

#### **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 .

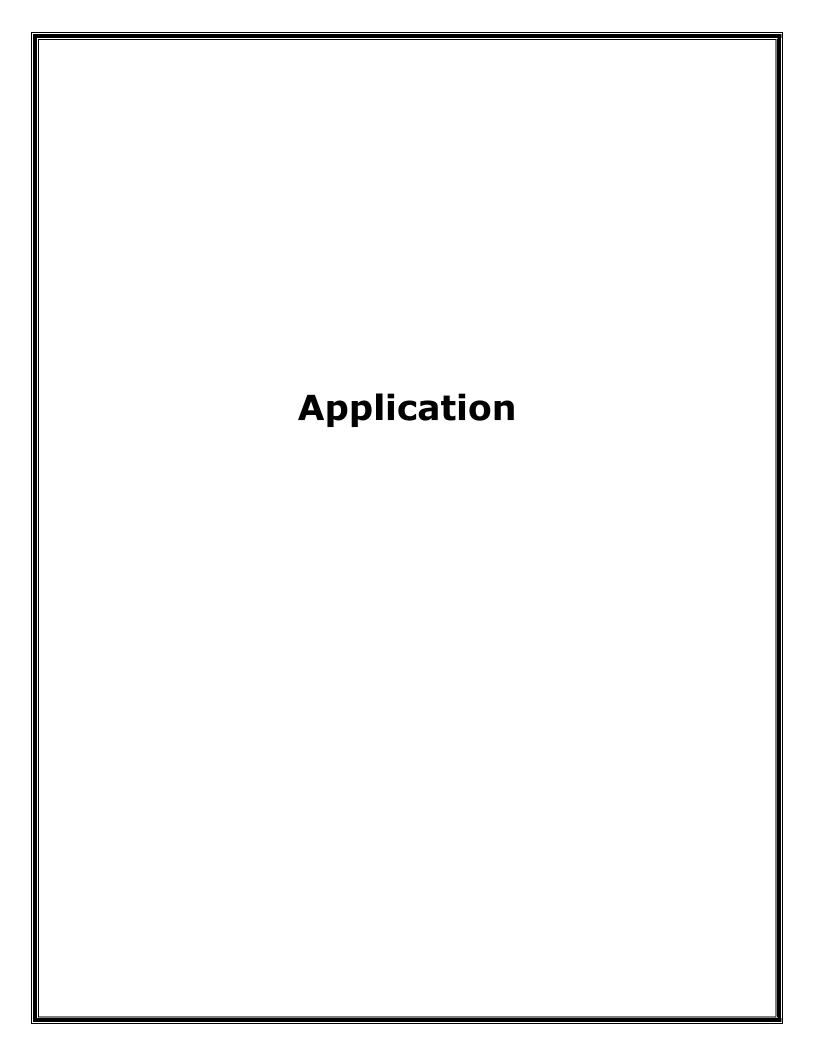
#### **Consistency with Guidelines**

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





## CITY OF KEY WEST **BUILDING DEPARTMENT**

CERTIFICATE OF APPROPRIATENENCS.

To war a good	APPLICA	TION #	
OWNER'S NAME:	Sunny Nanra House LLC	DATE:	2/14/13
OWNER'S ADDRESS:	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 CONSTRUC	TION: 1212 Georgia Up		# OF UNITS 1
THER	E WILL BE A FINAL INSPECTION REQUIRED UNI	DER THIS P	ERMIT
DETAILED DESCRIPTION Remove portion and frunt door	OF WORK: of upper balcony; construct balcon; gable root over attached addition	ette; re	eplace windows

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 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
Applic	ant'	s Si	ignature:

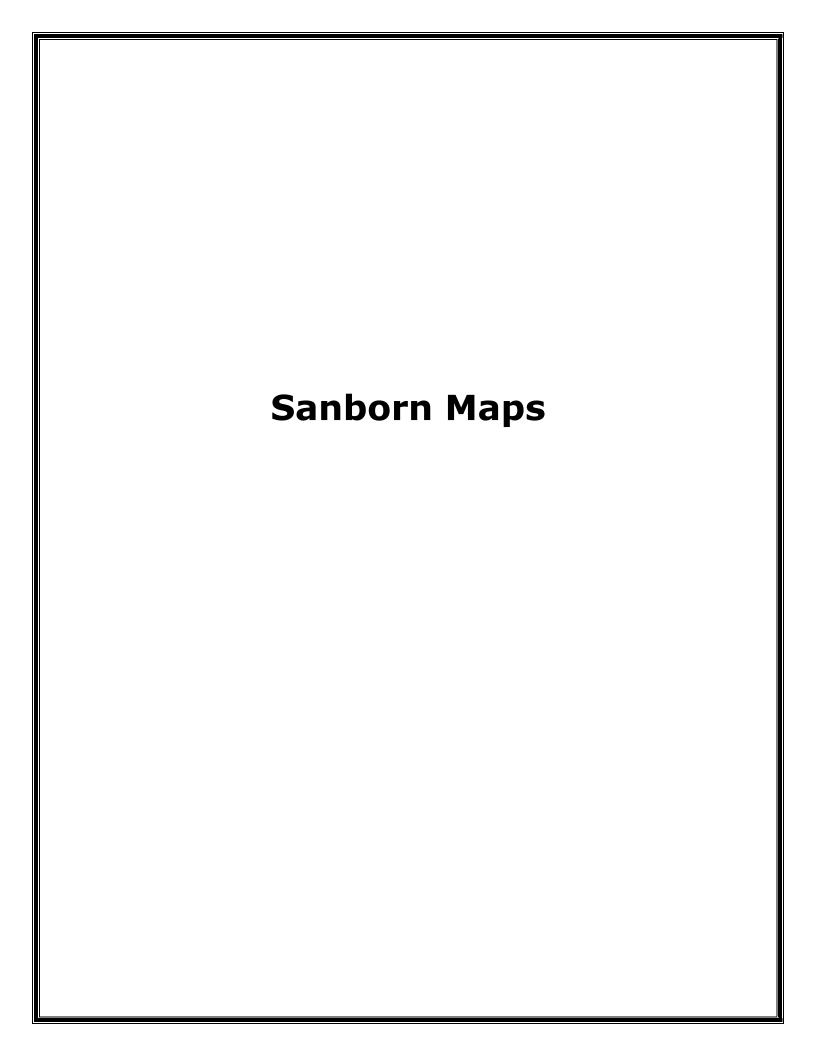
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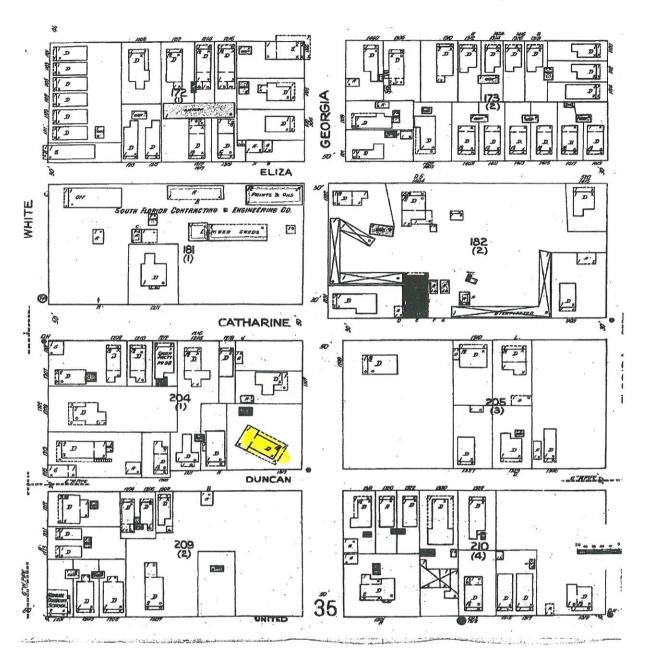
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1	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
1	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS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

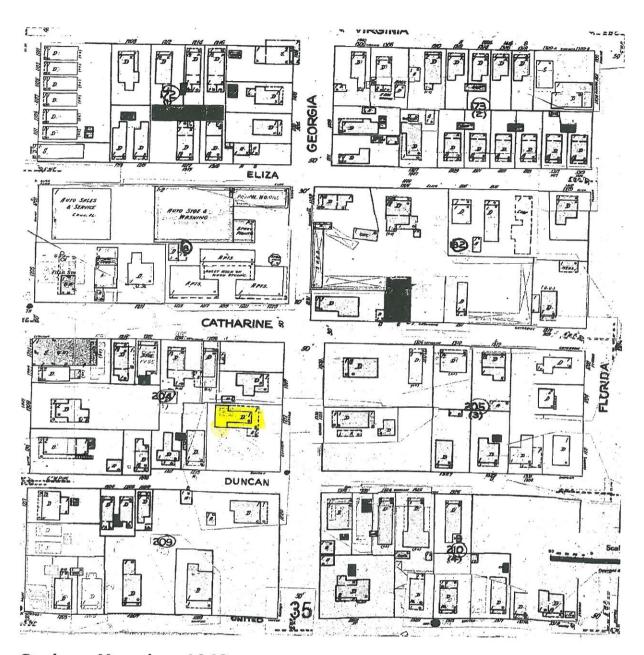
Staff Use Only
Date:
Staff Approval:
Fee Due:\$

SAMPLES

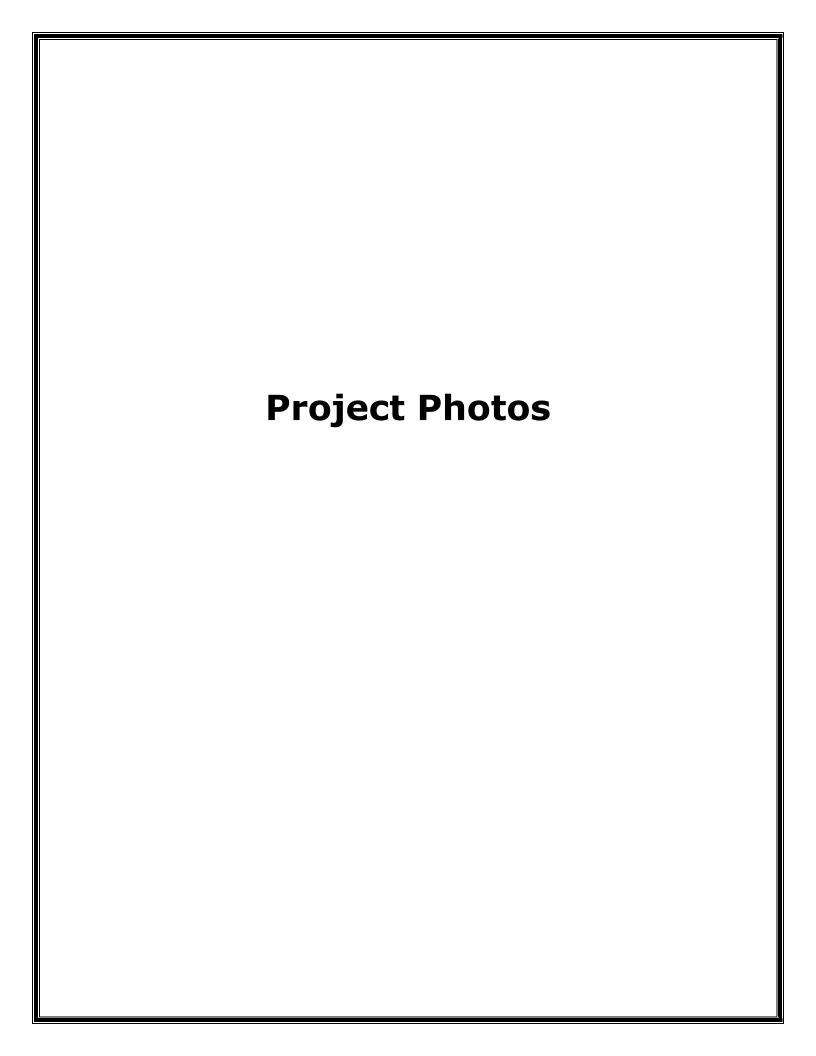




Sanborn Map circa 1926



Sanborn Map circa 1948





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



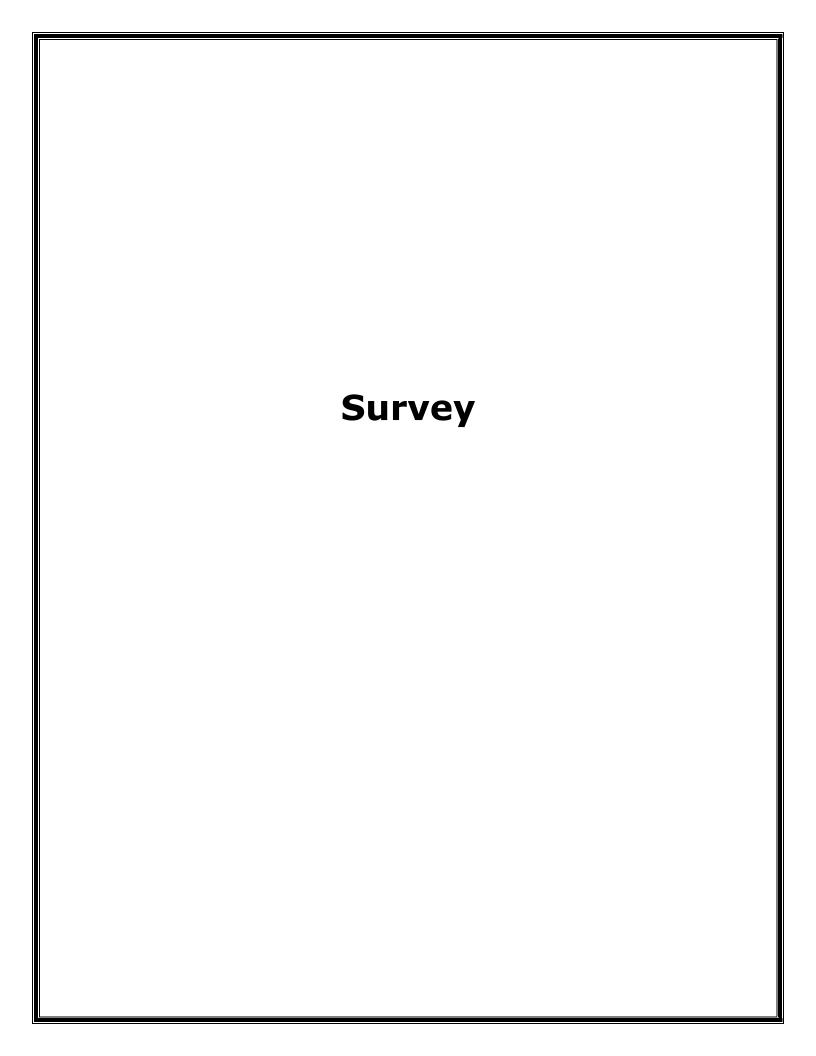
View of adjacent property to the north (right side)



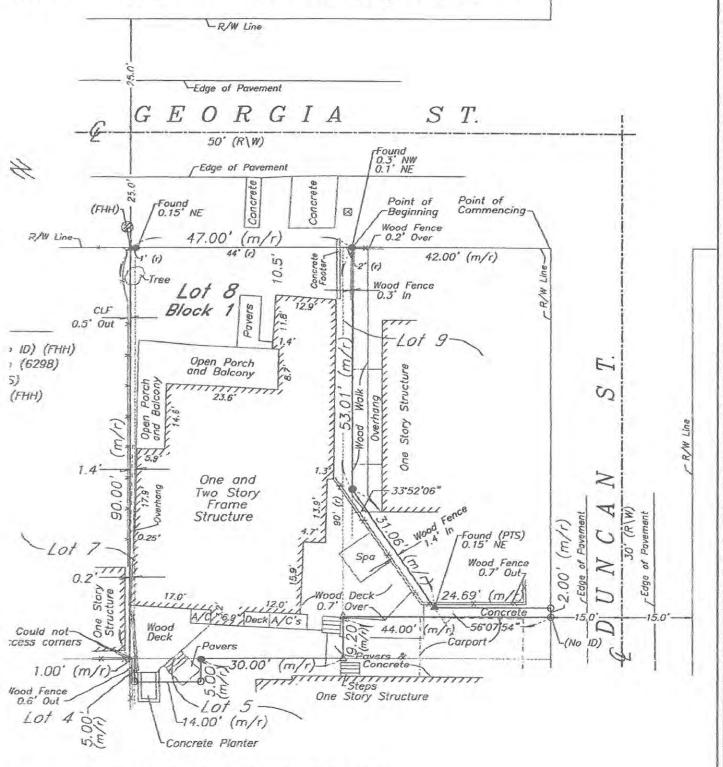
View of adjacent property to the south (left side)



View of property across the street

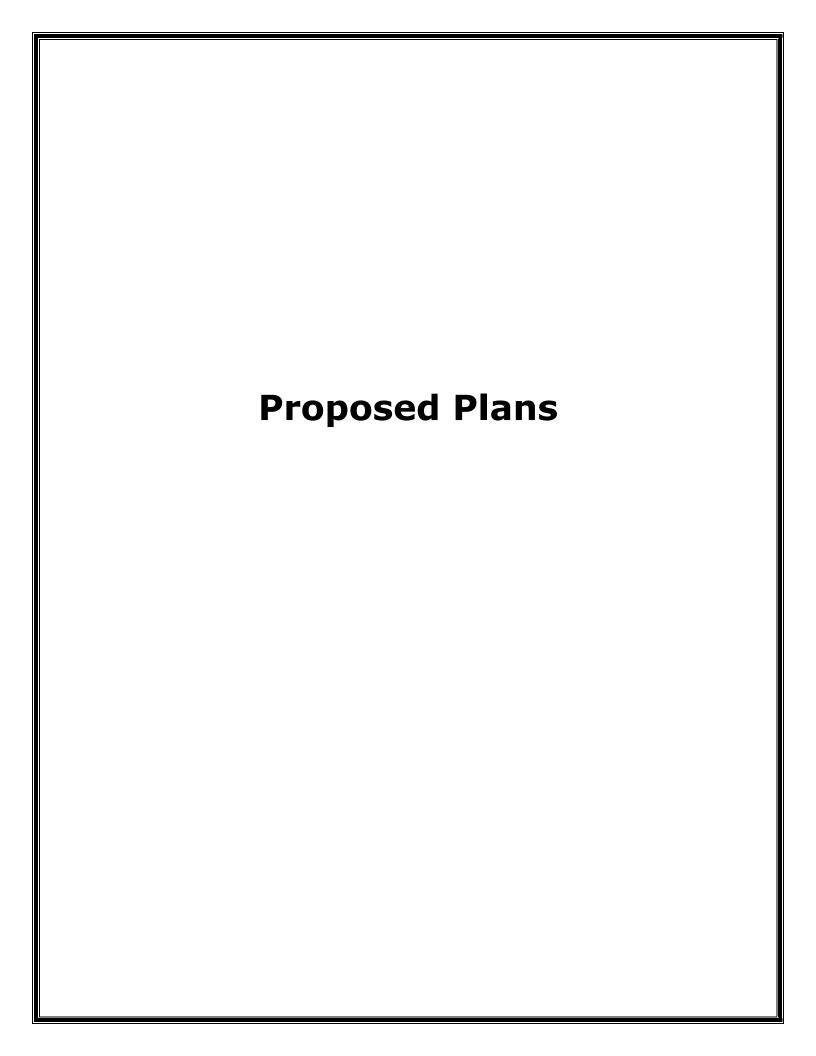


Survey Map of part of Lots 5, 7 \$ 9, all of Lot 8, 3lock 1, Tract 14, Island of Key West, FL



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

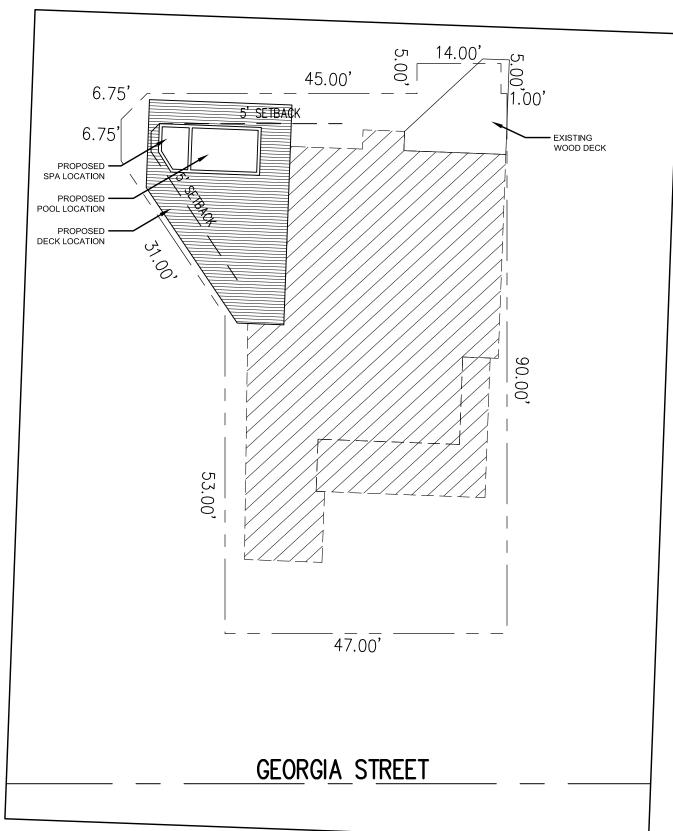
of record.





2 LOCATION MAP

SCALE: NOT TO SCALE



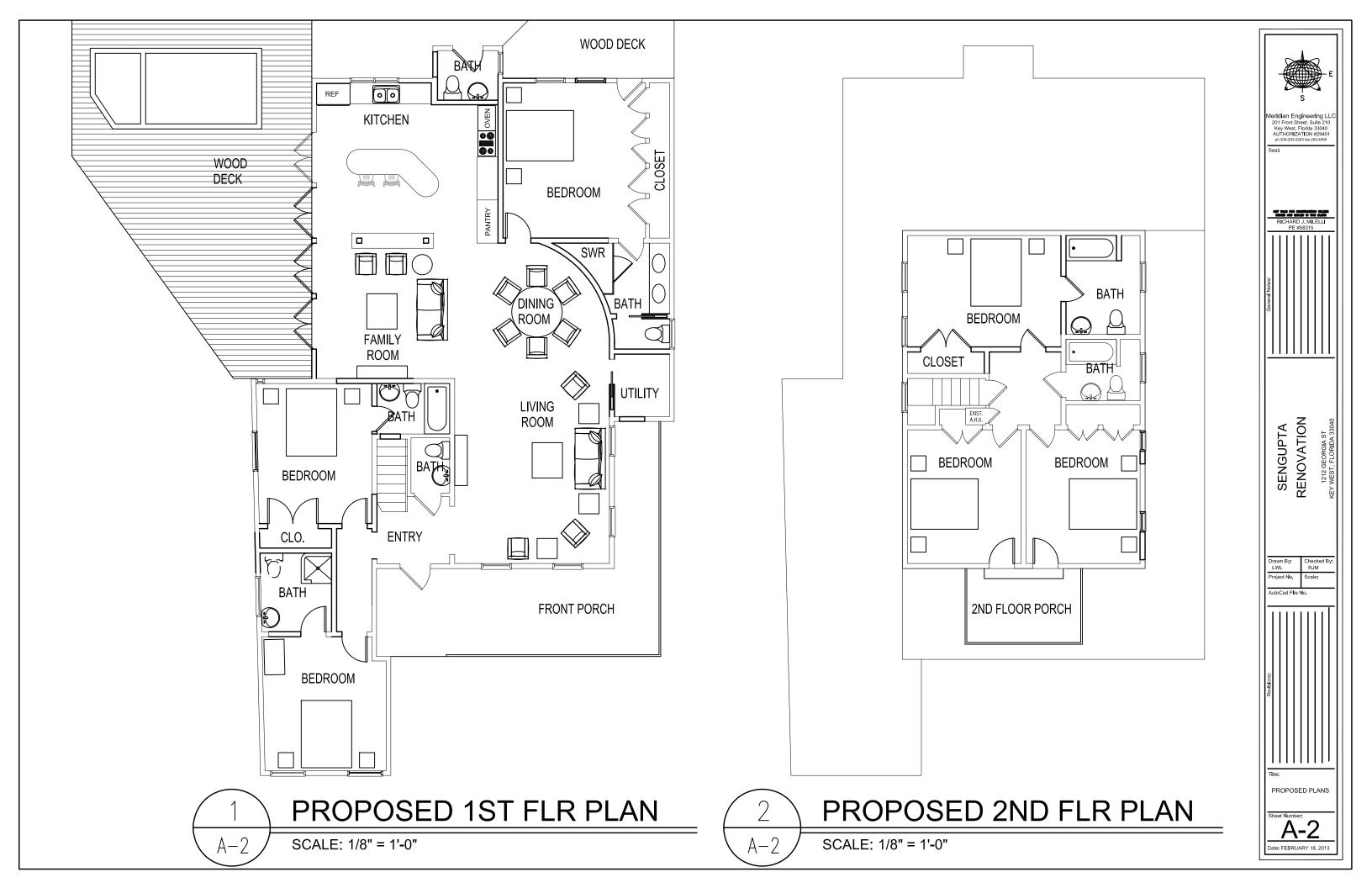


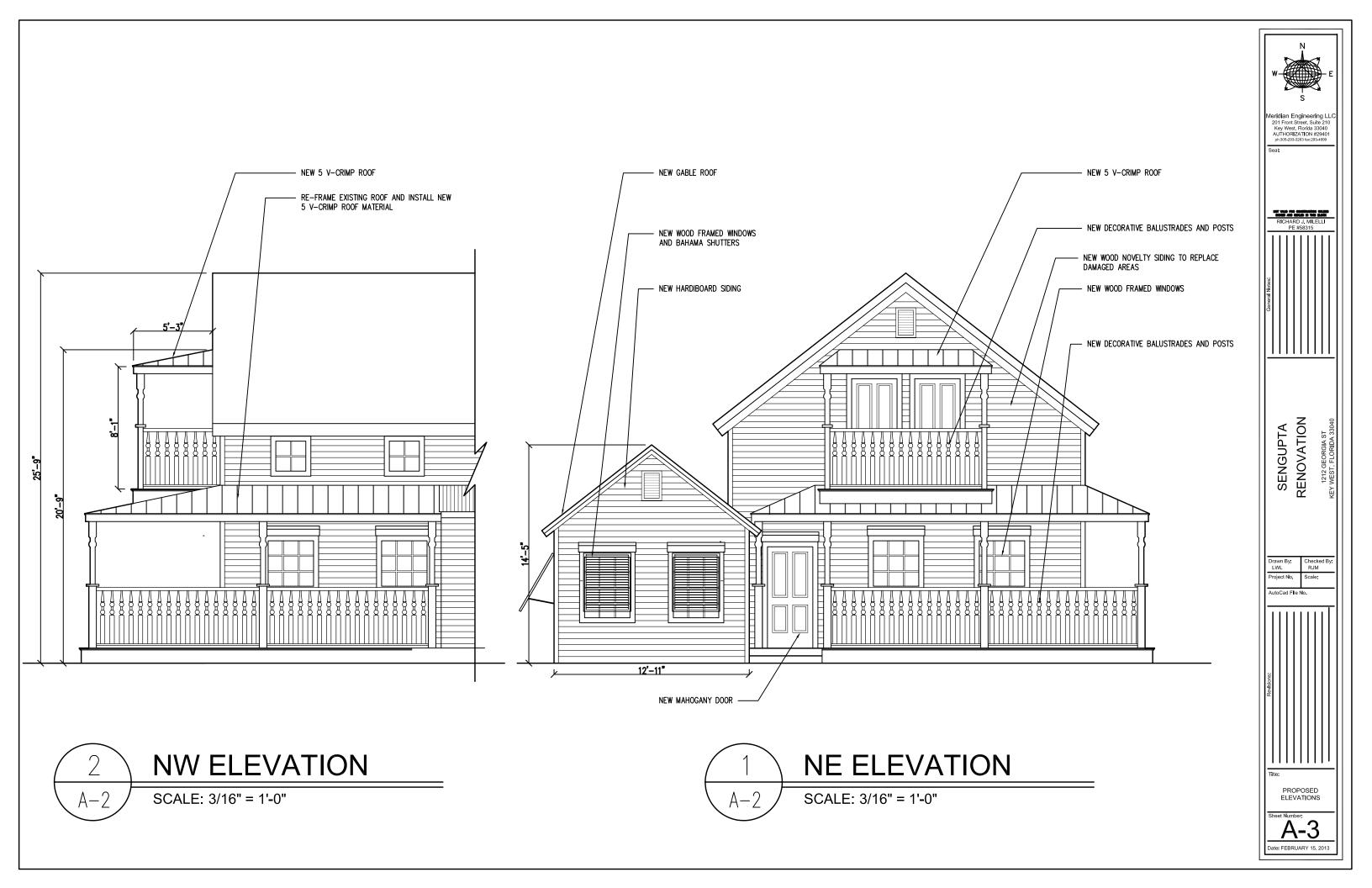


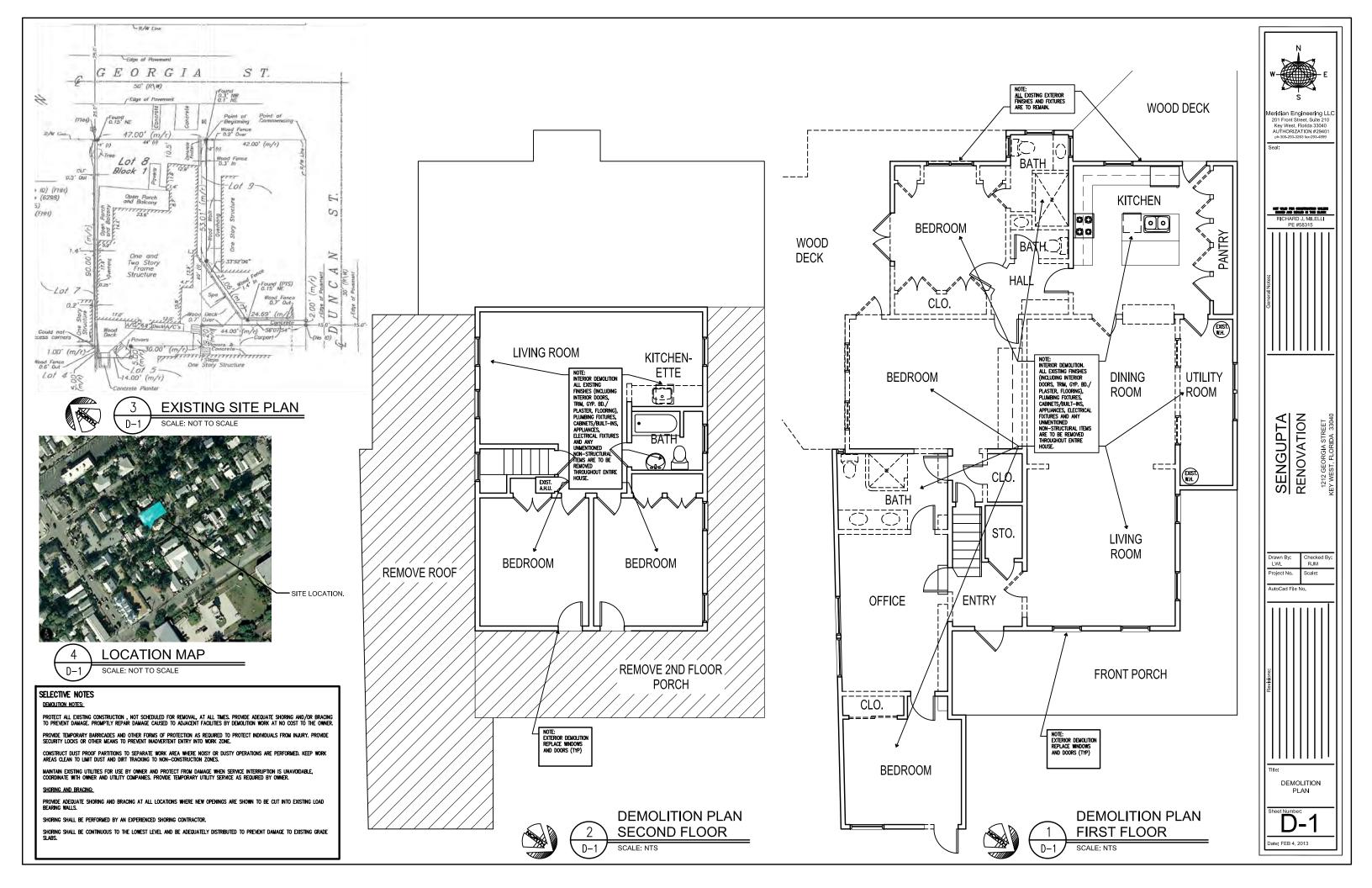
PROPOSED SITE PLAN

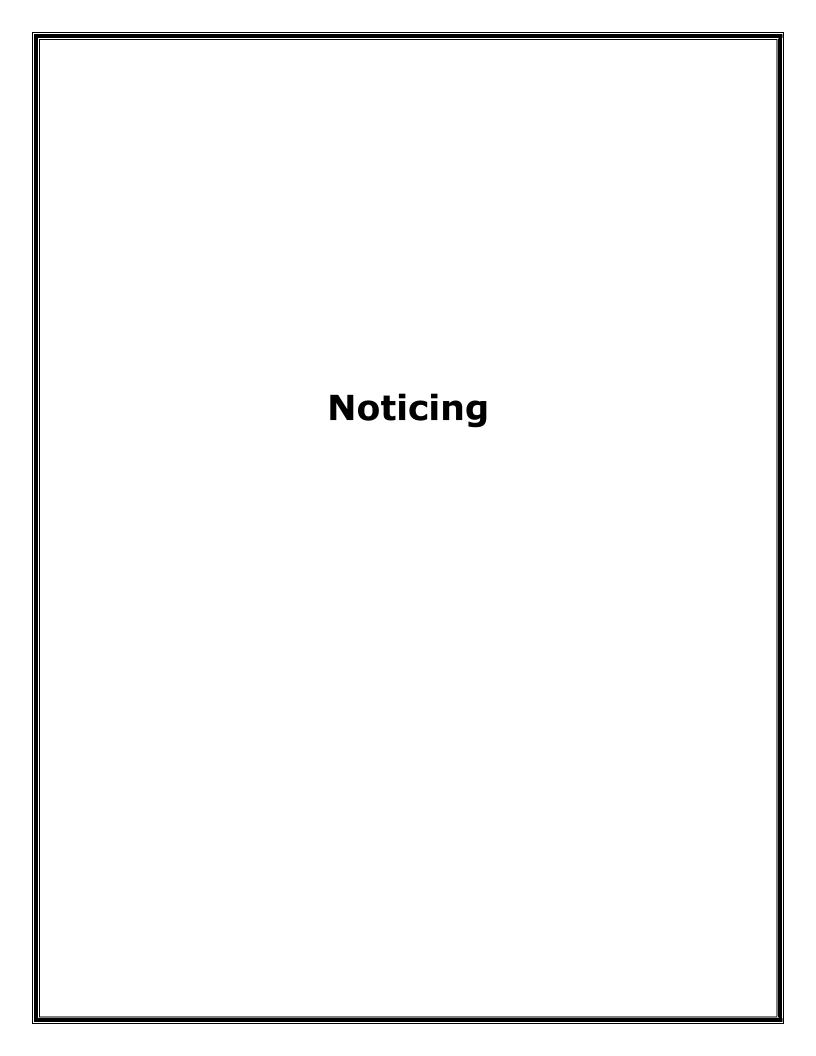
SCALE: 3/32" = 1'-0"











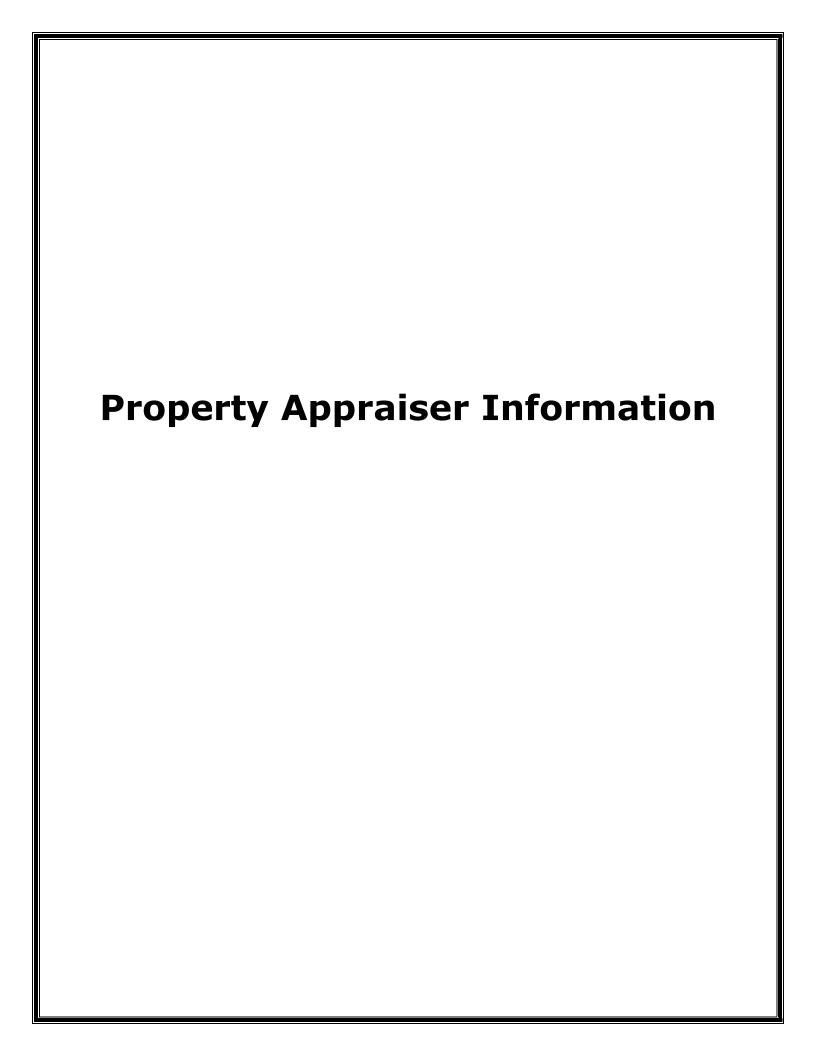
# HARC POSTING AFFIDAVIT

STATE	OF	FLO	RID	A:
COUNT	YO	FM	ONR	OE:

BEFORE ME, the undersigned authority, personally appeared
depose and says that the following statements are true and correct to the best of his/her knowledge and belief:
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 on the
at 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
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 H13-01-033
2. A photograph of that legal notice posted in the property is attached hereto.
Signed Name of Affiant:
Date: 2/21/13
Address: 201 Front St. Ste 209
City: lay West
State, Zip: FL 33040
The forgoing instrument was acknowledged before me on this 2 day of 2013.
By (Print name of Affiant) Rox Millians who is
personally known to me or has produced as
dentification and who did take an oath.
NOTABY BURLES
NOTARY PUBLIC Sign Name: NANCY ASPINWALL NANCY ASPINWALL
Print Name: Negovi Aspania (24, 2013
Notary Public - State of Florida (seal)  Bonded Thru Troy Fain Insurance 800-385-7019
My Commission Expires:







# Scott P. Russell, CFA **Property Appraiser** Monroe County, Florida

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

## **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 No Housing:

Section-Township-Range: 05-68-25

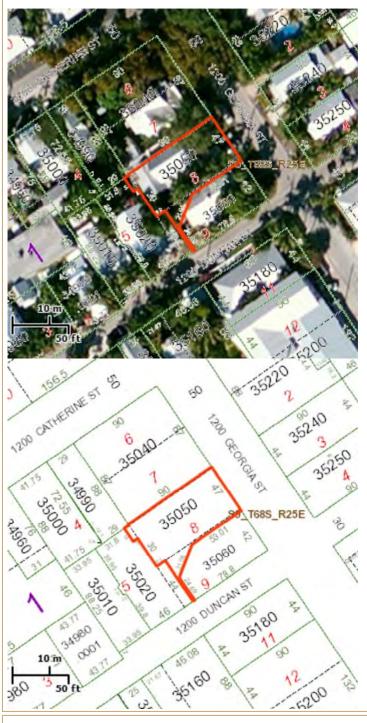
Property Location: 1212 GEORGIA ST KEY WEST

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 R1 Condition P 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

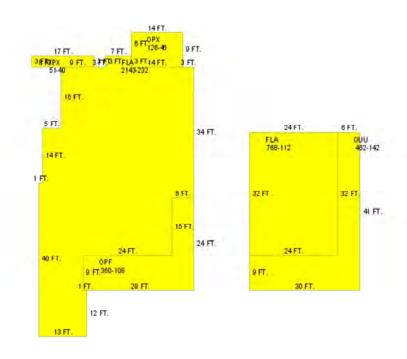
 4 Fix Bath
 0
 Compactor
 0

 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	Туре	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1988	N	Υ	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	Υ	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.

Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
229,935	77	315,876	545,888	258,551	25,000	233,551
229,935	77	205,319	435,331	251,020	25,000	226,020
233,419	77	156,951	390,447	247,310	25,000	222,310
260,333	77	313,902	574,312	240,808	25,000	215,808
294,978	77	468,504	763,559	240,567	25,000	215,567
348,436	77	694,080	1,042,593	233,560	25,000	208,560
633,597	77	412,110	1,045,784	227,863	25,000	202,863
564,478	77	347,040	911,595	221,226	25,000	196,226
377,094	77	238,590	615,761	214,783	25,000	189,783
351,954	77	104,112	456,143	210,779	25,000	185,779
298,947	77	97,605	396,629	205,839	25,000	180,839
296,527	0	97,605	394,132	202,598	25,000	177,598
296,527	0	65,070	361,597	196,698	25,000	171,698
289,913	0	65,070	354,983	191,527	25,000	166,527
208,298	0	65,070	273,368	188,511	25,000	163,511
182,261	0	56,394	238,655	185,360	25,000	160,360
	229,935 233,419 260,333 294,978 348,436 633,597 564,478 377,094 351,954 298,947 296,527 296,527 289,913 208,298	229,935     77       233,419     77       260,333     77       294,978     77       348,436     77       633,597     77       564,478     77       377,094     77       298,947     77       296,527     0       296,527     0       289,913     0       208,298     0	229,935         77         205,319           233,419         77         156,951           260,333         77         313,902           294,978         77         468,504           348,436         77         694,080           633,597         77         412,110           564,478         77         347,040           377,094         77         238,590           351,954         77         104,112           298,947         77         97,605           296,527         0         97,605           296,527         0         65,070           289,913         0         65,070           208,298         0         65,070	229,935         77         315,876         545,888           229,935         77         205,319         435,331           233,419         77         156,951         390,447           260,333         77         313,902         574,312           294,978         77         468,504         763,559           348,436         77         694,080         1,042,593           633,597         77         412,110         1,045,784           564,478         77         347,040         911,595           377,094         77         238,590         615,761           351,954         77         104,112         456,143           298,947         77         97,605         396,629           296,527         0         97,605         394,132           296,527         0         65,070         361,597           289,913         0         65,070         354,983           208,298         0         65,070         273,368	229,935         77         315,876         545,888         258,551           229,935         77         205,319         435,331         251,020           233,419         77         156,951         390,447         247,310           260,333         77         313,902         574,312         240,808           294,978         77         468,504         763,559         240,567           348,436         77         694,080         1,042,593         233,560           633,597         77         412,110         1,045,784         227,863           564,478         77         347,040         911,595         221,226           377,094         77         238,590         615,761         214,783           351,954         77         104,112         456,143         210,779           298,947         77         97,605         396,629         205,839           296,527         0         97,605         394,132         202,598           296,527         0         65,070         354,983         191,527           208,298         0         65,070         273,368         188,511	229,935         77         315,876         545,888         258,551         25,000           229,935         77         205,319         435,331         251,020         25,000           233,419         77         156,951         390,447         247,310         25,000           260,333         77         313,902         574,312         240,808         25,000           294,978         77         468,504         763,559         240,567         25,000           348,436         77         694,080         1,042,593         233,560         25,000           633,597         77         412,110         1,045,784         227,863         25,000           564,478         77         347,040         911,595         221,226         25,000           377,094         77         238,590         615,761         214,783         25,000           351,954         77         104,112         456,143         210,779         25,000           298,947         77         97,605         396,629         205,839         25,000           296,527         0         97,605         394,132         202,598         25,000           289,913         0         65,070 <t< th=""></t<>

154,962	25,000	179,962	196,995	56,394	0	140,601	1996
150,573	25,000	175,573	184,497	56,394	0	128,103	1995
145,958	25,000	170,958	170,958	56,394	0	114,564	1994
153,386	25,000	178,386	178,386	57,564	0	120,822	1993
153,386	25,000	178,386	178,386	57,564	0	120,822	1992
153,386	25,000	178,386	178,386	57,564	0	120,822	1991
136,786	25,000	161,786	161,786	45,387	0	116,399	1990
125,097	25,000	150,097	150,097	44,280	0	105,817	1989
79,012	25,000	104,012	104,012	32,670	0	71,342	1988
63,064	25,000	88,064	88,064	24,750	0	63,314	1987
62,374	25,000	87,374	87,374	23,760	0	63,614	1986
51,221	25,000	76,221	76,221	14,256	0	61,965	1985
47,717	25,000	72,717	72,717	14,256	0	58,461	1984
42,654	0	42,654	42,654	14,256	0	28,398	1983
41,181	0	41,181	41,181	12,355	0	28,826	1982
62,33 51,22 47,7 42,68	25,000 25,000 25,000 0	87,374 76,221 72,717 42,654	87,374 76,221 72,717 42,654	23,760 14,256 14,256 14,256	0 0 0	63,614 61,965 58,461 28,398	1986 1985 1984 1983

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

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