

# **Staff Report**

# **Historic Architectural Review Commission**

## **Staff Report Item 4-b**

**Meeting Date:** December 11, 2012

**Applicant:** Key West Trim Works

**Application Number:** H12-01-1852

**Address:** #1207 Georgia Street

**Description of Work:** Partial demolition of front porch. Partial demolition of north wall and roof.

**Guidelines/ Ordinance Cited in Review:** Ordinance for Demolition for non-contributing structures- Sec. 102-217 (2)

Guidelines for demolition (page 39)

### **Staff Analysis**

The proposed plans include the demolition of the front porch that has been enclosed and altered. Original concrete column bases can still be seen in the front façade. Part of the existing northwest wall and part of the roof are proposed to be removed in order to build a new one story addition. It is staff's opinion that that portion of the side façade has been altered with the installation of an open porch and a door.

### **Consistency with the Ordinance and Guidelines for Demolition**

1. The proposed demolitions will be for altered parts of the house, where the historic fabric has been compromised with non-historic materials. It is staff's opinion that the existing front enclosed porch, although still have evidence of old column's bases, does not have architectural quality nor can be deemed a contributing feature to the house.

It is staff's recommendation that the concrete bases be saved, and if possible incorporate them in an effort to restore the front porch. Staff understands that the proposed partial removal of the northwest wall and roof will not have an adverse effect on the historic house. Since there is no historic material, if approved, this will require just one reading.

# Application



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION #

H12-01-1852

OWNER'S NAME:

John Faile and Thomas Brinkman

DATE:

11/29/2012

OWNER'S ADDRESS:

1223 Flagler Ave, Key West FL

PHONE #:

741-7315

APPLICANT'S NAME:

Key West Trim Works

PHONE #:

541-971-9876

APPLICANT'S ADDRESS:

1200 4th Street #158, Key West, FL 33040

ADDRESS OF CONSTRUCTION:

1207 Georgia Street

# OF  
UNITS

1

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

**DETAILED DESCRIPTION OF WORK:**

Revised: Residential remodel as per drawings: Add a master bedroom suite, add a non-attached storage shed with carport, add swimming pool (approx 15'x20'), add deck of composite material (color: ipe) to area around pool. Add wood, painted white shadow box fence around pool area as shown on pool and deck plan. Add front porch of natural wood deck to be sealed in clear, with wood railing to be painted white. Note: all roofing is 5V Crimp, siding is wood novelty siding painted white, all windows and doors are wood & glass and are to be painted white.

PLEASE SEE ATTACHED "Detailed Project Description" for more extensive and detailed information/description.

*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*

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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: 11/29/12

Applicant's Signature:

Breed under authority  
of Luigi Vaccaro III

**Required Submittals**

|                          |  |
|--------------------------|--|
| <input 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 type="checkbox"/> | PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)  |
| <input type="checkbox"/> | PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and 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: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

listed as non-contributing

Ordinance for demolition

Guidelines for additions, swimming pools,

fences, decks, entrances, doors and  
windows.

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

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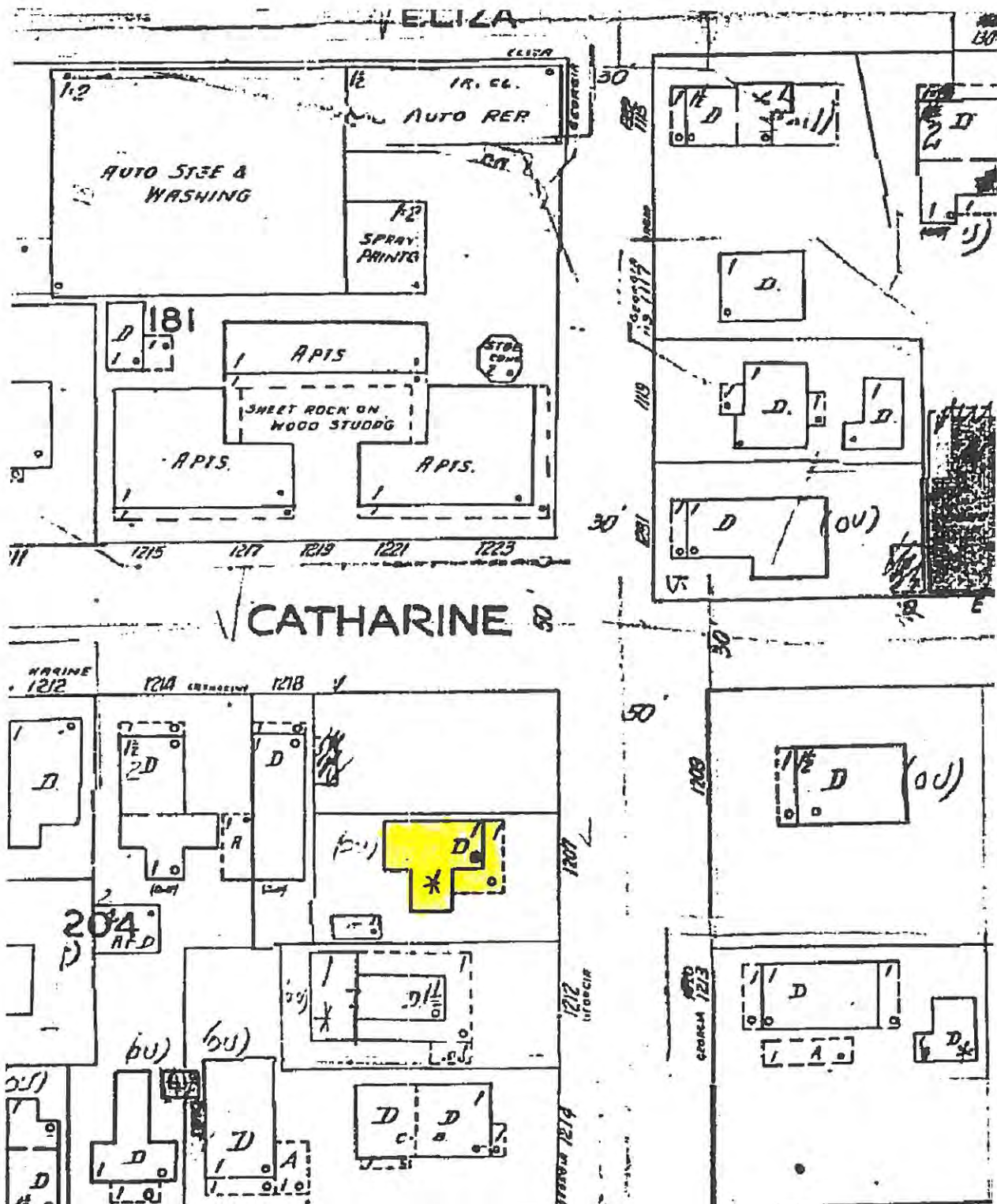
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Date: \_\_\_\_\_

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

Historic Architectural  
Review Commission

# **Sanborn Maps**



# Photos





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



Google earth

Google earth

feet 10  
meters 3

































## **Proposed Plans**

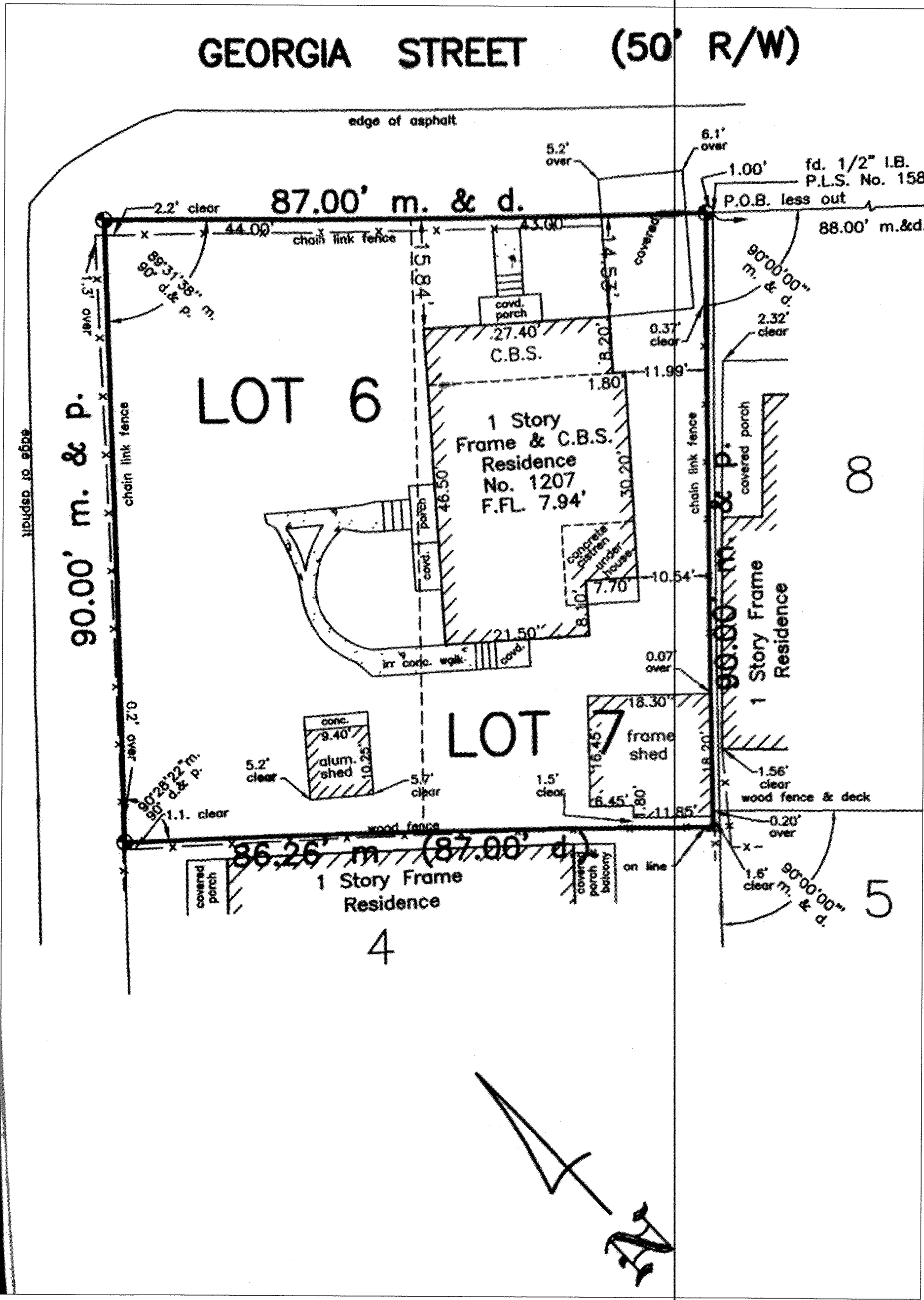


# RESIDENTIAL REMODEL / ADDITION JOHN FAILE RESIDENCE

1207 GEORGIA STREET KEY WEST, FLORIDA 33040



LOCATION MAP  
NTS



SITE SURVEY  
NTS

| Site Data         | Allowed                          | Existing       | Proposed       |
|-------------------|----------------------------------|----------------|----------------|
| Zoning            | HMDR                             |                |                |
| Flood             | AE                               |                |                |
| Lot Size          |                                  | 7850 SF.       |                |
| Building Coverage | 40% (3152 SF.)                   | 22% (1758 SF.) | 39% (2998 SF.) |
| Imperviousness    | 60% (4698 SF.)                   | 30% (2409 SF.) | 43% (3428 SF.) |
| Setbacks          |                                  |                |                |
| Front             | 10'                              | 14.5'          | 14.5' N.C.     |
| St. Side          | 7.5'                             | 45.5'          | 20.5'          |
| Side              | 5'                               | 10.5'          | 10'            |
| Rear              | 15'                              | 27.75'         | 26.5'          |
| Storm Drainage    | See detail for size and location |                |                |

## 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)

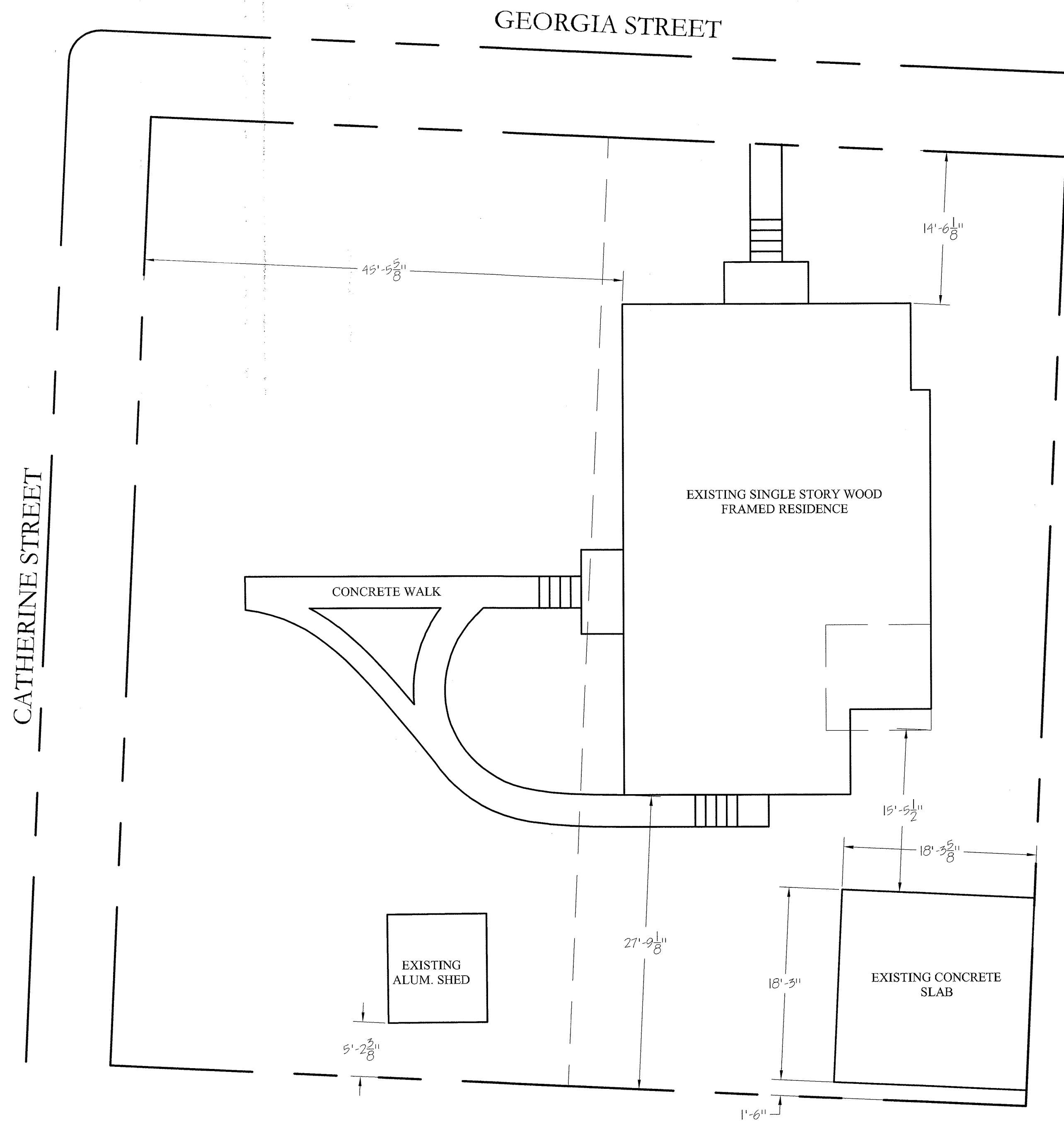
This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads 180 mph (gusts) (Exposure C)

RESIDENTIAL REMODEL / ADDITION  
JOHN FAILE RESIDENCE  
1207 GEORGIA STREET KEY WEST, FLORIDA 33040

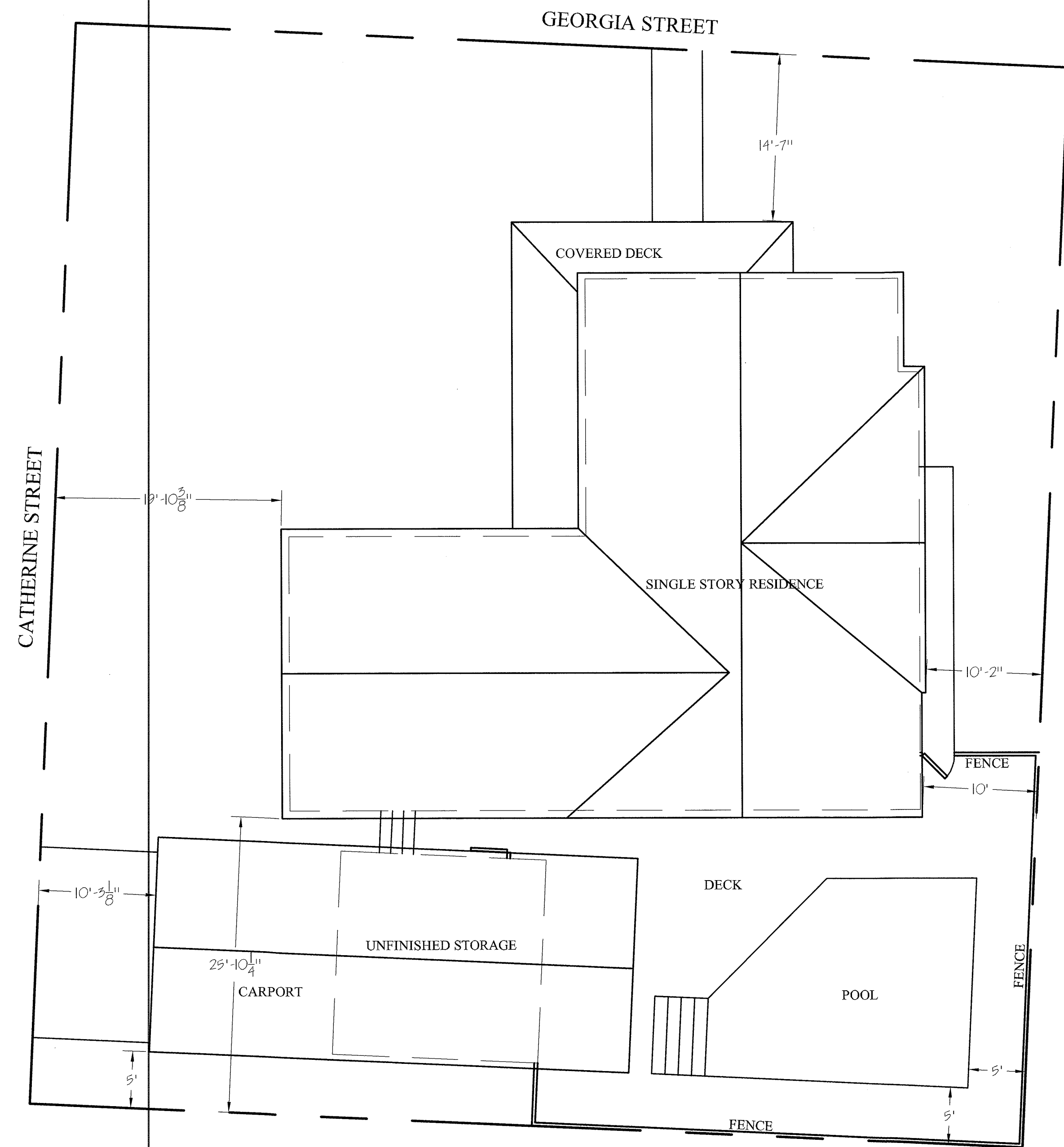
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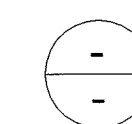
11/29/2012  
DATE:

C  
1 of 8




**SITE PLAN EXISTING**  
 1/16" = 1'-0"



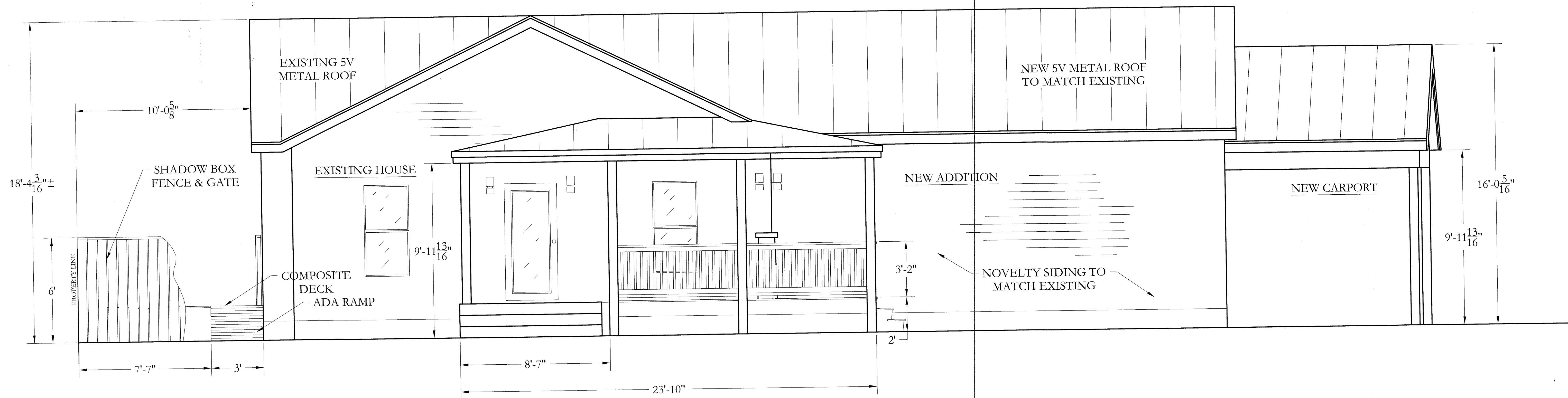

**SITE PLAN PROPOSED**  
 1/16" = 1'-0"

RESIDENTIAL REMODEL / ADDITION  
 JOHN FAILE RESIDENCE  
 1207 GEORGIA STREET KEY WEST, FLORIDA 33040

PROJECT NO:

11/29/2012  
 DATE:

A-1  
 2 of 8



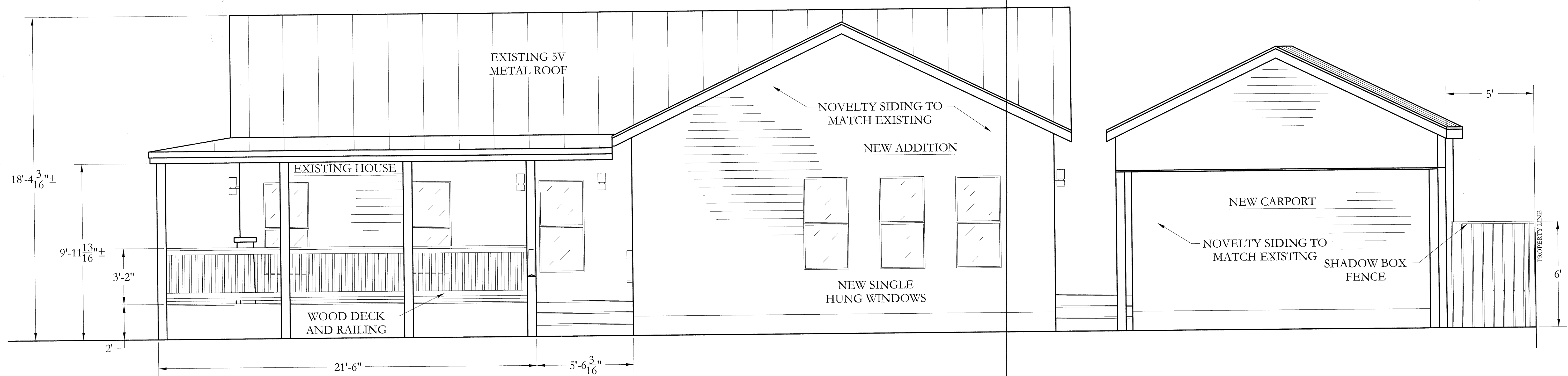
- EAST ELEVATION (GEORGIA STREET)  
 -  
 $3/16" = 1'-0"$

RESIDENTIAL REMODEL / ADDITION  
 JOHN FAILE RESIDENCE  
 1207 GEORGIA STREET KEY WEST, FLORIDA 33040

PROJECT NO:

11/29/2012  
 DATE:

A-2  
 3 OF 8



- NORTH ELEVATION (CATHERINE STREET)  
 -  
 $3/16" = 1'-0"$

RESIDENTIAL REMODEL / ADDITION  
 JOHN FAILE RESIDENCE  
 1207 GEORGIA STREET KEY WEST, FLORIDA 33040

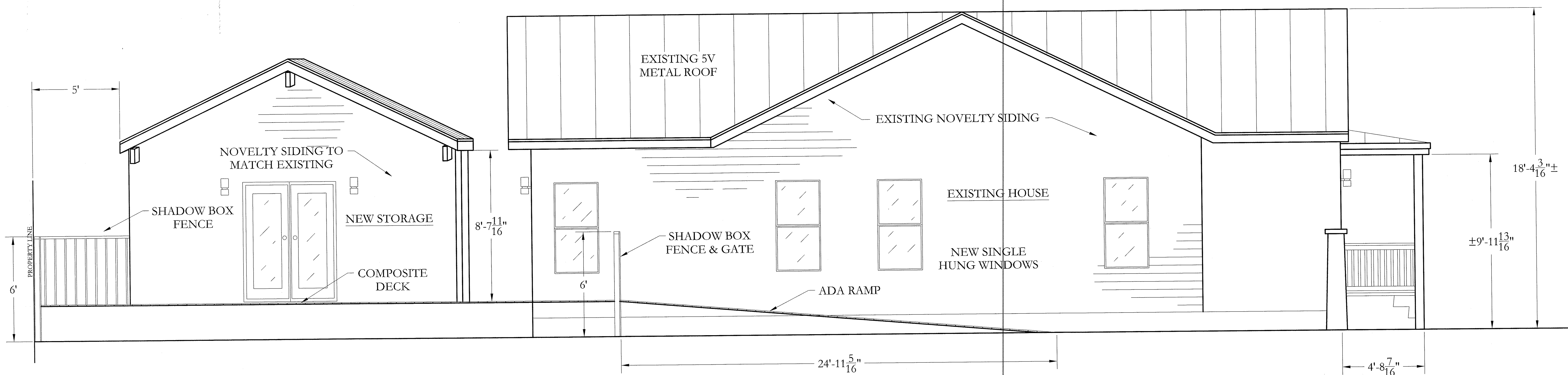
PROJECT NO:

11/29/2012  
 DATE:

A-3

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

RESIDENTIAL REMODEL / ADDITION  
JOHN FAILE RESIDENCE  
1207 GEORGIA STREET KEY WEST, FLORIDA 33040

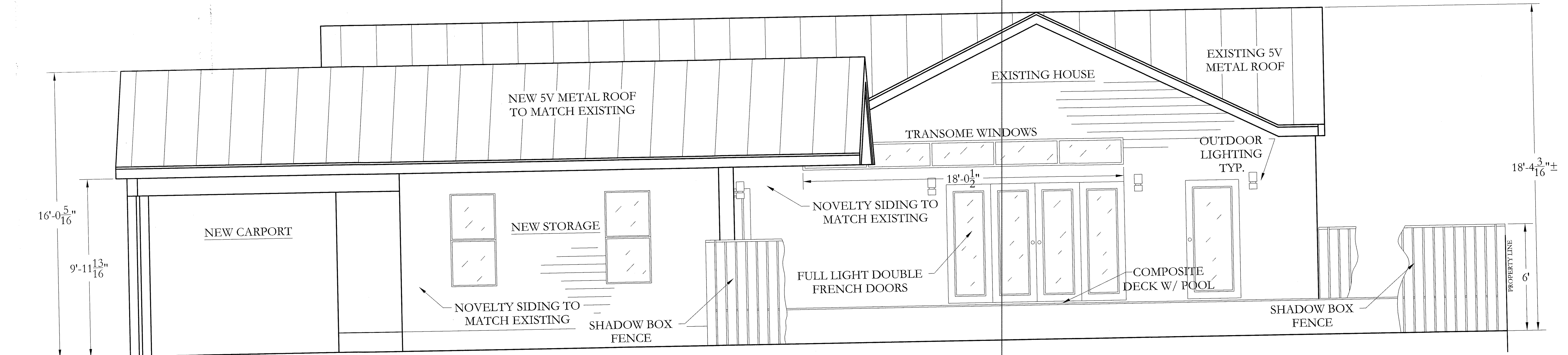
PROJECT NO.:

11/ 29/ 2012  
DATE:

A-4

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WEST ELEVATION

3/16" = 1'-0"

RESIDENTIAL REMODEL / ADDITION  
JOHN FAILE RESIDENCE  
1207 GEORGIA STREET KEY WEST, FLORIDA 33040

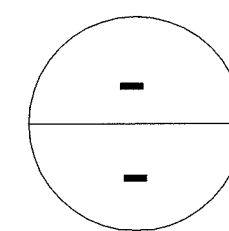
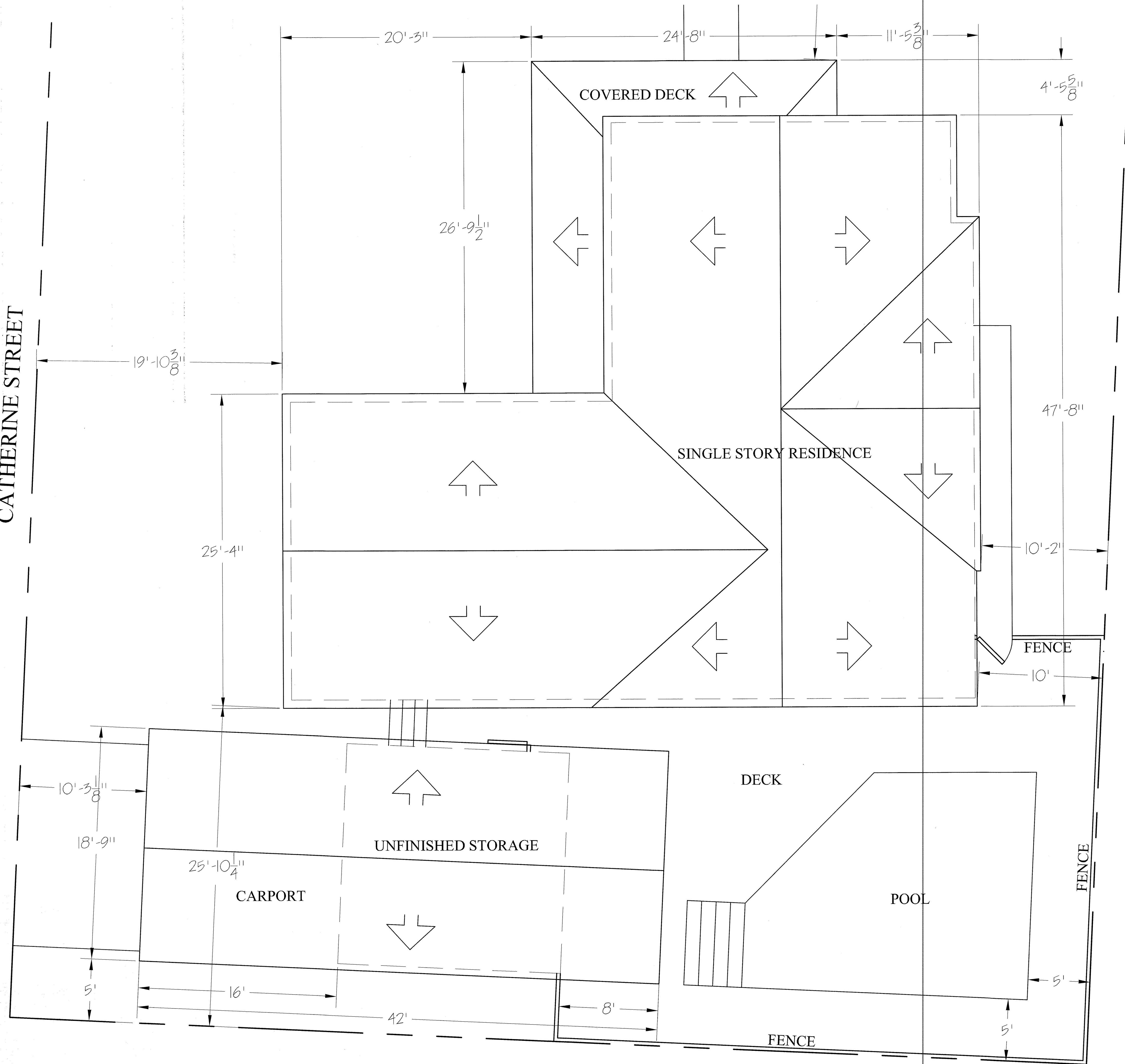
PROJECT NO:

11/29/2012  
DATE:

A-5

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CATHERINE STREET



ROOF PLAN (PROPOSED)

1/16" = 1'-0"

RESIDENTIAL REMODEL / ADDITION  
JOHN FAILE RESIDENCE  
1207 GEORGIA STREET KEY WEST, FLORIDA 33040

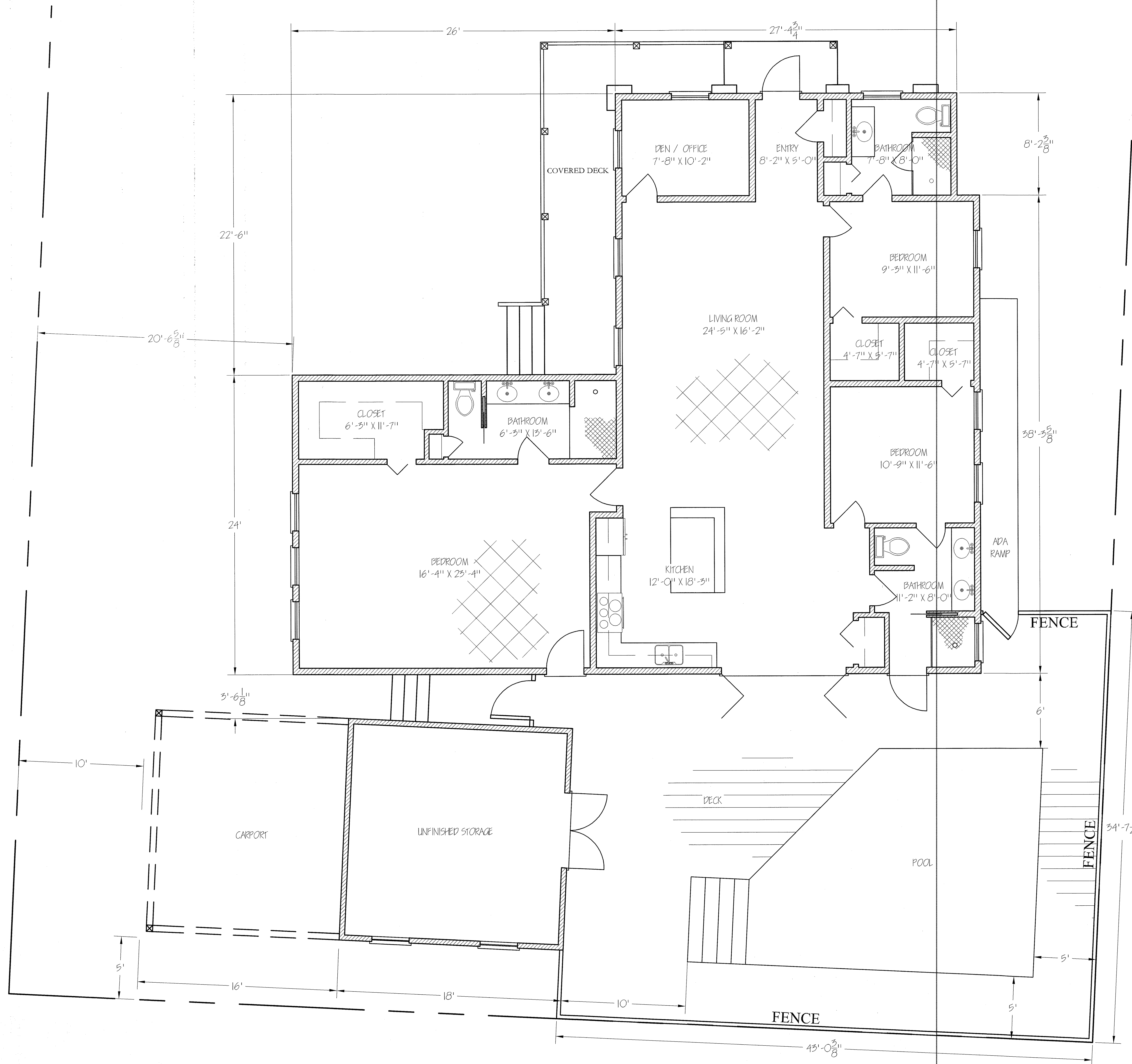
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11/29/2012

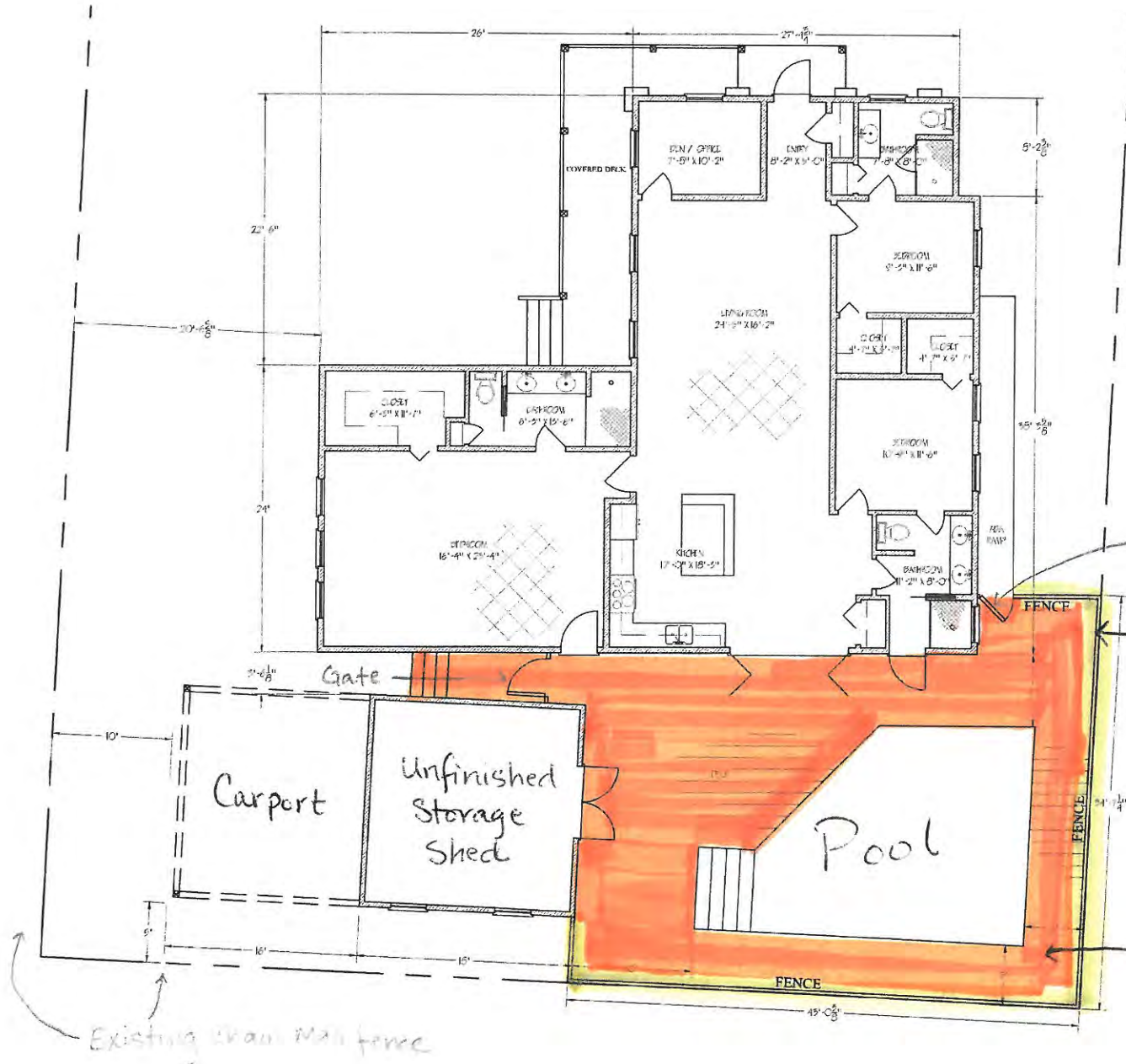
DATE:

A-7

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**1 FLOOR PLAN (PROPOSED)**  
1/8" = 1'-0"



← Existing chain-mail fence

Gate

**FENCE** (yellow highlight)

6' high shadowbox  
WOOD fence to be  
painted white

**1 FLOOR PLAN (PROPOSED)**  
1/8" = 1'-0"

**DECK** (orange highlight)

Composite deck  
abutting fence, house  
pool storage shed  
(See attached color sample)

RESIDENTIAL REMODEL  
JOHN FALE RESIDENCE  
1501 GEORGIA STREET, NEW FLORIDA, FL 32040

PROJECT

11/15/2012

1 of 1



1207 Georgia St (Window cut sheet) 14 total



Quantity / Placement  
(see plans for exact locations)

(2) West Elevation

(5) North Elevation

(2) East Elevation

(5) South Elevation

Details:

Wood windows with  
pane glass to be  
painted white.



1207 Georgia (see South elevation)

Shed Doors



Wood full light  
french doors to  
be painted WHITE

6'8"

5'6"



1207 Georgia



Wood, full light exterior door  
To be painted white

Quantity/Placement

(2) West Elevation

Note: one of these is obscured on the west elevation because of the shed; it is clearly shown on the floor plan.

(1) East Elevation



1207 Georgia (See west elevation)

Kitchen doors,  
opening onto deck



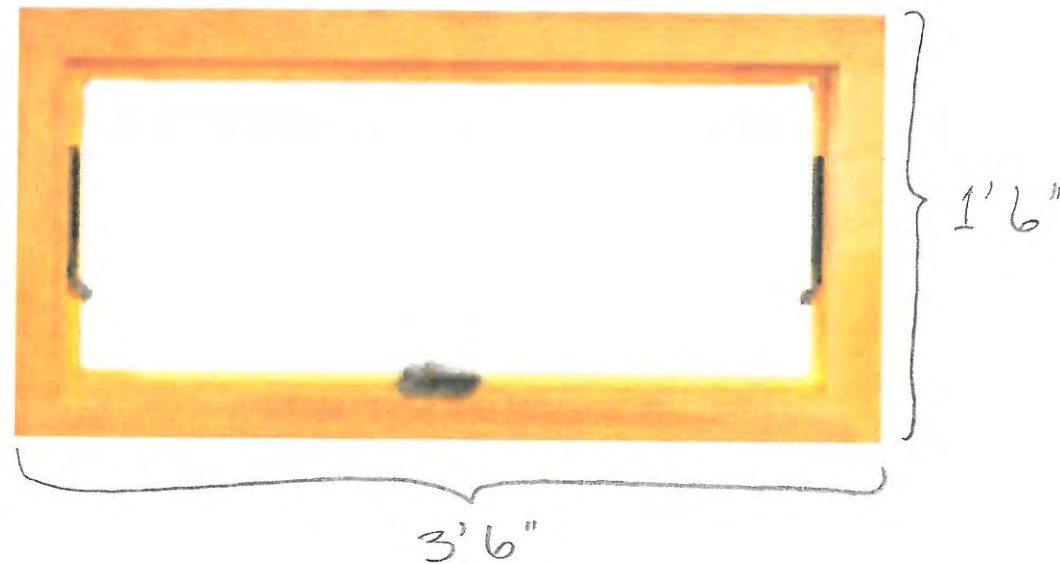
6'8"

30" 30"

10'

Wood French Doors - to open out  
To be painted white

1207 Georgia (see west elevation)



(5) Wood transom windows, to be painted WHITE  
placement: above kitchen doors, end to end  
total length: 17.5'



1207 Georgia

Fence Style



Wood Shadow-box fence,  
to be painted white

# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 11, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS OF EXISTING HOUSE INCLUDING FRONT PORCH. NEW ADDITION AND SIDE PORCH, NEW CARPORT AND SHED, NEW SWIMMING POOL AND DECK. NEW FENCE. PARTIAL DEMOLITION OF FRONT PORCH**

**#1207 GEORGIA STREET**

**Applicant- KEY WEST TRIMS INC.      Application Number H12-01-1852**

**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

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

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

**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  
 Number of Commercial Buildings: 0  
 Total Living Area: 1216  
 Year Built: 1933

## Building 1 Details

Building Type R1  
 Effective Age 60  
 Year Built 1933  
 Functional Obs 0

Condition P  
 Perimeter 148  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 53  
 Grnd Floor Area 1,216

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

Roof Type GABLE/HIP

Heat 1 NONE

Heat Src 1 NONE

Roof Cover METAL

Heat 2 NONE

Heat Src 2 NONE

Foundation CONC BLOCK

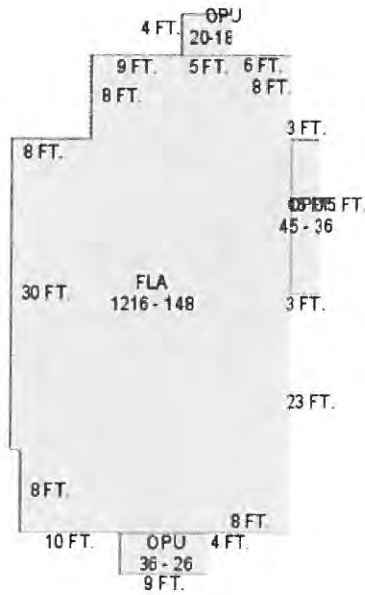
Bedrooms 2

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   | FLA  | 12:ABOVE AVERAGE WOOD | 1         | 1989       | N N       |            |                     | 1,216 |
| 0   | OPU  |                       | 1         | 1989       | N N       |            |                     | 36    |
| 0   | OPU  |                       | 1         | 1989       | N N       |            |                     | 45    |
| 4   | OPU  |                       | 1         | 1989       | N N       | 0.00       | 0.00                | 20    |

## 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 5,992 times.

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