

Staff Report

- 6 Restore all exterior doors and door frames to original appearance. Replace un-repairable doors with five or six horizontal panel doors as per cut sheets- **#812 Southard Street, Old Harris School – Phil Tannura, LLC (H11-01-1411)**

This staff report is for the review of a Certificate of Appropriateness for the restoration of 14 wood solid doors and the replacement of 7 doors. The Harris School, located on #812 Southard Street is listed in the surveys as a contributing resource. The two story masonry structure was built in 1912. The building is a unique structure in Old Town and has been abandoned for years. Many windows and doors are missing, exposing the building to water damage and vandals to its interior.

The proposed request also includes the restoration of the doorframes and transom frames as well. A light gray color chip was included in the application.

Staff understands that the following guidelines will apply when reviewing this application;

Entrances, Porches and Doors (pages 32 and 33);

(3) Entrances and 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. The construction of transoms or sidelights is allowed if they were an original element of the entrance.

(5) Materials used to repair entryway elements should match the original fabric as closely as possible in quality and durability (i.e., through use of cedar, cypress, redwood, or pressure treated wood) because exposed front elevations decay easily

It is staff's belief that the proposed plan for the restoration of 14 solid wood doors and the new seven pair of wood doors is necessary to protect the integrity of this unique building. Staff understands that the proposed plan is consistent with the guidelines.

Application



CITY OF KEY WEST *Fax 809-3978*
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # 11-01-1411

OWNER NAME: PETER BRAWN

DATE: 10/24/11

OWNERS ADDRESS: P.O. BOX 1486, KEYWEST FL 33040

PHONE #: 305 293 1228

APPLICANT'S NAME: PHIL TANNURA, LLC.

PHONE #: 206 571 3998

APPLICANT'S ADDRESS: 3330 NORTHSIDE DR, APT 225
KEY WEST FL 33040

ADDRESS OF CONSTRUCTION: 812 SOUTHARD ST

OF UNITS: ONE

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
RESTORE ALL EXTERIOR DOORS AND DOOR
FRAMES TO ORIGINAL APPEARANCE
REPLACE UNREPAIRABLE DOORS WITH FIVE OR
SIX PANE HORIZONTAL PANEL DOORS AS PER
CUT SHEETS

OCT 24 2011

MC 9:25

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 s. 775.083

This application for Certificate of Appropriateness must precede applications for building 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.

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, rehab, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or 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: \$ _____

Date: 10/24/11
Applicant Signature: _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Listed as a contributing resource. built in 1912.

Guidelines for Entrances, porches and doors (p. 32-33)

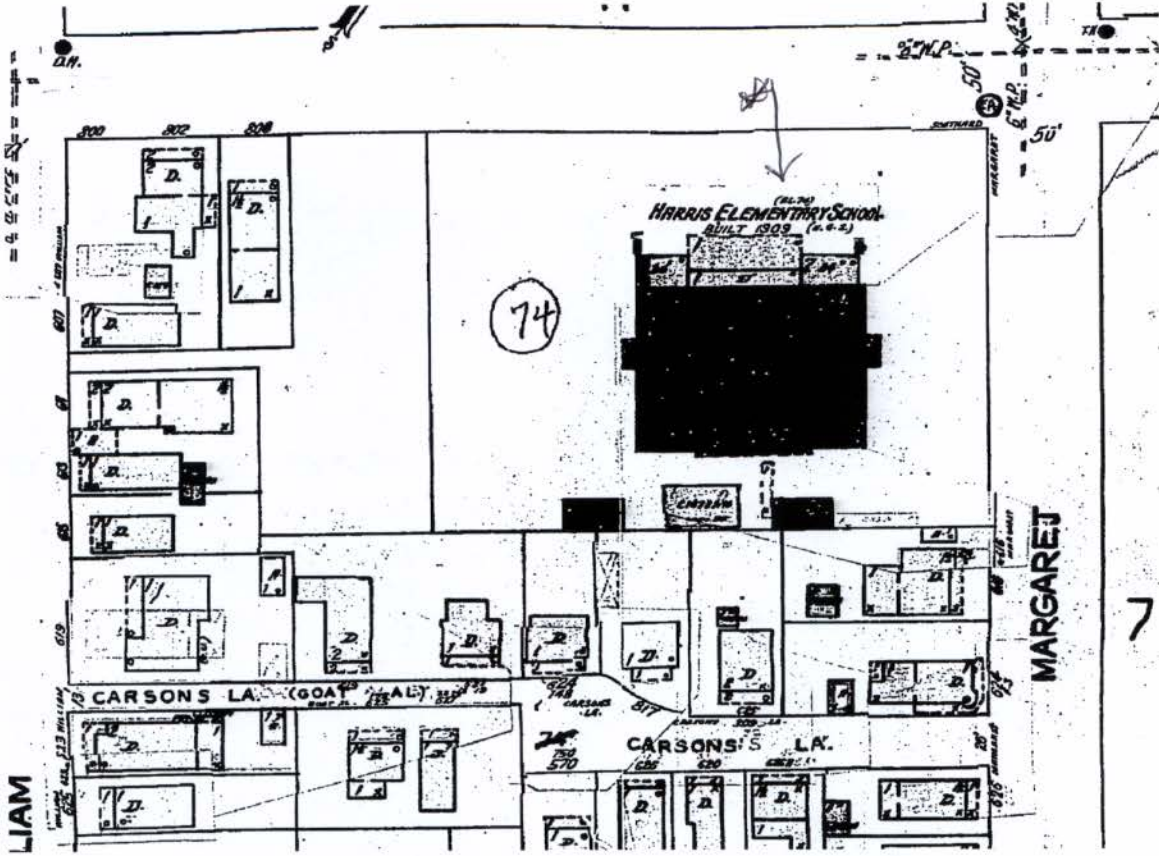
Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

Date: _____

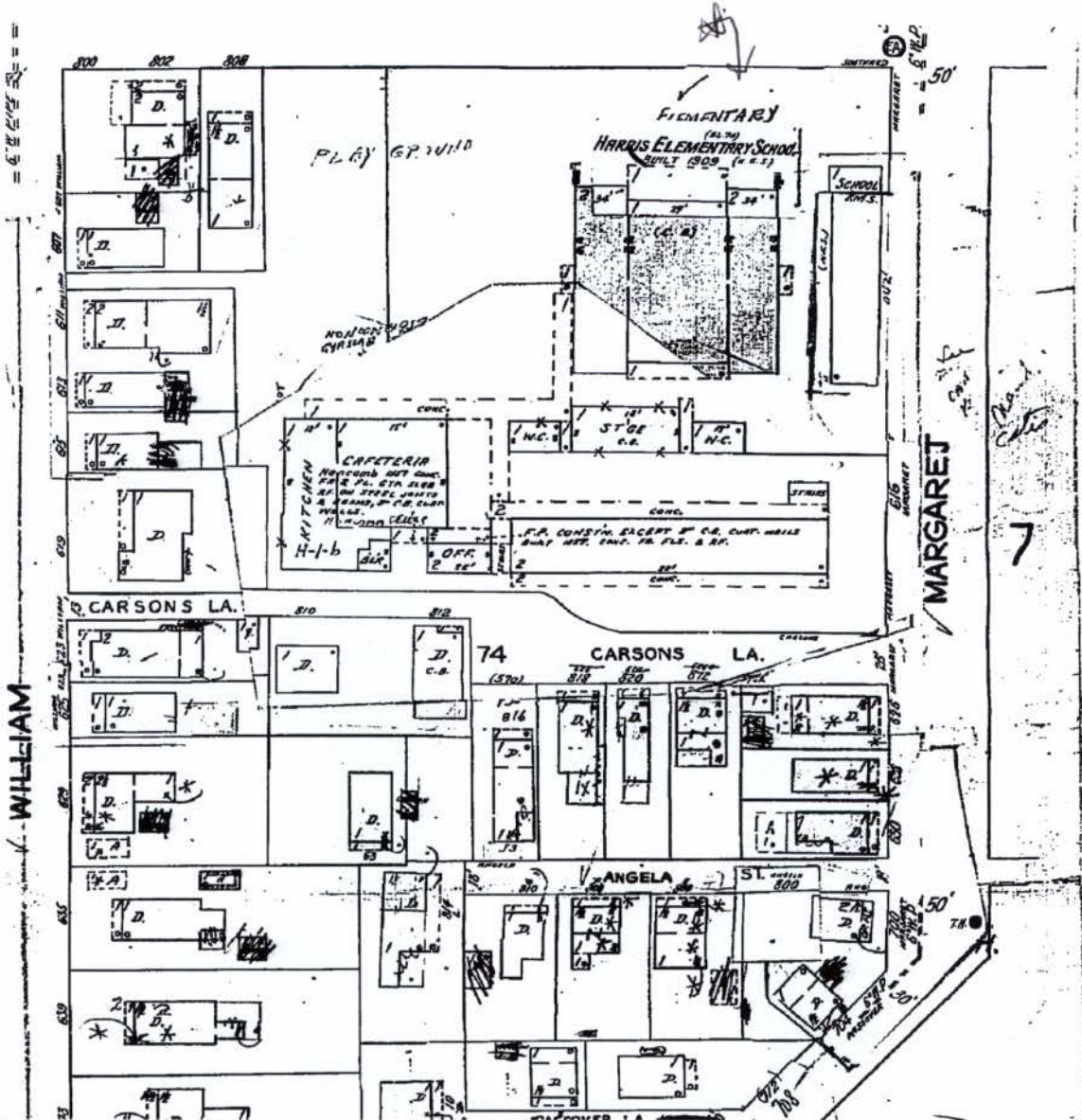
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps

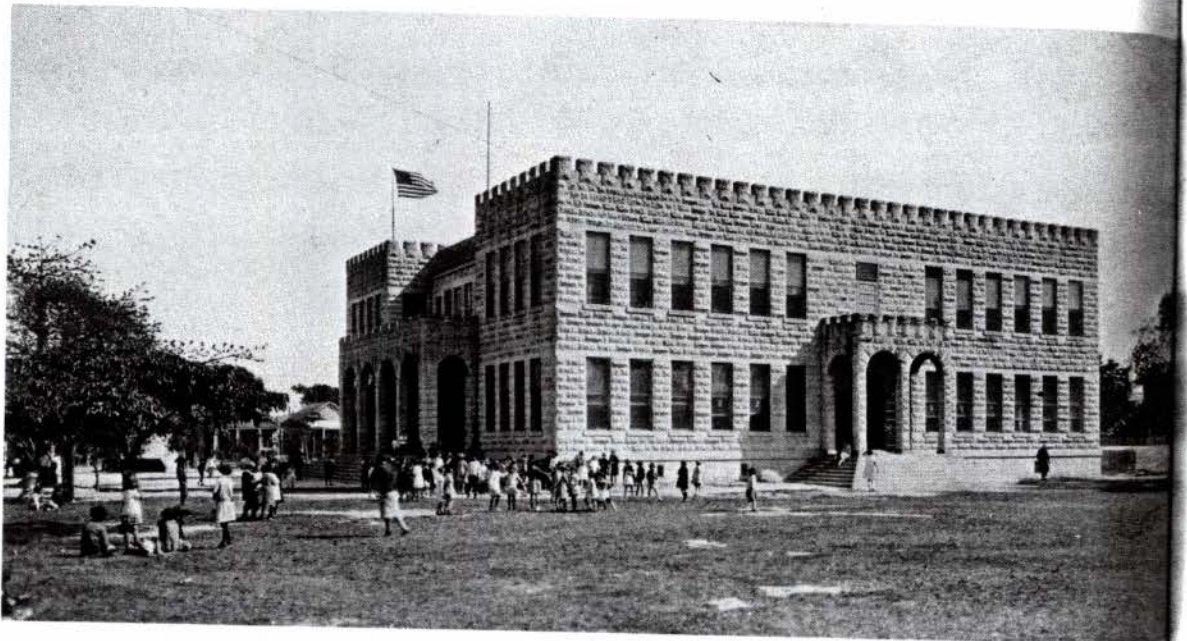


#812 Southard Street Old Harris Elementary School Sanborn map 1948



#812 Southard Street- Old Harris Elementary School Sanborn map 1962

Project Photos



STUDENTS PLAY in the schoolyard of Harris Elementary School in 1926. Located at the corner of Southard and Margaret Streets, the school looks much the same today but the kapok tree in front is now higher than the building. *Below:* Children shown arriving in school buses of the period.

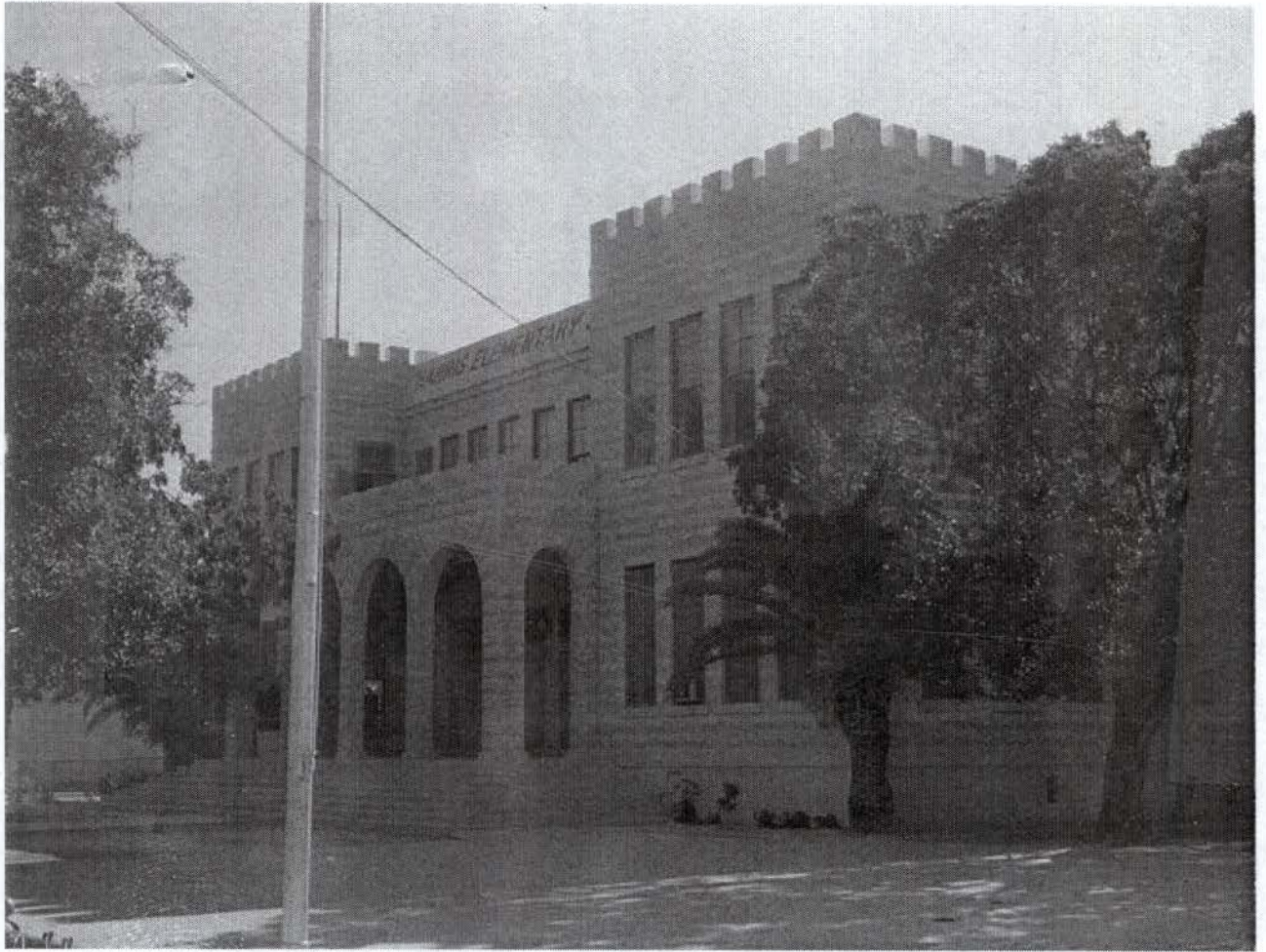


Photo taken the Property Appraiser's office c1965; 812 Southard St ;built 1912; Harris Elementary School; Monroe County Library

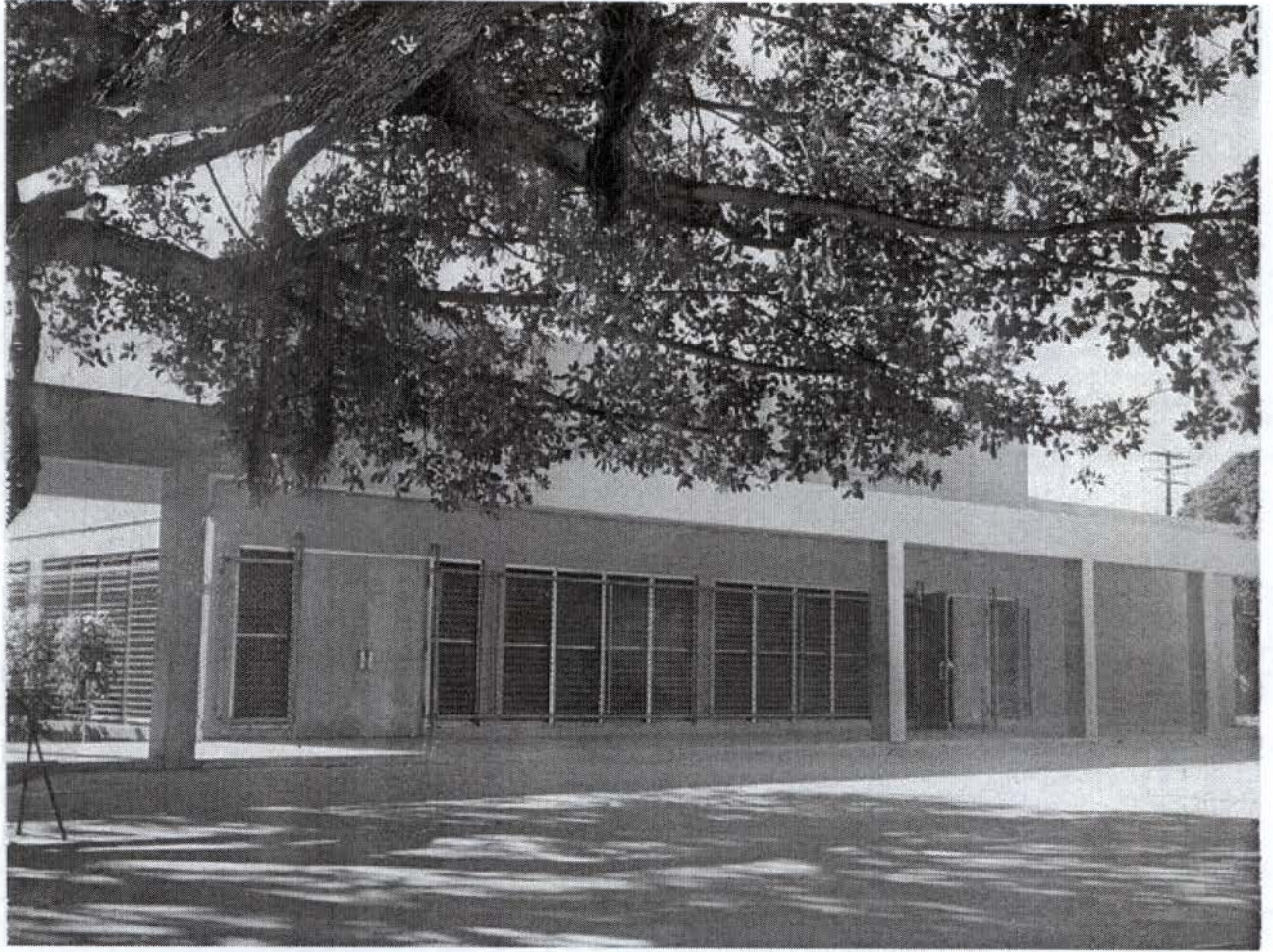
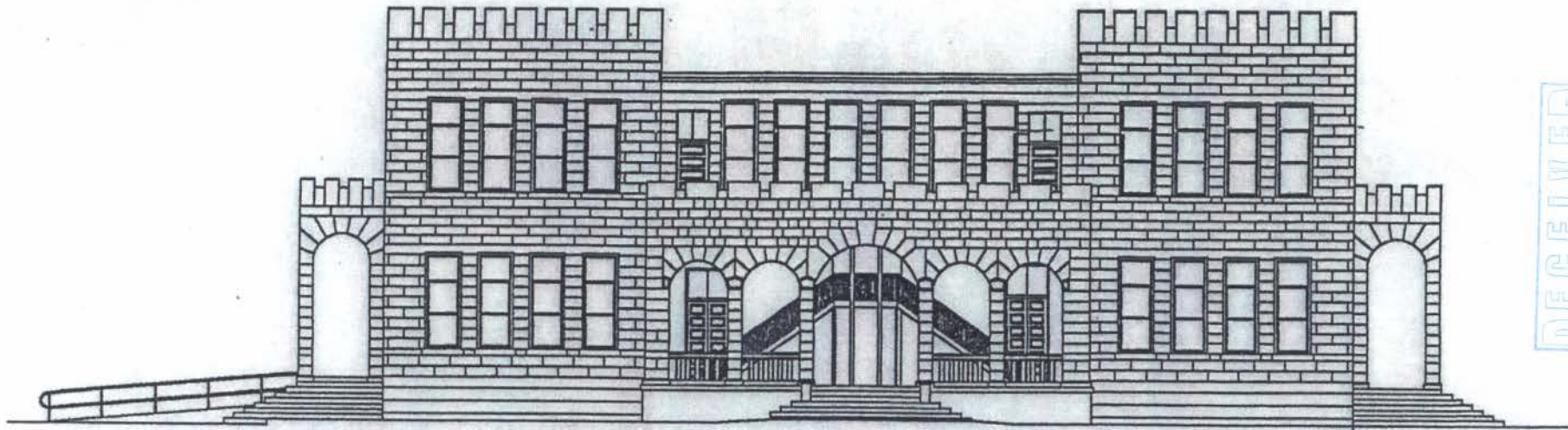


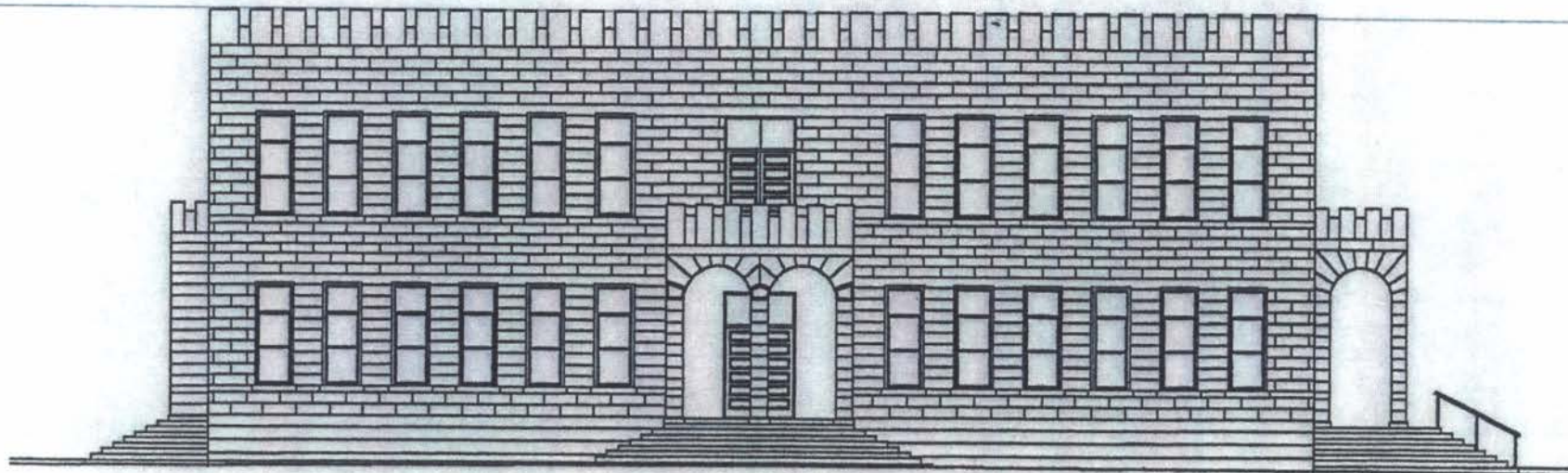
Photo taken the Property Appraiser's office c1965; 812 Southard St.; Harris School outbuilding, probably the cafeteria building. Monroe County Library

Plans

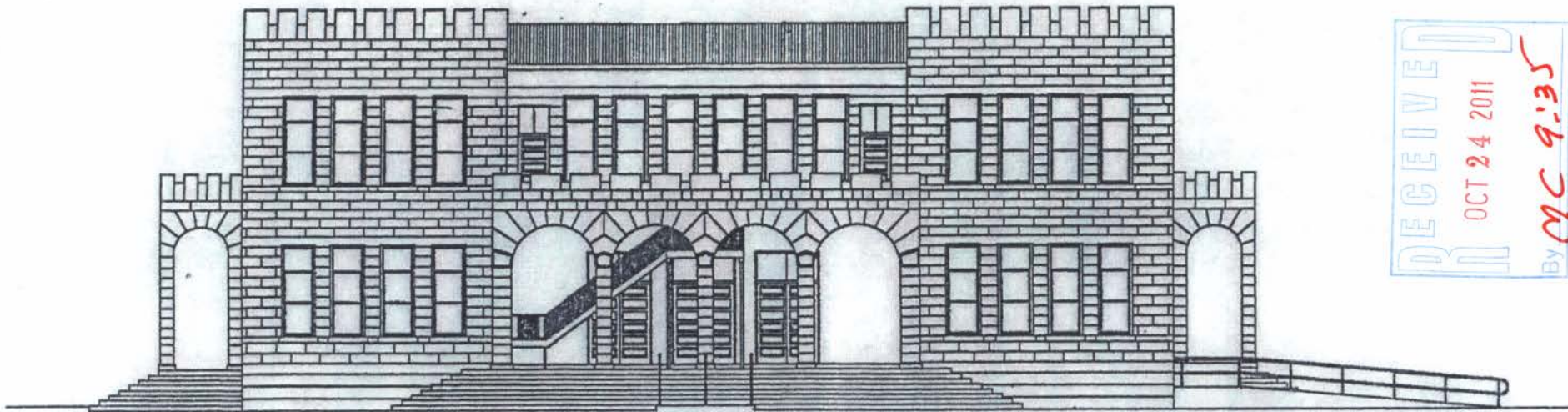


○ SOUTH ELEVATION
SCALE: 1/16"=1'-0"

RECEIVED
OCT 24 2011
By MC 9:35

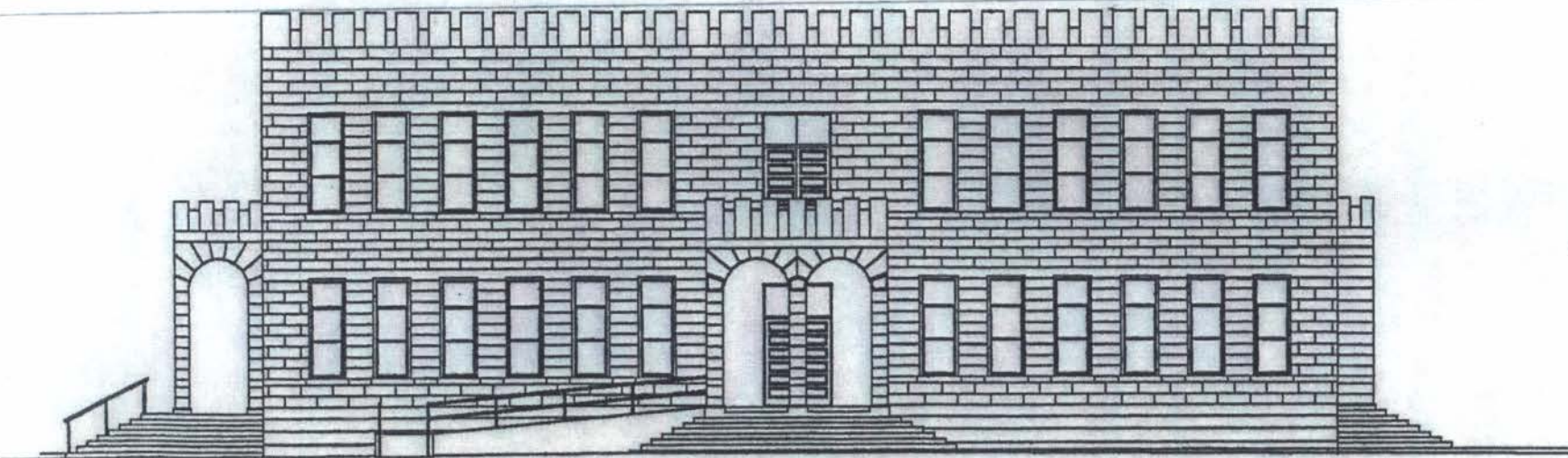


○ EAST ELEVATION
SCALE: 1/16"=1'-0"



RECEIVED
OCT 24 2011
BY MC 9:35

○ NORTH ELEVATION
SCALE: 1/16"=1'-0"



○ WEST ELEVATION
SCALE: 1/16"=1'-0"

Addendum to 812 Southard St., Old Harris School HARC application

October 28, 2011

Door number, (As per photos supplied with application)

- 1) 2 ea, 36"x96", no planned replacement
- 2) 2ea, 36"x96", no replacement planned
- 3) 2ea, 24"x96", no planned replacement
- 4) 2ea, 36"x96", no planned replacement
- 5) 1ea, 36"x84", no planned replacement
- 6) 2ea, 24"x96", no planned replacement
- 7) 2ea, 24"x96", no planned replacement
- 8) 1ea, 36"x84", replace with five panel door
- 9) 2ea, 36"x96, no planned replacement
- 10) 2EA, 24"x96", no planned replacement
- 11) 2ea, 36"x96", no planned replacement
- 12) 2ea, 24"x96", no planned replacement
- 13) 2ea, 24"x96", replace with six panel door
- 14) 1ea, 34"x80", replace with 5 panel door
- 15) 1ea, 34"x80", no planned replacement
- 16) 2ea, 24"x96", no planned replacement
- 17) 2ea, 36"x96", no planned replacement
- 18) 1ea, 36"x84", replace with 5 panel door
- 19) 1ea, 34"x80", replace with 5 panel door
- 20) 1ea, 34"x80", replace with 5 panel door
- 21) 1ea, 36"x84", replace with 5 panel door

Transoms

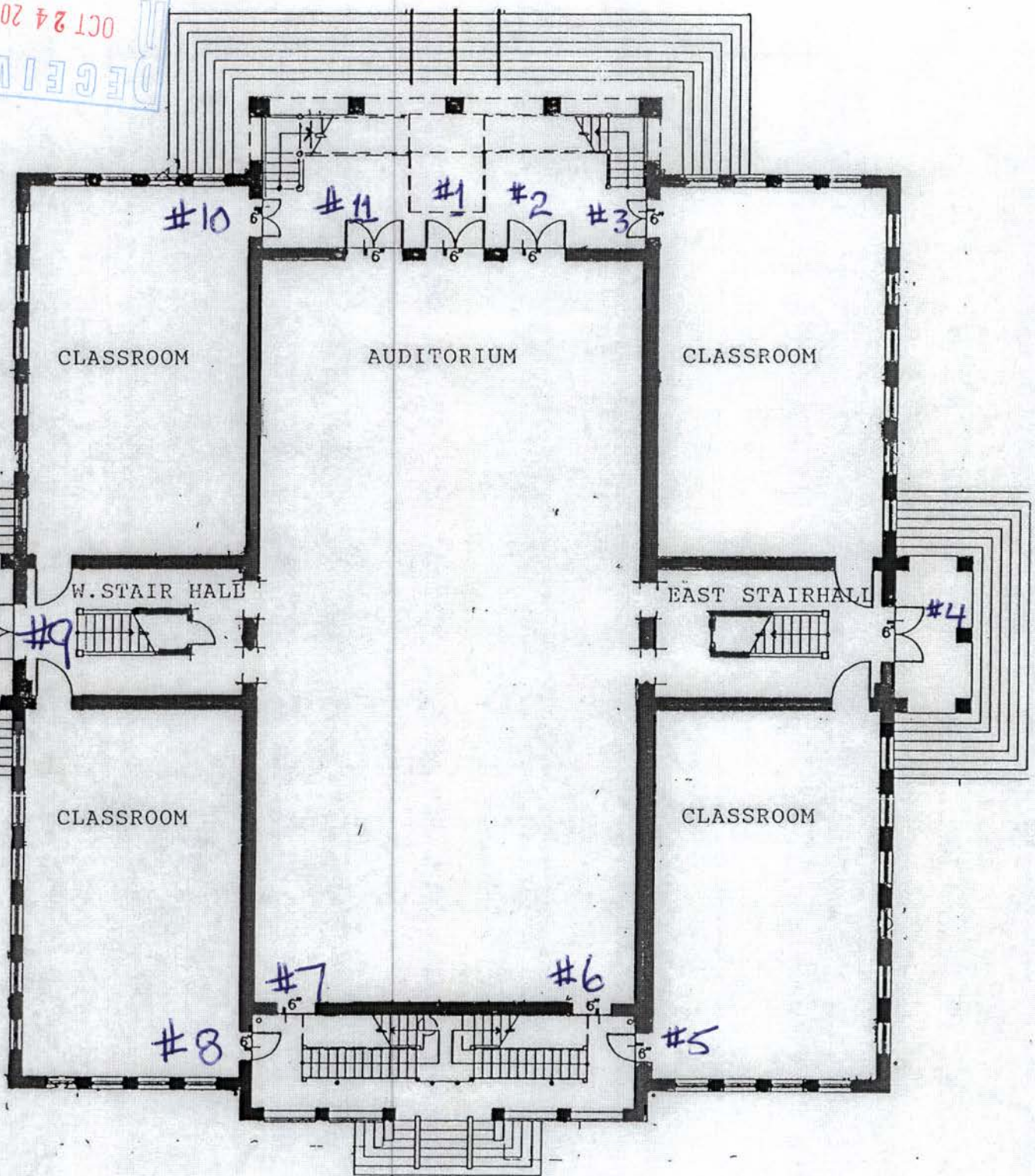
The intent on this project is to rework where necessary all transom frames to accommodate either operable or fixed transoms to original dimensions, to be determined by future end use.

Paint color

Attached is a color sample peeled from the exterior of an original door. The intent is to properly seal all doors to avoid decay.



RECEIVED
OCT 24 2011
BY MC 9:35

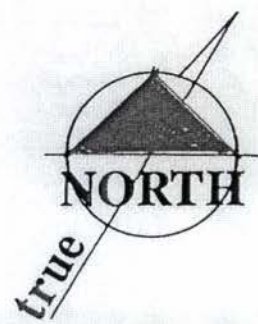


HISTORIC FIRST FLOOR PLAN

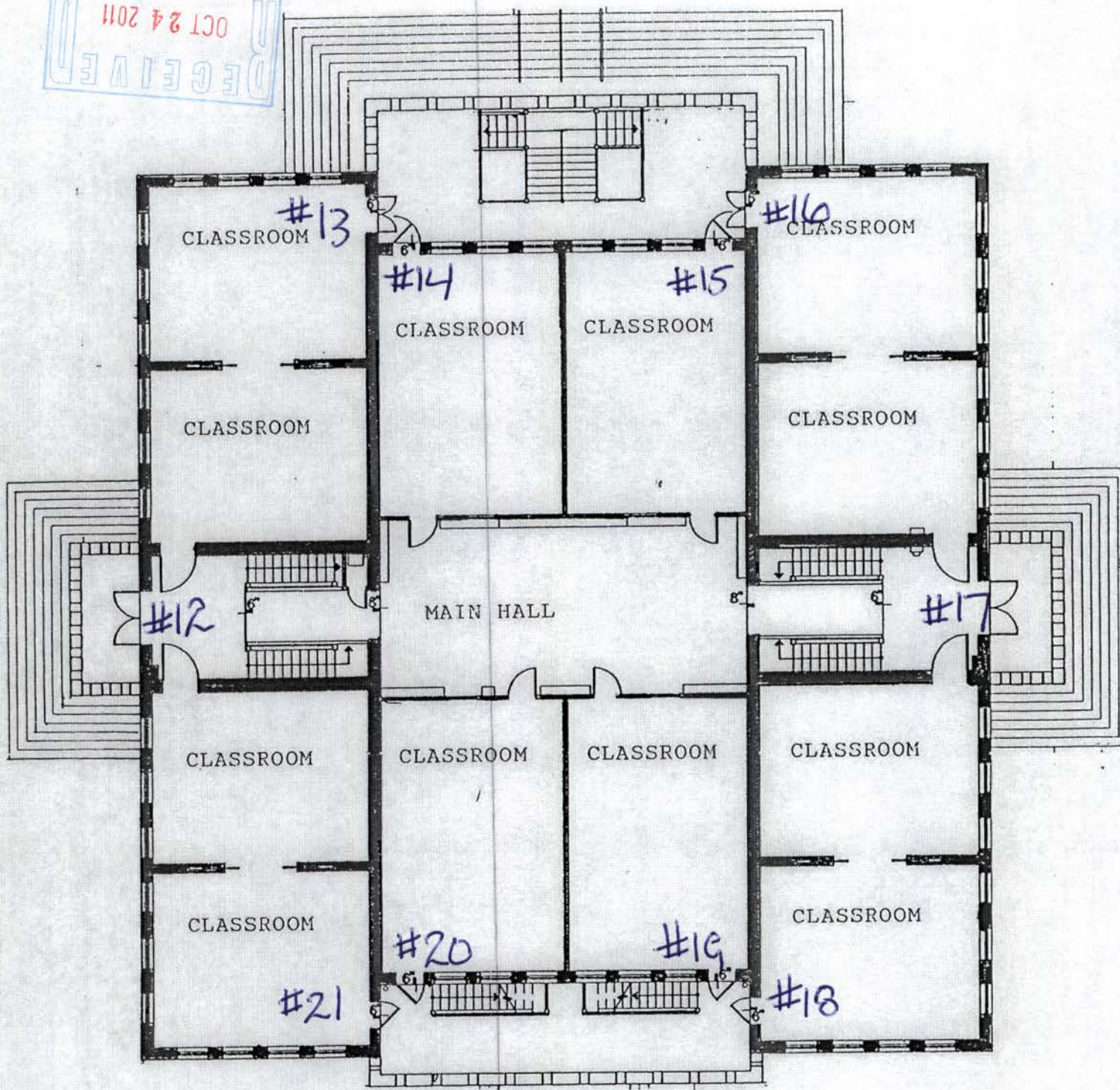
HARRIS SCHOOL, KEY WEST, FL.

31 July, 1995

1/16"=1'-0"



RECEIVED
OCT 24 2011
By MC 9:35



HISTORIC SECOND FLOOR PLAN

HARRIS SCHOOL, KEY WEST, FL.

31 July, 1995

1/16"=1'-0"





INSPECTOR
PLEASE USE
SIDE ENTRANCE
THANKS!

NASA

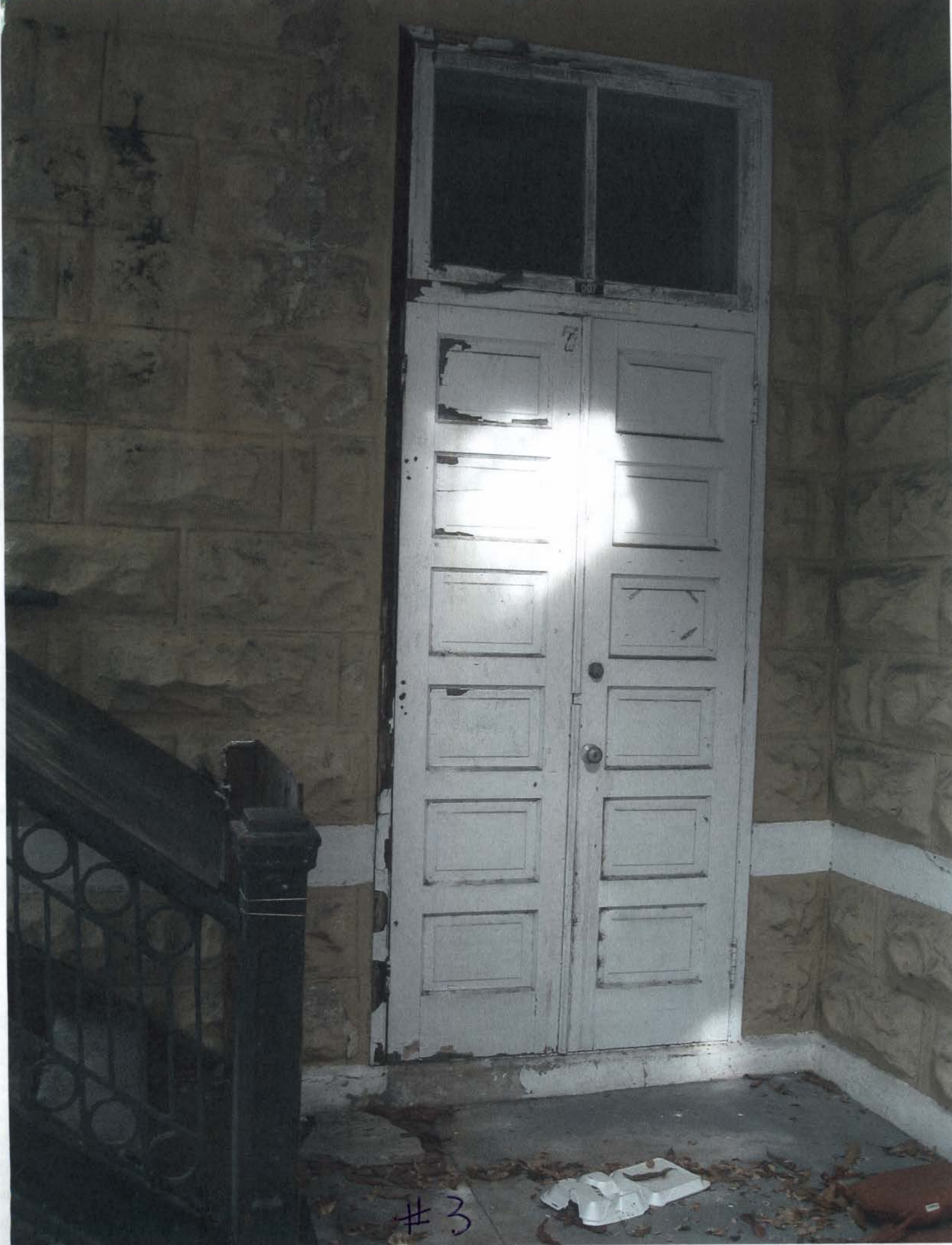
#1



POSTED
NO TRESPASSING

#2





#3



POSTED
NO TRESPASSING

PROTECTED BY
NASA

#4

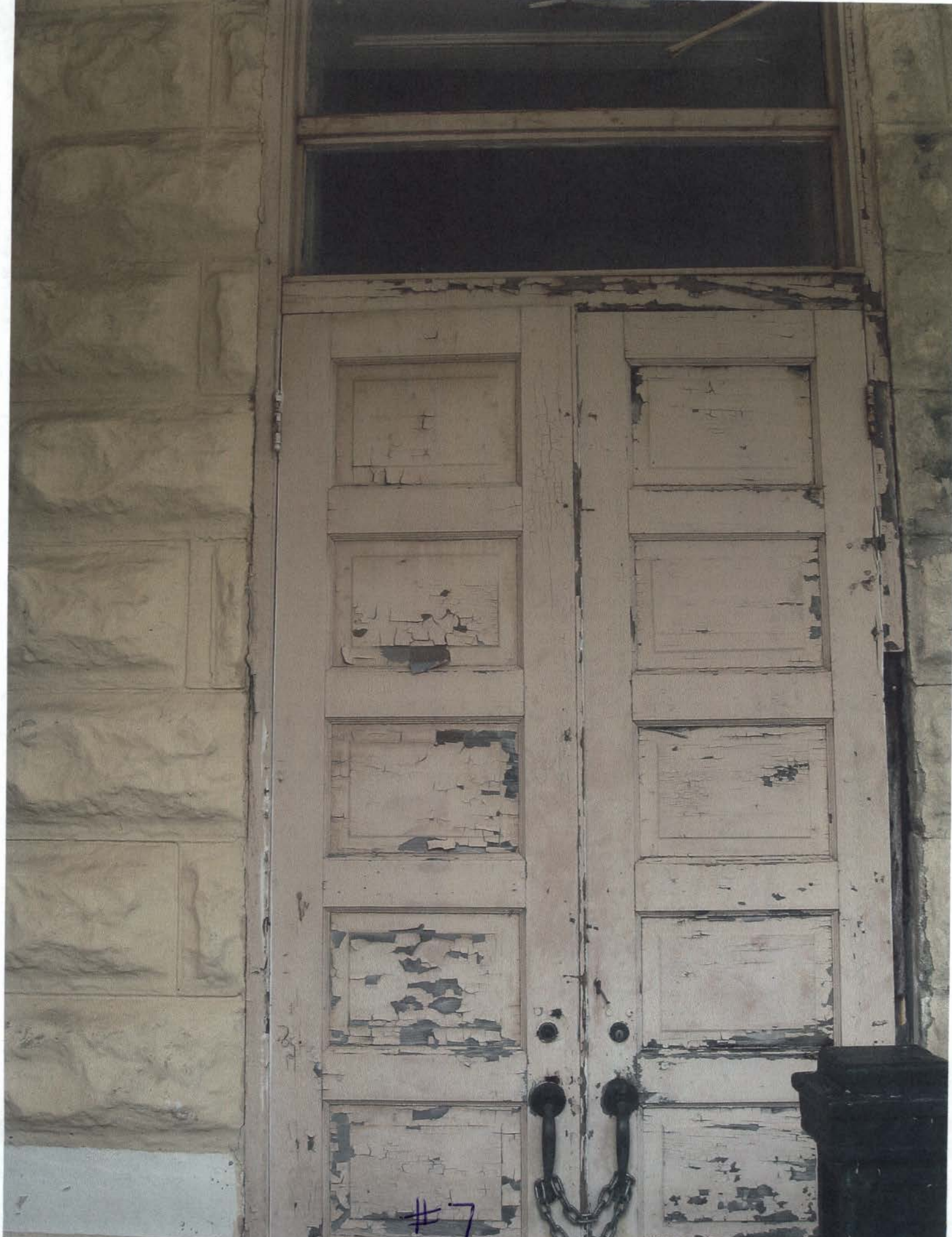


005

#5



#6



#7



ROOM 407
006 A

006 A

ATCH YOUR ST

#8



PROTECTED BY
NASA

POSTED
NO TRESPASSING

#9



#10

812 SOUTHARD

POSTED
NO TRESPASSING

11



#12



#13



013

#14



012

⊗ NO SHOES ON RUG ⊗

#15, #16



#17



#17

008

#18

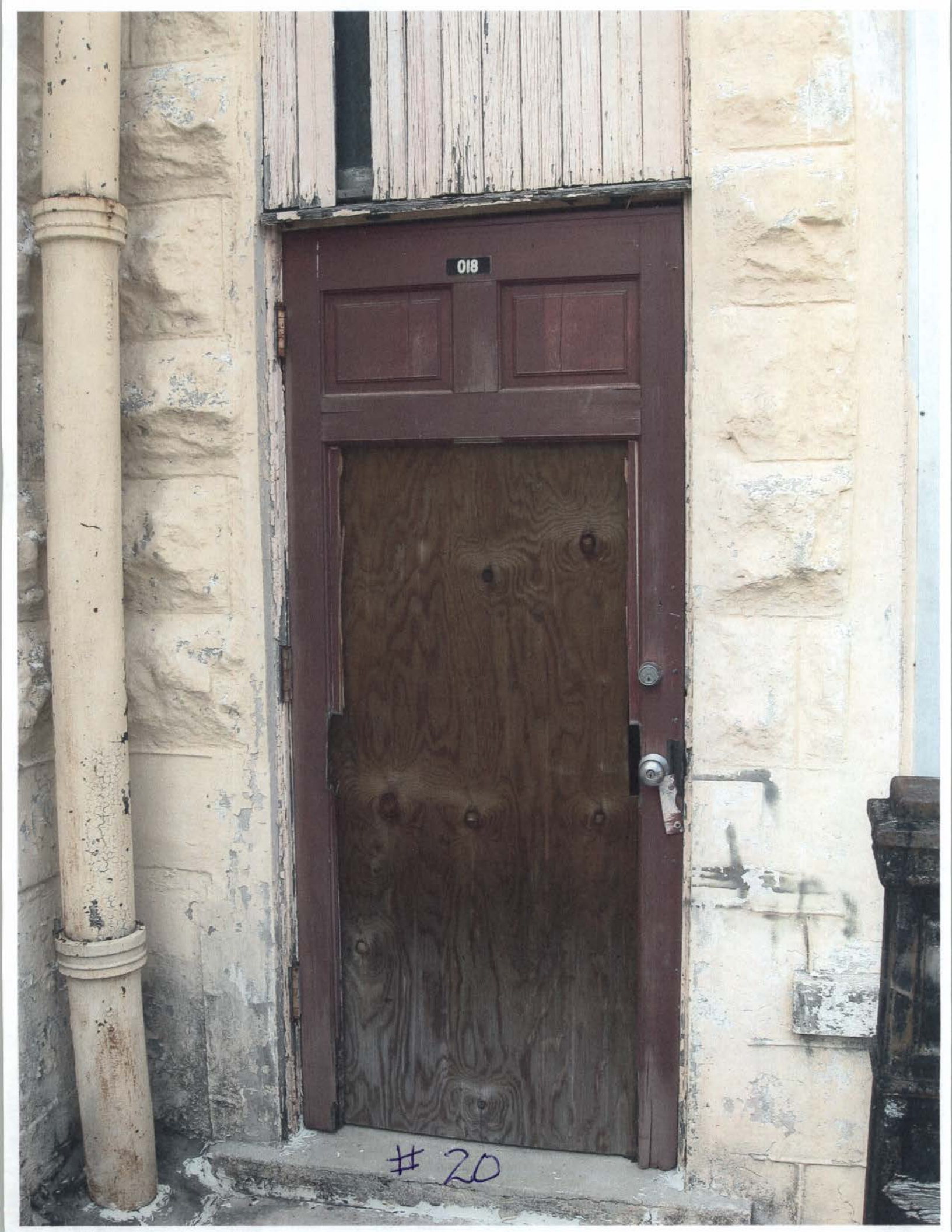
FOR THE COMPANY





018

20

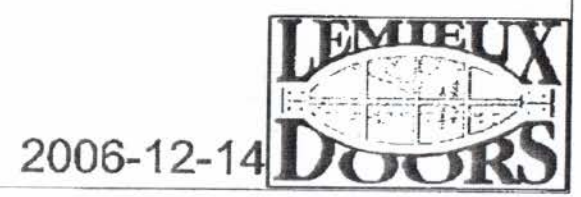
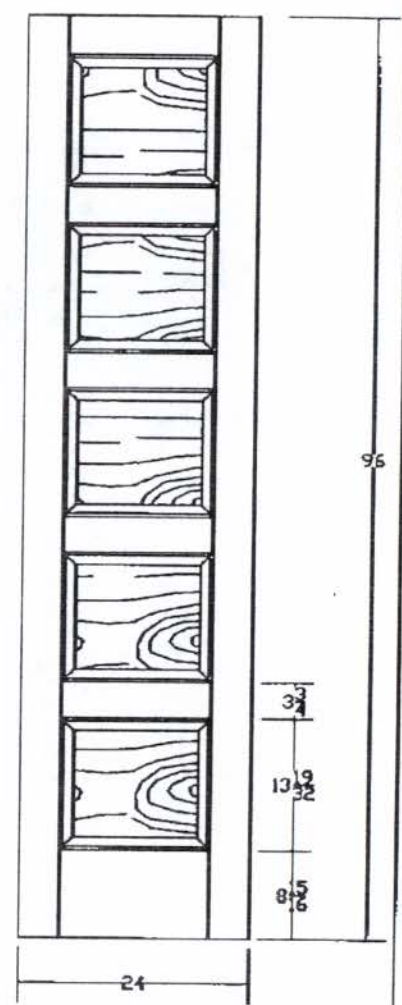
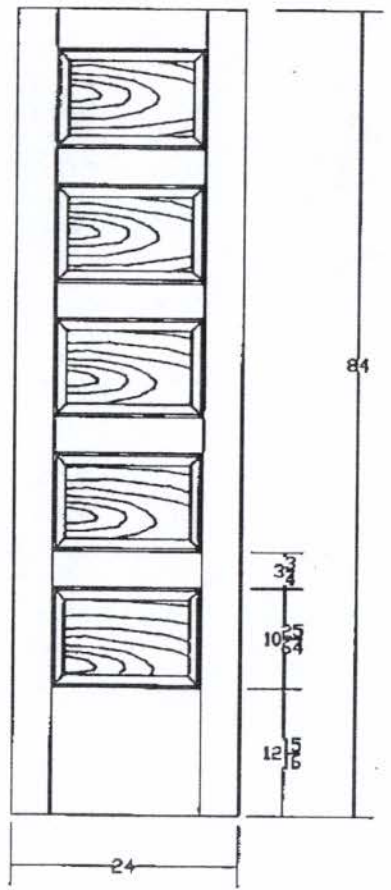
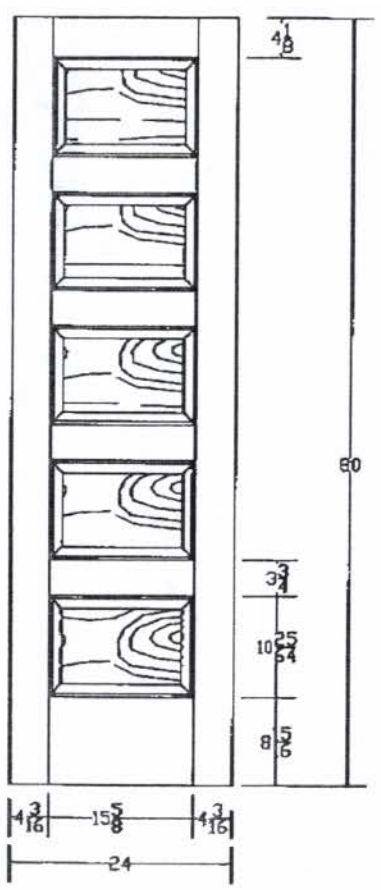




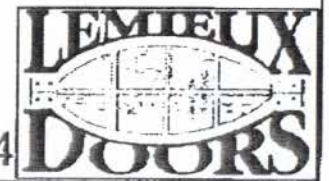
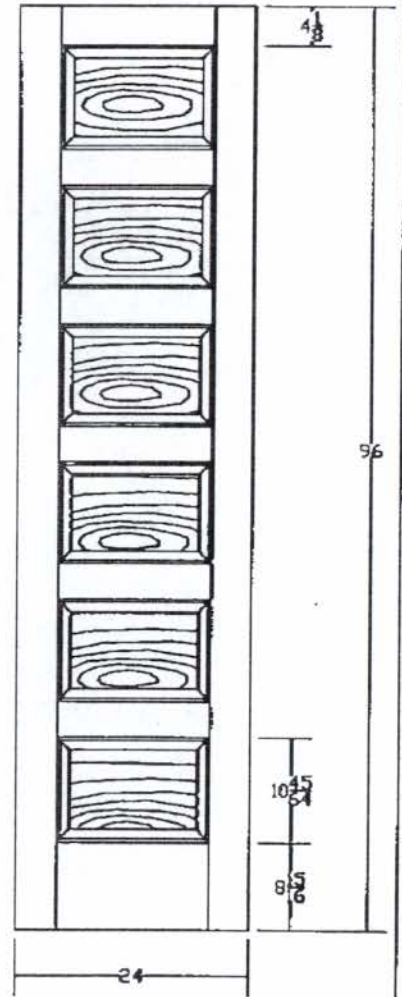
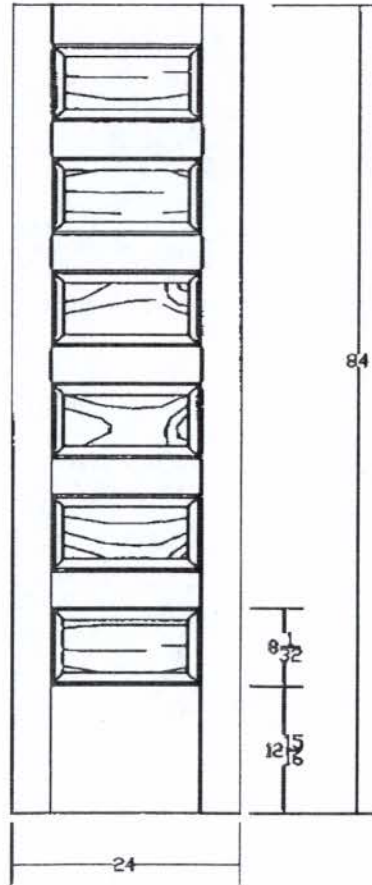
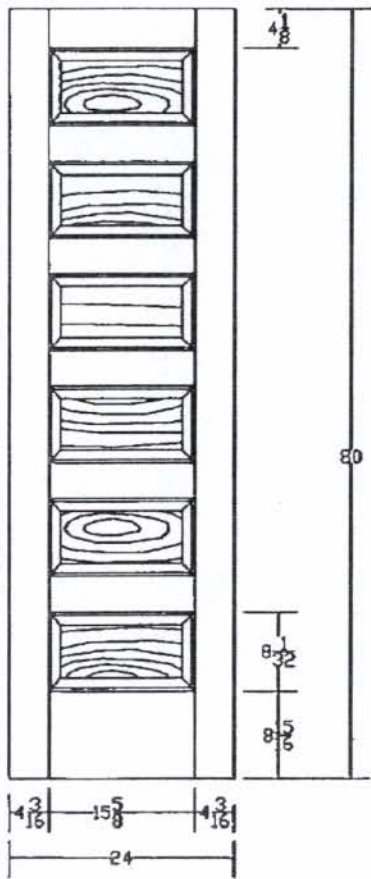
SHARON
WELLS
Artist

#21

C55-24

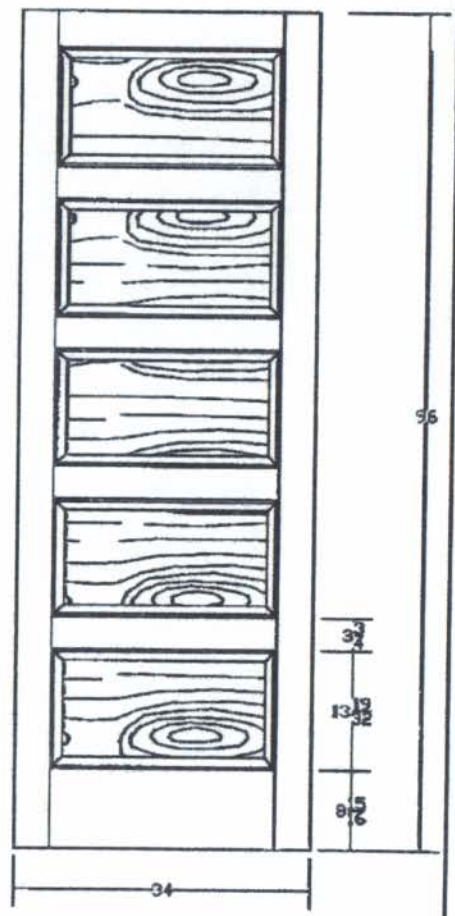
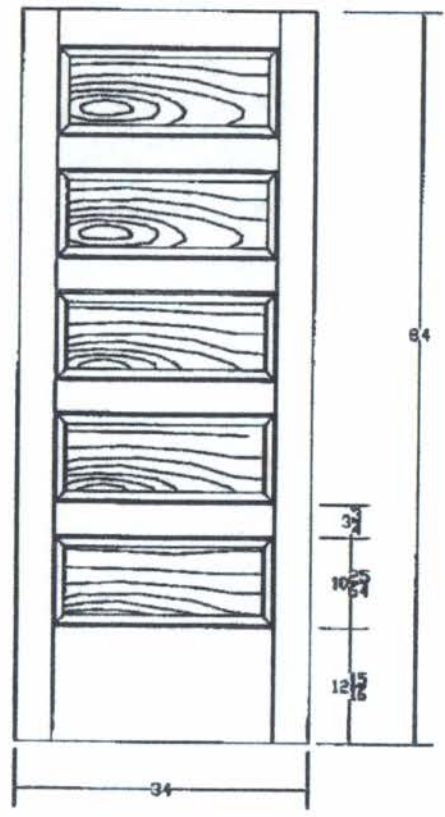
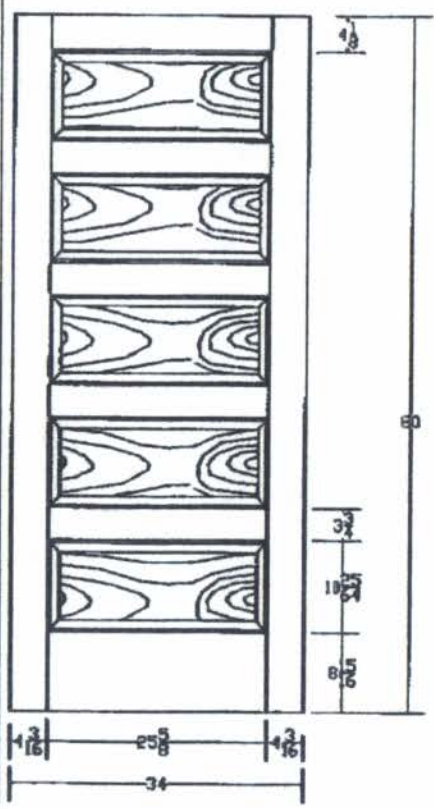


C60-24



2006-12-14

C55-34



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 6:00 p.m., November 9, 2011** **at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RESTORE ALL EXTERIOR DOORS AND DOOR FRAMES TO ORIGINAL APPEARANCE. REPLACE UN-REPAIRABLE DOORS WITH FIVE OR SIX HORIZONTAL PANEL DOORS AS PER CUT SHEETS

#812 SOUTHARD STREET- OLD HARRIS SCHOOL
Applicant: Phil Tannura, LLC- Application # H11-01-1411

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 .

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1011771 Parcel ID: 00011470-000000

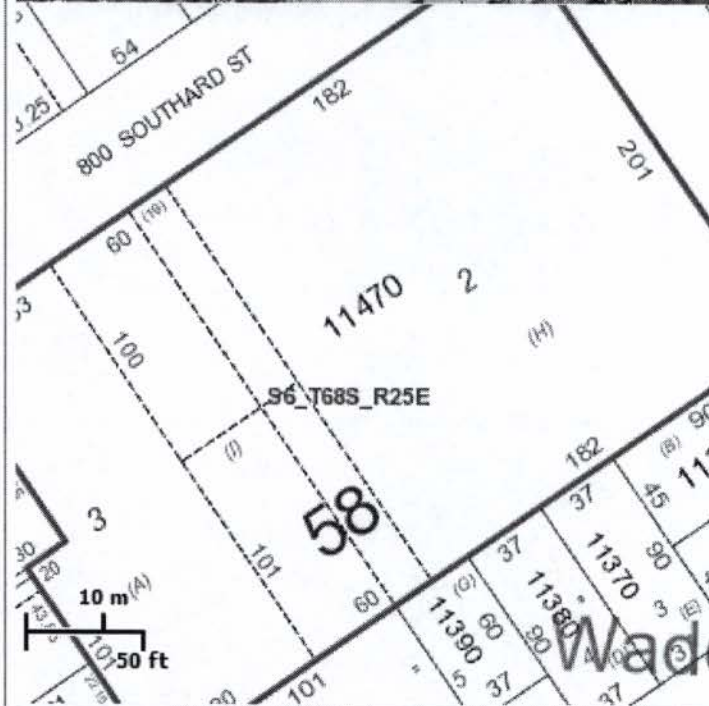
Ownership Details

Mailing Address:
808 SOUTHARD STREET LLC
C/O BRAWN PETER NELSON
PO BOX 1486
KEY WEST, FL 33041-1486

Property Details

PC Code: 18 - OFFICES BUILDINGS MULTI/STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 808 SOUTHARD ST KEY WEST
Legal Description: KW PT LOTS 2&3 SQR 58 A2-396 OR2428-2101/05 OR2432-171/76

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	62,564.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 17615
 Year Built: 1905

Building 1 Details

Building Type
 Effective Age 25
 Year Built 1905
 Functional Obs 0

Condition A
 Perimeter 530
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 33
 Grnd Floor Area 17,615

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

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 4

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0

No sketch available to display

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1984				17,615

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2308	PRIVATE SCHOOL B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
587	C.B.S.	100

Appraiser Notes

CORNER OF SOUTHARD & MARGARET STREETS FORMERLY HARRIS ELEMENTARY SCHOOL

SCHOOL BOARD TRANSFERRED A SMALL STRIP OF LAND TO NEIGHBOR. DECREASED LAND SIZE BY 158 SQ FT PER OR2083-890/891 FOR THE 2005 TAX ROLL.

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
2011	1,584,774	0	3,175,528	4,760,302	4,760,302	0	4,760,302
2010	1,584,774	0	3,168,250	4,753,024	4,753,024	0	4,753,024
2009	1,675,332	0	8,086,397	9,761,729	9,761,729	9,761,729	0
2008	1,675,332	0	9,387,300	11,062,632	11,062,632	11,062,632	0
2007	1,141,149	0	9,387,300	10,528,449	10,528,449	10,528,449	0
2006	1,141,149	0	5,945,290	7,086,439	7,086,439	7,086,439	0
2005	1,141,149	0	5,006,560	6,147,709	6,147,709	6,147,709	0
2004	1,141,147	0	3,764,400	4,905,547	4,905,547	4,905,547	0
2003	1,141,147	0	2,195,900	3,337,047	3,337,047	3,337,047	0
2002	1,141,147	0	2,195,900	3,337,047	3,337,047	3,337,047	0
2001	1,141,147	0	1,281,825	2,422,972	2,422,972	2,422,972	0
2000	1,141,147	0	1,281,825	2,422,972	2,422,972	2,422,972	0
1999	1,141,147	0	1,281,825	2,422,972	2,422,972	2,422,972	0
1998	762,866	0	1,281,825	2,044,691	2,044,691	2,044,691	0
1997	762,866	0	1,155,225	1,918,091	1,918,091	1,918,091	0
1996	693,514	0	1,155,225	1,848,739	1,848,739	1,848,739	0
1995	693,514	0	1,155,225	1,848,739	1,848,739	1,848,739	0
1994	693,514	0	1,155,225	1,848,739	1,848,739	1,848,739	0
1993	693,514	0	1,155,225	1,848,739	1,848,739	1,848,739	0
1992	667,852	0	1,155,225	1,823,077	1,823,077	1,823,077	0
1991	667,852	0	1,155,225	1,823,077	1,823,077	1,823,077	0
1990	667,852	0	1,028,625	1,696,477	1,696,477	1,696,477	0
1989	667,852	0	1,012,800	1,680,652	1,680,652	1,680,652	0
1988	479,560	0	949,500	1,429,060	1,429,060	1,429,060	0
1987	473,334	0	471,585	944,919	944,919	944,919	0
1986	474,943	0	455,760	930,703	930,703	930,703	0
1985	467,716	0	185,328	653,044	653,044	653,044	0

1984	0	499,386	185,328	684,714	684,714	684,714	0
1983	0	499,386	185,328	684,714	684,714	684,714	0
1982	0	499,386	185,328	684,714	684,714	684,714	0

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
9/3/2009	2432 / 171	100	QC	11
8/20/2009	2428 / 2101	4,500,000	WD	18

This page has been visited 4,121 times.

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