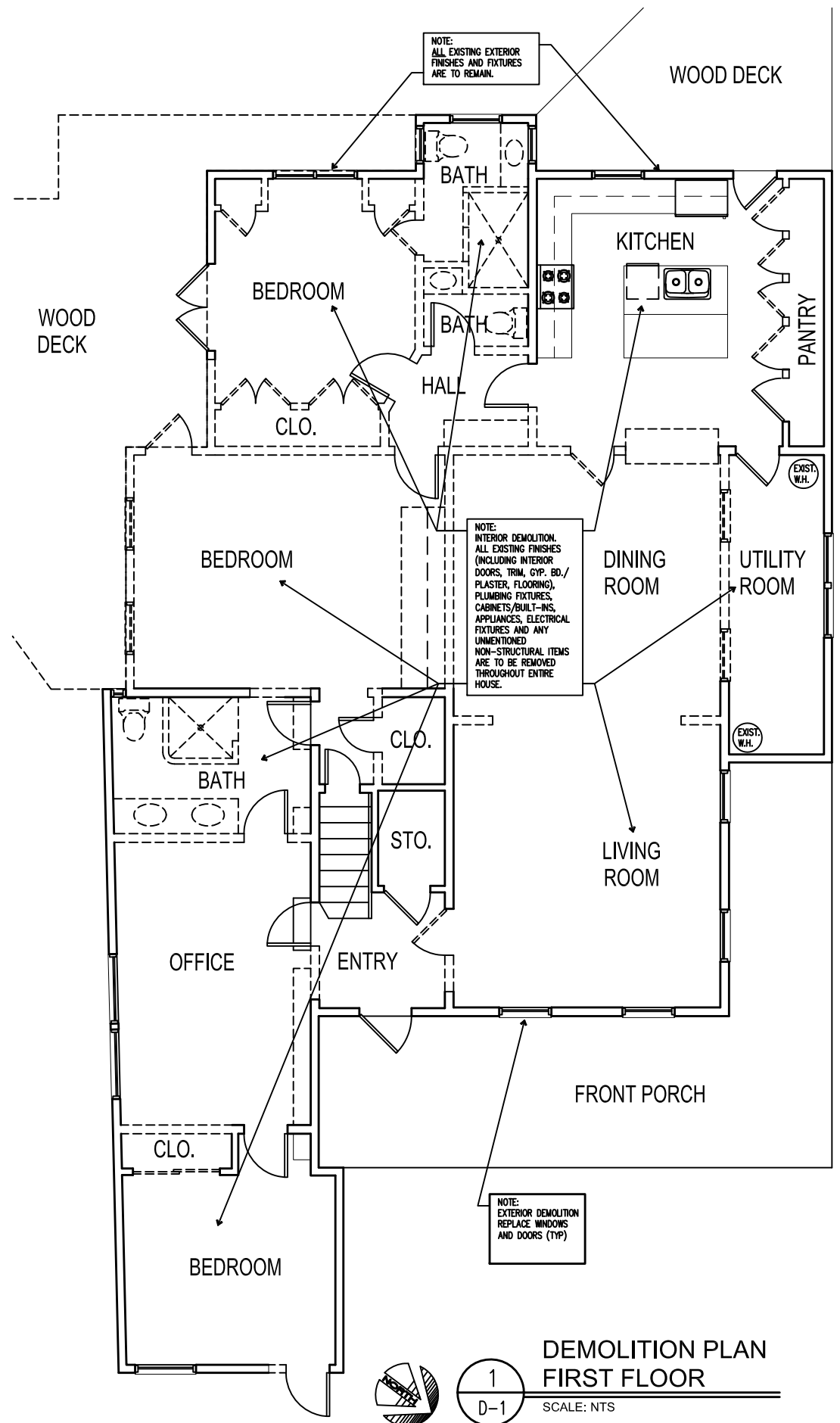
PROVIDE ADEQUATE SHORING AND BRACING AT ALL LOCATIONS WHERE NEW OPENINGS ARE SHOWN TO BE CUT INTO EXISTING LOAD BEARING WALLS.

SHORING SHALL BE PERFORMED BY AN EXPERIENCED SHORING CONTRACTOR.

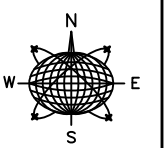
SHORING SHALL BE CONTINUOUS TO THE LOWEST LEVEL AND BE ADEQUATELY DISTRIBUTED TO PREVENT DAMAGE TO EXISTING GRADE SLABS.



**2 DEMOLITION PLAN SECOND FLOOR**  
D-1 SCALE: NTS



**1 DEMOLITION PLAN FIRST FLOOR**  
D-1 SCALE: NTS



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RICHARD J. MILELLI  
PE #58315

**SENGUPTA RENOVATION**  
1212 GEORGIA STREET  
KEY WEST, FLORIDA 33040

Drawn By: LWL  
Checked By: RJM  
Project No.:  
Scale:

Title:  
**DEMOLITION PLAN**  
Sheet Number:  
**D-1**  
Date: FEB 4, 2013

# Noticing

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

**BEFORE ME**, the undersigned authority, personally appeared RICHARD MIZELLI, 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:  
1212 Georgia Street on the 21 day of February, 2013.

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 26, 2013.

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 H13-01-0232.

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

### Signed Name of Affiant:

RM  
Date: 2/21/13  
Address: 201 Front St. Ste 209  
City: Key West  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21<sup>st</sup> day of FEBRUARY, 2013.

By (Print name of Affiant) RICH MIZELLI who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

### NOTARY PUBLIC

Sign Name: Nancy Aspinwall  
Print Name: Nancy Aspinwall  
Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_



**MINGO**  
& COMPANY LLC  
CERTIFIED GENERAL CONTRACTOR  
Commercial • Residential  
Restoration • Design Building  
OFFICE: 305.293.0442  
LICENSED AND INSURED      CCC# 1620059

**Public Meeting Notice**





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 -**  
**Map portion under construction.**

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

**Alternate Key: 1035921 Parcel ID: 00035050-000000**

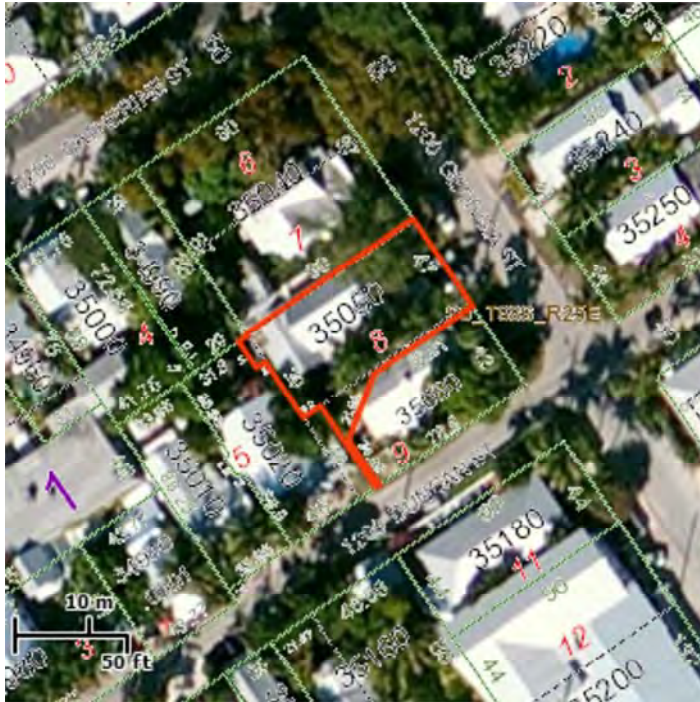
**Ownership Details**

**Mailing Address:**  
SUNNY NANRA HOUSE LLC  
C/O COLLINS KATHLEEN M  
1213 DUNCAN ST  
KEY WEST, FL 33040-3456

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1212 GEORGIA ST KEY WEST  
**Subdivision:** Moffat's Sub  
**Legal Description:** KW MOFFATS SUB PB1-12 PT LT 7 ALL LT 8 PT LT 9 SQR 1 TR 14 OR249-128/29 OR472-972 OR774-1290 OR780-284 OR894-1511 OR1311-342/43 OR2596-1117/18 OR2596-1122/23

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	47	90	4,581.00 SF

**Building Summary**

Number of Buildings: 1

Number of Commercial Buildings: 0  
 Total Living Area: 2911  
 Year Built: 1903

### Building 1 Details

Building Type <u>R1</u>	Condition <u>P</u>	Quality Grade 450
Effective Age 30	Perimeter 344	Depreciation % 35
Year Built 1903	Special Arch 0	Grnd Floor Area 2,911
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 3
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 2	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1988	N Y	0.00	0.00	2,143
2	OPX		1	1988		0.00	0.00	126
3	OPX		1	1988		0.00	0.00	51
4	OPF		1	1988		0.00	0.00	360

5	FLA	12:ABOVE AVERAGE WOOD	1	1988	N	Y	0.00	0.00	768
6	OUU		1	1988			0.00	0.00	462

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	24 SF	3	8	1964	1965	2	50

## Appraiser Notes

TPP 8560958 - JOHN R COLLINS PA

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 01-492	01/31/2001	10/18/2001	850	Residential	REPAIR FLASHING
2 03-3494	10/01/2003	09/28/2004	7,500	Residential	INST 3-TON A/C + 2 X 12K BTU DUCTLESS UNITS
3 04-0237	01/30/2004	09/28/2004	3,000	Residential	RUBBER ROOF
4 05-2924	07/15/2005	11/04/2005	2,450	Residential	V-CRIMP ROOF 4SQS

## 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	229,935	77	315,876	545,888	258,551	25,000	233,551
2011	229,935	77	205,319	435,331	251,020	25,000	226,020
2010	233,419	77	156,951	390,447	247,310	25,000	222,310
2009	260,333	77	313,902	574,312	240,808	25,000	215,808
2008	294,978	77	468,504	763,559	240,567	25,000	215,567
2007	348,436	77	694,080	1,042,593	233,560	25,000	208,560
2006	633,597	77	412,110	1,045,784	227,863	25,000	202,863
2005	564,478	77	347,040	911,595	221,226	25,000	196,226
2004	377,094	77	238,590	615,761	214,783	25,000	189,783
2003	351,954	77	104,112	456,143	210,779	25,000	185,779
2002	298,947	77	97,605	396,629	205,839	25,000	180,839
2001	296,527	0	97,605	394,132	202,598	25,000	177,598
2000	296,527	0	65,070	361,597	196,698	25,000	171,698
1999	289,913	0	65,070	354,983	191,527	25,000	166,527
1998	208,298	0	65,070	273,368	188,511	25,000	163,511
1997	182,261	0	56,394	238,655	185,360	25,000	160,360

1996	140,601	0	56,394	196,995	179,962	25,000	154,962
1995	128,103	0	56,394	184,497	175,573	25,000	150,573
1994	114,564	0	56,394	170,958	170,958	25,000	145,958
1993	120,822	0	57,564	178,386	178,386	25,000	153,386
1992	120,822	0	57,564	178,386	178,386	25,000	153,386
1991	120,822	0	57,564	178,386	178,386	25,000	153,386
1990	116,399	0	45,387	161,786	161,786	25,000	136,786
1989	105,817	0	44,280	150,097	150,097	25,000	125,097
1988	71,342	0	32,670	104,012	104,012	25,000	79,012
1987	63,314	0	24,750	88,064	88,064	25,000	63,064
1986	63,614	0	23,760	87,374	87,374	25,000	62,374
1985	61,965	0	14,256	76,221	76,221	25,000	51,221
1984	58,461	0	14,256	72,717	72,717	25,000	47,717
1983	28,398	0	14,256	42,654	42,654	0	42,654
1982	28,826	0	12,355	41,181	41,181	0	41,181

## 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
10/25/2012	2596 / 1117	100	<u>QC</u>	<u>11</u>
10/25/2012	2596 / 1122	325,000	<u>WD</u>	<u>01</u>
10/1/1983	894 / 1511	97,000	<u>WD</u>	<u>Q</u>
2/1/1971	780 / 284	13,500	00	<u>Q</u>

This page has been visited 279,356 times.

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