

HPC

Historic Preservation Commission

Monroe County

Application for Special Certificate of Appropriateness

November 7, 2022

Staff Report

141 Sunrise Drive

SUNRISE TRAIL, LLC (FILE #2022-195) IS SEEKING APPROVAL TO CONSTRUCT A POOL, CABANA WITH A RAISED PLATFORM, AND DECK AT 141 SUNRISE DRIVE, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PROPERTY IDENTIFICATION NUMBER 00506030-000000 AND DESCRIBED AS A PORTION OF LOT 11 AND LOT 12 TAVERNIER COVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 103, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

History and Architecture of the Building

The original portion of the existing home at 141 Sunrise Drive is a contributing, frame vernacular one story home built in 1933, as recorded in the property appraiser's records. Discovering Tavernier (p.55) states the building was altered in 1975.

Relevant Standards and Guidelines

From the Tavernier Historic District Preservation Guidelines

Exterior Walls: (p. 24) "Novelty siding, clapboard and board-and-batten are the recommended exterior wall materials; stucco and fiber cement siding maybe acceptable but will be reviewed on an individual basis."

Roofing (p. 24)

"The intent is to keep a uniformity of roofing materials in the district." Allowable roofing materials include "standing seam, v-crimp, stamped metal and composition tile." (p. 24)

Doors (p. 25) "Doors should be compatible with the character of the district."

Windows (p. 26) "Windows should be compatible with the character of the district."

From the Secretary of the Interior's Standards (p.9)

Standard 9: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and

architectural features to protect the historic integrity of the property and its environment.”

Standard 10: “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Analysis

Approval is recommended as the proposed work is in the rear yard and appropriately scaled. It will have no negative effect on the character of the district.

Diane E. Silvia, Historic Florida Keys Foundation