

Staff Report

Historic Architectural Review Commission

Staff Report Item 4-a

Meeting Date: December 11, 2012

Applicant: Key West Trim Works

Application Number: H12-01-1852

Address: #1207 Georgia Street

Description of Work: 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.

Guidelines Cited in Review:

Entrances, porches and doors (pages 32-33), specifically guideline 8.

Additions, Alterations and New Construction (pages 36-38a), specific mass, scale, proportion and site.

Swimming pools (pages 39-40).

Outbuildings/ Accessory Structures (pages 40-41), specific guidelines 1, 3, 4 and 9.

Swimming pools (pages 39-40).

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. On October 9th 2012 the Commission approved the demolition of a non-historic shed and its replacement with a new accessory conforming structure.

The new plans propose the partial demolition of the front porch and a new design of a three bay wrap wood porch. The plans also include a one story addition to the northwest side of the house. The plans also include a detached structure with a gable roof that will serve as a carport, a shed and a small roof overlooking a new swimming pool. The plans also include a 6' tall fence and gate to enclose the swimming pool area.

By reviewing a ca. 1965 photo it is evident that the house used to have a two bay front porch with bungaloid architectural elements, but the 1962 Sanborn map shows that front porch wraps towards the southeast portion of the house. Although the front porch of the house is enclosed there is still evidence of the column's bases.

Consistency with Guidelines

1. It is staff's opinion that the house has been altered through time, losing its character defining elements that once it had. For the past 50 years this house has been located, although not in the corner, on a corner lot. The proposed design incorporates a front porch that extends towards the side façade that faces Catherine Street, which creates a corner condition. Nevertheless the new design should consider a bungaloid style porch, as shown in the ca. 1965 photo.
2. The proposed new addition will be visible from the street but it will be in keeping with the mass, scale and forms of the existing house and surrounding buildings.
3. Staff recommends that the proposed new windows be 6 over 6 rather than 1 over 1, as depicted in the plans, and that the main door be half glazed and half solid.
4. The proposed swimming pool will be located on the back of the lot and the proposed ancillary structure will be lower in height than the main house.

It is staff's opinion that the proposed design is consistent with the guidelines. Nevertheless staff recommends the Commission to request a review of the front porch design as well as main door and windows. Staff recommendations regarding design will be more appropriate for the new renovations for the ca. 1905 historic house.

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

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

☐	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

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

listed as non-contributing

Ordinance for demolition

Guidelines for additions, swimming pools,

fences, decks, entrances, doors and
windows.

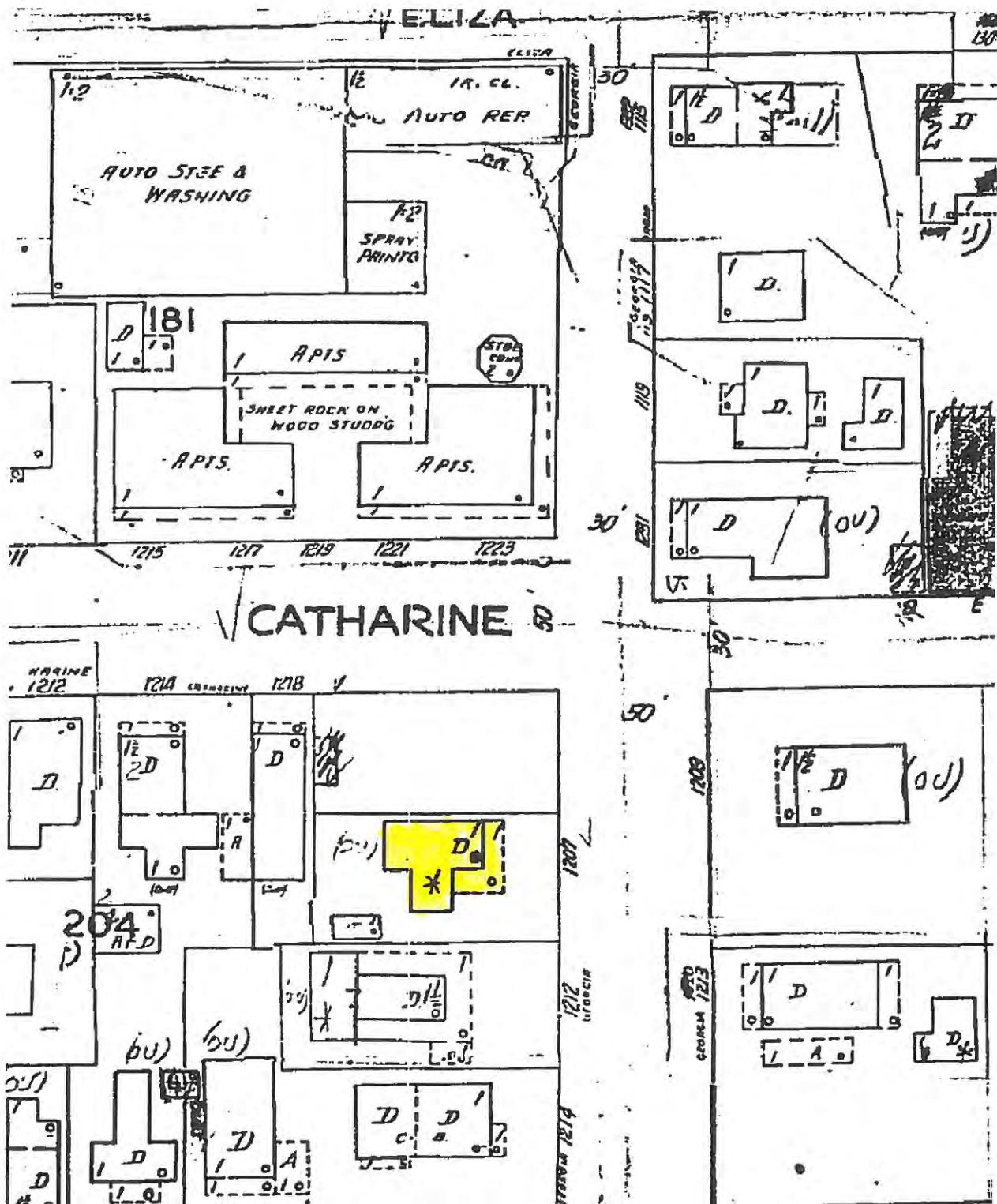
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1207 Georgia Street Sanborn map 1962

Photos



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



Google earth

















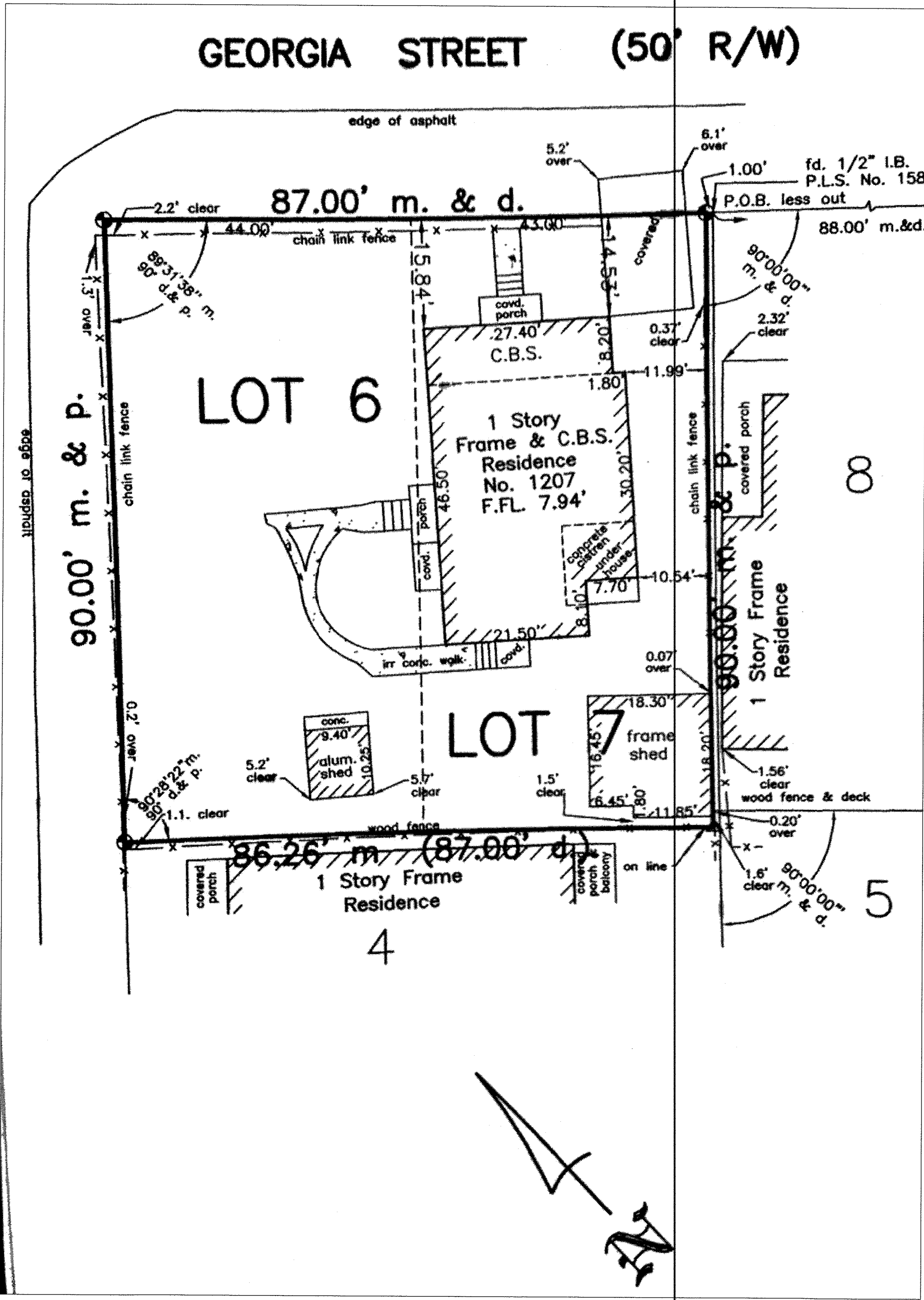
Proposed Plans

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)

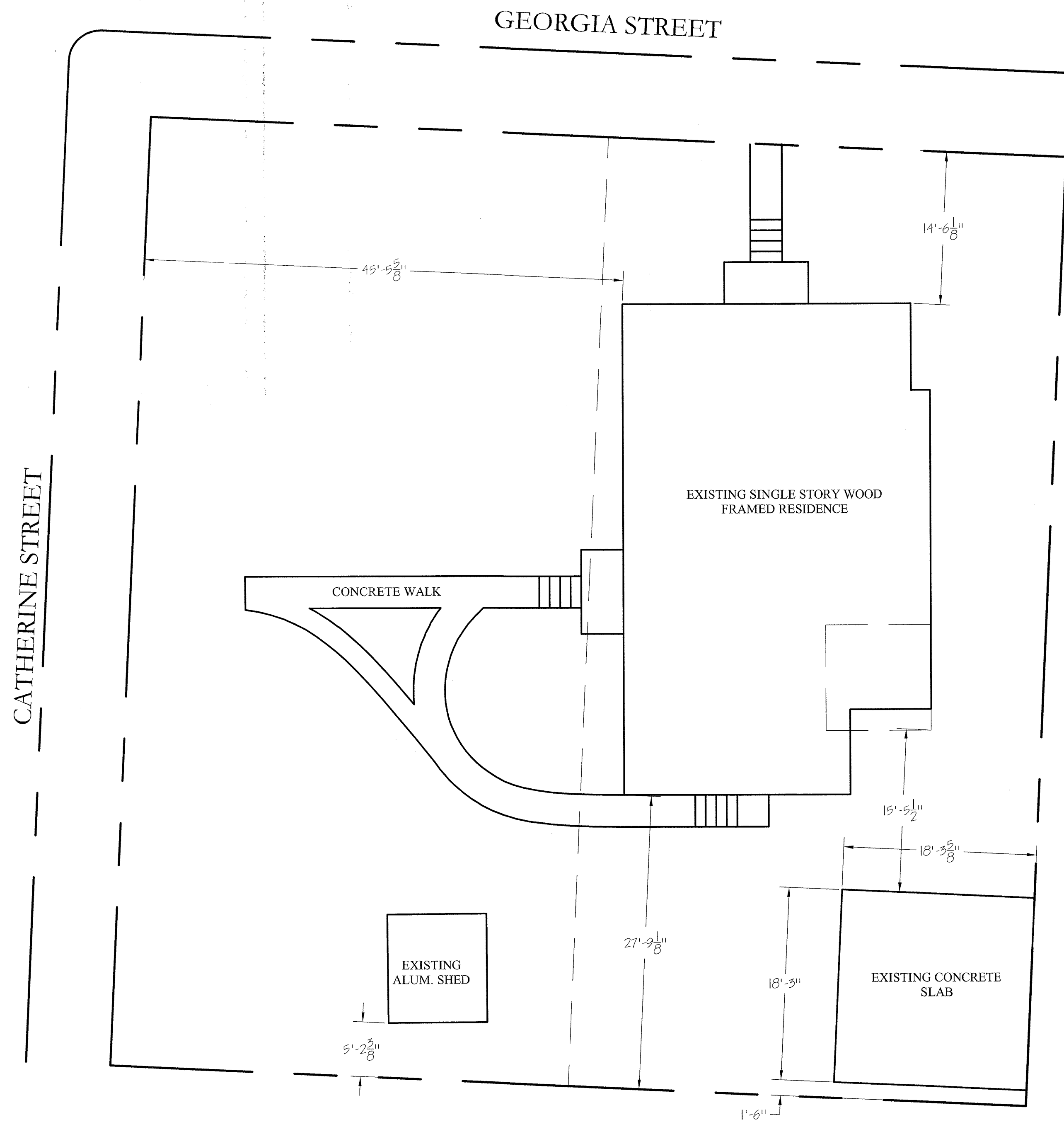
This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads 180 mph (gusts) (Exposure C)

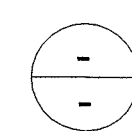
RESIDENTIAL REMODEL / ADDITION
JOHN FAILE RESIDENCE
1207 GEORGIA STREET KEY WEST, FLORIDA 33040

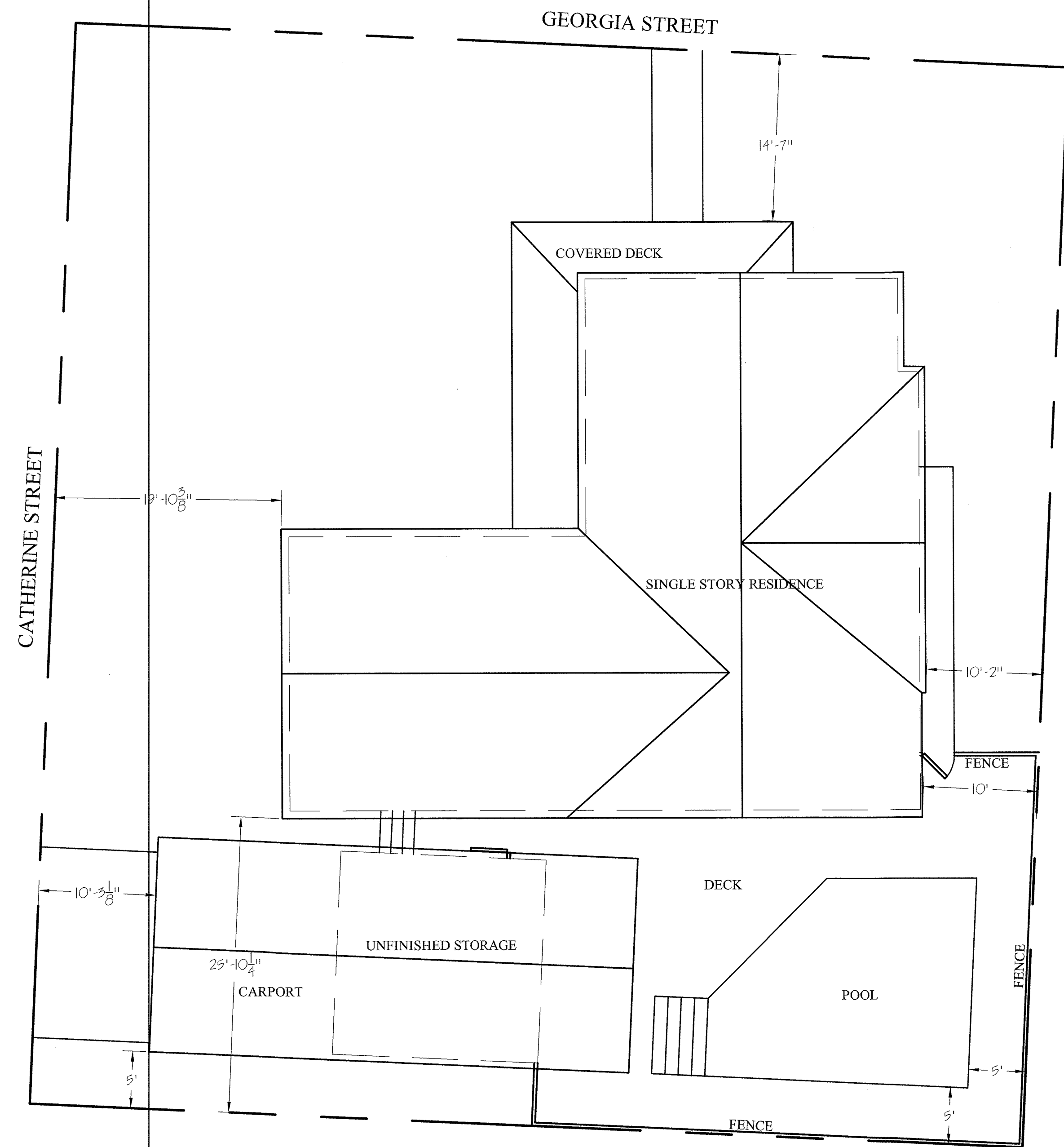
PROJECT NO:

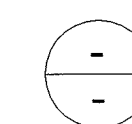
11/29/2012
DATE:

C
1 of 8




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



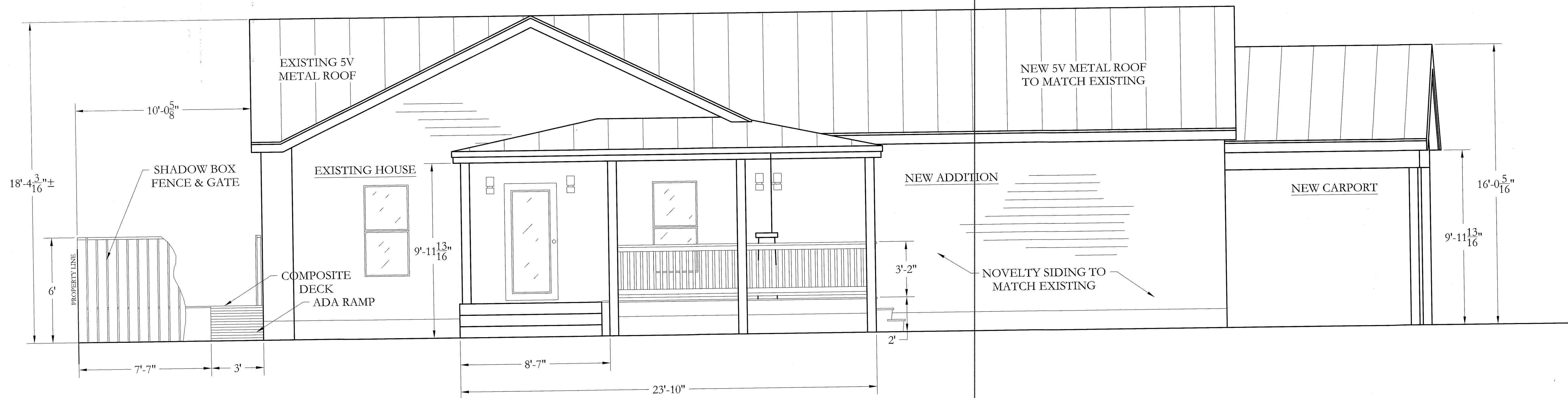

SITE PLAN PROPOSED
 1/16" = 1'-0"

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

PROJECT NO:

11/29/2012
 DATE:

A-1
 2 of 8



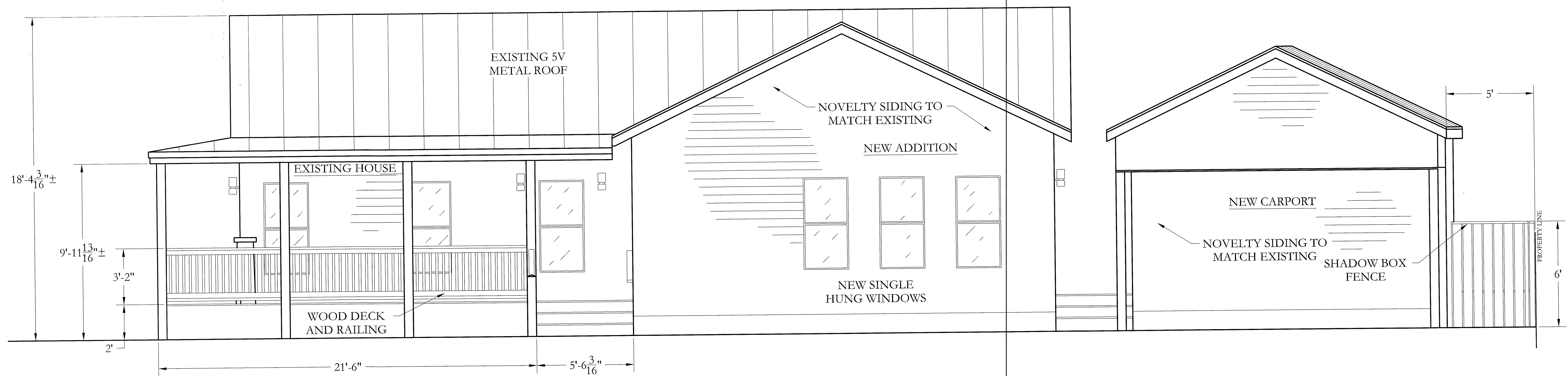
- EAST ELEVATION (GEORGIA STREET)
 - $3/16" = 1'-0"$

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)
 -
 $3/16" = 1'-0"$

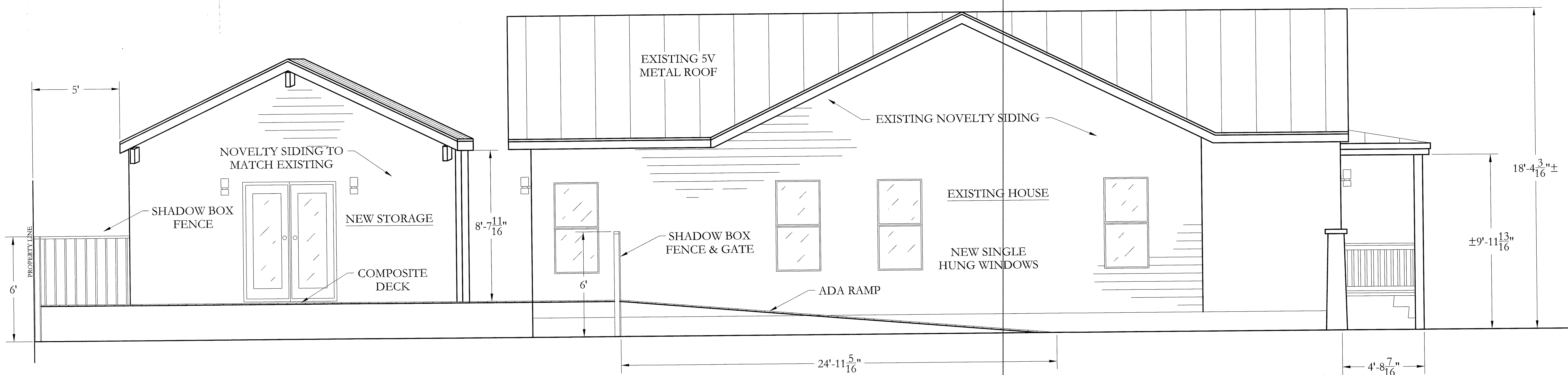
RESIDENTIAL REMODEL / ADDITION
 JOHN FAILE RESIDENCE
 1207 GEORGIA STREET KEY WEST, FLORIDA 33040

PROJECT NO:

11/29/2012
 DATE:

A-3

4 of 8



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

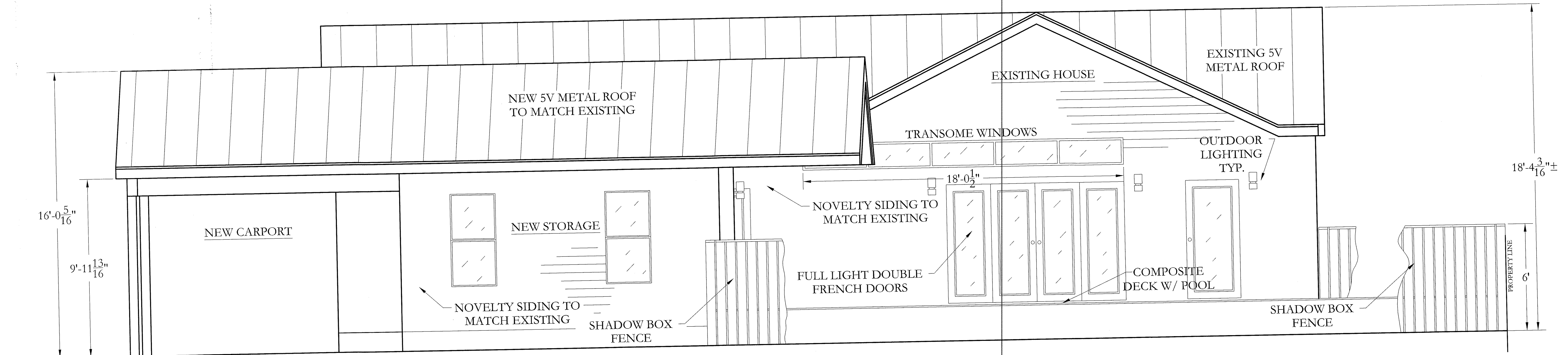
RESIDENTIAL REMODEL / ADDITION
JOHN FAILE RESIDENCE
1207 GEORGIA STREET KEY WEST, FLORIDA 33040

PROJECT NO.:

11/ 29/ 2012
DATE:

A-4

5 OF 8



WEST ELEVATION

3/16" = 1'-0"

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

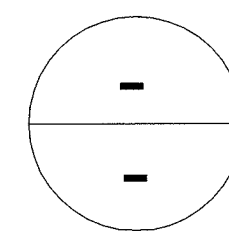
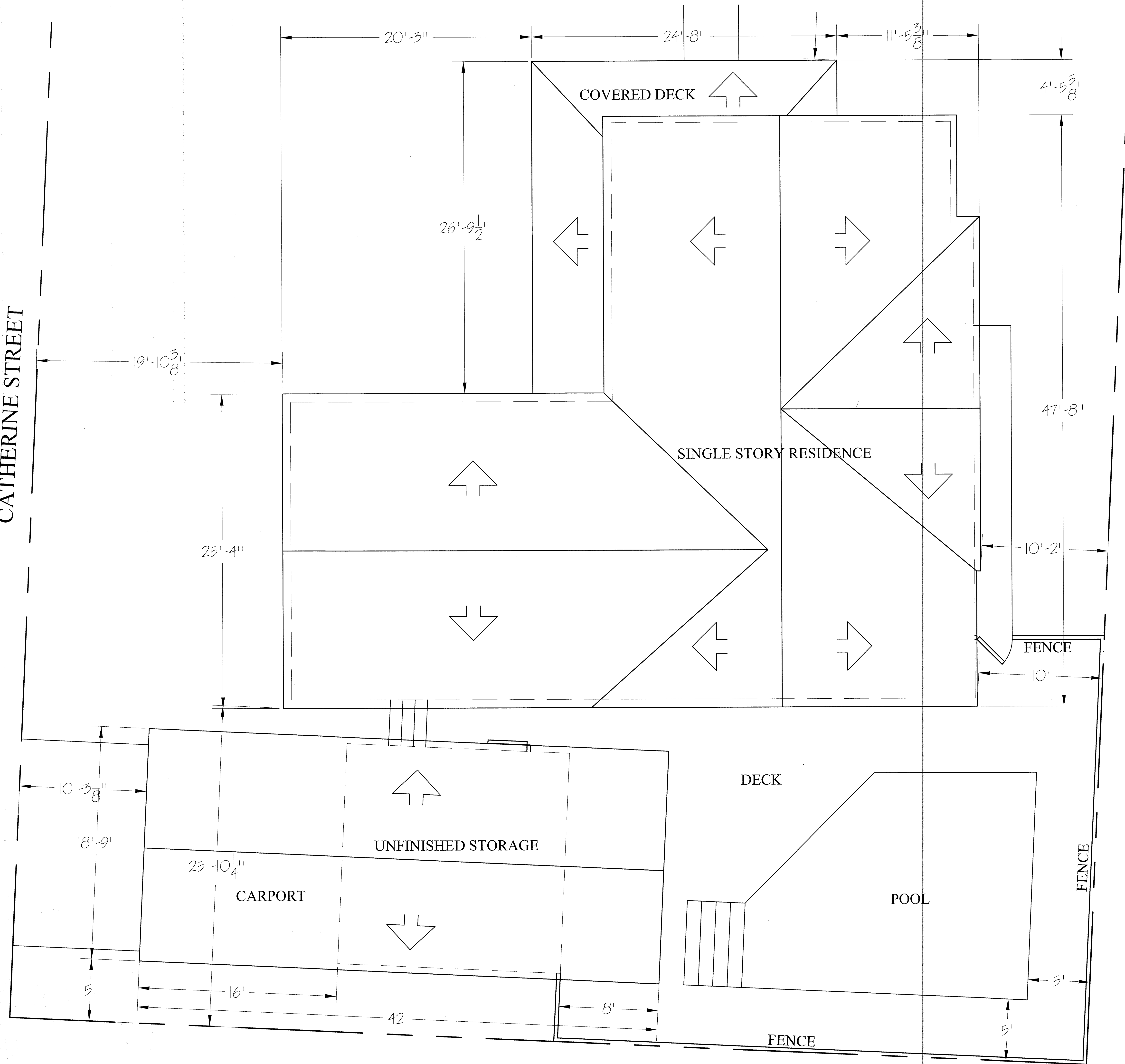
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11/29/2012
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A-5

6 OF 8

CATHERINE STREET



ROOF PLAN (PROPOSED)

1/16" = 1'-0"

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

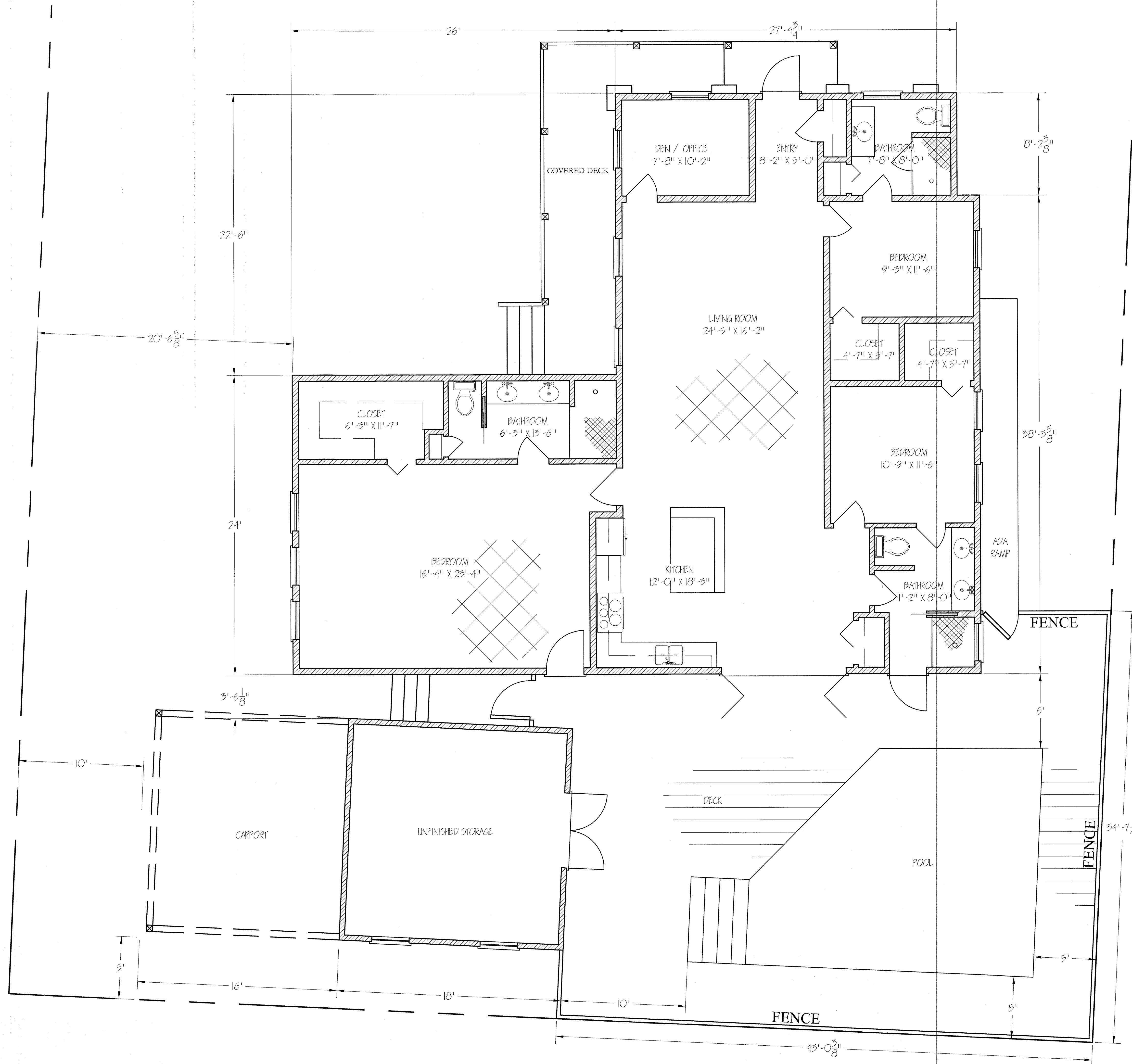
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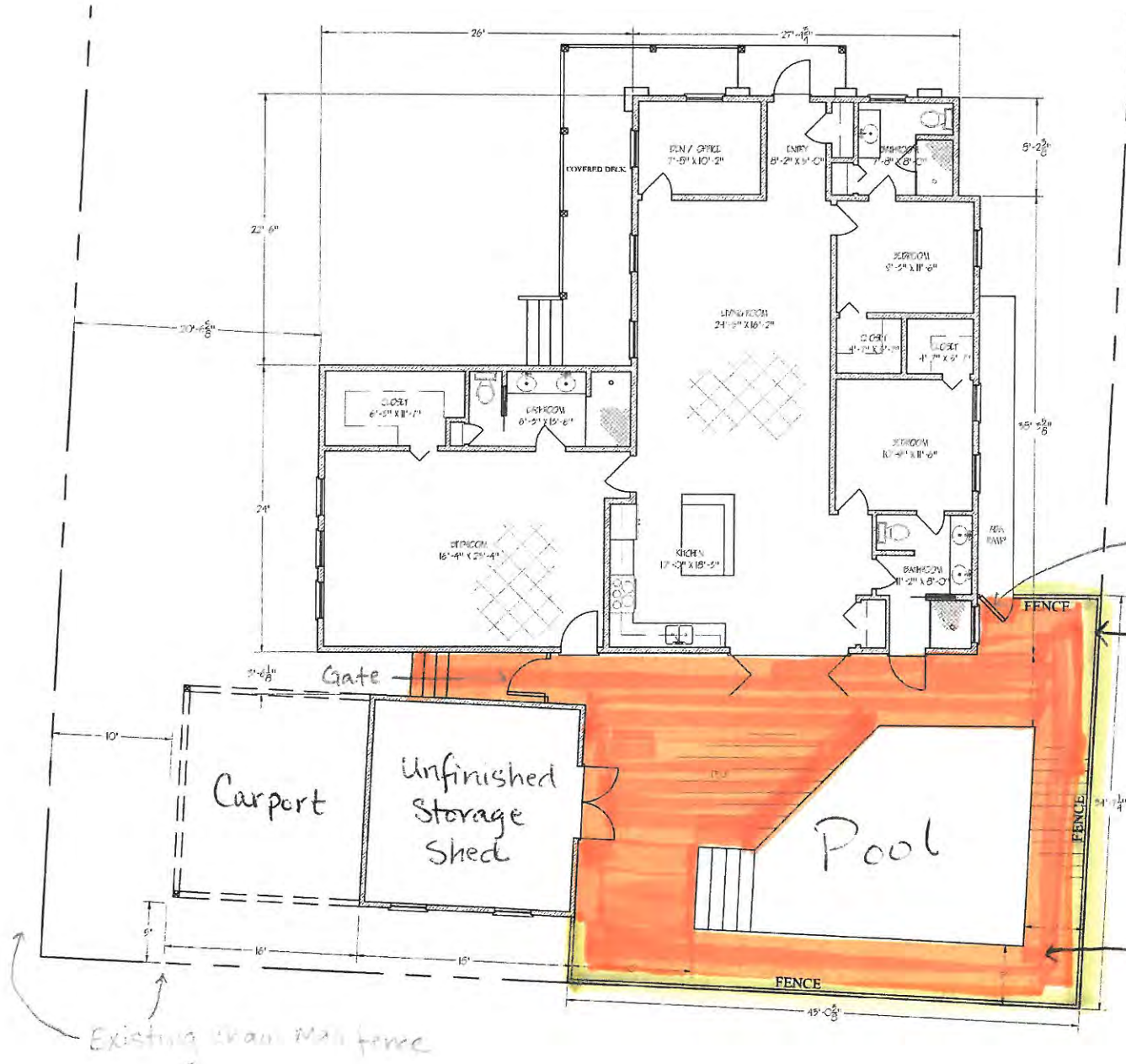
DATE:

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8 of 8



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 33040

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



32"

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



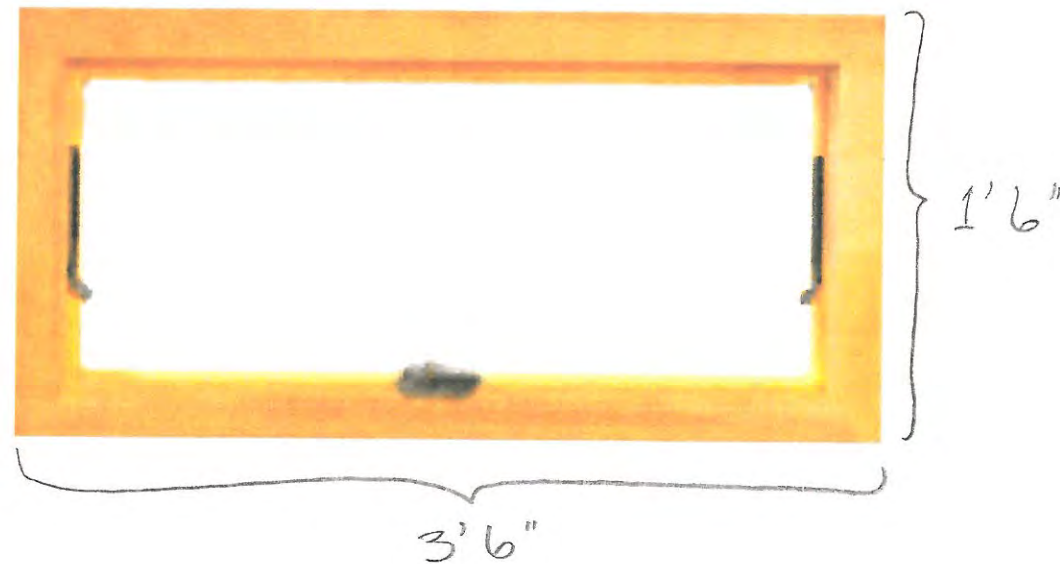
6'8"

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 .

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

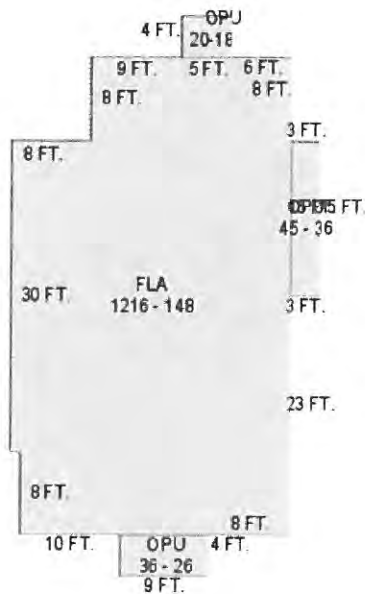
Foundation CONC BLOCK

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